



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: September 22, 2020

Applicant: William P. Horn

Address: #201 William Street

Description of Work:

Demolition of existing non-historic fire pump house.

Site Facts:

The site under review is located at Margaret Street Plaza at the North end of Margaret Street. The existing non-historic fire pump house, which supplies pressure to the fire suppression lines on the docks at the Historic Seaport, is located in the middle of the plaza.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the removal of the existing non-historic fire pump house in Margaret Street Plaza. Once removed, the location of the existing fire pump house is to be infilled with brick pavers to match existing. The application also proposes the construction of a new fire pump house in a more appropriate location near the Caroline Street parking lot.

The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

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

It is staff's opinion that the removal of the existing non-historic structure will not have a negative effect on the character of the surrounding neighborhood.

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

The structure under review for demolition is not historic.

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

The structure under review is not part of a complex or building façade, and the structure has not acquired historic significance that is important to the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structure in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE




City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	201 WILLIAM STREET - KEY WEST HISTORIC SEAPORT		
NAME ON DEED:	CITY OF KEY WEST	PHONE NUMBER	305-809-3803
OWNER'S MAILING ADDRESS:	1300 WHITE STREET	EMAIL	KOLSON@CITYOFKEYWEST-FL.COM
	KEY WEST, FL 33040		
APPLICANT NAME:	WILLIAM P. HORN ARCHITECT, PA	PHONE NUMBER	305-296-8302
APPLICANT'S ADDRESS:	915 EATON STREET	EMAIL	WILLIAM@WPHORNARCHITECT.COM
	KEY WEST, FL 33040		
APPLICANT'S SIGNATURE:			DATE 08/31/2020

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 PROJECT CONSISTS OF THE REMOVAL OF THE EXISTING NON-HISTORIC FIRE PUMP HOUSE IN THE MIDDLE OF MARGARET STREET PLAZA AND THE CONSTRUCTION OF A NEW FIRE PUMP HOUSE IN A MORE APPROPRIATE LOCATION NEAR THE CAROLINE STREET PARKING LOT. THE FIRE PUMP HOUSE SUPPLIES PRESSURE TO THE FIRE SUPPRESSION LINES ON THE DOCKS AT THE HISTORIC SEAPORT. IN ADDITION TO THE CONSTRUCTION OF THE NEW FIRE PUMP HOUSE, WE WILL BE PROVIDING UPGRADED ELECTRICAL SERVICES FOR THE PLAZA AND NEW LANDSCAPING AROUND THE STRUCTURE. PAVER REPLACEMENT WILL BE REQUIRED AS WELL.
MAIN BUILDING:	THE FIRE PUMP BUILDING WILL BE LOCATED ON A LANDSCAPE ISLAND LOCATED NEAR THE CAROLINE STREET PARKING LOT ACCROSS FROM THE MARGARET STREET PLAZA. THE BUILDING WILL BE CONSTRUCTED OF CONCRETE AND ELEVATED. THE EXTERIOR FINISH WILL BE STUCCO LAP SIDING AND IT WILL HAVE A STANDING SEAM METAL ROOF.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
SEE DEMOLITION APPENDIX	

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

ACCESSORY STRUCTURE(S):	
PAVERS: BRICK PAVERS TO MATCH EXISTING	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
SEE PLANS FOR PLAZA BRICK REPLACEMENT	
AND TREE RELOCATIONS/ REPLACEMENTS	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
THERE WILL BE SOME LOUVER VENTS ON THE	NEW LANDSCAPING AROUND NEW PUMP HOUSE AND
STRUCTURE FOR ACTIVE VENTILATION OF THE SPACE.	REMOVAL OF OLD RPDA FROM PLAZA.

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:					
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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	201 WILLIAM STREET - KEY WEST HISTORIC SEAPORT
PROPERTY OWNER'S NAME:	CITY OF KEY WEST
APPLICANT NAME:	WILLIAM P. HORN ARCHITECT, PA

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

PROPERTY OWNER'S SIGNATURE	KAREN OLSON <div style="text-align: right;">08/31/2020 DATE AND PRINT NAME</div>
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

THE PROJECT CONSISTS OF THE REMOVAL OF THE EXISTING NON-HISTORIC FIRE PUMP HOUSE IN THE MIDDLE OF MARGARET STREET PLAZA AND THE CONSTRUCTION OF A NEW FIRE PUMP HOUSE IN A MORE APPROPRIATE LOCATION NEAR THE CAROLINE STREET PARKING LOT. THE FIRE PUMP HOUSE SUPPLIES PRESSURE TO THE FIRE SUPPRESSION LINES ON THE DOCKS AT THE HISTORIC SEAPORT.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

N/A

(2) Or explain how the building or structure meets the criteria below:

