



# Historic Architectural Review Commission

Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa Silva, MSHP  
Historic Preservation Planner

Meeting Date: September 24, 2019

Applicant: David Salay, Architect  
Bender & Associates

Application Number: H2019-0033

Address: #521 Thomas Street

## **Description of Work:**

Replacement of existing roof and structural supports.

## **Site Facts:**

The site under review has been used as a parking lot for Monroe County fleet and has never been developed. On August 15, 2019, the Planning Board approved the design as a Minor Development Plan and all requested variances and conditional use. If approved, the project will require final approvals from Tree Commission and City Commission. The design will also require a height variance from the Board of Adjustment.

## **Guidelines Cited on Review:**

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 11, 13, 14, 15, 22, and 24.

## **Staff Analysis:**

A Certificate of Appropriateness is under review for the construction of a utilitarian structure that will be used to house mechanical equipment necessary to air condition all of Monroe County buildings within the block. The structure is rectangular in footprint and will have a maximum height of 27'-7". The exterior reading of the building is a two-story structure. The design proposes symmetrical and rhythmical elevations in all four facades. Due to the use of the structure, it will not have a roof, but the upper portion of the walls

will be crowned with a stone cornice. Exterior walls will be veneered with light gray color bricks, while the lower portion of the wall will include a stone plinth. On the *first* floor, windows will be two over two metal units with curved tops. The *second* floor will have metal louvers on all fenestrations. At the front façade, facing Thomas Street, the design proposes a wood swing door.

**Consistency with Cited Guidelines:**

It is staff's opinion that the proposed design is appropriate to the site and surrounding context. The only comparative for the building as same land use will be the existing tanks. The design proposes a building form and texture that is similar and compatible to historic buildings that are found in the urban block. The proposed mass, scale, proportions and symmetry makes the design one harmonious with the majority buildings within the adjacent context.

# APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS


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



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

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

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

ADDRESS OF PROPOSED PROJECT:	521 Thomas Street	
NAME ON DEED:	Florida Keys Aqueduct Authority	PHONE NUMBER c/o 305-293-8983
OWNER'S MAILING ADDRESS:	1100 Kennedy Drive	EMAIL c/o lori@owentrepanier.com
	Key West FL 33040	
APPLICANT NAME:	Bender & Associates / Monroe County	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St	EMAIL c/o lori@owentrepanier.com
	Key West FL 33040	
APPLICANT'S SIGNATURE:		DATE 8/6/19

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 **XX** INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO **XX**  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO **XX**

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: <b>Construction of a new 2 story brick faced structure to house chillers to service the adjacent Monroe County Courthouse Complex. Building size 37'-8" wide x 31'-4" deep x 27'-7" high.</b>
MAIN BUILDING: <b>Brick facing over concrete, metal windows, metal louvers, painted main door.</b>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
<b>No demolition in project.</b>

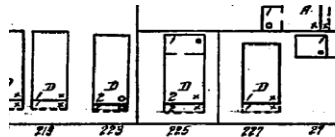
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S): <b>None.</b>	
PAVERS:	FENCES: <b>Revise existing chainlink fencing.</b>
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
<b>New Planting as shown on siteplan.</b>	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

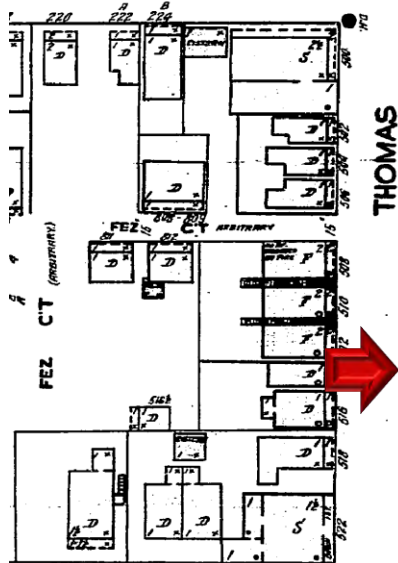
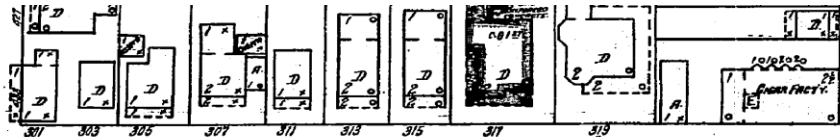
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

