



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 23, 2020

Applicant: Bender & Associates

Application Number: H2020-0020

Address: 709 Truman Avenue

Description of Work:

Installation of two spiral staircases.

Site Facts:

The specific building under review is a non-historic two-story frame structure. The building is part of the Chelsea House complex; its main facade faces Elizabeth Street and its south side faces the southeast corner parking lot between Truman Avenue and Elizabeth Street.

The building has undergone renovations which were approved at staff level, including changes of windows, doors, siding replacement and the relocation of wooden staircases from the north elevation to the south elevation. The interiors were renovated, and the structure now houses six rooms. As to the changes the Chief Building Official required a sprinkler system for the building. On February 2020 the contractor submitted a revision to building permit application number 2019-3541 for the installation of two metal spiral staircases, one on the southwest corner of the building, the other on the northeast corner of the building. Both stairs are already installed without a Certificate of Appropriateness or a Building Permit. Staff realized that the stairs were already installed, not during a HARC final inspection, but because we were reviewing the building permits at the time. HARC staff was not involved nor consulted for these changes.

Guidelines Cited on Review:

- Additions and Alterations (pages 37a-k), specifically guidelines 6, 14 first sentence, 25, and 26 second sentence.
- New Construction (pages 38a-q), specifically guidelines 1, 2, first paragraph on page 38 e, and 12.
- HARC Project Categories and the Architectural Guidelines (page 53), specifically III, IV and V.

Staff Analysis:

The Certificate of Appropriateness under review is for two new exterior spiral staircases that are already installed on a non-historic building. Both stairs are built in metal and are white powder coated. One of the stairs faces Elizabeth Street and visible from Truman Avenue; the second stair is located at the rear of the building and it is visible from Elizabeth Street and less visible from Truman Avenue.

According to the plans, a metal platform serves as a connector between the second-floor front porch and the staircase. The metal platform extends 4'-6" from the porch towards the south and serves as the landing to the spiral staircase. The stair dimensions are 7' in radius and its maximum height is 17'-0"; staircase is 13'-6" from deck to finish grade and guardrails are 42" tall. The rear spiral staircase has the same configuration and sits behind the building.

Consistency with Cited Guidelines:

It is staff's opinion that a contemporary spiral staircase is an architectural element that is foreign to the historic streetscapes within the Key West historic district. Although the stairs are attached to a non-historic building it is not appropriate to add an element that cannot be related to the visual quality of the urban context found on a streetscape. These staircases are located in a visible site, and most particularly the one located at the southwest corner of the building, as the building abuts parking lot spaces. The stairs form, mass, and materials are elements that are not found in the urban block façade and its traditional context.

It is staff firm position that this report by no means argues any determination or requirements from the Chief Building Official as he has the sole authority to administer the Florida Building Code in our city. By the contrary, this report reflects our opinion of a solution submitted as a revision to a building permit which in our view is inconsistent with the cited guidelines. To clarify the record there is no building permit issued for the stairs, as while staff from the planning department and HARC were reviewing the submitted plans, the stairs were already installed. Staff opines that there are other solutions available that will meet our regulations. HARC staff works close with our CBO and he has always been supportive of the preservation of the historic character of our unique district.

Enid Torregrosa

From: Terrence Justice
Sent: Tuesday, June 2, 2020 11:52 AM
To: Craig Steckelberg; Enid Torregrosa
Cc: David Salay; Bert Bender; Ken Reynolds; joel@jds-construction.com; Haven Burkee; Gerald Leggett
Subject: RE: BLD2019-3541 Chelsea Six Plex Fire Stairs

I just stumbled across the below month-old email. I apologize for repeating myself, but the below is—again—a gross mischaracterization of my actual exchanges with Mr. Steckelberg. I cannot let it stand without rebuttal.

I DID NOT REQUIRE the client to install stairs. The installation of these stairs is not, in my opinion, a “life safety issue.” The added stairs were proposed by the applicants solely as a means of *sidestepping the code requirement to install a sprinkler system*. (Reference my email of 10/23/2019, also forwarded 5/22/2020.)

Since the permit had already been issued, documenting a different design, this modification needed to be submitted as a revision and be subject to the same review process as the original permit. I made this explicitly clear in my conversations with Mr. Steckelberg and further stipulated *repeatedly* that we will not modify an issued permit by way of an “information bulletin.”

Any further communications between Mr. Steckelberg and myself will be conducted exclusively in writing so as to leave an indelible record. Members of his firm will also be cc’d on all such exchanges. I am highly disappointed that good-faith consultations, intended only to assist the project principals, have been so severely mischaracterized. I will take pains to prevent that from happening again.

Respectfully,

Terrence

Terrence K. Justice
Chief Building Official
City of Key West
305-809-3943 directgl
305-809-3956 dept



Florida has a very broad public records law. Most written communications to or from the City regarding City business are public record, available to the public and media upon request. Your communications may be subject to public disclosure.

From: Craig Steckelberg <csteckelberg@benderarchitects.com>
Sent: Wednesday, May 20, 2020 2:32 PM
To: Terrence Justice <tjustice@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Cc: David Salay <dsalay@benderarchitects.com>; Bert Bender <bbender@benderarchitects.com>; Ken Reynolds <Ken.Reynolds@khpcp.com>; joel@jds-construction.com
Subject: BLD2019-3541 Chelsea Six Plex Fire Stairs

Terry, Enid,

I just wanted to check back to see what progress has been made on the BLD2019-3541 Chelsea Six Plex Fire Stairs permit.

The client was required by Terry to install the stairs for Fire Egress/Life Safety and that work has been completed. Currently the permit status indicates that Enid requires corrective action.

This is a little confusing as the required Fire Egress Stair for the "Treehouse" on the property was signed off as staff approval because it was a Life Safety issue.

Please let me know how else I may be able to help move this forward to completion.

