



THE CITY OF KEY WEST
Planning Department

**SPECIAL 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*

Please print or type a response to the following:

1. Site Address 414 Simonton Street & 411 Bahama Street, Key West, Florida
2. Name of Applicant Adele V. Stones, Stones & Cardenas
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
5. Phone # of Applicant (305) 294-0252 Mobile# _____ Fax# (305) 292-5442
6. **E-Mail Address** ginny@keyslaw.net
7. Name of Owner, if different than above Inter-Ocean Holdings, LLC
8. Address of Owner 600 Fleming Street
Key West, FL 33040
9. Phone Number of Owner _____ Fax# _____
10. Email Address edeboer@bellsouth.net
11. Zoning District of Parcel HNC-1 RE# 00006460-000000 & 0006390-000200
12. Description of Use and Exception Requested

Guesthouse owner proposed to furnish each of the fourteen (14) guestrooms with "mini-bars" to provide refrigerated beverages including water, soft drinks, beer and spirits for in-room consumption by guests of the Pilot House, and may offer beverage services poolside to guests of the establishment.

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:

The guesthouse is located in a mixed use commercial and residential district which includes five (5) other transient lodging facilities, six (6) or more restaurants, grocery stores, liquor package store, and general retail, in addition to churches, funeral homes, and single family residences. All of these uses have successfully co-existed for ten (10) plus years.

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

There will be no conflict anticipated as the alcohol sales will be limited to the in room and pool side sales for consumption by guests of the facility. There will be no bar/lounge or other gathering for "happy hour" sponsored by the guesthouse.

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

The applicant will not offer beverages to the general public. The guestroom minibars and pool service will be in areas contained within the structures or isolated from general public access. The applicant is open to other suggested mitigation measures which will minimize any perceived negative impact.

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

414 Simonton Street and 411 Bahama Street, Key West, Florida

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 11/30/12 by

date

Adele V. Stones

Name of Authorized Representative

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

Cindy Sawyer

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

Authorization Form

Please note, ^{Special Exception} ~~Conditional Use~~ requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

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

I, Lynn Kephart + individually + for Pilot House LLC authorize
Please Print Name(s) of Owner(s)

Adele V. Stones on behalf of Inter Ocean Holdings, LLC
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

[Signature]
Signature of Owner Signature of Joint/Co-owner if applicable

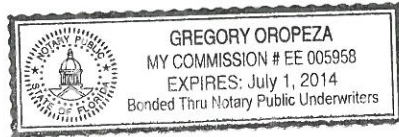
Subscribed and sworn to (or affirmed) before me on November 26/12 (date) by

Lynn H. Kephart
Please Print Name of Affiant

He/She is personally known to me or has

presented _____ as identification.

[Signature]
Notary's Signature and Seal



Gregory Oropeza Name of Acknowledger printed or stamped

_____ Title or Rank

_____ Commission Number (if any)

Deed

605231

1177

1177/2019

WARRANTY DEED

THIS INDENTURE,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

THIS INDENTURE,

Made this 6th day of June, A.D.

Between, **FIRST BAPTIST CHURCH OF KEY WEST INCORPORATED, A FLORIDA NOT FOR PROFIT CORPORATION a/k/a FIRST BAPTIST CHURCH OF KEY WEST, INC., a/k/a THE FIRST BAPTIST CHURCH OF KEY WEST, INC.,** which corporation is successor to **FIRST BAPTIST CHURCH OF KEY WEST,** party of the first part, and **LYNN H. KEPHART, A SINGLE MAN,** whose address is 414 Simonton Street, Key West, Monroe County, Florida, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey, and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of **Monroe** and State of **Florida**, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Property Appraiser's Parcel I.D. Number: A Portion of: 0000650-000000;
00006390-00200; and 00006520-000000

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, in version, remainder and easement thereto belonging or in anywise appertaining:

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

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Director and its corporate seal to be affixed, the date and year above written.

Signed, Sealed and Delivered
In Our Presence:

FIRST BAPTIST CHURCH OF KEY WEST INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION, a/k/a FIRST BAPTIST CHURCH OF KEY WEST, INC., a/k/a THE FIRST BAPTIST CHURCH OF KEY WEST, INC., WHICH CORPORATION IS SUCCESSOR TO FIRST BAPTIST CHURCH OF KEY WEST.