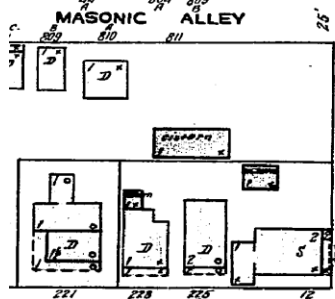
# SANBORN MAPS



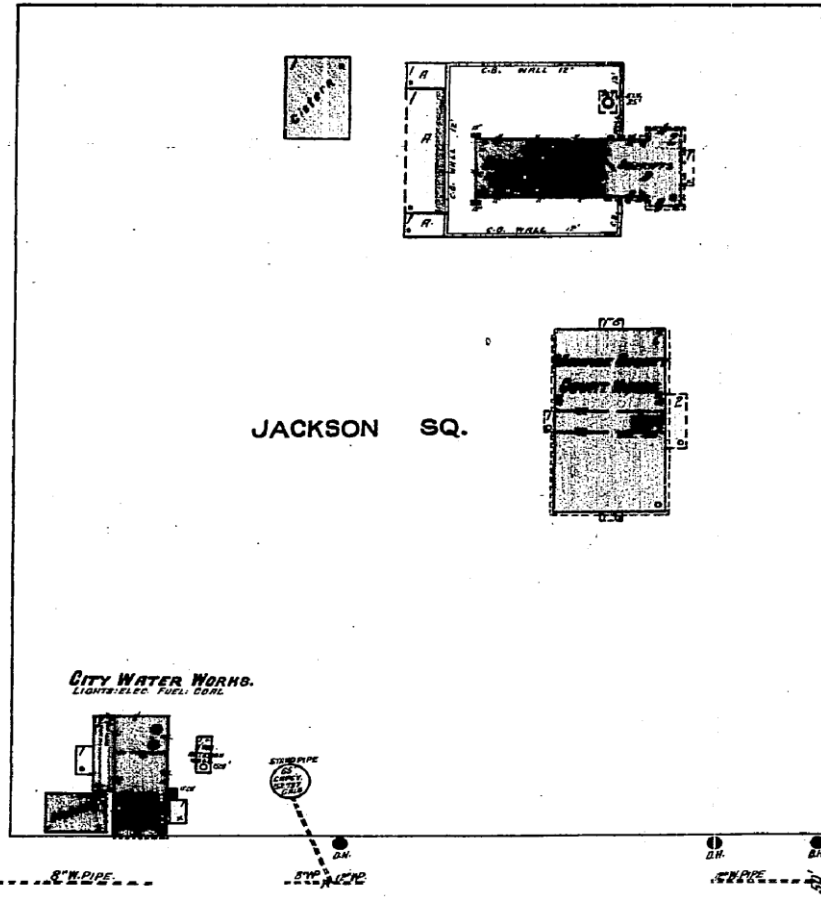
FLEMING



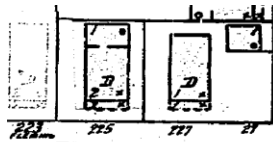
THOMAS



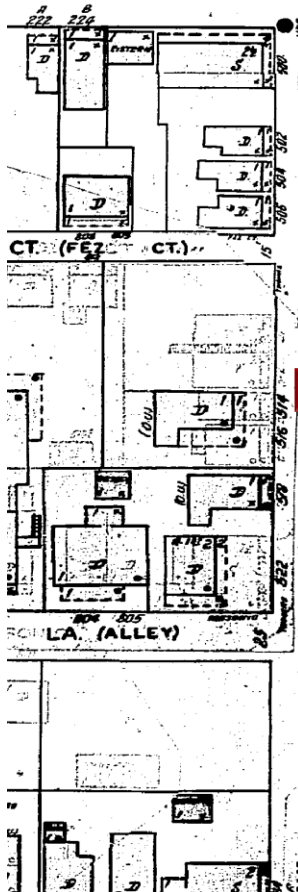
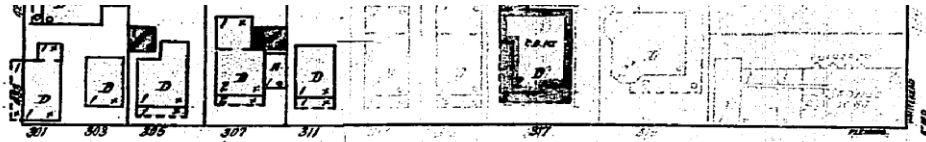
SOUTHARD



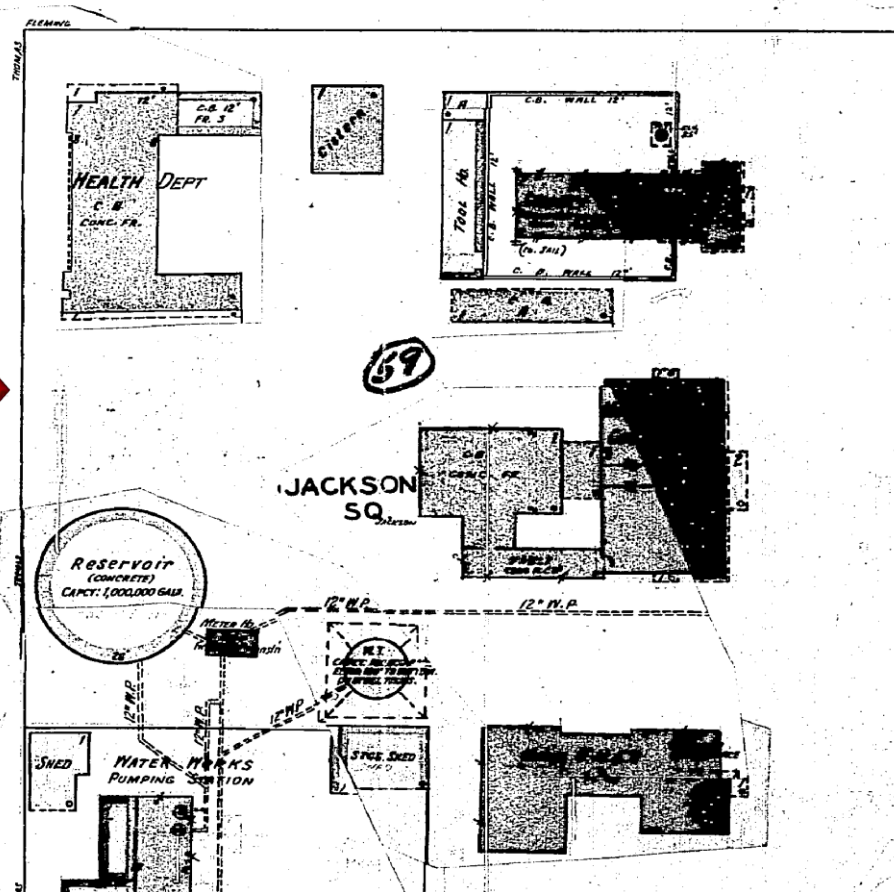
1926 Sanborn Map



FLEMING

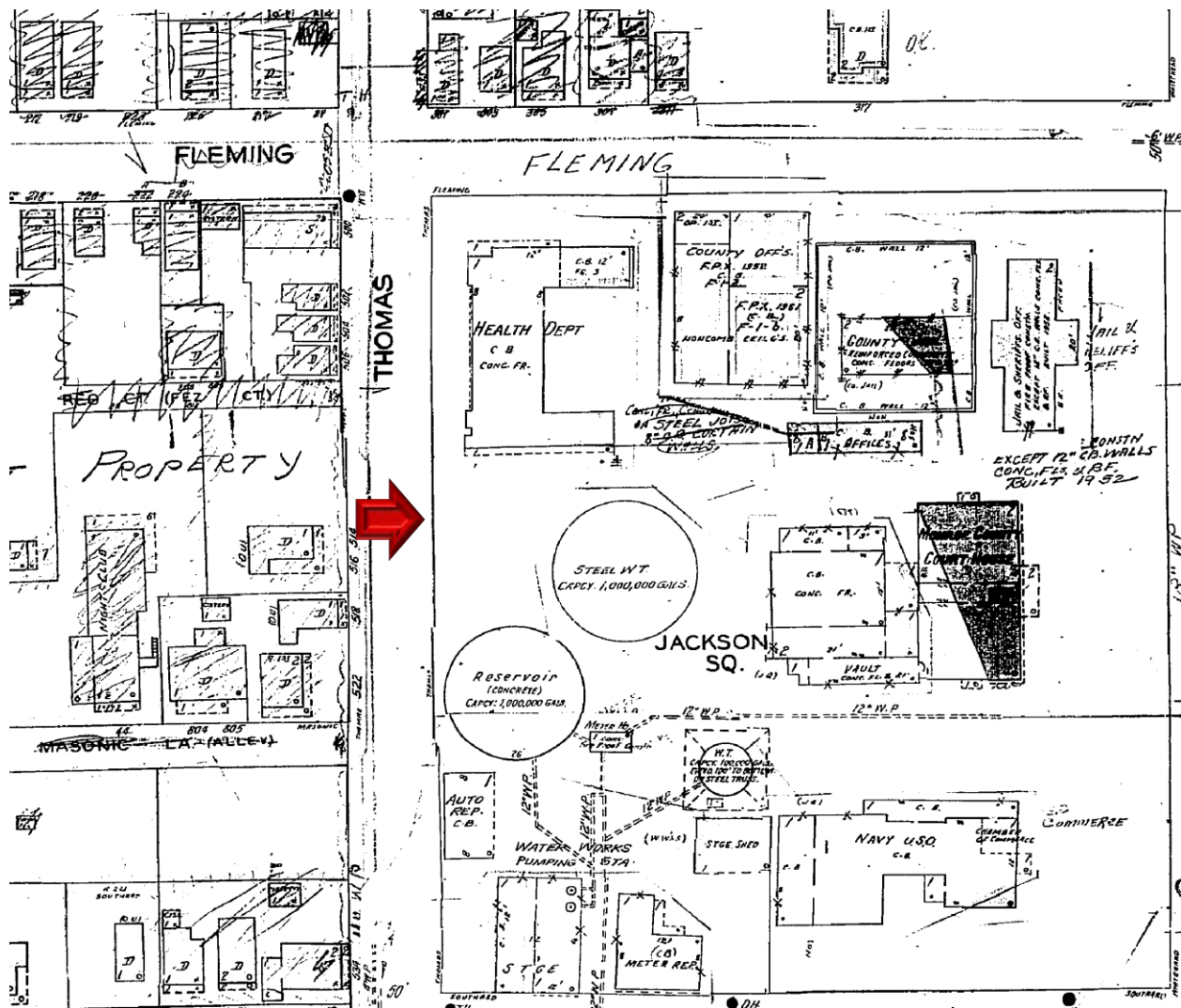


THOMAS



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS

## MONROE COUNTY CHILLER PLANT

### EXISTING PHOTOS



Street view of lot where proposed Chiller Plant is being constructed. Building to be constructed here.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS

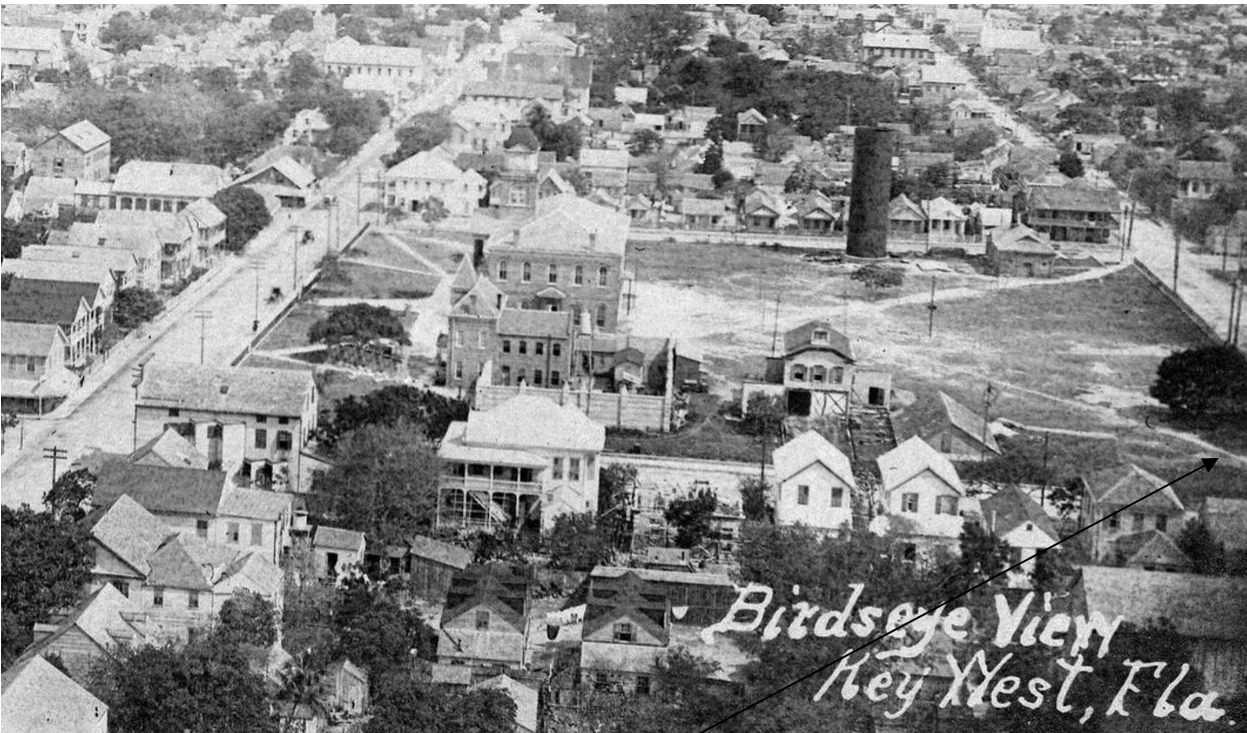


Adjacent Building: The rear of the Freeman Justice Center. Site is here:



Adjacent building: A large FKAA water tank is located to the right of the site, as well as behind the site.

**HISTORIC PHOTOS**



1908 photo of Jackson Square. Site is to the right.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



1920s aerial photo of Jackson Square. Site is at lower left side of square. No buildings on site.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



Site photo taken 18 Feb 1942. No buildings on site. Site is here:

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



1970s photo of site. Site is here.



MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



2006 Photo of Site. Site is here:

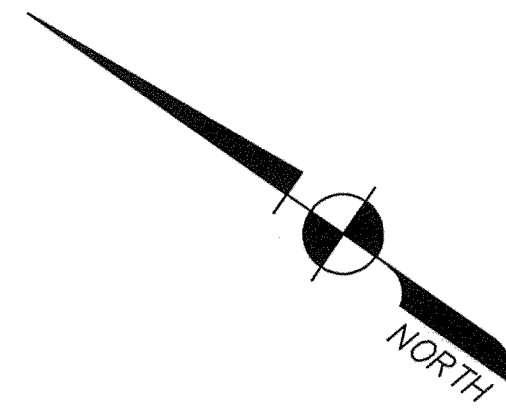
Freeman Justice Center is under construction.