Respectfully,
Craig Steckelberg
Bender & Associates, Architects

Address: 410 Angela Street, Key West FL 33040

Phone: 305-296-1347

Email: csteckelberg@benderarchitects.com

Website: www.benderarchitects.com



Enid Torregrosa

From: Terrence Justice
Sent: Saturday, May 30, 2020 12:37 PM
To: Enid Torregrosa
Cc: Haven Burkee
Subject: Chelsea House six-plex

Enid,

Below is a preview of what I will want to make clear to the HARC reviewers. This needs to be transparent. I've already pushed back repeatedly at the notion that 'Terry Justice required these added stairways' as *completely* misrepresenting the facts. It only makes me more hesitant to provide good-faith counsel to design professionals without maintaining a written record of the dialog.

s

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS	
GENERAL:	Add two spiral stairs from second floor to grade for egress requirements. In this as code-required egress. This modification to the structure is proposed by the applicant. The actual code requirement that this building be equipped with fire sprinklers. That said will, in fact, not be required to have sprinklers.
MAIN BUILDING:	Add two powder coated 7' diameter spiral stairs for fire egress from second building per diagram and photographs.

Please make sure I'm scheduled to attend the HARC Commission meeting when this comes up. I have no interest in influencing their decision other than to make sure it is based on the full set of facts and the *actual code requirements*. My feeling is that the applicant would only improve their standing in this case by applying a bit more candor in the presentation.

Respectfully,

Terrence Justice

City of Key West
Chief Building Official
305-809-3956 Dept.
305-809-3943 Direct



Florida has a very broad public records law. Most written communications to or from the City regarding City business are public record, available to the public and media upon request. Your communications may be subject to public disclosure.

Enid Torregrosa

From: Terrence Justice
Sent: Thursday, May 21, 2020 5:36 PM
To: Craig Steckelberg; David Salay
Cc: Enid Torregrosa; Haven Burkee
Subject: Re: BLD2019-3541 Chelsea Six Plex Fire Stairs

I fully and completely dispute that assessment. I did nothing more than explain that we could except the spiral staircases as a means of egress because the team was adamant that they were not going to install sprinklers. In no way did I authorize their installation and bypass the permit review process.

This attempt to mischaracterize our discussions on the subject is doing little to maintain the confidence I've long had in the professionalism of your firm.

Respectfully,

Terrence Justice
Chief Building Official
City of Key West
305-809-3956 Department
305-809-3943 Direct

From: Terrence Justice
Sent: Thursday, May 21, 2020 1:19:42 PM
To: Craig Steckelberg <csteckelberg@benderarchitects.com>; David Salay <dsalay@benderarchitects.com>
Cc: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: RE: BLD2019-3541 Chelsea Six Plex Fire Stairs

I did not "require spiral stairs." I said that if separate exit elements were provided for each sleeping area, per FBC guidance, I would not require sprinklers. The design professionals asked if I would accept spiral stairs as meeting that requirement and I said yes.

If these were already installed without a revision being approved, including the required HARC review, it was absolutely not done on my authority as evidenced by no permit having been issued which documents such an installation.

Respectfully,

Terrence

Terrence K. Justice
Chief Building Official
City of Key West
305-809-3943 direct
305-809-3956 dept



Florida has a very broad public records law. Most written communications to or from the City regarding City business are public record, available to the public and media upon request. Your communications may be subject to public disclosure.

From: Craig Steckelberg <csteckelberg@benderarchitects.com>

Sent: Wednesday, May 20, 2020 2:32 PM

To: Terrence Justice <tjustice@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

Cc: David Salay <dsalay@benderarchitects.com>; Bert Bender <bbender@benderarchitects.com>; Ken Reynolds <Ken.Reynolds@khpcp.com>; joel@jds-construction.com

Subject: BLD2019-3541 Chelsea Six Plex Fire Stairs

Terry, Enid,

I just wanted to check back to see what progress has been made on the BLD2019-3541 Chelsea Six Plex Fire Stairs permit.

The client was required by Terry to install the stairs for Fire Egress/Life Safety and that work has been completed.

Currently the permit status indicates that Enid requires corrective action.

This is a little confusing as the required Fire Egress Stair for the "Treehouse" on the property was signed off as staff approval because it was a Life Safety issue.

Please let me know how else I may be able to help move this forward to completion.

Respectfully,

Craig Steckelberg

Bender & Associates, Architects

Address: 410 Angela Street, Key West FL 33040

Phone: 305-296-1347

Email: csteckelberg@benderarchitects.com

Website: www.benderarchitects.com



APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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




City of Key West

1 300 WHITE STREET
KEY WEST, FLORIDA 33040

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

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

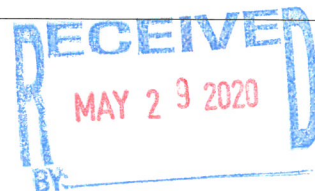
ADDRESS OF PROPOSED PROJECT:	709 Truman Ave		
NAME ON DEED:	KHP Partners, LP	PHONE NUMBER	415-868-4888
OWNER'S MAILING ADDRESS:	101 California Street Suite 980	EMAIL	
	San Francisco, CA 94111		
APPLICANT NAME:	Ken Reynolds	PHONE NUMBER	415-999-3553
APPLICANT'S ADDRESS:	101 California Street Suite 980	EMAIL	ken.reynolds@khpcp.com
	San Francisco, CA 94111		
APPLICANT'S SIGNATURE:	 Craig Steckelberg/ Bender and Associates for Ken Reynolds		DATE 27 May 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 NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO NO **INVOLVES A HISTORIC STRUCTURE:** YES ___ NO NO
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Add two spiral stairs from second floor to grade for egress requirements.
MAIN BUILDING:	Add two powder coated 7' diameter spiral stairs for fire egress from second floor. Stairs are located at each end of building per diagram and photographs.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	



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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING: New stairs will be white powder coated to match existing railing
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ 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.

