



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: July 28, 2021

Applicant: Rick Milelli

Address: #210-216 Duval Street

Description of Work:

Major Development Plan – New mixed-use structure on Charles Street. New stairs and roof deck. Infill exterior space between Duval Street structure and Charles Street structure. New storefront on Duval Street.

Site Facts:

The site under review is located on the southwest corner of Duval and Charles Streets. The site contains multiple historic and non-historic structures that were connected at some point in time to accommodate large commercial space on the first floor and residential space on the second floor. There is a small open-air atrium space at the center of the buildings, which is currently the only area where there is not a direct connection between the structures.

The main two-story structure fronting Duval Street is listed on our survey as historic and contributing with a year built circa 1912, but Sanborn maps show that the structure had already been constructed by the late 19th century. The applicant previously came to HARC in December 2019 to reconstruct 3 second-story balconies facing Duval and reinstate wood lap siding on this structure. They were approved by HARC and received an easement for the balconies.

The two-story building with the attached one-story garage facing Charles Street is not specifically listed on our survey, so staff considers the structures to be non-contributing. Sanborn maps and historic photos show that both the two-story structure and the one-story garage were constructed sometime in the 1930s or 1940s. Before these structures were built, there was a two-story dwelling fronting Charles Street, which can be seen in early Sanborn maps and historic photos.

In June 2021, the applicant received variances to the maximum building coverage, maximum allowed impervious surface, and minimum open space ratio from the Planning Board for the project in this application.

Guidelines Cited on Review:

- Guidelines for Widow's Walks and Roof Decks (page 28a), specifically the preamble and guideline 1.
- Guidelines for Windows (pages 29-30), specifically 2, 3, 4 and 5.
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 7, 11, 12, 13, 14, 18, 19, 22, 25, 26 and 29.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 13, 14, 20, 22, 23, 24 and 25.

Staff Analysis:

The Certificate of Appropriateness under review proposes a new two-story addition to the front of the two-story structure facing Charles Street. The new addition would replace the existing historic one-story garage structure. This application also proposes renovations to the existing structures on site, including new stairs, the addition of a roof deck, infill of an open-air atrium space, siding changes, and fenestration changes throughout.

The new addition will reach a height of approximately 24-and-a-half-feet from grade and will be lower in height than the historic, contributing structure on the property that fronts 210-216 Duval Street. It will also be lower in height than the neighboring historic, contributing structure at 4-6 Charles Street. The new roof will be a hip with 5v-crimp metal roofing and there will be a two-story, three-bay porch on the front. Siding for the new addition is proposed to be wood lap boards, and all windows and doors for the new addition are proposed to be wood.

As part of this application, two new sets of stairs are proposed to provide egress for the 4 residential units that will be located on the second floor. A new roof deck is also proposed for the residential units on the second floor, and the applicant has stated that this roof deck will serve as a secondary means of egress for residents in apartments 3 and 4. The applicant also proposes infill of an existing open-air atrium space on the first floor. The space is proposed to be enclosed by a flat roof. This will create a one-story interior space on the first floor and it will allow for part of the roof deck and mechanical equipment space on the second floor.

Additionally, the applicant proposes siding changes and fenestration changes throughout the site. The stucco finish on the two-story structure facing Charles Street is proposed to be replaced with wood lap siding. There are almost no historic windows left on the two-story structure facing Charles Street, as most have been replaced or removed and boarded up. The applicant has noted that any historic windows on this structure will be repaired or replaced with new wood units, depending on their condition, and all new windows will be wood. The two-story structure fronting Duval Street has no historic windows left, as all of them have been replaced or removed. All new windows on the second floor of this structure are proposed to be six-over-six wood

units. The existing storefront windows and doors on the first floor facing Duval are proposed to be reconfigured and replaced with new aluminum fenestration.

Consistency with Cited Guidelines:

Staff finds most of the project to be consistent with the guidelines, but there is a conflict regarding the proposed roof deck.

Staff find that there are almost no significant features that exist in the historic, but non-contributing building facing Charles Street and that the proposed addition would not require any changes to its character defining features. Though the new two-story addition is proposed on the front elevation of the building facing Charles Street, Sanborn maps and a historic photo indicate that a two-story structure once fronted Charles Street before the construction of the existing one-story garage. This previous structure is also shown to have had a two-story porch, which the applicant now proposes for their new addition. The addition would not dominate surrounding historic structures and the size, scale, and height will be limited in relation to the historic, contributing structures at 210-216 Duval and 4-6 Charles Street. The proposed form and massing of the new addition is appropriate in relation to surrounding buildings. The proposed six-over-six wood windows are compatible in material, proportion, and rhythm with the main building. Proposed materials would not stand out from the surrounding historic structures and will be harmonious with the existing structures on site.

Staff sees no conflict with the infill of the atrium space that is proposed between the building facing Duval and the building facing Charles. Only one of the buildings (the one facing Duval) is contributing, and the structures were already connected by various additions in the past. Staff also sees no conflict with the two new sets of stairs that are proposed in this application, as there is currently only one existing exterior staircase, which is in very poor condition.

Staff sees no conflict in installing wood lap siding on the existing two-story structure facing Charles Street, as it is more historically appropriate to the structure than the current stucco. The two existing wood windows on the front of this structure facing Charles will need to be removed to make way for the new addition, but staff sees no issue, as the windows are in very poor condition due to inadequate repairs and missing elements. Staff sees no conflict in the proposal to use wood units for all new windows and existing wood windows that are beyond repair on the building facing Charles. On the building fronting Duval, staff sees no conflict in the proposal to use new wood windows on the second floor and aluminum for the first-floor storefronts. Staff supports the reconfiguration of the existing storefronts on Duval, as the new proposal is more appropriate in terms of rhythm and proportion in comparison to what is existing, which is not the historic storefront configuration.

In terms of the roof deck, staff finds conflict in the guidelines. Under the guidelines for Widow's Walks and Roof Decks, the preamble states, "Roof decks were not typical on 1 or 1½ story primary structures. They may or may not be appropriate for two-story buildings, depending on the individual circumstances and characteristics of the building." The roof deck would be utilized by residents on the second floor of two two-story structures and the applicant has stated the roof deck will provide a means of egress. Guideline 1 under Widow's Walks and Roof Decks goes on

to say, "...roof decks must be compatible in scale and design with the existing structure." Staff believes that the deck may be scaled down, yet still provide means of egress. In the guidelines for New Construction, guideline 20 states, "Roof decks and widow's walks are not allowed on new residential development. They may be acceptable in exceptional circumstances on commercial development, where immediate adjacent buildings have the same elements. The use of roof decks, rear balconies or widow's walks that clearly jeopardize the privacy of immediately adjacent properties are prohibited." Again, this roof deck is proposed for residential use as a second means of egress. Though Rick's at 202 Duval Street (across Charles Street to the North) has a large roof deck area, it is used for commercial purposes and not residential.

Staff finds the overall proposal to be consistent with the guidelines, other than the proposed roof deck, which staff will leave up for interpretation by the Historic Architectural Review Commission.

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 # 2020-0042	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

210-216 Duval Street	
210 Duval St. LLC	PHONE NUMBER 305-304-4464
P.O. Box 2068 Key West FL	EMAIL keywestnurse58@aol.com
Northstar Engineering	PHONE NUMBER 305-481-0400
201 Front St. Ste 203	EMAIL nsefl1keys@gmail.com
Key West FL 33040	
	DATE 6/25/21

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:	Demolition of garage structure on Charles Street. Construct new mixed use structure where garage structure is located. New stairs for Charles St. building and residential roof deck. New stairs for 2nd floor main building. New storefront for main building.
MAIN BUILDING:	Construct new storefront 1st floor. Replace roof on side addition infill exterior space between main structure and Charles Street.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
See demo 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):	
New staircase, new doors and windows. Reuse/rehab. existing windows if possible. New structure where garage was located. New porch and wood windows.	
PAVERS:	FENCES:
	New 4' fence and gates along Charles Street
DECKS:	PAINTING:
New deck for residential apartments (NOT for commercial)	
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
New mech. equipment for commercial/residential. A/Cs, hood system	

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 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:

210-216 Duval Street

PROPERTY OWNER'S NAME:

210 Duval St. LLC

APPLICANT NAME:

Northstar Engineering

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	6/28/21 DATE AND PRINT NAME
--------------------------------	--------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of garage structure on Charles Street, stairs to second floor main building, roof over rear structure on Charles St., windows and doors 1st floor Duval structure

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.

Not applicable

(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.

Existing storefront doors and ~~wall~~ windows have been significantly altered over time

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.

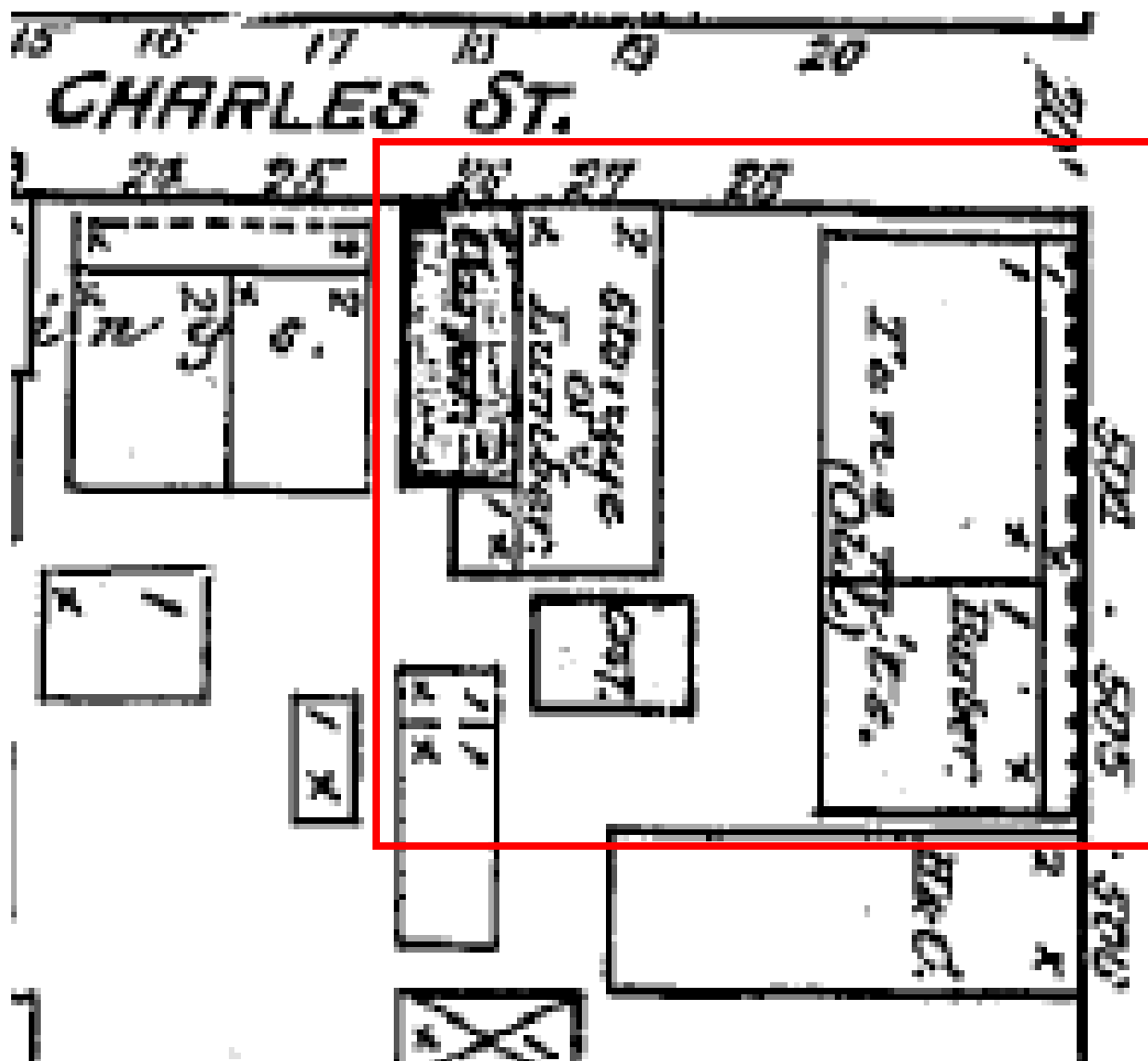
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
<i>Not associated w/ events.</i>
(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
<i>Not applicable</i>
(d) Is not the site of a historic event with significant effect upon society.
<i>Not applicable</i>
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
<i>Not applicable</i>
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
<i>Not applicable</i>
(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.
<i>Not applicable</i>
(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.

