

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: July 16, 2015

Agenda Item: **Variations – 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045)** - A request for variance approval to allow for the substitution of nine (9) bicycle parking spaces for the two (2) vehicular parking spaces required as well as variances to front and side yard setbacks in order to construct a new mixed use development on property located within the Historic Neighborhood Commercial – Truman / Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 108-572, 108-574 and 122-810(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is requesting bicycle substitution for the two vehicular parking spaces required for the commercial space. The façade of the proposed commercial structure will align with the existing adjacent commercial building front along Truman Avenue, triggering the need for a variance for front and side yard setbacks.

Applicant: Joel Cognevich and Eric Mealus

Owner: ILE VIE LLC

Location: 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045)

Zoning: Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District



Background:

The existing non-conforming commercial building is located within the Key West Historic District and is considered a contributing structure. It was home to Bargain Books for many years. The structure is located within the front, side and rear yard setbacks in the HNC-1 zoning district. The applicant proposes to demolish the existing commercial space and construct a new mixed used development to include 498 square feet of retail space and two new Building Permit Allocation System (BPAS) non-transient residential units.

There is currently no off-street parking spaces. The applicant applied for the parking variance prior to the City’s parking moratorium. The proposed mixed use triggers the need for four off-street parking spaces. The proposed plan would provide one parking space per dwelling unit as well as nine bicycle parking spaces as a substitution for two vehicular parking spaces required for the commercial space.

Patrons of the commercial space will be able to access the bicycle parking through a man gate, just to the left of the automobile drive gate.

The applicants have worked closely with staff in order to accommodate parking requirements. They have opted to seek the request for bicycle substitution versus a request to waive the requirement of two off-street parking spaces.

The City’s Historic Preservation Planner discussed with the applicants the importance of maintaining the front façade of the buildings flush to the front property line. As a result, the proposed development incorporated her recommendations. The façade of the proposed commercial structure will align with the existing adjacent commercial building front along Truman Avenue, triggering the need for a variance for front and side yard setbacks. The new structures will meet side and rear yard setback requirements.

Relevant HNC-1 Zoning District Dimensional Requirements: Code Section 122-810				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	4,000 SF	5,000 sf	5,000 sf	Conforming
Number and type of units	16 dwelling units per acre	1 - commercial	1 - commercial 2 - residential BPAS	n/a – Year 1 BPAS Allocation
Maximum floor area ratio	1.0	.9786 (4,893 sf)	.09 (498 sf)	Conforming
Maximum height (commercial bldg. – façade)	35 feet	20 feet	18 feet 6 inches	Conforming
Maximum building coverage	50%	98% (4,893 sf)	30% (1,497 sf)	Conforming (Improvement)
Maximum impervious surface	60%	100% (5,000 sf)	32% (1,605 sf)	Conforming (Improvement)
Minimum Open Space / Landscaping	35%	0%	43.5% (2,175 sf)	Conforming (Improvement)
Minimum front setback	5 feet	0 feet	0 feet	Variance Required Voluntary reconstruction of existing nonconformity
Minimum West side setback	5 feet	0 feet	0 feet (façade) 5 feet (new building)	Variance Required Voluntary reconstruction of existing nonconformity

Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum East side setback	5 feet	0 feet	15 feet	Conforming (Improvement)
Minimum rear setback	15 feet	0 feet	15 feet	Conforming (Improvement)
Parking - 1 space per dwelling unit / 1 space per 300 square feet of gross commercial retail floor area		0	2 off-street residential / 9 bicycle parking spaces	Variance Required Bicycle Substitution

Process:

Development Review Committee Meeting:

April 23, 2015

Planning Board Meeting:

July 16, 2015

June 18, 2015 (no quorum)

May 21, 2015 (postponed by applicant)

HARC:

TBD

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

1. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.*

The existing conditions of the primary structure pre-date the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HNC-1 Zoning District. Legally nonconforming site characteristics are not uncommon in the City; however, the City’s Historic Preservation Planner opined that repositioning the new structure on the front property line would contribute to the historic frontage footprint of the original building and to what was traditionally built in that portion of the historic district. Therefore existence of special conditions or circumstances do exist.

IN COMPLIANCE.

2. *Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.*

The applicant is improving the nonconforming site. The proposed development is reducing the building coverage and impervious surface ratio, increasing open space requirements, eliminating rear yard setback encroachment and adding two off-street parking spaces and nine bicycle parking spaces. The request for variances for front and side yard setback do not result from actions created by the applicant, but a recommendation from the City’s Historic Preservation Planner in order to maintain the historic urban frontage.

The proposed commercial floor area is not being increased; however, adding the residential component triggers meeting the parking requirement. However, historically, that particular block of Truman Avenue contained mixed use structures with commercial use on the first floor.

IN COMPLIANCE.

3. ***Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.***

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. The proposed development is decreasing the commercial floor area, reducing the building coverage and impervious surface ratio, increasing open space requirements, eliminating rear yard setback encroachment and adding two off-street parking spaces and nine bicycle parking spaces. The granting of the variance request would not confer special privileges upon the applicant.

IN COMPLIANCE.

4. ***Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.***

The building is currently in disrepair and would require substantial improvements. The building official has deemed the common wall on the Westside of the building unsafe. Hardship conditions exist since reconstruction of the dilapidated nonconforming building is required. Furthermore, reconstructing the building while maintain the existing historic commercial presence is vital to the Historic District. Denial of the requested variances would eliminate the proposed site improvements and reduction of existing nonconformities.

Pursuant to Section 108-574, Substitution of bicycle parking spaces, hardship conditions shall not be a mandatory condition of obtaining the subject variance.

IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The applicant has proposed the reduction of site nonconformities, reducing the need for additional variances. The variances requested are the minimum necessary to accommodate the request by the applicant and the recommendation of the City's Historic Preservation Planner. Since reconstruction of the dilapidated nonconforming building is required, the variances requested are the minimum required that will make possible the reasonable use of the land, building, or structure.

IN COMPLIANCE.

6. *Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.*

The proposal to reposition the new structure on the front property line is vital in preserving the historic frontage footprint of the original building. Additionally, the reduction of the site nonconformities and the addition of two off-street parking spaces and nine bicycle parking spaces are site improvements which aid in the revitalization of the Truman/Simonton Corridor. Therefore, the proposed development is in the public interest and is not detrimental to the welfare of the community.

IN COMPLIANCE.

7. *Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.*

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have been fully met by the applicant for the variances requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has received public comments in favor of the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **approved**.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING VARIANCES TO BICYCLE SUBSTITUTION AND FRONT AND SIDE YARD SETBACKS ON PROPERTY LOCATED AT 1028-1030 TRUMAN AVENUE (RE # 00033280-000000; AK # 1034045) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-572, 108-574 AND 122-810(6)A. & B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a new mixed use development on property located at 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045); and

WHEREAS, the existing non-conforming commercial building is located within the Key West Historic District and is considered a contributing structure; and

WHEREAS, the contributing structure is located within the front, side and rear yard setbacks in the HNC-1 zoning district; and

WHEREAS, the applicant applied for a parking variance on February 6, 2015, prior to the City's parking moratorium; and

WHEREAS, Section 108-574 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the applicant may file a request for variance to substitute additional bicycle parking; and

WHEREAS, Section 122-810 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the

_____ Chairman
_____ Planning Director

minimum front yard setback and minimum side yard setback is 5 feet from the 0 feet proposed; and

WHEREAS, the applicant requests variances to allow for the substitution of nine (9) bicycle parking spaces for the two (2) vehicular parking spaces required as well as variances to front and side yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 16, 2015; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony

with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for variances to bicycle substitution and front and side yard setbacks in order to allow for the construction of a new mixed use development per the attached plans dated on May 31, 2014 by Joel Cognevich, Registered Architect, on property located at 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045) in the HNC-1 Zoning District pursuant to Sections 90-395, 108-572, 108-574 and 122-810(6)a. & b. of the City of Key West Land Development Regulations.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and

further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of July 2015.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Richard Klitenick, Planning Board Chairman

Date

Attest:

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



RECEIVED

FEB 06 2015

Variance Application CITY OF KEY WEST
PLANNING DEPT

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1028/1030 TRUMAN AVENUE, KEY WEST, FL 33040
2. Name of Applicant JOEL COGNEVICH | ERIC MEALUS
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 1009 WATSON ST. REAR
KEY WEST, FL 33040
5. Phone # of Applicant 734-409-9891 Mobile# _____
6. E-Mail Address joel.cognevich@gmail.com
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HNC-1 RE# 33280
12. Description of Proposed Construction, Development, and Use DEMOLITION OF A 5000% SF COMMERCIAL SPACE TO MAKE ROOM FOR THE CONSTRUCTION OF A NEW MIXED USE DEVELOPMENT (A RETAIL SPACE AND TWO(2) NEW BPAS APPROVED RESIDENTIAL UNITS. THE DEVELOPMENT REDUCES THE IMPERVIOUS AREA, INCREASING BOTH GREEN AND PERVIOUS AREA.
13. List and describe the specific variance(s) being requested:
PARKING VARIANCE FOR THE COMMERCIAL PORTION OF THE APPLICATION. PARKING FOR THE TWO(2) RESIDENTIAL UNITS WILL BE PROVIDED.