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

N/A

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

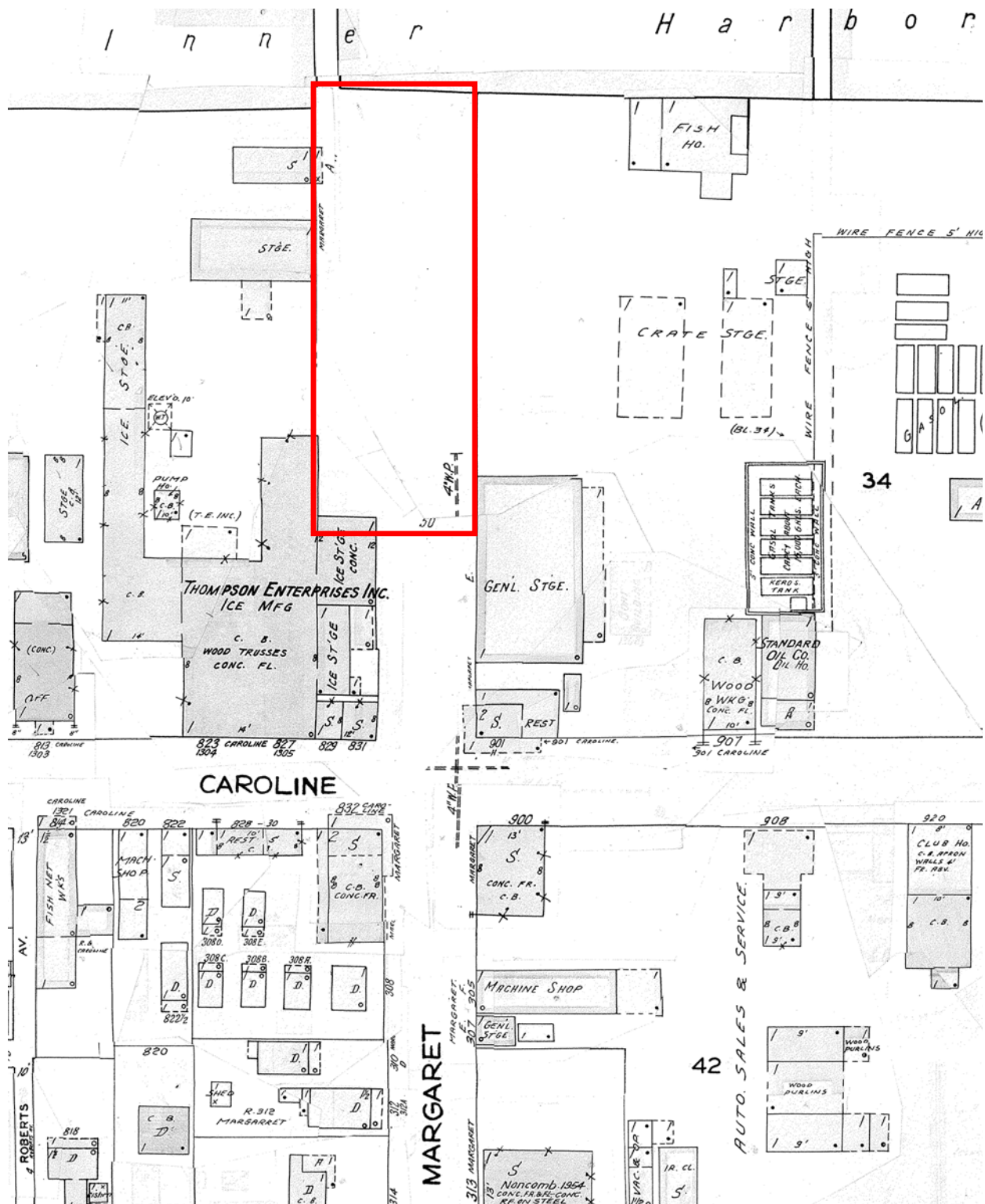
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part to the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);	
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.	
THE STRUCTURE DOES NOT CONTRIBUTE TO THE HISTORIC CHARACTER OF THE SEAPORT.	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.	
REMOVING THE STRUCTURE WILL MAKE THE OPEN SPACE IN THE PLAZA BETTER.	
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.	
N/A	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
N/A	

SANBORN MAPS



1962 Sanborn with approximate area of proposed work indicated in red.

PROJECT PHOTOS



Historic photo of the Bight from 1960 with approximate location of existing fire pump house indicated in red. The pump house was not yet built in 1960.

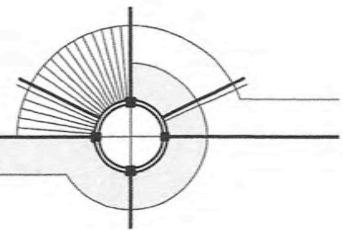


CAROLINE STREET / MARGARET STREET

WILLIAM P. HORN ARCHITECT, PA.

