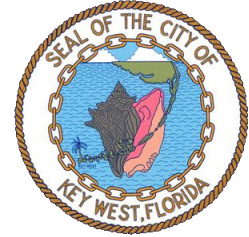


**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: January 21, 2016

Agenda Item: **Variance – 3333 Duck Avenue (RE # 00054270-000000; AK # 1054895)** – A request for a variance to increase existing impervious surface ratio and decrease existing open space in order to construct bathrooms, recreational/fitness center and maintenance facility for the residential community located within the Medium Density Residential (MDR) Zoning District pursuant to Sections 122-280(4)b.2., 108-346(b), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

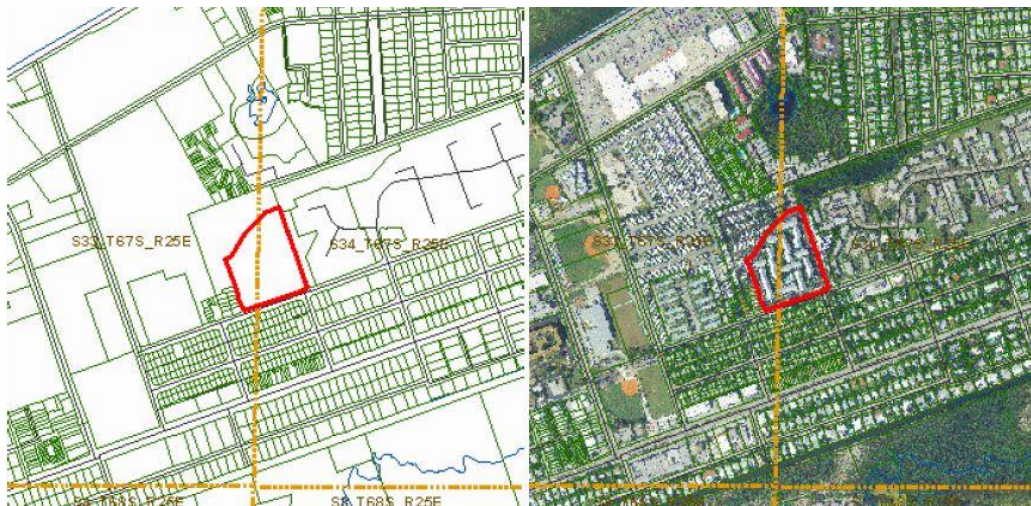
Request: A request to demolish an existing maintenance building to construct bathrooms, recreational / fitness center and maintenance facility for the residential community of West Isle.

Applicant: Peter Pike, Architect

Property Owner: 3333Duck Avenue Owner LLC

Location: 3333 Duck Avenue (RE # 00054270-000000; AK # 1054895)

Zoning: Medium Density Residential (MDR) Zoning District



Background:

West Isle is located in the Medium Density Residential (MDR) zoning district and is licensed for 191 non-transient rental apartments. The property consists of 12 apartment buildings, a concrete pool, a pool equipment storage space and an existing maintenance building. Near the center of the complex is where the pool and maintenance building are located.

Relevant MDR Zoning District Dimensional Requirements: Code Section 122-280				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Flood Zone	AE7			
Lot Size	Minimum 1 acre	271,580.8 SF	No change	Complies
Density	16 du/ acre	192	No change	Complies
Maximum floor area ratio	1.00	N/A	N/A	N/A
Maximum height	30 feet	30 feet	No change	Complies
Maximum building coverage	40% (108,632 SF)	31.7% (86,015 SF)	32% (88,018 SF)	Complies
Maximum impervious surface	60% (190,108 SF)	70% (190,108 SF)	70% (191,801 SF)	Expanding on an Existing Non-conformity Variance needed
Open space	54,316 SF (35%)	81,473 SF (29.9%)	79,780 SF (29.4%)	Variance needed
Minimum front setback	30 feet	35 feet	No change	Complies
Minimum side setback	25 feet	50 feet	No change	Complies
Minimum rear setback	25 feet	35 feet	No change	Complies
Minimum side setback	25 feet	50 feet	No change	Complies
Parking	212	206	No change	Complies
Handicap Parking		4	No change	Complies
Bicycle Parking	10% of total parking	20	No change	Complies

Process:

Planning Board:
Local Appeal Period:
DEO Review:

January 21, 2016
30 days
Up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the “City”) Land Development Regulations (“LDRs”). Before any variance may be granted, the Planning Board 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 land, structures and buildings on the subject property do not have special conditions or circumstance involved that any other property located within the MDR Zoning District possesses.

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 apartment complex was developed in 1987 and currently has existing non-conformities in impervious surface and open space. The creation of a recreational/fitness room is a beneficial service to the residents. However, this is a circumstance resulting from the proposed action of the Applicant. Therefore, the conditions are created by the Applicant.

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.**

Sections 122-270(4) (b) and 108-346 of the Land Development Regulations state the required maximum impervious surface and minimum open space requirements. Therefore, granting variances to these dimensional regulations 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 existing clubhouse built in 1987 intended for recreational space for the residents has been and is currently used as a maintenance / storage facility for staff. The maintenance / storage room shares a building with two bathrooms designated for the swimming pool. The proposed design would allow more services available to the residents by creating enough space for a fitness center and maintenance facility in one building and newly detached two ADA compliant bathrooms dedicated to residents using the swimming pool. However, it is staff’s opinion that compliance with the Land Development Regulations is not a hardship.

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 request is the minimum required that will make possible the reasonable use of the land. It is the minimum necessary to accommodate the request.
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 granting of the requested variances would not be injurious to the area involved and otherwise detrimental to the public interest.
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.**

The Applicant has not used existing nonconforming uses of other property in the MDR Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances.
IN COMPLIANCE.

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

It does not appear that the requested variances would trigger any public facility capacity issues.

Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:

- (1) That the standards established by Code Section 90-395 have been met by the applicant for a variance.**

The standards for the granting of variances established by Code Section 90-395 have not all been met by the Applicant.

- (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 writing of this report, staff is not aware of any objections at this time.

Recommendation:

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variance be **DENIED**.

11/25/2015

Mrs. Melissa Paul-Leto, Planner Analyst
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040



Re: Variance for RE# 00054270-000000
3333 Duck Avenue

Dear Melissa:

Please accept the attached revised application for a variance to impervious surface and open space for the construction of a maintenance facility and recreation center for the above referenced property.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Thompson', is positioned below the word 'Sincerely,'.

Lori Thompson



Application For Variance

City of Key West, Florida • Planning Department

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

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: 3333 Duck Avenue

Zoning District: MDR Real Estate (RE) #: 00054270-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8389 Fax: _____

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: 3333 Duck Avenue Owner LLC.

Mailing Address: 119 Washington Ave STE 506

City: Miami Beach State: FL Zip: 33139-7249

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

Email: c/o peter@pikearchitects.com

Description of Proposed Construction, Development, and Use: _____

Demolition of an existing maintenance building to construct bathrooms, recreational/fitness center and maintenance facility for the residential community of West Isle.

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

A variance to increase existing impervious surface by 1,693 sq. ft. (existing noncomplying impervious surface ratio is maintained at 70%)

A variance to decrease existing open space by 1,693 sq. ft. (existing noncomplying open space ratio is maintained at 29%)

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

If yes, please describe and attach relevant documents: _____

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	MDR			
Flood Zone	AE 7			
Size of Site	271,580.8 sq. ft.			
Height	≤ 30 ft.	≤ 30 ft.	No Change	Complies
Front Setback	30 ft.	35 ft.	No Change	Complies
Side Setback	25 ft.	50 ft.	No Change	Complies
Side Setback	25 ft.	50 ft.	No Change	Complies
Street Side Setback	25 ft.	N/A	No Change	Complies
Rear Setback	25 ft.	35 ft.	No Change	Complies
F.A.R	N/A		No Change	Complies
Building Coverage	108,632 (40%)	86,015 (31.7%)	88,018 (32%)	Complies
Impervious Surface	190,108(60%)	190,108 (70%)	191,801 (70%)	Yes
Parking	212	206	No Change	Complies
Handicap Parking	Unk	4	No Change	Complies
Bicycle Parking	10% of total parking	≥ 20	No Change	Complies
Open Space/ Landscaping	54,316 (35%)	81,473 (29.9%)	79,780 (29.4%)	Yes
Number and type of units	16 DU/Acre	192	No Change	Complies
Consumption Area or Number of seats	N/A	0	No Change	Complies

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.

Special conditions exist that 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. This property is one of three major apartment complexes in the City and the only one in this zoning district.

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

This apartment complex was constructed in 1987, prior to current ownership, when health and fitness were not a priority for the community of residents served. The then clubhouse was under utilized and eventually taken over by the maintenance staff due to insufficient storage space. The owners wish to support the new age trend of community members who seek to live a healthier lifestyle through physical fitness by returning an amenity, commonly enjoyed at other comparable apartment complexes, to this property.

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.

Special privileges are not conferred. The granting of 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 as this is the only apartment complex in existence in this zoning district. This variance does not benefit a single property owner, but rather a community of 200+ residents.

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.

Hardship conditions exist. By 1995, the "Clubhouse", originally designed to be used as recreational space for the residents, had been transformed by necessity into a maintenance/storage facility. This 1,113 sq. ft. building shared space with two bathrooms used primarily for users of the complex's swimming pool. The new design will allow for the "Clubhouse" to return in the form of a fitness center occupying half of the new building while a maintenance facility will occupy the other half. New, detached, pool bathrooms will be upgraded and made to be ADA compliant.

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.

Only the minimum variance is requested. The variance is the minimal that will make possible the reasonable use of the land without increasing the existing ratio's for impervious surface and open space.

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 granting of this variance is not injurious to the public welfare. The granting of the variance will be in harmony with the general intent and purpose of the land development regulations. The increase in actual impervious surface and open space square footage will not increase their ratios as originally approved. The variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare but rather promote and provide access to lifestyle change through health/fitness facility as well as provide ADA accessibility to pool bathroom facilities.

7.

other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other property is not considered as the basis for approval. No other nonconforming use of neighboring lands, structures, or buildings in the same district or other permitted use of lands, structures or buildings in other districts are considered grounds for the issuance of a variance.

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

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*

of Owen Trepanier
(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:

3333 Duck Avenue

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 19th October 2015 by
date

Owen Trepanier
Name of Authorized Representative

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

Notary's Signature and Seal



Alvin Covington

COMMISSION #FF913801

EXPIRES: August 27, 2016

WWW.AARONNOTARY.COM

Name of Notary Public *(typed, printed or stamped)*

913801

Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, Camilo Miquel, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

CEO of M-3333 Duck Avenue Associates, LLC
Name of office (President, Managing Member) Name of owner from deed

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

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

Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this October 16, 2015
Date

by
Name of person with authority to execute documents on behalf on entity owner

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

Notary's Signature and Seal

Jessica Machado
Name of Acknowledger typed, printed or stamped



Commission Number, if any

**STATE OF DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE OF FORMATION
OF
M-3333 DUCK AVENUE OWNER, LLC**

First: The name of the limited liability company is:

M-3333 DUCK AVENUE OWNER, LLC

Second: The Registered Office in the State of Delaware is to be located at 2711 Centerville Road, Suite 400, County of New Castle, Wilmington, DE 19808. The name of the registered agent at such address is Corporation Service Company.

IN WITNESS WHEREOF, the undersigned, being authorized to organize the above named limited liability company, has executed this Certificate of Formation as of this 13th day of February, 2014.

Name: /s/ Camilo Miguel, Jr.
Camilo Miguel, Jr., Authorized Person

This Instrument Prepared By
and when recorded return to:

Sue Zabloudil, Esq.
Akerman LLP
One Southeast Third Avenue, 25th Floor
Miami, FL 33131

Doc# 1986989
BK# 2690 Pg# 1374

Folio No. 0005427000000346725

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed this 18th day of June, 2014, by **KEY WEST POLO CLUB APARTMENTS, LTD.**, a Florida limited partnership ("Grantor"), whose mailing address is 52 Vanderbilt Avenue, Suite 2007, New York, NY 10017 to **M-3333 DUCK AVENUE OWNER, LLC**, a Delaware limited liability company, ("Grantee"), whose mailing address is 1691 Michigan Avenue, Suite 215, Miami Beach, FL 33139.

