



Historic Architectural Review Commission Staff Report for Item 6

To: Acting Chairman Greg Oropeza and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2023

Applicant: William P. Horn, Architect

Application Number: H2023-0033

Address: 7 Aronovitz Lane

Description of Work:

Reconstruction of a two and a half-story building damaged by a severe fire. The structure was condemned by the CBO.

Site Facts:

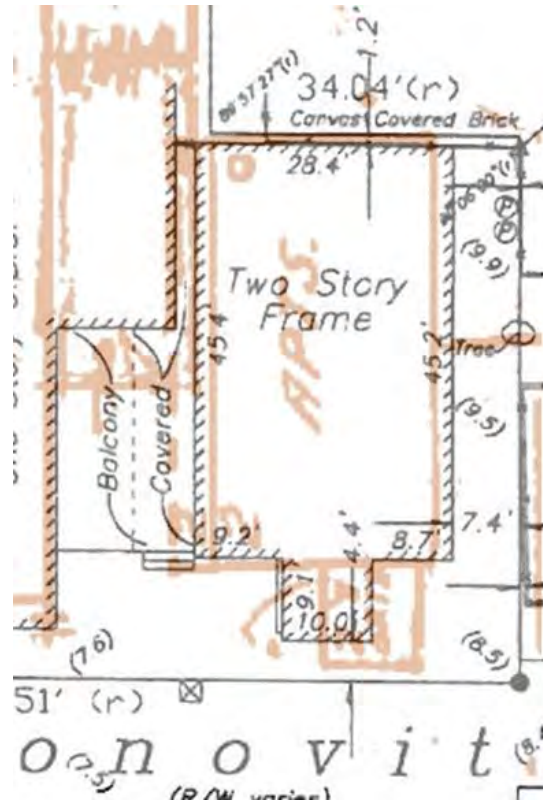
The site under review consists of a historic but not contributing two and a half-story frame vernacular structure. Originally built as a single family, the two and a half-story frame structure was first depicted in the 1926 Sanborn Map. By 1948 the structure was converted into apartments. The side porch responds to the original orientation of the building, which faced the lane, historically known as Acme Ct. The building was damaged by a fire on February 27 of this year. Because of the fire the Chief Building Officer declared the building unsafe and requested its demolition. At the time of this report a building permit was issued for the demolition but no work has been done yet. The Planning Department issued a build back letter with a determination that due to the involuntary destruction the reconstruction on the same three-dimensional footprint can proceed without variances. The letter is part of this record.



Front elevation circa 1965. Monroe County Library.



Front elevation after the fire.



1962 Sanborn map over imposed to current survey.

Guidelines Cited on Review:

- New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 18, 22, 23, 24, and 25.

Staff Analysis:

The Certificate of Appropriateness under review proposes the reconstruction of a historic building declared unsafe due to fire damage. The only changes in footprint are on the first and second floor side porches; the original building had a narrow two-story side porch that was expanded through time. The new design will reduce the current porch width and maintain the roof of the neighboring property as the porch of the second back unit. Condenser units will also be installed over that roof deck.

The building form will remain the same in height, width, and depth. The front volume will also be rebuilt but as a full two and a half -story structure. A new entrance with an uncovered deck is proposed on the east elevation. Materials used for the new building will be cementitious horizontal siding, aluminum 2 over 2 windows and four paneled doors, wood columns with aluminum railings, and 5 v-crimp metal panels as roofing material. The structure will maintain its previous use as an apartment building for non-transient rentals. On May 9, 2023, the Tree Commission approved the removal of a gumbo limbo tree located on the east side of the lot.



Existing and proposed front elevations.

Consistency with Cited Guidelines:

It is the staff’s opinion that the proposed design will conform to cited guidelines. While the structure is the largest building on the lane, its scale and mass is comparable with the house located on the east side and facing Angela Street. A reconstruction in the same three-dimensional footprint for an involuntary demolition of a structure is a right under the LDR’s. The reduction in the footprint of the second-floor front porch will improve the building’s massing and proportions.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 5, 2023

Mercy Herrada
FMH Builders, Inc.
175 Overseas Highway
Key West, FL 33040

RE: Request for Build-back Verification Letter
7 Aronovitz Lane / Parcel ID 00012510-000000

Dear Ms. Herrada:

This letter is in response to your request regarding build-back rights for property located at 7 Aronovitz Lane. The property is located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district. The two-story wood frame structure contains 2658 sq. ft. of floor living area, 450 sq. ft. unfinished open porch – upper level, 190 sq. ft. finished open porch - lower level and 225 sq. ft. finished open porch – upper level. The residential structure contains four (4) recognized non-transient dwelling units.

The structure was destroyed by a fire on February 27, 2023. The Historic Architectural Review Commission (HARC) issued a certificate of appropriateness for the demolition of the existing building and foundation. The Chief Building Official also declared the building unsafe. Therefore, the demolition of the historic non-contributing structure is considered involuntary.

Code Section 122-28. – Replacement or reconstruction (attached) governs the entitlements to rebuild involuntarily destroyed structures in part:

[...]

Dwelling units (residential). Residential dwelling units may be replaced at their existing nonconforming density, location, and three-dimensional building envelope. Dwelling units involuntarily destroyed do not require variances to be reconstructed or replaced... All noncomplying accessory structures to the principal building or structure (e.g., a shed, pool, fence, etc., but not including a condominium clubhouse) shall also require a variance in order to be enlarged, reconstructed, or replaced, either voluntarily or involuntarily. If a proposed reconstruction or replacement would not otherwise require a variance but would add a new building or structure to the site to accommodate allowed density, a variance shall be required for the additional building or structure... Variances which would increase density or intensity beyond that maximum allowed on the particular property or lot by the land development regulations shall be prohibited.



THE CITY OF KEY WEST

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[...]

Under no circumstances shall a voluntarily or involuntarily destroyed nonconforming use or noncomplying building or structure be replaced to a degree or level that increases or expands the prior existing nonconforming use or noncomplying building or structure.

The property in question was involuntarily destroyed. Based upon our findings, the Planning Department is able to authorize the reconstruction of four (4) non-transient residential units. The units may be replaced at their noncomplying location and three-dimensional building envelope that existed prior to the fire. Any reconstruction or replacement that increases the nonconformity of the building or structure shall require a variance granted by the Planning Board.

This letter does not grant unit allocations from the City of Key West's Building Permit Allocation System, but rather recognizes the right to replace currently recognized units.

Please let us know if you have any questions.

Regards,



Katie P. Halloran
Planning Director

Attachments:

1. Monroe County Property Card
2. City of Key West Land Development Regulations Section 122-26 through Section 122-34



CITY OF KEY WEST

TREE PERMIT

Permit# T2023-0125 Date Issued May 10, 2023

Address 7 Aronovitz Lane

This it to certify that Old Town Key West Development LTD - Edwin O Swift III /
FMH Builders - Frank Varela

Has permission to Remove (1) Gumbo Limbo tree. Replacement of 13.7" caliper inches, FL #1
native dicot or fruit tree(s) of choice from approved list, to be planted on site. Replacements
shall be planted in the six (6) months from the approval date as described here in. All plants
shall be planted according to current 'Best Management Practices'. Submit completed Job
Completion form to Urban Forestry Manager for tree replacement inspection. There is a \$10
inspection fee to close out the permit and must be included with the job completion form. All
replacement trees shall be maintained as trees in perpetuity.

as per application approved May 9, 2023

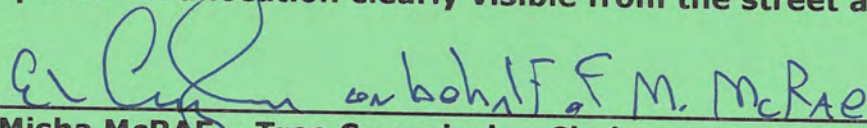
The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

If this process requires blocking of a city right-of-way, a separate ROW Permit is required. Please contact City of Key West at 305-809-3861.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY 
Misha McRAE - Tree Commission Chairman

City of Key West
Tree Commission
PO Box 1409
Key West, FL 33041
Phone: (305) 809-3725

APPLICATION

RECEIVED
 SEP 21 2023
 TR

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022-ET



City of Key West

1300 White Street
 Key West, Florida 33040

HARC COA # HARC 2023 - 0033	REVISION #	INITIAL & DATE TR 9/21/2023
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	7 Aronovitz Lane, Key West, FL 33040		
NAME ON DEED:	Old Town Key West Development Ltd.	PHONE NUMBER	305 294 4142
OWNER'S MAILING ADDRESS:	PO Box 1237	EMAIL	eswift@historictours.com
	Key West, FL 33041		
APPLICANT NAME:	William P. Horn Architect, PA	PHONE NUMBER	305 296 8302
APPLICANT'S ADDRESS:	915 Eaton St.	EMAIL	william@wphornarchitect.com
	Key West, FL 33040		
APPLICANT'S SIGNATURE:		DATE	9/19/2023

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:
 The existing 2 1/2 story wood frame building with 4 residential apartments had a severe fire and the building official condemned the building. We want to demolish the entire building and rebuild it within the same footprint.

MAIN BUILDING:
 Rebuild existing building with minor revisions.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
 See attached.

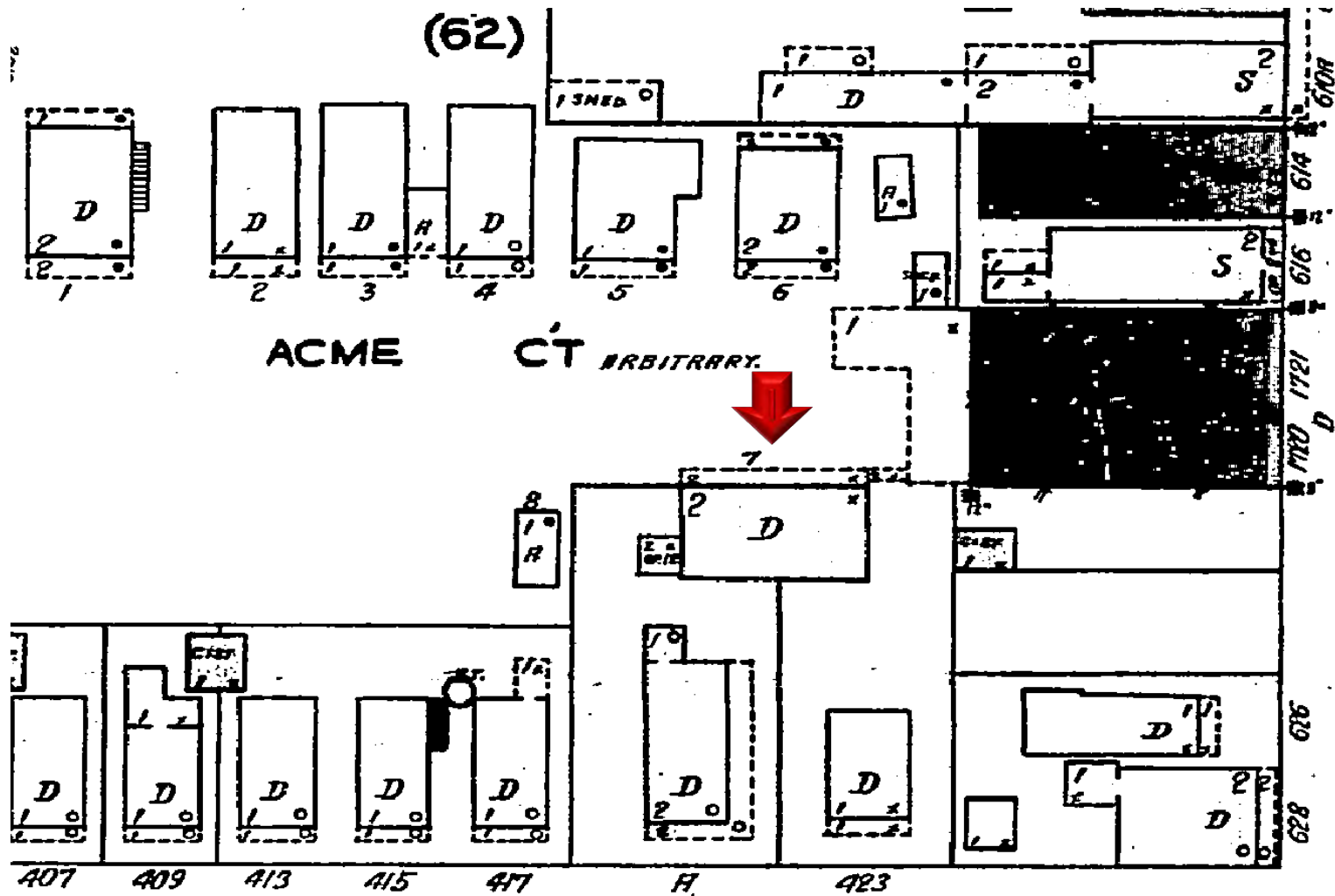
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS:	FENCES:
Brick pavers.	N/A
DECKS:	PAINTING:
Yes, see plans.	Entire building.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Minimal site work, see plans.	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
A/C condenser units - see plans.	