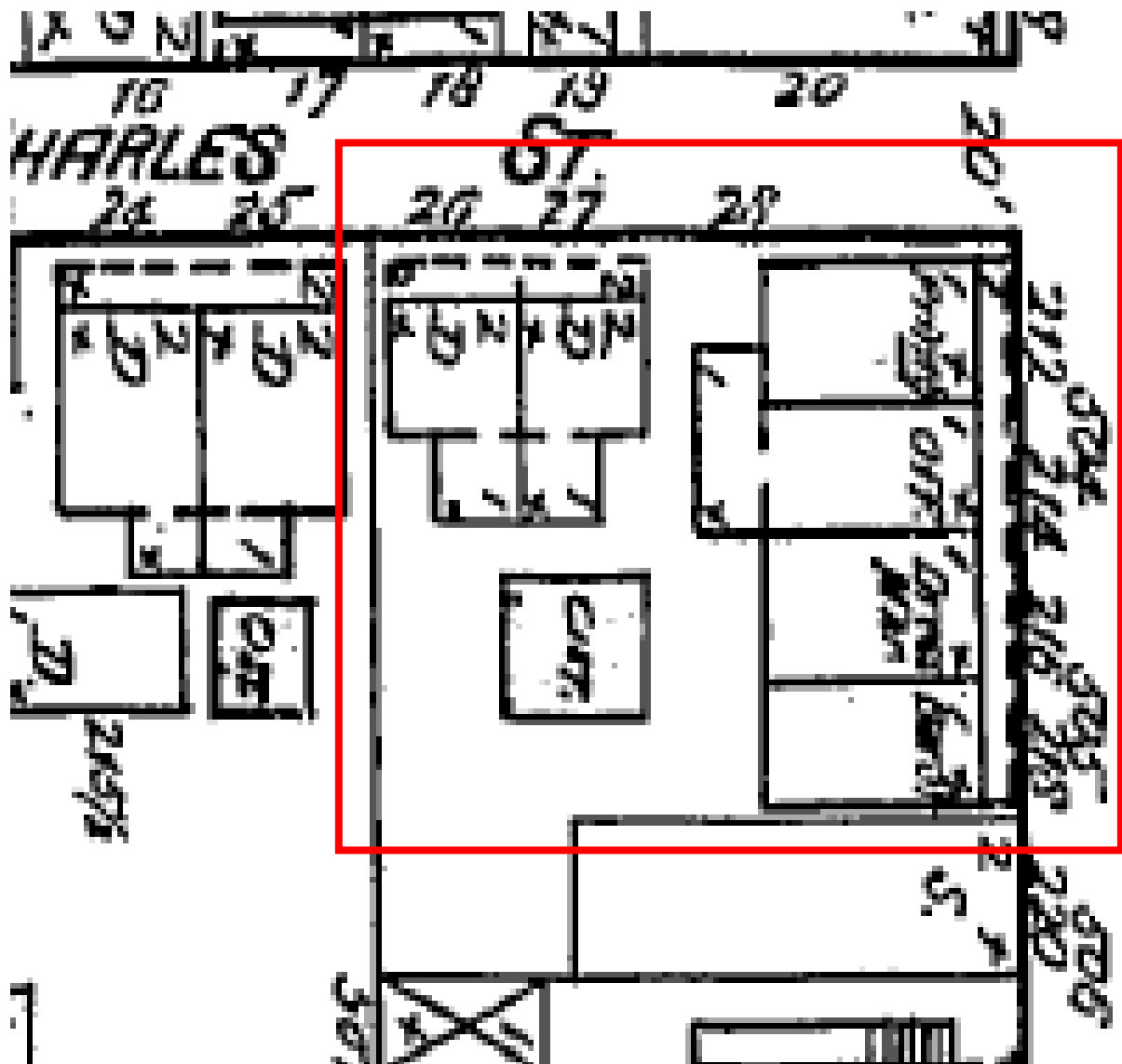
Not applicable
(i) Has not yielded, and is not likely to yield, information important in history.
Not applicable

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.
Not applicable. Garage structure does not define historic character.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Not applicable. New structure will restore historic relationship between buildings.
(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.
Not applicable. None of the proposed demolition areas define historic character of site.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable. Not proposing to remove contributing structure.

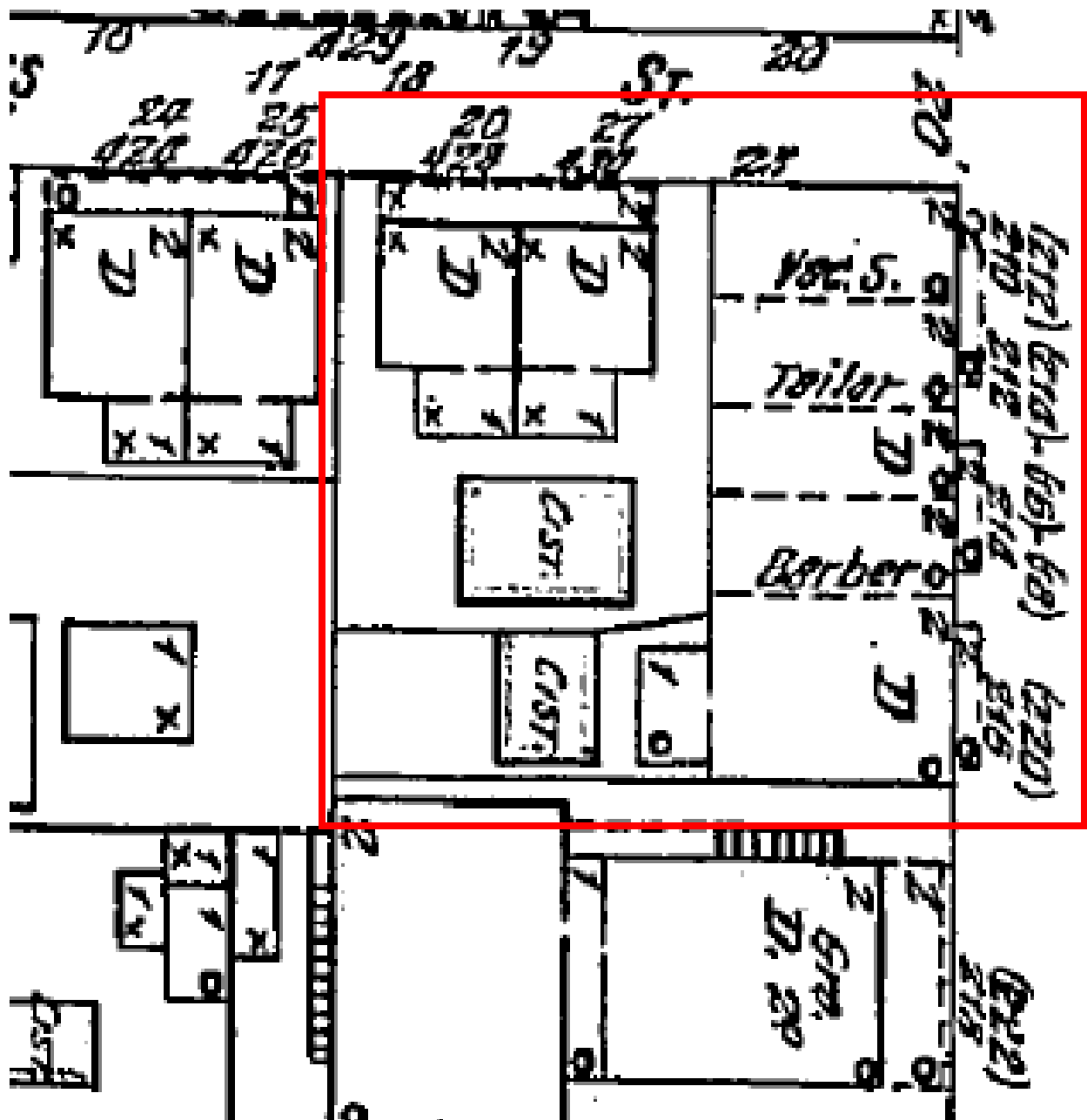
SANBORN MAPS



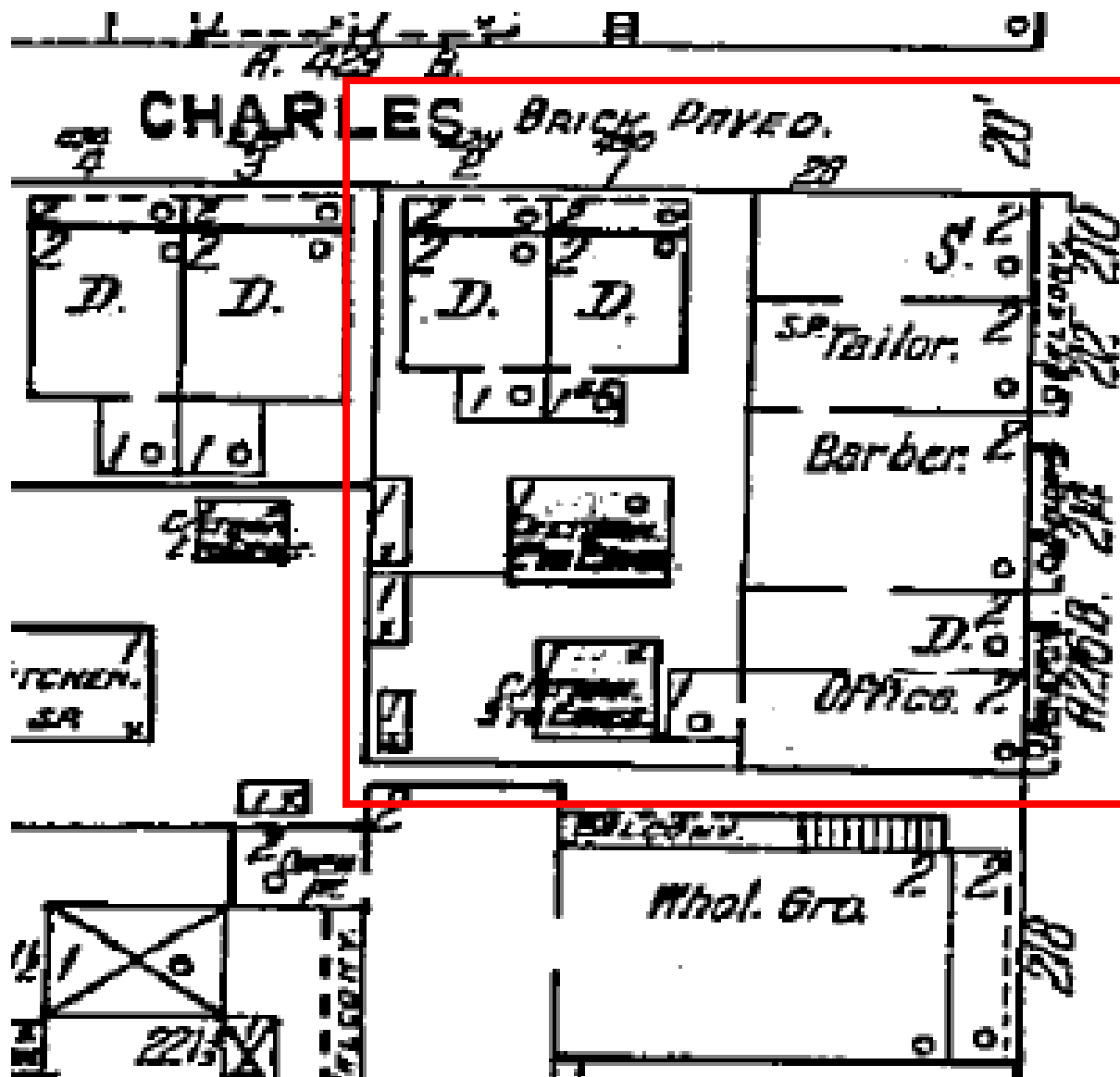
1889 Sanborn with the property at 210-216 (504-505) Duval Street indicated in red. The structure fronting Duval was only one-story at this time. 26-28 Charles Street is the location of the other existing structures on site today.



