



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 27, 2018

Applicant: William Shepler, Architect

Application Number: H18-03-013

Address: #1028-1030 Truman Avenue

Description of Work:

Minor Development Plan- New two-story commercial building and new two-story residential duplex.

Site Facts:

The site in question has been a vacant lot since 2016. In 2015, the Chief Building Official condemned the one-story commercial building located in the site. In September 18, 2018, the Planning Board approved the Minor Development Plan and landscape waver under review. The site received two market-rate Building Permit Allocation System (BPAS) units via Resolution 2015-06 on February 4, 2015.

In October 23, the Commission motioned to postpone the review of this item as they found the scale, massing, and vocabulary.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, last two paragraphs of page 38-e, 6, 8, 9, 11, 12, 14, 18, 19, 22, 23, 24 and 25.
- Decks (pages 39-40), specifically guidelines 1, and 3.
- Commercial storefronts and signage (page 46), specifically second paragraph.

Staff Analysis

This staff report is for the review of revised plans for a proposal for a two-story commercial building fronting Truman Avenue and a two-story detached structure with two residential units located behind the commercial building. The design includes an area for two-car parking area located at the rear of the commercial building. A detached elevator with a second floor deck behind the commercial building will serve as the entryway to its second floor. The revised design for the commercial structure incorporates several of the recommendations given on the previous meeting. The new design for the front building creates a setback on its second floor and an alcove within the main entrance of the building. The scale and massing of the commercial structure has reduced by the use of a flat roof with a stepped parapet. The revisions also include a high kick plate on the first floor storefronts.

The maximum height of the commercial building is approximately 25'-1" from the top of the stepped parapet to the crown of the road. The structure will have stucco finish with raised stucco bands, impact resistant glass storefronts and doors. The main entrance to the second floor is through the back of the building, where a wrap staircase on an elevator shaft meets into a roof deck that ends into the rear entry doors.

The design also includes a detached two-story duplex residential structure located behind the commercial building. For this revision plan, the applicant reduced the height of the building by 5". The structure will have two front gable roofs and a front porch on its first floor. The building will rise up to 24'-3" on its highest point and will be rectangular in footprint. The new structure will have fiber cement siding, impact resistant doors and windows, and metal v-crimp roofing system.

The plan also includes two decks in the rear yard and behind the residential structure. The design also includes a driveway towards the east side of the property that will give access to parking and to the residential component of the project.

Consistency with Guidelines

It is staff's opinion that the revised design for the proposed commercial design is harmonious and compatible with adjacent historic structures build as same typology. It is staff's opinion that the commercial building will improve the current condition of the vacant lot.

Staff finds that the design for the rear residential structure will be **taller than the majority of the surrounding neighboring structures, which are one and one and a half-story.** Although a previous approved design included a two-story residential structure at the rear, the previous application was approved under the old guidelines. There are no duplex residences within the immediate context to compare this proposal with, but staff finds that the building will overshadow surrounding structures. The residential component of the design may not be visible from the street, but will have an adverse effect to immediate





adjacent structures abutting the rear and side portions of the lot; the structure immediately behind the lot (1009 Watson Street) is a historic one-story structure. The reduction of five inches to the overall height of the duplex does not solve the problem that staff finds with massing and scale and the reality that the surrounding context does not have a similar building typology. For those reasons staff finds that the residential component fails many of the cited guidelines for new construction. Staff finds the proposed rear decks to be compliant with cited guidelines.

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Untitled Map

Write a description for your map.

Legend

-  Havana 1 Cuban Restaurant
-  Old Town Wine & Spirits
-  Rentals
-  Vanity Hair

Google Earth

© 2018 Google

70 ft

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 # 18-00300013	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1028-1030 TRUMAN AVE.	
SUN VALLEY LLC	PHONE NUMBER 305-304-3100
1523 PATRICIA ST.	EMAIL GFAVELL@COMCAST.COM
KEY WEST, FL 33040	
WILLIAM SHEPLER	PHONE NUMBER 305-890-6191
201 FRONT ST., SUITE 203	EMAIL WILL@WSHEPLER.COM
	DATE 2-26-18

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: **NEW 2 STORY COMMERCIAL BUILDING (1,228 S.F. FOOTPRINT)**
AND NEW 2 STORY RES. DUPLEX (1,068 S.F. FOOTPRINT)

MAIN BUILDING:

FEB 26 2018

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Owner: VFVWNYC Type: RP Document: 1
Date: 2/27/18 50 Receipt no: 0077
2018 200013
PT * BUILDING PERMITS-NEW
1.00 \$400.00
Trans number: 3123517
PK CHECK 1318 \$400.00
Trans date: 2/27/18 Time: 11:25:07

No customers for this location.

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: BRICK PAVERS AT DRIVE
ENTRANCE - PERVIOUS PAVERS
AT DRIVE & PARKING AREAS

FENCES:

DECKS:

PAINTING:

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE: 10/23/2018

☐ APPROVED ☐ NOT APPROVED ☒ DEFERRED FOR FUTURE CONSIDERATION

INITIAL: EGA

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:

Vacant lot.

