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## **Historic Architectural Review Commission Staff Report for Item 11**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: March 24, 2026

Applicant: City of Key West/Keith Bring

Application Number: C2026-0013

Address: 1320 Truman Avenue

### **Description of Work:**

**Minor Development Plan** – New one-story structure, new 3-tennis court complex shade structure and site improvements.

### **Site Facts:**

The site under review is located within Bayview Park, a historic public park in Key West consisting of approximately six acres. The park was created in the 1920s through efforts led by the Key West Rotary Club, transforming vacant land into a public recreational space. The land was previously owned by Eduardo H. Gato, and his residence, which once stood on the property, was later relocated to another location. The park originally had a view of the bay, which contributed to its name. In 1924, the pavilion and bandstand were constructed and dedicated by the United Daughters of the Confederacy. Over time, the park has incorporated additional commemorative features, including the José Martí Memorial and the Key West Veterans Memorial Garden honoring Vietnam veterans. Bayview Park remains an important recreational and community gathering space and is home to the Boys and Girls Club, which relocated to the park in 2002. The site is currently located within an X flood zone and an AE-6 flood zone. Approved by Planning Board on February 19, 2026.



*Photo of Confederate Monument in Bayview Park from c1950. Monroe County Library.*



*Photo of Tennis courts at Bayview Park from c1960. Monroe County Library.*



*Photo taken by Property Appraiser's office c1965. Monroe County Library.*



*Photo taken by Property Appraiser's office c1965 of recreation center. Monroe County Library.*



*Photo taken by Property Appraiser's office c1965 of bandstand. Monroe County Library.*



*Photo taken by Property Appraiser's office in 1970 of basketball court. Monroe County Library.*



*Photo taken by Property Appraiser's office in 1970 of bocce ball courts. Monroe County Library.*



*Aerial photo of Bayview Park from Sept 1, 1999. Monroe County Library.*



*Aerial photo from Feb 29, 1918. Monroe County Library.*



*Aerial photo from 1918. Monroe County Library.*



*1968 aerial photo of Bayview Park.*



*Current photo of property under review. (existing bathrooms)*



*Current photo of property under review. (existing shade structure)*



*Current photo of property under review. (existing pro shop)*

### **Guidelines Cited on Review:**

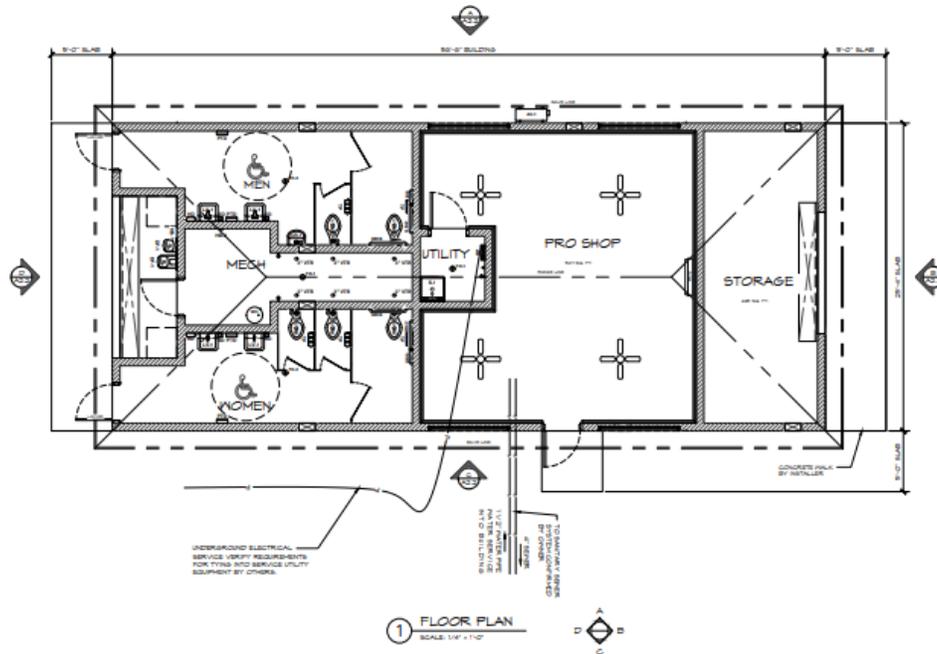
- Guidelines for Roofing (page 26-26a), specifically guidelines 2 and 3.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6 (first three sentences), 7, 8, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 4, 10, and 11.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 4, 5, and 6.

### **Ordinance Cited on Review:**

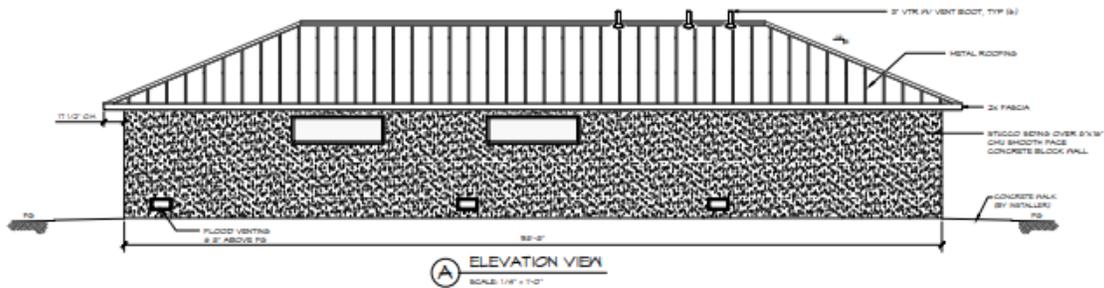
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.

### **Staff Analysis:**

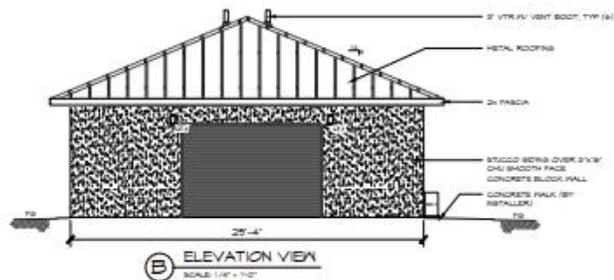
A Certificate of Appropriateness is currently under review for a new one-story structure, new 3-tennis court complex shade structure and site improvements. The one-story structure will house the pro shop, bathrooms, and storage space. There will also be vending machines on the northeast elevation covered by a metal rolling security grill door. It will feature a 5 v-crimp metal roof, stucco finish on all elevations, a garage style door on the southwest elevation where storage will be located, and aluminum doors and windows with an approximate height of 14' - 4 11/16". The shade structure will be located by the three tennis courts in the same location as the existing shade structure. It will feature steel beams, steel columns, and metal roofing with a total height of 11' - 3 1/2". Site improvements include bike fix-it stations and bike racks. Phase 1 was approved in June 2025, and this is Phase 2. Proposed demolition includes the non-contributing tennis pro shop (seen in the c1965 historic photo), the three-court shade structure, and the non-historic bathrooms (built in 2010).



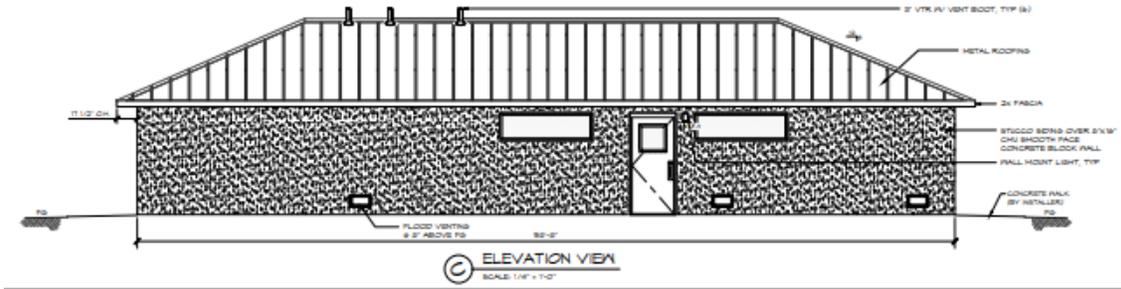
*Proposed floor plan for one-story structure.*



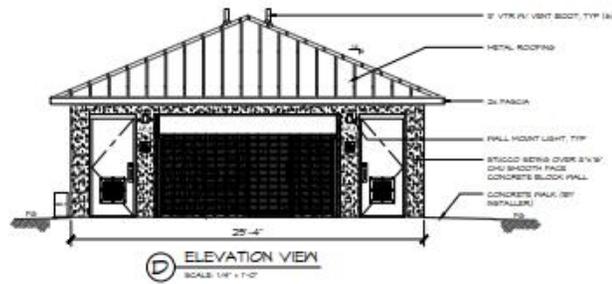
*Proposed southeast elevation for one-story structure. (facing park)*



*Proposed southwest elevation for one-story structure. (facing tennis courts)*



*Proposed northwest elevation for one-story structure. (Truman Ave)*



*Proposed northeast elevation for one-story structure. (Jose Marti Dr)*

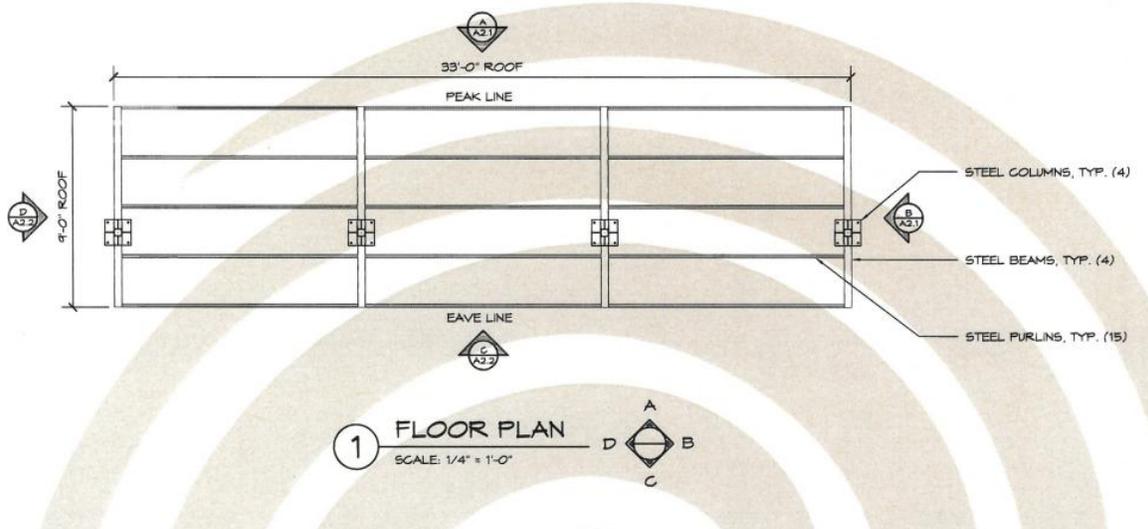


*Proposed 3D render.*

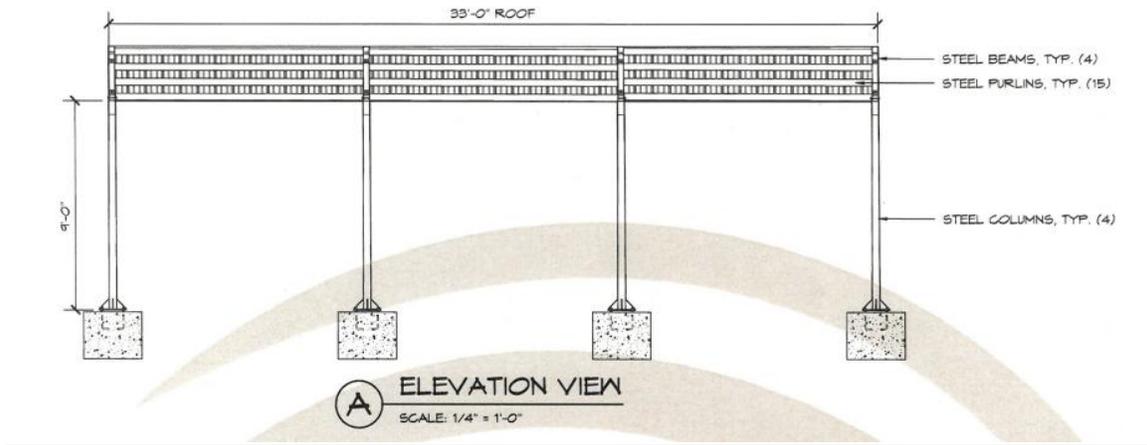


- LEGEND**
- 1 Shade Structures For Existing Bleachers
  - 2 New Pro Shop/Restroom & Maintenance Building  
- 2 Existing Wooden Light Poles To Be Removed  
- Transplant Existing Palm
  - 3 Existing Tennis Courts
  - 4 Underground Electric Line
  - 5 Proposed Playground with Shade Structure
  - 6 Proposed Fitness Court
  - 7 Existing Basketball Court To Be Reconstructed
  - 8 Improvements to Bandstand
  - 9 Phase 1: Artificial Turf at Ball Field. Approved June 2025
  - 10 4" Concrete Sidewalk to Remain
  - 11 Irrigation, & Turf To Be in Later Phase
  - 12 Demo Existing Restrooms
  - 13 Proposed Splash Pad
  - 14 Proposed Dog Park
  - 15 Single Unisex Restroom

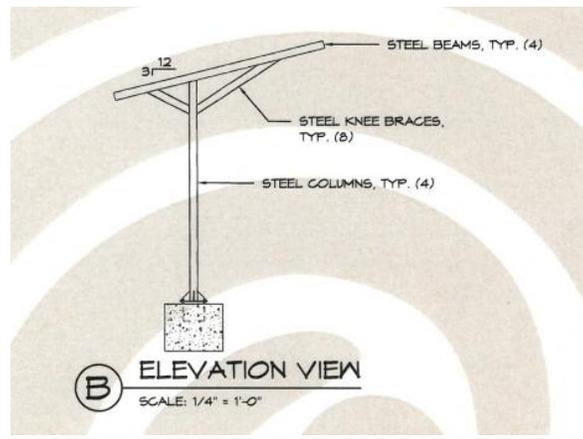
*Proposed Site Plan. (1 and 2 part of Phase 2)*



*Proposed floor plan for shade structure.*



*Proposed Elevation for shade structure.*



*Proposed Elevation for shade structure.*

### **Consistency with Cited Guidelines:**

The proposed improvements are generally consistent with the HARC Guidelines. The new one-story structure is modest in scale and designed to support recreational uses within Bayview Park, housing a pro shop, restrooms, and storage. The use of a 5V-crimp metal roof and stucco exterior finish reflects materials commonly found in Key West and compatible with surrounding park structures. However, the elevation facing Truman Avenue is mostly solid with minimal openings. As this is a highly visible frontage, the HARC Guidelines for New construction encourage appropriate openings and articulation (*Guidelines 7 and 25*), and the current design appears very plain.

The proposed shade structure will be located in the same area as the existing tennis court shade structure. Its steel framing and metal roof are typical for recreational facilities and remain subordinate to the surrounding area. Additional site improvements, including bike repair stations and bike racks. This proposal represents Phase 2 of the Bayview Park improvements, following Phase 1 from June 2025.

### **Criteria for Demolition:**

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's understanding that some elements proposed for demolition exhibit deterioration, the pro shop and shade structure are weathered and have termite damage.

The following is the criteria of section 102-125:

- 1 Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

The elements proposed for demolition do not exhibit significant architectural characteristics.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff's understanding that the structures proposed for demolition are not associated with any events that have made a significant contribution to local, state, or national history.

- 3 Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or*

*nation, and is not associated with the life of a person significant in the past.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the structures proposed for demolition are not associated with any significant events.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

It is staff's understanding that the elements proposed for demolition do not exhibit a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed, or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

It is staff's understanding that, although the structures are located within Bayview Park, they are not historically significant features of the park and are not integral to its historic, cultural, natural, or architectural character.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

Although the structures are located in Bayview Park, they are not significant features of the park. They do not have unique characteristics or a prominent location, and they are not a recognizable or important part of the park's overall character.

9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the elements under review have not yielded, and are unlikely to yield, any historically significant information.