Simon R. Roberts
Phonon

BY: William J. Sikes
WILLIAM J. SIKES, Director

RECORDED 150000 Date 1-24-91
By [Signature]

STATE OF FLORIDA :
COUNTY OF DUVAL :

I hereby Certify that on this 6th day of June A.D. 1991, before me personally appeared WILLIAM J. BATES, Director of FIRST BAPTIST CHURCH OF KFY WEST INCORPORATED, A FLORIDA NOT-FOR-CORPORATION existing under the laws of the State of Florida to me known to be the person described in and who executed the foregoing conveyance to LYNN H. KEPHART, A SINGLE MAN and severally acknowledged the execution thereof to be the free act and deed as such officer, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Jacksonville, in the County Duval and State of Florida, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC



110871 1177 A 2 1

FIRST BAPTIST CHURCH
EXHIBIT "A"

LEGAL DESCRIPTION: PARCEL 1

All that tract or parcel of land lying and being in the City of Key West, County of Monroe and State of Florida, and more particularly described as follows:

Beginning at a point on the Southerly side of Eaton Street, 84 feet Southwesterly, measured along the Southerly side of Eaton Street and from the Southwest corner of Eaton Street and Simonton Street and:

running thence Southeasterly parallel with Simonton Street 86 feet; thence Southwesterly parallel with Eaton Street 10 feet; thence Southeasterly parallel with Simonton Street 14 feet; thence Southwesterly parallel with Eaton Street 62 feet, 3 inches; thence run Northwesterly parallel with Simonton Street 50 feet, 4 inches; thence run Northeasterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 2 feet, 4 inches; thence run Southwesterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 10 feet 6 inches; thence run Northeasterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 2 feet 3 inches; thence run Southwesterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 10 feet 6 inches; thence run Northeasterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 2 feet 3 inches; thence run Southwesterly parallel with Eaton Street 8 inches; thence run Northwesterly parallel with Simonton Street 28 feet, 5 inches to the Southeast Right-of-Way of said Eaton Street; thence run Northeasterly along the said Right-of-Way 72 feet, 3 inches back to the Point of Beginning.

LEGAL DESCRIPTION: PARCEL 2

On the Island of Key West, known on William A. Whitehead's map delineated in February, 1829 as a part of Square Thirty Seven.

COMMENCING at a point One Hundred (100) feet from the corner of Eaton and Bahama Streets and running thence in a Southeasterly direction along the line of Bahama Street 50.00 feet; thence at right angles in a Northeasterly direction 105 feet; thence at right angles and parallel with Bahama Street in a Northwesterly direction 50.00 feet; thence in a Southwesterly direction 105 feet to the Place of Beginning.

LEGAL DESCRIPTION: Parcel 3

On the Island of Key West, Monroe County, Florida and being a portion of Lot 4 Square 37 according to William A. Whitehead's map of said Island, delineated in February A.D., 1829 but more particularly described as follows:


COMMENCE at the Southeasterly Right-of-Way line of Eaton Street and the Southwesterly Right-of-Way line of Bahama Street; thence Southeasterly along the said Southwesterly Right-of-Way line of Bahama Street for 201.00 feet; thence continue Southeasterly along the said Southwesterly Right-of-Way line of Bahama Street for 51.00 feet; thence at a right angle and in a Southwesterly direction for 94.25 feet; thence at a right angle and in a Northwesterly direction for 10.00 feet; thence at a right angle and in a Southwesterly direction for 22.00 feet; thence at a right angle and in a Northwesterly direction for 41.00 feet; thence at a right angle and in a Northeasterly direction 116.25 feet to the said Southwesterly Right-of-Way line of Bahama Street and the Point of Beginning.