April 1, 2020

Ms. Bryan Greene, Chairman
City of Key West
1300 White Street
Key West, FL 33040

RE: 709 Truman Ave 6-Plex Unit Stairs

Dear Chairman Greene and HARC Commissioners,

This submittal is for 709 Truman Avenue, a 6-plex building with 3 stairs. This letter and the submittal will explain the project scope.

The City Building Official, Terry Justice, asked this firm to sprinkle this building or provide 3 stairs to accommodate the tenants on the second floor.

FBC2017 Exist Bldg. CHAPTER 8 ALTERATIONS—LEVEL 2

804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant *or that have exits or corridors serving an occupant load greater than 30* shall be provided with automatic sprinkler protection where all of the following conditions occur:

The above quote was from Terry Justice to our office on October 23, 2019. The yellow is from Terry and the red is from me. We agreed to provide 3 stairs for the tenants on the second floor to exit so that each tenant had his own way down from the second level. These stairs were noticed during a final HARC inspection. Enid has asked us to obtain HARC approval.

We ask that you consider this issue and agree to allow us to keep these stairs. Alternately, we request that you allow us to take out one stair, specifically the one on the southwest corner.

Obviously, we will need Terry Justice to agree that two stairs will be adequate for removal of the tenants from the second floor.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bert L. Bender", with a long horizontal flourish extending to the right.

Bert L. Bender, Architect

BLB/arl

Cc: All HARC Commissioners
Bart Smith
Ken Reynolds

PROJECT PHOTOS

Map Overview



The Six-Plex is set back from by Truman Ave with a parking lot in front. Elizabeth Street runs along the west side of the property.



South - Truman Ave View Before Construction



South - Truman Ave View Post Construction

There is a parking lot in front, spiral stairs are on the left and right side of the building.



West - Before Construction



West - Elizabeth Street View

View from Elizabeth Street. Spiral stairs on the right side.



North - Before Construction



North - Rear View (opposite Truman Ave)

Parking in front and spiral stair to the left side.



East - Before Construction (opposite Elizabeth Street)



East - After Construction (opposite Elizabeth Street) Interior of Property

PLANS OF INSTALLED STAIRCASES

INFORMATION BULLETIN

IB-16

PROJECT: Chelsea Six-Plex Add (2) Spiral Stairs

DATE OF ISSUANCE: 23 Jan 2020

OWNER: KHP Capital Partners, LP
101 California Street
Suite 980
San Francisco, CA 94111

CONTRACT FOR: New Construction

CONTRACT DATED: April 2019

ARCHITECT'S PROJECT NO. 18221

TO CONTRACTOR:
J.D.S. Construction
Joel Dos Santos

ARCHITECT:
Bender & Associates Architects
410 Angela Street
Key West, FL 33040

If the Contractor believes that the information contained herein will result in a change in the contract time or amount, Contractor must submit a written Request for Change Order within fifteen (15) days of the date of issuance of this I.B.

The Chief Building Official is requiring a separate exit for each room on the second floor. The solution involves adding a circular stair at each end of the building. Owner is providing design specifications for the stairs.

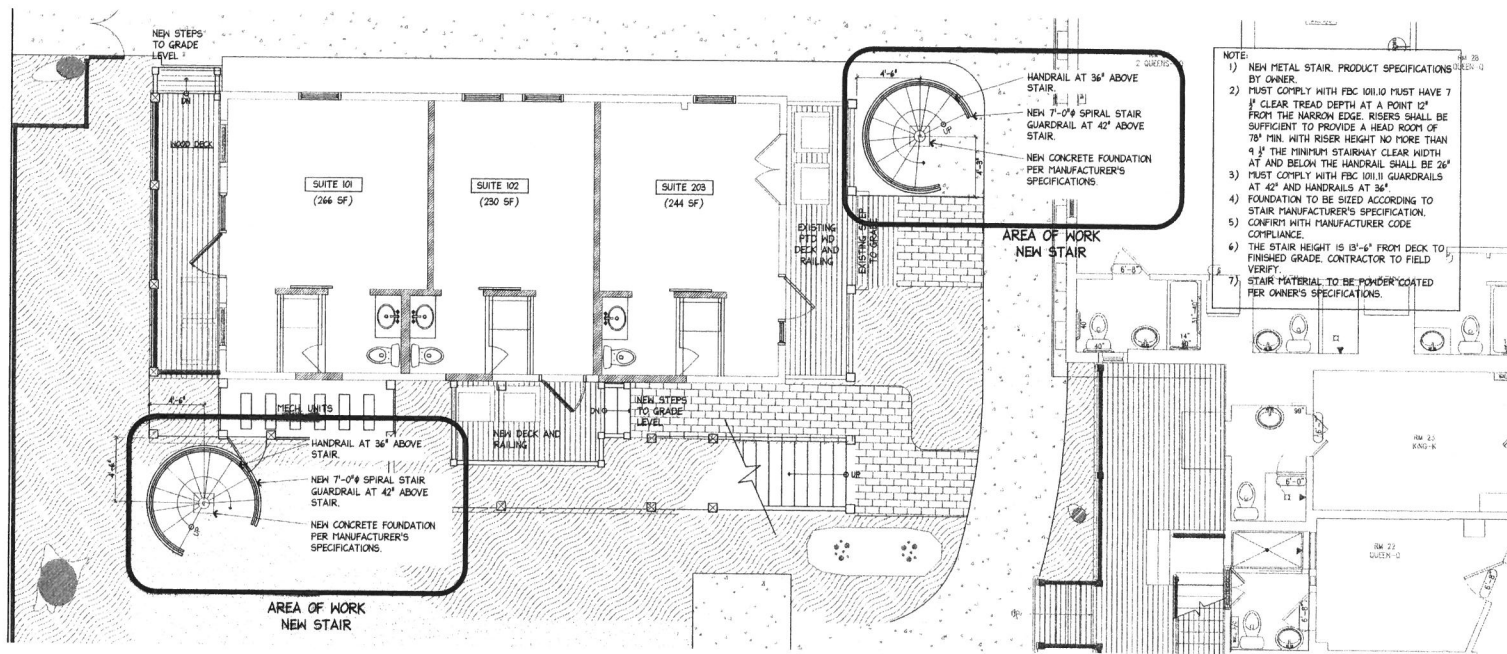
BENDER & ASSOCIATES ARCHITECTS, P.A.

by:



David Salay, Architect

Attachments: Enclosed IB-16 sheets showing plan location of the stairs and photos of the area the stairs will be installed.



