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## Staff Report for Item 17b

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** August 25, 2015

**Applicant:** Thomas Kelly

**Application Number:** H15-01-1199

**Address:** #618 Free School Lane

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### Description of Work:

Demolition of walls to accommodate new addition.

### Site Facts:

The property is located at the end of Free School Lane. The survey says that there was a structure at the end of Free School Lane, constructed in 1924, but the 1962 Sanborn map does not show any structure on the property. This project received a variance from Planning Board on July 16, 2015.

### Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of a non-historic walls for a new addition. It is staff's opinion that the proposed demolition will not cover historic elements. The structure does not meet any of the criteria listed in Sec. 102-125 (1) through (9), and therefore can be considered for demolition. If the demolition is approved this will constitute the only review for this request.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>15-01-1199</b>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<b>610 FREE SCHOOL LANE</b>		# OF UNITS <b>1</b>
<b>AK# 1009261</b>		
<b>MIANO</b>	PHONE NUMBER <b>923-4617</b>	
	EMAIL <b>KEYSK8E@AOL.COM</b>	
<b>TBD</b>	PHONE NUMBER	
	EMAIL	
<b>THOMAS KELLY</b>	PHONE NUMBER <b>305-304-1984</b>	
<b>19141 ROCKY ROAD</b>	EMAIL <b>THOMASCKELLY1@Bellsouth.NET</b>	
<b>SUGARLOAF KEY, FL. 33042</b>		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES / \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: \_\_\_ ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY \_\_\_ COMMERCIAL \_\_\_ NEW \_\_\_ REMODEL  
 \_\_\_ CHANGE OF USE / OCCUPANCY  ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE  
 \_\_\_ DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR \_\_\_ EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**A ONE-STORY ADDITION OF 2150<sup>sq ft</sup> TO AN EXISTING SINGLE FAMILY RESIDENCE**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

No Customer

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A/C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER  
 ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA**

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
SIDING MATERIAL	BOARD & BATTEN	STUCCO
WINDOWS	DOUBLE HUNG	CASEMENT (IMPACT)
DOORS	WOOD	WOOD w/CLAD (IMPACT)

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

<b>OFFICIAL USE ONLY:</b>			<b>HARC STAFF OR COMMISSION REVIEW</b>					
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS:								
HARC PLANNER SIGNATURE AND DATE:					HARC CHAIRPERSON SIGNATURE AND DATE:			