List and describe the specific variance(s) being requested:

1. Parking variance. We are requesting a parking variance for the commercial portion of this project only. The current long-standing commercial presence on the site provide zero (0) parking spaces. We are considerably reducing the existing building foot print and are requesting continuances of zero (0) parking spaces. The residential portion of this development will require two (2) spaces per Sec. 108-572, (1 space per dwelling unit). Two (2) parking spaces for residential use only will be provided onsite.
2. Front setback variance. At the request of HARC, the new commercial space is to be aligned with the existing adjacent commercial building fronts along Truman Avenue. This also maintains the existing 0'-0" setback of the retained building façade. The existing façade is to be repaired and replaced as necessary. The existing building façade occupies approximately 16'-6" along the front property line. The new building façade will occupy approximately 17'-6" along the front property line. The remaining 16'-0" of front property line will honor the 5'-0" required front setback.
3. Side setback variance. This pertains to the westerly most property line. This variance request is for that portion of the existing building façade to remain per HARC's request. This allows for repair and replacement of the existing façade as necessary. It is unclear whether this variance is required as we are maintaining a building façade that already exist. The existing building currently has a 0'-0" side setback, but the new proposed building will be outside of the 5'-0" side setback with the exception of the previously mentioned existing façade.

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-1			
Flood Zone	X			
Size of Site	4,000 S.F. MIN.	5,000 S.F.		
Height	35'	20'	NOT TO EXCEED 35'	NO
Front Setback	5'	0'	0'	YES
* Side Setback (WEST)	5'	0'	5' - SEE NOTE	YES
Side Setback (EAST)	5'	0'	15' MIN.	NO
Street Side Setback	7.5'	N/A	N/A	N/A
Rear Setback	15'	0'	15'	NO
F.A.R.	1.0	0.9786 / 4,893 SF	10% / 498 SF	NO
Building Coverage	50%	98% / 4,893 SF	30% / 1,497 SF	NO
Impervious Surface	60%	100%	32% / 1,605 SF	NO
Parking	1 PER RESIDENTIAL UNIT 1 PER 300 SF COMMERCIAL	0	2 RESIDENTIAL 0 COMMERCIAL	YES FOR COMMERCIAL
Handicap Parking	1 SPACE	0	0	YES FOR COMMERCIAL
Bicycle Parking	0 FOR RESIDENTIAL 25 FOR COMMERCIAL	0	2	NO
Open Space/ Landscaping	35%	0% / 0 SF	43.5% / 2,175 SF	NO
Number and type of units		1 COMMERCIAL	1 COMMERCIAL 2 RESIDENTIAL	NO
Consumption Area or Number of seats		0	0	NO

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

* SIDE SETBACK (WEST) NOTE: THIS SETBACK ONLY COVERS THE EXISTING FACADE.

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3140 Flagler Avenue, Key West, FL 33040
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?
YES _____ NO X

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

NONE

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

NONE

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

NONE

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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant. THE CITY PLANNERS HAVE STATED A CITY DESIRE TO MAINTAIN A COMMERCIAL PRESENCE IN THIS PEDESTRIAN AREA ALONG TRUMAN AVENUE. TODAY THE 50'X100', 5,000 SF. COMMERCIAL (RETAIL) PROPERTY IS COMPLETELY COVERED BY A BUILDING, MEASURING APPROXIMATELY 50'X100' AND PROVIDES NO OFF STREET PARKING. THE OWNERS BELIEVED 2 SPA UNITS FROM THE 204 GRANT AND WILL ACCOMMODATE THE 2 REQUIRED ASSOCIATED PARKING SPACES. TO MEET THE DESIRE FOR OF A MIXED-USE DEVELOPMENT, THE OWNERS ARE WILLING TO INCLUDE 600-1000 SF. OF COMMERCIAL SPACE, IF THIS VARIANCE IS GRANTED ALLOWING THE MUCH REDUCED COMMERCIAL SPACE TO CONTINUE TO OPERATE WITHOUT PROVIDING OFF STREET PARKING. STREET PARKING ALONG TRUMAN AVE. ALONG THE FRONT OF THE PROPERTY IS CURRENTLY AVAILABLE AND DESIGNATED AS 30 MIN. USE DURING BUSINESS HOURS.
5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

WE REQUEST A VARIANCE ONLY FOR THE COMMERCIAL PORTION OF THE PROPERTY, NOT EXPANDING FOR THE EXPANDED (RESIDENTIAL) USE. PARKING WILL BE PROVIDED FOR THE RESIDENTIAL UNITS WHICH MEETS THE PARKING ORDINANCE.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

THE PROPERTY ACCOMMODATES MASS TRANSPORTATION, PEDESTRIAN, AND BICYCLE ACCESS, IN LINE WITH THE HISTORIC NEIGHBORHOOD COMMERCIAL-1 ZONING DISTRICT.

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City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

NONE CONSIDERED FOR THIS REQUEST.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, ERIC MEALUS
Joel Cognevich, in my capacity as Managing Member
(print name) (print position; president, managing member)
of ILE VIE, LLC
(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:

1028/1030 Truman Street, Key West, FL 33040
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]
Signature of Authorized Representative

Eric Mealus

Subscribed and sworn to (or affirmed) before me on this 25 AUG 2014
by date

JOEL COGNEVICH
Name of Authorized Representative

ERIC MEALUS

He/She is personally known to me or ^{They} has presented FL. DE. Lic # 1420-204-61-455-0 as identification.
FL. DE. Lic. C 251-437-63-027-0

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any



Detail by Entity Name

Florida Limited Liability Company

ILE VIE, LLC

Filing Information

Document Number L13000036925
FEI/EIN Number 46-4473814
Date Filed 03/11/2013
State FL
Status ACTIVE

Principal Address

1009 WATSON STREET REAR
 KEY WEST, FL 33040

Mailing Address

1009 WATSON STREET REAR
 KEY WEST, FL 33040

Changed: 06/17/2014

Registered Agent Name & Address

COGNEVICH, JOEL
 1009 WATSON STREET REAR
 KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGRM

COGNEVICH, JOEL
 1009 WATSON STREET REAR
 KEY WEST, FL 33040

Title MGRM

MEALUS, ERIC
 1009 WATSON STREET REAR
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
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2014 02/21/2014
2015 02/21/2015

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[Vwdwh:#Hrulg/Ghsdup hqw:#i#Vdwh](#)

Deed

Prepared by and return to:

Barton W Smith, Esq.
Administrator
Barton Smith, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2012-118
Will Call No.:

Parcel Identification No. 00033280-000000

Doc# 1926787 04/01/2013 3:36PM
Filed & Recorded in Official Records of
MONROE COUNTY ANY HEAVILIN

04/01/2013 3:36PM
DEED DOC STAMP CL: DS \$2,152.50

Doc# 1926787
Bkn 2820 Pgs 2290

\$307,500

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made this 29th day of March, 2013 between William G. Flagg and Agnes I. Flagg, as husband and wife whose post office address is 55 Boca Chica Road, Unit 83, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and He Vie, LLC, a Florida limited liability company whose post office address is 1030 Truman Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

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

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jeff Searcy
Witness Name: Jeff Searcy
Madison Labrada
Witness Name: Madison Labrada

William G. Flagg (Seal)
William G. Flagg

Jeff Searcy
Witness Name: Jeff Searcy
Madison Labrada
Witness Name: Madison Labrada

Agnes I. Flagg (Seal)
Agnes I. Flagg

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 29th day of March, 2013 by William G. Flagg and Agnes I. Flagg, who are personally known or have produced a driver's license as identification

[Notary Seal]



Madison Labrada
Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Survey

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



NORTH
ASSUMED FROM LEGAL DESCRIPTION

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

SCALE: 1" = 10'

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

DESCRIPTION OF PARCEL SURVEYED - AUTHORED BY UNDERSIGNED

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



LOCATION MAP - NTS

BEARING BASE:
90° LOT PER LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1028-1030 TRUMAN AVE.
KEY WEST, FL 33040

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

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	PC = POINT OF CURVE	TS = TRAFFIC SIGN
BO = BLOW OUT	FND = FOUND	PCC = POINT OF COMPOUND CURVE	TYP = TYPICAL
C = CALCULATED	FO = FENCE OUTSIDE	UPE = UTILITY EASEMENT	UEASE = UTILITY EASEMENT
C&G = 2" CONCRETE CURB & GUTTER	FOL = FENCE ON LINE	UPC = CONCRETE UTILITY POLE	UPM = METAL UTILITY POLE
CB = CONCRETE BLOCK	GB = GRADE BREAK	UPW = WOOD UTILITY POLE	WB = WOOD BOX
CBW = CONCRETE BLOCK WALL	GI = GRATE INLET	WD = WOOD DECK	WDF = WOOD FENCE
CBRW = CONCRETE BLOCK RETAINING WALL	GL = GROUND LEVEL	WL = WOOD LANDING	WM = WATER METER
CI = CURB INLET	GW = GUY WIRE	WRAK = LINE OF DEBRIS ON SHORE	WV = WATER VALVE
CL = CENTERLINE	HB = HOSE BIB		
CLF = CHAINLINK FENCE	IP = IRON PIPE		
CM = CONCRETE MONUMENT	IR = IRON ROD		
CONC = CONCRETE	L = ARC LENGTH		
C/S = CONCRETE SLAB	LE = LOWER ENCLOSURE		
CVRD = COVERED	LS = LANDSCAPING		
D = DEED	M = MEASURED		
DEASE = DRAINAGE EASEMENT	MB = MAILBOX		
DELTA = DELTA ANGLE	MHWL = MEAN HIGH WATER LINE		
DMH = DRAINAGE MANHOLE	MTLF = METAL FENCE		
EB = ELECTRIC BOX	NAVJ = NORTH AMERICAN VERTICAL DATUM		
EL = ELEVATION	(1988) NGVD = NATIONAL GEODETIC VERTICAL DATUM		
ELEV = ELEVATED	(1929) NTS = NOT TO SCALE		
EM = ELECTRIC METER	ENCL = ENCLOSURE		
ENCL = ENCLOSURE	FFE = FINISHED FLOOR ELEVATION		
FH = FIRE HYDRANT	PH = FIRE HYDRANT		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION -

SEE ABOVE

CERTIFIED TO -

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

SCALE: 1" = 10'

