

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Ginny Haller, Planner II

Meeting Date: April 21, 2016

Agenda Item: **Change of Non-Conforming Use – 916 Pohalski Avenue (RE # 00021080-000000; AK # 1021822)** – A request for change of non-conforming use in order to change the use from a commercial retail (dance school and studio) to a medical use on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida.

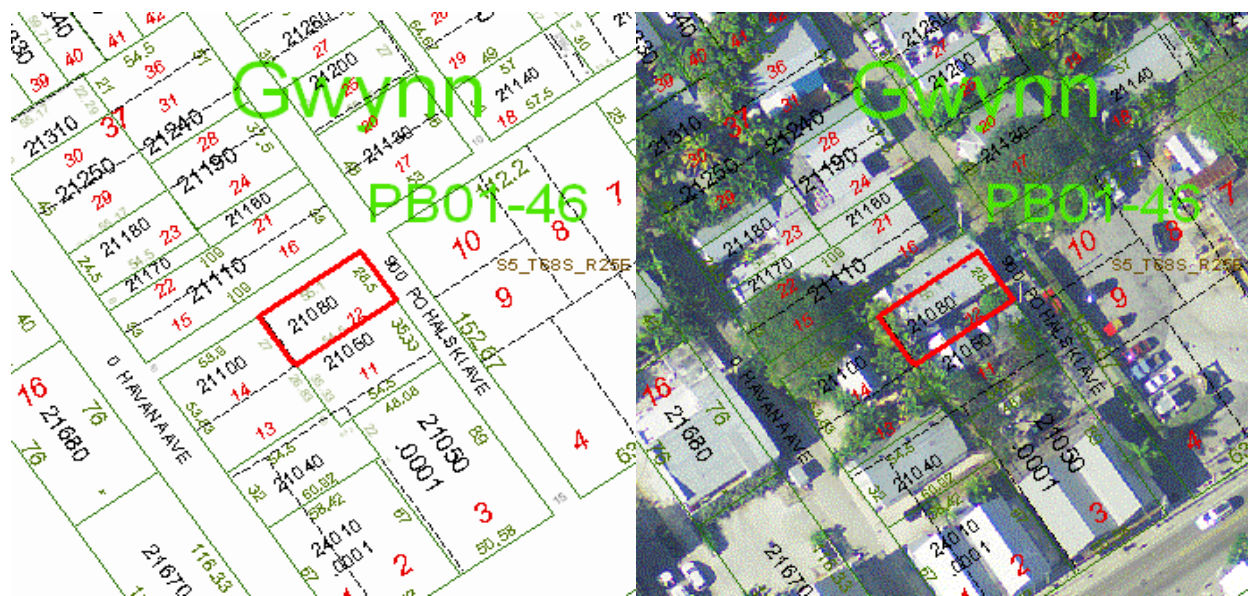
Request: Approval to change an existing dance school and studio (commercial retail) nonconforming use to acupuncture practice with related wellness therapies and therapeutic massage (medical use).

Applicant: Smith Oropeza Hawks, PL

Owner: Capital Bank, NA

Location: 916 Pohalski Avenue (RE # 00021080-000000; AK # 1021822)

Zoning: Historic High Density Residential (HHDR) Zoning District



Background and Request:

The subject property is located on Pohalski Avenue just off of Truman Avenue and is comprised of a single story frame structure. The property is located within the HHDR Zoning District, which does not allow commercial uses. However, the prior use of the property as the Coffee Mill, a dance studio and school, was an existing legal nonconforming use which was established prior to the adoption of the current zoning ordinance in 1997.

The property has been sold and the Coffee Mill is relocating. The Coffee Mill offers classes in ballet, tap, jazz, modern, Tai Chi, has Capoeira, Pilates and jazzercise. It also offers rehearsal space. It currently is open seven days a week from 8 AM to 10 PM and has an average of sixty-three classes per week with four to twenty participants per session.

The proposed use is for a medical use with an acupuncture practice along with related wellness therapies and therapeutic massage. As seen on the proposed floor plan, the applicant is proposing two private treatment rooms and one area for small group wellness activities. It anticipates the treatment of ten to twelve patrons per day, five days a week.

Surrounding Zoning and Uses within 300 feet:

North: HMDR	Single-family, multifamily residential
South: HNC-1	Single-family residential, multifamily residential, medical services, business and professional offices
East: HHDR	Single-family residential, multifamily residential
West: HHDR	Single-family residential, multifamily residential

HHDR Permitted Uses Per City Code Section 122-627:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings
- (3) Group homes with less than or equal to six residents as provided in section 122-1246.
- (4) Cemeteries, in the area bounded by Olivia Street, Windsor Lane, Passover Lane, Angela Street, and Frances Street.