Based on the above criteria, staff finds the proposed work meets the criteria for demolition. If approved, this will be the only required reading. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

# APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**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**

ADDRESS OF PROPOSED PROJECT:	1310 Truman Avenue	
NAME ON DEED:	City of Key West	PHONE NUMBER 305-809-3945
OWNER'S MAILING ADDRESS:	PO Box 1409	EMAIL
	Key West, FL 33040	
APPLICANT NAME:	City of Key West/ Keith Bring	PHONE NUMBER 305-809-3866
APPLICANT'S ADDRESS:	1300 White St. Key West FL, 33040	EMAIL Keith.bring@cityofkeywest-fl.gov
	Key West FL 33040	
APPLICANT'S SIGNATURE:	<i>Keith Bring</i>	DATE 2/20/2026

**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>
Demolition of the tennis pro shop, 3-tennis shade structure and bathrooms. The pro shop and bathrooms will be replaced with a single structure as shown on attached plans. The shade structure will remain separate but located at the same location as the existing shade structure at the 3-tennis court complex.
<b>MAIN BUILDING:</b>
New one-story structure will combine the pro shop, bathrooms, and maintenance under one roof.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
See included 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 [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
Shade structure with seating located along the 3 tennis courts will be replaced as shown on attached plan.	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
The replacement of all structures is necessary due to their deteriorating condition.		
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.**

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



### City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	1310 Truman Avenue, Key West, FL 33040
<b>PROPERTY OWNER'S NAME:</b>	City of Key West
<b>APPLICANT NAME:</b>	Brian L. Barroso City Manager

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

<b>PROPERTY OWNER'S SIGNATURE</b> <i>Brian L. Barroso</i>	<i>2/26/26</i>
	<b>DATE AND PRINT NAME</b>

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Proposal is to demolish the aging and deteriorating non-contributing bathroom structure and tennis pro shop.
Bathroom structure was constructed in 2010 and therefore is non-contributing and non-historic.
The Pro Shop and shade structure were built in the 1970s and are non-contributing to the historic development of Bayview Park and the historic district.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
The structure that houses the pro shop was originally smaller in 1975 and subsequently added onto. Therefore a portion of it is around 51 years old.
The shop and shade structure have been weathered by the elements and consumed by termites over the years resulting in their deteriorated state
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
The structure has no distinctive characteristics of a type, period or method of construction which contributes to the historic significance of the district.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

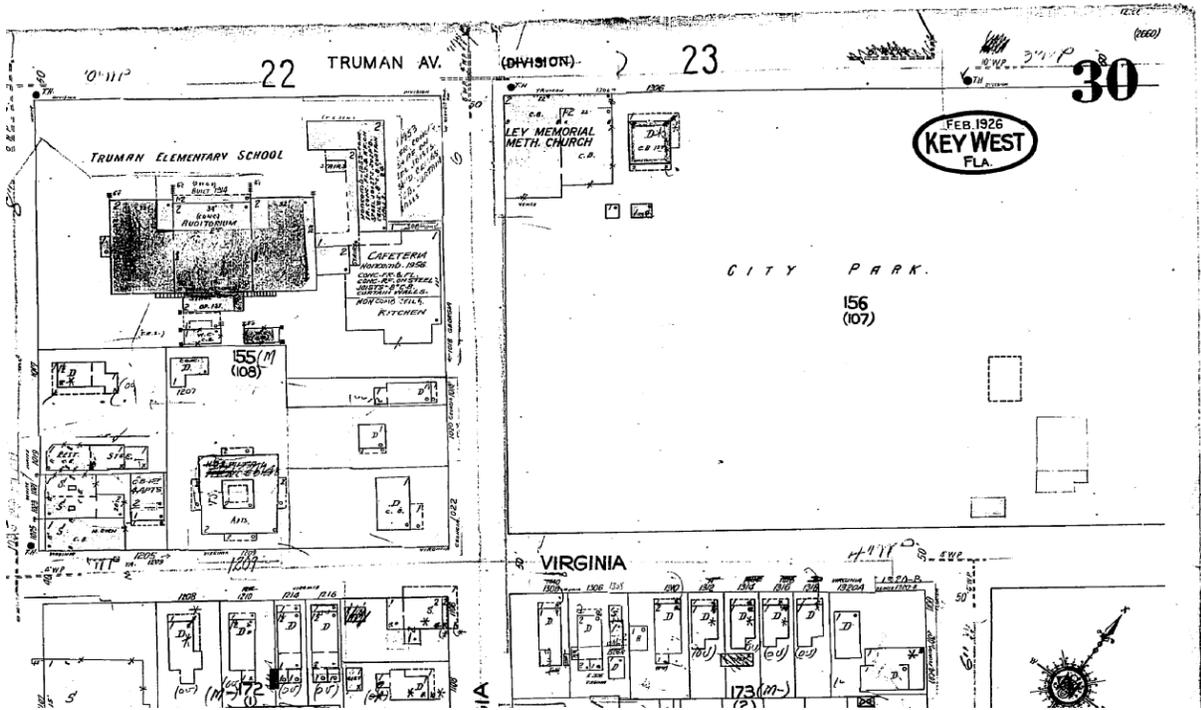
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The structure is not associated with a significant historic event.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The structure embodies no significant value as to the historic development of the city.
(d) Is not the site of a historic event with significant effect upon society.
The structure is not located on the site of a historic event.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
The existing structure does not exemplify any significant cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The structure does not contribute to a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
Even though it is located in a historic city park, it is not original to nor significant to the development period of the park. The replacement of the existing structures will not negatively impact the historic significance of the park.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
It does not have a unique location or singular physical characteristic significant to the historic development of the district.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

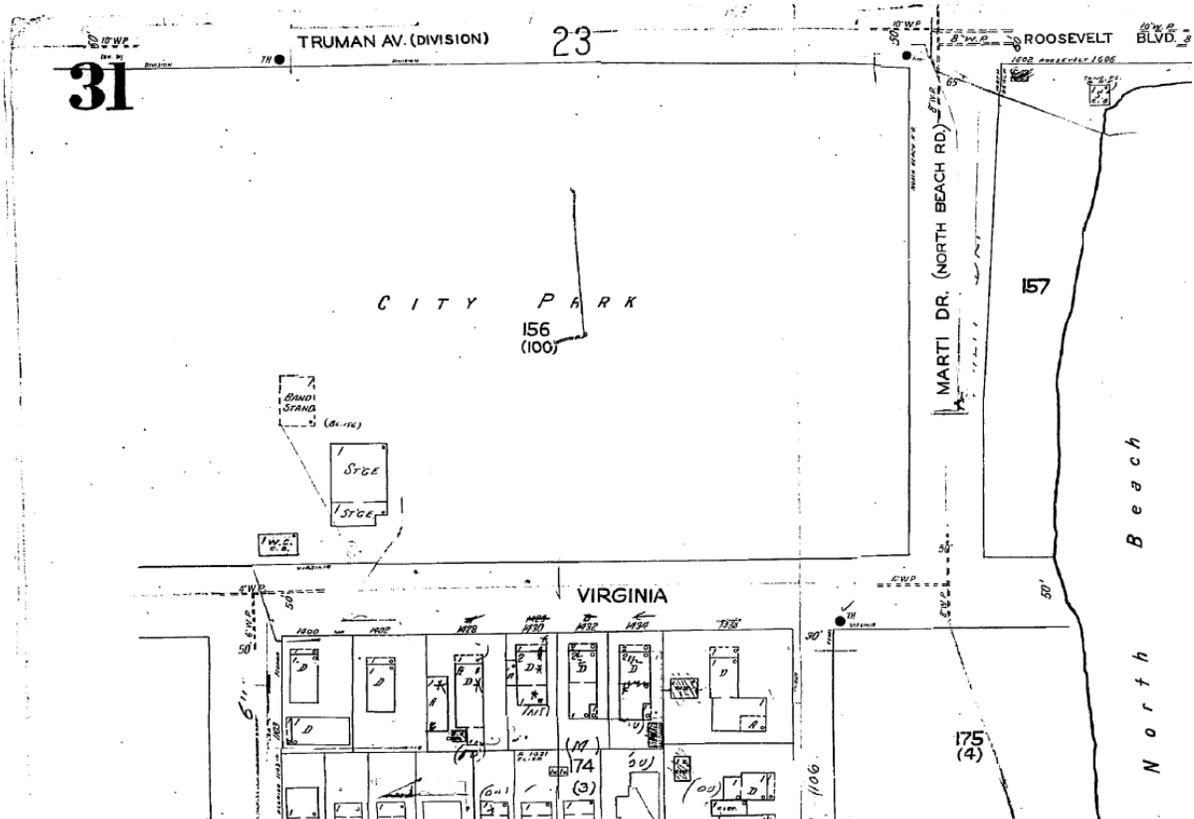
(i) Has not yielded, and is not likely to yield, information important in history,
The structure will definitely not yield information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The existing cbs bathroom structure was constructed in 2010 and not in any defining architectural style that contributes to the historic character of the district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Not applicable
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not applicable
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable

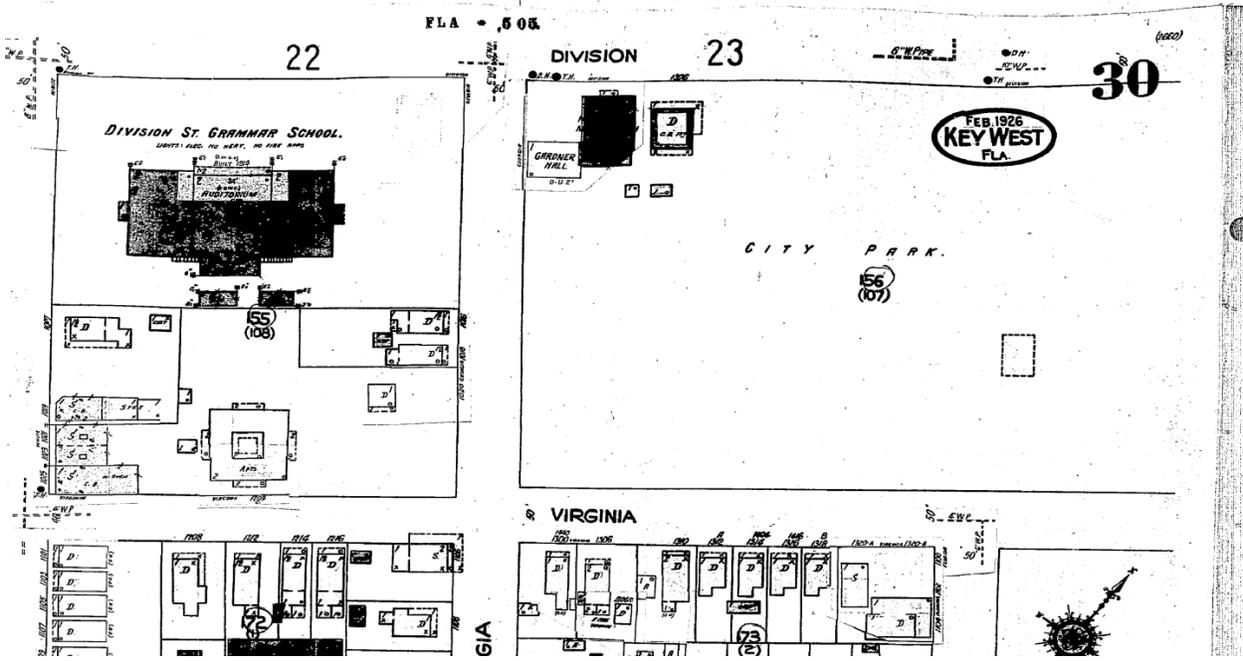
# SANBORN MAPS



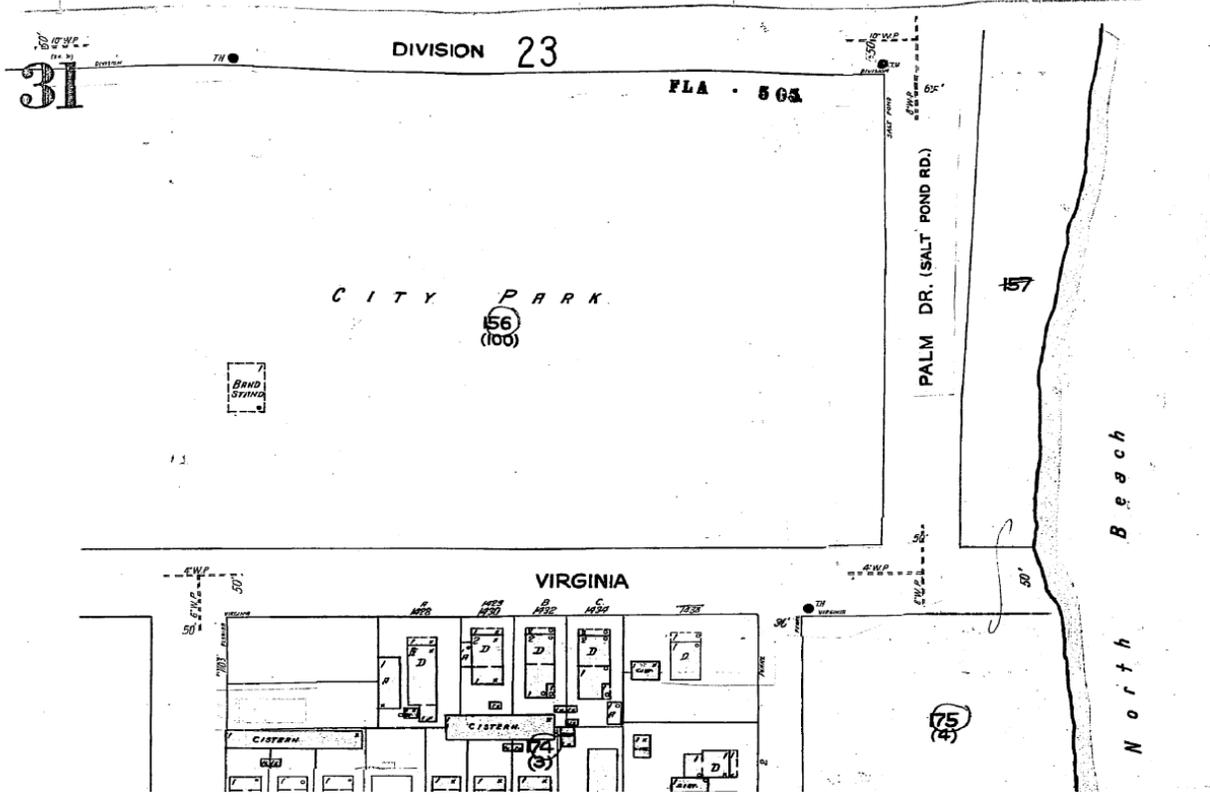
1962 Sanborn Map



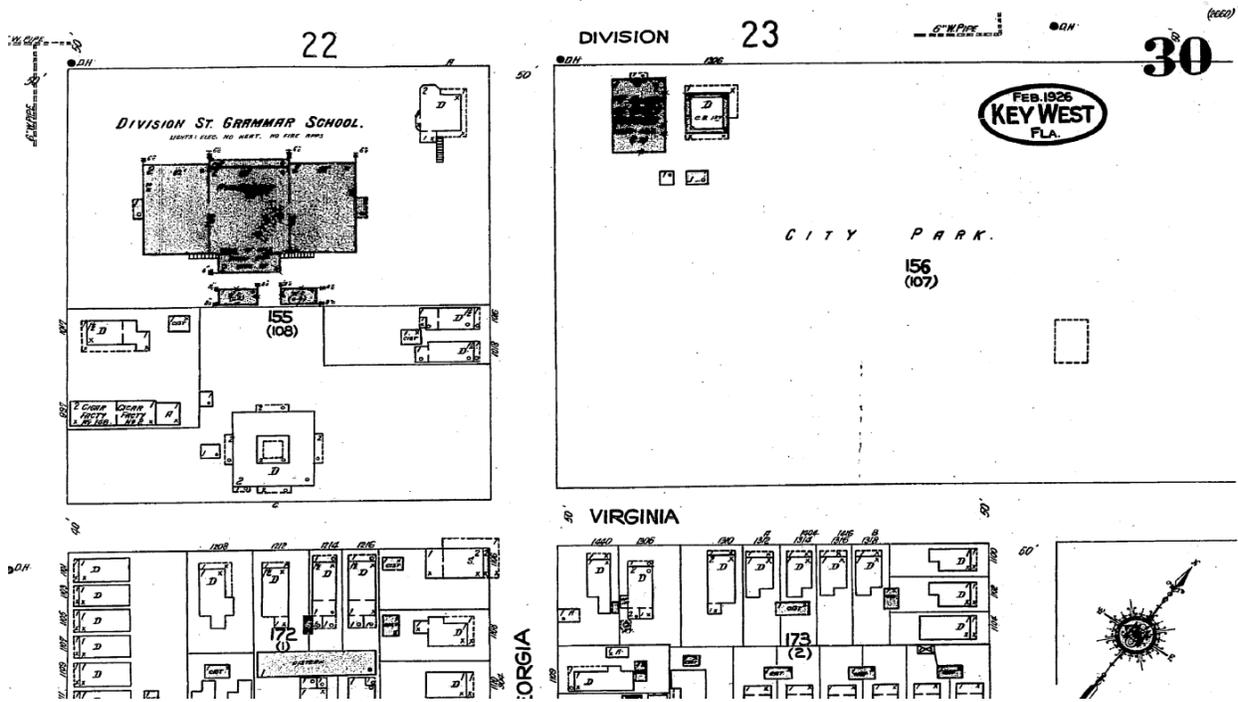
1962 Sanborn Map (second page)



