

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address 401 South Street, Key West, FL 33040
- 2) Name of Applicant Smith Oropeza, P.L.
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 138 142 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # 305-296-7227 Email greg@smithoropeza.com
- 6) Email Address: greg@smithoropeza.com
- 7) Name of Owner, if different than above 401 South Street, LLC
- 8) Address of Owner 410 Canada St, Lake George, NY 12845-1100
- 9) Owner Phone # 518-755-1726 Email dereksep@aol.com
- 10) Zoning District of Parcel HHDR RE# 00036210-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting TBD/ N/A interior changes only
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
please see attached.

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13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Barton W. Smith, Esq.
Managing Partner

SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.
Partner

Richard McChesney, Esq.

138-142 Simonton Street
Key West, Florida 33040
Telephone : (305) 296-7227
Facsimile : (305) 296-8448

VIA HAND DELIVERY

August 27, 2014

Donald L. Craig, AICP, Planning Director
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: Application for Conditional Use – 401 South Street, Key West, Florida 33040

Dear Mr. Craig,

Please allow this letter and supporting documentation to serve as my clients, 401 South Street, LLC, a Florida limited liability company's ("Applicant") application for Conditional Use at 401 South Street, Key West, Florida 33040 ("Property"). The Applicant proposes to open a cultural and civic oriented art studio and gallery, complemented by non-alcoholic refreshments.

Conditional Use and Development Plan:

Existing Conditions:

- A. **Survey:** Please find a copy of the survey for the subject Property included in this application.
- B. **Existing size, type and location of trees, hedges and other features:** Not applicable as this application only seeks to change the interior of the subject Property.
- C. **Existing stormwater retention areas and drainage flows:** Not applicable as this application only seeks to change the interior of the subject Property.
- D. **A sketch showing adjacent land uses, buildings and driveways:** Not applicable as this application only seeks to change the interior of the subject Property.

Proposed Development:

- A. **Site Plan:** Please find a copy of the site plans for the subject Property included in this application.
- B. **Building Elevations:** Please find a copy of the site plans for the subject Property including the applicable elevations and floor plans.
- C. **Drainage Plan:** Not applicable as the application only seeks to change the interior of the subject Property.
- D. **Landscape Plan:** Not applicable as the application only seeks to change the interior of the subject Property.

Solutions Statement: The Applicant seeks to operate a cultural arts center on the first floor of the subject property. Artwork associated with and related to Key West will be displayed with informational boards providing a historical background, including retail sales of the local art and the sale of non-alcoholic refreshments to patrons. Local artists will conduct small seminars, speaking engagements and provide classes geared towards educating the public about the history of art in Key West and provide training in the area of artistic painting. This corner of South Street sees thousands of visitors a day as a result of the Southernmost Point. Despite such high demand for a small area, there are no public restrooms. The Applicant is proposing to provide restroom facilities to those individuals visiting the Southernmost Point.

Conditional Use Criteria Section 122-62:

A. Findings:

The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.”

B. Characteristics of use described

1. Scale and intensity of the proposed conditional use as measured by the following:

- a. **Floor area ratio:** Only the first floor of the property will be used as a cultural and civic center. The entire square footage for the first floor is 1,131.00 square feet.
- b. **Traffic generation:** The majority of traffic is walking foot traffic or bicycles. The building is located on a corner lot directly across from the Southernmost Point which is a heavily traveled pedestrian corridor with numerous nearby public parking spaces.
- c. **Square feet of enclosed building for each specific use:** The square footage of the entire main building at 401 South Street is 2,273.00 square feet.
- d. **Proposed employment:** The Applicant proposes to have up to two employees working at any given time.
- e. **Proposed number and type of service vehicles:** Applicant is not proposing any service vehicles.
- f. **Off-street parking needs:** The property has two off-street parking spaces.

2. On or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. **Utilities:** No special electric utility upgrades are expected. Interior lighting may be installed for exhibition of art. All work will be performed by a licensed electrician. No improvements are needed for sewer and garbage will be upgraded

from residential service to a level of service which supports the proposed use. The property will have an ADA compliant bathroom facility on the first floor.

- b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
- c. **Roadway or signalization improvements, or other similar improvements:** Not applicable.
- d. **Accessory structures or facilities:** Not applicable. This Application is for the interior build-out only. The application does not propose any exterior renovations or modifications. Although a legal accessory building is located on the property, it will remain a residential unit.
- e. **Other unique facilities/structures proposed as part of site improvement:** Restrooms available for patrons of the Southernmost Point.

