

# **Staff Report**

12 Two new signs copy CVS Pharmacy 24 hours- #530 Truman Avenue - Patricia Ortiz (H12-01-251)

This staff report is for the review of a Certificate of Appropriateness for a request to replace one existing wall sign and the installation of a new detach sign proposed on the parking entrance on Truman Avenue. An existing sign, located on the ceiling of the front hallway as well as the sign located on the directory at the corner of Simonton Street and Truman Avenue will remain. The store has other signs in the windows. The business is not located on a corner.

The new proposed wall sign will have 24" tall CVS/ pharmacy illuminated letterset over a white background panel with 24 hours box sign on backer panel. Letters will be face-lit channeled with bug box on background panel. The sign will be LED interior illuminated. Letters will be red acrylic.

The proposal also includes a detached directional sign to be installed at the entrance of the parking lot on Truman Avenue. The sign will be approximately 1'-6" high by 2'-6" wide and the tallest letter will be 7 5/15". The maximum height of the posts that will support the sign will be 4' tall from the ground. Materials of the proposed sign and posts will be of aluminum. No illumination is proposed.

Staff understands that the following guidelines can be applied when reviewing this application;

Banners, flags, signage and lighting (pages 49-51);

*(4) Lettering shall not exceed 12 inches in height and occupy no more than 65% of the area of the signboard.*

*(6) A business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which each case three signs are allowed, provided that all other sign guidelines for historical zones are met.*

According to the guidelines a sign is any devise designed to inform or attract the attention of persons not on the premises. (Page 75)

The LDR's clearly states the amount of signage that businesses are allowed to have in the historic district:

Sec. 114-104- Restriction of number of signs permitted

*No business shall display more than two permitted signs at its location; provided, however, that a business located on a street corner may display up to three permitted signs upon approval of the historic architectural review commission. A business shall be*

*determined by its business tax receipt... Any sign displayed in a store window shall count toward the maximum number of allowed signs under this section...*

This CVS business has two licenses, one as a retail store and one for pharmacy and film developing services. Therefore they are allowed to have two signs with CVS pharmacy and two signs with the CVS logo.

Moreover the definition of sign, under Chapter 114- Signs of the LDR, Sec. 1, clearly defines sign as;

*Any display of characters, letters, illustrations or any ornamentations or the complete structure on which any such characters, letters, illustrations or ornamentations are supported or applied, except that guys or their anchorages or the poles of pole signs will not be considered to be any part of a sign.*

The Land Development Regulations include, under Section 114-103 Prohibited signs in the historic zoning districts;

*(4) Interior Illuminated Signs*

Staff discussed the restrictions of signage in the historic district with the applicant before she submitted this request. It is staff's opinion that the business exceeds the maximum signs allowed. The proposed wall sign is inconsistent with the guidelines as well as with the Land Development regulations prohibitions, it is interior illuminated and letters will be taller than 12 inches.

# **Application**



# CITY OF KEY WEST BUILDING DEPARTMENT

## CERTIFICATE OF APPROPRIATENESS

APPLICATION # 12-01000251

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

OWNER'S NAME: Simton Center LLC DATE: 2/8/12

OWNER'S ADDRESS: PO Box 490837 PHONE #: 8138178492

APPLICANT'S NAME: Patricia Ortiz, AICP PHONE #: 8138178492

APPLICANT'S ADDRESS: 5048 Gato Del Sol Circle Wesley Chapel FL 33544

ADDRESS OF SIGN LOCATION:  
530 Truman Ave Key West CA1+Key Parcel ID 1027871 00027100-000000

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:	<input checked="" type="checkbox"/> WALL	<input checked="" type="checkbox"/> DETACHED
	<input type="checkbox"/> HANGING	<input type="checkbox"/> WINDOW
	<input type="checkbox"/> AWNING	<input type="checkbox"/> TRANSOM

MATERIALS DESCRIPTION: 24" Channel letter And bugbox on Aluminum backer Panel (wall sign) measuring 2' x 19.3" And directional sign Aluminum w/ vinyl

SIGN COPY: CVS/pharmacy 24 hours

SIZE OF SIGN: 19.4" x 2"

# OF EXISTING SIGNS ON PREMISES:

TYPE OF ILLUMINATION: Internal

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 2/18/12  
Applicant's Signature: [Signature]

### Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES



**Staff Use Only**  
Date: \_\_\_\_\_  
Staff Approval: \_\_\_\_\_  
Fee Due: \$ \_\_\_\_\_

Applicant email

wcfpermits.planner@gmail.com

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Not listed.*

*Guidelines for signage (pages 49-51)*

*Ordinance for signage in historic zoning districts*

*Chapter 114- LDRs*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission



Enid Torregrosa <etorregr@keywestcity.com>

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## Cvs truman st notice

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patricia ortiz <wcfpermits.planner@gmail.com>

Fri, Feb 17, 2012 at 7:35 AM

To: "etorregr@keywestcity.com" <etorregr@keywestcity.com>

Goodmorning Enid,

Cvs has 8 window signs, one wall sign, and one tenant panel.

I left proof of notice in the door. please let me know you received it.

