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## Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: June 23, 2020

Applicant: Rick Milelli

Application Number: H2020-0019

Address: #1305 Elizabeth Street

### **Description of Work:**

New swimming pool, pool equipment and deck.

### **Site Facts:**

The site under review is a lot at the Southeast corner of Elizabeth and United Streets. The lot contains a one-story frame vernacular residence, built circa 1906. Sanborns indicate that the area of the lot where this project is proposed was once a separate lot under the address 628 United Street, which once contained a house fronting United. The property that is now 1305 Elizabeth is listed as historic, contributing to the Key West Historic District.

### **Guidelines and SOIS Cited on Review:**

- Guidelines for Decks, Patios, Hot Tubs and Pools (pages 39-40), specifically the preamble on page 39, as well as guidelines 3 and 6.
- The Review Process and the Historic Architecture Guidelines (page 59).
- Section 102-154 of the Land Development Regulations and SOIS and Guidelines, specifically recommendations on pages 33 and 35.

### **Staff Analysis:**

The dimensions of the lot at 1305 Elizabeth Street are 105.5 feet by 44 feet, with the 105.5 feet being the frontage on Elizabeth Street. The proposed pool dimensions are 13 feet by 21 feet. The

proposed deck is to be less than 30 inches off the ground, and the proposed material is Azek decking. The proposed pool equipment is to sit near the North corner of the deck (between the deck and United Street) on a concrete pad.

### **Consistency with Cited Guidelines and SOIS:**

Number 6 on page 40 of the guidelines, under Decks, Patios, Hot Tubs and Pools, reads “Swimming pools may be built in a side or rear yard adjacent to public right-of-way only if the pool is located directly behind the principle structure or it is set to the rear half of the side yard.” The proposed location for the pool at 1305 Elizabeth Street is located to the rear half of the side yard, in accordance with this guideline.

Despite meeting the above guideline, staff still finds the siting of the proposed pool to be inappropriate. The first paragraph under Decks, Patios, Hot Tubs and Pools on page 39 states, “Modern installations of decks, pools, patios and hot tubs shall be considered on a case-by-case basis,” and “appropriateness of such modern features shall vary according to siting, size and design.” Considering the historic character of the residences in the immediate area, the siting of the pool would be inappropriate and out of context. Guideline 3 under Decks, Patios, Hot Tubs and Pools, states, “Best efforts shall be made to ensure that decks, pools, hot tubs and patios are not visible from the elevation right-of-way by use of landscape or HARC approved fence screening.” While there is an existing 4-foot fence along Elizabeth and United Streets, staff still feels that the pool and surrounding deck will be highly visible from the right-of way on both the Elizabeth elevation and the United elevation. The pool would appear very prominent and exposed on the proposed corner lot, creating a site condition that is non-traditional for the surrounding streetscape.

As page 59 of the guidelines reads, “The review process protects the qualities of site and structure that define a sense of history from alterations that reduce the sense of time and place.” The modern installation of a pool on the corner of Elizabeth and Virginia Streets, so visible from the public right-of-way, would greatly alter the sense of time and place of the surrounding historic residences and context. Page 59 also talks about how the guidelines are meant to “protect the local definition of place that sets an historic neighborhood apart from modern developments.” So, although the proposed location aligns with guideline 6 under “Decks, Patios, Hot Tubs and Pools,” the prominence of the proposed location on a corner lot misses the intent of the guidelines to maintain the district’s historic sense of place.

Section 102-154 of the Land Development Regulations states, “The historic architectural review commission shall not approve any proposed work which would be in conflict with the U.S. Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.” The Secretary of the Interior’s Guidelines specifically recommend against “Introducing a new building or site feature that is out of scale or otherwise inappropriate,” (page 33) and “Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting’s historic character” (page 35).

Staff finds that the proposed pool would be inappropriate within the surrounding historical context.

# APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

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

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

<b>ADDRESS OF PROPOSED PROJECT:</b>	1305 Elizabeth		
<b>NAME ON DEED:</b>	Trudell Family Trust	PHONE NUMBER	
<b>OWNER'S MAILING ADDRESS:</b>	7047 S Louthan Circle	EMAIL	
	Littleton CO 80120		
<b>APPLICANT NAME:</b>	Meridian Engineering	PHONE NUMBER	305-293-3263
<b>APPLICANT'S ADDRESS:</b>	201 Front St. Suite 203	EMAIL	rmitelli@meflkeys.com
	Key West FL 33040		
<b>APPLICANT'S SIGNATURE:</b>			DATE 5/26/20

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>	
<b>GENERAL:</b>	New pool 13' x 21'
	New wood deck less than 30" off ground with Azek decking; new 36" wood railing.
	New pool equipment and conc. pad; new wood stairs
<b>MAIN BUILDING:</b>	N/A
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	N/A