3. On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

- a. **Open space:** Not applicable.
- b. **Setbacks from adjacent properties:** Not applicable.
- c. **Screening and buffers:** Not applicable.
- d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No changes to the current landscaping configuration are proposed.
- e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** Smoke, odor, noise and other noxious impacts will not be triggered by this application. The Applicant will upgrade garbage service to comport with the anticipated level of patronage at the site.

C. Criteria for conditional use review and approval

- 1. **Land use compatibility:** The conditional use artist display and information center, under its proposed scale and intensity, shall not adversely impact land use activities in the immediate vicinity. The surrounding properties are for the most part zoned Historic Tourist Commercial which sees a high volume of traffic and daily turnover of patronage. Moreover, the site directly across the street from the subject property is most likely the most visited tourist attraction in Key West, which equates to a high volume of pedestrian traffic on a daily basis.
- 2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested.

3. **Proper use of mitigative techniques:** The applicant is proposing to allow visitors of the Southernmost Point to use onsite restrooms, which will assist in mitigating adverse impacts to this entire corridor of South and Whitehead Streets. Furthermore, the proposed use does not provide for any smoke, odor, noise or other noxious impacts.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The Applicant will comply with all applicable laws and regulations as a condition of approval.
6. **Additional criteria applicable to specific land uses**
 - a. **Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
 - b. **Residential development:** Not applicable. No residential use is being proposed as part of this application.
 - c. **Commercial or mixed use development:** Not applicable. Commercial or mixed use development is not being proposed as part of this application.
 - d. **Development within or adjacent to historic district:** This application proposes to create a cultural center located on the inside of the subject property. The property is located within the historic district and the applicant shall submit a HARC application if deemed necessary.
 - e. **Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
 - f. **Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
 - g. **Adult entertainment establishments:** Not applicable.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Gregory S. Oropeza, Esq.
For the Firm

Enc.

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Derek Shepanzyk, in my capacity as managing member
(print name) (print position; president, managing member)
of 401 South Street 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:

401 South Street, Key West, FL
Street Address of subject property

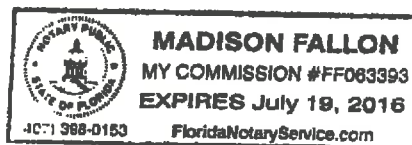
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6/16/2014 by
date
Derek Shepanzyk
Name of Authorized Representative

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

Madison Fallon
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Derek Shepanzyk as
Please Print Name of person with authority to execute documents on behalf of entity

managing member of 401 South Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Oropeza, P.L.
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 6/16/2014 by
date

Derek Shepanzyk
Name of Authorized Representative

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

Madison Fallon
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

FF063393
Commission Number, if any

Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2014-48
Will Call No.:

04/22/2014 3:44PM
DEED DOC STAMP CL: Krys \$9,800.00

Doc# 1977570
Bk# 2680 Pg# 1635

\$1,400,000.00

Parcel Identification No. 00036210-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 22nd day of April, 2014 between Sarah Jones Lewis, a single woman whose post office address is 3108 Azahar Street, Carlsbad, CA 92009 of the County of San Diego, State of California, grantor*, and 401 South Street, LLC whose post office address is 410 Canada Street, Lake George, NY 12845 of the County of Warren, State of New York, 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 and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Deed Book N, Page 476 and according to diagram of Subdivision of the portion allotted to the said Frederick Filer under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Deed Book N, Page 715, of Monroe County Records, and which Subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885, said Lot commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76 feet; thence in a Northwesterly direction 100 feet; thence in a Southwesterly direction 76 feet to Whitehead Street. thence along Whitehead Street in a Southeasterly direction 100 feet back to place of beginning. Also On the Island of Key West, and known and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Book N, Page 476, and according to diagram of Subdivision of the portion allotted to the said Frederick Filer, under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Book N, Page 715, of Monroe County, Records, and which subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885, commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76, feet; thence in a Northwesterly direction 78 feet to the point of beginning of the parcel of land hereinafter described: From the said point of beginning continue Northwesterly for a distance of 22 feet; thence Northeasterly a distance of 2 feet; thence Southeasterly a distance of 22 feet; thence Southwesterly 2 feet to the point of beginning

Also known as: 401 South Street, Key West, Florida 33040

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:

Larra McChesney
Witness Name: Larra McChesney

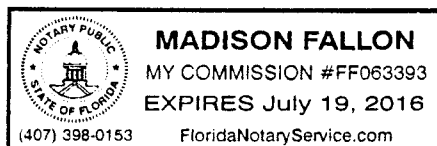
Angela McChesney
Witness Name: Angela McChesney

Sarah Jones Lewis (Seal)
Sarah Jones Lewis

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 22nd day of April, 2014 by Sarah Jones Lewis, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Madison Fallon
Notary Public