Thanks

↳ 10 signs total Enid

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Susy Pita as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Plan Administrator of Simonton Center LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Patricia Ortiz  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

\* Susy Pita  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 1/27/12 by  
*date*

Susy Pita  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Rosemarie Paeth  
*Notary's Signature and Seal*

Rosemarie Paeth  
*Name of Acknowledger typed, printed or stamped*



DD 890966  
*Commission Number, if any*





# **Project Photos**



Photo taken by the Property Appraiser's office c1965; 530 Truman Ave.; razed about 1970; Lindsley Lumber; Monroe County Library

Overview Photos



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

NOTES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



OVERVIEW PHOTOS

ADDRESS: 530 Truman Avenue  
 CITY/STATE: Key West, Florida  
 ZIP: 33040-3141

PROJECT #:  
**0751**

SUBMITTAL IS:  APPROVED  
 APPROVED AS NOTED  
 REVISED AND RESUBMIT

CLIENT CONTRACTOR \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ DATE

LOCATION #:  
**3779**

FILE PATH: ...CVS pharmacy\Locations 2011\Project 751\  
**751-3779 Key West FL.cdr**

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DATE: **06/11/11**  
 Rev. 1: **00/00/00**  
 Rev. 2: **00/00/00**  
 Rev. 3: **00/00/00**  
 Rev. 4: **00/00/00**  
 Rev. 5: **00/00/00**

SCALE:  
**N.T.S.**  
 DRAWN BY:  
**PMF**  
 PAGE #:  
**2**

DRAWINGS PREPARED BY:



Overview Photos



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

NOTES:

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OVERVIEW PHOTOS

ADDRESS: 530 Truman Avenue  
CITY/STATE: Key West, Florida  
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Rev. 5: 00/00/00

SCALE:  
N.T.S.  
DRAWN BY:  
PMF  
PAGE #:  
3

DRAWINGS PREPARED BY



PLANING  
 FEB 10 2012  
 WEST  
 PROVIDE

Overview Photos



Photo 13



Photo 14



Photo 15



Photo 16

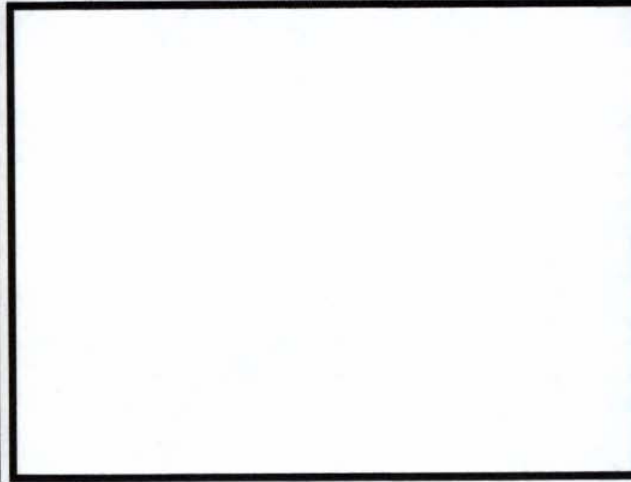


Photo 17

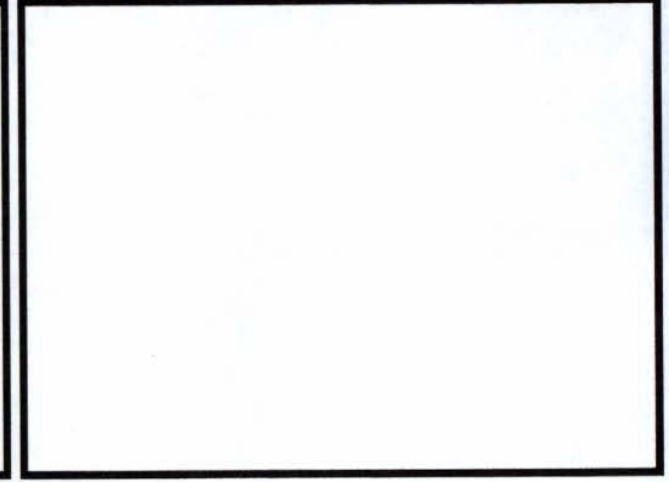


Photo 18

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

	<b>OVERVIEW PHOTOS</b> ADDRESS: 530 Truman Avenue CITY/STATE: Key West, Florida ZIP: 33040-3141	PROJECT #: <b>0751</b>	SUBMITTAL IS: <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISED AND RESUBMIT	DATE: <b>06/11/11</b> Rev. 1: 00/00/00 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: <b>N.T.S.</b> DRAWN BY: <b>PMF</b> PAGE #: <b>4</b>
		LOCATION #: <b>3779</b>	FILE PATH: <b>...C:\CVS pharmacy\Locations 2011\Project 751\751-3779 Key West FL.cdr</b> <small>Drawings are the exclusive property of Icon Identity Solutions Inc. Any unauthorized use or duplication is not permitted.</small>	CLIENT CONTRACTOR _____ / _____ / _____ DATE	

# Plans



Sign #: \_\_\_\_\_ 1

Photo #: \_\_\_\_\_  
 (indicates facing) 

CVS Store: \_\_\_\_\_ **CVS**

Building: \_\_\_\_\_  
 (when applicable) 

