

# Historic Architectural Review Commission

## Staff Report Item 4

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<b>Meeting Date:</b>	May 27, 2014
<b>Applicant:</b>	Trepanier and Associates, Agent
<b>Application Number:</b>	H14-01-0514
<b>Address:</b>	#500 Truman Avenue
<b>Description of Work:</b>	Two directory signs and window signs operation's hours for "Five Guys Burgers and Fries".
<b>Building/Site Facts:</b>	The main building located on #500 Truman Avenue is not listed in the surveys. The existing site has two directory poles, each facing each street. The directory sign has the capacity of the installation of two signs per face.
<b>Guidelines and Ordinance Cited in Review:</b>	<p>Guidelines for signs (pages 49-51), specifically guideline 6.</p> <p>Section 114-104- Restricted numbers of signs permitted- <i>No business shall display more than two permitted signs at its location; provided, however, that a business located on a street corner may display up to three permitted signs upon approval of the historic architectural review commission. A business shall be determined by its business tax receipt. Each side of an awning on which words or images of advertising or information are displayed shall constitute one awning sign. Any sign displayed in a store window shall count towards the maximum number of allowed signs under this section...</i></p>

### Staff Analysis

On April 24, 2014 the Commission motioned to postpone the review of this item. One of the questions of the Commission was who installed the existing y directory signs and nobody seemed to know who installed the signs. Staff reviewed the video of the HARC meeting held on April 25, 2012; Mr. David Ball co-owner of Southernmost Signs stated for the record that he installed the four

directory signs. Staff found a HARC application and Building Permit application from 2000 requesting installation of 2 five square feet ground signs.

On April 25, 2012 the Commission approved the installation of two wall signs, one with neon tubes, with the condition *that all existing signs on the premises for the business that have never received any HARC approval be removed immediately. The commission questioned existing signs on the directory on both streets Truman Avenue and Duval Street.* The applicant by that time, Owen Trepanier, and the business owners were in agreement of the condition to remove those unpermitted signs. The Certificate of Appropriateness is for the directory signs that were once requested by this Commission to be removed. The location of the business is not a corner. The applicant is submitting an after the fact application for directory signs. Each sign is 4' 7" wide by 1'- 2" high with copy "Five Guys Burgers and Fries". Letters are less than 12" tall.

The application also included the after the fact installation of hours of operation signs, two of them have an arrow with "please use other door" written on it. These signs are white vinyl letters applied to four existing glass doors with letters less than 12" tall. Those door signs do not have the name of the business.

### **Consistency with Guidelines**

1. According to the guidelines and the LDR's the proposed directory signs will increase the number of signs for the business.

The removal of the directory signs was a condition to the approved wall signs. The Commission will have to make a determination if the four signs located on the directory will exceed the number of signs allowed by ordinance for this business. The Commission also will need to make a decision whether the wall signs submitted for review in April 2012 are indeed approved even though the condition for their approval was based upon the removal of the signs that the applicant is seeking authorization on this application. For the window/ doors hours of operation signs it is staff opinion that these signs are for allowing patrons to know the business hours and are really not attracting the public to the location.

**Additional Information  
2000 Application for  
Building Permit and HARC**



City of Key West Building Department  
Building Permit Application

*1 wall sign only*

Permit #: 00-1211

Permit Fee: 21-

Address of Construction: 500 TRUMAN AVE

Date: 5/8/00

# of Res. units before: \_\_\_\_\_ after: \_\_\_\_\_

# of Comm. Units before: \_\_\_\_\_ after: \_\_\_\_\_

Name of Business: WILE MARKER O

Owner: WALTER MCGRADY

Phone #: 294 2369

Address: 500 TRUMAN AVE

Contractor: SOUTHEASTMOST SIGNS Lic. #: SP104

Phone #: 294 1877

Architect / Engineer: N/A

Lic. # \_\_\_\_\_ Phone #: \_\_\_\_\_

New permit \* \_\_\_\_\_

Revision to permit # \_\_\_\_\_

\* 3 sets of plans required

Description of Work: 1 WALL SIGN 1020 OF BLD FRONT  
2 GROUND SIGNS - EXISTING  
5 SQ FT.

*48-24-33*

# of bedrooms before construction \_\_\_\_\_ # of bedrooms after construction \_\_\_\_\_

ROGO \_\_\_\_\_

Square footage of existing building \_\_\_\_\_

Square footage of renovation \_\_\_\_\_

Estimated cost of work: \$ \_\_\_\_\_

Square footage of addition \_\_\_\_\_

Estimated cost of work: \$ 2100

Total cost of work: \$ 2500.00

Sec. 35.13(6) of the Key West Code of Ordinances If the work described in any building permit has not begun within 90 days from the date of issuance thereof, said permit shall expire; it shall be canceled by the Chief Building Official and written notice shall be given to the persons affected. If the work described in the building permit has not been substantially completed within 2 years of the date of issuance thereof, said permit shall expire and be canceled by the Building Official and written notice shall be given to the persons affected, together with notice that further work described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

FAILURE TO COMPLY WITH THE MECHANICS' LEIN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

*Carl D. De...*  
Signature of owner or contractor / agent

5/8/00  
Date

*Patricia Harding*  
Signature of plan reviewer or building official

5/10/00  
Date

*1 wall sign only*

**Plan Review Worksheet**

Permit # 500 Truman

**Building Review  
Comments**

Was the free standing sign ever permitted?  
2 ground signs permitted?  
They only block driveway view - line of sight  
\* OK for wall sign only until we check out the \*  
2 ground signs

Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Electrical Review  
Comments**

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

Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Plumbing Review  
Comments**

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

Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Mechanical Review  
Comments**

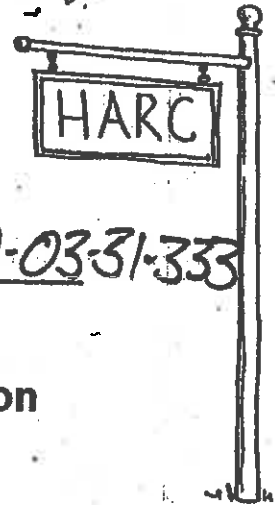
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewer \_\_\_\_\_ Date \_\_\_\_\_



00-1221

# HARC



Application No. H00-03-31-333

## Historic Architectural Review Commission 2000 Sign Application

This application should be completed to the best of your ability and returned to HARC at the Building Department, 604 Simonton Street, Key West, FL. All applications will be forwarded to the HARC board for a decision. The applicant must be present at the scheduled HARC meeting.

- A fee of \$10.00 must be submitted with the application and will be applied toward the HARC fee.
- Application review period is typically 14 days.
- Please refer to the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District (available at the City Building Department) for additional information.

### Required attachments:

- Photographs of existing building and sign location
- To scale drawing of site plan and/or elevation marking the location of sign
- To scale drawing of proposed sign
- Illustrations of manufactured products to be used such as paint color chips and awning fabric samples

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Location of Sign: 500 TRUMAN AV  
 Name of Sign Owner: Michael McGeeley Phone: 294 2318  
 Permanent Home Address: " " " "

Applicant (owner or legally designated agent): CATHERINE MOST SIGN Phone: 294 1877  
 Applicant's Mailing Address: PO BOX 6446

Sign Description (please check one):  
 wall  hanging  awning  detached  window  transom

Size of Sign: WALL & 2 FREE STANDING

Materials of Construction: 1050 & 550

Date: 4/03/00 52  
 CASH  
 00100003240000  
 Receipt: 0060260 \$10.00 DH

# HARC

## Historic Architectural Review Commission Sign Application

Color Specifications (please include finish, matte, glossy, etc.):

Red yellow blue  
3D letters on B.D.

If detached sign, distance from curb and side property lines (please show on site plan) and description of posting system:

Sign Copy:

off 1

Type and Degree of Illumination:

now - 2 signs

Number and description of existing signs on premises:

none

### For HARC Use Only

Approved

Denied

Deferred

Reason for deferral/denial:

New Hearing Date:

HARC staff comments:

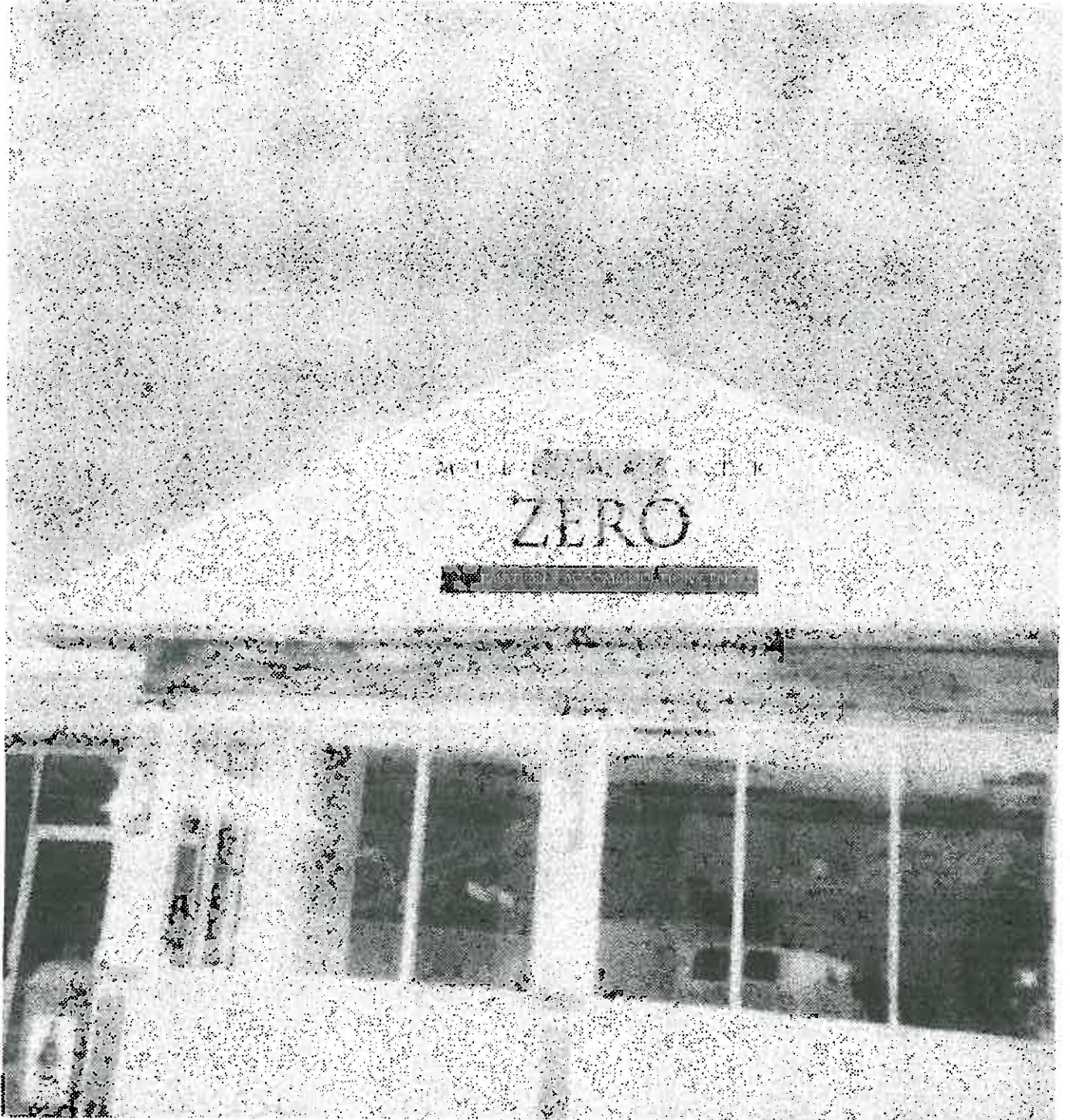
Limits of work approved, conditions of approval, and/or suggested changes, etc.:

Date:

11/11/00

By:

[Signature]  
Historic Architectural Review Commission







Handwritten scribble or signature.



TOP PART ONLY -





539 #

TRUNKLINE



5 SQ/FT

1090



5 SQ FT

DUVAL ST.



M I L E M A R K E R

ZERO

KEY WEST, FL

INFORMATION & ACCOMMODATION CENTER

*ep 1*

# **Application**

AK 8801017



# CITY OF KEY WEST BUILDING DEPARTMENT

## CERTIFICATE OF APPROPRIATENESS 23-2014 010514

APPLICATION # \_\_\_\_\_

OWNER'S NAME: Historic Tours of America Inc. DATE: 3-18-2014

OWNER'S ADDRESS: 201 Front Street Suite 107 PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Trepanier & Associates Inc. PHONE #: 305-293-8983

APPLICANT'S ADDRESS: 402 Appelrouth Lane Key West FL 33040

ADDRESS OF SIGN LOCATION:  
500 Truman Ave

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

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

MATERIALS DESCRIPTION:  
Directory Sign - Plastic Board  
Hours of Operation - Decal

SIGN COPY:  
Directory Sign - Five Guys Burgers and Fries  
Hours of Operation - Open 7 Days 11am-11pm

SIZE OF SIGN:  
Directory Sign - 47"x12"  
Hours of Operation - 1'9"x6"

# OF EXISTING SIGNS ON PREMISES: 2

TYPE OF ILLUMINATION:  
None

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

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### Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLORED CHIPS AND AWNING FABRIC
* BUILDING PERMITS - NEW

Order: KEY WEST  
Date: 3/18/14  
2014

Trans number: CK CHECK

Trans date: 3/24/14

Staff Use Only  
Date: \_\_\_\_\_ Time: 17:13:14  
Staff Approval: \_\_\_\_\_  
Fee Due: \$ \_\_\_\_\_

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

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

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

Date: 3/18/14  
Applicant's Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

*Buildings are not listed in the surveys.*  
*Guidelines for signage.*  
*Ordinance for signages in the historic district.*

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

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

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

Historic Architectural  
Review Commission



# Correspondence



Enid Torregrosa &lt;etorregr@keywestcity.com&gt;

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**500 Truman**

7 messages

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**Enid Torregrosa** <etorregr@keywestcity.com>  
To: Patrick Wright <patrick@owentrepanier.com>

Thu, Apr 17, 2014 at 10:00 AM

Dear Patrick:

I am working on my staff report for Five guys and noticed that in the application it was not included the number of signs in the directory and on the windows/ doors. There is one photo for both sides of the directory on Truman Avenue but I do not have the photo of both sides of the directory on Duval Street. Are there more window/ door signs other than the only photo I received? Does the window/ door sign has also the name of the business?

I need this ASAP!

Thanks

*Enjoy your day!**Enid*

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**Patrick Wright** <patrick@owentrepanier.com>  
To: Enid Torregrosa <etorregr@keywestcity.com>

Thu, Apr 17, 2014 at 11:00 AM

Enid,

Please see attached. The stenciling with the business name has been removed only leaving the hours of operation. I did not realize I did not submit the Duval directory photo I apologize. If you have any questions or concerns please feel free to call or e-mail. Thank you. -Patrick

Patrick Wright, Planner

Trepanier & Associates, Inc.  
402 Appelrouth Lane - Key West, FL 33045-2155  
Tel: 305-293-8983 / Fax: 305-293-8748

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**From:** Enid Torregrosa [mailto:etorregr@keywestcity.com]  
**Sent:** Thursday, April 17, 2014 10:01 AM  
**To:** Patrick Wright  
**Subject:** 500 Truman

[Quoted text hidden]

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**4 attachments** **Duval Directory 1.pdf**  
253K **Duval Directory 2.pdf**  
239K **Door 1.pdf**  
206K **Door 2.pdf**  
176K

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**Enid Torregrosa** <etorregr@keywestcity.com>  
To: Patrick Wright <patrick@owentrepanier.com>

Thu, Apr 17, 2014 at 11:07 AM

Thanks! No worries! So there will be 4 window/ door signs and four directory signs?