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

WWW.WPHORNARCHITECT.COM



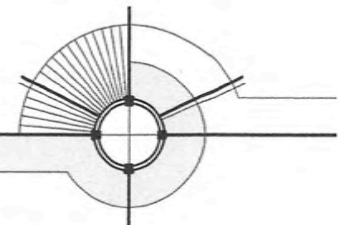


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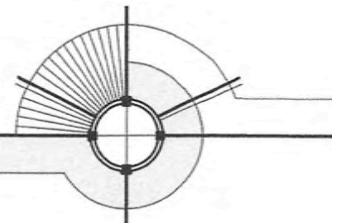


MARGARET STREET

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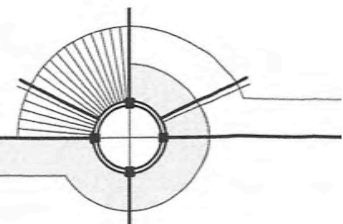


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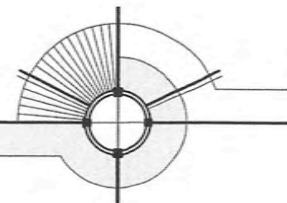


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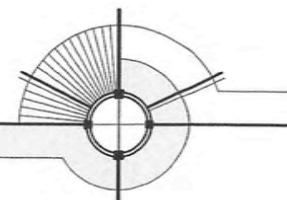


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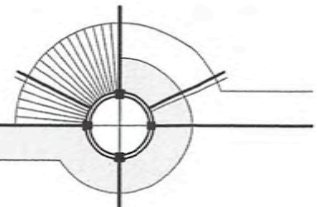


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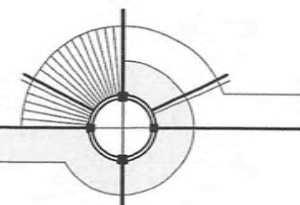


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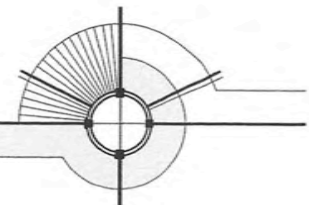


MARGARET STREET

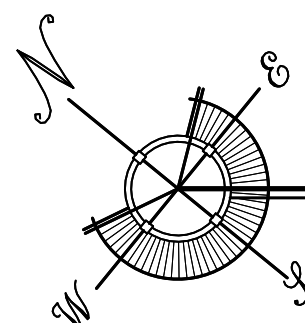
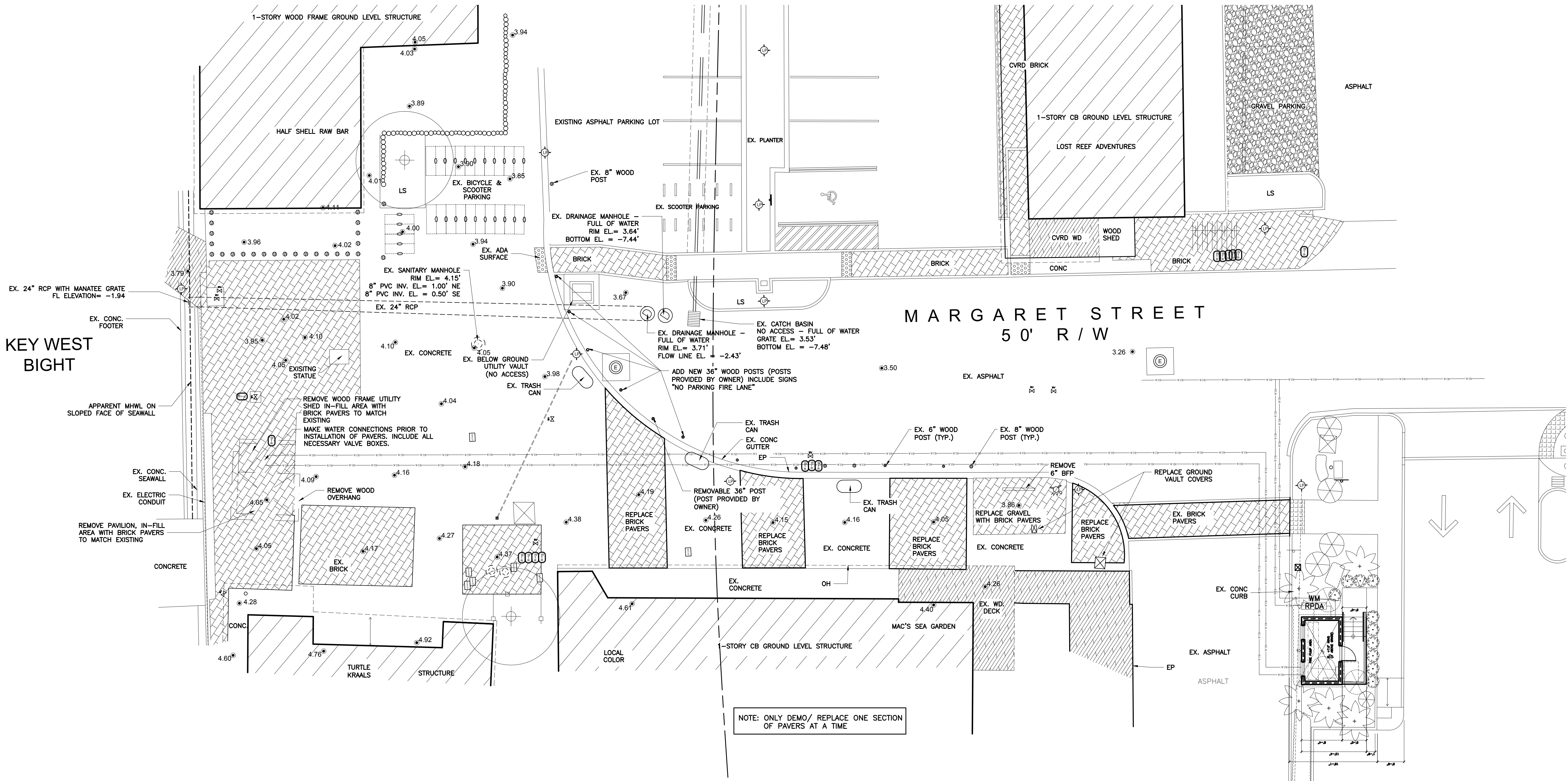
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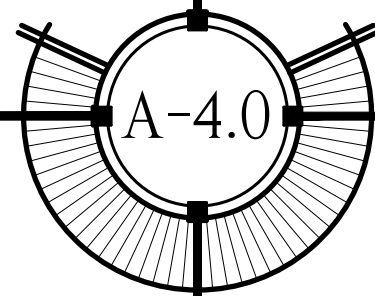
PROPOSED DESIGN