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

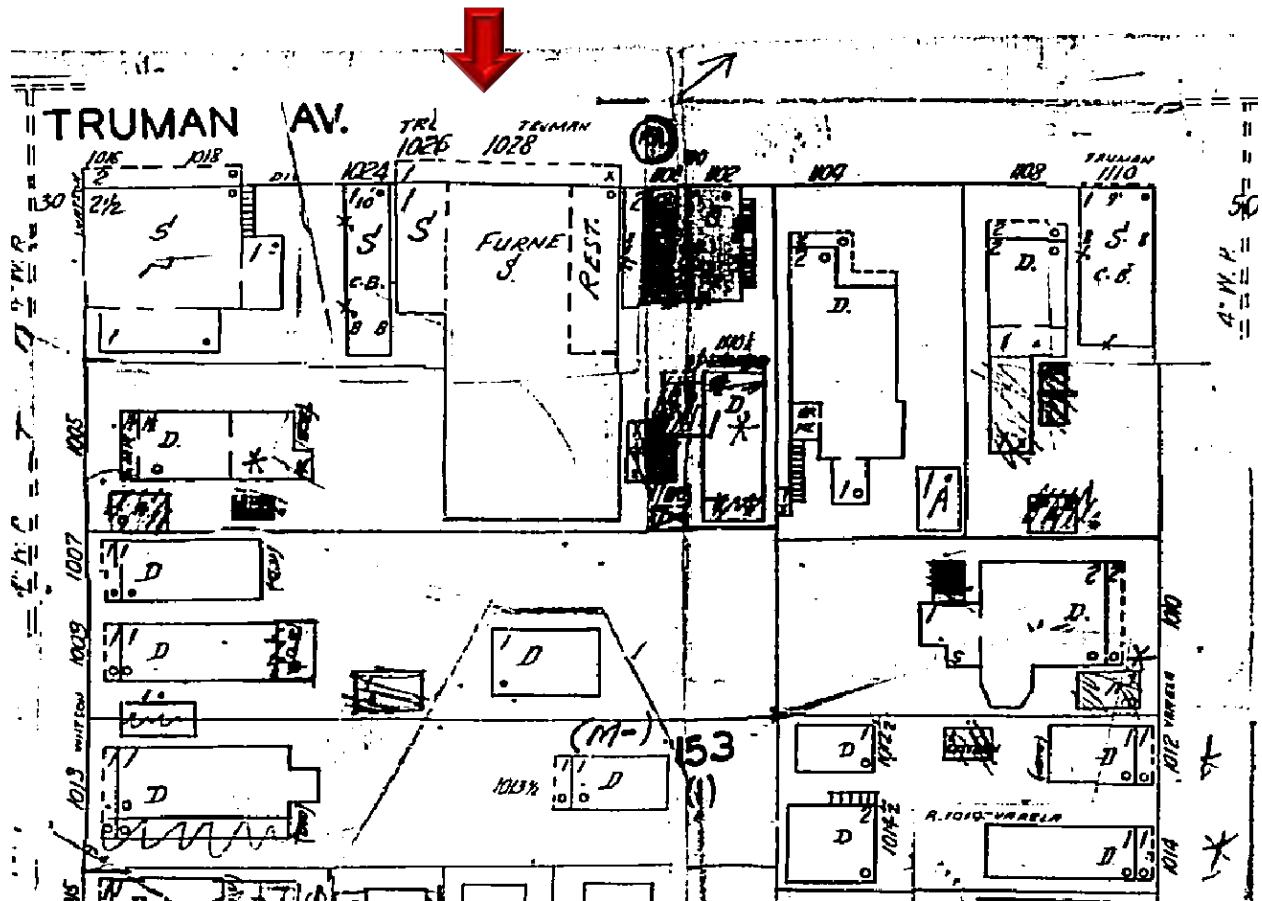
HARC STAFF SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS





#1028-1030 Truman Avenue Sanborn map 1962

PROJECT PHOTOS



#1028-1030 Truman Avenue circa 1965. Monroe County Library











**GARCIA
JONES**
Building
Contractor
"From Vision to Finish"
Office: 305-566-1600
Licenses & Insured
www.garciajones.com
Contact: 305-566-1600



















SURVEY

MAP OF BOUNDARY SURVEY
PART OF TRACT 13
CITY OF KEY WEST
MONROE COUNTY, FLORIDA

NORTH
ASSUMED FROM LEGAL DESCRIPTION
SCALE: 1" = 10'

LEGAL DESCRIPTION PROVIDED - O.R. BOOK 1418, PAGE 343

Part of Tract 13, City of Key West, Monroe County, Florida.
Commencing at a point on Division Street, 461 feet from the
north corner of said Tract and White Street and running
Southwesterly 50 feet on Division Street, thence at right angles
Southeasterly 100 feet, thence at right angles Northeasterly 50
feet; thence at right angles Northwesterly 100 feet to the
Point of Beginning.

DESCRIPTION OF PARCEL SURVEYED - AUTHORED BY UNDERSIGNED

On the Island of Key West and known on William A.
Whitehead's map delineated in February A.D. 1829, as a part
of Tract 13: Commencing at a point on the Southeast side of
Division Street (now Truman Avenue) distant from the corner
of Varela and Truman Avenue 160.67 feet, and running thence
along Truman Avenue in a Southwesterly direction for a
distance of 50 feet; thence at right angles in a Southeasterly
direction for a distance of 100 feet; thence at right angles in
a Northeasterly direction for a distance of 50 feet; thence at
right angles in a northwesterly direction for a distance of 100
feet back to the Point of Beginning on Truman Avenue.



