



Staff Report for Item 8b

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva MSHP
Historic Preservation Planner

Meeting Date: January 27, 2015

Applicant: Utility Board of the City of Key West/ Dale Finigan

Application Number: H14-01-2006

Address: #105-111 Geraldine Street

Description of Work

Demolition of non-historic concrete building.

Building Facts

The proposed cbs building to be demolished is approximately 15 feet setback from Geraldine Street. According to Keys Energy documents the cbs structure was built in 1966 and houses an outdated switchgear that do not meet current codes. The structure presents spalling problems and its rehabilitation will not be cost effective, the building does not meet minimum flood requirements.

Ordinance Cited in Review

Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of a cbs structure that according to records was built in 1966. The proposal also includes the demolition of a concrete slab that sits on the east side of the non-historic building. The site will be graded and no new construction is proposed at this point.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of a non-historic structure and the concrete slab will have no effect in the historic brick buildings and surrounding structures. It is staff's opinion that the proposed structure to be demolish will be deemed contributing in a near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sections 102-217 and 218 of the Land Development Regulations. If approved, this review will be the first and only reading for a demolition request.

Staff advises that during the demolition procedures the historic brick buildings be monitored for any harm or damage that may be caused by vibrations.

APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # _____

OWNER'S NAME: **Utility Board of the City of Key West** DATE: **December 24, 2014**

OWNER'S ADDRESS: **1001 James Street, Key West, FL 33040** PHONE #: **305.295.1000**

APPLICANT'S NAME: **Utility Board of the City of Key West / Dale Finigan** PHONE #: **305.295.1042**

APPLICANT'S ADDRESS: **1001 James Street, Key West, FL 33040**

ADDRESS OF CONSTRUCTION: **KEYS' Key West Diesel Substation at the end of Angela St, Key West - RE #** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

The existing site is an electrical substation that services a portion of Key West. KEYS is replacing an existing 49 year old deteriorated concrete building that houses the electrical 13,800 volt switchgear, with a new 488 sq. ft metal building. Attached is a summary that contains more details and justification for the project.

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

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

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

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

Date: 12/24/14

Applicant's Signature: Dale Finigan
KEYS Energy.

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

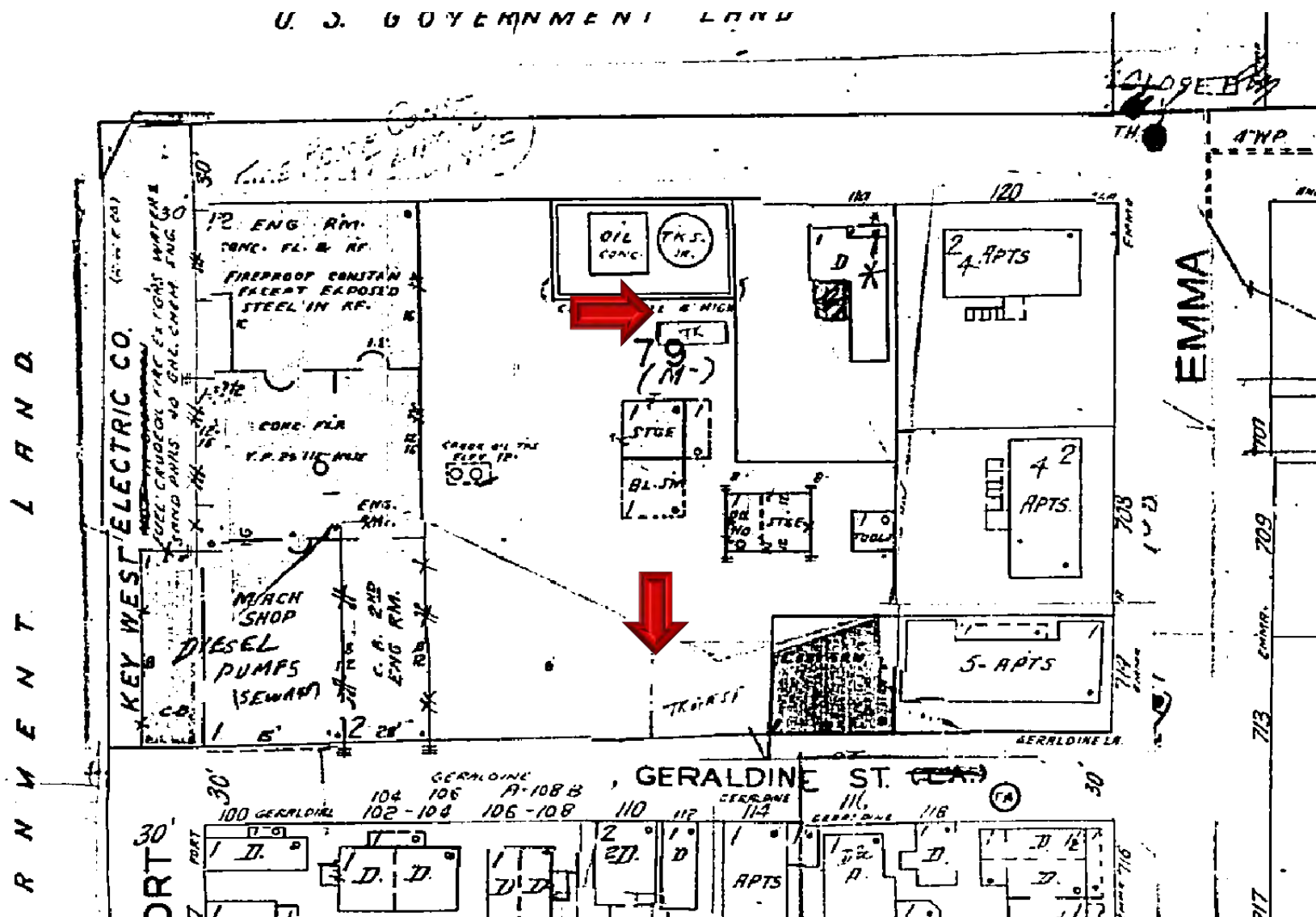
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