- NOTE:
- 1) NEW METAL STAIR, PRODUCT SPECIFICATIONS MUST COMPLY WITH FBC 101.10 MUST HAVE 7" CLEAR TREAD DEPTH AT A POINT 12" FROM THE NARROW EDGE. RISERS SHALL BE SUFFICIENT TO PROVIDE A HEAD ROOM OF 78" MIN. WITH RISER HEIGHT NO MORE THAN 9 1/2" THE MINIMUM STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26" MUST COMPLY WITH FBC 101.11 GUARDRAILS AT 42" AND HANDRAILS AT 36"
 - 2) MUST COMPLY WITH FBC 101.10 MUST HAVE 7" CLEAR TREAD DEPTH AT A POINT 12" FROM THE NARROW EDGE. RISERS SHALL BE SUFFICIENT TO PROVIDE A HEAD ROOM OF 78" MIN. WITH RISER HEIGHT NO MORE THAN 9 1/2" THE MINIMUM STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26" MUST COMPLY WITH FBC 101.11 GUARDRAILS AT 42" AND HANDRAILS AT 36"
 - 3) MUST COMPLY WITH FBC 101.11 GUARDRAILS AT 42" AND HANDRAILS AT 36"
 - 4) FOUNDATION TO BE SIZED ACCORDING TO STAIR MANUFACTURER'S SPECIFICATION. CONFIRM WITH MANUFACTURER CODE COMPLIANCE.
 - 5) THE STAIR HEIGHT IS 10'-6" FROM DECK TO FINISHED GRADE. CONTRACTOR TO FIELD VERIFY.
 - 6) STAIR MATERIAL TO BE POWDER COATED PER OWNER'S SPECIFICATIONS.
 - 7) STAIR MATERIAL TO BE POWDER COATED PER OWNER'S SPECIFICATIONS.

1 FIRST FLOOR PLAN SPIRAL STAIR LOCATION
 1B16 SCALE: 1/4"=1'-0"

REVISIONS

CHELSEA HOUSE
 INTERIOR RENOVATION AND EXTERIOR STAIR
 CONVERSION OF 4 GUESTROOMS TO 6 GUESTROOMS
 709 TRUMAN AVENUE
 KEY WEST, FLORIDA

Angela
 1/14/20

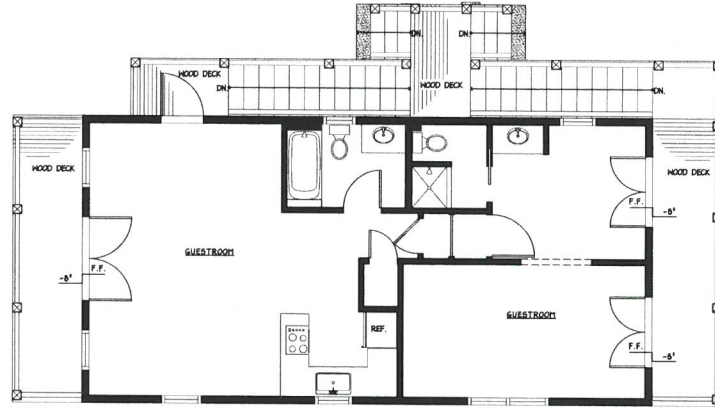
410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1344
 Facsimile (305) 296-0727
 Florida License AKC0002022

Bender & Associates
ARCHITECTS
 P.A.

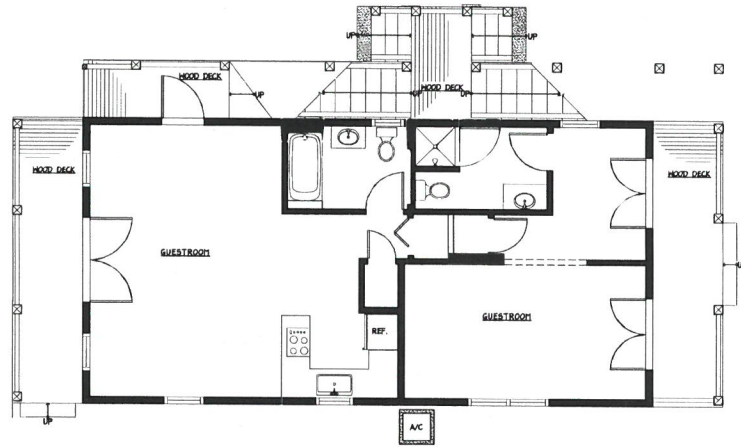
Project #
 SITEPLAN AND STAIR
 LOCATIONS

Date: 01/23/20

1B16



2 EXISTING SECOND FLOOR PLAN
 (A1.1) SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN
 (A1.1) SCALE: 1/4"=1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS
CHELSEA HOUSE EXTERIOR RENOVATION OF EXISTING BUILDING CONVERSION OF 4 GUESTROOM BUILDING TO 6 GUESTROOMS 709 TRUMAN AVENUE KEY WEST, FLORIDA
410 Angela Street Key West, Florida 33540 Telephone (305) 298-1347 Facsimile (305) 298-2723 Florida License ALC002022
Bender & Associates ARCHITECTS P.L.L.C.
Project # 1822A EXISTING FLOOR PLAN
Date 4/30/19
A1.1 5 OF 12

BEFORE WORK 4.30.2019

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

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

INSTALLATION OF TWO SPIRAL STAIRCASES. **#709 TRUMAN AVENUE**

Applicant – Benders and Associates Application #H2020-0020

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.