HHDR Conditional Uses Per City Code Section 122-628:

- (1) Group homes with seven to 14 residents as provided by 122-1246..
- (2) Cultural and civic activities.
- (3) Educational institutions and day care.
- (4) Nursing-homes, rest homes and convalescent homes.
- (5) Parks and recreation, active or passive.
- (6) Places of worship.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Parking lots and facilities.

Process:

Development Review Committee:	February 25, 2016
Planning Board:	April 21, 2016
Local Appeal Period:	10 days
DEO Review Period:	Up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

Pursuant to City Code Section 122-32(e), a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds that:

1. The new use is equally or more appropriate to the zoning district; and

The proposed use of an acupuncture practice with related wellness therapies and therapeutic massage would be equally as appropriate as the former commercial retail use.

IN COMPLIANCE.

2. The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.

Intensity of Proposed Use: Parking

The change of use will decrease the intensity by decreasing the number of patrons which will decrease the vehicular and pedestrian traffic, therefore decreasing the need for parking facilities. The change of use does not involve enlarging the existing building or adding new floor area. **IN COMPLIANCE.**

Intensity of Proposed Use: Traffic

Compared to the prior commercial retail use, it is anticipated that the proposed use would decrease vehicular traffic to the neighborhood. **IN COMPLIANCE.**

Intensity of Proposed Use: Noise, Dust, Fumes and Other Environmental Hazards

The less intensive traditional Chinese Medicine practice will decrease the noise (from the music of the dance studio), Also the dust and fumes will decrease as a result of the decrease in traffic. **IN COMPLIANCE.**

Intensity of Proposed Use: Drainage

No changes are proposed to the exterior of the building or property that would affect drainage. The change of use would not have an adverse impact on drainage. **IN COMPLIANCE.**

Recommendation:

Based on the above analysis of the standards for considering changes of nonconforming uses in Section 122-32(e) of the Land Development Regulations, the Planning Department recommends the request be **APPROVED.**

Application



Application - Change of Nonconforming Use

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720

RECEIVED

DEC 23 2015

CITY OF KEY WEST
PLANNING DEPT

Application Fee: \$1,150.00

(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: 916 Pohalski Avenue
Real Estate (RE) #: 00021080-000000 Alternate Key: 1021822
Zoning District: HHDR Total Land Area (sq ft): 1,572.15
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Smith Oropeza Hawks, PL
Mailing Address: 138-142 Simonton Street
City: Key West State: FL Zip: 33040
Home/Mobile Phone: _____ Office: (305)296-7227 Fax: (305)296-8448
Email: greg@smithoropeza.com

PROPERTY OWNER: (if different than above)

Name: Capital Bank, NA
Mailing Address: 6435 Naples Boulevard
City: Naples State: FL Zip: 34109
Home/Mobile Phone: _____ Office: (239)825-2254 Fax: _____
Email: Michael.Rinaldi@capitalbank-us.com

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

If yes, please describe and attach relevant documents: _____

Description of existing use and proposed use. If there is more than one use please describe each use:

See attached

Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds: (1) that the new use is equally or more appropriate to the zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary):

X

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 and Elevation plan (plans MUST be signed and sealed by an Engineer or Architect prior to Planning Board hearing)
- Floor plans
- Stormwater management plan N/A

Existing and Proposed Use of 916 Polhaski Avenue

Existing Use:

The property is currently the home of the "Coffee Mill" which is a dance school and studio. The Coffee Mill offers classes in Ballet, Tap, Jazz, Modern, Yoga, Zumba, Tai Chi, Capoeira, Pilates and Jazzercise. Additionally, the Coffee Mill is a rehearsal space for both professional and amateur dancers and artists. The majority of the use of the Coffee Mill is accompanied by music and consists of class sizes of four (4) to twenty (20) participants per session. The Coffee Mill is currently open seven (7) days a week from 8 a.m. to 10 p.m. The Coffee Mill averages sixty-three (63) classes per week.

Description of Proposed Use:

The proposed use is the operation of an acupuncture practice together with related wellness therapies and therapeutic massage. The wellness therapies include Traditional Chinese Herbal Medicine, therapeutic stretching and meditation. All of these modalities are components of a Traditional Chinese Medicine Practice. As noted on the proposed floor plan, the Applicant is proposing the establishment of two private treatment rooms and one area for small group wellness activities. The Applicant anticipates treating ten (10) to twelve (12) per day, five (5) days a week.

Compliance with City Code Section 122-32(e):

Pursuant to Section 122-32(e) the proposed Traditional Chinese Medicine is as compatible, if not more compatible with the surrounding mixture of uses including commercial, industrial and residential as the proposed use will substantially decrease the intensity of the property. The change of use will decrease the intensity of the premises by decreasing the number of patrons which in turn decrease traffic, both vehicular and pedestrian thereby decreasing the need for parking facilities. The less intensive Traditional Chinese Medicine practice will decrease noise as the very nature of an acupuncture practice is substantially less noisy than a dance studio. Additionally dust and fumes will decrease as a result in the decrease to traffic. There are no adverse impacts to drainage or environmental hazards as a result of the proposed use.