SANBORN MAPS

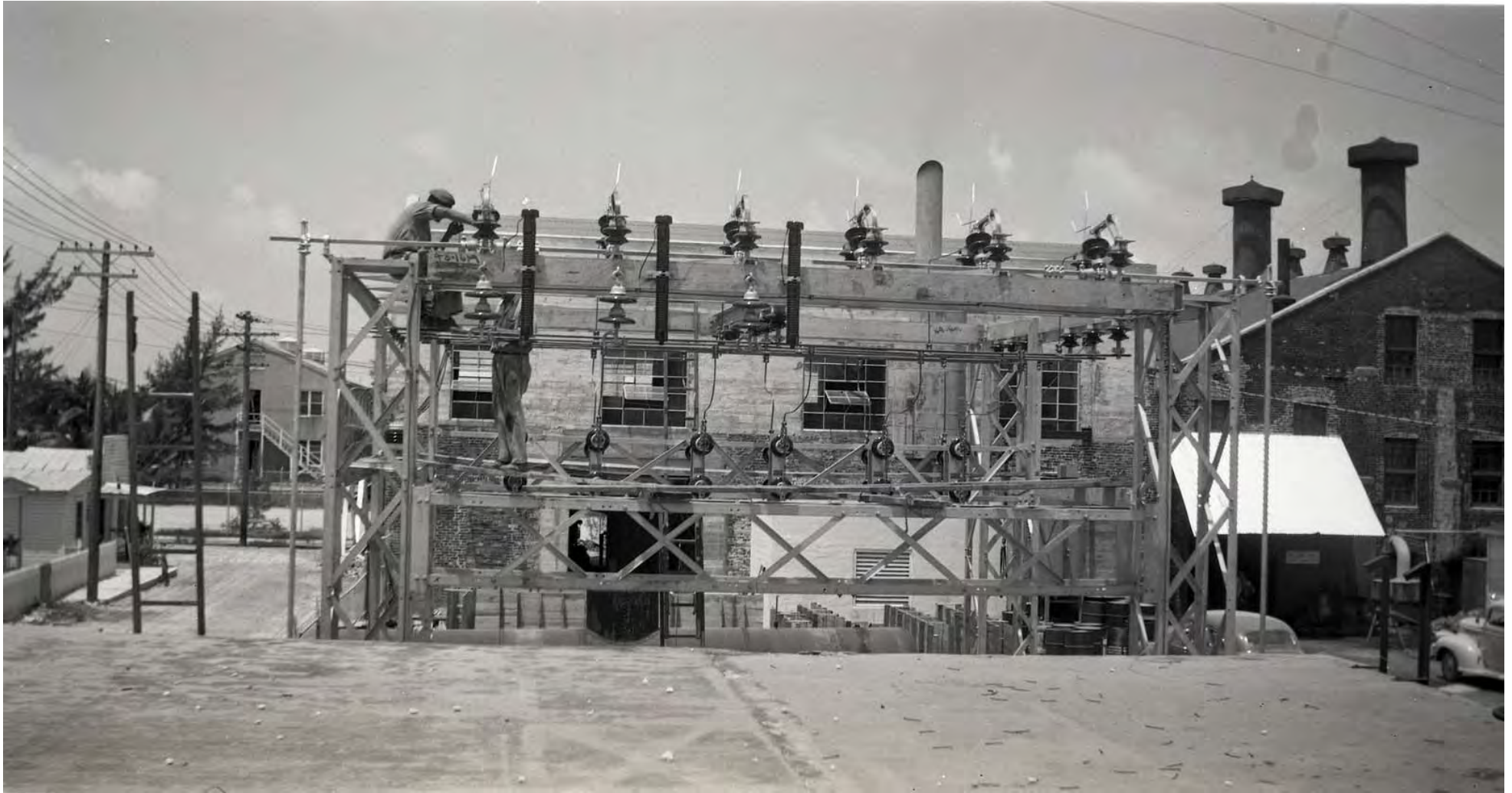


1962 Sanborn map. Upper arrow showing proposed new building site, lower arrow pointing to demolition site.

PROJECT PHOTOS



Key West Electric Plant ca.1900. Photograph taken from Fort Street. Photo from Monroe County Library Collection.



The old city electric plant and substation. Wright Langley Collection. Geraldine Street is on the left side. Monroe County Library.



The old city electric plant and substation. Wright Langley Collection. Monroe County Library.











NO
RE-ENTRY
VIOLATORS
WILL BE
PROSECUTED

NOT
THESE PRO
TECT
CLOSED CH









GENERAL SITE PHOTO



NEW BUILDING SITE LOCATION



FOUNDATION TO BE REMOVED



BUILDING TO BE DEMOLISHED

PROPOSED DESIGN



Project Summary

KWD Substation Upgrades

KWD Substation Upgrades

➤ Project Location

- KWD Substation (old town area - end of Angela Street)

➤ Project Scope

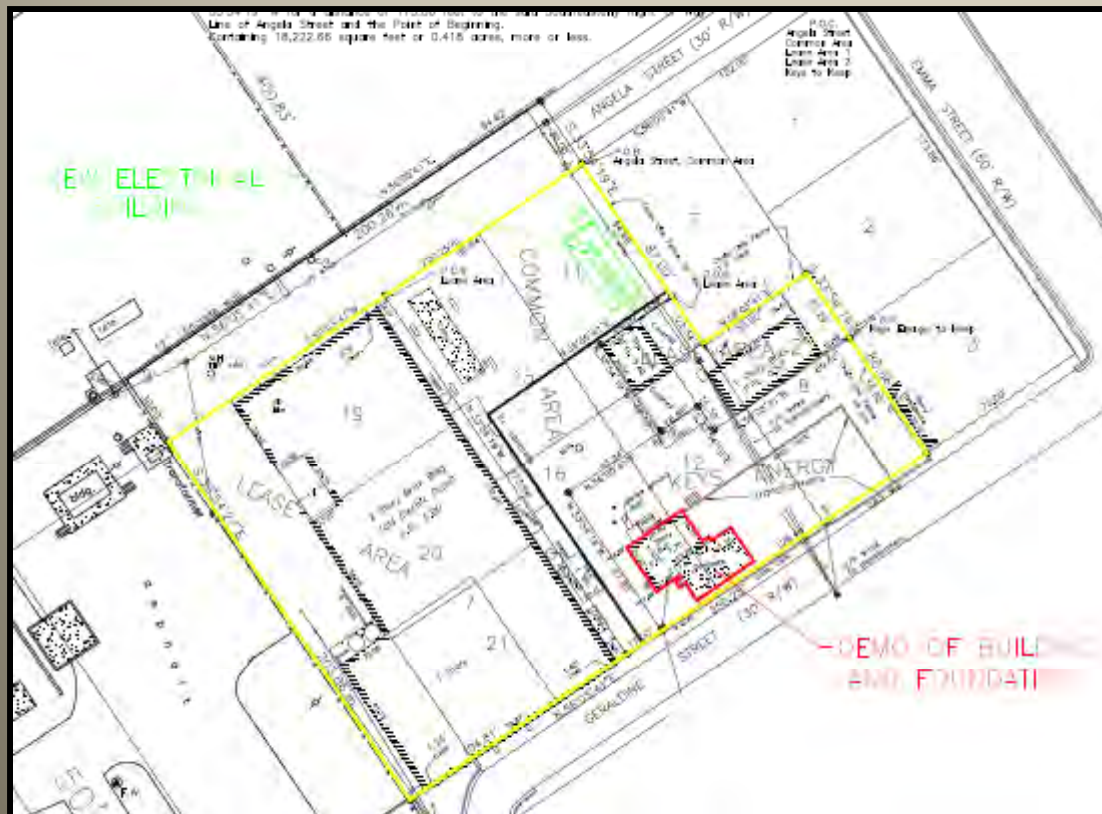
- Replace 13.8kv electrical control building
- Install new underground feeder cables to new building
- Demolition of old block building and foundations
- Optional pricing
 - New decorative fence along Geraldine Street
 - Modifications to existing transformer cooling fans/pump

