



# ZONING MAP AMENDMENT

Pursuant to Key West Code Ch. 90, Art. VI, Div. 2  
 City of Key West Land Development Regulations.

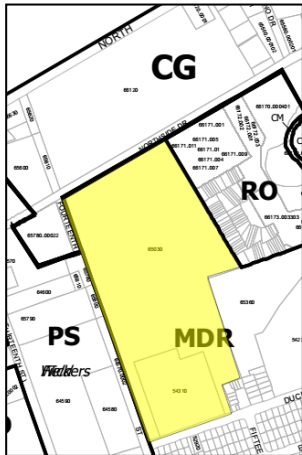
**EXECUTIVE SUMMARY:**

The following is an analysis of the proposed Zoning Map Amendment based on the criteria contained in KW Code Ch. 90; the Principles for Guiding Development and F.S. Ch. 163.

The analysis demonstrates the proposed map amendment is not inconsistent with the Comprehensive Plan, the Land Development regulations, the Principles for Guiding Development and Ch. 163

**PROPOSED AMENDMENT:**

Island-West Investment Corporation seeks to amend to the Zoning Map relative to the property commonly known as Stadium Mobile Home Park from the existing Medium Density Residential ("MDR") to Historic Density Residential ("HDR").



The purpose of this amendment is to make necessary adjustments in light of changed conditions pursuant to the City of Key West Comprehensive Plan Data and Analysis, as adopted on March 5, 2013 via Ord. No. 13-04 and subsequently adopted by the Florida Department of Economic Opportunity, consistent with F.S. ch. 163.

**AMENDMENT ANALYSIS**

Application & Fee (Sec. 90-554): \$6,000.00

- (1)** Property Description.  
 1213 Glynn R. Archer, Jr. Drive, Key West  
 RE No. 00065030-000000 & 00054310-000000  
 Area: 116,4800 sq. ft. (26.7 acres)  
 Flood Zone: AE8

| Density.  | Mobile Home Park Property | Apartment Property |
|-----------|---------------------------|--------------------|
| Permitted | 358                       | 70                 |
| Existing  | 278                       | 90                 |
| Proposed  | 493                       | 96                 |

## Legal Description.

A strip of land in the City of Key West, Florida and being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of Lot 15 according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, as recorded in in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, bear North 57 degrees, 45 minutes and 40 seconds East, along the Southerly right-of-way line of Northside Drive 722.55 feet to the Northwest Corner of The Aldorsgate Property, thence bear South 32 degrees, 14 minutes and 20 seconds East, along the Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly right-of-way line of the Ferrer F.E.C Roy., thence bear South 68 degrees, 41 minutes and 40 seconds West along the Southerly right-of-way line of the Ferrer F.E.C Rwy., 29.34 feet to the POINT OF BEGINNING of the strip of land hereinafter described, 41 minutes and 40 seconds West, along the southerly right-o-way line of the Former F.E.C Rwy 189.69 feet, more or less; thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet, more or less, to the Cyclone Fence; thence bear North 68 degrees, 41 minutes and 40 seconds East, alongside Cyclone Fence, 185 feet, more or less; thence Southeasterly, 1.27 more or less, back to the POINT OF BEGINNING.

And Also;

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the Southwest Corner of Block 21 at the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida. North 68 degrees, 14 minutes and 20 seconds West, 172.87 feet: thence bear North 68 degrees, 45 minutes and 40 seconds Est, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described: from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 feet, more or less, to a Cyclone Fence: thence bear North 21 degrees,, 14 minutes and 20 seconds West, alongside Cyclone Fence. 635.55 feet to the Southerly right-of-way line of the Former. E.C.Row., 1.0 feet, more or less, to the Easterly Property Line of The Stadium and 20 seconds East, along the Easterly Property Line of the stadium Mobile Home Apartments, 635.35 feet. Back to the POINT OF BEGINNING.

**(2)** Current and proposed comprehensive plan land use map designation.

Existing FLUM: MDR  
Proposed FLUM: HDR

**(3)** Current and proposed zoning.

Existing Zoning: MDR  
Proposed Zoning: HDR

**(4)** Existing and proposed use.

Existing use: Residential  
Proposed Use: Residential

**(5)** Disclosure of ownership.

Owner: Island West Investment Corporation - A Florida Corporation

Registered Agent: Hugh Morgan  
317 Whitehead Street  
Key West, FL 33040

Officers: Richard Harding  
Jeffery Harding  
Kenneth Harding  
Patricia Harding  
Robert Hiller

**(6)** Justification

- a. Comprehensive plan consistency
- b. Impact on surrounding properties and infrastructure
- c. Avoidance of special treatment
- d. Undeveloped land with similar comprehensive plan future land use map designation

**(1) Justification**

**a. Comprehensive plan consistency.**

The proposed amendment is fully compatible with the Comprehensive Plan as outlined in this application.

**b. Impact on surrounding properties and infrastructure.**

No impact on surrounding properties or infrastructure is anticipated.

| Surrounding Properties |  |  |           |
|------------------------|--|--|-----------|
| Adjacency              | Existing Use   | Future Land Use  | Zoning    |
| North                  | High Intensity Commercial                                  | General Commercial                                     | CG        |
| South                  | Multi-family housing                                       | Medium Density Residential                             | MDR       |
| East                   | Multi-family housing                                       | High Density Residential<br>Medium Density Residential | HR<br>MDR |
| West                   | Professional Offices<br>Community Recreation (ball fields) | High Density Residential<br>Public Service             | CG<br>PS  |

Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the impacts of the proposed changes are fully consistent with residential development.

As demonstrated in Section 90-521(5) adequate public facilities are available to provide service to the development and the request is

consistent with adopted infrastructure minimum levels of service standards.

**c. Avoidance of spot zoning.**

**1. A small parcel of land is singled out for special and privileged treatment**

No special or privileged treatment will be conferred through approval of the request. This is a 20+ acre site to be designated consistent with its surroundings.

**2. The singling out is not in the public interest but only for the benefit of the landowner; and;**

As mentioned above, no singling out. The request does not confer any land use activities not already provided for.

**3. The action is not consistent with the adopted comprehensive plan**

The action is consistent with the Comprehensive Plan as presented in the associated Comprehensive Plan Amendment under (6)a of this application.

**d. Undeveloped land with similar zoning. The amount of undeveloped land in the general area and in the city having the same zoning classification as that requested shall be stated.**

There is no other undeveloped land with similar zoning within 300ft.

**Criteria for Approval (Section 90-555)**

**(1) Consistency with plan. Whether the proposal is consistent with the overall purpose of the comprehensive plan and relevant policies within the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program**

The proposal is consistent with the plan.

**(2) Conformance with requirements Conformance with ordinances. Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.**

The proposal is consistent with the ordinances.

**(3) Changed conditions. Whether, and the extent to which, land use and development conditions have changed since the comprehensive plan's effective date and whether such conditions support or work against the proposed change.**

The effective date of the Land Development Regulations is July 3, 1997. The 2030 Comprehensive Plan was adopted on March 5, 2013. Both the 2030 Comprehensive Plan and the LDRs are "Living Documents" that are, by their very nature, designed to evolve and change with the community's goals.

In this case, the community surrounding the subject property has developed/redeveloped over the last 30 years into a vibrant commercial and recreational activity center. Workforce housing has continued to dwindle as competition from the second home market

**(4) Land use compatibility. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.**

The proposed map amendment would serve to extend the adjacent HR District. Adjacent uses will remain compatible.