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Gregory Oropeza, in my capacity as Attorney
(print name) (print position; president, managing member)

of Smith | Oropeza | Hawks
(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:

916 Pohalski 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.

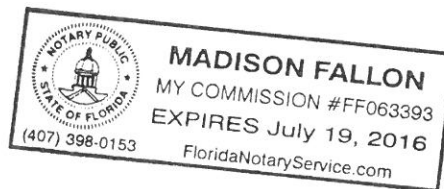
Madison
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12-23-15 by
date

Gregory Oropeza
Name of Authorized Representative

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

Madison Fallon
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Where Owner is a Business Entity)**

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

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

VICE president of Capital Bank, N.A.
Name of office (President, Managing Member) Name of owner from deed

authorize Smith / Oropeza / Hawks
Please Print Name of Representative

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

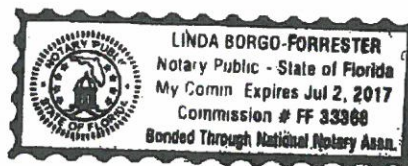
[Signature] Vice President
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 4-19-16
Date

by MICHAEL RINALDI
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.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

IN THE CIRCUIT COURT OF THE
SIXTEENTH JUDICIAL CIRCUIT IN AND
FOR MONROE COUNTY, FLORIDA

Doc# 1957794 11/18/2013 9:54AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

CASE NO. 44-2011-CA-001092-K

CAPITAL BANK, N.A., a national association f/k/a NAFH NATIONAL BANK, successor by merger
with TIB BANK

Plaintiff

VS.

DAIVD P. LETO et. al.

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action October 16, 2013 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

11/18/2013 9:54AM
DEED DOC STAMP CL: Krys

\$0.70

SEE ATTACHED LEGAL DESCRIPTION

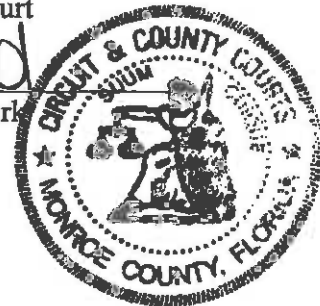
was sold to: CAPITAL BANK, N.A., a nation association f/k/a NAFH NATIONAL BANK,
successor by merger with TIB BANK
6435 NAPLES, BOULEVARD
NAPLES, FLORIDA 34109

WITNESS MY HAND AND SEAL of this Court on November 14, 2013

Doc# 1957794
Bk# 2658 Pg# 1833

AMY HEAVILIN,
Clerk of the Court

By: Smythend
Deputy Clerk



Bid Amount \$100.00



FILED FOR RECORD
2013 NOV 14 PM 1:07
CLERK OF COURT
MONROE COUNTY, FLA.

EXHIBIT "A"

On the island of Key West and known as Lot 12, of W.A. GWYNN'S PLAT OF SUBDIVISION OF TRACT 6, recorded in Plat Book 1, Page 46, of the Public Records of Monroe County, Florida; said lot having a front on Pohalski Street of twenty eight feet, six inches and a depth of fifty four feet, six inches on Nicholas Avenue.

ALSO:

A parcel of land on the Island of Key West, and known as part of Lot 14, of part of Tract 6, according to a diagram which is recorded in Plat Book 1, Page 46, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:

BEGIN at the Northerly corner of the said Lot 14 and run thence Southeasterly along the Northeasterly boundary line of the said Lot 14 for a distance of 27.0 feet to the Southeasterly face of an existing one story metal building; thence Southwesterly with a deflection angle of $90^{\circ}25'28''$ to the right along said building for a distance of 0.8 feet to the Southerly corner of said building; thence Northwesterly and at right angles along the Southwesterly face of said building for a distance of 27.0 feet to the Northwesterly boundary line of the said Lot 14; thence Northeasterly and along the said boundary line for a distance of 0.6 feet back to the Point of Beginning.

Including all Fixtures, all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance).

