



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: October 23, 2018

Applicant: William Shepler, Architect

Application Number: H18-03-013

Address: #1028-1030 Truman Avenue

Description of Work:

Minor Development Plan- New two-story commercial building and new two-story residential duplex.

Site Facts:

The site in question has been a vacant lot since 2016. In 2015, the Chief Building Official condemned the one-story commercial building located in the site. In September 18, 2018, the Planning Board approved the Minor Development Plan and landscape waver under review. The site received two market-rate Building Permit Allocation System (BPAS) units via Resolution 2015-06 on February 4, 2015.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, last two paragraphs of page 38-e, 6, 8, 9, 11, 12, 14, 18, 19, 22, 23, 24 and 25.
- Decks (pages 39-40), specifically guidelines 1, and 3.
- Commercial storefronts and signage (page 46), specifically second paragraph.

Staff Analysis

This staff report is for the review of a proposal for a two- story commercial building fronting Truman Avenue and a two-story detached structure with two residential units

located behind the commercial building. The design includes an area for two-car parking area located at the rear of the commercial building. A detached elevator with a second floor deck behind the commercial building will serve as the entryway to its second floor. The proposed design for the commercial structure is based more on multiuse traditional buildings, where commercial enterprise took place at the first floor and the second floor was residential in nature, than on true traditional commercial buildings. Two-story traditional commercial buildings have alcoves on their first floor and more solid than void wall treatment in their second floor.

The front building has a frontal flush façade with a second story front porch divided into two with a volume extending towards the front at the center part of the building. That volume is crowned with a gable roof, lower in height than the principal side gable roof. The maximum height of the commercial building is approximately 29'-2" from crown of the road. The structure will have fiber cement siding, impact resistant glass, storefronts, and doors wood posts on the second floor front porch, metal cable railings, and metal v-crimp roofing system. The main entrance to the second floor is through the back of the building, where a wrap staircase on an elevator shaft meets into a roof deck that ends into the rear entry doors.

The design also includes a detached two-story residential structure located behind the commercial building. The structure will have two front gable roofs and a front porch on its first floor. The building will rise up to 24'-8" on its highest point and will be rectangular in footprint. The new structure will have fiber cement siding, impact resistant doors and windows and metal v-crimp roofing system.

The plan also includes two decks in the rear yard and behind the residential structure. The design also includes a driveway towards the east side of the property that will give access to parking and to the residential component of the project.

Consistency with Guidelines





It is staff's opinion that the proposed commercial design misses architectural vocabulary, rhythm and building forms found in adjacent historic structures build as same typology. It is staff's opinion that the commercial building reads more as a residential structure with non-traditional rhythms and ratios of solid and voids.

Staff finds that the design for the rear residential structure will be taller than the majority of the surrounding neighboring structures, which are one and one and a half-story height. Although a previous approved design included a two-story residential structure at the rear, the previous application was approved under the old guidelines. Staff finds the proposed rear decks to be in compliance with cited guidelines.

Untitled Map

Write a description for your map.

Legend

-  Havana 1 Cuban Restaurant
-  Old Town Wine & Spirits
-  Rentals
-  Vanity Hair

Google Earth

© 2018 Google

70 ft

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 # 18-00300013	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:

1028-1030 TRUMAN AVE.	
SUN VALLEY LLC	PHONE NUMBER 305-304-3100
1523 PATRICIA ST.	EMAIL GFAVELL@COMCAST.COM
KEY WEST, FL 33040	
WILLIAM SHEPLER	PHONE NUMBER 305-890-6191
201 FRONT ST., SUITE 203	EMAIL WILL@WSHEPLER.COM
	DATE 2-26-18

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: **NEW 2 STORY COMMERCIAL BUILDING (1,228 S.F. FOOTPRINT)**
AND NEW 2 STORY RES. DUPLEX (1,068 S.F. FOOTPRINT)

MAIN BUILDING:

FEB 26 2018

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Owner: VFVWNYC Type: RP Document: 1
Date: 2/27/18 50 Receipt no: 0077
2018 200013
PT * BUILDING PERMITS-NEW
1.00 \$400.00
Trans number: 3123517
PK CHECK 1318 \$400.00
Trans date: 2/27/18 Time: 11:25:07

No customers for this location.