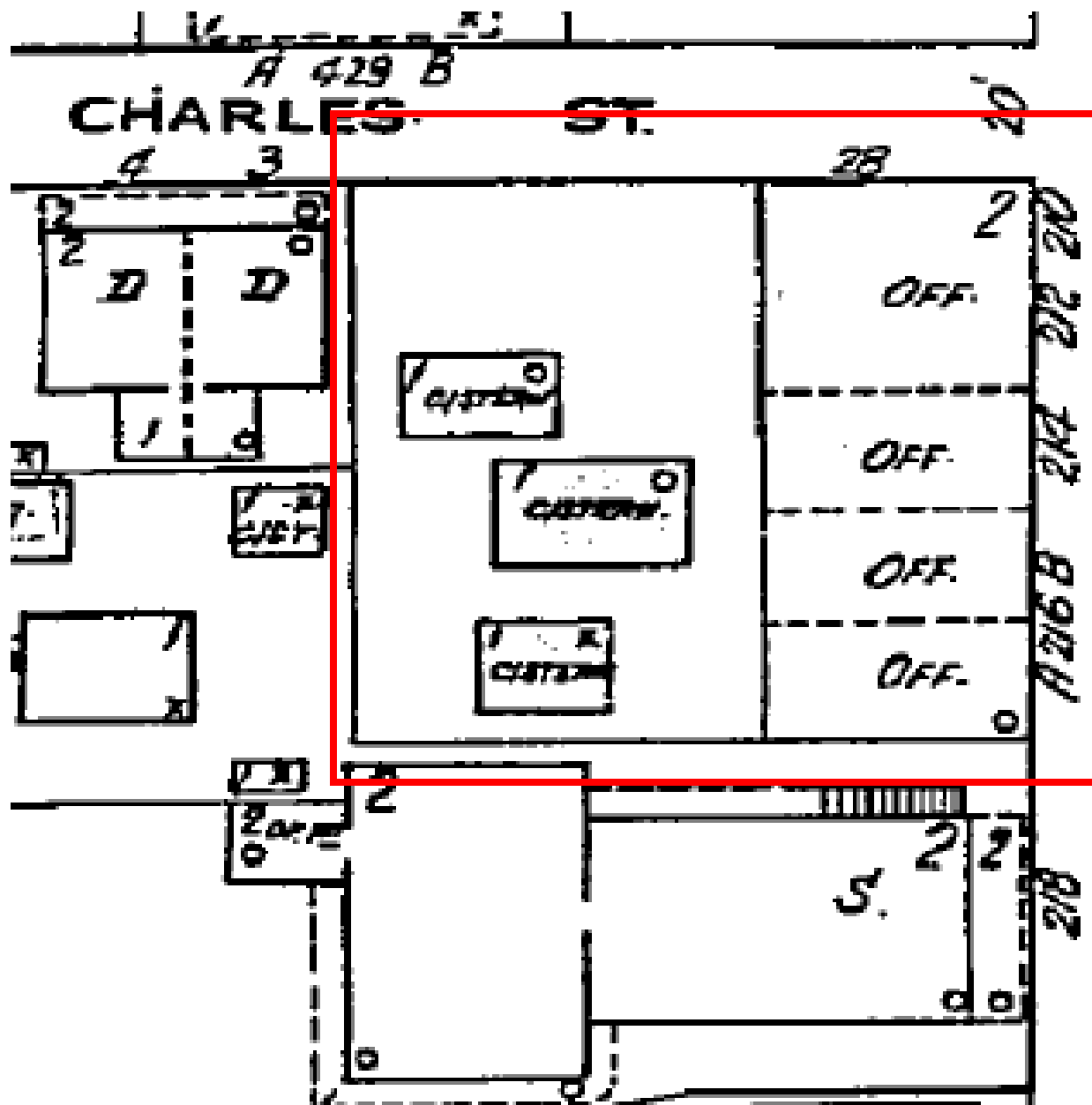
1892 Sanborn with the property at 210-216 (504-505) Duval Street indicated in red. The structure fronting Duval was only one-story at this time. The two-story dwelling fronting Charles Street at 26-28 was a structure that was previously on site before the two-story building with the attached one-story garage was constructed.



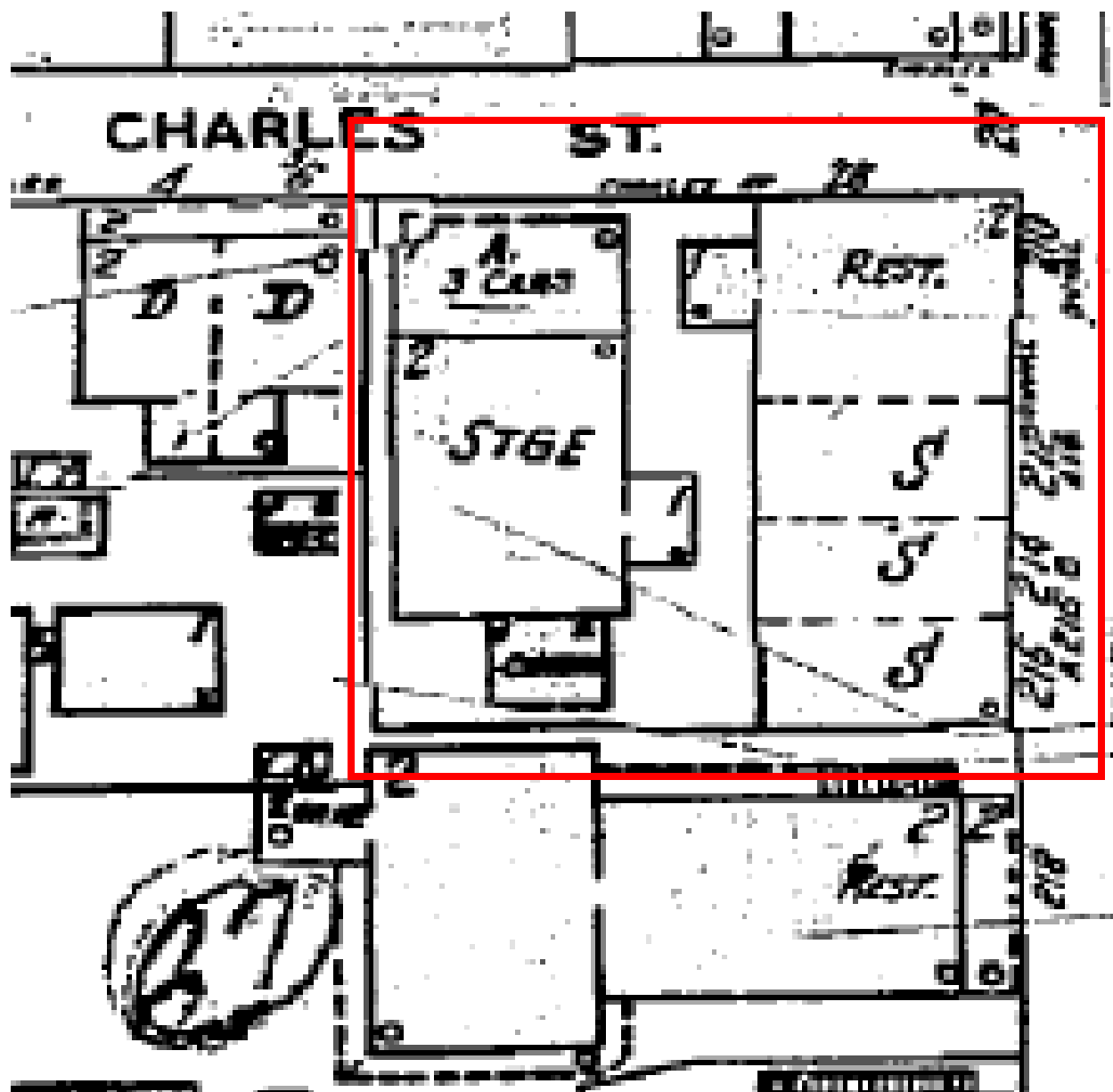
1899 Sanborn with the property at 210-216 Duval Street indicated in red. The structure fronting Duval is now a two-story mixed-use structure. The two-story dwelling fronting Charles Street at 428-430 (26-28) was a structure that was previously on site before the two-story building with the attached one-story garage was constructed.



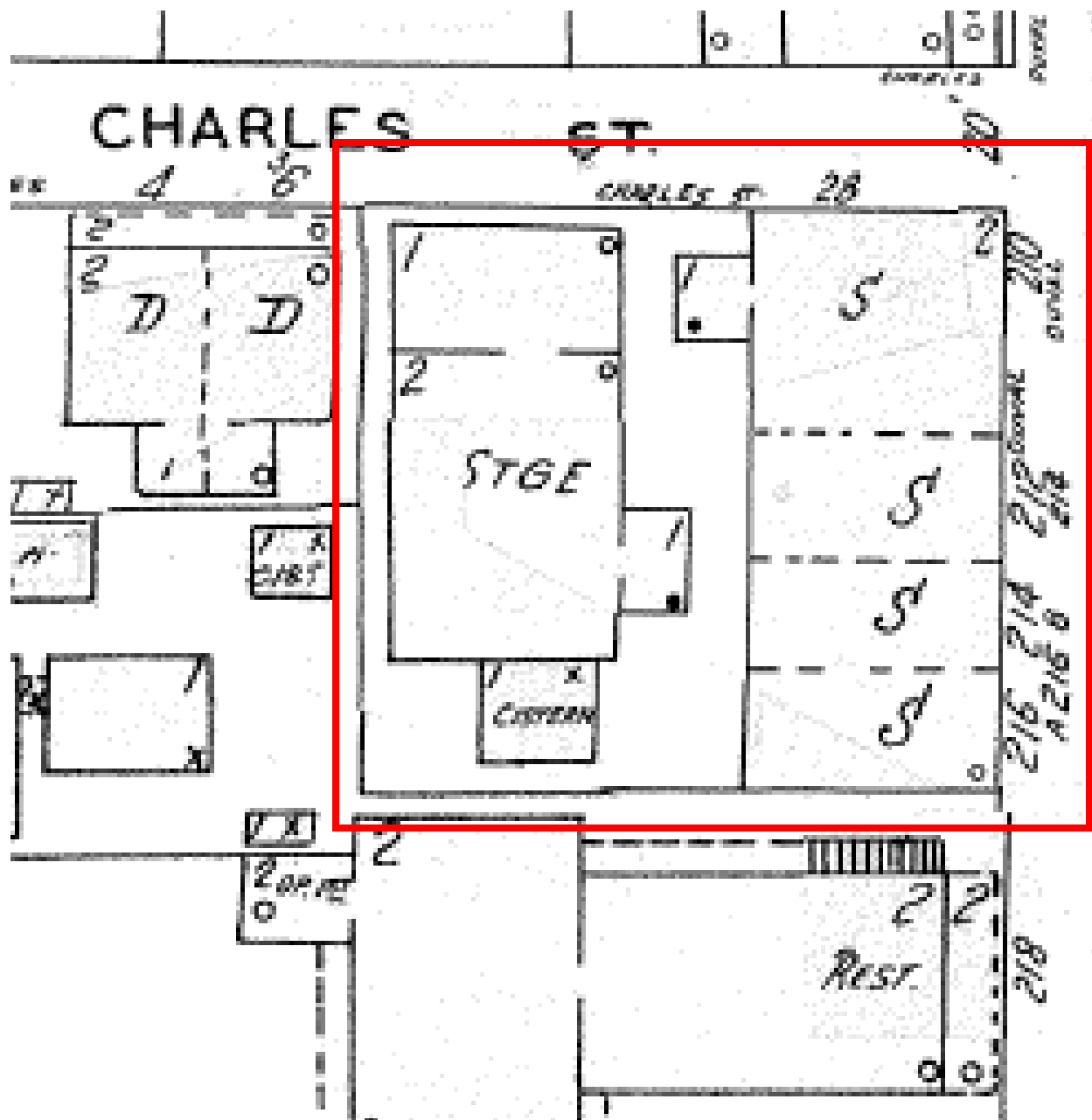
1912 Sanborn with the property at 210-216 Duval Street indicated in red. The two-story dwelling fronting Charles Street at 2-1 (428-430) was a structure that was previously on site before the two-story building with the attached one-story garage was constructed.