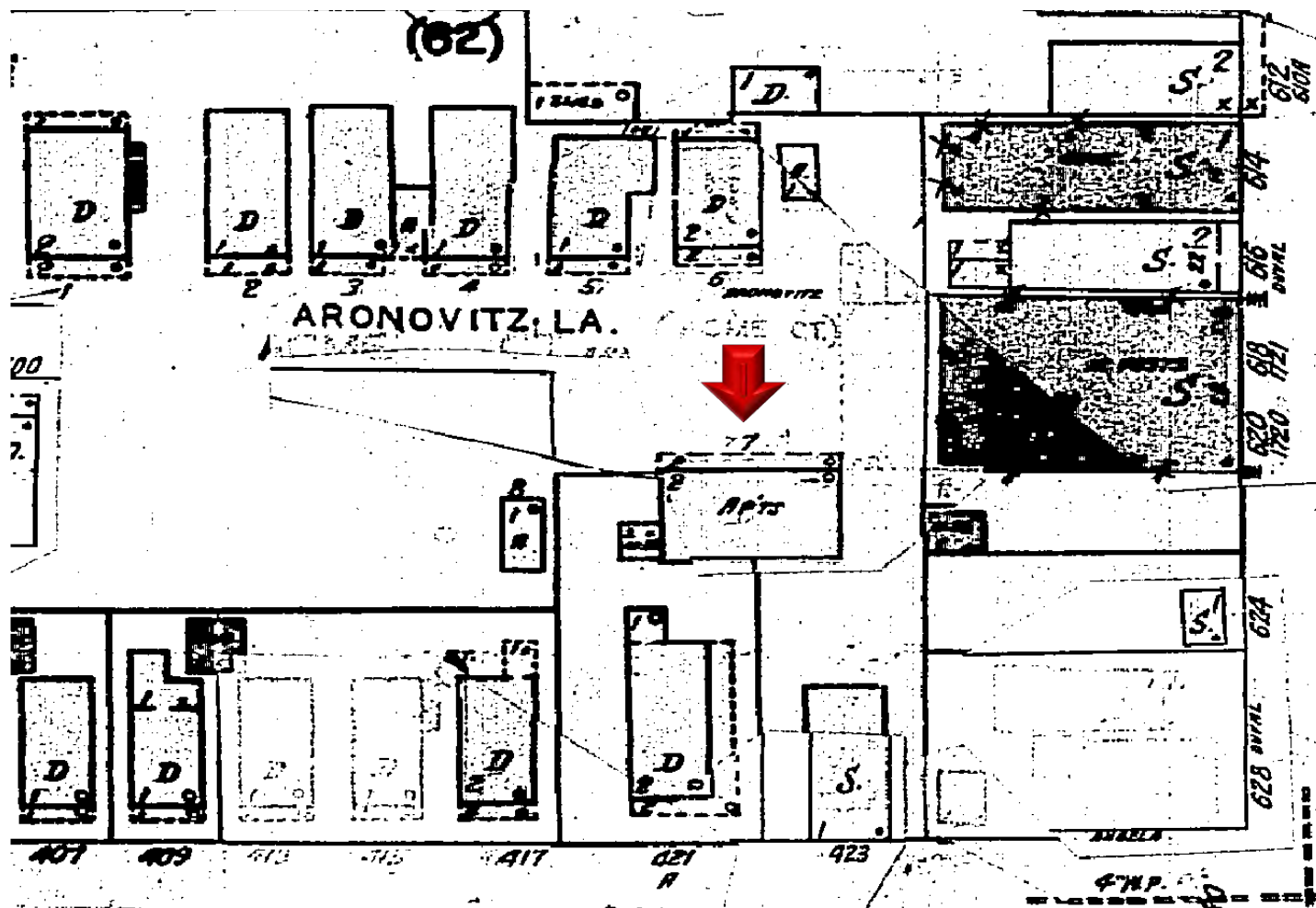
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
declared unsafe by city.		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

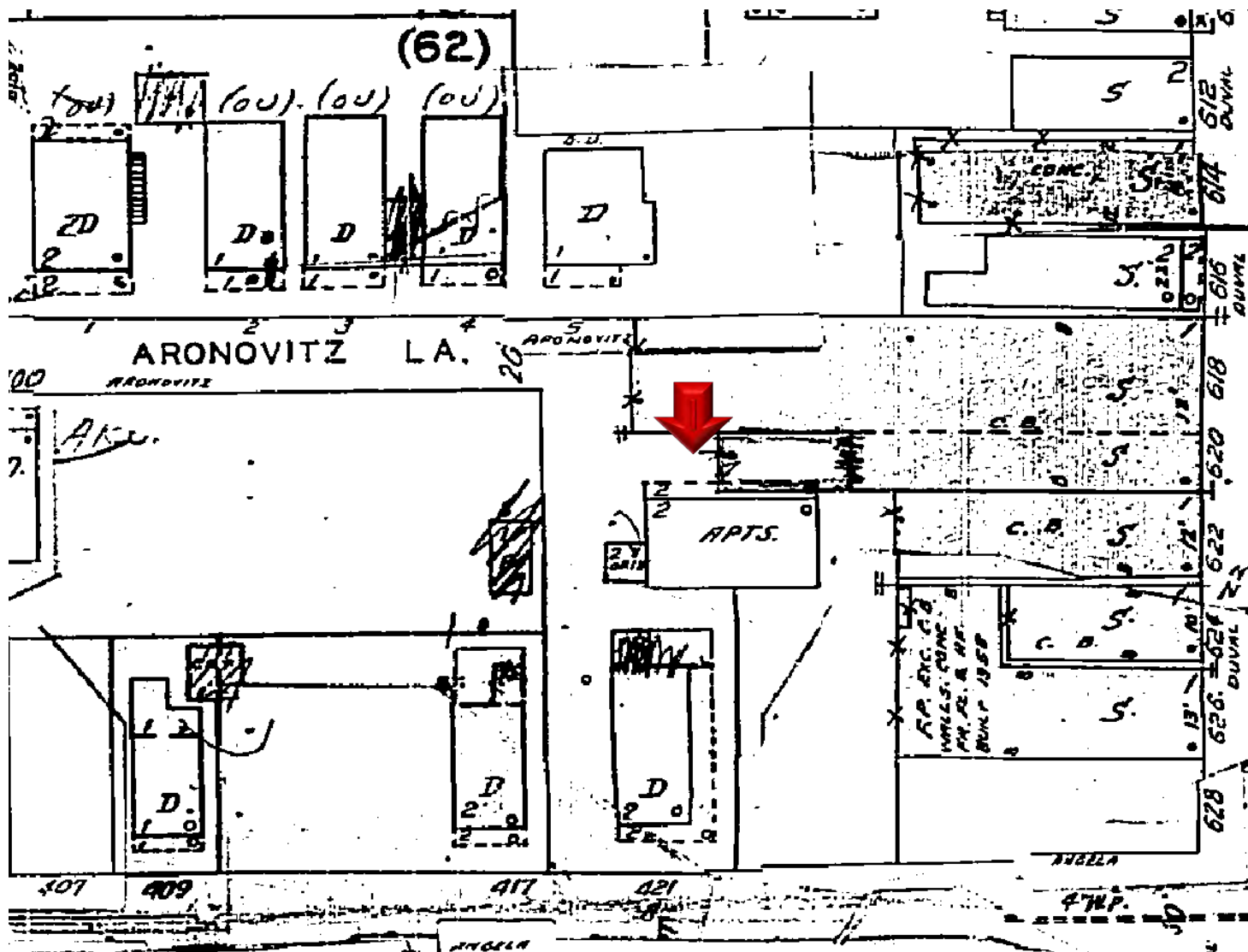
SANBORN MAPS



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



7 Aronovitz Lane. Monroe County Library.

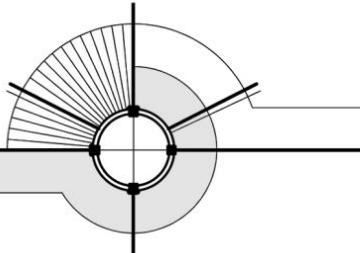


7 ARONOVITZ LANE
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

WWW.WPHORNARCHITECT.COM



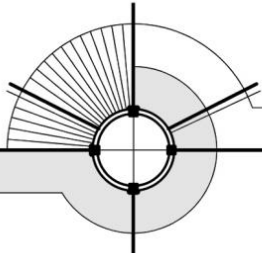


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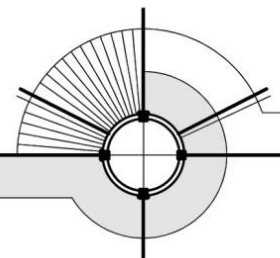


7 ARONOVITZ LANE
SIDE VIEW

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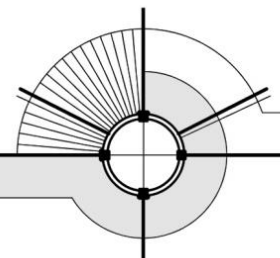


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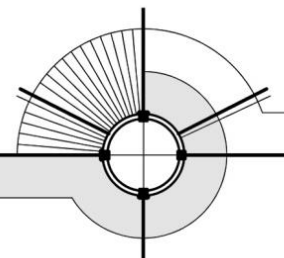


7 ARONOVITZ LANE
LEFT NEIGHBORING PROPERTY
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

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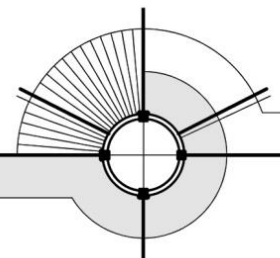