*Enjoy your day!*

*Enid*

[Quoted text hidden]

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**Owen Trepanier** <owen@owentrepanier.com>

Thu, Apr 17, 2014 at 11:23 AM

To: etorregr@keywestcity.com

Cc: Peter@rysmalaw.com, Joyce Unke <junke@historictours.com>, pcorbet@keywestcity.com

Hi Enid,

There are two existing HARC approved signs on site, which we do not intend to alter. We are asking for approval (if need be) of the directories. If the HARC guidelines and the LDR's require HARC approval to display a business's hours of operation then we are asking for approval for those as well. Hope this clears things up.

Thank you for your continued assistance with this matter.

Owen

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**From:** Enid Torregrosa [mailto:etorregr@keywestcity.com]

**Sent:** Thursday, April 17, 2014 11:08 AM

**To:** Patrick Wright

**Subject:** Re: 500 Truman

[Quoted text hidden]

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**Enid Torregrosa** <etorregr@keywestcity.com>

Thu, Apr 17, 2014 at 11:43 AM

To: Owen Trepanier <owen@owentrepanier.com>

Thanks Owen, my question is are there 4 signs in total in the directory, 2 on each face and 4 hours of operations one on each double door?

*Enjoy your day!*

*Enid Torregrosa-Silva*, MSHP  
Historic Preservation Planner

City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.809.3978 Fax  
[Quoted text hidden]

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**Enid Torregrosa** <etorregr@keywestcity.com>  
To: Owen Trepanier <owen@owentrepanier.com>

Thu, Apr 17, 2014 at 11:45 AM

The reason I am asking is that the application does not reflect the number of signs that you are requesting to be reviewed in the application.

Hope this clarifies why I am asking

*Enjoy your day!*

*Enid*

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**Owen Trepanier** <owen@owentrepanier.com>  
To: Enid Torregrosa <etorregr@keywestcity.com>  
Cc: Joyce Unke <junke@historictours.com>, Peter@rysmanlaw.com

Thu, Apr 17, 2014 at 11:49 AM

Yes. That's correct.

Thanks!

Owen Trepanier

**Trepanier & Associates, Inc.**

**From:** Enid Torregrosa [mailto:etorregr@keywestcity.com]  
**Sent:** Thursday, April 17, 2014 11:44 AM  
**To:** Owen Trepanier  
**Subject:** Re: FW: 500 Truman

[Quoted text hidden]



**April 25, 2012 Approved Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # **H12-0100056A**

OWNER'S NAME: **RICHIE MORETTI KEY WEST LLC** DATE: **3/23/12**

OWNER'S ADDRESS: **7104 BLEDSOE AVE, ORLANDO, FL 32809** PHONE #:

APPLICANT'S NAME: **SOUTHERNMOST SIGN SERVICE** PHONE #: **294-1877**

APPLICANT'S ADDRESS: **913 EATON ST. KEY WEST, FL 37080**

ADDRESS OF SIGN LOCATION: **500 TRUMAN**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:  WALL **2**  DETACHED  
 HANGING  WINDOW  
 AWNING  TRANSOM

MATERIALS DESCRIPTION: **PVC, ALUMINUM  
GLASS NEON**

SIGN COPY: **"FIVE GUYS"  
"BURGERS AND FREES" ON AWNING**

SIZE OF SIGN: **1-109x22-16.65ft  
1-109x22-16.65ft  
IN NEON**

# OF EXISTING SIGNS ON PREMISES: **0**

TYPE OF ILLUMINATION: **FRONT SIGN ONLY  
EXPOSED NEON 12" 750/FT**

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public official in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 776.082 or 776.083

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

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

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

Date: **3/23/12**  
Applicant's Signature: *[Signature]*

Required Submittals

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



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

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN





City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

April 26, 2012

Mr. Carl Reid  
Southernmost Signs  
#913 Eaton Street  
Key West, Florida 33040

**RE: TWO WALL AND AWNING SIGNS  
FOR: #500 TRUMAN AVENUE - HARC APPLICATION # H12-01-564  
KEY WEST HISTORIC DISTRICT**


Dear Mr. Reid:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved with conditions** the above mentioned project on the public hearing held on Wednesday, April 25, 2012. The Commissioners motioned to approve the project with the condition that the original proposed awning signs will not be installed and that all existing signs on the premises for the business that have never received any HARC approval be removed immediately. This motion was based on the submitted documents and the presentation.

You may now apply for the necessary permits and approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

HISTORICAL ARCHITECTURAL  
REVIEW COMMISSION

*for building department use*

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

**Xc. Owen Trepanier- Consultant**



DATE: 03/26/12

CLIENT: Five Guys Burgers and Fries



FAX TO: 000-000-0000

305-294-1877 FAX 305-295-6699  
smsigns@bellsouth.net www.SouthernmostSigns.com

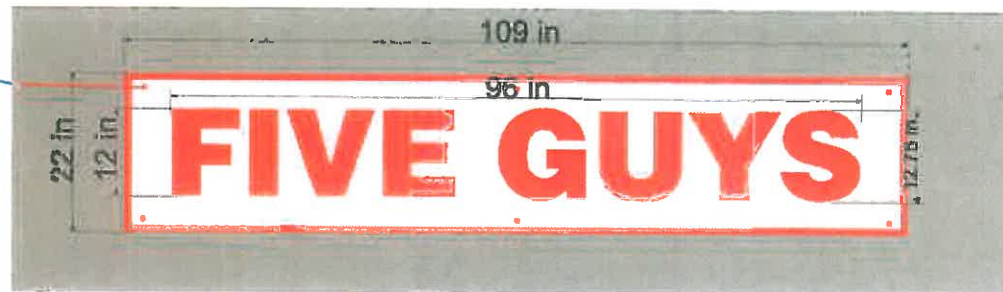
INVOICE #: S.O. NO. 0000

CONTACT: 815-369-9155 815-369-4495

Version 8 Page 1

12" Channel Lettering with red neons,  
Background to be white PVC with 1" red border,  
attached with tapcon screws  
Copy to read: FIVE GUYS  
Color of lettering 186c Pantone red  
Awning to be 186c pantone red  
Copy to read on awning: BURGERS and FRIES  
Color of lettering: White  
Letter size 5"