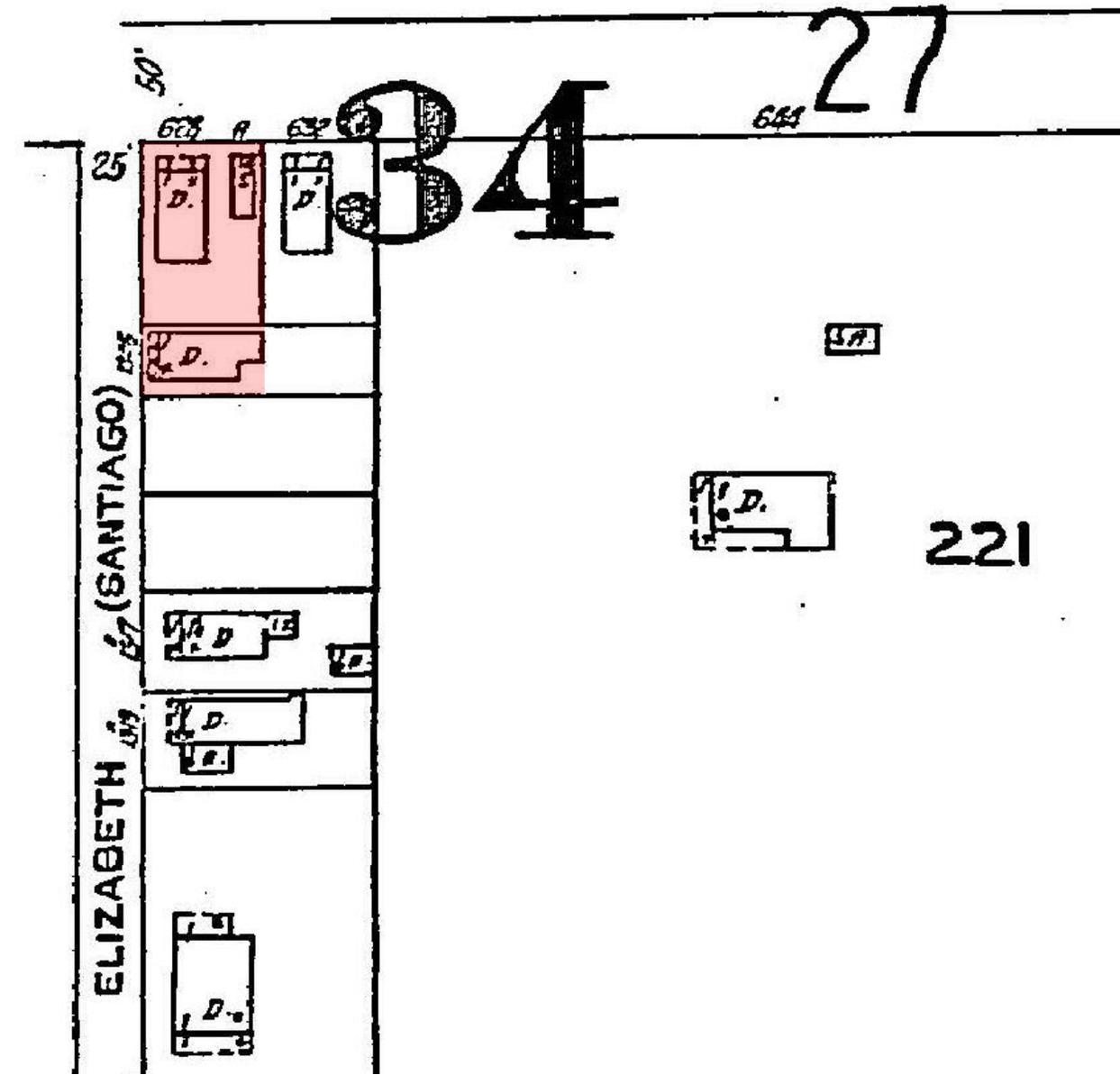
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b> Wood Deck / RAILING / STAIRS	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b> Pool AND EQUIP
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>