7 ARONOVITZ LANE
RIGHT NEIGHBORING PROPERTY
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

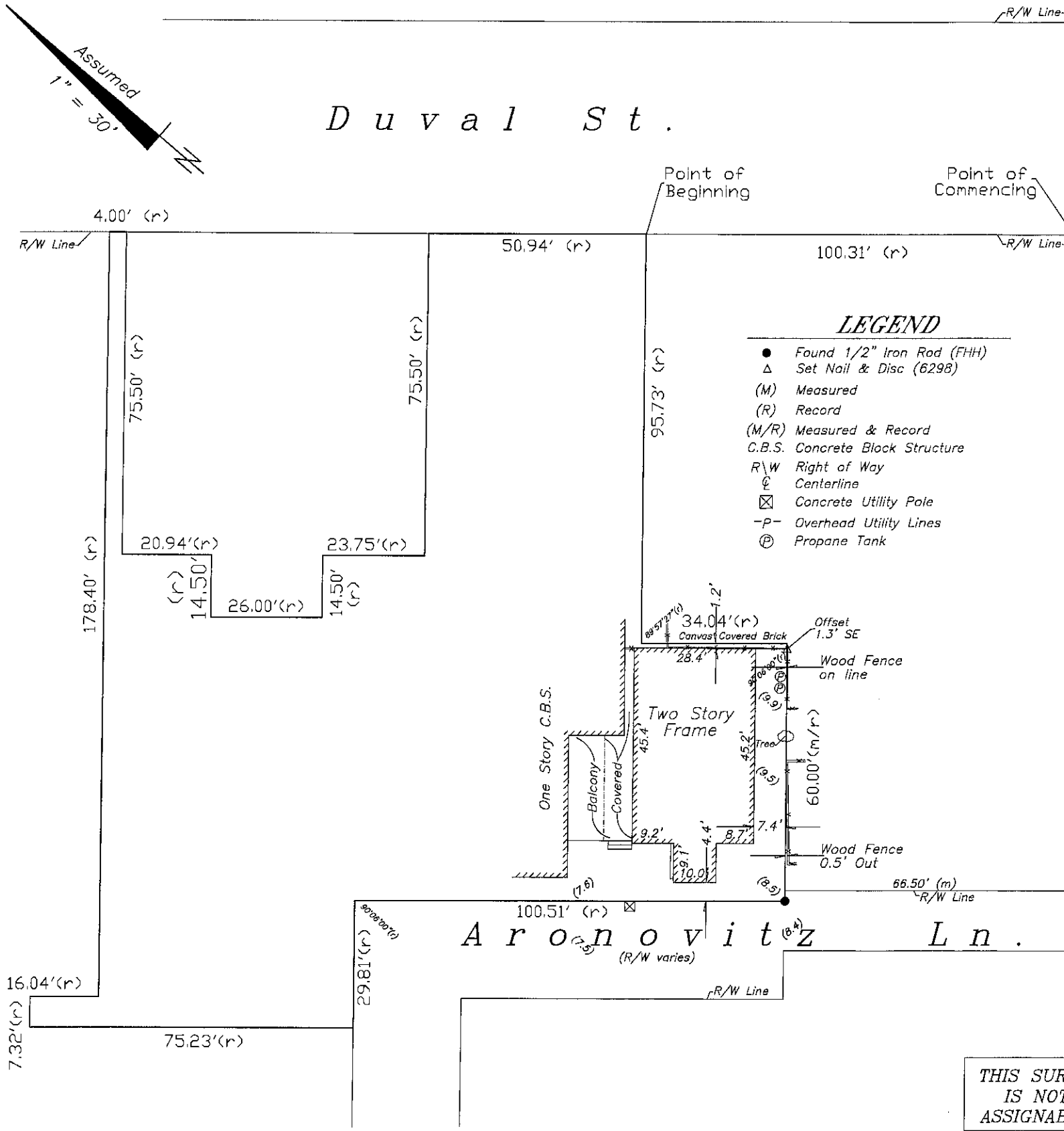
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



SURVEY

Specific Purpose Surey Map of the Southeasterly boundary
line of Part of Lots 1 & 2, Square 62, Island of Key West, Florida



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 7 Aronovitz Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: July 12, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Benchmark utilized: BASIC

SPECIFIC PURPOSE SURVEY OF the Southeasterly line of the following described parcel:

On the Island of Key West, and known on William A. Whitehead's Map of the City of Key West as Part of Lots 1 and 2, in Square 62, and being more particularly described as follows: COMMENCING at the intersection of the Southwesterly right-of-way line of Duval Street and the Northwesterly right-of-way line of Angela Street; thence Northwesterly along the said Southwesterly right-of-way line of Duval Street for 100.31 feet to the Point of Beginning; thence continue along the said Southwesterly right-of-way line of Duval Street for 50.94 feet; thence at a right angle in a Southwesterly direction 75.50 feet; thence at a right angle and in a Northwesterly direction for 23.75 feet; thence at a right angle and in a Southwesterly direction for 14.50 feet; thence at a right angle and in a Northwesterly direction for 26.00 feet; thence at a right angle and in a Northwesterly direction for 14.50 feet; thence at a right angle and in a Northwesterly direction for 20.94 feet; thence at a right angle and in a Northwesterly direction for 178.40 feet; thence at a right angle and in a Northwesterly direction for 16.04 feet; thence at a right angle and in a Southwesterly direction for 7.32 feet; thence at a right angle and in a Southeasterly direction for 75.23 feet; thence at a right angle and in a Northeasterly direction for 29.81 feet; thence at an angle of 90°06'00" to the left and in a Southeasterly direction for 100.51 feet; thence at a right angle and in a Northeasterly direction for 60.00 feet; thence at an angle of 90°06'00" to the right and in a Northwesterly direction for 34.04 feet; thence at an angle of 89°57'27" to the left and in a Northeasterly direction for 95.73 feet to the said Southwesterly right-of-way line of Duval Street and the Point of Beginning.

BOUNDARY SURVEY FOR: Old Town Key West Development, LTD;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

August 5, 2023

J. LYNN O'FLYNN, Inc.

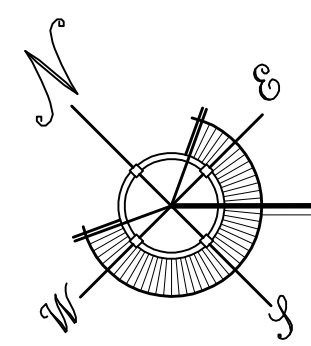
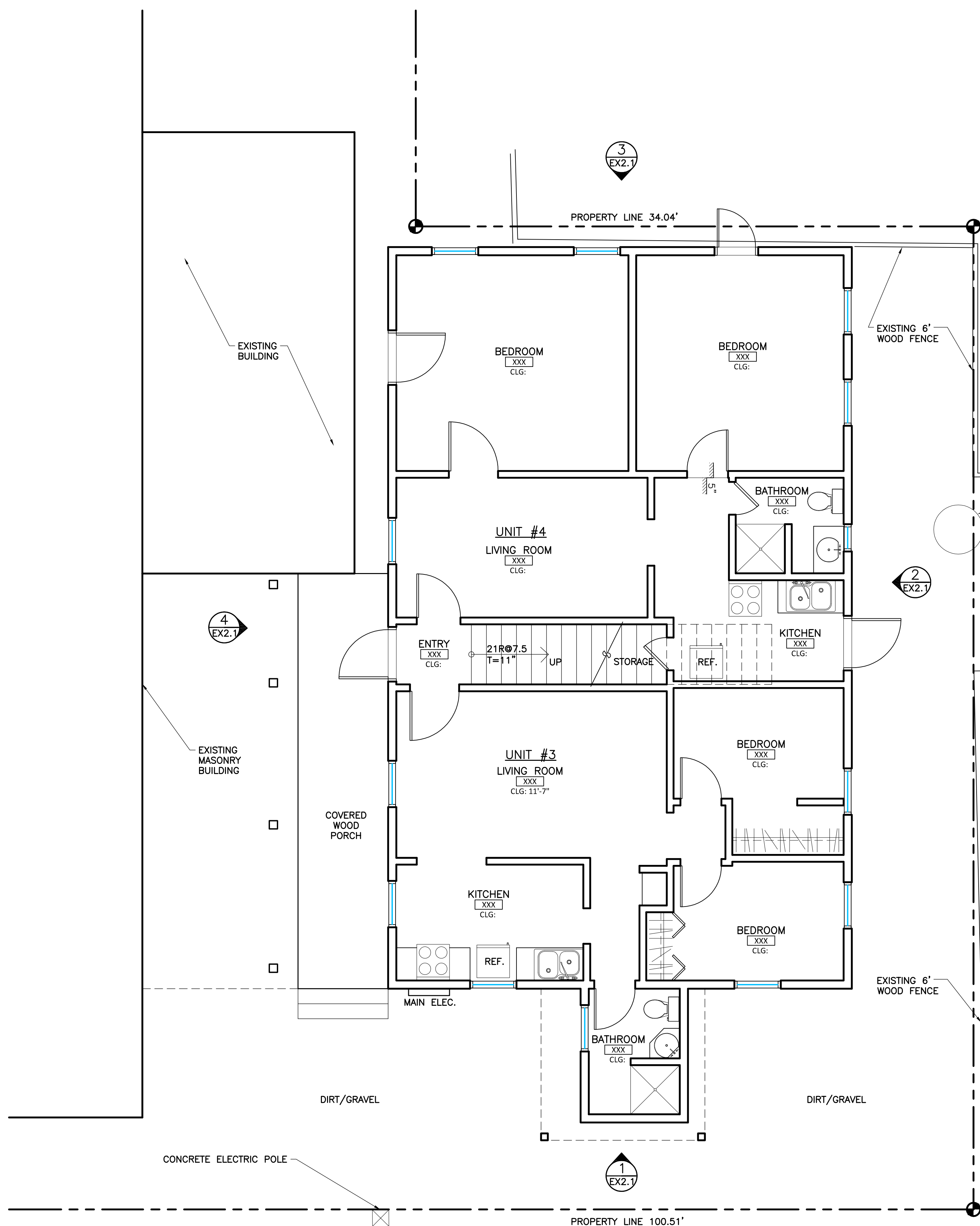