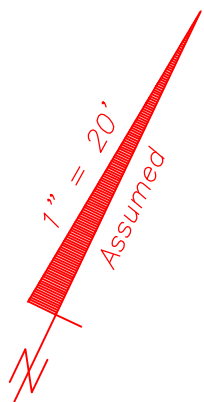
Printed Name: _____

My Commission Expires: _____

**MONROE COUNTY
OFFICIAL RECORDS**

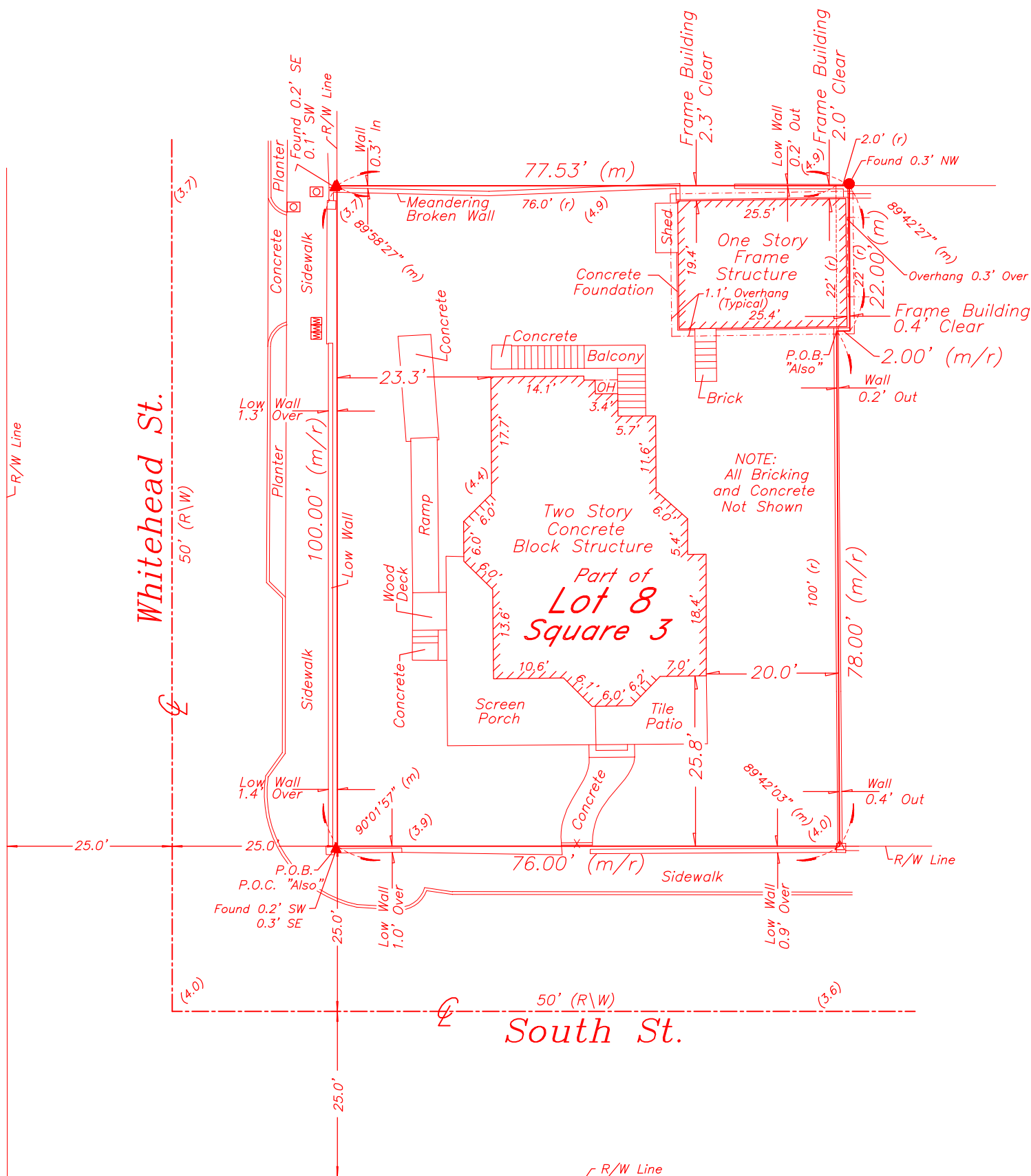
Survey

Boundary Survey Map of part of Lot 8, Square 3,
Tract 16, Island of Key West, FL



LEGEND

- | | |
|-------------------------------|----------------------------|
| ● Found 1/2" Iron Rod (No ID) | R\W Right of Way |
| ▲ Found Nail & Disc (FHH) | ℄ Centerline |
| △ Set Nail & Disc (6298) | ⊗ Wood Utility Pole |
| (M) Measured | ⊠ Concrete Utility Pole |
| (R) Record | OH Overhang |
| (M/R) Measured & Record | P.O.C. Point of Commencing |
| ☐ Sewer Cleanout | P.O.B. Point of Beginning |
| ⊞ Water Meter | |