**Comparison - Future Land Use Designation**

|                      | Existing  | Proposed  |
|----------------------|---|---|
| FLUM                 | MDR   | HDR   |
| Density (units/acre) | 16  | 22  |
| FAR                  | 1.0   | 0.8   |
| Allowable Uses       | <p>Development is limited for all properties zoned MDR or MDR-C located within the Coastal High Hazard Area.</p> <p>Uses permitted in the MDR-1 include residential and social service special needs use</p> <p>Supportive community facilities and accessory land uses including public schools are allowed.</p> | <p>Supportive community facilities and accessory land uses including public schools are allowed.</p> <p>Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use.</p> <p>Transient uses are not permitted.</p> |

|  |  |  |
|--|--|--|
|  | <p>Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use.</p> <p>Transient uses are not permitted.</p> | <p>Business and professional offices may be allowed in areas zoned RO.</p> |
|--|--|--|

**(5) Adequate public facilities. Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including**

**Transportation - Policy 2-1.1.1**

Policy 2-1.1.3 prioritizes safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, and mixed-use development) in lieu of LOC concurrency standards.

Policy 2-1.1.3: Exempts Key West from transportation concurrency requirements for roadways in favor of substantive expansion and prioritization of roadway safety and function through multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development).

**Trip Generation**

| Use                        | Rate                | Existing                          |           | Proposed                          |           |
|----------------------------|---------------------|-----------------------------------|-----------|-----------------------------------|-----------|
|                            |                     | Trips                             | Trips/Day | Trips                             | Trips/Day |
| SFR <sup>1</sup>           | 9.57 trips/unit/day | 448u x 9.57t/u/d = 4,466t         | 4,466     | 589u x 9.57t/u/d = 5,636.7        | 5,637     |
| Multi-Family <sup>2</sup>  | 6.72 trips/unit/day | 448u x 6.72t/u/d = 3,010t         | 3,010     | 589u x 6.72t/u/d = 3,958.1t       | 3,958     |
| Nursing Homes <sup>3</sup> | 2.02 trips/unit/day | 116,480sf x 2.02t/1ksf/d = 235.3t | 235       | 116,480sf x 2.02t/1ksf/d = 235.3t | 235       |

Summary Response: The map amendment could result in an increase in maximum trip generation across the entire amendment area of 1,171 trips per day.

<sup>1</sup> ITE Land Use Code 210

<sup>2</sup> ITE Land Use Code 220

<sup>3</sup> ITE Land Use Code 253

### Potable Water - Policy 4-1.1.2.C

| Use           | Rate                             | Existing  |         | Proposed  |         |
|---------------|----------------------------------|---|---------|---|---------|
|               |                                  | Capacity  | Gal/Day | Capacity  | Gal/Day |
| SFR           | 100 gal/capita <sup>4</sup> /day | $(448 \times 2.63)c \times 100g/c/d = 117,824g/d$ | 117,824 | $(589 \times 2.63)c \times 100g/c/d = 154,907g/d$ | 154,907 |
| Multi-Family  | 100 gal/capita <sup>5</sup> /day | $(448 \times 2.63)c \times 100g/c/d = 117,824g/d$ | 117,824 | $(589 \times 2.63)c \times 100g/c/d = 154,907g/d$ | 154,907 |
| Nursing Homes | 100 gal/capita <sup>6</sup> /day | $(448 \times 2.63)c \times 100g/c/d = 117,824g/d$ | 117,824 | $(589 \times 2.63)c \times 100g/c/d = 154,907g/d$ | 154,907 |

The Florida Keys Aqueduct Authority (FKAA) has the capacity to supply adequate service to the subject properties. The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: the South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Summary Response: The map amendment could result in an increase in potable water across the entire amendment area of 37,083 gallons per day.

### Sanitary Sewage - Policy 4-1.1.2.A

| Use           | Rate               | Existing  |         | Proposed  |         |
|---------------|--------------------|---|---------|---|---------|
|               |                    | Capacity  | Gal/Day | Capacity  | Gal/Day |
| SFR           | 100 gal/capita/day | $(448 \times 2.63)c \times 100g/c/d = 117,824g/d$ | 117,824 | $(589 \times 2.63)c \times 100g/c/d = 154,907g/d$ | 154,907 |
| Multi-Family  | 100 gal/capita/day | $(448 \times 2.63)c \times 100g/c/d = 117,824g/d$ | 117,824 | $(589 \times 2.63)c \times 100g/c/d = 154,907g/d$ | 154,907 |
| Nursing Homes | 660 gal/acre/day   | $26.7a \times 660g/a/d = 17,622g/d$               | 17,622  | $26.7a \times 660g/a/d = 17,622g/d$               | 17,622  |

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the

<sup>4</sup> For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

<sup>5</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq. ft. of general office Space

<sup>6</sup> Capita is estimated by 10 seats with 1 employee

existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City’s wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.<sup>7</sup>

Summary Response: The map amendment could result in an increase in sanitary sewer amounts across the entire amendment area of 37,083 gallons per day.

**Solid Waste - Policy 4-1.1.2.D**

| Use           | Rate                | Existing                                       |         | Proposed   |         |
|---------------|---------------------|--|---------|--|---------|
|               |                     | Capacity                                       | Lbs/Day | Capacity   | Lbs/Day |
| SFR           | 2.66 lbs/capita/day | $(448 \times 2.63)c \times 2.66/c/d = 3,134/d$ | 3,134   | $(589 \times 2.63)c \times 2.66/c/d = 4,120.5/d$ | 4,121   |
| Multi-Family  | 2.66 lbs/capita/day | $(448 \times 2.63)c \times 2.66/c/d = 3,134/d$ | 3,134   | $(589 \times 2.63)c \times 2.66/c/d = 4,120.5/d$ | 4,121   |
| Nursing Homes | 2.66 lbs/capita/day | $(448 \times 2.63)c \times 2.66/c/d = 3,134/d$ | 3,134   | $(589 \times 2.63)c \times 2.66/c/d = 4,120.5/d$ | 4,121   |

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and

<sup>7</sup> City of Key West Comprehensive Plan Data and Analysis, Pg A-16



only a slight increase in its functional population and non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.<sup>8</sup>

Summary Response: The map amendment could result in an increase in solid waste across the entire amendment area of 987 lbs per day.

**Policy 4-1.1.2.D- Recyclable Waste Generation**

| Use           | Rate                | Existing                                       |         | Proposed  |         |
|---------------|---------------------|--|---------|---|---------|
|               |                     | Capacity                                       | Lbs/Day | Capacity  | Lbs/Day |
| SFR           | 0.5 lbs/capita/day  | $(448 \times 2.63)c \times 0.5/c/d = 589.1l/d$ | 589     | $(589 \times 2.63)c \times 0.5/c/d = 774.5 l/d$ | 775     |
| Multi-Family  | 2.66 lbs/capita/day | $(448 \times 2.63)c \times 0.5/c/d = 589.1l/d$ | 589     | $(589 \times 2.63)c \times 0.5/c/d = 774.5 l/d$ | 775     |
| Nursing Homes | 2.66 lbs/capita/day | $(448 \times 2.63)c \times 0.5/c/d = 589.1l/d$ | 589     | $(589 \times 2.63)c \times 0.5/c/d = 774.5 l/d$ | 775     |

Summary Response: The map amendment could result in an increase in recycling materials across the entire amendment area of 186 lbs per day.

**Comprehensive Plan Policy 4-1.1.2. E- Drainage**

Policy 4-1.1.2. E- Drainage Facilities Level of Service has not changed with the adoption of the new Comprehensive Plan.

The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
2. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure

<sup>8</sup> City of Key West Comprehensive Plan Data and Analysis, Pg A-17

the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

Summary Response: Any new development will be required to comply with storm water requirements.

## **Recreation**

Policy 7-1.1.9- The proposed change is not expected to have any adverse effect on availability of recreation services.

**Approval of a plan amendment does not constitute a concurrency determination, and the applicant will be required to a concurrency determination pursuant to chapter 94.**

Applicant understands and concurs with this criterion. Concurrency determination will be made at the time specific development order(s) are proposed.

- (6) Natural environment. Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.**

The site is currently developed in the urban area. No wetlands, aquifer recharge area, protected habitats or sensitive vegetative communities exist on site. No quantifiable impacts can be directly correlated or associated with the proposed change; therefore, no foreseeable adverse impacts are expected

- (7) Economic effects. Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.**

Creating new workforce housing in the center of town and in the heart of the commercial district will have positive economic effects on the community.