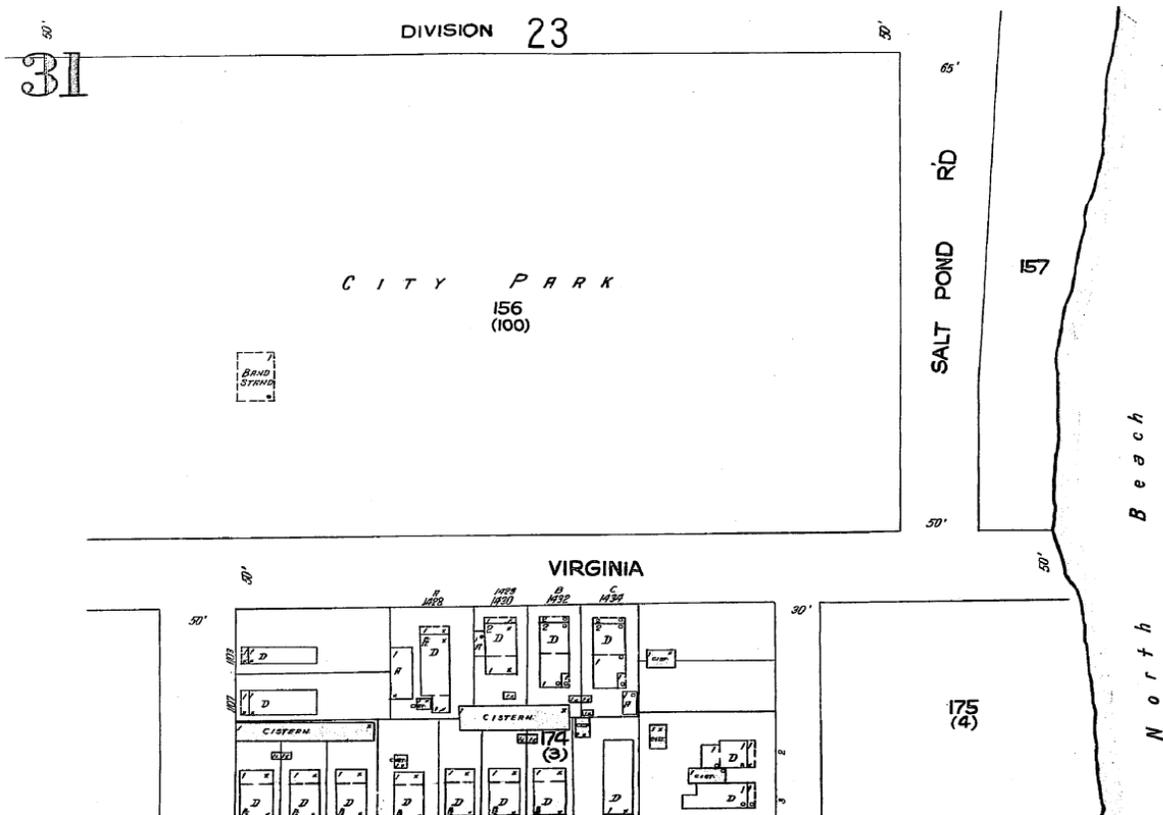
1948 Sanborn Map



1948 Sanborn Map (second page)



1926 Sanborn Map



1926 Sanborn Map (second page)

# PROJECT PHOTOS

D  
2  
7  
H







CLOSED FOR  
CLEANING TIMES  
7:00AM TO 8:00AM  
2:00PM TO 3:00PM  
OTHER TIMES  
AS REQUIRED

R 5  
COMMUNITY SERVICES  
RIGHT OF WAY MAINTENANCE  
LOOK





WELCOME TO THE  
LELAND (SKIPPER) WAKEFIELD  
ALBURY TENNIS COURTS

Tennis Court Rules

McLara  
DISTRIBUTION SERVICES





# SURVEY



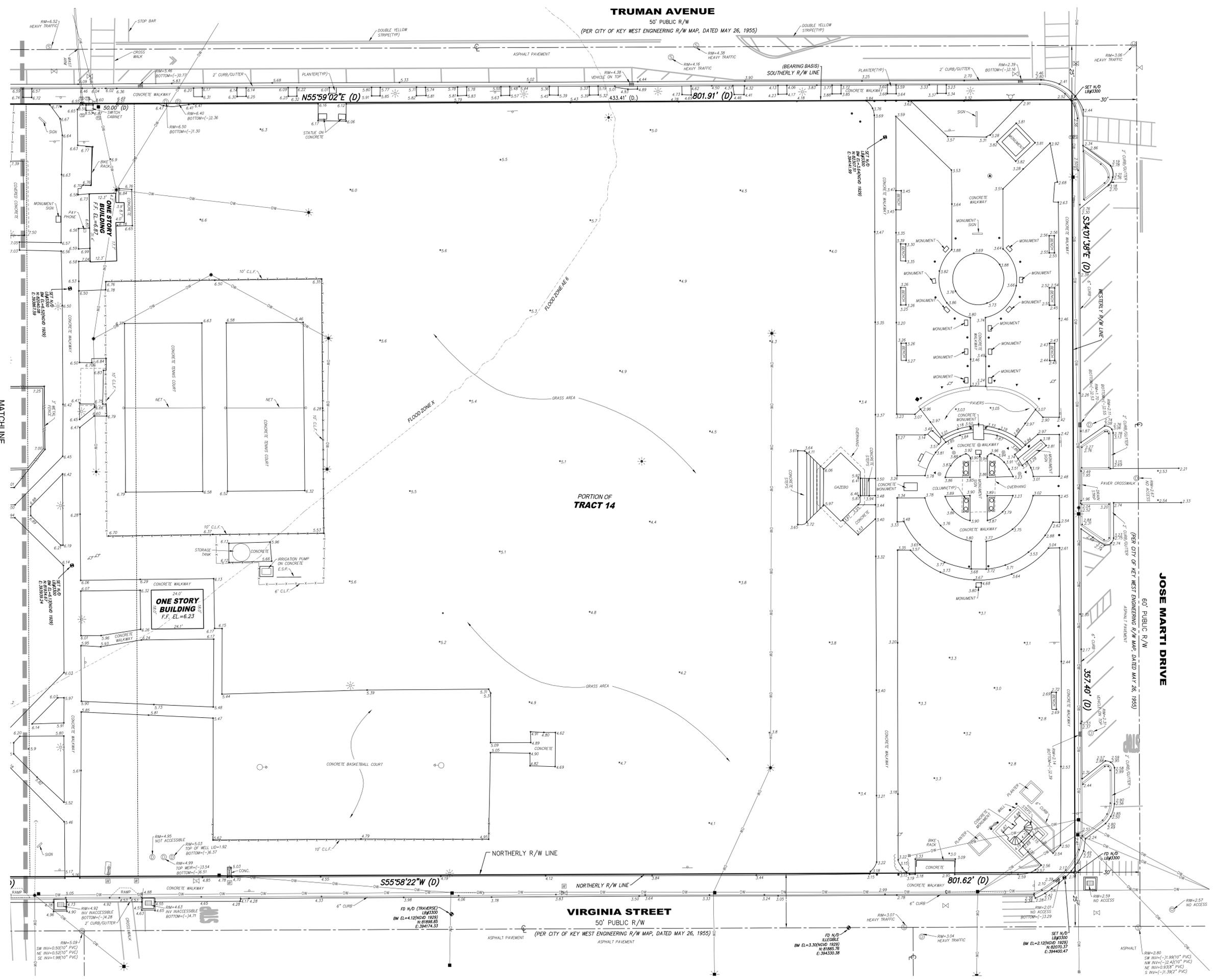


**LEGEND**

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE WITH LIGHT
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- FIRE HYDRANT
- FLAG POLE
- GUY ANCHOR
- HAND HOLE
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- LANDSCAPE LIGHT (SPOT LIGHT)
- METAL LIGHT POLE
- OVERHEAD WIRES
- PILE
- SANITARY MANHOLE
- SEWER VALVE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- TELEPHONE SERVICE BOX
- TRAFFIC LIGHT SUPPORT POLE
- TRAFFIC SIGNAL SERVICE BOX
- UNKNOWN MANHOLE
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT

ELEVATIONS SHOWN  
ARE NGVD 1929

MATCHLINE  
(SEE SHEET 1 OF 2)



**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / www.AVIROMSURVEY.COM  
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**AVIROM & ASSOCIATES**  
ESTABLISHED 1978

REVISIONS	DATE	F.B./P.G.	BY	CKD	REVISIONS	DATE	F.B./P.G.	BY	CKD

**BOUNDARY & TOPOGRAPHIC SURVEY**  
PORTION OF  
TRACT 14  
BAYVIEW PARK & WESLEY HOUSE COMMUNITY CENTER

CITY OF KEY WEST  
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	10/30/2019
BY:	KSB
CHECKED:	K.M.C.
F.B.:	2007
PG.:	02
SHEET:	2 OF 2

JOB #: 11471

# PROPOSED DESIGN



**LEGEND**

- 1 Shade Structures For Existing Bleachers
- 2 New Pro Shop/Restroom & Maintenance Building  
- 2 Existing Wooden Light Poles To Be Removed  
- Transplant Existing Palm
- 3 Existing Tennis Courts
- 4 Underground Electric Line
- 5 Proposed Playground with Shade Structure
- 6 Proposed Fitness Court
- 7 Existing Basketball Court To Be Reconstructed
- 8 Improvements to Bandstand
- 9 Phase 1: Artificial Turf at Ball Field. Approved June 2025
- 10 4" Concrete Sidewalk to Remain
- 11 Irrigation, & Turf To Be in Later Phase
- 12 Demo Existing Restrooms
- 13 Proposed Splash Pad
- 14 Proposed Dog Park
- 15 Single Unisex Restroom

- Benches
- Bike Racks
- Trash Receptacle
- Lighting

NOTE: New Benches, Bike Racks, Trash Receptacles, Picnic Tables as Budget Allows

Existing Canopy To Remain

**NOT FOR CONSTRUCTION**



618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407 423-8398

PROJECT  
**BAYVIEW PARK**  
CITY OF KEY WEST, FL

Planning Approval Package

CONSULTANTS

REVISIONS:


PROJECT NUMBER R220044.01  
DATE: 05.17.2024  
DRAWN: DP  
CHECKED: AP  
APPROVED: KO  
REGISTRATION SEAL

SHEET TITLE  
SITE PLAN  
SHEET NUMBER  
**LA.01**



ROMTEC



# KEY WEST PRO SHOP

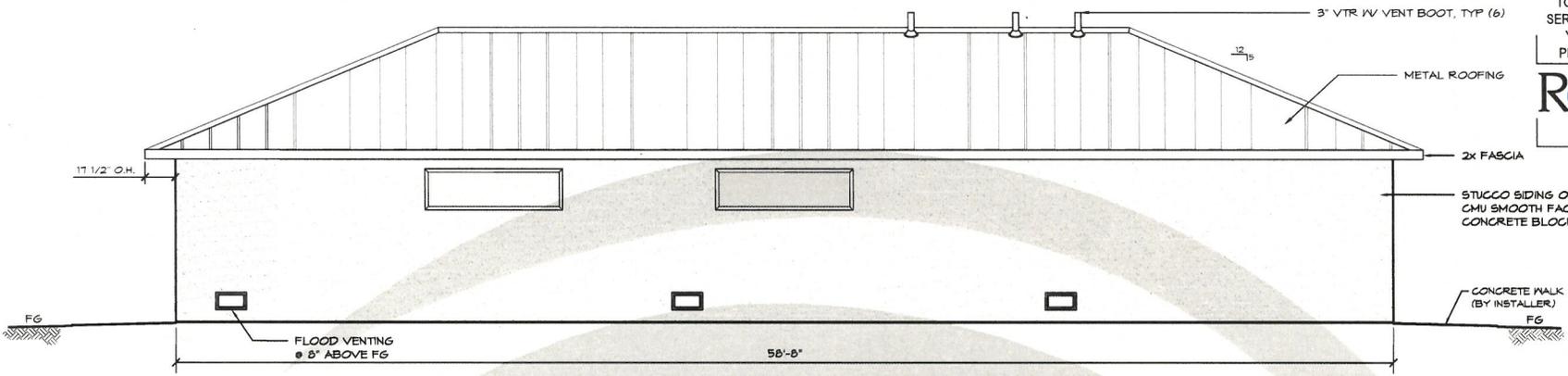
KEY WEST, FLORIDA

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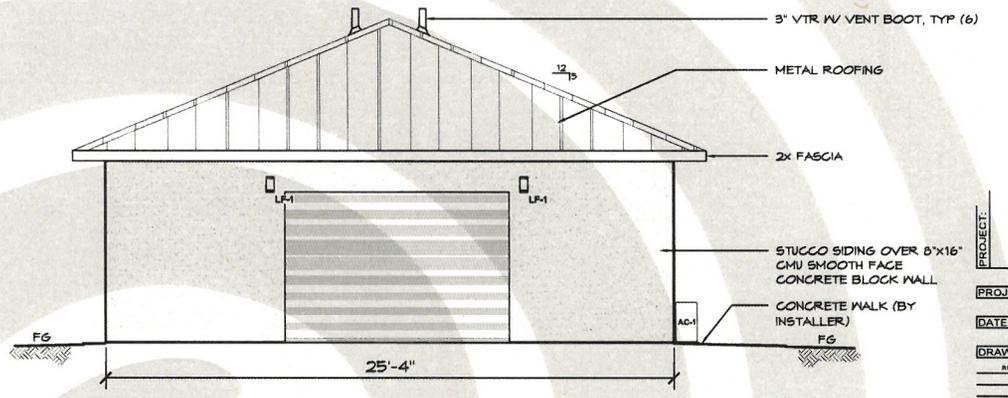


**PRELIMINARY**

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**A** ELEVATION VIEW  
SCALE: 3/16" = 1'-0"



**B** ELEVATION VIEW  
SCALE: 3/16" = 1'-0"

PROJECT: **KEY WEST PRO SHOP  
KEY WEST, FLORIDA**  
SHEET TITLE: **EXTERIOR ELEVATION VIEWS**

PROJECT #: **2725**  
DATE: **08/06/25**  
DRAWN BY: **JMW**

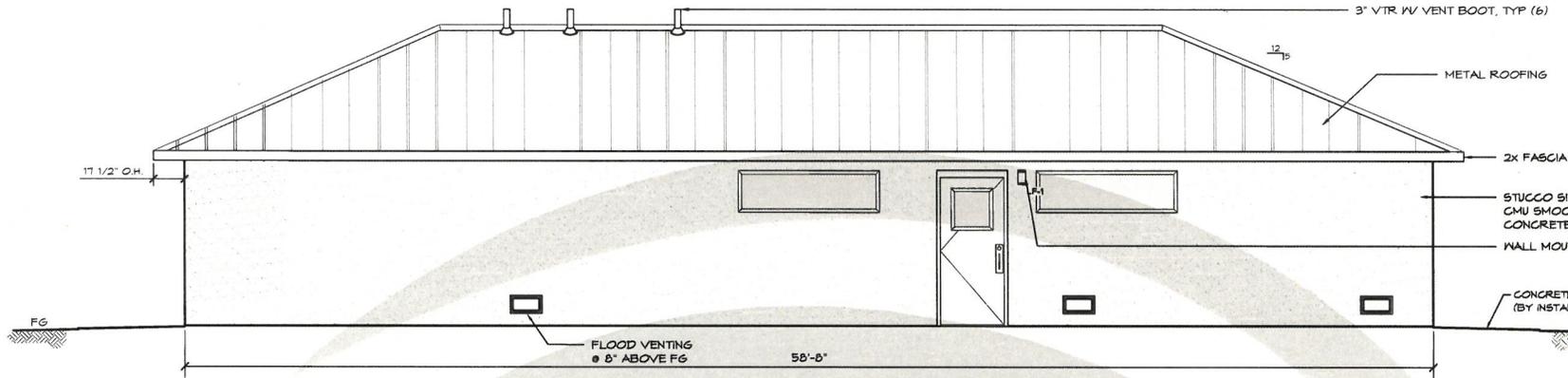
REV.	DATE	BY

REVISIONS:

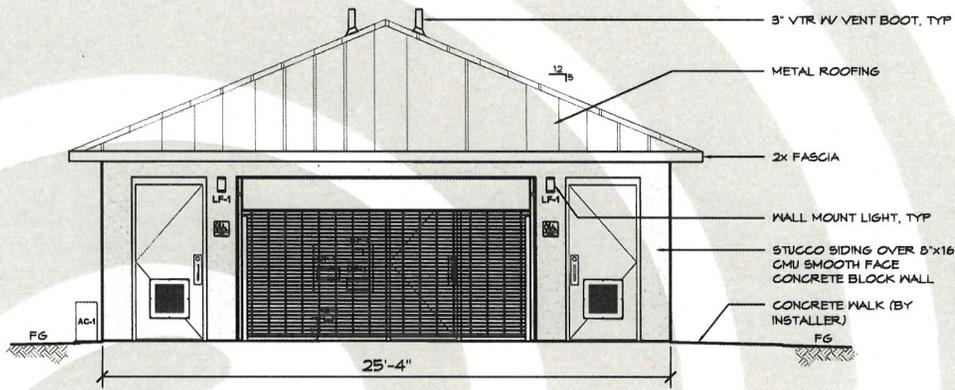
**A2.1**

**PRELIMINARY**

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**C ELEVATION VIEW**  
SCALE: 3/16" = 1'-0"



