



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 27, 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.

In October 23, the Commission motioned to postpone the review of this item as they found the scale, massing, and vocabulary.

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 revised plans for 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 revised design for the commercial structure incorporates several of the recommendations given on the previous meeting. The new design for the front building creates a setback on its second floor and an alcove within the main entrance of the building. The scale and massing of the commercial structure has reduced by the use of a flat roof with a stepped parapet. The revisions also include a high kick plate on the first floor storefronts.

The maximum height of the commercial building is approximately 25'-1" from the top of the stepped parapet to the crown of the road. The structure will have stucco finish with raised stucco bands, impact resistant glass storefronts and doors. 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 duplex residential structure located behind the commercial building. For this revision plan, the applicant reduced the height of the building by 5". The structure will have two front gable roofs and a front porch on its first floor. The building will rise up to 24'-3" 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 revised design for the proposed commercial design is harmonious and compatible with adjacent historic structures build as same typology. It is staff's opinion that the commercial building will improve the current condition of the vacant lot.

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.** Although a previous approved design included a two-story residential structure at the rear, the previous application was approved under the old guidelines. There are no duplex residences within the immediate context to compare this proposal with, but staff finds that the building will overshadow surrounding structures. The residential component of the design may not be visible from the street, but will have an adverse effect to immediate

adjacent structures abutting the rear and side portions of the lot; the structure immediately behind the lot (1009 Watson Street) is a historic one-story structure. The reduction of five inches to the overall height of the duplex does not solve the problem that staff finds with massing and scale and the reality that the surrounding context does not have a similar building typology. For those reasons staff finds that the residential component fails many of the cited guidelines for new construction. Staff finds the proposed rear decks to be compliant 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:

1028-1030 TRUMAN AVE.

NAME ON DEED:

SUN VALLEY LLC

PHONE NUMBER

305-304-3100

OWNER'S MAILING ADDRESS:

1523 PATRICIA ST.

EMAIL

GFAVELLI@COMCAST.COM

KEY WEST, FL 33040

APPLICANT NAME:

WILLIAM SHEPLER

PHONE NUMBER

305-890-6191

APPLICANT'S ADDRESS:

201 FRONT ST., SUITE 203

EMAIL

WILL@WSHEPLER.COM

APPLICANT'S SIGNATURE:

William Shepler

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):

Order: WFWUNYC Type: RP Drawer: 1
Date: 2/27/18 50 Receipt no: 8877
2018 20013
PT * BUILDING PERMITS-NEW
1.00 \$400.00
Trans number: 3122517
PK CHEFV 131R \$400.00
Trans date: 2/27/18 Time: 11:25:07

No customers for this location.