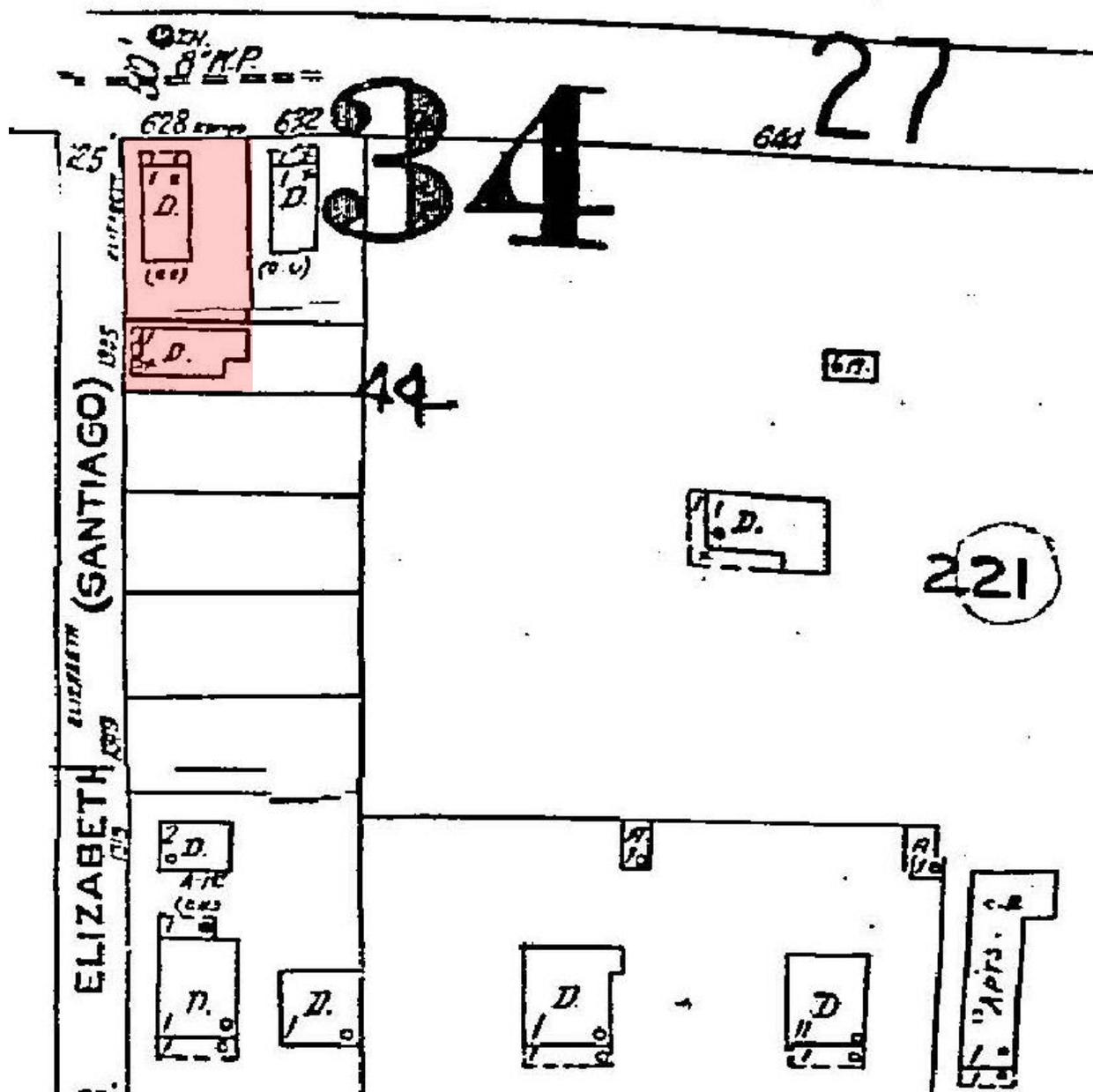
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE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

