



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 24, 2018

Applicant: Meridian Engineering

Application Number: H17-03-0059

Address: #1006 Truman Avenue

Description of Work:

New one-story wood frame open structure, new deck, and ADA ramp.

Site Facts:

The one-story structure at 1006 Truman Avenue is listed as a noncontributing structure in the survey. The property appraiser's office states that the structure was built in 1944, but there is no structure on the 1948 and the 1962 Sanborn maps. There are no historic photographs of this structure, nor are there any aerials that show it until recently. The applicant states that it was built in the 1980s. The property appraiser's office effective year built date for this structure is 1980.

Guidelines Cited in Review:

Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13, 14, 18, 22, and 23.

Guidelines for Ramps (page 34), specifically guideline 1, 2, and 4.

Guidelines for Decks, Patios, Hot Tubs, & Pools (pages 39-40), specifically guidelines 3.

Staff Analysis

This Certificate of Appropriateness proposes demolishing a one-story structure that from research is not a historic structure. The new structure will shorter than the existing building by two feet. The current structure is located in the rear of the lot, and the proposed building will be located much closer to the street, but will have a 25-foot setback. It will sit further back than the existing Don's Place bar. The frontage location will be comparable to the Old Town Fitness building located next door at 1010 Truman Avenue. The new structure will be similar to the current building in that it will be open on the front and sides and will have a height of approximately 17 feet. The structure will be made of wood with hardiboard fascia and a scalloped metal shingles installed in the front gable pediment. There will be a deck on the front of the building with an ADA ramp located on the side. The building will have a cutout for an existing Spanish Lime tree.

Consistency with Guidelines

1. The proposed structure will be located closer to Truman Avenue than the current structure, but will still have a 25-foot setback from the right-of-way. The new structure will be lower in height and will retain many of the same features as the current structure – a roof structure with no side or front walls. A new ADA ramp will be installed along the side of the building.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # H17-03-0059	REVISION #	INITIAL & DATE 12/29/17 Still
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1000 TRUMAN AVE	
JENKINS - MANAGER HOLDING CO/INC	PHONE NUMBER 305-747-2892
1000 TRUMAN AVE	EMAIL donsplace.kwe@bellsouth.net
KEY WEST FL 33040	
Rock Milelli / MERIDIAN ENGINEERING	PHONE NUMBER 305-293-3263
201 FRONT ST. STE 203	EMAIL r.milelli@meflkeys.com
KEY WEST FL 33040	
<i>[Signature]</i>	DATE 12/21/17

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 ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Demolish approx. 1215 SF wood-framed open gable end structure; remove 1000 SF of pavers; construct approx 1,700 SF wood framed open structure; approx. 300 SF of uncovered wood deck less than 30" off grade; construct new ADA ramp; railings and concrete landing

MAIN BUILDING: Approx 1700 SF gable wood frame structure w/ 5V crimp metal roof; 8x8 wood posts; open on all sides

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Demolish existing 1215 SF wood frame structure

Oper: KEYMGRC Type: BP Drawer: 1
Date: 12/29/17 57 Receipt no: 5277
2017 300059
PT * BUILDING PERMITS-NEW
1.00 \$500.00
Trans number: 3121037
CK CHECK 25335 \$500.00
Trans date: 12/29/17 Time: 16:06:40

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

ACCESSORY STRUCTURE(S):	
PAVERS: <i>N/A</i>	FENCES: <i>N/A</i>
DECKS: <i>New uncovered deck and new deck under the structure</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>N/A</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

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 #

ADDRESS OF PROPOSED PROJECT:

1000 Truman Ave

PROPERTY OWNER'S NAME:

Jenkins-Manacher Holding Co Inc.

APPLICANT NAME:

Rick Milelli c/o Meridian Engineering LLC

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**.

 PROPERTY OWNER'S SIGNATURE	 DATE AND PRINT NAME
--	---

12-29-17

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove a 1215 sf wood frame gable roof structure. The structure is open on all sides.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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):

(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.

N/A

(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.

Meets criteria. Structure does not have any historical significance

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.

Meets criteria. Structure not associated with any significant events.

(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.

Meets criteria.

(d) Is not the site of a historic event with significant effect upon society.

Meets criteria

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

Meets criteria

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

Meets criteria

(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.

Meets criteria.

(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.

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.

Meets criteria

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

Meets criteria

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Structure is not significant.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

No historical relationships between structures.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Structure does not define historic character of site.

(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A. Structure is not contributing



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

**CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
FOR PROJECTS TO BE REVIEWED BY COMMISSION**

This form must be submitted with your application

<i>Application Type</i>	<i>Current Fees</i>	<i>Code</i>
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	<u>\$400.00</u>	H2
Demolition of non-historic or non-contributing structures	<u>\$100.00</u>	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 500