AT OWNER'S EXPENSE  
ARNOLD'S TOWING  
305.296.3832  
Roam Towing  
KAUFFS.COM



BRICK COLOR SELECTED FOR BUILDING ELEVATIONS. BELDEN BRICK 8533

# SURVEY

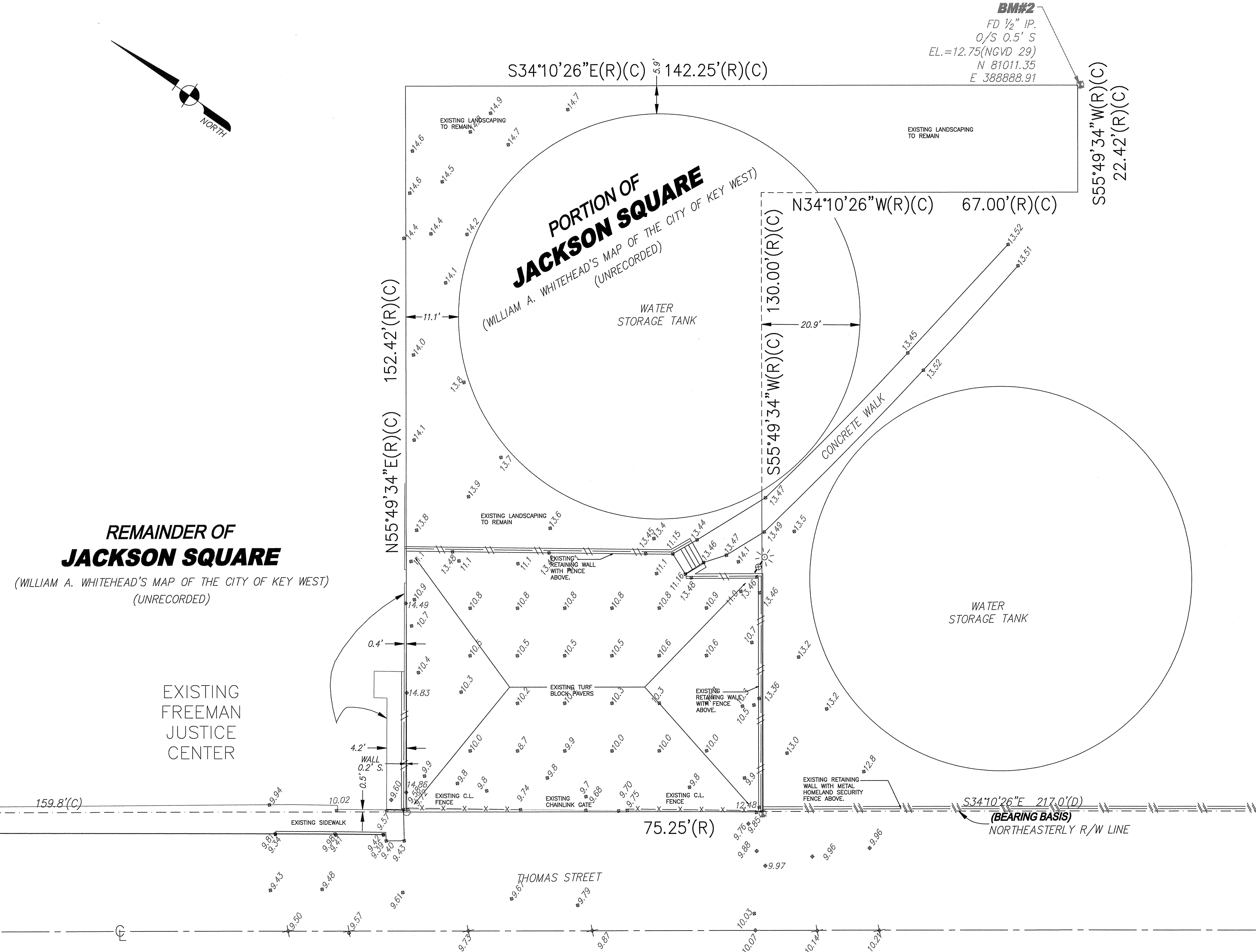


**BM#2**  
 FD 1/2" IP.  
 O/S 0.5' S  
 EL.=12.75(NGVD 29)  
 N 81011.35  
 E 388888.91

SITE DATA TABLE		
Site Data	Permitted/Required	Existing
Zoning	HPS	HPS
Flood zone	--	Zone X
Height	25 ft	30 ft (Existing Water Tank)
Site Size	--	12,972 sq. ft.
Density	N/A	N/A
Floor Area Ratio Total	1	(0.29) 4646 sq. ft.
Building Coverage	40% (5,188 sq. ft.)	35.8% (4,646 sq. ft.)
Impervious Surface	60% (6,486 sq. ft.)	67.4% (8,743 sq. ft.)
Open Space	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)
Landscape	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)
Setback-Front	20 ft	48'-8" ft
Side Setback-North	5 ft	11'-1"
Side Setback-South	5'	0'- Water tank
Setback-Street Side	7.5 ft.	N/A
Setback-Rear	10 ft.	5.9 ft.
Parking	0	0
Accessible Parking	0	0
Bicycle Parking	0	0
Consumption Area	N/A	N/A

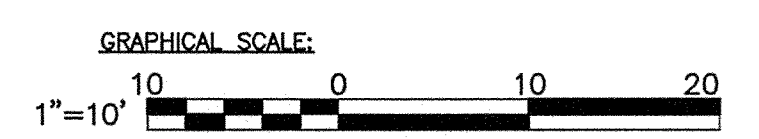
  

Permeable Surface Calculations		
Site	12972 SF	
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Existing Pavers	3977 SF	30.66%
Existing Site Non-Permeable	8852 SF	68.24%



(Per Deed Book G-64, Page 78)  
 A parcel or tract of land in JACKSON SQUARE in the City of Key West, Florida, according to William A. Whitehead's Map of the Island of Key West and more particularly described as follows:  
 Commencing at the intersection of the northwesterly property line of Southard Street and the northeasterly property line of Thomas Street, run northwesterly along the northeasterly property line of Thomas Street for a distance of 217.0 feet to the Point of Beginning of the parcel or tract of land hereinafter described; from said point of beginning, continue northwesterly along the northeasterly property line of Thomas Street for a distance of 75.25 feet to a point; thence at right angles and northeasterly and parallel with Southard Street for a distance of 152.42 feet to a point; thence at right angles and southeasterly and parallel with Thomas Street for a distance of 142.25 feet to a point; thence at right angles and southwesterly and parallel with Southard Street for a distance of 22.42 feet to a point; thence at right angles and northwesterly and parallel with Thomas Street for a distance of 67.0 feet to a point; thence at right angles and southwesterly and parallel with Southard Street for a distance of 130.0 feet back to the Point of Beginning.

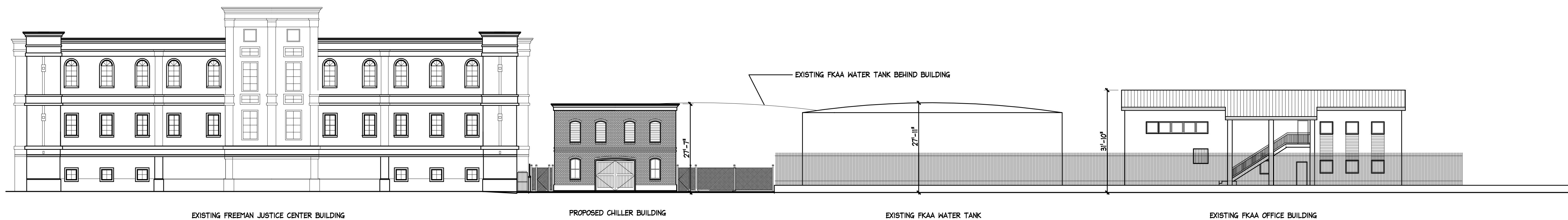
Said lands lying and situate in the City of Key West, Monroe County, Florida, containing 12,972 square feet (0.298 acres), more or less.



REVISIONS		EOR		MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION PROJECT NAME JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION THOMAS STREET KEY WEST, FL.33040	<b>JEFFERSON BROWN</b> <b>EXISTING SITE PLAN</b>	SHEET NO. <b>EX1.0</b>
DATE	BY						

