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**Historic Architectural Review Commission  
Staff Report for Item 14b**

**To:** Chairman Michael Miller and Historic Architectural Review Commission Members

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

**Meeting Date:** May 26, 2015

**Applicant:** William Shepler, Architect

**Application Number:** H14-01-1748

**Address:** #1214 Duval Street

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**Description of Work:**

Demolition of north wall and partial demolition of roof.

**Site Facts:**

The main house located at 1214 Duval Street is a contributing resource to the historic district. The historic house built circa 1933, is one of the few fine example of four-square homes in Old Town and sits on a prominent corner lot on Duval and United Streets. The structure in question used to be a carport; but converted to an office in 2006. In 2014, the Planning Board approved Resolution 2014-38 for a transient business tax receipt transfer for the property. Two conditions to the approval were to elevate the structure to meet FEMA requirements and to obtain a Certificate of Appropriateness. In January 2015, a building permit was issued with no Certificate of Appropriateness approval, and is almost completed. This Certificate of Appropriateness is for the review of the after the fact work done with a building permit.

**Ordinance Cited in Review:**

- Sections 102-216 and 102-218, demolitions in the historic district, of the Land Development Regulations.

### **Staff Analysis**

The Certificate of Appropriateness proposes the demolition of a non-historic wall located on the northeast side of an ancillary structure. The plan also includes a partial demolition of the roof in order to build an extension.

A building permit was already issued for the work.

### **Consistency with Ordinance for Demolition**

It is staff's opinion that the demolition did not had an effect on the structure. The building in question was altered by its conversion from a carport to an office in 2006. If approved this will be the only required reading.

# APPLICATION



# CITY OF KEY WEST BUILDING DEPARTMENT

## CERTIFICATE OF APPROPRIATENESS

11-03-2014 011748  
APPLICATION # -

OWNER'S NAME: **Bruce Mineroff** DATE: **11/3/14**

OWNER'S ADDRESS: **803 Olivia Street, Key West, Fl 33040** PHONE #: **908-917-1711**

APPLICANT'S NAME: **William Shepler Architect** PHONE #: **305-890-6191**

APPLICANT'S ADDRESS: **513 Fleming Street, Suite 14, Key West , FL 33040**

ADDRESS OF CONSTRUCTION: **1224 Duval Street, Key West , Fl 33040** # OF UNITS **1**

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

### DETAILED DESCRIPTION OF WORK:

Raise existing Pool House approx. 2' -1". Extend East side of Structure 5' -1 1/2" (roof slope & shape to match existing). New novelty wood siding to match existing, new metal roof tiles to match existing. New aluminum impact windows and doors as plans. New wood deck , railings and stairs as per plans to match existing. Paint to be white.

*Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11/3/14

Applicant's Signature: *William Shepler*

### Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

Key: 11/3/14 SAMPLES: 2: 01 DRAWING: 11/3/14 11/3/14 11/3/14

**Staff Use Only**

Date: 11/3/14

Staff Approval: *[Signature]*

Fee Due: \$                     

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

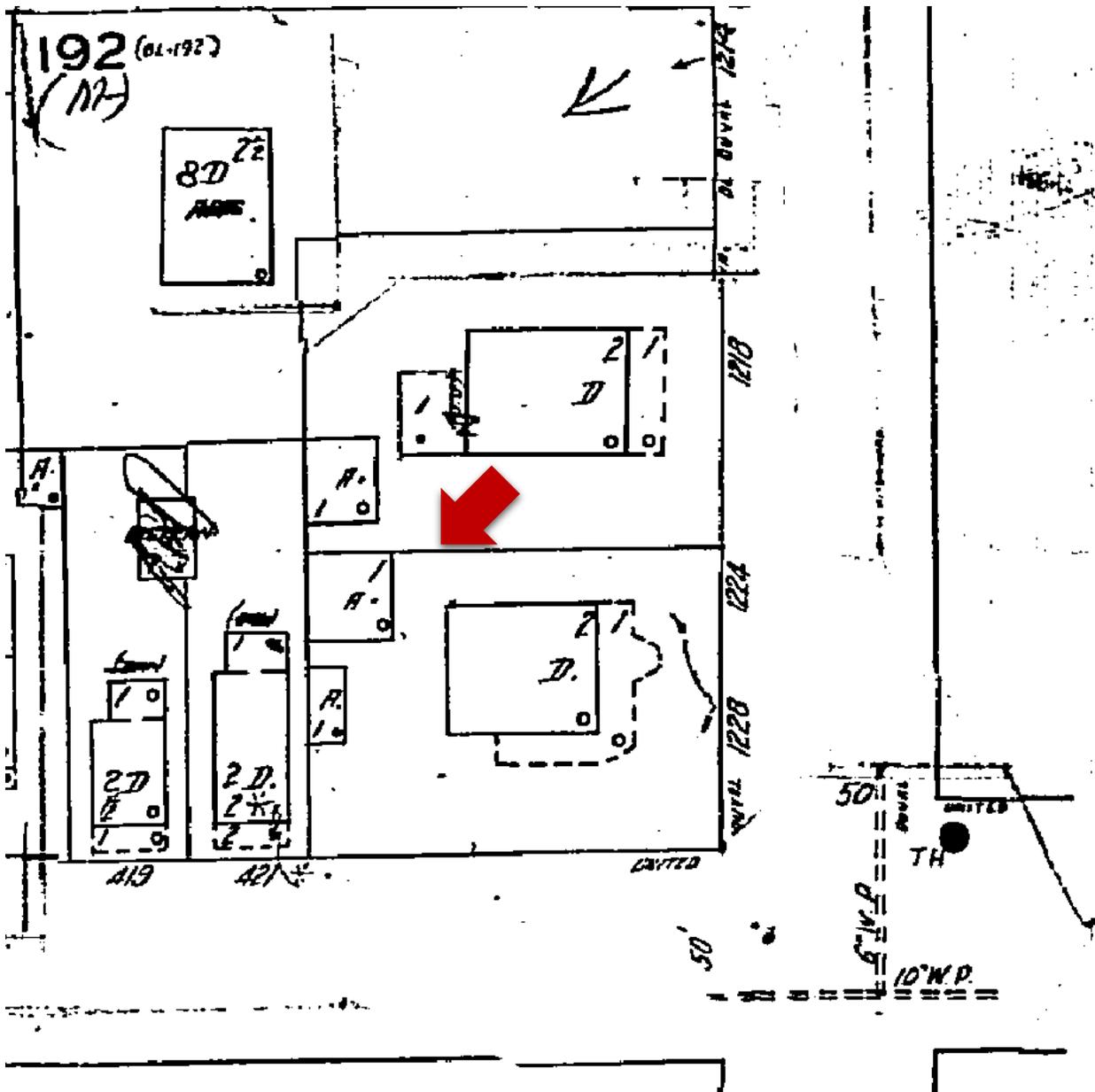
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Date: \_\_\_\_\_

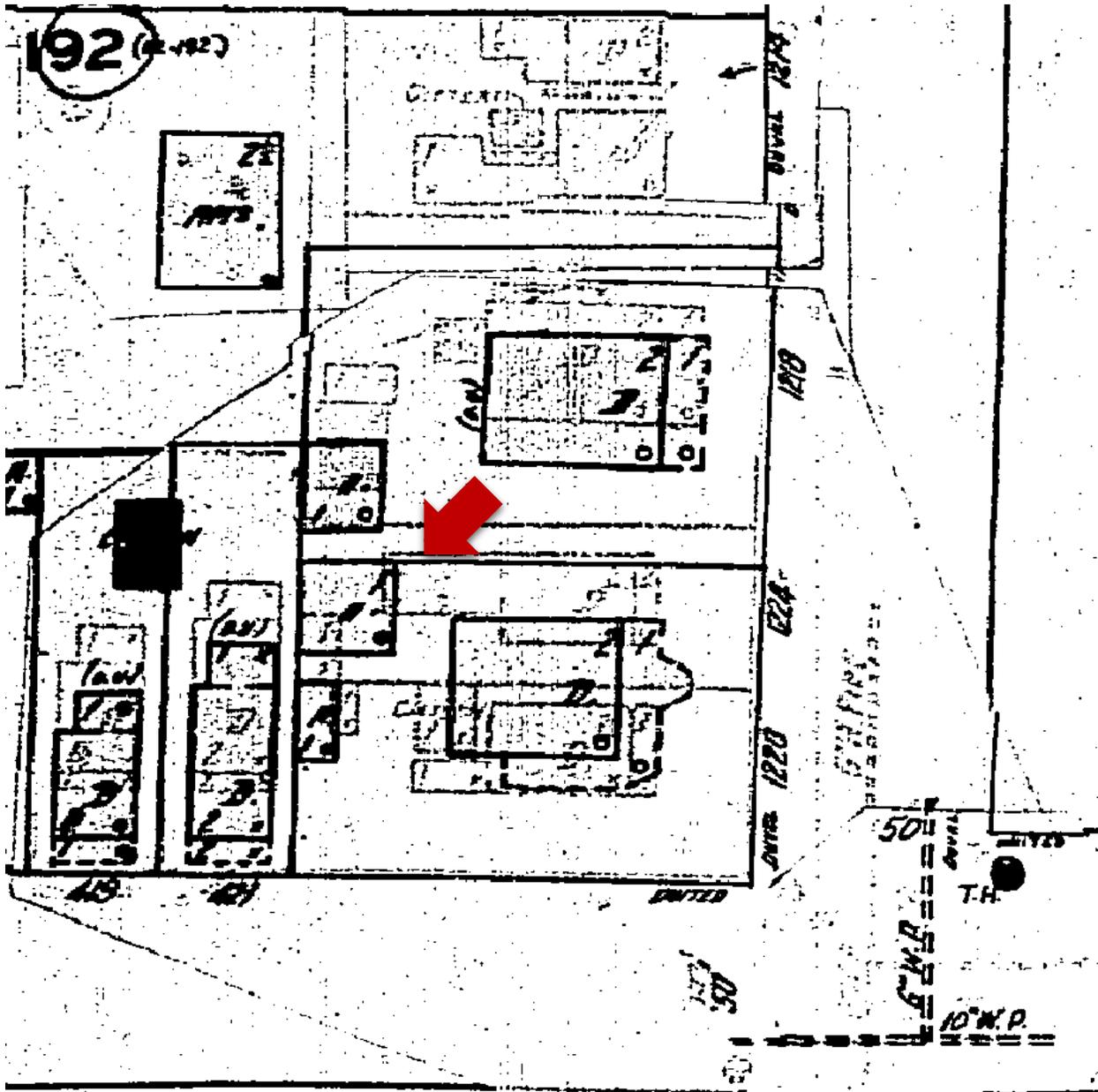
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# SANBORN MAPS