PROPOSED HISTORIC SEAPORT MARGARET STREET PLAZA SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 03/08/2019

SCALE: 3/32"=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

KEY WEST
HISTORIC
SEAPORT
PHASE II

KEY WEST BIGHT
KEY WEST, FL. 33040

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

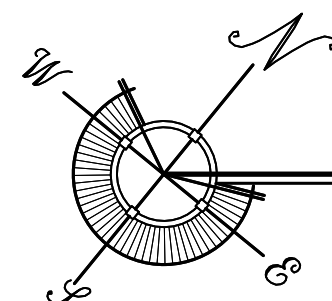
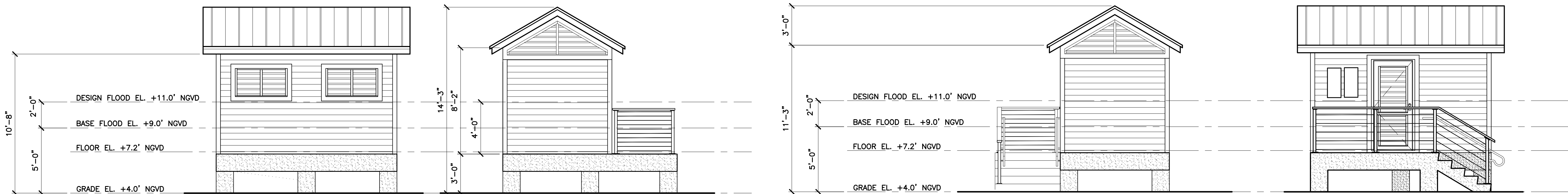
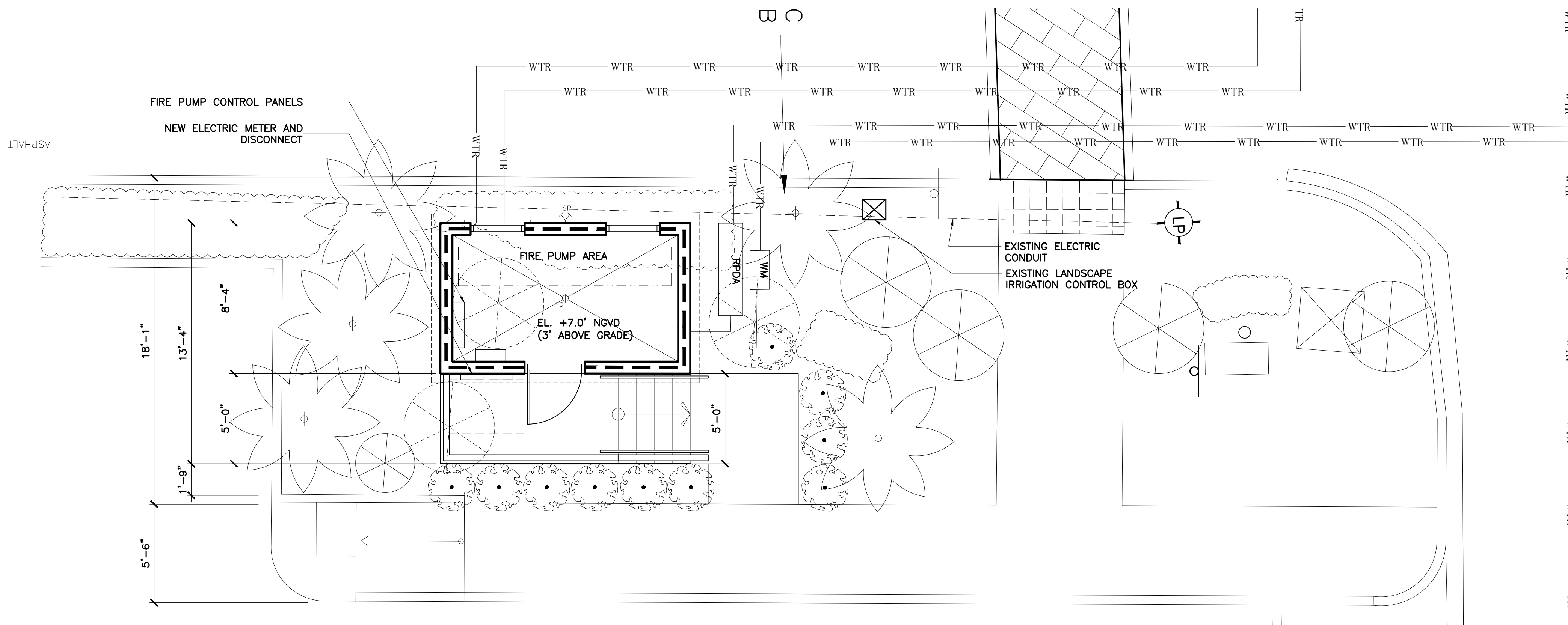
DATE