- (8) Orderly development. Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.**

The proposed map amendment would serve to increase opportunities for workforce housing in the heart of the commercial district. The proposal will result

in an orderly and compatible development pattern, no deleterious effects have been identified.

**(9) Public interest; enabling act Public interest; enabling act. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of this subpart B and its enabling legislation.**

The proposal is not in conflict with the public interest and is in harmony with the purpose and intent of the Land Development Regulations and the Comprehensive Plan as demonstrated in the above findings of the criteria for approval.

**(10) Other matters. Other matters which the planning board and the city commission may deem appropriate.**

At the time of application submittal, no other matters are deemed appropriate.

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an Entity)*

I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates, Inc  
*(print name of entity serving as Authorized Representative)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

**1213 14th Street**

*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 18th December 2017 by

Owen Trepanier

*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

*Notary's Signature and Seal*

**Alvina Covington**

*Name of Acknowledger typed, printed or stamped*



**Alvina Covington**  
COMMISSION #FF913801  
EXPIRES: August 27, 2019  
WWW.AARONNOTARY.COM

**FF913801**

*Commission Number, if any*

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Kenneth L Harding as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Island-West Investment Corp.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier & Associates, Inc.  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

*Kenneth L Harding, Pres.*  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 10/12/17  
*Date*

by Kenneth L Harding  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented Florida Driver License as identification.

*Yuneisi Canizares Garcia*  
*Notary's Signature and Seal*

Yuneisi Canizares Garcia  
*Name of Acknowledger typed, printed or stamped*

No FF242724  
*Commission Number, if any*



## Detail by Entity Name

### Florida Profit Corporation

ISLAND-WEST INVESTMENT CORPORATION

### Filing Information

|                             |            |
|-----------------------------|------------|
| <b>Document Number</b>      | 484264     |
| <b>FEI/EIN Number</b>       | 591638922  |
| <b>Date Filed</b>           | 09/11/1975 |
| <b>State</b>                | FL         |
| <b>Status</b>               | ACTIVE     |
| <b>Last Event</b>           | AMENDMENT  |
| <b>Event Date Filed</b>     | 12/30/1997 |
| <b>Event Effective Date</b> | NONE       |

### Principal Address

1213 14TH STREET  
KEY WEST, FL 33040-4100

Changed: 01/13/2005

### Mailing Address

1213 14TH STREET  
KEY WEST, FL 33040-4100

Changed: 01/13/2005

### Registered Agent Name & Address

MORGAN, HUGH J  
317 WHITEHEAD STREET  
KEY WEST, FL 33040

Address Changed: 02/18/2003

### Officer/Director Detail

#### **Name & Address**

Title STD

HARDING, RICHARD A

## Title VD

HARDING, JEFFREY A  
PO BOX 905  
TERRY, MT 59349-0905

## Title PD

HARDING, KENNETH L  
1213 14TH STREET  
KEY WEST, FL 33040-4100

## Title D

HARDING, PATRICIA A  
PO BOX 905  
TERRY, MT 59349-0905

## Title D

HILLER, ROBERT  
P O BOX 905  
TERRY, MT 59349-0905

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2012               | 04/26/2012        |
| 2013               | 01/31/2013        |
| 2014               | 01/13/2014        |

**Document Images**

|   |                          |
|---|--------------------------|
| <a href="#">01/13/2014 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/31/2013 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/26/2012 -- ANNUAL REPORT</a> | View image in PDF format |
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| <a href="#">02/18/2003 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">06/17/2002 -- ANNUAL REPORT</a> | View image in PDF format |





**Summary**

Parcel ID 00065030-000000  
 Account # 1065552  
 Property ID 1065552  
 Millage Group 10KW  
 Location 278 1213 14TH ST, KEY WEST  
 Address  
 Legal Description KW NO 16 A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & FLAGLER AVE & A PARCEL OF LAND LYING NORTHEASTERLY OF 14TH ST & KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 2,3 & 11 & ALL OF 12 OR254-3/5 OR457-558/561 OR642-211/213 OR642-216/17 (RE 5430 COMBINEDWITH THIS PARCEL FOR 1993 TAX ROLL)  
 (Note: Not to be used on legal documents)  
 Neighborhood 31100  
 Property Class PARKING LOT (2800)  
 Subdivision Key West Foundation Co's Plat No 2  
 Sec/Twp/Rng 33/67/25  
 Affordable No  
 Housing



**Owner**

ISLAND-WEST INVESTMENT CORP  
 1213 GYNN R ARCHER JR DR OFC  
 KEY WEST FL 33040

**Valuation**

|                            | 2017        | 2016        | 2015        | 2014        |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$0         | \$0         | \$0         | \$0         |
| + Market Misc Value        | \$0         | \$0         | \$0         | \$0         |
| + Market Land Value        | \$9,328,570 | \$9,328,570 | \$9,328,570 | \$9,031,364 |
| = Just Market Value        | \$9,328,570 | \$9,328,570 | \$9,328,570 | \$9,031,364 |
| = Total Assessed Value     | \$9,328,570 | \$9,328,570 | \$9,328,570 | \$9,031,364 |
| - School Exempt Value      | \$0         | \$0         | \$0         | \$0         |
| = School Taxable Value     | \$9,328,570 | \$9,328,570 | \$9,328,570 | \$9,031,364 |

**Land**

| Land Use            | Number of Units | Unit Type   | Frontage | Depth |
|---------------------|-----------------|-------------|----------|-------|
| MOB HOME DRY (020D) | 974,872.80      | Square Foot | 0        | 0     |

**Commercial Buildings**

Style OFF BLDG-1 STY-D / 17D  
 Gross Sq Ft 1,924  
 Finished Sq Ft 1,880  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 300 (300)  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1965  
 Year Remodeled 0  
 Effective Year Built 1993  
 Condition FAIR

Style CAMP BLDG-D- / 36D  
 Gross Sq Ft 714  
 Finished Sq Ft 714  
 Perimeter 0  
 Stories 1  
 Interior Walls



Exterior Walls CONC BLOCK  
 Quality 300 (300)  
 Roof Type  
 Roof Material  
 Exterior Wall1 CONC BLOCK  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1965  
 Year Remodeled 0  
 Effective Year Built 1993  
 Condition AVERAGE

Style CAMP BLDG-D- / 36D  
 Gross Sq Ft 714  
 Finished Sq Ft 714  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls CONC BLOCK  
 Quality 300 (300)  
 Roof Type  
 Roof Material  
 Exterior Wall1 CONC BLOCK  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1965  
 Year Remodeled 0  
 Effective Year Built 1993  
 Condition FAIR

**Yard Items**

| Description    | Year Built | Roll Year | Quantity | Units     | Grade |
|----------------|------------|-----------|----------|-----------|-------|
| WALL AIR COND  | 1964       | 1965      | 1        | 3 UT      | 1     |
| CH LINK FENCE  | 1973       | 1974      | 1        | 14364 SF  | 1     |
| FENCES         | 1975       | 1976      | 1        | 114 SF    | 5     |
| ASPHALT PAVING | 1979       | 1980      | 1        | 170700 SF | 2     |
| LC UTIL BLDG   | 1981       | 1982      | 1        | 32 SF     | 1     |

**Sales**

| Sale Date | Sale Price | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 2/1/1976  | \$770,000  | Conversion Code |                   | 642       | 216       | Q - Qualified      | Improved           |