VARIANCE SUBMITTAL

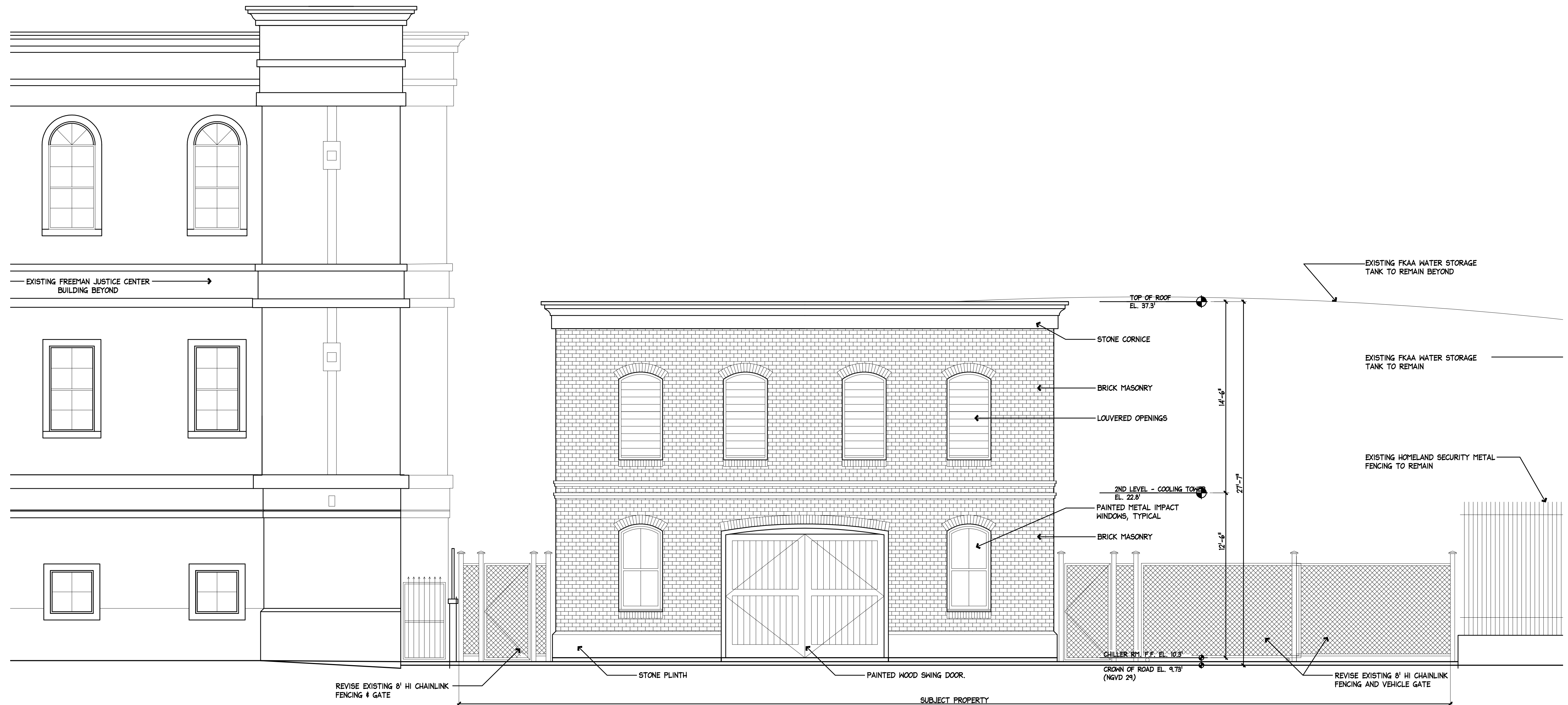
# PROPOSED DESIGN



1 PROPOSED THOMAS STREET EXTERIOR ELEVATION - ENTIRE BLOCK  
 M2.5 SCALE: 1/16"=1'-0"

REVISIONS			EOR	ARCHITECTS	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION PROJECT NAME JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION THOMAS STREET KEY WEST, FL.33040	SHEET NO.
DATE	BY	DESCRIPTION					
				<b>T·Y·LIN INTERNATIONAL</b> Bender & Associates <small>410 Angela Street            Key West, Florida 33040            Telephone: (305) 536-1552            Florida License: AC0900222</small>		<b>JEFFERSON BROWN</b> <small>PROPOSED            EXTERIOR            ELEVATIONS</small>	<b>M2.5</b>





1 PROPOSED WEST (THOMAS STREET) EXTERIOR ELEVATION  
 M2.1 SCALE: 1/4"=1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

EOR  
**T·Y·LIN INTERNATIONAL**  
 Bender & Associates  
 ARCHITECTS  
410 Augusta Street  
 Key West, Florida 33040  
 Telephone: (305) 538-0522  
 Florida License: AC090222



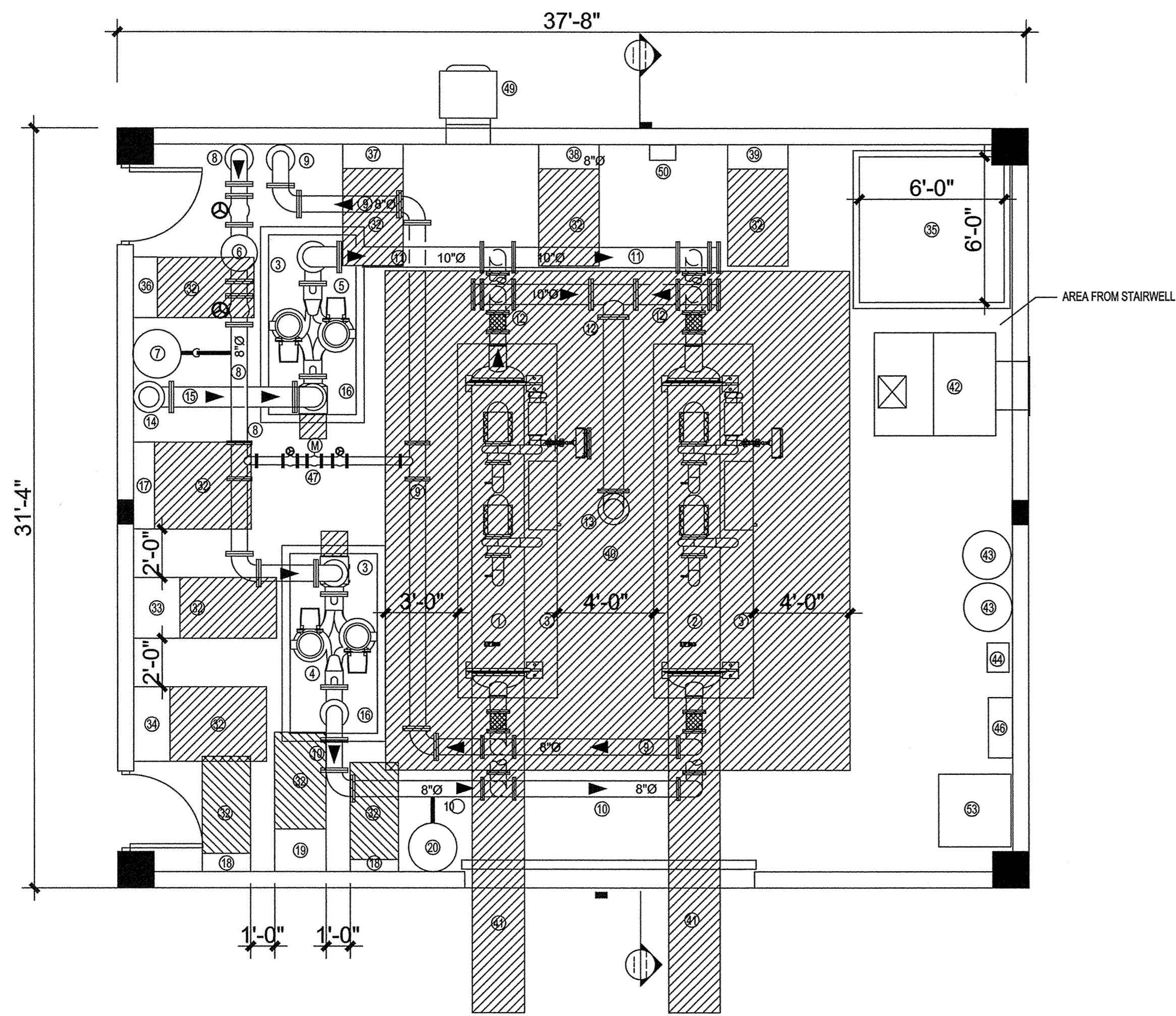
MONROE COUNTY  
 PUBLIC WORKS/ENGINEERING DIVISION  
 1100 Simonton Street, Suite 2-231  
 Key West, Florida 33040  
 (305) 292-4560 FAX (305)  
 292-4558

