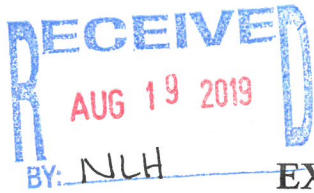


Application



**EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD
MEMBERS ABOUT THE REQUEST
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception
Application To Amend Approval***

Please print or type a response to the following:

1. Site Address : 1105 Simonton Street, Key West, FL 33040
2. Name of Applicant: Adele V. Stones
3. Applicant is: Owner _____ Authorized Representative X _____
(please see the attached Verification & Authorization Forms)
4. Address of Applicant: 221 Simonton Street Key West, FL 33040
Key West, FL 33040
5. Phone # of Applicant 305 849 2352 Mobile# _____ Fax# 305 294 5788
6. E-Mail Address : Ginny@oropezastonescardenas.com
7. Name of Owner, if different than above: 1105 Simonton, LLC
8. Address of Owner: 14 Emerald Drive, Key West, Florida 33040
9. Phone Number of Owner 305 747 0123 Fax# _____
10. Email Address _____
11. Zoning District of Parcel HNC-1 RE# 0002749, 0027500, 0025710-000000
12. Description of Use and Amendment to Special Exception Requested:
Property Owner is requesting an Amendment to the Special Exception granted to the property owner (Resolution 2018-20, copy attached) to permit the sale of alcoholic beverages within 300' feet of church, school and cemeteries. Applicant's property is located approximately 200' from the church, school and cemetery activities occurring on the property at 724 Truman Avenue owned by the Archdiocese of Miami and locally occupied by the Basilica of St Mary Star of the Sea. This Special Exception Amendment request is to allow the food service Tenant of the premises to operate under the previously granted Special Exception and is not for the purposes of operating a bar/lounge. The Tenant is Fernandys Café, LLC, and has operated a food truck on the property since April 2019 and was also the operator of Sandy's Cafe for 20 plus years.

Property Owner has Conditional Use approval for outdoor restaurant seating on this property where the food service is via food truck and the Owner/Tenant wants to offer beer and wine for sale to its patrons.

The Planning Department and Planning Board process allow for the transfer of this Special Exception by application, public hearing and approval by the Planning Board.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

Within 300 feet of this site there are located at least 8 restaurants with alcohol sales, commercial and residential use, (transient and non-transient) government offices and banking institutions. Many of the food service locations with alcohol sales are tenant operated, not owner operated.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

Food service with beverage sales would operate between 11:00 am and 10:00 pm week-nights and 11:00 am until 11:00 pm weekends, holidays and special events.

15. What are the mitigative measures proposed to be implemented by the applicant:

Tenant/Applicant agrees to limit alcohol sales to beer and wine (no spirits). Hours of operation weekdays from 11:00 am to 10:00 pm, weekend closing at 11:00 pm. The property is substantially enclosed by 6.0' chain link fence. Applicant will follow Florida ABT regulation on alcohol sales occurring in conjunction with food sales and will abide by all conditions stated in Resolution 2018-20 and is receptive to any additional suggestions for mitigation made by Planning Staff, Planning Board or from neighborhood input.

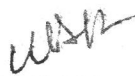
**PLANNING BOARD
RESOLUTION NO. 2018-20**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A SPECIAL EXCEPTION TO 1105 SIMONTON, LLC ALLOWING FOR THE SALE OF BEER AND WINE SALES AND CONSUMPTION AS AN ACCESSORY USE TO A NEW RESTAURANT ON PROPERTY WITHIN 300 FEET OF ONE SCHOOL LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT AT 1103-1105-1107 SIMONTON STREET (RE # 00027490-000000; 00027500-000000; 00027510-000000) PURSUANT TO SECTION 18-28(B) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 18-28(a) of the Code of Ordinances of the City of Key West, Florida provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, City Code Section 18-28(b) (2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;


Chairman

Planning Director

- D. Public input;
- E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception for sales and consumption of wine and beer within 300 feet of the following: The Basilica School of Saint Mary Star of the Sea, 724 Truman Avenue pursuant to City Code Section 18-28(b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 17, 2018; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell wine and beer is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use and the established church will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