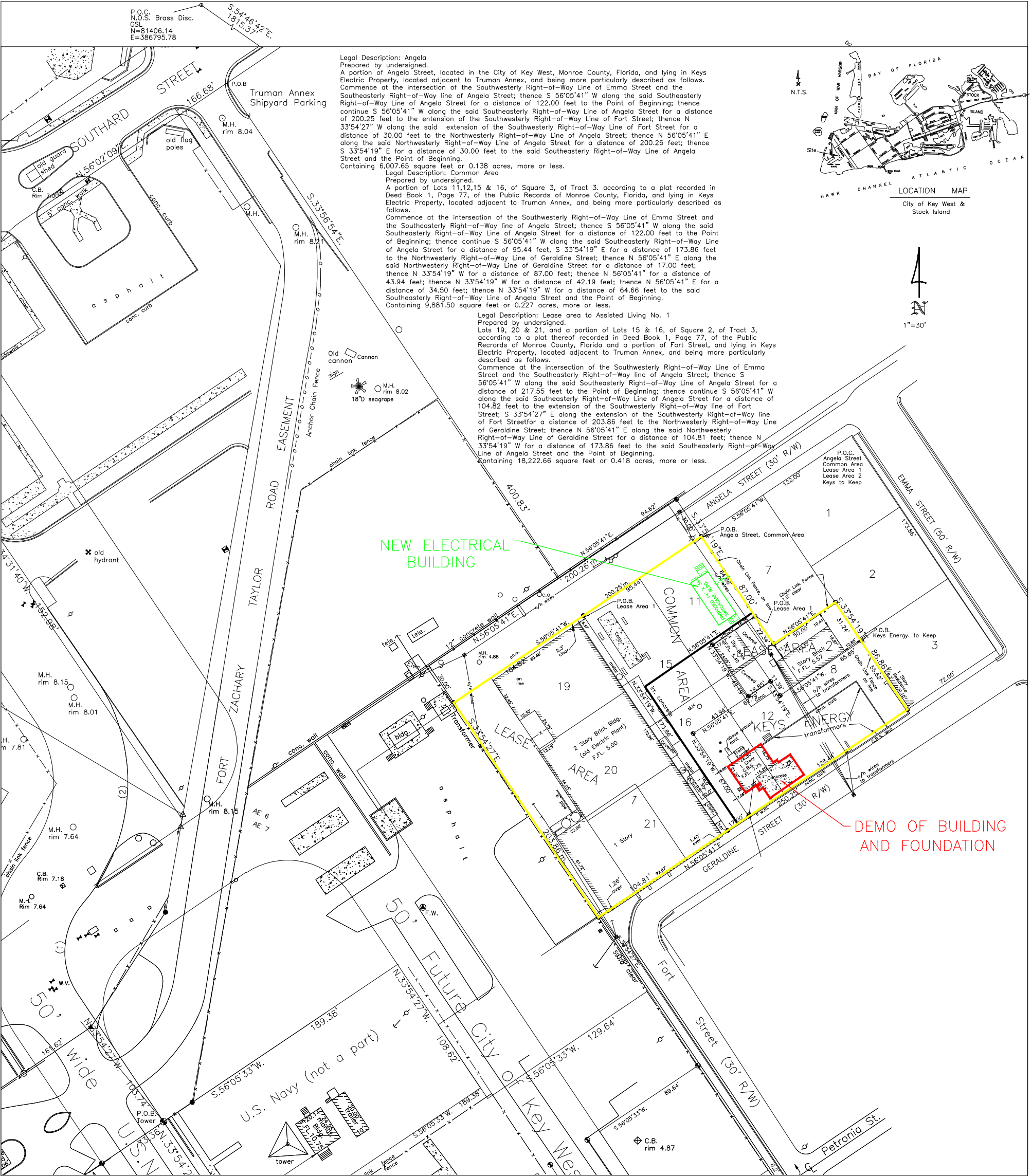
■ Budgeted Amount - \$2.0 million

■ Pre-bid site visit occurred - 12 firms participated

■ KEYS is currently "Out for Bids" - proposals due November 21st

Location and Site map





Legal Description: Lease area to Assisted Living No. 2
Prepared by undersigned.
A portion of Lots 8, 11, & 12, of Square 2, of Tract 3, according to a plat thereof recorded in Deed Book 1, Page 77, of the Public Records of Monroe County, Florida and a portion of Fort Street, and lying in Keys Electric Property, located adjacent to Truman Annex, and being more particularly described as follows.
Commence at the intersection of the Southwesterly Right-of-Way Line of Emma Street and the Southeastery Right-of-Way line of Angela Street; thence S 56°05'41" W along the said Southeastery Right-of-Way Line of Angela Street for a distance of 122.00 feet; thence S 33°54'19" E for a distance of 64.66 feet to the Point of Beginning; thence continue S 33°54'19" E for a distance of 122.34 feet; thence N 56°05'41" E for a distance of 50.00 feet; thence S 33°54'19" E for a distance of 31.24 feet; thence S 56°05'41" W for a distance of 65.65 feet; thence N 33°54'19" W for a distance of 11.39 feet; thence S 56°05'41" W for a distance of 18.85 feet; thence N 33°54'19" W for a distance of 42.19 feet; thence N 56°05'41" E for a distance of 34.50 feet to the Point of Beginning
Containing 3,195.81 square feet or 0.073 acres, more or less.

