

**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: **After-the-Fact Variance – 3802 Eagle Avenue (RE # 00052010-000000; AK # 1052655)** – A request for an after-the-fact variance in order to maintain a gate house on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Approval for a newly constructed 10 x 10 accessory structure in the front yard.

Applicant: Tom Pope, Architect

Owner: Zachary Bentley

Location: 3802 Eagle Avenue (RE # 00052010-000000, AK # 1052655)

Zoning: Single-Family Residential (SF) Zoning District



Background and Request:

The property is comprised of a newly constructed single family residence. The owner received a building permit for the fence and existing gate house on January 13, 2014. The property is in the final stages of construction and awaiting a certificate of occupancy.

In March of this year, Planning Department staff drove by the property and noticed that the gate house was constructed without the benefit of a variance approval for an accessory structure in the front yard. The property owner was noticed and an after-the-fact variance request was then submitted. Since the owner received a building permit, the Planning Department did not impose an after-the-fact fee.

Relevant SF Zoning District Dimensional Requirements: Code Section 122-238				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	25 feet + 5 feet non-habitable	11 feet 8 inches	No change	In compliance
Minimum front setback (Accessory Structure)	0 feet	5 feet	No change	Variance Rqd Accessory Structure in the front yard
Maximum building coverage	35%	34% (4,015 sf)	No change	In compliance
Maximum impervious surface	50%	49.5 % (5,835 sf)	No change	In compliance
Minimum Open Space	35%	50.5% (5952.94 sf)	No change	In compliance

Process:

Planning Board Meeting:

July 16, 2015
June 18, 2015 (no quorum)

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

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.*

Since this is new construction, no special conditions or circumstances exist peculiar to the land, structures or buildings involved.

NOT 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 existing conditions were created by the applicant. However, it should be noted that the applicant did obtain a building permit prior to construction.

NOT 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. Therefore, allowing an accessory structure in the front yard would confer special privileges upon the applicant.

NOT 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 applicant currently has existing use of the site without maintaining the accessory structure. Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District. Therefore, hardship conditions do not exist.

NOT 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 variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure since the applicant currently has reasonable use of the site without the approval of the variance. However, it is the minimum necessary to accommodate the request.

NOT 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.***

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT 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):

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:

1. *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 not been fully met by the applicant for the variance requested.

2. *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.*

As of the date of this report the Planning Department has not received any public comments regarding the variance request.

RECOMMENDATION:

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

Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

MAY 26 2015

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 3802 EAGLE AVE.

Zoning District: SF-1 Real Estate (RE) #: 00052010-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Thomas E. Pope

Mailing Address: 610 White street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-3611 Fax: _____

Email: TEPOPEPA@aol.com

PROPERTY OWNER: (if different than above)

Name: Zachary Bentley

Mailing Address: 3802 Eagle Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

Covered entry at front of house.

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

allowing auxillary structure in front yard.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: No

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

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	SF-1			
Flood Zone	AE 8			
Size of Site	11,788 sq			
Height	25'	-	24'7 1/4"	-
Front Setback	30'	-	30'	-
Side Setback		-		-
Side Setback	5'	-	5'	-
Street Side Setback	10'	-	10'	-
Rear Setback	20'	-	20'	-
F.A.R	N/A	-		-
Building Coverage	35%	-	34%	-
Impervious Surface	50%	-	49.5%	-
Parking	-	-		-
Handicap Parking	-	-		-
Bicycle Parking	-	-		-
Open Space/ Landscaping		-	50.5%	-
Number and type of units		-		-
Consumption Area or Number of seats				

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.

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.

The 30' front setback for the main house

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

The work was permitted and inspected.

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.

No special privileges will be conferred as other similar structures exist in this district.

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 covered entry is required to protect the gate from sun and weather.

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.

Minimum is requested.

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.

Not injurious to public welfare.

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.

No other non conforming uses have been considered.

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

- That the standards established in Section 90-395 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."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, Mark Smith, 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:

3802 Eagle Ave.
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.

A handwritten signature in blue ink, appearing to read "Mark Smith".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5/18/2015 by
date

Name of Authorized Representative

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

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

FF070470
Commission Number, if any

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, Thomas Pope, 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:

3802 Eagle Ave.
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.

Thomas Pope

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5/18/2015 by _____
date

Name of Authorized Representative

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

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped

FF 070470
Commission Number, if any



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Zachary Bentley authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Mark Smith
Please Print Name of Representative

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

[Signature]
Signature of Owner

Mary C Bentley
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 5/18/2015 by
date

Mark Smith
Name of Authorized Representative

He/She is [Signature] personally known to me or has presented _____ as identification.

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



FF070470
Commission Number, if any

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Zachary Bentley authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Thomas E. Pope
Please Print Name of Representative

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

[Signature]
Signature of Owner

Mary C. Bentley
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 5/18/2015 by
date

Thomas E. Pope
Name of Authorized Representative

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

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



FF070470
Commission Number, if any

Deed

Prepared by and return to:
Barton W Smith, Esq.
Administrator
Barton Smith, P.L.
624 Whitehead Street
Key West, FL 33040
305-296-7227
File Number: 2012-89
Will Call No.:

Parcel Identification No. 00052010-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 10th day of September, 2012 between Rae. R. Boyd, by Shelley Malone as Attorney in Fact whose post office address is 1547 5th Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Zachary T. Bentley, a married man whose post office address is 2718 Harris 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:

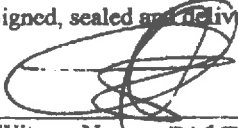
On the Island of Key West, and known as Lots Twenty-Five (25) and Twenty-Six (26), Block One (1), according to Key West Foundation Co's Plat No. 1, Key West, Florida, Public Records.


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:


Witness Name: JESE HADDAD


Witness Name: RHONDA C. BENTLEY

 (Seal)
Rae R Boyd, by Shelley Malone as Attorney in Fact

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 10th day of September, 2012 by Shelley Malone as Attorney in Fact for Rae R Boyd, who is personally known or has produced a driver's license as identification.