Professional Surveyor & Mapper
PSM #6298

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

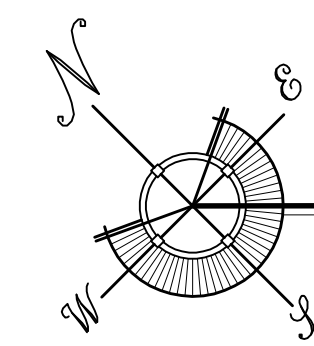
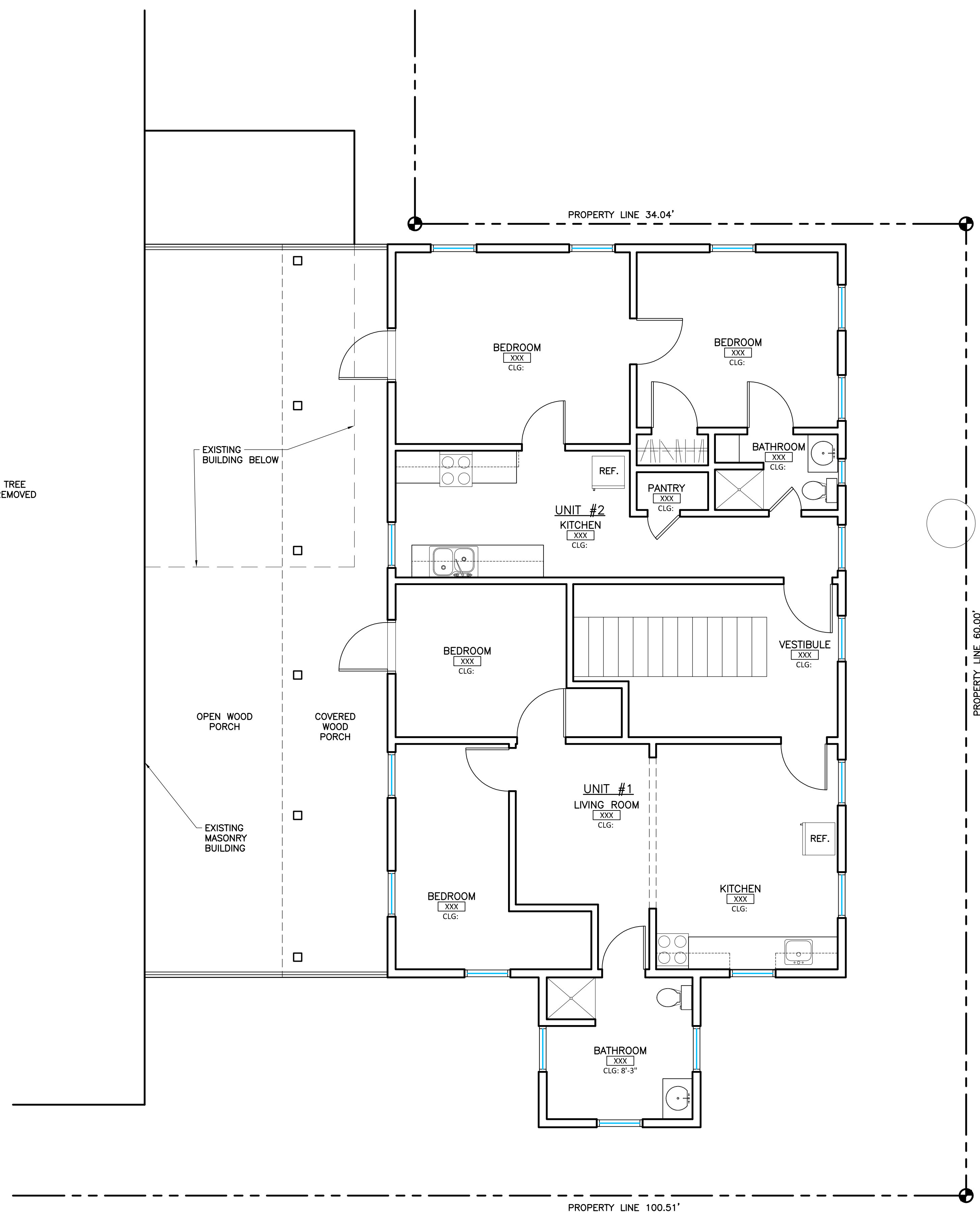
THIS SURVEY
IS NOT
ASSIGNABLE

PROPOSED DESIGN



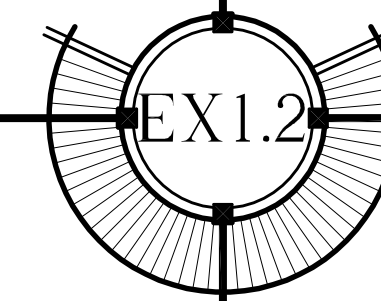
EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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





1 FRONT ELEVATION
EX2.1

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



2 REAR ELEVATION
EX2.1

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

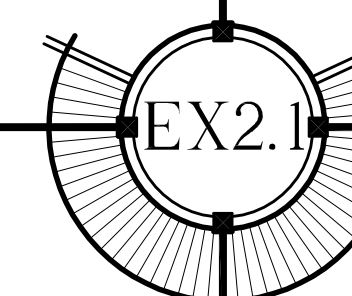
SEAL

DATE
06-23-2023

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
2302





1 SIDE ELEVATION
EX2.2

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



2 SIDE ELEVATION
EX2.2

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

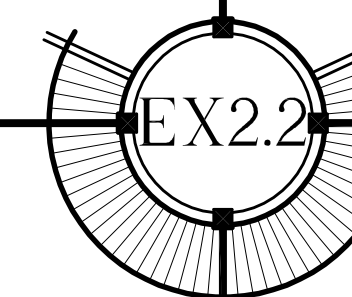
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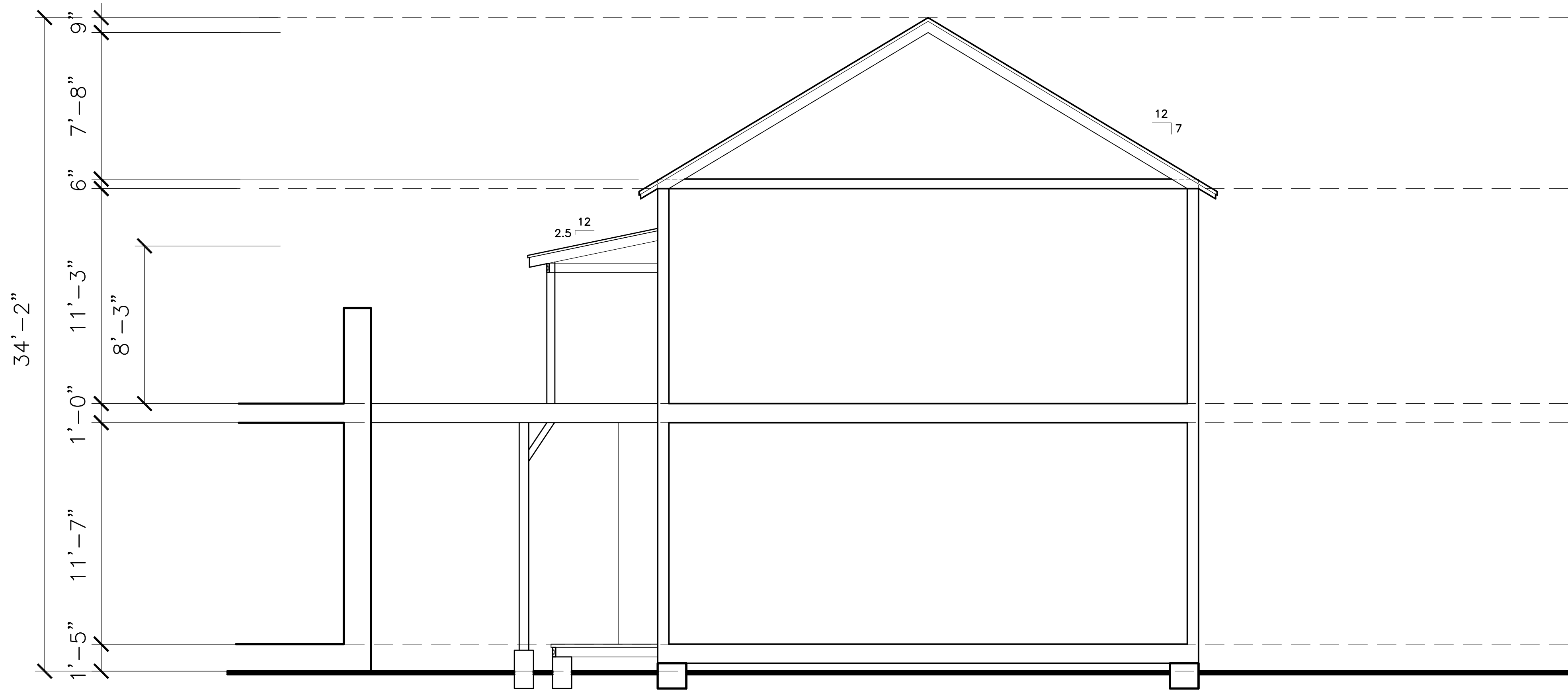
DATE
06-23-2023

REVISIONS

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JW

PROJECT
NUMBER
2302





SECTION
EX3.1

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

7 ARONOVITZ LANE

KEY WEST, FLORIDA.

SEAL _____

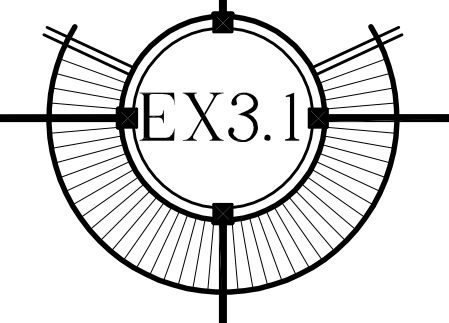
DATE
06-23-2023

REVISIONS _____

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JW

PROJECT
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2302

7 ARONOVITZ LANE
KEY WEST, FLORIDA



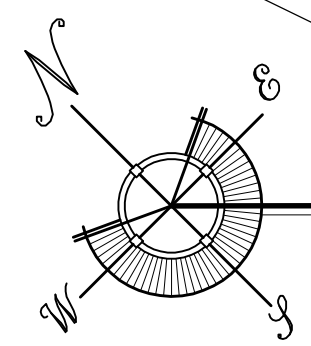
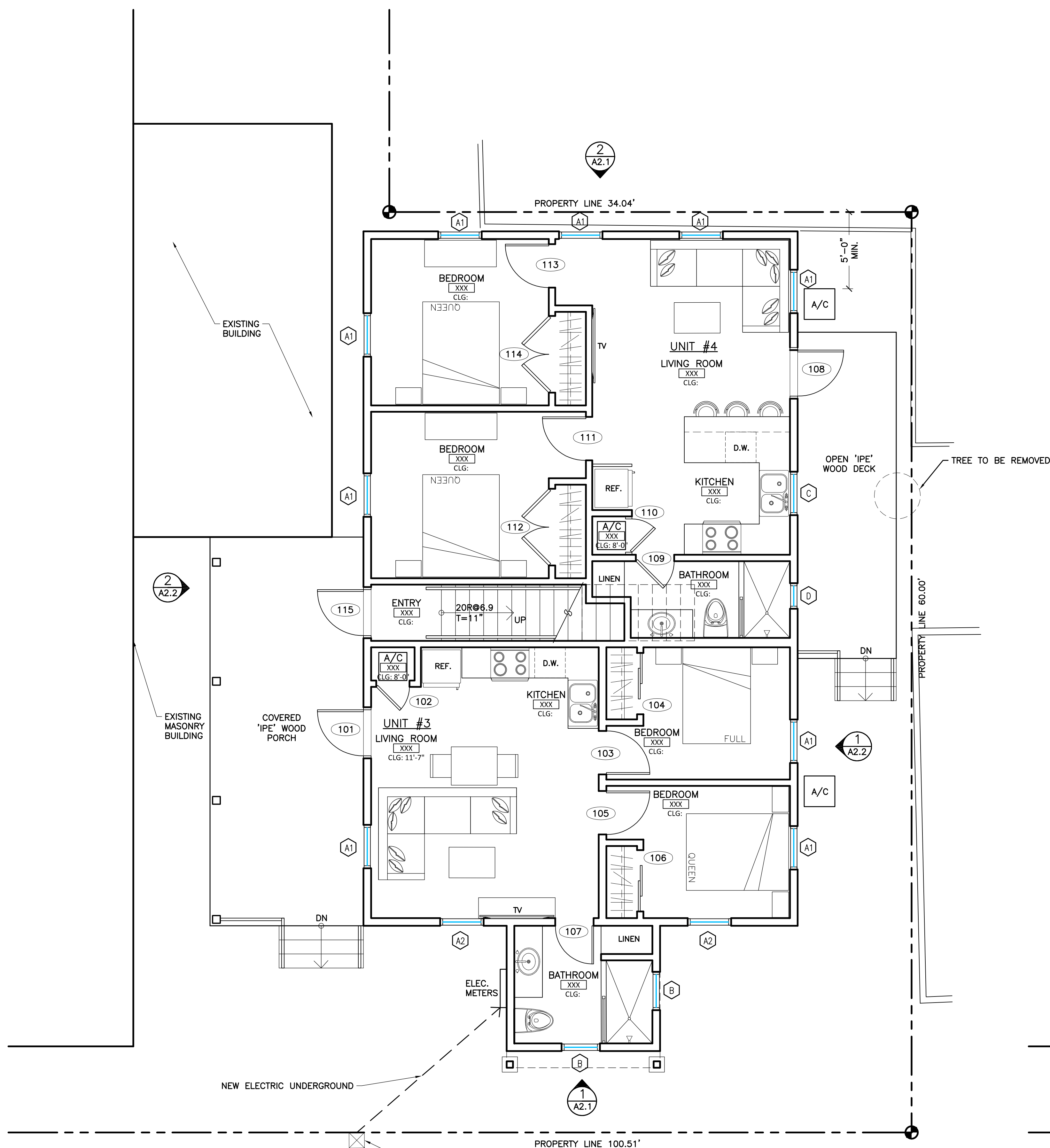
SEAL

