



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 24, 2021

Applicant: Gary the Carpenter

Application Number: H2020-0041

Address: 532-534 Duval Street and 419- 415 Southard Street

Description of Work:

Stabilization of structures, restoration of facades (419 Southard and 532-534 Duval Streets). Raise front porch to 8 inches above sidewalk, enlarge side door for ADA access (419 Southard).

Site Facts:

The site under review is located on the northwest corner lot of Duval and Southard Streets. The lot comprises of three buildings, two of them facing Southard Street and one at the corner of Duval and Southard Streets. All three buildings are listed as contributing resources to the historic district. 532-534 Duval Street is a multi-use building with residential units on the second floor and access through Duval Street. The two-story building was built circa 1899 and its front and street side elevations have been altered. Before the demolition of the façade the corner was chamfered, and a non-ADA compliant ramp was built on the corner. The building at 419 Southard Street was built circa 1889 as a two-story residence but at some point, the first floor was changed for commercial purposes. In the last decades the building's façade was leaning towards the back.

Last summer staff worked with the engineer of the project as he submitted several sketches for the front façade of 532-534 Duval Street. The contractor submitted building permits applications for interior partial demolition and new footings and concrete slab for both 532-534 Duval Street and 419 Southard Street. HARC staff requested the Building Department to assess the conditions of the construction site as we have not approved any construction plans for the exteriors and

concluded that the contractor exceeded their permitted scope of work, which ended in a red tag. Subsequently HARC staff approved the installation of siding on the corner building and requested the contractor to properly secured the entry to the interior of the buildings and to submit a Certificate of Appropriateness application for the rest of the exterior work.

Secretary of the Interior’s Standards for Rehabilitating Historic Buildings and Guidelines Cited on Review:

- SOIS (pages 16-23), specifically Standards 1, 2 and 6.
- Windows (pages 29-30), specifically guidelines 1, 2, and 3.
- Entrances and porches (pages 32-33), specifically guidelines 3, 4, 5, and 11.
- Commercial Storefronts and Signage (page 46), specifically preamble and guidelines 1, 2 5 and 6.

Staff Analysis:

The Certificate of Appropriateness under review is for the reconstruction of the first-floor commercial front façade and renovations to the first-floor elevations of a building originally used as residence and converted into commercial. For the corner building ques from historic photographs were taking into consideration for rhythm and size of openings; the non-historic chamfer corner and corner ramp have been removed and a complete 90-degree corner façade will be rebuilt, with storefronts and base panels. New storefronts supported with wood fames over wood panels. New wood doors with transoms and half glass panel are proposed at entryways facing Duval Street. Structural wood columns supporting the front elevation have been kept and doors will be installed flush with the storefronts.

For 419 Southard Street the contractor has demolished the entire first floor front façade, cut existing wood porch columns and removed the concrete slab that once used to be the front porch floor. The design proposes restituting the façade with same fenestrations and type of doors and window. The plans also include restoration of all historic windows and a new wood windows at the rear, as it will be relocated to the front east side to replace a broken unit. Plans also include the removal of a non-historic door on the east elevation and replacement with a wider door for ADA access. A ramp is also proposed for this fenestration. A new concrete slab, eight inches above the sidewalk is proposed for the front porch.

Consistency with Cited Guidelines:

Staff finds the changes to be consistent with the cited guidelines. Staff recommends to the Commission that the new proposed doors at the front on 419 Southard Street be treated with a similar design, most likely a half-glazed wood door. A Code Case is still open for exceeding building permits.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev. 12/14/2020 by E.T.



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # <i>2020-0041</i>	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:

419 Southman

NAME ON DEED:

534 Duval St LLC

PHONE NUMBER

305 923 - 3222

OWNER'S MAILING ADDRESS:

45 NW 21st St

EMAIL

Joseph 6153 @AOL.com

Miami Fl. 33127

APPLICANT NAME:

Gary Burchfield

PHONE NUMBER

305 292 7718

APPLICANT'S ADDRESS:

800 Simons St

EMAIL

gary the carpenter @hotmail.com

Key West FL 33040

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE

12/18/20

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

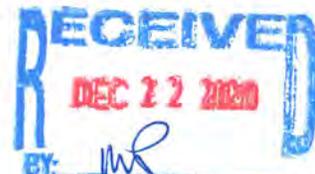
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

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.

ATF renovation/restoration - Stabilize structural integrity, restore front facade, replace floor system, protect window and door frames, enlarge right side rear door for ADA access, raise front porch to 8" above sidewalk.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



ACCESSORY STRUCTURE(S):

PAVERS: *Remove & replace to accommodate storm cap access*

FENCES:

DECKS:

PAINTING:

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

HARC Certificate of Appropriateness: Demolition Appendix

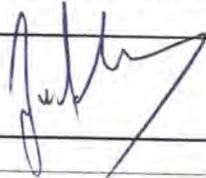


City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # <i>2020-0041</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	419 Southard St, Key West, FL 33040
PROPERTY OWNER'S NAME:	534 DUVAL STREET LLC
APPLICANT NAME:	Gary The Carpenter

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 	12/18/20 Joseph Cohen DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

After the fact demolition of bottom half of front wall. Demolition of the existing concrete porch to be lowered
 Demolition of side door to increase size of the opening.

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.

Not associated with events of local, state nor national history.

(c) Has no significant character, interest, or value as part fo 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.

No significatn character, interest, or value is affected by the proposed demolition.

(d) Is not the site of a historic event with significant effect upon society.

Property is not the site of a historic event.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No distinctive architectural style is represented in front porch or side door.

Front wall will be rebuilt to match pre-existing condition with lowered concrete porch

(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.

Not part of the above.

(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.

Not a unique location.

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

No historic information is yielded.

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.

Historic character of the district and neighborhood will not be affected by the proposed demolition.

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

The application does not requested the demolition of the historic building. Part of front wall was demolished on accident and will be restored to match pre-demolition conditions. Front concrete porch will be rebuilt in concrete and lowered.

(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.

Demolished front wall will be restored with pre-existing condition.

(4) Removing buildings or structures that would otherwise qualify as contributing.

Not applicable.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
534 DUVAL STREET, LLC

Filing Information

Document Number	L20000127921
FEI/EIN Number	NONE
Date Filed	05/15/2020
State	FL
Status	ACTIVE

Principal Address

45 NW 21ST STREET
MIAMI, FL 33127

Mailing Address

45 NW 21ST STREET
MIAMI, FL 33127

Registered Agent Name & Address

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

Authorized Person(s) Detail

Name & Address

Title MGR

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

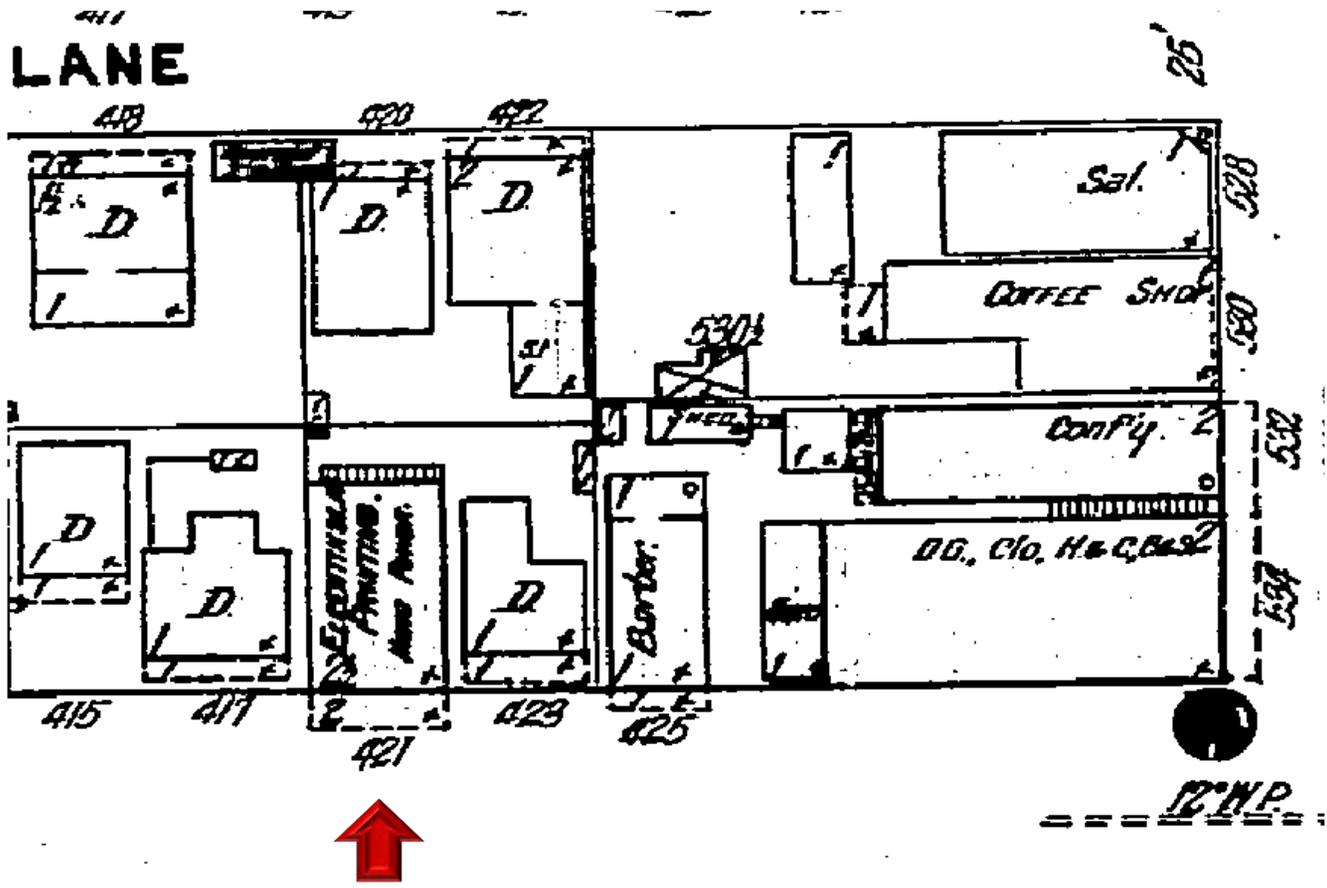
Annual Reports

No Annual Reports Filed

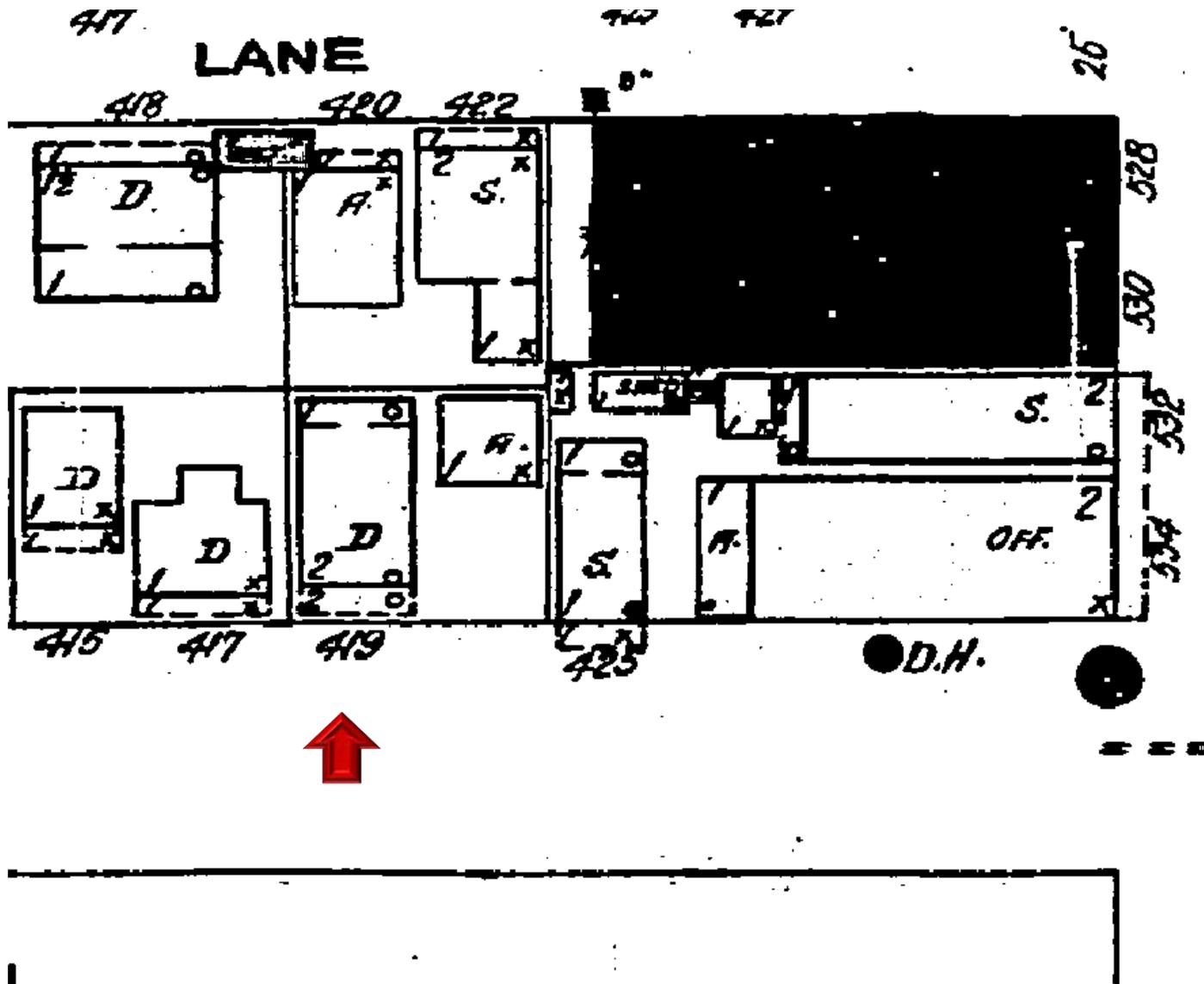
Document Images

05/15/2020 -- Florida Limited Liability [View image in PDF format](#)