Survey

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S24°45'55"E ASSUMED
ALONG THE CENTERLINE OF
POHALSKI AVENUE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

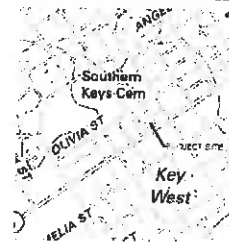
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
916 POHALSKI AVENUE
KEY WEST, FL 33040

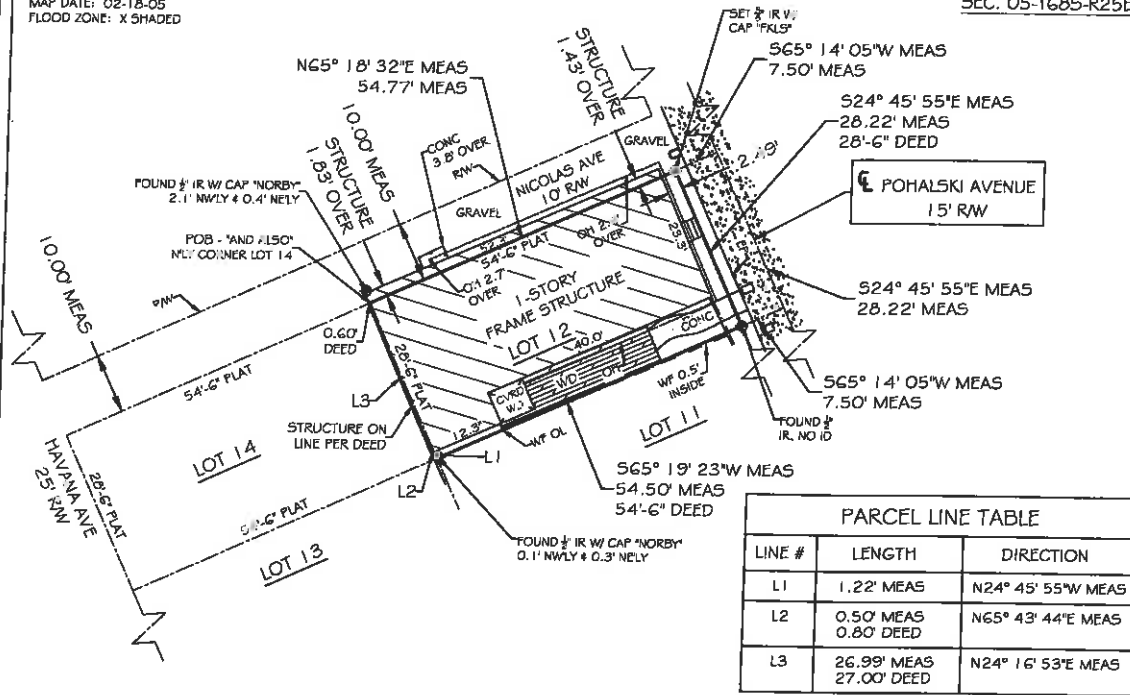
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X SHADED

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 05-T685-R25E

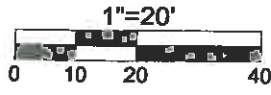


LEGAL DESCRIPTION -

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AND ALSO

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TOTAL AREA = 1,547.95 SQFT±

CERTIFIED TO -

Edw. and McGinley;

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

- | | | |
|-----------------------------------|----------------|------------------------------------|
| BPF = BACK-FLOW PREVENTER | GLY = GUY WIRE | POC = POINT OF CORRECTION |
| BD = BLOW OUT | IS = IRON PIPE | POI = POINT OF INTERSECTION |
| C 4 G = 4" CONCRETE CURB & GUTTER | IR = IRON ROD | PVR = PERMANENT REFERENCE MONUMENT |
| CS = CONCRETE BLOCK | LB = IRON ROD | PT = POINT OF TANGENT |
| CSW = CONCRETE BLOCK WALL | L3 = IRON ROD | R = RADIUS |
| CL = CENT. LINE | L3 = IRON ROD | RAW = RIGHT OF WAY LINE |
| CLF = CHANNEL FENCE | L3 = IRON ROD | S 100 = SEWER SET-UP CLEAN-OUT |
| CP = CONCRETE POWER POLE | L3 = IRON ROD | SW = 5/8" WALL |
| CPW = CONCRETE POWER POLE | L3 = IRON ROD | TBM = TO BENCH MARK |
| CRC = CONCRETE | L3 = IRON ROD | TGB = TOP OF BATH |
| CONC = CONCRETE | L3 = IRON ROD | TOG = TOP OF SLOPE |
| CPW = CONCRETE POWER POLE | L3 = IRON ROD | TS = TOP SURFACE |
| CR = CONCRETE | L3 = IRON ROD | TYP = TYPICAL |
| CRS = CONCRETE | L3 = IRON ROD | UR = UNREADABLE |
| CRS = CONCRETE | L3 = IRON ROD | UR = UNREADABLE |
| CRS = CONCRETE | L3 = IRON ROD | UR = UNREADABLE |
| CRS = CONCRETE | L3 = IRON ROD | UR = UNREADABLE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADJUSTIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY; THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 12/11/2015
REVISION DATE: XX/XX/XXXX
SHEET 1 OF 1
DRAWN BY: MPB
CHECKED BY: _____
JOB NO: 15-120