DATE
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REVISIONS

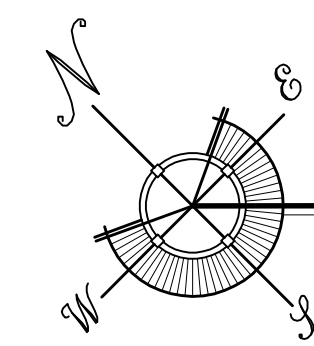
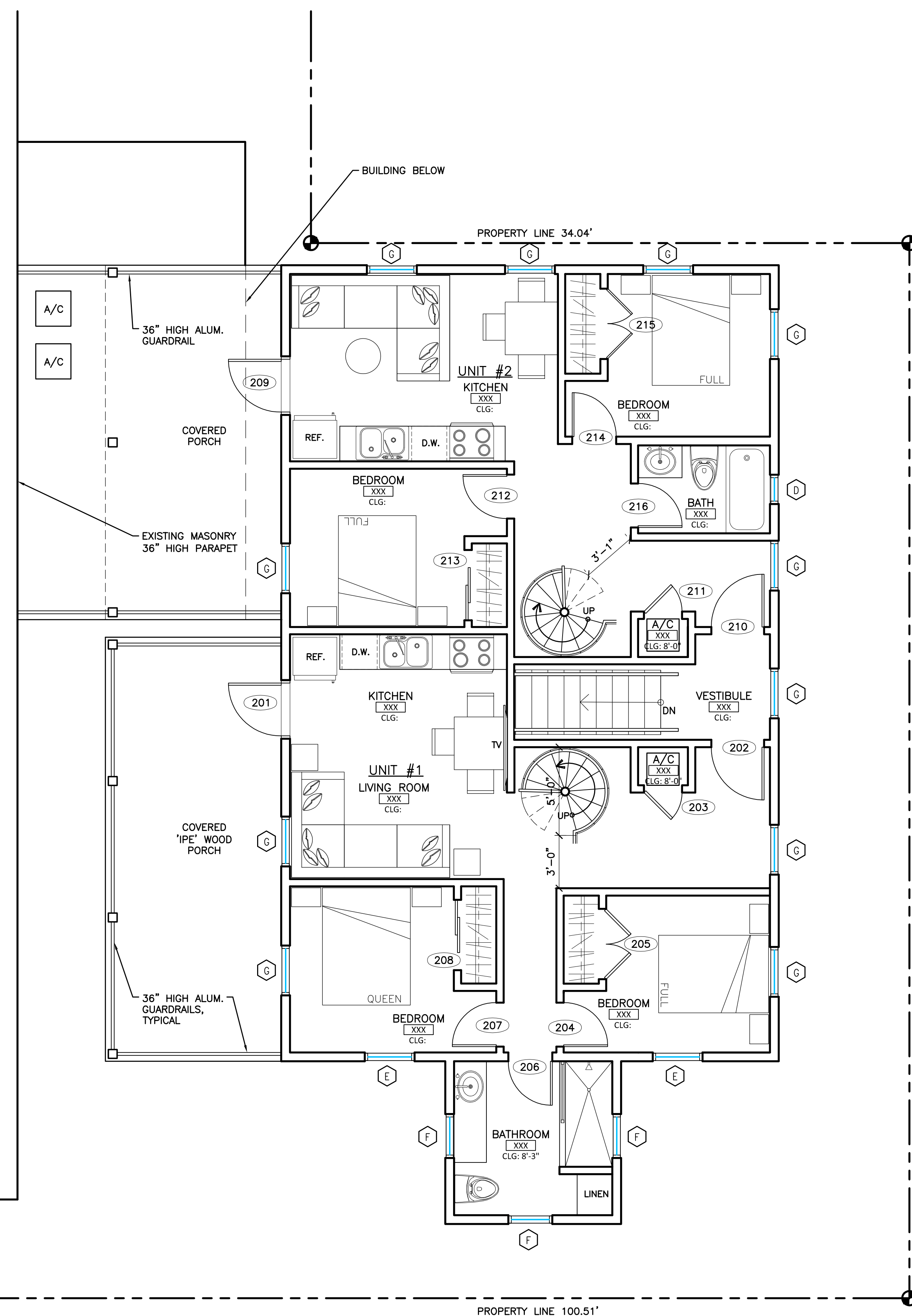
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JW

PROJECT
NUMBER
2302



PROPOSED FIRST FLOOR PLAN

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

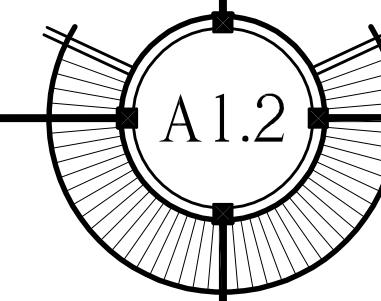


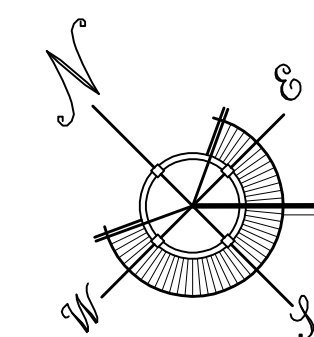
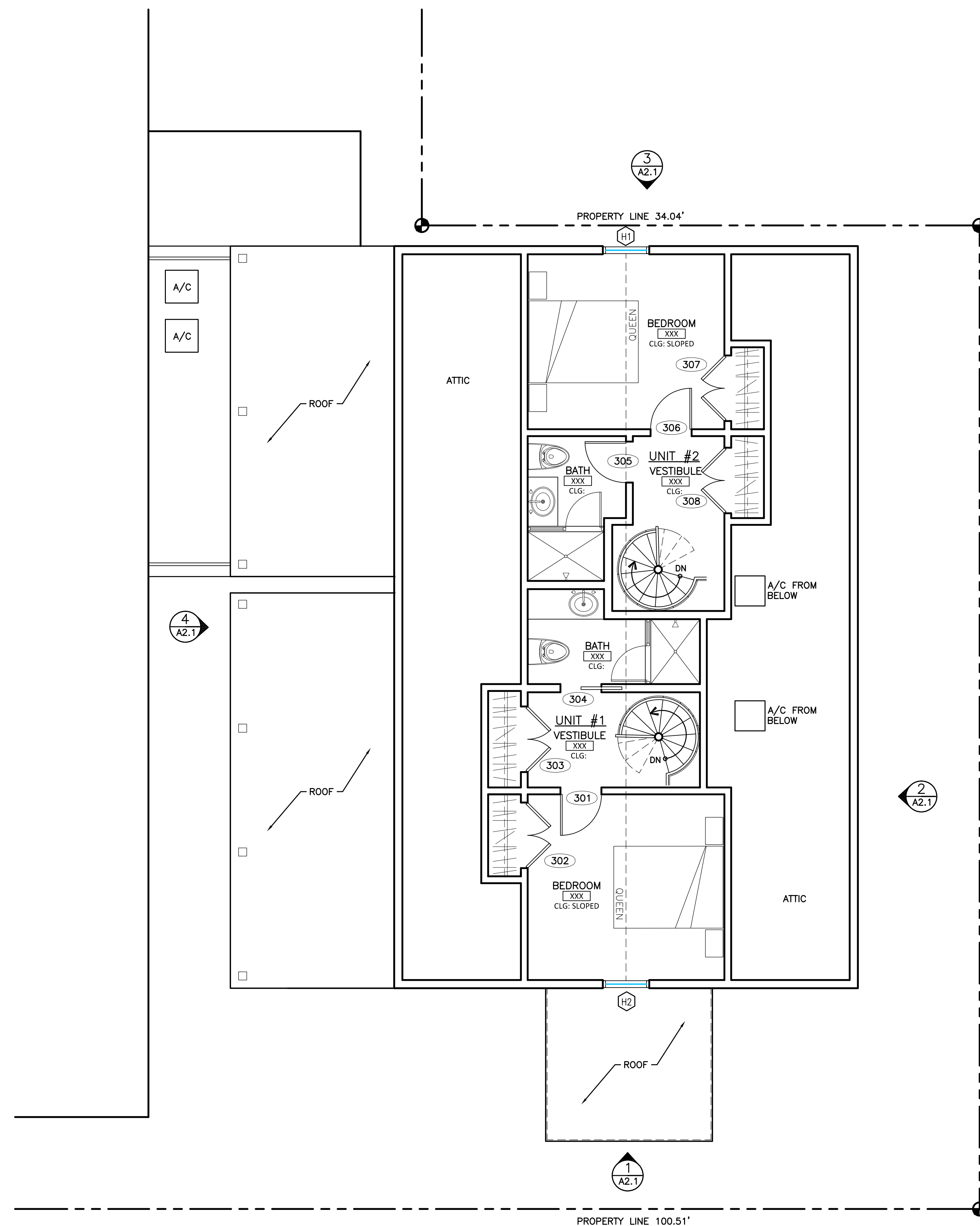
PROPOSED SECOND FLOOR PLAN

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

FIRE SPRINKLER SYSTEM

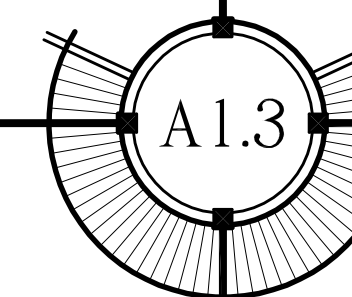
CONTRACTOR SHALL PROVIDE A COMPLETE FIRE SPRINKLER SYSTEM, DESIGNED BY A FLORIDA REGISTERED ENGINEER. ENGINEER SHALL SIGN AND SEAL DRAWINGS FOR REVIEW BY ARCHITECT/ENGINEER OF RECORD FOR PROJECT AND FOR SUBMITTAL TO BUILDING DEPARTMENT FOR PERMIT. SYSTEM SHALL MEET ALL APPLICABLE CODE REQUIREMENTS AND BE A COMPLETE FUNCTIONAL SYSTEM WITH FULL CONNECTION TO STREET WATER LINE. MAIN RISER, IF ON EXTERIOR, SHALL NOT BE ON STREET FACADE OR MAIN FACADE OF BUILDING. CONTRACTOR TO COORDINATE SYSTEM WITH BUILDING STRUCTURE AND OTHER SYSTEMS. NO CHANGE ORDERS WILL BE ALLOWED FOR NOT COORDINATING WITH BUILDING SYSTEMS.