1926 Sanborn with the property at 210-216 Duval Street indicated in red. The two-story dwelling fronting Charles Street at 2-1 is gone.



1948 Sanborn with the property at 210-216 Duval Street indicated in red. The two-story building with the attached one-story garage shows for the first time. The garage had three bays, and the two-story structure was used for storage.



1962 Sanborn with the property at 210-216 Duval Street indicated in red.

PROJECT PHOTOS



Undated historic aerial. 210-216 Duval is indicated with a red arrow. The two-story dwelling fronting Charles Street (which was previously on site before the two-story building with the attached one-story garage) is indicated with a blue arrow.



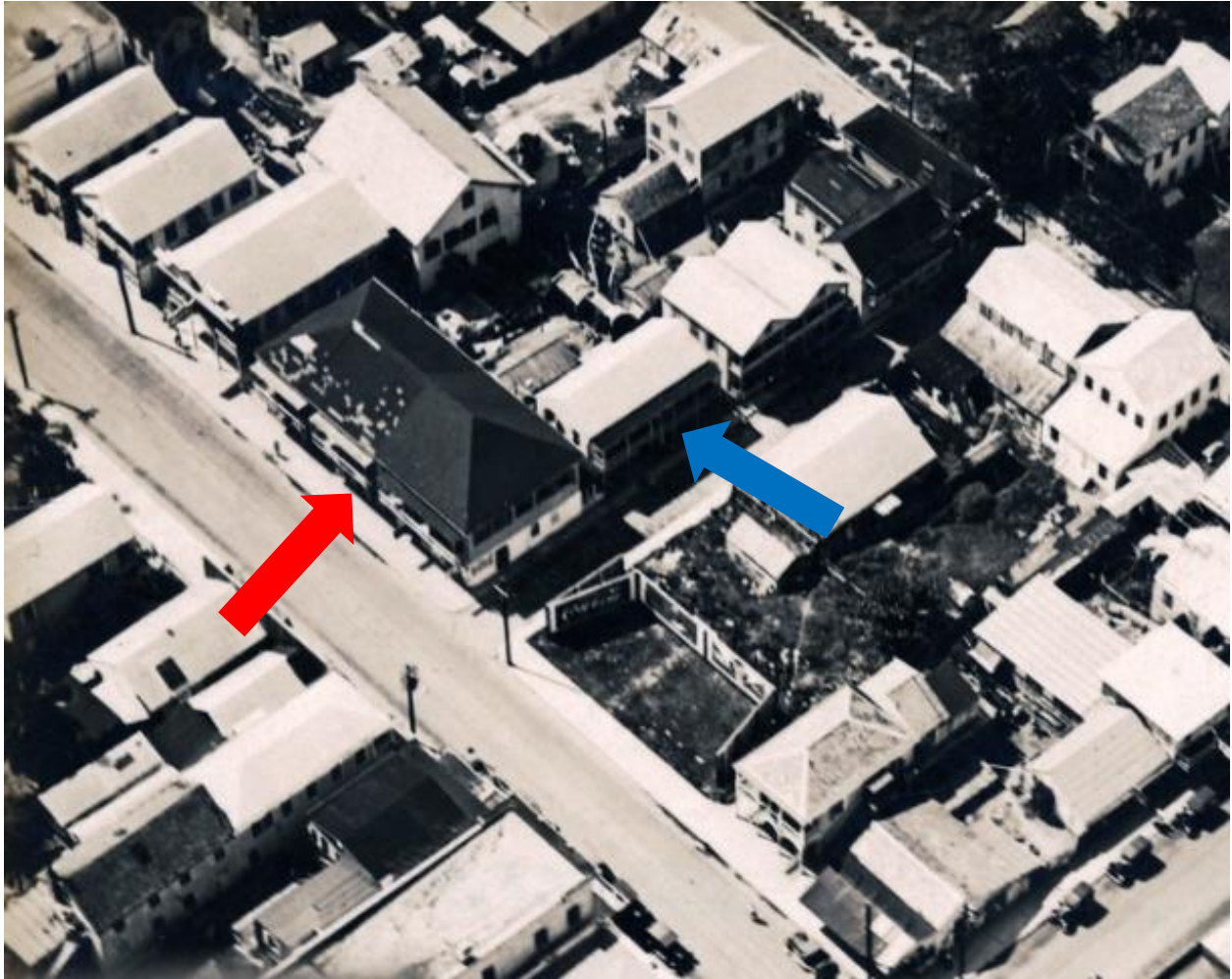
Historic photo circa 1900. 210-216 Duval is seen at the left indicated with a red arrow.



Historic photo circa 1909. 210-216 Duval is indicated with a red arrow.



Historic photo circa 1912. 210-216 Duval is seen at the bottom right idicated with a red arrow.



Historic photo circa 1930s. 210-216 Duval is indicated with a red arrow. The two-story dwelling fronting Charles Street (which was previously on site before the two-story building with the attached one-story garage) is indicated with a blue arrow.



Historic photo circa 1965.



Photo circa 1973.

HARC Application Photos 210-216 Duval St.

1. Front Elevation Photograph:



Harc Application for 210-216 Duval Street
Northstar Engineering

2. NW and SE on Duval St. Photograph:



3. Right/Left Neighboring building Photograph:



Right on Duval



Left on Duval

4. Charles Street Photograph:





Rear of Charles Street structure adjacent to 4 Charles Street



Rear of 210 Duval building



View looking down Charles



Smokin' Tuna Restaurant at 4 Charles

5. Across Duval St. Photograph:



6. Interior Photographs:

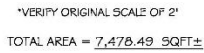


Inside garage facing Charles St

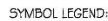


Charles Street structure rear wall adjacent to Smokin Tuna

SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



- | | |
|--|--------------------------------|
| | CATCH BASIN |
| | DRAINAGE MANHOLE |
| | CONCRETE UTILITY POLE |
| | FIRE HYDRANT |
| | GUY WIRE |
| | LIGHT POLE |
| | SANITARY CLEANOUT |
| | SANITARY MANHOLE |
| | SIGN |
| | SEWER VALVE |
| | WATER VALVE |
| | WATER METER |
| | WOOD UTILITY POLE |
| | SPOT GRADE ELEVATION (TYPICAL) |
| | TRAFFIC CONTROL BOX |
| | OVERHEAD UTILITY LINE |

• BEARING BASE: ALL BEARINGS ARE BASED ON 535341/59°E ASSUMED ALONG THE CENTERLINE OF DUVAL STREET.
• ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
• BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION 972 4580 TADL; 21.5' P.D. ADD004, ELEVATION=5.111' NGVD 1929).
• ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
• THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT DOES GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
• STREET ADDRESS: 210-216 DUVAL STREET, KEY WEST, FL 33040.
• ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
• ALL FIELD DATA WAS ACQUIRED ON 02/04/2019.
• COMMUNITY NO.: 120166; MAP NO.: 12097C; 516G; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION(S): 6

 $(FF-1) = 4.0' \text{ (NGVD 1929)}$ $(FF-2) = 4.0'$ (NGVD 1929)

- FINISH FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP. NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

210 DUVAL STREET LLC;

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.

[illegible]

LEGAL DESCRIPTION -

On the island of Key West and known on William A. Whitehead's Map, delineated in February, A.D. 1829, as parts of Parts of Lots One (1) and Two (2) of Square Fifteen (15).

Commencing on the Southern corner of Charles and Duval Streets, and running in a Southeasterly direction Eighty-five (85) feet in line with Duval Street; thence in a Southwesterly direction Eighty-eight (88) feet; thence in a Northwesterly direction Eighty-five (85) feet; thence in a Northeasterly direction along the line of Charles Street Eighty-eight (88) feet to the Point of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWS HERRON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	02/04/2011
MAP DATE	04/05/2011
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	KMK
JOB NO.:	19-121

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 CHAPTERS 2014-147 & 53-17-05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

DESIGNED 

NOT VALID
SIGNATURE
SEAL OR
SURVEYOR

REC. A. ISAAC, PSM #6753, PROFESSIONAL SURVEYOR AND MAPPER, L# 7667

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

FLORIDA KEYS
LAND SURVEYING

1996 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN

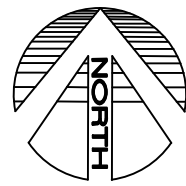
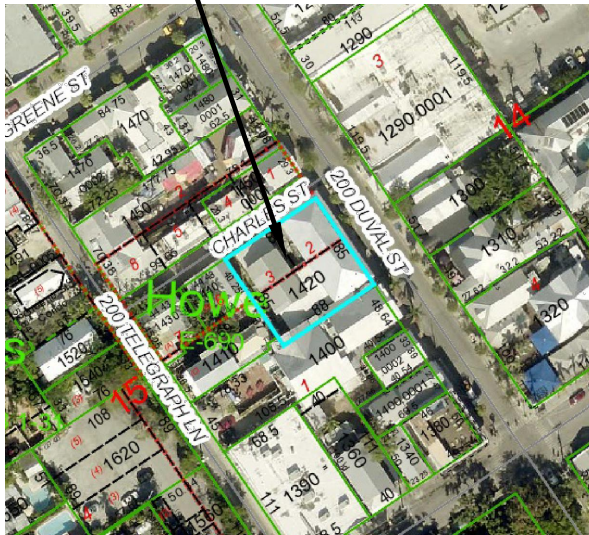
SITE DATA

SITE ADDRESS: 210-216 DUVAL ST, KEY WEST, FL 33040
RE: 00001420-000000
ZONING: HRCC-1
FLOOD ZONE: AE6
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOTS 1&2 SQR 15 G64-440/11
OCCUPANCY: ASSEMBLY A-3
TYPE OF CONSTRUCTION: VB

INDEX OF DRAWINGS

SHEET CS-1 - COVER SHEET
SHEET C-1 - PROPOSED SITE PLAN
SHEET C-2 - ELEVATION LOCATION PLAN
SHEET D-1 - INTERIOR AND FIRST FLOOR DEMOLITION PLAN
SHEET D-2 - EXISTING ELEVATION AND DEMOLITION PLAN
SHEET D-3 - EXISTING ELEVATION AND DEMOLITION PLAN
SHEET A-1 - PROPOSED FIRST FLOOR PLAN
SHEET A-1.1 - PROPOSED SECOND FLOOR PLAN
SHEET A-2 - PROPOSED ELEVATIONS
SHEET A-3 - PROPOSED ELEVATIONS
SHEET A-4 - PROPOSED CHARLES STREET ELEVATION