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 Craig Steckelberg, 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: 709 Truman Ave on the 12 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 23 June, 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 H2020-0020

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

Signed Name of Affiant:

Craig Steckelberg

Date: 12 June 20

Address: 410 Angela

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 12th day of June, 2020.

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

NOTARY PUBLIC

Sign Name: Ayn Lewis

Print Name: Ayn Lewis

Notary Public - State of Florida (seal)

My Commission Expires: 5-2-2021





Public Notice

H



Public Hearing Notice

01
75

76 1 80

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 00020360-000000
 Account# 1021105
 Property ID 1021105
 Millage Group 10KW
 Location 707 TRUMAN Ave, KEY WEST
 Address
 Legal KW ALL LOTS 1, 2, 3 AND PART LOT 4 SQR 2 TR 5 OR70-225/226 OR417-780/781 OR459-438/439 OR562-129 OR601-442 OR613-677 OR613-679 OR620-202/203 OR696-170/171 OR697-863 OR697-868 PROB NO 82-333-CP-12 OR756-1640Q/C OR756-1641 OR793-202/203 OR866-459P/R OR915-1089/C OR922-1847/1848 OR915-701/702 OR915-1088 OR922-1845/1846 OR931-2095AFFD OR931-2097P/R OR937-515 OR991-52C OR1001-691L/E OR1017-1259/1260R/S OR1028-1908 OR1067-1582R/S OR1083-1792/1793R/S OR1145-17/18 OR1154-1960/1965T/D OR1171-1900/1901Q/C OR1171-1902Q/C OR1171-1903/1904 OR1209-699/705(WILL) PROB #92-105-CP-10 OR1236-704/706C OR1237-1174/1175C/T OR1245-263/264 OR1248-2006/2007C OR1265-2489/91 OR1265-2492/94 OR1265-2495/97 OR1270-108/16MEM/TRUST OR1270-117/19 OR1371-1623/4 OR2154-1285/86 OR2920-2211/2214QC OR2920-2202/2206
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[KHP IV KEY WEST LLC](#)
 C/O KHP CAPITAL PARTNERS LP
 101 California St Ste 980
 San Francisco CA 94111

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$4,168,710	\$3,966,818	\$3,346,401	\$0
+ Market Misc Value	\$463,190	\$440,758	\$381,822	\$0
+ Market Land Value	\$4,631,900	\$4,407,576	\$3,718,223	\$6,865,218
= Just Market Value	\$9,263,800	\$8,815,152	\$7,446,446	\$6,865,218
= Total Assessed Value	\$9,263,800	\$7,880,871	\$7,164,429	\$6,513,117
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,263,800	\$8,815,152	\$7,446,446	\$6,865,218

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	34,485.00	Square Foot	0	0

Commercial Buildings

Style HOTELS/MOTEL A / 39A
 Gross Sq Ft 7,594
 Finished Sq Ft 4,247
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1943
 Year Remodeled
 Effective Year Built 1993
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	457	0	0
FAT	FINISHED ATTIC	1,212	0	0

FLA	FLOOR LIV AREA	4,247	4,247	0
OPU	OP PR UNFIN LL	576	0	0
OUU	OP PR UNFIN UL	1,017	0	0
OPF	OP PRCH FIN LL	70	0	0
SBF	UTIL FIN BLK	15	0	0
TOTAL		7,594	4,247	0

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 2,093
 Finished Sq Ft 1,600
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1987
 Year Remodeled
 Effective Year Built 1991
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,600	1,600	0
OPF	OP PRCH FIN LL	265	0	0
OUF	OP PRCH FIN UL	228	0	0
TOTAL		2,093	1,600	0

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 6,720
 Finished Sq Ft 3,858
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled
 Effective Year Built 1989
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	48	0	0
OPX	EXC OPEN PORCH	1,200	0	0
FHS	FINISH HALF ST	1,518	0	0
FLA	FLOOR LIV AREA	3,858	3,858	0
OPU	OP PR UNFIN LL	96	0	0
TOTAL		6,720	3,858	0

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 949
 Finished Sq Ft 684
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0

Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1998

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	180	0	0
FLA	FLOOR LIV AREA	684	684	0
OUU	OP PR UNFIN UL	60	0	0
OUF	OP PRCH FIN UL	25	0	0
TOTAL		949	684	0

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 484
 Finished Sq Ft 352
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled
 Effective Year Built 1994

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	352	352	0
OPU	OP PR UNFIN LL	132	0	0
TOTAL		484	352	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1937	1938	1	50 SF	4
TILE PATIO	1984	1985	1	100 SF	5
WALL AIR COND	1987	1988	1	13 UT	2
BRICK PATIO	1994	1995	1	114 SF	2
BRICK PATIO	2002	2003	1	420 SF	2
FENCES	2002	2003	1	64 SF	2
FENCES	2002	2003	1	728 SF	5
BRICK PATIO	2002	2003	1	936 SF	2
WALL AIR COND	1974	1975	1	1 UT	2
UTILITY BLDG	1974	1975	1	104 SF	4
CONC PATIO	1974	1975	1	208 SF	2
WALL AIR COND	1976	1977	1	1 UT	1
BRICK PATIO	1979	1980	1	340 SF	4
FENCES	1986	1987	1	648 SF	2
CONC PATIO	1986	1987	1	783 SF	2
WALL AIR COND	1986	1987	1	9 UT	2
COMM POOL	1999	2000	1	416 SF	3
BRICK PATIO	2001	2002	1	1200 SF	2
FENCES	1986	1987	1	1182 SF	2