FIELD WORK 01/04/13

REVISION DATE - / - / -

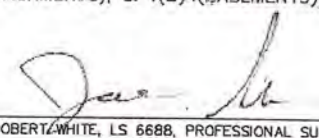
SHEET 1 OF 1

DRAWN BY: KB

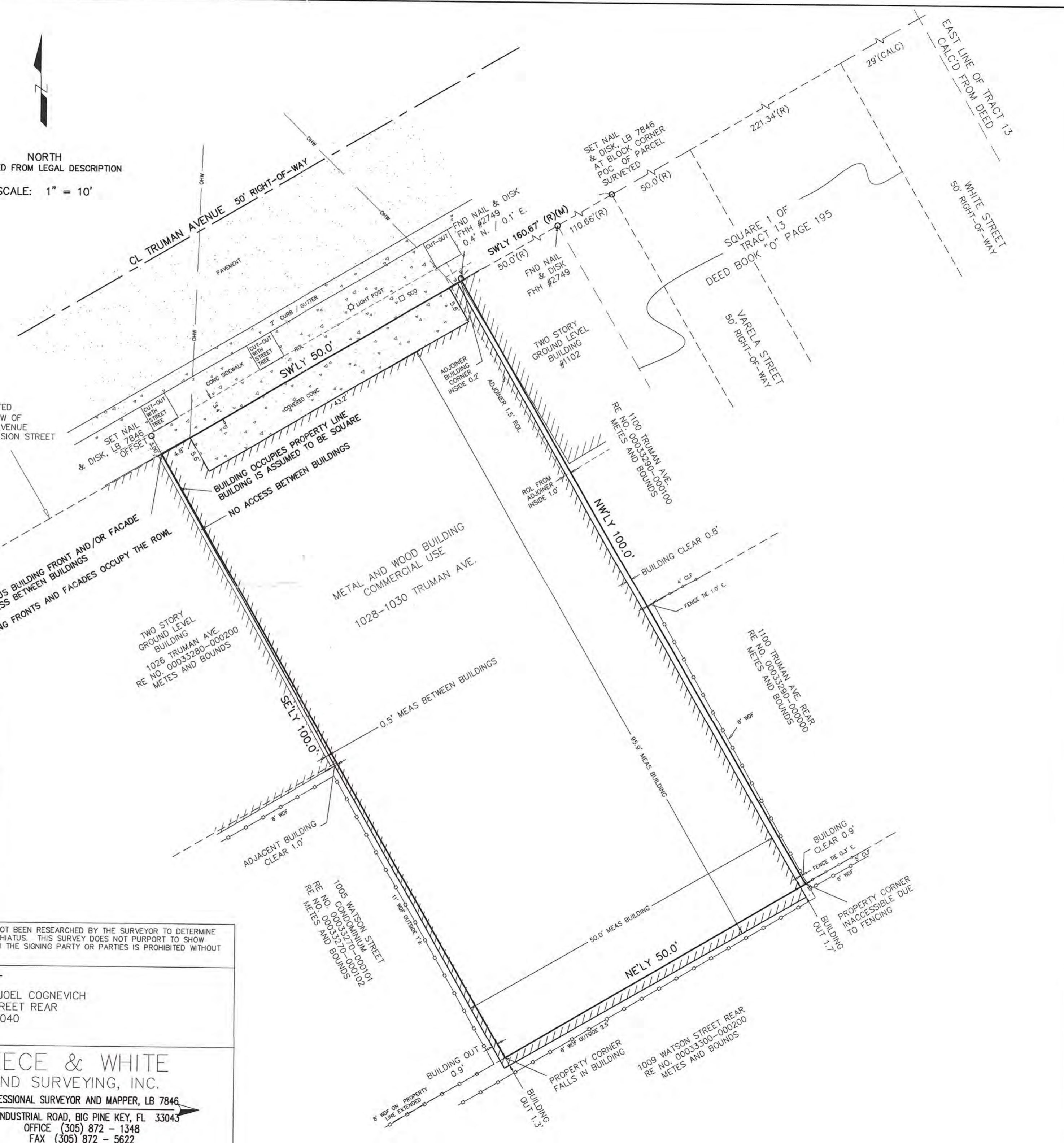
CHECKED BY: RW

INVOICE #: 13010202

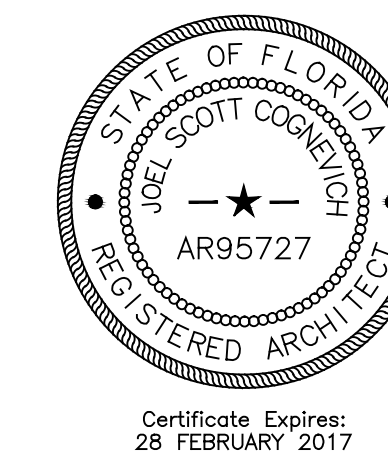
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472.027, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3) (ENCROACHMENTS), & 1(B)(4) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.


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

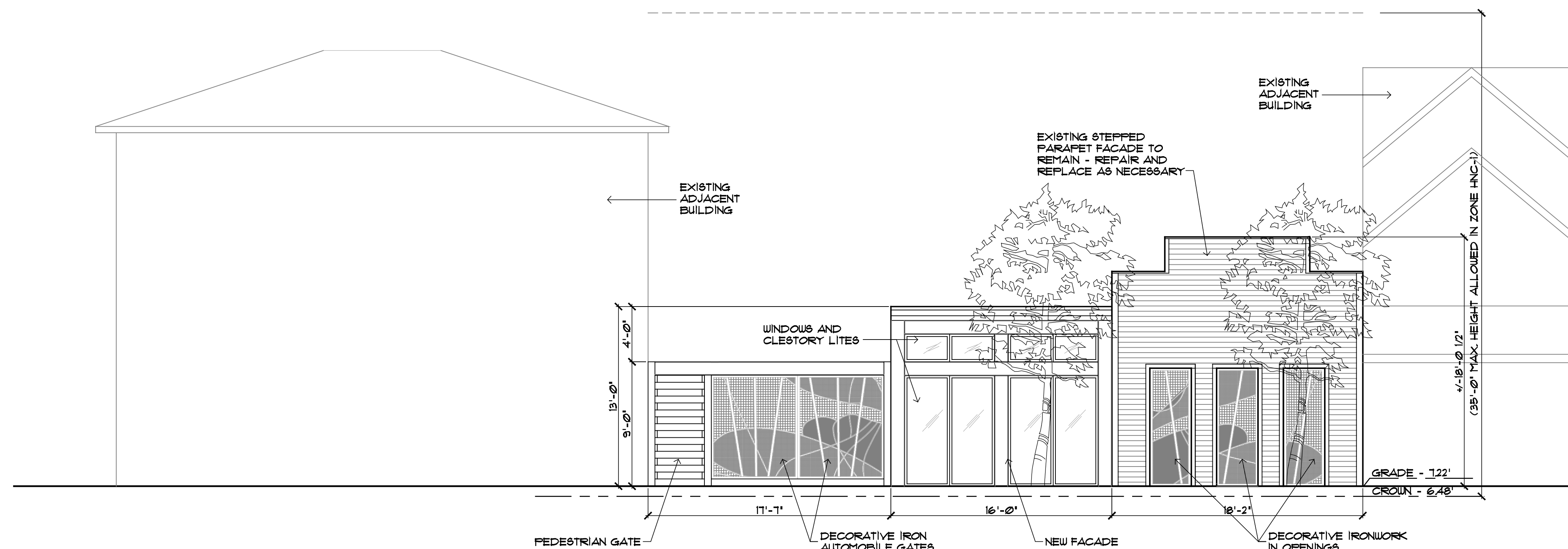
REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



Site Plans



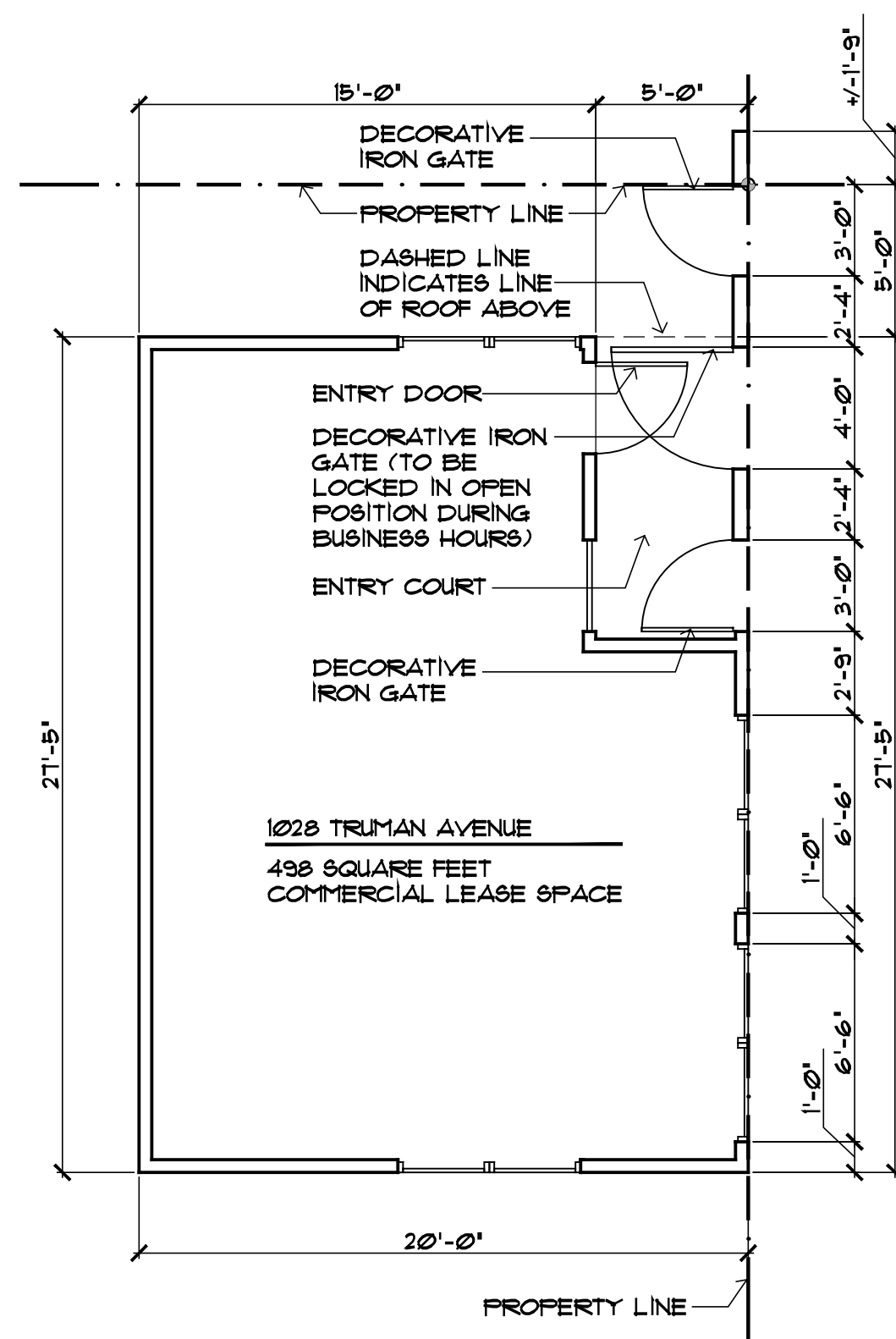
VARIANCE APPLICATION FOR
PROPOSED REDEVELOPMENT OF
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040