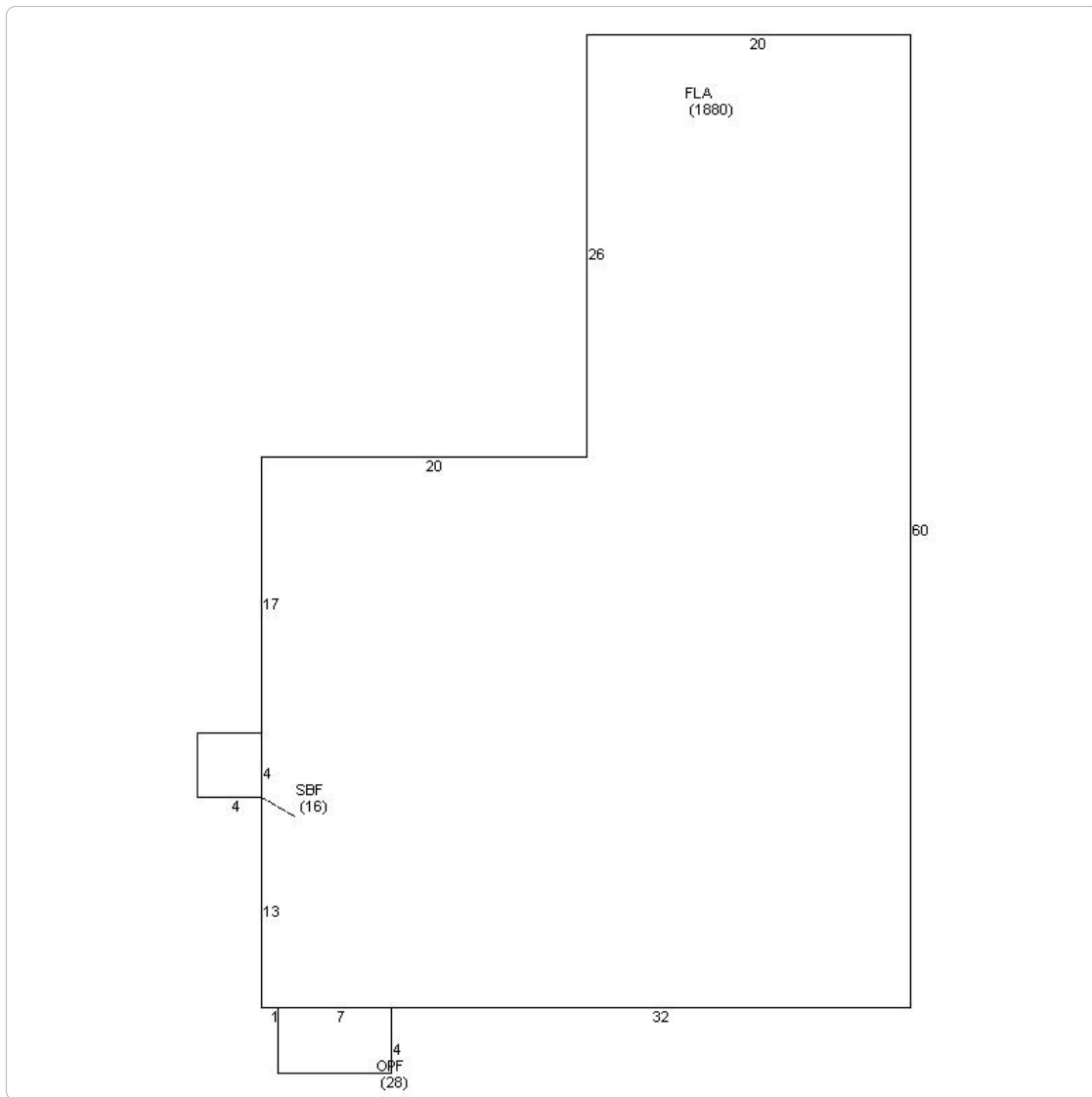
**Permits**

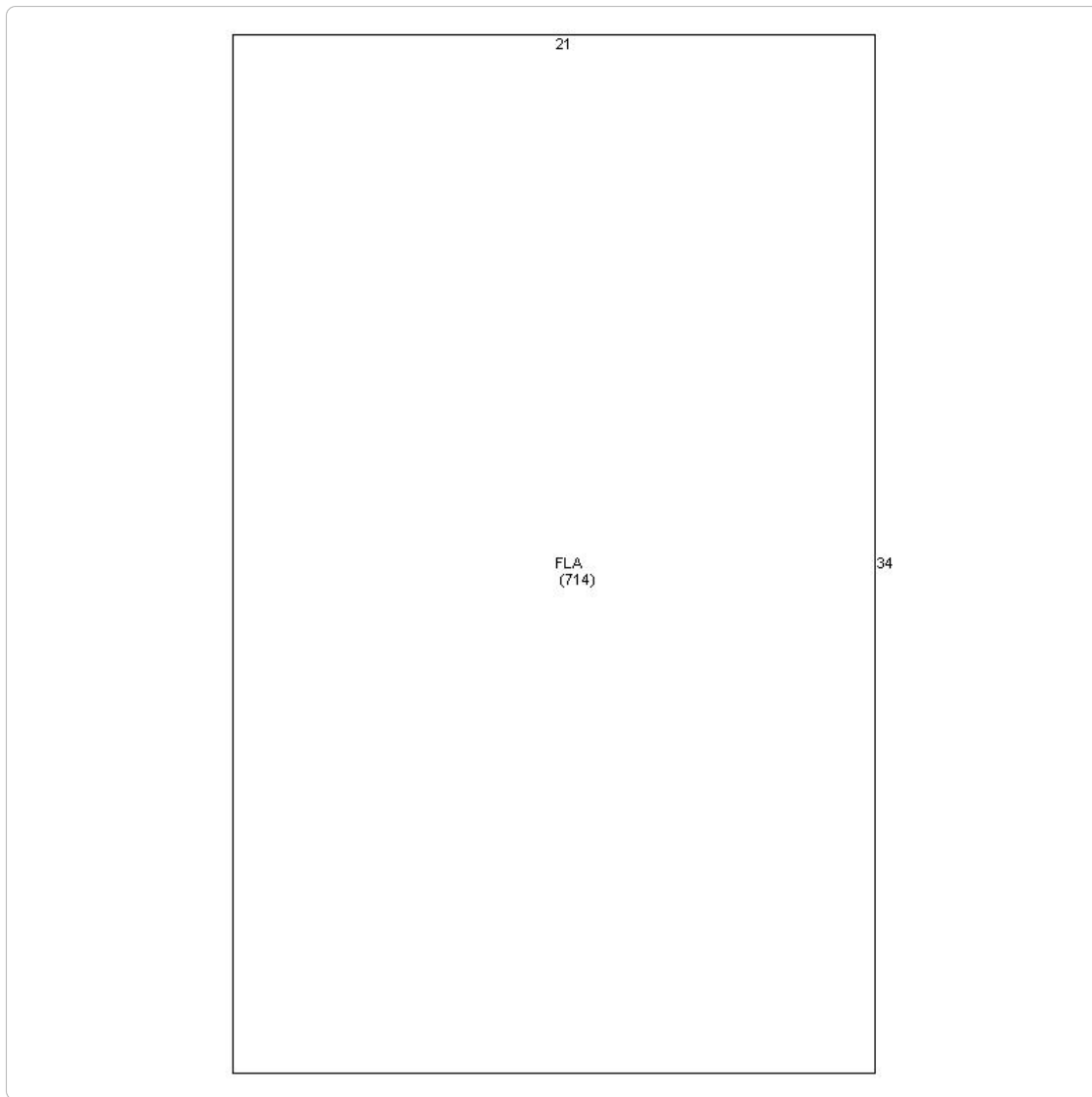
| Number  | Date Issued | Date Completed | Amount   | Permit Type | Notes   |
|---------|-------------|----------------|----------|-------------|---|
| 15-0649 | 4/23/2015   |                | \$500    |             | INSTALL SHED AT MOBILE HOME; SECURE WITH 12' X 12' X 24' FOOTERS. 5' FT SETBACK REQUIRED FROM ALL EXISTING MOBILE HOMES PER E.C. FLOODPLAIN: 80SI OF FLOOD VENTING REQUIRED, SPLIT BETWEEN TWO VENTS.   |
| 13-3106 | 7/30/2013   |                | \$2,400  |             | INSTALL A 10' X 20' PATIO COVER ON TO EXISTING PATIO & INSTALL SHED.  |
| 13-3109 | 7/30/2013   |                | \$80,000 |             | INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. DEMO SLAB AND BUILD COVERED PORCH.   |
| 13-3111 | 7/30/2013   |                | \$3,500  |             | INSTALL A THREE (3) TON PACKAGE UNIT.   |
| 13-3116 | 7/30/2013   |                | \$80,000 |             | INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. REMOVE/DEMO EXISTING MOBILE HOME AND SLAB.   |
| 13-3117 | 7/30/2013   |                | \$2,800  |             | INSTALL A THREE (3) TON PACKAGE UNIT.   |
| 13-2918 | 7/8/2013    |                | \$6,000  |             | 10 SQS. RE-ROOF ELEVATED TAKE OFF ASPHALT SHINGLES PLACE BACK 5 V CRIMP.  |
| 13-2301 | 5/29/2013   |                | \$1,000  | Commercial  | CONSTRUCT A STORAGE ON PATIO INSIDE SCREEN ROOM.  |
| 12-4352 | 5/19/2013   |                | \$1,450  | Commercial  | INSTALL AN 8' X 10' HIGH IMPACT SHED & TIE DOORS AS PER SPEC'S  |
| 13-0350 | 4/2/2013    |                | \$10,500 | Residential | REMOVE & REPLACE APPROX. 700 S.F. OF MOLDED SHEETROCK & INSTALL 1/2" MRF NEW DRYWALL, REPLACE 3 INTERIOR DOORS & TRIM, 18 L.F. OF KITCHEN COUNTER TO W/GRANITE, ADD FIBERGLASS SHOWER PANELS IN NEW SHOWER AREA IN EXISTING CLOSET 3' X 6'; ADD 18 S.F. OF VINYL TILE IN NEW 1/2 BATH AREA. |
| 13-0937 | 3/15/2013   |                | \$7,500  | Residential | ADD TOILET LAV. & TRIM OUT  |