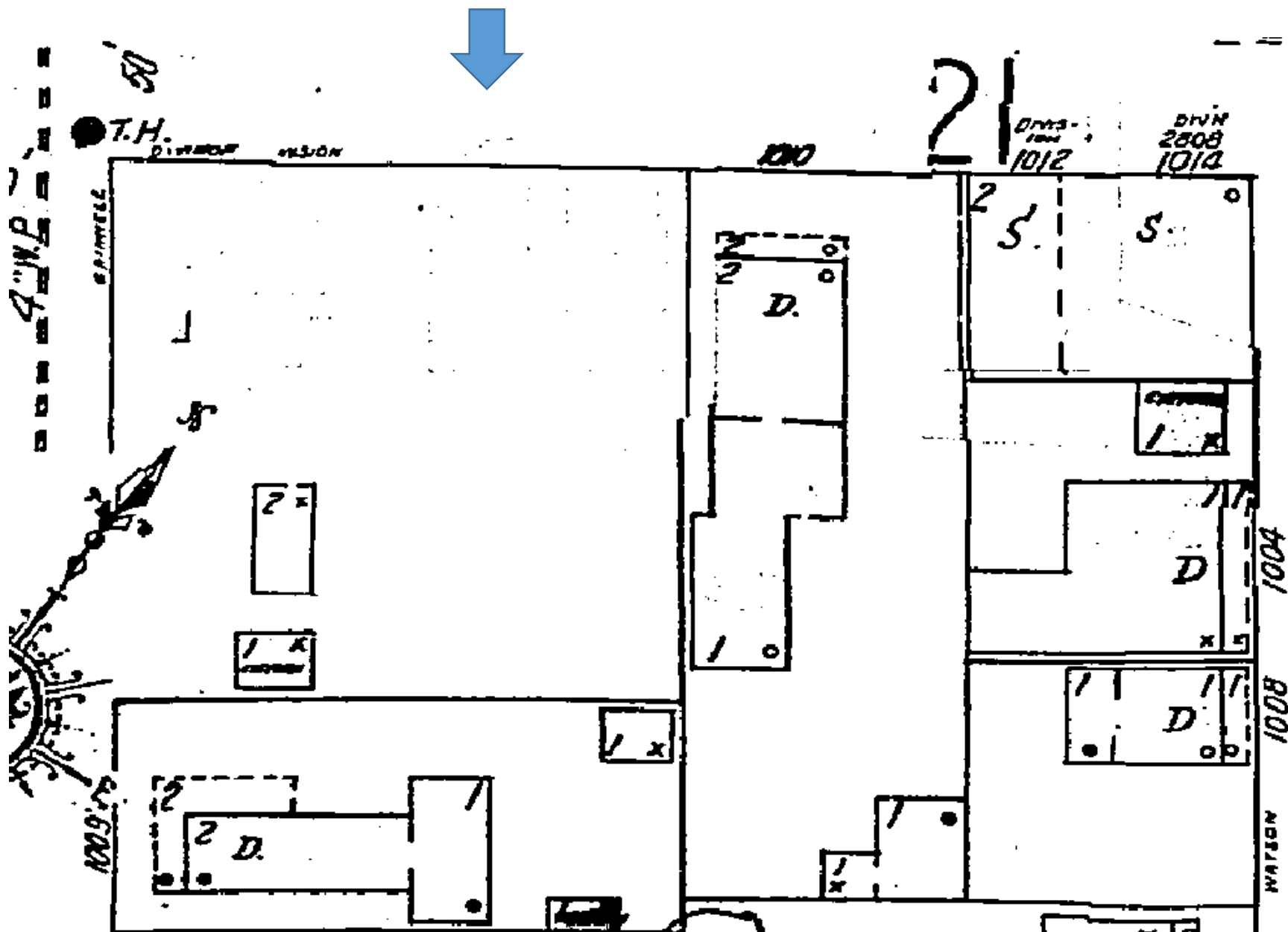
Project Address: 1000 Thuman Avenue

Comments: Need streetview- existing & proposed,
more photos, separate survey, existing elevations
to show massing

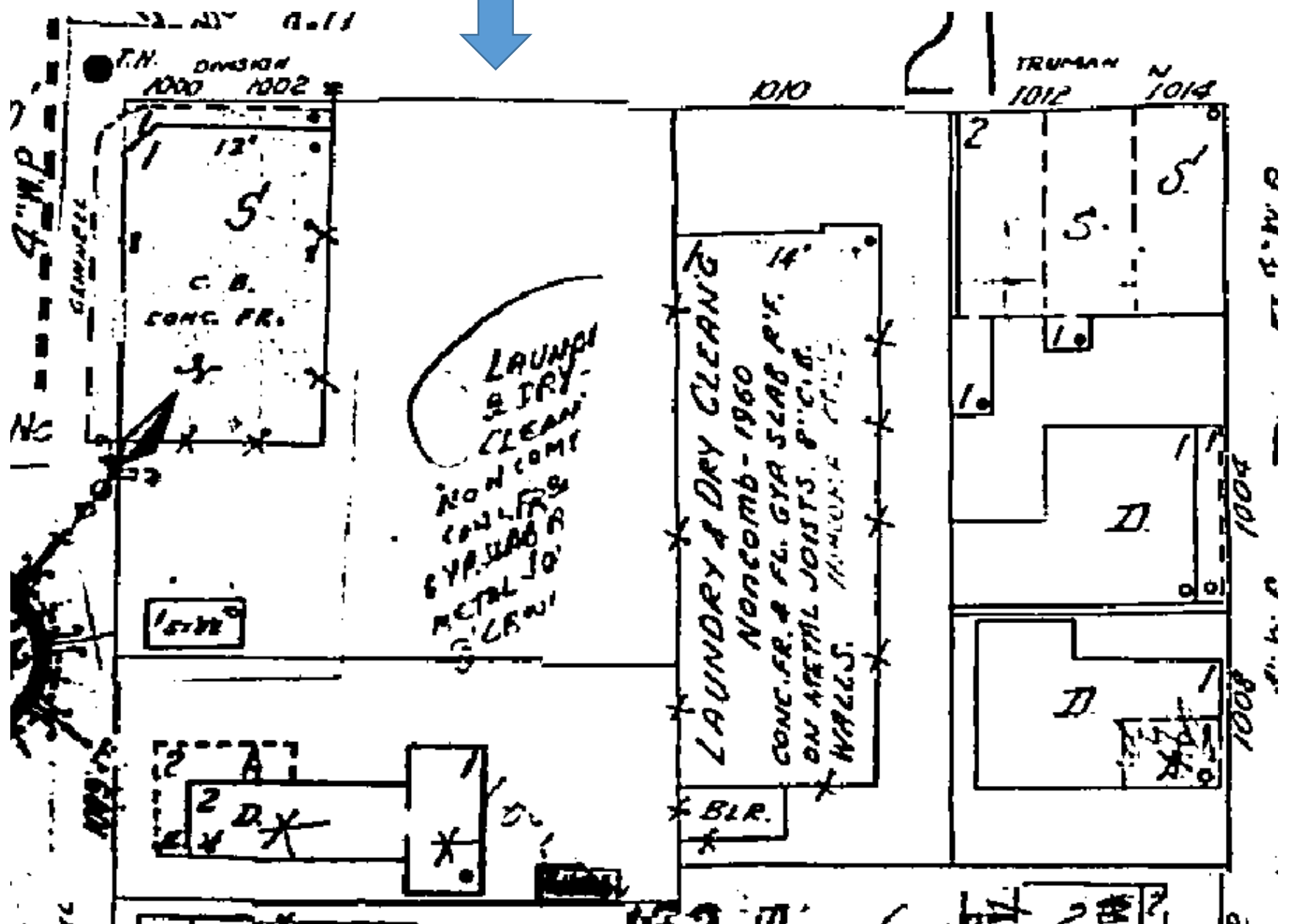
Date of Pre-Application Meeting: 12/14/17

By Staff: Kelly [Signature]

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1010 Truman Avenue. Property Appraiser's Photograph, c.1965. Monroe County Public Library. Note that there is no building on the right.



Public
Meeting



OLD TOWN FITNESS

GYM

IRISH
DAPPLY

Pu
Me
No
NEW ONE-ST
STRUCTURE



HARC Application 1000 Truman Ave.