SITE

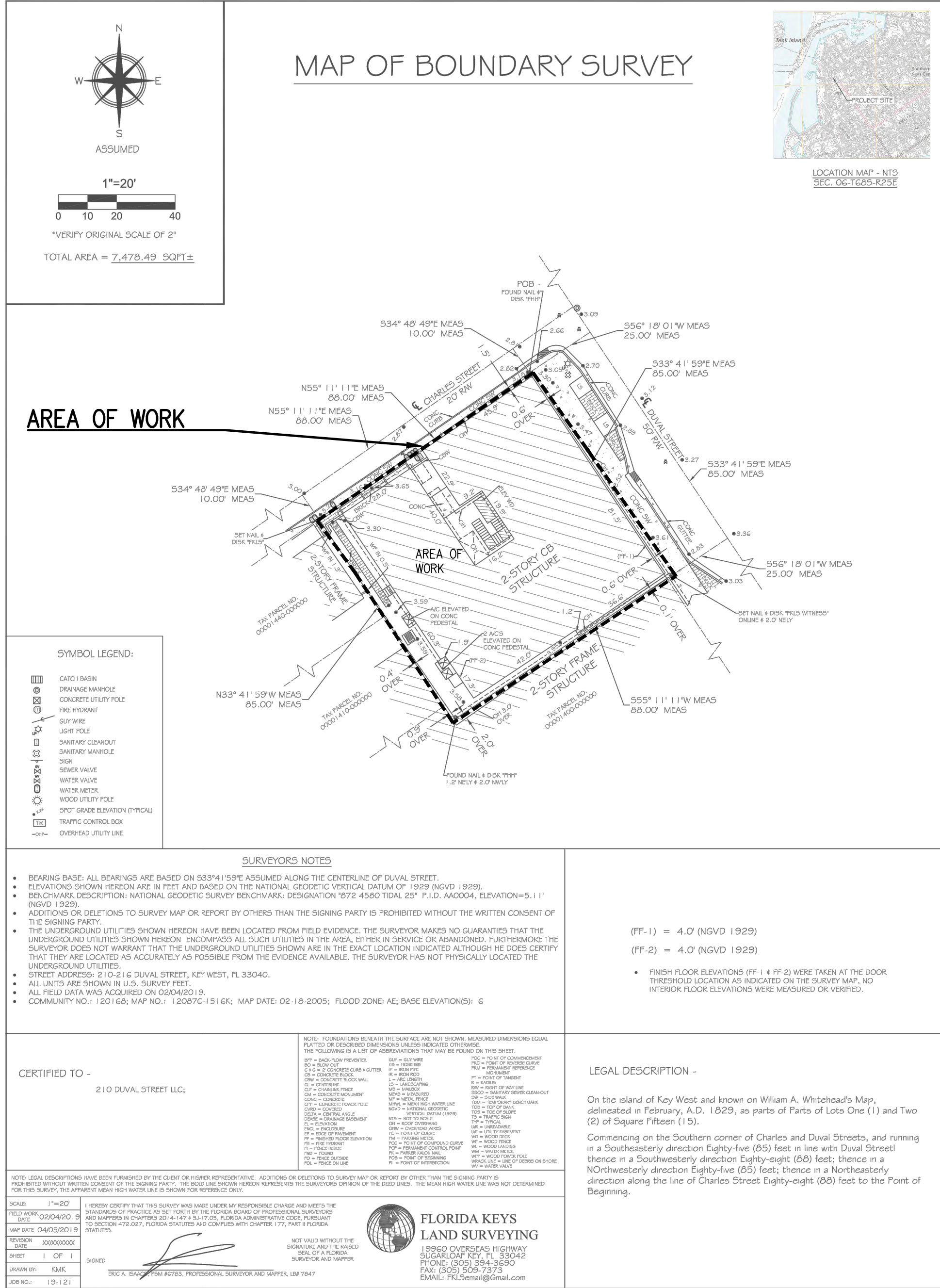


2 LOCATION MAP
CS-1 SCALE: NOT TO SCALE

HARC PLANS

210-216 DUVAL STREET
KEY WEST, FLORIDA 33040

MAP OF BOUNDARY SURVEY

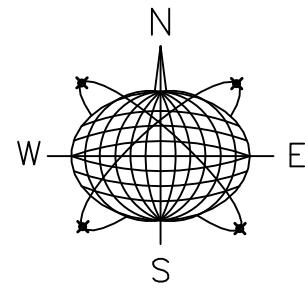


PROJECT DATA						
	PROPOSED (COVERED AREA)		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00001420-000000					
SETBACKS:						
FRONT	NO CHANGE		0'		0'	NONE
STREET SIDE	NO CHANGE		0'		0'	NONE
SIDE	NO CHANGE		1'-4"		2.5'	YES (GRANTED)
REAR	NO CHANGE		7'-8"		10'	YES (GRANTED)
LOT SIZE	NO CHANGE		7,478.5 SQ.FT.		4000 SQ FT MIN	NONE
BUILDING COVERAGE	6,776 SQ. FT.	90.6%	5,945.9 SQ. FT.	79.5%	50% MAX	YES (GRANTED)
FLOOR AREA	5,384 SQ. FT.	0.72	5,310.4 SQ. FT.	0.71	1.0	NONE
BUILDING HEIGHT	NO CHANGE		22'-2"		35' MAX	NONE
IMPERVIOUS AREA	6838.1 SQ. FT.	91%	6,687.5 SQ. FT.	89%	70% MAX	YES (GRANTED)
OPEN SPACE	452.2 SQ. FT.	6%	635 SQ. FT.	8%	20% MIN	YES (GRANTED)

VARIANCE GRANTED AND MAJOR DEVELOPMENT PLAN APPROVED AT 6.17.21 PLANNING BOARD MEETING.

SCOPE OF WORK:

- DEMOLISH INTERIOR WALLS AND 2ND FLOOR FLOORING.
- DEMOLISH SINGLE STORY FRONT PORTION OF BUILDING ON CHARLES ST.
- REMOVE REAR PORTION OF ANGLED ROOF OF CHARLES ST TO RAISE TO APPROXIMATELY 12'-3".
- ADD NEW DECK OVER REAR PORTION OF CHARLES ST. BUILDING.
- ADD (2) NEW STAIRCASES ACCESSED FROM CHARLES ST.
- REBUILD THE FRONT OF THE CHARLES STREET BUILDING.
- REMODEL INTERIOR OF GROUND FLOOR INTO RESTAURANT.
- NEW KITCHEN, BAR, AND BATHROOMS.
- REMODEL SECOND FLOOR OF DUVAL BUILDING INTO TWO (2) APARTMENTS.
- REMODEL SECOND FLOOR OF CHARLES STREET BUILDING INTO (2) APARTMENTS.
- NEW HVAC SYSTEM, POWER AND LIGHTING.



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT
Checked By: RJM
Project No. AS NOTED
Scale: AS NOTED
AutoCad File No.

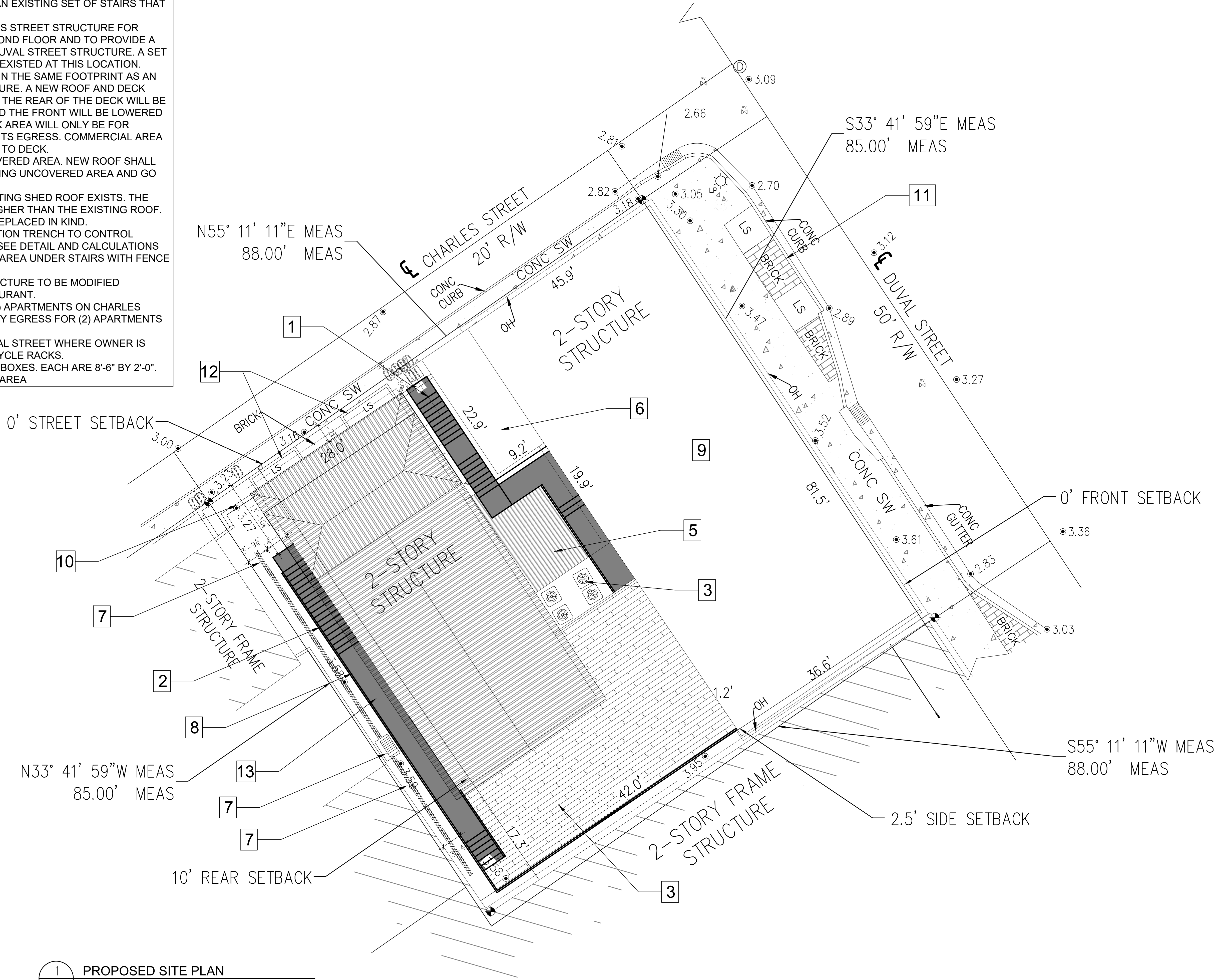
Revisions:

Title:
COVER SHEET

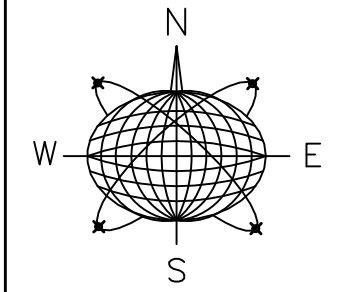
Sheet Number:
CS-1
Date: JUNE 25, 2021

1 SURVEY
CS-1 SCALE: NOT TO SCALE

- KEY NOTES:
1. NEW STAIRS FROM THE SECOND FLOOR OF 210 DUVAL STREET BUILDING TO CHARLES STREET. THE STAIRS WOULD BE REPLACING AN EXISTING SET OF STAIRS THAT ARE DAMAGED.
 2. NEW STAIRS ON CHARLES STREET STRUCTURE FOR EGRESS FROM THE SECOND FLOOR AND TO PROVIDE A SECOND EGRESS FOR DUVAL STREET STRUCTURE. A SET OF STAIRS PREVIOUSLY EXISTED AT THIS LOCATION.
 3. NEW DECK STRUCTURE IN THE SAME FOOTPRINT AS AN EXISTING ROOF STRUCTURE. A NEW ROOF AND DECK WILL BE CONSTRUCTED. THE REAR OF THE DECK WILL BE RAISED APPROX. 2FT AND THE FRONT WILL BE LOWERED APPROX. 1FT. NEW DECK AREA WILL ONLY BE FOR RESIDENTIAL APARTMENTS EGRESS. COMMERCIAL AREA WILL NOT HAVE ACCESS TO DECK.
 4. NEW ROOF OVER UNCOVERED AREA. NEW ROOF SHALL INCORPORATE AN EXISTING UNCOVERED AREA AND GO UNDER THE STAIRS.
 5. NEW ROOF WHERE EXISTING SHED ROOF EXISTS. THE NEW ROOF SHALL BE HIGHER THAN THE EXISTING ROOF.
 6. EXISTING ROOF TO BE REPLACED IN KIND.
 7. NEW 64 LF OF EXFILTRATION TRENCH TO CONTROL STORMWATER RUNOFF SEE DETAIL AND CALCULATIONS
 8. TRASH AND RECYCLING AREA UNDER STAIRS WITH FENCE AROUND THE AREA.
 9. EXISTING 2-STORY STRUCTURE TO BE MODIFIED INTERNALLY FOR RESTAURANT.
 10. ENTRANCE GATE FOR (2) APARTMENTS ON CHARLES STREET AND SECONDARY EGRESS FOR (2) APARTMENTS ON DUVAL.
 11. GENERAL AREA ON DUVAL STREET WHERE OWNER IS PROPOSING TO ADD BICYCLE RACKS.
 12. LANDSCAPING PLANTER BOXES. EACH ARE 8'-6" BY 2'-0".
 13. TRASH AND RECYCLING AREA



1
C-1
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Revisions:

Title:
PROPOSED SITE
PLAN

Sheet Number:
C-1
Date: JUNE 25, 2021



Seal:

NOT VALID FOR CONSTRUCTION UNLESS

SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

100

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

AutoCad File No.