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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 8, Square 3,
Tract 16, Island of Key West, FL

NOTES:

- 1. The legal description shown hereon was furnished by the client or their agent.
- 2. Underground foundations and utilities were not located.
- 3. All angles are 90° (Measured & Record) unless otherwise noted.
- 4. Street address: 401 South Street, Key West, FL.
- 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- 7. North Arrow is assumed and based on the legal description.
- 8. Date of field work: April 2, 2014.
- 9. Ownership of fences is undeterminable, unless otherwise noted.
- 10. The Survey Report is not full and complete without the attached Survey Map.
- 11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
- 12. Benchmark utilized: U 397

BOUNDARY SURVEY OF: On the Island of Key West, and known and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Deed Book N, Page 473 and according to diagram of Subdivision of the portion allotted to the said Frederick Filer, under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Deed Book N, Page 715, of Monroe County Records, and which Subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885. Said Lot commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76 feet; thence in a Northwesterly direction 100 feet; thence in a Southwesterly direction 76 feet to Whitehead Street; thence along Whitehead Street in a Southeasterly direction 100 feet back to place of beginning.

ALSO

On the Island of Key West, and known and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Book N, Page 476, and according to diagram of Subdivision of the portion allotted to the said Frederick Filer, under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Book N, Page 715, of Monroe County Records, and which subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885. Commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76 feet; thence in a Northwesterly direction 78 feet to the point of beginning of the parcel of land herein after described: From the said point of beginning continue Northwesterly for a distance of 22 feet; thence Northeasterly a distance of 2 feet; thence Southeasterly a distance of 22 feet; thence Southwesterly 2 feet to the point of beginning.

BOUNDARY SURVEY FOR: Derek Shepanzyk and Kristina Shepanzyk;
Smith Oropeza PL;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

April 18, 2014

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

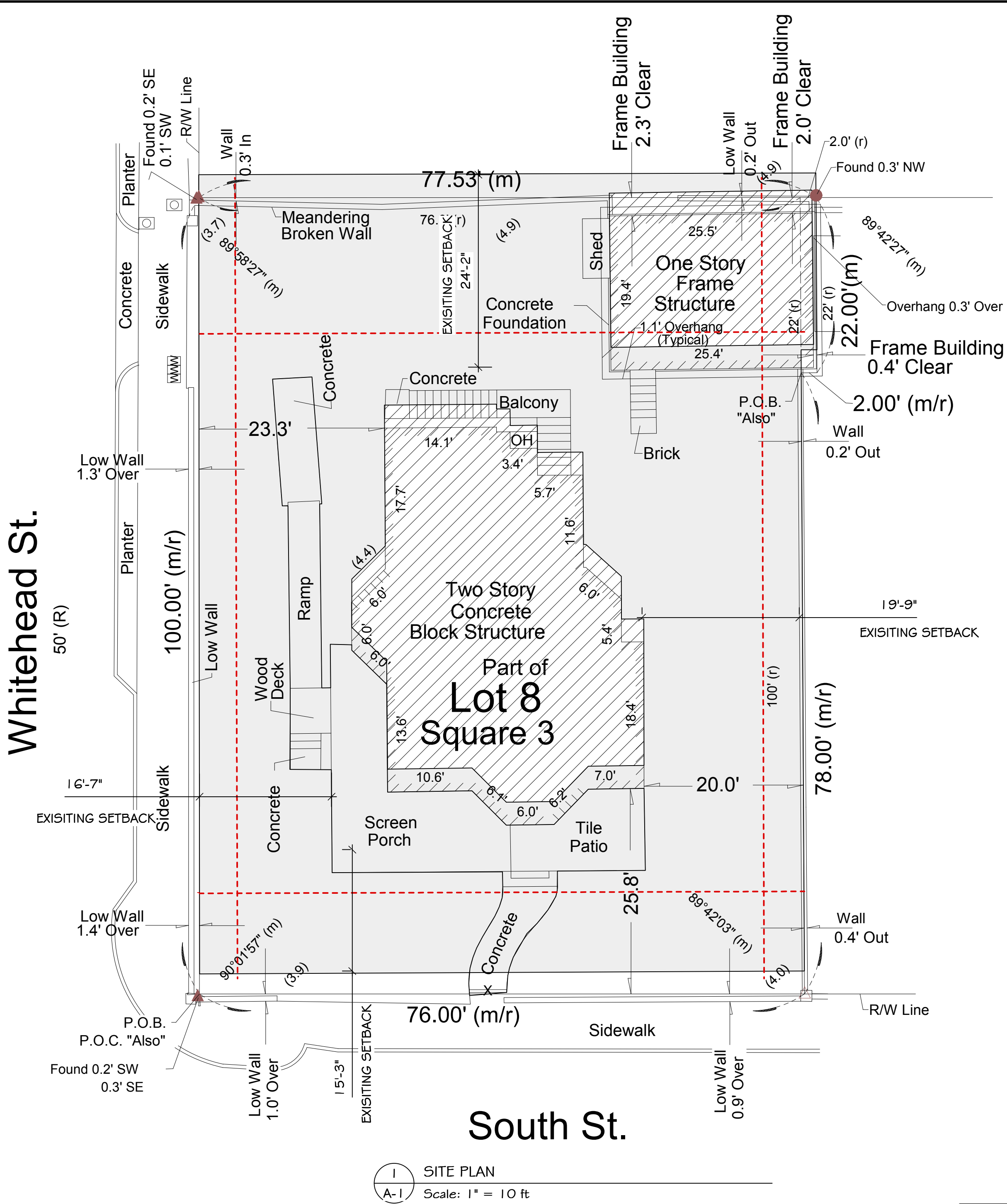
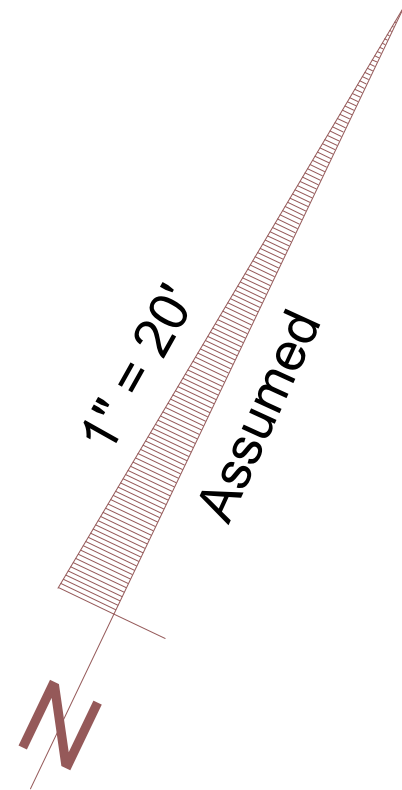