1. Front Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1000 Truman Ave.

2. Side Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1000 Truman Ave.

3. Left Neighboring Building Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1000 Truman Ave.

4. Right Neighboring Building Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1000 Truman Ave.

5. Building Opposite Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1000 Truman Ave.

6. Front Elevation from across the street Photograph:



Prepared by Meridian Engineering, LLC

PROPOSED DESIGN

HARC SUBMITTAL
COMMERCIAL
REMODEL

1006 TRUMAN AVENUE
KEY WEST, FLORIDA 33040

SITE DATA

SITE ADDRESS: 1006 TRUMAN AVE., KEY WEST, FL 33040
RE: 00031260-000000
LEGAL DESCRIPTION: KW G G WATSON SUB I-209 ALL OF LOT 4 & PT LOT 5 SQR 3 TR 13G16-2

FLOOD ZONE: X
F.I.R.M.-COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-2005

ZONING: HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL)
F.L.U.M.: HISTORIC COMMERCIAL

SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT (PROPOSED STRUCTURE IS WITHIN REQUIRED SETBACKS)

OCCUPANCY: A-2 (NO CHANGE IN OCCUPANCY)

INDEX OF DRAWINGS

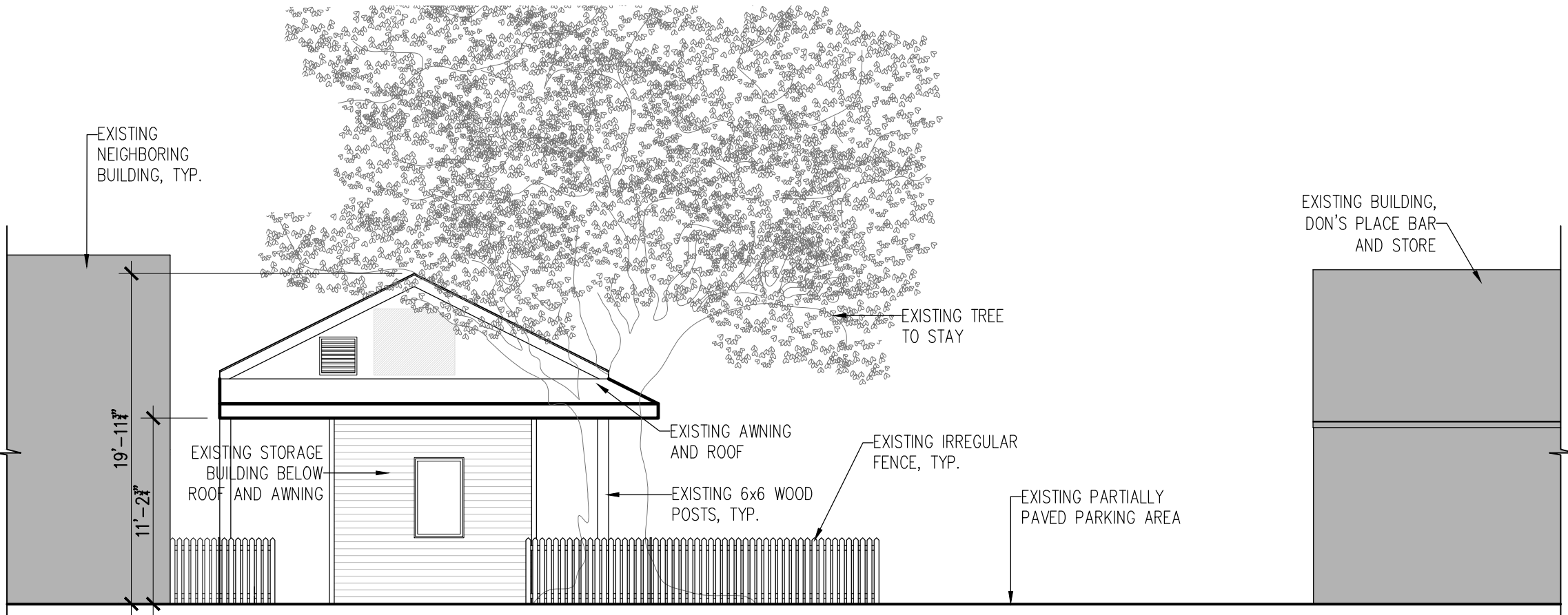
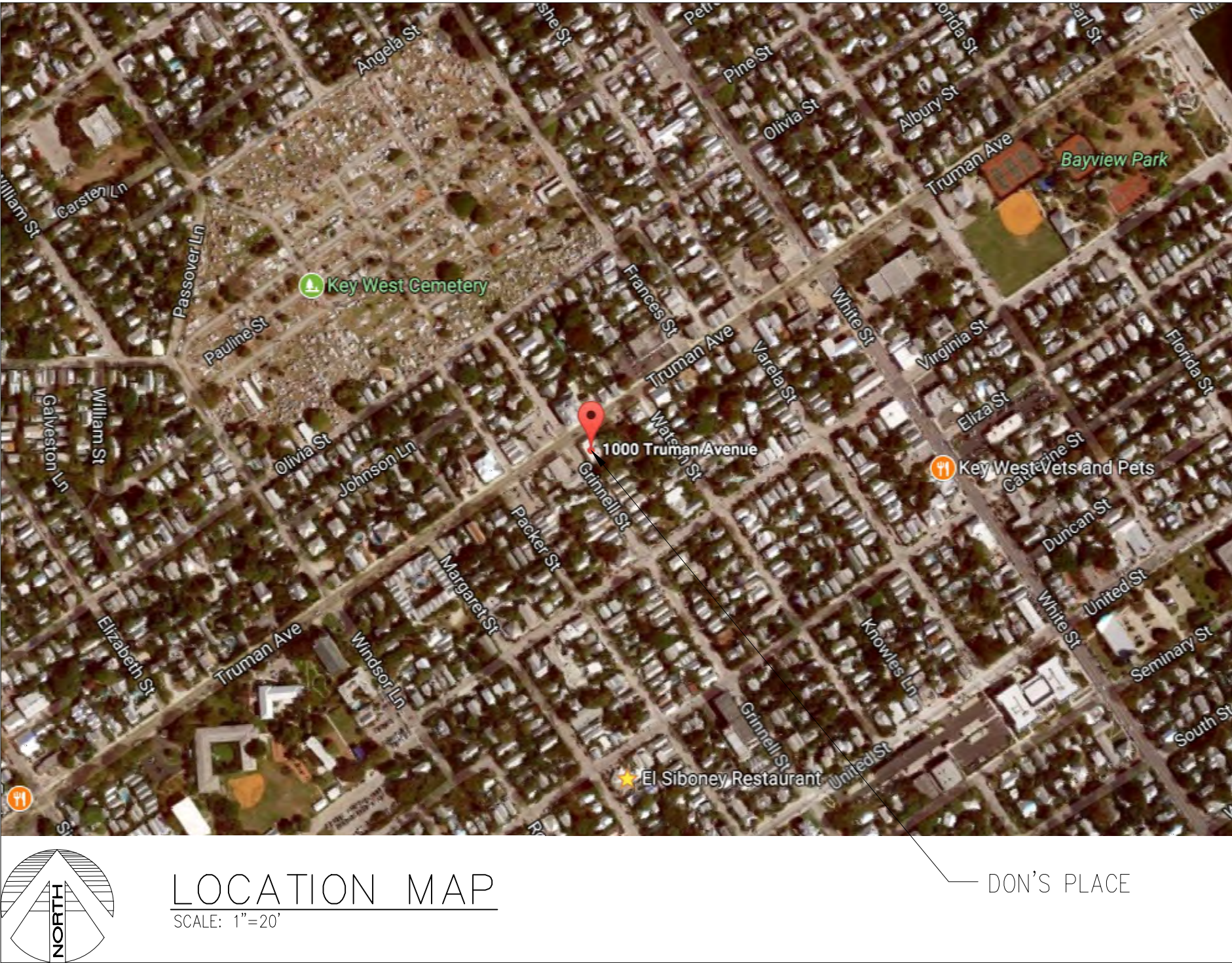
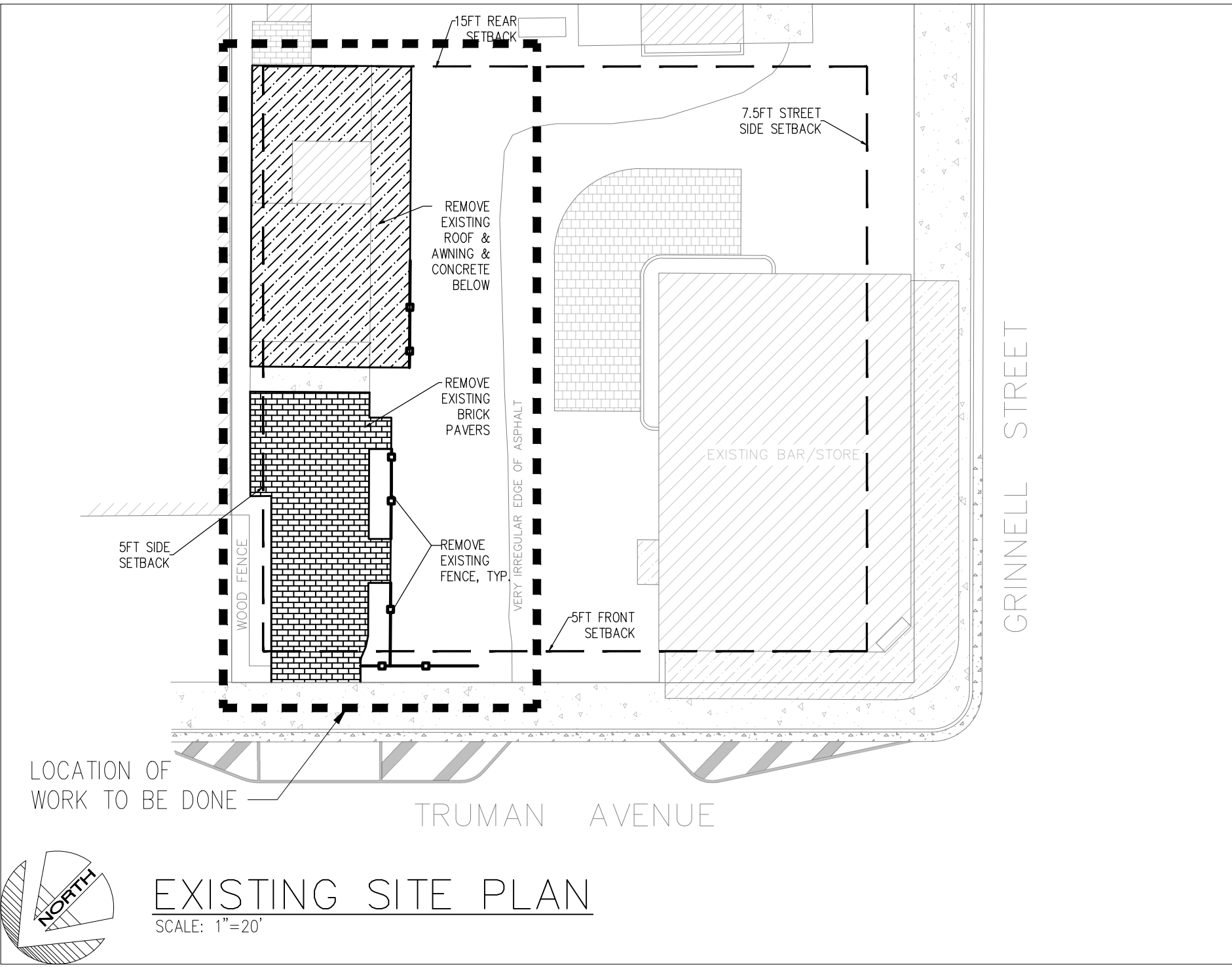
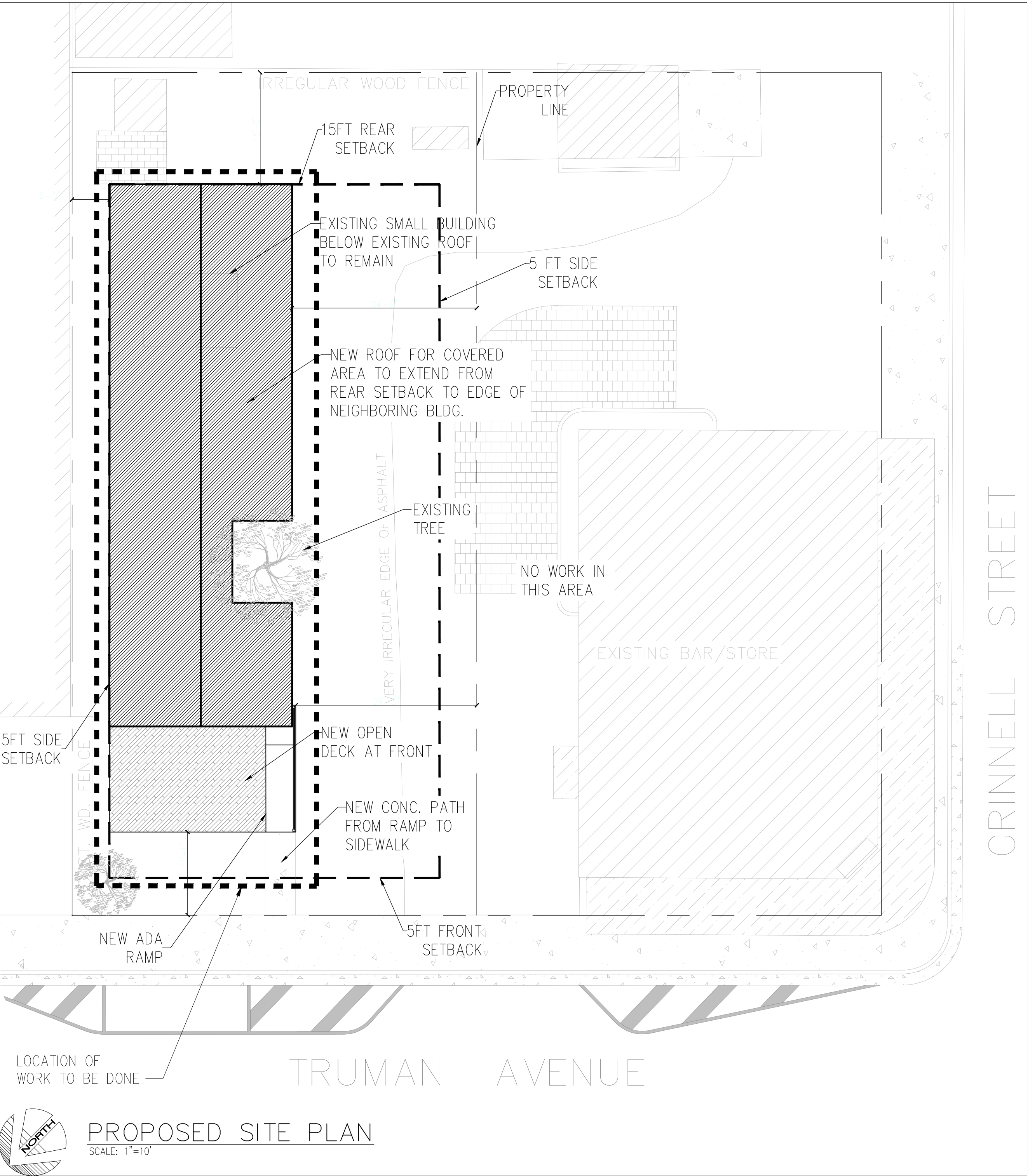
SHEET CS-1 COVER SHEET, MAP, SURVEY, & EXISTING PHOTO AND ELEVATION
SHEET CS-2 PROPOSED ELEVATIONS
SHEET CS-3 PROPOSED ELEVATIONS & FLOOR PLAN