1"-1/2"  
Tapcon  
Screw  
placements



APPROVED  
#12-01-564

Orange represents the red neon  
on a red background for visual  
purposes



Please fax back  
your signature

X Not for trim color  
No awning signs.

APPROVED

Client Signature - Approval to Fabricate



DATE: 03/26/12

CLIENT: Five Guys Burgers and Fries

FAX TO: 000-000-0000

Gene

INVOICE #: S.O. NO. 0000

CONTACT: 815-369-9155 815-369-4495



305-294-1877 FAX 305-295-6699  
smsigns@bellsouth.net www.SouthernmostSigns.com

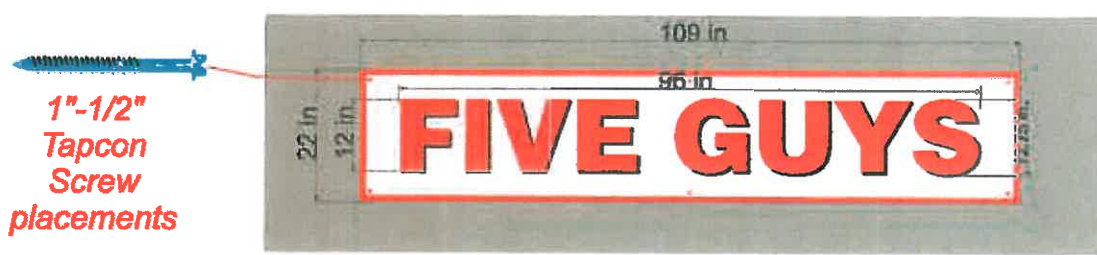
Version 7 Page 2

PVC Sign 109" w x 22" h x 1/2",  
attached with 1-1/2" tapcons  
Plastic fabrication of letters 12"  
Painting of letters and border  
Plastic Assembly  
Plastic fabrication of border

