



Staff Report for Item 15

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 23, 2016

Applicant: Key Iron Works/Kemp Properties

Application Number: H16-01-0050

Address: #1313 Simonton Street

Description of Work:

Demolition of existing corner wall. Curb will kept and painted to match existing curbs.

Site Facts:

The wall at the corner of Simonton and United Streets is not historic and does not appear in any historic photographs.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a non-historic corner wall. The curb will be kept underneath the wall and will be painted a dark grey.

Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;

- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. Only one reading is required for demolition.

APPLICATION

Bldg+ 111116

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 16-01-50		BUILDING PERMIT NUMBER 16-133		INITIAL & DATE [Signature] 11/16
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

1313 SIMONTON STREET

OF UNITS

RE # OR ALTERNATE KEY:

HIBISCUS BEST WESTERN MOTEL

NAME ON DEED:

KEMP PROPERTIES

PHONE NUMBER

OWNER'S MAILING ADDRESS:

1313 SIMONTON ST

EMAIL
WOKGATOR@aol.com

Katherine Ricci

CONTRACTOR COMPANY NAME:

KEY IRON WORKS

PHONE NUMBER

305-294-0277

CONTRACTOR'S CONTACT PERSON:

STEVE HENSON

EMAIL

ARCHITECT / ENGINEER'S NAME:

-

PHONE NUMBER

-

ARCHITECT / ENGINEER'S ADDRESS:

-

EMAIL

-

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$500.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

(SEE PHOTOS)

DEMO

REMOVE CORNER WALL AT CORNER OF SIMONTON AND UNITED STREET (REMAIN AT CURB HEIGHT) PAINT DARK GRAY TO MATCH EXISTING CURBS - NO REPLACEMENT INTENDED

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME: Hibiscus Inc.

QUALIFIER PRINT NAME:

OWNER SIGNATURE: [Signature]

QUALIFIER SIGNATURE:

Notary Signature as to owner: [Signature]

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 17th DAY OF Dec 20 15

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

D. Branham
Notary Public
State of Florida
EE181508
My comm. Exp. 3.21.16

Personally known or produced as identification Personally known or produced as identification

RECEIVED
BUILDING PERMIT
NEW
\$50.00
3075261
\$100.00
9:19:21

5030/4299 dk

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West’s Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

OR THAT THE BUILDING OR STRUCTURE;

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

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

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

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

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

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

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

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

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- - - - -



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans _____
 No Reason No construction planned

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

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

The low unattached wall (to be removed) does not have historic significance

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

the low unattached wall (to be removed) does not destroy historic relationships

AND

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

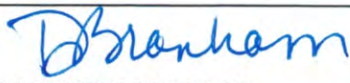
The low unattached wall (to be removed) does not define historic character of the site

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

The low unattached wall (to be removed) is not contributing.

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

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

 PROPERTY OWNER'S SIGNATURE:	Deborah Branham, GM DATE AND PRINT NAME: 2-16-16
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OFFICE USE ONLY

BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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PROJECT PHOTOS