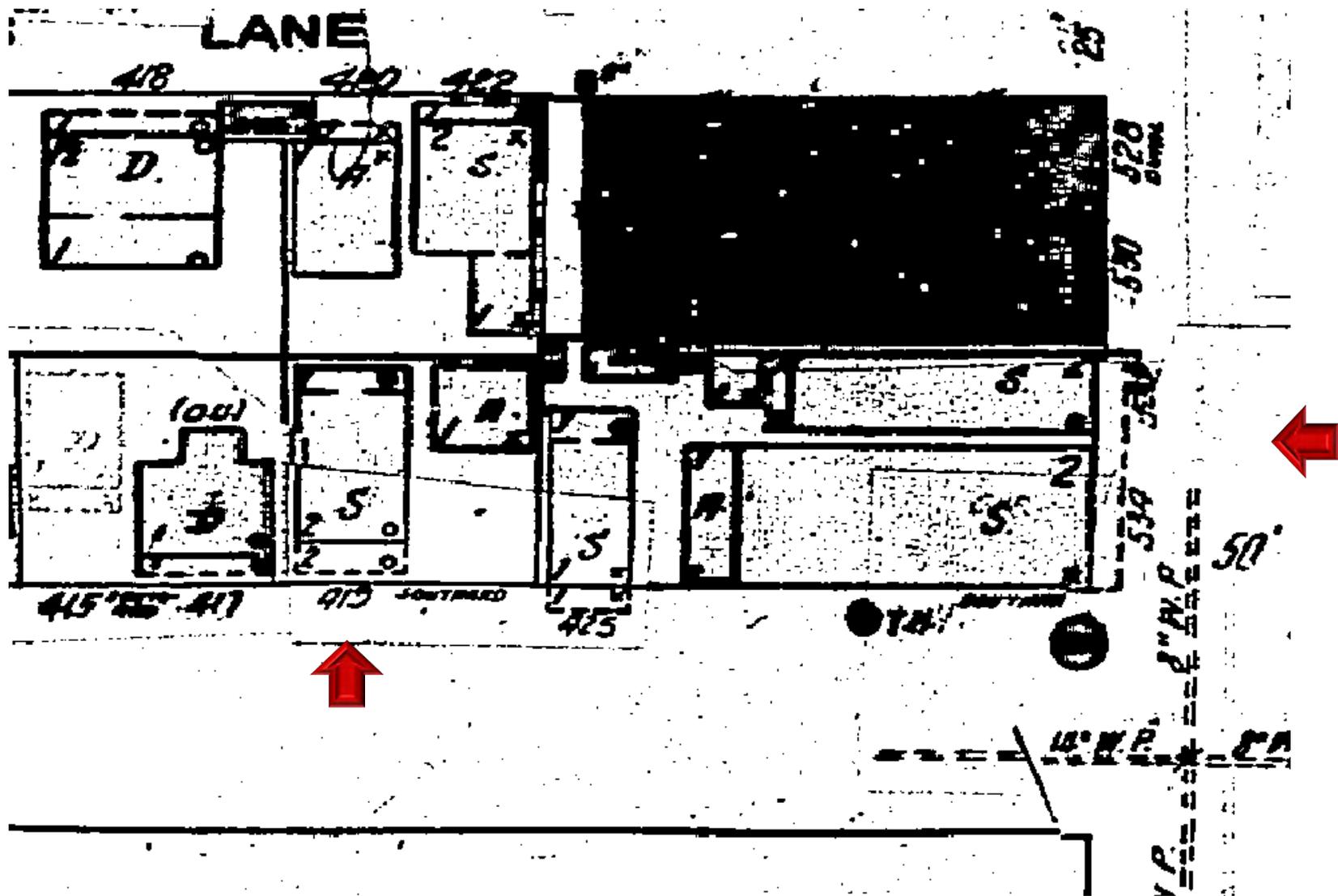
SANBORN MAPS



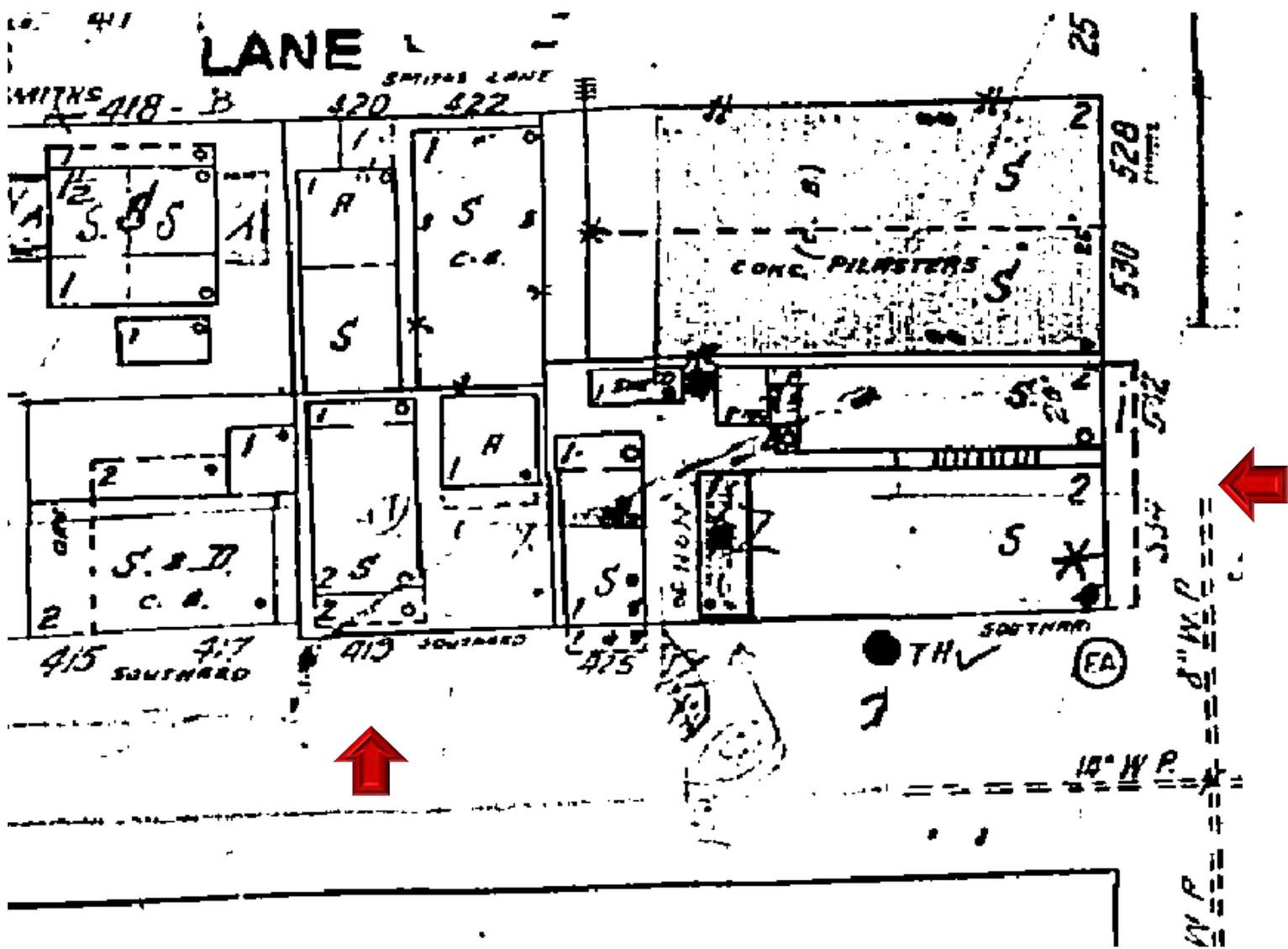
Sanborn Map 1912.



Sanborn Map 1926.



Sanborn Map 1948.



Sanborn Map 1962.

PROJECT PHOTOS



532-534 Duval Street. Monroe County Library.



532-534 Duval Street. Monroe County Library.



532-534 Duval Street. Photo taken circa 1950. Monroe County Library.



532-534 Duval Street. Photo taken circa 1954 by Don Pinder. Monroe County Library.



532-534 Duval Street. Photo taken circa 1965. Monroe County Library.



532-534 Duval Street. Photo taken in 1975 from archives of Edwin O. Swift III. Monroe County Library.



532-534 Duval Street. Photo taken in 2011 from archives of Edwin O. Swift III. Monroe County Library.



532-534 Duval Street. Photo taken in June 2019.



532-534 Duval Street.



532-534 Duval Street.



419 Southard Street. Photo taken 2019.



View from Southard Street 2020.



419 Southard Street current conditions.



419 SOUTHARD ST
PRE-EXISTING FRONT ELEVATION
PHOTO, LEFT CORNER



419 SOUTHARD ST
PRE-EXISTING FRONT ELEVATION
PHOTO, RIGHT CORNER



419 SOUTHARD ST
PRE-EXISTING FRONT ELEVATION PHOTO
OVERALL



419 SOUTHARD ST
RIGHT SIDE ELEVATION PHOTO
DOOR PROPOSED TO BE MODIFIED



419 SOUTHARD ST
CURRENT FRONT ELEVATION PHOTO



425 SOUTHARD ST
CURRENT FRONT ELEVATION PHOTO



534 DUVAL ST (SOUTHARD SIDE)
CURRENT SIDE ELEVATION PHOTO



534 DUVAL ST (DUVAL SIDE)
CURRENT FRONT ELEVATION PHOTO



532 DUVAL ST
CURRENT FRONT ELEVATION PHOTO

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON
N77°03'55"E ASSUMED ALONG
THE CENTERLINE OF SOUTHARD
STREET.