#1224 Duval Street Sanborn map 1962



#1224 Duval Street Sanborn map 1948

# PROJECT PHOTOS



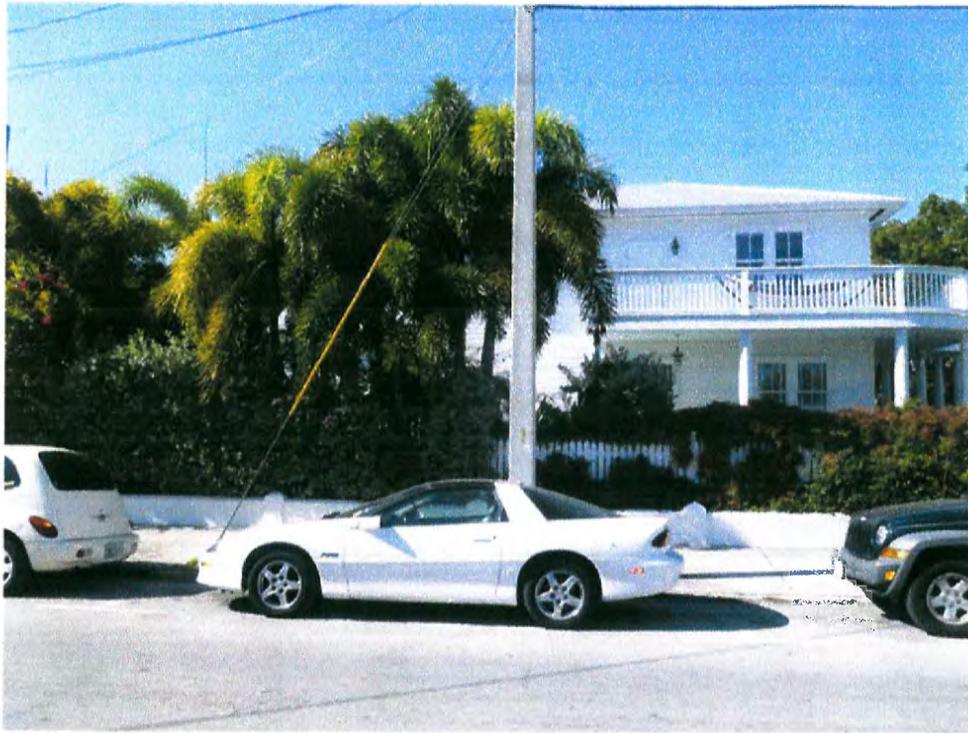
Photo taken by Property Appraiser's office c1965; 1224 Duval St.; built c1933; Monroe County Library



View of Main House from Duval Street



Pool House partially visible from sidewalk



Pool House not visible from United Street



Existing Pool House



Pool House - West Setback



Pool House - North Setback









# SURVEY

# MAP OF BOUNDARY SURVEY PART LOT 1, SQUARE 9, TRACT 11 ON THE ISLAND OF KEY WEST



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

SCALE: 1" = 10'

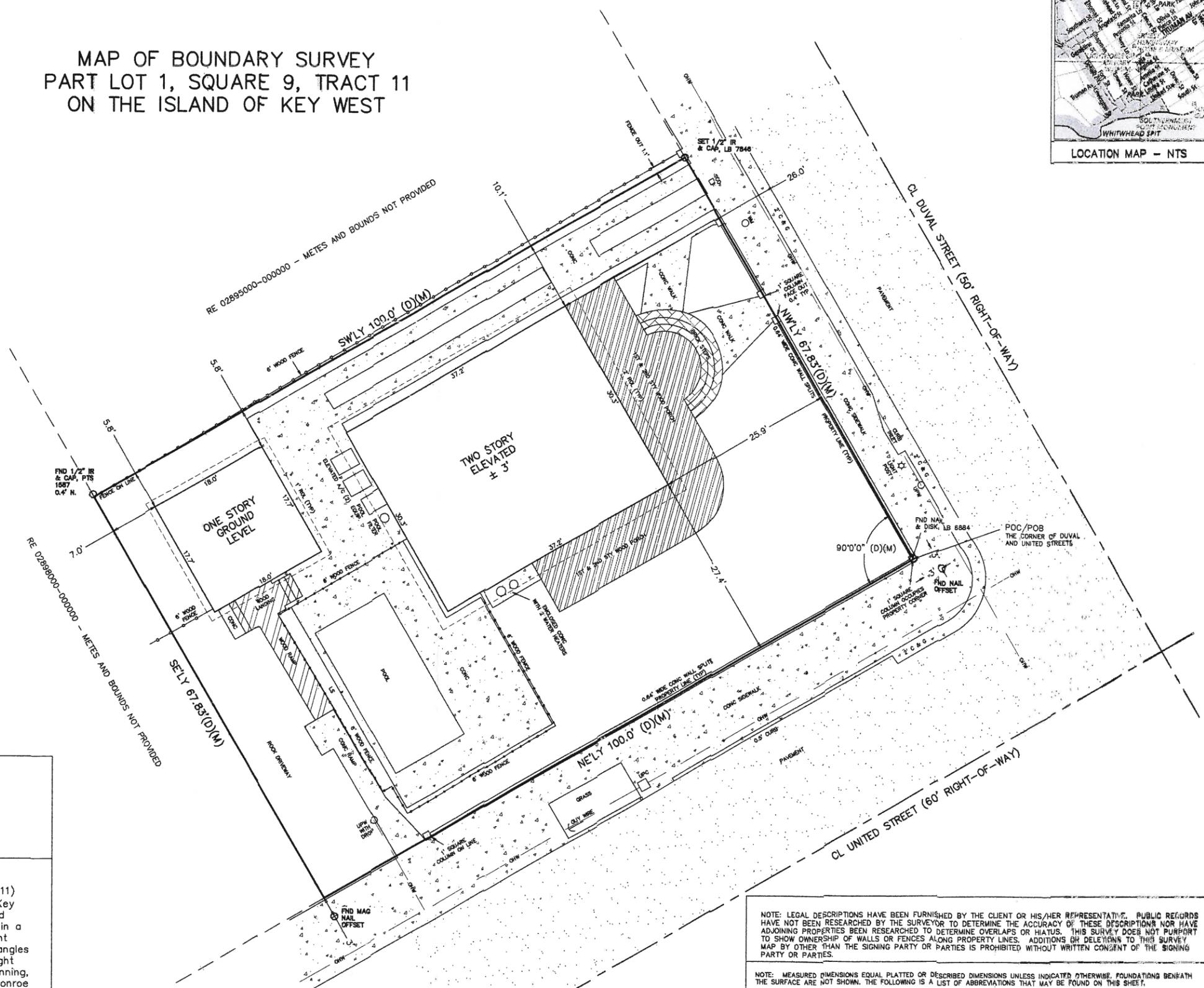
BEARING BASE:  
90° LOT PER LEGAL DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
1224 DUVAL STREET  
KEY WEST, FL 33040



LOCATION MAP - NTS



CERTIFIED TO -  
4 Minkids Realty, LLC.,  
Bruce Mineroff and Sharon Mineroff  
First American Title Insurance Company

LEGAL DESCRIPTION -  
Part of Lot One (1) in Square Nine (9) in Tract Eleven (11) according to the Charles W. Tift's Map of the Island of Key West, and commencing at the corner of Duval and United Streets, and running thence along the said Duval Street in a Northwesterly direction 67 feet, 10 inches; thence at right angles in Southwest direction 100 feet; thence at right angles in a Southeast direction 67 feet 10 inches; thence at right angles along United Street 100 feet to the point of beginning, also know by address as 1224 Duval Street, Key West, Monroe County, Florida.