08-24-2018 HARC SUBMITTAL
10-08-2019 FINAL TREE COMM.
02-01-2020 100% CD SUBMISSION

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
1609

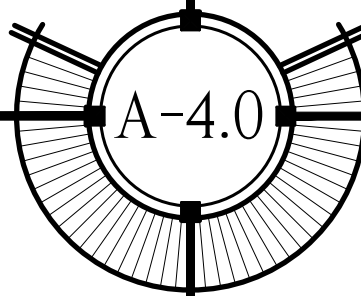


PROPOSED HISTORIC SEAPORT HARBOR WALK - AREA #3 MARGARET STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 03/08/2019

SCALE: 3/32"=1'-0"

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., September 22, 2020.** In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF A NEW FIRE PUMP HOUSE. NEW LANDSCAPE AND BRICK REPLACEMENT. DEMOLITION OF EXISTING NON-HISTORIC FIRE PUMP HOUSE.

#201 WILLIAM STREET

Applicant – William P. Horn

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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 Joseph Scarpelli, 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:
201 William Street (Margaret Street Plaza) on the
14 day of September, 2020.

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 September 22, 2020.

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 N/A.

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

Signed Name of Affiant:

Joseph Scarpelli
Date: 09/14/2020
Address: 915 Eaton St.
City: Key West
State, Zip: FL, 33010

The forgoing instrument was acknowledged before me on this 14th day of September, 2020.

By (Print name of Affiant) Joseph Scarpelli who is personally known to me or has produced identification and who did take an oath.

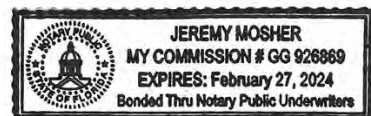
NOTARY PUBLIC

Sign Name: _____

Print Name: Jeremy Mosher

Notary Public - State of Florida (seal)

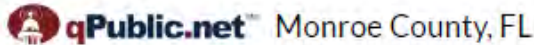
My Commission Expires: 2/27/24







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 00072082-004200
 Account# 8818602
 Property ID 8818602
 Millage Group 12KW
 Location 201 WILLIAM ST, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 10 (WATERFRONT BUILDING) G42-467/68 OR 427-17/18 OR 572-126E OR 656-645/46 OR 1424-992/99(LG)
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32120
 Property RESTAURANT (2100)
 Class
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

CITY OF KEY WEST
 PO Box 1409
 Key West FL 33041

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$4,541,840	\$4,541,840	\$4,051,265	\$3,293,861
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$3,243,060	\$2,162,040	\$1,675,581	\$1,675,581
= Just Market Value	\$7,784,900	\$6,703,880	\$5,726,846	\$4,969,442
= Total Assessed Value	\$6,929,483	\$6,299,530	\$5,726,846	\$4,969,442
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,784,900	\$6,703,880	\$5,726,846	\$4,969,442

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	25,140.00	Square Foot	180	348