PROPOSED THIRD FLOOR PLAN

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





1 FRONT ELEVATION
A2.1

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



2 REAR ELEVATION
A2.1

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

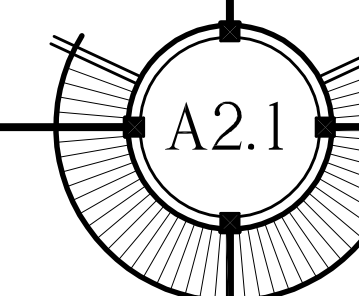
SEAL

DATE
06-23-2023

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
2302





1 SIDE ELEVATION

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



2 SIDE ELEVATION

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

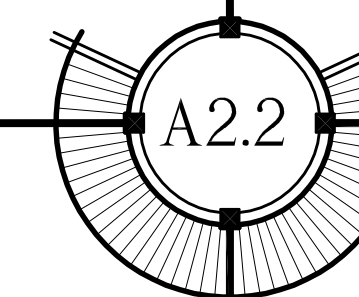
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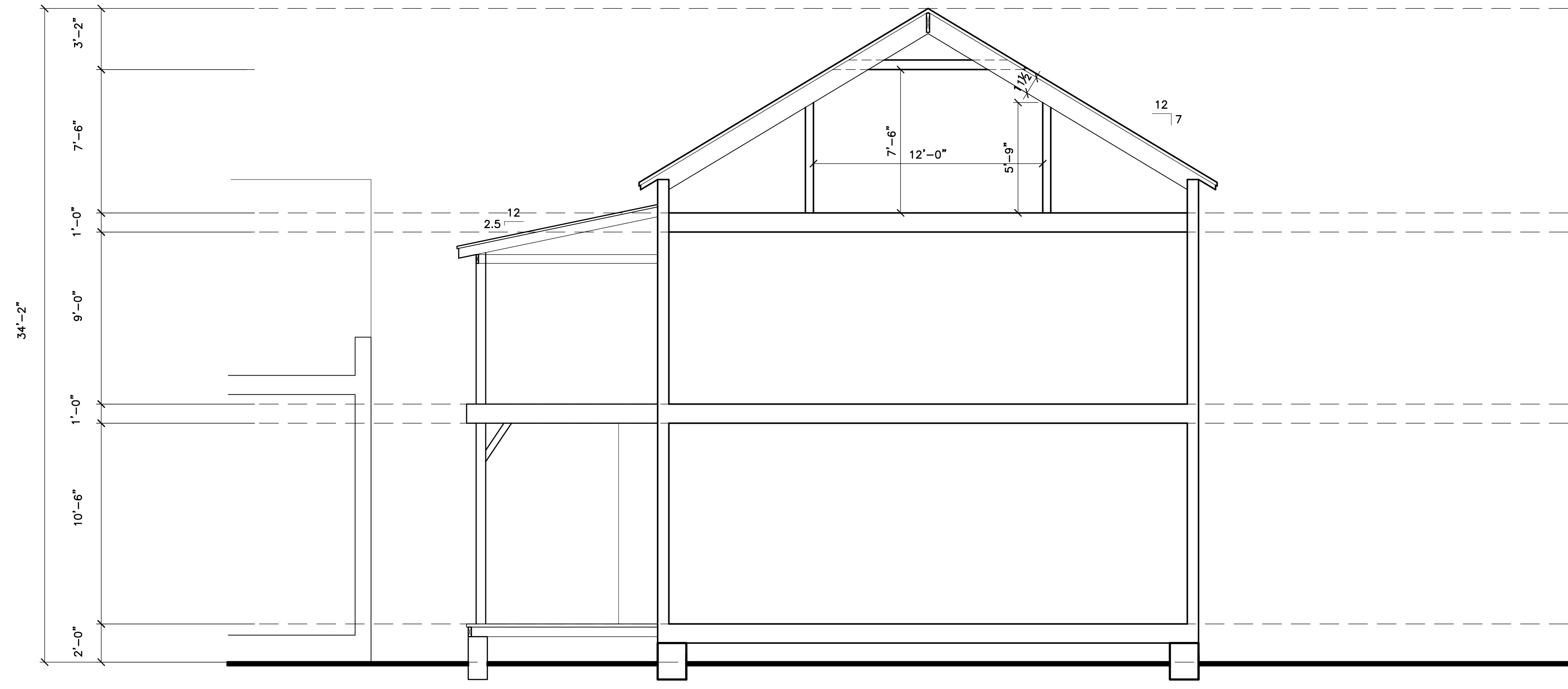
DATE
06-23-2023

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
2302





1 SECTION
A3.1

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

7 ARONOVITZ LANE

KEY WEST, FLORIDA.

SEAL _____

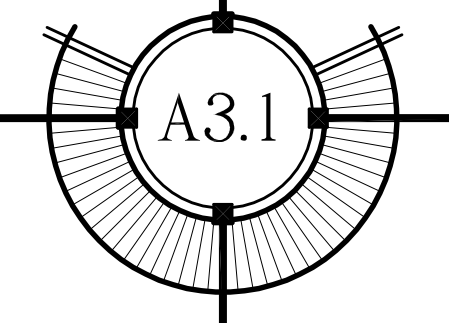
DATE
06-23-2023

REVISIONS _____

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NUMBER
2302

7 ARONOVITZ LANE
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 24, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RECONSTRUCTION OF A TWO AND A HALF-STORY
BUILDING DAMAGED BY A SEVERE FIRE. THE
STRUCTURE WAS CONDEMNED BY THE CBO.**

#7 ARONOVITZ LANE

Applicant – William P. Horn, Architect Application #H2023-0033

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared William P. Horn, 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: 7 ARONOVITZ LANE, KEY WEST, FL on the 17th day of OCTOBER, 2023.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on OCTOBER 24, 2023.

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 H2023-0033

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

Signed Name of Affiant:

[Signature]
Date: OCT. 17, 2023
Address: 915 BAYON ST.
City: KEY WEST
State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 17th day of October, 2023.

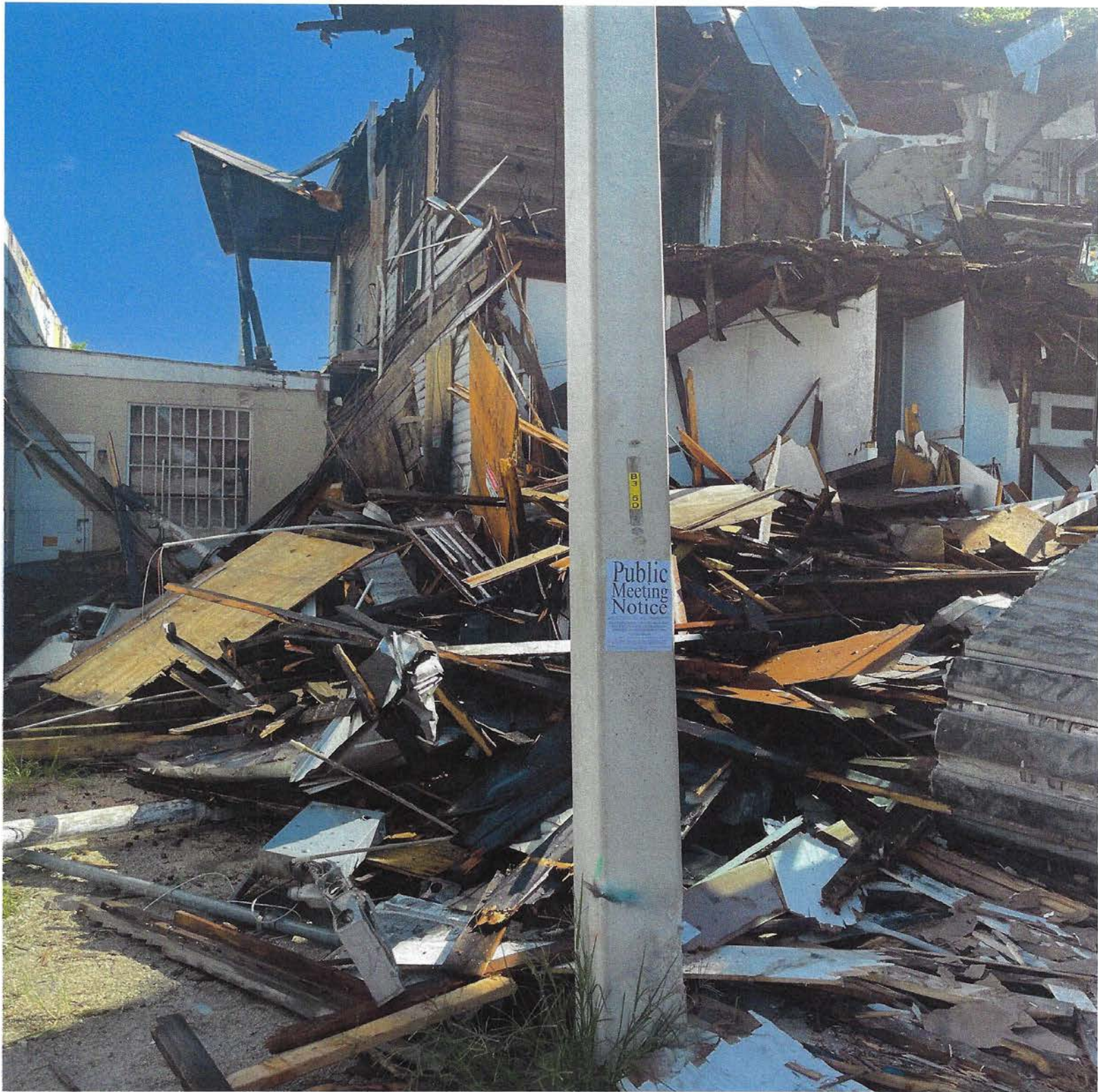
By (Print name of Affiant) William Horn who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Melinda Rice

Notary Public - State of Florida (seal)
My Commission Expires: 12/5/26





Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00012510-000000
 Account# 1012882
 Property ID 1012882
 Millage Group 10KW
 Location Address 620 DUVAL St, KEY WEST
 Legal KW PT LOTS 1 & 2 SQR 62 G10-140 OR217-493 OR292-240 OR532-302 OR560-637 OR638-636 OR638-638 OR638-643 OR1844-1688/95
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32050
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[OLD TOWN KEY WEST DEVELOPMENT LTD](#)
 PO Box 1237
 Key West FL 33041

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$953,611	\$953,611	\$974,511	\$984,407
+ Market Misc Value	\$15,111	\$14,597	\$14,597	\$14,685
+ Market Land Value	\$4,112,955	\$4,112,955	\$1,682,573	\$1,682,573
= Just Market Value	\$5,081,677	\$5,081,163	\$2,671,681	\$2,681,665
= Total Assessed Value	\$3,232,733	\$2,938,849	\$2,671,681	\$2,681,665
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,081,677	\$5,081,163	\$2,671,681	\$2,681,665

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$4,112,955	\$953,611	\$14,597	\$5,081,163	\$2,938,849	\$0	\$5,081,163	\$0
2021	\$1,682,573	\$974,511	\$14,597	\$2,671,681	\$2,671,681	\$0	\$2,671,681	\$0
2020	\$1,682,573	\$984,407	\$14,685	\$2,681,665	\$2,681,665	\$0	\$2,681,665	\$0
2019	\$1,682,573	\$1,015,757	\$14,774	\$2,713,104	\$2,639,931	\$0	\$2,713,104	\$0
2018	\$1,682,573	\$932,234	\$14,862	\$2,629,669	\$2,399,938	\$0	\$2,629,669	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	16,618.00	Square Foot	0	0

Buildings

Building ID	39565	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1924
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	10035	Roof Type	
Finished Sq Ft	7650	Roof Coverage	
Stories	5 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	