SCALE: 1"=10'  
FIELD WORK DATE: 10/03/12  
REVISION DATE: -/-/-  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RW  
INVOICE #: 12091202

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (ASSESSMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.  
SIGNED: [Signature]  
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER  
JOE ROBERT WHITE, LS 8888, PROFESSIONAL SURVEYOR AND MAPPER

REECE & WHITE  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                     |  |                                    |                            |
|-------------------------------------|--|------------------------------------|----------------------------|
| BFP = BACK-FLOW PREVENTER           | FI = FENCE INSIDE                              | POC = POINT OF COMMENCEMENT        | TS = TRAFFIC SIGN          |
| BO = BLOW OUT                       | FND = FOUND                                    | POB = POINT OF BEGINNING           | UBARE = UTILITY BARRIERS   |
| C = CALCULATED                      | FO = FENCE OUTSIDE                             | PRC = POINT OF REVERSE CURVE       | UC = CONCRETE UTILITY POLE |
| C&G = 2" CONCRETE CURB & GUTTER     | FOI = FENCE ON LINE                            | PRM = PERMANENT REFERENCE MONUMENT | UM = METAL UTILITY POLE    |
| CB = CONCRETE BLOCK                 | GI = GRATE INLET                               | PT = POINT OF TANGENT              | V = VISER BOX              |
| CBW = CONCRETE BLOCK WALL           | GW = GUY WIRE                                  | R = RADIUS                         | W = WOOD DECK              |
| CRW = CONCRETE BLOCK RETAINING WALL | HB = HOSE BIB                                  | ROI = ROOF OVERHANG LINE           | WF = WOOD FENCE            |
| CI = CURB INLET                     | IP = IRON PIPE                                 | ROWL = RIGHT OF WAY LINE           | WL = WOOD LANSING          |
| CL = CENTERLINE                     | IR = IRON ROD                                  | R/W = RIGHT OF WAY                 | WM = WATER METER           |
| CLF = CHAINLINK FENCE               | LE = LOWER ENCLOSURE                           | SEC = SANITARY CLEAN-OUT           | WV = WATER VALVE           |
| CM = CONCRETE MONUMENT              | LS = LANDSCAPING                               | SMH = SANITARY MANHOLE             | SW = SW SHOULDER           |
| CMC = CONCRETE                      | MTF = METAL FENCE                              | SV = SEWER VALVE                   |                            |
| C/S = CONCRETE SLAB                 | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) |                                    |                            |
| COVD = COVERED                      | NTS = NOT TO SCALE                             |                                    |                            |
| D = DEED                            | DHW = OVERHEAD WIRES                           |                                    |                            |
| EL = ELEVATION                      | P = PLAT                                       |                                    |                            |
| ELEV = ELEVATED                     |  |                                    |                            |
| EM = ELECTRIC METER                 |  |                                    |                            |
| FH = FIRE HYDRANT                   |  |                                    |                            |

# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2014-04**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A REQUEST FOR VARIANCE TO DETACHED HABITABLE SPACE ON PROPERTY LOCATED AT 1224 DUVAL STREET (RE # 00028970-000000, AK # 1029751) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTION 122-1078 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST**

**WHEREAS**, the owner of property located at 1224 Duval Street wishes to renovate an existing business office / storage building to create a new pool house with one bedroom and one and a half bathrooms as additional sleeping quarters for the existing transient residential unit and pool; and

**WHEREAS**, Section 122-1078 of the Code of Ordinances of the City of Key West, Florida requires that all habitable space be accessible from the interior of the exterior walls; and

**WHEREAS**, the applicant requests a variance to detached habitable space; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on January 16, 2014; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

 Chairman

 Planning Director

**WHEREAS**, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

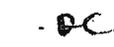
**WHEREAS**, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

 Chairman

 Planning Director

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by resolution of the Key West Planning Board for a variance to allow the use of an existing building as detached habitable space per plans dated August 27, 2013, on property located at 1224 Duval Street (RE # 00028970-000000, AK # 1029751) within the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

Conditions required to be completed prior to the issuance of a building permit:

1. The owner shall apply for a transient license transfer for one additional transient license.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development.

Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:

3. Unless and until the owner receives City approval for a second dwelling unit, a deed restriction in a form acceptable to the city attorney shall be placed on the property such that the property as a whole shall be rented, advertised or held out to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. Entrances to all bedrooms and the detached habitable space shall share the same

RMK Chairman  
DC Planning Director

key or means of controlling access so that the bedrooms are not divisible into separately rentable units. The owner shall bear any expense of recording the deed restriction.

4. The pool house building shall be elevated so that the height of the first finished floor is at least +1.0 feet above base flood elevation.

**Section 3.** It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal

 Chairman

 Planning Director

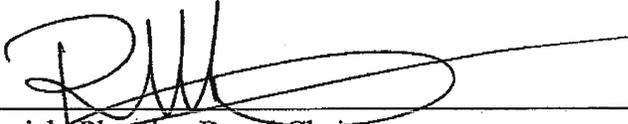
period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of January, 2014.

 Chairman

 Planning Director

Authenticated by the Chairman of the Planning Board and the Planning Director;



Richard Klitenick, Planning Board Chairman

1/10/14  
Date

Attest:

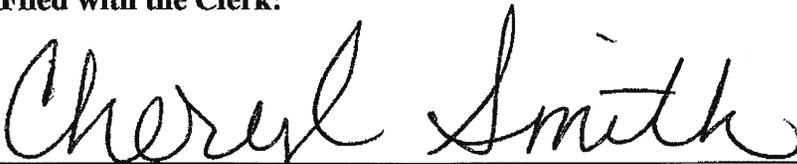


Donald Leland Craig, AICP, Planning Director

1/7/14

Date

Filed with the Clerk:

  
Cheryl Smith, City Clerk

1-21-14

Date

\_\_\_\_\_ Chairman

 \_\_\_\_\_ Planning Director

# HABITABLE ACCESSORY STRUCTURE

EXISTING RESIDENCE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

## SHEET INDEX

SHEET	CONTENT
A-1	SITE INFORMATION & LOCATION PLAN
A-2	SITE PLAN & SITE DATA
A-3	ACCESSORY STRUCTURE PLANS & ELEVATIONS

## LDR REQUIREMENTS - CITY OF KEY WEST, FLORIDA

LAND USE ZONE	HRCC-3	FRONT SETBACK	5'-0"
FLOOR LOADS	40/10	REAR SETBACK	15'-0"
ROOF LOADS	20/10	SIDE SETBACK	5'-0"
CATEGORY	D	HEIGHT LIMIT	35'-0"; (+5'-0")
WIND ZONE	180 MPH (ULTIMATE)	STREET SETBACK	7'-6"
FLOOD ZONE	AE (ELEVATION 11)	BUILDING COVERAGE	30%
DENSITY	22 / ACRE	IMPERVIOUS SURFACE	60%
F. A. R.	1.0		

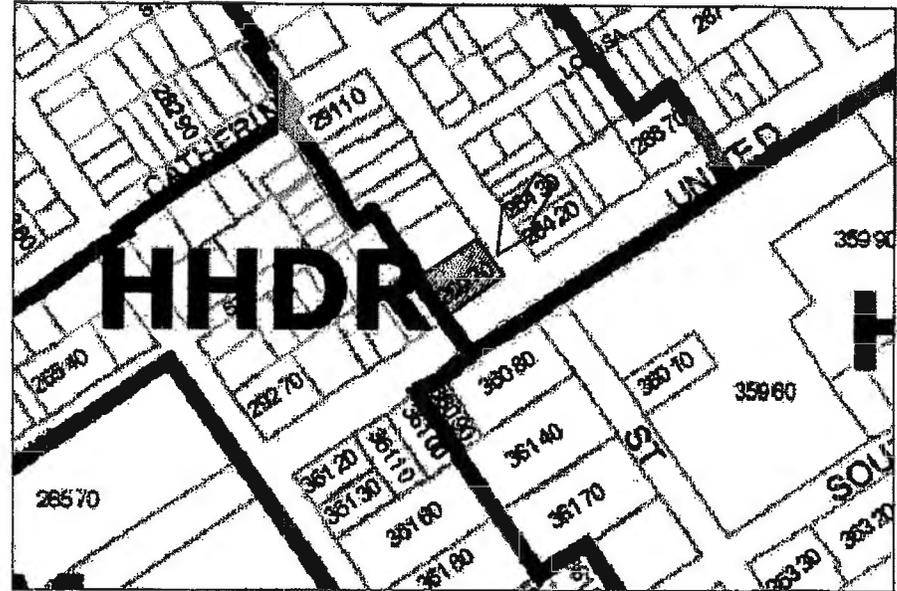
## SITE CONDITIONS - 1224 DUVAL STREET

### EXISTING SITE CONDITIONS:

LAND AREA	6783 SF
BUILDING (TOTAL)	2543 SF
PRIMARY	2220 SF
ACCESSORY	323 SF
FRONT SETBACK	9'-8"
REAR SETBACK	8'-0"
SIDE SETBACK	6'-0"
STREET SETBACK	10'-7"
BUILDING COVERAGE	37.5%
IMPERVIOUS SURFACE	54.5%