Commercial Buildings

Style RESTAURANT & CAFETERIA / 21C
 Gross Sq Ft 33,204
 Finished Sq Ft 46,276
 Perimeter 0
 Stories 7
 Interior Walls
 Exterior Walls C.R.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.R.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1970
 Year Remodeled 0
 Effective Year Built 2000

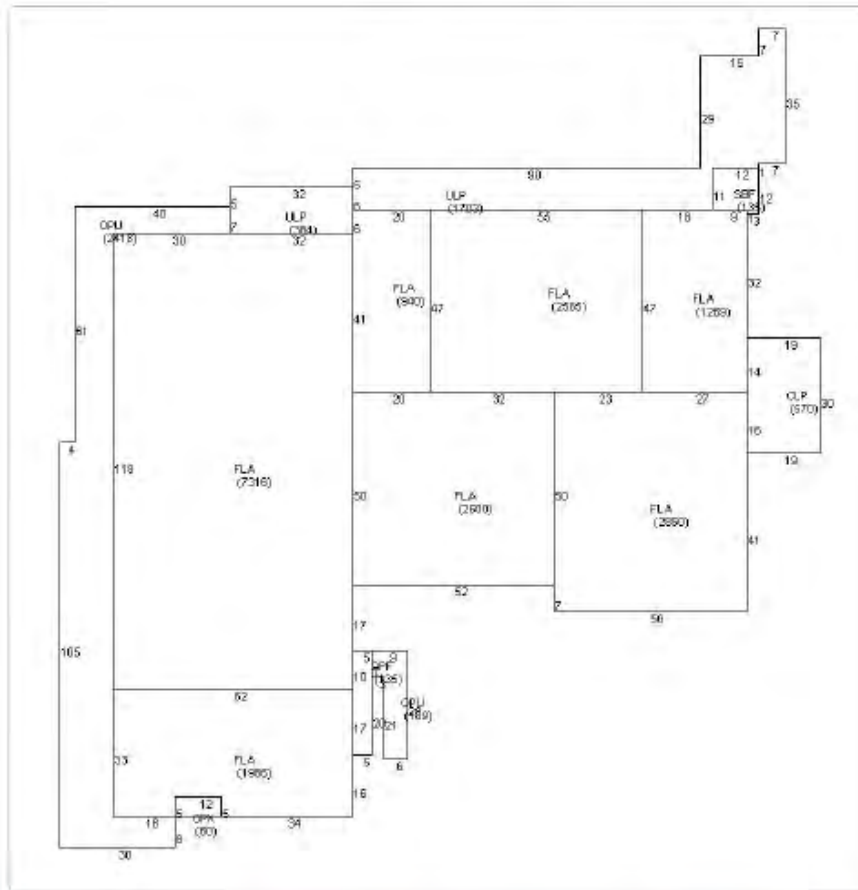
Condition Code	GOOD Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	60	0	0
FLA	FLOOR LIV AREA	27,610	46,276	0
CLP	LOAD PLATFORM	570	0	0
OPU	OP PR UNFIN LL	2,607	0	0
OPF	OP PRCH FIN LL	135	0	0
ULP	UNFIN LOAD PLT	2,087	0	0
SBF	UTIL FIN BLK	135	0	0
TOTAL		33,204	46,276	0