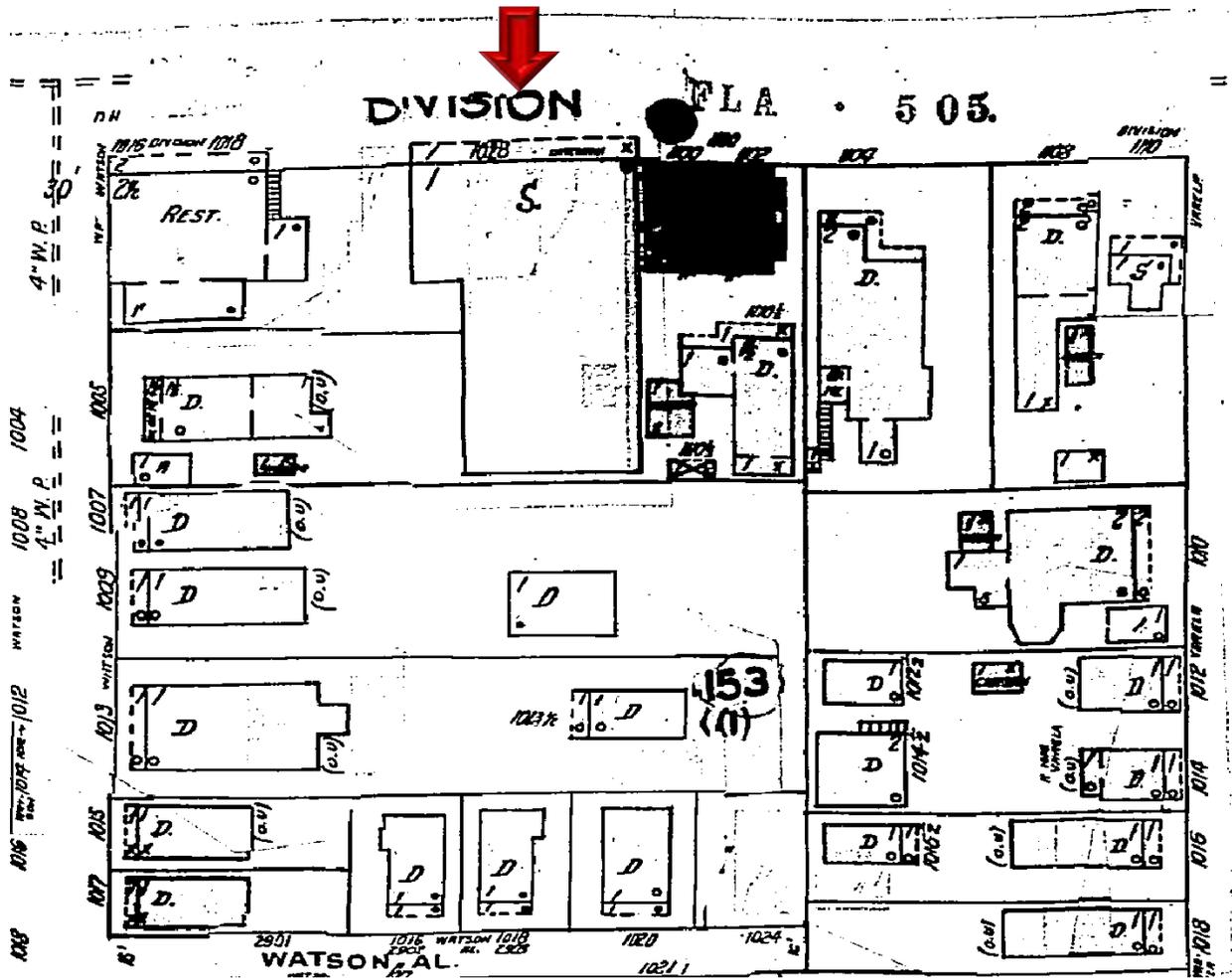
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: BRICK PAVERS AT DRIVE	FENCES:
ENTRANCE - PERVIOUS PAVERS	
AT DRIVE & PARKING AREAS	
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