Sales

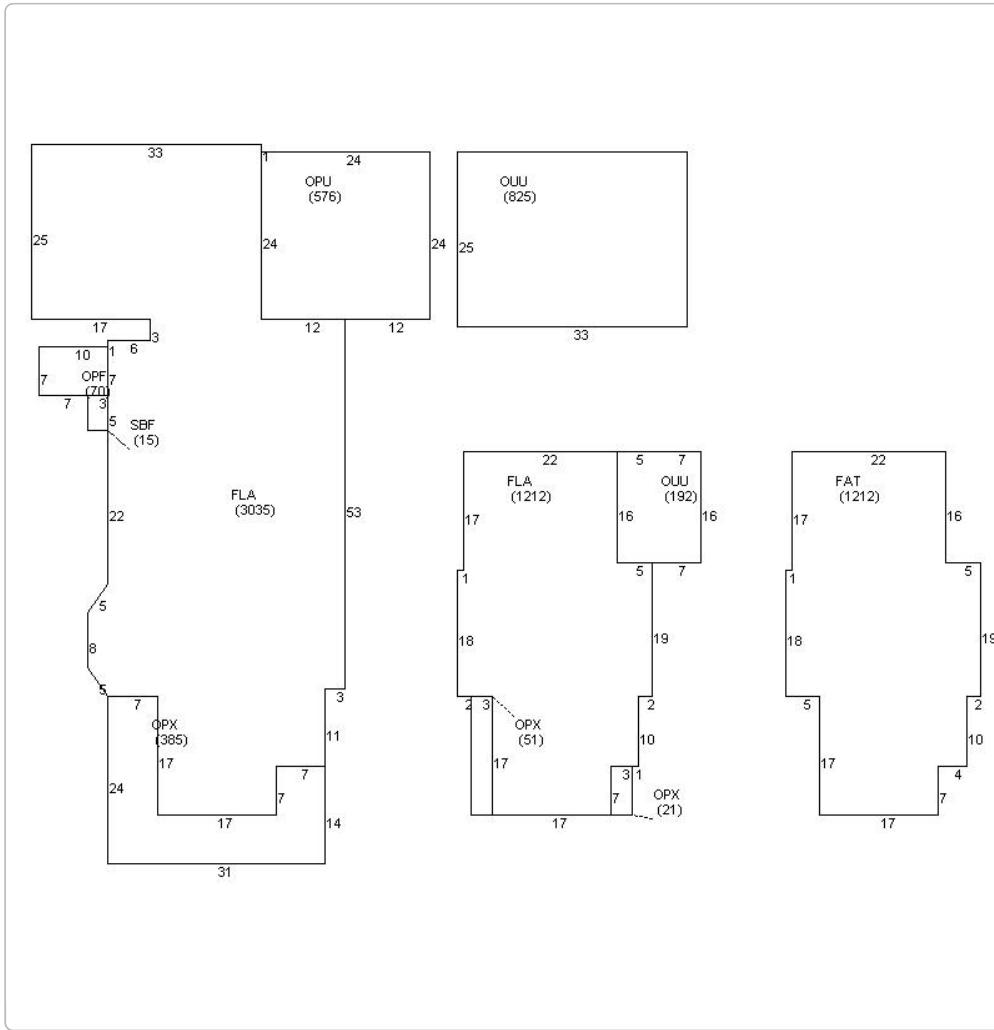
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/30/2018	\$12,574,100	Warranty Deed	2181369	2920	2202
9/16/2005	\$9,900,000	Warranty Deed		2154	1285
9/1/1995	\$1,000,000	Warranty Deed		1371	1623
8/1/1993	\$1,000,000	Warranty Deed		1270	117
6/1/1993	\$1,281,000	Warranty Deed		1265	2489
4/1/1978	\$212,000	Conversion Code		793	202