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, that certain real property in Key West, Florida commonly known as "West Isle Club" (the "Property"), located at the street address of 3333 Duck Avenue, which is more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2013 and except for all conditions, reservations, restrictions, limitations and easements of record, without intending to reimpose the same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

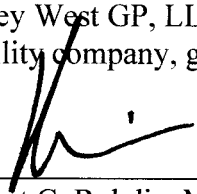
WITNESSES:


Doc# 1986989
Bk# 2690 Pg# 1375


Print Name: Charles D. Rubenstein

**KEY WEST POLO CLUB
APARTMENTS, LTD.**

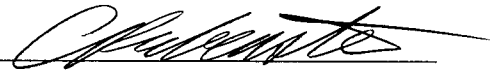
By: TRG Key West GP, LLC, a Florida
limited liability company, general partner

By: 
Robert C. Rohdie, Managing
Member


Print Name: Robert C. Rohdie

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 16th day of June, 2014, by Robert C. Rohdie, the managing member of TRG Key West GP, LLC, the managing member of Key West Polo Club Apartments, Ltd. He (X) is personally known to me or () produced as identification.


NOTARY PUBLIC, State of
New York
Print Name
My Commission expires: _____
Serial No.: _____
(SEAL)

CHARLES D. RUBENSTEIN
Notary Public, State of New York
No. 02RU6015348
Qualified in New York County
Commission Expires March 12, 2015

EXHIBIT A

FROM THE INTERSECTION OF THE NORTHERLY LINE OF DUCK AVENUE AND THE EASTERLY LINE OF 15TH STREET, ACCORDING TO KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, AS RECORDED IN PLAT BOOK 1, AT PAGE 189, MONROE COUNTY OFFICIAL RECORDS, BEAR NORTH 68°45'40" EAST ALONG THE NORTHERLY LINE OF DUCK AVENUE A DISTANCE OF 157.86 FEET TO A POINT; THENCE NORTH 21°14'20" WEST A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 21°14'20" WEST A DISTANCE OF 269.52 FEET TO A POINT; THENCE NORTH 68°45'40" EAST A DISTANCE OF 47.51 FEET TO A POINT; THENCE NORTH 29°50'05" EAST A DISTANCE OF 185.20 FEET TO A POINT; THENCE NORTH 38°49'05" EAST A DISTANCE OF 224.91 FEET TO A POINT; THENCE NORTH 68°45'40" EAST A DISTANCE OF 115.66 FEET TO A POINT IN THE EASTERLY LINE OF 16TH STREET (EXTENDED) ACCORDING TO SAID KEY WEST FOUNDATION COMPANY'S PLAT NO. 2; THENCE SOUTH 21°14'20" EAST ALONG SAID EASTERLY LINE OF 16TH STREET (EXTENDED) A DISTANCE OF 498.15 FEET TO A POINT IN THE NORTHERLY LINE OF SAID KEY WEST FOUNDATION COMPANY'S PLAT NO. 2; THENCE SOUTH 68°45'40" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 501.08 FEET BACK TO THE POINT OF BEGINNING; AND ALSO: BLOCK 20, LESS THE WESTERLY 157.86 FEET OF AND THAT PORTION OF 16TH STREET LYING NORTH OF DUCK AVENUE OF KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, AS RECORDED IN PLAT BOOK 1, AT PAGE 189, MONROE COUNTY OFFICIAL RECORDS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SAID BLOCK 20 AND THENCE NORTH 68°45'40" EAST ALONG THE SOUTHERLY LINE OF THE SAID BLOCK 20 A DISTANCE OF 157.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAID LINE OF BLOCK 20 AND SAID LINE EXTENDED EASTERLY A DISTANCE OF 442.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY BOUNDARY LINE OF THE SAID 16TH STREET; THENCE NORTH 21°14'20" WEST ALONG THE SAID WESTERLY LINE OF 16TH STREET FOR A DISTANCE OF 135 FEET TO A POINT; THENCE SOUTH 68°45'40" WEST ALONG THE NORTH LINE OF THE SAID BLOCK 20 A DISTANCE OF 442.14 FEET TO A POINT; THENCE SOUTH 21°14'20" EAST FOR A DISTANCE OF 135 FEET BACK TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF 16th STREET REFERRED TO IN THE CITY OF KEY WEST RESOLUTION NO. 90-178 AND RECORDED IN OFFICIAL RECORDS BOOK 1127, AT PAGE 143; QUIT CLAIM DEED FILED IN OFFICIAL RECORDS BOOK 1127, AT PAGE 145; DESCRIBED AS FOLLOWS: THAT PORTION OF 16th STREET AS SHOWN ON THE PLAT OF KEY WEST FOUNDATION CO'S PLAT NO. 2 RECORDED IN PLAT BOOK 1, PAGE 89, MONROE COUNTY OFFICIAL RECORDS SITUATED AND LYING NORTHERLY OF DUCK KEY AVENUE BETWEEN THE EASTERN BOUNDARY OF LOT 1, BLOCK 20 AND THE WESTERN BOUNDARY OF LOT 12, BLOCK 19.

**MONROE COUNTY
OFFICIAL RECORDS**



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1054895 Parcel ID: 00054270-000000

Ownership Details

Mailing Address:

M 3333 DUCK AVENUE OWNER LLC
119 WASHINGTON AVE STE 505
MIAMI BEACH, FL 33139-7249

Property Details

PC Code: 03 - MULTI FAMILY (10 UNITS OR MORE)

Millage Group: 10KW

**Affordable
Housing:** No

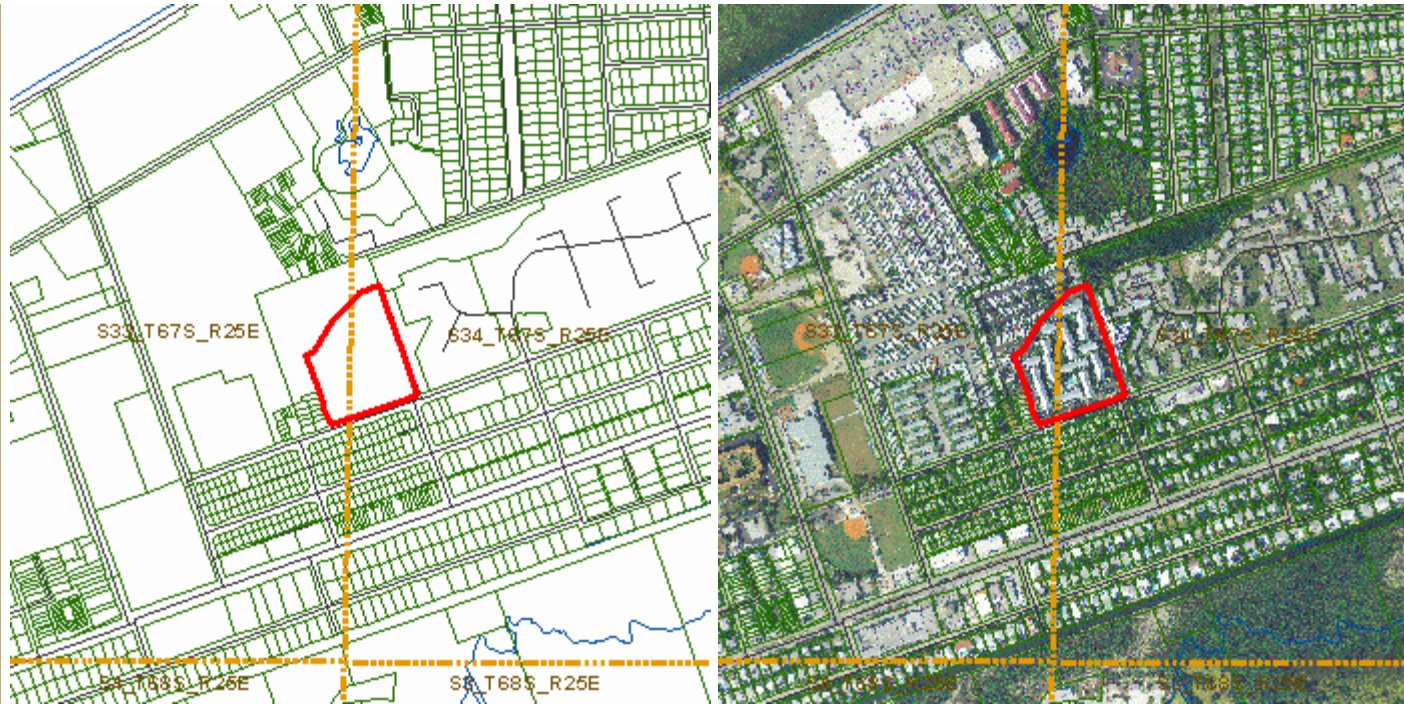
**Section-Township-
Range:** 34-67-25

Property Location: 3333 DUCK AVE KEY WEST

Subdivision: Key West Foundation Co's Plat No 2

Legal Description: KW KW FWDN SUB PLAT 2 PB1-189 LOTS 1 THRU 8 AND PT LOT 9 SQR 20 PT PARCEL 2 AND ADJ PORTION OF 16TH STREET OR533-910/12 OR1047-798/99 OR1050-977/78 OR1054-727/28 OR1073-1945/46 OR1073-1947/48 OR1078-977/78 OR1127-143(RES NO 90-178) OR1127-145 OR2690-1374/76

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
030D - MULTI FAMILY DRY	500	500	271,600.00 SF

Building Summary

Number of Buildings: 13
 Number of Commercial Buildings: 13
 Total Living Area: 147707
 Year Built: 1989

Building A Details

Building Type	Condition <u>A</u>	Quality Grade 400
Effective Age 12	Perimeter 850	Depreciation % 15
Year Built 1989	Special Arch 0	Grnd Floor Area 12,247
Functional Obs 0	Economic Obs 0	

Inclusions:

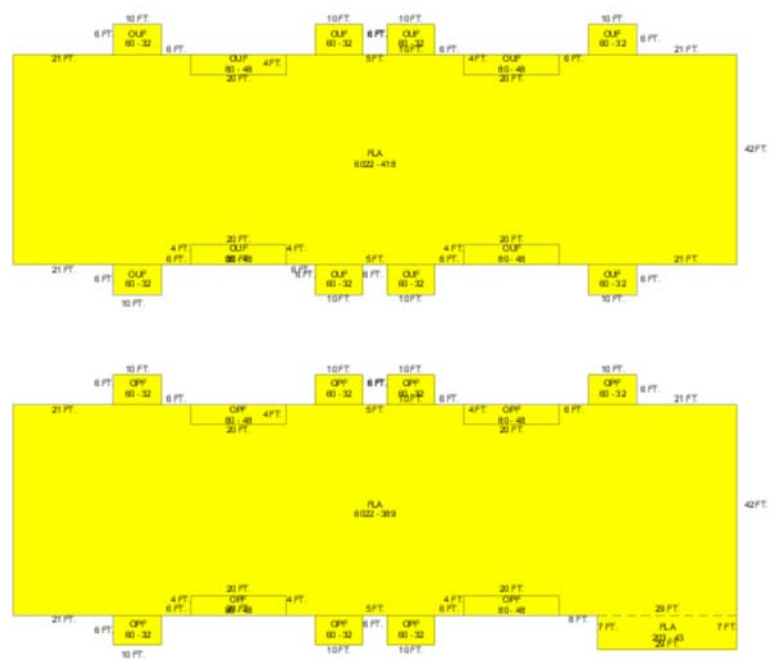
Roof Type
Heat 1
Heat Src 1

Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 32

Extra Features:

- 2 Fix Bath 0
- 3 Fix Bath 24
- 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
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					80

0	<u>OUF</u>	1	1989		80	
0	<u>OUF</u>	1	1989		60	
0	<u>OUF</u>	1	1989		60	
0	<u>OUF</u>	1	1989		60	
0	<u>OUF</u>	1	1989		60	
0	<u>OUF</u>	1	1989		60	
0	<u>OUF</u>	1	1989		60	
0	<u>OUF</u>	1	1989		60	
0	<u>OUF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		80	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		80	
0	<u>OPF</u>	1	1989		80	
0	<u>OPF</u>	1	1989		80	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		60	
0	<u>OPF</u>	1	1989		60	
0	<u>FLA</u>	11:VINYL SIDING	1	1989	203	
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,022
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,022

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y
		APTS-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
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AVE WOOD SIDING	100
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Building B Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 1,192
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 18,528

Inclusions:

Roof Type
Heat 1
Heat Src 1

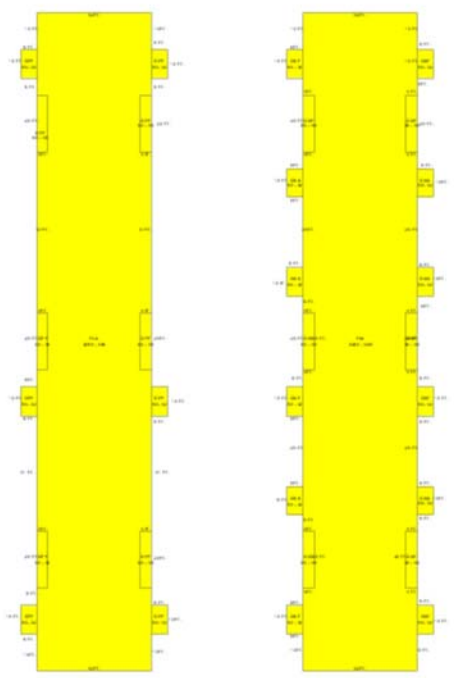
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 48

Extra Features:

2 Fix Bath 0
3 Fix Bath 48
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
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60

0	<u>OPF</u>	1	1989	60		
0	<u>OUU</u>	1	1989	60		
0	<u>OUU</u>	1	1989	60		
0	<u>OUU</u>	1	1989	60		
0	<u>OUU</u>	1	1989	60		
0	<u>OUU</u>	1	1989	60		
0	<u>OUU</u>	1	1989	60		
0	<u>OUU</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	9,264
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	9,264

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building C Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 512
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 6,232

Inclusions:

Roof Type
Heat 1
Heat Src 1

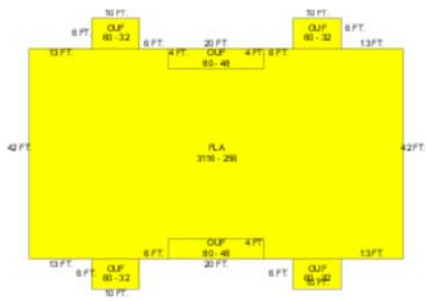
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 16

Extra Features:

2 Fix Bath 0
3 Fix Bath 16
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
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60

0	<u>OPF</u>		1	1989		60
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	3,116
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	3,116

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building D Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 1,288
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 18,696

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 48

Extra Features:

2 Fix Bath 0
3 Fix Bath 48
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
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				60

0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	80		
0	<u>OPF</u>	1	1989	80		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	9,348
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	9,348

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Building E Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 512
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 6,232

Inclusions:

Roof Type
Heat 1
Heat Src 1

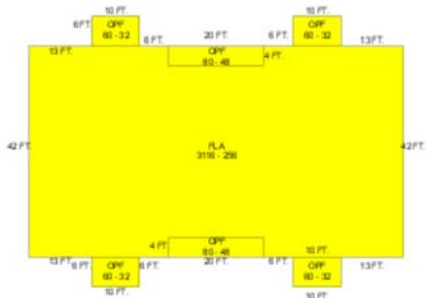
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 16

Extra Features:

2 Fix Bath 0
3 Fix Bath 16
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
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80

0	<u>OPF</u>		1	1989		60
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	3,116
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	3,116

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building F Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 1,188
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 16,764

Inclusions:

Roof Type
Heat 1
Heat Src 1

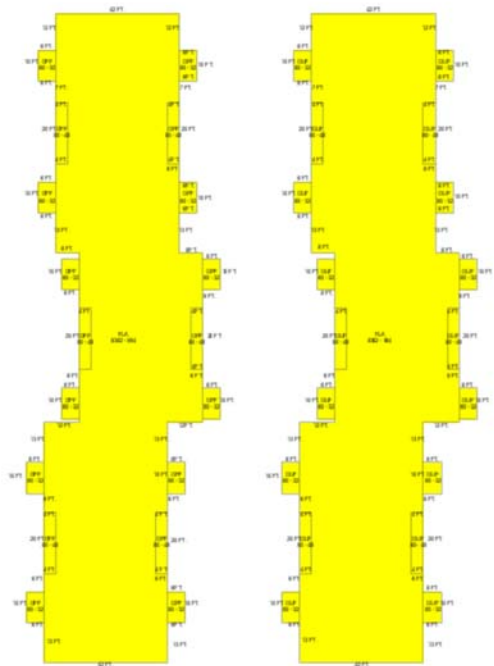
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 40

Extra Features:

2 Fix Bath 0
3 Fix Bath 40
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
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				60

0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	80		
0	<u>OPF</u>	1	1989	80		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	8,382
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	8,382

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Building G Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 836
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 12,044

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 32

Extra Features:

2 Fix Bath 0
3 Fix Bath 24
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

0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,022
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,022

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building H Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 920
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 12,296

Inclusions:

Roof Type

Roof Cover METAL

Foundation

Heat 1
Heat Src 1

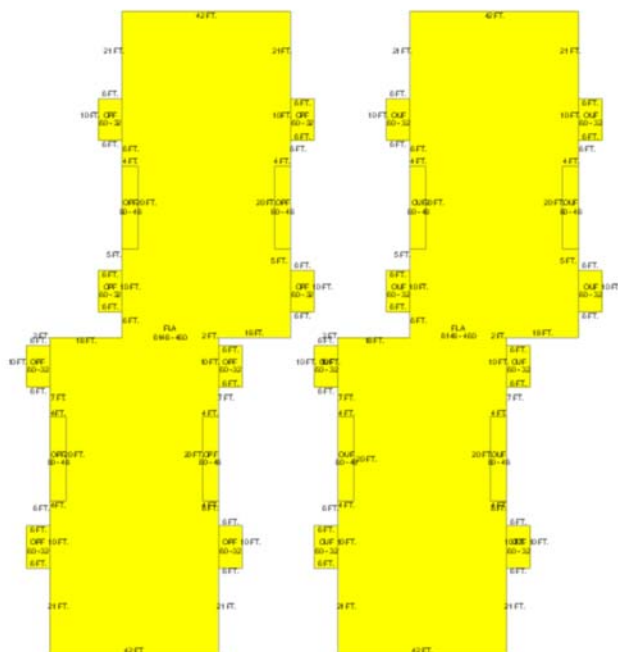
Heat 2
Heat Src 2

Bedrooms 32

Extra Features:

2 Fix Bath 0
3 Fix Bath 24
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
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					80

0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	80		
0	<u>OPF</u>	1	1989	80		
0	<u>OPF</u>	1	1989	60		
0	<u>OPF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	80		
0	<u>OUF</u>	1	1989	60		
0	<u>OUF</u>	1	1989	60		
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,148
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,148

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building J Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 576
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 7,576

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 24

Extra Features:

2 Fix Bath 0
3 Fix Bath 16
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

0	<u>OUF</u>		1	1989		60
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	3,788
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	3,788

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building K Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 852
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 12,380

Inclusions:

Roof Type
Heat 1
Heat Src 1

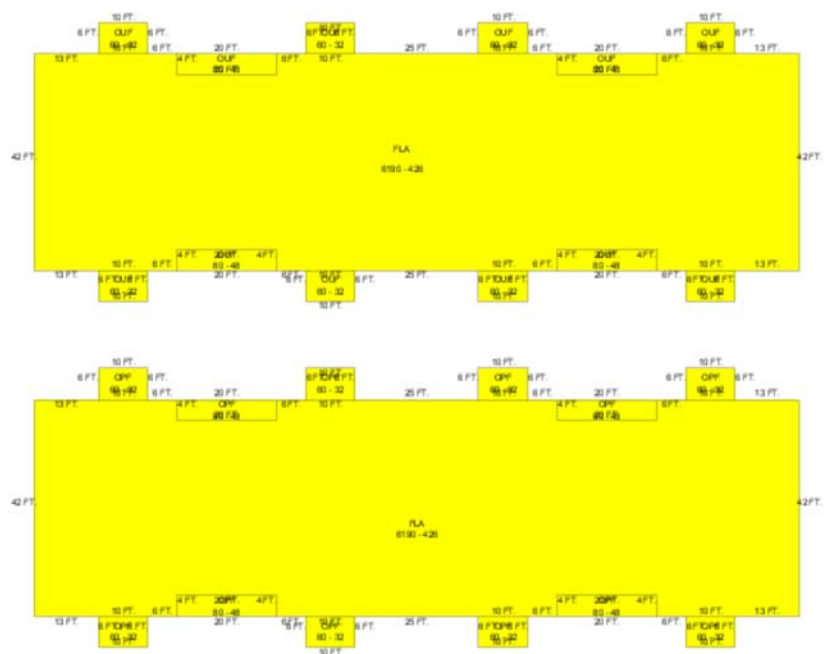
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 32

Extra Features:

2 Fix Bath 0
3 Fix Bath 32
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
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					80
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					60
0	<u>OUF</u>		1	1989					80

0	<u>OUF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		60
0	<u>OPF</u>		1	1989		80
0	<u>OPF</u>		1	1989		60
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,190
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,190

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building L Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 836
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 12,044

Inclusions:

Roof Type

Roof Cover METAL

Foundation

Heat 1
Heat Src 1

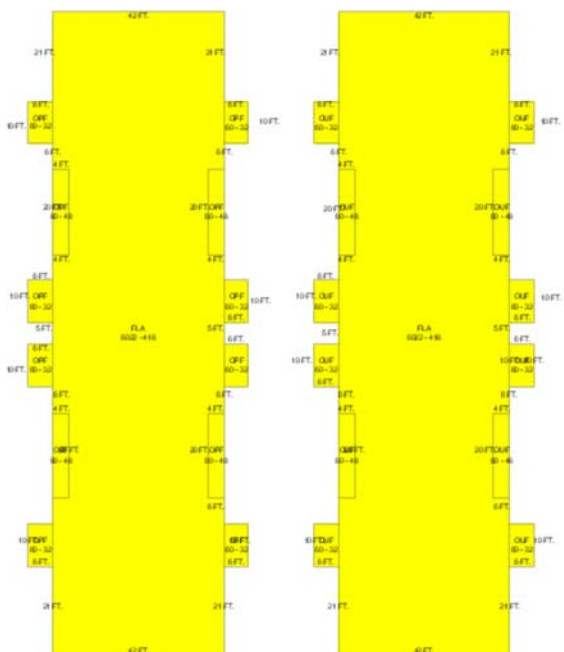
Heat 2
Heat Src 2

Bedrooms 32

Extra Features:

2 Fix Bath 0
3 Fix Bath 24
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
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				60
0	<u>OPF</u>		1	1989				80
0	<u>OPF</u>		1	1989				80

Building M Details

Building Type
Effective Age 12
Year Built 1989
Functional Obs 0

Condition A
Perimeter 836
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 12,044

Inclusions:

Roof Type
Heat 1
Heat Src 1

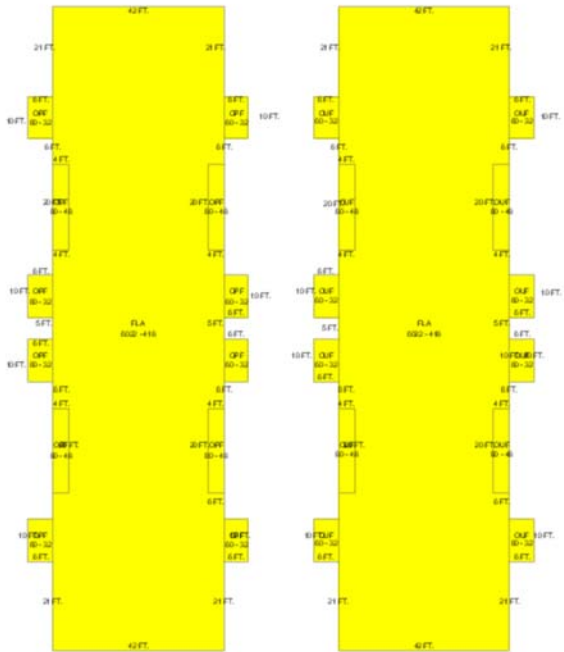
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 32

Extra Features:

2 Fix Bath 0
3 Fix Bath 24
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
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					60
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					80
0	<u>OPF</u>		1	1989					60

0	<u>OPF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		80
0	<u>OUF</u>		1	1989		80
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		80
0	<u>OUF</u>		1	1989		80
0	<u>OUF</u>		1	1989		60
0	<u>OUF</u>		1	1989		60
0	<u>FLA</u>	11:VINYL SIDING	1	1989	Y	6,022
0	<u>FLA</u>	11:VINYL SIDING	1	1989		6,022

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	Y	Y
		APTS-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Building Pool Building Details

Building Type
 Effective Age 12
 Year Built 1989
 Functional Obs 0

Condition A
 Perimeter 100
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 624

Inclusions:

Roof Type

Roof Cover METAL

Foundation

Heat 1
Heat Src 1

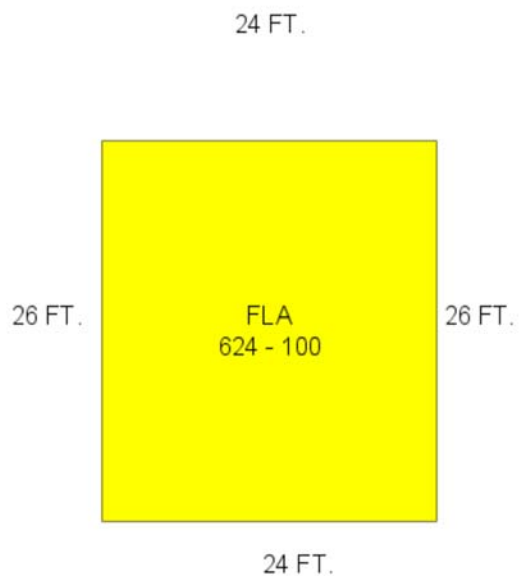
Heat 2
Heat Src 2

Bedrooms 0

Extra Features:

2 Fix Bath 2
3 Fix Bath 0
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
0	FLA	11:VINYL SIDING	1	1989				624

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		CAMP BLDGS-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	208 SF	52	4	1989	2013	3	40
1	PT3:PATIO	7,296 SF	0	0	1988	1989	2	50
2	FN2:FENCES	1,344 SF	224	6	1988	1989	2	30
3	AP2:ASPHALT PAVING	70,284 SF	0	0	1988	1989	2	25
4	PT3:PATIO	17,515 SF	0	0	1988	1989	2	50
5	WD2:WOOD DECK	736 SF	92	8	1988	1989	3	40
6	PO6:COMM POOL	1,152 SF	0	0	1988	1989	1	50
7	PT4:PATIO	2,450 SF	0	0	1988	1989	4	50
8	FN2:FENCES	799 SF	47	17	2006	2013	2	30

Appraiser Notes

HURRICANE DAMAGE

WEST ISLE CLUB APARTMENTS - TPP 8803940

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09-00004181	12/15/2009		1,400	Commercial	RENOVATION
	09-00004205	12/15/2009		950	Commercial	Electrical
1	09-00004206	12/15/2009		550	Commercial	ELECTRICAL
1	09-00004204	12/15/2009		500	Commercial	ELECTRICAL

1	09-00004207	12/15/2009	450	Commercial	ELECTRICAL
1	09-00003778	12/15/2009	36,000	Commercial	BLD L REMODEL
1	09-00004318	12/18/2009	2,200	Commercial	BLDG A A/C
1	09-00004317	12/18/2009	2,200	Commercial	AIRCONDITIONING
1	09-00004315	12/18/2009	2,200	Commercial	BLDG A A/C
1	09-00004314	12/18/2009	2,200	Commercial	BLDG A A/C
1	09-00004312	12/18/2009	2,480	Commercial	BLDG A A/C
1	09-00004316	12/18/2009	900	Commercial	BLDG A A/C
1	09-00004311	12/18/2009	2,200	Commercial	BLDG A AIR CONDITIONING
1	09-00004323	12/21/2009	2,200	Commercial	BLDG A AIR CONDITIONING
1	09-00004320	12/18/2009	2,200	Commercial	BLDG A AIR CONDITIONING
1	09-00003536	10/15/2009	1,400	Commercial	BLDG G MECHANICAL
1	09-00003540	10/15/2009	1,400	Commercial	BLDG L MECHANICAL
1	09-00003620	10/23/2009	240	Commercial	BLDG K ELECTRIC
1	09-0003621	10/22/2009	236	Commercial	BLDG K ELECTRIC
1	09-00003623	10/23/2009	341	Commercial	BLDG D ELECTRIC
1	09-00003774	11/05/2009	18,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003766	11/04/2009	18,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003767	11/05/2009	49,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003769	11/05/2009	18,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003771	11/05/2009	18,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003772	11/05/2009	18,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003773	11/05/2009	18,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003775	11/03/2009	2,200	Commercial	MECHANICAL
1	09-00003776	11/03/2009	2,200	Commercial	MECHANICAL
1	09-00003777	11/05/2009	18,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003778	11/04/2009	36,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003779	11/03/2009	2,200	Commercial	MECHANICAL
1	09-00003780	11/03/2009	2,200	Commercial	MECHANICAL
1	09-00003781	11/03/2009	2,200	Commercial	MECHANICAL
1	09-00003800	11/05/2009	300	Commercial	ELECTRICAL
1	09-00003822	11/06/2009	945	Commercial	PLUMBING

1	09-00003823	11/06/2009	945	Commercial	PLUMBING
1	09-00003824	11/06/2009	1,315	Commercial	PLUMBING
1	09-00003825	11/06/2009	1,315	Commercial	PLUMBING
1	09-00003826	11/06/2009	945	Commercial	PLUMBING
1	09-00003843	11/10/2009	17,000	Commercial	PAVING AND COATING
1	09-00003928	11/18/2009	5,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003929	11/17/2009	5,000	Commercial	RENOVATION, ADDITION, CONVERSION
1	09-00003930	11/17/2009	5,000	Commercial	RENOVATION, CONVERSION, ADDITION
1	09-00003927	11/18/2009	4,500	Commercial	RENOVATION, CONVERSION, ADDITION
1	09-00003925	11/18/2009	17,800	Commercial	RENOVATION, CONVERSION, ADDITION
1	09-00003886	11/10/2009	2,200	Commercial	MECHANICAL
1	09-00003872	11/16/2009	120	Commercial	ELECTRICAL
1	09-00003868	11/16/2009	255	Commercial	ELECTRICAL
1	09-00003869	11/12/2009	297	Commercial	ELECTRICAL
1	09-00004335	12/21/2009	1,000	Commercial	ELECTRICAL
1	10-00000005	01/08/2010	1,000	Commercial	PLUMBING
1	10-00000007	01/08/2010	1,500	Commercial	PLUMBING
1	10-00000008	01/08/2010	1,500	Commercial	PLUMBING
1	10-00000009	01/08/2010	1,000	Commercial	PLUMBING
1	10-00000010	01/05/2010	2,488	Commercial	MECHANICAL
1	09-00004321	12/18/2009	500	Commercial	ELECTRICAL
1	09-00004387	12/28/2009	400	Commercial	ELECTRICAL
1	09-00004385	12/28/2009	100	Commercial	ELECTRICAL
1	09-00004383	12/28/2009	400	Commercial	ELECTRICAL
1	09-00004389	12/28/2009	400	Commercial	ELECTRICAL
1	09-00004388	12/28/2009	400	Commercial	ELECTRICAL
1	09-00004170	12/08/2009	400	Commercial	BLDG A DISCONNECT & RE-CONNECT WATER HEATER & AHU DISCONNECT RAISE DISCONNECT & RE-CONNECT CU. INSTALL KITCHEN, BATHROOM & HALL LIGHT FIXTURES. INSTALL KITCHEN, BATHROOM & HALL LIGHT FIXTURES. INSTALL BEDROOM CEILING FAN & LIGHT KIT.
1	09-00004171	12/08/2009	605	Commercial	BLDG F DISCONNECT & RE-CONNECT WATER HEATER & AHU DISCONNECT RAISE DISCONNECT & RE-CONNECT CU. INSTALL KITCHEN, DINING ROOM, (2) BATHROOM & HALL LIGHT FIXTURES. INSTALL (2) BEDROOM CEILING FAN & LIGHT KITS. INSTALL (2) SMOKE DETECTORS.

1	09-00004173	12/08/2009		550	Commercial	BLDG F DISCONNECT & RE-CONNECT WATER HEATER & AHU DISCONNECT RAISE DISCONNECT & RE-CONNECT CU. INSTALL KITCHEN, DINING ROOM, (2) BATHROOM & HALL LIGHT FIXTURES. INSTALL (2) BEDROOM CEILING FAN & LIGHT KITS. INSTALL (4) SMOKE DETECTORS.
1	09-00003477	10/13/2009		1,400	Commercial	BLDNG M CHANGE OUT (1) 2 TON SYSTEM ON EXISTING STAND
1	09-00003537	10/15/2009		900	Commercial	BLDG G CHANGE OUT (1) 2 TON SYSTEM
1	10-00000006	01/11/2010		1,500	Commercial	BLDG "E":REPLACE TWO EXISTING TOILETS, TWO LAVATORIES AND ONE KITCHEN SINK. REMOVE AND RE-INSTALL WATER HEATER.
1	10-00000037	01/11/2010		1,500	Commercial	BLDG A : REPLACE KITCEHN SINK AND FAUCET. REPLACE TWO BATH FAUCETS, REPLACE TWO TOILETS. REMOVE AND INSTALL WATER HEATERREMOVE AND CAPOFF WATER TO WASHER AND ADD HOSE BIB
1	09-00004337	01/12/2010		1,000	Commercial	BLDG A : INSTALL NEW A/C DISCONNECT TO BUILDING "K"
1	09-00004336	01/12/2010		1,000	Commercial	BLDG "D" : INSTALL NEW A/C DISCONNECTS
1	10-00000046	01/12/2010		500	Commercial	BLDG "F" : REPLACE WIRES AND FIX METER CAN 100A F-102
1	10-00000300	01/28/2010		400	Commercial	INSTALL 3 EXHAUST DUCTS #414
1	12-3389	09/25/2012		150	Commercial	REPLACE METER JAW FOR UNIT B-103 BUILDING
	14-3772	08/15/2014	03/02/2015	30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE TOTAL POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	14-3772	08/15/2014		30,000		RENOVATE POOL
	15-1159	04/01/2015		15,000	Commercial	INSTALL APPROX. 250 LF OF 6' HIGH FENCE
	15-1645	05/01/2015		22,920		REMOVE AND REPLACE OLD CABINETS IN KITCHEN AND BATHROOM IN BUILDING UNITS: A-205, B-206, B-210, K-205, G-205, AND B-208.
	15-1644	05/01/2015		19,100		REMOVE AND REPLACE OLD CABINETS IN KITCHEN AND BATHROOM IN BUILDING UNITS: B-103, B-110,D-101, F-107, F-210.
	15-2704	07/02/2015		25,560		REMOVE AND REPLACE OLD CABINETS IN KITCHEN AND BATHROOM. 6 UNITS- J-101, L-105, D-208, D-108, M-205 AND M-206.
1	9601917	05/01/1996	08/01/1996	4,375	Commercial	FENCE
1	9701158	04/01/1997	12/01/1997	150	Commercial	REPLACE BURNED METER
1	9702351	08/01/1997	12/01/1997	9,450	Commercial	RESURFACE PARKING
1	9702703	08/01/1997	12/01/1997	400	Commercial	REPLACE BURNED METER
1	9802878	10/05/1998	12/30/1998	3,695	Commercial	CHAIN LINK FENCE
1	9900190	01/15/1999	07/19/1999	69,800	Commercial	REPLACE/REPAIR ROOFS

1	0000998	04/17/2000	07/14/2000	30,000	Commercial	REPLACE 10 SETS STAIRS
1	0100620	05/22/2001	10/15/2001	40,000	Commercial	REPLACE 10 STAIRS
1	0102103	06/01/2001	10/15/2001	30,000	Commercial	INSTALL 3RD SET ALUMINIUM
1	0103551	10/30/2001	11/26/2001	2,000	Commercial	REPAIR ROOF LEAKS
1	03-0481	02/24/2003	07/30/2004	30,000	Commercial	REPLACE STEPS
1	03-4162	12/11/2003	07/30/2004	12,500	Commercial	SEAL & STRIPE PARKING LOT
1	03-4175	12/12/2003	07/30/2004	10,000	Commercial	REPLASTER POOL
1	05-4798	11/01/2005	09/26/2006	2,400	Commercial	HURRICANE WILMA DAMAGE-REPAIR DAMAGED V-CRIMP 300SF
1	06-1642	03/13/2006	09/26/2006	60,000	Commercial	REPAIR 30LF OF CONCRETE SPALLING ON TIE BEAM & PAINT
1	06-4017	07/03/2006	09/26/2006	10,000	Commercial	AFTER THE FACT PERMIT - INSTALL 47' X 17' X 10' FOUR SIDED FENCING WHERE OLD CHAINLINK FENCE WAS
1	06-2616	04/25/2006	09/26/2006	3,100	Commercial	POOL PAVILLION - TEAR OFF EXISTING METAL ROOF. REPLACE WITH NEW METAL ROOF.
1	06-2615	04/26/2006	09/26/2006	36,400	Commercial	BUILDING 'M' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2610	04/26/2006	09/26/2006	36,400	Commercial	BUILDING 'L' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2608	04/26/2006	09/26/2006	36,400	Commercial	BUILDING 'K' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2607	04/26/2006	09/26/2006	22,600	Commercial	BUILDING 'J' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2605	04/26/2006	09/26/2006	35,600	Commercial	BUILDING 'H' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2603	04/26/2006	09/26/2006	36,400	Commercial	BUILDING 'G' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2601	04/26/2006	09/26/2006	50,800	Commercial	BUILDING 'F' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2501	04/26/2006	09/26/2006	36,400	Commercial	BUILDING 'A' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2594	04/26/2006	09/26/2006	56,160	Commercial	BUILDING 'B' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2596	04/26/2006	09/26/2006	18,800	Commercial	BUILDING 'C' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2598	04/26/2006	09/26/2006	56,400	Commercial	BUILDING 'D' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.
1	06-2599	04/26/2006	09/26/2006	18,800	Commercial	BUILDING 'E' - TEAR OFF EXISTING METAL ROOF & REPLACE WITH NEW METAL ROOF.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	16,105,943	244,048	7,725,282	35,123,110	35,123,110	0	35,123,110
2014	16,105,943	222,921	7,510,691	23,839,555	15,732,460	0	23,839,555