[Notary Seal]

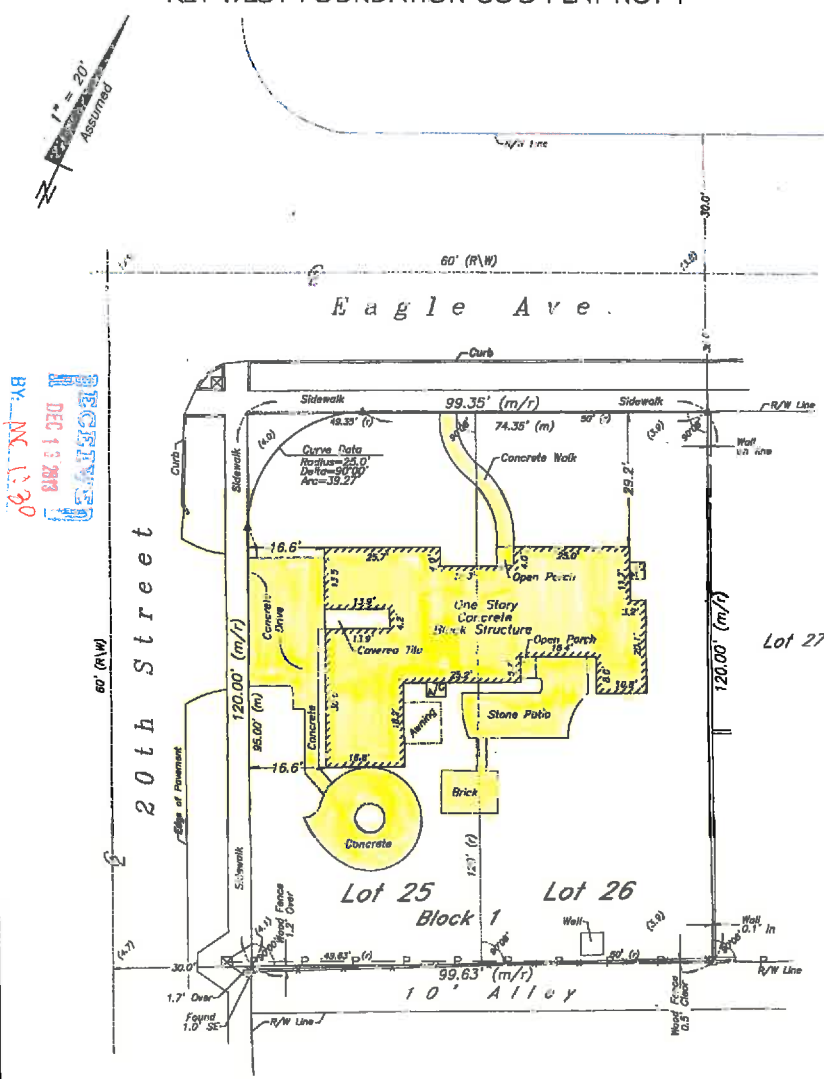
Melissa Bladd
Notary Public

Printed Name: Melissa Bladd

My Commission Expires: 8-20-2013

Survey

Boundary Survey Map of Lots 25 and 26, Block 1,
KEY WEST FOUNDATION CO'S PLAT NO. 1



RECEIVED
DEC 13 2013
BY MCI: [Signature]

LEGEND

- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (5238)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊞ Concrete Utility Pole
- F- Overhead Utility Lines

RECEIVED
DEC 13 2013
BY MCI: [Signature]

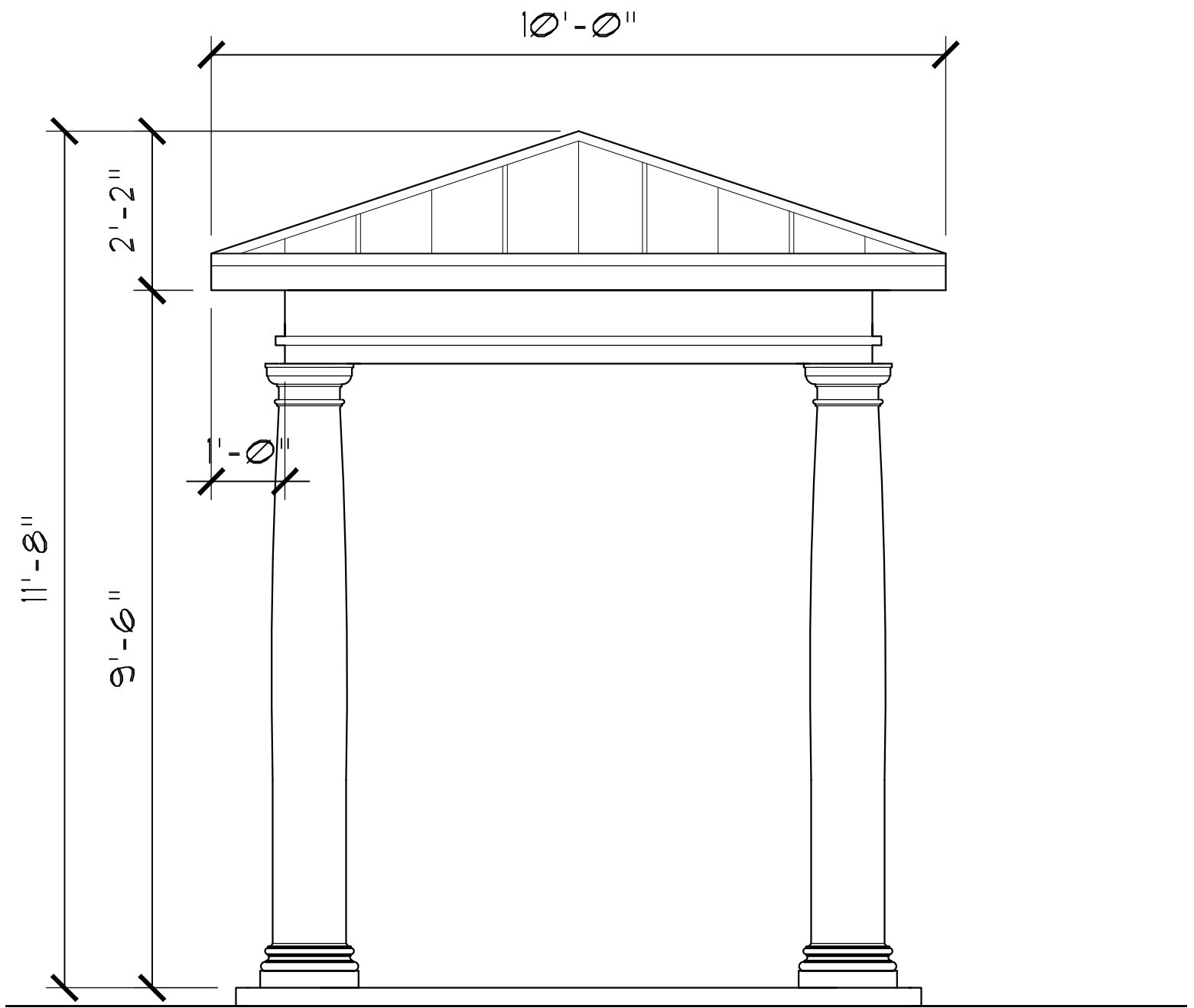
Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
FSM #0823
3430 Duck Ave., Key West, FL 33610
(305) 298-7422 FAX (305) 298-2244