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans

SITE DATA				
401 SOUTH STREET ZONED HHDR HISTORIC HIGH DENSITY RESIDENTIAL				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR			
SITE AREA	7,642 SQ FT	4000 SQ FT	7,642 SQ FT	EXISTING TO REMAIN
BUILDING COV.	24.2% (1844)	50%	24.2% (1844)	ACCESSORY BLDG. INCLUDED
IMPERV. RATIO	34.4% (2629)	60%	34.4% (2629)	EXISTING TO REMAIN
F.A.R.	0.45 (3487)	1.0	0.45 (3487)	EXISTING TO REMAIN
SETBACKS				
FRONT	15'-3"	10.0'	EXISTING TO REMAIN	CONFORMING
REAR	24'-2"	20.0'	EXISTING TO REMAIN	CONFORMING TO HOUSE NOT ACCESSORY
SIDE	19'-9"	5.0'	EXISTING TO REMAIN	CONFORMING TO HOUSE NOT ACCESSORY
SIDE STREET	16'-7"	5'-0"	EXISTING TO REMAIN	CONFORMING
BUILDING HT.	35.0'	30'	EXISTING TO REMAIN	
PARKING	1 SPACE OFF ST.		UNCHANGED	
FLOOD INSURANCE RATE MAP ZONE: ZONE " VE- 10 / AE-6" MAP ZONE # - 120871716h				



PROJECT INFORMATION		SITE SPECIFICATIONS		SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:
SURVEYOR:		LEGAL DESCRIPTION:			SEAL - ARCHITECT	A-1 SITE PLAN/PROJECT INFO. A-2 FLOOR PLANS A-3 ELEVATIONS
401 SOUTH STREET		SEE SURVEY		ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER		

REVISIONS: DATE

PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT: EXISTING CONDITIONS

401 SOUTH STREET

KEY WEST, FLA.

DRAWING TITLE:

PROJECT NUMBER: 14.21

DRAWN: KSM

CHECKED: PMP

DATE: 06-17-14

SHEET #

A-1

OF



REVISIONS:	DATE



PETER PIKE
ARCHITECT

© COPYRIGHTED
DRAWINGS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT: EXISTING CONDITIONS

401 SOUTH STREET

KEY WEST, FLA.