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CONFORMS WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:
EDWARD MCGINLEY, PROFESSIONAL SURVEYOR AND MAPPER, LSW 7847

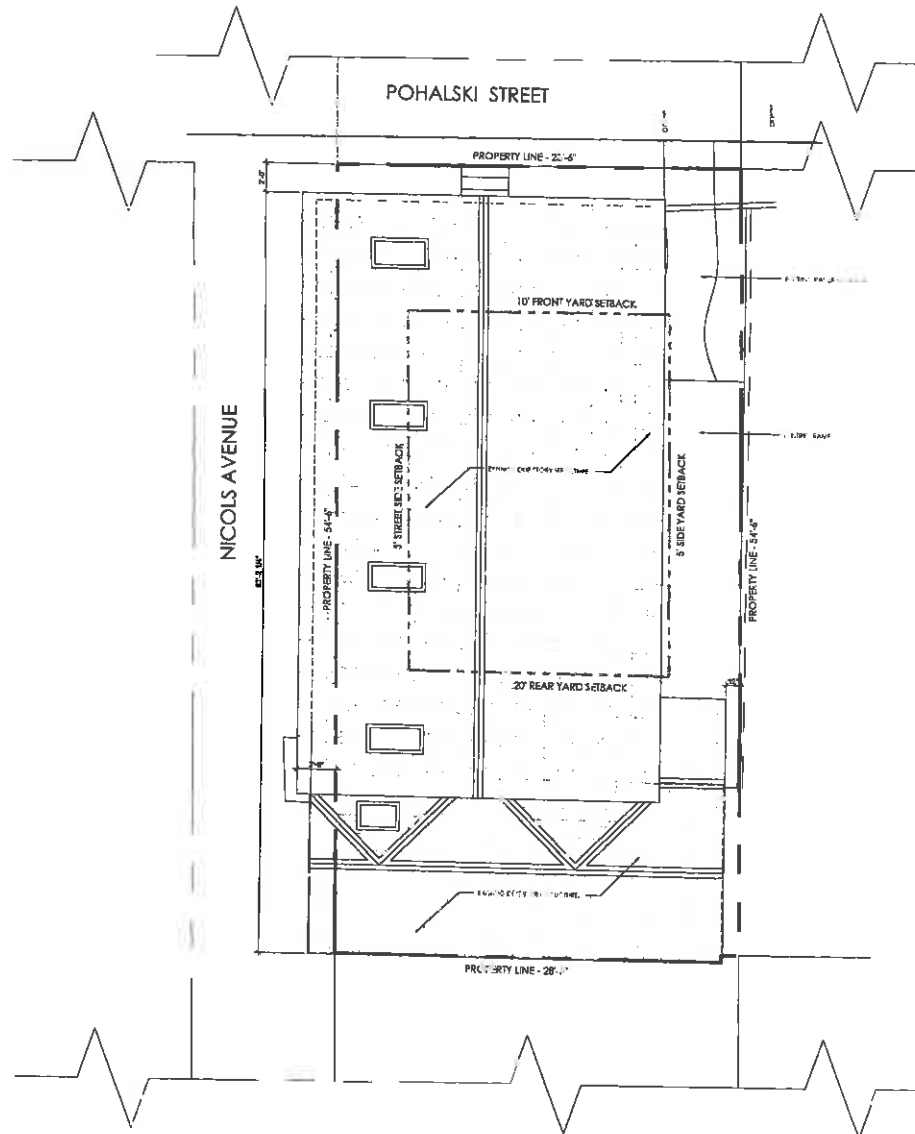


**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

Site Plans

CODE		SITE DATA		
ZONING DISTRICT	HHDR	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT SIZE	4,000 SF Min	1,548 SF		
SETBACKS:				
FRONT SETBACK	10'	2'-0"	No Change	No
SIDE SETBACK	5'	1'-0"	No Change	No
STREET SIDE SETBACK	5'	-2'-9" (Out of Property Line)	No Change	No
REAR SETBACK	20'	0'-0" (On Property Line)	No Change	No
BUILDING COVERAGE	50%	73.2% (1,287.6 SF)	No Change	No
IMPERVIOUS COVERAGE	60%	94.7% (1,455.5 SF)	No Change	No

- Notes:
 1. SF: calculations are based on the survey date: 12-11-2015.
 2. The building is located partially outside of its property line. The area of it is an estimated 118 SF. This square footage is not included in the building or property coverage.



