



**Historic Architectural Review Commission
Staff Report for Item 15**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: September 29, 2015

Applicant: Joel Cognevich, Architect, and Owner

Application Number: H15-01-1378

Address: #1028-1030 Truman Avenue

Description of Work

New mixed-use commercial structure and single-family residence.

Site Facts

The buildings in review are listed in the surveys, the structure located at 1028 Truman Avenue is a contributing structure, and 1030 Truman Avenue is recognized as an alter contributing building. Due to their state of neglect both building were declared unsafe by the Chief Building Officer, therefore HARC does not have any jurisdiction on the demolition portion of the proposed plans. The applicants received approval from the Planning Board for front yard variance.

Guidelines Cited on Review

- Additions, alterations and new construction (pages 36-38a), specifically all guidelines for new construction.
-

Staff Analysis

The Certificate of Appropriateness in review is for two new structures that will be connected with a carport's roof. The commercial building will be a one-story structure that will have zero front setbacks. The zero setback responds to the historic configuration of

commercial buildings within Truman Avenue, which have zero setbacks while residences have front yards. For the design the architects want to preserve the stepped parapet portion of the historic building and re-use it on the new building. The proposed design creates a flush façade for Truman Avenue that has three components, a vehicular and pedestrian gate, a storefront structure, and a building with a stepped parapet. Behind the commercial structure, a one-story low pitch concrete roof is proposed as a carport and behind the carport; the design depicts a two-story structure dedicated for the housing component.

The proposed design is contemporary and blends with the surrounding historic context. The applicant proposes the use of several textures for the walls that will create visual harmony and transitions with existing buildings. The proposed gate will be made of metal; while the pedestrian portion of the gate is treated with horizontal steel elements, the vehicular gate presents an organic artwork. The structure containing the storefronts will have metal structural elements exposed on the main façade and a rusticated stone finish will complement the east elevation. The westernmost structure will have wood siding and trim and its three fenestrations will have decorative iron gates.

The residential component will have different wall finishes and will have metal standing seam on its pitched roofs. All windows and doors will be impact resistant with clear glass. The parking area and driveway will have paver paving and stepping-stones are proposed through the entrance of the residence component.

Consistency with Guidelines

The proposed new design is inspired in traditional architecture found within the district but has a contemporary signature. The design respects the urban fabric by locating the commercial component of the complex in the zero front line and recessing the residential component towards the back of the lot. The required parking spaces are not visible from the street; still the gates complete the urban street façade.

It is staff's opinion that the proposed new design meets the guidelines for new construction. The proposed mass, scale, proportions, as well as selected textures and materials are harmonious to the historic urban fabric. The proposed building will not obscure nor detract from the historic nature of the neighboring buildings and urban fabric.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND **HARC**

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

31 40 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1378		BUILDING PERMIT NUMBER 15-3671		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:

1028 / 1030 Truman Avenue, Key West, FL # OF UNITS

RE # OR ALTERNATE KEY:

1034045

NAME ON DEED:

Ile Vie, LLC

PHONE NUMBER **713-409-9891**

OWNER'S MAILING ADDRESS:

1009 Watson Street REAR

EMAIL **Joel.Cognevich@gmail.com**

Key West, FL 33040

CONTRACTOR COMPANY NAME:

T.B.D

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Joel Cognevich

PHONE NUMBER **713-409-9891**

ARCHITECT / ENGINEER'S ADDRESS:

1009 Watson Street REAR

EMAIL **Joel.Cognevich@gmail.com**

Key West, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE _____	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New mixed-use Commercial

(470SF) and Single-family residential (1,470SF) development. Existing building deemed unsafe by building official. Owners have obtained BPAS unit. Planning Board has approved variances.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Joel Cognevich	QUALIFIER PRINT NAME:
OWNER SIGNATURE: 	QUALIFIER SIGNATURE:
Notary Signature as to owner: 	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>1st</u> DAY OF <u>Sept</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced: <u>Joel Cognevich</u> as identification.	Personally known or produced _____ as identification.

C 251 437 63 027 - 0

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: Stepped parapet to be retained.

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Users: K...
 Date: 9/08/15
 2015 1001370
 * BUILDING PERMITS
 1.00
 \$100.00
 \$050.00
 \$100.00
 Trans number:
 CK CHK CK
 Trans date: 9/01/15
 Time: 17:03:56

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Buildings declared unsafe by the Chief Building Officer Guidelines for new construction. (Pages 37-38)</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

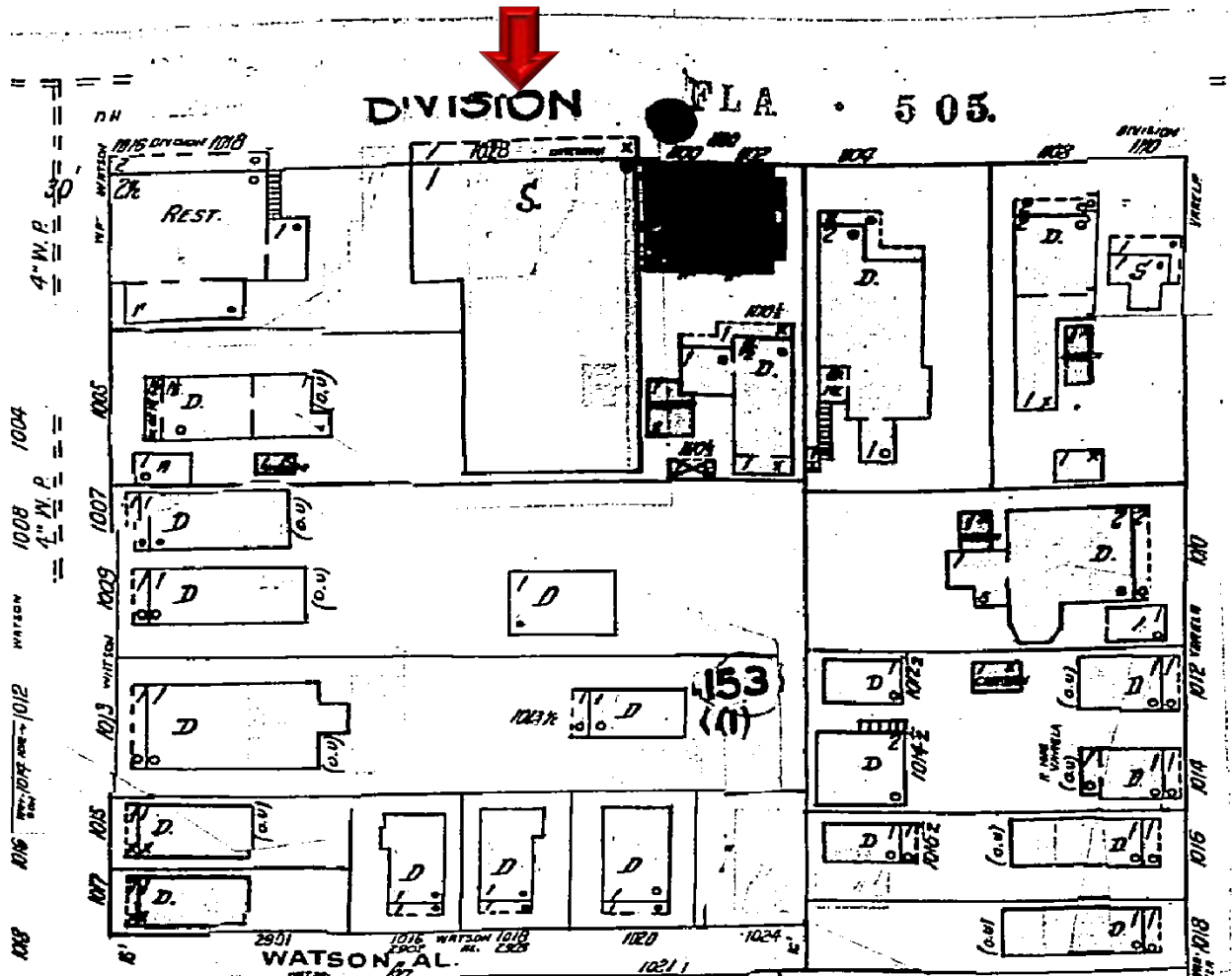
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

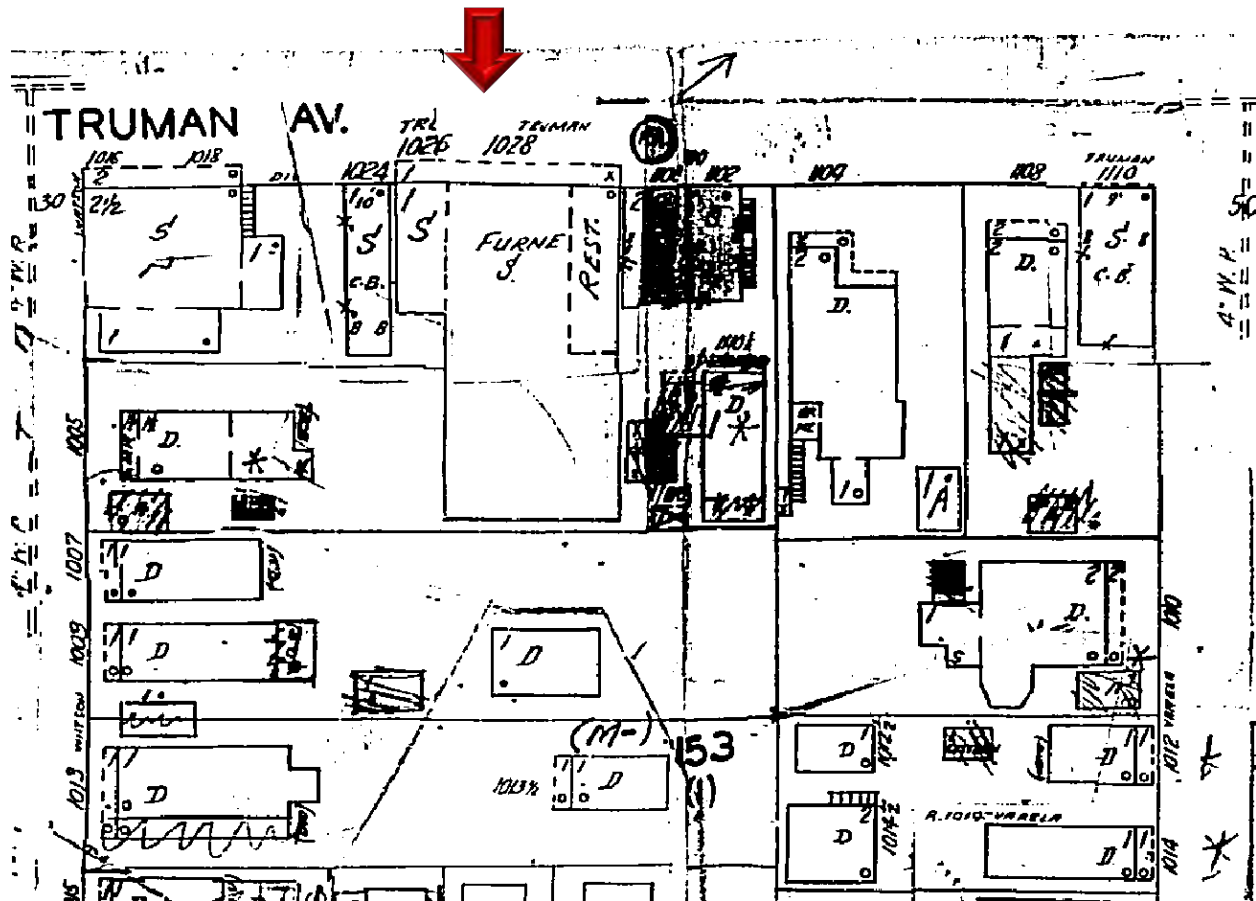
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