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

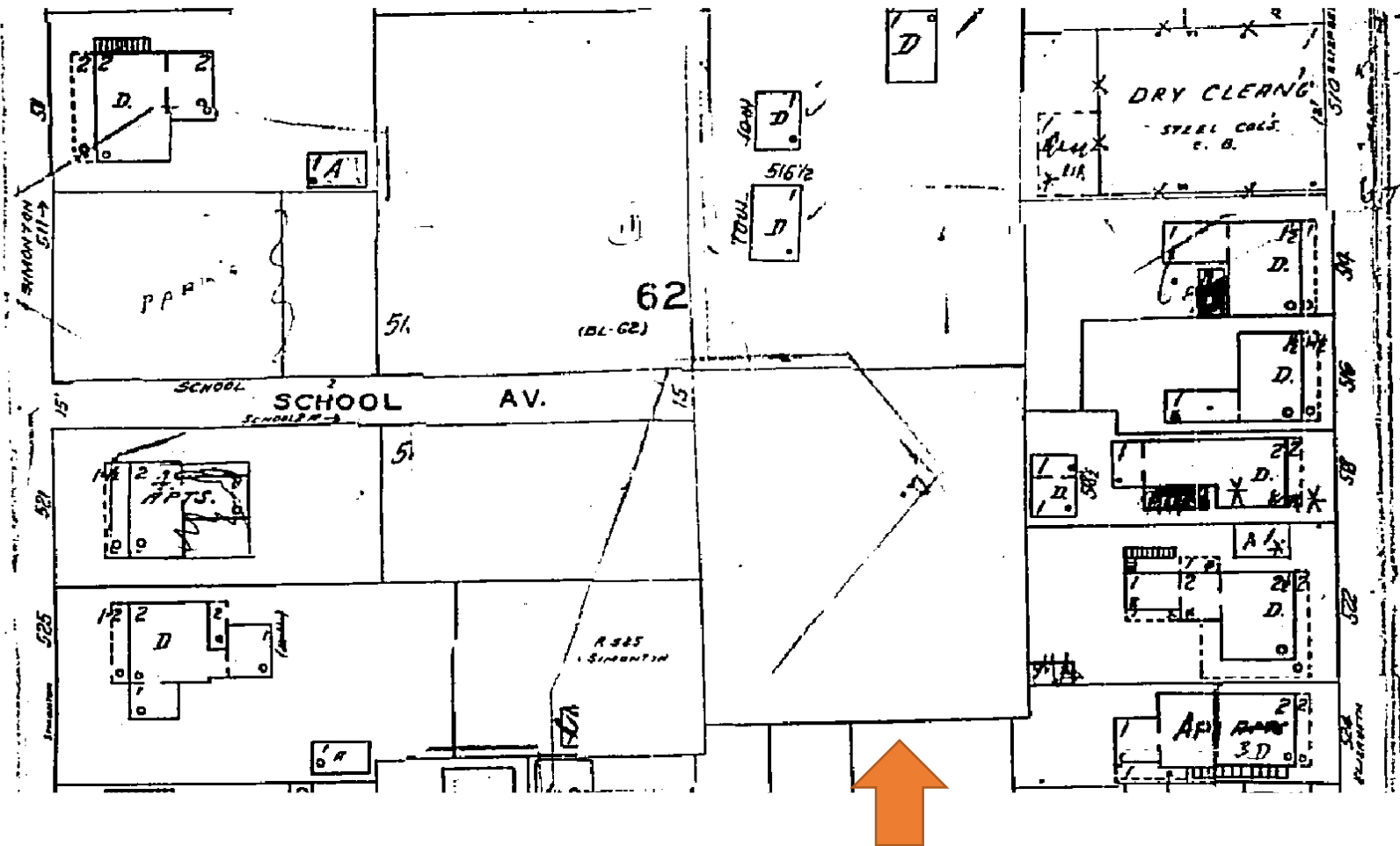
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS





























Neighboring structures

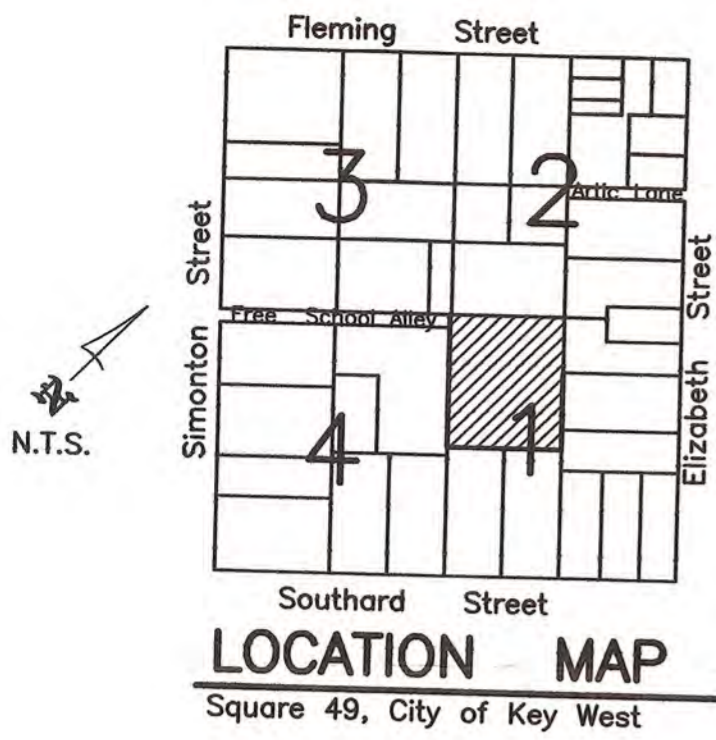


Neighboring structures



Neighboring structures

# SURVEY



**LEGAL DESCRIPTION:**

PARCEL A: O.R. 623, Page 615-620

In the City of Key West, being a part of Lot 1 in Square 49, according to Whitehead's plan of the City delineated in February 1829, and more fully described as follows: COMMENCING on Elizabeth street at the dividing line between Lots 1 and 2 in Square 49 and running thence along said dividing line a distance of 102 feet for a point of beginning. Continue along said dividing line a distance of 99 feet to the dividing line between Lots 1 and 4; thence along said dividing line of Lots 1 and 4 a distance of 110 feet more or less; thence at right angles in a Northeasterly direction parallel with the dividing line of Lots 1 and 2 a distance of 99 feet; thence at right angles in a Northwesterly direction parallel with the dividing line of Lots 1 and 4 a distance of 110 feet more or less, to the Point of Beginning.