2013	16,661,323	229,387	7,510,691	24,401,401	14,302,237	0	24,401,401
2012	10,621,869	244,749	3,865,296	13,000,000	13,000,000	0	13,000,000
2011	10,746,256	251,715	3,865,296	13,000,000	13,000,000	0	13,000,000
2010	10,872,556	258,774	4,892,160	16,023,490	16,023,490	0	16,023,490
2009	10,996,944	265,741	4,892,160	16,154,845	16,154,845	0	16,154,845
2008	11,122,603	272,786	4,892,160	16,287,549	16,287,549	0	16,287,549
2007	11,554,358	260,930	4,892,160	16,707,448	16,707,448	0	16,707,448
2006	11,037,869	267,514	13,582,450	13,000,000	13,000,000	0	13,000,000
2005	11,533,024	274,063	13,582,450	13,000,000	13,000,000	0	13,000,000
2004	10,533,967	280,660	13,582,450	13,000,000	13,000,000	0	13,000,000
2003	10,533,967	292,789	4,889,682	12,405,481	12,405,481	0	12,405,481
2002	5,381,976	305,040	4,889,682	12,162,236	12,162,236	0	12,162,236
2001	5,592,224	317,181	4,889,682	12,162,236	12,162,236	0	12,162,236
2000	5,592,224	151,369	3,327,700	12,162,236	12,162,236	0	12,162,236
1999	5,955,082	157,280	3,327,700	9,043,813	9,043,813	0	9,043,813
1998	6,173,945	162,474	3,327,700	9,043,813	9,043,813	0	9,043,813
1997	6,173,945	168,344	2,784,402	9,043,813	9,043,813	0	9,043,813
1996	5,878,626	174,267	2,784,402	9,043,813	9,043,813	0	9,043,813
1995	5,878,626	180,138	2,784,402	9,043,813	9,043,813	0	9,043,813
1994	5,878,626	186,046	2,784,402	9,043,813	9,043,813	0	9,043,813
1993	5,878,626	191,934	2,784,402	9,043,813	9,043,813	0	9,043,813
1992	7,165,814	197,841	2,784,402	9,043,813	9,043,813	0	9,043,813
1991	7,165,814	203,712	2,784,402	9,043,813	9,043,813	0	9,043,813
1990	7,165,814	209,633	559,251	7,934,698	7,934,698	0	7,934,698
1989	0	0	477,360	477,360	477,360	0	477,360
1988	45,664	0	417,690	463,354	463,354	0	463,354
1987	44,236	0	232,027	276,263	276,263	0	276,263
1986	44,636	0	216,960	261,596	261,596	0	261,596
1985	43,118	0	174,236	217,354	217,354	0	217,354
1984	41,874	0	174,236	216,110	216,110	0	216,110
1983	41,874	0	174,236	216,110	216,110	0	216,110
1982	30,666	0	130,677	161,343	161,343	0	161,343

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
6/16/2014	2690 / 1374	39,500,000	WD	01
11/1/1988	1073 / 1945	1	WD	M
3/1/1988	1047 / 798	1	WD	M

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

S I T E D A T A

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	MDR	MDR	MDR	UNCHANGED (MEDIUM DENSITY RESIDENTIAL)
SITE AREA	271,580.8 SQ. FT.	1 acre	UNCHANGED	EXISTING (NO CHANGE)
IMPERV. RATIO	190,108 (70%)	162,929 (60%)	191,180 (70%)	NON-CONFORMING -REQUESTING VARIANCE (ADDITIONAL 1,693 SQ FT IMPERVIOUS PROPOSED)
BUILDING COV.	86,015 (31.7%)	108,632 (40%)	EXIST. 86,015 NEW 2003 TOTAL 88,018 (32.4%)	CONFORMING
MAXIMUM DENSITY SITE DENSITY	30.8 DU / ACRE	16 DU / ACRE	UNCHANGED	EXISTING (NO CHANGE)
SETBACKS				
SIDE SETBACK	50'	25'	UNCHANGED	CONFORMING
SIDE SETBACK	50'	25'	UNCHANGED	CONFORMING
REAR SETBACK	35'	25'	UNCHANGED	CONFORMING
FRONT SETBACK	35'	30'	UNCHANGED	CONFORMING
BUILDING HEIGHT	< 35' EXISTING	35'	EXISTING UNCHANGED PROPOSED 15'-6"	CONFORMING

PROPOSED BUILDING -CONSTRUCTION TYPE VB, NO FIRE RATINGS REQUIRED, > 20' BETWEEN PROPOSED & EXISTING BUILDINGS

PARKING DATA

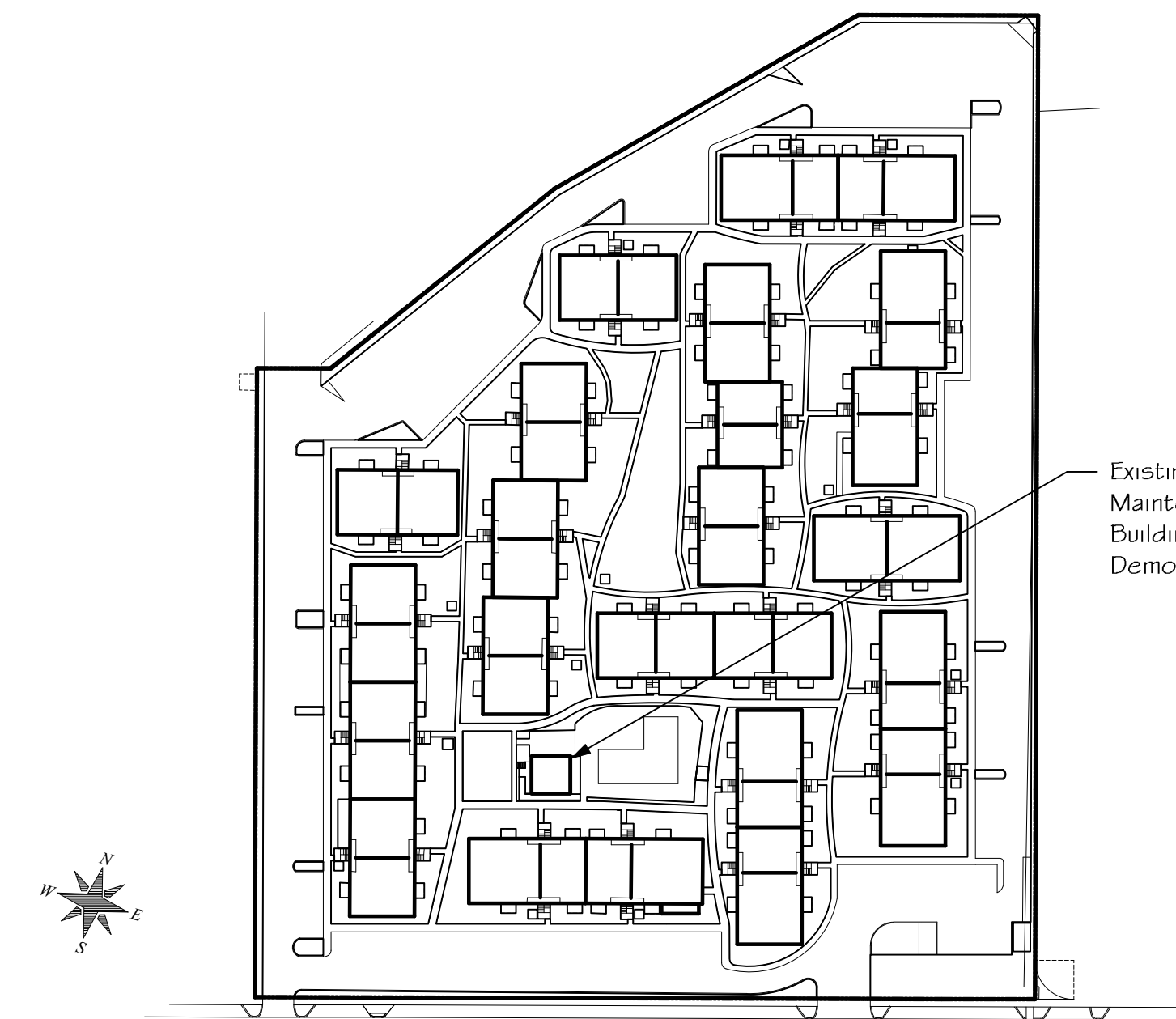
FUNCTION	REQUIRED	ACTUAL
192 DWELLING UNITS	(PROPOSED PROJECT DOES NOT CHANGE QUANTITY OF OCCUPANTS OR NUMBER OF DWELLING UNITS)	
PARKING (ON-SITE)	192 + 20 (PER CITY RESOLUTION 87-181)	EXISTING (NO CHANGE) 206 (4 ADA)
PARKING (OFF-SITE)		EXISTING (NO CHANGE) 17
BICYCLE PARKING	10% BIKE PARKING OF TOTAL PARKING	CONFORMING (MULTIPLE AREAS)