1503

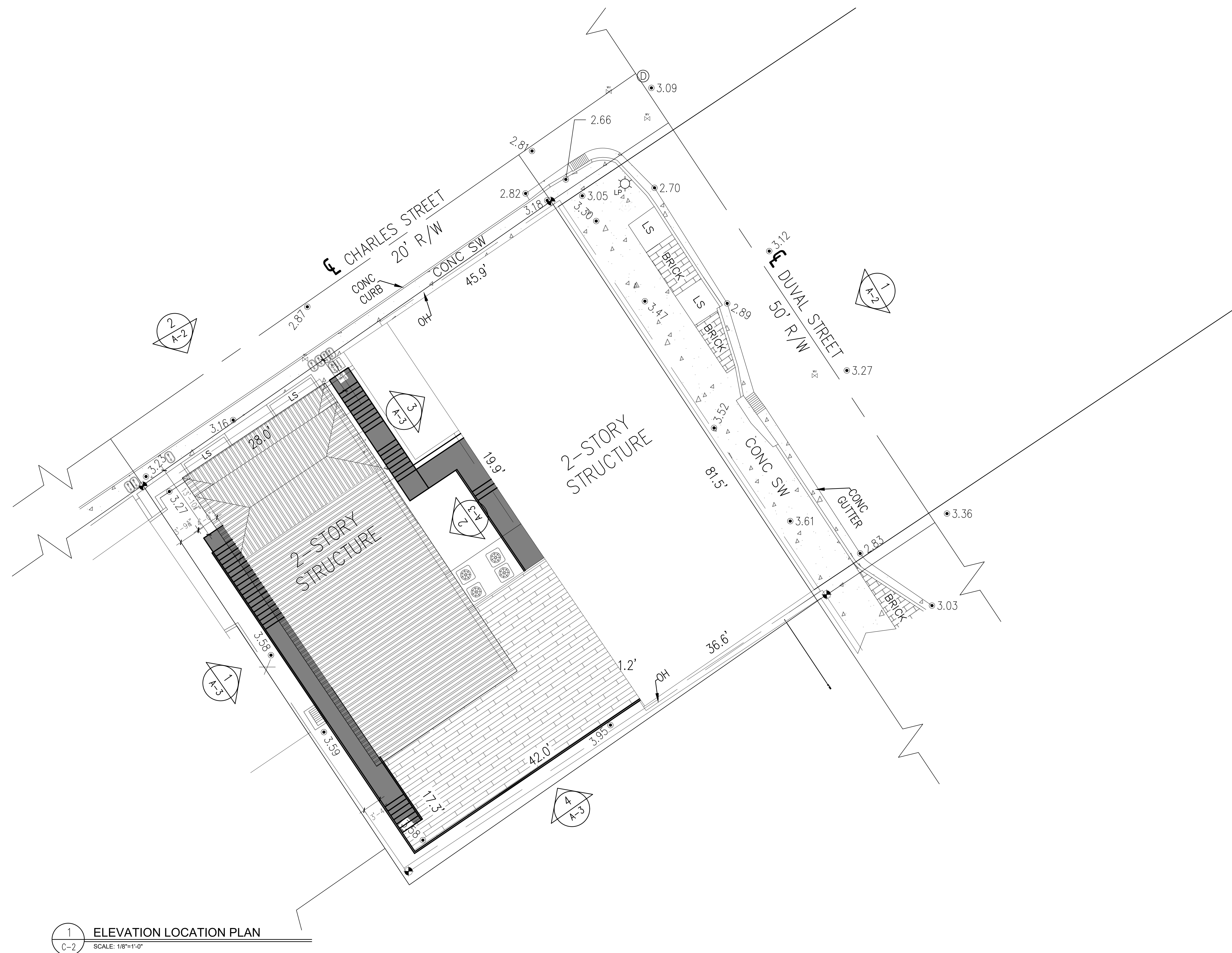
Title:

ELEVATION
LOCATION PLAN

Sheet Number:

C-2

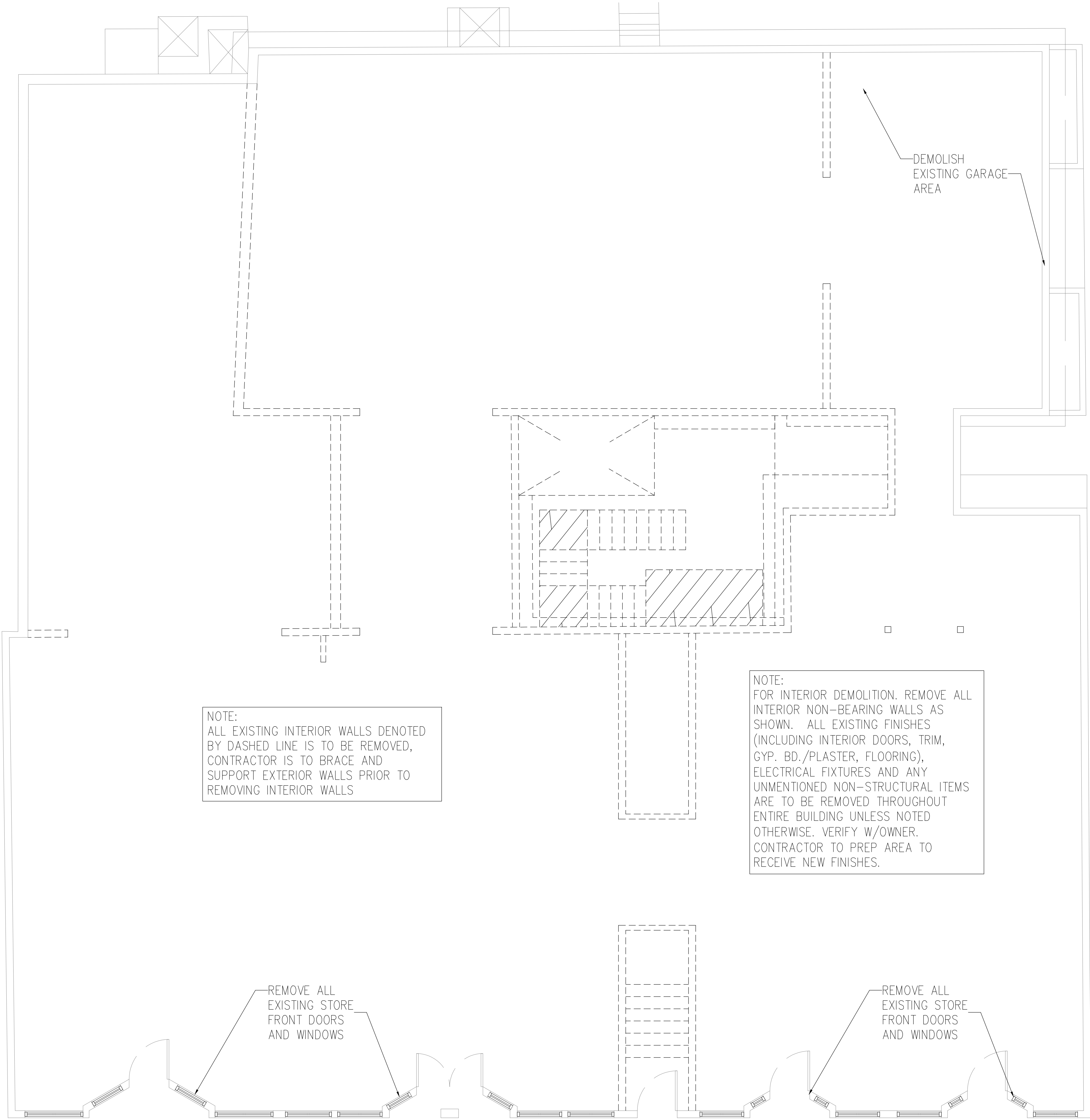
Date: JUNE 25, 2021



1
C-2

ELEVATION LOCATION PLAN

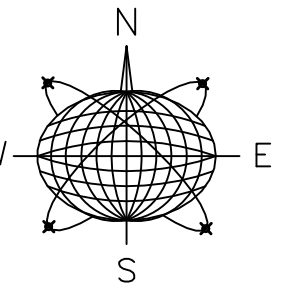
SCALE: 1/8"=1'-0"



1
D-1

DEMOLITION PLAN

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



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

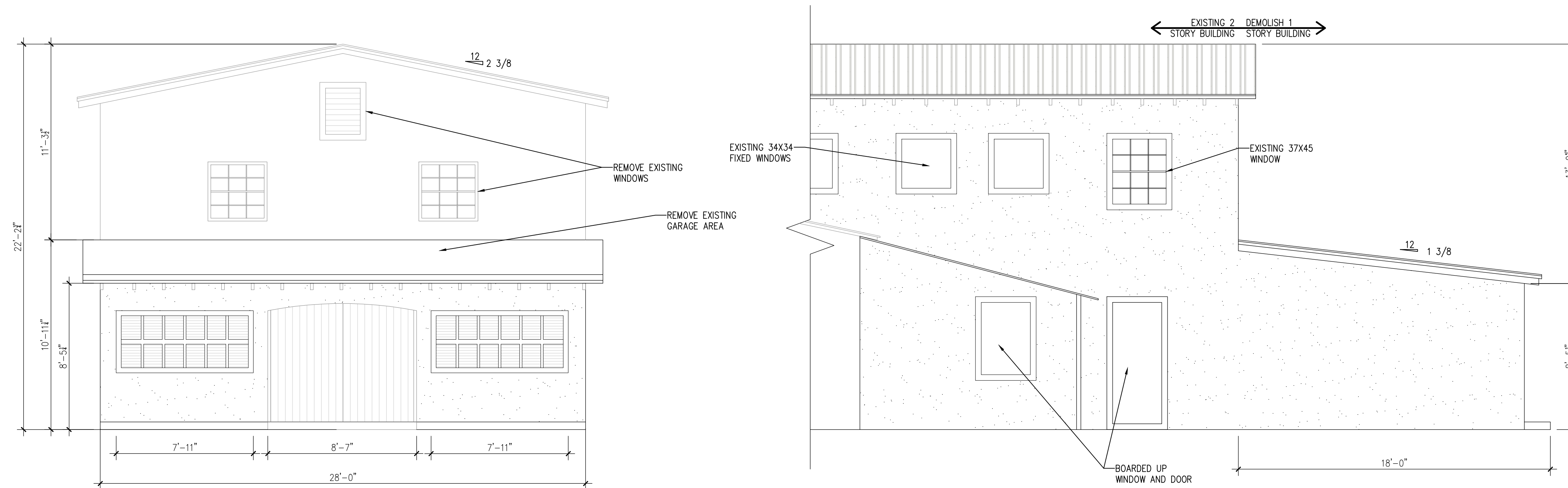
Drawn By: JT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Revisions:

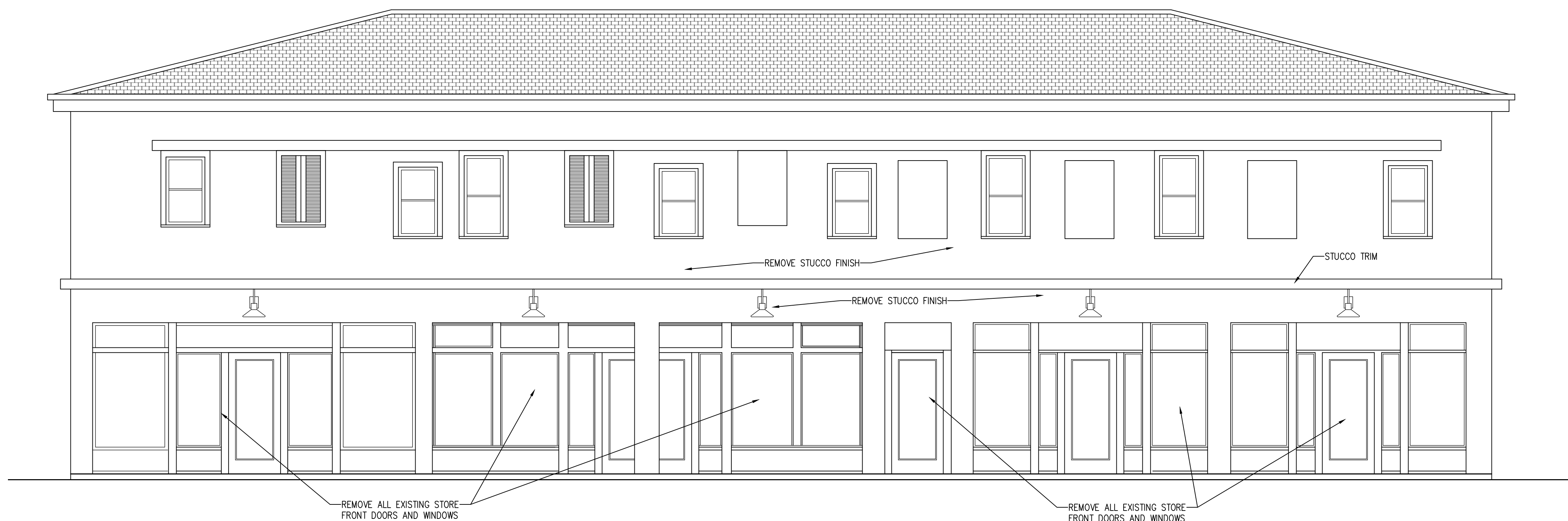
Title:
INTERIOR
DEMOLITION
PLAN

Sheet Number:
D-1
Date: JUNE 25, 2021

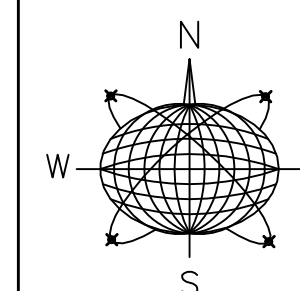




1
D-3
EXISTING CHARLES ST. ELEVATION
SCALE: 1/4"= 1'-0"



1
D-3
DUVAL ST. ELEVATION DEMOLITION PLAN
SCALE: 1/4" =1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT
Checked By: RJM
Project No. AS NOTED
AutoCad File No.

Revisions:

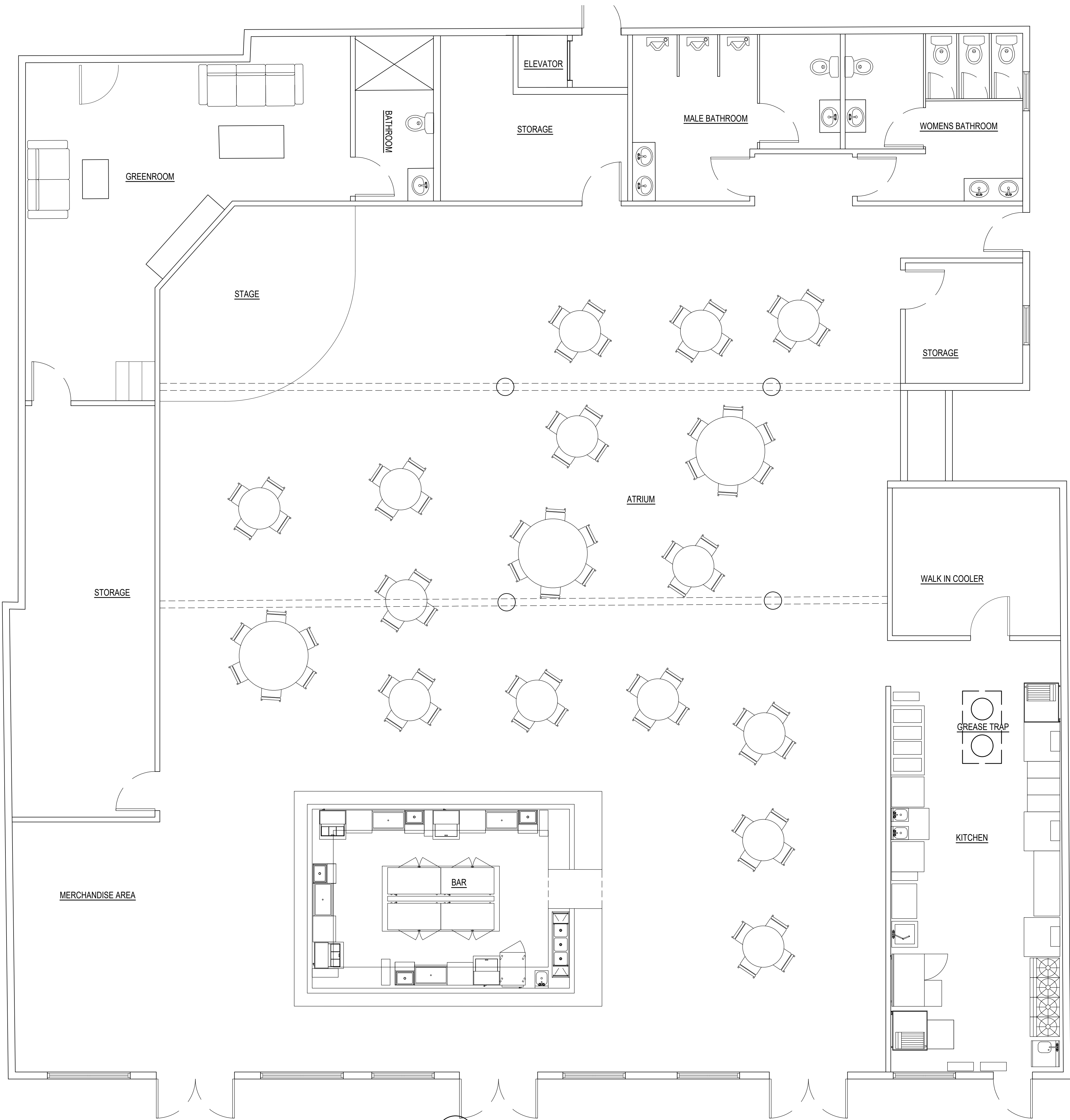
Title:

EXTERIOR
EXISTING
ELEVATION

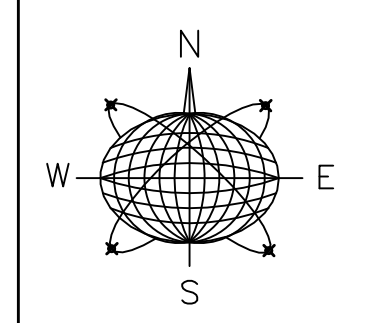
Sheet Number:

D-3

Date: JUNE 25, 2021



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



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By:	Checked By:
JT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

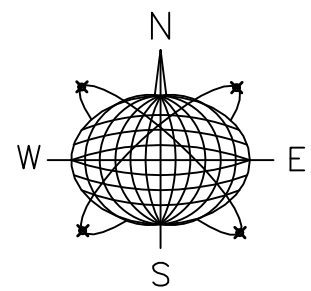
Revisions:

Title:
PROPOSED
FLOOR PLAN

Sheet Number:
A-1
Date: DECEMBER 10, 2020



1 SECOND FLOOR PLAN
A1.1 SCALE: 1/4"=1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL
210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
SECOND FLOOR PLAN

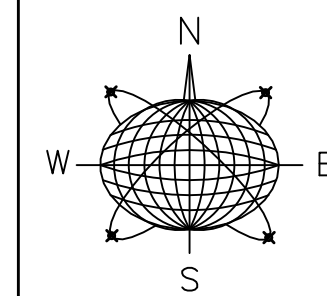
Sheet Number:
A1.1
Date: JUNE 25, 2021



2
A-2
PROPOSED CHARLES ST. ELEVATION
SCALE: 1/4"= 1'-0"



1
A-2
PROPOSED DUVAL ELEVATION
SCALE: 1/4"= 1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

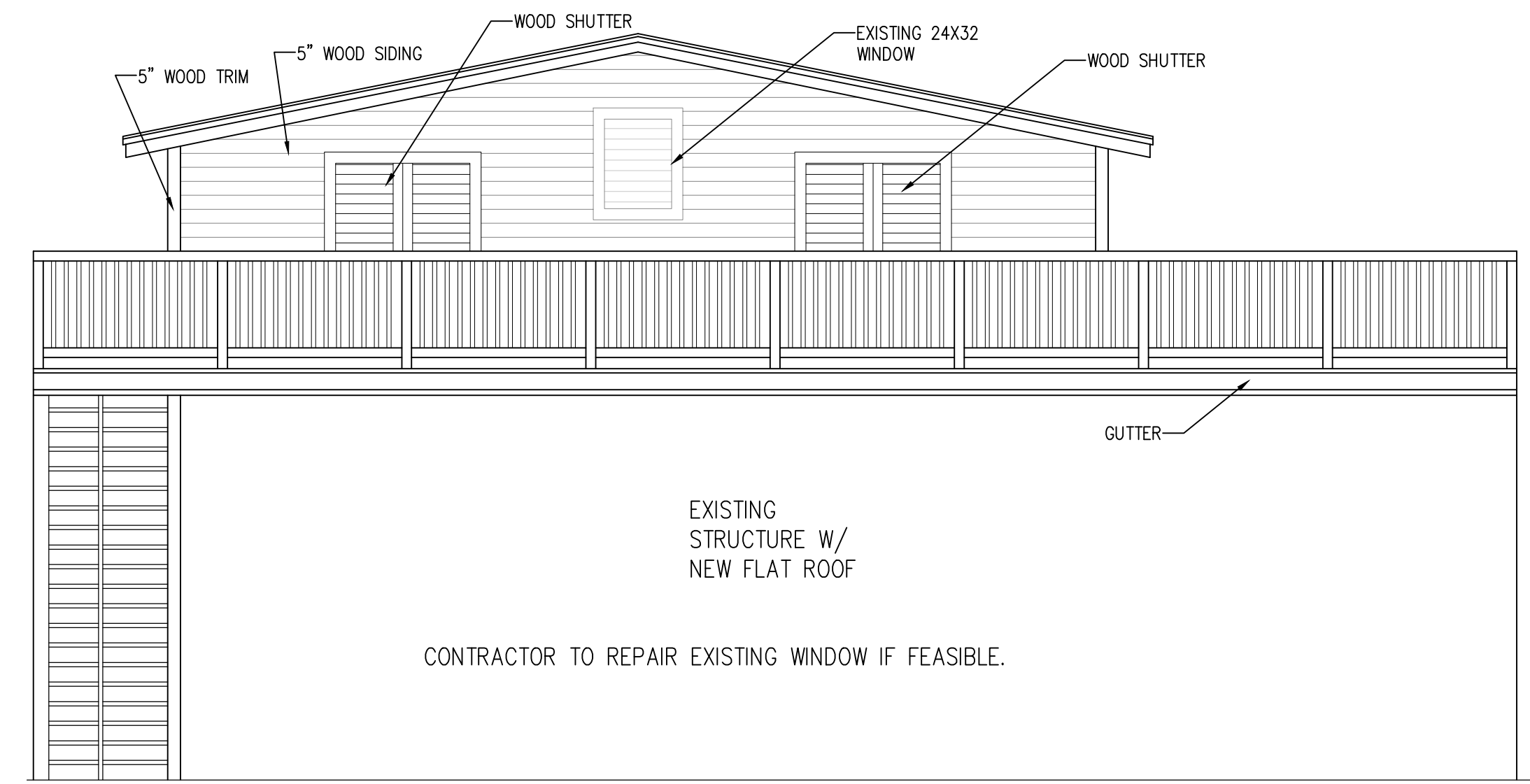
210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By:	Checked By:
JT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:

Title:
EXISTING
ELEVATION

Sheet Number:
A-2
Date: JUNE 25, 2021

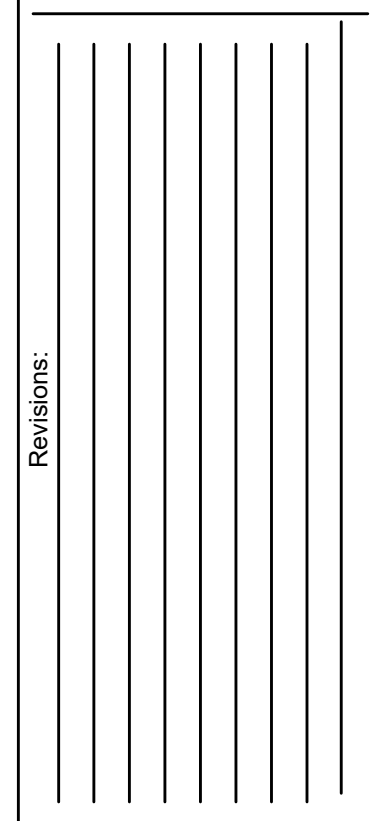


Seal:

General Notes:



COMMERCIAL REMODEL

AutoCad File No.