### COMPLIANCE:

YES (NO CHANGES)
NOT APPLICABLE
NOT APPLICABLE
NOT APPLICABLE
YES (NO CHANGES)
NO (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)



## SCOPE OF WORK:

THIS PROJECT ENGAGES THE NECESSARY VARIANCE REQUESTS IN ORDER TO BRING THE EXISTING SITE CONDITIONS INTO COMPLIANCE (ACKNOWLEDGEMENT), PER THE REQUIREMENTS OF THE CITY OF KEY WEST, FLORIDA. THOSE VARIANCES REQUESTED ARE:

- 1) USE OF EXISTING ACCESSORY STRUCTURE AS HABITABLE SPACE
- 2) REAR YARD SETBACK OF 8'-0" (EXISTING; 15'-0" PER LDR)



## VARIANCE REQUEST

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

## SITE INFORMATION AND LOCATION PLAN

SCALE: NOT TO SCALE

## NOTES:

06.27.2019

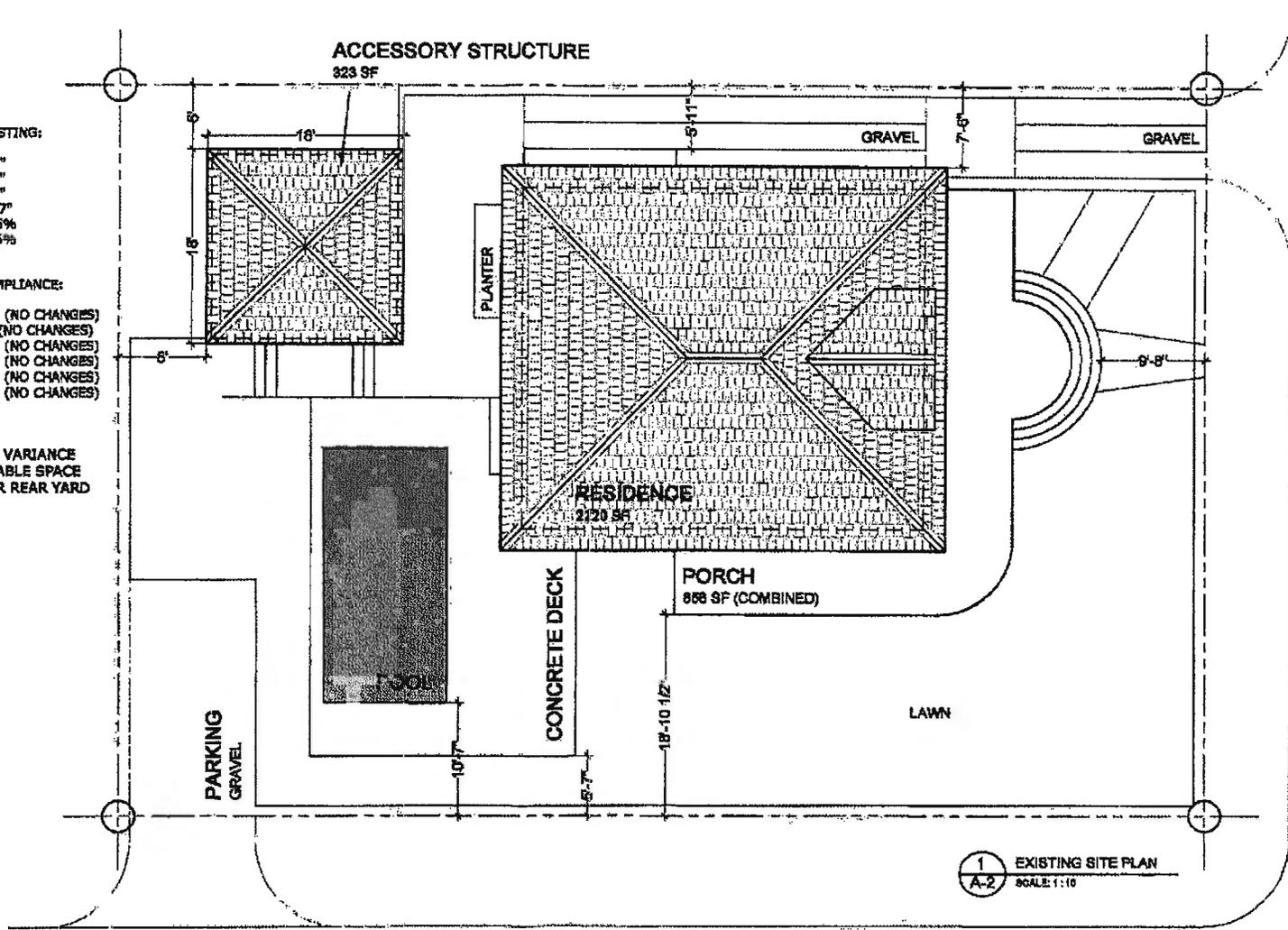
A-1

*Handwritten notes:*  
11/14/19  
DC

### SITE CONDITIONS

EXISTING SITE CONDITIONS:	LDR:	EXISTING:	COMPLIANCE:
FRONT SETBACK	5'-0"	9'-8"	YES (NO CHANGES)
REAR SETBACK	15'-0"	8'-0"	NO (NO CHANGES)
SIDE SETBACK	5'-0"	6'-0"	YES (NO CHANGES)
STREET SETBACK	7'-6"	10'-7"	YES (NO CHANGES)
BUILDING COVERAGE	50%	37.5%	YES (NO CHANGES)
IMPERVIOUS SURFACE	60%	54.5%	YES (NO CHANGES)
PROPOSED SITE CONDITIONS:			
FRONT SETBACK	10'-4"		
REAR SETBACK	8'-0"		
SIDE SETBACK	6'-0"		
STREET SETBACK	10'-7"		
BUILDING COVERAGE	37.5%		
IMPERVIOUS SURFACE	54.5%		

NOTE: ALL STRUCTURES SHOWN ARE EXISTING. VARIANCE REQUEST IS FOR ACKNOWLEDGEMENT OF HABITABLE SPACE FOR EXISTING ACCESSORY STRUCTURE, AND FOR REAR YARD SETBACK REQUIREMENTS ONLY.



1 EXISTING SITE PLAN  
A-2 SCALE: 1:10



### VARIANCE REQUEST

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

### SITE PLAN AND SITE DATA

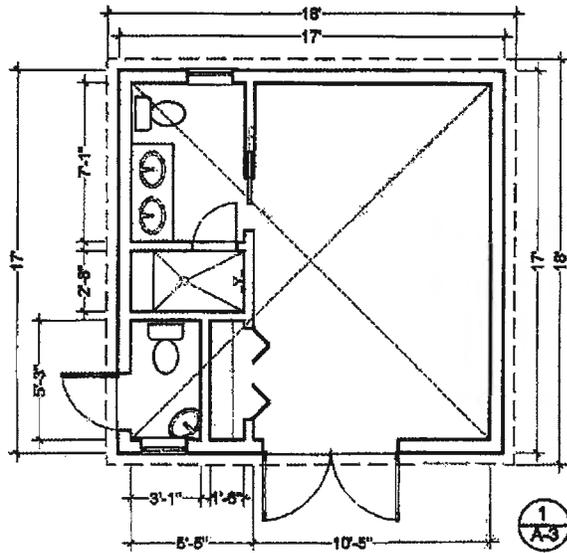
SCALE: AS INDICATED

### NOTES:

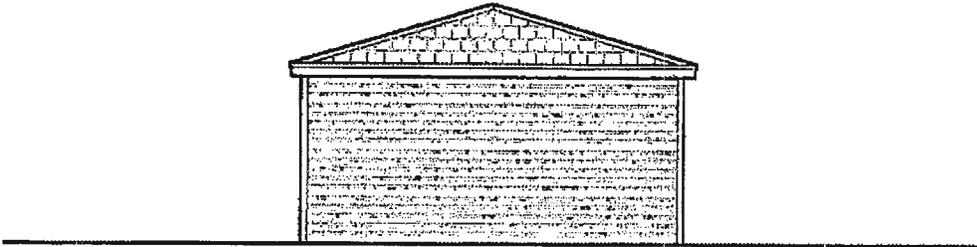
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A-2

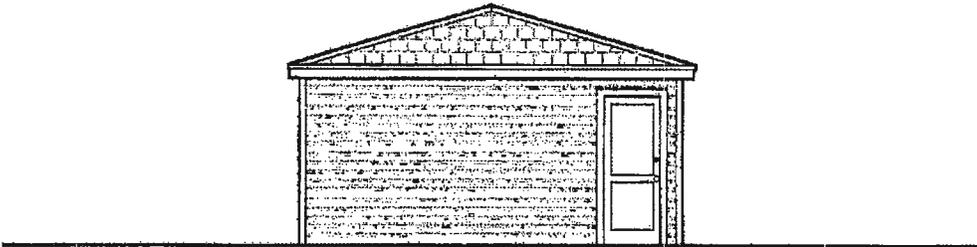
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19/14  
b/t/l  
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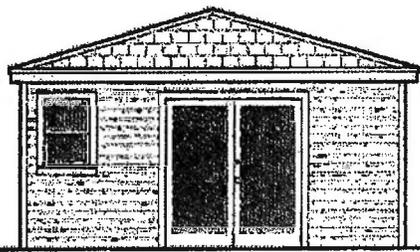
1 FLOOR PLAN  
A-3 SCALE: 3/16" = 1'-0"



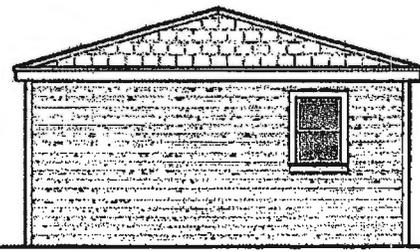
3 EAST ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



5 NORTH ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



**VARIANCE REQUEST**  
EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

**ACCESSORY STRUCTURE  
PLANS & ELEVATIONS**  
SCALE: NOT TO SCALE

**NOTES:**

08.27.2018  
**A-3**

*Handwritten notes:*  
jmk  
11/19

# PLANNING BOARD RESOLUTION

• Plans are inconsistent with transfer transient.