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

WHEREAS, the Planning Board considered other factors determined relevant to the public's health, safety, and welfare; and

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

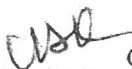
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Special Exception, under Section 18-28(b)(2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to 1105 Simonton, LLC located at 1103-1105-1107 Simonton Street (RE # 00027490-000000; 00027500-000000; 00027510-000000) Key West, Florida with the following conditions:

1. The Special Exception is granted exclusively 1105 Simonton, LLC, and shall not be transferable.

General conditions:

1. The conditional use and site improvements/renovations shall match approved plans submitted with the application received by the Planning Department and dated February 9, 2018.
2. The hours of construction/renovation shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program.
4. Connection of the food truck to the site's sanitary sewer and a grease interceptor with connection for the food truck.


Chairman

Planning Director

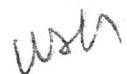
5. Provide Keys Energy with a completed project review form to ensure that adequate power will be provided to the property and the surrounding customer.
6. The restaurant shall be fully ADA (American with Disabilities Act of 1990) accessible.
7. The hours of operation for the restaurant and the accessory uses shall not exceed 10:00 PM on Sunday through Thursday and open until 11:00 PM on weekends.
8. The game courts shall be accessory to the principle restaurant use and not constitute the commercial amusement use per Section 86-9 of the Land Development Regulations.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Special Exception does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage, adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).


Chairman

Planning Director

Read and passed at a dually noticed meeting held this 21st day of June, 2018.

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

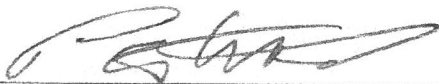


Sam Holland, Chairman, Key West Planning Board

7-2-18

Date

Attest:

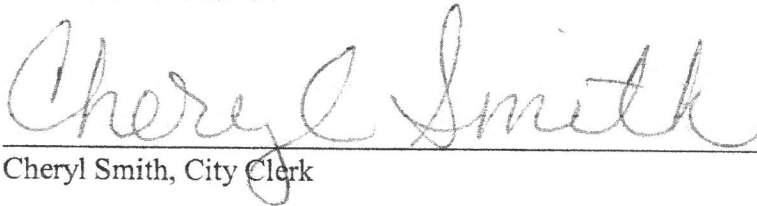


Patrick Wright, Planning Director

6-28-18

Date

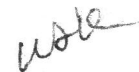
Filed with the Clerk:



Cheryl Smith, City Clerk

7-3-18

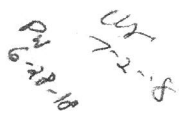
Date



Chairman



Planning Director



**PLANNING BOARD
RESOLUTION NO. 2018-19**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR THE LOCATION OF A RESTAURANT WITH OUTDOOR CONSUMPTION AREA ON PROPERTY LOCATED IN THE HISTORIC NEIGHBORHOOD COMMERCIAL-TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 122-62 AND 122-808 (13) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the subject property is located within the Historic Neighborhood Commercial-Truman/Simonton (HNC-1) Zoning District; and

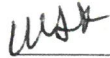
WHEREAS, pursuant to Sections 122-62 and 122-808(13) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), the applicant filed a conditional use application for a restaurant with outdoor consumption area use located at 1103-1105-1107 Simonton Street; and

WHEREAS, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 21, 2018; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application will be in harmony with the

 Chairman
 Planning Director

general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

Section 2. That a conditional use request, pursuant to Sections 122-62, and 122-808(13) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing the location of a restaurant with outdoor consumption area use located at 1103-1105-1107 Simonton Street (RE # 00027490-000000; 00027500-000000; 00025710-000000) with the following conditions:

General conditions:

1. The conditional use and site improvements/renovations shall match approved plans submitted with the application received by the Planning Department and dated February 9, 2018.
2. The hours of construction/renovation shall be in compliance with City Code and be limited to 8 AM to & 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program.