695231 1177 11022

**ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF TRUSTEES OF
THE FIRST BAPTIST CHURCH OF KEY WEST, INCORPORATED**

We, the undersigned, being all of the trustees of The First Baptist Church of Key West, Incorporated, hereby designate William J. Sikes as the sole Director of The First Baptist Church of Key West, Incorporated, to execute legal documents and act on behalf of The First Baptist Church of Key West, Incorporated, and to do all other acts necessary for the purposes of consummating the sale of church property in accordance with a written agreement between the church and Lynn Kephart.

Dated this 25 day of November, 1990.



William J. Sikes, Director
and Trustee



Joan S. Sikes, Trustee



Hastings G. Joyner, Trustee

NOTARIAL PUBLIC
STATE OF FLORIDA
COMMISSION EXPIRES
1991

800240

1177/2023

QUIT CLAIM DEED

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural, the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this June day of June A.D. 1991

Between **FIRST BAPTIST CHURCH OF KEY WEST INC., A FLORIDA NOT-FOR-PROFIT CORPORATION** party of the first part, And **LYNN H. KEPHART, A SINGLE MAN** whose address is 414 Simonton Street, Key West, Monroe County, Florida 33040, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)**-----dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has 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, known on William A. Whitehead's map delineated in February, 1829 as a part of Square Thirty Seven.

COMMENCING at a point One Hundred (100) feet from the corner of Eaton and Bahama Streets and running thence in a Southeasterly direction along the line of Bahama Street 50.00 feet; thence at right angles in a Northeasterly direction 106 feet; thence at right angles and parallel with Bahama Street in a Northwesterly direction 50.00 feet; thence in a Southwesterly direction 106 feet to the Place of Beginning.

Property Appraiser I.D. Number, a portion of 00006390-000200

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party 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.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed & Delivered
In Our Presence:

**FIRST BAPTIST CHURCH
OF KEY WEST INCORPORATED, A
FLORIDA NOT-FOR-PROFIT
CORPORATION**

Lynn R. Roberts
[Signature]

BY: [Signature]
WILLIAM J. SIKES, DIRECTOR

STATE OF FLORIDA :
COUNTY OF DUNAL :

I hereby Certify that on this 6th day of June, A.D. 1991, before me personally appeared **WILLIAM J. SIKES, Director of FIRST BAPTIST CHURCH OF KEY WEST, INCORPORATED, A FLORIDA NOT-FOR-CORPORATION** existing under the laws of the State of Florida, to me known to be the person described in and who executed the foregoing conveyance to **LYNN H. KEPHART, A SINGLE MAN** and severally acknowledged the execution thereof to be the free act and deed as such officer, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

[Signature] WITNESS my signature and official seal at Jacksonville in the County of Dunal and State of Florida, the 6th day of June last aforesaid.

NOTARY PUBLIC

DP 114-40 7-24-91

[Signature]
By: [Signature]

503
5103

QUIT CLAIM DEED

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural, the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 1 day of Aug A.D. 1994.

Between **JAMES R. DEAN and DONNA S. DEAN, HIS WIFE**, party of the first part, and **LYNN H. KEPHART, A SINGLE MAN** whose address is 414 Simonton Street, Key West, Monroe County, Florida 33040, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)**----- Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has 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, known on William A. Whitehead's map delineated in February, 1829 as a part of Square Thirty Seven.

COMMENCING at a point One Hundred (100) feet from the corner of Eaton and Bahama Streets and running thence in a Southeasterly direction along the line of Bahama Street 50.00 feet; thence at right angles in a Northeasterly direction 106 feet; thence at right angles and parallel with Bahama Street in a Northwesterly direction 50.00 feet; thence in a Southwesterly direction 106 feet to the Place of Beginning.

Property Appraiser I.D. Number, a portion of 00006390-002000

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 party 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.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed & Delivered
In Our Presence:

[Signature]
Robert T. Feldman

[Signature]
Donna S. Dean

[Signature]
JAMES R. DEAN

[Signature]
DONNA S. DEAN

46
MS-9
NO-35

STATE of Florida :
COUNTY of Monroe :

I HEREBY CERTIFY that on this 1 day of Aug, 1994, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgment, **JAMES R. DEAN and DONNA S. DEAN, His Wife**, to me well known and known to me to be the individuals described and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. The Deans are either personally known by me or they produced _____ as identification. No oath was taken.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of FL, the day and year last aforesaid.