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

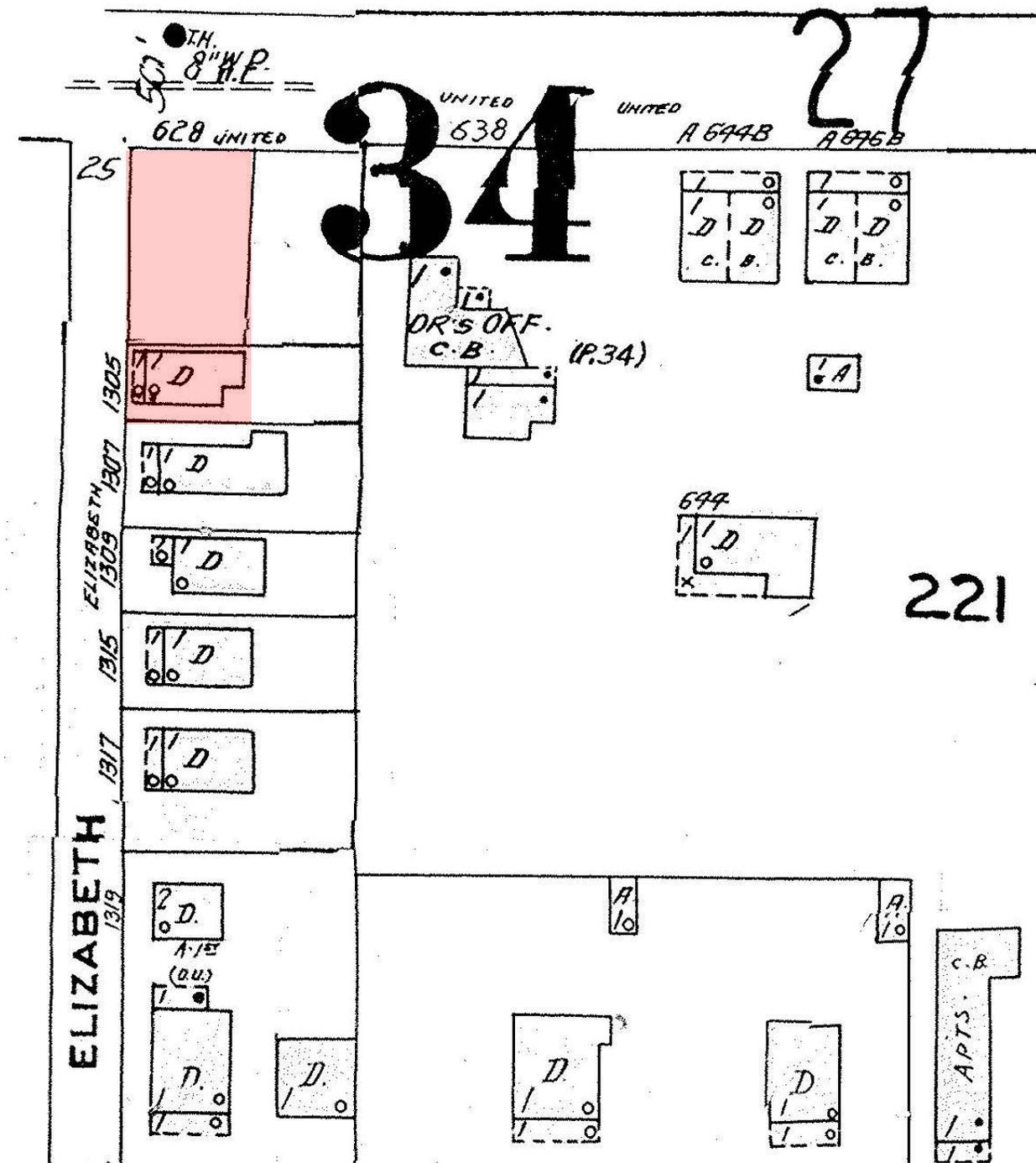
# SANBORN MAPS



1926 Sanborn Map indicating what is now the property at 1305 Elizabeth Street.



1948 Sanborn Map indicating what is now the property at 1305 Elizabeth Street.



1962 Sanborn Map indicating what is now the property at 1305 Elizabeth Street.

# PROJECT PHOTOS



Historic photo of the house at 1305 Elizabeth Street from 1965.

HARC Application 1305 Elizabeth St.

## 1. United Street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

## 2. United Street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

### 3. United Street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

#### 4. Elizabeth Street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

## 5. Elizabeth Street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

## 6. Elizabeth Street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

## 7. Elizabeth Street Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

## 8. Pool Location Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1305 Elizabeth St.

# SURVEY

# MAP OF BOUNDARY SURVEY

PARCELS A AND B  
WILLIAM A. WHITEHEAD'S MAP OF KEY WEST  
A PART OF TRACT 17



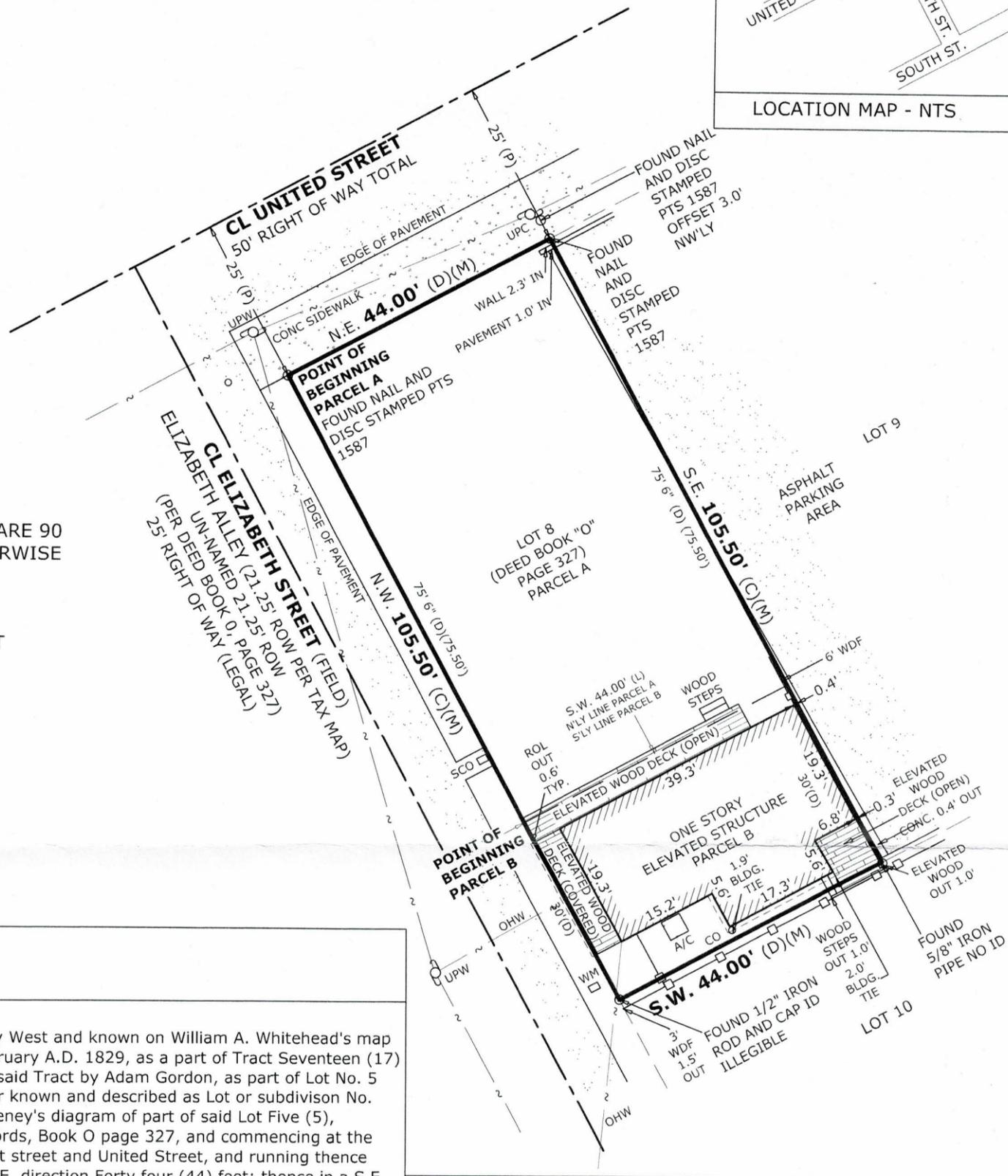
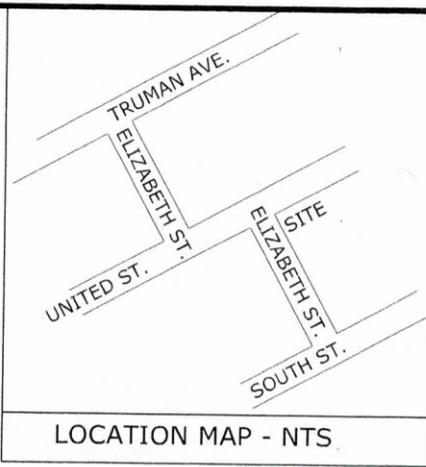
NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