Chairman


Planning Director

4. Connection of the food truck to the site's sanitary sewer and a grease interceptor with connection for the food truck.
5. Provide Keys Energy with a completed project review form to ensure that adequate power will be provided to the property and the surrounding customer.
6. The restaurant shall be fully ADA (Americans with Disabilities Act of 1990) accessible.
7. The hours of operation for the restaurant and the accessory uses shall not exceed 10:00 PM on Sunday through Thursday and 11:00 PM on Friday and Saturday.
8. The game courts shall be accessory to the principal restaurant use and not constitute the commercial amusement use per Section 86-9 of the Land Development Regulations.

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax Receipt:

9. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.

Section 3. Full, complete, and final application for all permits required for which this

resolution is wholly or partly necessary, shall be submitted in its entirety and construction shall commence within 12 months after the date hereof.

Section 4. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.



Chairman



Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 21st day of June,
2018.

Authenticated by the Chair of the Planning Board and the Planning Director.



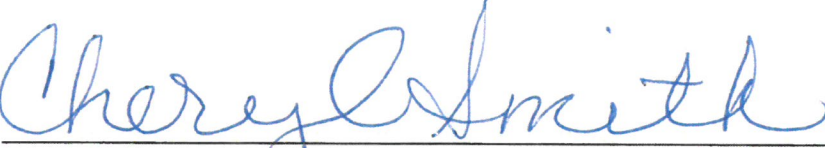
Sam Holland, Planning Board Chair
7-2-18
Date

Attest:



Patrick Wright, Planning Director
6-28-18
Date

Filed with the Clerk:



Cheryl Smith, City Clerk
7-3-18
Date



Chairman


Planning Director



The Basilica of Saint Mary Star of the Sea

1010 Windsor Lane
Key West, FL 33040
305-294-1018

May 8, 2018

The City of Key West

To Whom It May Concern,

The Basilica of Saint Mary supports Mr. Frank Ratcliff's application for a food truck with a special exemption for beer and wine at 1105 Simonton Street.

Sincerely,


Rev. John C. Baker, Pastor

Warranty Deed

Return to: Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040

This Instrument Prepared By: Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
(305) 294-9556

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 22nd day of January, 2018, by and between FRANK FREEMAN RATCLIFF and MARIA G. RATCLIFF, husband and wife, whose address is 16 Emerald Drive, Key West, FL 33040, parties of the first part, and 1105 SIMONTON, LLC, a Florida limited liability company, whose address is 16 Emerald Drive, Key West, FL 33040, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West and being a part of Tract 11 according to Wm. A. Whitehead's Map of said Island, but better described as part of Lot 2, Square 4 of Said Tract 11, according to C.W. Tift's Map or Plan of the Island of Key West, delineated July 1874, said part of Lot 2 comprising subdivisions numbered 2 and 3. The land hereby conveyed being more particularly described by metes and bounds as follows:

Beginning at a point on the Northeasterly side of Simonton Street 42 feet, 1 inch distant Southeasterly from the corner of Virginia and Simonton Street; thence along the Northeasterly side of Simonton Street and in a Southeasterly direction a distance of 84.2 feet to a point; thence along a line parallel with Amelia Street and in a Northeasterly direction of distance of 87 feet; thence at right angles and in a Northwesterly direction a distance of 84.2 feet; thence at right angles and in a Southwesterly direction a distance of 87 feet to the Point of Beginning.

AND

On the Island of Key West and being a part of Lot 4, Square 4, Tract 11 according to Wm. A. Whitehead's Map of said Island, but better described by metes and bounds as follows:

Commencing on the Northeast corner of Simonton and Amelia Streets, said point also know as the Point of Beginning, run Northwesterly along the Northeasterly side of Simonton Street for a distance of 42.08 feet to a point; thence at right angles in a Northeasterly direction 87.0 feet to a point; thence at right angles in a Southeasterly direction 42.08 feet to a point on the Northwesterly side of Amelia Street; thence along the Northwesterly side of Amelia Street on a Southwesterly direction 87.0 feet back to the Point of Beginning.