 North



**SITE PLAN**

ADDRESS: 530 Truman Avenue  
 CITY/STATE: Key West, Florida  
 ZIP: 33040-3141

PROJECT #: <b>0751</b>	SUBMITTAL IS: <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISED AND RESUBMIT	CLIENT CONTRACTOR _____ / _____ / _____ DATE
LOCATION #: <b>3779</b>	FILE PATH: ...CVS pharmacy\Locations 2011\Project 751\ <b>751-3779 Key West FL.cdr</b>	

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DATE: <b>06/11/11</b>	SCALE: <b>As Noted</b>
Rev. 1: <b>00/00/00</b>	DRAWN BY: <b>PMF</b>
Rev. 2: <b>00/00/00</b>	PAGE #: <b>1</b>
Rev. 3: <b>00/00/00</b>	
Rev. 4: <b>00/00/00</b>	
Rev. 5: <b>00/00/00</b>	

DRAWINGS PREPARED BY:

The Icon Companies®




Icon Identity Solutions      ImageCare Maintenance Services

# CVS/pharmacy®

## URBAN INITIATIVE

530 Truman Avenue  
Key West, Florida 33040-3141



Existing Location Overview

**Loc: 3779**

### Site Signage Summary

EXISTING	PROPOSED
(1) Existing Sandblasted Wall Sign (2) None (3) Existing Under Canopy Sign	(1) Proposed 24" Letterset & Bug Box on White Backer Panel (2) Proposed CVS Directional Sign (3) Leave As Is

PRICING: \$



Proposed Signage Overview

The Icon Companies®







Existing Signage - Elevation

**Existing Sign #1**

4'-0" h X 15'-3" w Wood Sandblasted Wall Sign S/F  D/F   
 Illuminated - by Gooseneck Lighting Fixtures Yes  No

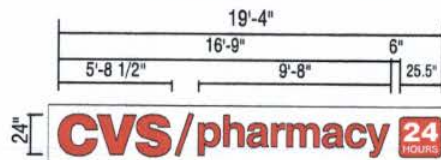


Proposed Signage - Elevation



Proposed Signage

Not To Scale Unless Noted



38.67 SQ.FT.

QTY: 1

**1** 24" ILLUM. LETTERSET w/ "24 HOURS" BOX SIGN ON BACKER PANEL



**RECOMMENDATIONS**

ADDRESS: 530 Truman Avenue  
 CITY/STATE: Key West, Florida  
 ZIP: 33040-3141

PROJECT #: 0751  
 LOCATION #: 3779

SUBMITTAL IS:  APPROVED  
 APPROVED AS NOTED  
 REVISED AND RESUBMIT

FILE PATH: ...C:\CVS pharmacy\Locations 2011\Project 751\  
 751-3779 Key West FL.cdr

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 Rev. 4: 00/00/00  
 Rev. 5: 00/00/00

SCALE: N.T.S.  
 DRAWN BY: PMF  
 PAGE #: 5

DRAWINGS PREPARED BY:





Existing Signage - Elevation

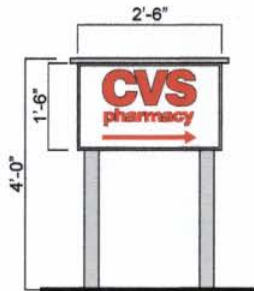
**Existing Sign #2**  
 NEW PROPOSED SIGN  
 Illuminated

S/F  D/F   
 Yes  No



Proposed Signage - Elevation

Proposed Signage



Not To Scale Unless Noted

3.75 SQ.FT.

QTY: 1

**2 CUSTOM NON-ILLUMINATED DIRECTIONAL**



**RECOMMENDATIONS**

ADDRESS: 530 Truman Avenue  
 CITY/STATE: Key West, Florida  
 ZIP: 33040-3141

PROJECT #:  
**0751**

SUBMITTAL IS:  APPROVED  
 APPROVED AS NOTED  
 REVISED AND RESUBMIT

CLIENT CONTRACTOR  
 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 DATE

LOCATION #:  
**3779**

FILE PATH: ...C:\CVS pharmacy\Locations 2011\Project 751\  
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 Rev. 3: **00/00/00**  
 Rev. 4: **00/00/00**  
 Rev. 5: **00/00/00**

SCALE:  
**N.T.S.**  
 DRAWN BY:  
**PMF**  
 PAGE #:  
**6**

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Existing Signage - Elevation

**Existing Sign #3**

Under Canopy Sign  
Illuminated

S/F  D/F   
Yes  No



Proposed Signage - Elevation

Proposed Signage

Not To Scale Unless Noted

**LEAVE EXISTING  
AS IS  
NO CHANGES**

**3** EXISTING UNDER CANOPY SIGN



**RECOMMENDATIONS**

ADDRESS: 530 Truman Avenue  
CITY/STATE: Key West, Florida  
ZIP: 33040-3141

PROJECT #:  
**0751**

SUBMITTAL IS:  APPROVED  
 APPROVED AS NOTED  
 REVISED AND RESUBMIT

LOCATION #:  
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FILE PATH: ...C:\CVS pharmacy\Locations 2011\Project 751\  
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Rev. 3: 00/00/00  
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Rev. 5: 00/00/00

SCALE:  
**N.T.S.**  
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**7**

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TOLERANCE: ± 1/16" ON ALL DIMENSIONS