LOCATION MAP - NTS

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

BFP = BACK-FLOW PREVENTER BO = BLOW OUT C = CALCULATED C&G = 2" CONCRETE CURB & GUTTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CBRW = CONCRETE BLOCK RETAINING WALL CI = CURB INLET CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE C/S = CONCRETE SLAB CVRD = COVERED D = DEED DEASE = DRAINAGE EASEMENT DELTA = DELTA ANGLE DMH = DRAINAGE MANHOLE EB = ELECTRIC BOX EL = ELEVATION ELEV = ELEVATED EM = ELECTRIC METER ENCL = ENCLOSURE FFE = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT	FI = FENCE INSIDE FND = FOUND FO = FENCE OUTSIDE FOL = FENCE ON LINE GB = GRADE BREAK GI = GRATE INLET GL = GROUND LEVEL GW = GUY WIRE HB = HOSE BIB IP = IRON PIPE IR = IRON ROD L = ARC LENGTH LE = LOWER ENCLOSURE LS = LANDSCAPING M = MEASURED MB = MAILBOX MHWL = MEAN HIGH WATER LINE MTLF = METAL FENCE NAVD = NORTH AMERICAN VERTICAL DATUM (1988) NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE OHW = OVERHEAD WIRES P = PLAT	PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION PK = PARKER KALON NAIL PM = PARKING METER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS ROL = ROOF OVERHANG LINE R/WL = RIGHT OF WAY LINE R/W = RIGHT OF WAY SCO = SANITARY CLEAN-OUT SMH = SANITARY MANHOLE SPV = SPRINKLER CONTROL VALVE SV = SEWER VALVE TB = TELEPHONE BOX TBM = TIDAL BENCHMARK TMH = TELEPHONE MANHOLE TOB = TOP OF BANK TOS = TOE OF SLOPE	TS = TRAFFIC SIGN TYP = TYPICAL UEASE = UTILITY EASEMENT UPC = CONCRETE UTILITY POLE UPM = METAL UTILITY POLE UPW = WOOD UTILITY POLE VB = WOOD BOX WD = WOOD DECK WDF = WOOD FENCE WL = WOOD LANDING WM = WATER METER WRAK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE TREES- TBW = BUTTWOOD TGL = GUMBO LIMBO TMA = MAHOGANY TO = OAK TPA = PALM YPAC = COCONUT PALM TPOIN = ROYAL POINCIANA TSCH = SCHEFFLERA TSG = SEAGRASS TUNK = UNKNOWN
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NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE
THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW
OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION -

SEE ABOVE

CERTIFIED TO -

ERIC MEALUS & JOEL COGNEVICH
1009 WATSON STREET REAR
KEY WEST, FL 33040

SCALE: 1"=10'

FIELD WORK 01/04/13

REVISION -/-

SHEET 1 OF 1

DRAWN BY: KB

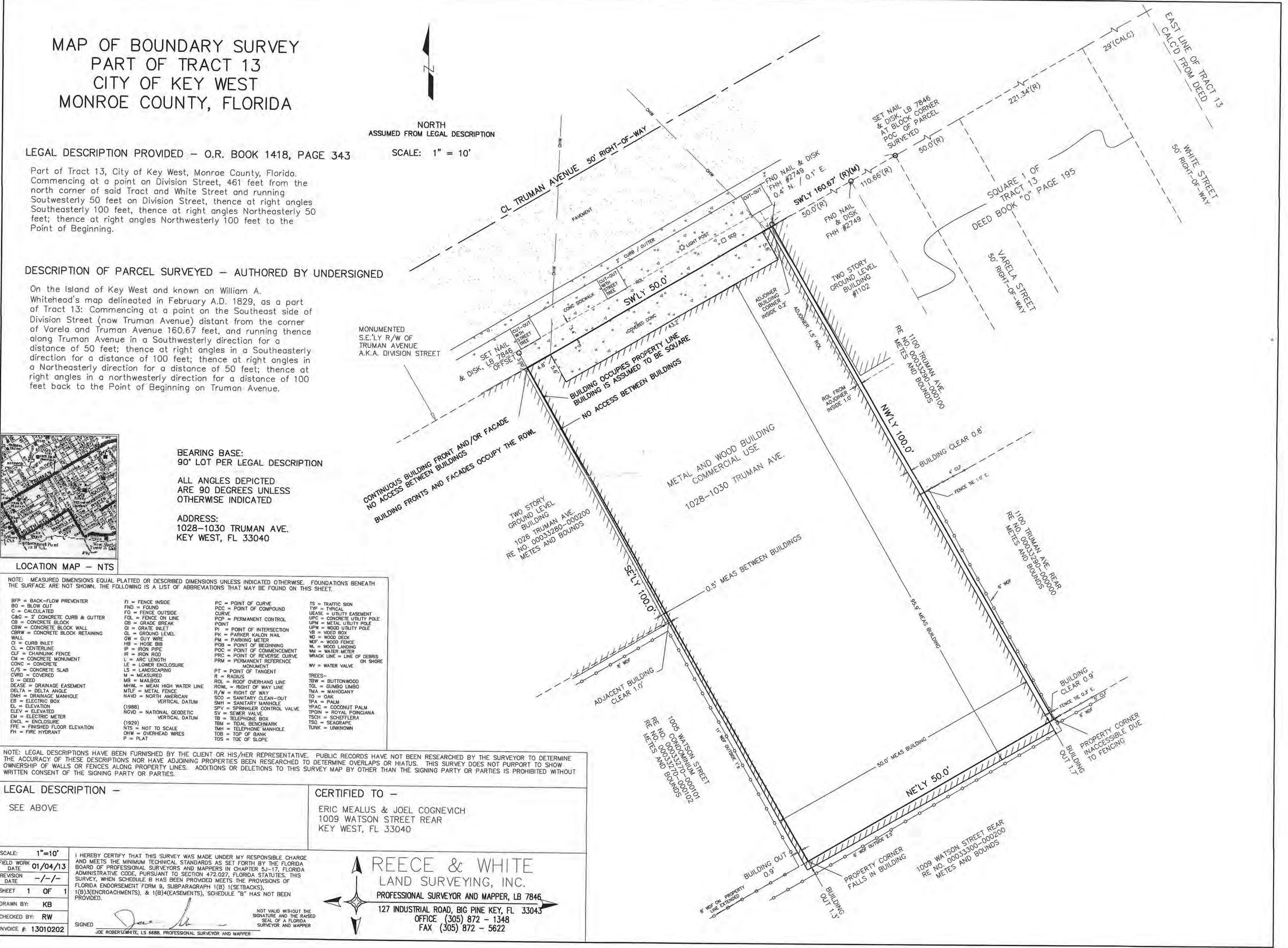
CHECKED BY: RW

INVOICE #: 13010202

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES. THIS
SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF
FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS),
1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN
PROVIDED.