**LESS**

Parcel "E":

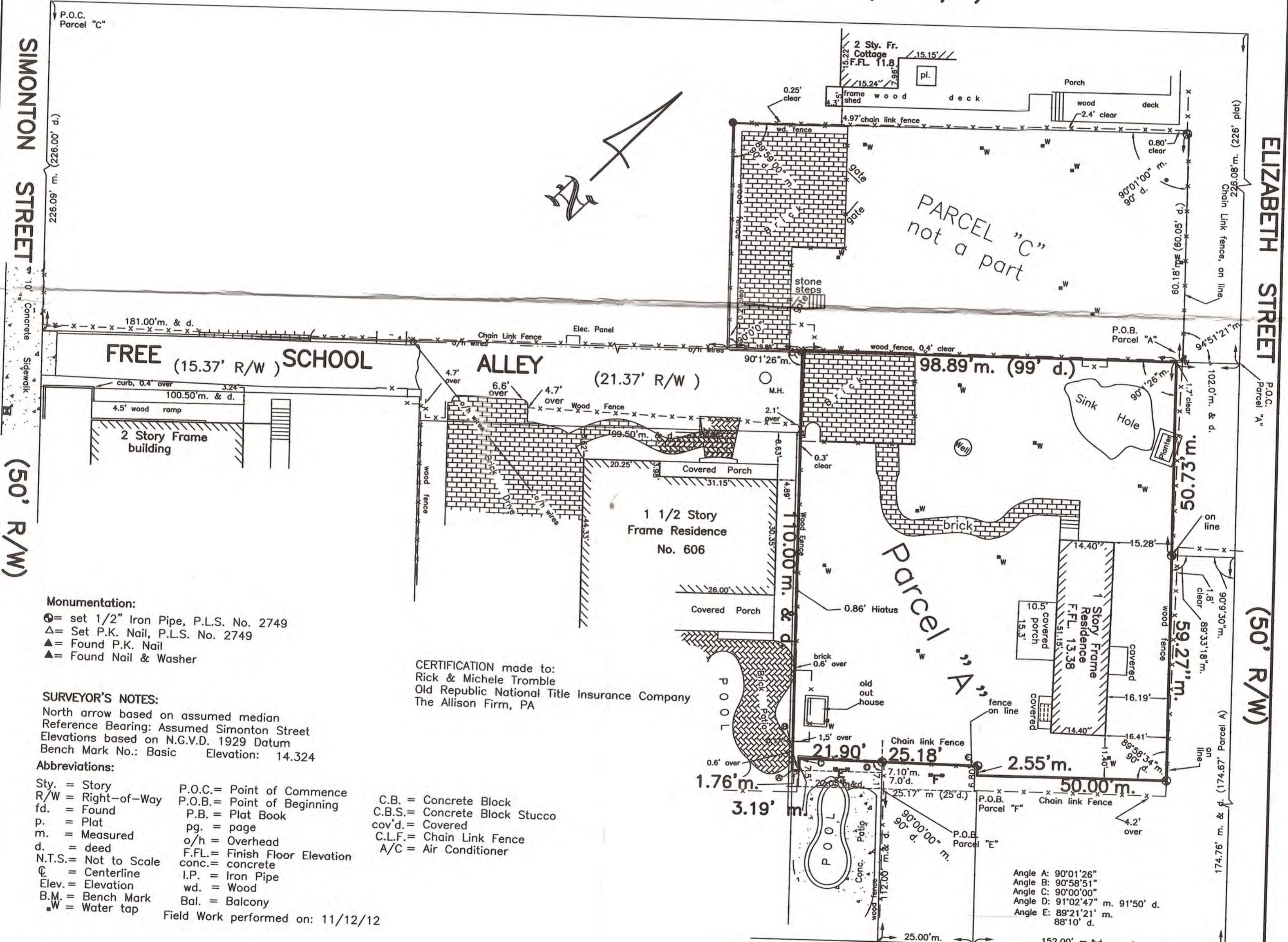
A parcel of land on the Island of Key West and known as a part of Lot 1, Square 49, according to W.A. Whitehead's Map delineated in February, A.D., 1829, said parcel being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 177 feet; thence Northwesterly and at right angles for a distance of 112 feet to the Point of Beginning; thence continue Northwesterly along the perviously described course for a distance of 7.1 feet to an existing chain link fence; thence Southwesterly with a deflection angle of 88°57'13" to the left and along said fence for a distance of 21.9 feet to a fence corner; thence Southeastery and at right angles and along said fence for a distance of 7.5 feet to a point, said point being 112 feet Northwesterly of the Northwesterly right of way line of Southard Street; thence Northeasterly for a distance of 22.05 feet back to the Point of Beginning.