| Number  | Date Issued | Date Completed | Amount   | Permit Type | Notes   |
|---------|-------------|----------------|----------|-------------|---|
| 13-0928 | 3/13/2013   |                | \$2,000  | Residential | SCOPE OF WORK TO INSTALL USED DAIKIN 18,000 BTU 26 SEER CONDENSER UNIT AND TWO (2) 9,000 BTU FAN COILS, CONDENSER UNIT TO SIT ON STAND. ALL ASSOCIATED PIPING.                          |
| 13-0937 | 3/12/2013   |                | \$5,500  | Residential | ROUGH TRIM OUT TOILET LAV, SHOWER & KITCHEN SINK & DISHWASHER   |
| 13-0902 | 3/11/2013   |                | \$2,000  | Residential | INSTALL AN ALUMINUM SCREEN ROOM 8' X 20' OVER EXISTING SLAB   |
| 13-0850 | 3/5/2013    |                | \$450    | Commercial  | INTALL ELECTRICAL FOR SPLIT A/C UNIT.   |
| 13-0350 | 2/4/2013    |                | \$6,000  | Commercial  | INSTALL 1000 S.F. OF VINYL SIDING, REPLACE 5 ALUMINUM WINDOWS, INSULATE UNDERNEATH 660 S.F. SPRAY, REPLACE 110 S.F. OF VINYL FLOOR IN KITCHEN, REPLACE SKIRTING ARUOND TRAILER 112 L.F. |
| 13-032  | 1/8/2013    |                | \$500    | Residential | Remove Fencing doors from porch, remove hard siding, tile from slab, and overhead work from porch door.   |
| 12-4366 | 12/11/2012  |                | \$950    | Residential | REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-700 SERIES AT UNIT #201   |
| 12-4370 | 12/11/2012  |                | \$1,050  | Residential | REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #202  |
| 12-4371 | 12/11/2012  |                | \$950    | Residential | REPLACE ONE (1) WINDOW WITH HIGH IMPACT SH-700 SERIES AT UNIT #203  |
| 12-4372 | 12/11/2012  |                | \$1,050  | Residential | REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #220  |
| 12-4373 | 12/11/2012  |                | \$1,050  | Residential | REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #180  |
| 12-4375 | 12/11/2012  |                | \$1,050  | Residential | REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #181  |
| 12-4376 | 12/11/2012  |                | \$1,050  | Residential | REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #182  |
| 12-4378 | 12/11/2012  |                | \$950    | Residential | REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-900 SERIES AT UNIT #183   |
| 12-3778 | 10/17/2012  |                | \$200    | Residential | RECOAT WHITE COAT ON ROOF ON TRAILER.   |
| 12-3529 | 9/26/2012   |                | \$200    | Residential | DEMOLISH DECK AWNING & WASH SHED ON SLAB  |
| 12-3449 | 9/20/2012   |                | \$300    | Residential | AFTER THE FACT: REMOVE EXISTING PLYWOOD ON PORCH AND REPLACE W/LATICE 60 SQ/FT.   |
| 12-0703 | 2/28/2012   |                | \$950    | Residential | INSTALL A 8' X 10' SHED TIED DOWN WITH METAL AUGERS AND CABLES (2 SETS)   |
| 12-0108 | 1/17/2012   |                | \$350    | Residential | **AFTER THE FACT** ANCHORING EXISTING 4X4 FOOTING TO EXISTING CONCRETE SLAB. REMOVE SIDE WALL 1/2" PLYWOOD FROM PORCH, INSTALL RAILING & 2 STEP STRINGERS.                              |
| 11-4236 | 11/18/2011  |                | \$4,465  | Residential | INSTALL 787 SF ROOF OVER ON A MOBILE HOME. INCLUDES 106LF, 6 DOWNBOWS.  |
| 11-2550 | 10/5/2011   |                | \$240    | Residential | **AFTER THE FACT** ADD 2 OUTLETS IN BEDROOM AND ONE IN THE BATHROOM.  |
| 11-2747 | 7/29/2011   |                | \$1,500  | Residential | NEW ROOF 17 SQS. REMOVE EXISTING AND INSTALL MODIFIED BITUMEN.  |
| 11-2748 | 7/29/2011   |                | \$18,500 | Residential | REPLACE 320 SQ/FT OF PLYWOOD IF NEEDED. RE-ROOF.  |
| 11-2100 | 6/21/2011   |                | \$485    | Residential | INSTALL VINYL LATTICE @ EXISTING PATIO ROOF STRUCTURE, APPROXIMATELY 56 S.F. INSTALL GATE/DOOR @ ENTRY  |
| 11-2101 | 6/21/2011   |                | \$8,647  | Residential | INTERIOR WORK...REMOVE/REPLACE SHOWER, CABINETS, PANELING, (160 SF) AND 126 SF PLYWOOD SUBFLOOR, 126 SF CERAMIC TILE FLOOR, BASE TRIM AND PAINT.  |
| 11-2076 | 6/20/2011   |                | \$500    | Residential | REPLACE FEEDER WIRE FROM 100 AMP DISCONNECT TO JUNCTION BOX. 2 X #3 AWG, 1 X #4 AWG, 1 X #6 AWG   |
| 11-1967 | 6/17/2011   |                | \$600    | Commercial  | INSTALL PLASTIC UTILITY SHED 8'x7'  |
| 11-1916 | 6/7/2011    |                | \$250    | Residential | **AFTER THE FACT** WINDOW REPLACEMENT WALL REPAIR 4FT X 6FT FLOOR REPAIR 2FT X 3FT  |
| 11-1310 | 6/1/2011    |                | \$900    | Residential | 600 SF TRAILER TO HAVE 5 NEW WINDOWS, 2 DOORS, PAINT ROOF.  |
| 11-1766 | 6/1/2011    |                | \$3,500  | Residential | INSTALL NEW FLOORING, INCLUDING SUBFLOOR; 712 SF.   |
| 11-1414 | 4/26/2011   |                | \$1,800  | Residential | REPLACE 4 WINDOWS REPLACE PAINTING IN LIVING ROOM AND KITCHEN W/DRYWALL 175 SF  |
| 11-0657 | 4/4/2011    |                | \$1,000  | Residential | **AFTER THE FACT** ADD LATTICE TO EXISTING SCREEN PORCH. REPLACE A WINDOW, REMOVE CARPET AND INSTALL 6' X 5' TILE, DRYWALL 15' X 18' ADD A CLOSET DOOR & PAINT THE ROOM                 |
| 11-0978 | 3/28/2011   |                | \$800    | Residential | ENCLOSE 270 SQ FT UNDER EXISTING AWNING WITH ALUMINUM FRAME, SCREENING AND LATTICE  |
| 11-0727 | 3/10/2011   |                | \$1,000  | Residential | **AFTER THE FACT** INSTALL NEW TILE IN KITCHEN & LIVING ROOM & REPLACE EXISTING WALLS IN BATH & KITCHEN W/DRYWALL   |
| 11-0505 | 3/4/2011    |                | \$200    | Residential | **AFTER THE FACT** BUILDING PORCH, PLACE LATTICE AND PAINT.   |
| 11-0713 | 3/3/2011    |                | \$500    | Residential | **AFTER THE FACT** REPLACE PANELING WITH DRYWALL (BEDROOM AREA) TILE WORK DON'T NEED PERMIT   |
| 11-0525 | 2/16/2011   |                | \$100    | Residential | **AFTER THE FACT** REPLACE EXISTING LATTICE, 20 LF. 8' HIGH.  |
| 11-0561 | 2/16/2011   |                | \$1,200  | Residential | EMERGENCY PERMIT: DISCONNECT BY KES. REPLACE RISER, METER SOCKET RISER CONDUCTOR & NEW GROUNDING ELECTRODES GROUNDING ELECTRODE CONDUCTOR & INTER SYSTEM GROUND.                        |
| 11-0283 | 1/25/2011   |                | \$400    | Residential | DEMO/REMOVE APPROX. 8' X 10' PLYWOOD STRUCTURE & ROOF AT THE BACK OF TRAILER  |
| 10-3607 | 11/4/2010   |                | \$880    | Residential | ENCLOSE PORCH FOR PLAYROOM 40' X 10'  |
| 10-2245 | 10/12/2010  |                | \$0      | Residential | ENCLOSE SCREEN PORCH OVER PORCH, 9 X 24   |
| 10-2747 | 8/17/2010   |                | \$0      | Residential | REPLACE 4 WINDOWS. REPLACE ONE DOOR. WRAP WITH LINES.   |
| 10-1629 | 5/19/2010   |                | \$1,000  | Residential | CLOSING EXISTING PORCH WITH ALUMINUM SCREEN PORCH   |
| 10-1434 | 5/10/2010   |                | \$1,500  | Residential | **AFTER THE FACT** DEMOLITION OF INTERIOR FLOORS IN TRAILER 11' X 30". INSTALLING NEW FLOOR & SUB FLOOR 12' X 12" WITH 600 SQ FT PLYWOOD.   |
| 10-1260 | 4/22/2010   |                | \$2,500  | Residential | REMOVE AND INSTALL NEW KITCHEN CABINETS, REPAIR FLOORING, REPAIR MISCELLANEOUS DRYWALL (APPROXIMATELY 10 SHEETS), AND PAINT THE INTERIOR  |
| 10-1201 | 4/19/2010   |                | \$500    | Residential | **AFTER THE FACT** WIRING 648 SQ FT, RECEPTACLES REMOVE & REPLACED  |
| 10-1077 | 4/8/2010    |                | \$3,700  | Residential | INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNBOWS   |
| 10-1077 | 4/8/2010    |                | \$3,700  | Residential | INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNPOUTS  |
| 10-1033 | 3/31/2010   |                | \$2,400  | Residential | REPLACE 60 AMP SERVICE WITH NEW POLE RISER METER AND DISCONNECT W/2 GROUND RODS   |
| 10-0484 | 2/17/2010   |                | \$1,800  | Residential | 10 X 22 PATIO COVER AT FRONT OF UNIT  |