PARCEL IDENTIFICATION NUMBERS: 00027490-000000
00027500-000000
00027510-000000

SUBJECT TO: Taxes for the year 2018 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said parties of the first part have signed and sealed these presents the day and year first above written.

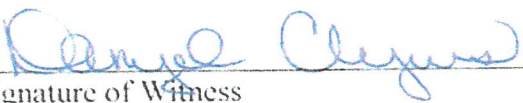
Signed, Sealed and Delivered
in the Presence of:



Signature of Witness

Cindy Sawyer

Printed Name of Witness



Signature of Witness
Danyel Clynes

Printed Name of Witness



Signature of Witness

Cindy Sawyer

Printed Name of Witness

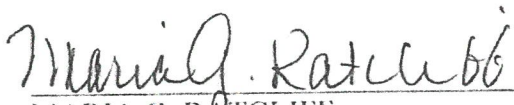


Signature of Witness
Danyel Clynes

Printed Name of Witness



FRANK FREEMAN RATCLIFF



MARIA G. RATCLIFF

STATE OF FLORIDA:
COUNTY OF MONROE:

I **HEREBY CERTIFY** that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FRANK FREEMAN RATCLIFF and MARIA G. RATCLIFF, who are personally known to me to be the persons described in and who executed the foregoing Quit Claim Deed or who produced FL DL's as identification, and they have acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

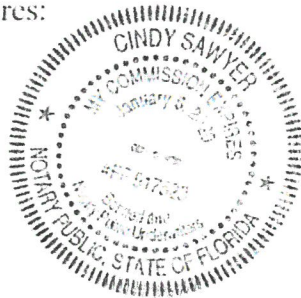
WITNESS my hand and official seal at Key West, County of Monroe, State of Florida, this 22nd day of January, 2018.

Cindy Sawyer

Printed Name of Notary

Cindy Sawyer
NOTARY PUBLIC

My Commission Expires:



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Adele V. Stones, in my capacity as attorney at law
(print name) (print position; president, managing member)
of Oropeza Stones & Cardenas
(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:

1103-1107 Simonton Street Key West, FL 33040
Street Address of subject property

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

Adele V. Stones
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 08/19/19 by
date
Adele V. Stones
Name of Authorized Representative

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

Sherab Chodron
Notary's Signature and Seal

Sherab Chodron
Name of Acknowledger typed, printed or stamped

66160439
Commission Number, if any



Sherab Chodron
Commission # GG160439
Expires: November 14, 2021
Bonded thru Aaron Notary

Authorization Form

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, Frank Ratcliffe as
Please Print Name of person with authority to execute documents on behalf of entity

MM of 1105 Simonton St LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Adele V. Stones / Adele V. Stones & Cardenas
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 of entity owner

Subscribed and sworn to (or affirmed) before me on this 08/19/19 by
date

FRANK RATCLIFF
Name of Authorized Representative

He/She is personally known to me or has presented Florida Driver as identification.
Licence # R324-266-56-062-0