**LESS**

Parcel "F":

A parcel of land on the Island of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 152.00 feet; thence Northwesterly and at right angles for a distance of 112 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue and along a line deflected 88°10" to the left for a distance of 25.01 feet; thence Southwesterly and along the line deflected 91°50' to the left for a distance of 7.00 feet; thence Southeastery and along a distance of 25.00 feet back to the POINT OF BEGINNING.

**FLEMING STREET (50' R/W)**



- Monumentation:**
- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
  - △ = Set P.K. Nail, P.L.S. No. 2749
  - ▲ = Found P.K. Nail
  - ▲ = Found Nail & Washer

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: Assumed Simonton Street  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

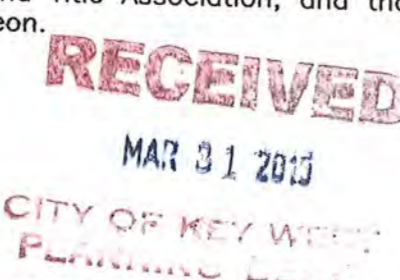
- Abbreviations:**
- Sty. = Story
  - R/W = Right-of-Way
  - fd. = Found
  - p. = Plat
  - m. = Measured
  - d. = deed
  - N.T.S. = Not to Scale
  - C = Centerline
  - Elev. = Elevation
  - B.M. = Bench Mark
  - W = Water tap
  - P.O.C. = Point of Commence
  - P.O.B. = Point of Beginning
  - P.B. = Plat Book
  - pg. = page
  - o/h = Overhead
  - F.F.L. = Finish Floor Elevation
  - conc. = concrete
  - I.P. = Iron Pipe
  - wd. = Wood
  - Bal. = Balcony
  - C.B. = Concrete Block
  - C.B.S. = Concrete Block Stucco
  - cov'd. = Covered
  - C.L.F. = Chain Link Fence
  - A/C = Air Conditioner
- Field Work performed on: 11/12/12

CERTIFICATION made to:  
Rick & Michele Tromble  
Old Republic National Title Insurance Company  
The Allison Firm, PA

**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & MAPPER No. 2749  
Professional Engineer No. 36810  
State of Florida



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

11/12/12 Divide Parcel A and C, new owners

**Block 42**

**Rick & Michele Tromble**  
618 Freeschool Alley, Key West, FL 33040

**BOUNDARY SURVEY**

Scale: 1"=20'

Date: 7/12/07

Ref. 193-37, 201-69, 209-28.57

Flood panel No. 1516 K

Flood Zone: X

Dwn No.: 12-356

Dwn. By: F.H.H.