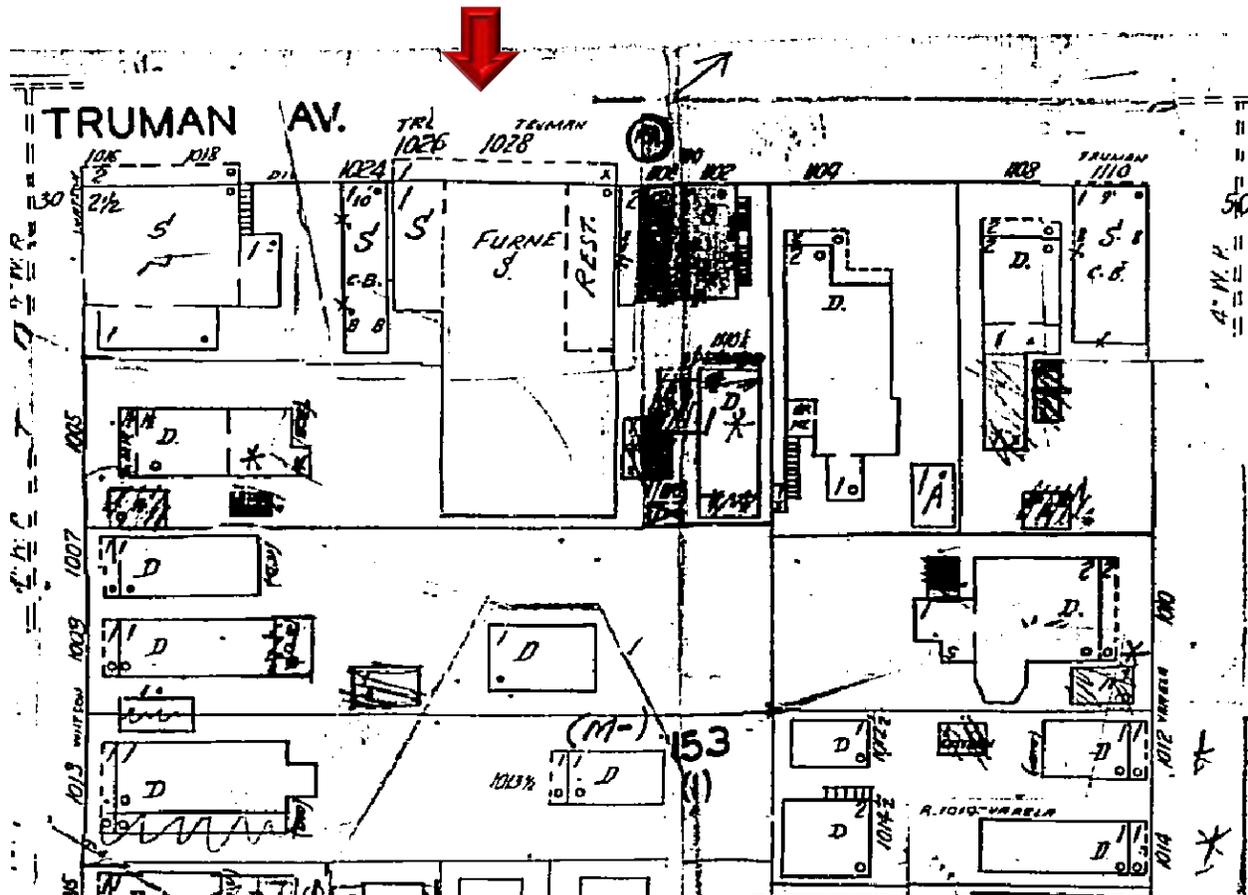
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 10/23/2018	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: <i>SG</i>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: 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 1948



#1028-1030 Truman Avenue Sanborn map 1962

PROJECT PHOTOS



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











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SURVEY

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



NORTH
ASSUMED FROM LEGAL DESCRIPTION

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

SCALE: 1" = 10'

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

BEARING BASE:
90° LOT PER LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1028-1030 TRUMAN AVE.
KEY WEST, FL 33040

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

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'