**D ELEVATION VIEW**  
SCALE: 3/16" = 1'-0"

**PROJECT:**  
KEY WEST PRO SHOP  
KEY WEST, FLORIDA  
**SHEET TITLE:**  
EXTERIOR ELEVATION VIEWS

**PROJECT #:** 2125  
**DATE:** 08/06/25  
**DRAWN BY:** JMN

REV.	DATE	BY

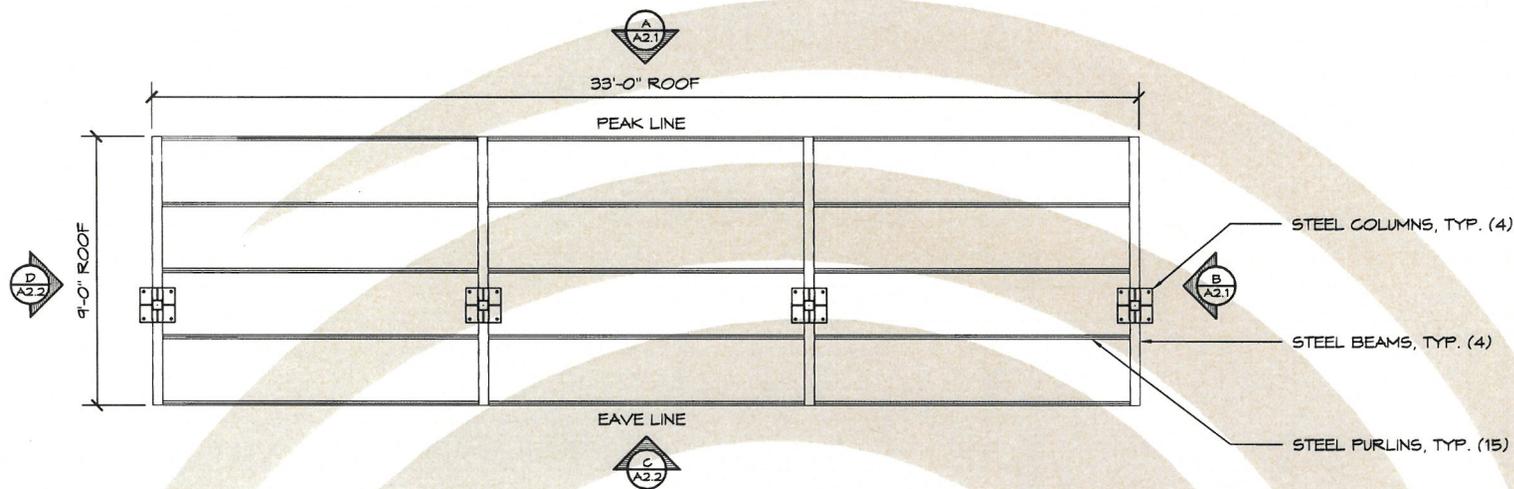
**REVISIONS:**

**SHEET NO.** A2.2

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**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
A  
B  
C

PROJECT: **KEY NEST SHELTER**  
**KEY NEST, FLORIDA**  
SHEET TITLE: **FLOOR PLAN**

PROJECT #: **2784**

DATE: **07/03/25**

DRAWN BY: **DM**

REV.	DATE	BY

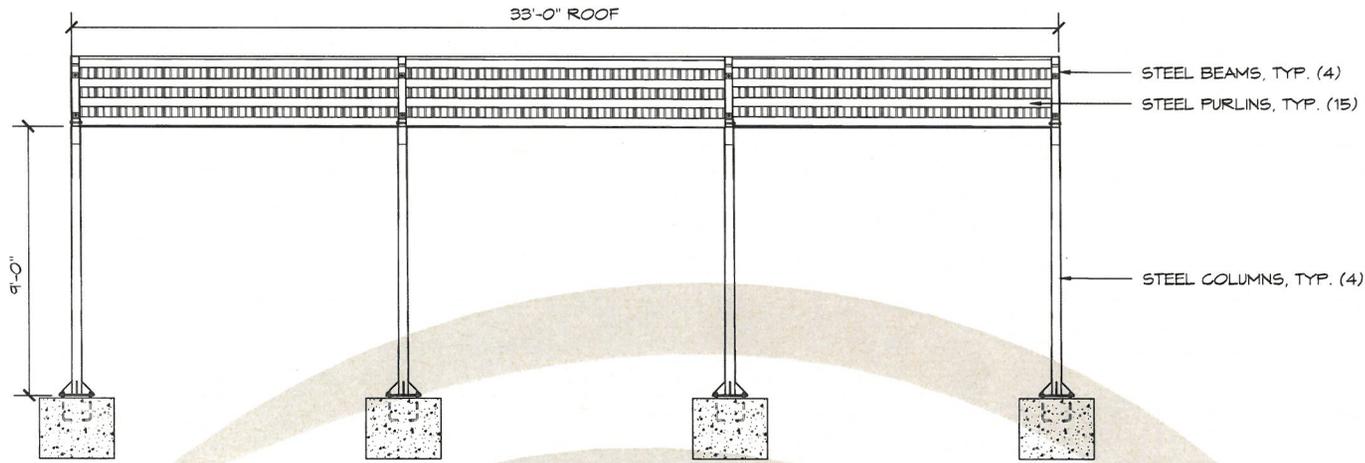
REVISIONS:

SHEET NO. **A1.1**

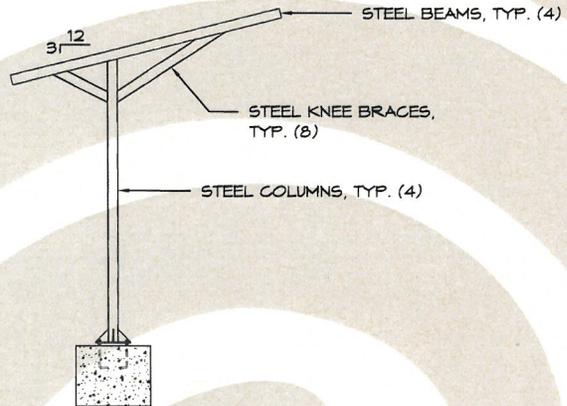
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**A** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**B** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

PROJECT: KEY WEST SHELTER  
KEY WEST, FLORIDA  
SHEET TITLE: FLOOR PLAN

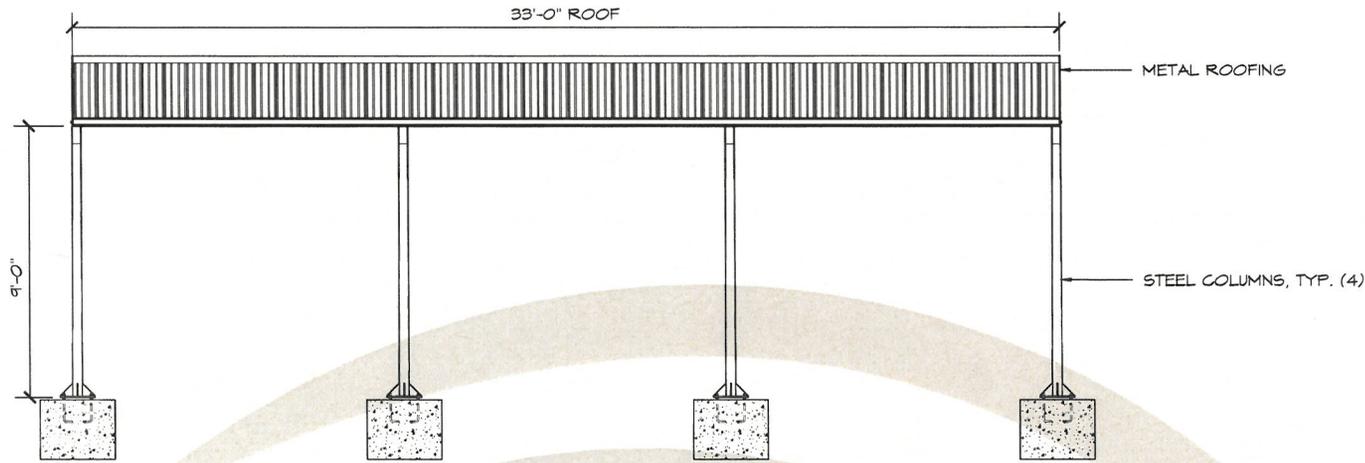
PROJECT #	2784	
DATE	07/03/25	
DRAWN BY	DM	
REV.	DATE	BY

REVISIONS:  
**A2.1**  
SHEET NO.

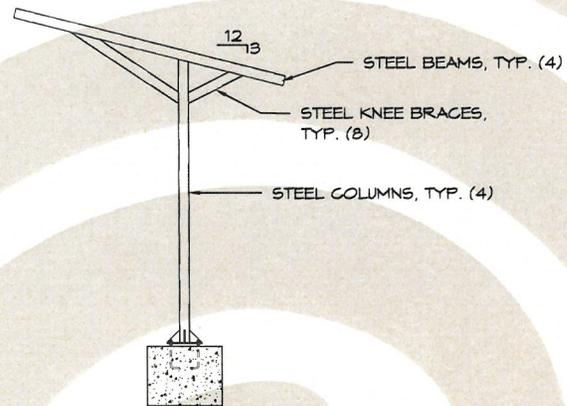
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**C** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

PROJECT: KEY NEST SHELTER  
KEY NEST, FLORIDA  
SHEET TITLE: FLOOR PLAN

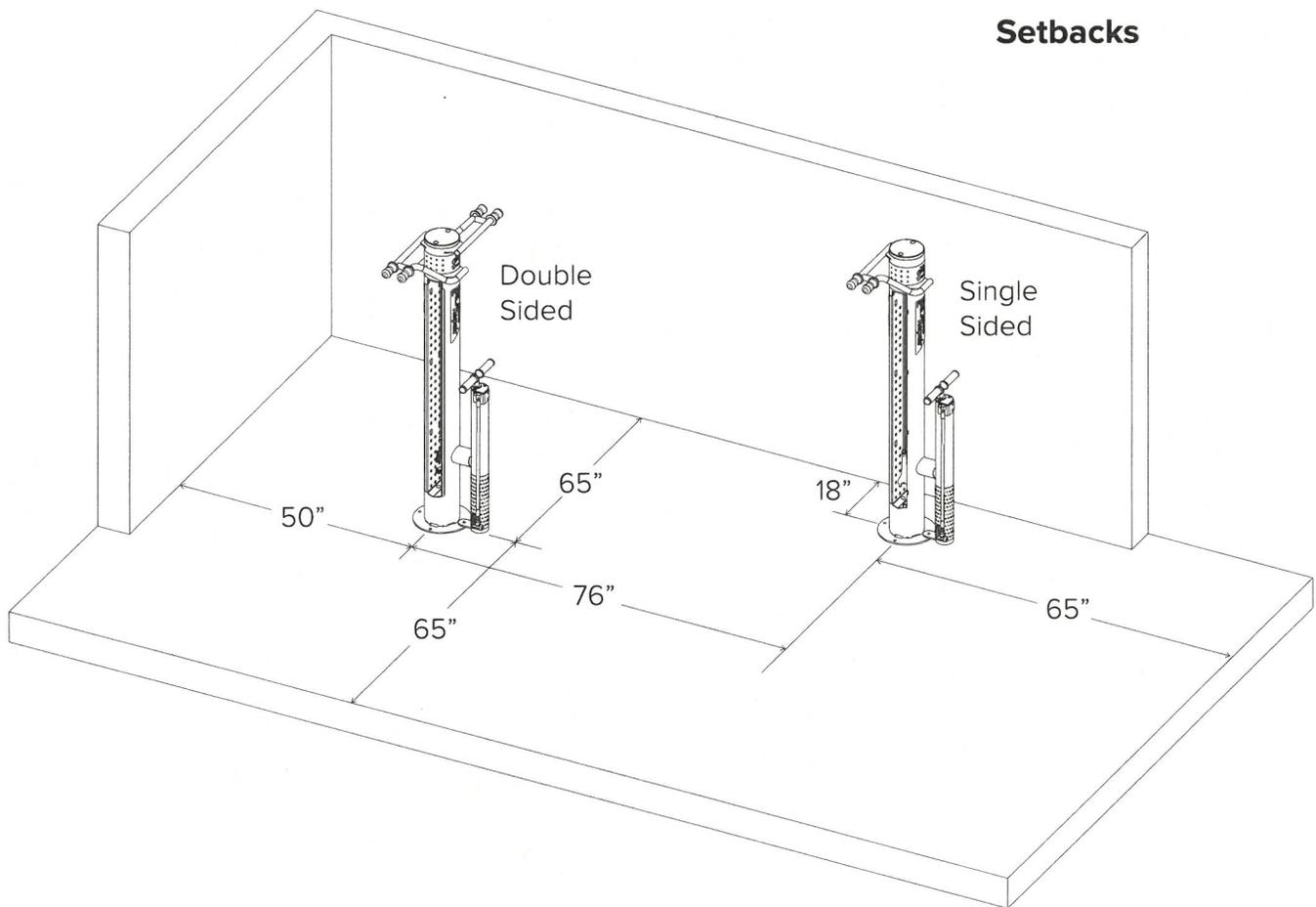
PROJECT #:	2784	
DATE:	07/03/25	
DRAWN BY:	DM	
REV.	DATE	BY

REVISIONS:

SHEET NO. **A2.2**

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**FixIt® Plus with Attached Air Kit™ Prime**





## TOOLS NEEDED

Hammer drill  
 3/8" masonry bit  
 Hammer  
 Socket Wrench  
 9/16", 3/4" socket  
 Tamper-proof socket (included)\*  
 Socket extension, 6" min.  
 Razor blade

## RECOMMENDED BASE MATERIAL

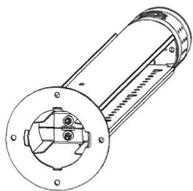
Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your Dero Rack representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.



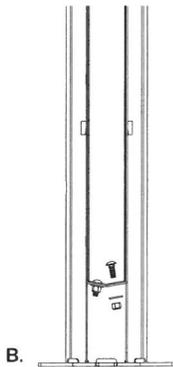
**Be sure to save your tamper-resistant tools for any future maintenance. They are costly to replace.**

If you are not attaching an Air Kit Prime to your Fixit, proceed to step 4

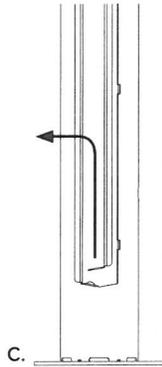
1



A.



B.



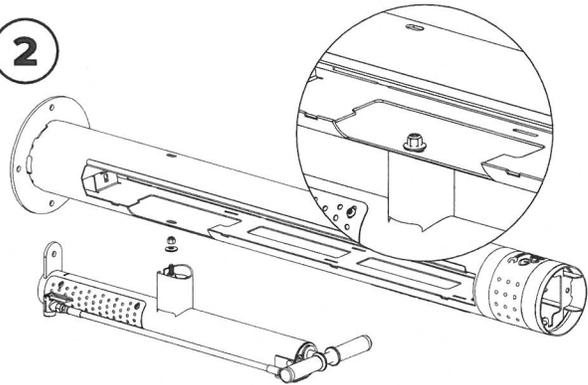
C.

(A) Lay the Fixit Plus on its side.

(B) Remove one 3/8" carriage bolt, lock nut, and washer.

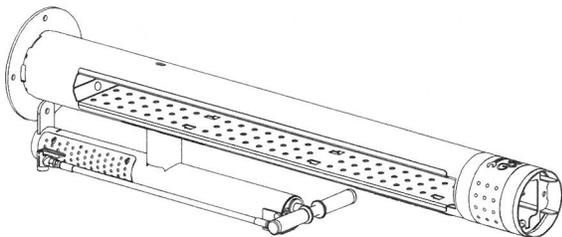
(C) The guard can then be pushed up and then pulled out. Set the guard aside.

2



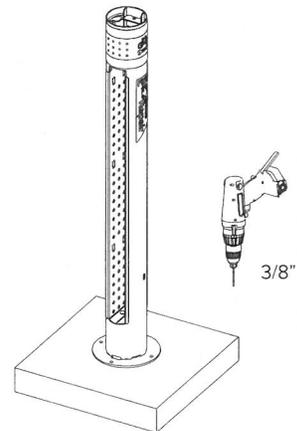
Secure the Air Kit to the side of the Fixit Plus with the 3/8" threaded stud on the Air Kit and a bonded washer and lock nut inside the Fixit Plus.

3



Re-attach the guard.