Flood Elev. -

**REVISIONS AND/OR ADDITIONS**

9/23/10: Review and correct L.D. and Dimensions

10/1/10: Updated, loc. trees 5/1/12: Parcel "F"

11/24/10: Add grades

f/dwa/kw/blk42

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, FL 33040

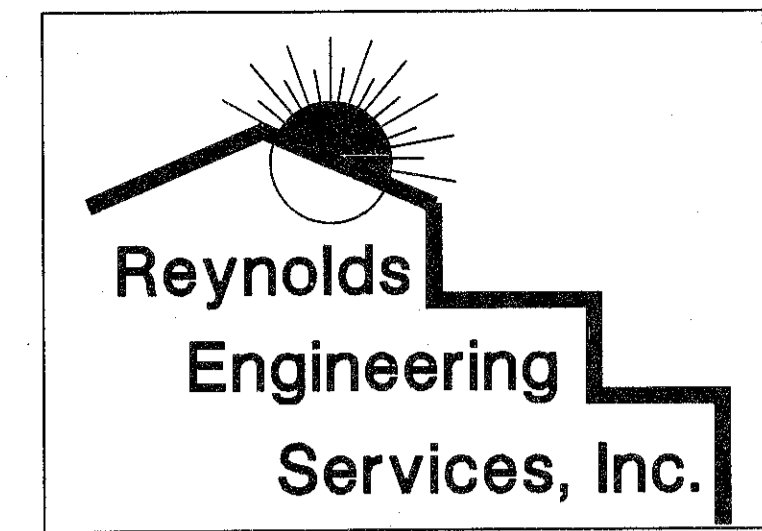
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700



# PROPOSED DESIGN

# 618 FREESCHOOL ALLEY

## KEY WEST - FLORIDA



THOMAS KELLY ENTERPRISES INC.  
1941 ROCKY ROAD - SUGARLOAF KEY  
\* DESIGN CONCEPTS  
\* CONSTRUCTION MANAGEMENT  
(305) 304-1984

STRUCTURAL DETAILS BY  
**JAMES C. REYNOLDS, PE**  
FLORIDA P.E.#49885  
22930 LAFFITE DRIVE CUDJOE KEY, FL 33042  
(305) 394-5987

SEAL  
JAMES C. REYNOLDS PE

KEY WEST

KATE MIANO RESIDENCE  
SITE PLAN

DRAWN: TCK  
DATE: 03/20/15

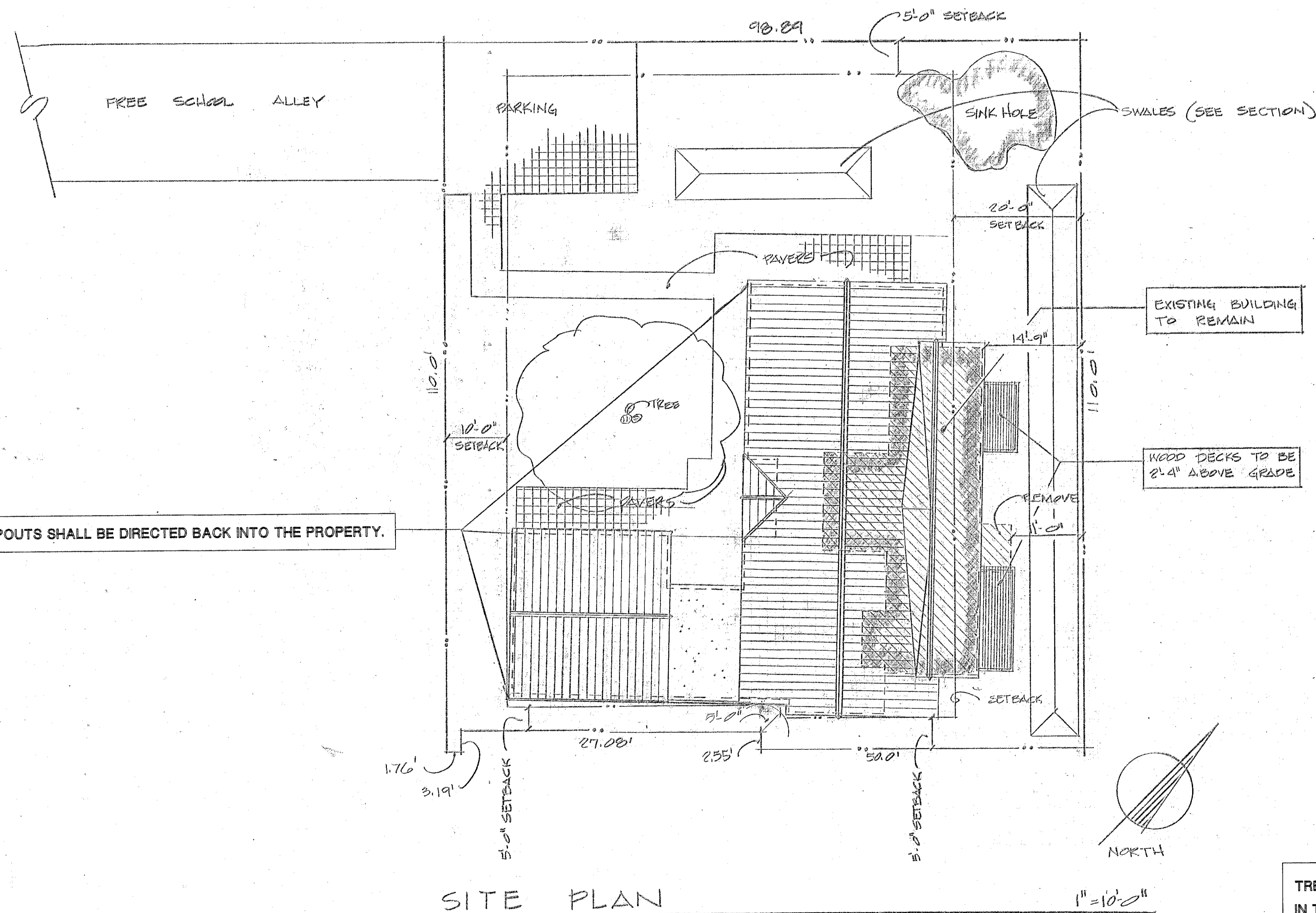
SHEET NUMBER  
**D-1**  
OF 1  
PROJECT NO.