MAP OF BOUNDARY SURVEY

ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED

ALL UNITS ARE SHOWN IN U.S.
SURVEY FEET

ADDRESS:
534 DUVAL STREET
KEY WEST, FL 33040

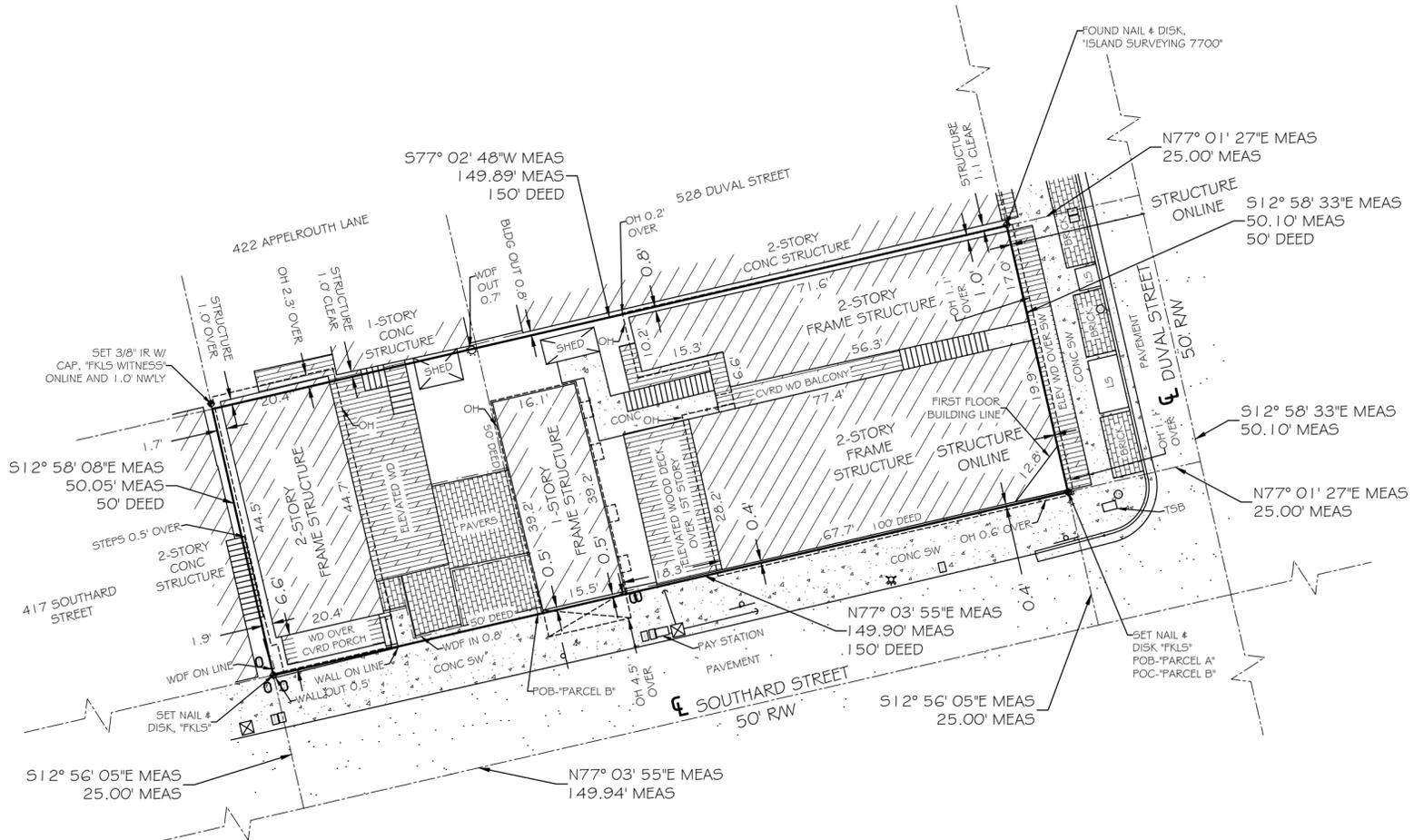
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A



ASSUMED

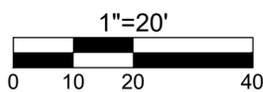


LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- WOOD POWER POLE
- CONCRETE POWER POLE
- SIGN POST
- GUY ANCHOR



TOTAL AREA = 7,501.08 SQFT±

CERTIFIED TO -

534 Duval Street, LLC;
Richard M. Klitenick, P.A.;
Odi Republic National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GYW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | LS = LANDSCAPING | R = RADIUS |
| CL = CENTERLINE | LP = LIGHT POLE | RW = RIGHT OF WAY LINE |
| CLP = CHAINLINK FENCE | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MF = METAL FENCE | SW = SIDE WALK |
| CONC = CONCRETE | MHWL = MEAN HIGH WATER LINE | TOS = TOE OF SLOPE |
| CPP = CONCRETE POWER POLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TS = TRAFFIC SIGNAL |
| CVRD = COVERED | N7S = NOT TO SCALE | TSSB = TRAFFIC SIGNAL BOX |
| DEASE = DRAINAGE EASEMENT | OH = OVERHEAD | TYP = TYPICAL |
| EL = ELEVATION | OHV = OVERHEAD WIRE | UR = UNREADABLE |
| ENCL = ENCLOSURE | PM = PARKING METER | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PKC = POINT OF COMPOUND CURVE | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PKP = PARKER KALON POINT | WF = WOOD FENCE |
| FH = FIRE HYDRANT | POB = POINT OF BEGINNING | WL = WOOD LANDING |
| FI = FENCE INSIDE | PI = POINT OF INTERSECTION | WM = WATER METER |
| FND = FOUND | | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

LEGAL DESCRIPTION -

"PARCEL A"
Known as part of Lot 1 in Square 51 of the City of Key West, according to the Map of William A. Whitehead delineated in February, A.D. 1829, commencing at the corner of Southard and Duval Streets running thence in a Northwest direction 50 feet; thence in a Southwest direction 100 feet; thence in a Southeast direction 50 feet to Southard Street; thence in a Northeast direction 100 feet to the place of beginning, together with all improvements thereon.

"PARCEL B" - AND
On the Island of Key West and known on William A. Whitehead's Map and delineated in February, A.D., 1829, Part of Lot 1 in Square 51 of said William A. Whitehead's Map, commencing at a point on Southard Street 100 feet from the corner of Duval and Southard Streets running thence along Southard Street in a Southwest direction 50 feet; thence at right angles in a Northwest direction 50 feet; thence at right angles in a Northeast direction 50 feet; thence at right angles in a Southeast direction 50 feet to place of beginning, being a portion of the same land described in a deed recorded in Deed Book 00, Page 402 of Monroe County Records, together with all improvements thereon.

SCALE:	1"=20'
FIELD WORK DATE:	07/25/2019
MAP DATE:	08/13/2019
REVISION DATE:	XXXXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	KMK
JOB NO.:	19-248

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

HARC APPLICATION PLANS FOR 419 SOUTHARD ST 425 SOUTHARD ST 532 DUVAL ST 534 DUVAL ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
419 SOUTHARD ST
425 SOUTHARD ST
532 DUVAL ST
534 DUVAL ST
KEY WEST, FL 33040

CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE: SERGE MASHKADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

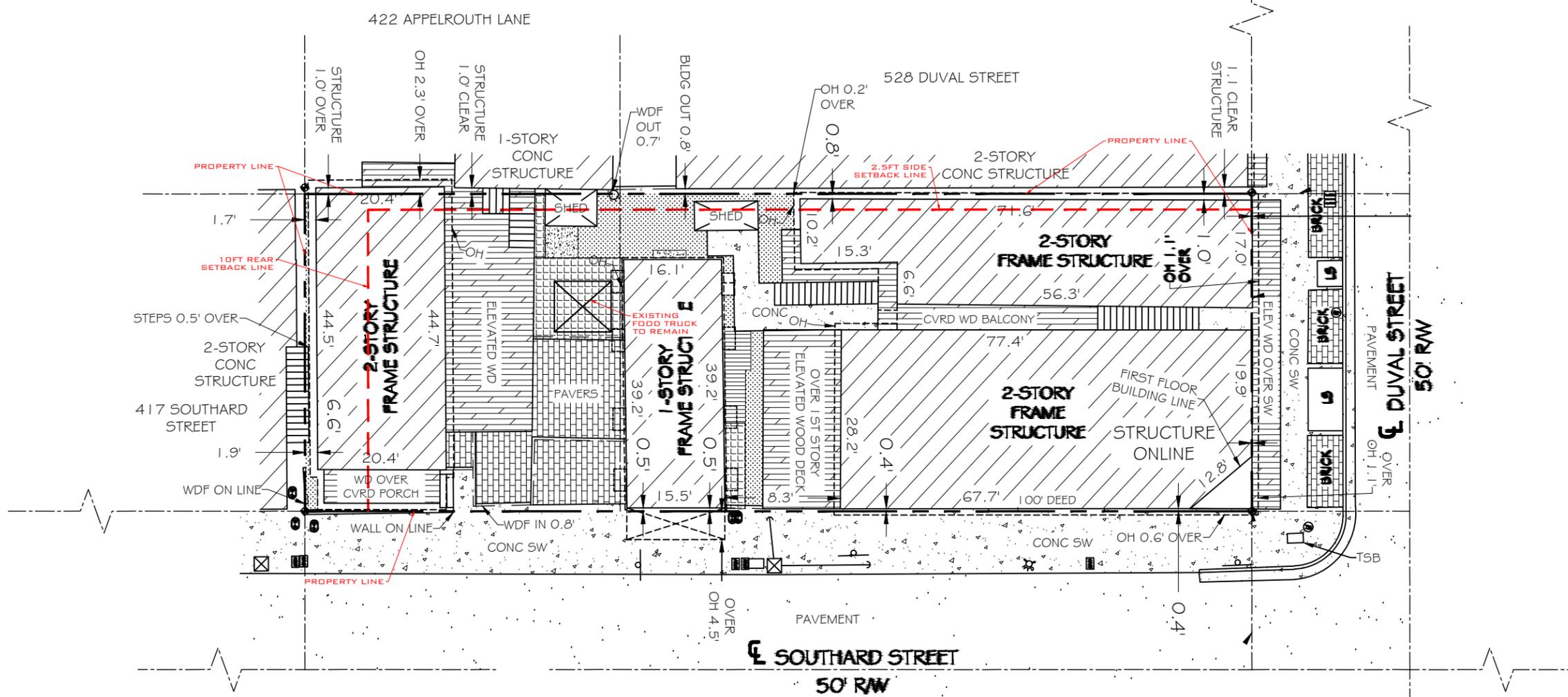
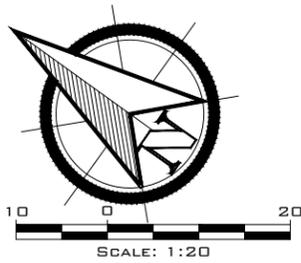
CLIENT: GARY THE CARPENTER
CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

SITE: 419 SOUTHARD ST
KEY WEST, FL 33040

TITLE: COVER

DATE PLOTTED	DATE	DRAWN	CHECKED
AS SHOWN	12/1/2006	JPM	SMH
PROJECT NO.	DRAWING NO.	SCALE	SHEET NO.
2006-05	A-300		1



EXISTING SITE PLAN
SCALE: 1" = 20'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

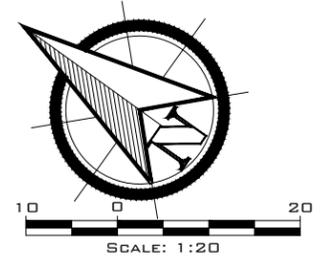
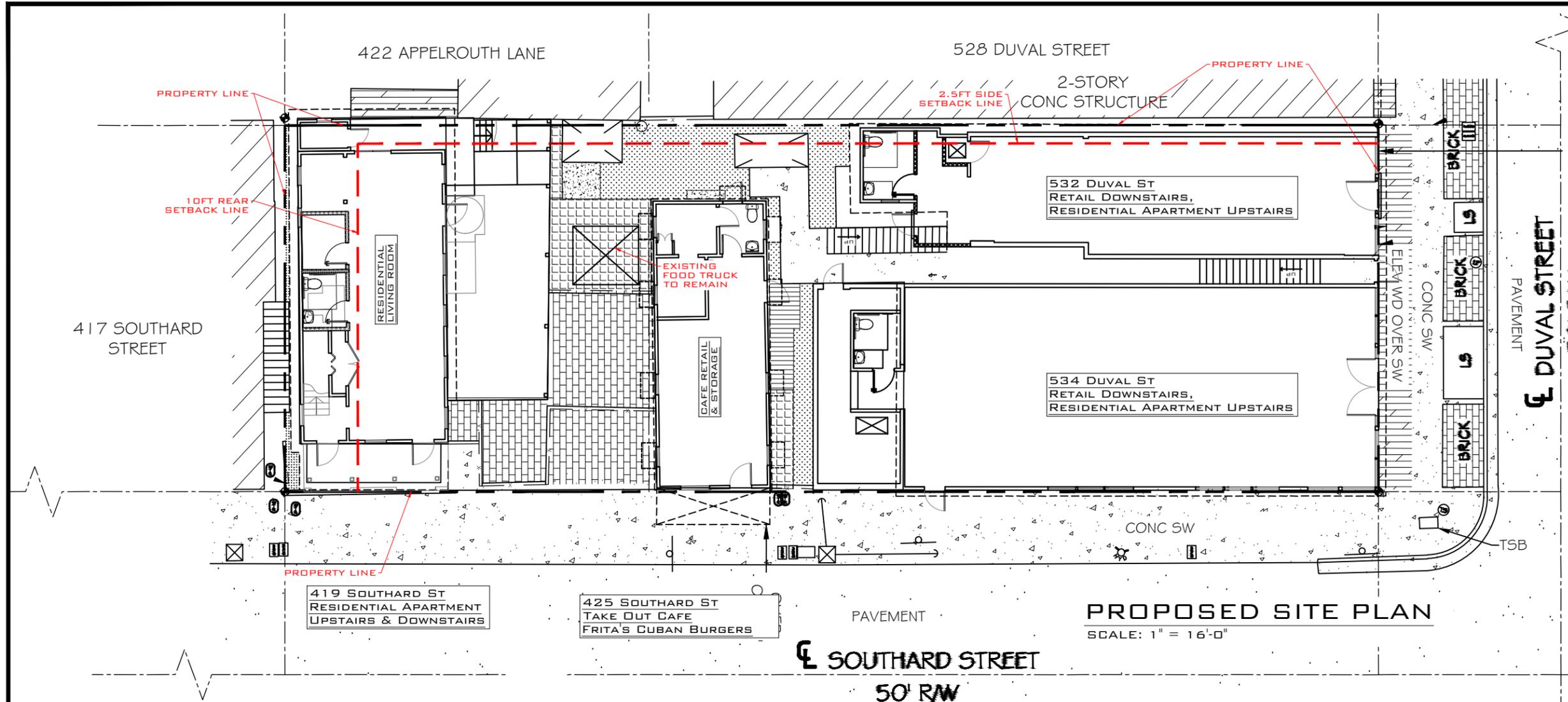
CLIENT: **GARY THE CARPENTER CONSTRUCTION, INC**