PROPOSED TRUMAN ELEVATION (NORTH ELEVATION)

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

2

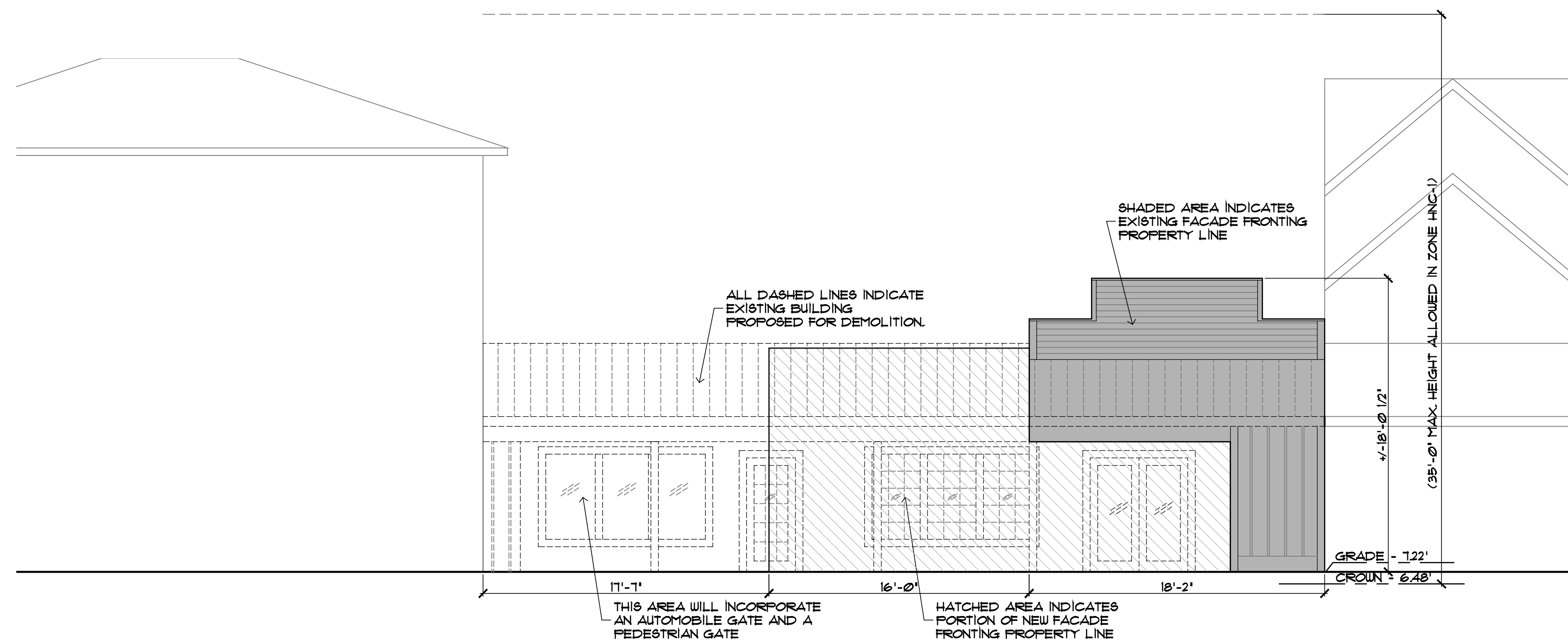


FLOOR PLAN (COMMERCIAL)

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

3

EXISTING TRUMAN ELEVATION



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

1

DATE	ISSUE
9 APR 2015	VARIANCE APPLICATION

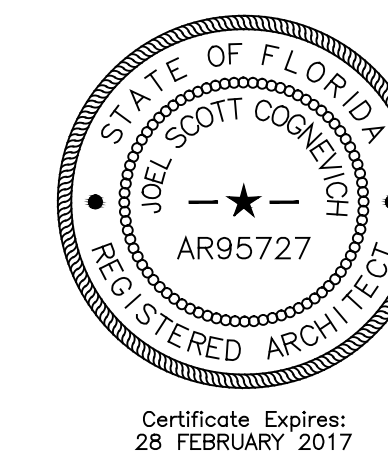
NO.	DATE	REVISION
-----	------	----------

PROJECT# - 1028 TRUMAN

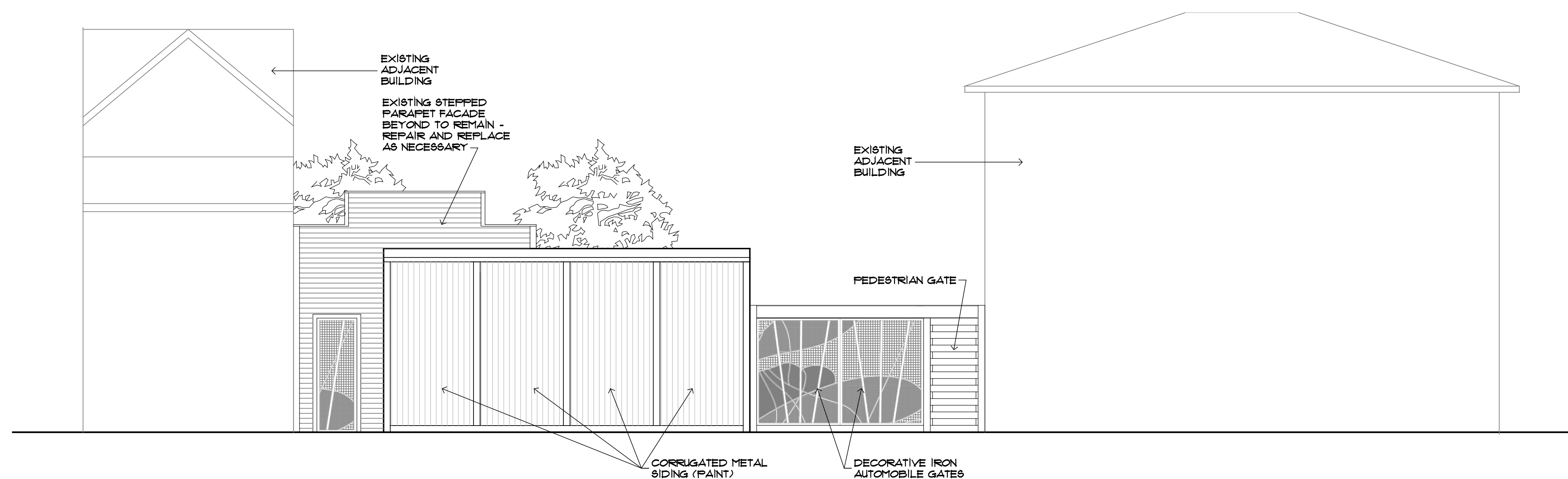
These are conceptual drawings and are intended to provide a means of communication between the designer and review boards. These drawings are NOT intended to be used for construction, but may be used for exploring design concepts, preliminary cost estimates, approval by review boards, and a basis for the preparation of finished working drawings.