BEARING BASE:  
90° LOT PER DEED

ALL ANGLES DEPICTED ARE 90  
DEGREES UNLESS OTHERWISE  
INDICATED

ADDRESS:  
1305 ELIZABETH STREET  
KEY WEST, FLORIDA



### CERTIFIED TO:

NEIL TRUDELL  
LAURENCE TRUDELL

### LEGAL DESCRIPTION:

**PARCEL A:** On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Tract Seventeen (17) and according to subdivision of said Tract by Adam Gordon, as part of Lot No. 5 (5) in said subdivision but better known and described as Lot or subdivision No. Nine (9) according to D. T. Sweeney's diagram of part of said Lot Five (5), recorded in Monroe County Records, Book O page 327, and commencing at the corner of a Twenty-five (25) foot street and United Street, and running thence along said United Street, in a N.E. direction Forty four (44) feet; thence in a S.E. direction Seventy-five (75) feet, six (6) inches; thence in a S.W. direction Forty-four (44) feet to said Twenty-five foot street; thence along said street in a N.W. direction Seventy-five (75) feet six (6) inches, the same being a portion of the land purchased by D. T. Sweeney from John W. Weatherford by deed dated August 30th 1886.

**PARCEL B:** On the Island of Key West, and know on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 17, but better known and described as part of Lot or Subdivision 8, according to D. T. Sweeney's diagram of part of Tract 17, recorded in Book "O", page 327, Monroe County, Florida; Commencing at a point 75 feet and 6 inches from the corner of United Street and a 25 foot alley-way or Street, and running thence in a S.E.'ly direction along said 25 foot Street, 30 feet; thence at right angles in a N.E.'ly direction 44 feet; thence at right angles in a N.W.'ly direction 30 feet; thence at right angles in a S.W.'ly direction 44 feet to the place of beginning. Reference bey had to deed recorded in "RR", record of deeds, page 424.

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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

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

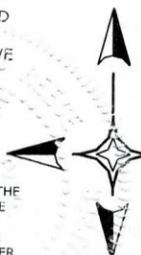
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP 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.

SCALE:	1" = 20'
FIELD WORK DATE	10/04/16
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	16090104

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-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) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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



## REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

# PROPOSED DESIGN

# PROJECT DATA

PARCEL ID:  
00036530-000000

PROPERTY LOCATION:  
1305 ELIZABETH STREET, KEY WEST

OWNERS:  
TRUDELL FAMILY TRUST 4/19/2017  
TRUDELL LAURENCE G LIVING TRUST  
7047 S LOUTHAN CIR  
LITTLETON CO 80120

SECTION-TOWNSHIP-RANGE:  
06/68/25

LEGAL DESCRIPTION:  
KW D T SWEENY'S DIA 0-327 LOT 8 SQR 5 TR 17  
G52-41/42

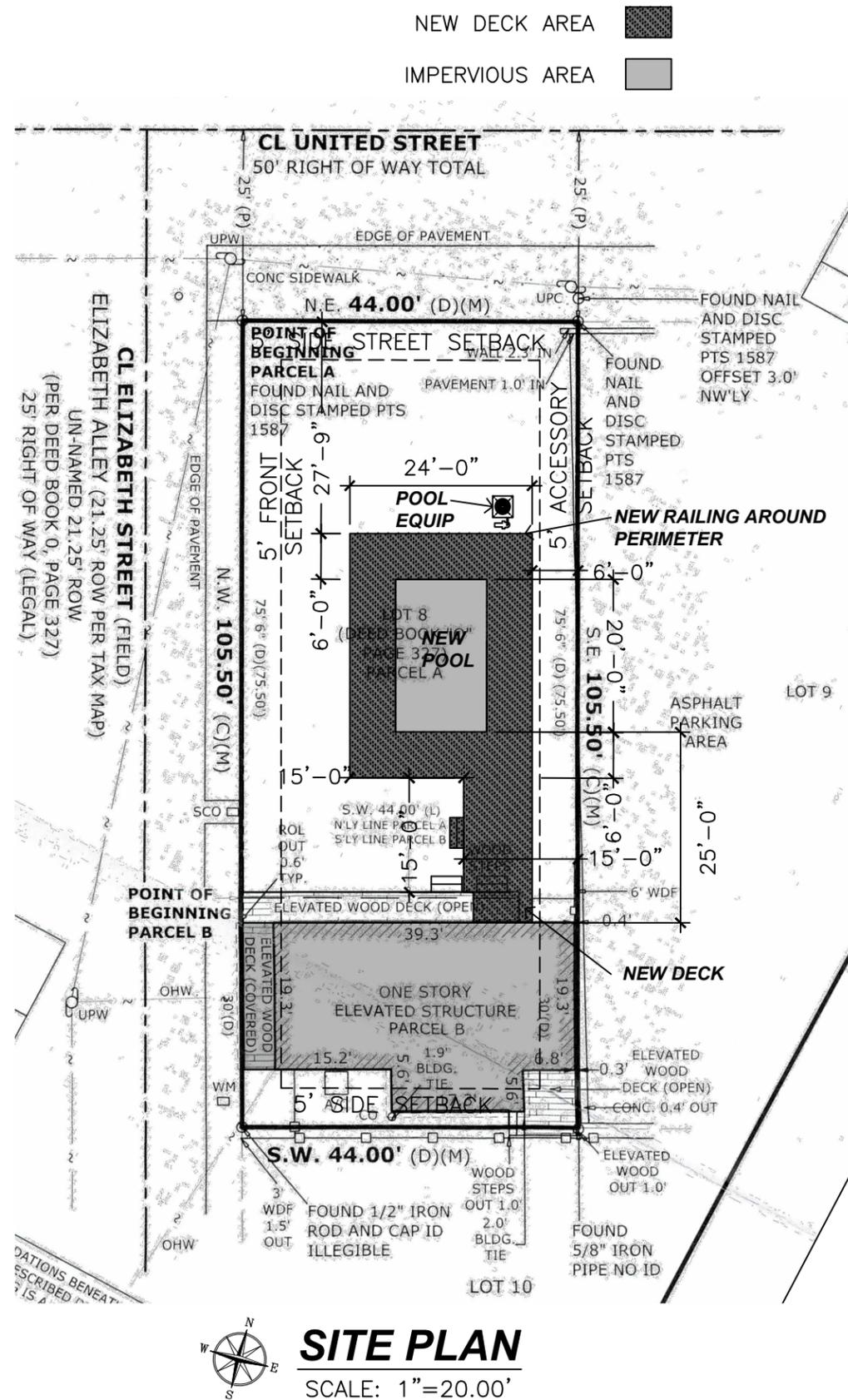
FLOOD MAP:  
12087C1516K, EFFECTIVE ON 02/18/2005

FLOOD ZONE:  
AE X

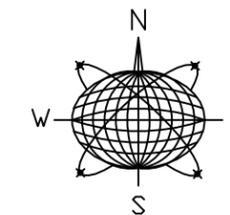
# HARC APPLICATION

PROJECT DATA		1305 ELIZABETH ST, HRO (HISTORIC RESIDENTIAL OFFICE) ZONING			
	PROPOSED	EXISTING	REQUIRED		
RE NO.	00036530-000000				
SETBACKS:					
FRONT	18'-0"	NA (POOL ONLY)	5 FT		
STREET SIDE	41'-9"	NA (POOL ONLY)	5 FT		
SIDE	51'-9"	NA (POOL ONLY)	5 FT		
REAR	6'-0"	NA (POOL ONLY)	10 FT		
LOT SIZE	NA	4642 SQ FT	4642 SQ FT		
IMPERVIOUS AREA	1193.2 SF	25.7%	945.5 SF	20.4%	2785.2 SF 60% MAX
OPEN SPACE	2564.7 SF	55.2%	3486.6 SF	75.1%	1624.7 SF 35% MIN
BUILDING COVERAGE	953.2 SF	20.3%	941.2 SF	20.3%	2321.0 SF 50% MAX

NOTE: 12 SF INCREASE ON BUILDING COVERAGE DUE TO POOL FILTER AND HEATER



**SITE PLAN**  
SCALE: 1"=20.00'



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI  
PE #58315

**NEW POOL**  
**TRUDELL**  
1305 ELIZABETH STREET  
KEY WEST, FLORIDA.

Drawn By: KLC  
Checked By: RJM

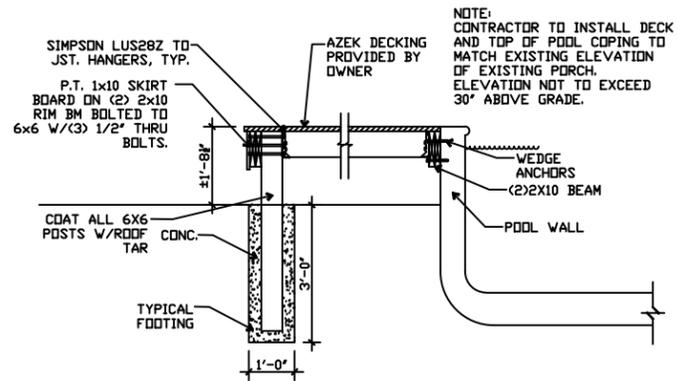
Revisions:

Title:  
**SITE PLAN & LAYOUT**

Sheet Number:

**S-1**

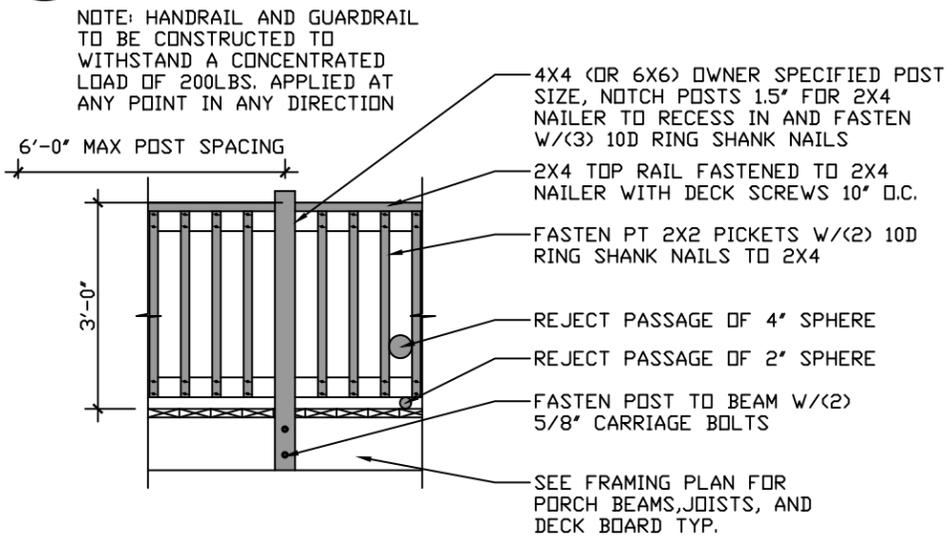
Date: 9-20-19



## TYPICAL DECK SECTION

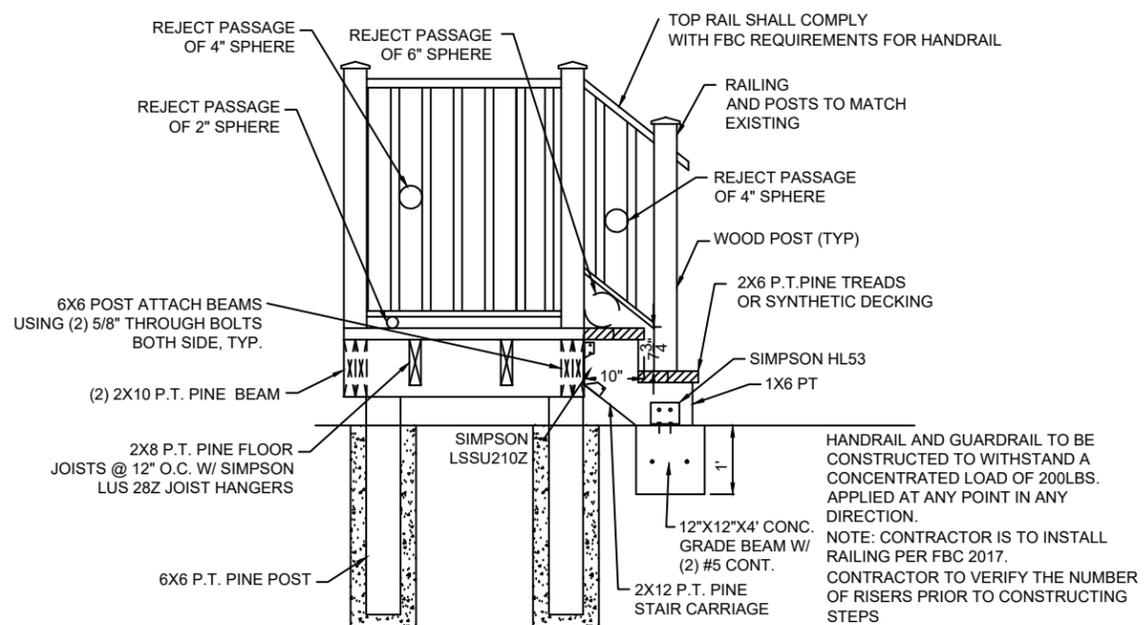
2  
S-4

SCALE:NTS



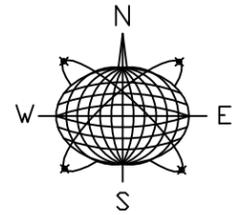
## TYPICAL WOOD RAILING DETAIL

SCALE:NTS



## TYPICAL STAIR DETAIL

SCALE:NTS



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI  
PE #58315

NEW POOL  
TRUDELL  
1305 ELIZABETH STREET  
KEY WEST, FLORIDA.