1" red borders  
Copy to read: FIVE GUYS  
Color of lettering 186c Pantone red



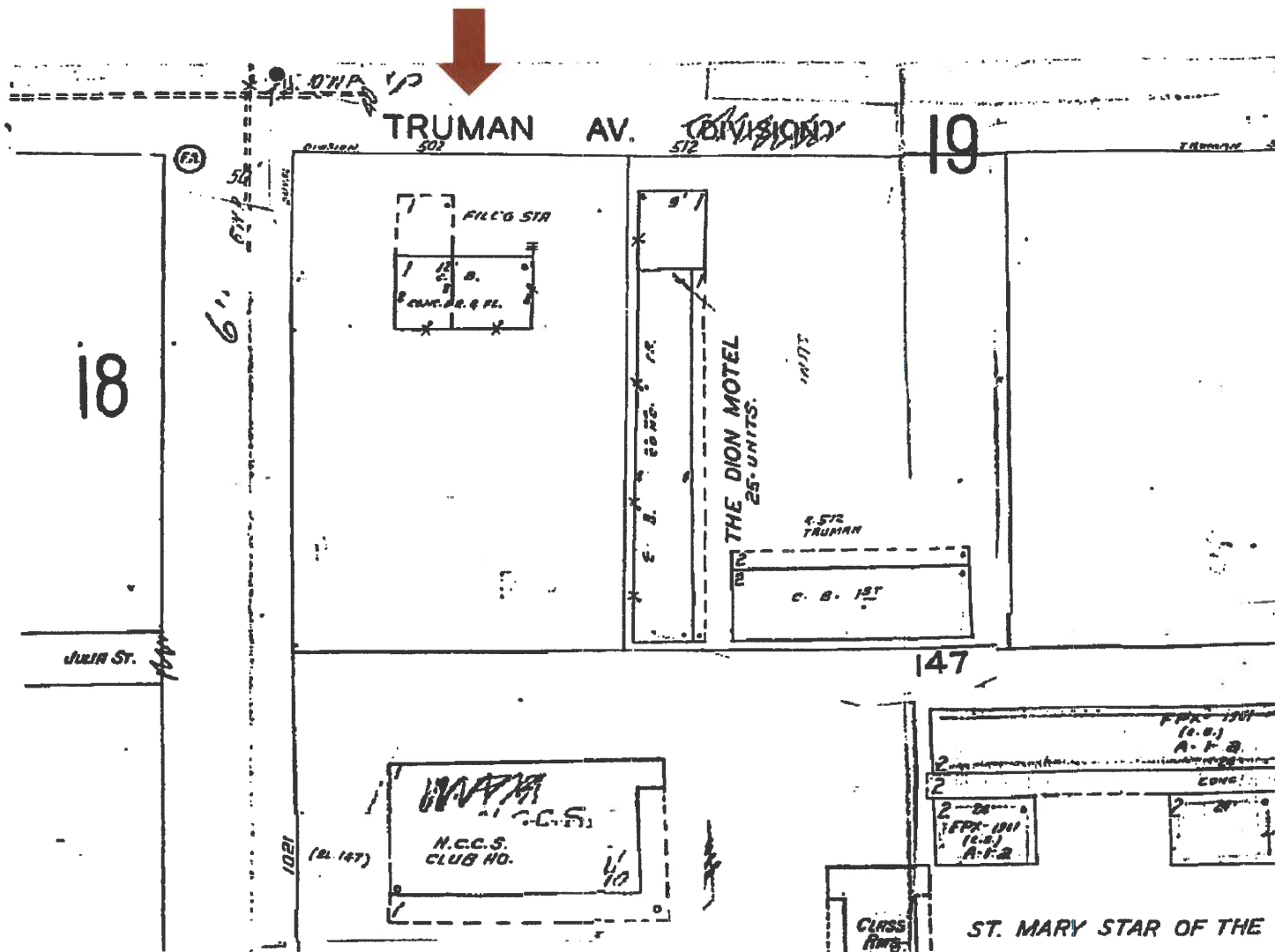
#. 12-01-564



Please fax back your signature

→ X Not for trim color APPROVED  
No awning signs.  
Client Signature - Approval to Fabricate

# **Sanborn Maps**



#500 Truman Avenue Sanborn map 1962

# **Project Photos**



**#500 Truman Avenue. Photograph from the Property Appraisers Office ca. 1965. Monroe County Library.**





© 2014 Google  
© 2014 Google

Google earth



MARCH 2011



Google earth



MARCH 2011

# Signs



CONCH TOUR TRAIN

**FURY** WATER ADVENTURES

KEY WEST POLAR BEAR ICE CREAM

**FIVE GUYS**  
BURGERS and FRIES

COFFEE SHOPPE  
PEPPERS  
of Key West

TRUMAN AVE.  
DIRECTORY



CONCH TOUR TRAIN

**FURY** WATER ADVENTURES

KEY WEST POLAR BEAR ICE CREAM

**FIVE GUYS** BURGERS and FRIES

COFFEE SHOPPE  
PEPPERS of Key West

105-1 TRUMAN AVE



TRUMAN AVE.  
DIRECOPHY





ST. FLIGHT OUT

WILD SIDE GALLERY

**CONCH TOUR TRAIN**

**FURY** WATER ADVENTURES

**FIVE GUYS**  
BURGERS and FRIES

COFFEE SHOPPE

PEPPERS  
of Key West

DO NOT  
ENTER

EXIT  
ONLY

DUVAL ST

Duval Street  
Directory



**OPEN 7 DAYS**

**11 am – 11 pm**



**FIVE GUYS**

**WE SERVE BULK PEANUTS IN OPEN CONTAINERS.**

**PLEASE DO NOT TAKE PEANUTS OR PEANUT SHELLS OUTSIDE OF FIVE GUYS.**

**DISCOVER**

**VISA**

**MasterCard**

**AMERICAN EXPRESS**



**OPEN 7 DAYS**  
**11 am – 11 pm**


PLEASE USE OTHER DOOR 

NO SMOKING  
OR VAPING  
HERE

PLEASE DO NOT  
SMOKE OR VAPOR  
HERE. THANK YOU  
FOR YOUR  
UNDERSTANDING.



**OPEN 7 DAYS**  
**11 am – 11 pm**

PLEASE USE OTHER DOOR 

NO SMOKING  
OR VAPING  
HERE

PLEASE DO NOT  
SMOKE OR VAPOR  
HERE. THANK YOU  
FOR YOUR  
UNDERSTANDING.





**OPEN 7 DAYS**  
**11 am - 11 pm**

**OPEN 7 DAYS**  
**11 am - 11 pm**



# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 24, 2014, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**TWO DIRECTORY SIGNS AND WINDOW SIGNS OPERATION'S HOURS FOR "FIVE GUYS BURGERS AND FRIES".**

**FOR: 500 TRUMAN AVENUE**

**Applicant-Trepanier and Associates**

**Application # H14-01-0514**

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

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

**Property Appraiser  
Information**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Friday, April 10th in observance of Good Friday. Our offices will re-open Monday at 8am.  
Website tested on IE9 & Firefox. Requires Adobe Flash 10.3 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 8801017 Parcel ID: 00027120-000100**

**Ownership Details**

**Mailing Address:**  
HISTORIC TOURS OF AMERICA INC  
201 FRONT ST STE 107  
KEY WEST, FL 33040-8346

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 500 TRUMAN AVE KEY WEST  
**Legal Description:** KW PT LOT 3 SQR 2 TR 11 (A/K/A PARCEL A) G19-278 G21-177 OR1103-1835/37 OR1124-1066 OR1200-477/80(RES NO 92-48) OR1326-2447/49 OR1538-2301/05 OR1555-1395/96 OR1956-2333/2334REST/COV OR2395-2013/14 OR2606-2143/44

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	125	116	14,500.00 SF

### Building Summary

Number of Buildings: 4  
 Number of Commercial Buildings: 4

Total Living Area: 5328  
 Year Built: 1944

### Building 1 Details

Building Type  
 Effective Age 16  
 Year Built 1944  
 Functional Obs 0

Condition E  
 Perimeter 490  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 19  
 Grnd Floor Area 4,114