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-3335	10/15/2019		\$34,900	Commercial	Replace 3'-4" MJ underground Gate Valves, 15' of 3'-4" pipe. Connect to existing 3" Sch 80.
BLD2019-3431	10/9/2019		\$72,967	Commercial	Contractor to repair/replace existing electric system as needed to make safe.
BLD2019-3338	9/26/2019	12/5/2019	\$34,908	Commercial	Replace 34" MJ Gate valves; install 15' +/- pipe to connect to existing 1" water main; reconnect 4 dock pedestals 3/4" hose bibbs.
BLD2019-2672	8/15/2019		\$1,600,000	Commercial	Seawall replacement and repair
BLD2018-1470	12/12/2018	2/14/2019	\$160,765	Commercial	DOCK REPAIR AND PILING REPLACEMENT D-DOCK @ KEYWEST SEAPORT. "NOC REQUIRED" HARC INSPECTION REQUIRED" JYD" ALL CONDITIONS LISTED ON THE ACOE AND FDEP PERMITS MUST BE FOLLOWED (USE OF TURBIDITY SCREEDS AND ENDANGERED SPECIES PROTECTION AND OBSERVATIONS), KKD
18-0203	2/16/2018	11/29/2018	\$302,000	Commercial	REPAIR DAMAGES TO MARINA DOCKS CAUSED BY HURRICANE IRMA.
15-3663	9/24/2015	9/23/2017	\$15,800	Commercial	SAND SET BRICK PAVER WALK AREAS 1800 "SQ/FT
15-2913	7/30/2015	9/2/2015	\$12,600	Commercial	INSTALL 1400SF METAL ROOFING
15-1257	4/13/2015	5/1/2015	\$4,800	Commercial	REMOVE OLD AND INSTALL NEW RHEEM AIR HANDLER (A/C SYSTEM) WITH DUCT WORK PER DRAWINGS.
13-3592	12/29/2014		\$810,000		REVISION #2 INSTALL FRAMING FOR ROLL UP DOOR, # 3 REMOVAL OF CMU AND INSTALL DOOR
13-3592	12/4/2014		\$610,000		ADD OFFICE BY ENTRY 1, RELOCATE NORTH WALL ON 1ST FLOOR KITCHEN ELEVATOR SHAFT WITH ADJ. ADD STRUCTURAL WALL BY ELEVATOR SHAFT STAIR TERRACE DECK FRAMING CHANGE FROM ALLUMINUM TO STEEL ADD SUPPORT COLUMNS TO 2ND FLOOR
14-3584	8/27/2014		\$18,000		ICE CREAM SHOP BUILD OUT NEW DRYWALL REDO CONCRETE FLOOR NEW CEILING
14-3589	8/1/2014	6/24/2015	\$16,000	Commercial	INSTALL NEW EDWARDS VIGILANT V51 FIRE ALARM SYSTEM AS PER PLANS. ***** MC "N.O.C. EXEMPT" ***** MC T/S: 07/25/2014 12:53 PM KEYWMC ---
14-3342	7/30/2014	2/29/2016	\$102,900	Commercial	RETRO FIX EXISTING FIRE SPRINKLER SYSTEM, REPLACE & RELOCATE PIPING AND HEAD LOCATION. ALL WORK TO BE TESTED AND INSPECTED BY KWED, TOTAL HEADS 272 AND SHALL BE GUIDE TYPE. NEED FILE NOC 7/13/2015 12:00:00 AM REVISION AS PER PLANS-1ST FL 6-GARAGE DOOR NEEDS HEADS, 1ST FL MAIN BAR FLEXIBLE A/C DUCTWORK NEED HEADS AROUND THEM, 2ND FL KITCHEN A/C HEADS NEED HEAD AROUND DUCTS, KITCHEN RE-WORK PIPE AROUND HOOD, 1ST & 2ND FL CANOPY HAS TO BE REWORK, THRU PIPING W/ DIFFERENT MATERIAL.
14-3097	7/7/2014	6/12/2015	\$30,000	Commercial	Repair columns and beams on interior/exterior of building.
14-2817	6/10/2014	4/29/2016	\$81,475	Commercial	ROOFING
14-0895	6/2/2014	4/14/2016	\$400	Commercial	EXTEND DOCK
14-2350	6/2/2014	6/12/2015	\$400	Commercial	EXTEND DOCK
14-0590	4/10/2014	5/13/2017	\$1,500	Commercial	REMOVE AND REPLACE DAMAGED V-CRIMP AND FASCIA.
13-3592	10/31/2013		\$610,000	Commercial	PHASE II- WATERFRONT BREWERY, BUILD OUT, EXTERIOR DECK.
13-1546	10/18/2013	2/2/2016	\$118,000	Commercial	REVISION: TO REROUGH AND SET THE FOLLOWING FIXTURES 7 EXISTING TOILETS 6 NEW; 1 EXISTING LAVS 7 NEW; 2 NEW DRINKING FOUNTAINS, 2 EXISTING HAND SINK 4 NEW, 1 EXISTING THREE COMP SINK 2 NEW; 1 EXISTING MOP SINK; 9 EXISTING FLOOR DRAIN, 5 EXISTING FLOOR SINKS
12-838	3/19/2012	10/20/2012	\$220,000		8'x10' OF SLAB & STAIR DELAMINATION, 110'x1' BEAM LINTEL & SILL DELAMINATION, 232'x1' OF COLUMN DELAMINATION, 773'x1' OF EPOXY INJECTION CRACK REPAIR, R&R 10 WINDOWS PER PLAN, R&R 5 EXTERIOR DOORS
10-00000140	1/15/2010	3/15/2011	\$2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS
10-00000003	12/12/2009	3/15/2011	\$9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES
0800000544	3/4/2008	3/15/2011	\$500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
07-5328	12/12/2007	3/15/2011	\$4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
06-6826	12/29/2006	3/15/2011	\$2,000	Commercial	INSTALL TEMP, 200AMP AND LIGHTS FOR RACR WHEEL AT B.O. CHUCK WAGON
06-0141	1/11/2006	3/15/2011	\$2,000	Commercial	INSTALL TEMPORARY SERVICE & LIGHTS
05-4676	11/2/2005	12/31/2005	\$499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCE OF ROOF
05-0105	1/13/2005	12/31/2005	\$800	Commercial	TEMPORARY SERVICE & LIGHTS
04-0938	3/26/2004	12/2/2004	\$7,000	Commercial	MURAL LIGHTS
03-3939	1/15/2004	12/2/2004	\$800	Commercial	INSTALL ROOFING
02-3453	1/8/2003	12/2/2004	\$2,000	Commercial	TEMP TENT-30 DAYS