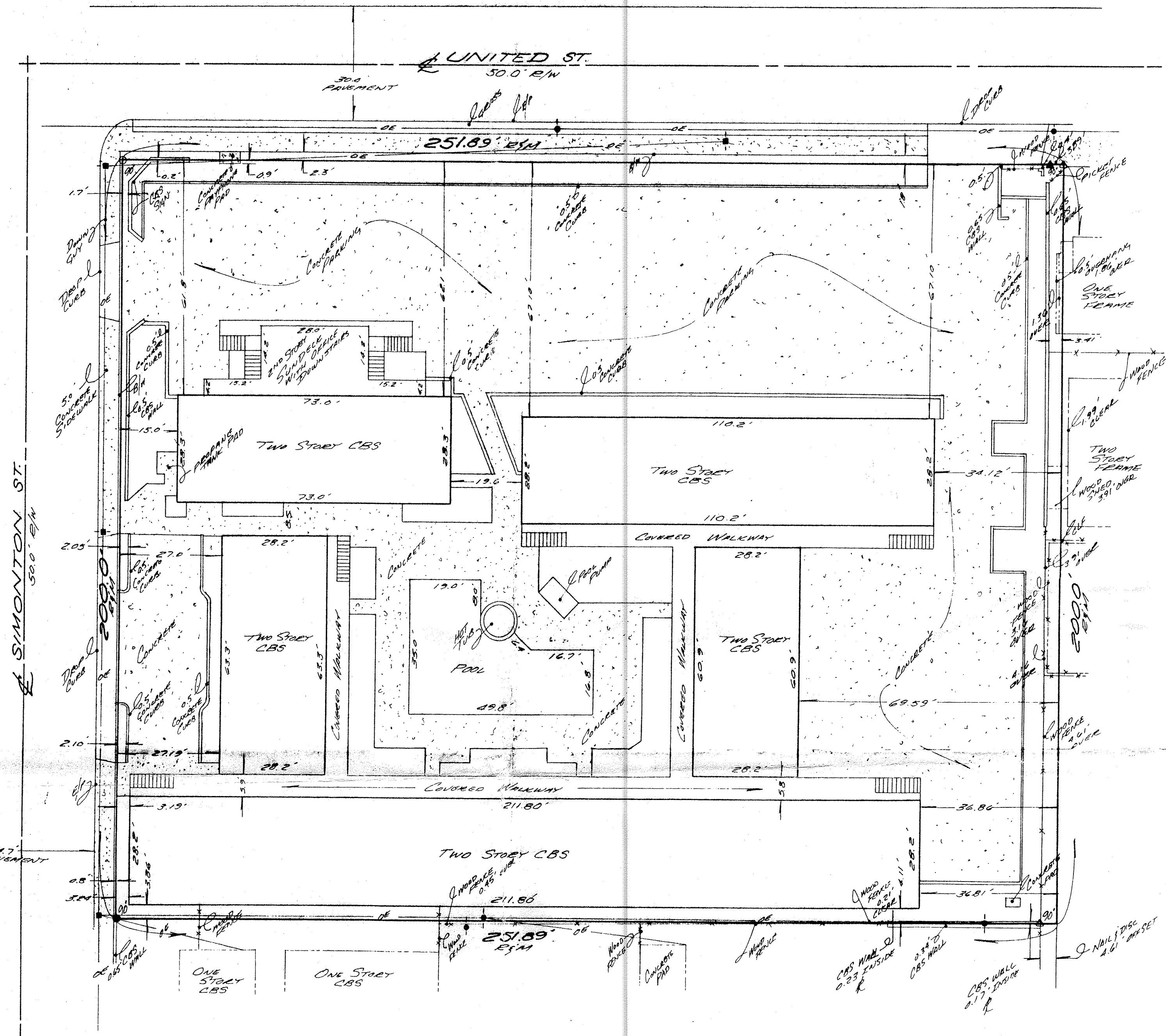





**Best
Western**



SURVEY



PARCEL ONE
 In the City of Key West, and is all that certain piece, parcel or lot of land numbered Two (2) of Square Numbered One (1) of Tract Numbered Sixteen (16) according to the diagram of division and subdivision recorded in Book "N" at Pages 476 and 71 of the Public Records of Monroe County, Florida, said lot commencing at a point on Simonton Street One Hundred (100) feet from the United Street, and running thence in a Northeasterly direction, parallel with United Street, Two Hundred and Fifty-one (251) feet, and Ten and Two-thirds (10-2/3) inches; thence at right angles in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Two Hundred and Fifty-one (251) feet Ten and Two-thirds (10-2/3) inches to Simonton Street; thence along Simonton Street in a Northwesterly direction One Hundred (100) feet to the Place of Beginning.

PARCEL TWO
 ALSO
 On the Island of Key West and known as Lot 1, Square 1, of Tract 16 according to C.W. Tift's Map of City of Key West, bounded and described as follows: Commencing at the Eastern corner of Simonton and United Streets and runs on the Southeasterly side of United Street Northeasterly 248 feet; thence Southeasterly 100 feet; thence Southwesterly 248 feet to Simonton Street; thence Northwesterly on Simonton Street 100 feet to the Point of Beginning, said dimensions being substantially accurate.