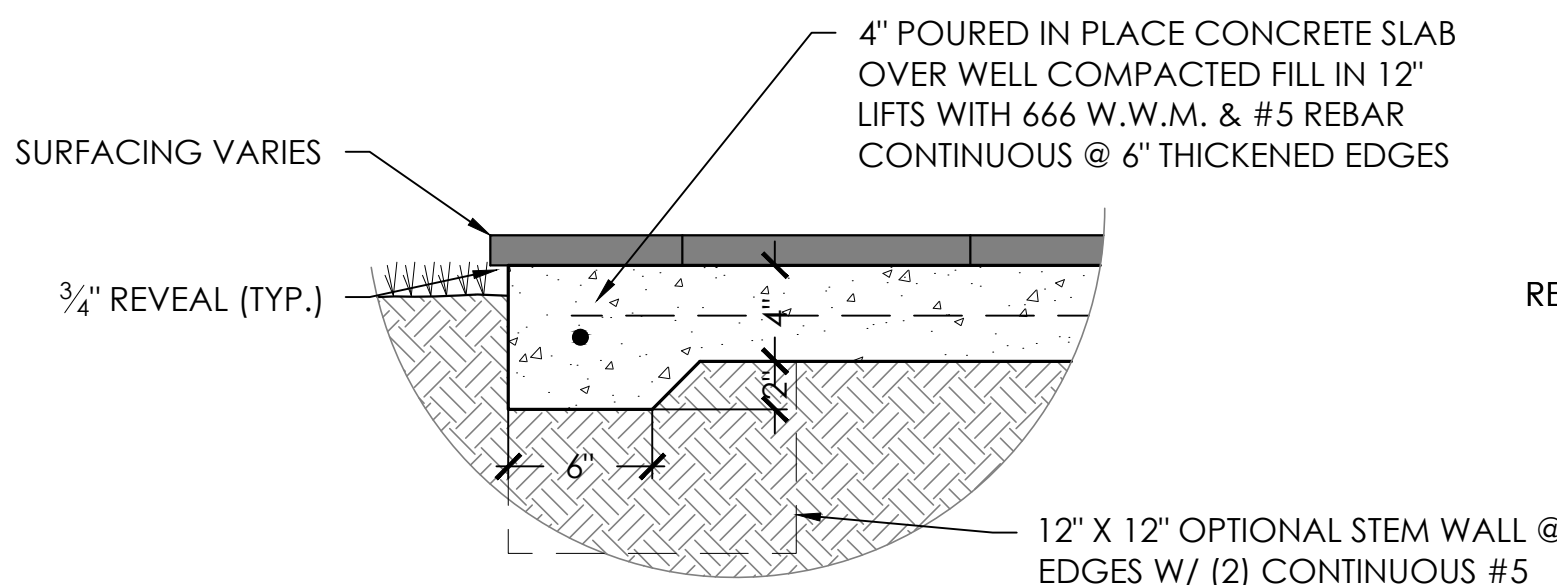
NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Site Plans