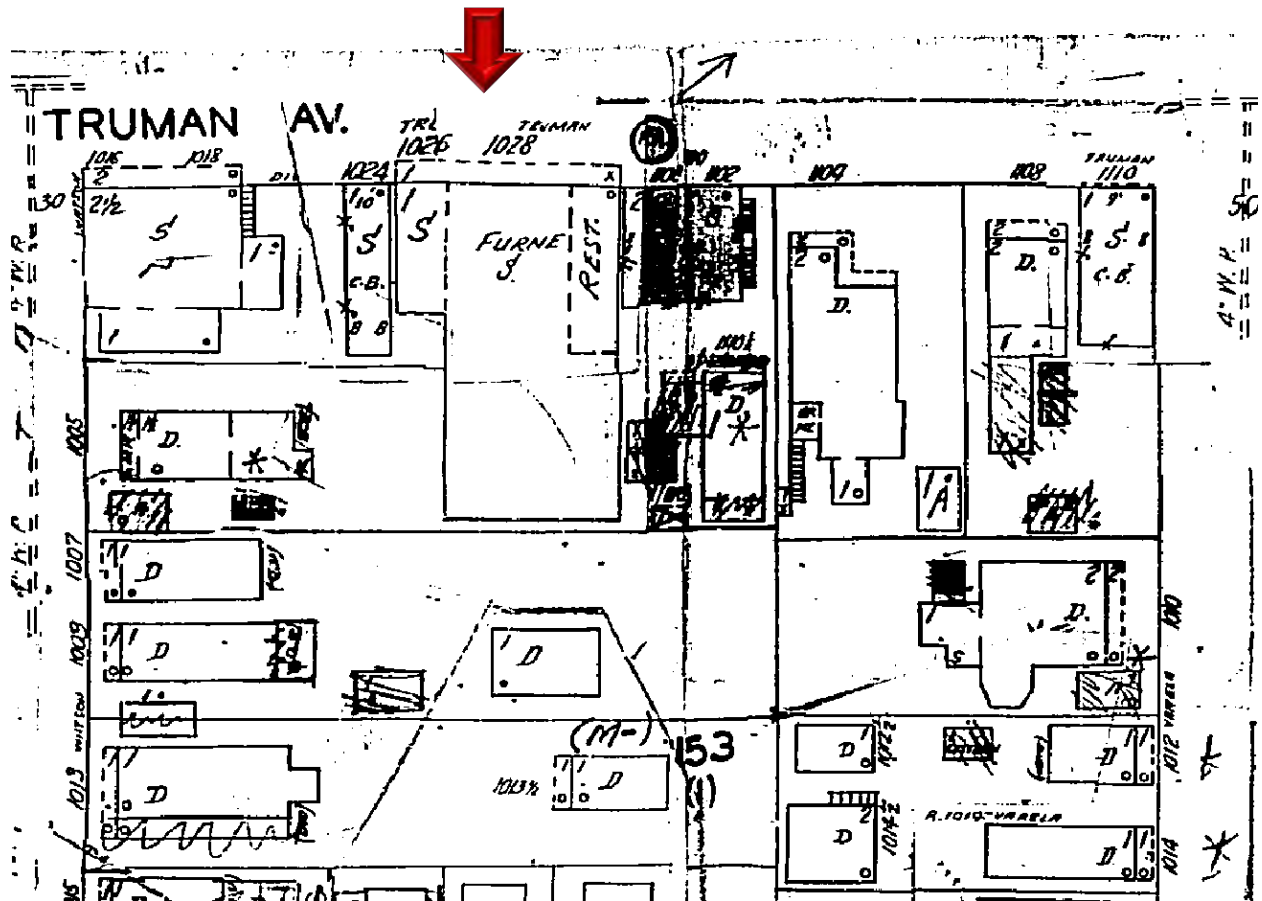
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: BRICK PAVERS AT DRIVE ENTRANCE - PERVIOUS PAVERS AT DRIVE & PARKING AREAS	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: Vacant lot.					
FIRST READING FOR DEMO:			SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



#1028-1030 Truman Avenue Sanborn map 1962

PROJECT PHOTOS



#1028-1030 Truman Avenue circa 1965. Monroe County Library





























SURVEY

MAP OF BOUNDARY SURVEY
PART OF TRACT 13
CITY OF KEY WEST
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION PROVIDED - O.R. BOOK 1418, PAGE 343

Part of Tract 13, City of Key West, Monroe County, Florida.
Commencing at a point on Division Street, 461 feet from the
north corner of said Tract and White Street and running
Southwesterly 50 feet on Division Street, thence at right angles
Southeasterly 100 feet, thence at right angles Northeasterly 50
feet; thence at right angles Northwesterly 100 feet to the
Point of Beginning.