Legal Description: Keys Energy, to Keep
Prepared by undersigned.
A portion of Lots 8, 12, & 16, of Square 2, of Tract 3, according to a plat thereof recorded in Deed Book 1, Page 77, of the Public Records of Monroe County, Florida and a portion of Fort Street, and lying in Keys Electric Property, located adjacent to Truman Annex, and being more particularly described as follows.
Commence at the intersection of the Southwesterly Right-of-Way Line of Emma Street and the Southeastery Right-of-Way line of Angela Street; thence S 56°05'41" W along the said Southeastery Right-of-Way Line of Angela Street for a distance of 122.00 feet; thence S 33°54'19" E for a distance of 87.00 feet; thence N 56°05'41" E for a distance of 50.00 feet; thence S 33°54'19" E for a distance of 31.24 feet to the Point of Beginning; thence continue S 33°54'19" E for a distance of 55.62 feet to the Northwestery Right-of-Way Line of Geraldine Street; thence S 56°05'41" W along the said Northwestery Right-of-Way Line of Geraldine Street for 128.44 feet; thence N 33°54'19" W for a distance of 67.00 feet; thence N 56°05'41" E for a distance of 62.79 Feet; thence S 33°54'19" E for a distance of 11.39 feet; thence N 56°05'41" E for a distance of 65.65 feet to the Point of Beginning.
Containing 7,858.03 square feet or 0.180 acres, more or less.

- Abbreviations:
- Sty. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - m. = Measured
 - d. = Deed
 - M.H.W. = Mean High Water
 - O.R. = Official Records
 - Sec. = Section
 - Twp. = Township
 - Rge. = Range
 - N.T.S. = Not to Scale
 - C. = Centerline
 - Elev. = Elevation
 - B.M. = Bench Mark
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - pg. = page
 - Elec. = Electric
 - Tel. = Telephone
 - Ench. = Encroachment
 - O.L. = On Line
 - C.L.F. = Chain Link Fence
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - L.B. = Low Beam
 - Rad. = Radial
 - Irr. = Irregular
 - conc. = concrete
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - B. = Baseline
 - C.B. = Concrete Block
 - C.B.S. = Concrete Block Stucco
 - cov'd. = Covered
 - P.I. = Point of Intersection
 - wd. = Wood
 - R = Radius
 - A = Arc (Length)
 - D = Delta, (Central angle)
 - w.m. = Water Meter
 - Bal. = Balcony
 - Pl. = Planter
 - Hyd. = Fire Hydrant
 - F.W. = Fire Well
 - A/C = Air Conditioner
 - E. = Electric Utility Vault
 - SW = Storm Water Catch Basin
 - Inv. = Invert
- L.D. = Legal Description

- Legend:
- F.W. = Fire Well
 - M.W. = Monitoring Well
 - Water Meter
 - Water Valve
 - Electric Manhole
 - B.P.Z. = Backflow Prevention Valve
 - P.V.C. = Polyvinyl Pipe
 - R.C.P. = Reinforced Concrete pipe
 - Fire Hydrant
 - Light
 - Concrete Utility Pole
 - Wood utility Pole
 - Wood Utility Pole with Guy wire
 - M.H. = Man Hole
 - San. = Sanitary
 - sign

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY/SKETCH TO ACCOMPANY L.D. is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

REVISIONS:		
No.	Date	Remarks
1	5/29/07	Update, new legal, area
2	9/29/08	L.D. for Angela & Fort Street
3	11/10/10	L.D. breakdown for Keys Energy

Sheet Description:
Boundary Survey
Sketch to Accompany
Legal Description

Project:
Assisted Care Site

Truman Annex

ISLAND SURVEYING INC.
Engineers Planners Surveyors
3152 Northside Drive, Key West, Florida 33040
(305) 293-0466 Fax. (305) 293-0237

Date: 11/10/10
Designed: F.H.H.
Drawn:
Checked:
Job. No. 10-330
Sheet No. 1 of 1

➤ **Reason for Upgrade**

- Aging Control Building - 1966
- Concrete spalling of building
- Old antiquated switchgear with safety concerns
- Electrical capacity limits – Double capacity for Navy and City's Truman Waterfront Development

➤ **Overall Schedule**

- Award Project - March of 2015
- Structural design/permitting - 2nd qtr of 2015
- Commence on site construction - Summer of 2015
- Building delivery and install - January 2016
- Equipment testing and commissioning – 2st qtr of 2016