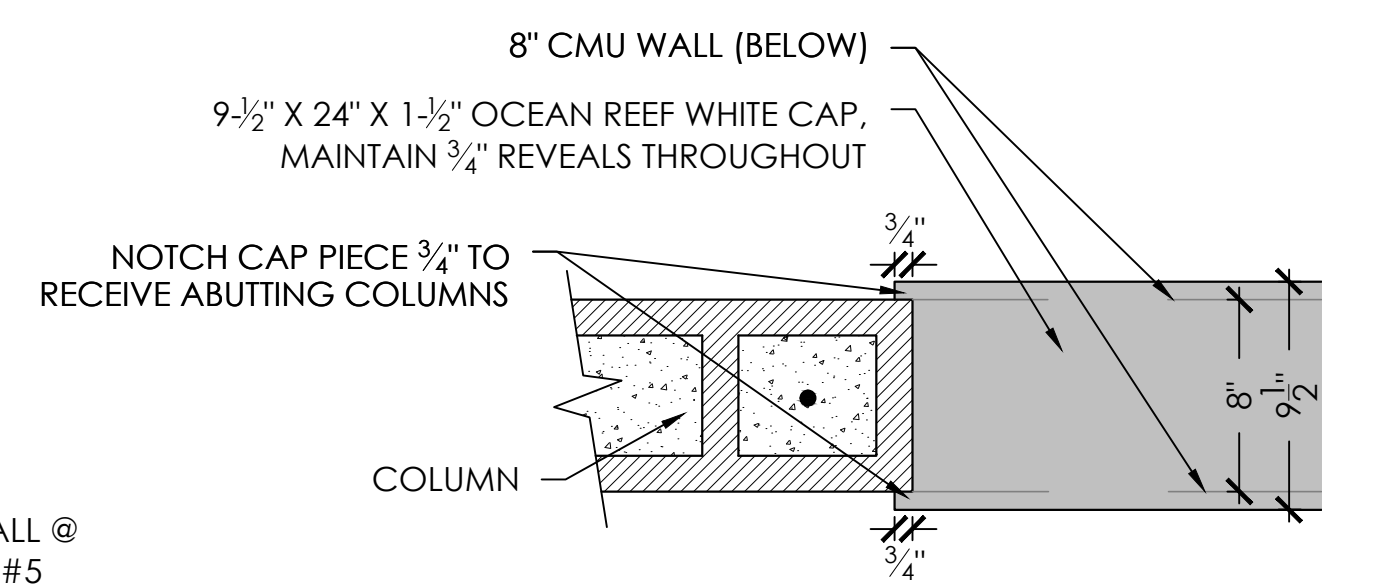


Gate House Elevations

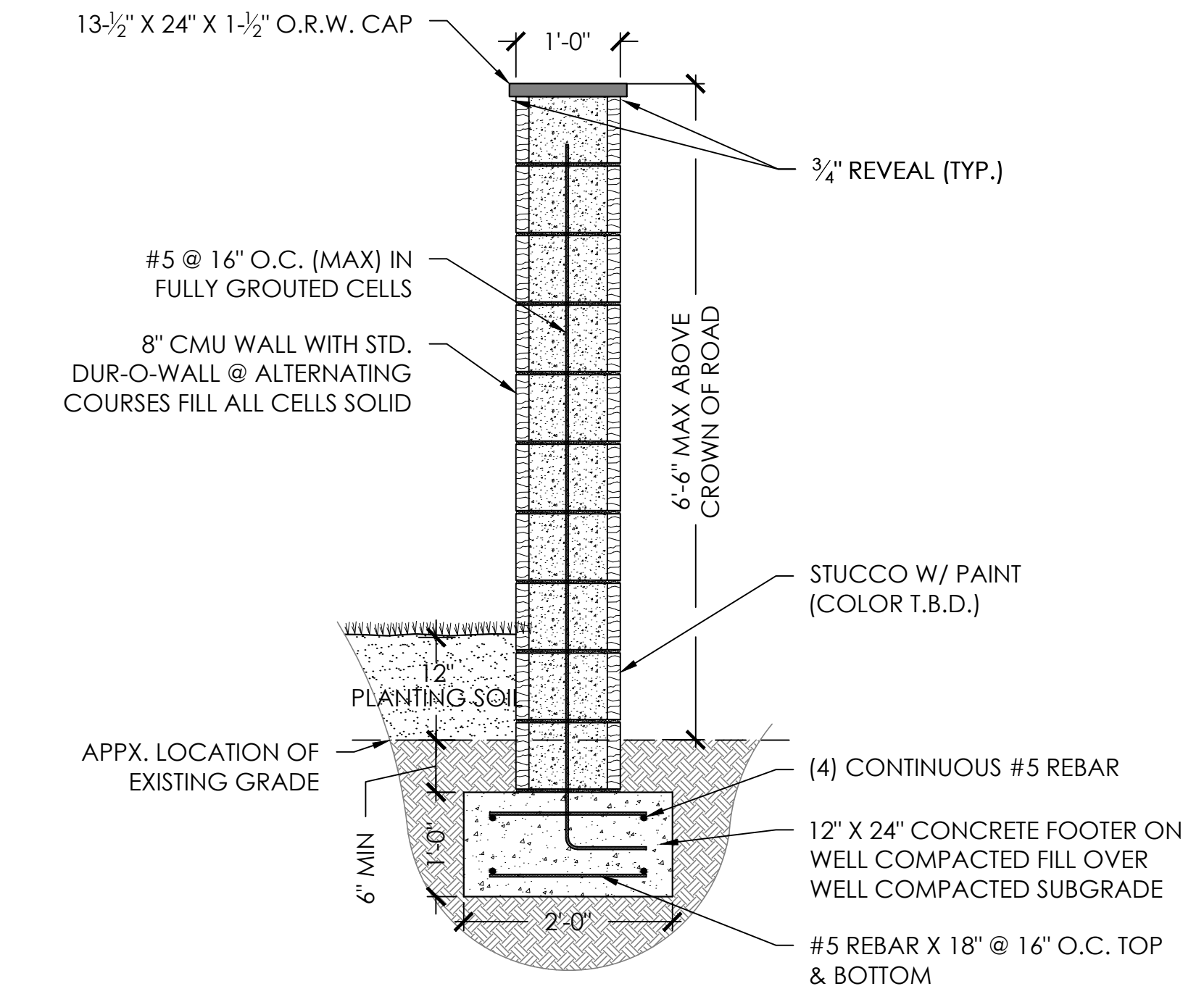
1/2" = 1' - 0"



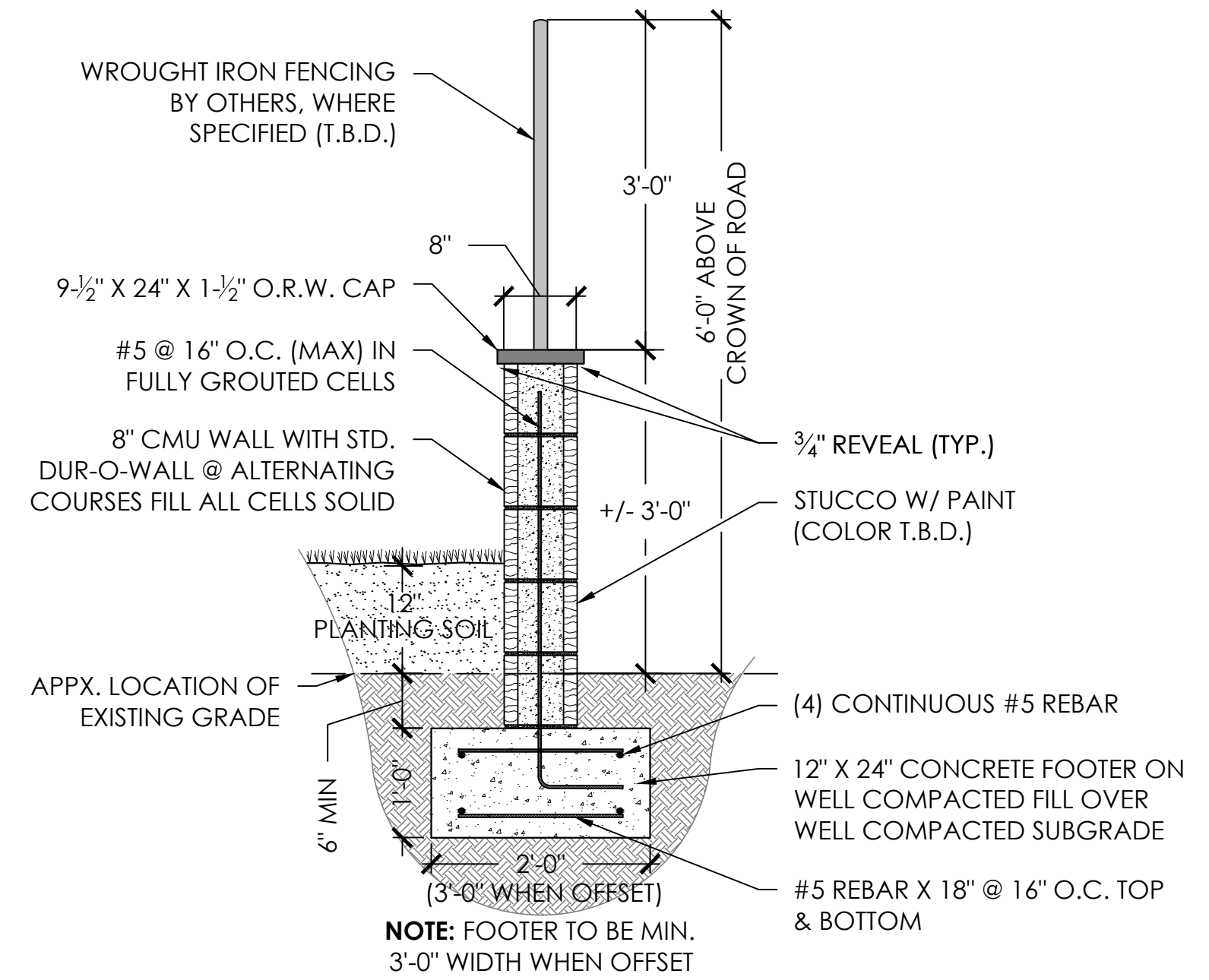
4" CONCRETE SLAB W/ THICKENED EDGE (TYPICAL)
1 1/2" = 1' - 0"
A LC-1