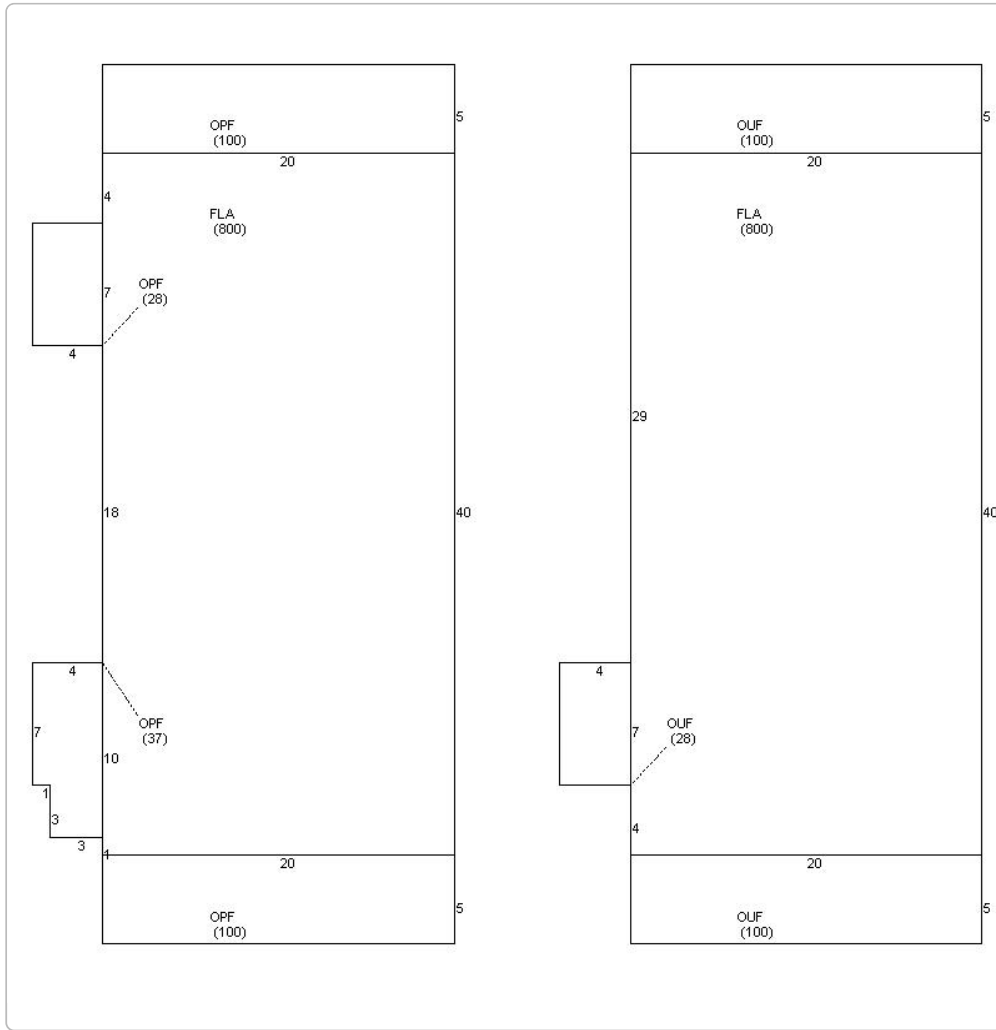
Permits

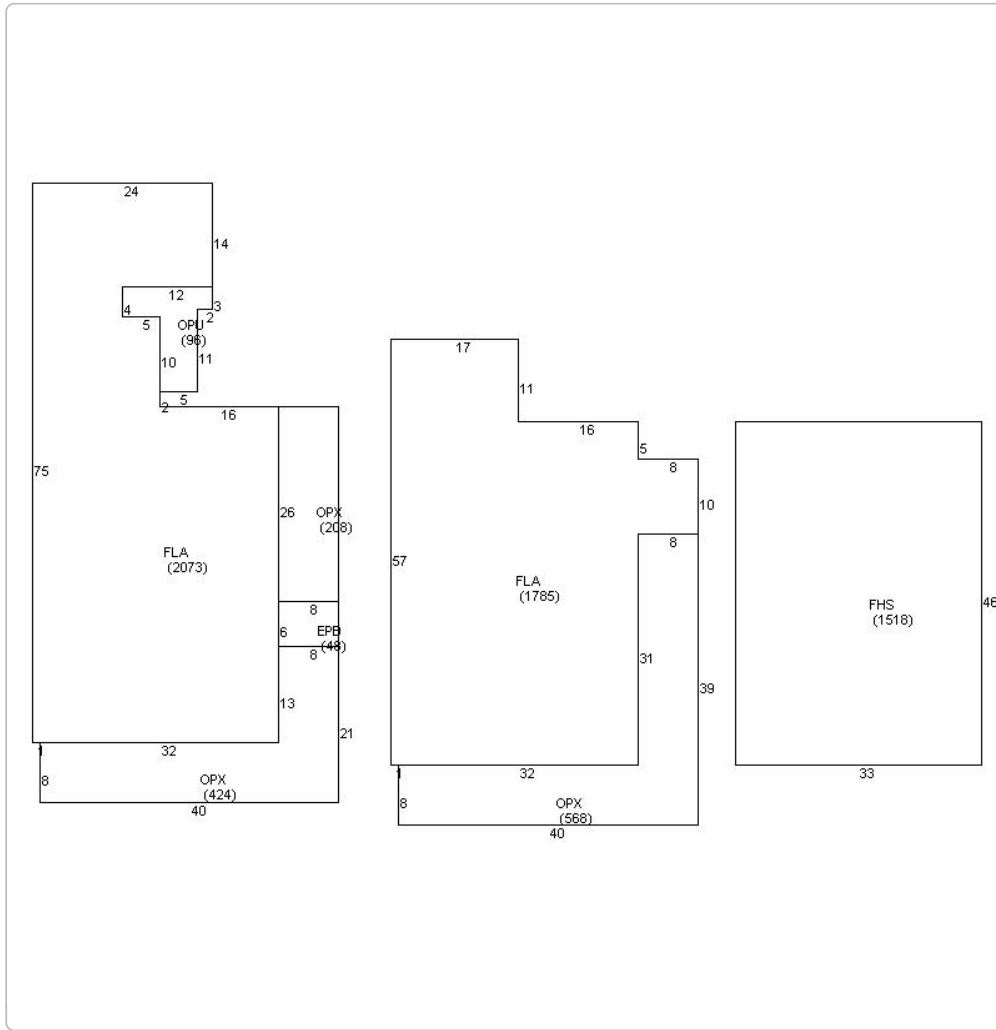
Number	Date Issued	Date Completed	Amount	Permit Type
BLD2019-3842	2/27/2020		\$45,000	Commercial
BLD2019-3987	2/27/2020		\$25,000	Commercial
BLD2020-0088	1/21/2020		\$129,720	Commercial
BLD2019-3986	12/27/2019	2/23/2020	\$20,000	Commercial
BLD2019-4539	12/19/2019		\$4,000	Commercial
BLD2019-4017	12/10/2019	2/11/2020	\$4,800	Commercial