DRAWING TITLE:

PROJECT NUMBER:
14.21

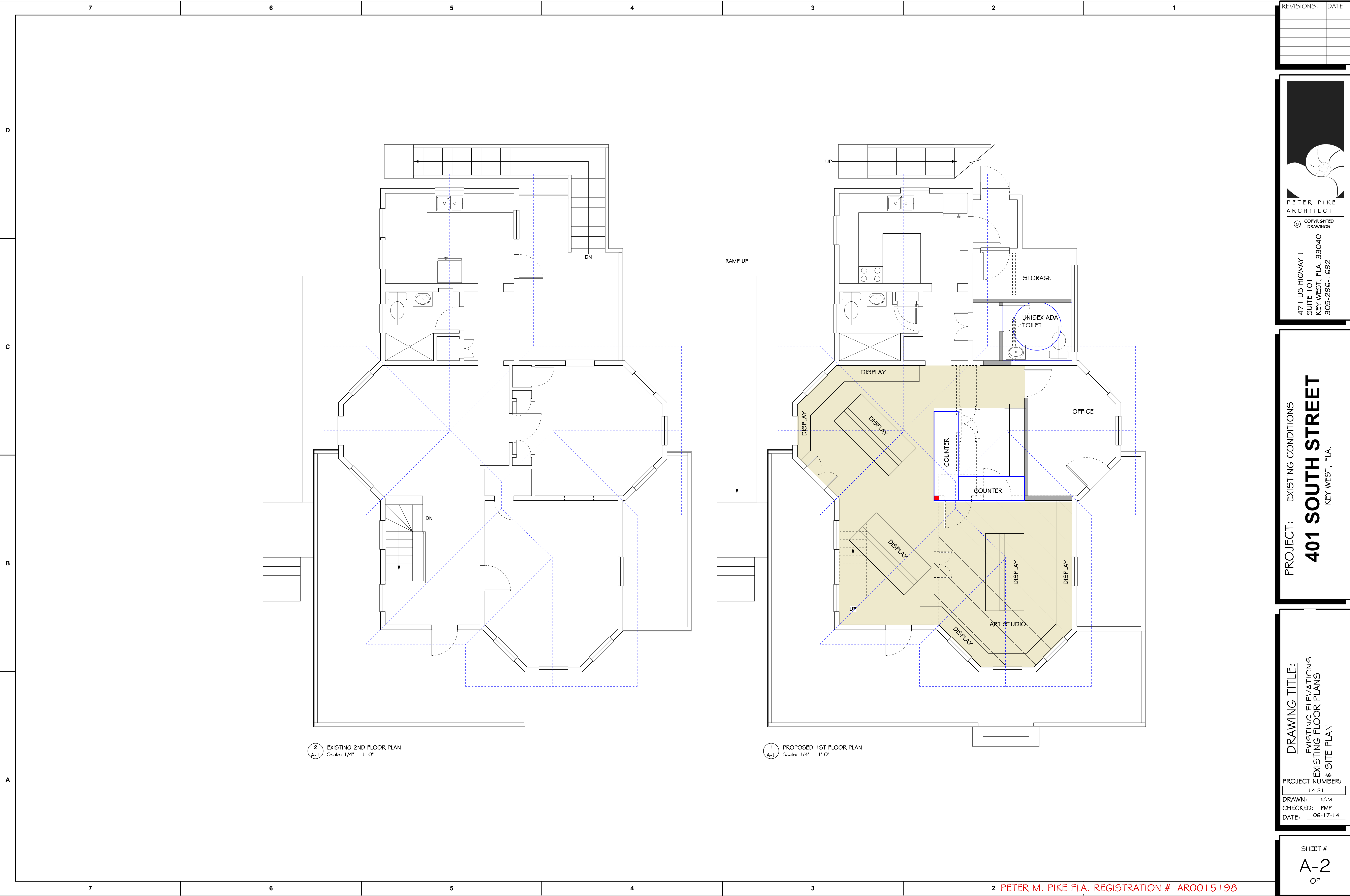
DRAWN: KSM

CHECKED: PMP

DATE: 06-17-14

A-3

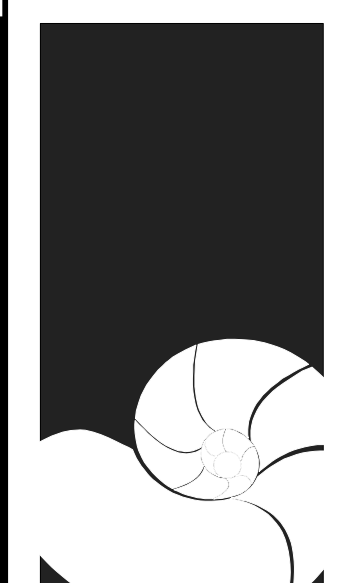
OF



2 EXISTING 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

1 PROPOSED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

REVISIONS:	DATE



PETER PIKE
ARCHITECT

© COPYRIGHTED
DRAWINGS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT: EXISTING CONDITIONS

401 SOUTH STREET

KEY WEST, FLA.