### LEGAL DESCRIPTION

LOT 1, SQ. 49 "William A. Whitehead's 1829 Map"

### FLOOD ZONE

ZONE-X PNL.# 1518K

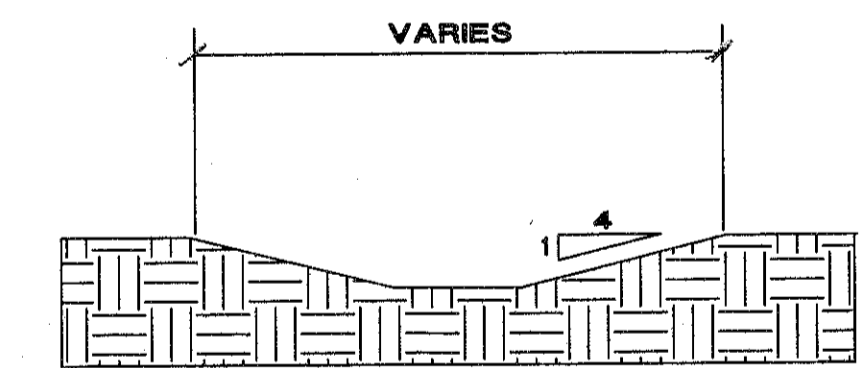


OPEN SPACE AREA EQUALS 53% OF LOT AREA

### PROJECT DATA

ITEM	CODE	EXISTING	PROPOSED
ZONE	HHDR		
LOT AREA	4000	10737 SQ. FT.	10737 SQ. FT.
LOT WIDTH	40	110.0 FEET	110.0 FEET
LOT DEPTH	90	98.89 FEET	98.89 FEET
IMPERVIOUS SURFACE RATIO	60%	19.3% (2074 sf.)	45.8% (4920 sf.)
MAXIMUM BUILDING COVERAGE	50%	10.2% (1093 sf.)	30.4% (3265 sf.)
FRONT	10	58.1 FT.	10 FT
STREET SIDE	5	N.A.	N.A.
SIDE	11	11 FT. & 46 FT.	5 FT & 37 FT.
REAR	20	11.0 FT.	14.75 FT. (Existing)
MAXIMUM HEIGHT	30	13 FT.	22'-4"
MAXIMUM FLOOR AREA RATIO	100%	8.1%	26.3%

ROOF GUTTER DOWNSPOUTS SHALL BE DIRECTED BACK INTO THE PROPERTY.