**PLANNING BOARD  
RESOLUTION No. 2014-38**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 807 WASHINGTON STREET (RE# 00037807-000101, AK#9090033) TO PROPERTY LOCATED AT 1224 DUVAL STREET (RE# 00028970-000000, AK#9085140), PURSUANT TO SECTION 122-1339 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-1339 (b) of the Code of Ordinances requires that the Planning Board, when a license alone is transferred, to consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

**WHEREAS**, the transient use at the sender site is a legal non-conforming use and a permitted use at the receiving site; and

**WHEREAS**, the sender site is a two bedroom and one bathroom unit, currently in unassigned status; and

**WHEREAS**, the receiving site is a two bedroom one bath apartment; and



Chairman

 Planning Director

**WHEREAS**, the applicant proposed a transfer of one business tax receipt in order to maintain approximately the same or less net number of occupants.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That a transfer of transient business tax receipt, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT BUSINESS TAX RECEIPT FROM A TWO BEDROOM AND ONE BATHROOM UNIT AT PROPERTY LOCATED AT 807 WASHINGTON STREET (RE# 00037807-000101, AK#9090033) TO A TWO BEDROOM ONE BATH APARTMENT AT PROPERTY LOCATED AT 1224 DUVAL STREET (RE# 00028970-000000, AK#9085140), PER THE ATTACHED PLANS with the following condition:

**General Condition:**

1. Property smoke detectors shall be interconnected with the main home and applicant will require a final inspection from the Fire Marshall's office.

**Section 3.** Full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

months after the date hereof.

**Section 4.** This transfer of one transient business tax receipt does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19<sup>th</sup> day of June, 2014.



Chairman



Planning Director

Authenticated by the Chairman of the Planning Board and the Planning Director.

6/24/14

Richard Klitenick, Chairman  
Key West Planning Board

Date

Attest:

6/24/14

Donald Leland Craig, AICP  
Planning Director

Date

Filed with the Clerk:

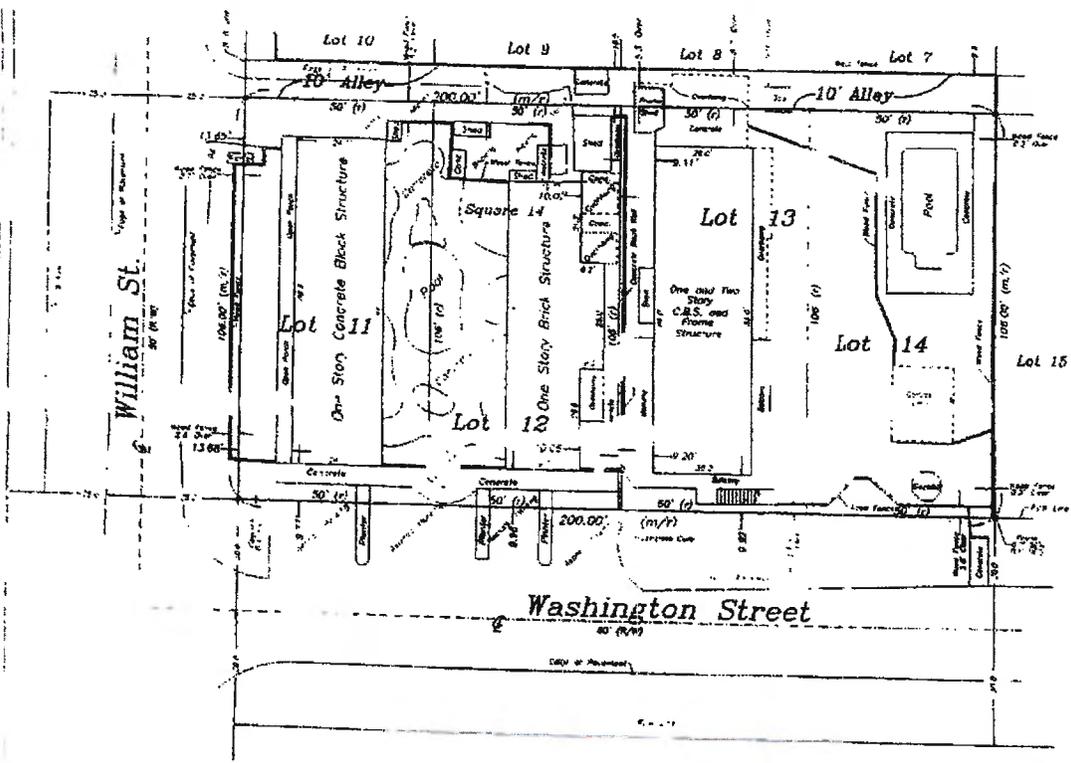
6-24-14

Cheryl Smith, City Clerk

Date



- LEGEND**
- Set 1/2" Arrow (LB 7131)
  - Found 1/2" Iron Rod (No. 40)
  - △ Set Nail & D.C. (LB 7131)
  - \* Found Nail & D.C. (No. 40)
  - Found Utility Pole
  - C.B.S. Concrete Block Structure
  - Mass #12
  - (R) Record
  - (M/P) Measured & Record
  - C.L.P. Chain Link Fence
  - R/W Right of Way
  - Contour



- NOTES:**
1. The legal descriptions shown hereon was furnished by the client
  2. Underground foundations and utilities were not located
  3. All angles are 90° (Measured & Record) unless otherwise noted
  4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper
  5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record
  6. Error of closure exceeds one part in 10,000
  7. North arrow was derived from Plat Book 1 at Page 69
  8. Date of field work: May 3, 2004
  9. Street address: 307-311 Washington Street, Key West, Florida
  10. The ownership of fences are undeterminable unless otherwise noted.
  11. All interior bricking is not shown

**BOUNDARY SURVEY OF** On the island of Key West, Monroe County, Florida and known as Lots 11, 12, 13 and 14 of Square 14, Tract 17, according to KEY WEST INVESTMENT COMPANY'S plat of Subdivision as recorded in Plat Book 1 at Page 69, of the Public Records of Monroe County, Florida

**BOUNDARY SURVEY FOR:** Joe Gleghorn

**NORBY & O'FLYNN SURVEYING, INC.**  
*John O'Flynn, PSM*  
 Florida Reg. #5598  
 May 11, 2004

6219  
 20

Loop 2000 X  
 120160  
 11-11

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

**NORBY & O'FLYNN**  
 Surveying, Inc.  
 Professional Land Surveyors  
 (LB 7131)  
 3430 Duck Harbor Rd., Suite 11, 33046 305-261-1222