SCOPE OF WORK

- DEMOLISH EXISTING ROOF AND AWNING, REPLACE ALL WITH NEW 5V CRIMP METAL ROOF
- DEMOLISH EXISTING OPEN BRICK PAVER AREA AND ERECT NEW PARTIALLY COVERED DECK WITH RAMP
- DEMOLISH EXISTING BAR AND REPLACE WITH NEW BAR
- DEMOLISH EXISTING IRREGULAR FENCE AT FRONT OF PROPERTY AND SIDE OF EXISTING BRICK PAVER AREA AND EXISTING COVERED AREA
- REMOVE EXISTING STRUCTURE FROM OVER THE PROPERTY SETBACK

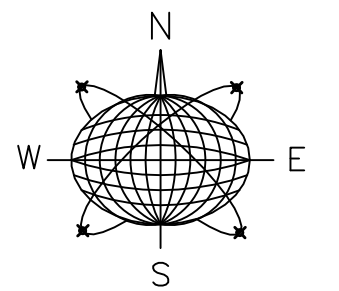
GENERAL NOTES

1. THESE PLANS ARE FOR THE HISTORICAL ARCHITECTURAL REVIEW PROCESS AND SHOULD NOT BE USED FOR CONSTRUCTION.
2. CONTRACTOR SHALL HAND DIG AROUND ANY TREE ROOT SYSTEMS (APPROXIMATELY 10 FT FROM TRUNK). CONTRACTOR SHALL VERIFY TREE ROOT LOCATION AND DEPTH PRIOR TO PLACING ANY FOOTERS OR FOUNDATIONS NEAR ANY EXISTING TREES. ANY ROOT PRUNING SHALL BE DONE BY A CERTIFIED ARBORIST. CONTRACTOR SHALL USE GREAT CARE WHEN DEMOLISHING ANY EXISTING STRUCTURES NEAR TREES. CONTRACTOR SHALL CONSTRUCT A BARRIER SYSTEM USING PLYWOOD AROUND EXISTING TREE TRUNKS PRIOR TO CONSTRUCTION ACTIVITIES.



PROJECT DATA					
RE NO.	PROPOSED				
00031260-000000					
SETBACKS:	PROPOSED SETBACKS ARE FOR PROPOSED STRUCTURE ONLY				
FRONT	11' - 1"	50' - 1"	5'	NONE	
STREET SIDE	N/A	N/A	7' - 6"	NONE	
SIDE	5' - 0'24"-3"	2' - 6"	5'	NONE	
REAR	15' - 0"	15' - 0"	15'	NONE	
LOT SIZE	NO CHANGE	6,130.25 S.F.	N/A	NONE	
BUILDING COVERAGE	1,739 S.F.	28.4%	1,260 S.F.	20.5%	50% MAX
FLOOR AREA	NO CHANGE	N/A	N/A	N/A	NONE
BUILDING HEIGHT	17' - 2 3/4"	19' - 11 3/4"	35' MAX	NONE	
IMPERVIOUS AREA*	2,804 S.F.	45.7%	3,114 S.F.	50.8%	60% MAX
OPEN SPACE	2,971.2 S.F.	48.5%	3,016 S.F.	49.2%	20% MIN