PARCEL THREE
 ALSO
 Part of Lot 1, Square 1, Tract 16 according to C.W. Tift's Map of the City of Key West, bounded and described as follows: COMMENCING at a point on United Street 248 feet Northeasterly from the Eastern corner of Simonton and United Streets, and runs on the Southeasterly side of United Street Northeasterly 3 feet, 10 2/3 inches; thence Southeasterly 100 feet; thence Southwesterly 3 feet, 10 2/3 inches; thence Northwesterly 100 feet to the Point of Beginning.

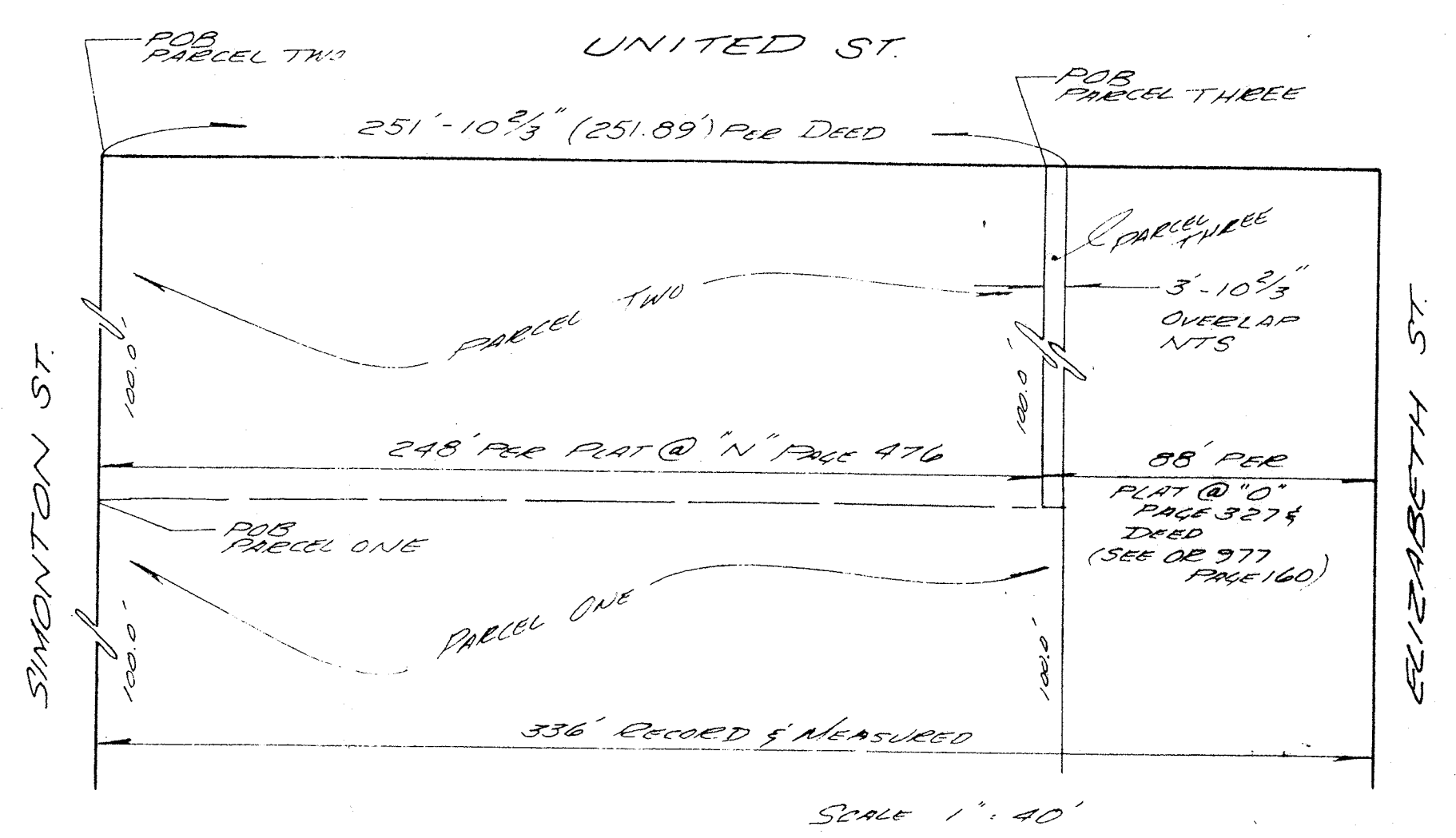
I HEREBY CERTIFY to First Union Bank that the survey delineated herein meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 61G17-6.003 of the Florida Administrative Code and that there are no encroachments, above ground, other than those shown hereon if any.