Control building
superimposed at new site



13.8kv breakers to be
upgraded and safer to operate



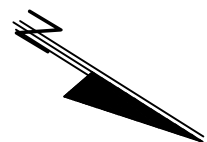
Inside the control
building



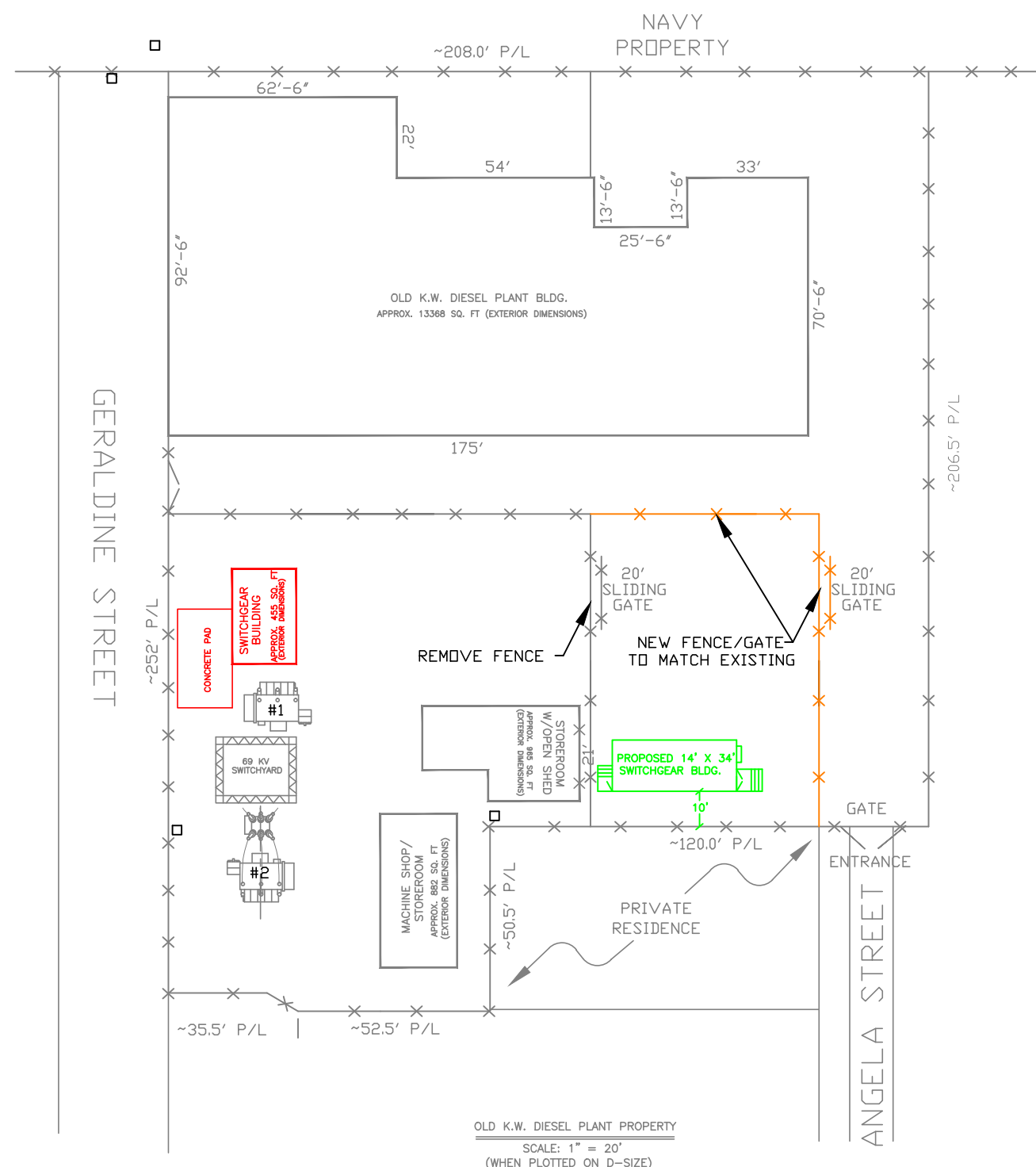
New Electrical Control Building
Superimposed at the new location



New Electrical Control Building
Superimposed at the new location

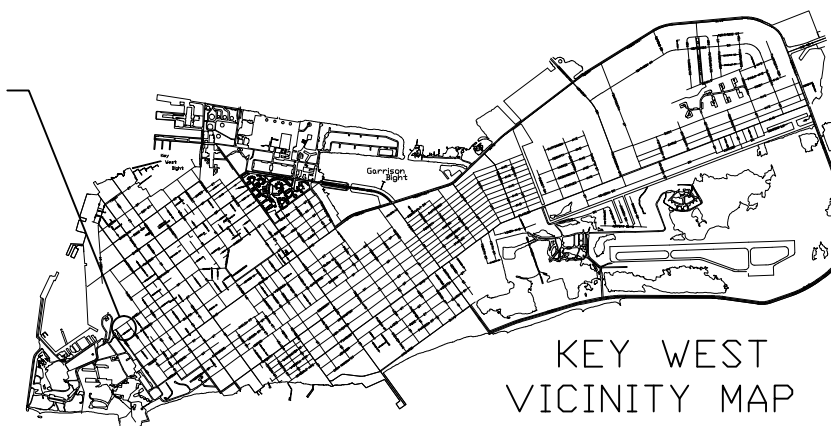


* DIMENSIONS ARE AS SCALED FROM EXISTING DRAWINGS
AND HAVE NOT BEEN FIELD VERIFIED.



OLD K.W. DIESEL PLANT PROPERTY
SCALE: 1" = 20'
(WHEN PLOTTED ON D-SIZE)

LOCATION OF PROPERTY



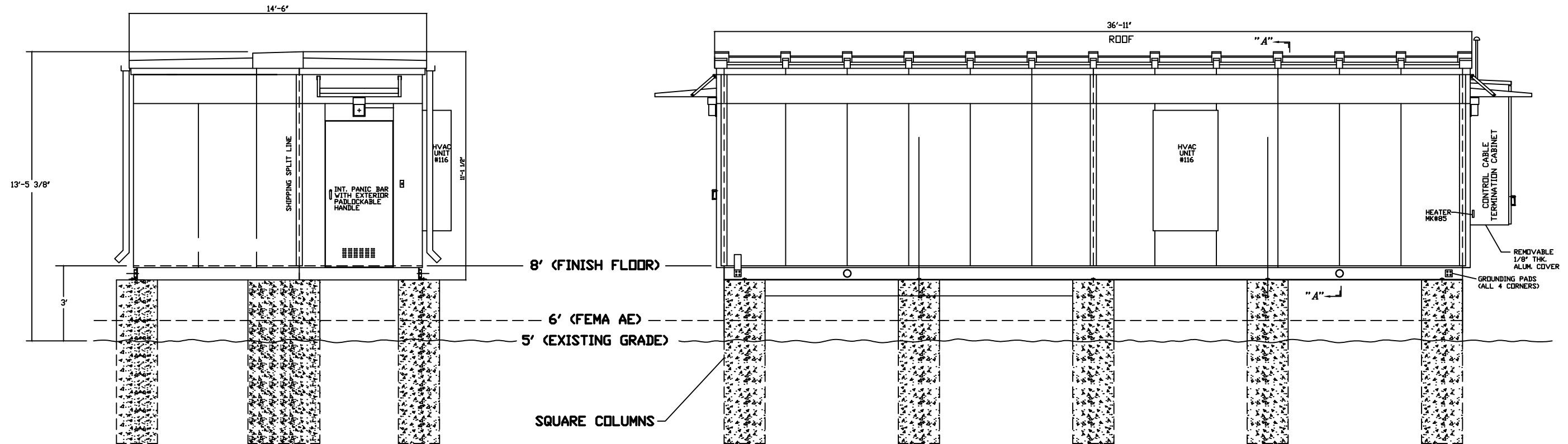
GREEN=PROPOSED NEW ELECTRICAL SWITCHGEAR

RED=EXISTING BUILDING AND FOUNDATION TO BE
DEMOLISHED & REMOVED

ORANGE=PROPOSED NEW/RELOCATED CHAIN LINK FENCE

CODE	REVISIONS	BY	APPR.	DATE
KEYS ENERGY SERVICES ENGINEERING DEPT. KEY WEST, FLORIDA				
KEY WEST DIESEL PLANT LAYOUT HARC APPROVAL KEY WEST, FLORIDA				
DESIGNED BY	DATE	APPROVED BY		
DRAWN BY	DATE	DATE		
CHECKED BY	DATE	DATE		
SCALE	AS NOTED	DWG NO.	M-1434	

PROFILE DRAWING OF NEW ELECTRICAL BUILDING



END ELEVATION

FRONT ELEVATION

CODE	REVISIONS	BY	APPR.	DATE
KEYS ENERGY SERVICES ENGINEERING DEPT. KEY WEST, FLORIDA				
KEY WEST DIESEL PLANT LAYOUT HARC APPROVAL KEY WEST, FLORIDA				
DESIGNED BY	SCALE	APPROVED BY		
DRAWN BY	DATE	DATE		
CHECKED BY	DATE	DATE		
SCALE	DATE	DATE		

[illegible]

INTERIOR - 36'-2" X 13'-6" = 488.24 SQ. FT.