PROJECT: **534 DUVAL ST**

SITE: **534 DUVAL ST
KEY WEST, FL 33040**

TITLE: **EXISTING
SITE PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/21/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2006-05	C-101	1	



PROPOSED SITE PLAN
SCALE: 1" = 16'-0"

SITE DATA:

TOTAL SITE AREA:	±7,509.2 SQ.FT
LAND USE:	HRCC-1 HISTORIC COMMERCIAL CORE
FLOOD ZONE:	X
SETBACKS	
FRONT:	
REQUIRED	0 FT
EXISTING	0 FT
PROPOSED	NO CHANGE
SIDE:	
REQUIRED	2.5 FT
EXISTING	0 FT
PROPOSED	NO CHANGE
STREET SIDE:	
REQUIRED	0 FT
EXISTING	0 FT
PROPOSED	NO CHANGE
REAR:	
REQUIRED	10 FT
EXISTING	±0.5 FT
PROPOSED	NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	70% (5,256.44 SQ.FT.)
EXISTING	95.13% (±7,143.8 SQ.FT.)
PROPOSED	95.13% (±7,143.8 SQ.FT.)
	NO CHANGES

MAXIMUM BUILDING COVERAGE:

REQUIRED	50% (3,754.6 SQ.FT)
EXISTING	81.62% (±6,128.9 SQ.FT.)
PROPOSED	81.62% (±6,128.9 SQ.FT.)
	NO CHANGES

OPEN SPACE MINIMUM: (NOT COVERED BY ROOF LINES)

REQUIRED	20% (1,501.84 SQ.FT)
EXISTING	4.87% (±365.4 SQ.FT.)
PROPOSED	4.87% (±365.4 SQ.FT.)
	NO CHANGES

F.A.R.:

REQUIRED	1.0 (7,509.2 SQ.FT)
EXISTING	1.146 (±8,603.9 SQ.FT.)
PROPOSED	1.152 (±8,647.9 SQ.FT.)
	MISC. CHANGE (BUILDING CORNER ENCLOSURE)

MAXIMUM HEIGHT: 30 FT

PARKING:

PER SEC. 108-572,
MULTIPLE-FAMILY, WITHIN HISTORIC DISTRICT: 1 SPACE PER DWELLING UNIT 10% BIKES
EXISTING REQUIRED: 3 SPOTS.(0.3 BIKES)
REQUIRED (PROPOSED): 3 SPOTS. (0.3 BIKES)
EXISTING ACTUALLY: 0 SPOTS. (0 BIKES)

RESTAURANTS, BARS AND LOUNGES: 1 SPACE PER 45 SQUARE FEET OF SERVING AND/OR CONSUMPTION AREA, 25% BIKES

EXISTING CONSUMPTION AREA (INTERIOR AND EXTERIOR):
±780 SQ.FT.
EXISTING REQUIRED: 17.33 SPOTS.(4.33 BIKES)
EXISTING ACTUALLY: 0 SPOTS.

NO CHANGES TO CONSUMPTION AREA PROPOSED

RETAIL STORES AND SERVICE ESTABLISHMENTS: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA, 25% BIKES

EXISTING RETAIL GROSS AREA: ±3,284 SQ.FT.
EXISTING REQUIRED: 10.95 SPOTS.(2.74 BIKES)

PROPOSED RETAIL GROSS AREA: ±3,327 SQ.FT.
REQUIRED: 11.09 SPOTS. (2.77 BIKES)

TOTAL	
EXISTING REQUIRED	31.28=32 SPOTS (2 ADA) (7.37=8 BIKES)
EXISTING AVAILABLE	0 SPOTS(0 BIKES)
PROPOSED REQUIRED	31.42 = 32 SPOTS (2 ADA) (7.40=8 BIKES)
PROPOSED	0 ONSITE PARKING SPACES (0 BIKES)
	MISC. CHANGE (BUILDING CORNER ENCLOSURE)

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

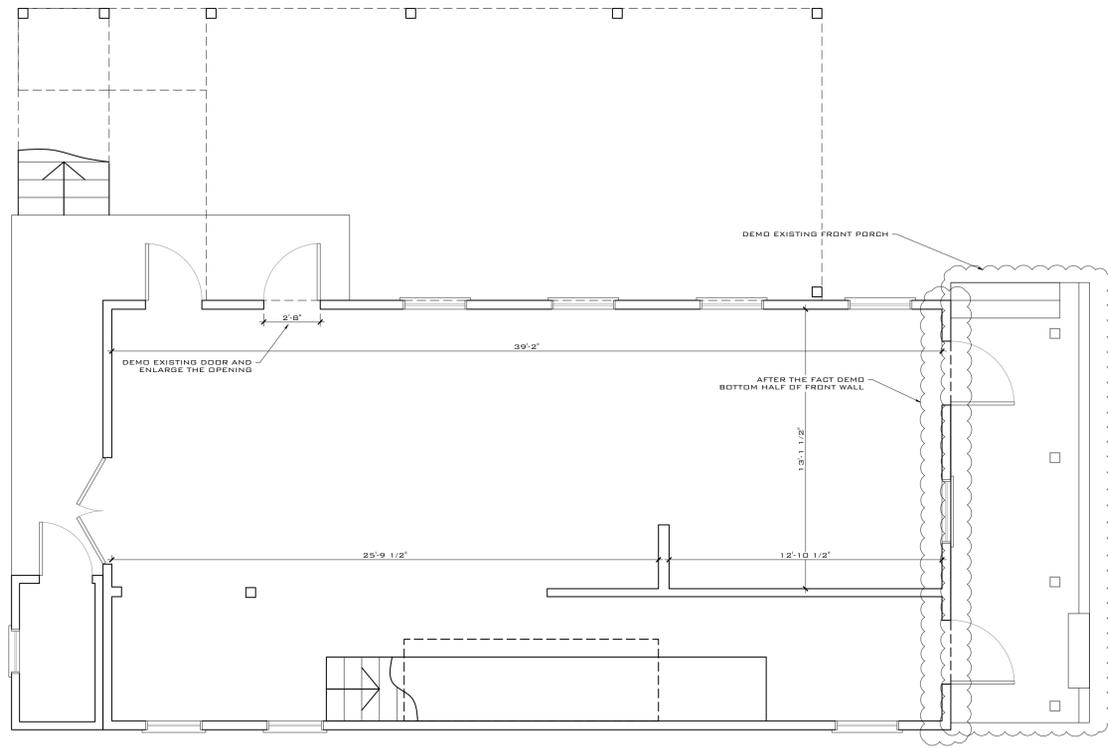
CLIENT: **GARY THE CARPENTER CONSTRUCTION, INC**

PROJECT: **534 DUVAL ST**

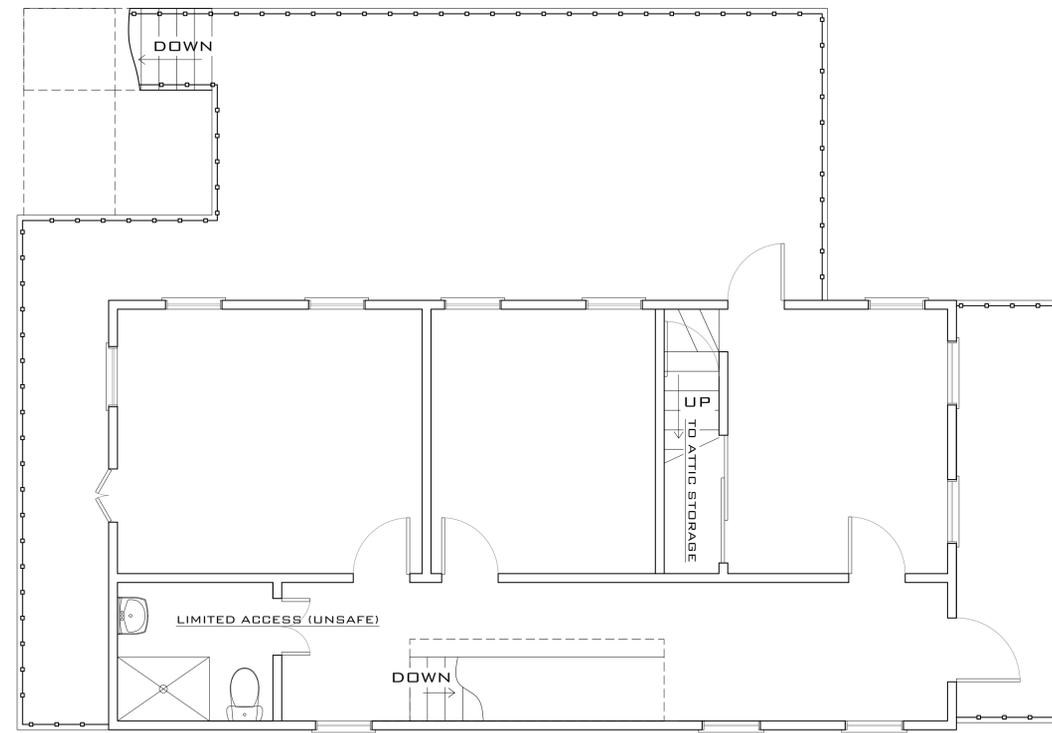
SITE: **534 Duval St
Key West, FL 33040**

TITLE: **PROPOSED
SITE PLAN**

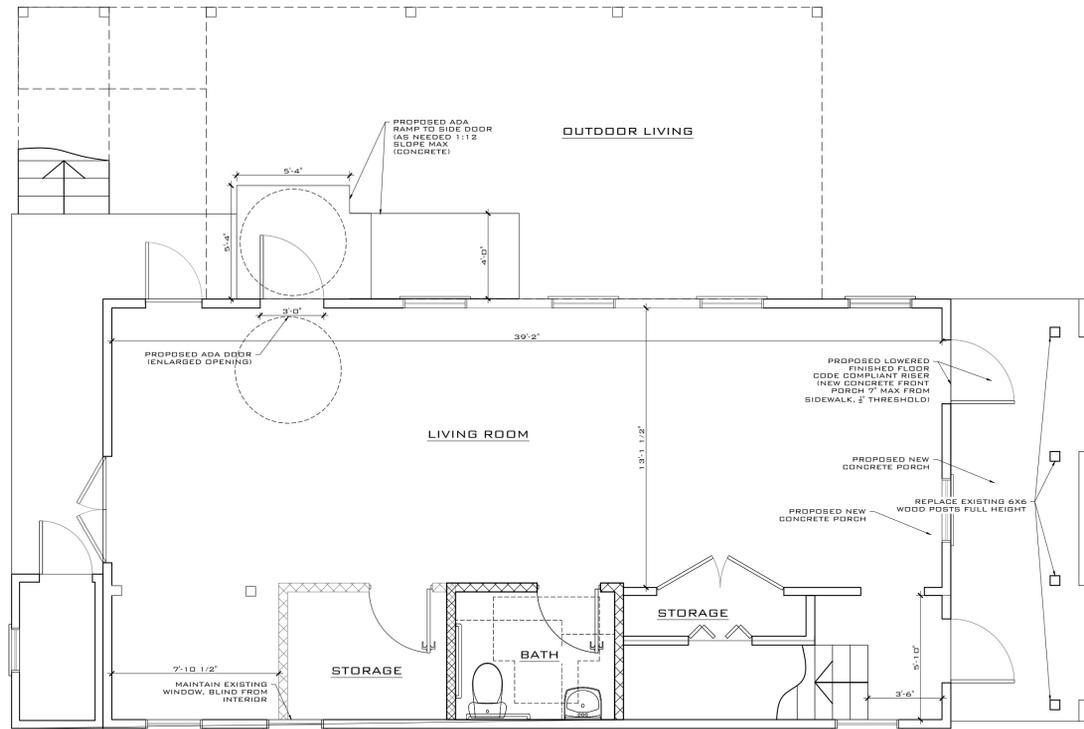
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/10/20	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2006-05	C-102	1	