DESCRIPTION OF PARCEL SURVEYED - AUTHORED BY UNDERSIGNED

On the Island of Key West and known on William A.
Whitehead's map delineated in February A.D. 1829, as a part
of Tract 13: Commencing at a point on the Southeast side of
Division Street (now Truman Avenue) distant from the corner
of Varela and Truman Avenue 160.67 feet, and running thence
along Truman Avenue in a Southwesterly direction for a
distance of 50 feet; thence at right angles in a Southeasterly
direction for a distance of 100 feet; thence at right angles in
a Northeasterly direction for a distance of 50 feet; thence at
right angles in a northwesterly direction for a distance of 100
feet back to the Point of Beginning on Truman Avenue.



LOCATION MAP - NTS

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH
THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER BO = BLOW OUT C = CALCULATED C&G = 2" CONCRETE CURB & GUTTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CBRW = CONCRETE BLOCK RETAINING WALL CI = CURB INLET CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE C/S = CONCRETE SLAB CVRD = COVERED D = DEED DEASE = DRAINAGE EASEMENT DELTA = DELTA ANGLE DMH = DRAINAGE MANHOLE EB = ELECTRIC BOX EL = ELEVATION ELEV = ELEVATED EM = ELECTRIC METER ENCL = ENCLOSURE FFE = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT	FI = FENCE INSIDE FND = FOUND FO = FENCE OUTSIDE FOL = FENCE ON LINE GB = GRADE BREAK GI = GRATE INLET GL = GROUND LEVEL GW = GUY WIRE HB = HOSE BIB IP = IRON PIPE IR = IRON ROD L = ARC LENGTH LE = LOWER ENCLOSURE LS = LANDSCAPING M = MEASURED MB = MAILBOX MHWL = MEAN HIGH WATER LINE MTLF = METAL FENCE NAVD = NORTH AMERICAN VERTICAL DATUM (1988) NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE OHW = OVERHEAD WIRES P = PLAT	PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE POC = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION PK = PARKER KALON NAIL PM = PARKING METER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS ROL = ROOF OVERHANG LINE R/WL = RIGHT OF WAY LINE R/W = RIGHT OF WAY SCO = SANITARY CLEAN-OUT SMH = SANITARY MANHOLE SPV = SPRINKLER CONTROL VALVE SV = SEWER VALVE TB = TELEPHONE BOX TBM = TIDAL BENCHMARK TMH = TELEPHONE MANHOLE TOB = TOP OF BANK TOS = TOE OF SLOPE	TS = TRAFFIC SIGN TYP = TYPICAL UEASE = UTILITY EASEMENT UPC = CONCRETE UTILITY POLE UPM = METAL UTILITY POLE UPW = WOOD UTILITY POLE VB = WOOD BOX WD = WOOD DECK WDF = WOOD FENCE WL = WOOD LANDING WM = WATER METER WRAK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE TREES- TBW = BUTTWOOD TGL = GUMBO LIMBO TMA = MAHOGANY TO = OAK TPA = PALM YPAC = COCONUT PALM TPOIN = ROYAL POINCIANA TSCH = SCHEFFLERA TSG = SEAGRASS TUNK = UNKNOWN
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

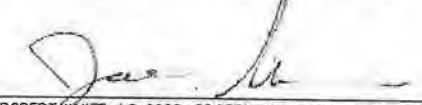
NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE
THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO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