Title:

PROPOSED
ELEVATION

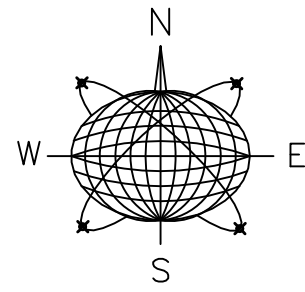
Sheet Number:
A-3
Date: JUNE 25, 2021



1
A-4

PROPOSED CHARLES STREET ELEVATION

SCALE: 3/16"= 1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Revisions:

Title: PROPOSED
CHARLES
STREET
ELEVATION

Sheet Number:

A-4

Date: JUNE 25, 2021

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 28, 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:

MAJOR DEVELOPMENT PLAN – NEW MIXED-USE STRUCTURE ON CHARLES STREET. NEW STAIRS AND ROOF DECK. INFILL EXTERIOR SPACE BETWEEN DUVAL STREET AND CHARLES STREET STRUCTURE. NEW STOREFRONT ON DUVAL STREET. DEMOLITION OF HISTORIC ONE-STORY GARAGE STRUCTURE ON CHARLES STREET.

#210-216 DUVAL STREET

Applicant – Rick Milelli Application #H2020-0042

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 305-809-3975 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 Kathleen McDonald, 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:
210-216 Duval Street on the
13th day of July, 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 July 28th, 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 2020-0042.

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

Signed Name of Affiant:

Kathleen McDonald

Date: 7/13/2021

Address: 1300 White Street

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 13th day of July, 2021.

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

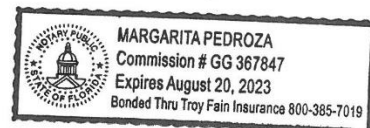
NOTARY PUBLIC

Sign Name: Margarita Pedroza

Print Name: Margarita Pedroza

Notary Public - State of Florida (seal)

My Commission Expires: 08/23







Public Meeting Notice

Public Meeting Notice for the proposed development plan, new mixed-use structure on Chamberlain Street, New York, NY. The meeting will be held on Thursday, June 14, 2018, at 7:00 PM. The meeting will be held at the New York City Department of City Planning, 111 William Street, 12th Floor, New York, NY 10038. The meeting will be open to the public and will provide an opportunity for the public to provide input on the proposed development plan. The meeting will be held in the presence of the City Planning Commissioner and the project architect. The meeting will be held in the presence of the City Planning Commissioner and the project architect. The meeting will be held in the presence of the City Planning Commissioner and the project architect.

Project Name: New Mixed-Use Structure on Chamberlain Street
Project Address: 111 William Street, 12th Floor, New York, NY 10038
Meeting Date: Thursday, June 14, 2018, at 7:00 PM
Meeting Location: New York City Department of City Planning, 111 William Street, 12th Floor, New York, NY 10038
Meeting Open to: The public
Meeting Purpose: To provide an opportunity for the public to provide input on the proposed development plan.
Meeting Agenda: The meeting will be held in the presence of the City Planning Commissioner and the project architect. The meeting will be held in the presence of the City Planning Commissioner and the project architect. The meeting will be held in the presence of the City Planning Commissioner and the project architect.

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 00001420-000000
 Account# 1001449
 Property ID 1001449
 Millage Group 10KW
 Location Address 210-216 DUVAL ST, KEY WEST
 Legal Description KW PT LOTS 1&2 SQR 15 G64-440/41 OR729-311 OR971-642/45 OR1516-1205/06 OR2071-1603
 (Note: Not to be used on legal documents.)
 Neighborhood 32010
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

**Owner**

210 DUVAL STREET LLC
 PO Box 2068
 Key West FL 33045

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$789,399	\$834,507	\$752,977	\$783,503
+ Market Misc. Value	\$989	\$989	\$989	\$1,035
+ Market Land Value	\$2,858,856	\$3,063,060	\$3,029,026	\$3,029,026
= Just Market Value	\$3,649,244	\$3,898,556	\$3,782,992	\$3,813,564
= Total Assessed Value	\$3,649,244	\$3,898,556	\$3,782,992	\$3,813,564
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,649,244	\$3,898,556	\$3,782,992	\$3,813,564

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	7,480.00	Square Foot	85	88

Commercial Buildings

Style 1 STY STORE-A / 11A
 Gross Sq Ft 7,447
 Finished Sq Ft 7,323
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1918
 Year Remodeled
 Effective Year Built 1997
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR/LIV AREA	7,323	7,323	0
OUU	OP PR UNFIN UL	40	0	0
OPF	OP PRCH FIN LL	84	0	0
TOTAL		7,447	7,323	0

Style WAREHOUSE/MARINA B / 48B
 Gross Sq Ft 2,836
 Finished Sq Ft 2,836
 Perimeter 0
 Stories 2
 Interior Walls

7/19/2021

qPublic.net - Monroe County, FL - Report: 00001420-000000

Exterior Walls
 Quality AB AVE WOOD SIDING
 400 ()
 Roof Type
 Roof Material
 Exterior Wall1
 Exterior Wall2 AB AVE WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1928
 Year Remodeled
 Effective Year Built 1997
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,836	2,836	0
TOTAL		2,836	2,836	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1991	1992	1	70 SF	1
WALL AIR COND	1992	1993	1	1 UT	1
FENCES	2000	2001	1	108 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/27/2004	\$3,325,000	Warranty Deed		2071	1603	Q - Qualified	Improved

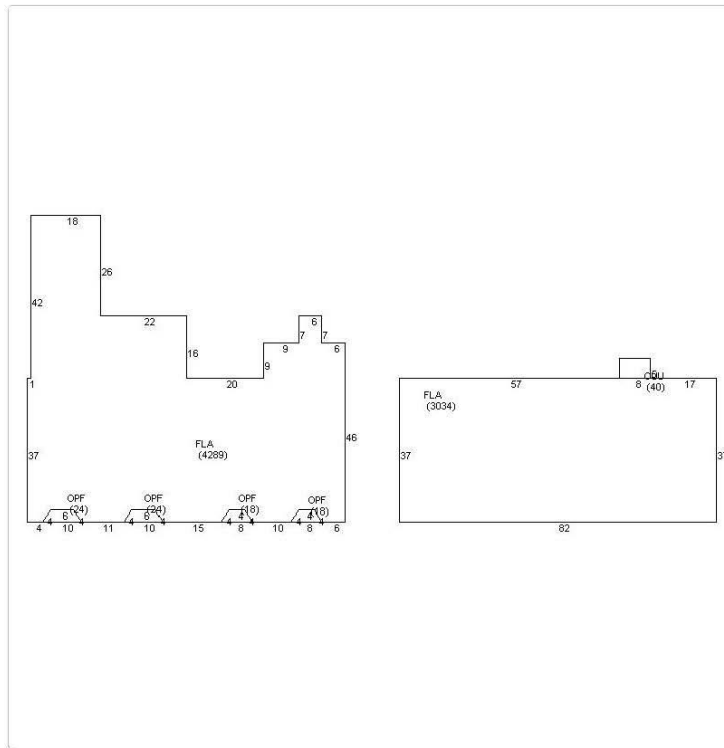
Permits

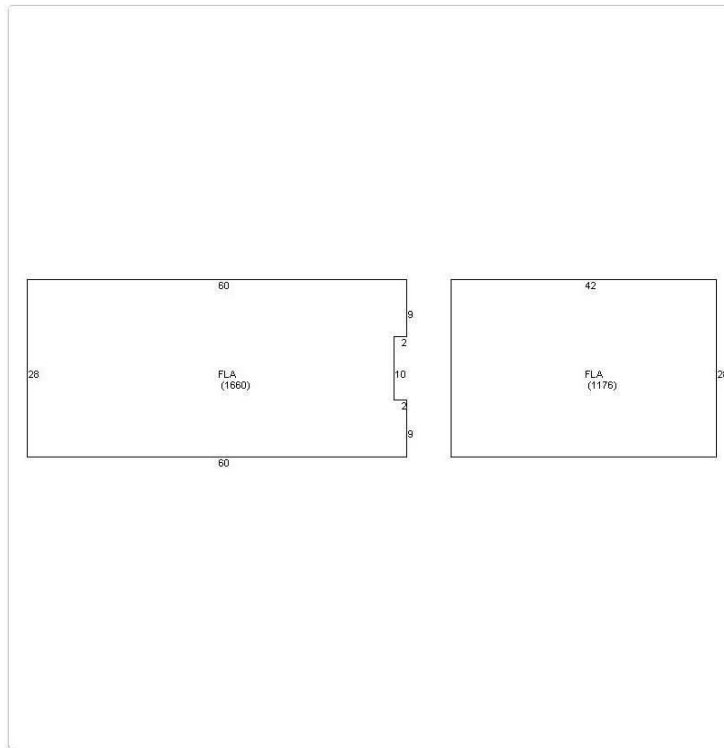
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1494	5/29/2020		\$3,500	Commercial	MINOR EXPLORATORY SELECTIVE INTERIOR DEMOLITION, MINOR EXPOSURE OF BUILDING COMPONENTS.
15-1841	12/30/2015	5/7/2017	\$10,887	Commercial	MAINTENANCE AND PAINT 1900SF OF VICTORIAN SHINGLE ROOFING.
15-2618	7/1/2015		\$2,000		ROUGH AND SET FIXTURES 1 TOILET, 1 LAV TIE-IN EXISTING WATER DRAIN 1-FLOOR DRAIN.
14-4666	10/16/2014	10/15/2016	\$10,000	Commercial	REPAIR EXISTING STORE FRONTS, 2nd FLOOR WINDOW SILLS, PAINT TO MATCH EXISTING. **NEED FILE NOTICE OF COMMENCEMENT**
14-4049	8/29/2014	5/14/2017	\$10,295	Commercial	INSTALL 900 S.F. OF GALVALUME V-CRIMP METAL ROOFING ON REAR ROOF. INSTALL A LAYER OF 1/2" COX PLYWOOD.
12-2534	7/16/2012	12/31/2012	\$2,800	Commercial	CHANGE OUT A 5-TON CONDENSER.
10-1637	6/1/2010		\$4,200	Commercial	INSTALL 600SF OF WHITE SINGLE PLY ROOFING.
09-00003619	10/23/2009		\$3,678	Commercial	ROOFING
05-4810	11/1/2005	11/2/2005	\$2,400	Commercial	*****HURRICANE DAMAGE***** DEMO INTERIOR ONLY
05-2852	7/7/2005	11/2/2005	\$1,000	Commercial	REPLACE 200 AMP PANEL WITH 42 BREAKERS
04/0598	2/27/2004	10/6/2004	\$500	Commercial	ELECTRIC
03-2834	8/20/2003	10/3/2003	\$1,900	Commercial	REPAIR EXTERIOR
0102213	6/7/2001	11/16/2001	\$1,445	Commercial	4 SQS ASPHALT SHINGLES
0000012	1/26/2000	7/14/2000	\$10,000	Commercial	FACADE AND FENCE
9803441	12/2/1998	11/3/1999	\$20,000	Commercial	RENOVATIONS/SHUTTERS
9802387	8/21/1998	1/1/1999	\$5,000	Commercial	INTERIOR WORK ONLY
9802529	8/19/1998	1/1/1999	\$3,000	Commercial	INTERIOR WORK ONLY
9802387	8/13/1998	1/1/1999	\$5,000	Commercial	INTERIOR WORK ONLY
9802039	7/10/1998	1/1/1999	\$3,500	Commercial	INSTALL 5 AIR CURTAINS
9701264	4/1/1997	7/1/1997	\$900	Commercial	PAINT ROOF
9603452	8/1/1996	11/1/1996	\$4,500	Commercial	MECHANICAL
9602584	6/1/1996	11/1/1996	\$175	Commercial	PAINTING
B950730	3/1/1995	11/1/1995	\$325	Commercial	REPL. ENTRANCE DOOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 7/19/2021 11:18:01 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.132