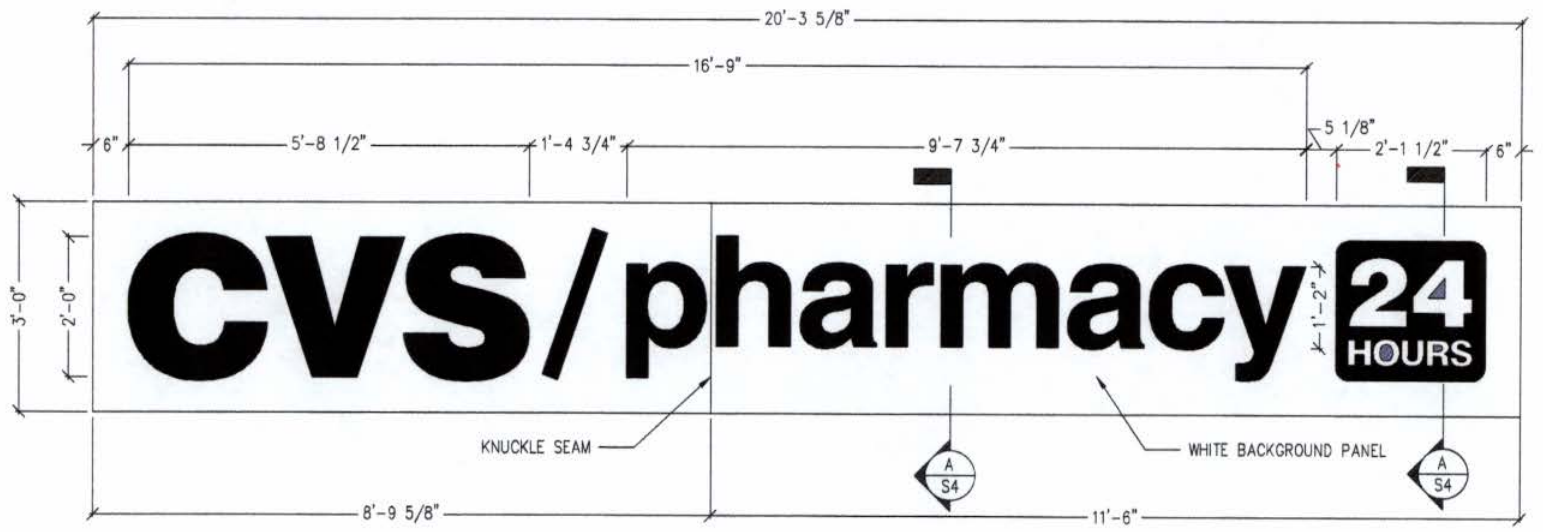
SIGN INTERIOR TO BE PAINTED FLAT WHITE FOR MAXIMUM REFLECTIVITY

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

**icon**  
Identity Solutions

1418 ELMHURST RD.  
ELK GROVE VILLAGE  
ILLINOIS 60007

CHECKED BY: ADAM DIMONICA DATE: 02/06/2012



**TITLE**  
24" FACE-LIT CHANNEL LETTERS W/BUG  
BOX ON BACKGROUND PANEL

DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ICON IDENTITY SOLUTIONS INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS NOT PERMITTED. THIS DESIGN IS INTENDED FOR USE BY THE ICON COMPANIES AND THEIR APPROVED VENDORS IN FABRICATION, ASSEMBLY AND INSTALLATION. ICON MAKES NO CLAIM TO ANY STRUCTURAL, ELECTRICAL, MECHANICAL OR FOUNDATION ENGINEERING IF THIS DESIGN IS USED OUTSIDE OF THE ICON COMPANIES AND THE APPROVED VENDORS.

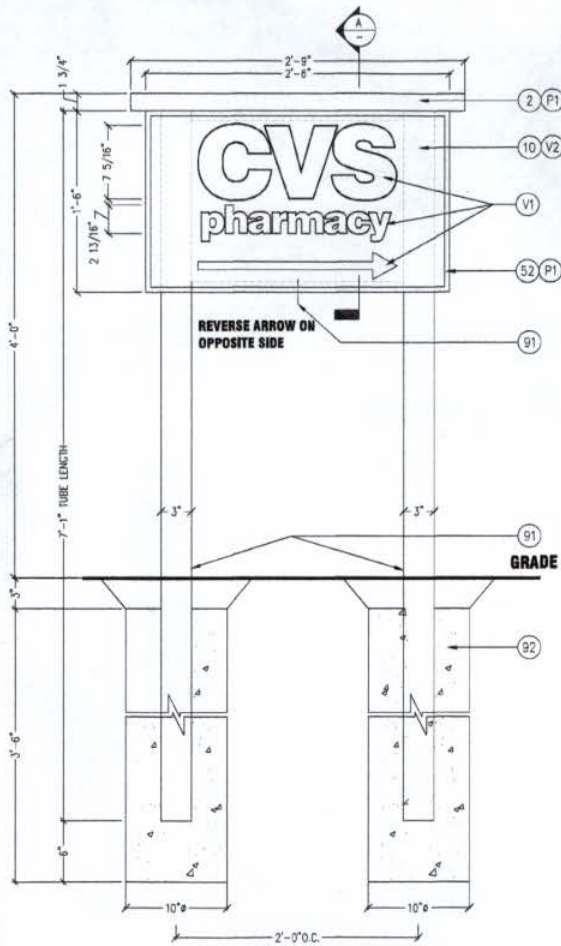
LOCATION:	KEY WEST, FL
LOCATION No.:	3779
REQUEST No.:	118113
DRAWING No.:	CVS1170A
DATE DRAWN:	02/06/2012
DRAWING SCALE:	AS NOTED