LEGAL DESCRIPTION -

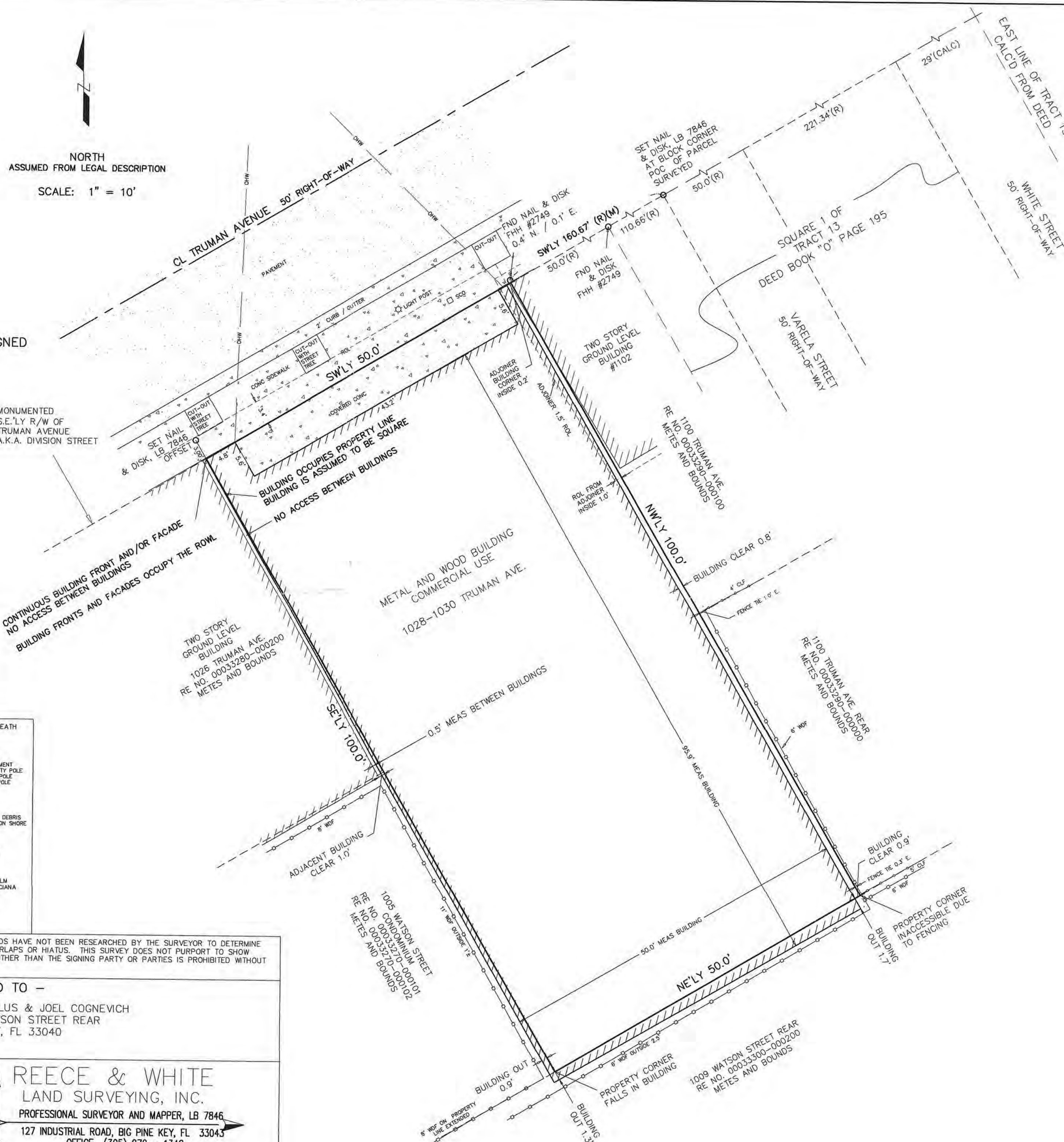
SEE ABOVE

CERTIFIED TO -

ERIC MEALUS & JOEL COGNEVICH
1009 WATSON STREET REAR
KEY WEST, FL 33040

SCALE: 1"=10'	I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.
FIELD WORK 01/04/13	
REVISION DATE -/-/-	
SHEET 1 OF 1	
DRAWN BY: KB	
CHECKED BY: RW	NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
INVOICE #: 13010202	
SIGNED  JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER	

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



PROPOSED DESIGN



2
A1.1

STREETSCAPE

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

DRAINAGE CALCS

REQUIRED INFORMATION:

TOTAL LOT AREA =	5,000 S.F.
INCREASED IMPERVIOUS AREA= ALL	3,000 S.F.
% IMPERVIOUS = 3,000/ 5,000=	60%

SWALE VOLUME REQUIRED:

FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME
5000 * 0.104 * .60 = 312 C.F.

SWALES PROVIDED:

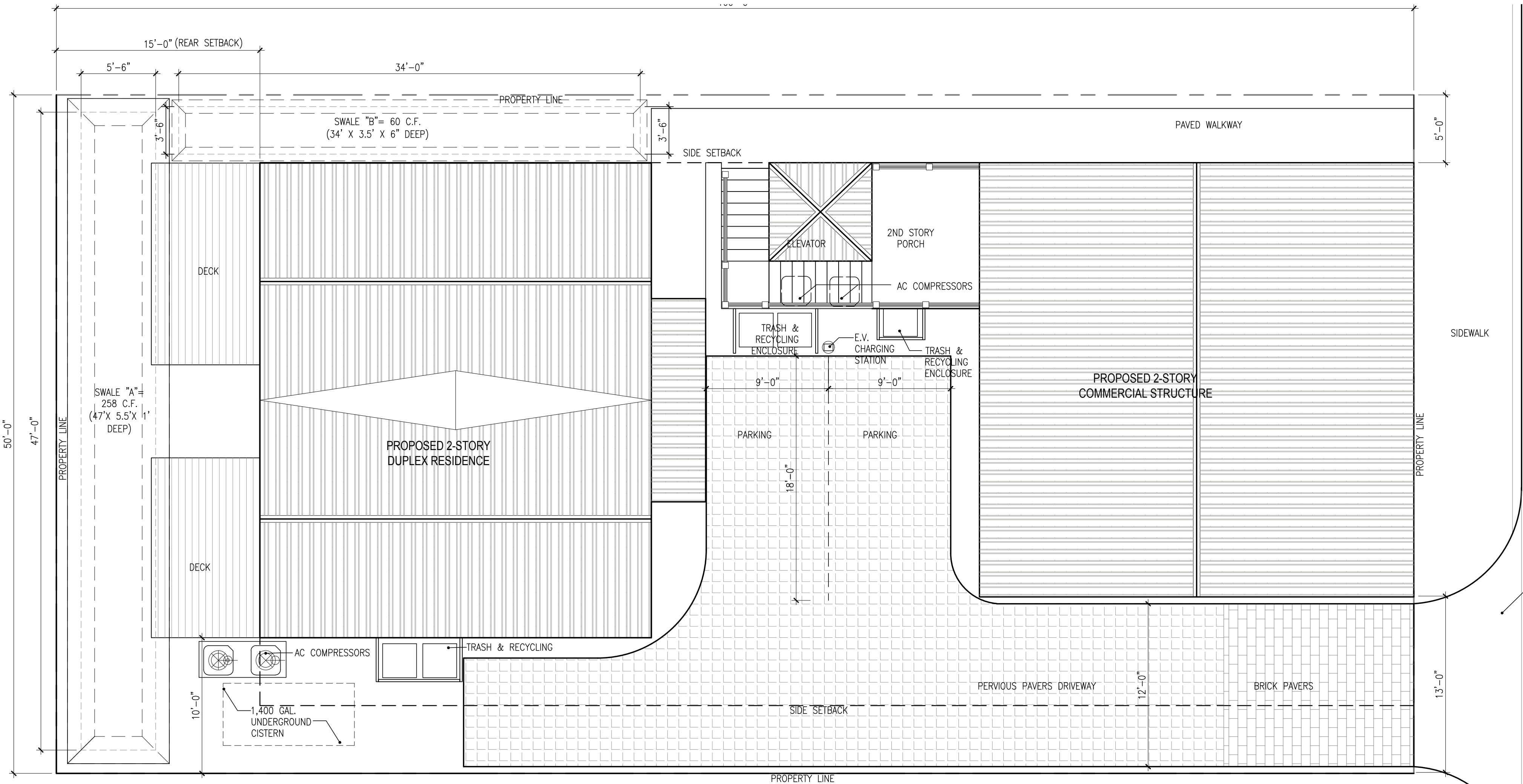
SWALE "A" = (5.5' X 47' X 1')=	258 C.F.
SWALE "B" = (3.5' X 34' X 0.5')=	60 C.F.

SITE CALCULATIONS : HNC-1 ZONING DISTRICT

FLOOD ZONE : X

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,286 s.f. (45%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,958 s.f. (59%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,000 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	100'	N/A	Yes
FRONT SETBACK	Min. 5'	N/A	0'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	10'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	15'-0"	Yes
OPEN SPACE	Min. 28%	5,000 s.f. (100%)	1,041s.f. (21%)	No

* Maintain zero setback as per previous building on site



1
A1.1

SITE PLAN

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

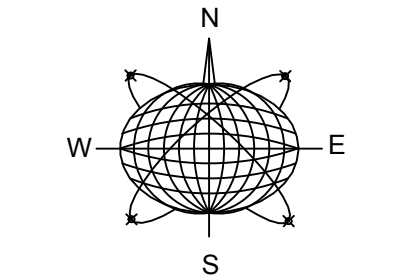
wsa

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wshepler.com

Seal:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-5263 fax:293-4899

Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18
PLANNING SUBMISSION: 5.31.18
REV. H.A.R.C. SUBMISSION: 9.3.18
REV. 2: 9.7.18
REV. 3: 9.10.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS

Drawing Size 24x36 | Project #: 18012

Title:

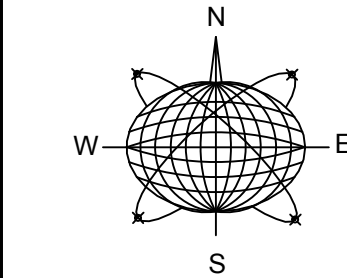
SITE PLAN /
SITE CALCS
STREETSCAPE

Sheet Number:

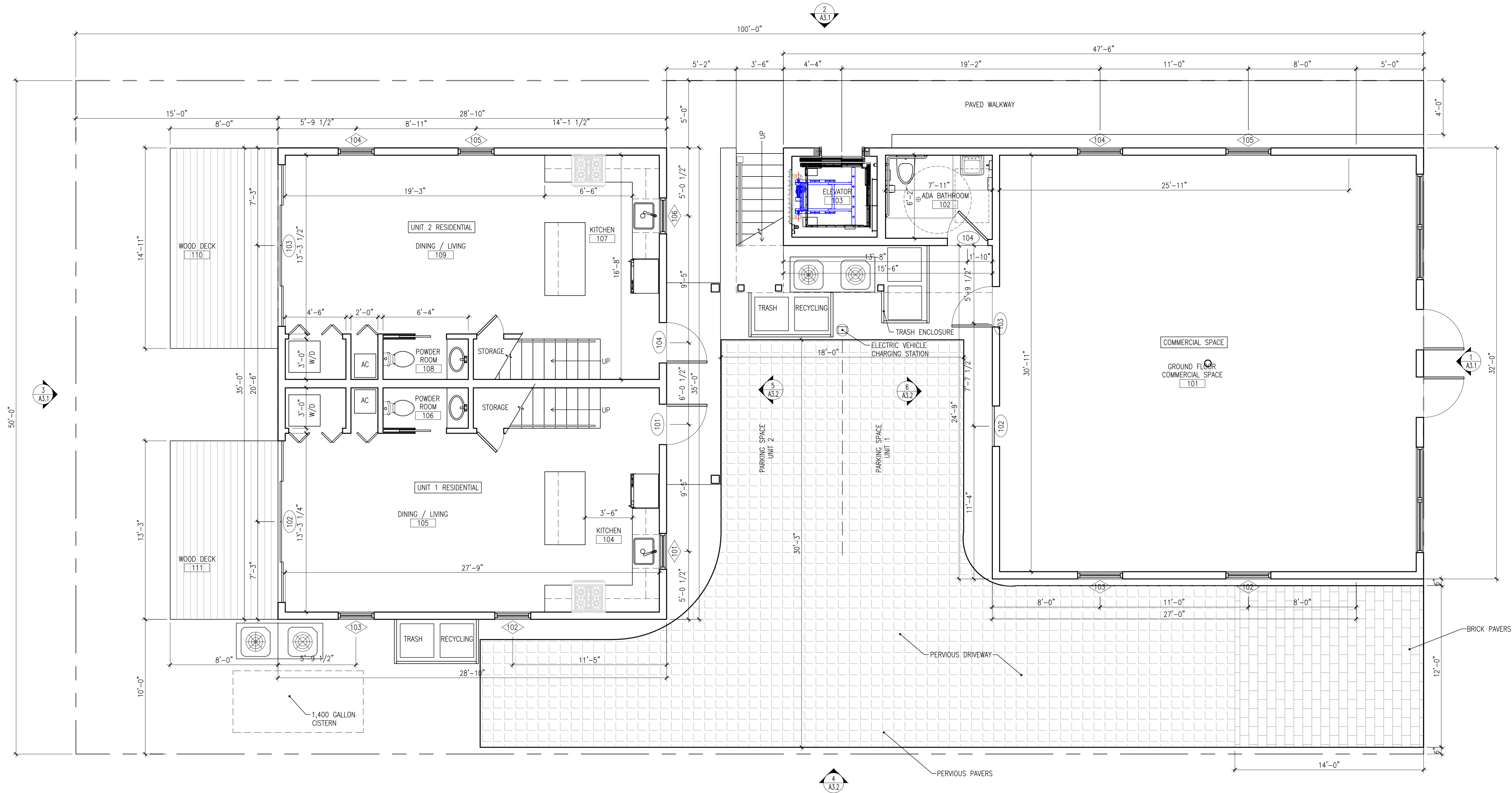
A-1.1

Date: - SEPTEMBER 24, 2018

© 2018 by WILLIAM SHEPLER &
ASSOCIATES ARCHITECTURE LLC



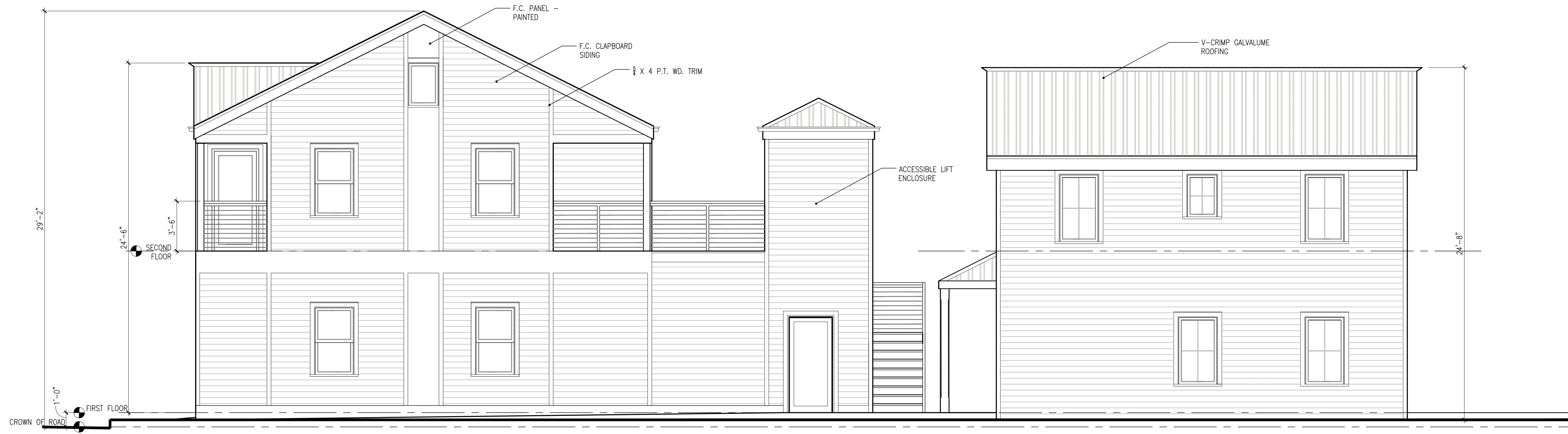
1028-1030 TRUMAN AVE.
KEY WEST, FL
NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS



1
A2.1

PROPOSED FIRST FLOOR PLAN - SITE PLAN

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



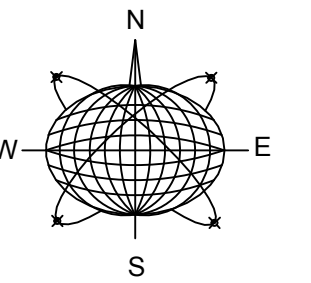
2
A3.1
WEST ELEVATION
SCALE: 1/4"=1'-0"



3
A3.1
COMMERCIAL - SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1
A3.1
COMMERCIAL - NORTH ELEVATION
SCALE: 1/4"=1'-0"