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

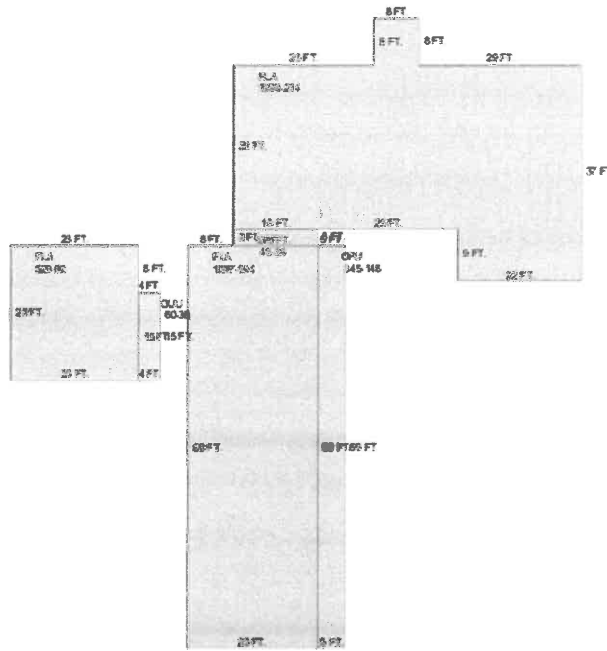
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 1

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 6  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 8

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					1,998
2	FLA		1	2000					1,587
3	OPF		1	2000					45
4	OPU		1	2000					345
5	FLA		1	2000					529
6	OUU		1	2000					60



**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16359	RESTRNT/CAFETR-B-	100	N	Y
	16360	1 STY STORE-A	100	Y	Y
	16361	APTS-A	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5639	C.B.S.	100

**Building 2 Details**

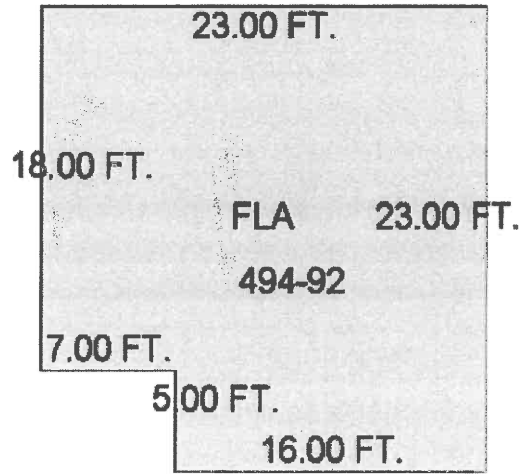
<b>Building Type</b>	<b>Condition E</b>	<b>Quality Grade 400</b>
<b>Effective Age 18</b>	<b>Perimeter 92</b>	<b>Depreciation % 23</b>
<b>Year Built 1995</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 494</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
<b>Heat 1</b>	<b>Heat 2</b>	<b>Bedrooms 0</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>	

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1995					494

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16362	1 STY STORE-B	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5640	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 18  
 Year Built 1995  
 Functional Obs 0

Condition E  
 Perimeter 106  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 144

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0

6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Intercom 0  
 Fireplaces 0  
 Dishwasher 0

12.00 FT.  
 FLA  
 12.00 FT. 12.00 FT.  
 144-106  
 12.00 FT.

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1995					144

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16363	1 STY STORE-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5641	C.B.S.	100

### Building 4 Details

Building Type  
 Effective Age 18  
 Year Built 1995  
 Functional Obs 0

Condition E  
 Perimeter 84  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 576

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

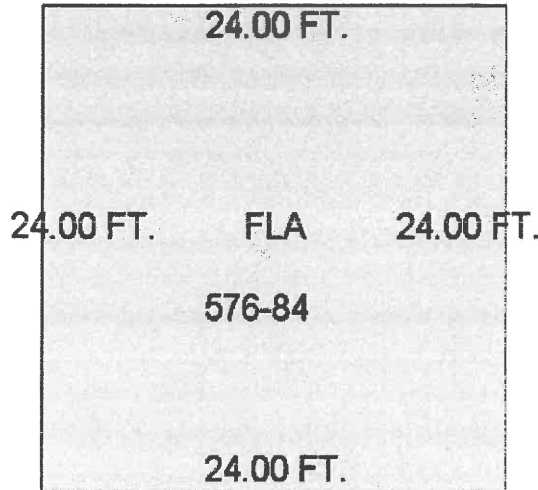
2 Fix Bath 0

Vacuum 0



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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1995					576

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16364	1 STY STORE-B	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5642	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	360 SF	60	6	2012	2013	2	30
2	FN2:FENCES	580 SF	116	5	1971	1972	4	30
4	PT5:TILE PATIO	7,278 SF	0	0	1994	1995	3	50
5	FN2:FENCES	318 SF	53	6	1994	1995	2	30
6	PT5:TILE PATIO	3,648 SF	0	0	2000	2001	3	50