4

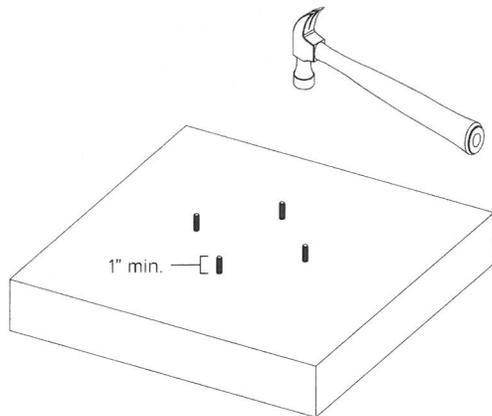


Reference the Fixit Plus setback recommendations and place the upright in the desired location. Use the base as a template to mark anchor locations and drill (4) 3/8" x 3" holes in the concrete with a hammer drill and masonry bit. Clean up all concrete dust from drilling.



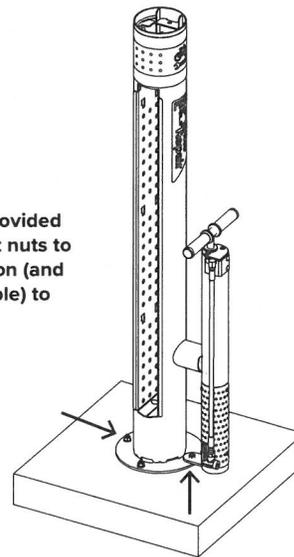
If installing the optional cane stop, place the attachment under the base of the Fixit Plus.

5



Hammer in the (4) 3/8" wedge anchors. Leave at least 1" inch of exposed threads above the concrete.

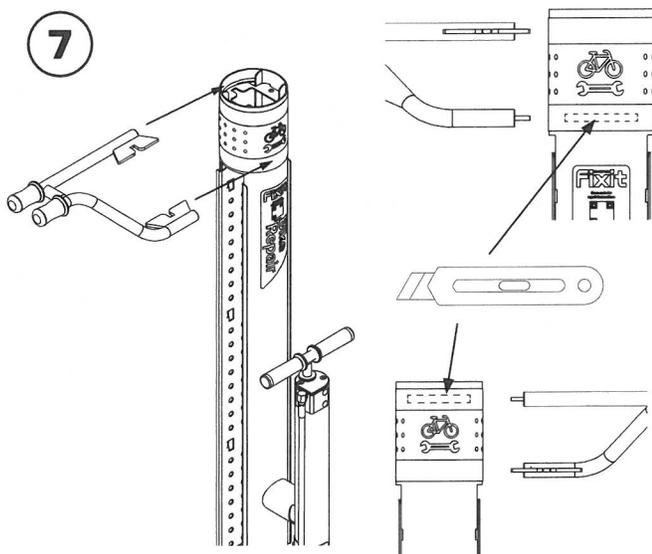
6



Use (2) of the provided tamper-resistant nuts to anchor the station (and pump if applicable) to the surface.

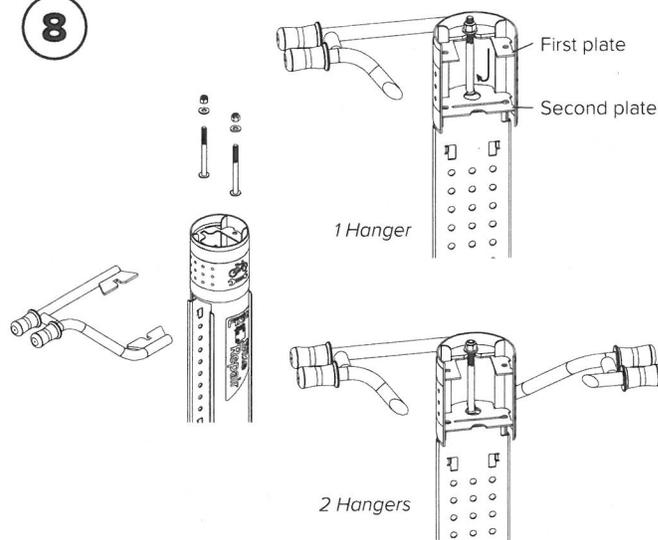
Place the Fixit Plus over the anchors, add washers and nuts, and tighten all nuts.

7



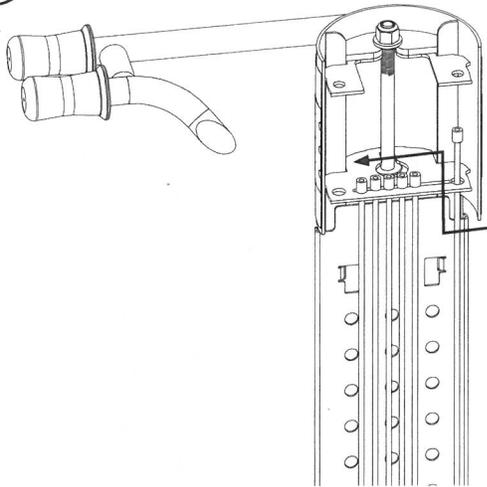
Select the orientation of the bike hanger and use a new razor blade to cut through the decal to reveal the corresponding slot in the Fixit Plus.

8



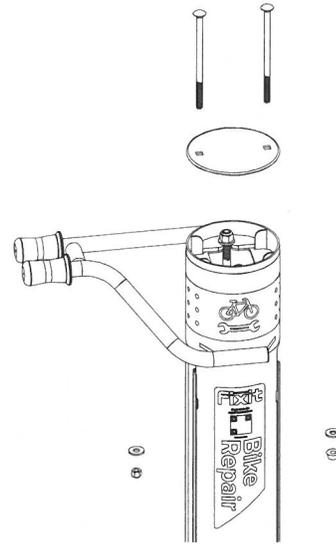
Add the 1/2" washer and 1/2" lock nut to the 1/2" x 6" carriage bolt. Insert the assembled hardware, headfirst, into the top of the Fixit Plus. The carriage bolt head will pass through the second plate hole and then slide sideways, so the carriage bolt engages the slot in both plates and bike hanger. Tighten the lock nut and repeat with the other side. If two bike hangers are used, the carriage bolt will also engage the second bike hanger under the second plate.

9



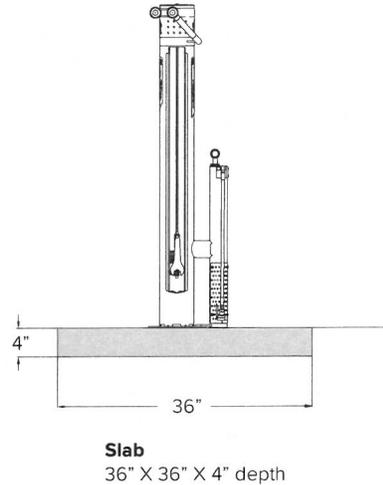
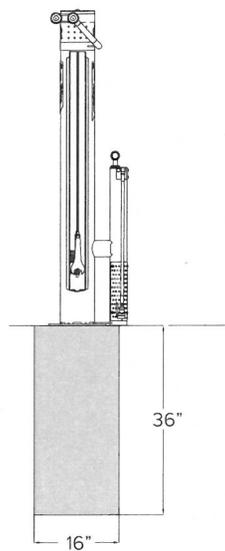
Insert the tool cables into the cable slot in the Fixit Plus upright.

10



Place the top cap on the Fixit Plus and insert the (2) 3/8" x 7" carriage bolts through the top cap, first plate, and second plate of the Fixit Plus. Secure the carriage bolts with washers and nuts. The Pent nut goes over the hole the tool cables were inserted into.

### Concrete foundation recommendations



### Put Your Station on the Map!

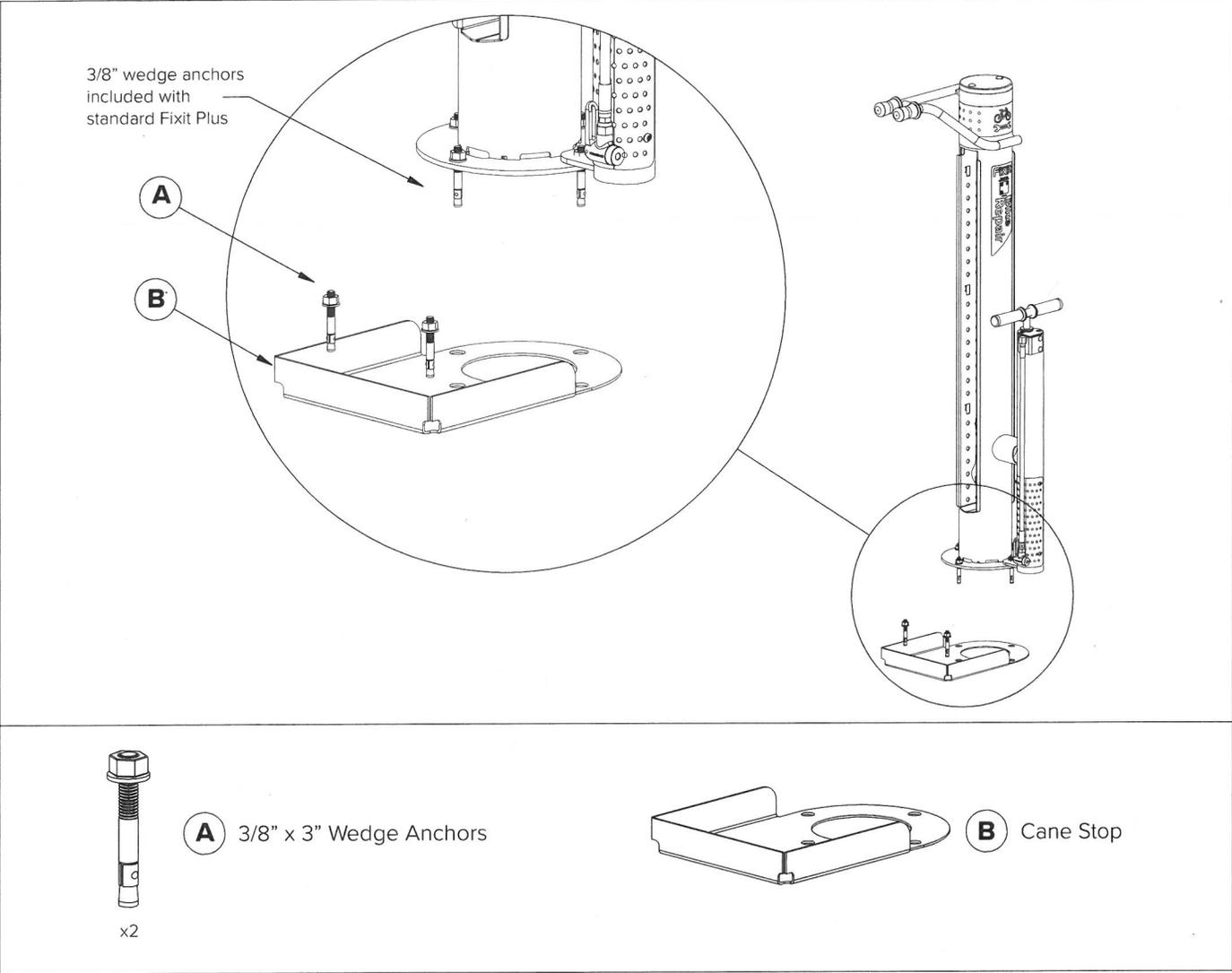
If you would like us to add your station to our online map, email the station's geocoordinates to [web@dero.com](mailto:web@dero.com). These coordinates can be obtained by simply clicking a point on a Google Map.

<http://www.dero.com/fixitmap/fixitmap.html>



# Installation Cane Stop

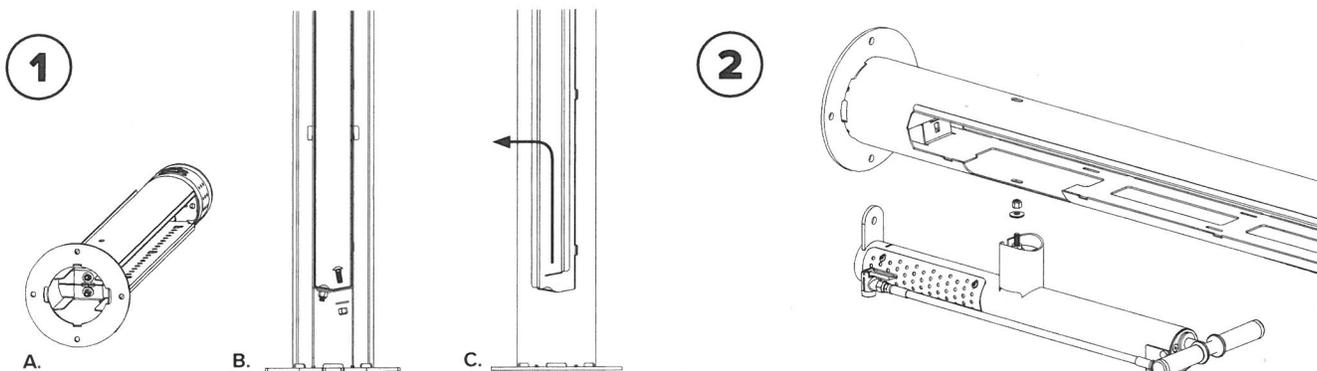
See diagrams below for guidance on installing the optional Cane Stop. This attachment provides a cane-detectable barrier beneath the hanger arms of the Fixit for improved safety.



## NOTE

All threads for all parts of the pump are right-hand threads. They tighten clockwise, and loosen counter-clockwise ("righty tighty, lefty loosey"). However, when you are looking top-down at a bolt that threads from underneath, if you move it counter-clockwise from your point of view, you are actually tightening, not loosening, the nut! This has led to some unnecessary breakage of pump parts. Be sure you are looking at the nut with the proper orientation before tightening or loosening.

## REMOVING THE AIR KIT FROM THE FIXIT PLUS



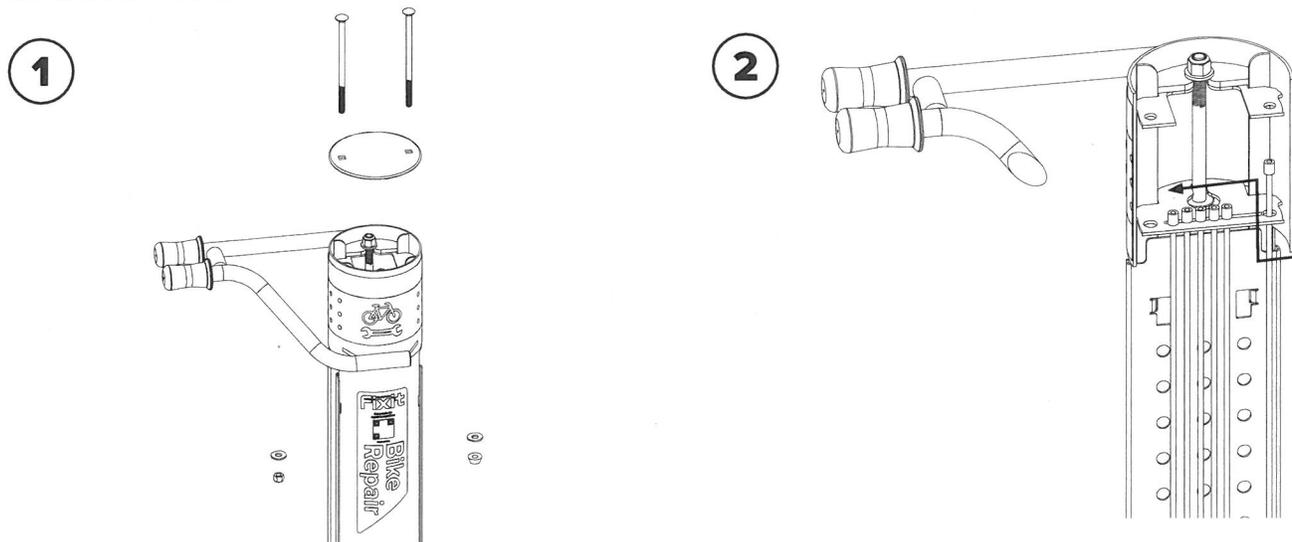
(A) Lay the Fixit Plus on its side.

(B) Remove one 3/8" carriage bolt, lock nut, and washer.

(C) The guard can then be pushed up and then pulled out. Set the guard aside.

Remove nut attaching the Air Kit to the side of the Fixit Plus.

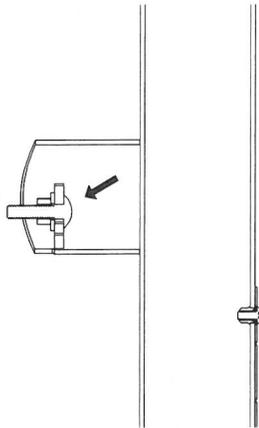
## REPLACING TOOLS



Remove the 3/8" nut and penta tamper-proof nut from the underside of the top compartment and lift out the carriage bolts. These are all best removed with a socket wrench, using the extension tool to enable you to reach the nuts.

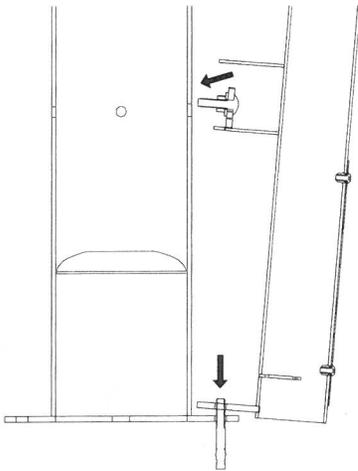
Add or remove tools by sliding the tool cables through the hole at the end of the cable slot in the Fixit Plus upright.