1 **ARTWORK**



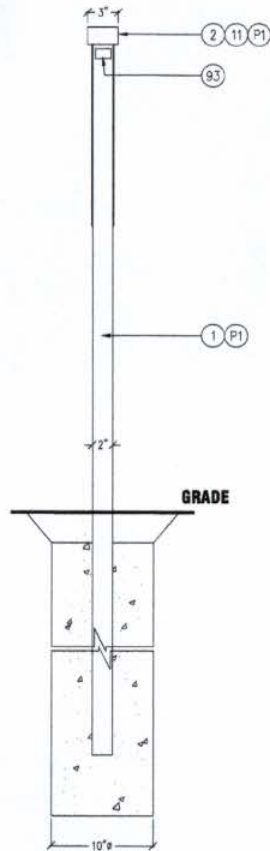
SCALE: 1/4"=1'-0"





1 ELEVATIONS

SCALE: 3/4"=1'-0"



A SECTION

SCALE: 3"=1'-0"

NOTE: VINYL LAYOUT SHOW FOR GRAPHICAL REPRESENTATION ONLY. SEE ARTWORK FOR PRODUCTION.

AREA/WEIGHT

PANEL SQUARE FOOTAGE: 24.1 sq. ft.  
ESTIMATED PANEL WEIGHT: 120.5 lb.

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

SIGN BASED ON DESIGN LOADS: 2007 FLORIDA BUILDING CODE, 2009 SUPPLEMENTS, ASCE 7-05, 148 mph.

AUGERED FOUNDATION: #10" X 3'-6" DEEP

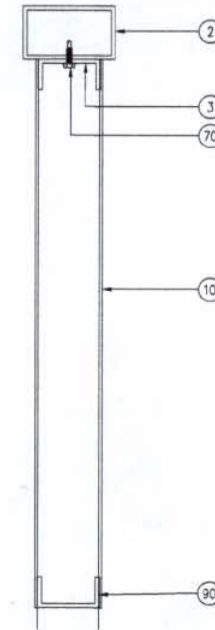
CONCRETE FOOTING: CONCRETE SHALL ATTAIN A 28 DAY STRENGTH  $f_c = 2500$  PSI  
CONCRETE REQUIRED: .14 cu. yd.

BILL OF MATERIALS

No.	QTY.	DESCRIPTION	SPEC.
1	2	2" X 3" X 1/8" ALUMINUM TUBE, (7'-1" LONG EACH)	6063-T52
2	1	1 3/4" X 3" X 1/8" ALUMINUM TUBE	6063-T52
3	2	2" X 1" X 1/8" THK. ALUMINUM C CHANNEL (1'-9")	6063-T52
10	2	.125" ALUMINUM SHEET, 44" X 144" (BACKGROUND PANEL)	3003-H14
11	2	1/8" THICK ALUM. END CAPS	3003-H14
70	AS REQ'D	SCREW, HEX WASHER TEK, #10 X 3/4", UNSLOTTED, ZINC FINISH	-
90	AS REQ'D	VERSILOK ADHESIVE	-
91	AS REQ'D	#5/16" DRAIN HOLE	-
92	.14 cu. yds	AUGERED CONCRETE FOUNDATION	-
93	1	UNION LABEL LOCATION	-

PAINT AND VINYL SPECS

P1	AS REQ'D	PAINT SEAWOLF GRAY, TO MATCH CMAP-1874 HS #494E3	-
V1	AS REQ'D	VINYL, #580-82 RUBY RED REFLECTIVE	3M
V2	AS REQ'D	VINYL, #580-10 WHITE REFLECTIVE	3M



**icon** Identify Solutions  
1418 ELMHURST RD.  
ELK GROVE VILLAGE  
ILLINOIS 60007  
SIGN ID: -

TITLE: **NON - ILLUMINATED CUSTOM DIRECTIONAL**  
DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ICON IDENTITY SOLUTIONS INC. ANY UNAUTHORIZED USE OR DUPLICATION IS NOT PERMITTED. THIS DESIGN IS INTEGRATED FOR USE BY THE ICON COMPANIES AND THEIR AFFILIATED VENDORS IN FABRICATION, ASSEMBLY AND INSTALLATION. ICON MAKES NO CLAIM TO ANY STRUCTURAL, ELECTRICAL, MECHANICAL OR FOUNDATION ENGINEERING IF THIS DESIGN IS USED OUTSIDE OF THE ICON COMPANIES AND THE AFFILIATED VENDORS.