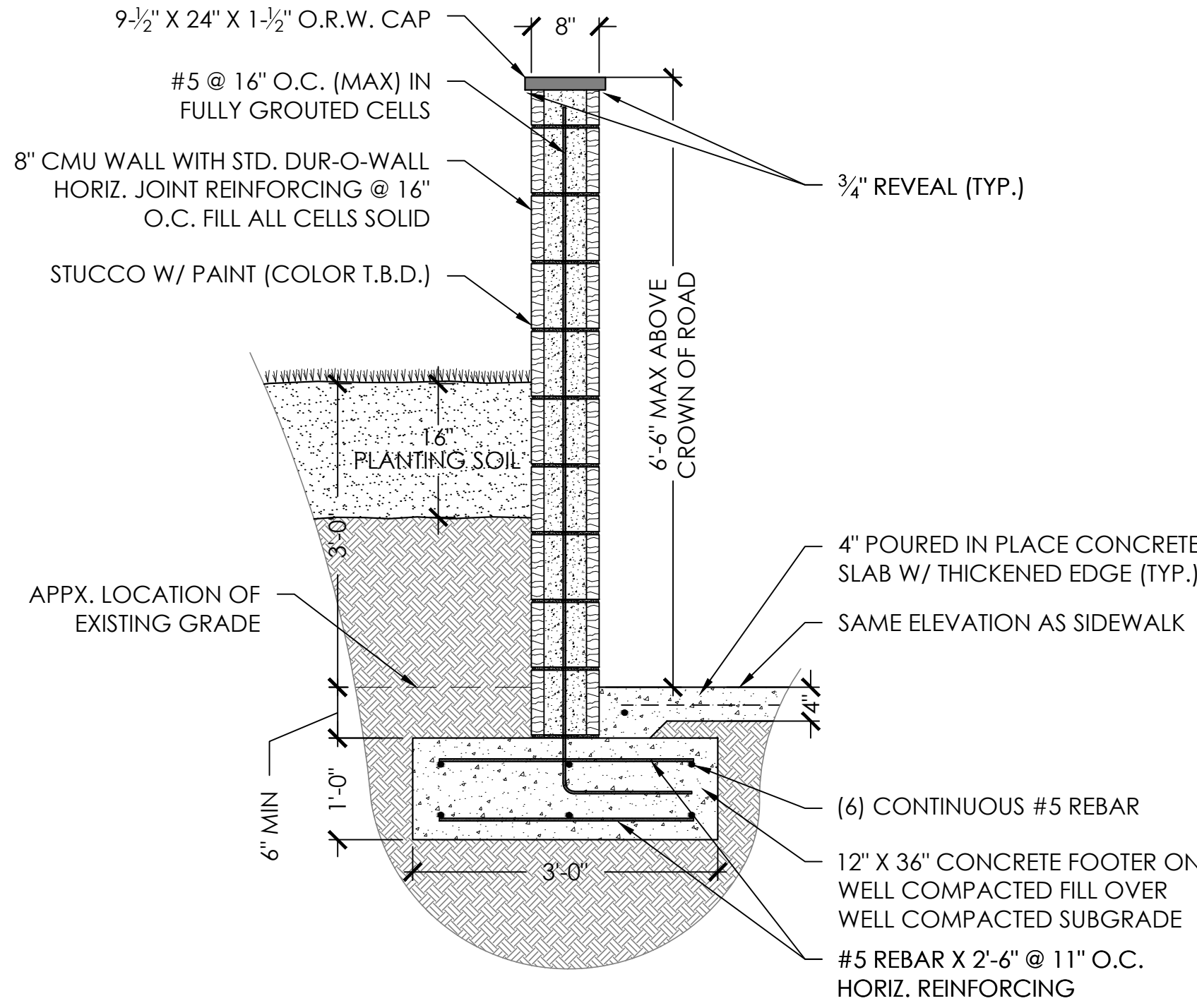
PLAN-SECTION OF CAP FOR 3'-0" H.T. WALLS
1 1/2" = 1' - 0"
5 LC-1