**Boundary Survey for:**  
**Joseph Gleghorn;**  
**Lots 11-14, KEY WEST INVESTMENT**  
**COMPANY'S PLAT.**

DATE	BY	REVISIONS
05-11-04	MPB	1
05-03-04	J.O.	2
05-11-04	J.O.	3



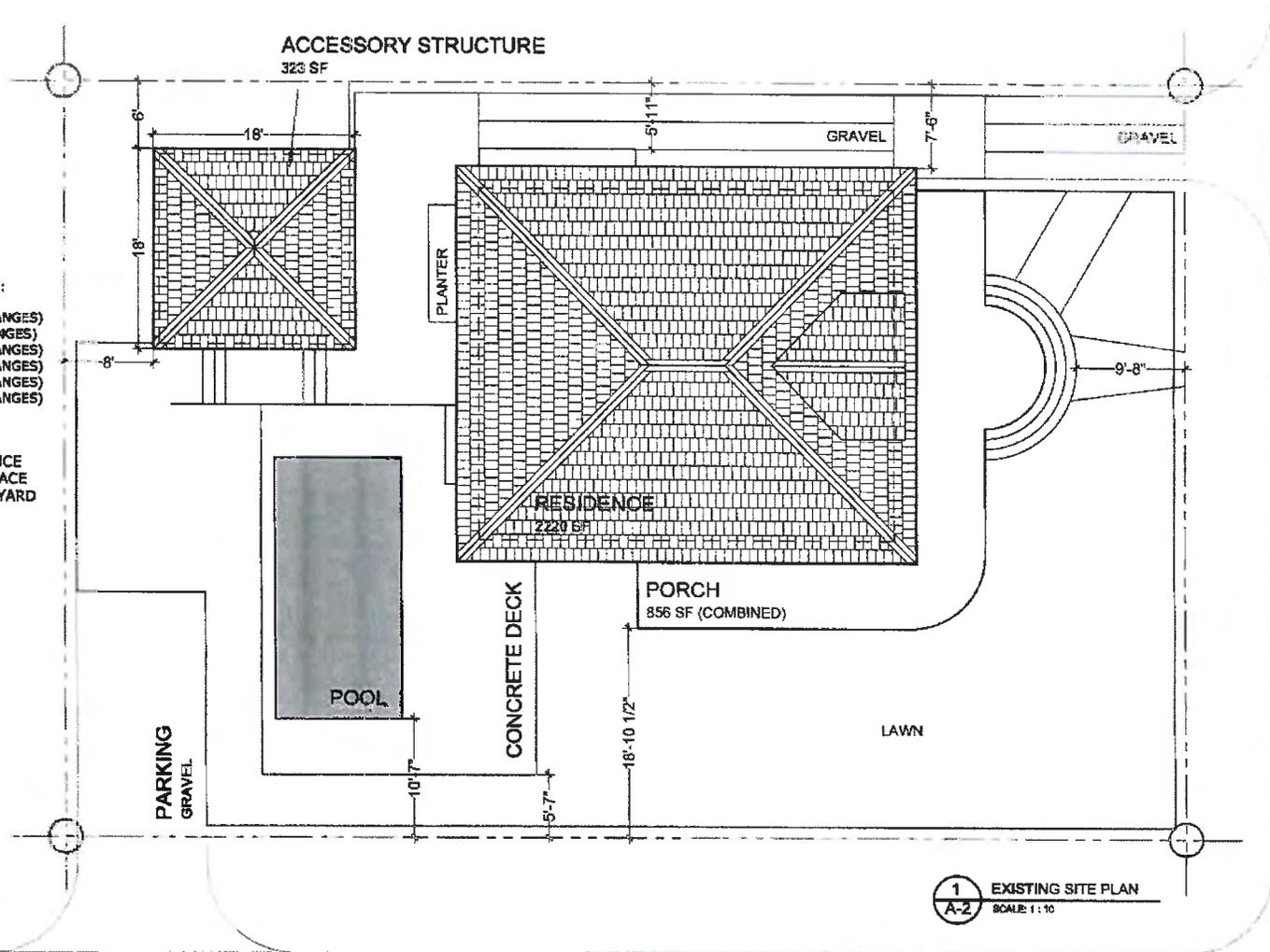
DENY - DIC

# SITE CONDITIONS

EXISTING SITE CONDITIONS:	LDR:	EXISTING:
FRONT SETBACK	5'-0"	9'-8"
REAR SETBACK	15'-0"	8'-0"
SIDE SETBACK	5'-0"	6'-0"
STREET SETBACK	7'-6"	10'-7"
BUILDING COVERAGE	50%	37.5%
IMPERVIOUS SURFACE	60%	54.5%

PROPOSED SITE CONDITIONS:		COMPLIANCE:
FRONT SETBACK	10'-4"	YES (NO CHANGES)
REAR SETBACK	8'-0"	NO (NO CHANGES)
SIDE SETBACK	6'-0"	YES (NO CHANGES)
STREET SETBACK	10'-7"	YES (NO CHANGES)
BUILDING COVERAGE	37.5%	YES (NO CHANGES)
IMPERVIOUS SURFACE	54.5%	YES (NO CHANGES)

NOTE: ALL STRUCTURES SHOWN ARE EXISTING. VARIANCE REQUEST IS FOR ACKNOWLEDGEMENT OF HABITABLE SPACE FOR EXISTING ACCESSORY STRUCTURE, AND FOR REAR YARD SETBACK REQUIREMENTS ONLY.



41214  
AC

1 EXISTING SITE PLAN  
A-2 SCALE: 1:10



305.797.2309

## VARIANCE REQUEST

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

## SITE PLAN AND SITE DATA

SCALE: AS INDICATED

## NOTES:



06.27.2013

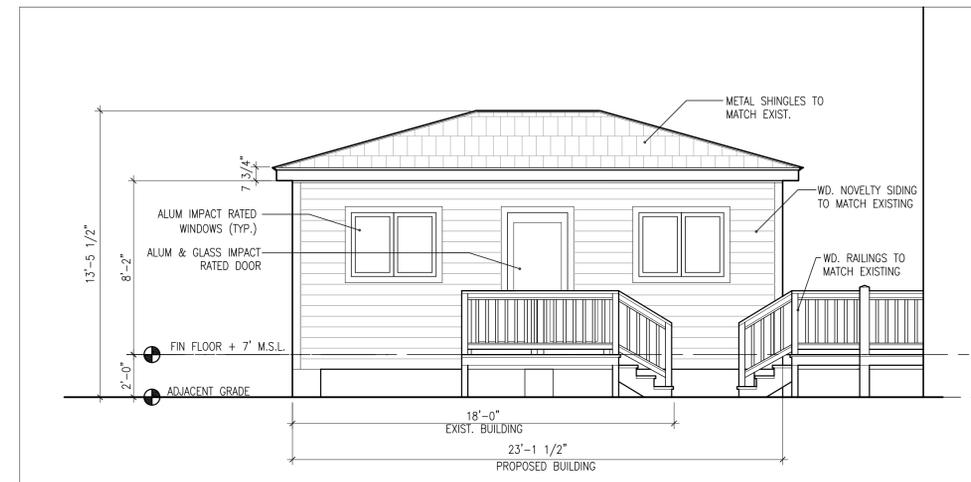
A-2

3

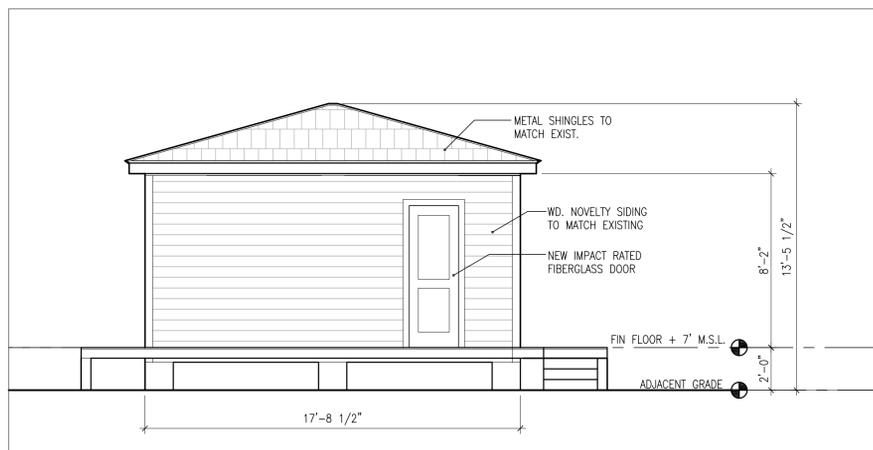
# PROPOSED DESIGN



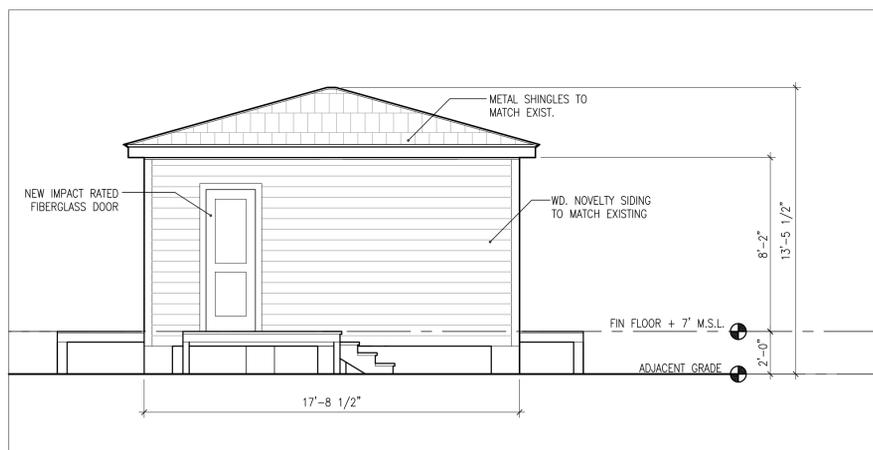
2  
A2.1 PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1'-0"