NOTARY PUBLIC [Signature]
ROBERT T. FELDMAN
MY COMMISSION # CC 205841 EXPIRES
June 4, 1996
BONDED THRU TRU FARM ASSURANCE, INC.

OFF REC 1318 PAGE 1 866
852572

Prepared by Karlow A. GRANT

Doc# 1637031 04/11/2007 3:54PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by
Patricia Haas, an employee of
First American Title Insurance Company
3132 Northside Drive, Suite 101, Building C
Key West, Florida 33040
(305)296-2967

04/11/2007 3:54PM
DEED DOC STAMP CL: PA \$0.70

Return to: Grantee

Doc# 1637031
Bk# 2286 Pg# 127

File No.: 1064-1555665

CORRECTIVE WARRANTY DEED

This indenture made on April 10, 2007 A.D., by

Lynn H. Kephart, a single man

whose address is: **524 Eaton Street, Key West, Florida 33040**
hereinafter called the "grantor", to

Pilot House, L.L.C., a Florida Limited Liability Company

whose address is: **414 Simonton Street, Key West, Florida 33040**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **MONROE** County, **Florida**, to-wit:

IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA KNOWN AND DESCRIBED ON THE MAP OR PLAN OF SAID CITY AS DELINEATED BY WILLIAM A. WHITEHEAD IN FEBRUARY A.D. 1829 AS IN LOTS 1 AND 2, SQUARE 37, BEGINNING AT A POINT ON SIMONTON STREET 160 FEET FROM THE CORNER OF EATON AND SIMONTON STREETS AND RUNNING THENCE ON SIMONTON STREET IN A SOUTHEASTERLY DIRECTION 42 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 106 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 42 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 106 FEET TO THE PLACE OF BEGINNING ON SIMONTON STREET.

Parcel Identification Number: **00006460-000000 / AK 1006696 and 1006696**

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED RECORDED ON JULY 22, 2003, IN OFFICIAL RECORDS BOOK 1910, PAGE 1359, MONROE COUNTY, FLORIDA.

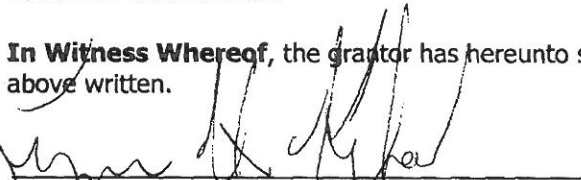
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2006.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Lynn H. Kephart

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: PATRICIA HAAS



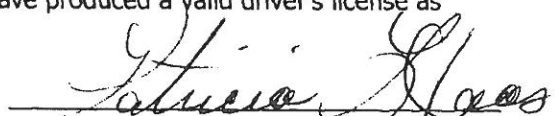
Witness Signature

Print Name: DAVID CLOPECK

State of **FL**

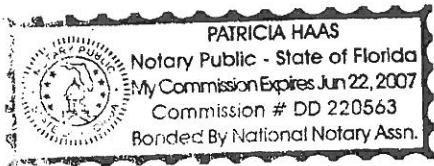
County of **Monroe**

The Foregoing Instrument Was Acknowledged before me on April 10, 2007, by **Lynn H. Kephart** who is/are personally known to me or who has/have produced a valid driver's license as identification.



NOTARY PUBLIC

Notary Print Name _____
My Commission Expires: _____



Property Appraiser Information

Karl D. Borglum Property Appraiser Monroe County, Florida

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

Property Record Card - Map portion under construction.