Drawn By: KLC  
Checked By: RJM

Revisions:

Title:

SECTIONS  
FRAMING  
&  
DETAILS

Sheet Number:

S-2

Date: 9-20-19

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 23, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

## **NEW SWIMMING POOL, POOL EQUIPMENT AND DECK.**

### **#1305 ELIZABETH STREET**

**Applicant – Rick Milelli    Application #H2020-0019**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Richard J. Milelli Richard, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1305 Elizabeth on the 18 day of June, 2020.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 23, 2020.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2020-0019.

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

**Signed Name of Affiant:**

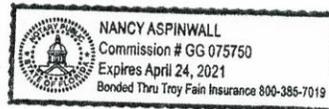
[Signature]  
Date: 6/18/2020  
Address: 201 Front St. Ste 203  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of JUNE, 2020.

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

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Nancy Aspinwall  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_





1305

Public Meeting Notice

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**#1305 ELIZABETH STREET**

**Applicant – Rick Milelli Application #H2020-0019**

**If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**  
**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00036530-000000  
 Account# 1037371  
 Property ID 1037371  
 Millage Group 10KW  
 Location Address 1305 ELIZABETH St, KEY WEST  
 Legal Description KW D T SWEENEY'S DIA O-327 LOT 8 SQR 5 TR 17 G52-41/42 OR8-249/250 OR1098-771/72D/C OR1099-596ORD OR2871-2152/54 OR2871-2155/57  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

TRUDELL FAMILY TRUST 4/19/2017  
 7047 S Louthan Cir  
 Littleton CO 80120

TRUDELL LAURENCE G LIVING TRUST  
 7047 S Louthan Cir  
 Littleton CO 80120

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$106,687	\$112,158	\$89,644	\$79,634
+ Market Misc Value	\$5,513	\$5,703	\$204	\$204
+ Market Land Value	\$387,449	\$379,146	\$196,185	\$221,433
= Just Market Value	\$499,649	\$497,007	\$286,033	\$301,271
= Total Assessed Value	\$499,649	\$497,007	\$259,930	\$236,300
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$499,649	\$497,007	\$286,033	\$301,271

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	1,320.00	Square Foot	30	44
RESIDENTIAL DRY UNPERMITTED (01DM)	3,322.00	Square Foot	0	0

**Buildings**

Building ID 2899  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1089  
 Finished Sq Ft 837  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 128  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 24  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1938  
 Effective Year Built 2002  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR NON-DC with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	76	0	46
FLA	FLOOR LIV AREA	837	837	128
OPU	OP PR UNFIN LL	176	0	102
TOTAL		1,089	837	276

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1991	1992	1	1 UT	1
FENCES	2017	2018	1	600 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/21/2017	\$0	Warranty Deed	2137385	2871	2155	30 - Unqualified	Improved

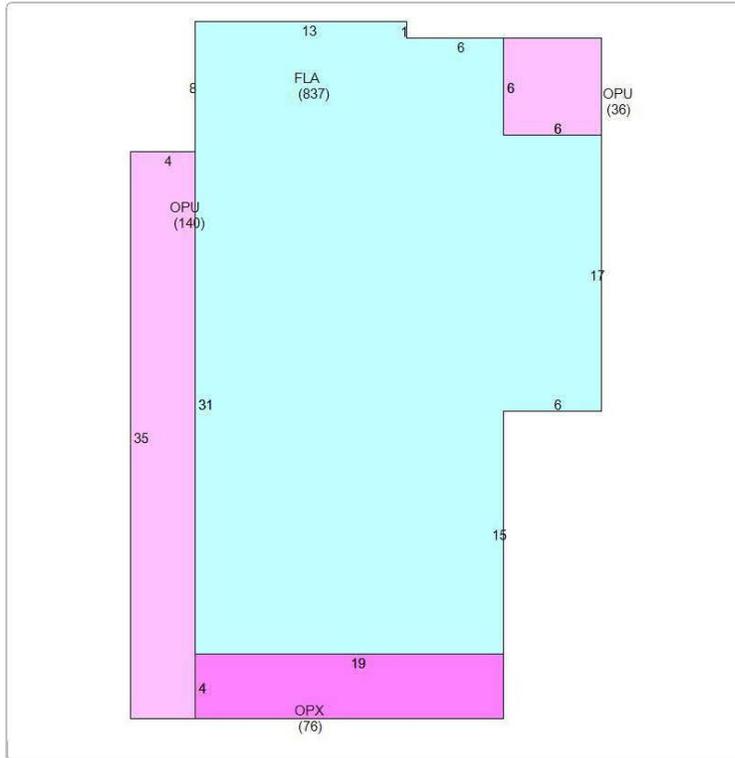
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-310	3/8/2017	6/20/2017	\$5,000	Residential	CONSTRUCT 150LF WOOD WHITE PICKET FENCE 4'H
16-2868	7/21/2016	6/20/2017	\$5,000	Residential	remove cabinet & counter tops install new
16-971	3/29/2016	6/20/2017	\$12,500	Residential	R & R EXISTING NOVELTY SIDING 300SF PAINT EXTERIOR, R & R 6 WOOD WINDOWS.

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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