PROJECT INFORMATION SITE SPECIFICATIONS

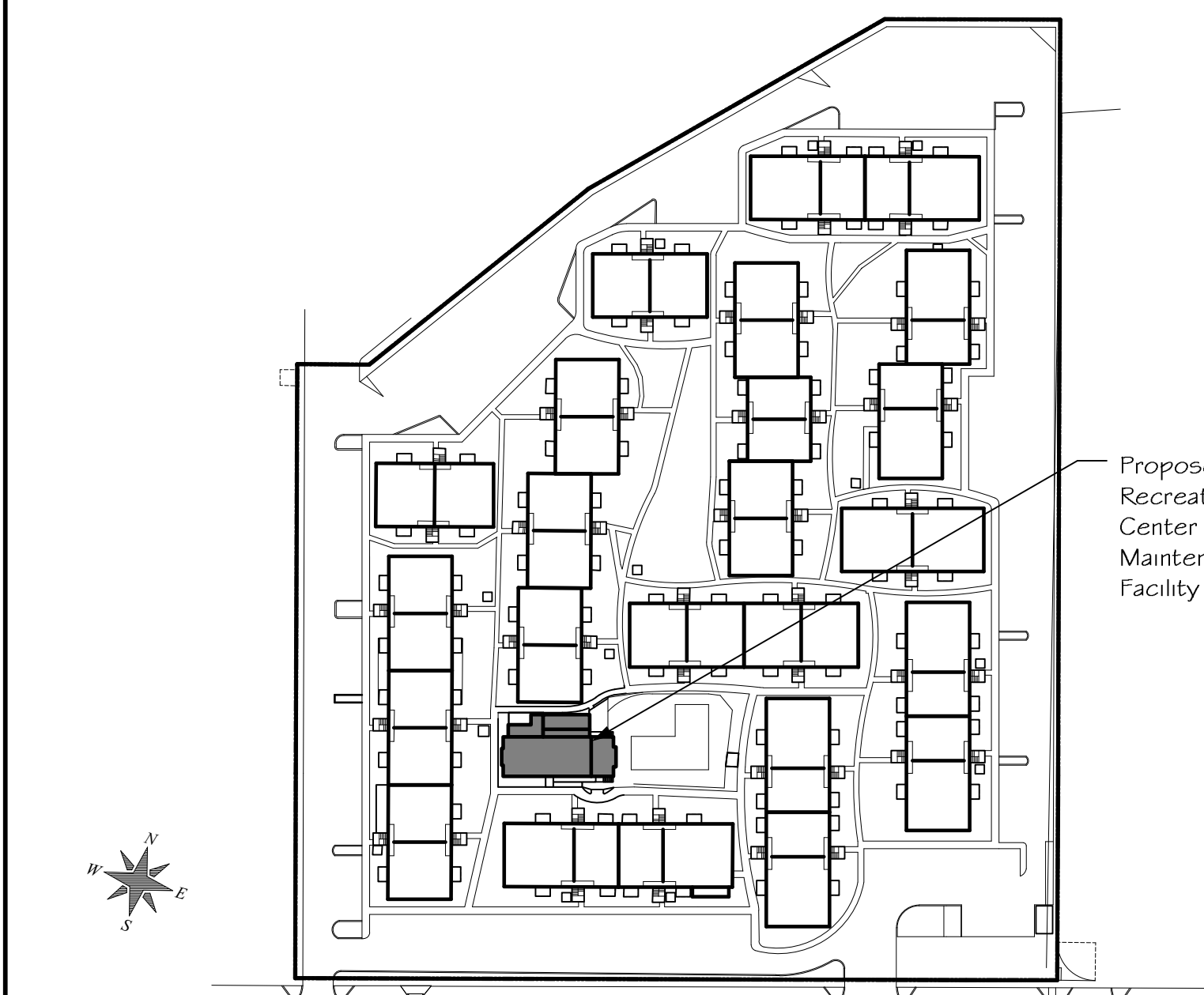
WEST ISLE APARTMENT COMPLEX RECREATION CENTER & MAINTENANCE FACILITY

3333 DUCK AVENUE, KEY WEST, FL 33040

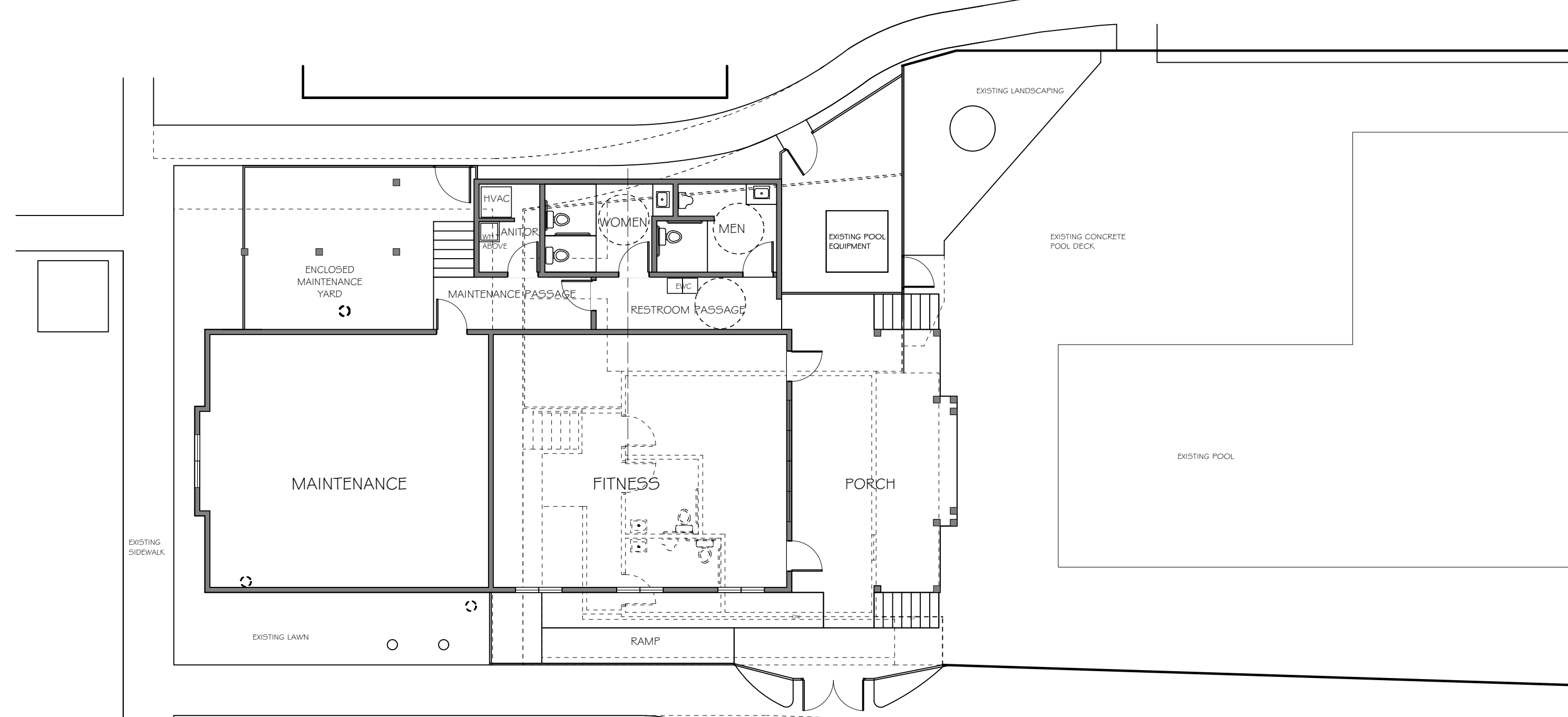
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Existing Site Plan
Scale: 1" = 100'



Proposed Site Plan
Scale: 1" = 100'



Proposed Demolition & New Work Plan
Scale: 1" = 10'

SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:
NEW 2,613 SQ FT RECREATION CENTER & MAINTENANCE FACILITY	THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2014 5TH EDITION A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE "D"	A-1 SITE PLAN / PROJECT INFO. A-2 SURVEY (PREPARED BY OTHERS) A-3 EXISTING ENLARGED PLAN A-4 PROPOSED ENLARGED PLAN A-5 PROPOSED ELEVATIONS A-6 PROPOSED ELEVATIONS
FLOOD ZONE "AE 7"	SEAL - ARCHITECT	

REVISIONS	DATE

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

PROJECT: WEST ISLE APARTMENT COMPLEX RECREATION CENTER & MAINTENANCE FACILITY
KEY WEST, FL 33040

DRAWING TITLE:
SITE PLAN / PROJECT INFORMATION

PROJECT NUMBER:	15.04
DRAWN:	LS
CHECKED:	-
DATE:	9-30-15

SHEET #
A-1

SURVEY PROVIDED BY OWNER

3333 DUCK AVENUE, KEY WEST, FLORIDA 33040

MAP OF ALTA/ACSM AS-BUILT LAND TITLE SURVEY

LOCATED IN:

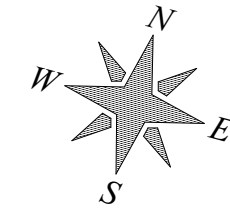
THE CITY OF KEY WEST
MONROE COUNTY, FLORIDA