LOCATION: KEY WEST, FL  
LOCATION No.: 3779  
REQUEST No.: 118114  
DRAWN BY: ELIZA BANIEL  
DATE DRAWN: 02/04/2012  
DRAWING SCALE: AS NOTED

**CVS/pharmacy**  
CHECKED BY: RICARDO RODRIGUEZ  
DATE CHECKED: 02/04/2012  
FILE: CVS1168A SHEET: 1/1

Description	24" "CVS/pharmacy" on backer panel		
Eng Request #	118113	Eng Drawing #	CVS1170A
Location	Key West, FL	Estimate #	63713
Depth of letter	5	Mounting type	Flush
Letter Height (in)	24	Photocell require	No
Return thickness	0.040	Primary voltage	120
Trim cap size	3/4 inch	Watts	67.68
Back thickness	0.063	Amps	1.7
Aspect ratio confirmed	Yes	# of 20 A circuits	1
Raceway location	N/A	Sign Sq footage	58
illumination	LED face lit	Weight of sign	406 Lbs.
Location of letterset	Exterior		
Light screen for drain hole?	Yes	5/16 inch drainholes required	
Raceway mount?	No		
Remote or Self contained	Self contained		
Face decoration	See special requirements		
Face material	See special requirements		
Trim cap color	Bronze trim cap		
Return color	Bronze pre coat		
Letter anchor type	Rivnut with 3/8 inch S.S. rod		
Minimum anchors per letter	3 min for letters. 4 min for 24 hour box		
Minimum anchors per background panel	6 on top and 6 on bottom (12 total)		
Maximum modules per power supply	135		
Cut off switch location	in sight of sign		

Included in this worksheet packet		
artwork	<input type="checkbox"/>	Type in specification
LED/neon layout	<input type="checkbox"/>	Select from a list
installation and section details		
mounting details		

**Special Requirements**


Letters- face material-3/16" thick #2793 red acrylic,  
 Bug box-face material- 3/16" thick #7328 white acrylic, Face decoration- 3M #3630-53 Cardinal red vinyl, weeded out copy

**General Requirements**

1. All letter sets require a UL label
2. Letters are designed to meet 2007 Florida Building Code, 2009 Supplements (150 mph Exposure C)
3. Letters to be installed accoring to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks

Revision	Drawn by	Date	Checked by	Date	Description of change
A	EB	2/6/2012	AD	2/7/2012	initial drawing



 1418 ELMHURST RD. ELK GROVE VILLAGE ILLINOIS 60007	<b>TITLE</b> <b>24" FACE-LIT CHANNEL LETTERS W/BUG BOX ON BACKGROUND PANEL</b>	<b>LOCATION:</b> KEY WEST, FL <b>LOCATION No.:</b> 3779 <b>REQUEST No.:</b> 118113 <b>DRAWING No.:</b> CVS1170A <b>DATE DRAWN:</b> 02/06/2012 <b>DRAWING SCALE:</b> AS NOTED	<b>SHEET#</b> 1
	<small>DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ICON IDENTITY SOLUTIONS INC., ANY UNAUTHORIZED USE OR DUPLICATION IS NOT PERMITTED. THIS DESIGN IS INTENDED FOR USE BY THE ICON COMPANIES AND THEIR APPROVED VENDORS IN FABRICATION, ASSEMBLY AND INSTALLATION. ICON MAKES NO CLAIM TO ANY STRUCTURAL, ELECTRICAL, MECHANICAL OR FOUNDATION ENGINEERING IF THIS DESIGN IS USED OUTSIDE OF THE ICON COMPANIES AND THE APPROVED VENDORS.</small>		
CHECKED BY: ADAM DIMODICA      DATE: 02/06/2012			

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 21, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**TWO NEW SIGNS COPY CVS/ PHARMACY 24 HOURS**

**#530 Truman Avenue**

**Applicant- Patricia Ortiz -Application Number H12-01-251**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

**Property Record View**

Alternate Key: 1027871 Parcel ID: 00027100-000000

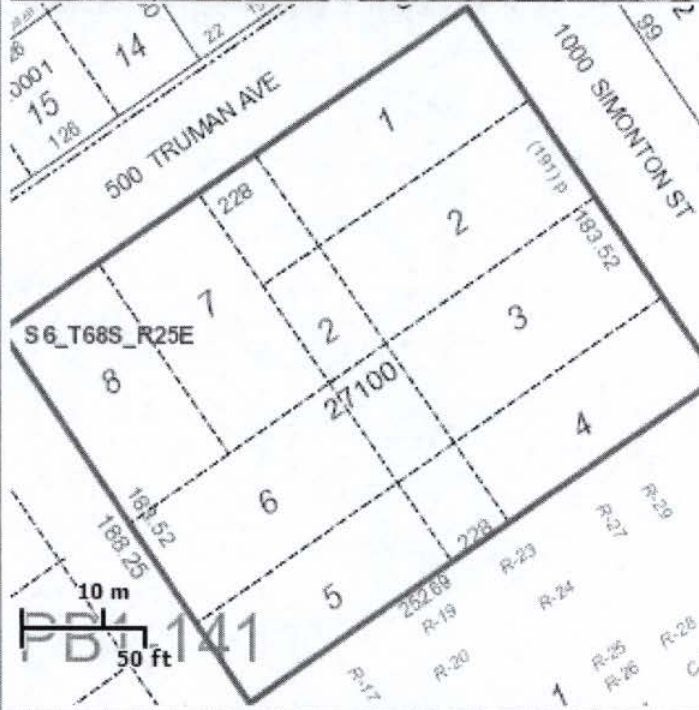
**Ownership Details**

**Mailing Address:**  
SIMONTON CENTER LLC  
PO BOX 490837  
LEESBURG, FL 34749-0837

**Property Details**

**PC Code:** 16 - COMMUNITY SHOPPING CENTERS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Range:** 06-68-25  
**Property Location:** 530 TRUMAN AVE KEY WEST  
**Legal Description:** KW PT LT 2 SQR 2 TR 11 G31-47/48 OR252-278/280 OR510-760 OR796-1827/28 OR800-538/46 OR814-154 OR879-1942/44 OR1023-1430/32 OR1245-2073/75 OR1441-1815/16 OR1455-89/91 OR1658-656D/C OR1658-922/35WILL OR2380-213/15 OR2543-1036/39C OR2543-1040/42