A1

FLOOR PLANS
TRUMAN STREET FACADE



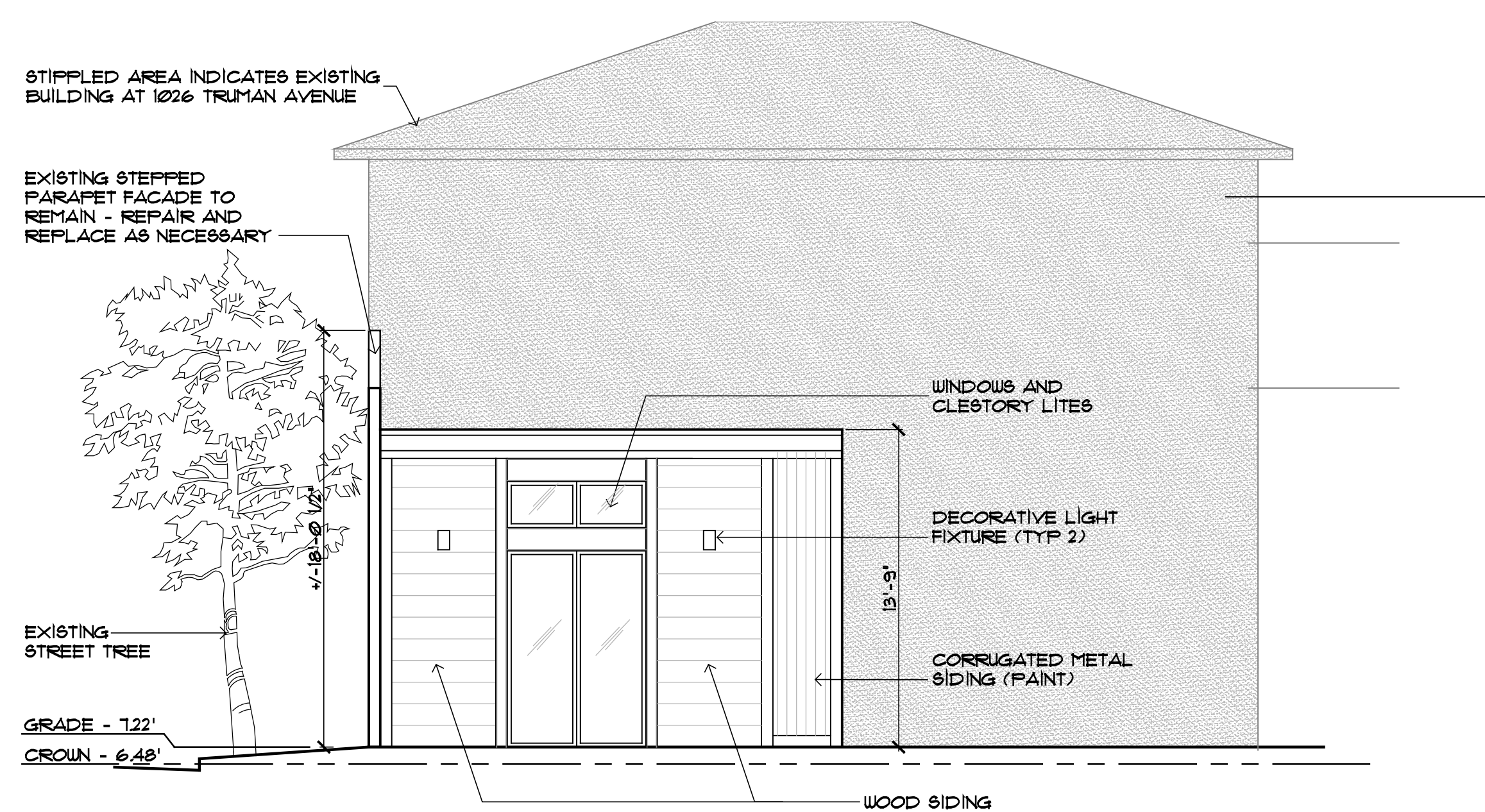
VARIANCE APPLICATION FOR
PROPOSED REDEVELOPMENT OF
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040



SOUTH ELEVATION

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

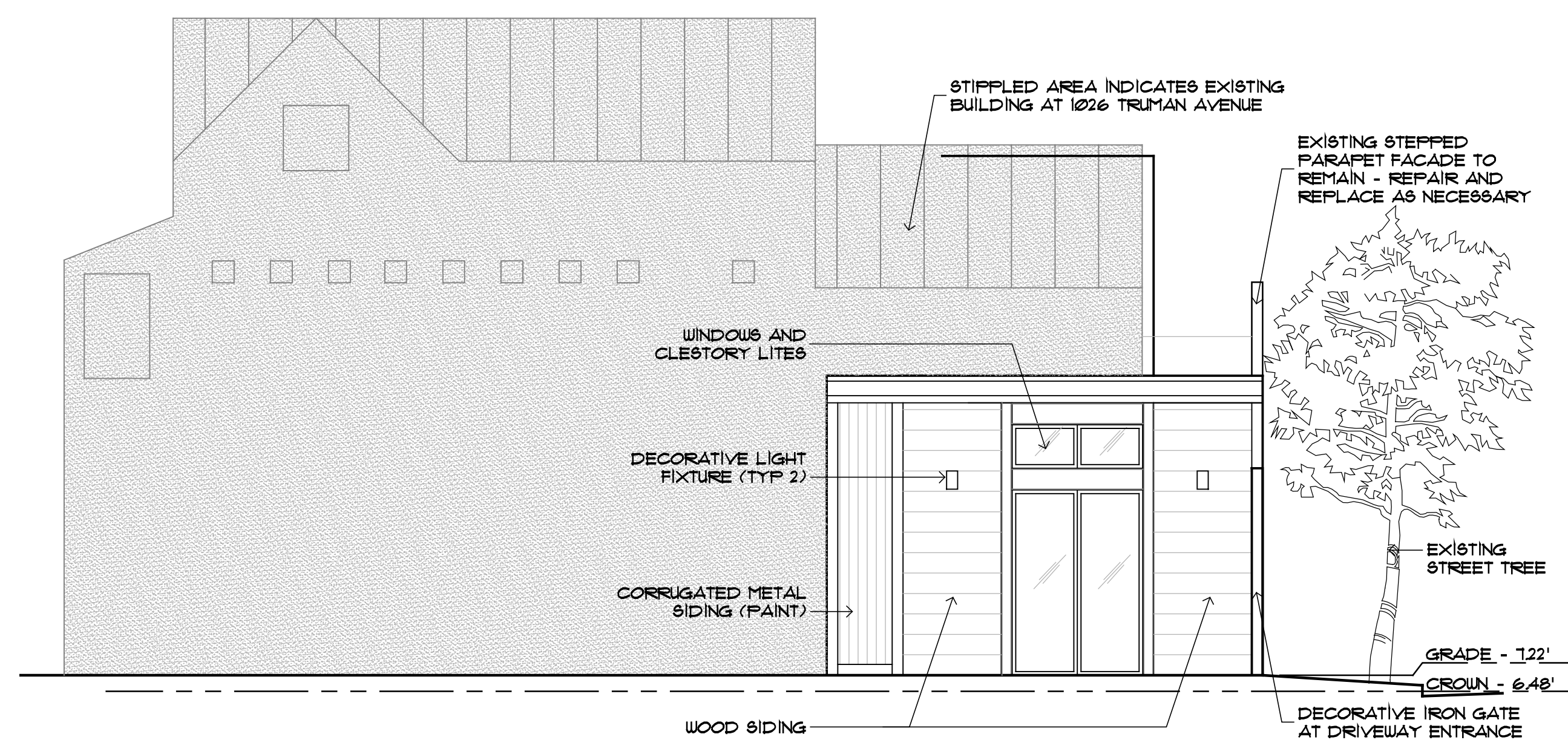
2



WEST ELEVATION

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

3



EAST ELEVATION

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

1

DATE	ISSUE
9 APR 2015	VARIANCE APPLICATION

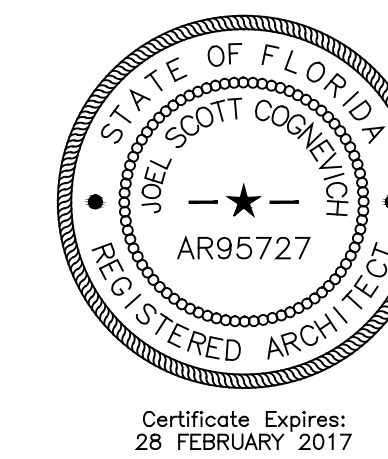
NO.	DATE	REVISION

PROJECT# - 1028 TRUMAN

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A2

ELEVATIONS



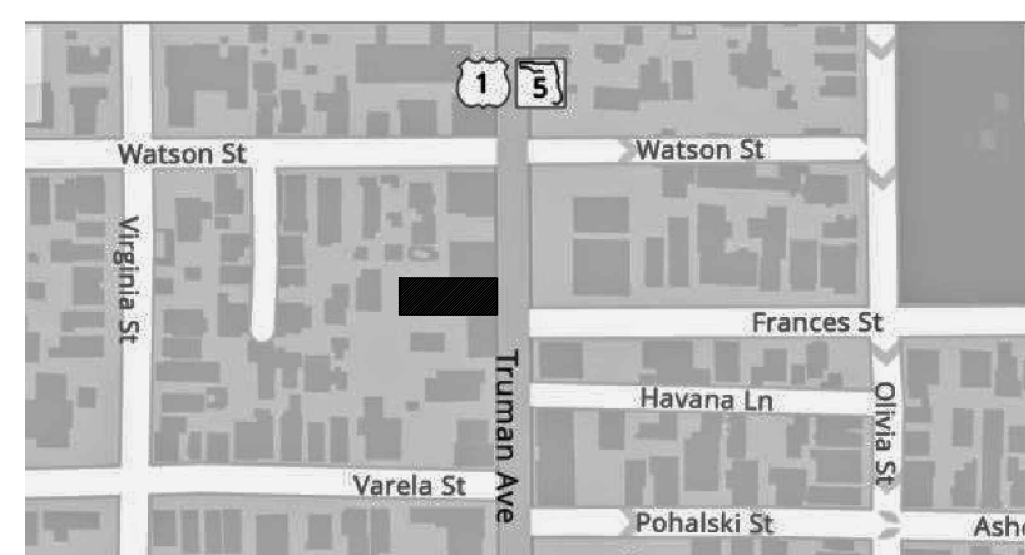
**VARIANCE APPLICATION FOR
PROPOSED REDEVELOPMENT OF
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040**