PHILLIPS & TRICE SURVEYING, INC.

Jack M. Phillips
 JACK M. PHILLIPS, P.L.S.
 Florida Reg. Cert. No. 1410
 Signature date: 2-1-95

- SURVEYOR'S NOTES:**
- (1) Flood Insurance Rate Map Zone is: X & AE Elev. 6, Community Panel 120168 1716 F dated 10-17-89.
 - (2) This survey was prepared without benefit of a title search or abstract examination and is based entirely upon facts provided by either of the parties or an agent representing either of the parties.
 - (3) The legal description shown hereon was furnished.
 - (4) Under ground foundations and utilities, trees and ornamental shrubs were not located.
 - (5) This survey is not valid unless embossed with a raised seal.
 - (6) The address of the subject property is: 1313 Simonton Street Key West, FL 33040
 - (7) Field work for this project was completed on 1/19/95.
 - (8) Field notes for this project can be found in P&TS field book KW 5/16 Page 66-69.
 - (9) Ownership of fences and/or walls near property lines are unknown.

- Legend**
- Set Iron Rod
 - Found Iron Rod
 - △ Set Nail & Disc
 - Wood Fence Pale
 - Concrete Fence Pale
 - Overhead Electric
 - Edge of Pavement
 - Back of Walk
 - Concrete Line
 - 4" Record of Measurement
 - Right of Way
 - Concrete Block Structure
 - Chain Link Fence
 - ▲ Found Nail & Disc
 - NTS Not To Scale
 - POC Point of Commencement
 - POS Point of Beginning



NO.	DATE	REVISION	BY
PROJECT			DATE
HIBISCUS MOTEL			1-25-95
PROJECT			DATE
Property Line Survey of: Lots 1 and 2, Square 1, Tract 16, Deed Book "N", at Page 476 and 715, Key West, Monroe County, FL.			LS CHECKED BY JMT
PHILLIPS & TRICE SURVEYING, INC. 1204 Simonton Street KEY WEST, FLORIDA 33040 (305) 294-4747			

PROPOSED DESIGN

Best Western Hibiscus 1313 Simonton St



CUT WALL TO CURB HEIGHT
HIBISCUS/BEST WESTERN



BW Hibiscus 1313 Simonton St.

SIMONTON STREET

SIDEWALK

13'

5'

8'8"

REMOVE 4' HIGH WALL
RETAIN CURB

DRIVEWAY

SIDEWALK

UNITED STREET

PARKING LOT

1/4" = 1' SCALE

HIBISCUS BEST WESTERN
1313 SIMONTON STREET



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF EXISTING CORNER WALL.
CURB WILL BE KEPT AND PAINTED TO MATCH
EXISTING CURBS.**

FOR- #1313 SIMONTON STREET

Applicant – Key Iron Works/Kemp Properties

Application #H16-01-0050

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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



Public Meeting Notice

DEMOLITION OF EXISTING CURB SIDE WALL. CURB WILL BE KEPT AND PAINTED TO MATCH EXISTING CURBS.

LOWE'S HOME IMPROVEMENT

For more information, please contact the City of Miami at 311 or visit us online at miami.gov. This notice is posted for public information and does not constitute an offer of any services. The City of Miami is not responsible for any errors or omissions in this notice. The City of Miami reserves the right to modify or cancel this notice at any time without notice.

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.