DRAWING TITLE:

EXISTING FLOOR PLANS
& SITE PLAN

PROJECT NUMBER:

14.21

DRAWN: KSM

CHECKED: PMP

DATE: 06-17-14

SHEET #

A-2

OF

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

The offices of the Property Appraiser will be closed Monday, September 1st in observance of Labor Day. Our offices will re-open Tuesday at 8am.

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1037079 Parcel ID: 00036210-000000

Ownership Details

Mailing Address:

401 SOUTH STREET LLC
410 CANADA ST
LAKE GEORGE, NY 12845-1100

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 401 SOUTH ST KEY WEST

Legal Description: KW FILER BOYLE SUB N-476 PT LOT 8 SQR 3 TR 16 OR135-414/15 OR755-767/68 OR2680-1635/36

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
02 - WIDOWS	500.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 2845
 Year Built: 1948

Building 1 Details

Building Type R2
 Effective Age 26
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 307
 Special Arch 0
 Economic Obs 0

Quality Grade 700
 Depreciation % 32
 Grnd Floor Area 2,420

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 4

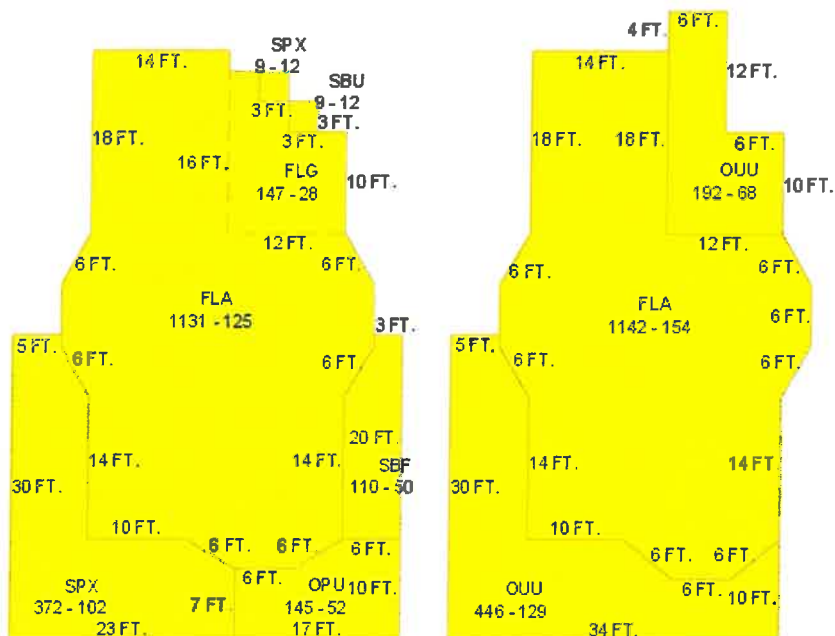
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1948	N	N		1,131
2	FLA	5:C.B.S.	1	1948	N	N		1,142
3	FLG	1:WD FRAME/COMPOSITE	1	1993	N	N		147
4	SPX		1	1993				9
5	SBU		1	1993				9
6	SPX		1	1948				372
7	OPU		1	1948				144
8	SBF	1:WD FRAME/COMPOSITE	1	1948	N	N		110
9	OUU		1	1948				446
10	OUU		1	2003				192

Building 2 Details

Building Type R1
Effective Age 15
Year Built 1958
Functional Obs 0

Condition G
Perimeter 84
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 16
Grnd Floor Area 425

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 0

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

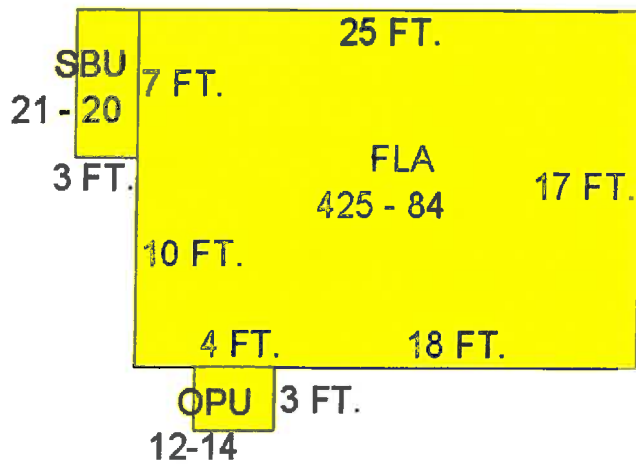
Intercom 0

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
1	FLA	1:WD FRAME/COMPOSITE	1	1958	N N	0.00	0.00	425
2	OPU		1	2003		0.00	0.00	12
3	SBU	1:WD FRAME/COMPOSITE	1	2003	N N			21