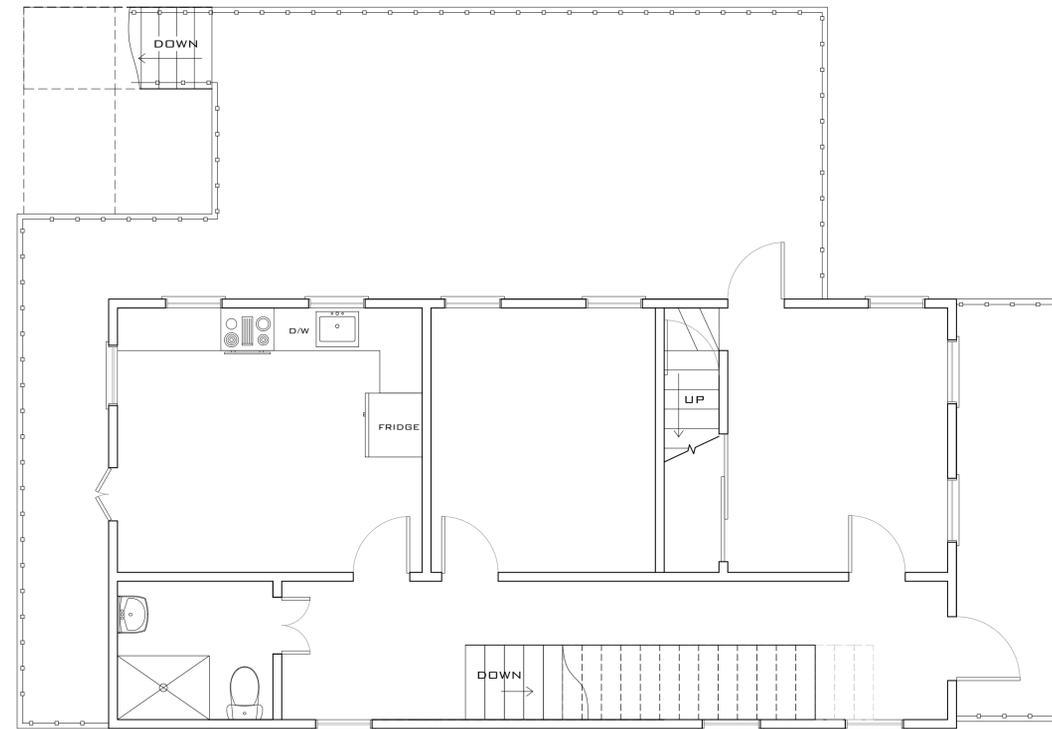
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:
SERGE MASHKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: BY: DATE:
FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: GARY THE CARPENTER
CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

DATE: 419 SOUTHARD ST
KEY WEST, FL 33040

TITLE: EXISTING & PROPOSED
FLOOR PLANS

DATE PLOTTED:	DATE:	DESIGN:	PROJECT:
AS SHOWN	12/17/20	JPM	SAH
PROJECT NO:	DRAWING NO:	REVISION:	
2006-05	A-301	1	



AFTER THE FACT
DEMO EXISTING
FRONT WALL
(BOTTOM HALF)

DEMO EXISTING
CONCRETE PORCH
EXTEND WOOD
POSTS

**EXISTING FRONT
ELEVATION**
SCALE: 1/4" = 1'-0"



DEMO EXISTING DOOR AND
ENLARGE THE OPENING

**EXISTING RIGHT
SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



REPLACE EXISTING 6X6
WOOD POSTS FULL HEIGHT

PROPOSED RESTORED
BOTTOM HALF OF WALL,
NEW WOOD FRAME
DOORS AND WINDOWS

PROPOSED CONCRETE
PORCH LOWERED
FINISHED FLOOR
CODE COMPLIANT
RISER

**PROPOSED FRONT
ELEVATION**
SCALE: 1/4" = 1'-0"



REPLACE
EXISTING 6X6
WOOD POSTS
FULL HEIGHT

PROPOSED CONCRETE
PORCH LOWERED
FINISHED FLOOR
CODE COMPLIANT
RISER

PROPOSED ADA RAMP
(CONCRETE) TO SIDE DOOR
(AS NEEDED 1:12 SLOPE MAX)

PROPOSED ADA DOOR
WOOD FRAME
(ENLARGED OPENING)

**PROPOSED RIGHT
SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE: SERGE MASHKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV: DESCRIPTION: BY: DATE:
FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

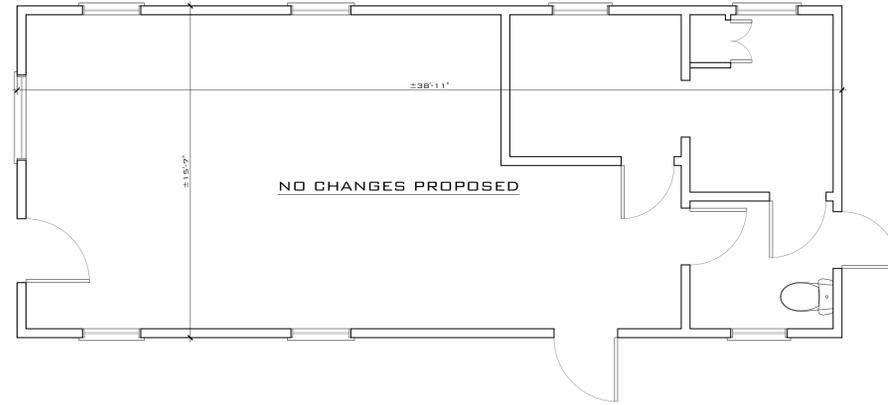
OWNER: GARY THE CARPENTER
CONSTRUCTION, INC

PROJECT: 419 SOUTHWARD ST

DATE: 419 SOUTHWARD ST
KEY WEST, FL 33040

TITLE: EXISTING & PROPOSED
ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/17/20	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2006-05	A-302		1



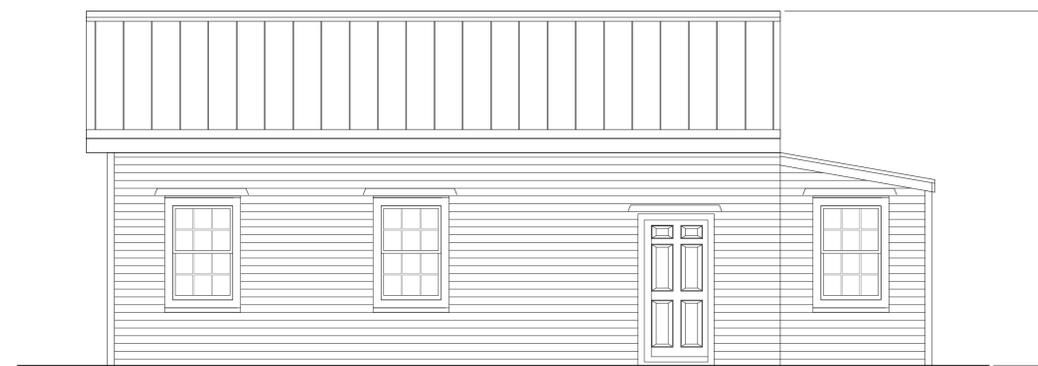
NO CHANGES PROPOSED

EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION VIEW
SCALE: 1/4" = 1'-0"

NO CHANGES PROPOSED



EXISTING RIGHT ELEVATION VIEW
SCALE: 1/4" = 1'-0"

NO CHANGES PROPOSED

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:
SERGE MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

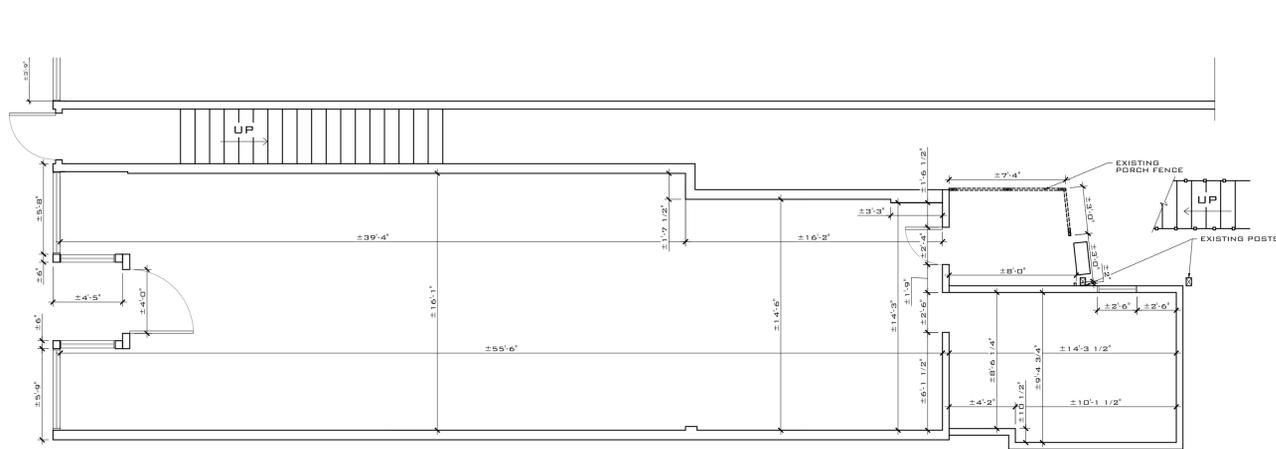
OWNER: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

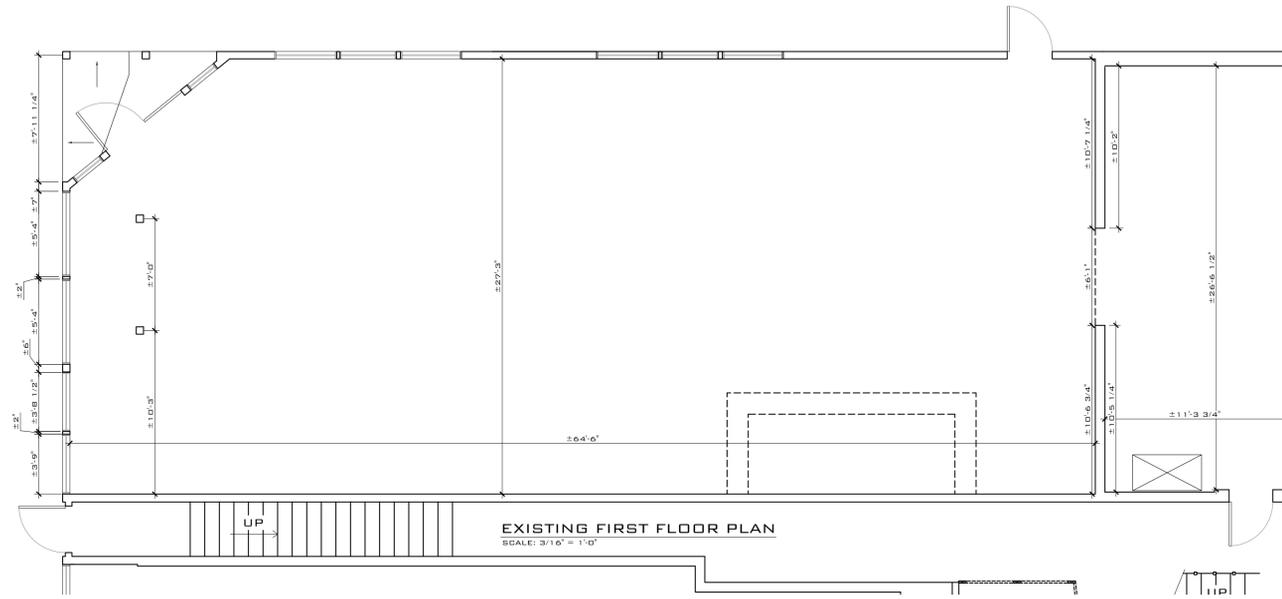
DATE: 425 SOUTHARD ST
KEY WEST, FL 33040