02-1630	7/1/2002	11/7/2002	\$3,800	Commercial	TRACKLIGHTING
02-1630	6/21/2002	11/7/2002	\$1,800	Commercial	INTERIOR RENOVATIONS
02-1154	5/10/2002	11/7/2002	\$1,000	Commercial	INSTALL HVAC EQUIP.
02-0844	4/30/2002	11/7/2002	\$1,000	Commercial	FINISH HOOD WK.
02-0626	3/21/2002	11/7/2002	\$4,000	Commercial	INSTALL TEMPELEC
02-0347	2/13/2002	11/7/2002	\$200	Commercial	SECURITY SYSTEM
02-0089	1/15/2002	11/7/2002	\$1,500	Commercial	EXHAUST FAN
01-4043	12/28/2001	11/7/2002	\$3,500	Commercial	INSTALL 1(2.5) TON A/C
01-4037	12/21/2001	11/7/2002	\$1,500	Commercial	AWNING LIGHT
0103368	10/12/2001	11/7/2002	\$1,000	Commercial	WALL REPAIRS
0102759	10/1/2001	11/29/2001	\$12,000	Commercial	INTERIOR REMODELING
0101607	9/13/2001	11/29/2001	\$20,000	Commercial	AWNINGS
0001563	8/8/2000	7/12/2000	\$1,800	Commercial	CHANGEOUT AC
0001022	4/27/2000	7/12/2000	\$1	Commercial	ELECTRICAL FOR PUMPOUTS
0001022	4/26/2000	7/12/2000	\$1	Commercial	INSTALL 40 BOAT PUMPOUTS
0000772	3/27/2000	7/12/2000	\$460	Commercial	ELECTRICAL
0000140	1/14/2000	7/12/2000	\$2,500	Commercial	ELECTRICAL
9901125	1/10/2000	7/12/2000	\$5,000	Commercial	ELECTRICAL
9800118	4/14/1998	7/2/1998	\$55,000	Commercial	FIRE SYSTEM
9704266	12/19/1997	12/31/1998	\$101,363	Commercial	INTERIOR RENOVATIONS
9702539	12/1/1997	12/1/1997	\$144,540	Commercial	NEW FIRE SYSTEM
9703768	12/1/1997	12/1/1997	\$2,700	Commercial	NEW FENCE
9704086	12/1/1997	12/1/1997	\$25,000	Commercial	16 REEFERS
9703758	11/1/1997	12/1/1997	\$9,000	Commercial	ELECTRICAL
9703067	9/1/1997	12/1/1997	\$4,200	Commercial	REPLACE A/C SYSTEM
9703220	9/1/1997	12/1/1997	\$3,254	Commercial	ROOF
9703290	9/1/1997	12/1/1997	\$1,100	Commercial	ELECTRICAL
9703304	9/1/1997	12/1/1997	\$1,850	Commercial	MECHANICAL
9702724	8/1/1997	12/1/1997	\$7,600	Commercial	ROOF
9702754	8/1/1997	12/1/1997	\$2,500	Commercial	REMODEL TICKET BOOTH
9702837	8/1/1997	12/1/1997	\$2,500	Commercial	STAGE
9702913	8/1/1997	12/1/1997	\$4,000	Commercial	HOOD & FANS
9701720	5/1/1997	12/1/1997	\$1,000	Commercial	ELECTRICAL
9701110	4/1/1997	12/1/1997	\$8,000	Commercial	ELECTRIC
9701282	4/1/1997	12/1/1997	\$1,425	Commercial	PLUMBING
9701286	4/1/1997	12/1/1997	\$1,400	Commercial	PLUMBING
9700348	2/1/1997	12/1/1997	\$20,000	Commercial	PLUMBING
9700366	2/1/1997	12/1/1997	\$67,943	Commercial	PLUMBING
9603488	8/1/1996	12/1/1996	\$4,300	Commercial	PLUMBING
9602359	6/1/1996	12/1/1996	\$2,700,000	Commercial	RENOVATIONS
9602367	6/1/1996	12/1/1996	\$5,400	Commercial	ROOF
9602374	6/1/1996	12/1/1996	\$600,000	Commercial	ELECTRIC
9602375	6/1/1996	12/1/1996	\$300,000	Commercial	PLUMBING
9601197	3/1/1996	12/1/1996	\$20,000	Commercial	RENOVATIONS
8953750	11/1/1995	12/1/1995	\$4,000	Commercial	INSTALL DRYWALL/DROP CEIL
8952970	9/1/1995	12/1/1995	\$45,000	Commercial	EXCAVATE/REPLACE FUEL LINE

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