MONROE COUNTY  
 PUBLIC WORKS/ENGINEERING DIVISION  
 PROJECT NAME  
 JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION  
 THOMAS STREET  
 KEY WEST, FL.33040

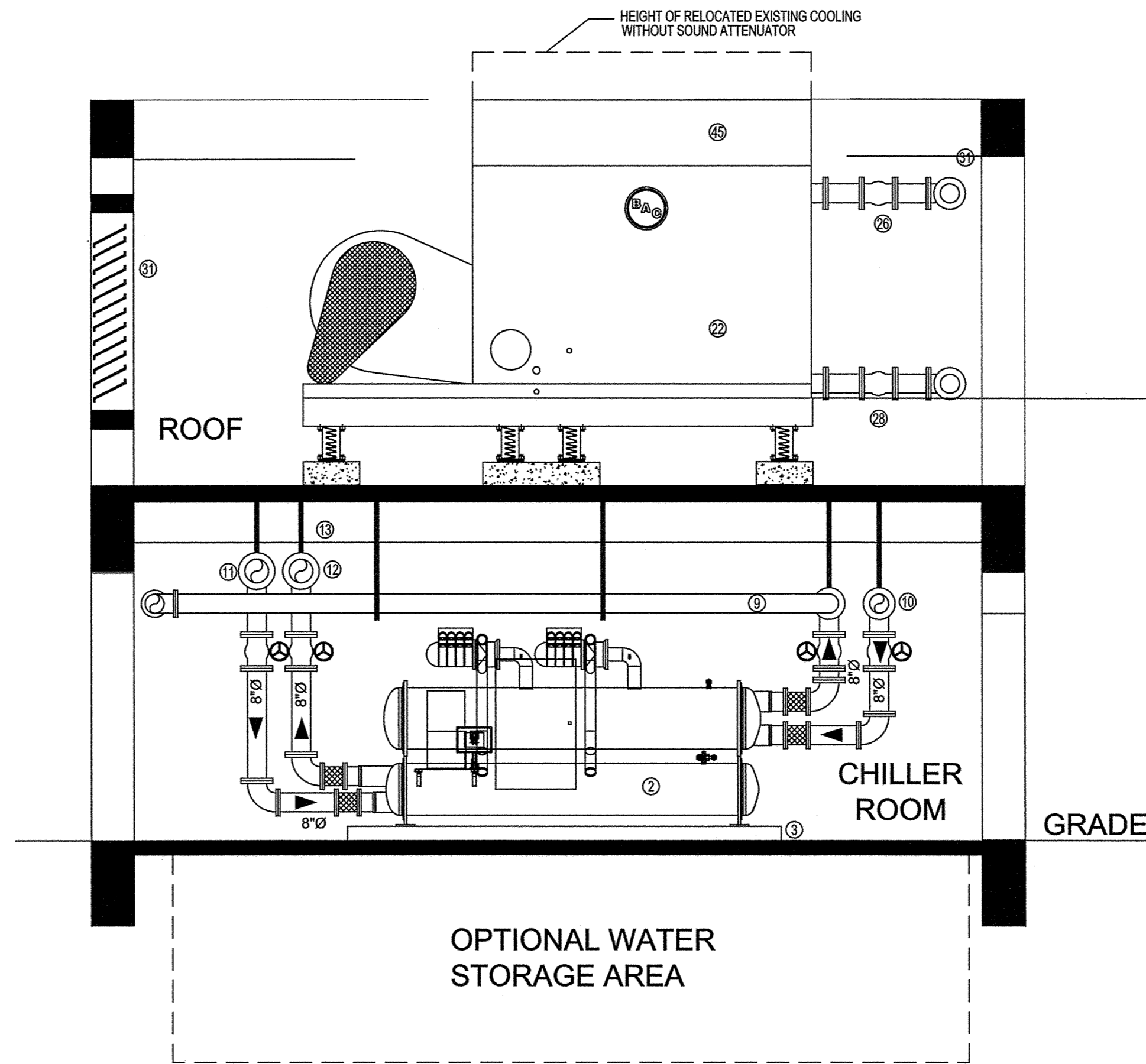
**JEFFERSON BROWN**  
 PROPOSED  
 EXTERIOR  
 ELEVATIONS