| Number   | Date Issued | Date Completed | Amount    | Permit Type | Notes   |
|----------|-------------|----------------|-----------|-------------|---|
| 09-3626  | 10/23/2009  |                | \$491     | Residential | REPAIR 160 SQ FT DRYWALL ON THE HALLWAY, LIVING ROOM & CEILING & PAINT. |
| 08-0127  | 2/22/2008   |                | \$1,000   | Commercial  | INSTALL FOUR GANG METER CAN   |
| 08-0103  | 1/22/2008   |                | \$1,000   | Commercial  | INSTALL FOUR GANG METER CAN   |
| 08-0124  | 1/22/2008   |                | \$1,000   | Commercial  | INSTALL FOUR GANG METER CAN   |
| 08-0125  | 1/22/2008   |                | \$1,000   | Commercial  | INSTALL FOUR GANG METER CAN   |
| 07-3905  | 1/14/2008   |                | \$3,000   | Commercial  | RUN BLUMBING FOR ONE WASHER BOX   |
| 07-3905  | 12/7/2007   |                | \$3,000   | Commercial  | REPLACE EXISTING PLUMBING, 1 LAV, 1 TOILET, 1 SHOWER, 1 KITCHEN SINK    |
| 07-5210  | 11/28/2007  |                | \$2,400   | Commercial  | RE-WIRE MOBILE HOME & INSTALL NEW 150 AMP PANEL & POSSIBLE UP-GRADE     |
| 07-0794  | 2/27/2007   |                | \$11,900  | Commercial  | INSTALL NEW 14'x60' MOBILE HOME IN EXIST'G SPACE                        |
| 06-6798  | 12/21/2006  |                | \$1,200   | Commercial  | EMERGENCY REPAIR TO SERVICE BUILDING 100 AMP SERVICE                    |
| 06-12347 | 2/28/2006   |                | \$600     | Commercial  | HURRICANE DAMAGES-PLACE ELECTRIC INSIDE FOR LOT-29                      |
| 06-0351  | 2/23/2006   |                | \$500     | Commercial  | REPLACE EXISTING FLOORS FOR LOT-F                                       |
| 06-0453  | 2/23/2006   |                | \$500     | Commercial  | REPLACE EXISTING ROOF 8'x30'-STORM DAMAGE                               |
| 06-0892  | 2/14/2006   |                | \$1,000   | Commercial  | INSTALL NEW 4-GANG METER CENTER AT LOT221                               |
| 06-0893  | 2/14/2006   |                | \$1,000   | Commercial  | INSTALL NEW 4-GANG METER CENTER AT LOT222                               |
| 06-0894  | 2/14/2006   |                | \$1,000   | Commercial  | INSTALL NEW 4-GANG METER CENTER AT LOT223                               |
| 06-0895  | 2/14/2006   |                | \$1,000   | Commercial  | INSTALL NEW 4-GANG METER CENTER AT LOT224                               |
| 06-0470  | 1/31/2006   |                | \$35,000  | Commercial  | DEMO & REMOVE TRAILER & INSTALL NEW TRAILER 14' x 66'                   |
| 05-5700  | 12/14/2005  |                | \$4,000   | Commercial  | HURRICANE REPAIRS INSTALL NEW MOBILE HOME IN THE SAME FOOT PRINT        |
| 05-5701  | 12/14/2005  |                | \$1,000   | Commercial  | HURRICANE REPAIRS RECONNECT PLUMBING TO MOBILE HOME                     |
| 05-5702  | 12/14/2005  |                | \$1,000   | Commercial  | HURRICANE REPAIRS RECONNECT ELECTRIC TO MOBILE HOME                     |
| 05-5358  | 11/29/2005  |                | \$3,000   | Commercial  | REPLACE 3 TON PACKAGE UNIT AND DUCT                                     |
| 05-3469  | 9/26/2005   |                | \$1,500   | Commercial  | INSTALL WHEELCHAIR RAMP   |
| 05-3213  | 8/2/2005    |                | \$300     | Commercial  | INSTALL 100 AMP SEVICE FOR NEW MOBILE LOT-42                            |
| 05-2950  | 7/15/2005   |                | \$1,000   | Commercial  | MOVE EXISTING SERVICE TO NEW LOCATION                                   |
| 05-2348  | 6/15/2005   |                | \$475     | Commercial  | REPAIR 148'x4' CHAINLINK FENCE  |
| 02-3157  | 11/27/2002  | 12/31/2002     | \$300,000 | Commercial  | REPLACE WATER SYSTEM  |
| 02-02526 | 9/17/2002   | 12/18/2002     | \$500     | Commercial  | REPLACE SHED  |
| 02-02526 | 9/17/2002   | 12/18/2002     | \$800     | Commercial  | RELOCATE W/ D   |
| 02-2526  | 9/17/2002   | 12/18/2002     | \$500     | Commercial  | ELECTRICAL  |
| 02-2497  | 9/11/2002   | 9/11/2002      | \$8,001   | Commercial  | EMER.,REPAIRS ELECTRIC  |
| 00-4352  | 12/14/2000  | 12/28/2001     | \$2,000   | Commercial  | A/C REPLACEMENT   |
| 96-3999  | 10/1/1996   | 12/1/1996      | \$2,485   | Commercial  | ROOF  |
| 9603629  | 9/1/1996    | 10/1/1996      | \$1       |             | ADDITION/CONVERSION   |
| 9603859  | 9/1/1996    | 10/1/1996      | \$1       |             | ROOF  |