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

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	
DELTA = DELTA ANGLE	MHWL = MEAN HIGH WATER LINE	SCO = SANITARY CLEAN-OUT	
DMH = DRAINAGE MANHOLE	MTLF = METAL FENCE	SMH = SANITARY MANHOLE	
ED = ELECTRIC BOX	NAVD = NORTH AMERICAN (1988) VERTICAL DATUM	SPV = SPRINKLER CONTROL VALVE	
EL = ELEVATION	NGVD = NATIONAL GEODETIC (1929) VERTICAL DATUM	SV = SEWER VALVE	
ELEV = ELEVATED	NTS = NOT TO SCALE	TB = TELEPHONE BOX	
EM = ELECTRIC METER	OHW = OVERHEAD WIRES	TBM = TIDAL BENCHMARK	
ENCL = ENCLOSURE	P = PLAT	TMH = TELEPHONE MANHOLE	
FPE = FINISHED FLOOR ELEVATION		TOB = TOP OF BANK	
FH = FIRE HYDRANT		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

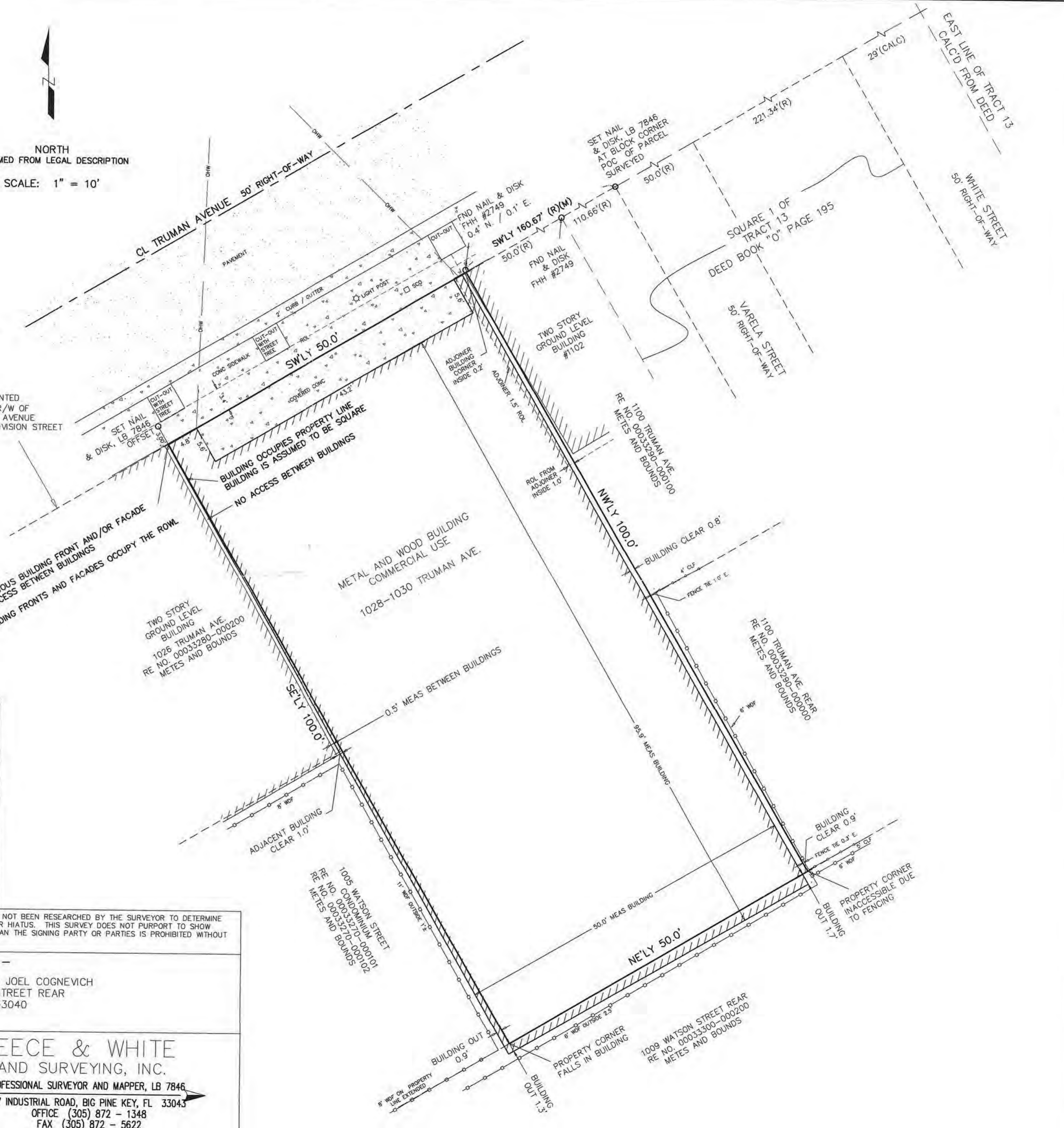
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE 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 
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



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



ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: July 31, 2015

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name ILE VIE, LLC		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1028 Truman Avenue		Company NAIC Number:
City Key West	State FI	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) KW GWYNN SUB, PT of TR 13, Parcel No. 00033280-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>		
A5. Latitude/Longitude: Lat. <u>24 33'14.9"N</u> Long. <u>81 47'32.5"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft		a) Square footage of attached garage <u>n/a</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>
c) Total net area of flood openings in A8.b <u>n/a</u> sq in		c) Total net area of flood openings in A9.b <u>n/a</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) -

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: Basic Vertical Datum: NGVD 1929
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>7.22</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>8.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>5.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749
Title P.E., P.L.S.	Company Name Island Surveying, Inc.
Address 3152 Northside Drive	City Key West State FI ZIP Code 33040
Signature	Date 11/7/14 Telephone 305-293-0466




IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1028 Truman Avenue	Policy Number:
City Key West State FL ZIP Code 33040	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A5. Lat. and Long. obtained using hand held G.P.S. C2.e) Hot water heater at elevation 8.5'. Per owner request crown of road (Truman Avenue) at elevation 6.48'.

Signature 

Date 11/7/14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1028 Truman Avenue

Policy Number:

City Key West

State FL

ZIP Code 33040

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View (8/21/14)



Rear View (8/21/14)

PROPOSED DESIGN

Project Inspiration

Renew, Revitalize, Rejuvenate. The project site has been home to Key West commerce since the late 1800s. We would like to renew and revitalize this property, helping to rejuvenate the upper part of this Historic Neighborhood Commercial district.

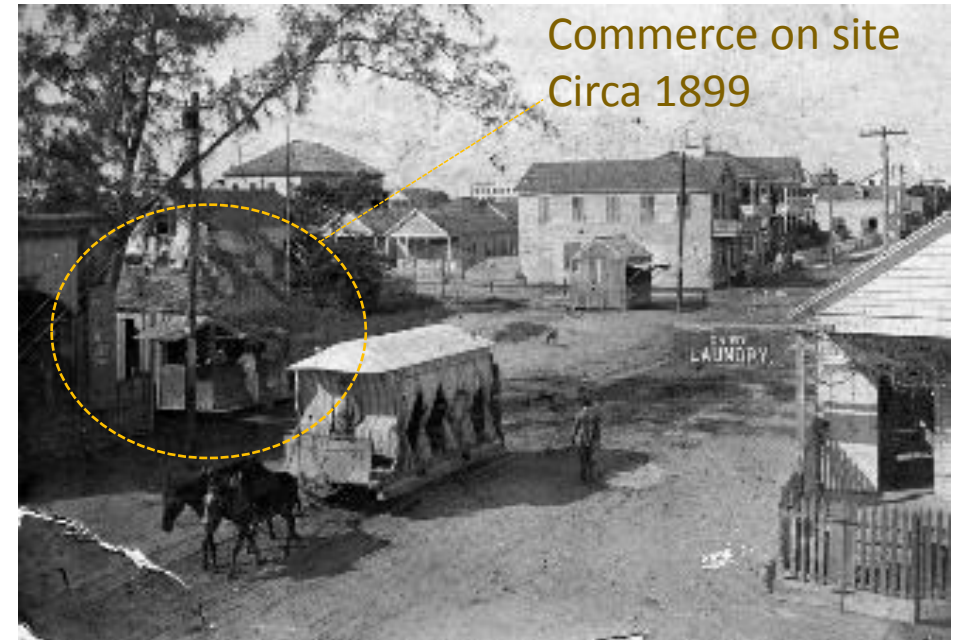
Storefronts on the upper part of Truman Avenue have remained empty for years. The current land for the site is commercial, with the existing building covering the entire 5,000 sq ft. property. No green space. No setbacks. The building is deemed unsafe by the Key West building official. Our plans call for redevelopment of the property, creating a small commercial storefront (<500 sq. ft.) and a residential unit (~1,500 sq. ft.).

Our design draws inspiration for Key West, the existing building, and the surrounding buildings. The proposed buildings follow the street front and property lines, as does much of Key West. In tribute to the existing building, we will retain the stepped parapet. Since Truman is a commercial corridor, with significant pedestrian traffic, we propose pedestrian and driveway gates that mimic storefront structure while allowing for air to flow and people to see into the site.

The buildings have four primary materials, all influenced by the surrounds:

- Wood, storefront: clad in lap siding, matching the retained stepped parapet
- Wood, residence: wooden channel siding boards, on the top floor, giving a modern interpretation to traditional wooden siding
- Metal: Corten steel on the storefront, residential stairwell, and gate, drawing inspiration from the existing building's rear metal cladding.
- Concrete Block: Commercial building sides and rear plus the lower floor of the residence. The neighboring historic structure (adjacent left) is made of concrete blocks, with defined horizontal lines
- Stucco: Stucco on residential vertical masses, to break up the horizontal banding, draw inspiration from the adjacent left commercial building, where portions of the concrete block wall have stucco applied

We seek your support in this exciting step towards renewing, revitalizing, and rejuvenating one property on the upper part of Truman Avenue.



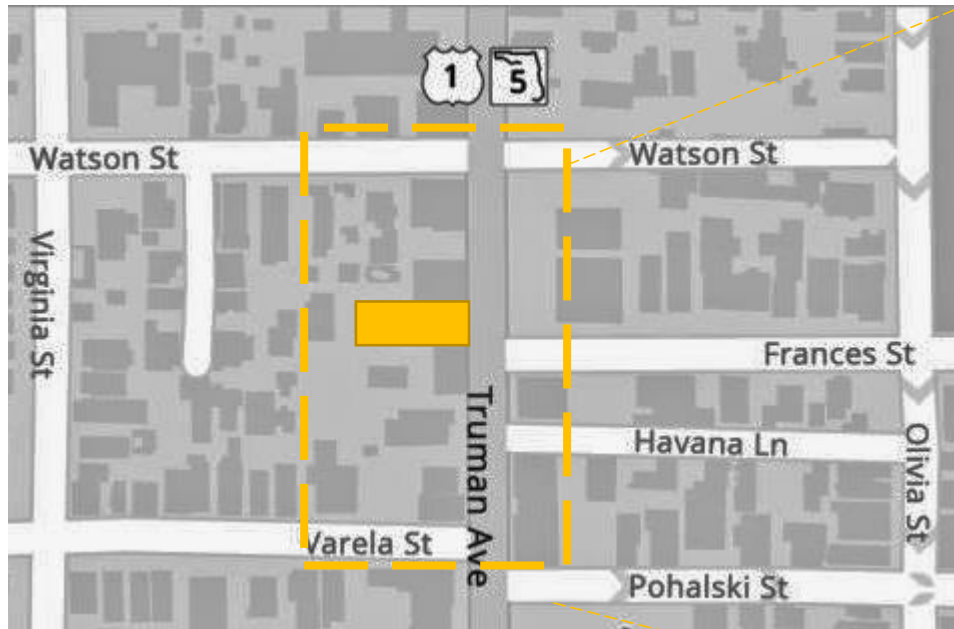
Current:



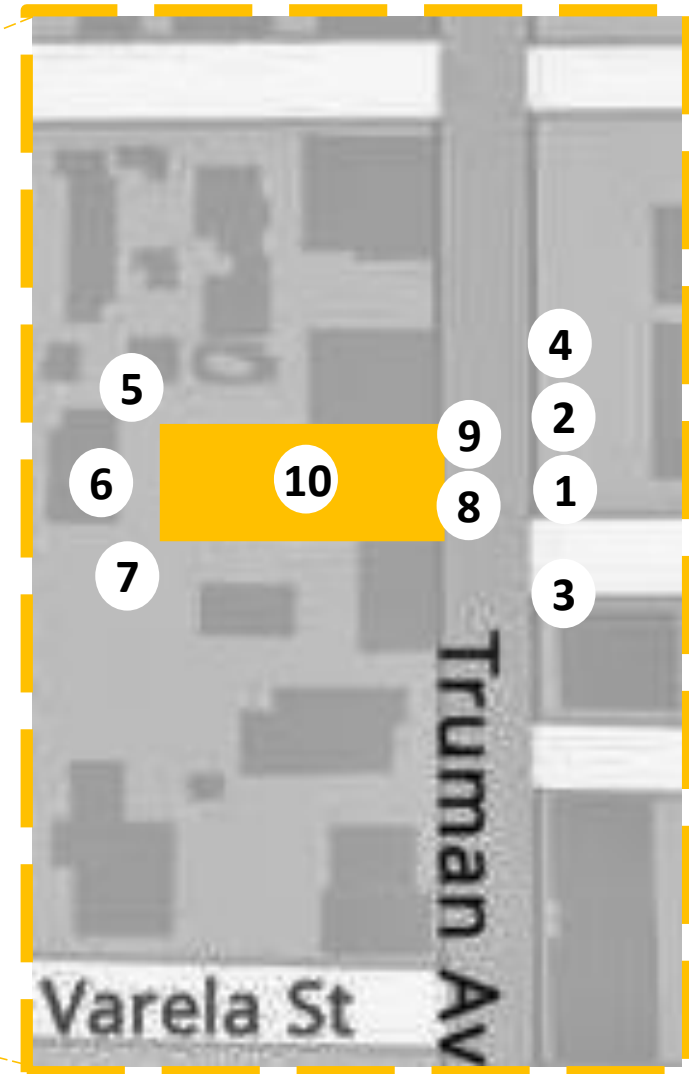
Proposed:



Existing Building Photos – Location Reference



The above map shows the general location of the property (in Gold); to the right you'll see a closer-up map view, with each number representing a photo location on the following pages. For example, the front of the building can be found on photos 1-4.