SHEET NO.  
**M2.1**



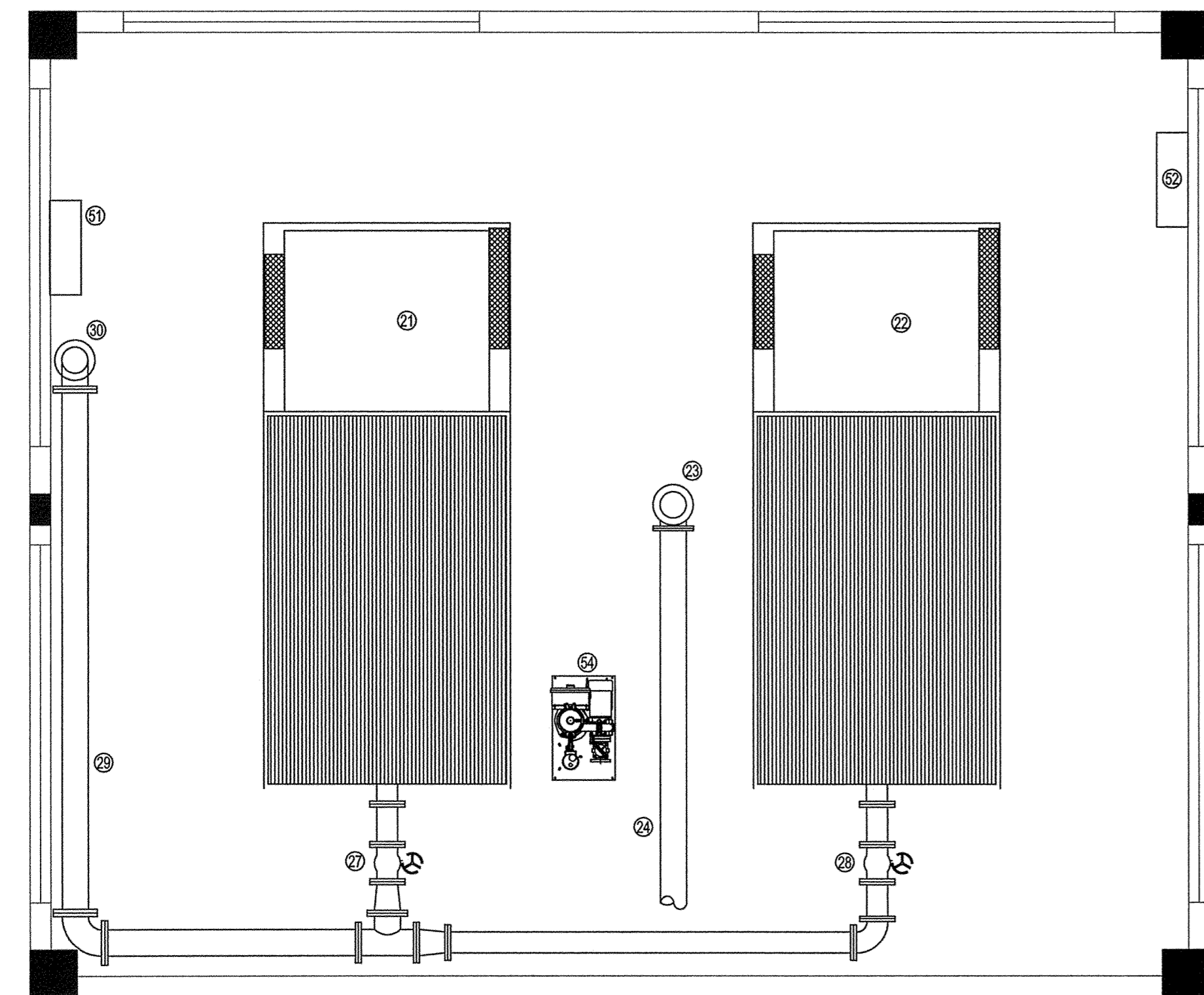


**1 PROPOSED CHILLER ROOM PLAN**  
 SCALE: 1/4" = 1'-0"  
 M1.1



**4 CHILLER ROOM / COOLING TOWER SECTION**  
 SCALE: 1/4" = 1'-0"  
 M1.1

- CHILLER PLANT KEY NOTES**
- ① NEW DAIKIN/MCQUAY CHILLER CH-1.
  - ② EXISTING, RELOCATED 290-TON DAIKIN/MCQUAY WATER CHILLER CH-2.
  - ③ NEW CONCRETE PAD.
  - ④ NEW ARMSTRONG SENSORLESS DUAL ARM CHILLED WATER PUMP ASSEMBLY CHWP-1&2.
  - ⑤ NEW ARMSTRONG SENSORLESS DUAL ARM CONDENSER WATER PUMP ASSEMBLY CWP-1&2.
  - ⑥ NEW AIR SEPARATOR.
  - ⑦ NEW EXPANSION TANK.
  - ⑧ NEW 8"Ø CHILLED WATER RETURN (CWR) PIPING FROM THE BUILDING CHILLED WATER SYSTEM.
  - ⑨ NEW 8"Ø CHILLED WATER SUPPLY (CHWS) PIPING TO SUPPLY THE BUILDING CHILLED WATER SYSTEM.
  - ⑩ NEW 8"Ø CHILLED WATER SUPPLY (CHWS) PIPING TO WATER CHILLERS EVAPORATOR SECTIONS.
  - ⑪ NEW 10"Ø CONDENSER WATER SUPPLY (CWS) PIPING TO WATER CHILLERS CONDENSER SECTIONS.
  - ⑫ NEW 10"Ø CONDENSER WATER SUPPLY (CWS) PIPING TO COOLING TOWERS ON THE ROOF ABOVE.
  - ⑬ NEW 10"Ø CONDENSER WATER SUPPLY (CWS) RISER TO COOLING TOWERS ON THE ROOF ABOVE.
  - ⑭ NEW 10"Ø CONDENSER WATER RETURN (CWR) RISER FROM COOLING TOWERS ON THE ROOF ABOVE.
  - ⑮ NEW 10"Ø CONDENSER WATER RETURN (CWR) PIPING TO CONDENSER WATER PUMPS.
  - ⑯ NEW PUMPS INERTIA PAD.
  - ⑰ NEW ELECTRICAL DISTRIBUTION PANEL.
  - ⑱ NEW ELECTRICAL BUILDING PANEL.
  - ⑲ NEW TRANSFORMER.
  - ⑳ NEW CHILLED WATER SYSTEM CHEMICAL FEEDER.
  - ㉑ NEW LOW PROFILE COOLING TOWER CT-1.
  - ㉒ NEW LOW PROFILE COOLING TOWER CT-2.
  - ㉓ NEW 10"Ø CONDENSER WATER SUPPLY (CWS) RISER FROM WATER CHILLERS BELOW.
  - ㉔ NEW 10"Ø CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWERS CT-1 AND CT-2.
  - ㉕ NEW 8"Ø CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWER CT-1.
  - ㉖ NEW 8"Ø CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWER CT-2.
  - ㉗ NEW 8"Ø CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWER CT-1.
  - ㉘ NEW 8"Ø CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWER CT-2.
  - ㉙ NEW 10"Ø CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWERS CT-1 AND CT-2.
  - ㉚ NEW 10"Ø CONDENSER WATER RETURN (CWR) RISER TO WATER CHILLERS BELOW.
  - ㉛ LOUVER WALL ALL AROUND THE ROOF TO ALLOW AIR CIRCULATION AND PROVIDE SOUND ATTENUATION. TERMINATE WALL AT THE SAME HEIGHT OF THE HIGHEST POINT OF THE COOLING TOWERS.
  - ㉜ ELECTRICAL EQUIPMENT CLEARANCE AREA AS PER NFPA 70.
  - ㉝ NEW AUTOMATIC TRANSFER SWITCH.
  - ㉞ NEW BUILDING MAIN DISCONNECT.
  - ㉟ NEW BUILDING IT CLOSET.
  - ㊱ NEW CHILLED WATER PUMP CHWP-1 VFD.
  - ㊲ NEW CHILLED WATER PUMP CHWP-2 VFD.
  - ㊳ NEW CONDENSER WATER PUMP CWP-1 VFD.
  - ㊴ NEW CONDENSER WATER PUMP CWP-2 VFD.
  - ㊵ CHILLER MAINTENANCE AREA.
  - ㊶ CHILLER COIL PULL AREA.
  - ㊷ AIR HANDLING UNIT- CHILLED WATER.
  - ㊸ CHEMICAL TANK- CONDENSER WATER.
  - ㊹ CHEMICAL TREATMENT CONTROL PANEL.
  - ㊺ COOLING TOWER SOUND ATTENUATOR.
  - ㊻ BMS PANNEL.
  - ㊼ BYPASS LINE.
  - ㊽ OUTSIDE AIR LOUVER.
  - ㊾ EMERGENCY EXHAUST FAN.
  - ㊿ REFRIGERANT MONITOR.
  - ① COOLING TOWER CT-1 VFD.
  - ② COOLING TOWER CT-2 VFD.
  - ③ DOMESTIC WATER BOOSTER PUMP PACKAGE.
  - ④ TOWER SOLIDS SEPARATION SYSTEM.