TITLE: A-18 FLOOR PLAN & ELEVATIONS

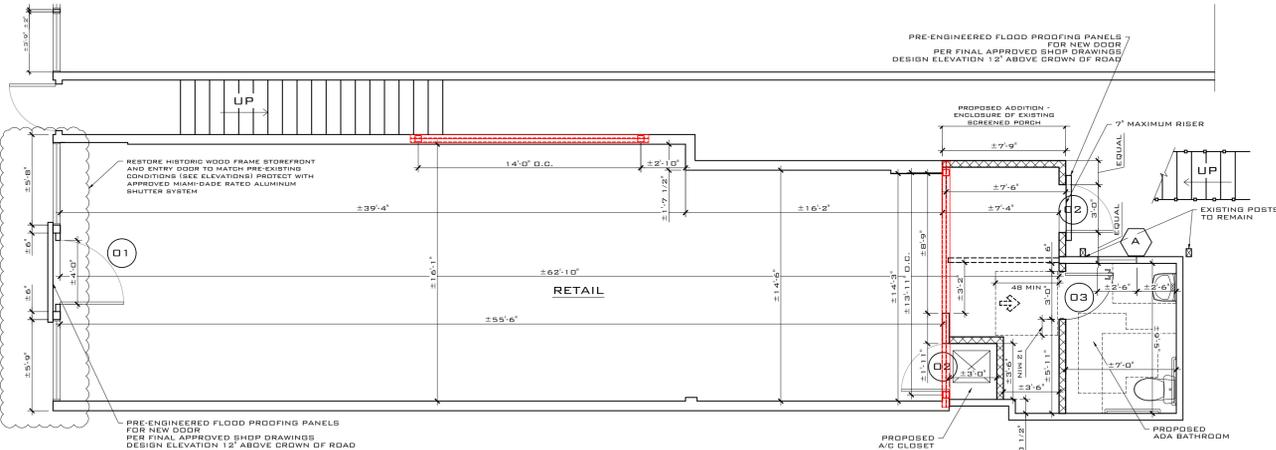
DATE	BY	CHECK	DATE
AS SHOWN	12/17/20	JPM	SM
2006-05	A-303		1



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

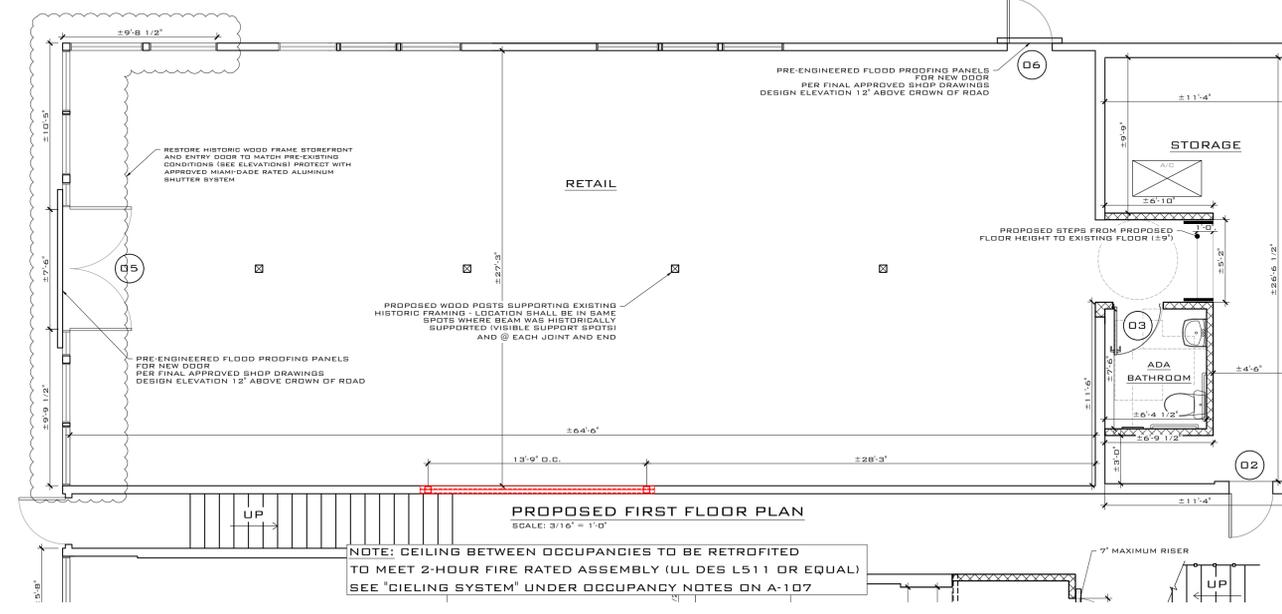


EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



NOTE: CEILING BETWEEN OCCUPANCIES TO BE RETROFITTED TO MEET 2-HOUR FIRE RATED ASSEMBLY (UL DES L511 OR EQUAL) SEE "CEILING SYSTEM" UNDER OCCUPANCY NOTES ON A-107

PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



NOTE: CEILING BETWEEN OCCUPANCIES TO BE RETROFITTED TO MEET 2-HOUR FIRE RATED ASSEMBLY (UL DES L511 OR EQUAL) SEE "CEILING SYSTEM" UNDER OCCUPANCY NOTES ON A-107

PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:
SERGE MASHKADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV | DESCRIPTION | BY | DATE
FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

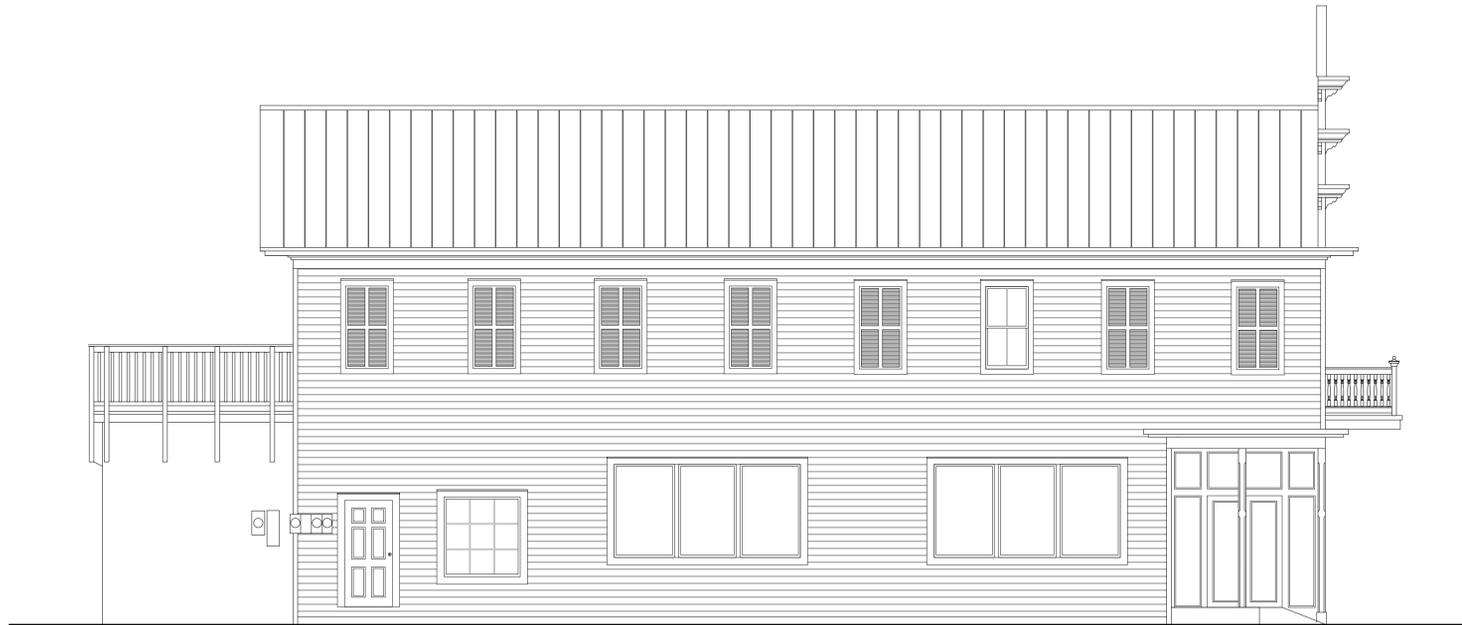
OWNER: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHWARD ST

DATE: 5/31/2024
5326534 Duval St
Key West, FL 33040

TITLE: EXISTING & PROPOSED FLOOR PLANS

SCALE: 3/16" = 1'-0" DATE: 12/17/2024 DESIGNED: JPH SAM AS SHOWN: JPH SAM PROJECT NO: 2006-05 DRAWING NO: A-304 REVISION: 1



EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:
SERGE MASHKADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: BY DATE:
FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: GARY THE CARPENTER CONSTRUCTION, INC

PROJECT: 419 SOUTHARD ST

DATE: 5326534 Duval St
Key West, FL 33040

TITLE: EXISTING & PROPOSED ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/17/20	JPM	SAM
PROJECT NO.:	DRAWING NO.:	REVISION:	REVISION:
2006-05	A-305		1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 26, 2021 at City Hall, 1300 White Street**, Key West, Florida. 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 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

STABILIZATION OF STRUCTURES, RESTORATION OF FACADES (419 SOUTHARD AND 532-534 DUVAL STREETS). RAISE FRONT PORCH 8 INCHES ABOVE SIDEWALK, ENLARGE SIDE DOOR FOR ADA ACCESS (419 SOUTHARD). AFTER-THE-FACT DEMOLITION OF FIRST FLOOR FACADES. REMOVAL OF CONCRETE FRONT PORCH SLAB OF 419 SOUTHARD STREET.

#419-425 SOUTHARD STREET AND 532-534 DUVAL STREET

Applicant – Gary the Carpenter Application #H2020-0041

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 Gary Burchfield, 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: 532 Duval on the 20 day of January, 2021.

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 Jan 26, 2021.

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 H2020-0641.

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

Signed Name of Affiant: [Signature]

Date: 1/20/21

Address: 800 Simons Ave

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of January, 2021.

By (Print name of Affiant) Gary Burchfield who is personally known to me or has produced [Signature] as identification and who did take an oath.

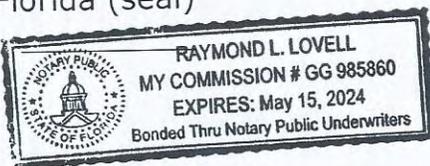
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Raymond L. Lovell

Notary Public - State of Florida (seal)

My Commission Expires:



532 Duval



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gary Burchfield, 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: 534 Duval on the 20 day of January, 2021.

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 Jan 26, 2021.

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 L/2020-0041

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

Signed Name of Affiant: [Signature]

Date: 1/26/21

Address: 800 Simonton

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of Jan, 2021.

By (Print name of Affiant) Gary Burchfield who is personally known to me or has produced [Signature] as identification and who did take an oath.

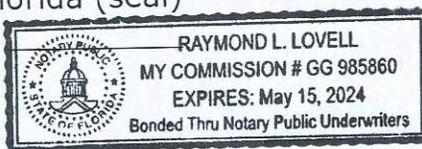
NOTARY PUBLIC

Sign Name: [Signature]

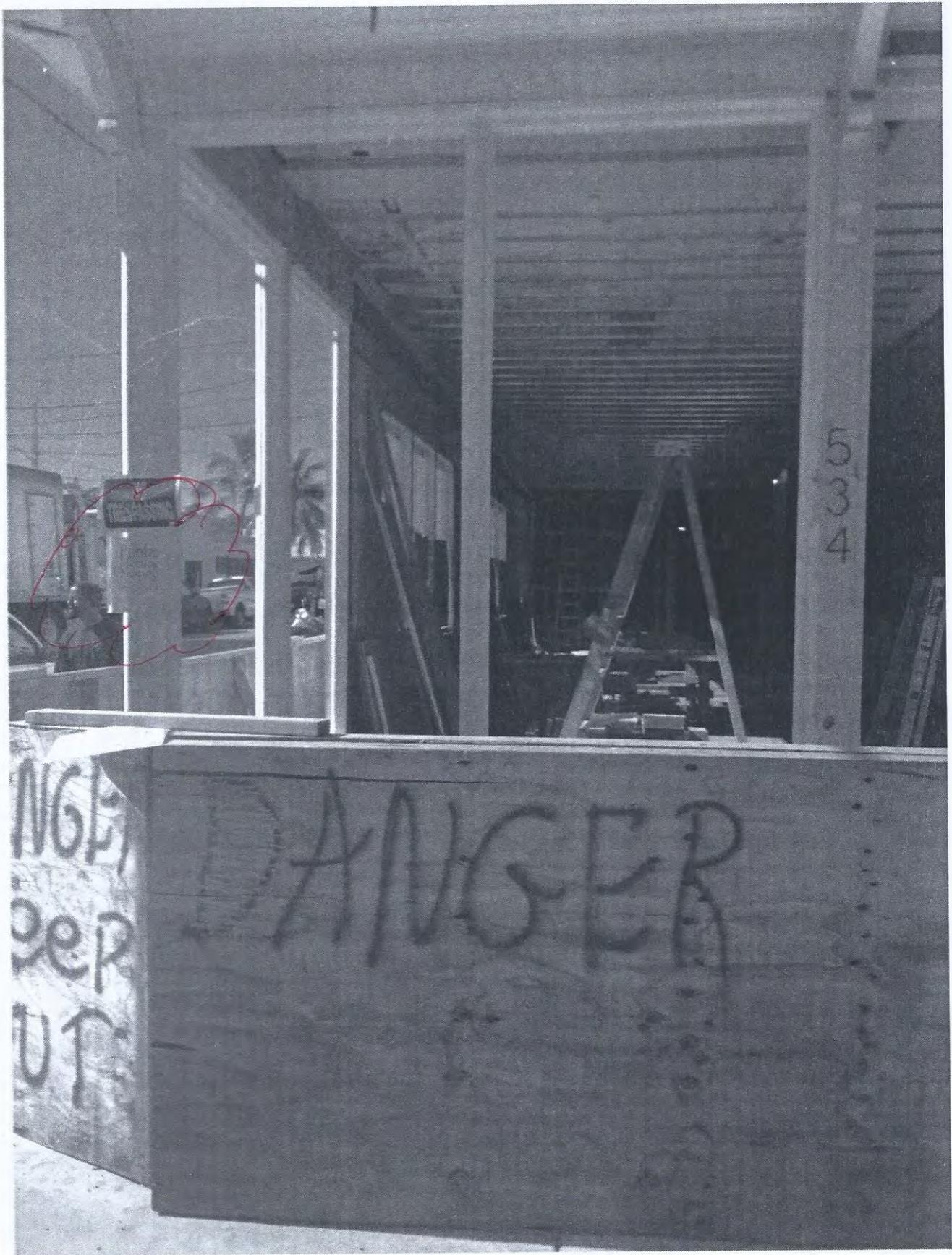
Print Name: Raymond L. Lovell

Notary Public - State of Florida (seal)

My Commission Expires:



534 Deval



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Cary Burchfield, 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: _____
419 Southard on the
20 day of January, 2021.