Perimeter	779	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	70	0	34
OPX	EXC OPEN PORCH	24	0	21
FLA	FLOOR LIV AREA	7,650	7,650	873
OPU	OP PR UNFIN LL	128	0	48
PDO	PATIO DIN OPEN	2,163	0	280
TOTAL		10,035	7,650	1,256

Building ID	878	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1913
Building Type	APTS-A / 03A	EffectiveYearBuilt	1990
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3523	Roof Type	GABLE/HIP
Finished Sq Ft	2658	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	326	Bedrooms	4
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,658	2,658	326
OOU	OP PR UNFIN UL	450	0	110
OPF	OP PRCH FIN LL	190	0	102
OUF	OP PRCH FIN UL	225	0	100
TOTAL		3,523	2,658	638

Building ID	268	Exterior Walls	AVE WOOD SIDING
Style		Year Built	2004
Building Type	APTS-A / 03A	EffectiveYearBuilt	2004
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	440	Roof Type	GABLE/HIP
Finished Sq Ft	300	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	70	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	70
OPU	OP PR UNFIN LL	140	0	54
TOTAL		440	300	124

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1975	1976	0 x 0	1	2346 SF	1
WOOD DECK	1979	1980	0 x 0	1	190 SF	1
FENCES	1985	1986	0 x 0	1	848 SF	2
TIKI	1989	1990	16 x 16	1	256 SF	5
FENCES	1989	1990	0 x 0	1	360 SF	4
FENCES	2003	2004	100 x 6	1	600 SF	2

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2116	7/22/2022		\$2,000	Residential	REPLACE APPROX 600SQFT OF PRESSURE TREADED 5/4" X 6" WOOD DECKING AROUND POOL WITH THE SAME MATERIAL.
20-0529	2/20/2020	3/3/2020	\$2,000	Commercial	ELECTRICAL-REMOVE AFTER THE FACT FIXTURES UNDER AWNING & CAP MAIN CIRCUIT IN THE FRONT OF THE BULDING AS SITED BY CODE.
BLD2019-4433	12/26/2019		\$6,500	Commercial	PRESSURE WASH, PAINT TO MATCH EXISTING, REPLACE EXISTING WOOD SHUTTERS TO MATCH EXISTING
17-00001430	4/17/2017	4/17/2019	\$3,200	Commercial	SALSA LOCA: REMOVE EXISTING DETERIORATING GREEN WALL SIDING TITLE FROM ALL OF SALSA LOCA BOTTOM TO MATCH EXISTING BACK BAR WITH GALVALUME ON THE BOTTOM AND THE TOP AREA TO BE BARN WOOD 3 N.O.C. REQUIRED. *HARC INSPECTION REQUIRED**

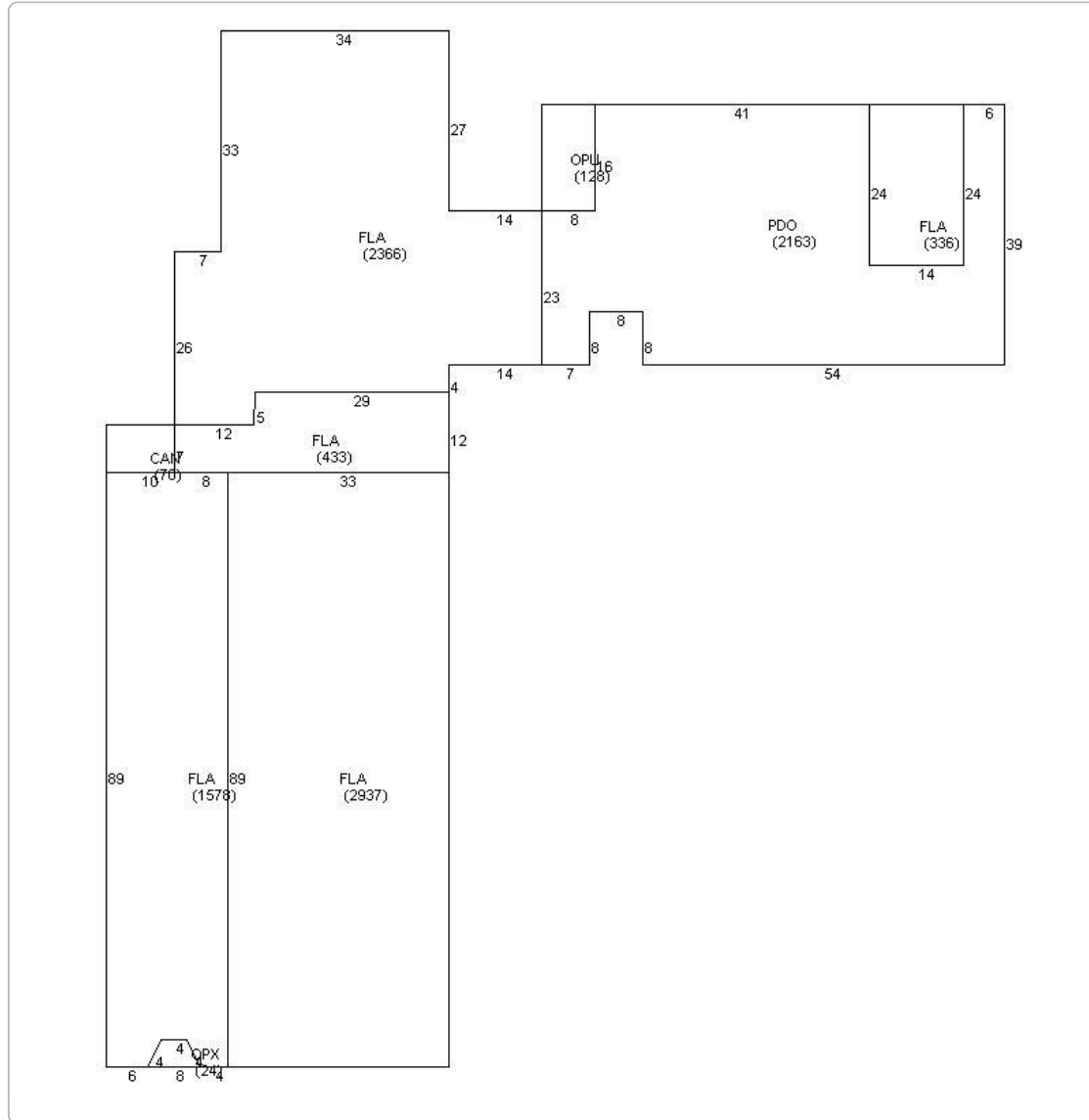
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-00004879	11/17/2016	2/15/2017	\$3,800	Commercial	R/R ALL ROTTEN TRIM AND PAINT TO MATCH EXISTING. REMOVE & RELOCATE EXISTING DOUBLE SINGLE LITE WOOD DOOR TO MATCH EXISTING. N.O.C. REQUIRED. H15-01-1834-12/02/15-KP. NEW STORE FRONT CONFIGURATION TO MATCH EXISTING/NEIGHBORING IN MATERIALS PROFILE. NEW WINDOW TO MATCH EXISTING IN MATERIAL & LOOK.
16-00003591	11/17/2016	9/6/2018	\$2,200	Commercial	EMERGENCY: DEMO EXISTING INTERIOR FINISHES FOR EXPLORATION APPROX. 320 SQ/FT OF SLAT WALL SCREWED OVER EXISTING MIRROR AND ORIGINAL DRYWALL AND WAINSCOT TO BE DONE ON PERIMETER INTERIOR WALLS. N.O.C. REQUIRED. GH **NON-STRUCTURAL EXPLORATORY DEMOLITION**.
15-4879	1/27/2016	2/15/2017	\$3,800	Commercial	R/R ROTTEN TRIM AND PAINT
15-00002111	5/31/2015	8/18/2016	\$27,808	Commercial	COAT THE AGING 'SBS' MODIFIED BITUMEN SINGLE PLY ROOF. (NOC REQUIRED). HARC #15-01-0814-HSA-5/28/15-KP
14-0812	5/20/2014	4/22/2016	\$32,800	Commercial	REMOVE AND REPLACE 110LF OF SPALLING, COLUMN AND BEAMS. INSTALL APPROX. 800SF OF STUCCO TOP COAT
14-2100	5/20/2014	2/13/2017	\$30,800	Commercial	REPAIR CONCRETE ON BUILDING; REMOVE AND REPLACE 110 LF OF SPALLING, COLUMNS AND BEAMS. INSTALL APPROX 800SF OF STUCCO TOP COAT
13-4735	11/4/2013	8/18/2016	\$800	Commercial	RELOCATE ONE SMOKE DETECTOR, ONE QUAD OUTLET, REMOVE AND RELOCATE TWO SWITCHES AND TWO OUTLETS.
13-4656	11/1/2013	8/18/2016	\$3,276	Commercial	BUILD A 6' METAL FRAMED WALL NON-BEARING LOAD BEARING. FASTENED TO EXISTING ROOF RAFTERS. INSTALL 5/8 DRYWALL 468SF
13-1002	3/14/2013	8/18/2016	\$500	Commercial	REMOVE UNPERMITTED WIRING AND RESTORE BACK TO ORIGINAL CONFIGURATION
12-2497	7/10/2012	12/31/2012	\$2,400	Commercial	BUILD A WALL 14 X 6 WITH DOOR 36", 84 SF DJ BATH AT FRONT RIGHT SIDE OF RESTAURANT (INTERIOR WORK) AS PER PLANS.
12-2346	6/28/2012	12/31/2012	\$2,350	Commercial	REPAIR UNDERGROUND FITTINGS.
11-0458	2/11/2011		\$2,400	Commercial	REMOVE 40 X 9 PARTITION WALL ONLY. NO REPAIR OF ELECTRICAL NECESSARY
09-2404	9/2/2009		\$1,900	Commercial	CHANGE EXISTING AWNING COVER TO RED, PAINT WALLS WHITE
09-2403	8/18/2009		\$1,500	Commercial	INSTALL THREE NEW FIXTURES, ONE TRIPLE COMPACT SINK, ONE HAND SINK AND ONE 25 GALLON GREASE TRAP.
09-2402	8/14/2009		\$1,900	Commercial	INSTALL EIGHT NEW OUTLETS, FOUR OUTLETS IN T-SHIRT AREA, WIRING 3000SF NEW BAR.
09-2401	8/13/2009		\$24,000	Commercial	INSTALLATION OF 34' OF BAR, APPROXIMATELY 100SF OF BRICK VANER ON BAR FACE, APPROXIMATELY 100SF OF FRP PANEL ON BAR AREA, 90LF OF NON-STRUCTURAL WALL, 400LF OF WANSCOAT ON LOWER WALLS, 60LF OF INTERIOR DECORATIVE MANSARD ROOF.
08-3300	9/6/2008		\$2,000	Commercial	INSTALL TWO HURRICANE PANELS ON TWO WINDOWS AND ONE DOOR
08-2850	8/8/2008		\$4,500	Commercial	REPLACE AND UPGRADE 5 METER BANK WITH 3 METER BANK. UP-GRADE ONE 100 AMP DERVIC TO 200 AMP. UPGRADE ONE 100 AMP TO 150 AMP, REPLACE ONE 100 AMP SERVICE.
08-2180	6/23/2008		\$1,900	Commercial	REPLACE 100 AMP SERVICE WITH 200AMP SERVICE, ELIMINATE 100 AMP SERVICE.
06-5000	9/13/2006		\$15,000	Commercial	BUILD DANCE FLOOR 750SF. REPLACE EXISTING DECK, BUILD NEW HANDICAP RAMP
06-4015	7/28/2006	9/18/2006	\$2,200	Commercial	REMOVE/REPLACE 6X6 SUPPORT POST
06-4366	7/18/2006	9/18/2006	\$1,000	Commercial	REMOVE/REPLACE DAMAGED WIRING
05-3907	9/9/2005	11/2/2005	\$1,200	Commercial	REPLACE 3 100AMP PANELS WITH 100AMP BREAKERS
04-3161	10/1/2004	12/16/2004	\$2,000	Commercial	REPAIR ROOF
04-3154	9/29/2004	10/20/2004	\$1,900	Commercial	14 BAR FIXTURES
04-3046	9/17/2004	10/20/2004	\$1,600	Commercial	ELECTIC FOR BARS
04-2763	8/20/2004	10/20/2004	\$7,976	Commercial	REPAIR BARS
04-2614	8/5/2004	10/20/2004	\$11,500	Commercial	A/C
04-2552	7/29/2004	10/20/2004	\$2,000	Commercial	REPAIR EXTERIOR
03-4225	5/14/2004	1/15/2004	\$34,450	Commercial	CONVERT GAZEBO TO SFR
04-0725	3/10/2004	1/15/2004	\$2,000	Commercial	ELECTRICAL
03/4225	1/15/2004	5/14/2004	\$300		ROOF FOR ADDITION
03/4225	1/15/2004	5/14/2004	\$4,100		WIRE ADDITION
03-3020	8/27/2003	12/8/2003	\$2,500	Commercial	NEW SEWER LINE
03-1609	5/5/2003	5/14/2003	\$8,500	Commercial	CHANGE TWO A/C,
03/0876	3/20/2003	5/14/2004	\$2,300		INST WOOD FENCE 100X6
03-0876	3/20/2003	5/14/2003	\$2,300	Commercial	BUILD 100'X6' FENCE
02-3054	2/19/2003	12/8/2003	\$8,050	Commercial	REVISED ELEC.
02-0107	1/7/2003	12/8/2003	\$6,550	Commercial	HOOK UP GAZEBO
02-3357	12/16/2002	12/8/2003	\$1,500	Commercial	REPLACE METER CAN
02-3054	11/15/2002	12/8/2003	\$4,650	Commercial	RELOCATE GAZEBO
02-2597	9/24/2002	12/15/2002	\$60,000	Commercial	REROOF
02-0166	1/18/2002	10/30/2002	\$655	Commercial	REPAIRS TO ROOF
01-3496	10/23/2001	11/16/2001	\$3,200	Commercial	100 AMP PANEL
01-1991	5/18/2001	11/16/2001	\$3,500	Commercial	ELECTRICAL FIXTURES
00-4405	1/3/2001	11/16/2001	\$700	Commercial	REPAIR SPALLED CONCRETE
00-1872	7/6/2000	11/1/2000	\$350	Commercial	ELECTRICAL
00-0744	4/5/2000	11/1/2000	\$6,144	Commercial	PAINT ROOF
00-0051	1/7/2000	11/1/2000	\$8,000	Commercial	ROOF
99-3404	9/29/1999	11/3/1999	\$4,200	Commercial	CHANGEOUT 5 TON AC
99-3073	9/22/1999	11/3/1999	\$6,000	Commercial	REPAIRS
9802539	9/2/1998	12/7/1998	\$5,000	Commercial	REMODEL STOREFRONT