① SITE PLAN
 SCALE: 1/4" = 1'-0"



A20
 ARCHITECTURE

ARCHITECT:

CONSULTANT:

**COFFEE MILL
 WELLNESS CENTER**

74 POHALSKI STREET, DEPT. WEST, COBRE, CO. 80110

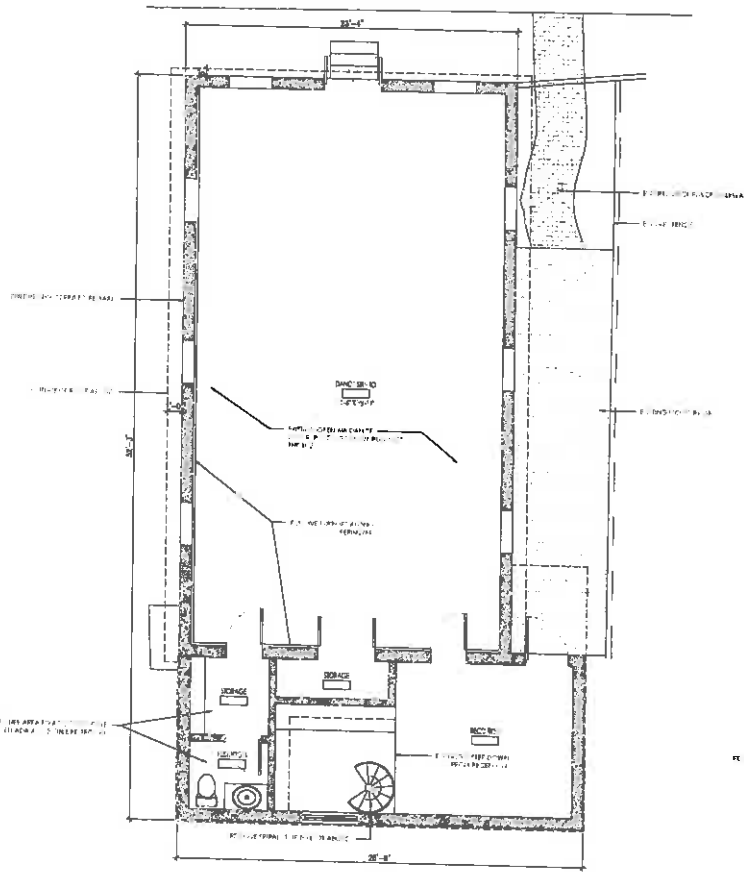
SUBMISSION / REVISIONS:

TITLE:
 EXISTING SITE PLAN
 1 OF 2

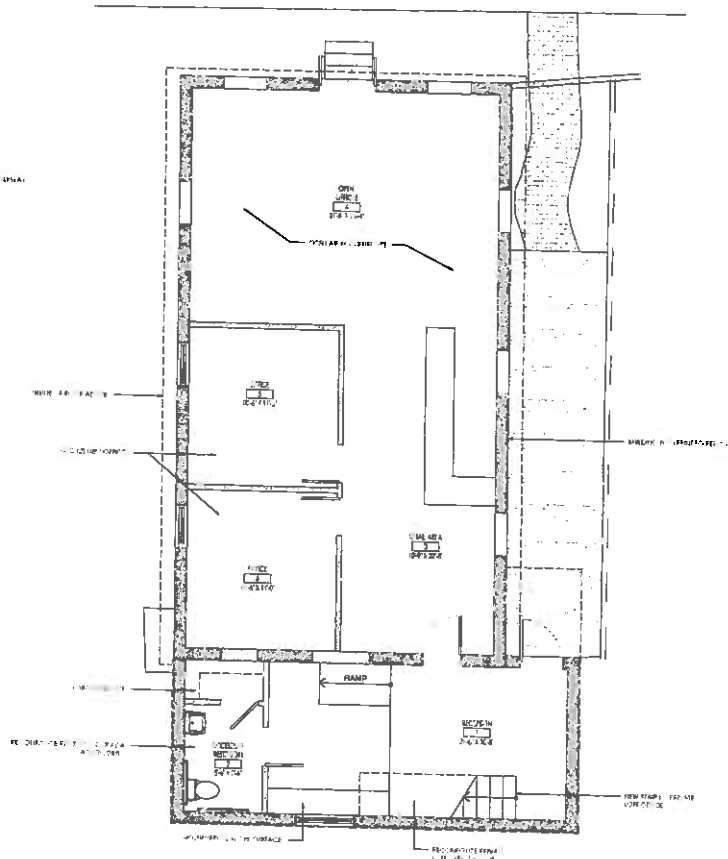
PROJECT #: 1525

A1

SHEET:
 DECEMBER 21, 2015



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



- Notes:
- Proposed work subdivides the large open space into four (4) zones: two (2) offices, one (1) multi-purpose space, and one (1) rest area and courtyard for the proposed Wellness Center.
 - Proposed work provides (1) ADA compliant restroom.