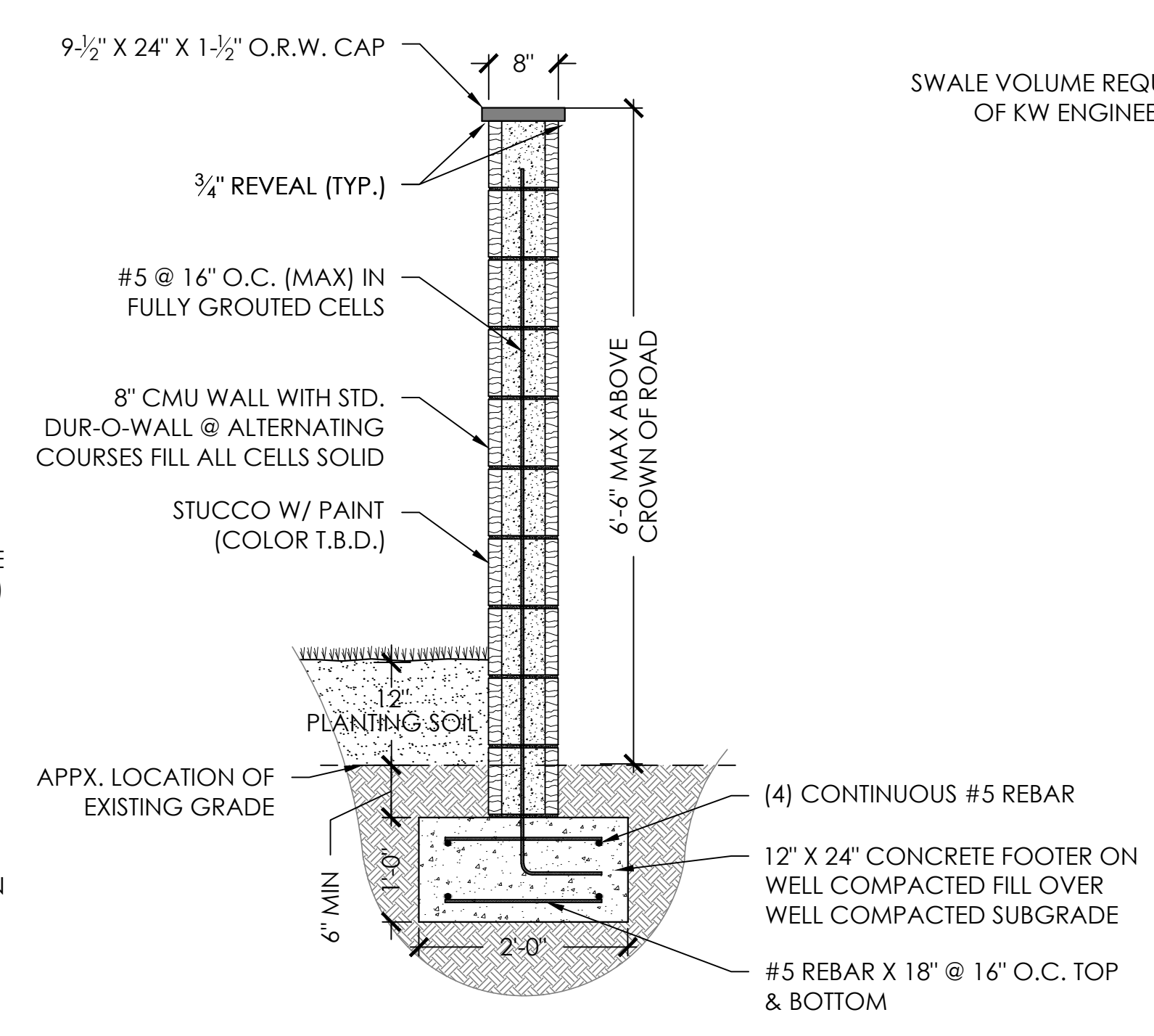
12" COLUMN (MAXIMUM 6'-6")
3/4" = 1' - 0"
1 LC-1