DATE	ISSUE
9 APR 2015	VARIANCE APPLICATION

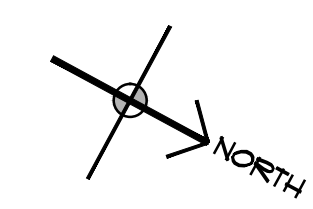
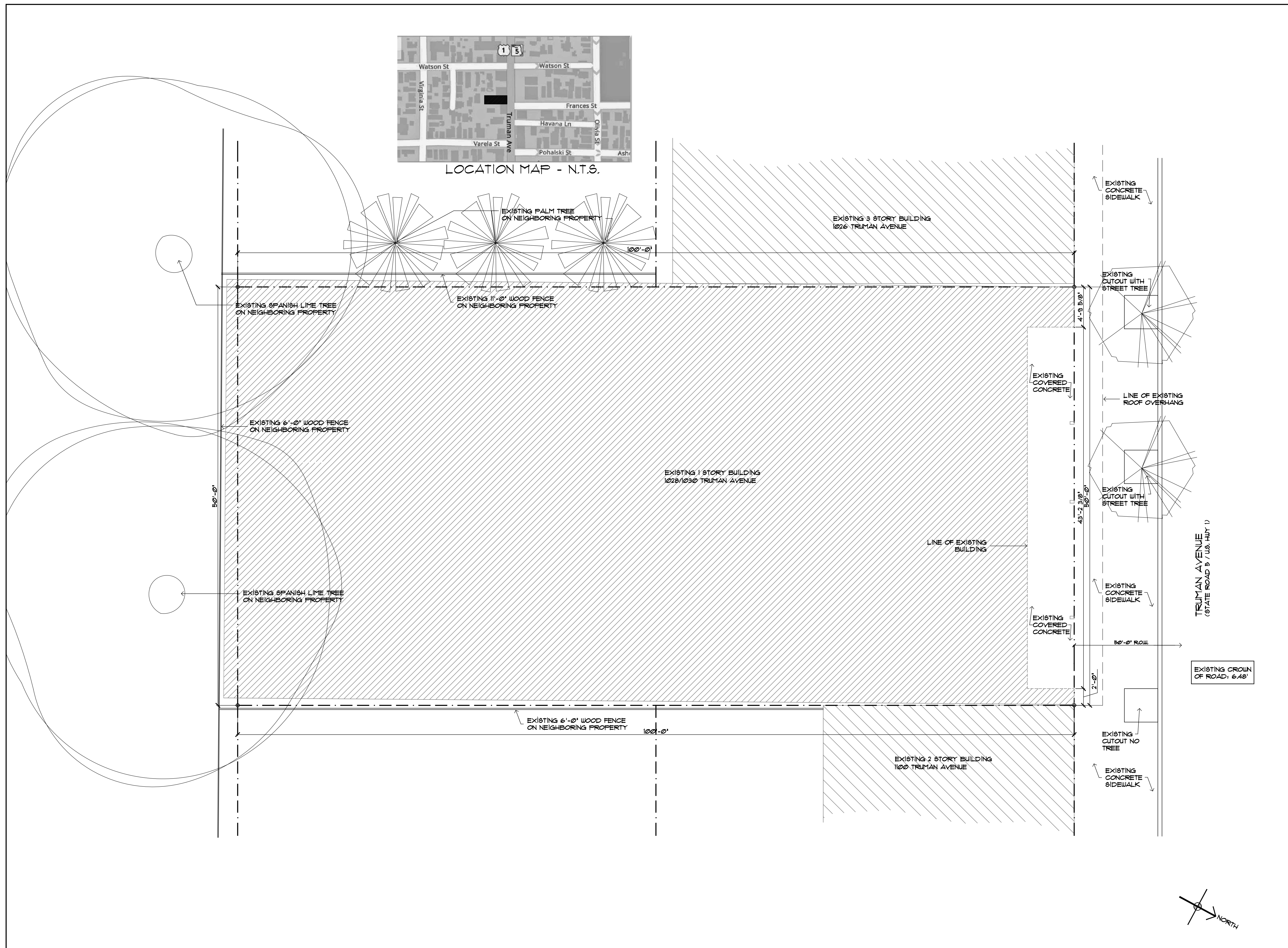
NO.	DATE	REVISION

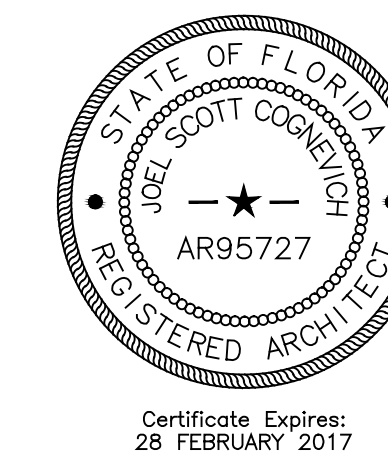
PROJECT# - 1028 TRUMAN

These are conceptual drawings and are intended to provide a means of communication between the designer and review boards. These drawings are NOT intended to be used for construction, but may be used for exploring design concepts, preliminary cost estimates, approval by review boards, and a basis for the preparation of finished working drawings.



LOCATION MAP - N.T.S.





VARIANCE APPLICATION FOR
PROPOSED REDEVELOPMENT OF
1028/1030 TRUMAN AVENUE
KEY WEST, FLORIDA 33040

DATE	ISSUE
9 APR 2015	VARIANCE APPLICATION

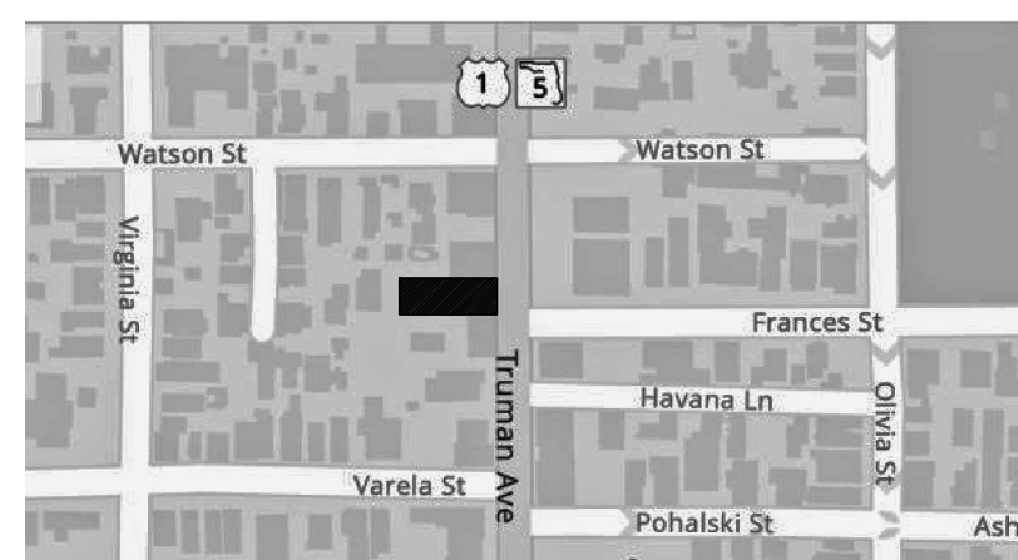
DATE	REVISION
31 MAY 2015	ADDED BICYCLE PARKING

PROJECT# - 1028 TRUMAN

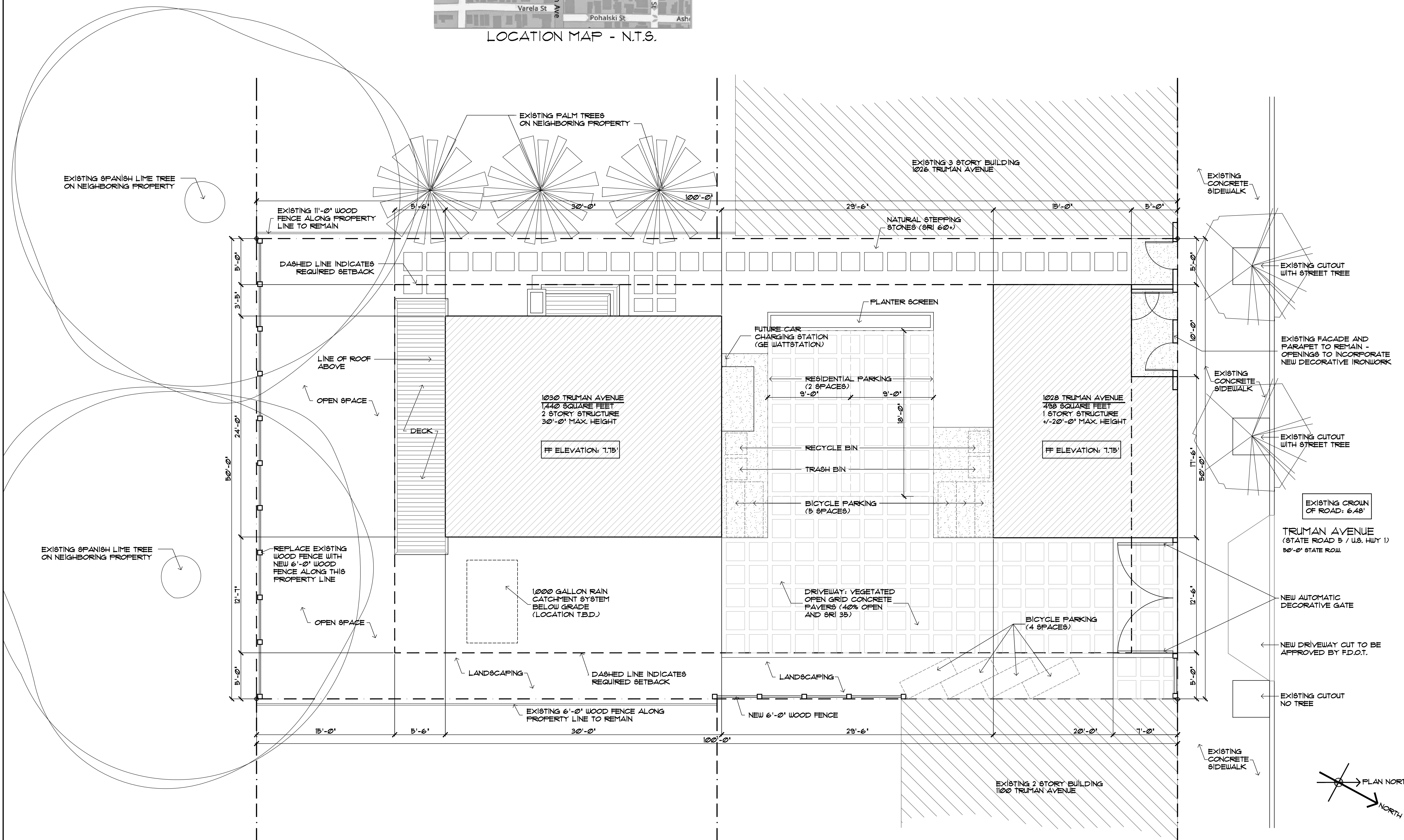
These are conceptual drawings and are intended to provide a means of communication between the designer and review boards. These drawings are NOT intended to be used for construction, but may be used for exploring design concepts, preliminary cost estimates, approval by review boards, and a basis for the preparation of finished working drawings.