1



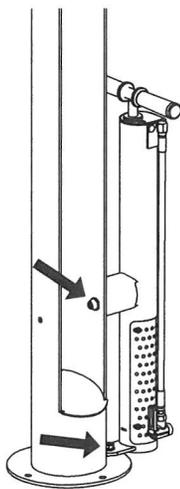
Firmly attach the carriage bolt to the pump with the nut and washer.

2



If attaching to a previously installed Fixit, remove the nut and washer on the wedge anchor on the side of the Fixit to receive the pump. Place the pump lower flange hole over the wedge anchor, and slot the previously attached carriage bolt through the hole on the side of the Fixit.

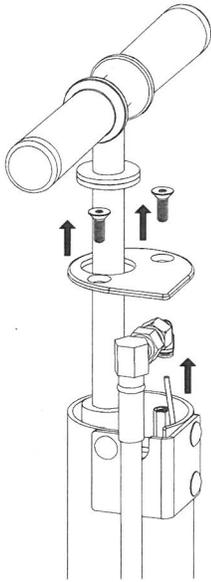
3



Loosely secure the carriage bolt with a rubber-backed washer and tamper-proof nut in the inside of the Fixit.

Use the wedge anchor washer and nut to secure the pump flange and then tighten the tamper-proof nut inside the Fixit.

1



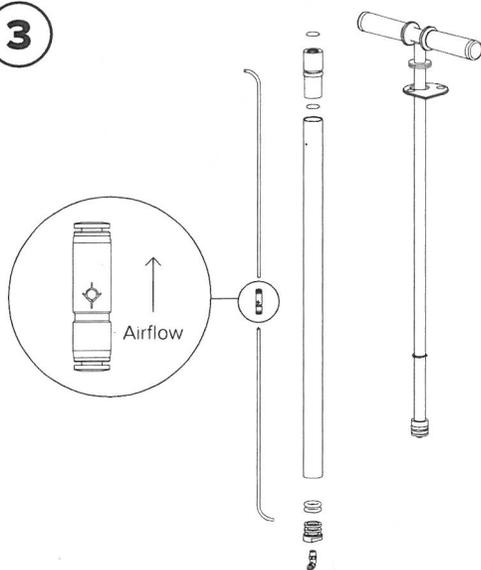
Remove the two tamper-proof screws at the top of the pump and lift the cap. Then disconnect the air line via the push-to-connect fitting at the top of the hose.

2



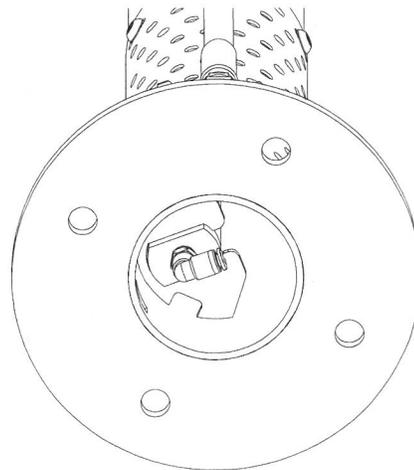
Slide the pump sideways out of the main body slot and then lift the whole pump and air lines out of the main body.

3



The pump can now be taken apart without tools for servicing.

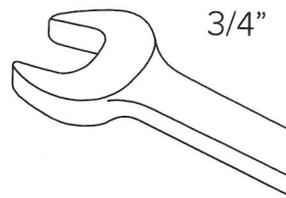
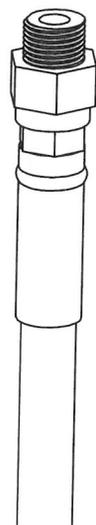
4



It may be necessary to gain access to the bottom of the main body to align the pump when re-assembling.

## Maintenance Changing Metal Head™

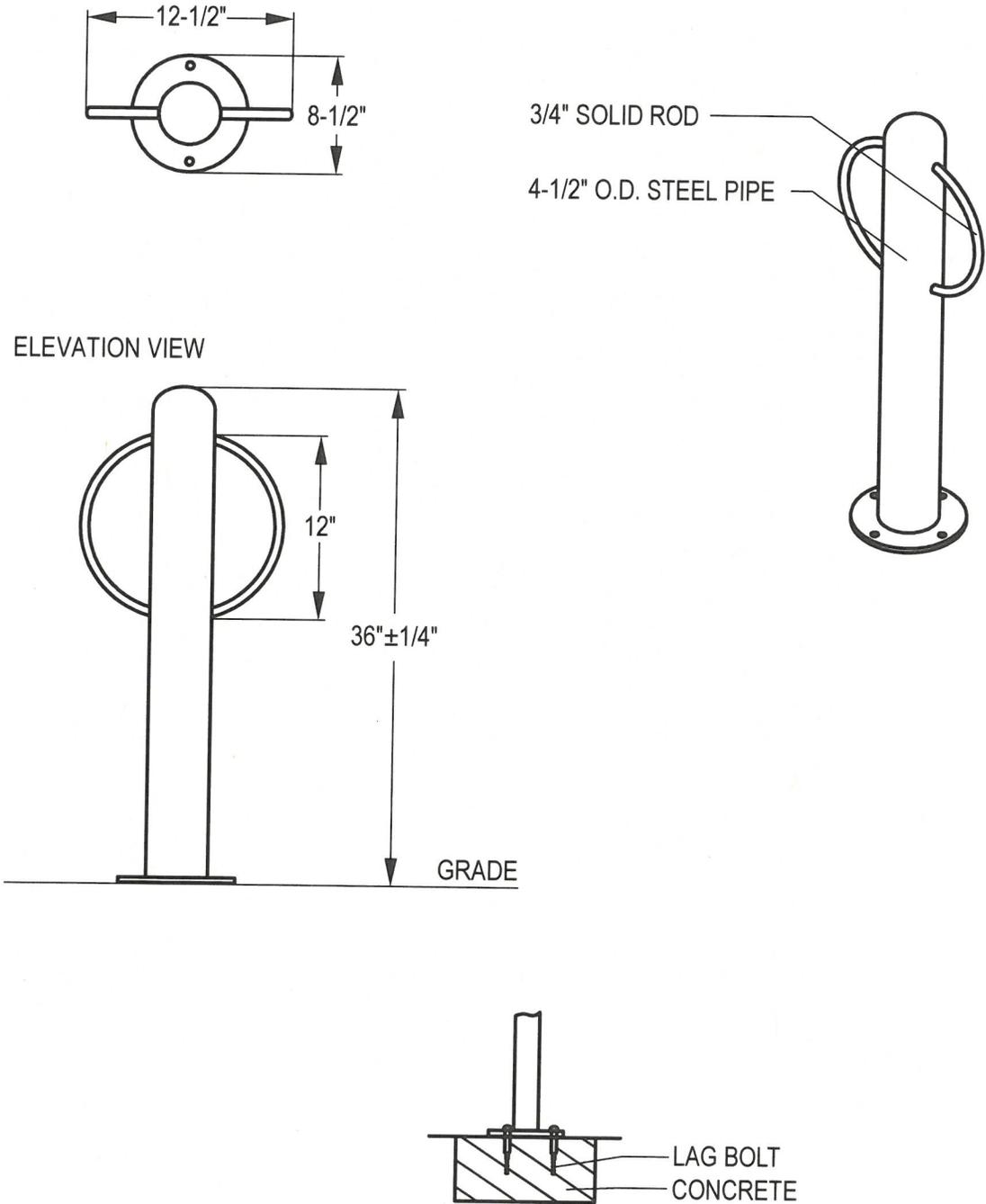
Remove Metal Head™ by turning counter-clockwise. You will need a 3/4" wrench. Replace with new Metal Head and tighten.



Model # BOL450-2R-SF-P

Dimension Sheet

**BOLLARD | 2 ARMS 2 BIKES**



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., March 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MINOR DEVELOPMENT PLAN – NEW ONE-STORY STRUCTURE, NEW 3-TENNIS COURT COMPLEX SHADE STRUCTURE AND SITE IMPROVEMENTS.  
DEMOLITION OF NON-CONTRIBUTING TENNIS PRO SHOP, 3-TENNIS COURT COMPLEX SHADE STRUCTURE AND NON-HISTORIC BATHROOMS.

#1320 TRUMAN AVENUE

Applicant – City of Key West/Keith Bring Application #C2026-0013

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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 Keith Bring, 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: 1320 Truman Ave on the 12 day of March, 2026.

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 March 24, 2026.

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 C 2026-0013

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

**Signed Name of Affiant:**

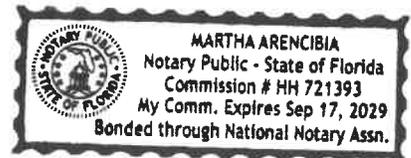
Keith Bring  
**Date:** 3/12/2026  
**Address:** 1300 White St  
**City:** Key West  
**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 12 day of March, 2026.

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

**NOTARY PUBLIC**

Sign Name: Martha Arencibia  
Print Name: Martha Arencibia  
Notary Public - State of Florida (seal)  
My Commission Expires: 9/17/2029



# MEMORIAL

## Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. (MUST BE PRESENT) at City Hall, 1300 White Street, Key West, Florida. The mission of the Commission is to preserve a historic site.

**MINOR DEVELOPMENT PLAN - NEW ONE-STORY STRUCTURE, NEW TENNIS COURT, COMPLEX SHADE STRUCTURE AND SITE IMPROVEMENTS, DEMOLITION OF NON-CONTRIBUTING TENNIS PRO SHOP, 3-TENNIS COURT, COMPLEX SHADE STRUCTURE AND NON-HISTORIC BATHROOMS.**

**#1320 TRUMAN AVENUE**

Applicant - City of Key West/Keith Brigg Application #C2024-0013

If you wish to see the application or have any questions, you may call the Growth Management Division during regular office hours at 1300 White Street, call 305-899-3973 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com)

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to provide full and meaningful access to its programs and services for people with disabilities. If you are unable to attend the meeting due to a disability, please call the TTY number at 305-899-3973 or 305-899-3974 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com) for more information. American Sign Language, or contact us at 305-899-3973 or 305-899-3974.

# PROPERTY APPRAISER INFORMATION

3 CITY OF KEY WEST

AK1034819

0003391000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

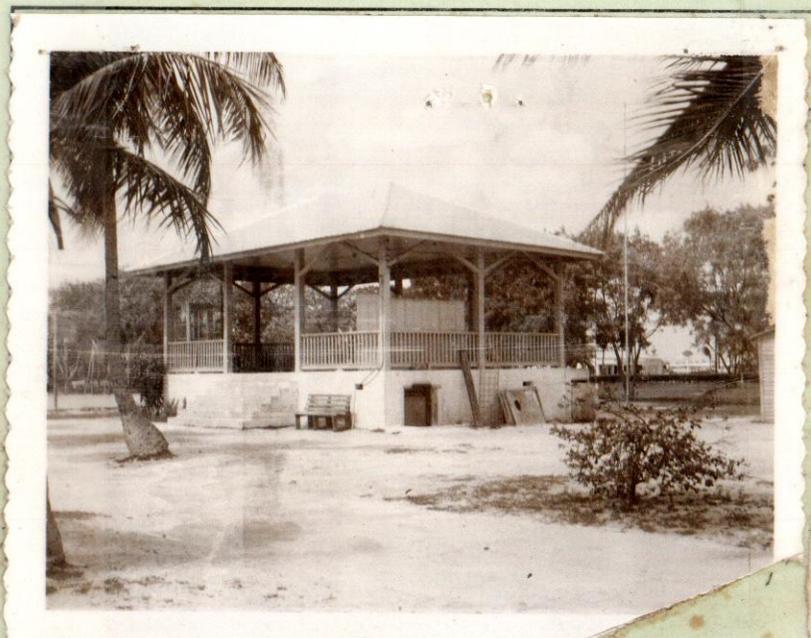
100000

RW  
PT  
A4-49 OF TR 14

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
<i>doubled</i>	173x180	60	.92		115.20	19,929
<i>doubled</i>	318x180	50	.92		96.00	30,528
REAL LOTS	97x99	60	.19		11.40	1,106
	48x80	60	.11		6.60	317
						51,880
						96,941
						148,821
						186,026
TOTAL						

PC-82 SEE CARDS 2 & 3 FOR LAND VALUES

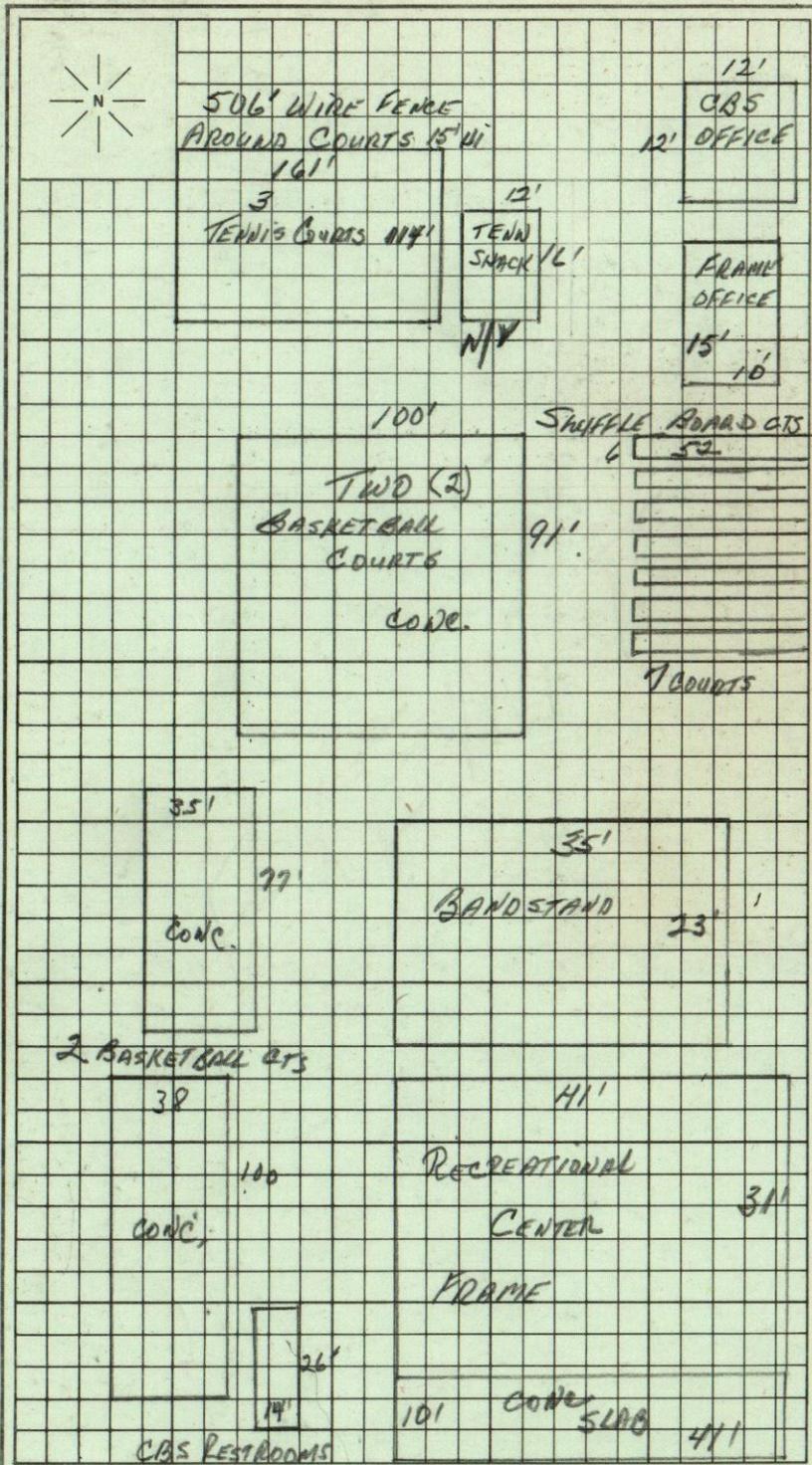
VALUATION TOTALS		
1966	LAND	EX
	IMPROVEMENTS	
	TOTAL	EX
1970	LAND	148,820
	IMPROVEMENTS	18,168
	TOTAL	167,000
1972	LAND	148,820
	IMPROVEMENTS	42,964
	TOTAL	191,800
1974	LAND	186,026
	IMPROVEMENTS	55,819
	TOTAL	241,850
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	



3/27/70

— NOTES —  
RESTROOMS - REFERENCE TAX EXEMPT BOOK PAGE 105.  
OTHER BLDGS. - HUNNING METHOD.