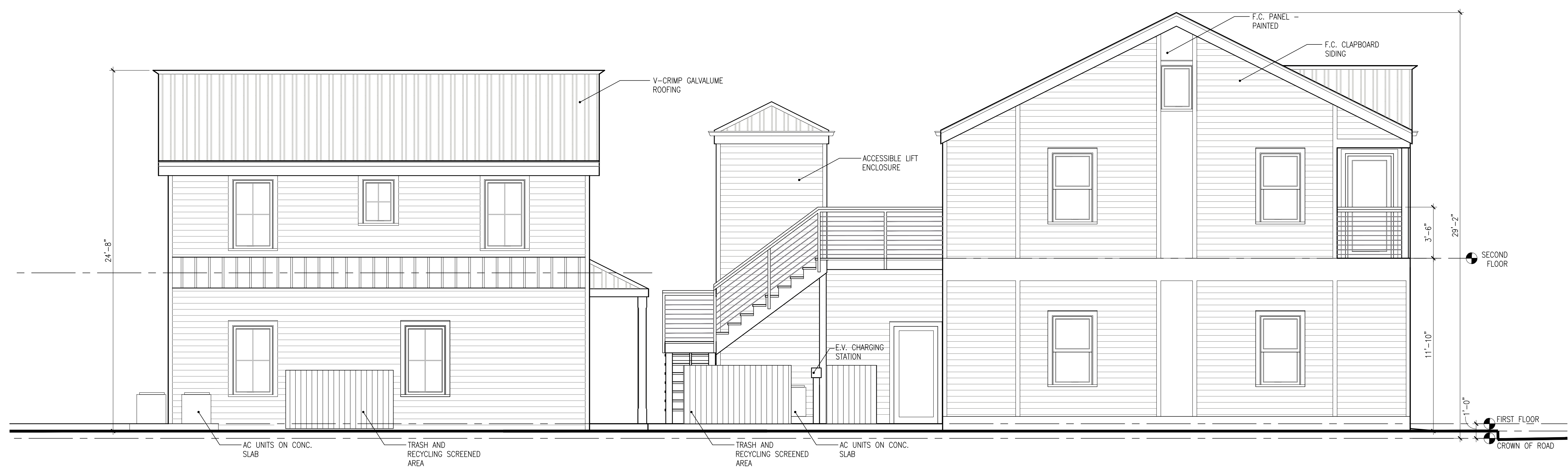




3
A3.2
RESIDENTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2
A3.2
RESIDENTIAL NORTH ELEVATION
SCALE: 1/4"=1'-0"



1
A3.2
EAST ELEVATION
SCALE: 1/4"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wshepler.com

Seal:

Consultants:

N
W
E
S

Meridian Engineering LLC

AUTHORIZATION #29401
ph.305-293-3263 fax.293-4899

Submissions / Revisions:

H.A.R.C. SUBMISSION: 2.26.18
PLANNING SUBMISSION: 5.31.18
REV. H.A.R.C. SUBMISSION: 9.3.18
REV. 2: 9.7.18
REV. 3: 9.10.18

1028-1030 TRUMAN AVE.

KEY WEST, FL

NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS

Drawing Size
24x36

Project #:
18012

Title:

ELEVATIONS

Sheet Number:

A-3.2

Date: -

SEPTEMBER 24, 2018

© 2018 by WILLIAM SHEPLER &
ASSOCIATES ARCHITECTURE LLC

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., October 23, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MINOR DEVELOPMENT PLAN- NEW TWO-STORY COMMERCIAL BUILDING AND NEW TWO-STORY RESIDENTIAL DUPLEX.

#1028-1030 TRUMAN AVENUE

Applicant – William Shepler, Architect Application #H18-03-013

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.

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 00033280-000000
Account # 1034045
Property ID 1034045
Millage Group 10KW
Location Address 1030 TRUMAN Ave., KEY WEST
Legal KW GWYNN SUB PT OF TR 13 G61-385/86 OR754-1705/06 OR865-1402C/T
Description OR1418-343/44 OR2620-2290/91 OR2889-2495/96
 (Note: Not to be used on legal documents)
Neighborhood 32080
Property Class COMMERCIAL (1000)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

SUN VALLEY LLC
 1523 Patricia St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$340,000	\$340,000	\$340,000	\$340,000
= Just Market Value	\$340,000	\$340,000	\$340,000	\$340,000
= Total Assessed Value	\$340,000	\$340,000	\$340,000	\$329,538
- School Exempt Value		\$0	\$0	\$0
= School Taxable Value		\$340,000	\$340,000	\$340,000

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,000.00	Square Foot	50	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/2018	\$410,000	Warranty Deed	2153684	2889	2495	01 - Qualified	Improved
3/29/2013	\$307,500	Warranty Deed		2620	2290	30 - Unqualified	Improved
8/1/1996	\$290,000	Warranty Deed		1418	0343	Q - Qualified	Improved
10/1/1982	\$38,000	Warranty Deed		865	1402	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-2583	2/1/2017		\$420,000	Residential	1028 TRUMAN AVE CONSTRUCT 1 RESIDENTIAL BUILDING. CARPORT AND SITE WORK
17-315	2/1/2017		\$150,000	Residential	1030 TRUMAN AVE CONSTRUCT 1 RESIDENTIAL BUILDING AND CARPORT AND SITE WORK
15-4662	12/14/2015		\$40,000	Commercial	DEMO AND REMOVAL OF COMMERCIAL BLDG. 4893 SF
01-582	2/2/2001	11/15/2001	\$2,500		ALARM SYSTEM
9703535	10/1/1997	12/1/1997	\$6,000		INTERIOR
9703602	10/1/1997	12/1/1997	\$500		ELECTRICAL
9703617	10/1/1997	12/1/1997	\$600		MECHANICAL
9701124	4/1/1997	12/1/1997	\$300		ELECTRICAL
9700856	3/1/1997	12/1/1997	\$3,500		INSTALL A/C
9700893	3/1/1997	12/1/1997	\$2,500		ELECTRICAL
9700526	2/1/1997	12/1/1997	\$6,500		REMODELING

Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

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

Last Data Upload: 10/4/2018 1:39:26 AM