S2

PROPOSED SITE PLAN



LOCATION MAP - N.T.S.



PROFESSIONALS' ELECTRONIC DATA DELIVERY SYSTEM

Delivery Manifest Document

6/4/2015 9:37:02 AM

PROJECT SUMMARY

Financial Project ID: ---
Project Manager: Joel Cognevich
Purpose of Delivery: Variance Application

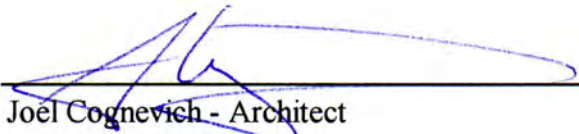
DELIVERY SUMMARY

Project Key: C985ABC4-0075-4516-A50A-D33C161E232F
Project Root: C:\Users\Joel\Documents\Architectural files\Drawings\1028 Truman\Parking Variance Application\Electronically signed documents
Date: 2015/06/04 **Time:** 09:37:01.624
Total Number of Project Files: 4
Total Number of Signature Files: 1

DELIVERY MANAGER SIGNATURE BLOCK

As authorized by Section 668.004, Florida Statutes, I am signing below to adopt the SHA-1 MANIFEST FILE HASH CODE listed below as an electronic signature for the project's electronic files that I intend to secure as listed in the manifest file. The manifest file is defined as signed if its SHA-1 hash code matches the MANIFEST FILE HASH CODE listed below.

Manifest File Hash Code (Delivery Key): 3847E3F0-2AD3114F-F42DD15A-F5D7629E-5E96563C
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3847E3F0-2AD3114F-F42DD15A-F5D7629E-5E96563C


Joel Cognevich - Architect

4 JUN 2015
Date

PROFESSIONALS' ELECTRONIC DATA DELIVERY SYSTEM

Delivery Manifest Document

6/4/2015 9:37:02 AM

DELIVERY SIGNATURE FILES

Signature File

Signatory Name: Joel Scott Cognevich - RAAR95727 (2015/06/04 - 09:23:43.621)

Signatory File Path: ./_META_INFO/RAAR95727_20150604_092343621.XML


Number of Signed and Sealed Files: 4

File Hash Code: 734E37D8-30C89FAA-0753565A-70D672A9-2D30C40C

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734E37D8-30C89FAA-0753565A-70D672A9-2D30C40C

Scope of Work: Digitally Signing and Sealing Electronically Transmitted Plans per 61G1-16.005 F.A.C.

 (Initial) By initialing here, I certify that I have personally compared the SIGNATURE FILE HASH CODE listed above with the SIGNATURE FILE HASH CODE on the signed and sealed Signature Document and verified that they are identical. In addition, I have verified that all of the files referenced by this signature file are also valid.

PROFESSIONALS' ELECTRONIC DATA DELIVERY SYSTEM

Signature Document

6/4/2015 9:24:56 AM

SIGNATURE INFORMATION

Financial Project ID: ---

Signatory Name: Joel Scott Cognevich

License Number: RAAR95727

Signatory File Path: ./_META_INFO/RAAR95727_20150604_092343621.XML

Number of Signed and Sealed Files: 4

Date Created: 2015/06/04 09:24:52.416

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734E37D8-30C89FAA-0753565A-70D672A9-2D30C40C

Scope of Work: Digitally Signing and Sealing Electronically Transmitted Plans per 61G1-16.005 F.A.C.

SIGN AND SEAL

This document is signed and sealed to secure the electronic files referenced by the signature files as described in Florida Department of Business and Professional Regulation, Board of Professional Architecture and Interior Design, Procedures for Signing and Sealing Electronically Transmitted Plans, Specifications, Reports or other Documents, Rule 61G1-16.005, F.A.C..

* See PEDDS for any qualifications or further limitation in scope on individual signed and sealed drawings or files in this project as appropriate.