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 Jan. 26, 2021.

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 H2020-0041

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

Signed Name of Affiant: _____

Date: 1/20/21
Address: 5005 Simpster
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of
January, 2021.

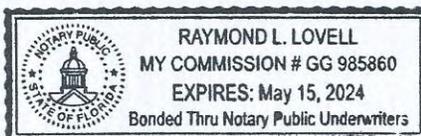
By (Print name of Affiant) Cary Burchfield who is
personally known to me or has produced _____ as
identification and who did take an oath.

NOTARY PUBLIC

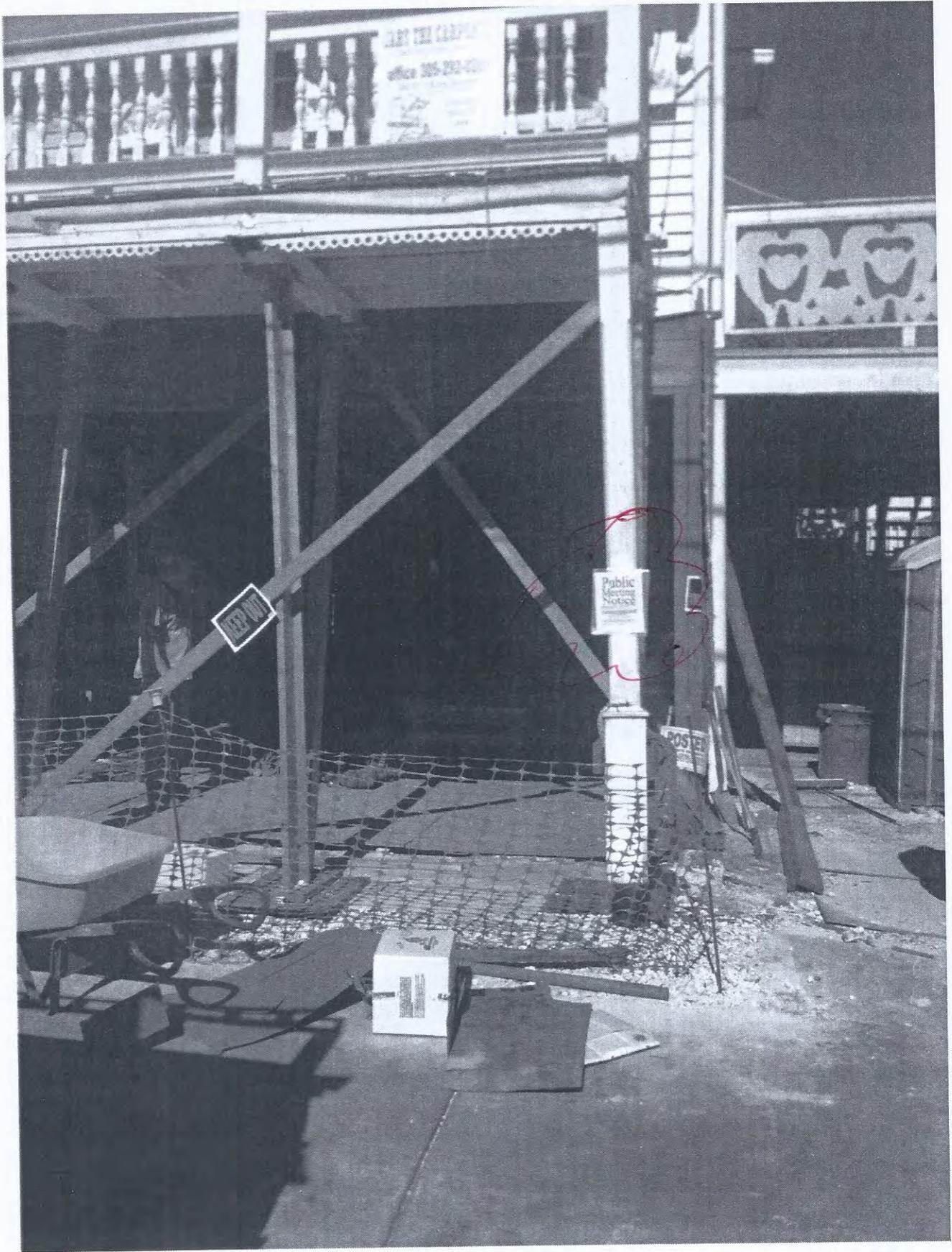
Sign Name: _____
Print Name: Raymond L. Lovell

Notary Public - State of Florida (seal)

My Commission Expires: _____



419 Southard



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 00009760-000000
 Account# 1010022
 Property ID 1010022
 Millage Group 10KW
 Location 534 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 51 OR155-435 OR170-103 OR408-110/11 OR2864-896 OR2882-2079 OR3026-1515
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

534 DUVAL STREET LLC
 45 NW 21st St
 Miami FL 33127

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$941,981	\$945,085	\$893,463	\$896,487
+ Market Misc Value	\$1,600	\$1,600	\$1,600	\$1,600
+ Market Land Value	\$2,173,500	\$1,725,000	\$1,668,750	\$1,401,750
= Just Market Value	\$3,117,081	\$2,671,685	\$2,563,813	\$2,299,837
= Total Assessed Value	\$2,938,853	\$2,671,685	\$2,529,820	\$2,299,837
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,117,081	\$2,671,685	\$2,563,813	\$2,299,837

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	7,500.00	Square Foot	50	150

Commercial Buildings

Style APARTMENTS / 03C
 Gross Sq Ft 8,006
 Finished Sq Ft 6,850
 Perimeter 0
 Stories 4
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 500 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type
 Year Built 1913
 Year Remodeled
 Effective Year Built 1992

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,850	6,850	0
OOU	OP PR UNFIN UL	546	0	0
OPF	OP PRCH FIN LL	49	0	0
OUF	OP PRCH FIN UL	225	0	0
SBF	UTIL FIN BLK	336	0	0
TOTAL		8,006	6,850	0

Style M.F. - R3 / R3
Gross Sq Ft 3,623
Finished Sq Ft 1,600
Perimeter 0
Stories 2
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Quality 500 ()
Roof Type GABLE/HIP
Roof Material METAL
Exterior Wall1 ABOVE AVERAGE WOOD
Exterior Wall2
Foundation WD CONC PADS
Interior Finish WALL BD/WD WAL
Ground Floor Area
Floor Cover CONC S/B GRND
Full Bathrooms 3
Half Bathrooms 0
Heating Type NONE with 0% NONE
Year Built 1913
Year Remodeled
Effective Year Built 1980

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	800	0	0
FLA	FLOOR LIV AREA	1,600	1,600	0
OPU	OP PR UNFIN LL	480	0	0
OOU	OP PR UNFIN UL	495	0	0
OPF	OP PRCH FIN LL	108	0	0
OUF	OP PRCH FIN UL	108	0	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		3,623	1,600	0

Style 1 STY STORE-D / 11D
Gross Sq Ft 600
Finished Sq Ft 600
Perimeter 0
Stories 1
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 350 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 1
Half Bathrooms 0
Heating Type
Year Built 1941
Year Remodeled
Effective Year Built 1985

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	600	600	0
TOTAL		600	600	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1979	1980	1	174 SF	1
FENCES	1993	1994	1	414 SF	2
BRICK PATIO	1980	2007	1	168 SF	2
BRICK PATIO	1980	2007	1	20 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/10/2020	\$5,100,000	Warranty Deed	2269155	3026	1515	03 - Qualified	Improved
2/1/1969	\$53,100	Conversion Code		408	110	Q - Qualified	Improved