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER
SIGNED
JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



REVISED DESIGN



2
A1.1

STREETSCAPE

SCALE: 1/8" = 1' - 0"

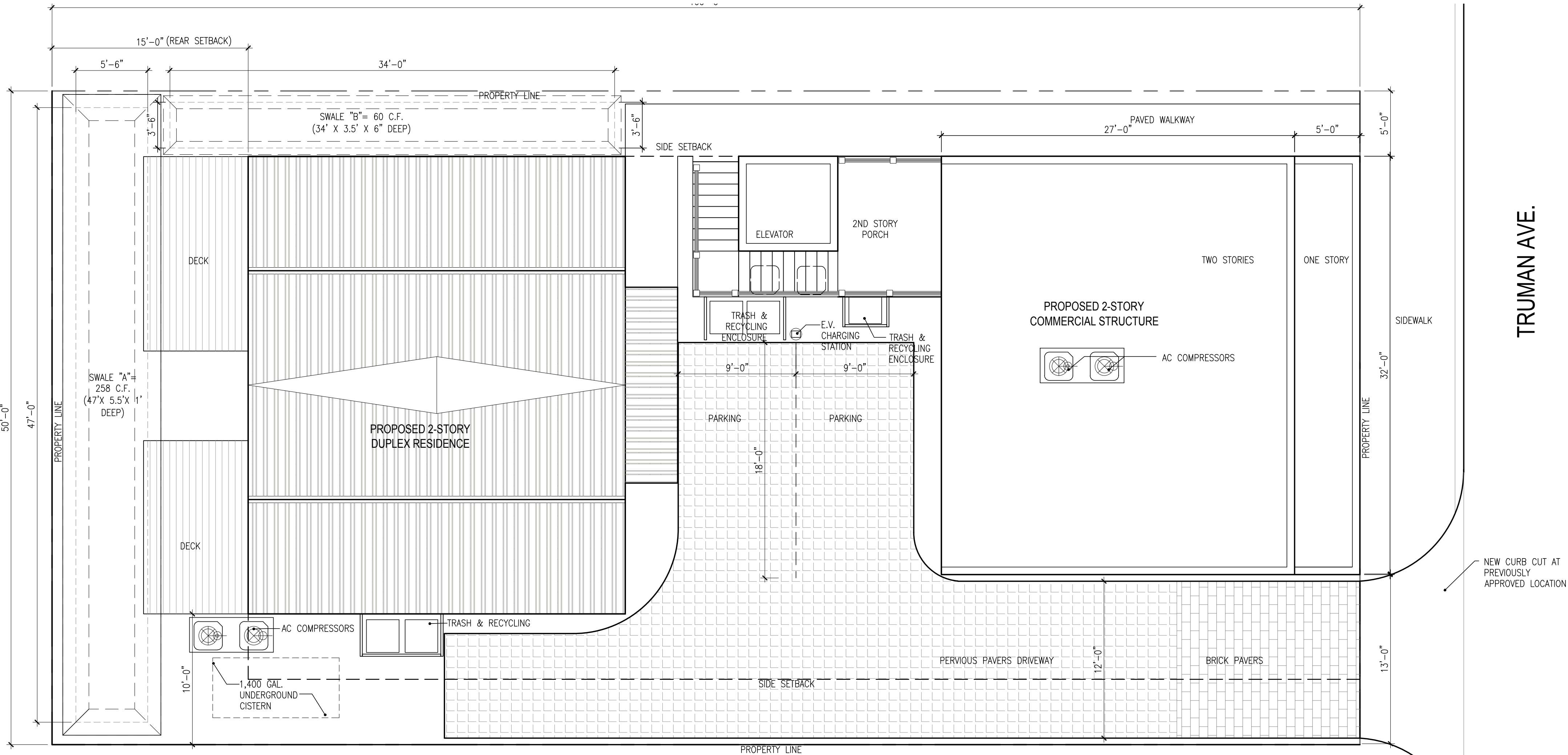
DRAINAGE CALCS

REQUIRED INFORMATION:	
TOTAL LOT AREA =	5,000 S.F.
INCREASED IMPERVIOUS AREA= ALL	3,000 S.F.
% IMPERVIOUS = 3,000/ 5,000=	60%
SWALE VOLUME REQUIRED:	
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE	
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME	
5000 * 0.104 * .60 = 312 C.F.	
SWALES PROVIDED:	
SWALE "A" = (5.5' X 47' X 1')=	258 C.F.
SWALE "B" = (3.5' X 34' X 0.5')=	60 C.F.

SITE CALCULATIONS : HNC-1 ZONING DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,286 s.f. (45%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,958 s.f. (59%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,000 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	100'	N/A	Yes
FRONT SETBACK	Min. 5'*	N/A	0'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	10'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	15'-0"	Yes
OPEN SPACE	Min. 28%	5,000 s.f. (100%)	1,041s.f. (21%)	No

* Maintain zero setback as per previous building on site



1
A1.1

SITE PLAN

SCALE: 3/16" = 1' - 0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wshepler.com

Seal:

Consultants:

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #29401

ph:305-293-5263 fax:293-4899

Submissions / Revisions:

H.A.R.C. SUBMISSION: 2.26.18

PLANNING SUBMISSION: 5.31.18

REV. H.A.R.C. SUBMISSION: 9.3.18

REV. 2: 9.7.18

REV. 3: 11.12.18

1028-1030 TRUMAN AVE.