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

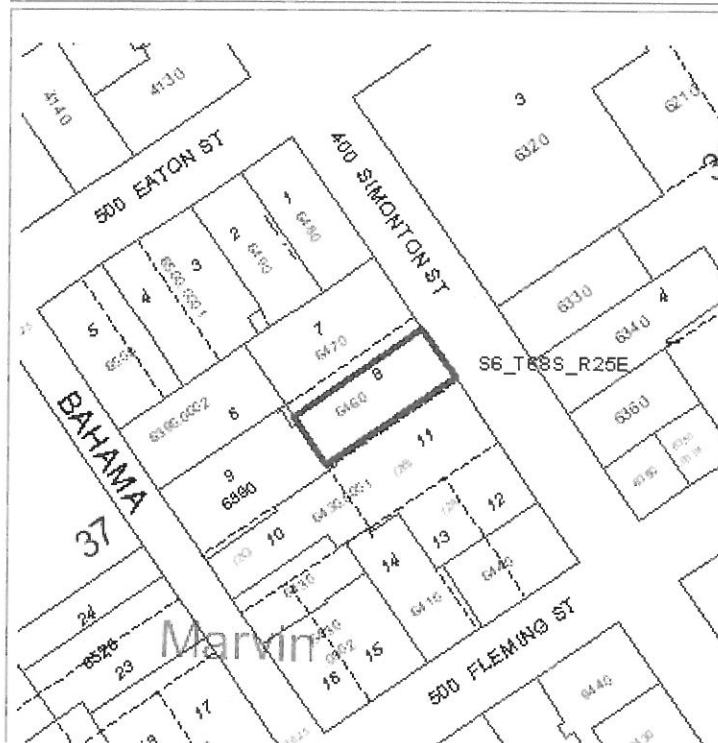
Alternate Key: 1006696 Parcel ID: 00006460-000000

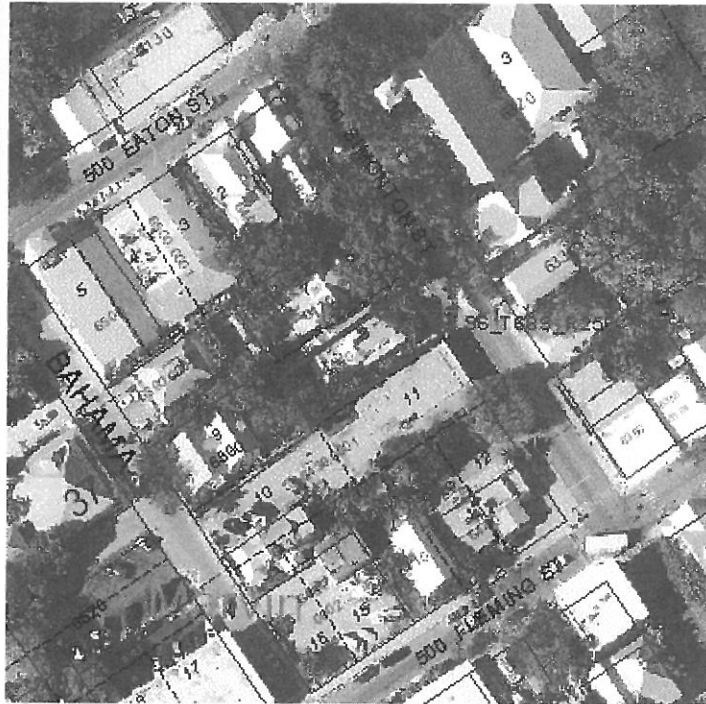
Ownership Details

Mailing Address:
PILOT HOUSE LLC
524 EATON ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 414 SIMONTON ST KEY WEST
Legal Description: KW PT LOTS 1 & 2 SQR 37 OR282-475 OR406-373-374 OR483-861/864 OR728-784 OR708-612 OR716-800/802 OR818-1967 OR849-797Q/C OR1910-1359/61 OR2286-127C





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	42	106	4,452.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2828
 Year Built: 1933

Building 1 Details

Building Type
 Effective Age 21
 Year Built 1933
 Functional Obs 0

Condition A
 Perimeter 366
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 27
 Grnd Floor Area 2,828