① Front of building



② Streetscape



③ Adjacent, to Right



④ Adjacent, to Left



⑤ Right side, rear



⑥ Back



⑦ Left side, rear



⑧ Opposite Streetscape



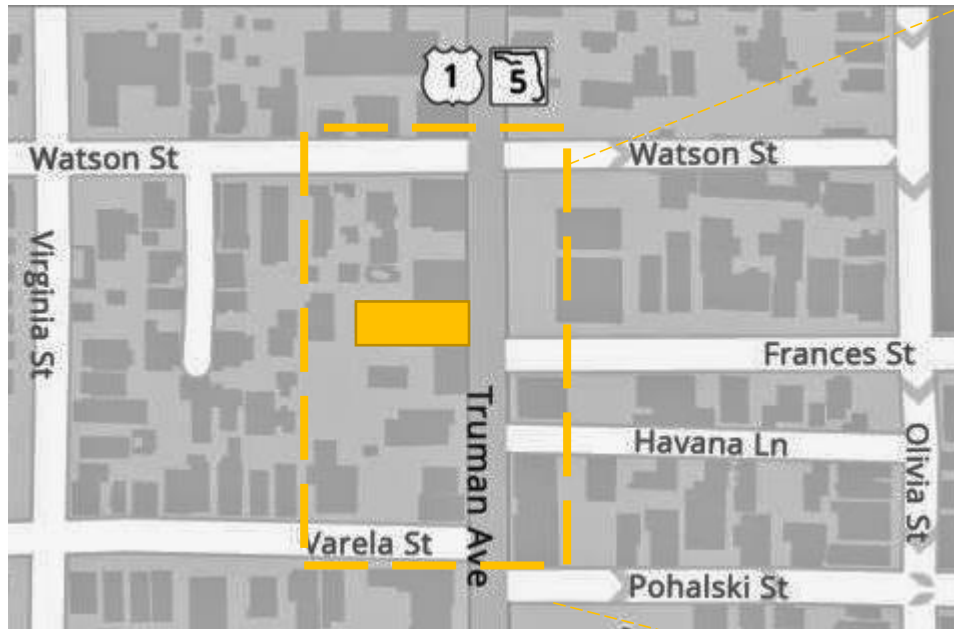
⑨ Retained Stepped Parapet



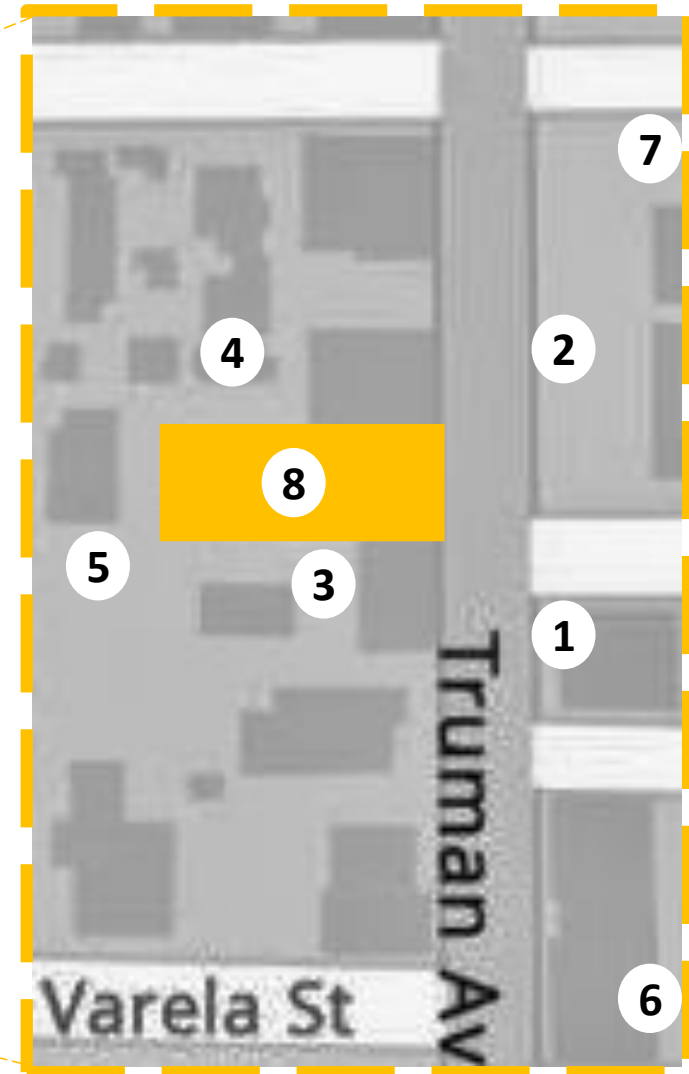
⑩ Areal View



3-D Model Location Reference -- Proposed



Using the same paradigm as the photos, following are locations of proposed project perspectives that you will find on subsequent pages.



① Front of building from left

Proposed:



Current:



② Front of building from right

Proposed:



Current:



③ Left-side middle view from neighbor's yard



④ Right-side middle view from neighbor's deck



⑤ Rear view from owner's yard



⑥ Far left view

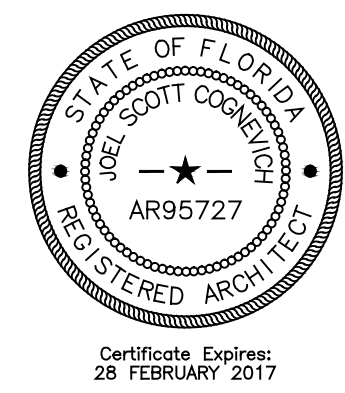


⑦ Far right view

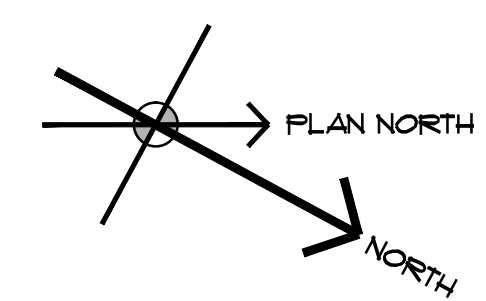
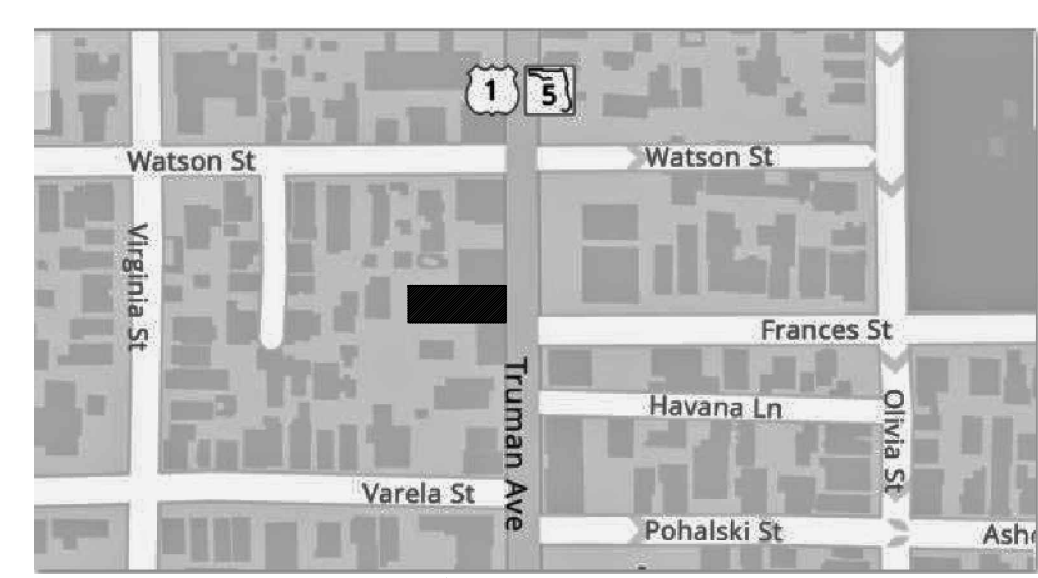
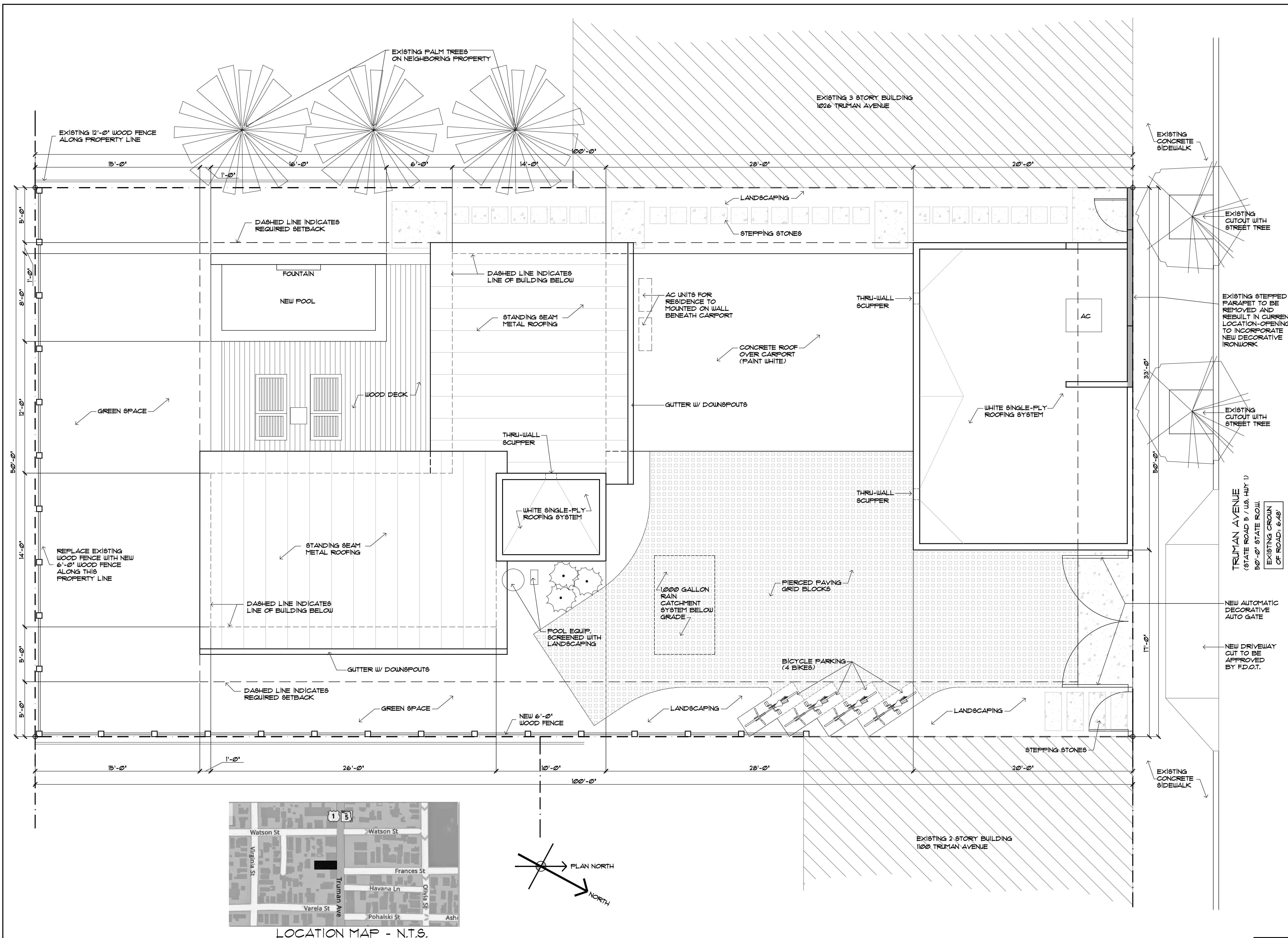