Sketches (click to enlarge)

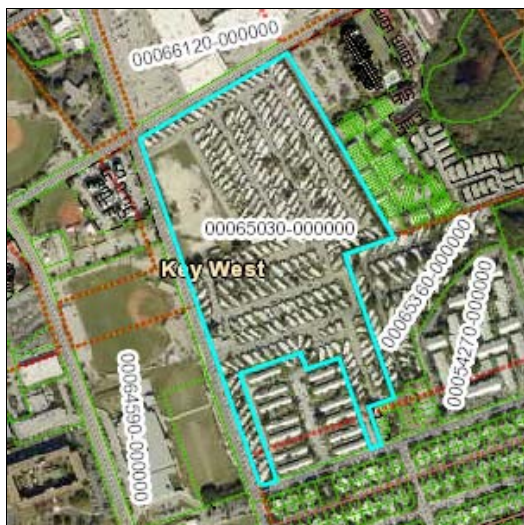




**Photos**



Map



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

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

Last Data Upload: 10/6/2017 5:41:36 AM



Schneider

Developed by  
The Schneider  
Corporation

82283

642 PAGE 21i

This Instrument Prepared by:  
ROBERT F. SAUER, Attorney  
3600 North Roosevelt Blvd.  
Key West, Florida 33040

WARRANTY DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975, between STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, whose mailing address is 1213 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part, and its successors and assigns forever, all those certain parcels of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

A parcel of land on the island of Key West, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Northeasterly Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3 Page 35, Public Records of Monroe County, Florida, bearing S 21 degrees, 14 minutes and 20 seconds East, along the Easterly Line of Lot 15, the same being the Easterly right-of-way line of 14th Street 91.73 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing South 21 degrees, 14 minutes and 20 seconds East, along the Easterly right-of-way line of 14th Street, 493.41 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187.00 feet, back to the POINT OF BEGINNING, containing 2.92 acres.

FILED FOR RECORD  
MONROE COUNTY, FLA.  
FEB 2 8 1976  
CLERK OF CIRCUIT COURT

082288

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
210.00

ALSO:

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
700.00

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
700.00

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
700.00

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
700.00

DOCUMENTARY SUR TAX  
1847.00

A tract of land on the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

COMMENCING at the Intersection of the Northwesterly right-of-way line of Duck Avenue and the Northeasterly right-of-way line of 14th Street, said intersection to be known as the POINT OF BEGINNING of the tract of land hereinafter described, bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 967.65 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187 feet to the Northeasterly right-of-way line of 14th Street; thence bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 91.73 feet to where the Northeasterly right-of-way line of 14th Street intersects the Southeasterly right-of-way line of Northside Drive; thence bear North 57 degrees, 45 minutes and 40 seconds East, along the Southeasterly right-of-way line of Northside Drive, 722.55 feet; thence bear South 32 degrees, 14 minutes and 20 seconds East, 897.91 feet; thence bear South 68 degrees, 41 minutes and 40 seconds West, 220.03 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 635.55 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 116.17 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 172.87 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, along the Northwesterly right-of-way line of Duck Avenue, 48.83 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 404.87 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 146.42 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 74.10 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 272.50 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 478.97 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, 75.02 feet, back to the POINT OF BEGINNING, containing  
 ..19.46 acres.

SUBJECT TO easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.



STADIUM MOBILE HOME PARK, INC.

By Vincent Cobley  
President.

Attest: (Corporate Seal)

Patricia L. Kramay  
Secretary

Executed in the Presence of:

Ralph P. Sauer  
Hilary A. Alley

STATE OF FLORIDA,  
ss.  
COUNTY OF MONROE,

I HEREBY CERTIFY, that on this 1st day of February, A. D. 1976, before me personally appeared Vincent Cobley and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.

Ralph P. Sauer  
Notary Public, State of Florida at Large.

My commission expires:



RECORDED BY OFFICIAL RECORD BOOK  
MONROE COUNTY, FLORIDA  
RALPH W. WHITE  
CLERK OF CIRCUIT COURT  
BOOK 10000

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCT. 20, 1977  
BONDED THROUGH GENERAL INSURANCE UNDERWRITER

**Summary**

Parcel ID 00054310-000000  
 Account # 1054925  
 Property ID 1054925  
 Millage Group 10KW  
 Location 3215 DUCK AVE , KEY WEST  
 Address  
 Legal KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 3 & 11 ALL LOTS 4 TO 10 SQR 21 & A  
 Description PARCEL OF LAND LYING NW OF PT BLK 21 KWFWD CO PLAT 2 PB1-189 PT  
 PARCEL 1 OR26-328/330 OR642-214/219  
 (Note: Not to be used on legal documents)  
 Neighborhood 31060  
 Property Class MULTI FAMILY 10 OR MORE UNITS (0300)  
 Subdivision Key West Foundation Co's Plat No 2  
 Sec/Twp/Rng 33/67/25  
 Affordable No  
 Housing



**Owner**

ISLAND-WEST INVESTMENT CORPORATION  
 1213 GYNN R ARCHER JR DR OFFICE  
 KEY WEST FL 33040

**Valuation**

|                            | 2017        | 2016        | 2015        | 2014        |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$0         | \$0         | \$0         | \$0         |
| + Market Misc Value        | \$0         | \$0         | \$0         | \$0         |
| + Market Land Value        | \$3,980,000 | \$3,980,000 | \$3,980,000 | \$3,980,000 |
| = Just Market Value        | \$3,980,000 | \$3,980,000 | \$3,980,000 | \$3,980,000 |
| = Total Assessed Value     | \$3,247,270 | \$2,952,064 | \$2,683,695 | \$2,439,723 |
| - School Exempt Value      | \$0         | \$0         | \$0         | \$0         |
| = School Taxable Value     | \$3,980,000 | \$3,980,000 | \$3,980,000 | \$3,980,000 |

**Land**

| Land Use                | Number of Units | Unit Type   | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| MULTI FAMILY DRY (030D) | 189,921.60      | Square Foot | 0        | 0     |