Alternate Key: 1036781 Parcel ID: 00035920-000000

Ownership Details

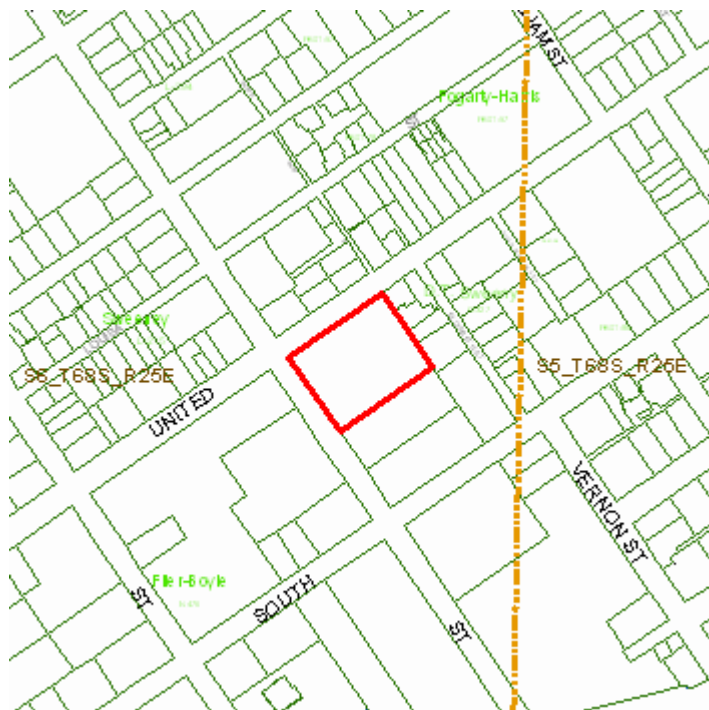
Mailing Address:

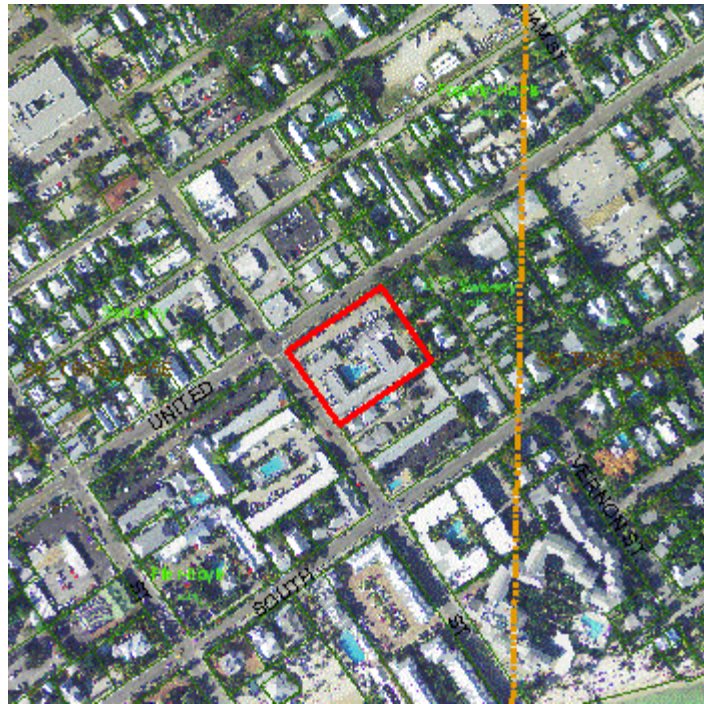
HIBISCUS MOTEL INC
121 US HIGHWAY 1 STE 102
KEY WEST, FL 33040-5456

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1313 SIMONTON ST KEY WEST
Legal Description: KW FILER BOYLE SUB N-476 LOTS 1 & 2 SQR 1 TR 16 OR136-221/24 OR511-474 OR621-736/737 OR762-145/146

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	200	248	49,600.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 30008
Year Built: 1985

Building 1 Details

Building Type
Effective Age 19
Year Built 1985
Functional Obs 0

Condition G
Perimeter 456
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 5,088

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 71

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	<u>FLA</u>		1	1985					2,942
2	<u>FLA</u>		1	1985					2,146
3	<u>OUF</u>		1	1985					699