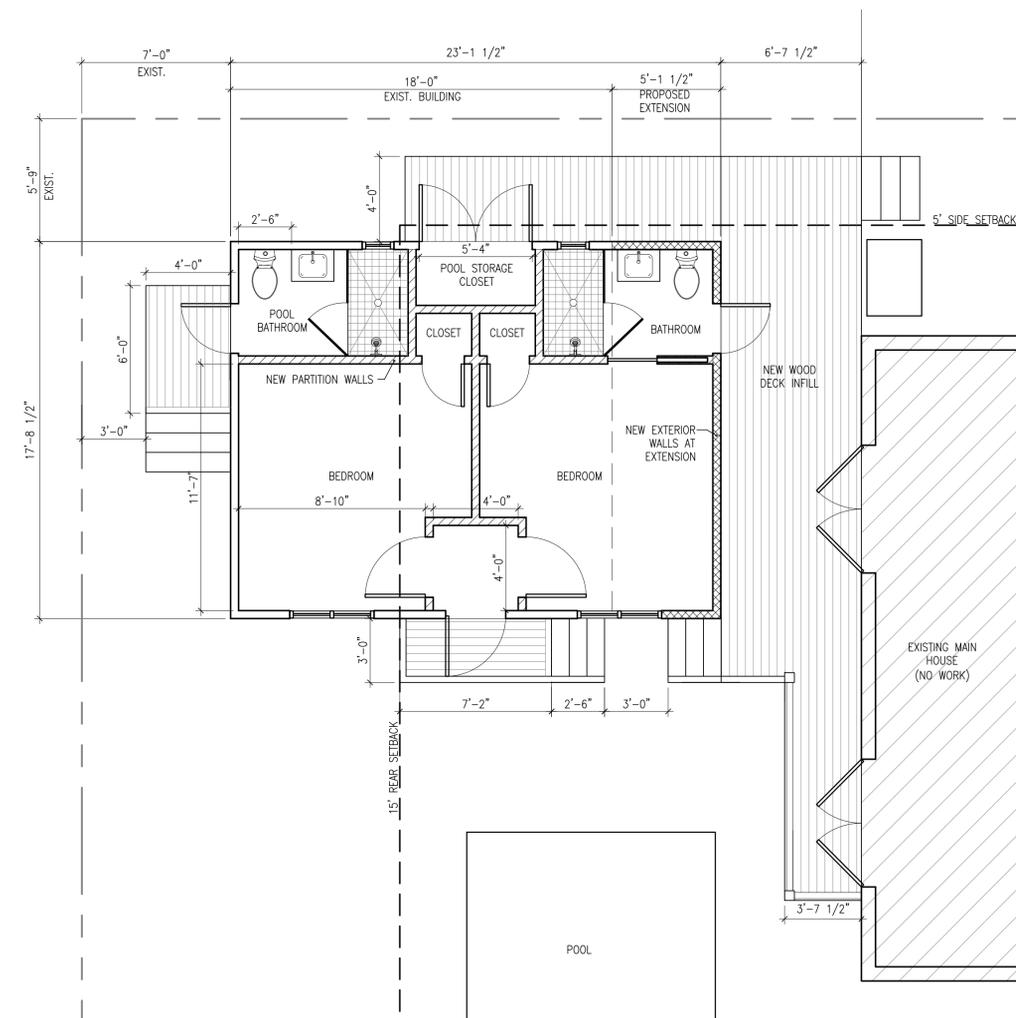
2  
A2.1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



2  
A2.1 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"



2  
A2.1 PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"



1  
A2.1 PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE AN ACCESSORY STRUCTURE 2'-1" TO MEET FEMA REQUIREMENTS. NEW ATTACHED ADDITION NEW SHINGLE ROOF, ALUMINUM WINDOWS AND NOVELTY SIDING. NEW WOOD DECK AND RAILINGS. PAINT WHITE.

FOR- #1224 DUVAL STREET

Applicant: William Shepler, Architect

Application # H14-01-1748

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 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

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

*CongWest Carpentry* Inc.

305-797-1537

Registered Builder

Lic # BB 29003586

Public  
Meeting  
Notice



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Jessica Porter, 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:  
1224 Duval Street, Key West, FL on the 21st day of May, 2015.

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 May 26th, 2015.

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:**

Jessica Porter / JESSICA PORTER

Date: 5/21/2015

Address: 63 Palm Dr.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of May, 2015.

By (Print name of Affiant) Jessica Porter who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Madison Fallon

Print Name: \_\_\_\_\_

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_



# PROPERTY APPRAISER INFORMATION

- [» Clerk of the Courts](#)
- [» Sheriff's Office](#)
- [» Elections Supervisor](#)
- [» Tax Collector](#)

### Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

### First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

### IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

### Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

### Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1029751 Parcel ID: 00028970-000000** Next Record

### Ownership Details

Mailing Address:

MINKIDS REALTY LLC  
522 ROUTE 9 UNIT 196

MANALAPAN, NJ 07726-8241

### Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

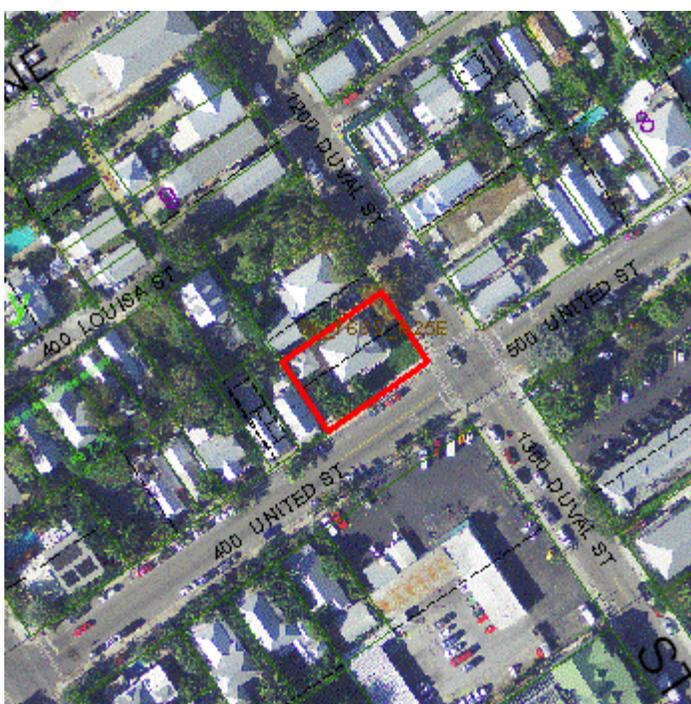
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1224 DUVAL ST KEY WEST

Legal Description: KW PT SUB 3 AND ALL SUB 4 PT LOT 1 SQR 9 TR 11 G5-164 OR2049-2377D/C OR693-735/736 OR2049-2378D/C OR1879-930/931R/S OR1937-2002/04 OR2051-37D/C OR2338-613/12R/S OR2598-4/5

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	68	100	6,783.00 SF

### Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0  
 Total Living Area: 2543  
 Year Built: 1935

**Building 1 Details**

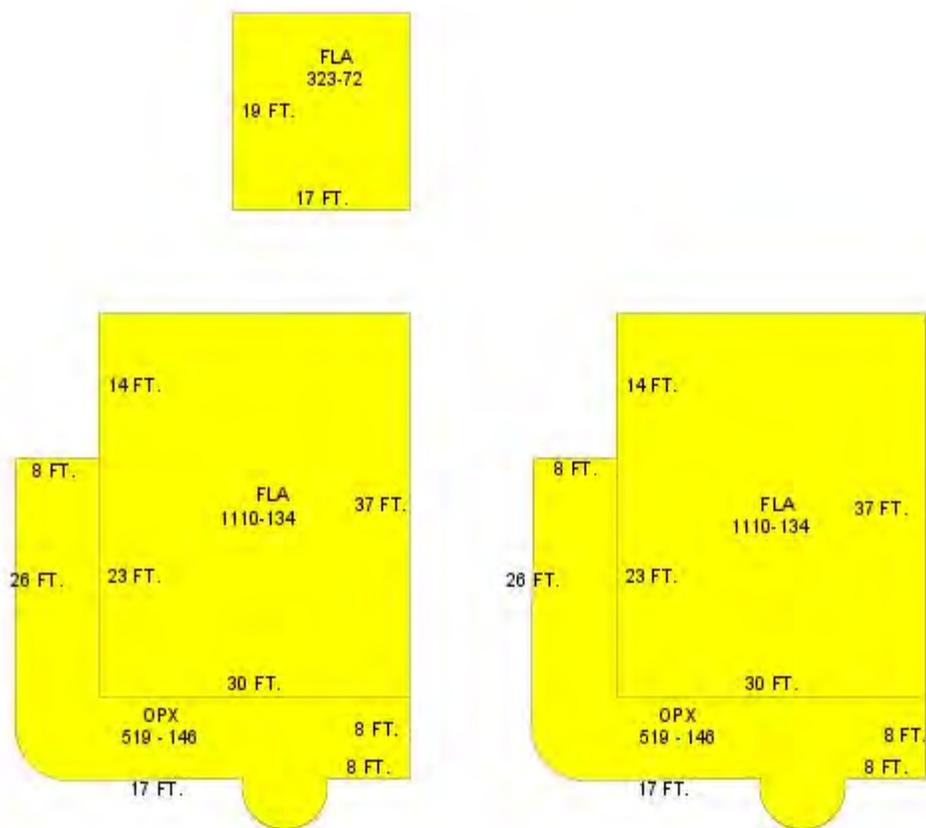
Building Type	R1	Condition	G	Quality Grade	600
Effective Age	9	Perimeter	340	Depreciation %	7
Year Built	1935	Special Arch	0	Grnd Floor Area	2,543
Functional Obs	0	Economic Obs	0		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	IRR/CUSTOM	Roof Cover	METAL	Foundation	WD CONC PADS
Heat 1	FCD/AIR DUCTED	Heat 2	NONE	Bedrooms	3
Heat Src 1	ELECTRIC	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	4	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			323
1	FLA	12:ABOVE AVERAGE WOOD	1	1935	N Y	0.00	0.00	1,110
3	OPX		1	2006		0.00	0.00	519
4	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	1,110
5	OPX		1	2006				519

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	624 SF	104	6	2013	2014	2	30
0	PO4:RES POOL	288 SF	24	12	2007	2008	4	50
1	RW2:RETAINING WALL	336 SF	168	2	1932	1933	1	50
2	FN2:FENCES	816 SF	204	4	2013	2014	2	30

Appraiser Notes

2007-04-16 - VACATION RENTAL/GUESTHOUSE. VIVAONDUVAL.COM - JEN

2014-04-16 CITY OF KW TRANSIENT RENTAL LICENSE #76, LAST KEY REALTY.