*DECREASE IN IMPERVIOUS AREA IS DUE TO REMOVAL OF BRICK PAVERS



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

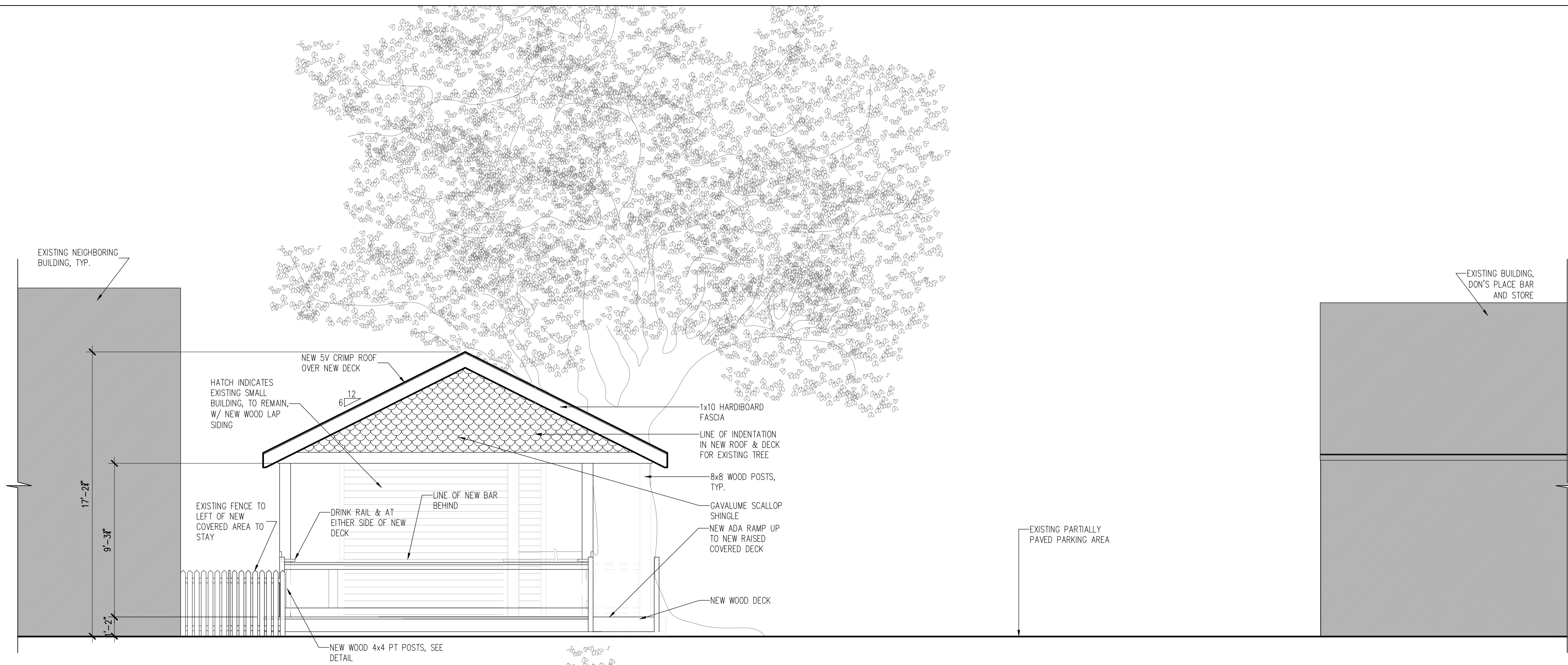
COMMERCIAL REMODEL
DON'S PLACE

Drawn By: RAP
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Revisions:

Title:
COVER SHEET
MAP & SURVEY

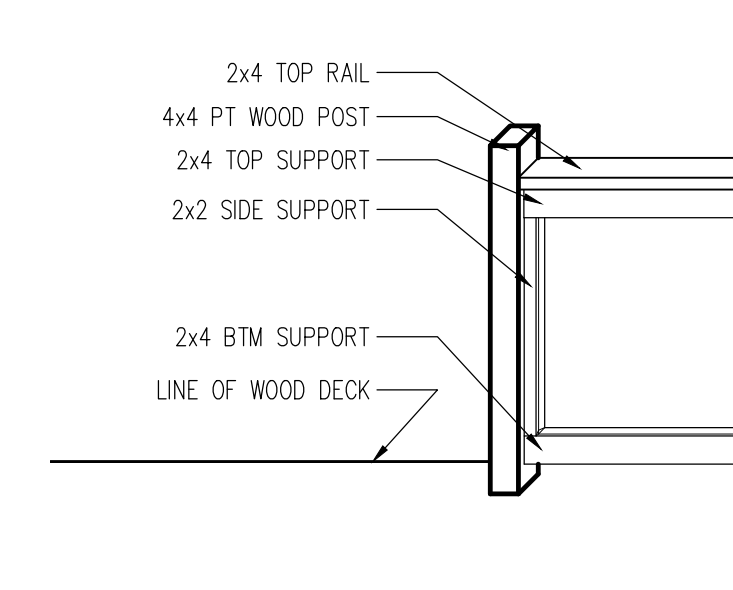
Sheet Number:
CS-1
Date: NOVEMBER 3, 2017



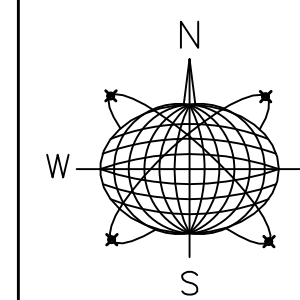
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



WOOD RAIL DETAIL
SCALE: 1/2"=1'-0"



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL
DON'S PLACE
1006 TRUMAN AVENUE
KEY WEST, FLORIDA

Drawn By:	Checked By:
RAP	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:

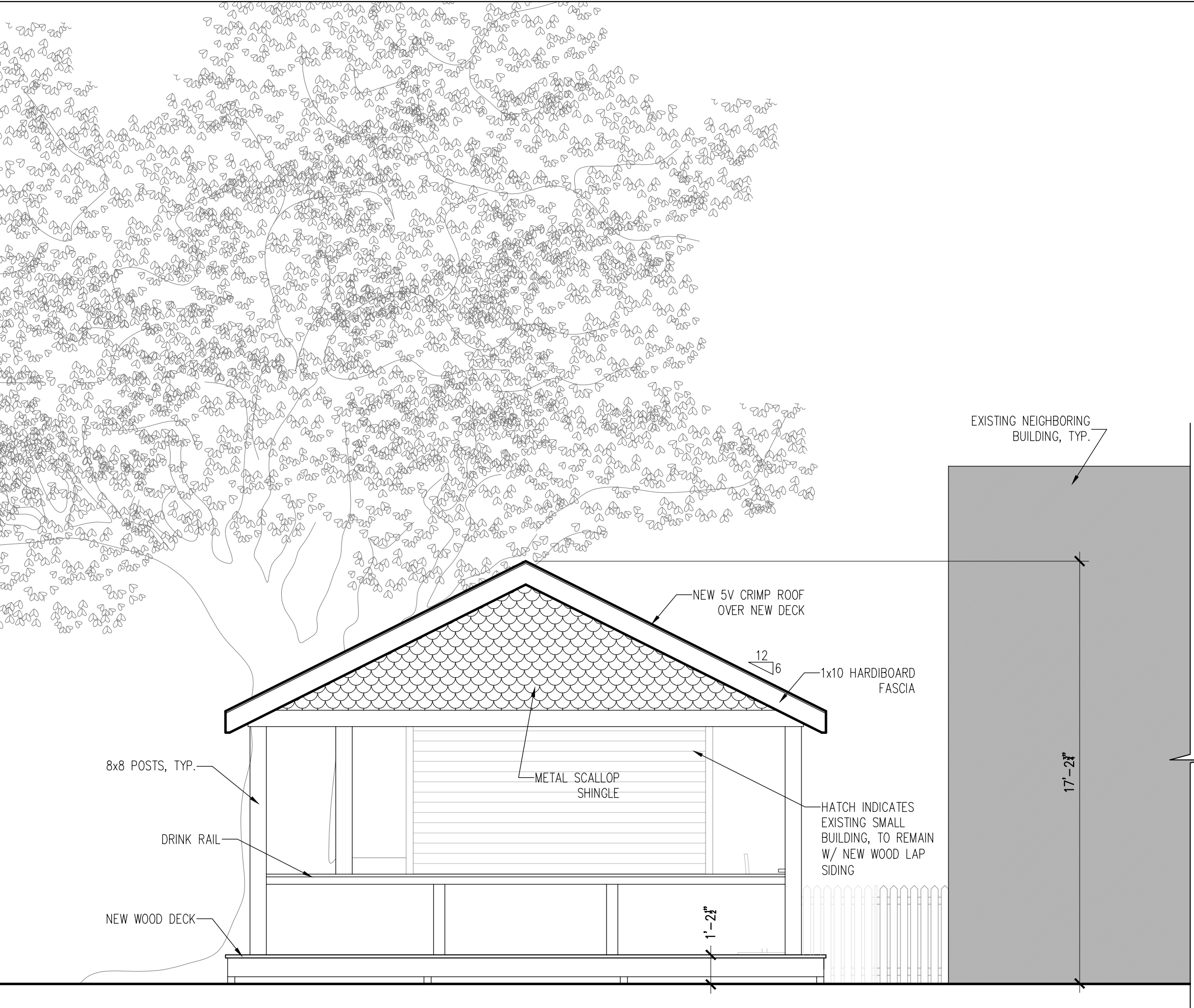
Title:

PROPOSED
ELEVATIONS

Sheet Number:

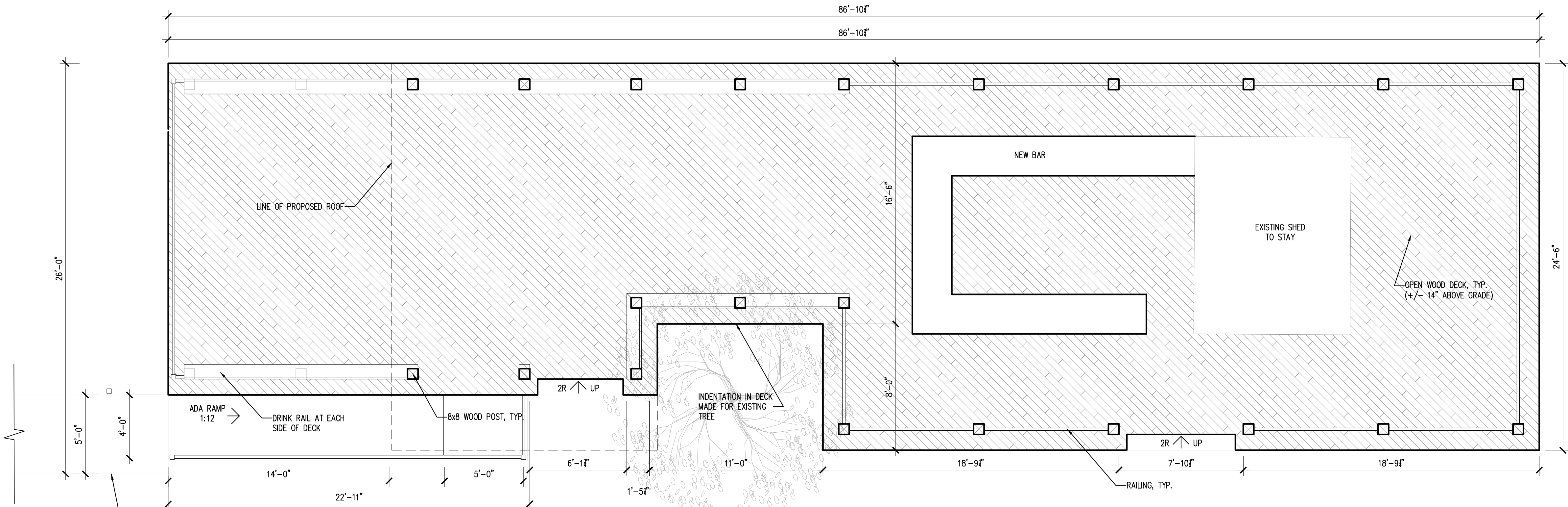
CS-2

Date: NOVEMBER 3, 2017



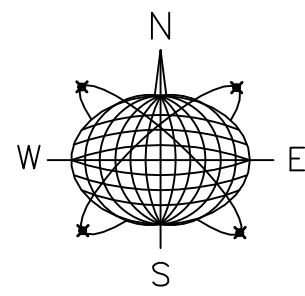
PROPOSED REAR ELEVATION

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



PROPOSED FLOOR PLAN

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



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL
DON'S PLACE

1006 TRUMAN AVENUE
KEY WEST, FLORIDA

Drawn By: RAP
Project No.
AutoCad File No.
Checked By: RJM
Scale: AS NOTED

Revisions:

Title:

ELEVATIONS &
FLOOR PLAN

Sheet Number:

CS-3

Date: NOVEMBER 3, 2017

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 24, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY WOOD FRAME OPEN
STRUCTURE, NEW DECK, AND ADA RAMP.
DEMOLITION OF EXISTING FRAME
STRUCTURE**