SITE SKETCH SCALE: 1 INCH = 40 FEET

SITE AREA

SQUARE FEET = 271,580.8 +/-

ACRES = 6.235 +/-



PARKING SPACES

DESIGNATED SPACES (ON-SITE) 206

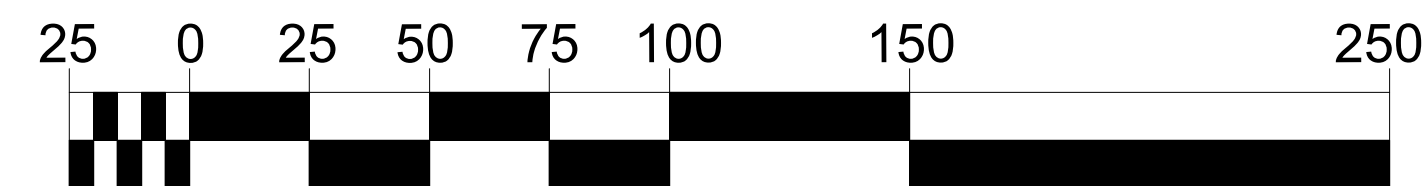
HANDICAP SPACES 3

REQUIRED SPACES (PER CITY RESOLUTION 87-181) 192

MULTIPLE AREAS FOR MOTORCYCLES AND BIKES

PARALLEL ON PARKWAY (OFF-SITE) 17

GRAPHIC SCALE



1" INCH = 25' FEET

UNIT COUNT

BLDG - A 16

BLDG - B 24

BLDG - C 8

BLDG - D 24

BLDG - E 8

BLDG - F 24

BLDG - G 16

BLDG - H 16

BLDG - J 8

BLDG - K 16

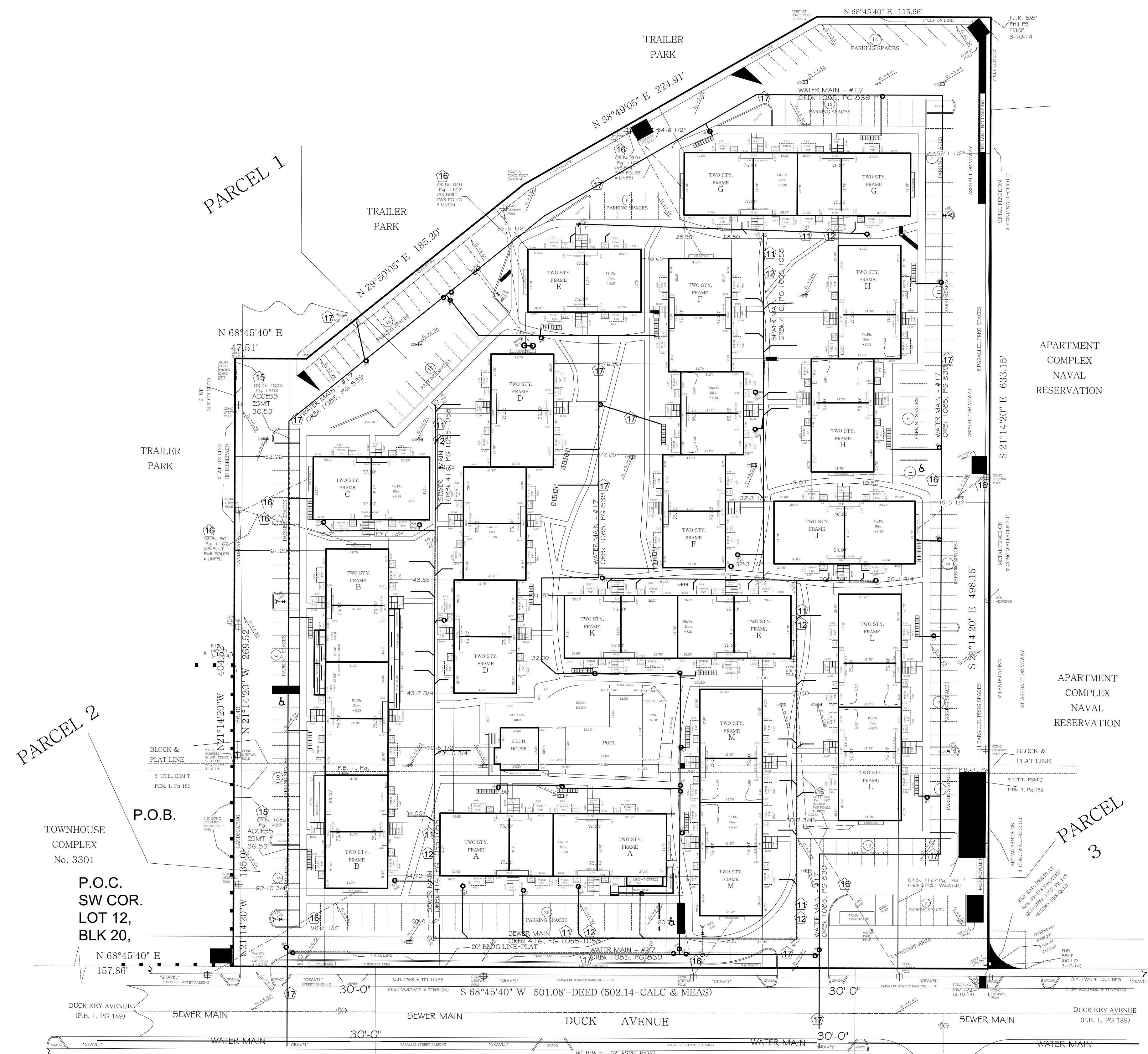
BLDG - L 16

BLDG - M 16

TOTAL 192

LEGEND & SYMBOLS

A --- ARCH LENGTH	BM --- BENCH MARK
R --- RADIUS	WV --- WATER VALVE
T --- TANGENT	WM --- WATER METER
C --- CHORD	P & T --- POWER & TELE LINES
Δ --- DELTA (CENTRAL ANGLE)	MM --- MANHOLE ID
MEAS --- MEASURED	CB --- CATCH BASIN
CALC --- CALCULATED	CO --- CLEANOUT COVER
P --- PLAT	CBS --- CONCRETE BLOCK STRUCTURE
R --- RECORD	CLP --- CONCRETE LIGHT POLE
ORF --- OFFICIAL RECORD BOOK	COL --- COLUMN
DEED --- FILED IN PUBLIC RECORDS	CONC --- CONCRETE
PCP --- PERMANENT CONTROL POINT	FLR --- FLORIDA POWER & LIGHT
PRM --- PERMANENT REFERENCE MONUMENT	FRG --- FLORIDA NETS ELECTRIC CO-OP
PC --- POINT OF CURVE	PWR TRAN --- POWER TRANSFORMER
RM --- DEDICATED RIGHT OF WAY	DMT --- OVERHEAD POWER & TELEPHONE LINES
BM --- BENCH MARK	EL --- ELEVATION BASED ON 1029 NGVD
FND IR --- FOUND IRON PIPE	ENGR --- ENGINEERING MONUMENT ON SITE
FND IR --- FOUND IRON ROD	TOW --- TOP OF WALL
FRT --- FRONT	DI --- DRILL HOLE
RR --- REAR	HD --- HOLE & DIRT
CLR --- CLEAR	CL --- CENTER LINE
CLF --- CHAINLINK FENCE	CLM --- CITY MONUMENT LINE
WF --- WOOD FENCE	CM --- CITY MONUMENT
TF --- TYPICAL FOR (SEVERAL)	PROG SP --- PARKING SPACE
NT --- NAIL & TAB	HYD --- FIRE HYDRANT
P.O.B. --- POINT OF BEGINNING	US --- UTILITY EASEMENT (UTIL ESMT)
P.O.C. --- POINT OF COMMENCEMENT	SB --- SETBACK LINE
PL --- PROPERTY LINE	SV --- SEWER VALVE
PRVY --- PRIVACY	BLDG --- BUILDING
R/R --- RAILROAD	GRD --- GROUND
CM --- CONCRETE MONUMENT	ASPH --- ASPHALT
SM --- SANITARY SEWER	DR --- DRIVEWAY
W/M --- WATER METER	TOP --- TOP OF CURB
GT --- GREASE TRAP	EDP --- EDGE OF PAVEMENT
M/W --- MONITORING WELL	NGVD --- NATIONAL GEODETIC VERTICAL DATUM
TOP --- TOP OF PIPE	FB --- FLOWER BED
C&G --- CURB & GUTTER	



REVISIONS	DATE

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305-296-1692

PROJECT:
ISLE WEST COMPLEX
APARTMENT CENTER
RECREATION CENTER &
MAINTENANCE FACILITY
KEY WEST, FL 33040

DRAWING TITLE:
SITE SURVEY

PROJECT NUMBER:
15.04

DRAWN: LS

CHECKED: -

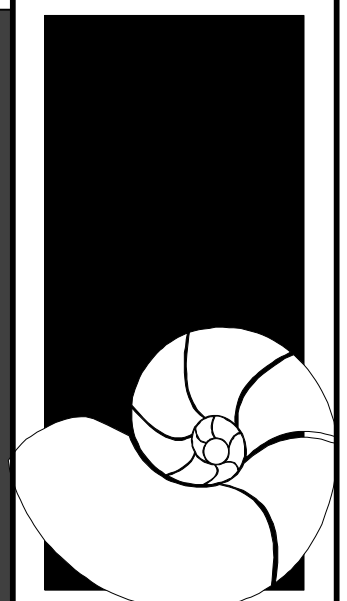
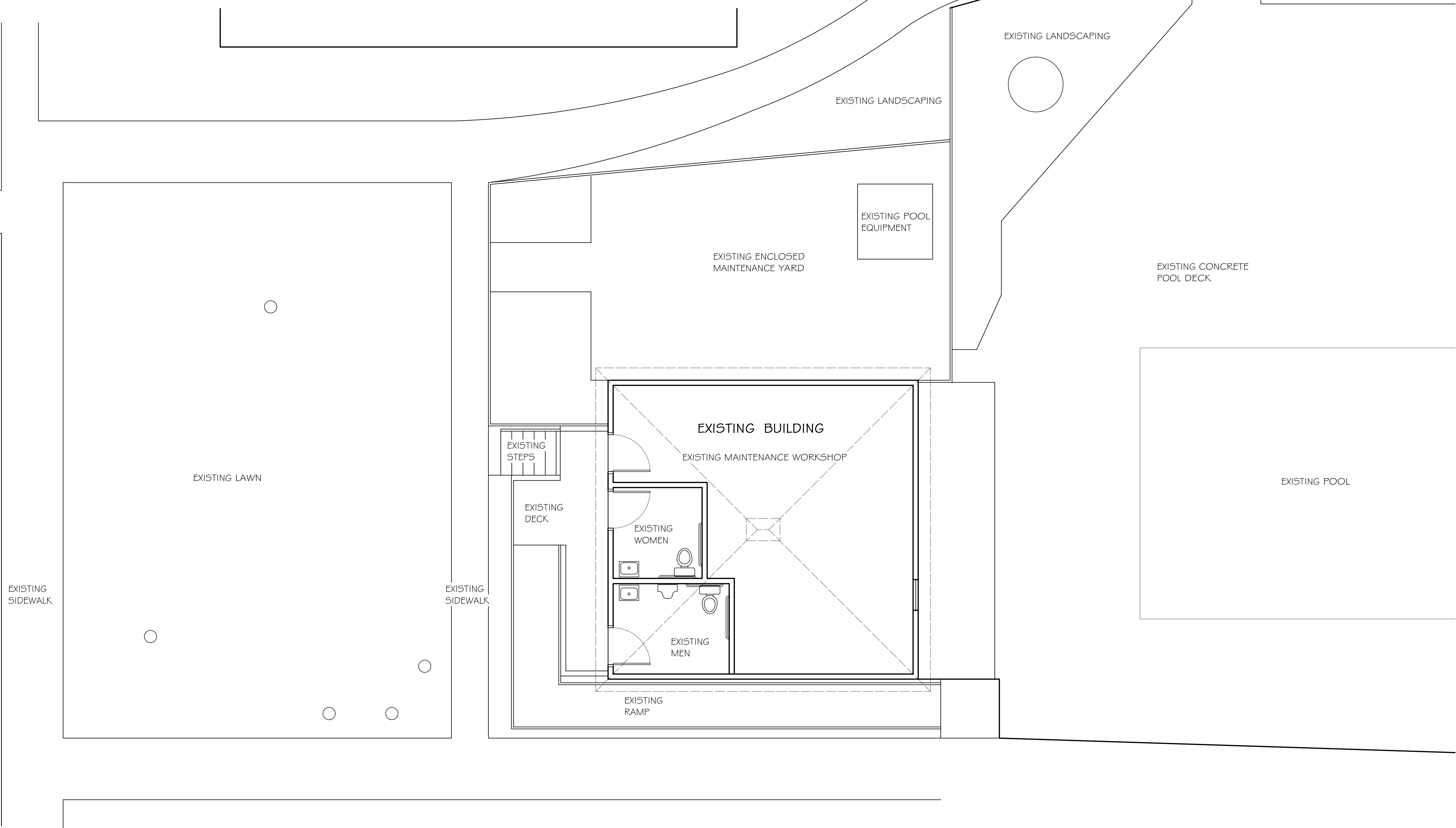
DATE: 9-30-15

SHEET #
A-2

8 7 6 5 4 3 2 1

REVISIONS	DATE

D
C
B
A

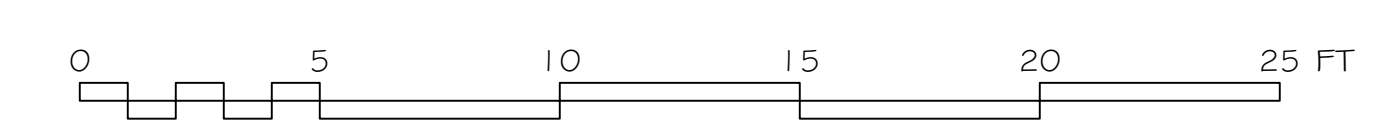


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PROJECT:
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KEY WEST, FL 33040

DRAWING TITLE:
EXISTING PLAN
PROJECT NUMBER:
15.04
DRAWN: LS
CHECKED: -
DATE: 9-30-15

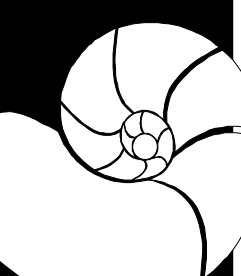
1 EXISTING PLAN
A-3 Scale: 1/4" = 1'-0"



SHEET #
A-3

8 7 6 5 4 3 2 1

REVISIONS	DATE



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PROJECT: WEST ISLE
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KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED PLAN