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	12-4545	12/21/2012	10/29/2013	7,500	Residential	CONSTRUCT 140 LN FT OF PICKET FENCE 48" H W/2 GATES AS HIGHLIGHTED IN SPECIFIED IN PLANS. PAINT WHITE UPON COMPLETION. (4' H PICKET 45 ANGLE ON CORNER. 6' H WHERE HOUSE ENDS - TOWARDS UNITED STREET. WOOD WHITE PICKET 50% OPEN)
1	12-4545	01/09/2013	10/29/2013	7,500	Residential	REVISION: REPAIR CRACKS IN RETAINING WALL AND STUCCO ENTIRE WALL WITH WHITE STUCCO
1	12-4614	01/10/2013	10/29/2013	160,500	Residential	CHANGE LAYOUT OF BEDROOM, ADD POWDER ROOM 1ST FLOOR, 2ND FLOOR: RE-ARRANGE WALLS, REMODEL 1 BATHROOM, CONSTRUCT 2 NEW BATHROOMS, ADD 2 SETS OF FRENCH DOORS IN BACK, REPAIR & REPAINT DECKS, REPAINT EXTERIOR & INTERIOR OF HOUSE WHITE
1	13-1654	04/23/2013	10/29/2013	10,000	Residential	ELECTRICAL RENOVATIONS AS PER ATTACHED PLANS. 5 CEILING FANS, 6 SMOKE DETECTORS, 40 LIGHTS & OUTLETS.
1	13-1602	04/24/2013	10/29/2013	2,500	Residential	REPLACE FIXTURE TWO BATHROOMS ADDING THREE BATHROOMS THREE TOILET THREE LAV THREE SHOWERS
1	13-2209	05/22/2013	10/29/2013	4,450	Residential	MOVE 1ST FLOOR AIR HANDLER TO NEW A/C CLOSET. RELOCATE CONDENSER (2) TO NEW LOCATION AND REPLACE 2ND FLOOR DUCTWORK.
	14-5584	01/02/2015		57,200		REMOLDEL REAR COTTAGE 306 SF, 110 SF TILE FLOORS, 396 SF OF TILE WALLS, 176 SF OF WOOD DECK, 4 WINDOWS AND 3 DOORS
1	0002544	08/29/2000	11/02/2000	1,000	Residential	ELECTRICAL
1	04-1920	06/16/2004	12/21/2006	12,300	Residential	ROOFING
1	04-1920	06/14/2004	12/21/2006	10,000	Residential	REPLACE ROTTED ROOF
1	04-1920	08/05/2004	12/21/2006	400	Residential	INSTALL TEMPORARY ELECTRIC
1	04-2682	08/31/2004	12/21/2006	9,000	Residential	REPLACE SIDING & TRIM, DEMO CISTERN
1	04-2682	09/16/2004	12/21/2006	30,000	Residential	BUILD NEW WOOD PORCH & PAINT
1	04-3869	12/29/2004	12/21/2006	2,150	Residential	RUN NEW SEWER LINE
1	04-3645	01/05/2005	12/21/2006	1,000	Residential	INSTALL UNDER GROUND 200AMP ELECTRIC
1	06-1514	03/13/2006	12/21/2006	1,944	Residential	STORM REPAIRS DEMO SLAB & POUR NEW 6" SLAB
1	06-5259	09/27/2006	12/21/2006	2,200	Residential	ROUGH DRAIN VENTS AND WATERLINES FOR ADA BATHROOM
						EXTEND 04-2682 COMPLETE CONCRETE

1	06-5979	10/31/2006	12/21/2006	0	Residential	DRIVEWAY RUNNERS AND SLAB
1	06-6359	12/20/2006	03/22/2007	30,600	Residential	SWIMMING POOL 12 X 24
1	06-1689	03/22/2006	12/21/2006	25,000	Residential	INTERIOR WORK-FIREBLOCKING IN WALLS, SHEETROCK, TWO INTERIOR WALLS, NEW KITCHEN CABINETS
1	06-3877	06/26/2006	12/21/2006	28,000	Residential	HISTORIC GARAGE RESTORATION/REBUILD
1	06-3878	06/26/2006	12/21/2006	10,000	Residential	INSTALL MARVIN WOOD WINDOWS
1	05-3022	07/21/2005	12/21/2006	20,000	Residential	INSTALL ELECTRICAL SYSTEMS
1	05-0427	02/10/2005	12/21/2006	5,000	Residential	REMOVE CONCRETE TERRAZZO PORCH ON 1ST FLR CONSTRUCT NEW WOOD PORCH 2ND FLR CONSTRUCT NEW WOOD PORCH
1	05-4688	11/30/2005	12/21/2006	8,500	Residential	INSTALL TWO 4 TON AC'S W/15 DROPS
1	06-3855	06/23/2006	12/21/2006	1,200	Residential	INSTALL KITCHEN CIRCUITS
1	06-5165	09/08/2006	12/21/2006	8,000	Residential	ROUGH & DRAIN VENT AND WATER LINES
1	06-5256	09/27/2006	12/21/2006	4,000	Residential	BUILD INTERIOR OFFICE SPACE
1	07-1095	03/02/2007	03/02/2007	800	Residential	ELECTRIC FOR TWO A/C'

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	381,517	27,951	935,841	1,345,309	1,306,088	0	1,345,309
2013	377,622	24,358	780,791	1,182,771	1,182,771	0	1,182,771
2012	522,962	24,863	765,631	1,313,456	1,313,456	0	1,313,456
2011	540,015	25,369	765,631	1,331,015	1,296,233	0	1,331,015
2010	540,015	25,874	612,505	1,178,394	1,178,394	0	1,178,394
2009	551,384	26,380	876,703	1,454,467	1,454,467	0	1,454,467
2008	551,384	26,885	1,288,770	1,867,039	1,867,039	0	1,867,039
2007	438,228	1,613	1,458,345	1,898,186	1,898,186	0	1,898,186
2006	306,006	2,242	547,727	855,975	855,975	0	855,975
2005	280,032	2,242	474,810	757,084	757,084	0	757,084
2004	207,432	2,242	339,150	548,824	271,114	25,500	245,614
2003	248,918	2,242	142,443	393,603	266,059	25,500	240,559
2002	219,202	2,242	142,443	363,888	259,824	25,500	234,324
2001	206,050	2,242	142,443	350,735	255,733	25,500	230,233
2000	179,982	4,554	144,139	328,675	248,285	25,500	222,785
1999	164,664	4,167	144,139	312,970	241,758	25,500	216,258
1998	130,200	3,295	144,139	277,633	237,951	25,500	212,451
1997	122,541	3,101	130,573	256,215	233,974	25,500	208,474
1996	94,203	2,384	130,573	227,160	227,160	25,500	201,660
1995	94,203	2,384	130,573	227,160	222,809	25,500	197,309
1994	84,247	2,132	130,573	216,952	216,952	25,500	191,452

<b>1993</b>	84,247	2,132	130,573	216,952	216,952	25,500	191,452
<b>1992</b>	84,247	2,132	130,573	216,952	216,952	25,500	191,452
<b>1991</b>	84,247	2,132	130,573	216,952	216,952	25,500	191,452
<b>1990</b>	67,062	2,438	77,724	147,223	147,223	25,500	121,723
<b>1989</b>	61,116	2,216	76,528	139,860	139,860	25,500	114,360
<b>1988</b>	57,026	2,216	71,745	130,987	130,987	25,500	105,487
<b>1987</b>	56,328	2,216	50,819	109,363	109,363	25,500	83,863
<b>1986</b>	56,634	2,216	48,787	107,637	107,637	25,500	82,137
<b>1985</b>	54,892	2,216	47,940	105,048	105,048	25,500	79,548
<b>1984</b>	63,844	2,216	27,072	93,132	93,132	25,500	67,632
<b>1983</b>	63,844	2,216	24,300	90,360	90,360	25,500	64,860
<b>1982</b>	65,180	2,216	20,565	87,961	87,961	25,500	62,461

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
<b>11/8/2012</b>	2598 / 4	1,400,000	WD	01

This page has been visited 93,066 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176