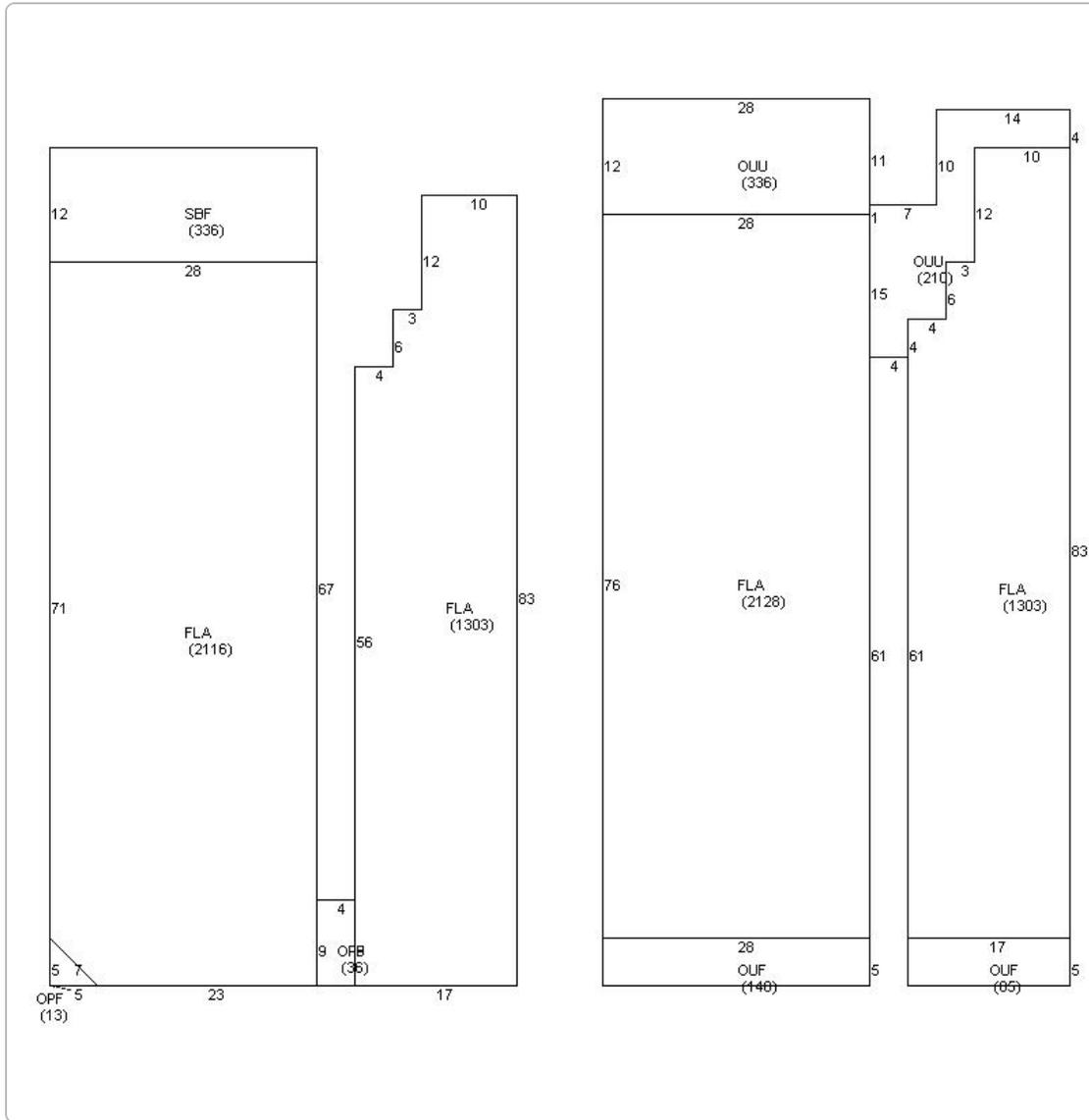
Permits

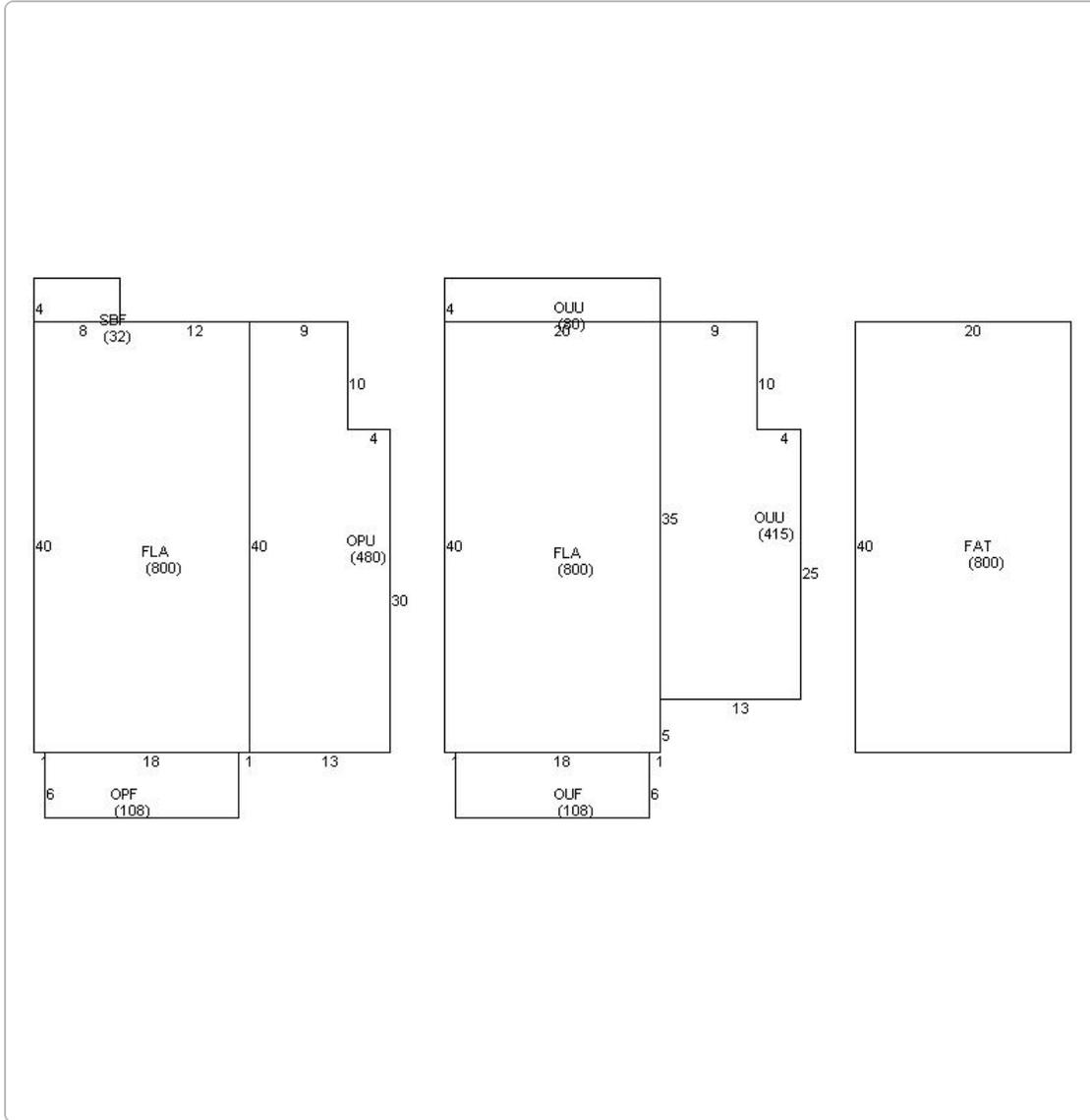
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1905	7/10/2020		\$5,000	Commercial	ROUGH IN ONLY OF PLUMBING UNDER NEW FOUNDATION.
BLD2020-1597	6/25/2020		\$2,000	Commercial	REMOVE INTERIOR ELEVATED FLOORING, WALL FINISHES & FRAMING
BLD2020-1596	6/3/2020		\$2,100	Commercial	REMOVE INTERIOR ELEVATED WOOD FLOORING, WALL COVERING AND FRAMING.
BLD2020-1598	6/3/2020		\$2,100	Commercial	REMOVE INTERIOR 1ST FLOOR, WALL FINISHES AND FRAMING.
BLD2018-1285	1/3/2019	6/17/2019	\$6,000	Commercial	REPLACE ROTTEN DECKING/RAFTERS/POST PER ENGINEERING PLANS. N.O.C REQUIRED. HARD INSPECTION REQUIRED. GH
16-00000428	4/14/2016	4/15/2017	\$3,000	Commercial	REMOVE EXISTING CHAIN LINK FENCE/GATE (6') AT PROPERTY LINE. REPLACE WITH SHORT FENCE (42") W/OPENING. INSTALL 6' TALL TRI-FOLD GATE 10" SETBACK. ALL NEW WOOD TO HAVE WOOD PICKETS PAINTED WHITE. H16-01-0151.
14-2598	6/10/2014	5/13/2017	\$7,000	Commercial	REPLACE A TEON TON CIND INSTALL STAND A/H IS ONE YEAR OLD. INSTALL 4 DROP SUPPLY GRILLS W'DUCK WORK TO TWO ROOMS COND HAS EXISTING SLAB POWER.
14-1198	3/31/2014	5/13/2017	\$2,450	Commercial	SET FIXTURES: 1- TRIPLE COMPARTMENT SINK, 1-HAND SINK, 1 MOP SINK, 1 GREASE TRAP, 1 FLOOR SINK DRAIN.
13-1264	4/5/2013		\$11,830	Commercial	MAINTENANCE AND PAINT THE TWO V-CRIMP METAL PANEL ROOFS
13-1300	4/5/2013	6/29/2017	\$1,000	Commercial	REMOVE BROKEN GLASS STOREFRONT AND REPLACE WITH NEW
2012-00000539	2/16/2012		\$10,000	Commercial	INSTALL NEW FENCES, 14'6" FRONT OF THE PROPERTY, 32 1/2 BACK, 26' BACK IN DRIVEWAY ALL WOOD, SAND SET PAVERS IN DRIVEWAY 280 S.F. NEW DOOR TO REPLACE EXISTING WINDOW, EXTERIOR TOUCH UP PAINT TO MATCH EXISTING
11-3510	9/22/2011		\$4,449	Commercial	REPLACE A 10-TON A/H ONLY INSIDE W/EXT POWER AND STAND. REPLACE A 6 FOOT AIR CURTAIN W/EXT POWER
11-3323	9/15/2011		\$4,750	Commercial	REMOVE EXISTING FRONT DOOR, INSTALL 2-2' X 6'8" FULL LIGHT DOORS. EXTEND SIDE WINDOWS TO LOUVERED KNEE WALL.
08-0157	1/24/2008		\$4,400	Commercial	INSTALL SECURITY ALARM SYSTEM IN 2500 SF BUILDING
08-0012	1/23/2008	2/1/2008	\$900	Commercial	CROW MOLDING, TWO OFFICES
2007-00004571	10/19/2007		\$5,000	Commercial	REMOVE EXIST'G DROP CEILING * REPLACE WITH 1 X 4 T&G CEILING
2007-00004714	10/15/2007	5/28/2020	\$3,000	Commercial	150 SF WOOD SIDING AND CASING; LEVEL FIRST FLOOR.
06-2792	5/8/2006	8/15/2006	\$1,600	Commercial	INSTALL OUTLETS, WIRE.
06-2258	4/11/2006	7/26/2006	\$700	Commercial	INSTALL 3 COMPARTMENT SING & GREASE TRAP
06-0025	1/12/2006	7/26/2006	\$6,500	Commercial	REPLACE 10 TON WITH 25 TON
03-0338	2/7/2003	9/1/2004	\$150	Commercial	WALL SIGN
03-0283	2/3/2003	5/26/2020	\$275	Commercial	BUILD INSIDE WALL
03-0281	1/28/2003	3/29/2003	\$1,500	Commercial	PLUMBING
02-3341	12/12/2002	10/3/2003	\$35,000	Commercial	ELECTRIC
02-3265	12/3/2002	10/3/2003	\$5,000	Commercial	DEMO DUE TO FIRE
02/2961	11/5/2002	10/3/2003	\$1,000	Commercial	REPAIR ELECTRICAL
02/2958	10/31/2002	10/3/2003	\$975	Commercial	DEMO PERMIT FIRE
01-1995	5/21/2001	11/16/2001	\$3,359	Commercial	7 SQS V-CRIMP
99-2404	7/9/1999	11/3/1999	\$5,000	Commercial	REPLACE 10 TON AIR HANDLE
A95-0623	2/1/1995	8/1/1995	\$500	Commercial	ATTACHING WOOD SIGN

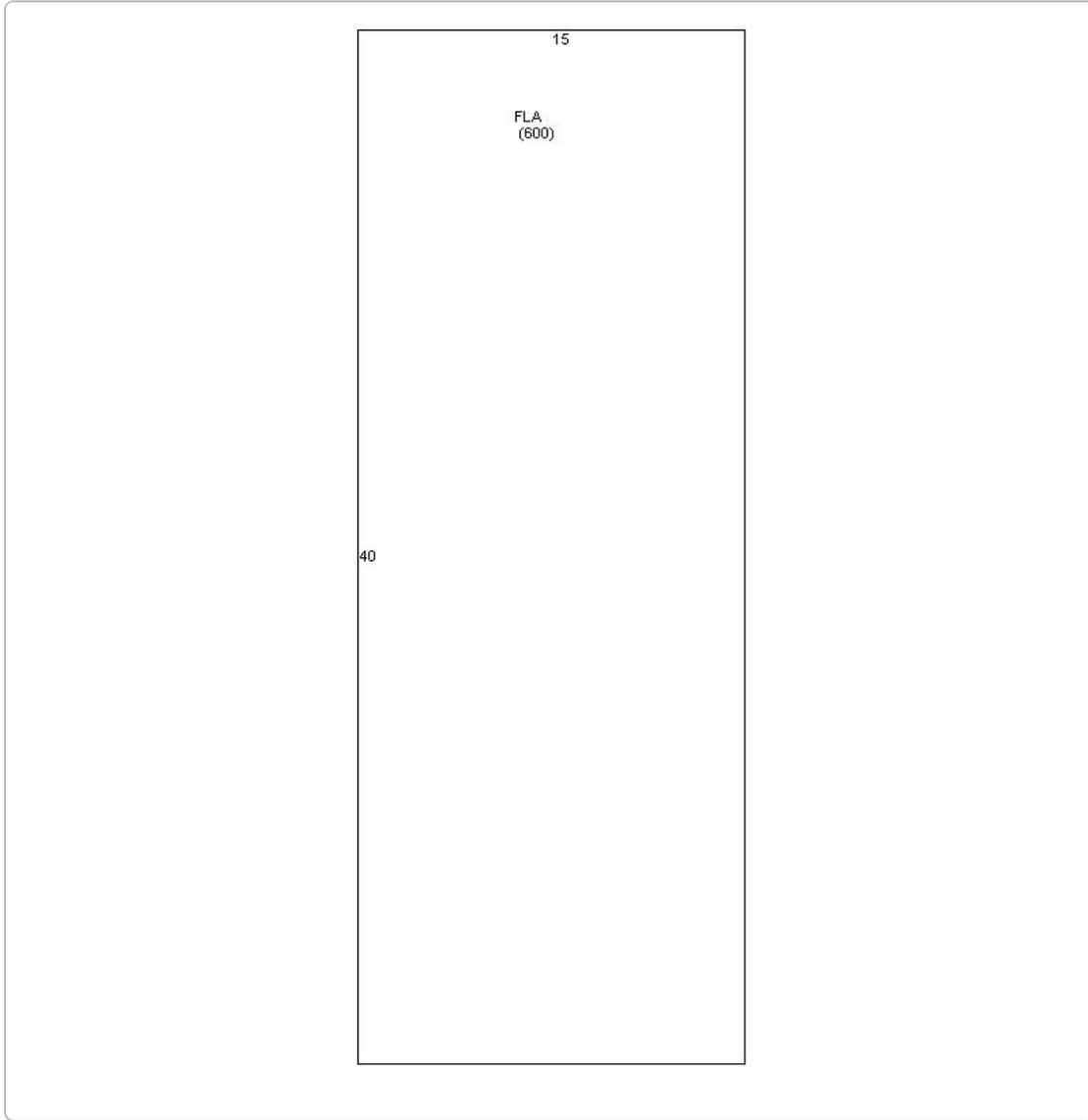
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Sketches (click to enlarge)







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Map



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No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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