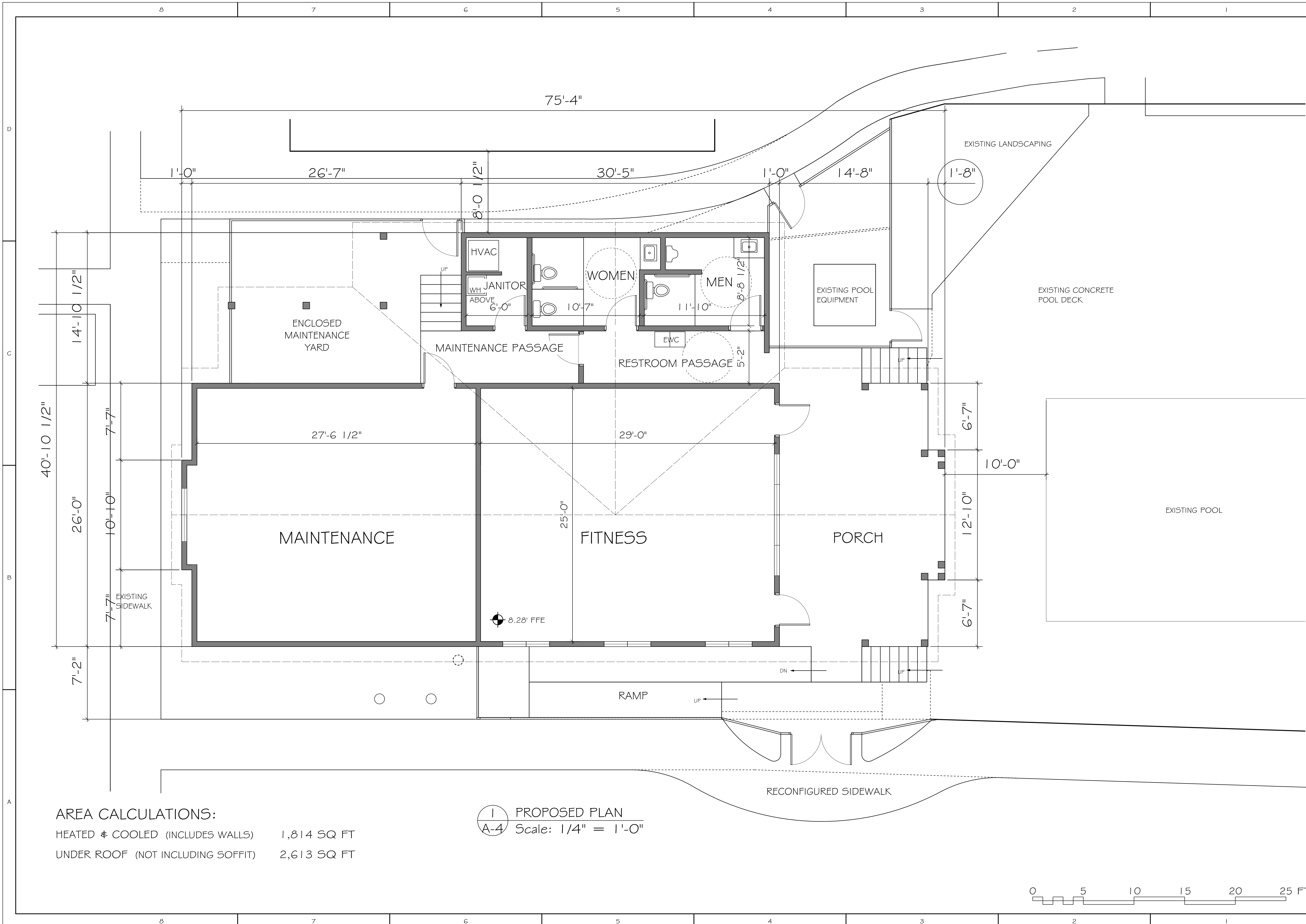
PROJECT NUMBER:
15.04

DRAWN: LS

CHECKED: -

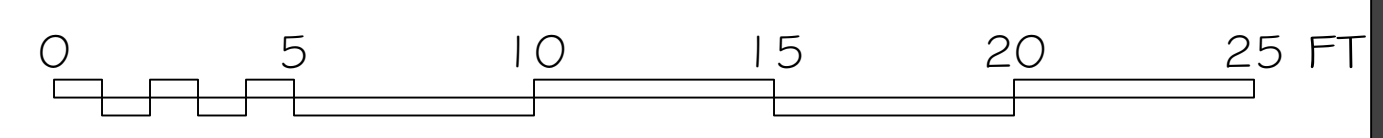
DATE: 9-30-15

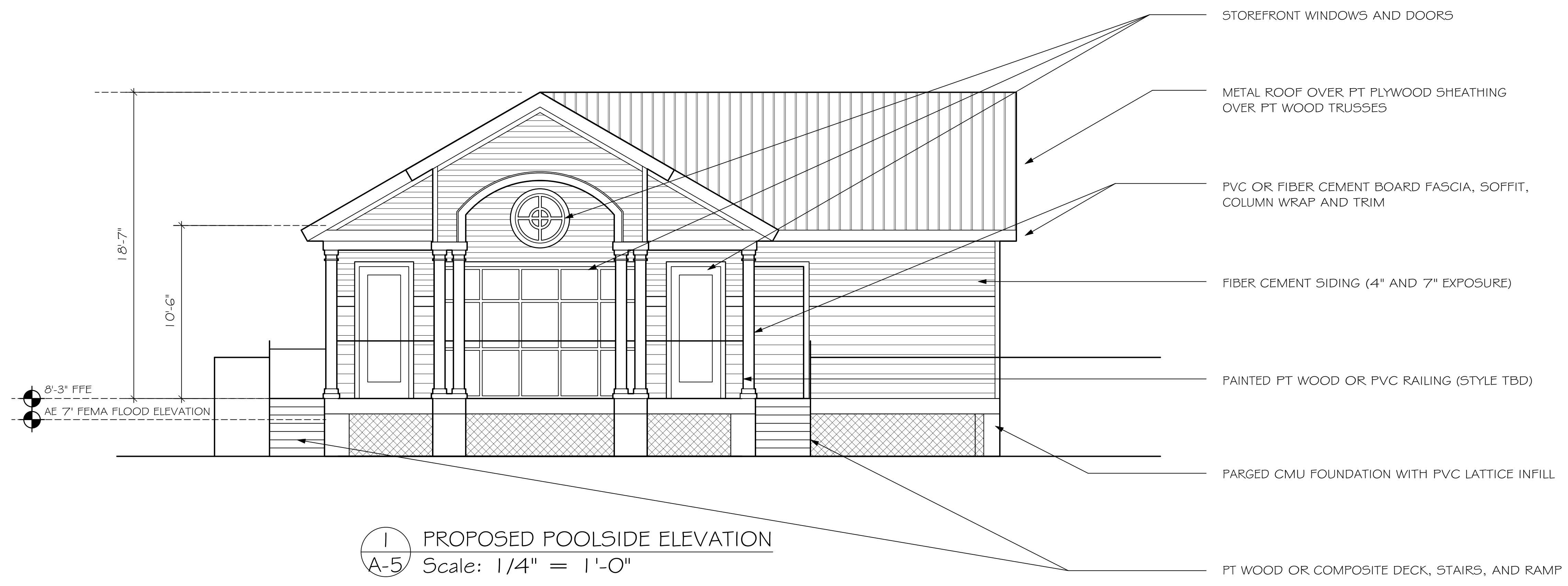
SHEET #
A-4



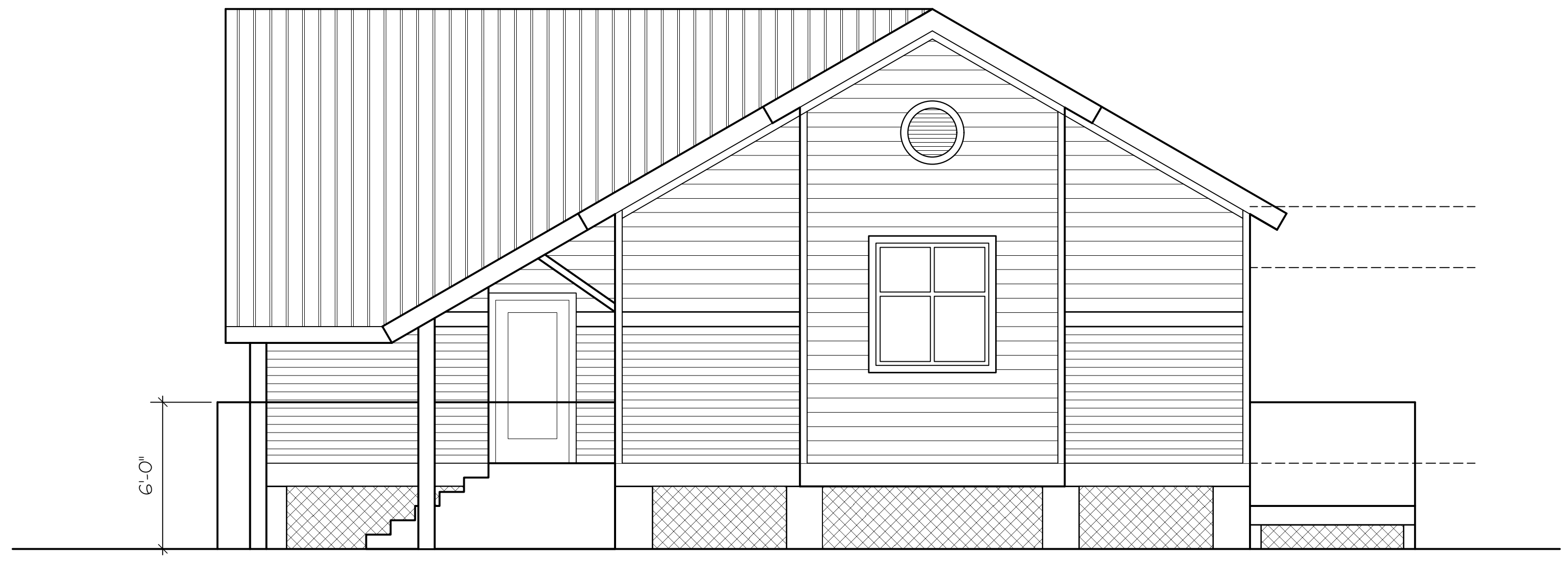
AREA CALCULATIONS:
HEATED & COOLED (INCLUDES WALLS) 1,814 SQ FT
UNDER ROOF (NOT INCLUDING SOFFIT) 2,613 SQ FT

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



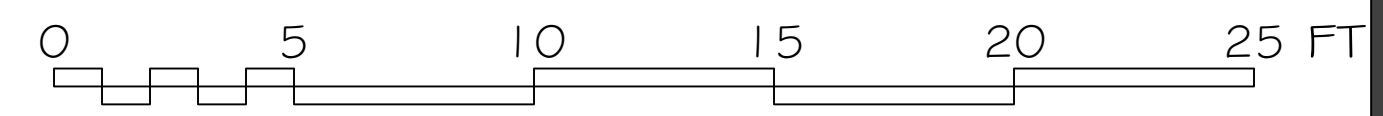


1 PROPOSED POOLSIDE ELEVATION
A-5 Scale: 1/4" = 1'-0"



2 PROPOSED LAWN SIDE ELEVATION
A-5 Scale: 1/4" = 1'-0"

FOR CLARITY: FENCING & RAILINGS ARE ONLY SHOWN AS AN OUTLINE SO THAT THE BUILDING BEYOND CAN BE SEEN



REVISIONS	DATE

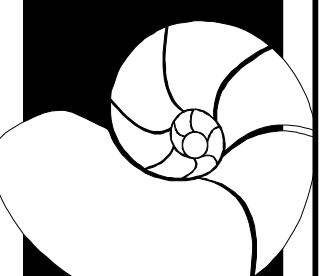
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DRAWING TITLE: PROPOSED ELEVATIONS
 PROJECT NUMBER: 15.04
 DRAWN: IS
 CHECKED: -
 DATE: 9-30-15

SHEET #
A-5

REVISIONS	DATE



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PROPOSED ELEVATIONS

PROJECT NUMBER:
15.04

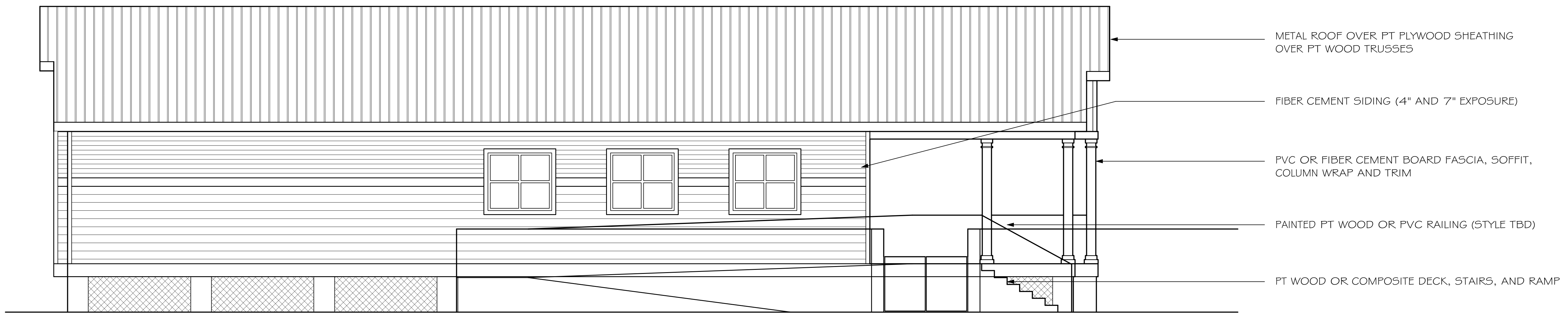
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DATE: 9-30-15

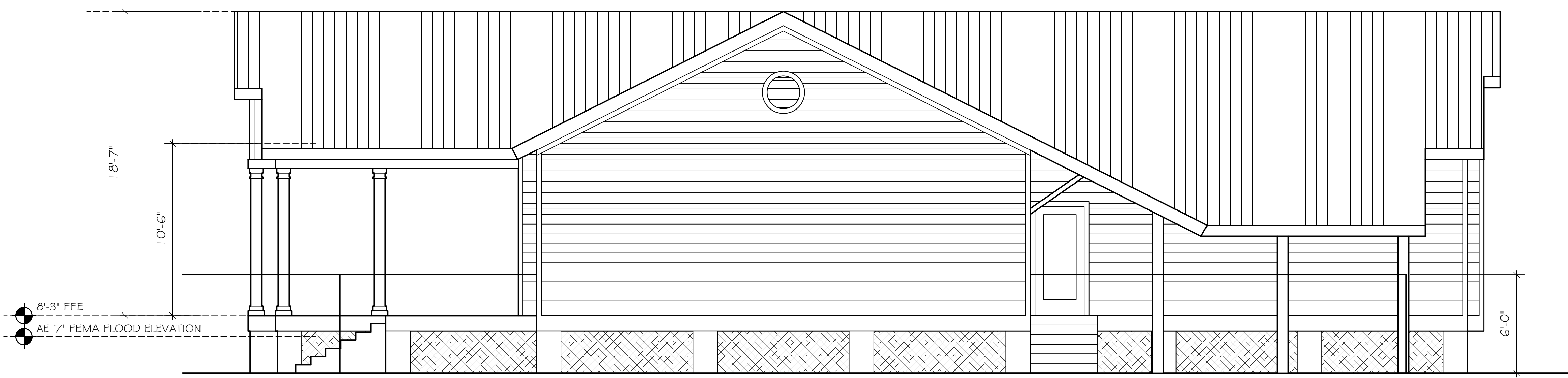
SHEET #

A-6



FOR CLARITY: FENCING & RAILINGS ARE ONLY
SHOWN AS AN OUTLINE SO THAT THE
BUILDING BEYOND CAN BE SEEN

1 PROPOSED RAMPSIDE ELEVATION
A-G Scale: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
A-G Scale: 1/4" = 1'-0"