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

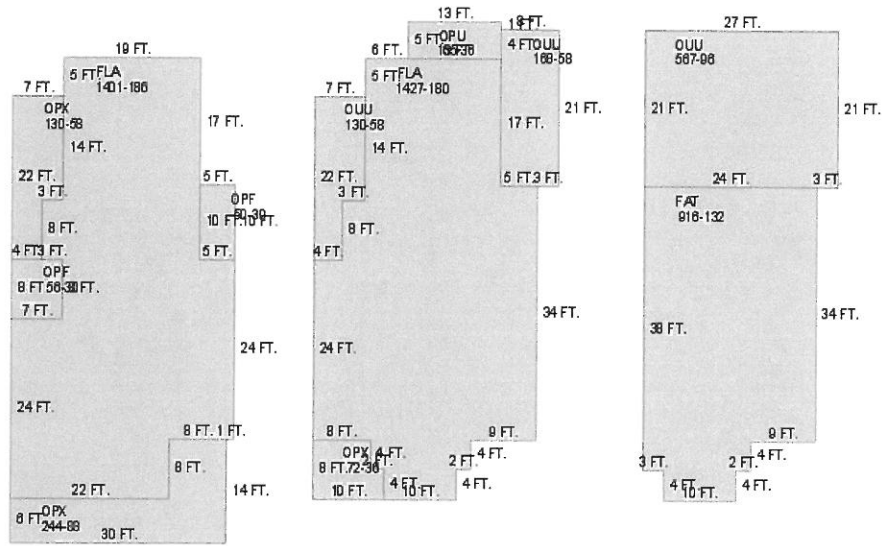
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 8
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 14

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 3
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPU		1	1990					130
2	OPF		1	1990					56
3	FLA		1	1990					1,401
4	OPX		1	1990					244
5	FLA		1	1990					1,427
6	OPX		1	1990					72
7	OPU		1	1990					65
8	OUU		1	1997					567
9	FAT		1	1990					916
10	OUU		1	1998					168
11	OPF		1	1997					50
12	OUU		1	1999					130

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1603	HOTEL/MOTEL B	100	N	Y
	1605	HOTEL/MOTEL B	100	N	Y
	1609	FAT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
442	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	TK2:TIKI	273 SF	21	13	1988	1989	4	40
3	FN3:WROUGHT IRON	136 SF	34	4	1964	1965	2	60
4	PT3:PATIO	176 SF	22	8	1964	1965	2	50
5	PT2:BRICK PATIO	210 SF	0	0	1964	1965	4	50
6	PT2:BRICK PATIO	579 SF	0	0	1964	1965	2	50
7	FN2:FENCES	372 SF	62	6	1964	1965	3	30
8	WF2:WATER FEATURE	1 UT	0	0	1988	1989	1	20
9	AC2:WALL AIR COND	1 UT	0	0	1964	1965	3	20
10	PT5:TILE PATIO	300 SF	60	5	1998	1999	3	50
11	HT2:HOT TUB	1 UT	0	0	1998	1999	3	50
12	TK2:TIKI	35 SF	0	0	1998	1999	1	40
13	PT5:TILE PATIO	68 SF	0	0	1964	1965	3	50

Appraiser Notes

PILOT HOUSE GUEST HOUSE-414 SIMONTON ST MANAGER - ED COX 294-8719 TPP ACCOUNT #8511612. 2003-01-16-SKI 4 TRANSIENT ROOMS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9700903	04/01/1997	07/01/1997	6,000		FIRE ESCAPE
	9803697	11/30/1998	11/19/1999	15,000		REPAIR SIDING
	9804041	12/23/1998	11/19/1999	16,000		3 CENTRAL AC UNITS
	9901245	04/14/1999	11/19/1999	2,500		ELECTRICAL
	01-2501	07/10/2001	10/31/2001	2,000		electrical
	01-2546	07/19/2001	10/31/2001	750		REPAIR SIDING & PAINT

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
2012	416,876	16,818	718,812	1,105,356	1,105,356	0	1,105,356
2011	416,876	17,119	798,680	1,067,977	1,067,977	0	1,067,977
2010	416,876	17,459	502,029	1,067,977	1,067,977	0	1,067,977