FIELD WORK 01/04/13

REVISION DATE - / - / -

SHEET 1 OF 1

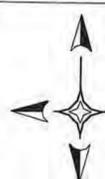
DRAWN BY: KB

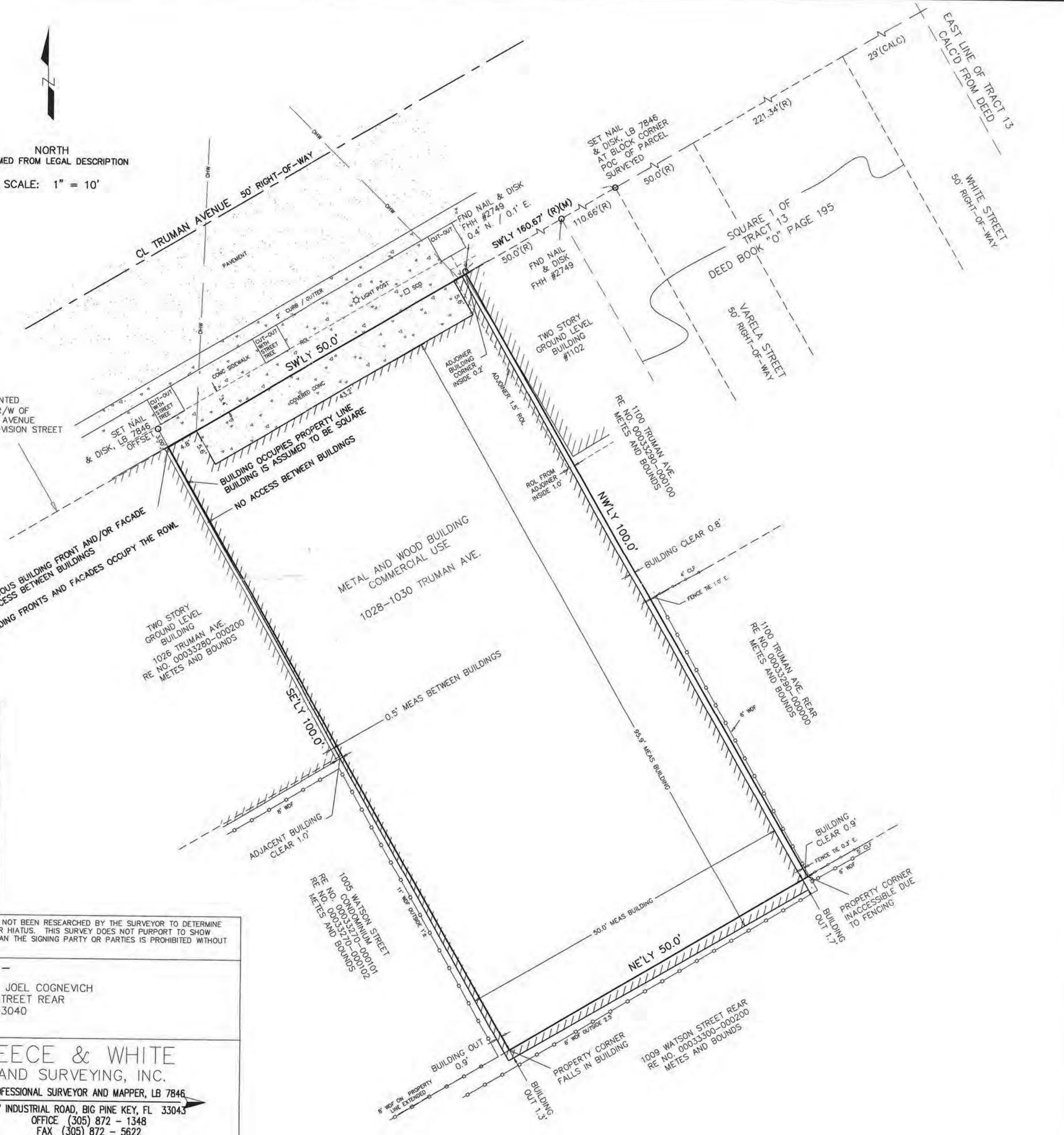
CHECKED BY: RW

INVOICE #: 13010202

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 51-17, 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.