**Buildings**

|                                |                                |
|--------------------------------|--------------------------------|
| Building ID 4456               | Exterior Walls CONC BLOCK      |
| Style                          | Year Built 1945                |
| Building Type APARTMENTS / 03C | EffectiveYearBuilt 1987        |
| Gross Sq Ft 3625               | Foundation CONCR FTR           |
| Finished Sq Ft 3625            | Roof Type GABLE/HIP            |
| Stories 1 Floor                | Roof Coverage METAL            |
| Condition AVERAGE              | Flooring Type CONC S/B GRND    |
| Perimeter 340                  | Heating Type NONE with 0% NONE |
| Functional Obs 0               | Bedrooms 9                     |
| Economic Obs 0                 | Full Bathrooms 9               |
| Depreciation % 38              | Half Bathrooms 0               |
| Interior Walls MASONRY/MIN     | Grade 300                      |
|                                | Number of Fire Pl 0            |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,625        | 3,625         | 0         |
| <b>TOTAL</b> |                | <b>3,625</b> | <b>3,625</b>  | <b>0</b>  |

|                                |                                |
|--------------------------------|--------------------------------|
| Building ID 4457               | Exterior Walls CONC BLOCK      |
| Style                          | Year Built 1945                |
| Building Type APARTMENTS / 03C | EffectiveYearBuilt 1987        |
| Gross Sq Ft 3625               | Foundation CONCR FTR           |
| Finished Sq Ft 3625            | Roof Type GABLE/HIP            |
| Stories 1 Floor                | Roof Coverage METAL            |
| Condition AVERAGE              | Flooring Type CONC S/B GRND    |
| Perimeter 340                  | Heating Type NONE with 0% NONE |
| Functional Obs 0               | Bedrooms 0                     |
| Economic Obs 0                 | Full Bathrooms 9               |
| Depreciation % 38              | Half Bathrooms 0               |
| Interior Walls MASONRY/MIN     | Grade 300                      |

Number of Fire Pl 0

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,625        | 3,625         | 0         |
| <b>TOTAL</b> |                | <b>3,625</b> | <b>3,625</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4458             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4459             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4460             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4461             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | CONC S/B GRND     |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|------|-------------|-------------|---------------|-----------|
|------|-------------|-------------|---------------|-----------|

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4462             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | ASPHALT SHINGL    |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4463             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4464             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4465             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | CONC S/B GRND     |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|------|-------------|-------------|---------------|-----------|
|------|-------------|-------------|---------------|-----------|

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4466             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 6                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4467             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | SFT/HD WD         |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 4468             | <b>Exterior Walls</b>     | CONC BLOCK        |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1945              |
| <b>Building Type</b>  | APARTMENTS / 03C | <b>EffectiveYearBuilt</b> | 1987              |
| <b>Gross Sq Ft</b>    | 3957             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 3525             | <b>Roof Type</b>          | GABLE/HIP         |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | METAL             |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | CONC S/B GRND     |
| <b>Perimeter</b>      | 332              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 0                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 6                 |
| <b>Depreciation %</b> | 38               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | MASONRY/MIN      | <b>Grade</b>              | 300               |
|                       |                  | <b>Number of Fire Pl</b>  | 0                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 3,525        | 3,525         | 0         |
| OPF          | OP PRCH FIN LL | 432          | 0             | 0         |
| <b>TOTAL</b> |                | <b>3,957</b> | <b>3,525</b>  | <b>0</b>  |

**Yard Items**

| Description    | Year Built | Roll Year | Quantity | Units    | Grade |
|----------------|------------|-----------|----------|----------|-------|
| FENCES         | 1959       | 1960      | 1        | 1485 SF  | 3     |
| ASPHALT PAVING | 1983       | 1984      | 1        | 22680 SF | 2     |
| FENCES         | 1983       | 1984      | 1        | 558 SF   | 2     |
| CH LINK FENCE  | 1990       | 1991      | 1        | 1976 SF  | 1     |

Map



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

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

Last Data Upload: 11/1/2017 6:10:01 AM



Developed by  
The Schneider  
Corporation

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642 PAGE 216

QUIT CLAIM DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975,  
 between STADIUM MOBILE HOME PARK, INC., a corporation existing under the  
 laws of the State of Florida, having its principal place of business in  
 the County of Monroe and State of Florida, party of the first part, and  
 ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws  
 of the State of Florida, having its principal place of business in the  
 County of Monroe and State of Florida, whose mailing address is 1213  
 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, that the said party of the first part, for and in consid-  
 eration of the sum of One Dollar (\$1.00) and other good and valuable con-  
 siderations, in hand paid by the said party of the second part, the receipt  
 whereof is hereby acknowledged, has remised, released and quitclaimed, and  
 by these presents does remise, release and quitclaim unto the said party of  
 the second part all the right, title, interest, claim and demand which the  
 said party of the first part has in and to the following described lots,  
 pieces or parcels of land, situate, lying and being in the County of Monroe,  
 State of Florida, to-wit:

A strip of land in the City of Key West, Florida and being more particularly  
 described by notes and bounds as follows: COMMENCING at the Northeast  
 Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF  
 KEY WEST, MONROE COUNTY, FLORIDA, as recorded in Plat Book 3, Page 35, of  
 the Public Records of Monroe County, Florida, bear North 57 degrees, 45  
 minutes and 40 seconds East, along the Southerly right-of-way line of North-  
 side Drive, 722.55 feet to the Northwest Corner of The Aldersgate Property;  
 thence bear South 32 degrees, 14 minutes and 20 seconds East, along the  
 Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly  
 right-of-way line of the Former F.E. C. Rwy.; thence bear South 68 degrees,  
 41 minutes and 40 seconds West, along the Southerly right-of-way line of  
 the Former F.E.C. Rwy., 29.34 feet to the POINT OF BEGINNING of the strip  
 of land hereinafter described; from said POINT OF BEGINNING, continue bear-  
 ing South 68 degrees, 41 minutes and 40 seconds West, along the Southerly  
 right-of-way line of the Former F.E.C. Rwy., 189.69 feet, more or less;  
 thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet,  
 more or less, to a Cyclone Fence; thence bear North 68 degrees, 41 minutes  
 and 40 seconds East, along said Cyclone Fence, 185 feet, more or less;  
 thence Southeasterly, 1.27 feet, more or less, back to the POINT OF  
 BEGINNING.

FILED FOR RECORD  
 MONROE COUNTY FLA.  
 MAR 11 1975  
 CLERK OF CIRCUIT COURT

THIS INSTRUMENT PREPARED  
 BY Robert E. Jones OF  
 LAW FIRM OF NEULETT & SALES



ALSO:

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest Corner of Block 21 of the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida, bear North 68 degrees, 45 minutes and 40 seconds East, along the Northerly right-of-way line of Duck Avenue, 542.77 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 172.87 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 feet, more or less, to a Cyclone Fence; thence bear North 21 degrees, 14 minutes and 20 seconds West, along said Cyclone Fence, 635.55 feet to the Southerly right-of-way line of the Former F. E. C. Rwy.; thence bear South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way of the Former F. E. C. Rwy., 1.0 feet, more or less, to the Easterly Property Line of The Stadium Mobile Home Apartments; thence bear South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Property Line of the Stadium Mobile Home Apartments, 635.55 feet, back to the POINT OF BEGINNING.

DOCUMENTARY SURTAX \$ 00.55



STATE OF FLORIDA DOCUMENTARY STAMP TAX \$ 00.30

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IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Executed in the Presence of:

Robert F. Law

Henry G. Alling

STADIUM MOBILE HOME PARK, INC.

By [Signature]

President.

Attest: (Corporate Seal)

[Signature]

Secretary.

STATE OF FLORIDA, ss.  
COUNTY OF MONROE,

I HEREBY CERTIFY, That on this 1st day of February, A. D. 1976, before me personally appeared Vincent Conkey and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.



Robert F. Law

Notary Public, State of Florida at Large.

My commission expires [unclear]

RAYMOND W. WILSON  
CLERK OF CIRCUIT COURT  
MONROE COUNTY