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4427	HOTEL/MOTEL B	100	Y	Y
	4428	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1202	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 19
 Year Built 1985
 Functional Obs 0

Condition G
 Perimeter 2,228
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 23
 Grnd Floor Area 24,920

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

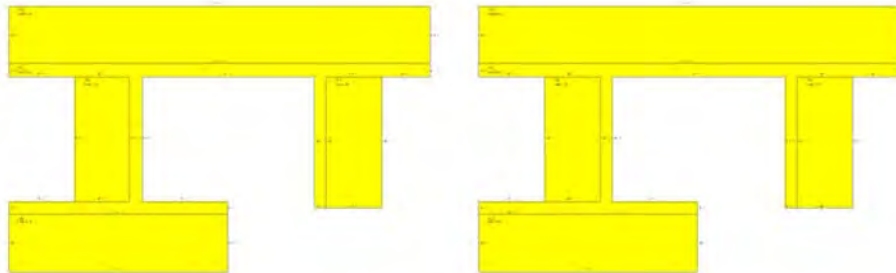
Roof Cover
 Heat 2
 Heat Src 2

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 126

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	<u>FLA</u>		1	1985					3,080
2	<u>OPF</u>		1	1985					2,670
3	<u>FLA</u>		1	1985					1,680
4	<u>FLA</u>		1	1985					1,764
5	<u>FLA</u>		1	1985					5,936
6	<u>FLA</u>		1	1985					5,936
7	<u>OUF</u>		1	1985					2,670
8	<u>FLA</u>		1	1985					1,680
9	<u>FLA</u>		1	1985					3,080
10	<u>FLA</u>		1	1985					1,764

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4430	HOTEL/MOTEL B	100	Y	Y
	4432	HOTEL/MOTEL B	100	Y	Y
	4433	HOTEL/MOTEL B	100	Y	Y
	4434	HOTEL/MOTEL B	100	Y	Y

4435	HOTEL/MOTEL B	100	Y	Y
4437	HOTEL/MOTEL B	100	Y	Y
4438	HOTEL/MOTEL B	100	Y	Y
4439	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1203	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	1,424 SF	0	0	2002	2002	1	50
2	HT2:HOT TUB	1 UT	0	0	2002	1985	2	50
3	PT3:PATIO	22,000 SF	0	0	1984	1985	2	50
4	FN3:WROUGHT IRON	1,012 SF	253	4	1994	1995	1	60

Appraiser Notes

6/14/01 2001 AUDIT PARCEL.

HIBISCUS MOTEL 61 UNITS COMBINED FOR 1987 TAX ROLL

2003-01-30 (SKI) 57 MOTEL ROOMS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-5167	11/26/2007		1,200	Commercial	INSTALL ONE MOTOR 21.7 AMP 220 X, 1 GFI RECEP.
1	13-0213	01/24/2013		99	Commercial	INSTALL WIRELESS SECURITY SYSTEM WITH PANIC BUTTON
1	A94-4129	12/01/1994	12/01/1995	7,075	Commercial	ALUMINUM FENCE
1	96-2219	05/01/1996	08/01/1996	1,800	Commercial	SIGN
1	01-3622	11/09/2001	10/03/2003	5,000	Commercial	RENOVATE FIRE DAM ROOM
1	01-302	01/03/2002	10/03/2002	7,000	Commercial	FLOOR COVERING
1	03-0084	01/15/2003	10/02/2003	18,000	Commercial	REPLASTER POOL
1	04-3462	11/10/2004	12/16/2004	2,400	Commercial	AWNINGS
1	05-5678	02/23/2006	12/18/2006	110,000	Commercial	RENOVATION OF THE EXISTING LOBBY AS PER PLANS
1	06-1938	04/18/2006	12/18/2006	110,000	Commercial	PERMIT REVISION FOR ADA
1	06-2932	05/23/2006	12/18/2006	12,405	Commercial	ROUGH IN PLUMBING
1	06-2976	05/23/2006	12/18/2006	135,000	Commercial	INSTALL NEW ROOF 80SQS
1	06-3717	06/21/2006	12/18/2006	31,000	Commercial	INSTALL 27 RECEPTACLES AND FIRE ALARM AT LOBBY
1	06-3907	06/29/2006	12/18/2006	6,000	Commercial	INSTALL FLOOR DRAINS
1	06-3908	06/28/2006	12/18/2006	12,000	Commercial	INSTALL ONE 5-TON A/C
1	06-4839	08/31/2006	12/18/2006	5,000	Commercial	INSTALL FIRE ALARM SYSTEM
1	06-5798	10/19/2006	12/18/2006	2,100	Commercial	REPAIR CRACKS AROUND POOL & WATERPROOFING