<p>ARCHITECTURE</p> <p>A20</p>	ARCHITECT:
	CONSULTANTS:
<p>COFFEE MILL WELLNESS CENTER</p> <p>914 POWELL STREET, KEY WEST, FLORIDA, 33900</p>	
TITLE:	SUBMISSION / REVISIONS:
EXISTING / AND REVISIONS FLOOR PLANS	2 OF 2
PROJECT #1538	
<p>A2</p>	
<p>DECEMBER 21, 2018</p>	

Site Photos

Photograph # 1 existing front of building



Photograph # 2 left side setback



Photograph # 3 right side setback



Property Appraiser Information



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

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

The offices of the Property Appraiser will be closed **Thursday** the 24th and **Friday** the 25th for Christmas **Holiday**.
Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1021822 Parcel ID: 00021080-000000

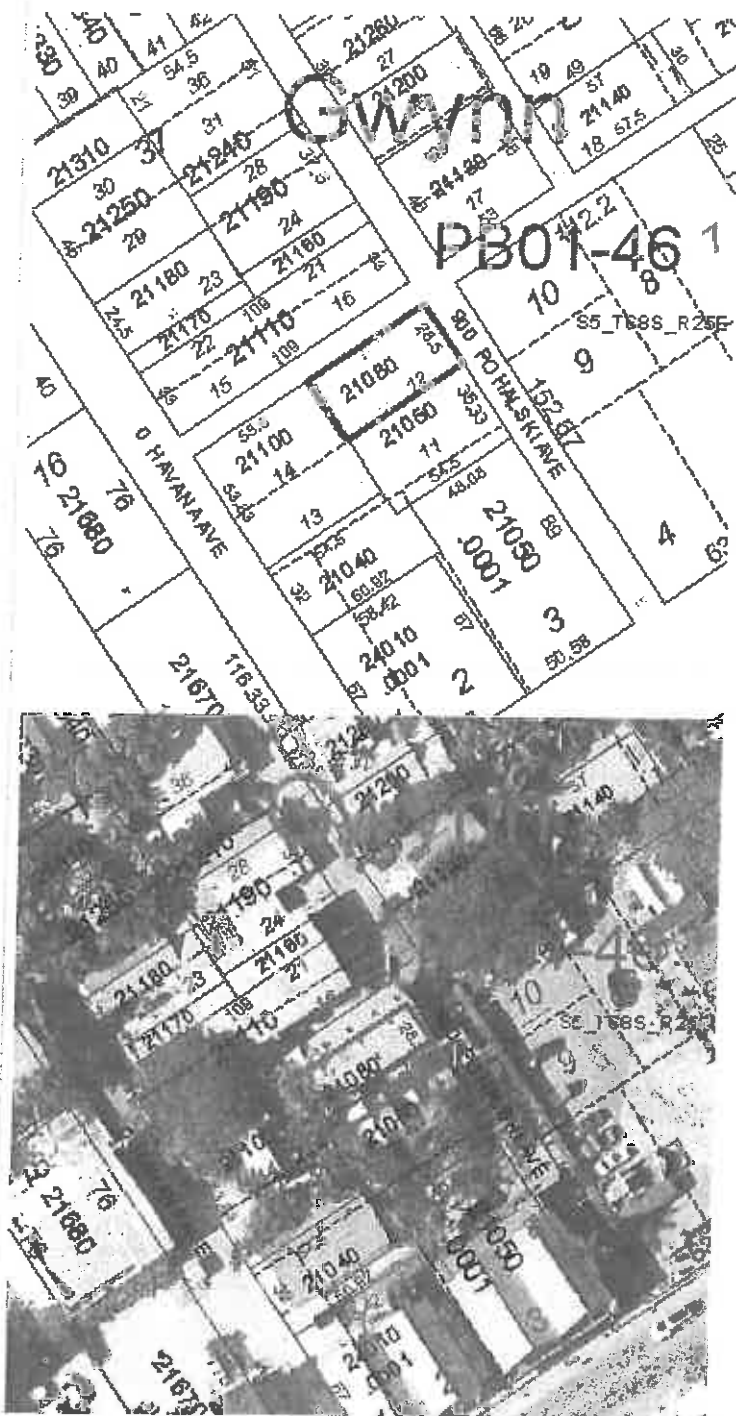
Ownership Details

Mailing Address:
CAPITAL BANK NA
6435 NAPLES BLVD
NAPLES, FL 34109-2016

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section:
Township: 05-68-25
Range:
Property Location: 916 POHALSKI AVE KEY WEST
Legal Description: KW PB1-46 LOT 12 AND PT LOT 14 OF TR 6 G2-596 C5-120 OR559-773 OR584-204 OR757-600/01 OR862-854 OR873-950 OR1031-1477 OR1044-1593C OR1460-840/41 OR1779-2294AFF OR2220-1551 OR2220-1554 OR2243-2163/65 OR2658-1833/34C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			1,572.15 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1256
Year Built: 1918