8 Areal view





HARC APPLICATION FOR
PROPOSED REDEVELOPMENT
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040

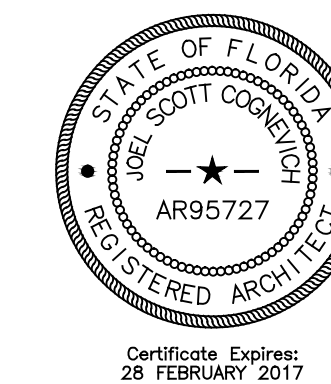


DATE	ISSUE
1 SEP 2015	HARC APPLICATION

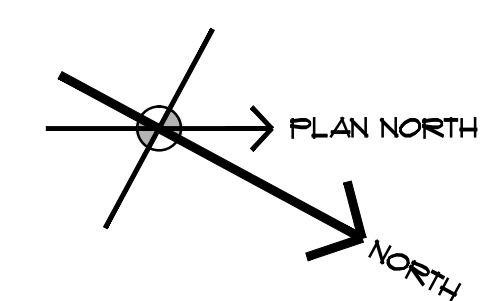
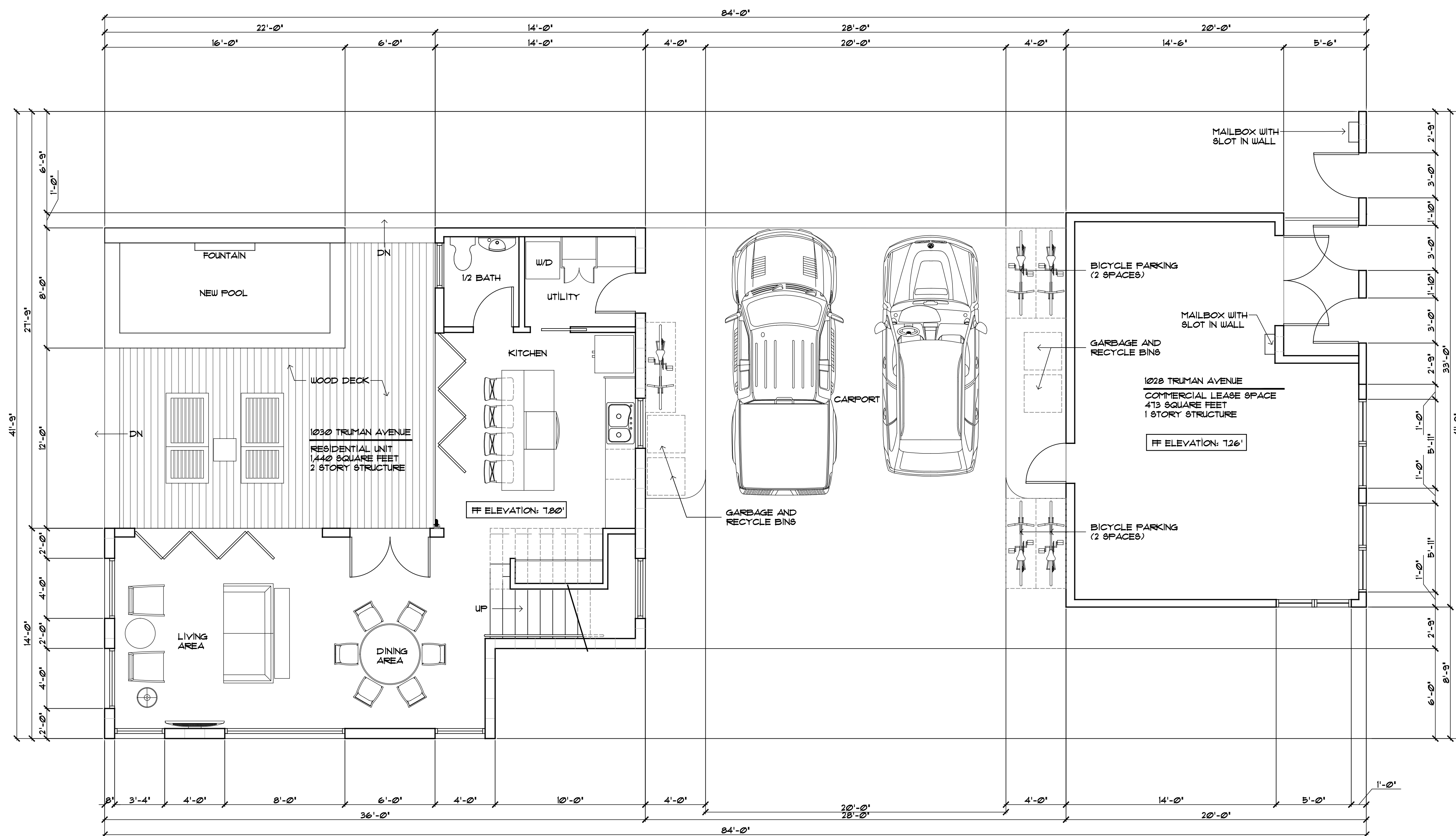
DATE	REVISION

PROJECT# - 1028 TRUMAN

These are conceptual drawings and are intended to provide a means of communication between the designer and review boards. These drawings are NOT intended to be used for construction, but may be used for exploring design concepts, preliminary cost estimates, approval by review boards, and a basis for the preparation of finished working drawings.



VARIANCE APPLICATION FOR
PROPOSED REDEVELOPMENT
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040

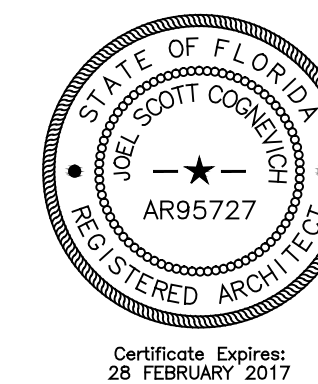


DATE	ISSUE
1 SEP 2015	HARC APPLICATION

NO.	DATE	REVISION
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PROJECT# - 1028 TRUMAN

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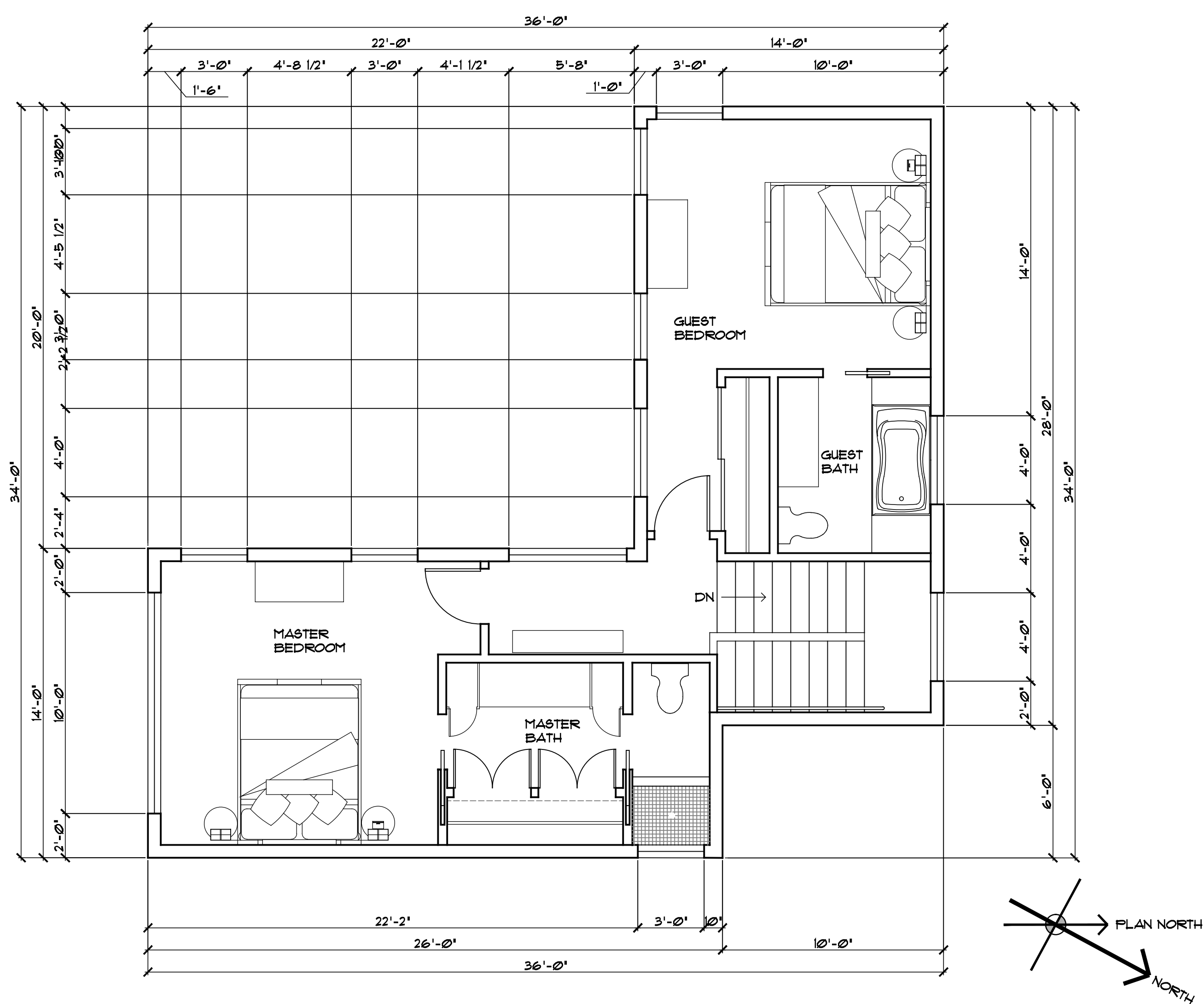