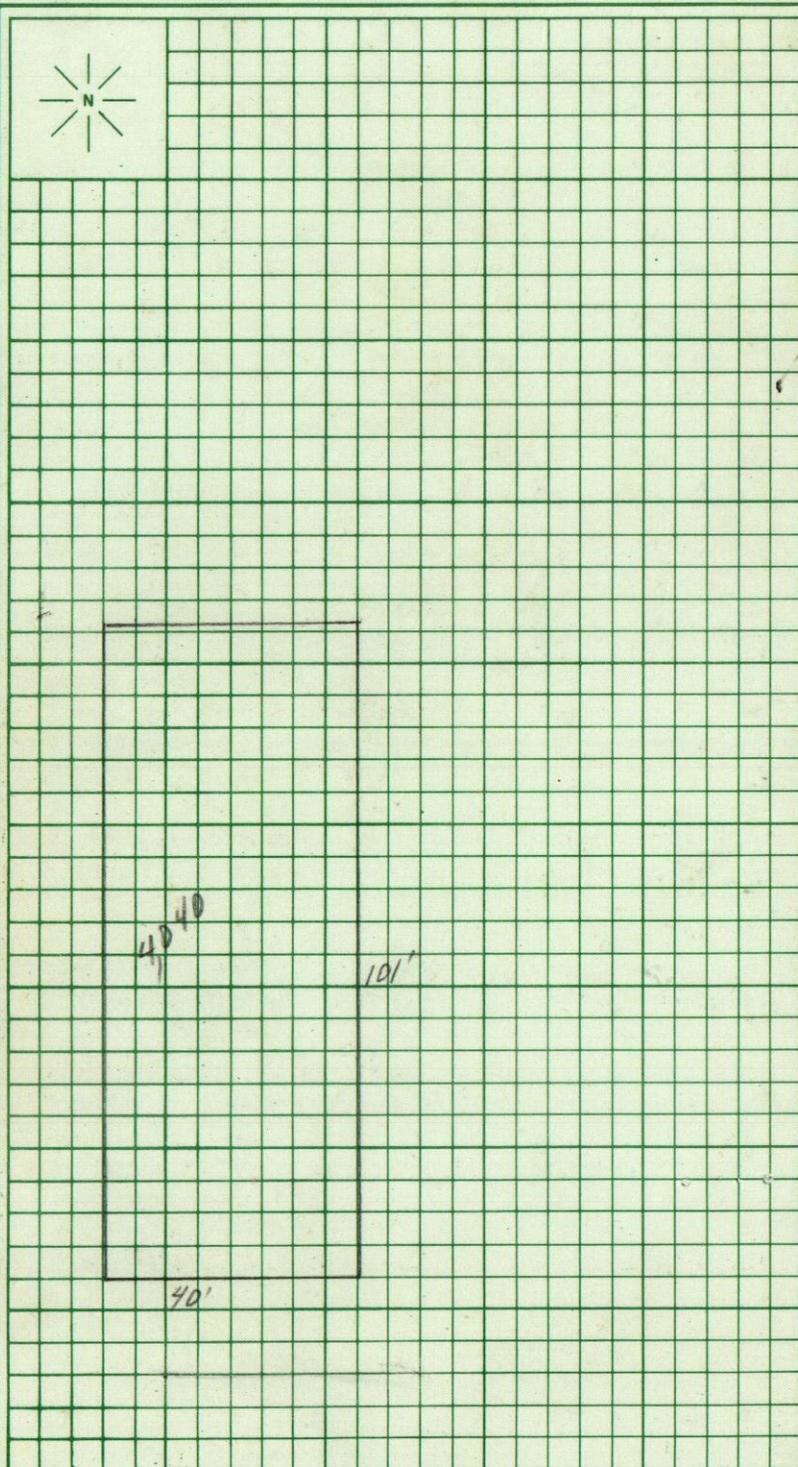
CM



CARD	1 1 2	SCALE	1" =	LAND USE CODE
PLOTTED		FLDWK. BY		DATE
RANDOM		CLASSED BY		DATE

CONSTRUCTION DATA											
IMPROVEMENT					IMPROVEMENT	INTERIOR FINISH					
	1	2	3	4		1	2	3	4		
TYPE OF STRUCTURE	CBS REST ROOMS	CBS OFFICE	FRAME OFFICE	FRAME REC. CENTER	Unfinished		✓ 0	✓ 0	✓ 0		
YEAR BUILT					Wd. or Ceil. Bds.						
ROOMS					Wallboard						
Total Rooms					Plaster, No Furring						
Eff. Apts.					Plaster, Furring						
— Rm. Apts.					Drywall						
— Rm. Apts.					Wood Panel						
No. of Baths					FLOORS						
No. of Rest Rms.					None						
— Fixt. R. Rms.					Single Pine						
— Fixt. R. Rms.					Concrete		✓ 4	✓ 6	✓ 6		
Total Fixtures					Conc., Asph. Tile						
FOUNDATION					Conc., Terrazzo						
Continuous Wall					Double Pine						
Piers					Double Hardwood						
Piling					Precast Conc.						
ADJUSTMENTS					Parquet						
Frame					Conc. Q. Tile						
Height					Conc. Cer. Tile						
Front & Interior					Marble						
Apt. Equiv.					PLUMBING						
Partitions					None		✓ 0	✓ 0	✓ 0		
Special Use					Poor						
EXTERIOR WALLS					Good, Plain						
Wallboard					Good, Tile						
Corr. Metal					HEATING						
Corr. Asbestos					None		✓ 0	✓ 0	✓ 0		
Wd. Fr. Stucco					Unit Heat						
Wd. Fr. Asbestos					Cntrl. Heating						
C.B. Plain					Cntrl. Cooling						
C.B. Stucco		✓ 33	✓ 33	✓ 33	Cntrl. Cool & Heat						
Wd. Fr. Siding					ELECTRICITY						
Tile Stucco					None						
Brick					Poor		✓ 3	✓ 3	✓ 3		
Reinf. Conc.					Average						
Panel, Glass, Mtl.					Good						
ROOF TYPE					CLASS & SCALE						
Flat, Shed					REST	4E.	4E	4E			
Hip, Gable		✓ 8	8	✓ 8	CONST. UNITS	R. ROOMS	53	53	53		
Bar Joist					CLASS UNITS		-12	-12	-12		
Wood Truss					TOTAL UNITS		41	41	41		
Prestressed					BASE RATE		13.20	13.20	12.68		
Steel Truss					ADJ. RATE	19.52	5.41	5.41	5.20		
ROOF MATERIAL					AREA	364	144	150	1271		
Sht. Mtl. Roll					E.F.						
T. & G., B.U.		✓ 3	✓ 3	✓ 3	E.F.						
Shing., Wd., Etc.					REP. COST NEW	7105	779	812	6609		
Shing., Asbestos					CONDITION	60	60	55	45		
Tile, Cement					DEP. REP. VALUE	4263	467	4410	2974		
Tile, Clay					DEPRECIATION ADJUSTMENT						
Bermuda					NO.	PHY.	ADJUSTMENT			%	COND.
Slate					1						
Gypsum					2						
					3						
					4						





CARD	SCALE 1" =	LAND USE CODE
PLOTTED	FLDWK. BY	DATE
RANDOM	CLASSIFIED BY	DATE

CONSTRUCTION DATA														
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4					
TYPE OF STRUCTURE	✓ REC. BLDG. 1971	REC BLDG					INTERIOR FINISH							
			Unfinished											
			Wd. or Ceil. Bds.											
			Wallboard						✓ 28 ✓ 24					
Plaster, No Furring														
Plaster, Furring														
Drywall														
Wood Panel														
YEAR BUILT														
ROOMS														
Total Rooms						FLOORS								
Eff. Apts.						None								
— Rm. Apts.						Single Pine								
— Rm. Apts.						Concrete								
No. of Baths						✓ 6 ✓ 6								
No. of Rest Rms.						Conc., Asp. Tile								
— Fixt. R. Rms.						Conc., Terrazzo								
— Fixt. R. Rms.						Double Pine								
Total Fixtures						Double Hardwood								
						Precast Conc.								
FOUNDATION														
Continuous Wall						Parquet								
Piers						Conc. Q. Tile								
Piling						Conc. Cer. Tile								
ADJUSTMENTS														
Frame						Marble								
Height														
Front & Interior						None								
Apt. Equiv.						✓								
Partitions						Poor								
Special Use						Good, Plain								
EXTERIOR WALLS														
Wallboard						Good, Tile								
Corr. Metal						None								
Corr. Asbestos						Unit Heat								
Wd. Fr. Stucco						Cntrl. Heating								
Wd. Fr. Asbestos						Cntrl. Cooling								
C.B. Plain						Cntrl. Cool & Heat								
C.B. Stucco						None								
Wd. Fr. Siding						✓ 3 ✓ 3								
Tile Stucco						Poor								
Brick						Average								
Reinf. Conc.						Good								
Panel, Glass, Mtl.						CLASS & SCALE								
						L/D L/D								
						80 76								
						CLASS UNITS								
						— 0								
						TOTAL UNITS								
						80 76								
						BASE RATE								
						7.80 11.40								
						ADJ. RATE								
						6.24 8.66								
						AREA								
						4040 4040								
						E.F.								
						E.F.								
						ROOF TYPE								
						Flat, Shed								
						✓ 7 ✓ 7								
						Hip, Gable								
						Bar Joist								
						Wood Truss								
						Prestressed								
						Steel Truss								
ROOF MATERIAL														
Sht. Mtl. Roll						✓ 3 ✓ 3								
T. & G., B.U.														
Shing., Wd., Etc.														
Shing., Asbestos														
Tile, Cement														
Tile, Clay														
Bermuda														
Slate														
Gypsum														
						ELECTRICITY								
						None								
						Poor								
						Average								
						Good								
						CLASS & SCALE								
						L/D L/D								
						80 76								
						CONST. UNITS								
						— 0								
						TOTAL UNITS								
						80 76								
						BASE RATE								
						7.80 11.40								
						ADJ. RATE								
						6.24 8.66								
						AREA								
						4040 4040								
						E.F.								
						E.F.								
						REP. COST NEW								
						25,210 34,986								
						CONDITION								
						98 88								
						DEP. REP. VALUE								
						24,706 30,787								
DEPRECIATION ADJUSTMENT														
NO.		PHY.		ADJUSTMENT				%		COND.				
1														
2														
3														
4														

City of Key West

Card #3 AK1034819

00033910-00

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

EXEMPT

LAND COMPUTATIONS						
QUAN.-TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	CF.	PRICE PER FRONT FOOT	VALUE
Doubled	459X180	60	.92		115.00	52,877
Doubled	459X180	50	.92		96.00	44,064
Doubled	459X180	75	1.92		144.00	66,096
Doubled	459X180	62.50	1.92		120.00	55,080
					TOTAL	126,117
						96,779

SEE CARD #2 FOR BALANCE OF LAND VALUES

VALUATION TOTALS		
1968	LAND	Land Value
	IMPROVEMENTS	included on
	TOTAL	CARD #3391
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	



3/27/70



3/27/70



3/27/70

PHOTO  
IMP #4

— NOTES —



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00033910-000000  
 Account# 1034819  
 Property ID 1034819  
 Millage Group 10KW  
 Location Address BAYVIEW PA TRUMAN Ave, KEY WEST  
 Legal Description KW PT OF TR 14 A4-49  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32230  
 Property Class FOREST/PARK/REC AREA (8200)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable Housing No



### Owner

[CITY OF KEY WEST](#)  
 PO Box 1409  
 Key West FL 33041

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$392,658	\$392,658	\$392,658	\$392,658
+ Market Misc Value	\$240,464	\$240,464	\$240,464	\$240,464
+ Market Land Value	\$9,985,893	\$9,985,893	\$9,985,893	\$9,985,893
= Just Market Value	\$10,619,015	\$10,619,015	\$10,619,015	\$10,619,015
= Total Assessed Value	\$10,619,015	\$10,619,015	\$10,619,015	\$10,619,015
- School Exempt Value	(\$10,619,015)	(\$10,619,015)	(\$10,619,015)	(\$10,619,015)
= School Taxable Value	\$0	\$0	\$0	\$0

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2023	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2022	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2021	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2020	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2019	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2018	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	286,885.00	Square Foot	0	0

**Buildings**

Building ID	40073	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1975
Building Type	FOREST, PARKS, ETC. / 82C	EffectiveYearBuilt	1991
Building Name		Foundation	
Gross Sq Ft	392	Roof Type	
Finished Sq Ft	392	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	104	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	45	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	392	392	0
<b>TOTAL</b>		<b>392</b>	<b>392</b>	<b>0</b>

Building ID	40074	Exterior Walls	C.B.S.
Style		Year Built	1990
Building Type	CITY BLDGS C / 89C	EffectiveYearBuilt	1991
Building Name		Foundation	
Gross Sq Ft	414	Roof Type	
Finished Sq Ft	414	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	82	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	45	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	414	414	0
<b>TOTAL</b>		<b>414</b>	<b>414</b>	<b>0</b>

Building ID	40075	Exterior Walls	NO VALUE
Style		Year Built	1965
Building Type	FOREST, PARKS, ETC. / 82C	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	1525	Roof Type	
Finished Sq Ft	594	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	128	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	594	0	0
FLA	FLOOR LIV AREA	594	594	0
OPU	OP PR UNFIN LL	337	0	0
<b>TOTAL</b>		<b>1,525</b>	<b>594</b>	<b>0</b>

Building ID	40076	Exterior Walls	C.B.S.
Style		Year Built	1975
Building Type	FORESTS/PARKS ETC-B- / 82B	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	4407	Roof Type	
Finished Sq Ft	3510	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	336	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	897	0	0
FLA	FLOOR LIV AREA	3,510	3,510	0
<b>TOTAL</b>		<b>4,407</b>	<b>3,510</b>	<b>0</b>

Building ID	40077	Exterior Walls	C.B.S.
-------------	-------	----------------	--------

<b>Style</b>		<b>Year Built</b>	1996
<b>Building Type</b>	FORESTS/PARKS ETC-B- / 82B	<b>EffectiveYearBuilt</b>	1994
<b>Building Name</b>		<b>Foundation</b>	
<b>Gross Sq Ft</b>	264	<b>Roof Type</b>	
<b>Finished Sq Ft</b>	240	<b>Roof Coverage</b>	
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	
<b>Perimeter</b>	92	<b>Bedrooms</b>	0
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	40	<b>Grade</b>	350
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	240	240	0
OPU	OP PR UNFIN LL	24	0	0
<b>TOTAL</b>		<b>264</b>	<b>240</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1974	1975	10 x 112	1	1120 SF	1
CONC PATIO	1974	1975	0 x 0	1	76 SF	2
ASPHALT PAVING	1993	1994	100 x 115	1	11500 SF	3
ASPHALT PAVING	1993	1994	116 x 161	1	18676 SF	3
ASPHALT PAVING	1993	1994	70 x 130	1	9100 SF	2
COM CANOPY	1995	1996	7 x 18	1	126 SF	1
COM CANOPY	1995	1996	7 x 18	1	126 SF	1
CONC PATIO	1995	1996	0 x 0	1	12729 SF	2
RW2	1995	1996	0 x 0	1	133 SF	4
COM CANOPY	1995	1996	10 x 16	1	160 SF	1
CH LINK FENCE	1995	1996	0 x 0	1	18254 SF	2
WALL AIR COND	1995	1996	0 x 0	1	2 UT	1
TIKI	1995	1996	7 x 35	1	245 SF	3
CH LINK FENCE	1995	1996	0 x 0	1	762 SF	3
WROUGHT IRON	1995	1996	4 x 196	1	784 SF	2
FENCES	1998	1999	6 x 196	1	1176 SF	2
WATER FEATURE	2001	2002	0 x 0	1	2 UT	2