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	191	228	43,548.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 18008  
 Year Built: 1964

### Building 1 Details

Building Type  
 Effective Age 21  
 Year Built 1964  
 Functional Obs 0

Condition A  
 Perimeter 628  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 26  
 Grnd Floor Area 18,008

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

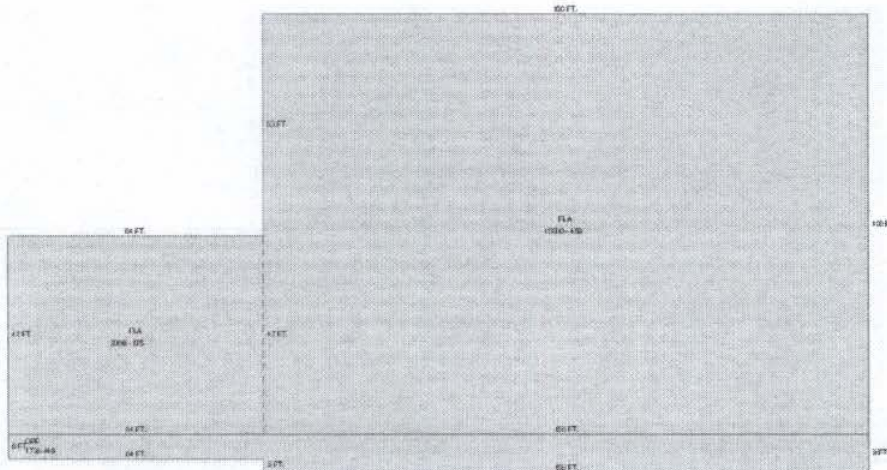
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 31

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1988				15,000
2	FLA		1	1988				3,008
3	OPF		1	1988				1,734

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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3815	1 STY STORE-A	100	N	Y
3816	1 STY STORE-A	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1009	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	15,214 SF	0	0	1975	1976	2	25
2	PT3:PATIO	2,628 SF	0	0	1987	1988	2	50

**Appraiser Notes**

2002-06-25 - SB, TPP AK: ECKERDS - 8514646 SUBWAY - 8775423 VIDEO TO GO - 8686421 TRUMAN MEDICAL CENTER - 8774303 PAPA JOHN'S - 8892357

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
39	09-00003898	11/16/2009		900	Commercial	REMOVE AND REPLACE WATER COOLER. RAISE EXISTING LAVATORY SINKS.
41	09-00003841	11/09/2009		6,000	Commercial	INSTALL 1 (1) SIX DOOR COOLER WITH REMOTE REFRIGERATION.
40	09-00001538	10/27/2009		10,000	Commercial	REMODEL INTERIOR OF CVS: NEW MINI-SPLIT A/C SYSTEM
32	03-2891	08/20/2003	10/08/2003	2,278	Commercial	REPLACE PACKAGE
31	03-2175	07/08/2003	10/08/2003	80,443	Commercial	REMODEL PHARMACY
30	03-0308	01/30/2003	04/15/2003	5,000	Commercial	ELECTRICAL
29	02-1893	07/19/2002	10/09/2002	2,000	Commercial	SIGNAGE
28	02-1706	08/08/2002	10/09/2002	2,300	Commercial	ROOFING
27	02-1858	07/18/2002	10/09/2002	2,500	Commercial	RAMP
26	01-3758	07/17/2002	10/09/2002	40,000	Commercial	ROOFING
25	02-0416	02/20/2002	10/09/2002	2,500	Commercial	SIGNAGE
24	02-0157	01/16/2002	10/09/2002	6,000	Commercial	REPLACE A/C
23	01-3929	06/03/2002	11/06/2002	1,500	Commercial	RESEAL PARKING LOT
22	0100178	01/11/2001	11/13/2001	1	Commercial	REPLACE 2 (5) TON AC'S
21	01-3256	09/24/2001	11/13/2001	3,000	Commercial	5 SQS SBS ROOFING
20	01-3173	10/16/2001	11/02/2001	70,000	Commercial	ELECTRICAL ALTERATIONS
19	0002346	08/18/2000	12/07/2000	2,500	Commercial	PAINT BUILDING
18	0001145	05/02/2000	12/07/2000	1	Commercial	400 AMP 3 PHASE MAIN
17	9803025	10/06/1998	12/12/1998	1	Commercial	STORM PANEL
16	97-1732	06/01/1997	12/01/1997	5,800	Commercial	CHANGEOUT 2.3 TON AC