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



REVISED DESIGN



2
A1.1 **STREETSCAPE**
SCALE: 1/8" = 1' - 0"

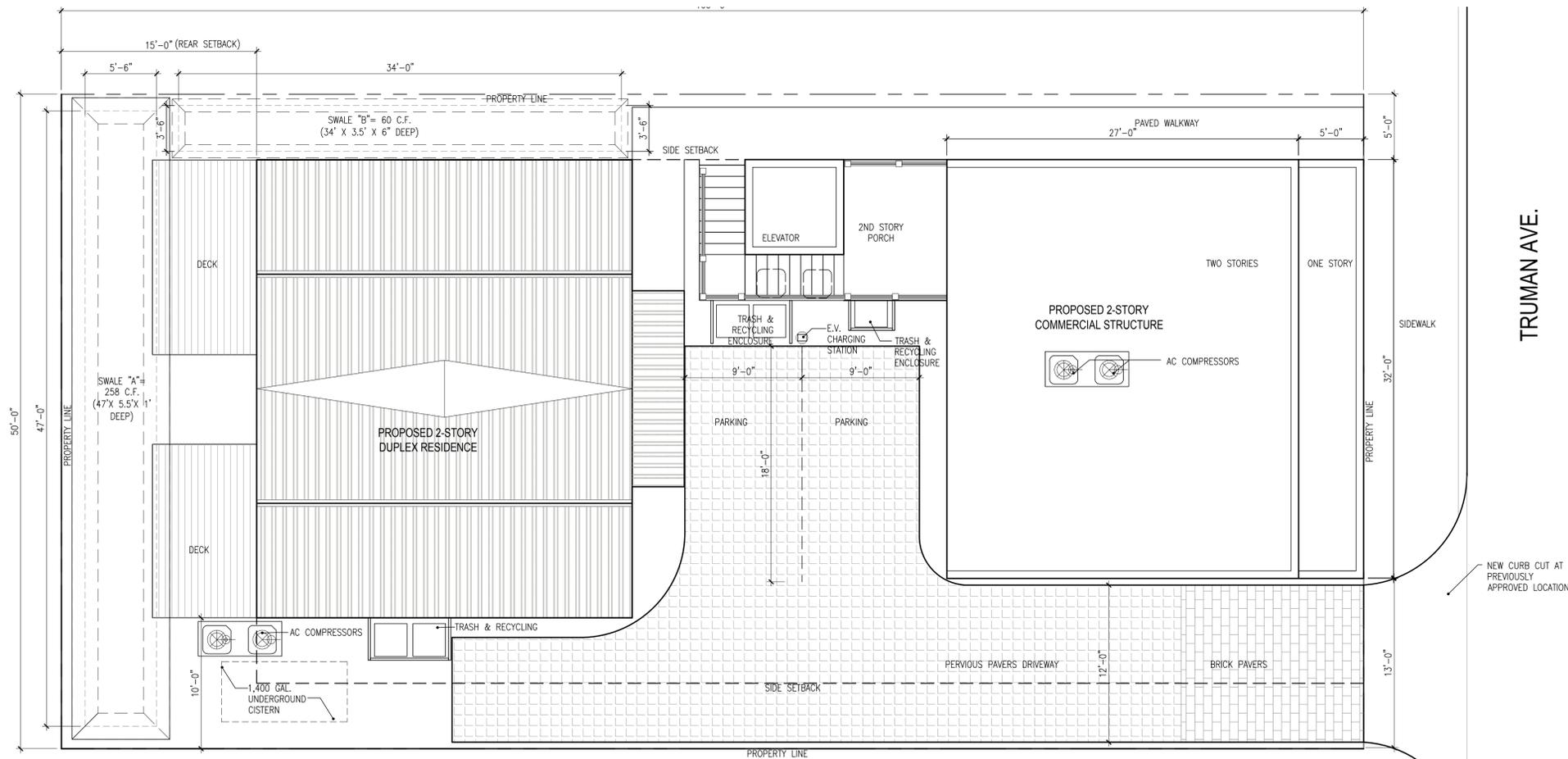
DRAINAGE CALCS

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.

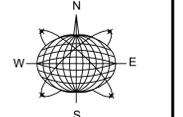
SITE CALCULATIONS : HNC-1 ZONING DISTRICT