Sherab Chodron
Notary's Signature and Seal

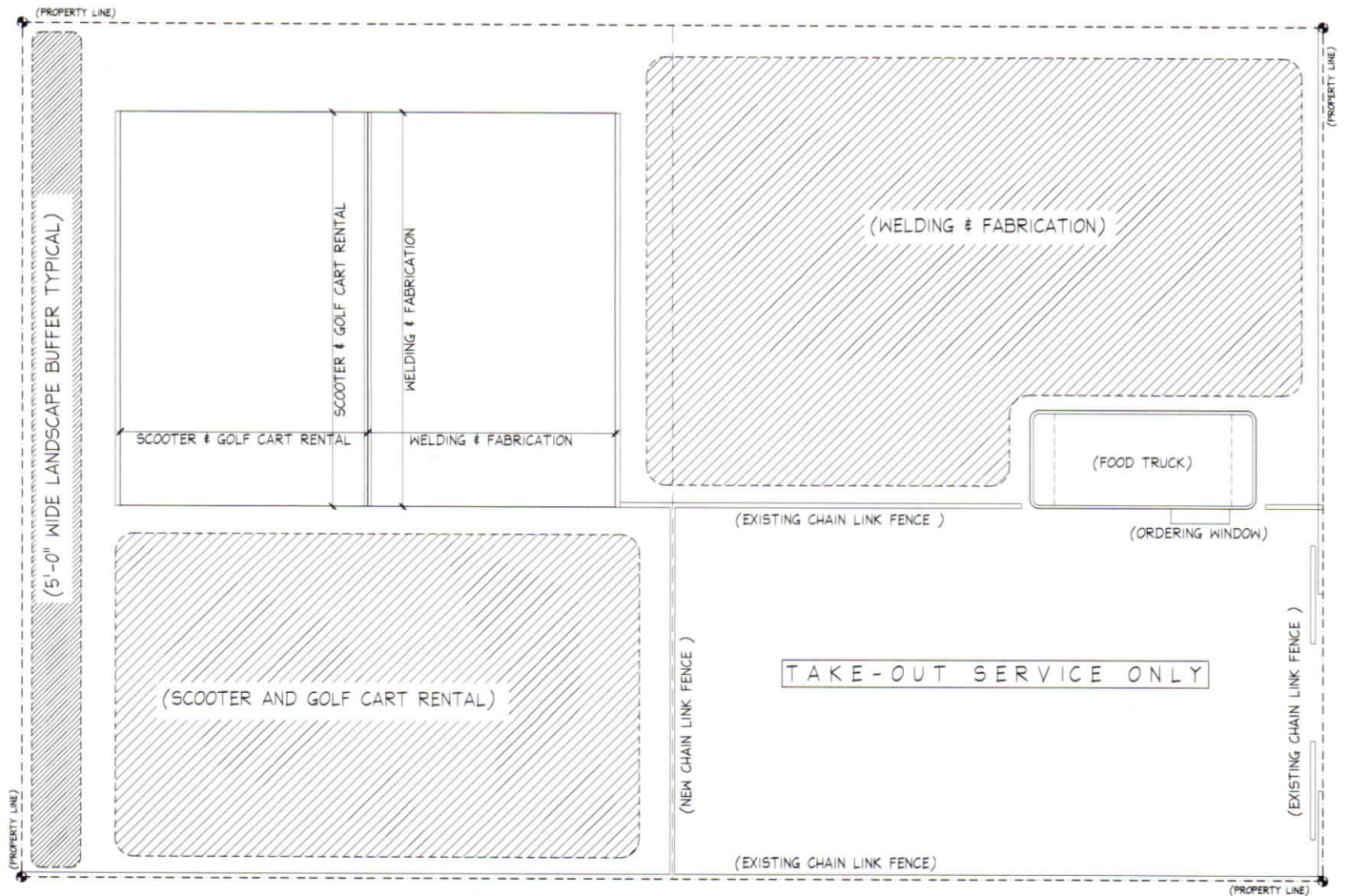
Sherab Chodron
Name of Acknowledger typed, printed or stamped

GG 160439
Commission Number, if any



Sherab Chodron
Commission # GG160439
Expires: November 14, 2021
Bonded thru Aaron Notary

Site Plans



(PHASE ONE CONFIGURATION)

Site Visit

1103-1105-1107 Simonton Street, key West, Florida 33040
SITE VISIT



1103-1105-1107 Simonton Street, Key West, Florida 33040
SITE VISIT



1103-1105-1107 Simonton Street, key West, Florida 33040
SITE VISIT



1103-1105-1107 Simonton Street, Key West, Florida 33040
SITE VISIT



1103-1105-1107 Simonton Street, key West, Florida 33040
SITE VISIT



Additional Information

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00027510-000000
 Account# 1028291
 Property ID 1028291
 Millage Group 10KW
 Location Address 1107 SIMONTON ST, KEY WEST
 Legal Description KW SUB 4 PT LOT 2 SQR 4 TR 11 G44-67/70 OR832-1570/1571 OR974-2417 OR1825-621-C OR1832-480-C OR2092-503 OR2888-1078/80
 (Note: Not to be used on legal documents)
 Neighborhood 32080
 Property Class COMMERCIAL(1000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