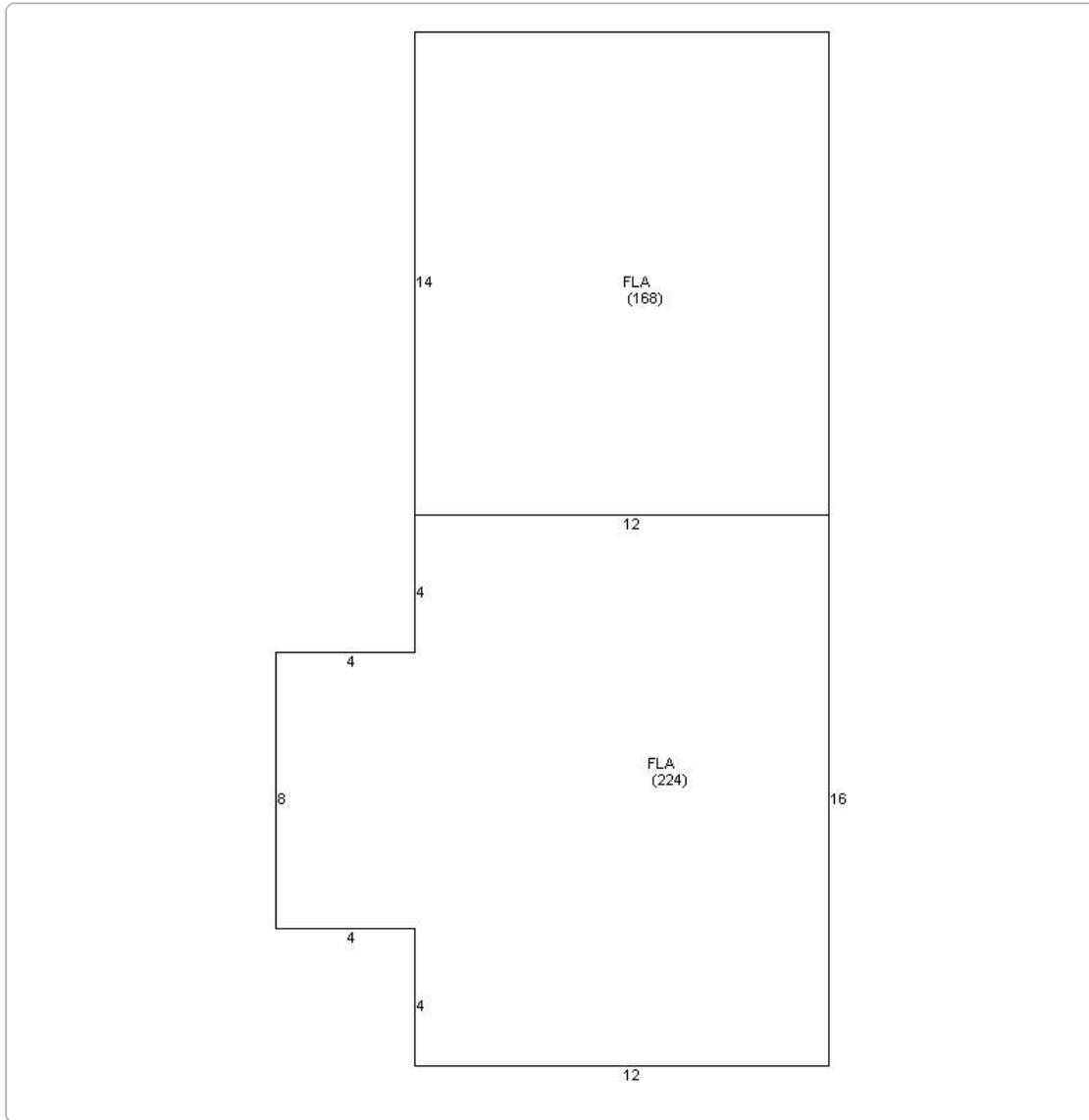
**Permits**

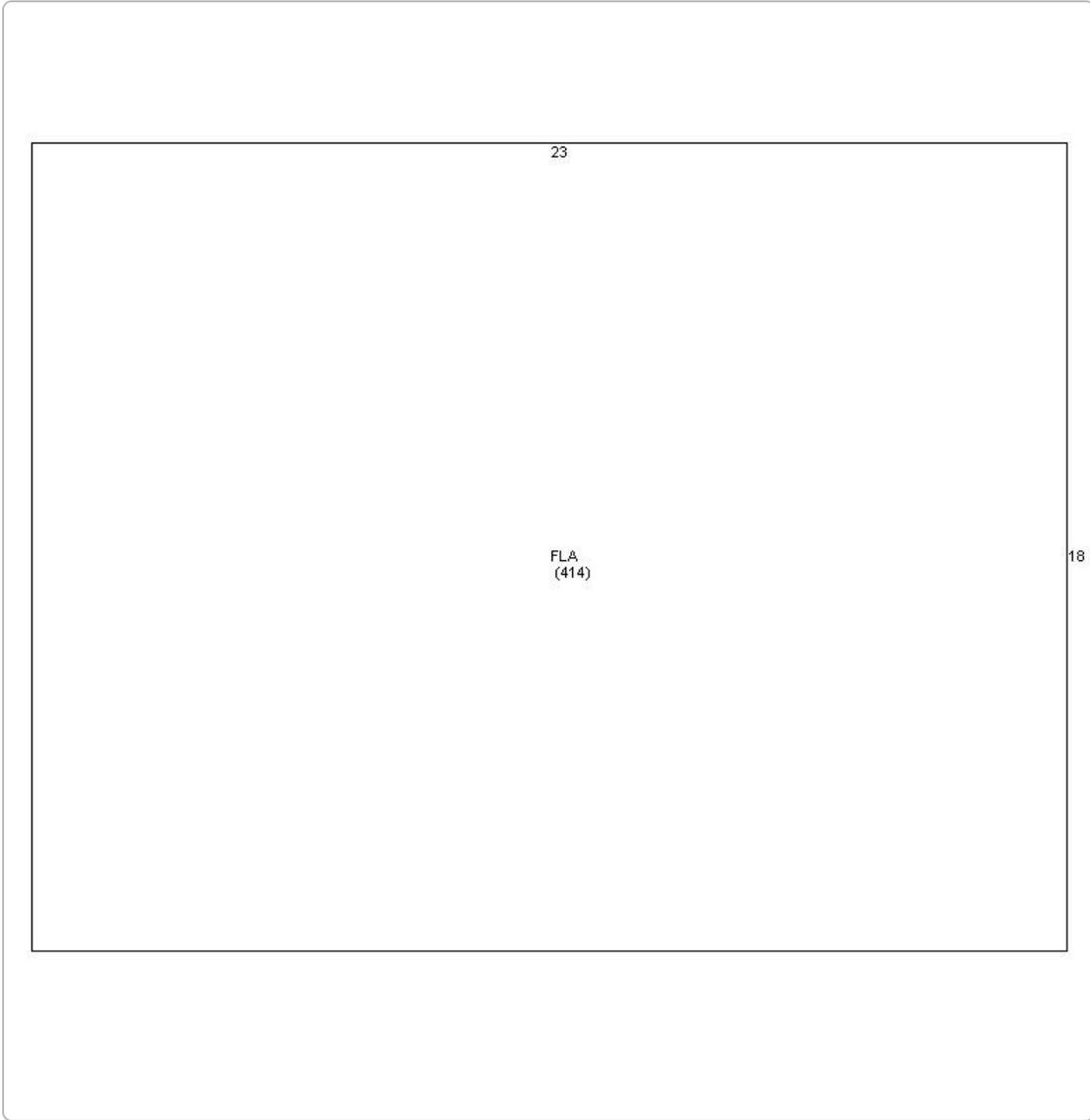
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2020-2353	10/06/2020	Completed	\$30,000	Commercial	REMOVE EXISTING DUCTWORK, INSTALL NEW DUCTWORK, DIFFUSERS, AND GRILLS AS PER PLAN. INSTALL NEW BATHROOM EXHAUST FANS AND DUCTWORK. PROVIDE AND INSTALL MINI SPLIT IN THE OFFICE AREA AS PER PLAN BALANCE SYSTEM UPON COMPLETION AS PER PLAN.
BLD2020-2294	08/12/2020	Completed	\$72,165	Commercial	FIXTURE PACKAGE. PERMIT #2020-2175 IS THE PARENT PERMIT - PLEASE LINK TOGETHER.
17-1705	02/22/2018	Completed	\$518,315	Commercial	RENOVATION OF AN EXISTING 4,912 SF BLDG. INTERIOR REMODEL AND MINIMAL EXTERIOR CHANGES.
16-00002097	05/31/2016	Expired	\$1,500	Commercial	REMOVE (DEMO) FOUR INTERIOR LOAD BEARING CONCRETE WALL APPROX. 800 SQ/FT (SEE PHOTOS FOR SECTION. N.O.C. EXEMPT. GH
15-1721	05/26/2015	Expired	\$400,000	Commercial	LANDSCAPING & HARDSCAPE WITH PAVER & CONCRETE WALKWAYS
15-1808	05/11/2015	Completed	\$23,603		PROVIDE CONDUIT, WIRE FOR NEW LIGHT FIXTURES AND RECEPTACLES.
11-1009	08/15/2011	Completed	\$0	Commercial	NEW RESTROOM STRUCTURE INCLUDING ELECTRICAL, PLUMBING AND ROOF.
09-0605	02/26/2009	Completed	\$15,000	Commercial	REPAIR TO BAYVIEW PARK PAVILLION
07-2502	05/22/2007	Completed	\$2,000	Commercial	INSTALL FOUR SPLIT UNIT A/C FOR BOYS & GIRLS CLUB
07-2318	05/14/2007	Completed	\$2,300	Commercial	INSTALL FOUR 2-TON DUCTLESS UNITS
97-0742	03/01/1997	Completed	\$200	Commercial	ELECTRIC
97-0092	01/01/1997	Completed	\$200	Commercial	SIGN
96-0979	02/01/1996	Completed	\$25,000	Commercial	ELECTRIC
96-0350	01/01/1996	Completed	\$1,500	Commercial	ELECTRIC
P95-3991	11/01/1995	Completed	\$56,200	Commercial	LAWN SPRINKLERS
B95-3518	10/01/1995	Completed	\$1,000,000	Commercial	REPAIRS, LANDSCAPING
A95-2706	08/01/1995	Completed	\$18,500	Commercial	ROOF
E95-2566	08/01/1995	Completed	\$24,000	Commercial	ELECTRIC
P95-2462	08/01/1995	Completed	\$26,100	Commercial	PLUMBING
B95-2306	07/01/1995	Completed	\$3,348,887	Commercial	RENOVATIONS

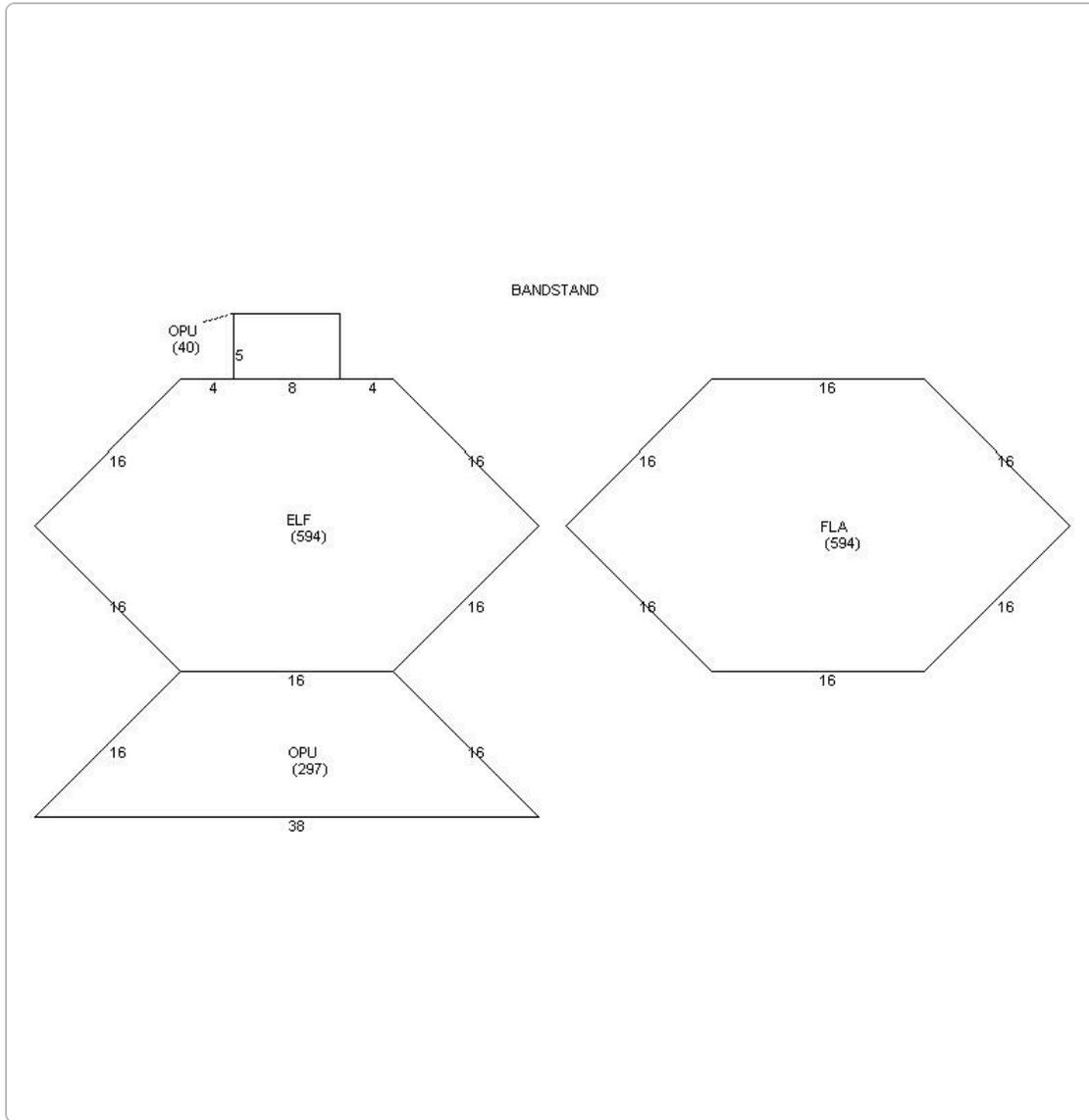
**View Tax Info**

[View Taxes for this Parcel](#)

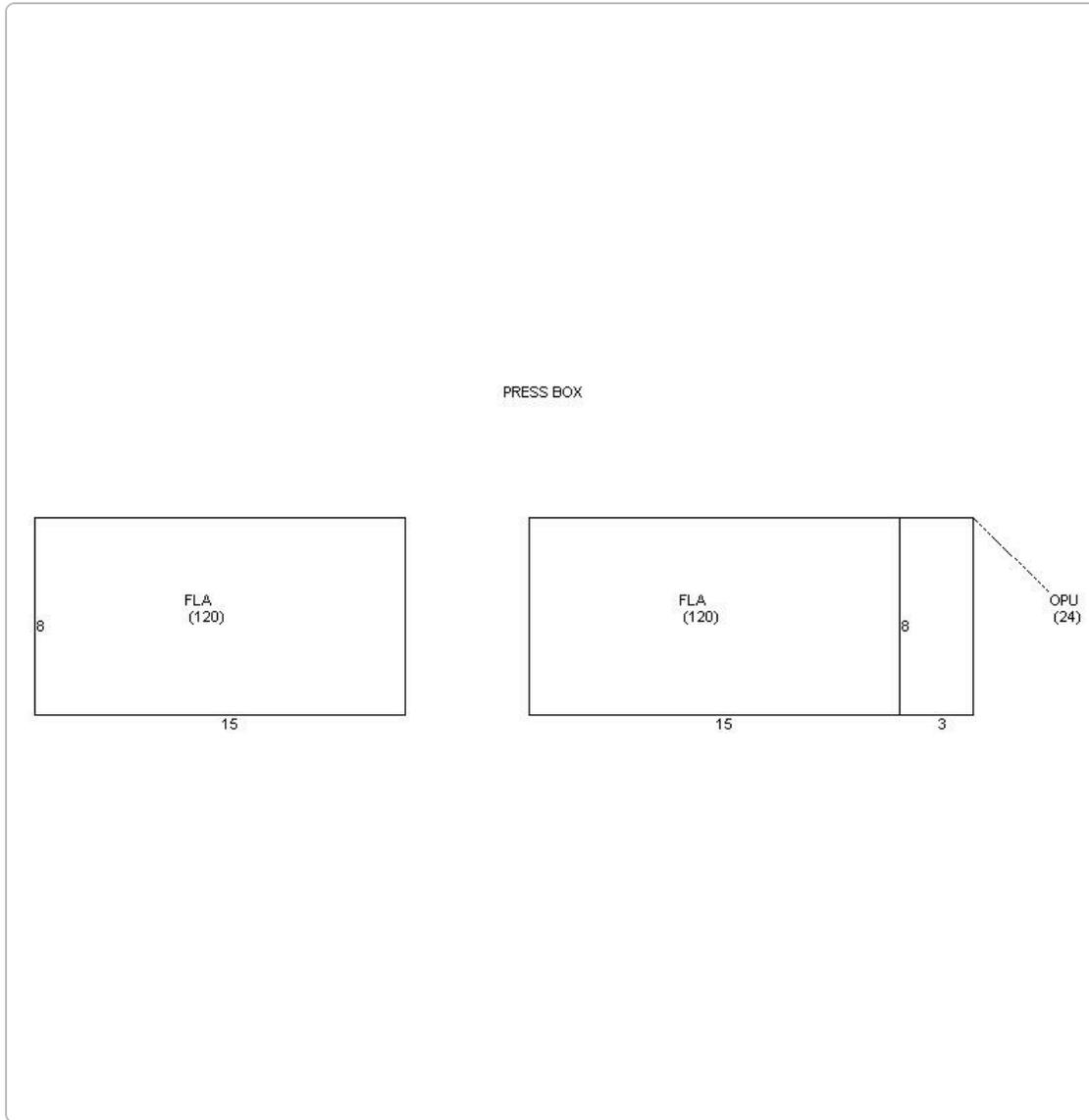
**Sketches (click to enlarge)**







			45	
FLA (1755)	OPX (429)	FLA (1755)		OPX (468)
	39	39		39
45	11			12



**Photos**



Map



No data available for the following modules: Sales, TRIM Notice.

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