DATE	ISSUE
1 SEP 2015	HARC APPLICATION

NO.	DATE	REVISION

PROJECT# - 1028 TRUMAN

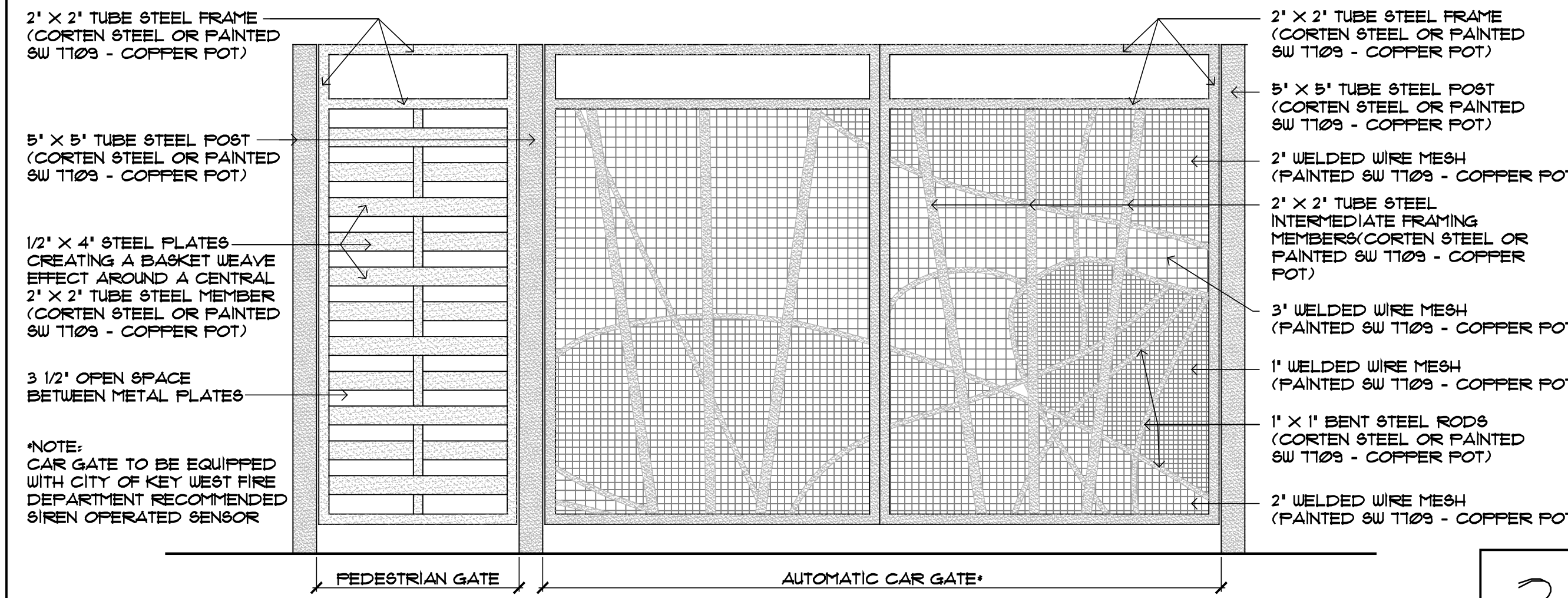
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FLOOR PLAN (SECOND FLOOR)

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

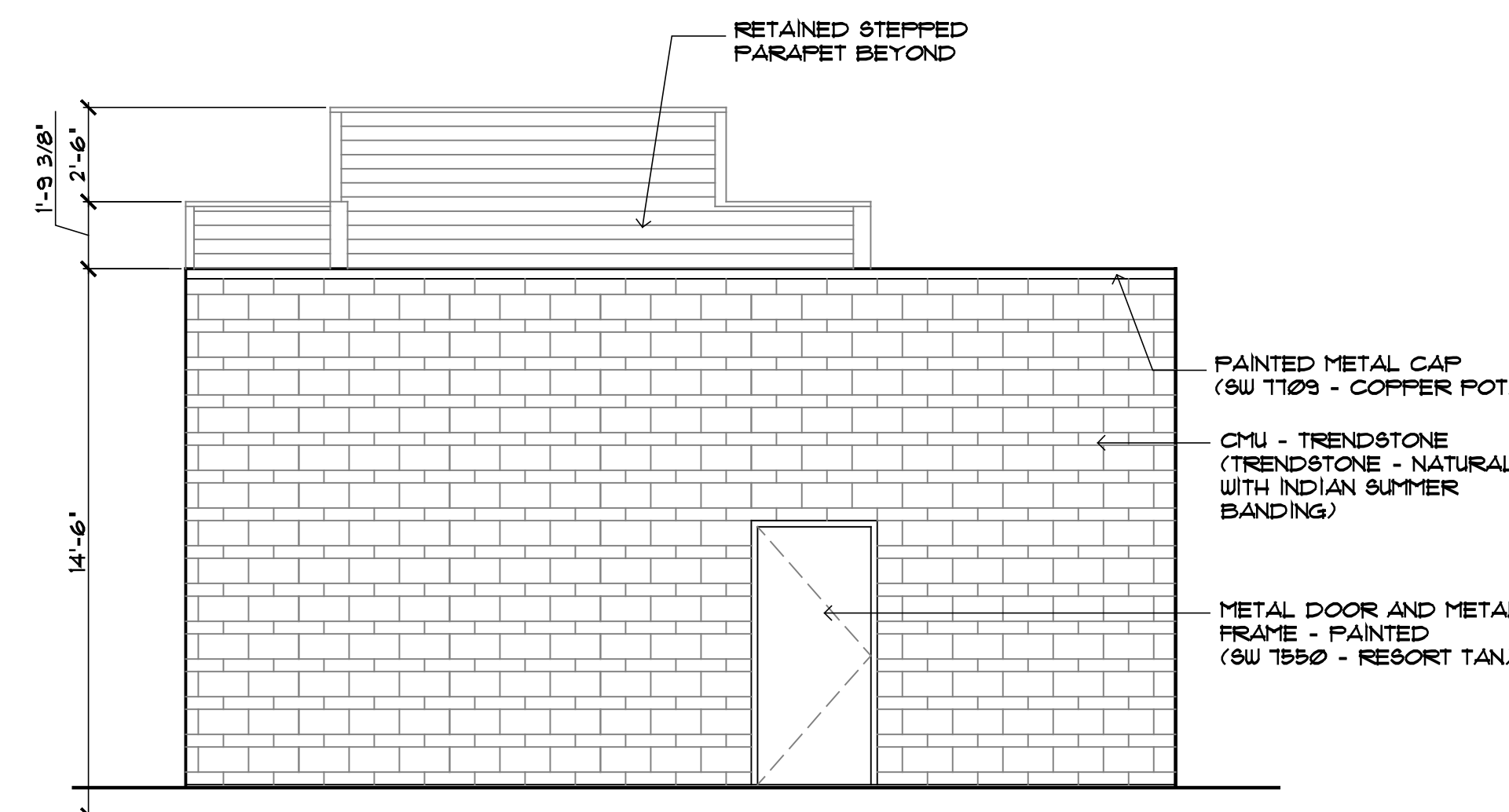
4



DECORATIVE GATE DETAIL

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

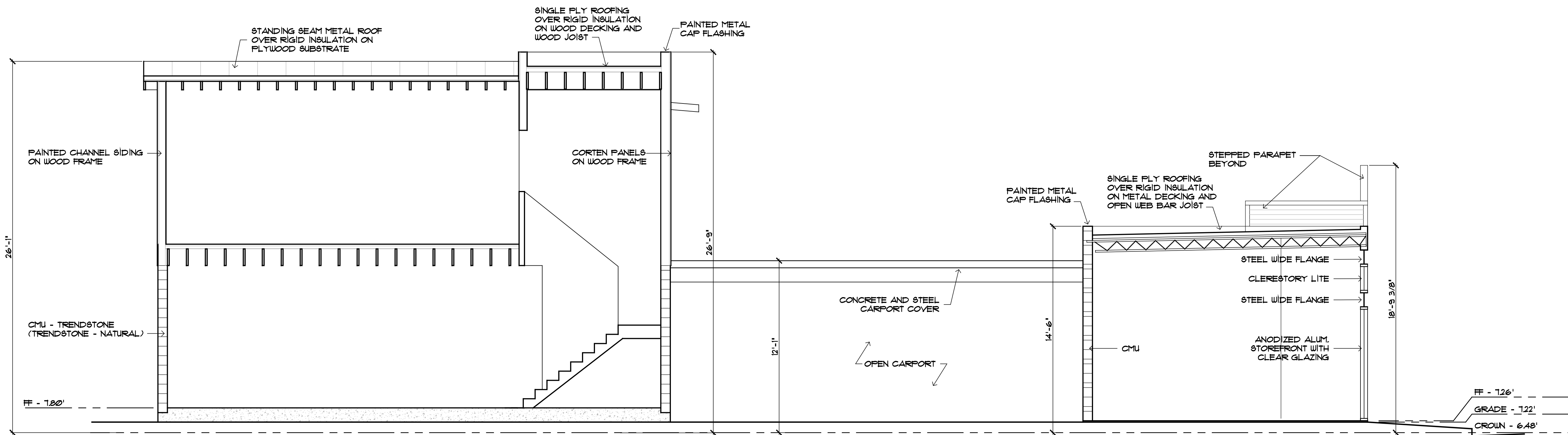
3



SOUTH ELEVATION (COMMERCIAL BUILDING)

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

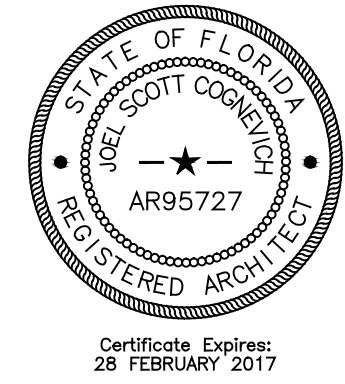
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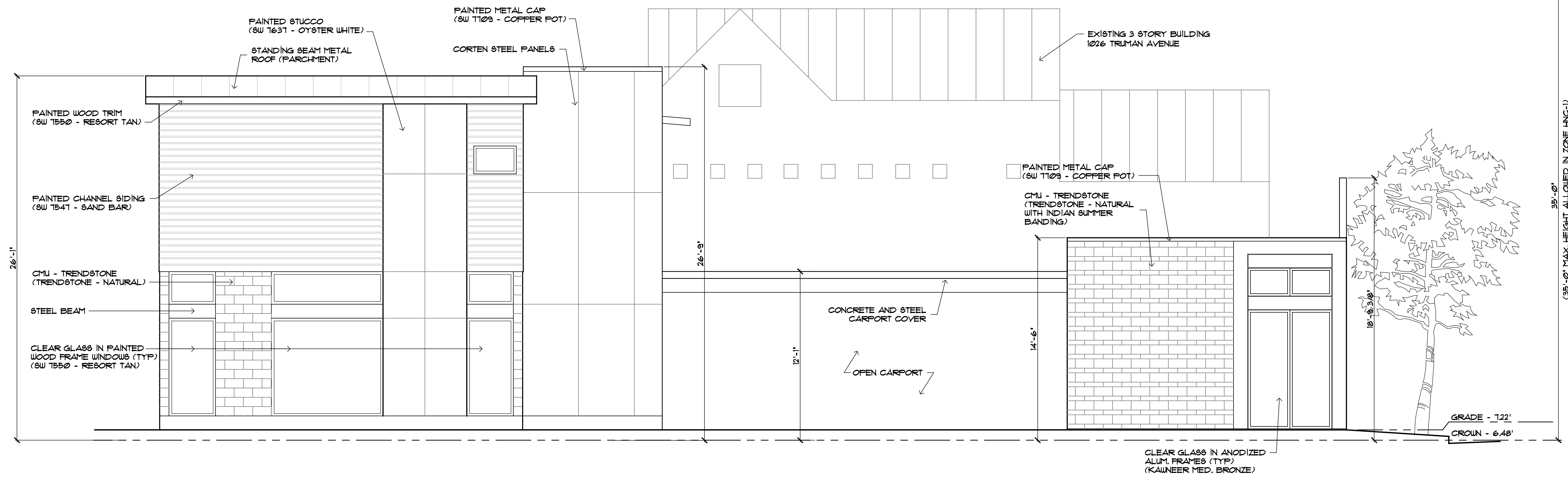
LONGITUDINAL SECTION