	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

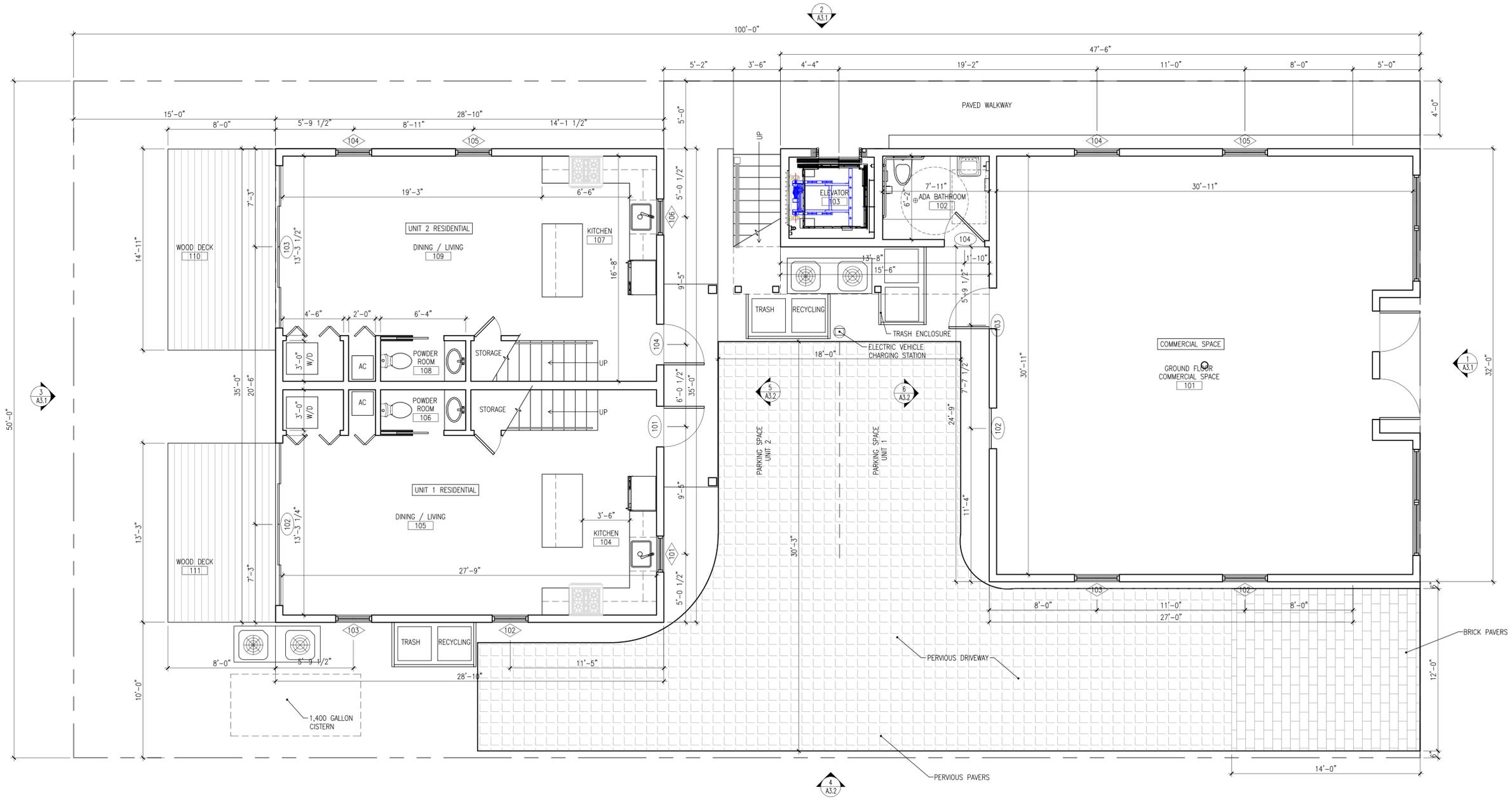
* Maintain zero setback as per previous building on site



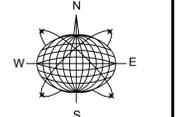
1
A1.1 **SITE PLAN**
SCALE: 3/16" = 1' - 0"



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"



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

Drawing Size | Project #:
24x36 | 18012

Title:

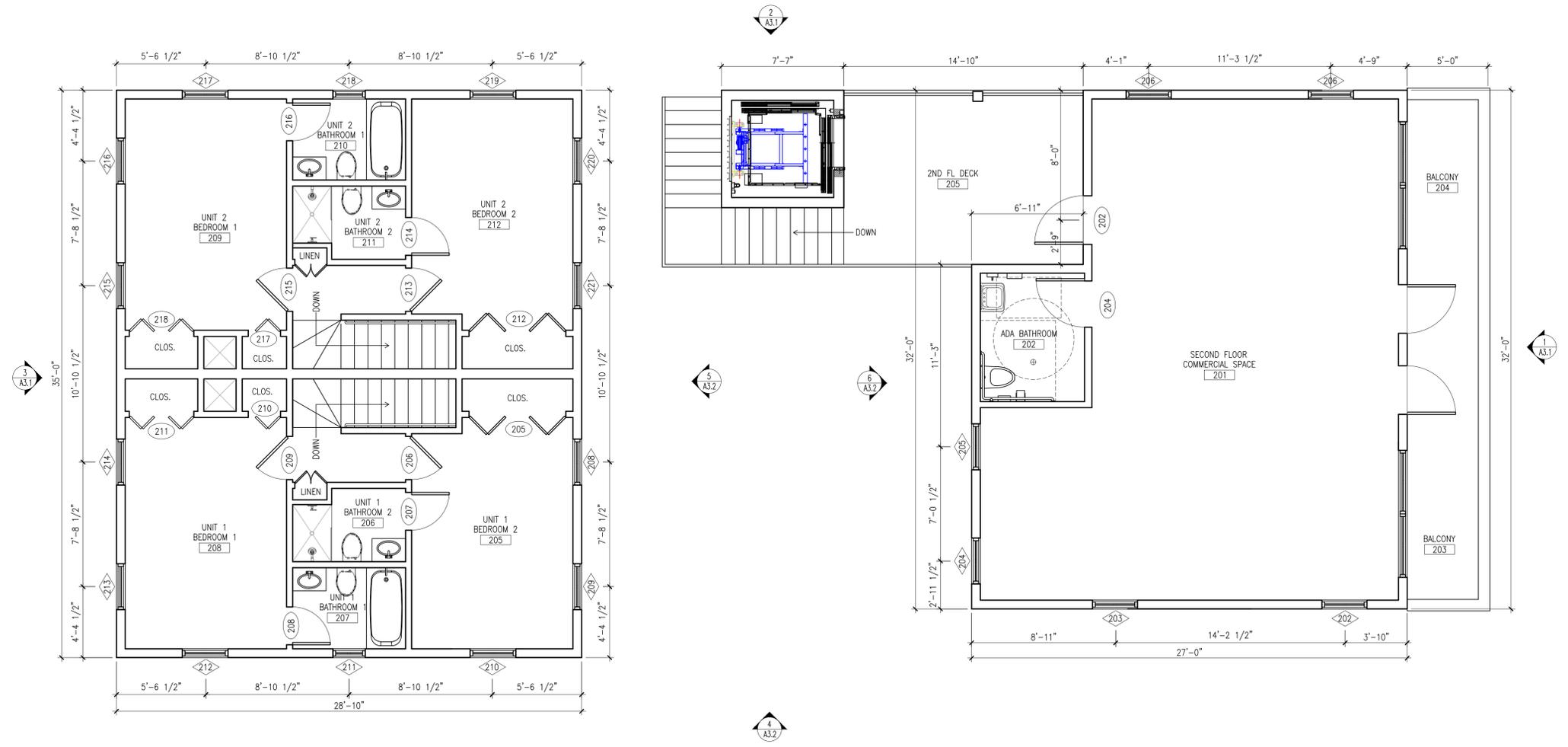
**SECOND
FLOOR
PLANS**

Sheet Number:

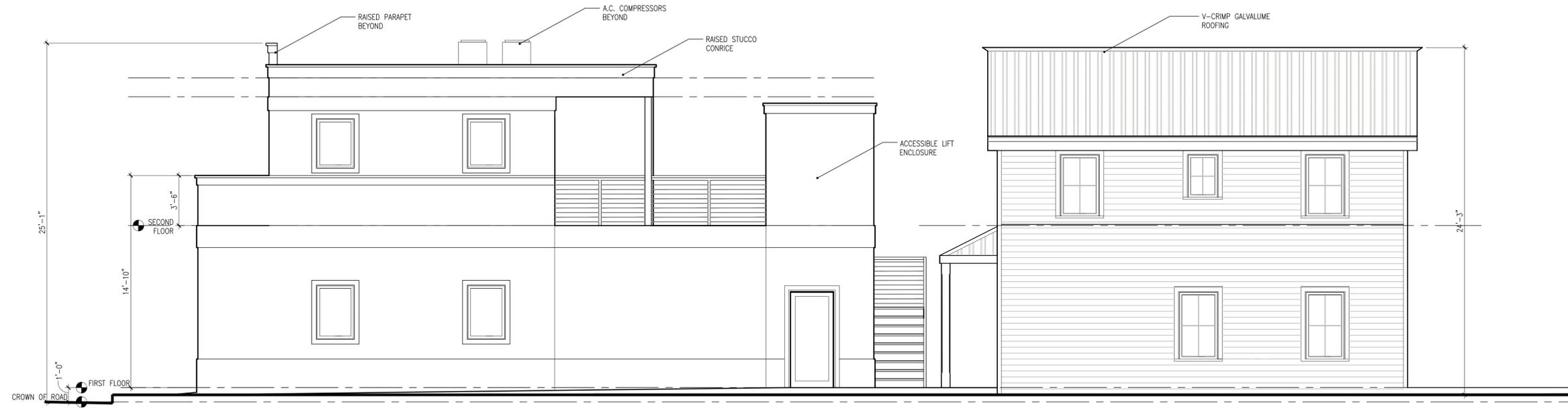
A-2.2

Date: - SEPTEMBER 24, 2018

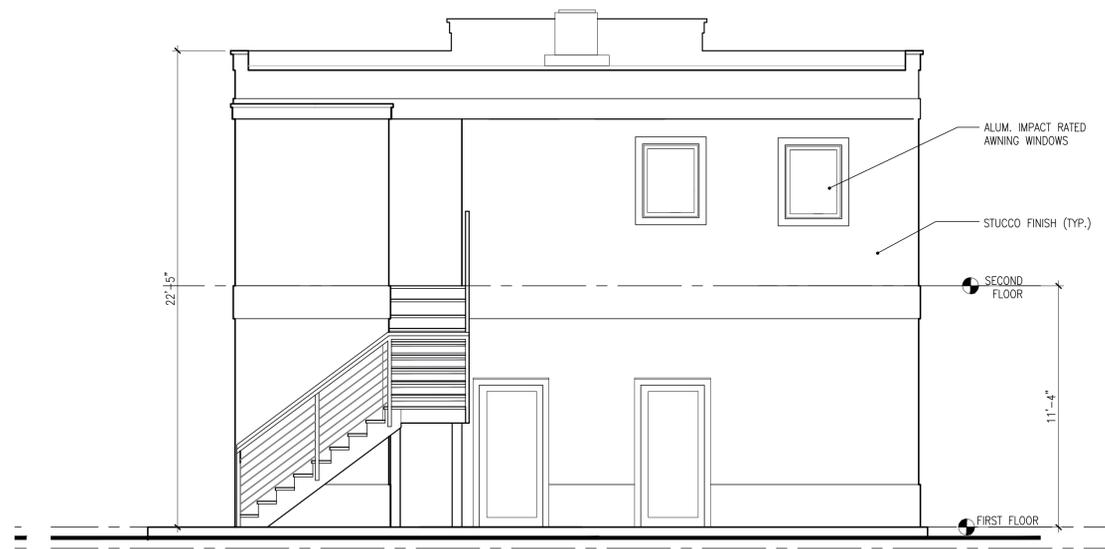
© 2018 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



1
A2.2 **PROPOSED SECOND FLOOR PLANS**
SCALE: 1/4"=1'-0"



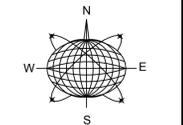
2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



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



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



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:	11.12.18

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

Drawing Size: 24x36 | Project #: 18012

Title:

ELEVATIONS

Sheet Number:

A-3.1

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ALVINA COVINGTON, 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:
1028-1030 TRUMAN AVENUE on the 17 day of OCTOBER, 2018.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on OCTOBER 23, 2018.

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 H18-03-013.

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

Signed Name of Affiant:

Date: 10-19-18

Address: 1421 FIRST ST UNIT 101

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of OCTOBER, 2018.

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

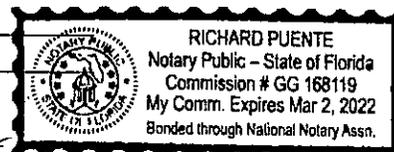
NOTARY PUBLIC

Sign Name: Richard Puente

Print Name: RICHARD PUENTE

Notary Public - State of Florida (seal)

My Commission Expires: 3-2-2022



Public Meeting Notice

The Miami Architectural Review Commission will hold a public meeting on **July 24, 2013** at **10:00 AM** at the **City Hall**, **301 Biscayne Blvd.**, **Room 300**, **Miami, FL 33132**. For more information, please call **311** or visit **www.miamipass.com**.

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

2102-100 THUMAN AVENUE

Applicant - **William Blegher, Architect** Application #**1213-001**

If you wish to view the application or have any questions, you may visit the Planning Department's office hours at **1100 White Street**, call **305-444-3873** or visit our website at **www.miamipass.com**.

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE AT www.miamipass.com

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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



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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

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