2009	416,876	17,759	523,110	1,148,362	1,148,362	0	1,148,362
2008	433,118	18,099	578,760	1,317,353	1,317,353	0	1,317,353
2007	364,601	18,399	578,760	1,357,738	1,357,738	0	1,357,738
2006	373,716	408,835	445,200	1,312,332	1,312,332	0	1,312,332
2005	387,389	418,208	400,680	2,181,073	2,181,073	0	2,181,073
2004	385,158	427,620	289,380	1,982,794	1,982,794	0	1,982,794
2003	385,158	436,993	178,080	843,384	735,815	25,000	710,815
2002	385,158	446,404	178,080	803,223	702,254	25,000	677,254
2001	385,158	455,022	178,080	803,223	701,314	25,000	676,314
2000	385,158	231,757	120,204	803,223	699,603	25,000	674,603
1999	361,247	4,273	120,204	603,223	538,104	25,000	513,104
1998	240,097	7,650	120,204	415,775	387,271	25,000	362,271
1997	240,086	6,688	111,300	268,689	268,689	25,000	243,689
1996	218,260	6,837	111,300	268,689	268,689	25,000	243,689
1995	218,260	6,974	111,300	268,689	268,689	25,000	243,689
1994	218,260	7,181	111,300	276,495	276,495	25,000	251,495
1993	218,260	7,362	111,300	276,495	276,495	25,000	251,495
1992	218,260	7,569	111,300	276,495	276,495	25,000	251,495
1991	218,260	7,757	111,300	276,495	276,495	25,000	251,495
1990	115,065	2,842	94,605	276,495	276,495	25,000	251,495
1989	115,065	0	93,492	276,495	276,495	0	276,495
1988	110,767	0	84,588	195,355	195,355	0	195,355
1987	108,806	0	40,903	149,709	149,709	25,000	124,709
1986	109,231	0	40,068	149,299	149,299	25,000	124,299
1985	103,279	0	40,068	143,347	143,347	0	143,347
1984	85,716	0	40,068	125,784	125,784	0	125,784
1983	85,716	0	19,945	105,661	105,661	0	105,661
1982	66,293	0	19,945	86,238	86,238	0	86,238

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
8/1/1980	818 / 1967	130,000	WD	Q
2/1/1977	716 / 800	25,000	00	Q

This page has been visited 46,743 times.

Monroe County Property Appraiser
Karl D. Borlum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum Property Appraiser Monroe County, Florida

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

Property Record Card - Map portion under construction.

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

Alternate Key: 8613482 Parcel ID: 00006390-000200

Ownership Details

Mailing Address:
KEPHART LYNN H
414 SIMONTON ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 411 BAHAMA ST KEY WEST
Legal Description: KW PT LOTS 1 & 2 SQR 37 OR837-994 OR1168-1416Q/C OR1177-2019/2022(LG) OR1177-2023(CSP) OR1318-1866Q/C(LG)





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	105	5,250.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2772
 Year Built: 1995

Building 1 Details

Building Type
 Effective Age 17
 Year Built 1995
 Functional Obs 0

Condition E
 Perimeter 300
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 2,772

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

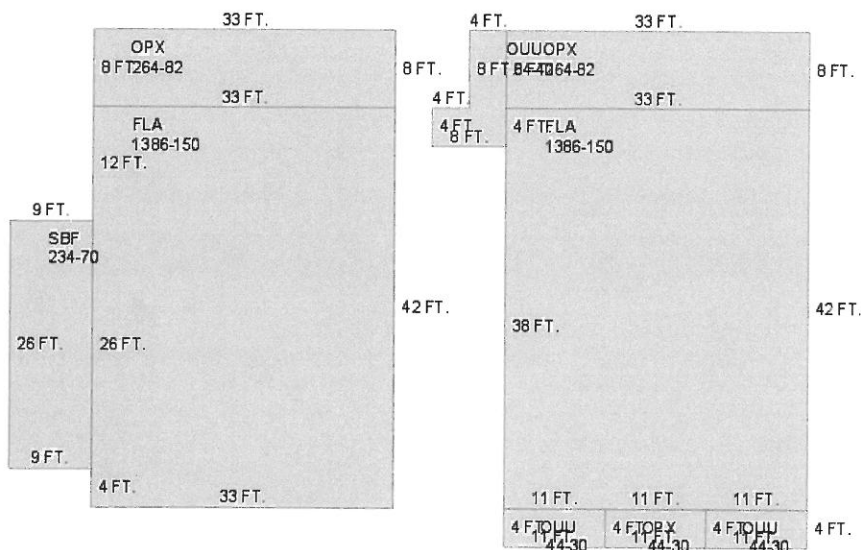
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 6
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 18