1	07-1217	03/14/2007	40,000	Commercial	REPLACE POOL DECKING AND POOL EQUIPMENT
1	07-4090	08/24/2007	35,000	Commercial	RE-ROOF OVERHANG

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
2015	4,496,389	184,214	2,565,461	9,296,028	8,251,996	0	9,296,028
2014	4,496,389	173,464	2,565,461	8,630,647	7,501,815	0	8,630,647
2013	4,729,967	179,561	2,422,935	6,819,832	6,819,832	0	6,819,832
2012	4,729,967	185,659	2,422,935	7,635,203	7,635,203	0	7,635,203
2011	4,963,546	191,659	2,422,935	7,474,233	7,474,233	0	7,474,233
2010	4,963,546	197,757	2,422,935	7,352,724	7,352,724	0	7,352,724
2009	4,963,546	203,853	3,472,000	7,490,735	7,490,735	0	7,490,735
2008	5,080,335	209,854	3,888,640	7,642,493	7,642,493	0	7,642,493
2007	4,105,906	188,898	3,888,640	7,423,091	7,423,091	0	7,423,091
2006	3,870,598	194,407	5,456,000	7,300,935	7,300,935	0	7,300,935
2005	3,915,089	199,819	2,976,000	6,755,843	6,755,843	0	6,755,843
2004	4,004,045	205,329	2,976,000	6,583,488	6,583,488	0	6,583,488
2003	3,744,674	178,504	2,232,000	6,847,257	6,847,257	0	6,847,257
2002	3,724,431	183,917	2,232,000	6,615,707	6,615,707	0	6,615,707
2001	3,744,058	189,426	2,232,000	6,615,707	6,615,707	0	6,615,707
2000	3,744,058	87,549	1,686,400	5,430,617	5,430,617	0	5,430,617
1999	3,744,058	89,968	1,686,400	4,150,053	4,150,053	0	4,150,053
1998	2,501,870	92,438	1,686,400	4,150,053	4,150,053	0	4,150,053
1997	2,501,870	94,907	1,587,200	4,150,053	4,150,053	0	4,150,053
1996	2,274,427	92,368	1,587,200	3,911,433	3,911,433	0	3,911,433
1995	2,274,427	94,736	1,587,200	3,911,433	3,911,433	0	3,911,433
1994	2,274,427	97,104	1,587,200	3,910,533	3,910,533	0	3,910,533
1993	2,274,427	99,473	1,587,200	4,399,489	4,399,489	0	4,399,489
1992	2,274,427	101,841	1,587,200	4,399,489	4,399,489	0	4,399,489
1991	2,274,427	104,210	1,587,200	4,399,489	4,399,489	0	4,399,489
1990	2,274,427	106,578	1,004,400	4,399,489	4,399,489	0	4,399,489
1989	2,274,427	108,946	992,000	4,399,489	4,399,489	0	4,399,489
1988	1,808,509	87,247	892,800	3,932,798	3,932,798	0	3,932,798
1987	1,783,860	89,103	499,968	3,685,121	3,685,121	0	3,685,121
1986	1,406,525	90,960	249,984	1,077,199	1,077,199	0	1,077,199
1985	309,115	23,489	249,984	589,068	589,068	0	589,068
1984	305,041	23,489	249,984	431,490	431,490	0	431,490
1983	305,317	23,489	142,600	383,760	383,760	0	383,760
1982	294,902	23,489	125,240	443,631	443,631	0	443,631

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.

There are no sales to display for this parcel.

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Monroe County Property Appraiser
Scott P. Russell, CFA
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