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

1



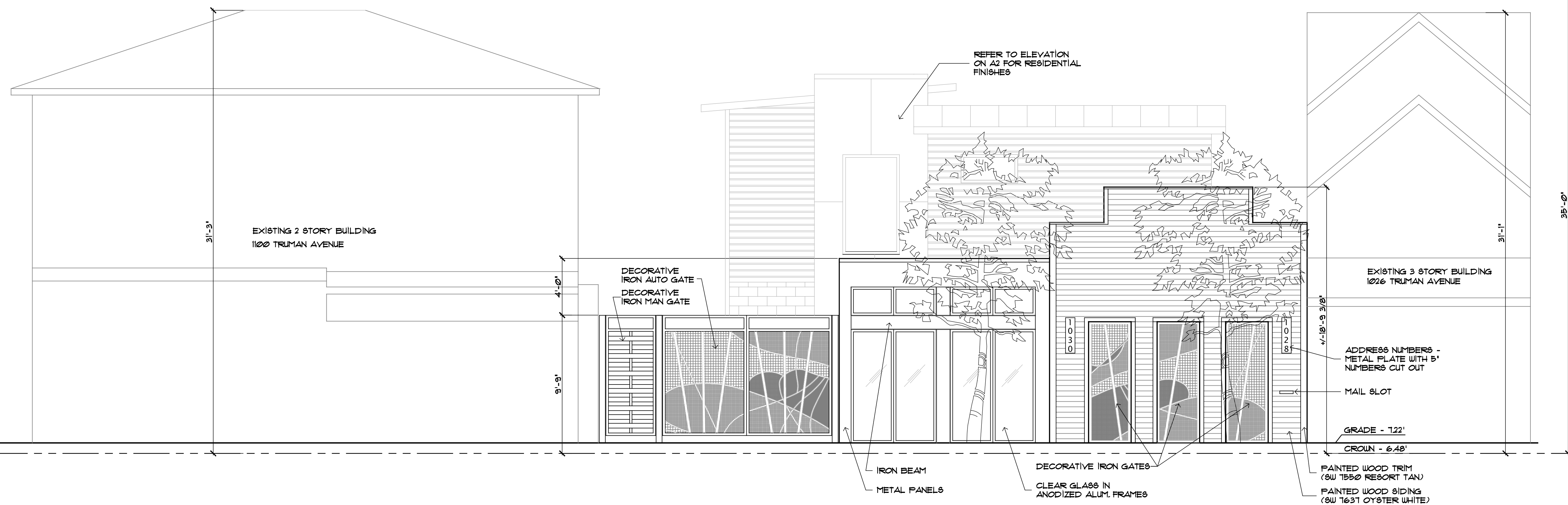
HARC APPLICATION FOR
PROPOSED REDEVELOPMENT
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040



EAST ELEVATION

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

2



NORTH ELEVATION

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

1

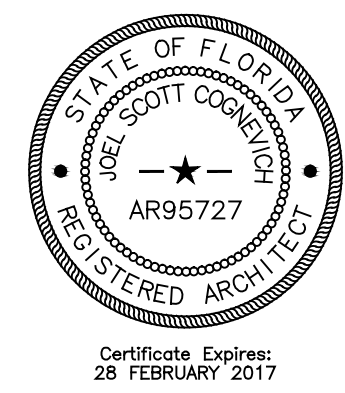
DATE	ISSUE
1 SEP 2015	HARC APPLICATION

NO.	DATE	REVISION
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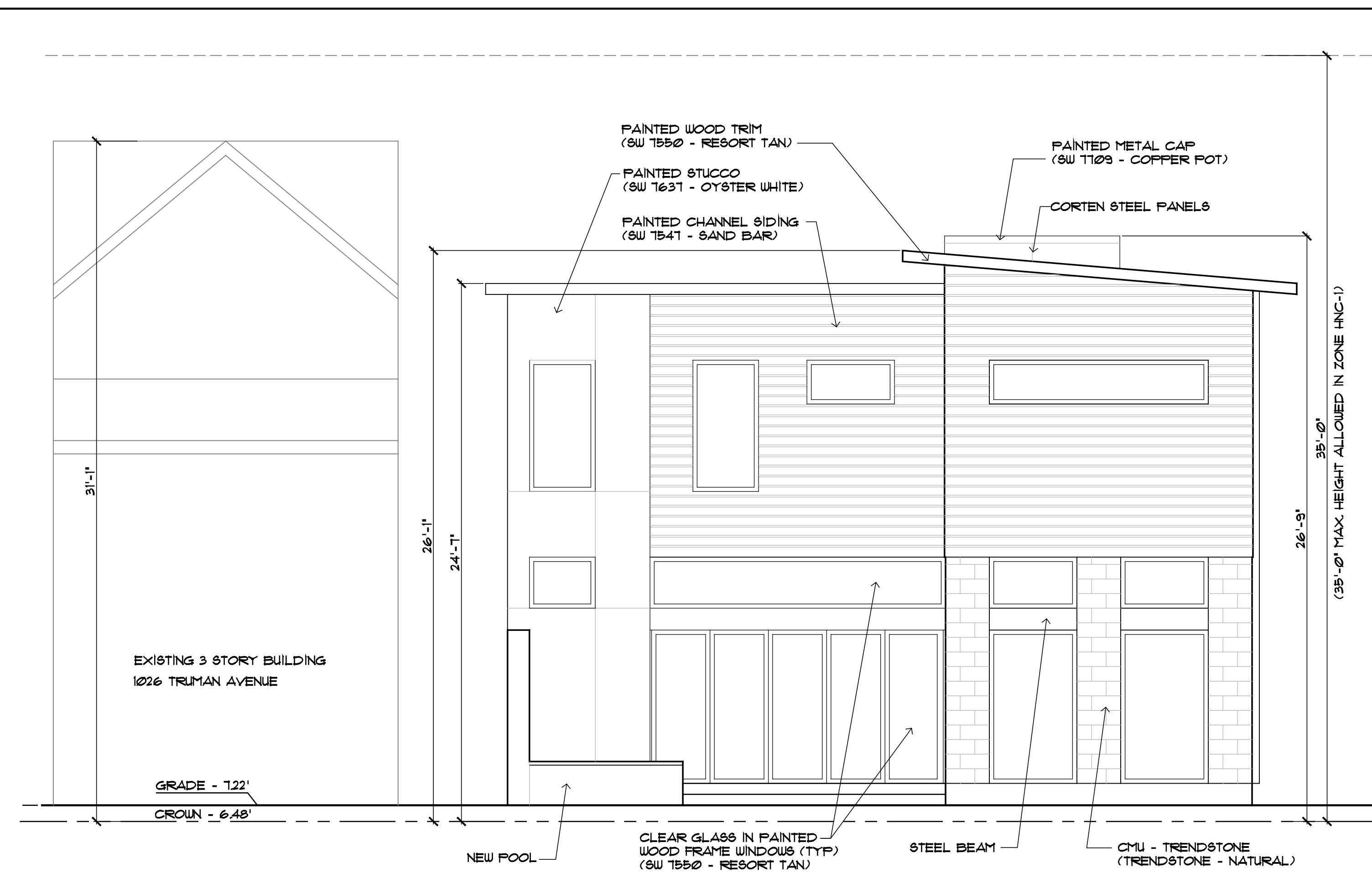
PROJECT# - 1028 TRUMAN

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A3
-
ELEVATIONS



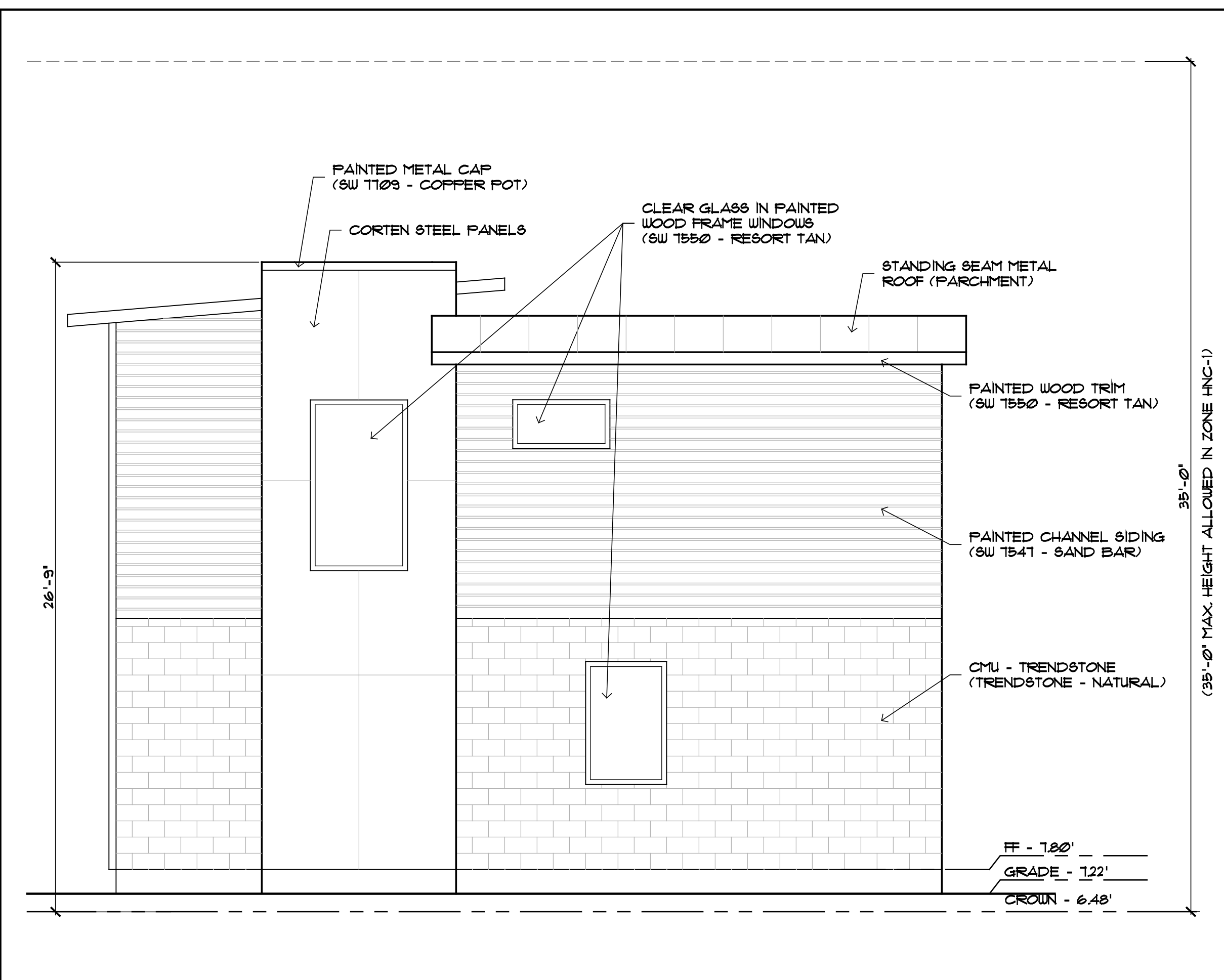
HARC APPLICATION FOR
PROPOSED REDEVELOPMENT
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040



SOUTH ELEVATION

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

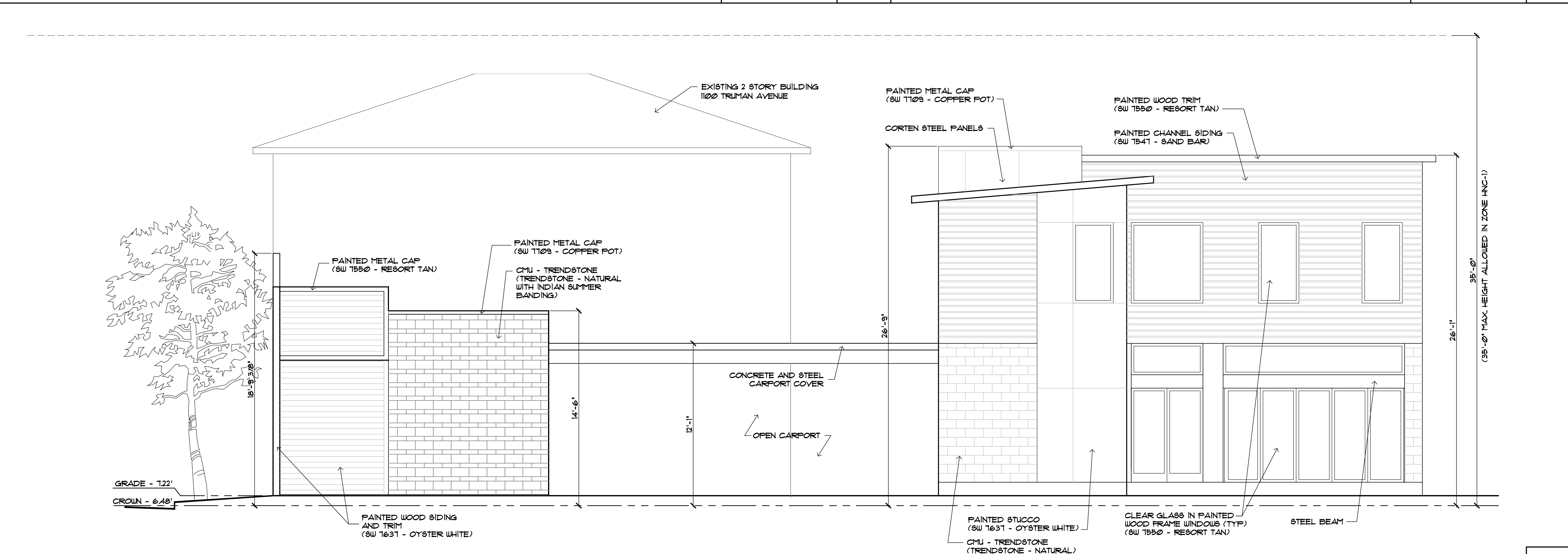
3



NORTH ELEVATION (RESIDENTIAL UNIT)