**2 PROPOSED COOLING TOWER CWR LAYOUT**  
 SCALE: 1/4" = 1'-0"  
 M1.1

FOR PLANNING APPROVAL ONLY

REVISIONS		EOR	Digitally signed by Francisco J. Alonso, P.E. Florida P.E. No. 66918. Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic documents. T.Y. Lin International 201 Alhambra Ct. Suite 500 Coral Gables, FL 33134 No. 66918.07.31 09:44:49-04'00'		<b>MONROE COUNTY</b> PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	<b>MONROE COUNTY</b> PUBLIC WORKS/ENGINEERING DIVISION PROJECT NAME JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION THOMAS STREET KEY WEST, FL 33040	<b>PROPOSED CHILLER ROOM AND COOLING TOWERS LAYOUT</b>	SHEET NO.
DATE	BY							DESCRIPTION

VARIANCE SUBMITTAL



1 PROPOSED SOUTH EXTERIOR ELEVATION  
 M2.2 SCALE: 1/4"=1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

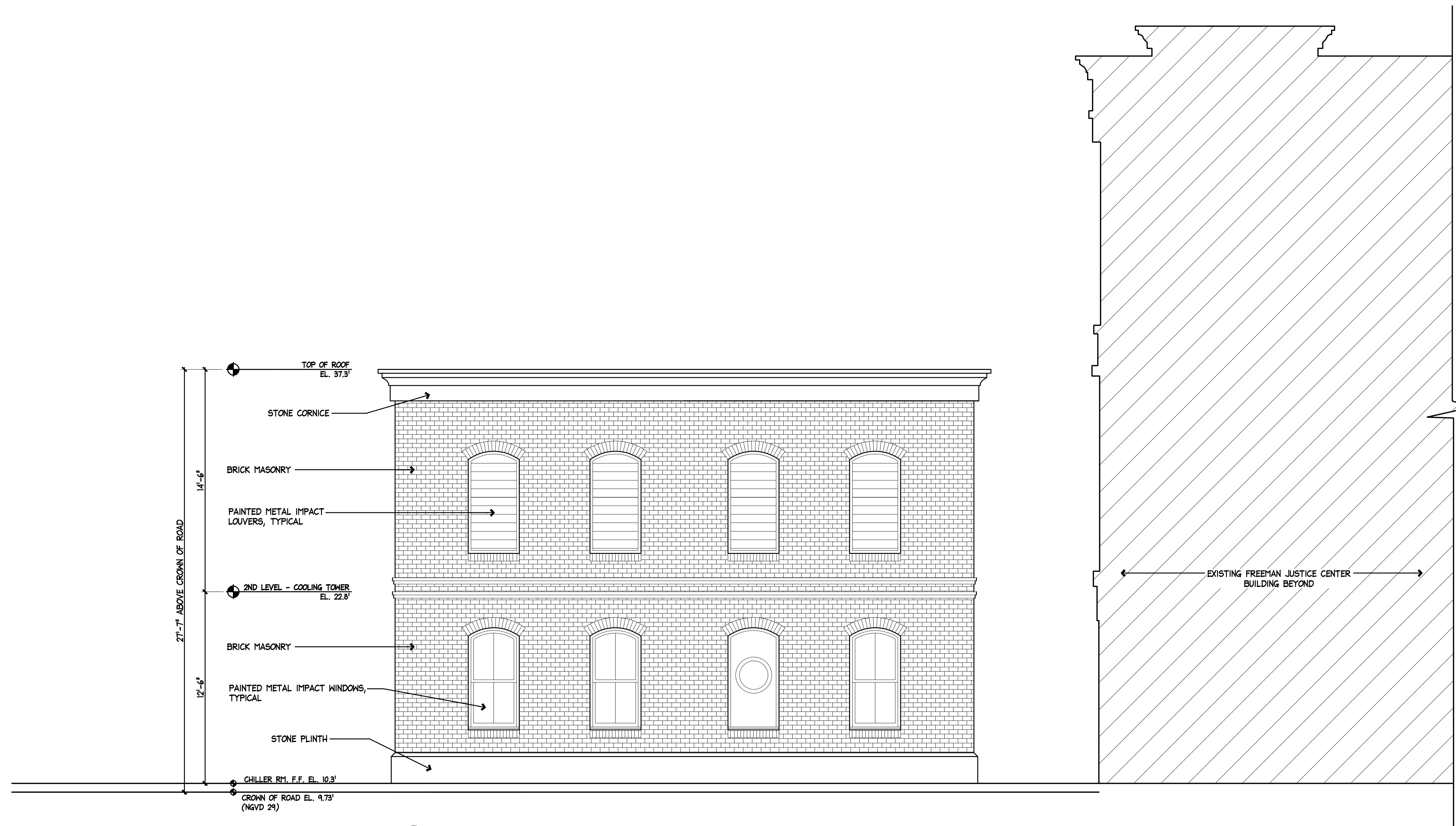
EOR  
**T·Y·LIN INTERNATIONAL**  
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 Telephone: (305) 536-1522  
 Florida License: AR090222

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 292-4558

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 THOMAS STREET  
 KEY WEST, FL.33040

**JEFFERSON BROWN**  
 PROPOSED  
 EXTERIOR  
 ELEVATIONS

SHEET NO.  
**M2.2**  
 4



1 PROPOSED EAST EXTERIOR ELEVATION  
 M2.3 SCALE: 1/4"=1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

EOR  
**T·Y·LIN INTERNATIONAL**  
 Bender & Associates ARCHITECTS  
410 Angela Street  
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 THOMAS STREET  
 KEY WEST, FL.33040

**JEFFERSON BROWN**  
 PROPOSED EXTERIOR ELEVATIONS

SHEET NO.  
**M2.3**  
 4



1  
M2.4 PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

EOR  
**T·Y·LIN INTERNATIONAL**  
 Bender & Associates  
 ARCHITECTS  
410 Augusta Street  
 Key West, Florida 33040  
 Telephone: (305) 536-1552  
 Florida License: AC090222

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 PROJECT NAME  
 JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION  
 THOMAS STREET  
 KEY WEST, FL.33040

**JEFFERSON BROWN**  
 PROPOSED  
 EXTERIOR  
 ELEVATIONS

SHEET NO.  
**M2.4**  
 4

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., September 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## CONSTRUCTION OF A TWO-STORY BRICK FACED STRUCTURE TO HOUSE CHILLERS TO SERVE MONROE COUNTY COURTHOUSE COMPLEX.

#521 THOMAS STREET

**Applicant – David Salay, Architect Bender & Associates    Application #H2019-0033**

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](http://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 DAVID SALAY, 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: SZ1 THOMAS on the 16TH day of SEPT., 2019.

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 SEPT. 24, 2019.

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 H2019-0033.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 9/16/19  
**Address:** 410 ANGELA ST.  
**City:** KEY WEST  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of September, 2019.

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

**NOTARY PUBLIC**

Sign Name: Ayn Lewis  
Print Name: Ayn Lewis  
Notary Public - State of Florida (seal)  
My Commission Expires: 5-2-2021





**NO**  
Public Meeting  
Notice



# 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 00010110-000000  
 Account# 1010391  
 Property ID 1010391  
 Millage Group 10KW  
 Location Address 521 THOMAS St, KEY WEST  
 Legal Description KW PT JACKSON SQ WATER WORKS G64-78/82  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32020  
 Property Class UTILITY (9100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No

**Owner**

FLORIDA KEYS AQUEDUCT COMMISSION  
 1100 Kennedy Dr  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$724,638	\$724,638	\$724,638	\$724,638
+ Market Land Value	\$1,261,086	\$1,261,086	\$1,261,086	\$1,261,086
= Just Market Value	\$1,985,724	\$1,985,724	\$1,985,724	\$1,985,724
= Total Assessed Value	\$1,985,724	\$1,985,724	\$1,985,724	\$1,985,724
- School Exempt Value	(\$1,985,724)	(\$1,985,724)	(\$1,985,724)	(\$1,985,724)
= School Taxable Value	\$0	\$0	\$0	\$0

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	12,972.00	Square Foot	0	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
	1957	1958	1	1	1

**View Tax Info**

[View Taxes for this Parcel](#)

**Map**



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

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



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