Owner

1105 SIMONTON LLC
 16 Emerald DR
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$261,395	\$262,516	\$231,631	\$231,631
= Just Market Value	\$261,395	\$262,516	\$231,631	\$231,631
= Total Assessed Value	\$261,395	\$254,794	\$231,631	\$231,631
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$261,395	\$262,516	\$231,631	\$231,631

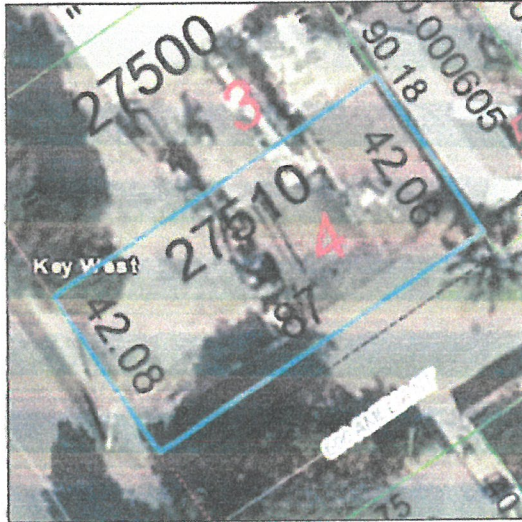
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1000)	3,661.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2018	\$111,100	Quit Claim Deed	2152194	2888	1078	99 - Unqualified	Improved
5/1/1986	\$30,000	Warranty Deed		974	2417	Q - Qualified	Vacant
6/1/1981	\$45	Warranty Deed		832	1570	M - Unqualified	Vacant

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload Data: 2/8/2018 7:00:37 AM



Developed by
The Schneider
Corporation

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00027490-000000
 Account# 1028274
 Property ID 1028274
 Millage Group 10KW
 Location Address 1103 SIMONTON ST, KEY WEST
 Legal Description KW SUB 2 PT LOT 2 SQR 4 TR 11 G44-67/70 OR832-1570/71 OR895-871 OR1817-1762 OR1825-621-C OR1832-480-C OR2092-503 OR2888-1078/80
 (Note: Not to be used on legal documents)
 Neighborhood 32080
 Property Class COMMERCIAL (1000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

Owner

1105 SIMONTON LLC
 16 Emerald DR
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$455	\$455	\$396	\$360
+ Market Land Value	\$261,395	\$262,516	\$231,631	\$231,631
= Just Market Value	\$261,850	\$262,971	\$232,027	\$231,991
= Total Assessed Value	\$261,850	\$255,229	\$232,027	\$231,991
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$261,850	\$262,971	\$232,027	\$231,991

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	3,661.00	Square Foot	0	0

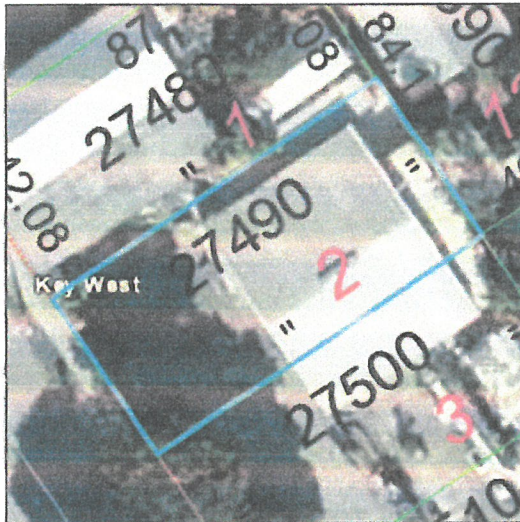
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	90 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2018	\$111,100	Quit Claim Deed	2152194	2888	1078	99 - Unqualified	Improved
9/24/2002	\$1	Quit Claim Deed		1817	1762	M - Unqualified	Improved
10/1/1983	\$39,000	Warranty Deed		895	871	M - Unqualified	Improved
6/1/1981	\$125,000	Warranty Deed		832	1570	U - Unqualified	Improved

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Permits, Sketches (click to enlarge), Photos.

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