7	AC2:WALL AIR COND	1 UT	0	0	2000	2001	2	20
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### Appraiser Notes

FLA 5 ON BLDG 1 = 2ND FLOOR APARTMENT TRUVAL SQUARE TPP ACCTS OLD TOWN TROLLEY (TPP 8516410) ISLAND BEACHWEAR #E5 (TPP 8979158) KEY LIME PIE & SANDWICH CO #7 (TPP 8981974) LOCATION 3 REAL ESTATE (TPP 8990642) WACHOVIA BANK N A 0101 (TPP 9011718) ELECTRIC CARS OF KEY WEST #1 (TPP 8939833) OR1956-2333/2334 IS RESTRICTIVE COVENANT TO ALLOW 1 AFFORDABLE UNIT PERMIT.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
18	09-00004208	12/10/2009	03/12/2010	500	Commercial	SIGNS
18	09-3415	10/07/2009	03/11/2010	6,245	Commercial	PROVIDE & INSTALL 7 FIXTURES FOR ICE CREAM SHOP. 1 GREASE TRAP, ONE 3 COMPARTMENT SINK, TWO DIP WELLS AND ONE ON DEMAND HEATER.
19	09-3414	10/07/2009	03/18/2010	1,325	Commercial	EXCAVATE 42 LF TO INSTALL 3" WATER LINE TO BUILDING.
	4564	11/13/2009		0		C/O
	12-0256	05/04/2012	05/04/2012	0	Commercial	CHANGE USE FROM OFFICE/RETAIL TO 35 SEAT RESTAURANT INCLUDING ELECTRICAL, PLUMBING, MECHANICAL AND FIRE SUPPRESSION.
1	12-2596	07/18/2012	12/31/2012	3,600	Commercial	INSTALL APPROX. 60 L.F. OF 6' H FENCE W/3 GATE PICKETS (PAINT WHITE)
1	12-3817	10/23/2012		2,000	Commercial	REMOVE & REPLACE 3 WOOD DOORS AT BATHROOMS AND PAINT WHITE
18	08-0329	02/08/2008	02/13/2008	800	Commercial	INSTALL THREE 6' TRACK LIGHTS AND TWO RECEPTACLES FOR STORE #3
1	98-3673	12/10/1998	12/22/2000	140,500	Commercial	NEW BUILDING
4	99-1135	04/20/2000	12/08/2000	500	Commercial	AWNINGS
5	99-1356	05/13/2000	12/22/2000	6,000	Commercial	PAINT BLDG
2	99-3493	10/12/1999	12/08/2000	1,800	Commercial	ELECTRICAL
3	00-0505	03/09/2000	12/08/2000	2,000	Commercial	REPAIRS
6	00-1308	05/23/2000	12/08/2000	3,000	Commercial	AWNINGS
7	00-1358	05/24/2000	12/08/2000	1,500	Commercial	INSTALL GARAGE DOORS
8	00-1828	07/06/2000	12/08/2000	3,000	Commercial	REMODEL BATH TO HANDICAP
9	00-2061	08/23/2000	12/08/2000	15,000	Commercial	BUILDOUT
10	00-2395	09/07/2000	12/08/2000	3,000	Commercial	INSTALL ATM MACHINE
11	00-3024	09/26/2000	12/08/2000	4,200	Commercial	CENTRAL AC
12	03-1790	06/18/2003	11/05/2004	6,470	Commercial	CONVERT SPACE TO AFFO APT
13	03-3542	10/07/2004	11/05/2004	1,100	Commercial	INSTALL COUNTER
14	04-2824	11/03/2004	12/15/2005	2,150	Commercial	R&R WINDOWS / DOORS
16	05-2714	06/30/2005	12/15/2005	3,000	Commercial	CHANGE OUT A 3-TON A/C
15	05-0385	04/01/2005	12/15/2005	950	Commercial	A.T.F PERMIT FOR SHELF & SLANT WALL
17	07-4169	08/31/2007	11/15/2007	2,400	Commercial	EMERGENCY REPAIRS FRONT OF TICKET BOOTH

## 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
2013	777,062	74,698	1,170,803	2,022,563	2,022,563	0	2,022,563
2012	729,398	75,573	1,170,803	1,975,774	1,975,774	0	1,975,774
2011	729,398	77,718	1,170,803	1,977,919	1,960,102	0	1,977,919
2010	765,416	79,853	936,642	1,781,911	1,781,911	0	1,781,911
2009	765,416	81,987	1,227,552	2,074,955	2,074,955	0	2,074,955
2008	765,416	84,131	1,385,214	2,234,761	2,234,761	0	2,234,761
2007	521,005	86,266	2,773,125	3,380,396	3,380,396	0	3,380,396
2006	521,005	88,400	1,305,000	2,192,600	2,192,600	0	2,192,600
2005	521,037	90,547	1,160,000	2,093,616	2,093,616	0	2,093,616
2004	519,023	92,681	870,000	2,093,616	2,093,616	0	2,093,616
2003	508,443	94,814	710,500	2,093,616	2,093,616	0	2,093,616
2002	508,443	96,960	710,500	2,093,616	2,093,616	0	2,093,616
2001	511,690	99,094	710,500	1,793,067	1,793,067	0	1,793,067
2000	308,722	43,817	609,000	1,415,476	1,415,476	0	1,415,476
1999	308,722	44,773	609,000	1,415,476	1,415,476	0	1,415,476
1998	205,815	45,725	609,000	860,540	860,540	0	860,540
1997	205,815	46,676	580,000	832,491	832,491	0	832,491
1996	187,105	47,632	580,000	814,737	814,737	0	814,737
1995	97,505	6,812	522,000	626,317	626,317	0	626,317
1994	97,505	6,930	522,000	626,435	626,435	0	626,435
1993	97,505	7,051	522,000	626,556	626,556	0	626,556
1992	97,505	7,169	522,000	626,674	626,674	0	626,674

## 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
12/31/2012	2606 / 2143	2,592,000	WD	30
12/31/2008	2395 / 2013	2,400,000	WD	Q
1/7/1999	1555 / 1395	2,000,000	WD	Q
10/1/1994	1326 / 2447	730,000	WD	M

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