CODE	REVISIONS		BY	APPR.	DATE
KEYS ENERGY SERVICES					
ENGINEERING DEPT.		KEY WEST, FLORIDA			
KEY WEST DIESEL PLANT LAYOUT					
HARC APPROVAL					
KEY WEST, FLORIDA					
DESIGNED BY: DALE FERGAN			APPROVED BY:		
DRAWN BY: VIN SUGNET			DATE: 10-22-2004		
CHECKED BY:					
SCALE: AS NOTED			DWG NO. N/A		

MISCELLANEOUS INFORMATION

From: Finigan, Dale <Dale.Finigan@KeysEnergy.com>
Sent: Thursday, December 18, 2014 4:06 PM
To: Enid Torregrosa
Subject: FW: KWD project- meeting with customer -- Substation upgrade

Good news

I was at the substation today taking some pics.

I had a conversation with the neighbor we are installing the building next to.

He was very supportive and good with it.

Below is a documentation of my conversation

Dale Z. Finigan

Dale Z. Finigan
Director of Engineering & Control
KEYS Energy
1001 James Street
Key West FL, 33040
305.295.1042 Direct
305.304.4077 Cell
www.keysenergy.com

From: Finigan, Dale
Sent: Thursday, December 18, 2014 3:59 PM
To: Finigan, Dale

Email to File

-

Topic- meeting with customer adjacent to KWD sub new building

On December 18, I was at the KWD substation as part of the upgrade project.

I had a discussion with the neighbor at the end of Angela street.

He is the owner of the house that is closest to the new Control building.

He has owned the house for over 10 yrs and lives in the place

- ✓ Angela street(Near gate)
- ✓ Owner name--Mr. Clapp

I informed him of the project that KEYS is planning. Below is a summary of the conversation

- I Explained the overall project and reasons for the upgrade
- Discussed the timing and schedule
- We talked about the building location- he had no objections at all. Had no issues
- We discussed the building color-- He liked the light tan color and said stay with that color
- We discussed the construction period, Hours of operation and noise during construction - he was pleased with our plans

Overall he was very pleasant and had no objection to the project.

He was supportive, and very appreciative of KEYS for discussing the project with him.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF NEW METAL BUILDING THAT WILL HOUSE ELECTRICAL SWITCHGEAR. DEMOLITION OF NON-HISTORIC.

FOR- #112 ANGELA STREET/ #105-111 GERALDINE STREET

Applicant- Utility Board of the City of Key West Application # H14-01-2006

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

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

PROPERTY APPRAISER INFORMATION



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

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

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

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1014249 Parcel ID: 00013860-000000

Ownership Details

Mailing Address:

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

Property Details

PC Code: 91 - UTILITIES, WATER TANKS

Millage Group: 11KW

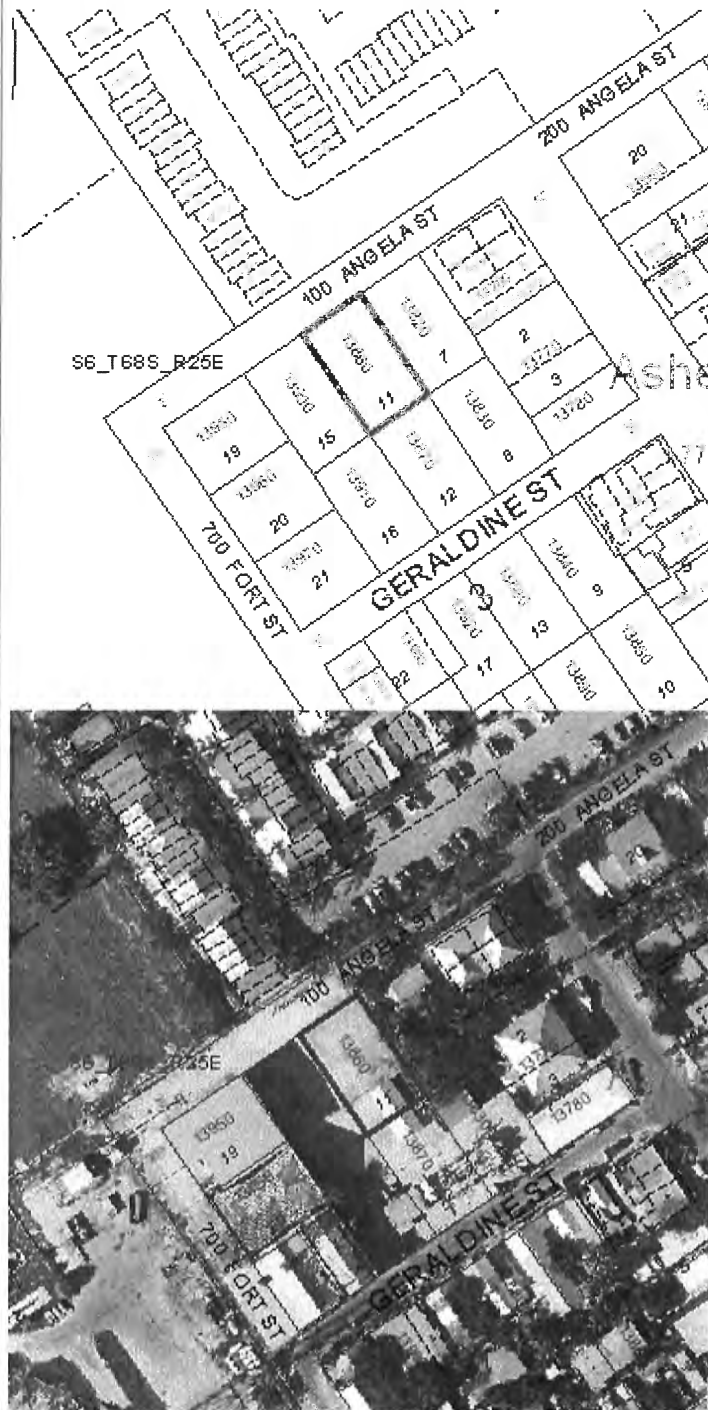
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 112 ANGELA ST KEY WEST