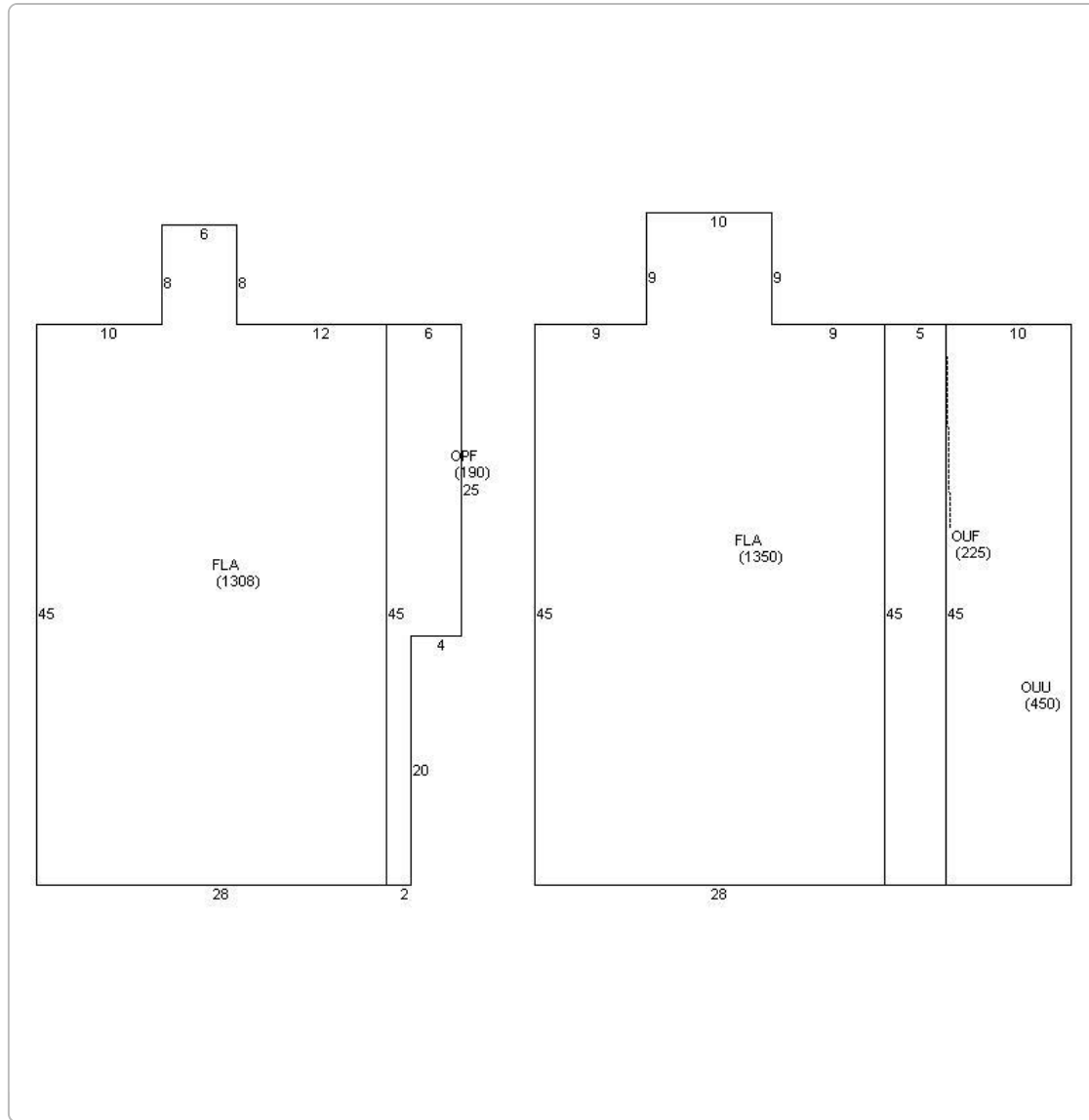
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9701692	6/1/1997	8/1/1997	\$200	Commercial	SIGN
9701367	5/1/1997	8/1/1997	\$2,500	Commercial	RENOVATIONS
9701401	5/1/1997	8/1/1997	\$500	Commercial	REPAIR WOOD DECK
9701422	5/1/1997	8/1/1997	\$500	Commercial	PLUMBING
9701167	4/1/1997	8/1/1997	\$20,000	Commercial	RENOVATIONS
9701314	4/1/1997	8/1/1997	\$1,000	Commercial	ALTERATIONS
B951183	4/1/1995	8/1/1995	\$2,400	Commercial	REPLACE 500SF WOOD SIDING

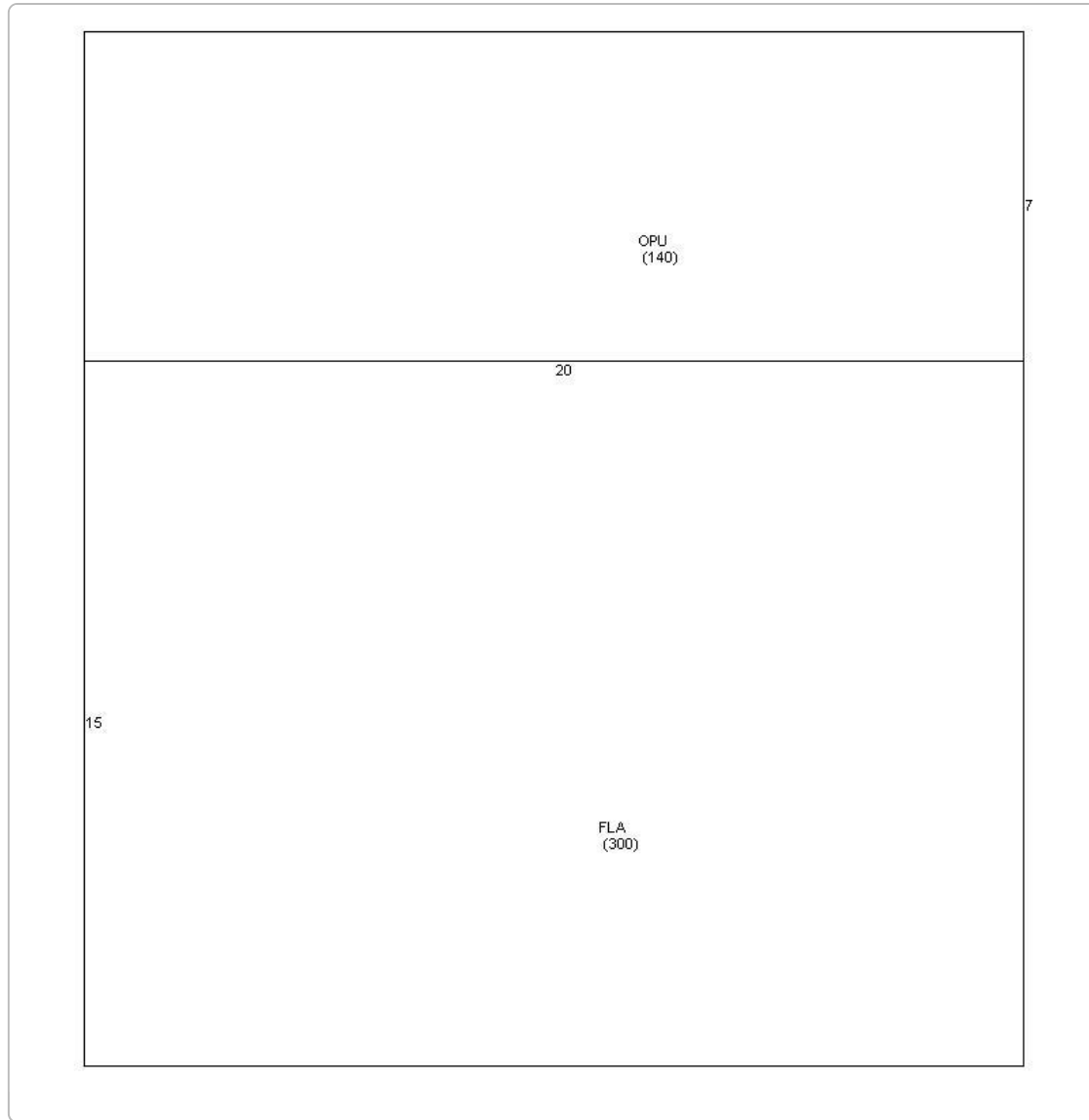
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)







Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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Contact Us