3'-0" RETAINING WALL WITH WROUGHT IRON FENCING
3/4" = 1' - 0"
2 LC-1



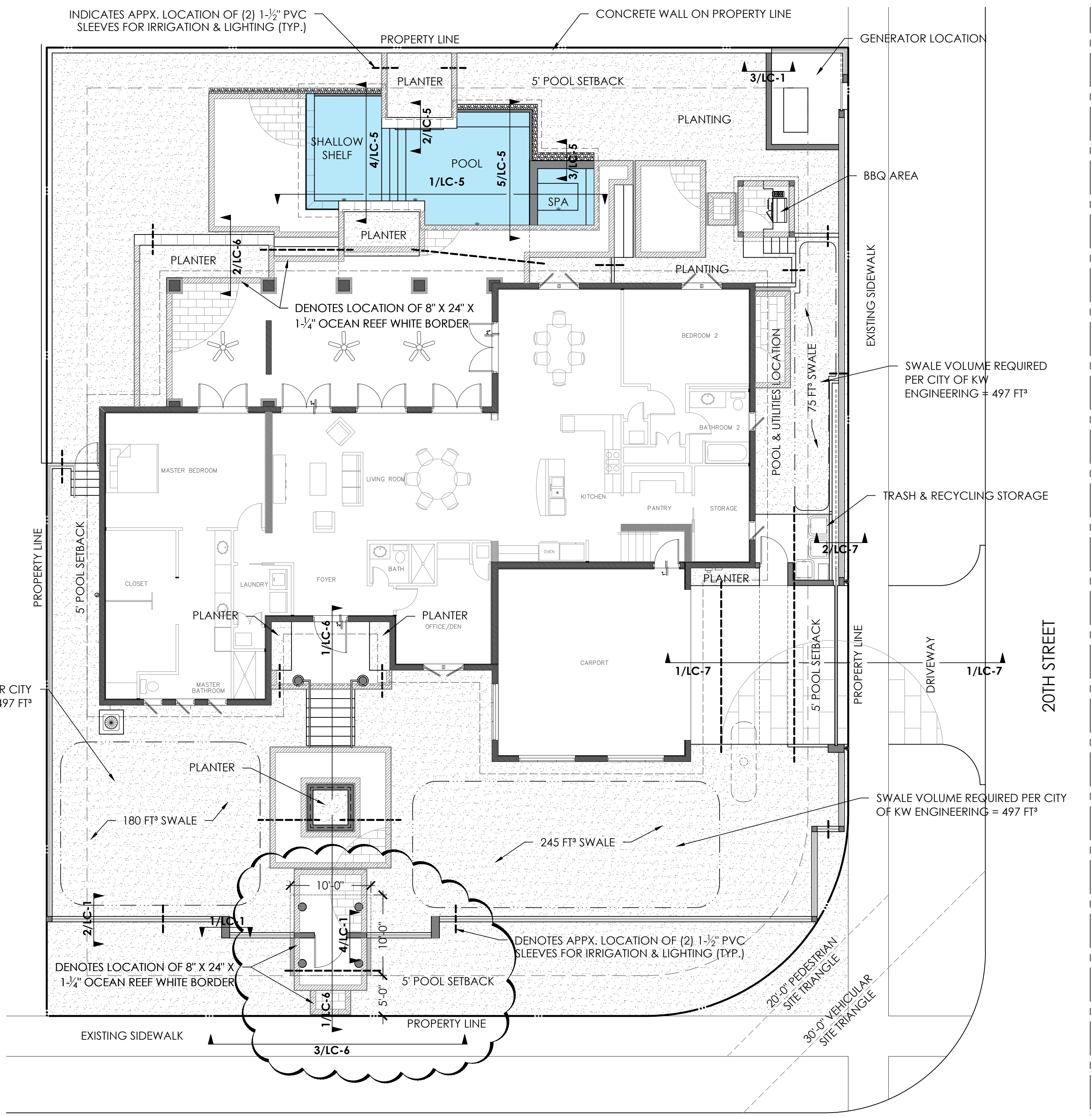
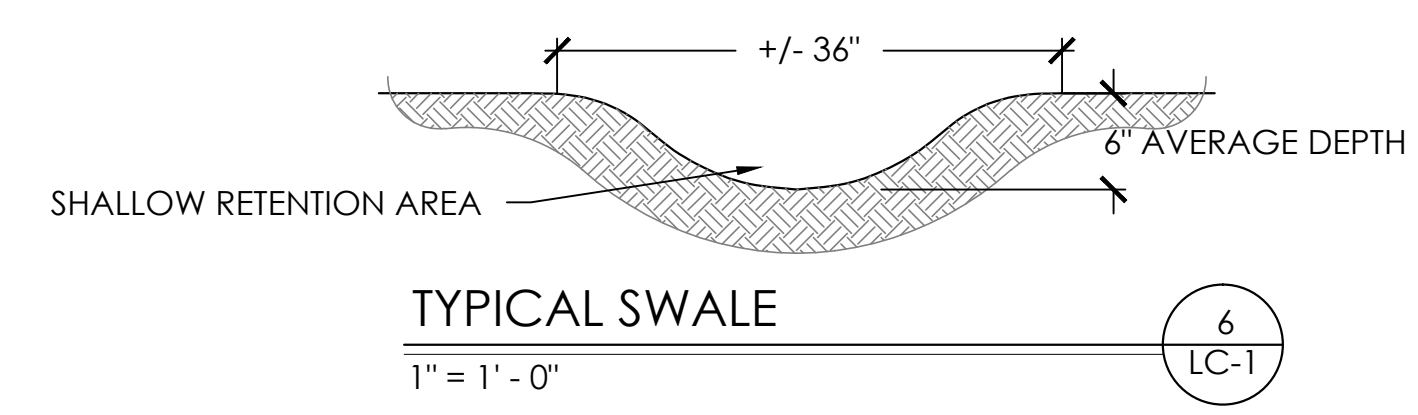
SECTION THROUGH 8" CMU WALL AT GENERATOR AREA
3/4" = 1' - 0"
3 LC-1



8" COLUMN (MAXIMUM 6'-6")
3/4" = 1' - 0"
4 LC-1

- NOTES:
1. ALL WALLS AND COLUMNS TO RECEIVE OCEAN REEF WHITE CAP WITH 3/4" REVEALS
 2. ALL REBAR TO HAVE 2' MINIMUM COVER.
 3. ALL CONCRETE TO BE 2500 MINIMUM PSI.

IMPERVIOUS DATA	
LOT AREA:	11788 FT ²
LOT COVERAGE PER ARCHITECTS PLANS:	34% (4015 FT ²)
PROPOSED IMPERVIOUS (POOL, DECKS, WALKWAYS, DRIVEWAY)	15.4% (1815 FT ²)
TOTAL IMPERVIOUS AREA:	49.5% (5835 FT²)
MAXIMUM IMPERVIOUS AREA:	50% (5894 FT ²)



SECTION LOCATIONS, LANDSCAPE SLEEVING, SWALES & HARDSCAPE BANDING DIAGRAM
1/8" = 1' - 0"
A-A LC-5

Site Photos

3802 Eagle Avenue



Additional Information

Application Miscellaneous Information Maintenance

Application number : 14 00000128
 RE #/PARCEL #/TAX ID etc . . : 0005-2010-000000-
 Address : 3802 EAGLE

Type information, press Enter.

2=Change 4=Delete 5=Display

Opt	Code	Date	Print	Miscellaneous Information
-	DESC	1/13/14	Y	350'CMU/STUCCO WALL W/ALUM LOUVERS
	DESC	1/13/14	Y	ABOVE INCLUDING 3 GATES, 1 DRIVEWAY
	DESC	1/13/14	Y	ROLLING GATE. N.O.C. REC'D

F3=Exit F6=Add F12=Cancel

Bottom

Application Miscellaneous Information Maintenance

Application number : 13 00005329
 RE #/PARCEL #/TAX ID etc . : 0005-2010-000000- -
 Address : 3802 EAGLE

Type information, press Enter.

2=Change 4=Delete 5=Display

Opt	Code	Date	Print	Miscellaneous Information
	DESC	12/16/13	Y	DEMOLITION OF EXISTING 1800 S.F. C.B.S.
	DESC	12/16/13	Y	SINGLE FAMILY RESIDENCE & FILL TO GRADE
	DESC	12/16/13	Y	T/S: 12/16/2013 08:47 AM KEYWMXC ---
	DESC	12/16/13	Y	*****
	DESC	12/16/13	Y	*RECEIVED N. O. C. 01-08-2014* MC
	DESC	12/16/13	Y	T/S: 01/08/2014 03:11 PM KEYWMXC ---

F3=Exit F6=Add F12=Cancel

Bottom

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: **1052655** Parcel ID: **00052010-000000**