Legal Description: KW LOT 11 SQR 3 TR 3 G12-473/74 OR1428-1157/75F/J OR2571-2253/75 OR2592-2258/80C

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	473,576.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	50	87	4,350.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 432
 Year Built: 1918

Building 1 Details

Building Type
 Effective Age 57
 Year Built 1918
 Functional Obs 0

Condition P
 Perimeter 84
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 60
 Grnd Floor Area 432

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

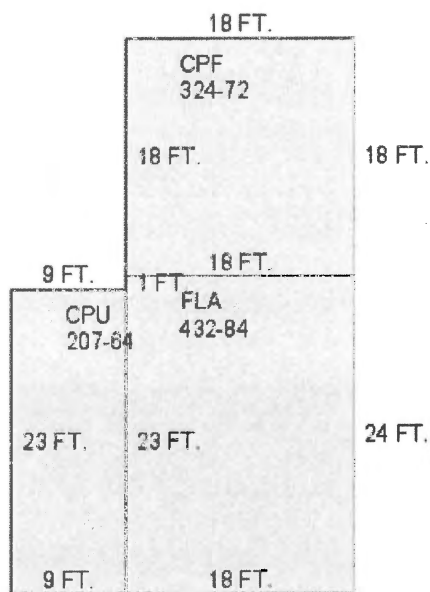
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1988					432

2	CPF	1	1988	324
3	CPU	1	1988	207

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2597	WAREHOUSE/MARINA B	100	N	N
	2598	CPF	100	N	N
	2599	CPU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
677	BRICK	100

Appraiser Notes

2002-7-24 OLD FOUNDRY BUILDING USED FOR STORAGE BY KEYS ENERGY SYSTEMS.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9900188	01/15/1999	08/12/1999	7,500	Commercial	V-CRIMP ROOF
1	0200658	03/22/2002	08/12/2002	47,600	Commercial	REPAIRS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	32,511	0	469,800	502,311	430,524	502,311	0
2013	32,511	0	358,875	391,386	391,386	391,386	0
2012	32,511	0	358,875	391,386	391,386	391,386	0
2011	32,511	0	478,500	511,011	490,337	511,011	0
2010	32,511	0	413,250	445,761	445,761	445,761	0
2009	32,511	0	489,375	521,886	521,886	521,886	0
2008	32,511	0	500,250	532,761	532,761	532,761	0
2007	22,344	0	500,250	522,594	522,594	522,594	0
2006	22,344	0	282,750	305,094	305,094	305,094	0
2005	22,344	0	282,750	305,094	305,094	305,094	0
2004	22,342	0	278,400	300,742	300,742	300,742	0
2003	22,342	0	278,400	300,742	300,742	300,742	0
2002	22,342	0	76,125	98,467	98,467	98,467	0
2001	22,342	0	65,250	87,592	87,592	87,592	0

2000	22,342	0	54,375	76,717	76,717	76,717	0
1999	22,342	0	54,375	76,717	76,717	76,717	0
1998	14,930	0	54,375	69,305	69,305	69,305	0
1997	14,930	0	45,675	60,605	60,605	60,605	0
1996	13,572	0	45,675	59,247	59,247	59,247	0
1995	13,572	0	45,675	59,247	59,247	59,247	0
1994	13,572	0	45,675	59,247	59,247	59,247	0
1993	13,572	0	45,675	59,247	59,247	59,247	0
1992	13,572	0	45,675	59,247	59,247	59,247	0
1991	13,572	0	45,675	59,247	59,247	59,247	0
1990	14,877	0	34,800	49,677	49,677	49,677	0
1989	14,877	0	33,713	48,590	48,590	48,590	0
1988	18,880	0	28,275	47,155	47,155	47,155	0
1987	18,215	0	13,920	32,135	32,135	32,135	0
1986	18,344	0	13,050	31,394	31,394	31,394	0
1985	17,581	0	13,442	31,023	31,023	31,023	0
1984	16,922	0	13,442	30,364	30,364	30,364	0
1983	16,922	0	13,442	30,364	30,364	30,364	0
1982	14,468	0	10,484	24,952	24,952	24,952	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/26/2012	2592 / 2258	100	QC	11
4/25/2012	2571 / 2253	100	QC	11

This page has been visited 139,341 times.

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



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

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

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10.3 or higher

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Mailing Address:

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

Property Details

PC Code: 91 - UTILITIES, WATER TANKS

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 105 GERALDINE ST KEY WEST

Legal Description: KW LOT 16 SQR 3 TR 3 G12-473/74 OR1428-1157/75F/J OR2571-2253/75 OR2592-2258/80C

Click Map Image to open interactive viewer



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 Year Built: 1973

Building 1 Details

Building Type
 Effective Age 20
 Year Built 1973
 Functional Obs 0

Condition A
 Perimeter 88
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 459

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

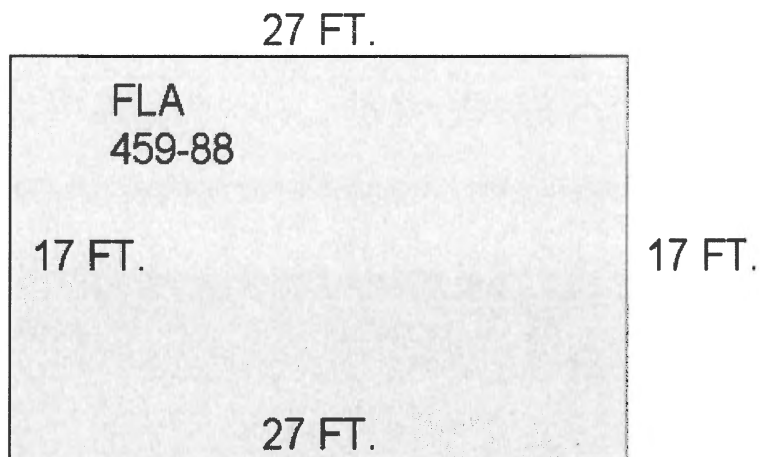
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1972					459

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2601	COUNTY BLDGS D	100	N	N

Exterior Wall:

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

Appraiser Notes

2002-7-24 THIS PROPERTY IS BEING USED BY KEYS ENERGY SYSTEMS.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	67,489	0	469,800	537,289	469,000	537,289	0
2013	67,489	0	358,875	426,364	426,364	426,364	0
2012	67,489	0	358,875	426,364	426,364	426,364	0
2011	70,995	0	478,500	549,495	532,669	549,495	0
2010	70,995	0	413,250	484,245	484,245	484,245	0
2009	74,501	0	489,375	563,876	563,876	563,876	0
2008	74,501	0	500,250	574,751	574,751	574,751	0
2007	49,324	0	500,250	549,574	549,574	549,574	0
2006	50,485	0	282,750	333,235	333,235	333,235	0
2005	50,485	0	282,750	333,235	333,235	333,235	0
2004	51,063	0	278,400	329,463	329,463	329,463	0
2003	51,063	0	278,400	329,463	329,463	329,463	0
2002	51,063	0	76,125	127,188	127,188	127,188	0
2001	51,063	0	65,250	116,313	116,313	116,313	0
2000	51,063	0	54,375	105,438	105,438	105,438	0
1999	51,063	0	54,375	105,438	105,438	105,438	0
1998	34,122	0	54,375	88,497	88,497	88,497	0
1997	34,122	0	45,675	79,797	79,797	79,797	0
1996	31,020	0	45,675	76,695	76,695	76,695	0
1995	31,020	0	45,675	76,695	76,695	76,695	0
1994	31,020	0	45,675	76,695	76,695	76,695	0
1993	31,020	0	45,675	76,695	76,695	76,695	0
1992	31,020	0	45,675	76,695	76,695	76,695	0
1991	31,020	0	45,675	76,695	76,695	76,695	0
1990	29,935	0	34,800	64,735	64,735	64,735	0

1989	29,935	0	33,713	63,648	63,648	63,648	0
1988	26,408	0	28,275	54,683	54,683	54,683	0
1987	25,801	0	13,920	39,721	39,721	39,721	0
1986	25,881	0	13,050	38,931	38,931	38,931	0
1985	25,150	0	10,745	35,895	35,895	35,895	0
1984	17,099	0	10,745	27,844	27,844	27,844	0
1983	17,099	0	10,745	27,844	27,844	27,844	0
1982	16,219	0	10,484	26,703	26,703	26,703	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/26/2012	2592 / 2258	100	QC	11
4/25/2012	2571 / 2253	100	QC	11

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



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

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

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

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1014257 Parcel ID: 00013870-000000

Ownership Details

Mailing Address:

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

Property Details

PC Code: 91 - UTILITIES, WATER TANKS

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 111 GERALDINE ST KEY WEST

Legal Description: KW LOT 12 SQR 3 TR 3 G12-473/74 OR1428-1157/75F/J OR2571-2253/75 OR2592-2258/80C

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	489,871.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	50	87	4,350.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 945
 Year Built: 1923

Building 1 Details

Building Type
 Effective Age 38
 Year Built 1923
 Functional Obs 0

Condition A
 Perimeter 124
 Special Arch 0
 Economic Obs 0

Quality Grade 200
 Depreciation % 50
 Grnd Floor Area 945

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

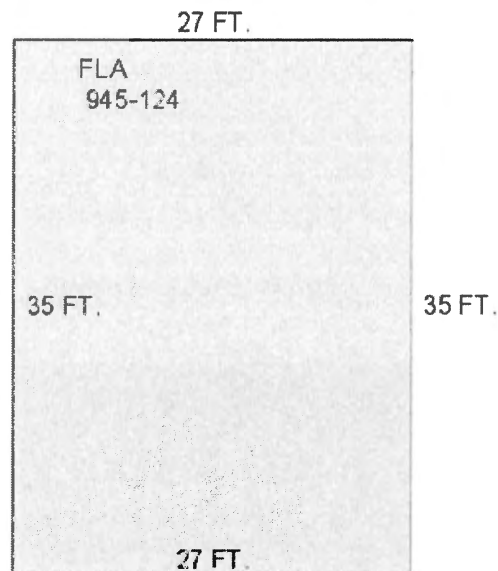
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1922					945

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2600	VAC COMM D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
678	BRICK	100

Appraiser Notes

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Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	45,978	0	469,800	515,778	445,338	515,778	0
2013	45,978	0	358,875	404,853	404,853	404,853	0
2012	45,978	0	358,875	404,853	404,853	404,853	0
2011	50,157	0	478,500	528,657	509,747	528,657	0
2010	50,157	0	413,250	463,407	463,407	463,407	0
2009	50,157	0	489,375	539,532	539,532	539,532	0
2008	50,157	0	500,250	550,407	550,407	550,407	0
2007	33,710	0	500,250	533,960	533,960	533,960	0
2006	33,710	0	282,750	316,460	316,460	316,460	0
2005	35,341	0	282,750	318,091	318,091	318,091	0
2004	35,340	0	278,400	313,740	313,740	313,740	0
2003	35,340	0	278,400	313,740	313,740	313,740	0
2002	35,340	0	76,125	111,465	111,465	111,465	0
2001	35,340	0	65,250	100,590	100,590	100,590	0
2000	35,340	0	54,375	89,715	89,715	89,715	0
1999	35,340	0	54,375	89,715	89,715	89,715	0
1998	22,884	0	54,375	77,259	77,259	77,259	0
1997	22,884	0	45,675	68,559	68,559	68,559	0
1996	20,804	0	45,675	66,479	66,479	66,479	0
1995	20,804	0	45,675	66,479	66,479	66,479	0
1994	20,804	0	45,675	66,479	66,479	66,479	0
1993	20,804	0	45,675	66,479	66,479	66,479	0
1992	20,804	0	45,675	66,479	66,479	66,479	0
1991	20,804	0	45,675	66,479	66,479	66,479	0
1990	20,804	0	34,800	55,604	55,604	55,604	0

1989	20,804	0	33,713	54,517	54,517	54,517	0
1988	20,804	0	28,275	49,079	49,079	49,079	0
1987	20,033	0	13,920	33,953	33,953	33,953	0
1986	20,185	0	13,050	33,235	33,235	33,235	0
1985	19,299	0	10,745	30,044	30,044	30,044	0
1984	18,589	0	10,745	29,334	29,334	29,334	0
1983	18,589	0	10,745	29,334	29,334	29,334	0
1982	15,945	0	10,484	26,429	26,429	26,429	0

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