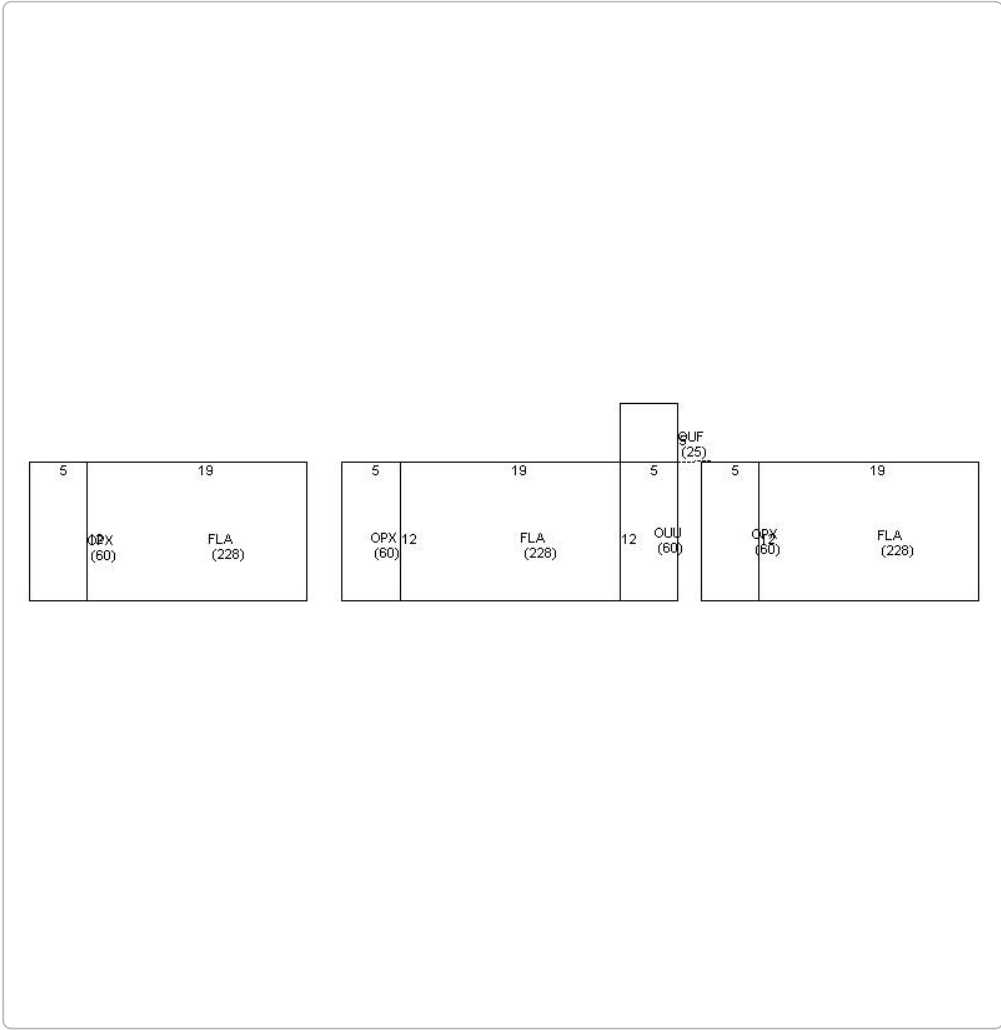
BLD2019-3541	11/18/2019		\$60,000	Commercial
BLD-3972	11/5/2019	1/9/2020	\$6,000	Commercial
BLD2019-3946	11/1/2019	1/29/2020	\$7,800	Commercial
BLD2019-2550	9/24/2019		\$8,000	Commercial
BLD2019-3223	9/17/2019	1/9/2020	\$750	Commercial
BLD2019-3263	9/17/2019		\$6,500	Commercial
BLD2019-3222	9/11/2019	1/9/2020	\$750	Commercial
BLD2019-3168	9/9/2019		\$1,600	Commercial
BLD2019-2929	9/6/2019		\$12,000	Commercial
BLD2019-2931	9/6/2019		\$23,000	Commercial
BLD2019-2973	8/27/2019	1/9/2020	\$7,000	Commercial
BLD2019-2976	8/27/2019	1/9/2020	\$3,600	Commercial
BLD2019-2977	8/27/2019	1/9/2020	\$13,000	Commercial
BLD2019-2869	8/14/2019		\$63,844	Commercial
BLD2019-2798	8/8/2019	8/20/2019	\$5,822	Commercial
BLD2019-2517	7/31/2019	1/9/2020	\$18,000	Commercial
BLD2019-2519	7/31/2019		\$4,000	Commercial
BLD2019-2095	6/19/2019		\$101,684	Commercial
BLD2019-2096	6/19/2019		\$69,960	Commercial
06-4955	8/23/2006	9/27/2006	\$6,000	Commercial
06-4162	7/12/2006	9/27/2006	\$7,000	Commercial
06-3190	6/12/2006	9/27/2006	\$3,500	Commercial
05-1010	3/30/2005	12/15/2005	\$2,382	Commercial
03-2863	8/26/2003	10/8/2003	\$500	Commercial
02-3290	12/13/2002	12/13/2002	\$6,400	Commercial
02-3179	11/20/2002	12/16/2002	\$7,120	Commercial
02-1926	7/19/2002	12/13/2002	\$6,500	Commercial
02-0625	4/18/2002	12/13/2002	\$15,850	Commercial
0103508	11/16/2001	12/31/2001	\$1,200	Commercial
0102679	8/2/2001	10/11/2001	\$9,596	Commercial
9903925	12/6/1999	12/31/1999	\$5,000	Commercial
97-4009	1/14/1998	12/31/1998	\$400	Commercial
97-3799	11/1/1997	12/1/1997	\$2,200	Commercial
96-4101	10/1/1996	12/1/1996	\$7,000	Commercial
M952051	6/1/1995	10/1/1995	\$7,000	Commercial
M941863	6/1/1994	3/1/1995	\$2,600	Commercial
B941206	4/1/1994	11/1/1994	\$15,000	Commercial
B940114	1/1/1994	11/1/1994	\$3,500	Commercial

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

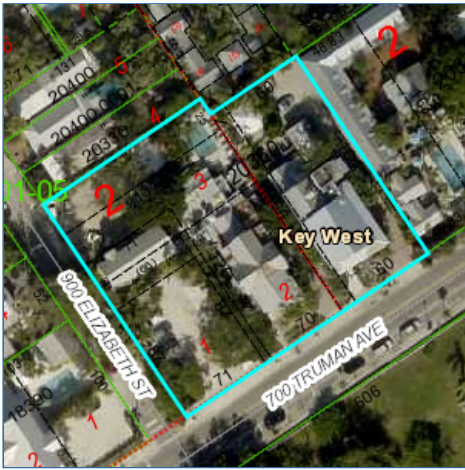








Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

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

Last Data Upload: 6/18/2020, 3:39:31 AM



Version 2.3.63