15	97-0827	03/01/1997	12/01/1997	110,000	Commercial	REPLACE EXISTING FIXTURES
14	96-2795	07/01/1996	08/01/1996	1,300	Commercial	AWNINGS
13	96-2050	05/01/1996	08/01/1996	2,600	Commercial	MECHANICAL
12	96-1942	05/01/1996	08/01/1996	7,500	Commercial	RENOVATIONS
11	96-1881	05/01/1996	08/01/1996	5,000	Commercial	ELECTRIC
10	96-1863	05/01/1996	08/01/1996	3,500	Commercial	PLUMBING
9	96-1587	04/01/1996	08/01/1996	48,000	Commercial	RENOVATIONS
8	96-1480	04/01/1996	08/01/1996	7,500	Commercial	RENOVATIONS
7	E954323	12/01/1995	08/01/1996	1,500	Commercial	ELECTRIC
6	M954248	12/01/1995	08/01/1996	3,500	Commercial	MECHANICAL
5	B954028	11/01/1995	12/01/1995	8,000	Commercial	NEW COUNTERS/CABINETS/DR
4	P951903	06/01/1995	10/01/1995	2,400	Commercial	72/S.REPLACEMENT/INSPECTI
3	M951531	05/01/1995	10/01/1995	10,800	Commercial	2-10 TON AC'S
2	B943968	12/01/1994	10/01/1995	6,500	Commercial	REMODELING
1	M944151	12/01/1994	10/01/1995	3,500	Commercial	3.5 TON AC
34	05-1101	04/17/2005	12/15/2005	1,500	Commercial	CHANGE OUT A EXISTING 2-TON A/C
33	03-4321	01/06/2004	11/05/2004	1,000	Commercial	ROOF REPAIR
36	06-6556	12/08/2006		1,500	Commercial	INSTALL NEW AWNING
35	05-2467	08/05/2005	12/15/2005	35,000	Commercial	INTERIOR REMODELING
37	06-5601	10/05/2006	12/20/2006	2,479	Commercial	INSTALL DRAIN VENT & WATER LINES.
38	07-5157	11/21/2007		5,000	Commercial	REPLACE TWO 2.5 TON UNITS ON TOP OF THE ROOF & INSTALL A NEW SUPPLY DUCT

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	1,739,643	23,524	1,109,168	2,700,000	2,700,000	0	2,700,000
2010	1,739,643	23,944	1,022,964	2,700,000	2,700,000	0	2,700,000
2009	1,739,643	24,365	2,822,528	2,700,000	2,700,000	0	2,700,000
2008	1,739,643	24,785	2,830,620	2,869,133	2,869,133	0	2,869,133
2007	1,206,173	25,206	3,048,360	2,869,133	2,869,133	0	2,869,133
2006	1,326,090	25,626	3,483,840	2,943,405	2,943,405	0	2,943,405
2005	1,341,333	26,047	3,483,840	2,943,405	2,943,405	0	2,943,405
2004	1,371,814	26,467	2,395,140	2,943,405	2,943,405	0	2,943,405
2003	1,371,814	26,888	1,393,536	2,943,405	2,943,405	0	2,943,405
2002	1,371,814	27,308	1,393,536	2,943,405	2,943,405	0	2,943,405
2001	1,371,814	27,729	1,393,536	2,943,405	2,943,405	0	2,943,405
2000	1,344,957	11,687	1,175,796	2,943,405	2,943,405	0	2,943,405
1999	1,565,946	11,819	1,175,796	1,890,473	1,890,473	0	1,890,473
1998	1,046,078	11,950	1,175,796	1,890,473	1,890,473	0	1,890,473

1997	1,046,078	12,081	1,088,700	1,442,224	1,442,224	0	1,442,224
1996	824,182	12,213	1,088,700	1,442,224	1,442,224	0	1,442,224
1995	824,182	12,344	1,088,700	1,442,224	1,442,224	0	1,442,224
1994	824,182	12,476	1,088,700	1,442,224	1,442,224	0	1,442,224
1993	824,182	12,607	1,088,700	1,442,224	1,442,224	0	1,442,224
1992	824,182	12,738	1,088,700	1,442,224	1,442,224	0	1,442,224
1991	824,182	12,870	1,088,700	1,442,224	1,442,224	0	1,442,224
1990	824,182	13,670	881,847	1,416,150	1,416,150	0	1,416,150
1989	824,182	14,472	870,960	1,416,150	1,416,150	0	1,416,150
1988	432,827	7,989	783,864	1,224,680	1,224,680	0	1,224,680
1987	424,243	7,989	400,097	832,329	832,329	0	832,329
1986	426,504	7,989	391,932	826,425	826,425	0	826,425
1985	411,489	7,989	365,803	785,281	785,281	0	785,281
1984	406,742	7,989	365,803	780,534	780,534	0	780,534
1983	406,742	7,989	197,772	612,503	612,503	0	612,503
1982	337,962	7,989	179,830	525,781	525,781	0	525,781

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/18/2011	2543 / 1036	100	WD	11
11/18/2011	2543 / 1040	3,825,000	WD	37
1/1/1997	1441 / 1815	2,330,000	WD	Q
8/1/1987	1023 / 1430	729,800	WD	U

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Monroe County Property Appraiser  
 Karl D. Borglum  
 P.O. Box 1176  
 Key West, FL 33041-1176