KEY WEST , FL

NEW COMMERCIAL BUILDING &

TWO RESIDENTIAL UNITS

Drawing Size

24x36

Project #:

18012

Title:

SITE PLAN /

SITE CALCS

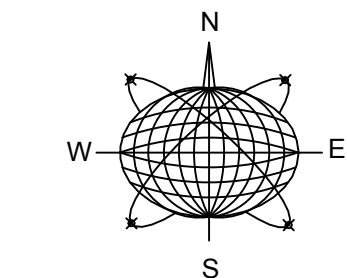
STREETSCAPE

Sheet Number:

A-1.1

Date: - NOVEMBER 16, 2018

© 2018 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

**1028-1030 TRUMAN AVE.**
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**Drawing Size
24x36Project #:
18012

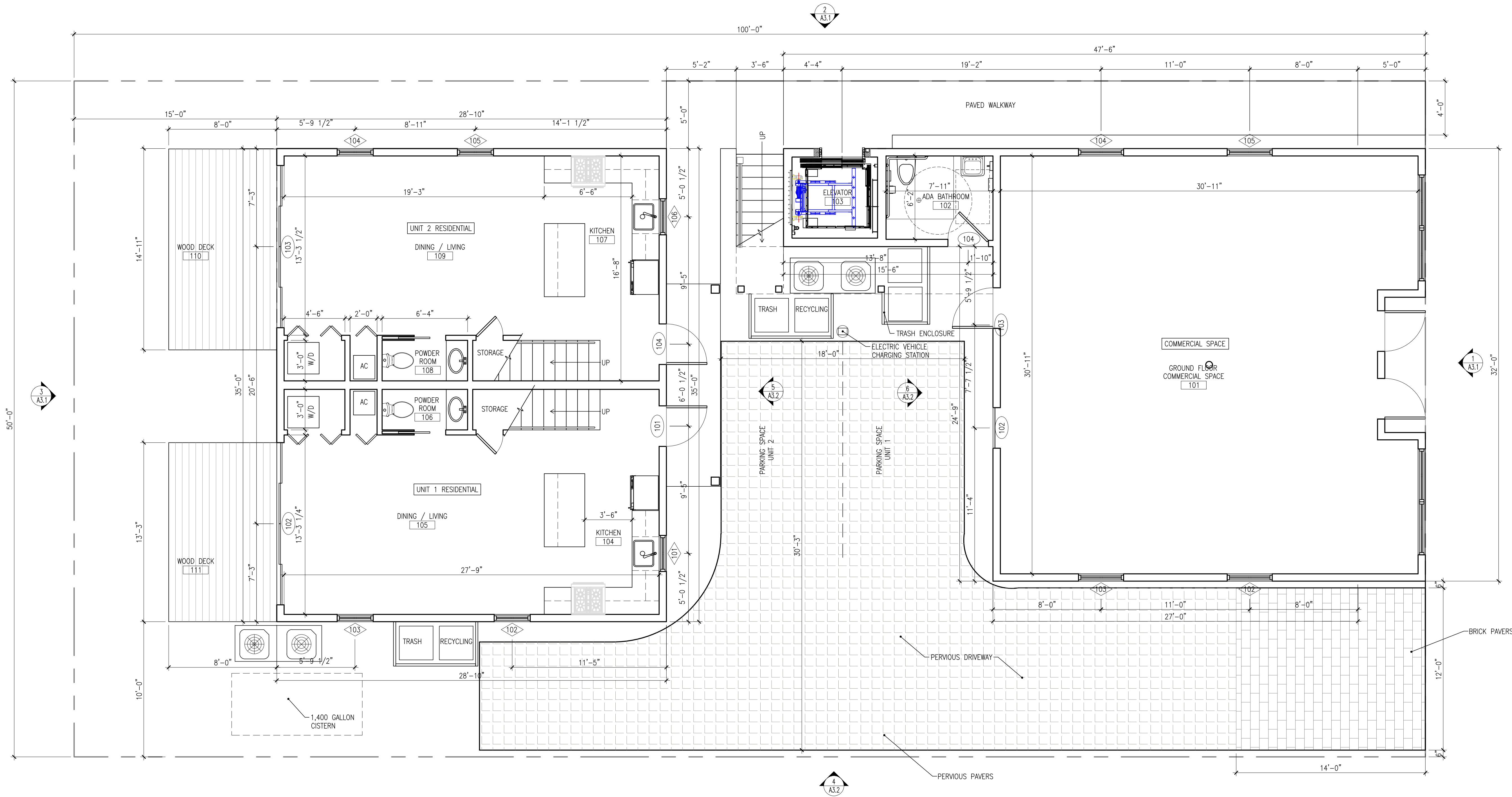
Title:

**FIRST FLOOR
PLANS
& SITE PLAN**

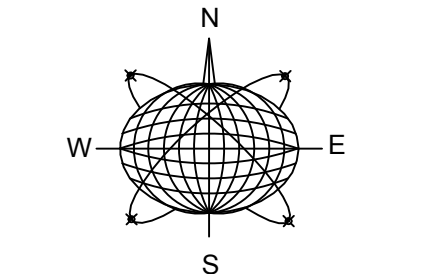
Sheet Number:

A-2.1

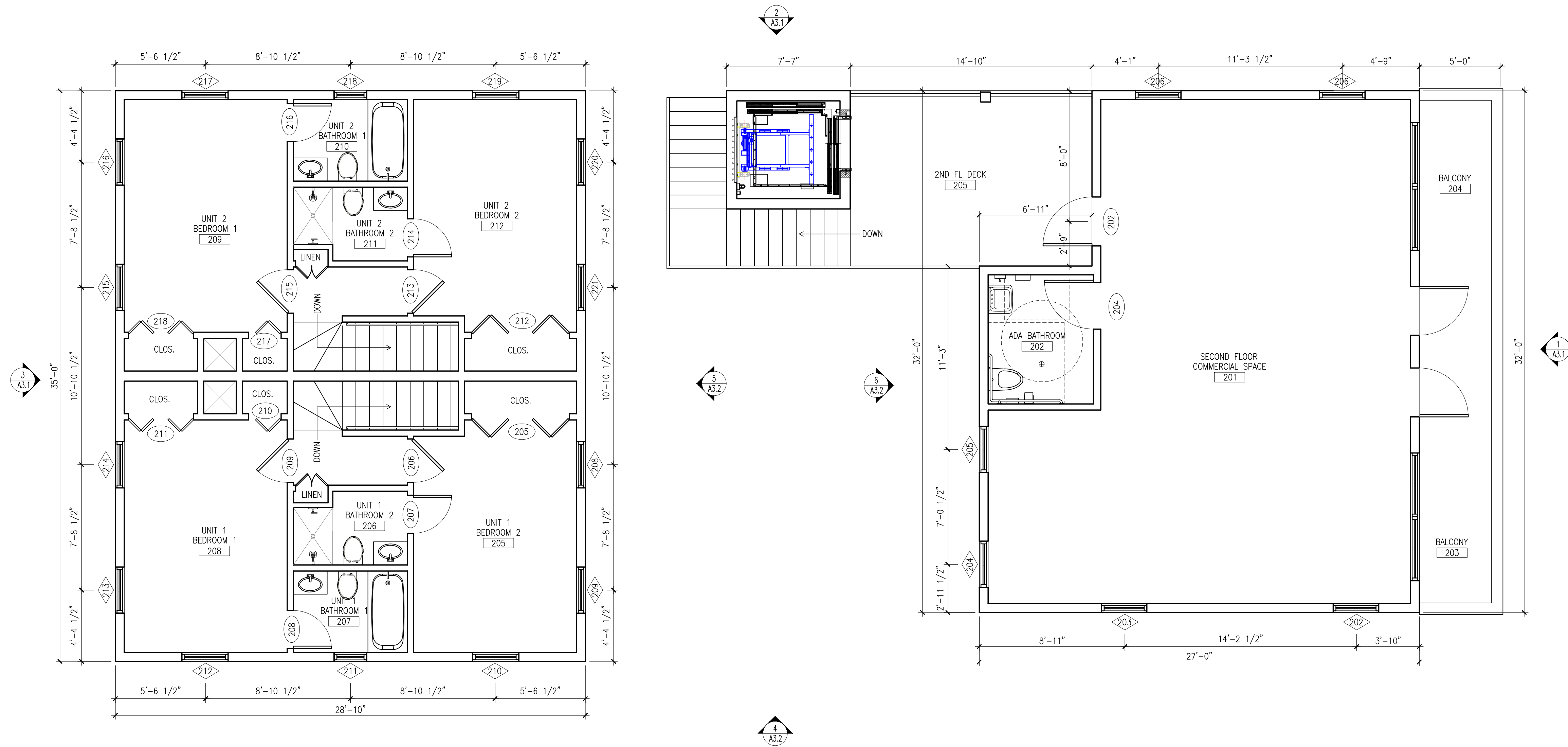
Date: - SEPTEMBER 24, 2018

© 2018 by WILLIAM SHEPLER &
ASSOCIATES ARCHITECTURE LLC**1**
A2.1**PROPOSED FIRST FLOOR PLAN - SITE PLAN**

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



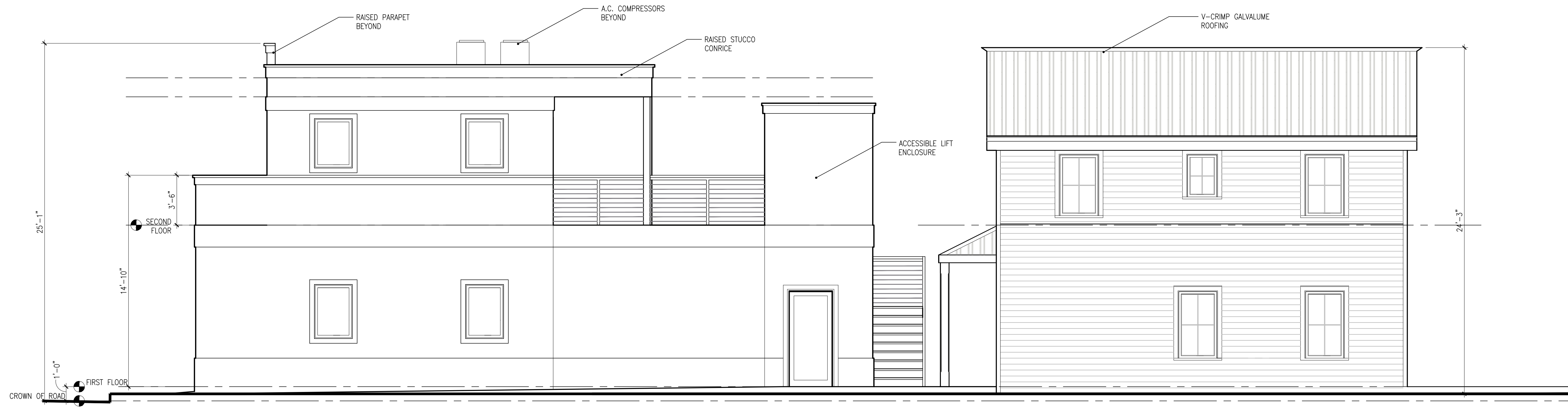
1028-1030 TRUMAN AVE.
KEY WEST, FL
NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS



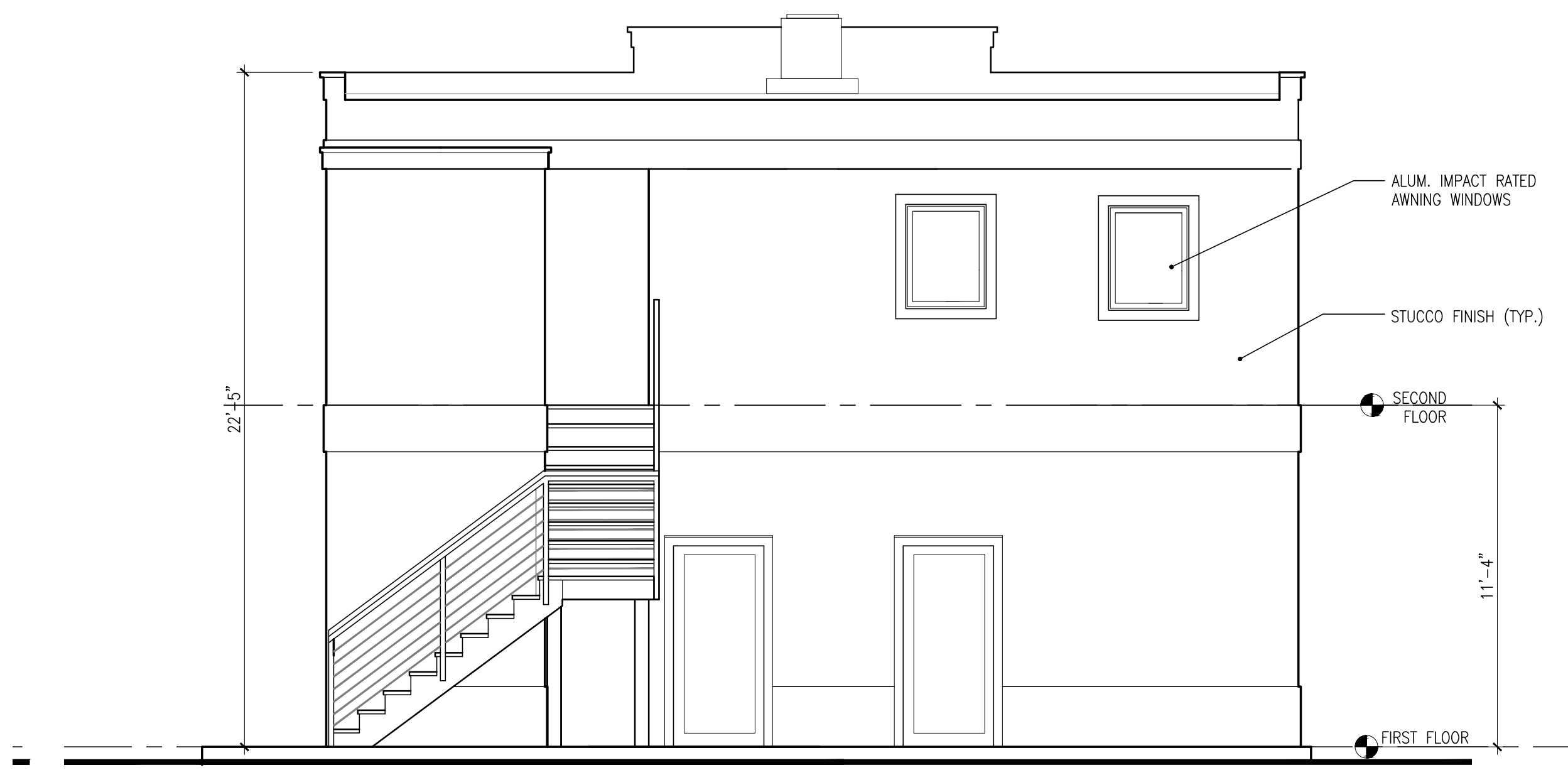
1
A2.2

PROPOSED SECOND FLOOR PLANS

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



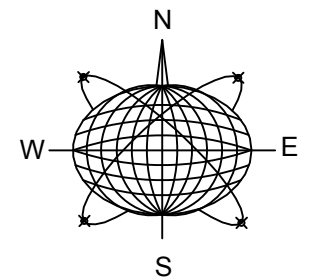
2
A3.1
WEST ELEVATION
SCALE: 1/4"=1'-0"



3
A3.1
COMMERCIAL - SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1
A3.1
COMMERCIAL - NORTH ELEVATION
SCALE: 1/4"=1'-0"