Joel Scott Cognevich, RA - License No: RAAR95727

4 JUNE 2015
Date

Site Photos

1028-1030 Truman Avenue



Existing Buildings



1030 Truman

1028 Truman

Architecture of Interest



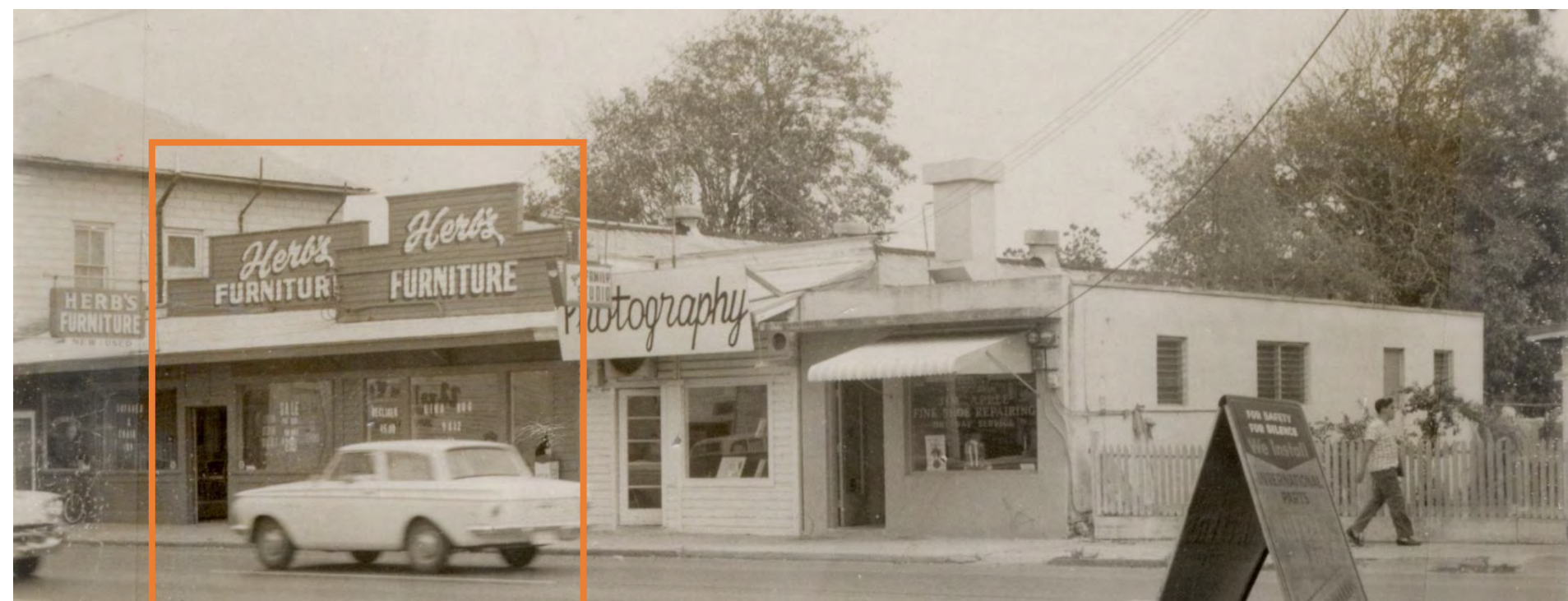
1028 Truman Façade – Stepped Parapet

1030, 1100 Truman Photo, 1965



1030
Truman

1028, 1026, 1024 Truman Photo, 1965



1028 Truman

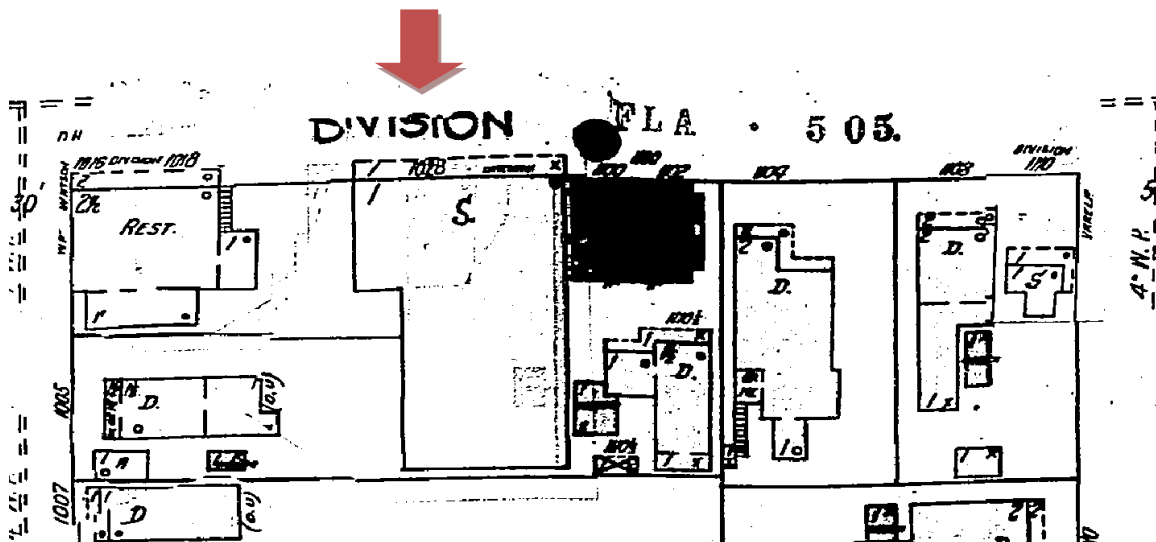
Additional Information

HISTORIC. PRESERVATION. STAFF. PLANNING. DEPARTMENT

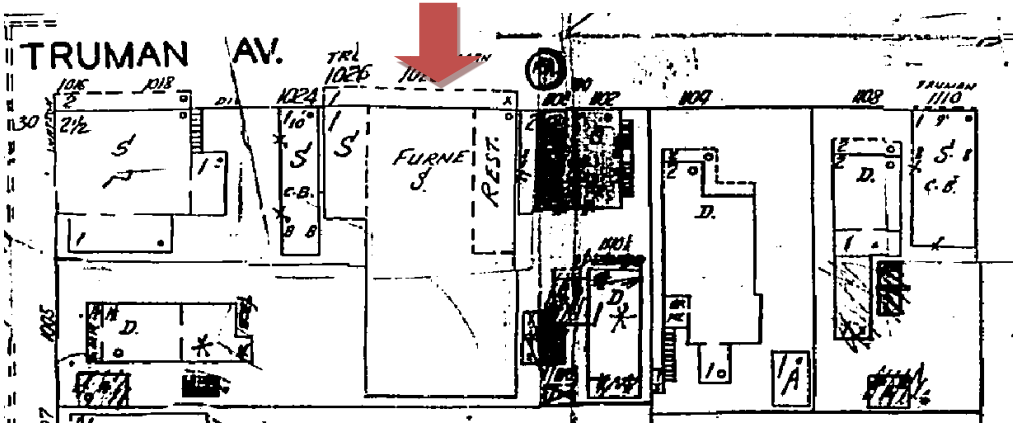
TO: CARLENE SMITH
FROM: ENID TORREGROSA
SUBJECT: 1028-1030 TRUMAN AVENUE PROPOSED PLANS
DATE: MAY 7, 2015

I have met with the owners of the above mentioned property and discussed the importance of maintaining the front façade of the buildings flush to the front property line. Historically on that particular urban block of Truman Avenue mixed used structures with commercial use on the first floor where built on the front property line. Several historic buildings that still remain are examples of this urban frontage.

The disposition of the owners to present a project that proposes bringing back a front façade forward to their front property line will make the new design more in keeping with the historic urban fabric of the block. HARC guidelines, under page 38, promotes that new construction be placed where pre-existing historic structures were located in relation to the sidewalks. The 1948 and 1962 Sanborn maps depicts the buildings in question built to the front property line and an extended eave to the sidewalk. The Sanborn map clearly evidences that commercial use structures had no front yards, while residences in the urban block (marked "D") had front yards.



Sanborn map 1948



Sanborn map 1962

It is my opinion that the proposed design has taken into consideration the historic urban block configuration by re-positioning the new structures in the front property line. The design is sensible to the historic frontage footprint of the original building and to what traditionally was built in that portion of the historic district.

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: **1034045** Parcel ID: **00033280-000000**

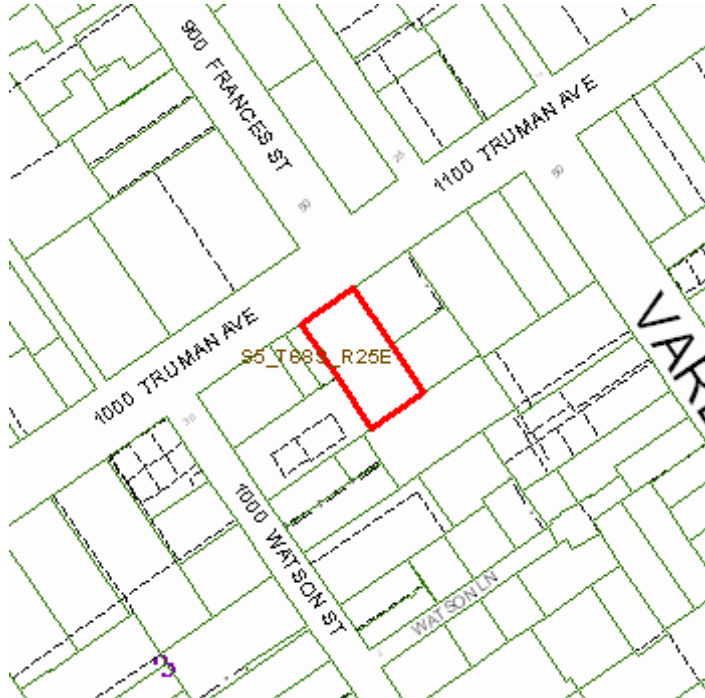
Ownership Details

Mailing Address:
ILE VIE LLC
1009 WATSON ST REAR
KEY WEST, FL 33040-3317

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1028 TRUMAN AVE KEY WEST
1030 TRUMAN AVE KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 G61-385/86 OR754-1705/06 OR865-1402C/T OR1418-343/44
OR2620-2290/91

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 4893
Year Built: 1928

Building 1 Details

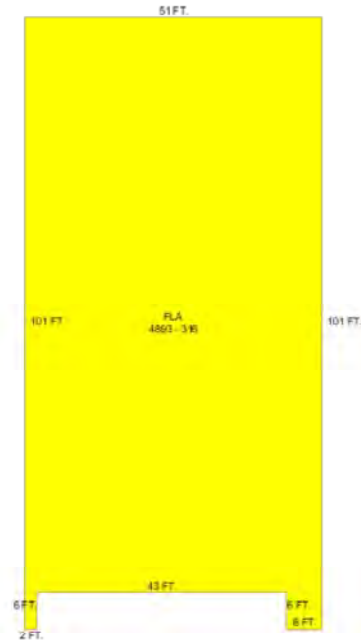
Building Type	Condition P...	Quality Grade 300
Effective Age 48	Perimeter 316	Depreciation % 60
Year Built 1928	Special Arch 0	Grnd Floor Area 4,893
Functional Obs 25	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	3:WD FR STUCCO	1	1928	N			4,893

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RETAIL MIN INT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1176	MIN WOOD SIDING	100

Appraiser Notes

14-1 VALUE REDUCED FROM \$ 1,288,344

1028 TRUMAN AVE--BARGAIN BOOKS TPP 8662599 TPP 8662599 - BARGAIN BOOKS - 1028 TRUMAN AVE TPP 8907648 - COVAN DIANE T - 1030 TRUMAN AVE TPP 8990510 - ABLE BODY FITNESS CENTER - 1030 TRUMAN AVE (REAR)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9700526	02/01/1997	12/01/1997	6,500		REMODELING
	9700856	03/01/1997	12/01/1997	3,500		INSTALL A/C
	9700893	03/01/1997	12/01/1997	2,500		ELECTRICAL
	9701124	04/01/1997	12/01/1997	300		ELECTRICAL
	9703535	10/01/1997	12/01/1997	6,000		INTERIOR
	9703602	10/01/1997	12/01/1997	500		ELECTRICAL
	9703617	10/01/1997	12/01/1997	600		MECHANICAL
	01-582	02/02/2001	11/15/2001	2,500		ALARM SYSTEM

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	67,686	0	299,580	367,266	367,266	0	367,266
2013	283,713	0	299,580	350,000	350,000	0	350,000
2012	283,713	0	299,580	583,293	583,293	0	583,293
2011	293,170	0	299,580	592,750	592,750	0	592,750
2010	293,170	0	276,375	569,545	569,545	0	569,545
2009	307,355	0	557,831	865,186	865,186	0	865,186
2008	307,355	0	650,000	1,339,633	1,339,633	0	1,339,633
2007	205,836	0	875,000	1,339,633	1,339,633	0	1,339,633
2006	205,836	0	400,000	1,267,760	1,267,760	0	1,267,760
2005	215,053	0	350,000	565,053	565,053	0	565,053
2004	215,048	0	300,000	515,048	515,048	0	515,048
2003	215,048	0	150,000	365,048	365,048	0	365,048
2002	215,048	0	150,000	365,048	365,048	0	365,048
2001	215,048	0	150,000	365,048	365,048	0	365,048
2000	215,048	0	105,000	320,048	320,048	0	320,048

1999	215,048	0	105,000	320,048	320,048	0	320,048
1998	143,701	0	105,000	248,701	248,701	0	248,701
1997	134,832	0	95,000	229,832	229,832	0	229,832
1996	122,575	0	95,000	217,575	217,575	0	217,575
1995	122,575	0	95,000	217,575	217,575	0	217,575
1994	122,575	0	95,000	217,575	217,575	0	217,575
1993	122,575	0	95,000	217,575	217,575	0	217,575
1992	122,575	0	95,000	217,575	217,575	0	217,575
1991	122,575	0	95,000	217,575	217,575	0	217,575
1990	89,574	0	76,250	165,824	165,824	0	165,824
1989	61,288	0	75,000	136,288	136,288	0	136,288
1988	56,436	0	60,000	116,436	116,436	0	116,436
1987	55,202	0	38,700	93,902	93,902	0	93,902
1986	55,540	0	38,700	94,240	94,240	0	94,240
1985	53,386	0	23,700	77,086	77,086	0	77,086
1984	52,821	0	23,700	76,521	76,521	0	76,521
1983	52,821	0	23,700	76,521	76,521	0	76,521
1982	40,464	0	21,000	61,464	61,464	0	61,464

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/29/2013	2620 / 2290	307,500	WD	30
8/1/1996	1418 / 0343	290,000	WD	Q
10/1/1982	865 / 1402	38,000	WD	U

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