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

2



WEST ELEVATION

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

1

DATE	ISSUE
1 SEP 2015	HARC APPLICATION

NO.	DATE	REVISION

PROJECT# - 1028 TRUMAN


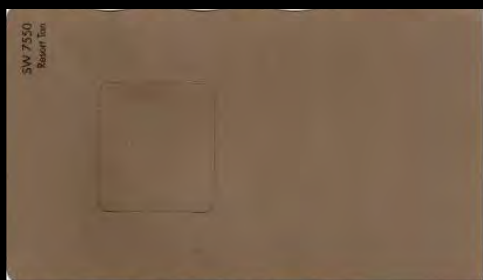
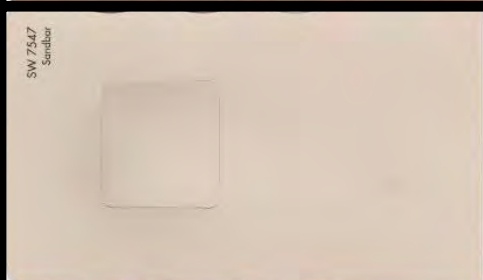
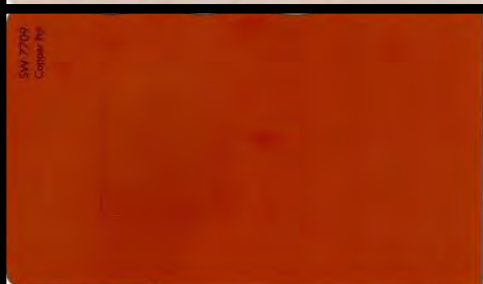
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A4
-
ELEVATIONS


Colors

Colors for the project are defined on the following two slides.

Proposed Exterior Colors

 <p>SW 7637 Oyster White</p>	<p>Stepped parapet on commercial building Stucco on residential unit</p>
 <p>SW 7550 Barrel Tan</p>	<p>Wood trim on commercial building Fascia and windows on residential unit</p>
 <p>SW 7547 Sandbar</p>	<p>Channel wood siding on residential unit</p>
 <p>SW 7704 Copper IV</p>	<p>Painted metal parts on pedestrian and car gate</p>

Proposed CMU Colors



TRENWYTH architectural masonry units
An Oldcastle® Architectural Brand

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Trendstone ground face masonry units

Photo Gallery
Product Colors
Product Shapes
R-Values
ASTM Reports
Fire Ratings
Specifications
Installation
Cleaning
FAQ
Design Details
Download Brochure (PDF)

CMU bands

Eastern Colors | Midwest Colors | West Colors

Field CMU



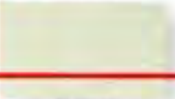

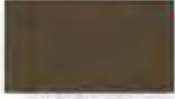
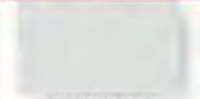
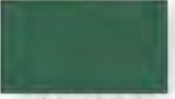


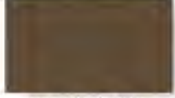
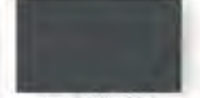
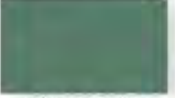
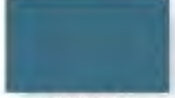
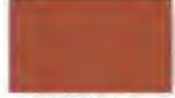
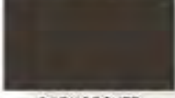
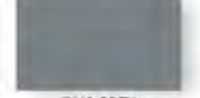
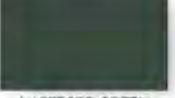

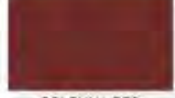
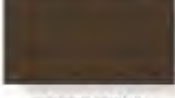
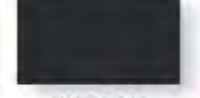

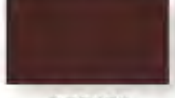




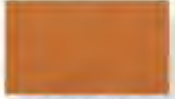

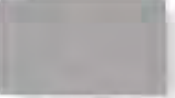
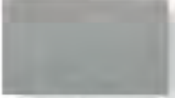
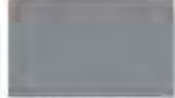
Indian Summer	Butterscotch	Forest Brown	Granite Buff	Winter White	Ravenstone
Manchester	DeMarva	Williamsburg Grey	Natural	Fawn	Rutherford Grey
Alamo	Wine	Greystone	Carson Brown	Ashland	Plum
Cambridge	Ramapo White	Colonial Red	Penbrooke	Canyon Stone	Fairfield
Andover	Madison	Hearthstone	Burford Brown	Guns smoke	Temple Grey
Dover Grey	Canterbury	Windermere	Terra Cotta	Shannon	Valley Green
Hampton Green					

**All color samples are intended to be representative only.
For accurate color selection, always request a full size sample.




Trenwyth Products

- Astra-Glaze-SW+®
- Verastone®
- Verastone® Plus
- Trendstone®
- Trendstone Plus®
- Mesastone®
- Acousta-Wall®
- Monumental
- Split Face
- Mojavestone
- InsulTech™ System

Proposed Metal Roof Color

STANDARD COLORS				
Due to limitations in the printing process, please request actual color chips for accurate color viewing.				
				
BLACKSKIN	PARCHMENT	ALMOND		
				
AGED BRONZE	SIASTA WHITE	FOREST GREEN	PATINA GREEN	SIERRA TAN
				
MEDIUM BRONZE	CHARCOAL GREY	HEMLOCK GREEN	BRISTOL BLUE	TERRA-COTTA
				
DARK BRONZE	ZINC GREY	HARTFORD GREEN	ROYAL BLUE	COLONIAL RED
				
COPPER BROWN	MATTE BLACK	TEAL GREEN	BURGUNDY	DEEP RED
PREMIUM COLORS		METALLIC COLORS		
Berndtje premium colors require a nominal surcharge.		Berndtje metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.		
				
NATURAL WHITE	AWARD BLUE	CHAMPAGNE	COPPER-COTE™	ANTIQUÉ COPPER-COTE
<p>NATURAL METAL FINISH</p> <p>Berndtje Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.</p>				
ACRYLIC-COATED GALVALUME®		ZINC-COTE™	LEAD-COTE™	PREWEATHERED GALVALUME®

Proposed Storefront Color

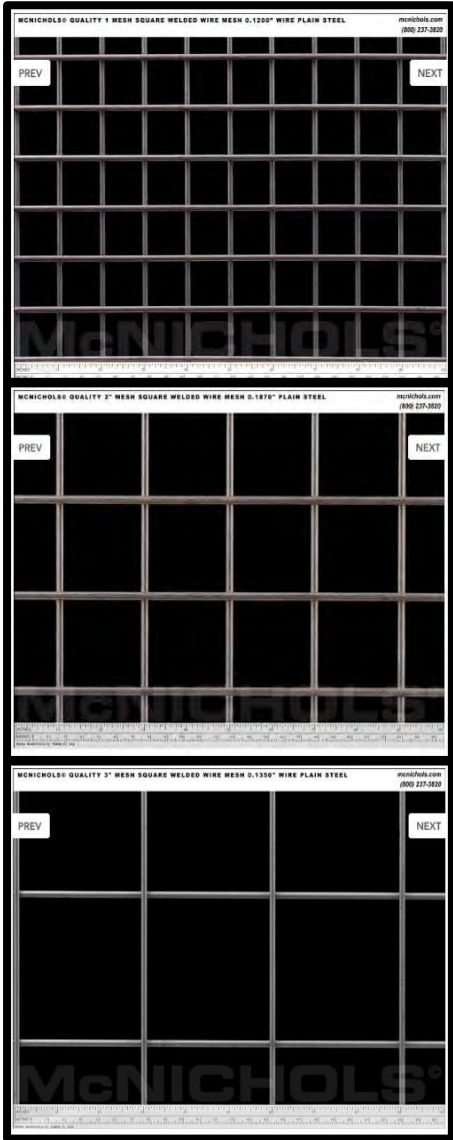
KAWMEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14 CLEAR	AA-M10C22A41	Architectural Class I - (.7 mils minimum)
	#17 CLEAR	AA-M10C22A31	Architectural Class II - (.4 mils minimum)
	#18 CHAMPAGNE	AA-M10C22A44	Architectural Class I - (.7 mils minimum)
	#26 LIGHT BRONZE	AA-M10C22A44	Architectural Class I - (.7 mils minimum)
	#28 MEDIUM BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#40 DARK BRONZE	AA-M10C22A44	Architectural Class I - (.7 mils minimum)
	#29 BLACK	AA-M10C22A44	Architectural Class I - (.7 mils minimum)

Property Gates

The owners intend to have a decorative driveway gate and complimentary entry gates for the commercial and residential spaces. The plans are subject to interpretation by a local artist, who will create the gates. The following slide shows proposed materials and colors for the designed gates, plus examples of other decorative gates/doors in Key West's Historic District.



Proposed Mesh on Gate



Corten Steel



Key West Examples of Decorative Gates



PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2015-29**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO BICYCLE SUBSTITUTION AND FRONT AND SIDE YARD SETBACKS ON PROPERTY LOCATED AT 1028-1030 TRUMAN AVENUE (RE # 00033280-000000; AK # 1034045) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-572, 108-574 AND 122-810(6)A. & B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a new mixed use development on property located at 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045); and

WHEREAS, the existing non-conforming commercial building is located within the Key West Historic District and is considered a contributing structure; and

WHEREAS, the contributing structure is located within the front, side and rear yard setbacks in the HNC-1 zoning district; and

WHEREAS, the applicant applied for a parking variance on February 6, 2015, prior to the City's parking moratorium; and

WHEREAS, Section 108-574 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the applicant may file a request for variance to substitute additional bicycle parking; and

WHEREAS, Section 122-810 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the



Chairman


Planning Director

minimum front yard setback and minimum side yard setback is 5 feet from the 0 feet proposed; and

WHEREAS, the applicant requests variances to allow for the substitution of nine (9) bicycle parking spaces for the two (2) vehicular parking spaces required as well as variances to front and side yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 16, 2015; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and


WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony



Chairman



Planning Director

with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for variances to bicycle substitution and front and side yard setbacks in order to allow for the construction of a new mixed use development per the attached plans dated on May 31, 2014 by Joel Cognevich, Registered Architect, on property located at 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045) in the HNC-1 Zoning District pursuant to Sections 90-395, 108-572, 108-574 and 122-810(6)a. & b. of the City of Key West Land Development Regulations with the following conditions:

 Chairman
 Planning Director

Conditions required to be completed prior to issuance of a certificate of occupancy:

1. The owner/contractor shall install combo CO/Smoke detectors in residential units.
2. The owner/contractor shall install a yelp function for the proposed automatic gate to assist all emergency responders with access.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key

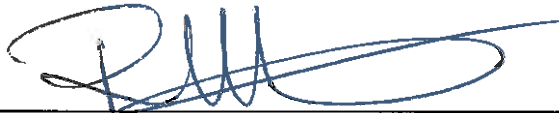

Chairman

Planning Director

West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of July 2015.