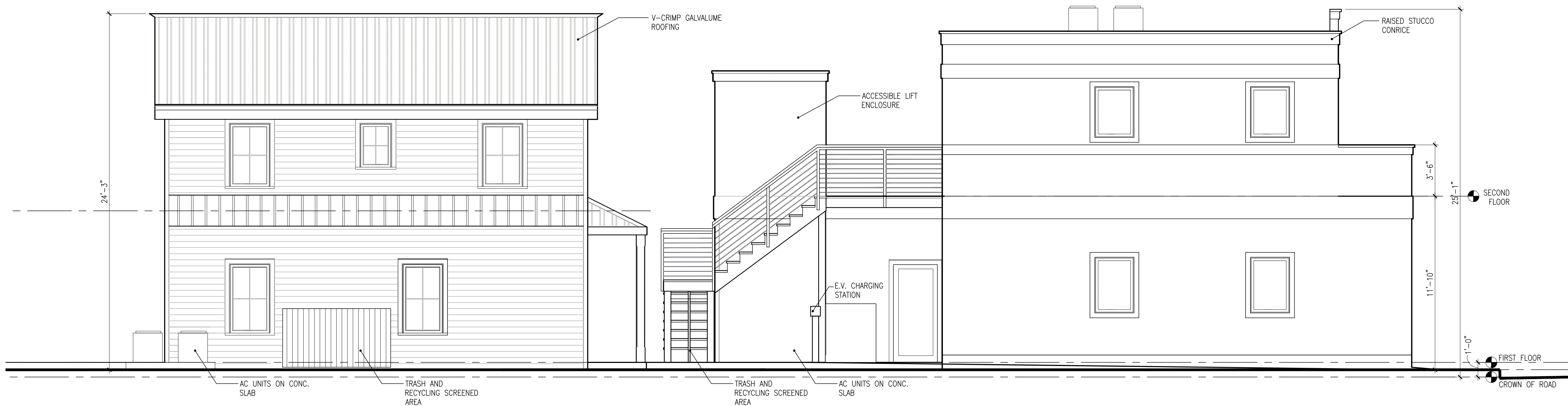




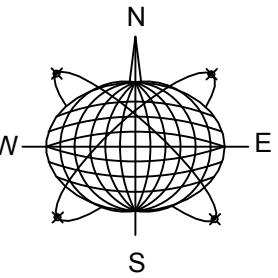
3
A3.2
RESIDENTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2
A3.2
RESIDENTIAL NORTH ELEVATION
SCALE: 1/4"=1'-0"



1
A3.2
EAST ELEVATION
SCALE: 1/4"=1'-0"



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., October 23, 2018** 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 TWO-STORY COMMERCIAL BUILDING AND NEW TWO-STORY RESIDENTIAL DUPLEX.

#1028-1030 TRUMAN AVENUE

Applicant – William Shepler, Architect Application #H18-03-013

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ALVINA COVINGTON, 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:
1028-1030 TRUMAN AVENUE on the
17 day of OCTOBER, 2018.

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 OCTOBER 23,
2018.

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 H18-03-013.

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

Signed Name of Affiant:

Date:

Address: 1421 FIRST ST UNIT 101

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of
OCTOBER, 2018.

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

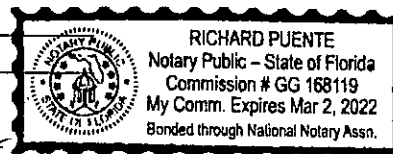
NOTARY PUBLIC

Sign Name: Richard Puente

Print Name: RICHARD PUENTE

Notary Public - State of Florida (seal)

My Commission Expires: 3-2-2022



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **June 22, 2016 at 7:00 PM** at the **City of Miami, 3000 Biscayne Blvd., 3rd Floor, Miami, FL 33132**. The meeting will be held in the **City of Miami, 3000 Biscayne Blvd., 3rd Floor, Miami, FL 33132**.

MINOR DEVELOPMENT PLAN: NEW TWO-STORY CONDO BUILDING AND NEW TWO-STORY RESIDENTIAL DUPLEX

2102-150 TRUMAN AVENUE

Applicant: **William Maglier, Architect** Application: **0024-0001**

If you wish to see the application or have any questions, you may visit the Planning Department's office hours at 1500 White Street, call 305-406-1071 or contact us online at www.miamigov.com.

FOR MORE INFORMATION, PLEASE VISIT THE CITY OF MIAMI WEBSITE AT www.miamigov.com.

FOR MORE INFORMATION, PLEASE VISIT THE CITY OF MIAMI WEBSITE AT www.miamigov.com.

PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00033280-000000
Account # 1034045
Property ID 1034045
Millage Group 10KW
Location Address 1030 TRUMAN Ave., KEY WEST
Legal KW GWYNN SUB PT OF TR 13 G61-385/86 OR754-1705/06 OR865-1402C/T
Description OR1418-343/44 OR2620-2290/91 OR2889-2495/96
 (Note: Not to be used on legal documents)
Neighborhood 32080
Property Class COMMERCIAL (1000)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

SUN VALLEY LLC
 1523 Patricia St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$340,000	\$340,000	\$340,000	\$340,000
= Just Market Value	\$340,000	\$340,000	\$340,000	\$340,000
= Total Assessed Value	\$340,000	\$340,000	\$340,000	\$329,538
- School Exempt Value		\$0	\$0	\$0
= School Taxable Value		\$340,000	\$340,000	\$340,000

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,000.00	Square Foot	50	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/2018	\$410,000	Warranty Deed	2153684	2889	2495	01 - Qualified	Improved
3/29/2013	\$307,500	Warranty Deed		2620	2290	30 - Unqualified	Improved
8/1/1996	\$290,000	Warranty Deed		1418	0343	Q - Qualified	Improved
10/1/1982	\$38,000	Warranty Deed		865	1402	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-2583	2/1/2017		\$420,000	Residential	1028 TRUMAN AVE CONSTRUCT 1 RESIDENTIAL BUILDING. CARPORT AND SITE WORK
17-315	2/1/2017		\$150,000	Residential	1030 TRUMAN AVE CONSTRUCT 1 RESIDENTIAL BUILDING AND CARPORT AND SITE WORK
15-4662	12/14/2015		\$40,000	Commercial	DEMO AND REMOVAL OF COMMERCIAL BLDG. 4893 SF
01-582	2/2/2001	11/15/2001	\$2,500		ALARM SYSTEM
9703535	10/1/1997	12/1/1997	\$6,000		INTERIOR
9703602	10/1/1997	12/1/1997	\$500		ELECTRICAL
9703617	10/1/1997	12/1/1997	\$600		MECHANICAL
9701124	4/1/1997	12/1/1997	\$300		ELECTRICAL
9700856	3/1/1997	12/1/1997	\$3,500		INSTALL A/C
9700893	3/1/1997	12/1/1997	\$2,500		ELECTRICAL
9700526	2/1/1997	12/1/1997	\$6,500		REMODELING

Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

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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