Building 1 Details

Building Type
Effective Age 24
Year Built 1918
Functional Obs 0

Condition A
Perimeter 182
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 30
Grnd Floor Area 1,256

Inclusions:

Roof Type
Heat 1
Heat Src 1

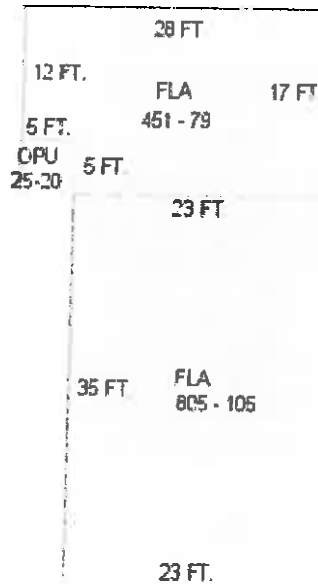
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 8

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					805
2	FLA		1	1989					451
3	OPU		1	1989					25

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

3482	CLUBS-LDGE-HALLS C	100	N	N
3483	APARTMENTS	100	N	N
3484	OPU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
915	MIN WOOD SIDING	42
916	METAL SIDING	58

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	100 SF	0	0	1979	1980	4	30
2	FN2:FENCES	48 SF	0	0	1991	1992	2	30

Appraiser Notes

2006-8-10 - OLD COFFEE MILL BLDG.BCS
LOCATION ADJUSTMENT WARRANTED ON THIS PARCEL DUE TO LIMITED STREET EXPOSURE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-3467	09/21/2012	12/11/2013	3,000	Residential	REMOVE SKYLIGHT & INFILL PATCH ROOF MAINT. & PAINT 2000 SQS. OF ROOFING, PAINT SILVER.
1 12-3467	10/17/2012	12/11/2013	6,000	Residential	*REVISION #1 - DO NOT DO MAINTENANCE & PAINT AS PER 12-01-1555. REMOVE & REPLACE 200 SF OF METAL SHINGLES.

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	118,248	492	101,589	220,329	220,329	0	220,329
2014	123,316	447	101,589	225,352	225,352	0	225,352
2013	123,316	447	101,589	225,352	225,352	0	225,352
2012	130,073	447	136,000	266,520	266,520	0	266,520
2011	130,073	447	136,000	266,520	245,909	0	266,520
2010	130,073	447	93,034	223,554	223,554	0	223,554
2009	130,073	452	200,917	331,442	331,442	0	331,442
2008	135,141	459	410,736	546,336	546,336	0	546,336
2007	92,226	464	275,127	367,817	367,817	0	367,817

2006	75,087	469	125,772	201,328	201,328	0	201,328
2005	77,834	476	110,051	188,361	188,361	0	188,361
2004	77,787	481	94,329	138,317	138,317	0	138,317
2003	77,787	486	47,165	138,317	138,317	0	138,317
2002	84,072	493	47,165	131,730	131,730	0	131,730
2001	84,072	498	47,165	131,735	131,735	0	131,735
2000	69,236	125	29,871	99,232	99,232	0	99,232
1999	69,236	128	29,871	99,235	99,235	0	99,235
1998	46,266	130	29,871	76,267	76,267	0	76,267
1997	46,266	137	26,726	73,129	73,129	0	73,129
1996	42,059	148	26,401	68,608	68,608	0	68,608
1995	42,059	156	26,401	68,616	68,616	0	68,616
1994	42,059	164	26,401	68,624	68,624	0	68,624
1993	42,059	114	26,401	68,574	68,574	0	68,574
1992	42,059	120	26,401	68,580	68,580	0	68,580
1991	41,342	126	26,401	67,869	67,869	25,000	42,869
1990	45,768	134	22,130	68,032	68,032	25,000	43,032
1989	64,108	0	21,742	85,850	85,850	25,000	60,850
1988	63,649	0	18,636	82,285	82,285	25,000	57,285
1987	48,813	0	8,386	57,199	57,199	0	57,199
1986	48,947	0	8,386	57,333	57,333	0	57,333
1985	48,217	0	6,141	54,358	54,358	0	54,358
1984	12,108	0	6,141	18,249	18,249	0	18,249
1983	12,195	0	6,141	18,336	18,336	0	18,336
1982	6,856	0	4,482	11,338	11,338	0	11,338

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
11/14/2013	2658 / 1833	100	CT	12
6/20/2005	2220 / 1554	75,000	WD	O
9/1/1987	1031 / 1477	100,000	WD	Q
9/1/1982	862 / 854	8,000	QC	U
2/1/1978	757 / 600	6,000	00	Q

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Monroe County Property Appraiser
 Scott P. Russell, CFA
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