Authenticated by the Chairman of the Planning Board and the Planning Director;



Richard Klitenick, Planning Board Chairman

7/27/15
Date

Attest:



Thaddeus Cohen, Planning Director

7/20/15
Date

Filed with the Clerk:



Cheryl Smith, City Clerk

7/28/15
Date

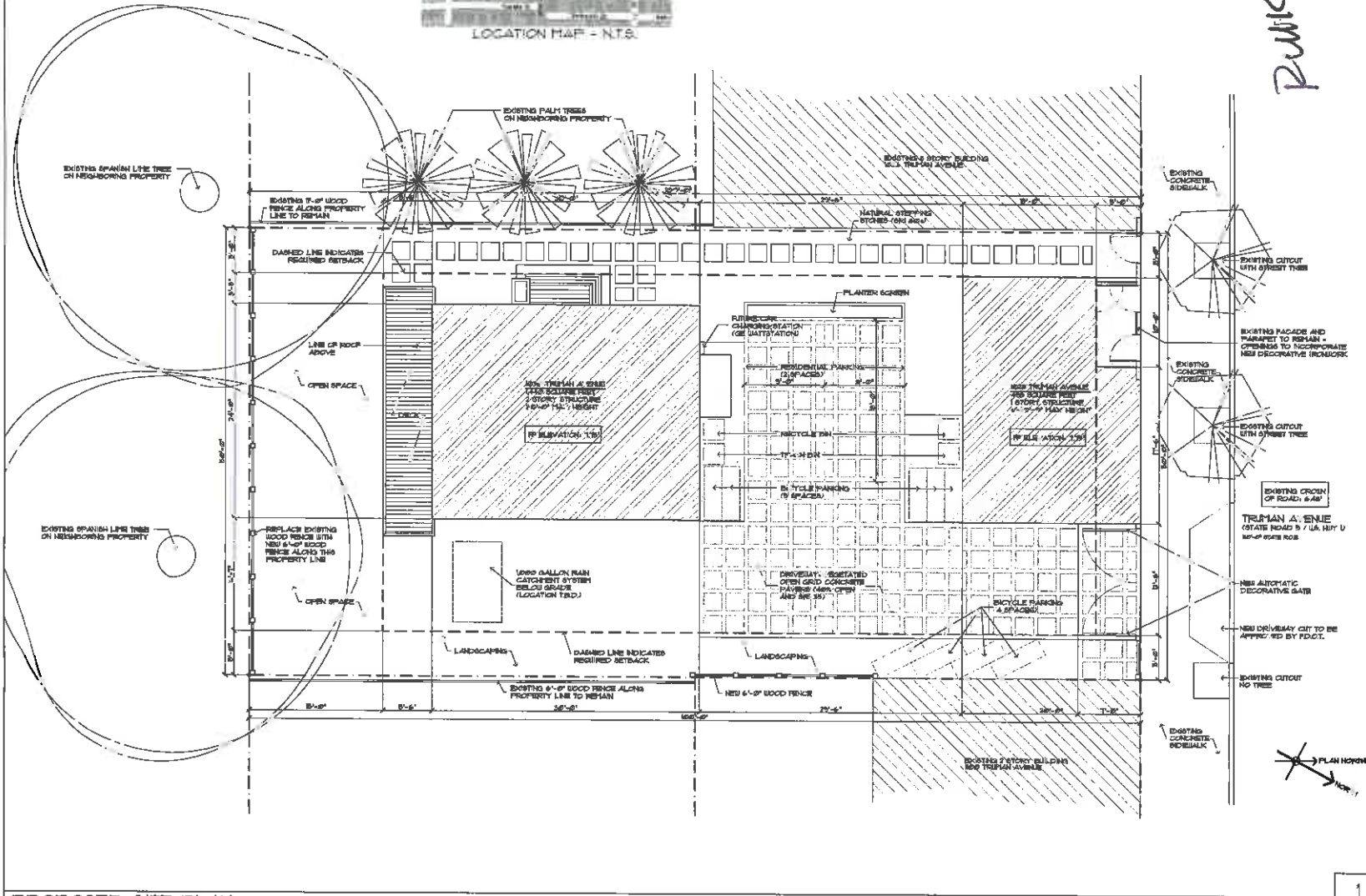
 Chairman
Planning Director



JOEL COGNEVICH
ARCHITECT
1009 WATSON ST. REAR
KEY WEST, FL 33040
717.4.33.991 | Studio
joel.cognevich@gmail.com



VARIANCE APPLICATION FOR
PROPOSED REDEVELOPMENT OF
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040



RWIK

DATE	ISSUE
9 APR 2015	ARCHITECT PRELIMINATION
DATE	REVISION
31 MAR 2015	ADDED BICYCLE PARKING

PROJECT# - 1028 TRUMAN

These are conceptual drawings and are intended to provide a means of communication between the designer and review boards. These drawings are NOT intended to be used for construction, they may be used for preparing design concepts, preparing cost estimates, applying for review boards, and a basis for the preparation of related working drawings.

PROPOSED SITE PLAN

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

1

S2
PROPOSED SITE PLAN

10/27/15

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 29, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW MIX USE COMERCIAL STRUCTURE AND SINGLE-FAMILY RESIDENCE.

FOR- #1028-1030 TRUMAN AVENUE

Applicant- Joel Cognevich, Architect Application # H15-01-1378

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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

PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1034045 Parcel ID: 00033280-000000** Next Record

Ownership Details

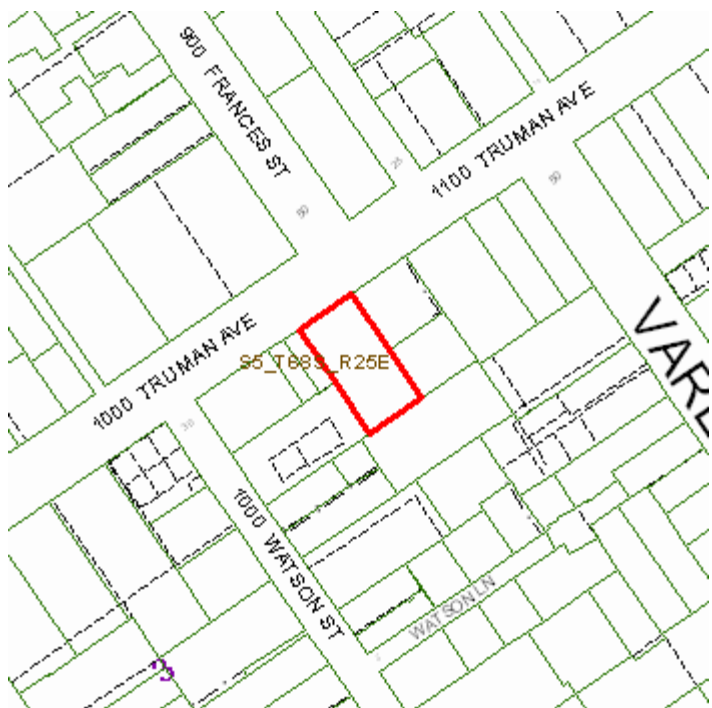
Mailing Address:

ILE VIE LLC
1009 WATSON ST REAR
KEY WEST, FL 33040-3317

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1028 TRUMAN AVE KEY WEST
 1030 TRUMAN AVE KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 G61-385/86 OR754-1705/06 OR865-1402C/T OR1418-343/44 OR2620-2290/91

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 4893
Year Built: 1928

Building 1 Details

Building Type Condition P **Quality Grade** 300

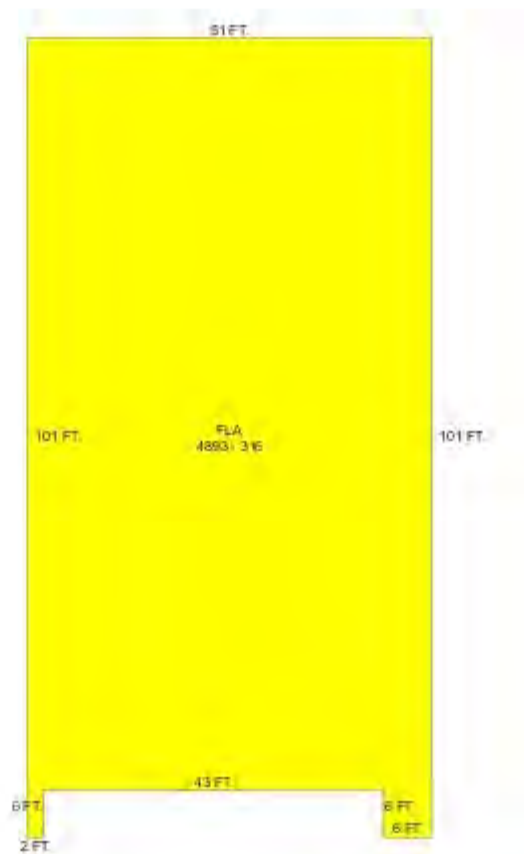
Effective Age	48	Perimeter	316	Depreciation %	60
Year Built	1928	Special Arch	0	Grnd Floor Area	4,893
Functional Obs	25	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation	
Heat 1	Heat 2	Bedrooms	0
Heat Src 1	Heat Src 2		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	3:WD FR STUCCO	1	1928	N			4,893

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RETAIL MIN INT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1176	MIN WOOD SIDING	100

Appraiser Notes

14-1 VALUE REDUCED FROM \$ 1,288,344
1028 TRUMAN AVE--BARGAIN BOOKS TPP 8662599 TPP 8662599 - BARGAIN BOOKS - 1028 TRUMAN AVE TPP 8907648 - COVAN DIANE T - 1030 TRUMAN AVE TPP 8990510 - ABLE BODY FITNESS CENTER - 1030 TRUMAN AVE (REAR)

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9700526	02/01/1997	12/01/1997	6,500		REMODELING
9700856	03/01/1997	12/01/1997	3,500		INSTALL A/C
9700893	03/01/1997	12/01/1997	2,500		ELECTRICAL
9701124	04/01/1997	12/01/1997	300		ELECTRICAL
9703535	10/01/1997	12/01/1997	6,000		INTERIOR
9703602	10/01/1997	12/01/1997	500		ELECTRICAL
9703617	10/01/1997	12/01/1997	600		MECHANICAL
01-582	02/02/2001	11/15/2001	2,500		ALARM SYSTEM

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
2015	67,686	0	299,580	367,266	367,266	0	367,266
2014	67,686	0	299,580	367,266	367,266	0	367,266
2013	283,713	0	299,580	350,000	350,000	0	350,000
2012	283,713	0	299,580	583,293	583,293	0	583,293
2011	293,170	0	299,580	592,750	592,750	0	592,750
2010	293,170	0	276,375	569,545	569,545	0	569,545
2009	307,355	0	557,831	865,186	865,186	0	865,186
2008	307,355	0	650,000	1,339,633	1,339,633	0	1,339,633
2007	205,836	0	875,000	1,339,633	1,339,633	0	1,339,633
2006	205,836	0	400,000	1,267,760	1,267,760	0	1,267,760
2005	215,053	0	350,000	565,053	565,053	0	565,053
2004	215,048	0	300,000	515,048	515,048	0	515,048

2003	215,048	0	150,000	365,048	365,048	0	365,048
2002	215,048	0	150,000	365,048	365,048	0	365,048
2001	215,048	0	150,000	365,048	365,048	0	365,048
2000	215,048	0	105,000	320,048	320,048	0	320,048
1999	215,048	0	105,000	320,048	320,048	0	320,048
1998	143,701	0	105,000	248,701	248,701	0	248,701
1997	134,832	0	95,000	229,832	229,832	0	229,832
1996	122,575	0	95,000	217,575	217,575	0	217,575
1995	122,575	0	95,000	217,575	217,575	0	217,575
1994	122,575	0	95,000	217,575	217,575	0	217,575
1993	122,575	0	95,000	217,575	217,575	0	217,575
1992	122,575	0	95,000	217,575	217,575	0	217,575
1991	122,575	0	95,000	217,575	217,575	0	217,575
1990	89,574	0	76,250	165,824	165,824	0	165,824
1989	61,288	0	75,000	136,288	136,288	0	136,288
1988	56,436	0	60,000	116,436	116,436	0	116,436
1987	55,202	0	38,700	93,902	93,902	0	93,902
1986	55,540	0	38,700	94,240	94,240	0	94,240
1985	53,386	0	23,700	77,086	77,086	0	77,086
1984	52,821	0	23,700	76,521	76,521	0	76,521
1983	52,821	0	23,700	76,521	76,521	0	76,521
1982	40,464	0	21,000	61,464	61,464	0	61,464

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
3/29/2013	2620 / 2290	307,500	WD	30
8/1/1996	1418 / 0343	290,000	WD	Q
10/1/1982	865 / 1402	38,000	WD	U

This page has been visited 439,748 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176