Ownership Details

Mailing Address:
BENTLEY ZACHARY T
3802 EAGLE AVE
KEY WEST, FL 33040-3955

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 34-67-25
Property Location: 3802 EAGLE AVE KEY WEST
Subdivision: Key West Foundation Co's Plat No 1
Legal Description: KW KW FWDN SUB PLAT 1 PB1-155 LOTS 25 AND 26 SQR 1 G35-397/98 OR488-452/53 OR597-641L/E OR1193-590/98 OR1202-1342/43P/R OR1202-1341 OR1262-2283/84 OR1560-325/31 OR1813-837 OR2588-321/22

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



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	99	120	11,922.00 SF

Appraiser Notes

FIELD CHECK CONFIRMED IMPROVEMENT DEMOLISHED EFFECTIVE FOR 2014 ROLL PARCEL ADJUSTED ACCORDINGLY. SHERIY

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-3156	08/30/2012	06/03/2013	100	Residential	CHANGE OUT OF A TWO (2) TON CONDENSER
1 13-5329	12/19/2013	03/12/2014	7,500	Residential	DEMOLITION OF EXISTING 1800 S.F. C.B.S. SINGLE FAMILY RESIDENCE & FILL TO GRADE
1 14-0127	01/24/2014		750,000	Residential	CONSTRUCT ONE NEW MASONRY HOUSE 3130 SQ/FT ENCLOSED 1300 SQ/FT OPEN PORCH AS PER PLANS.
14-1373	04/11/2014		9,500		INSTALL 3 NEW CENTRAL A/C SYSTEMS 1 1.5 TON 1 2-TON 1 5-TON. 28 DROPS. 4-BATH EXHAUST DUCTING, 1-DRYER EXHAUST DUCTING, 1-KITCHEN HOOD. CONDENSERS TO BE INSTALLED ON WALL BRACKETS.
14-1967	05/08/2014		2,208		INSTALL SECURITY ALARM SYSTEM. INSTALL 7 SMOKE DETECTORS
14-1654	04/26/2014		2,345		HAVE CONTRACTOR BUILD A 4' x 10' x 10' SLAB FOR A 500 # TANK AND BURY IT WE WILL SECURE THE TANK AND RUN PROPERTY LINE UNDERGROUND TO WATER HEATER THEN RUN ANOTHER LUNE TO FUTURE POOL HEATER OUTLET THEN A STOVE AND GENERATOR AND A GRILL.
14-5644	12/11/2014		70,000		BUILD POOL AND SPA
14-5812	12/29/2014		70,080		INSTALL 5200 SF OF METAL ROOFING
15-0033	01/08/2015		2,000		HOOK UP POOL EQUIPMENT 3 PUMPS, LIGHTS, AND HEATER.
15-0413	02/06/2015		12,000	Residential	118 SF COLONIALS, 409 SF FT SCREENS, 5 OPENINGS WITH NON HURRICANE PRODUCTS AND NON OPERATIVE COLONIALS. 5 OPENINGS WITH DADE COUNTY APPROVED ROLL SCREENS. NOA 11291.
1 96-1321	03/01/1996	11/01/1996	3,000	Residential	FENCE
1 96-3201	07/01/1996	11/01/1996	500	Residential	ELECTRIC
1 96-3202	07/01/1996	11/01/1996	1,500	Residential	MECHANICAL
1 98-3129	10/08/1998	07/20/1999	625	Residential	ELECTRIC RISER/STORM DAMA
1 01-2281	06/13/2001	10/10/2001	11,000	Residential	8 SQS OF TILE
1 01-2644	07/24/2001	10/10/2001	1,000	Residential	RESTUCCO INTERIOR WALL
1 02-1667	06/24/2002	08/19/2002	2,100	Residential	REPLACE FIXTURES
1 02-1641	06/20/2002	08/19/2002	2,400	Residential	DRYWALL
1 07-0858	03/01/2007	05/29/2007	2,200	Residential	UPGRADE ELECTRIC SERVICE TO 200 AMPS

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	0	0	314,823	314,823	248,489	0	314,823
2013	221,709	2,175	193,737	417,621	417,621	0	417,621
2012	186,560	2,271	209,882	398,713	349,149	0	398,713
2011	189,264	2,346	201,810	393,420	317,409	0	393,420
2010	189,264	2,421	96,869	288,554	288,554	0	288,554
2009	210,954	2,517	226,027	439,498	309,397	25,500	283,897
2008	198,367	2,592	500,724	701,683	309,088	25,500	283,588
2007	222,811	2,667	512,646	738,124	300,085	25,500	274,585
2006	312,190	2,763	658,691	973,644	233,645	25,500	208,145
2005	277,502	2,838	506,685	787,025	284,239	25,500	258,739
2004	245,800	2,913	298,050	546,763	275,960	25,500	250,460
2003	255,164	3,009	176,446	434,619	270,815	25,500	245,315
2002	255,812	3,084	176,446	435,342	264,468	25,500	238,968
2001	250,505	3,159	173,465	427,129	260,304	25,500	234,804
2000	271,825	4,062	131,142	407,029	252,723	25,500	227,223
1999	250,505	3,400	131,142	385,048	246,079	25,500	220,579
1998	191,876	2,646	131,142	325,664	242,204	25,500	216,704
1997	191,876	2,704	107,298	301,878	238,156	25,000	213,156
1996	135,315	1,006	107,298	243,618	229,897	25,000	204,897
1995	123,287	916	107,298	231,501	224,290	25,000	199,290
1994	110,256	839	107,298	218,394	218,394	25,000	193,394
1993	117,370	937	107,298	225,605	225,605	25,000	200,605
1992	117,370	1,034	107,298	225,702	225,702	25,000	200,702
1991	117,370	1,132	107,298	225,800	225,800	25,500	200,300
1990	117,370	1,229	101,337	219,936	219,936	25,500	194,436
1989	106,700	1,206	98,357	206,263	206,263	25,500	180,763
1988	47,075	0	80,474	127,549	127,549	25,500	102,049
1987	46,570	0	53,470	100,040	100,040	25,500	74,540
1986	46,800	0	50,043	96,843	96,843	25,500	71,343
1985	45,032	0	45,738	90,770	90,770	25,500	65,270
1984	42,639	0	45,738	88,377	88,377	25,500	62,877
1983	42,639	0	45,738	88,377	88,377	25,500	62,877
1982	43,379	0	33,960	77,339	77,339	25,500	51,839

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/10/2012	2588 / 321	550,000	WD	01
2/1/1992	1202 / 1341	73,300	QC	H

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