FOR #1006 TRUMAN AVENUE

Applicant – Meridian Engineering

Application #H17-03-0059

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Meeting Notice

NEW LANDS AND MARINE RESOURCES
PUBLIC MEETING NOTICE
FOR THE PUBLIC HEARING ON THE
PROPOSED DEVELOPMENT OF THE
MARINE RESOURCES ACT 1981
AND THE MARINE RESOURCES
REGULATIONS 1982
FOR THE PUBLIC HEARING ON THE
PROPOSED DEVELOPMENT OF THE
MARINE RESOURCES ACT 1981
AND THE MARINE RESOURCES
REGULATIONS 1982

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 24, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY WOOD FRAME OPEN
STRUCTURE, NEW DECK, AND ADA RAMP.
DEMOLITION OF EXISTING FRAME
STRUCTURE**

FOR #1006 TRUMAN AVENUE

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PROPERTY APPRAISER INFORMATION



qPublic.net™

Monroe County, FL

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 00031250-000000
Account # 1032042
Property ID 1032042
Millage Group 10KW
Location 1006 TRUMAN Ave., KEY WEST
Address
Legal KW G G WATSON SUB I-209 PT LOT 3 & PT LOT 5 SQR 3 TR 13 G16-2
Description OR290-371/373 OR750-364/365/366/367/368 OR1349-2111Q/C
 OR1528-2195/96(LG)
 (Note: Not to be used on legal documents)
Neighborhood 32080
Property Class NIGHTCLUB (3300)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

JENKINS-MANAHER HOLDING COMPANY INC
 1000 Truman Ave
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$39,323	\$38,607	\$40,751	\$40,751
+ Market Misc Value	\$1,677	\$1,861	\$1,712	\$1,627
+ Market Land Value	\$357,048	\$357,832	\$315,734	\$315,734
= Just Market Value	\$398,048	\$398,300	\$358,197	\$358,112
= Total Assessed Value	\$398,048	\$394,016	\$358,197	\$358,112
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$398,048	\$398,300	\$358,197	\$358,112

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,770.00	Square Foot	50.5	113

Commercial Buildings

Style NIGHT CLUBS, BARS D / 33D
Gross Sq Ft 1,588
Finished Sq Ft 360
Perimeter 0
Stories 1
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 300 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1944
Year Remodeled

Effective Year Built 1980

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	360	360	0
OPU	OP PR UNFIN LL	144	0	0
PDO	PATIO DIN OPEN	954	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		1,588	360	0

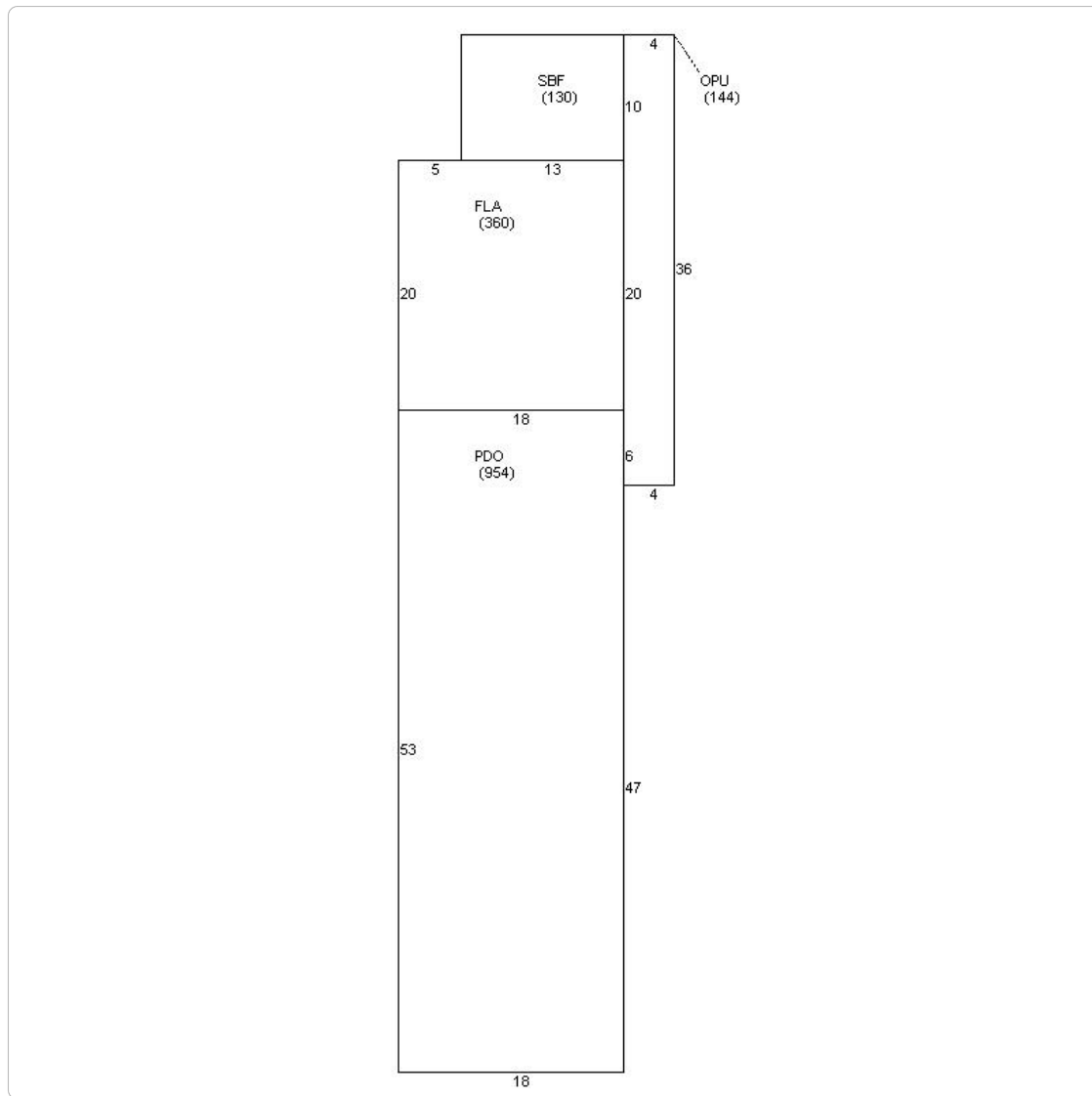
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1990	1991	1	190 SF	2
FENCES	2001	2002	1	384 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/24/1998	\$1	Warranty Deed		1528	2195	M - Unqualified	Improved

Sketches (click to enlarge)



Photos



Map



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

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

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