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	880 SF	220	4	2004	2005	4	30
2	FN2:FENCES	16 SF	4	4	1975	1976	2	30
3	PT3:PATIO	36 SF	12	3	1948	2007	2	50
4	PT2:BRICK PATIO	133 SF	13	0	2000	2007	2	50

Appraiser Notes

Building Permits

Date	Date

Bldg Number	Issued	Completed	Amount	Description	Notes
B942092	06/01/1994	12/01/1994	500	Residential	REPLACE ROTTEN DECK WOOD
B942538	08/01/1994	12/01/1994	400	Residential	REPLACE SOFFIT F/PORCH
B943618	11/01/1994	12/01/1994	3,000	Residential	REPAIR PORCH & REPLACE SC
B950397	02/01/1995	09/01/1995	1,920	Residential	REPLACE ROTTEN LUMBER
98-3113	10/08/1998	03/06/2000	3,000	Residential	REPAIRS
02-2174	08/20/2002	10/04/2002	45,500	Residential	PAINT ROOF COVER
03-3404	10/17/2003	09/24/2003	6,000	Residential	REPLACE UPSTAIRS PORCH
03-3423	09/25/2003	10/22/2004	13,570	Residential	REBUILD PERIMETER WALL
04-0604	03/01/2004	10/22/2004	2,100	Residential	SEWER LINE
06-3064	05/19/2006	08/14/2006	2,500	Residential	REMOVE ROLL ROOFING AND REPLACE WITH 5 SQS V-CRIMP

Parcel Value History

Current 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	348,417	6,727	340,246	695,390	368,744	25,500	370,701
2013	349,019	6,998	316,507	672,524	336,268	25,500	357,921
2012	354,604	7,352	171,491	533,447	305,424	25,500	279,924
2011	358,984	7,623	237,415	604,022	338,859	25,500	321,106
2010	359,586	7,894	168,828	536,308	309,150	25,500	283,650
2009	400,625	8,248	494,907	903,780	510,887	25,500	485,387
2008	369,782	8,519	764,400	1,142,701	642,280	25,500	616,780
2007	569,033	8,790	535,080	1,112,903	625,489	25,500	599,989
2006	406,594	8,261	840,840	1,255,695	788,370	25,500	762,870
2005	443,556	8,516	535,080	987,152	720,201	25,500	694,701
2004	366,225	2,802	458,640	827,667	620,807	25,500	595,307
2003	432,988	2,662	206,388	642,039	517,231	25,500	491,731
2002	388,246	2,662	183,456	574,365	476,690	25,500	451,190
2001	356,612	2,662	183,456	542,730	456,984	25,500	431,484
2000	356,612	1,548	141,414	499,573	428,905	25,500	403,405
1999	291,961	1,236	141,414	434,610	389,641	25,500	364,141
1998	243,877	998	136,216	381,091	358,300	25,500	332,800
1997	213,392	874	126,126	340,392	333,774	25,500	308,274
1996	190,076	811	126,126	317,013	316,782	25,500	291,282
1995	147,867	768	167,748	316,382	312,890	25,500	287,390

1994	132,239	686	167,748	300,673	300,673	25,500	275,173
1993	132,239	738	167,748	300,725	300,725	25,500	275,225
1992	156,004	807	167,748	324,560	324,560	25,500	299,060
1991	162,769	859	167,748	331,376	331,376	25,500	305,876
1990	138,705	815	134,706	274,226	274,226	25,500	248,726
1989	126,095	741	137,248	264,084	264,084	25,500	238,584
1988	119,654	741	127,082	247,477	247,477	25,500	221,977
1987	118,447	741	91,499	210,687	210,687	25,500	185,187
1986	119,068	741	91,499	211,308	211,308	25,500	185,808
1985	114,724	741	56,842	172,307	172,307	25,500	146,807
1984	105,107	741	56,842	162,690	162,690	25,500	137,190
1983	105,139	741	34,200	140,080	140,080	25,500	114,580
1982	107,032	741	30,856	138,629	138,629	5,500	133,129

Parcel Sales History

NOTE: Sales do not generally show upon our computer system until about 15 to 20 days after the date of sale. If a recent sale does not appear upon this list, please allow more time for the sale to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/22/2014	2680 / 1635	1,400,000	WD *****	02 *****
2/1/1978	755 / 767	100,000	00	Q ---

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