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	1995					1,386
2	SBF		1	1995					234
3	OPX		1	1995					264
4	FLA		1	1995					1,386
5	OPX		1	1995					264
6	OUU		1	1995					64
7	OUU		1	1995					44
8	OPX		1	1995					44
9	OUU		1	1995					44

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15014	HOTELS/MOTEL A	100	N	Y
	15015	SBF	100	N	N
	15016	OPX	100	N	N
	15017	HOTELS/MOTEL A	100	N	Y
	15018	OPX	100	N	N
	15019	OUU	100	N	N
	15020	OUU	100	N	N
	15021	OPX	100	N	N
	15022	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5177	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	378 SF	27	14	1994	1995	3	50
1	FN2:FENCES	1,608 SF	0	0	1994	1995	5	30
2	PT5:TILE PATIO	1,338 SF	0	0	1994	1995	5	50
3	RW2:RETAINING WALL	52 SF	0	0	1994	1995	3	50
4	PT3:PATIO	548 SF	0	0	1994	1995	5	50

Appraiser Notes

411 BAHAMA STREET - 6 ROOM GUEST HOUSE PETITION KW 106-1997 MANAGER - ED COX 294-8719 2002-12-23-041 6
TRANSIENT RENTAL UNIT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B941842	06/01/1994	03/01/1995	1,200		DEMO GARAGE
1	B942300	07/01/1994	03/01/1995	200,000	Commercial	2 STORY BUILDING
	B942180	06/01/1994	03/01/1995	20,000		CONSTRUCT SWIMMING POOL
	M950010	01/01/1995	03/01/1995	8,900		6 TON AC

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
2012	494,229	45,622	766,589	1,141,946	1,141,946	0	1,141,946
2011	494,229	47,438	851,765	1,103,329	1,103,329	0	1,103,329
2010	518,635	29,091	534,831	1,103,329	1,103,329	0	1,103,329
2009	518,635	30,173	616,875	1,103,329	1,103,329	0	1,103,329
2008	518,635	31,419	682,500	1,265,692	1,265,692	0	1,265,692
2007	442,059	32,502	682,500	1,304,493	1,304,493	0	1,304,493
2006	442,059	33,586	525,000	1,260,868	1,260,868	0	1,260,868
2005	447,140	34,830	472,500	817,126	817,126	0	817,126
2004	457,289	35,915	341,250	742,842	742,842	0	742,842
2003	457,289	36,998	210,000	742,842	742,842	0	742,842
2002	457,289	38,243	210,000	707,469	707,469	0	707,469

2001	457,289	39,327	210,000	707,469	707,469	0	707,469
2000	497,937	15,601	141,750	707,469	707,469	0	707,469
1999	497,937	16,034	141,750	764,034	764,034	0	764,034
1998	332,630	16,427	141,750	554,366	554,366	0	554,366
1997	320,512	16,821	131,250	419,044	419,044	0	419,044
1996	291,375	17,253	131,250	439,878	439,878	0	439,878
1995	0	10,735	131,250	141,985	141,985	0	141,985
1994	0	10,756	131,250	142,006	142,006	0	142,006
1993	0	10,772	131,250	142,022	142,022	0	142,022
1992	0	10,787	131,250	142,037	142,037	0	142,037
1991	0	10,808	131,250	142,058	142,058	82,393	59,665
1990	0	236	111,563	111,799	111,799	111,799	0
1989	0	238	110,250	110,488	110,488	110,488	0
1988	0	241	99,750	99,991	99,991	99,991	0
1987	0	244	45,032	45,276	45,276	45,276	0
1986	0	246	44,415	44,661	44,661	44,661	0
1985	0	249	47,250	47,499	47,499	47,499	0
1984	0	252	47,250	47,502	47,502	47,502	0
1983	0	254	20,160	20,414	20,414	20,414	0
1982	0	257	20,160	20,417	20,417	20,417	0

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/1/1991	1177 / 2019	1	WD	M
5/1/1981	837 / 994	41,000	WD	U

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Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176