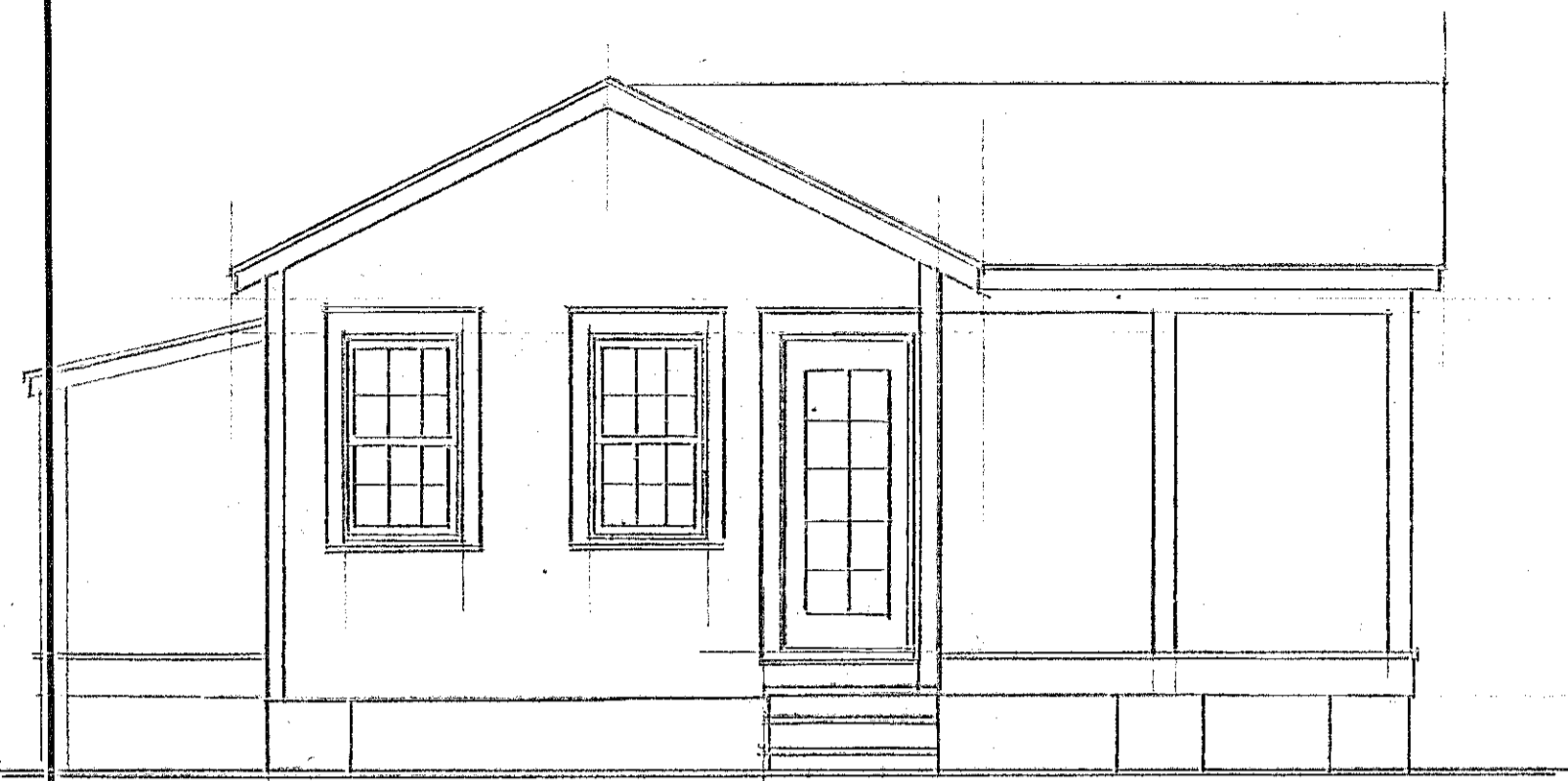
CUBIC FEET REQUIRED =  $\frac{\text{DISTURBED AREA} \times \text{RAINFALL}}{12} = \frac{4920 \text{ SQ.FT.}}{12} = 410 \text{ CU. FT.}$   
 CUBIC FEET SUPPLIED = 410 CU. FT.

### SWALE SECTION

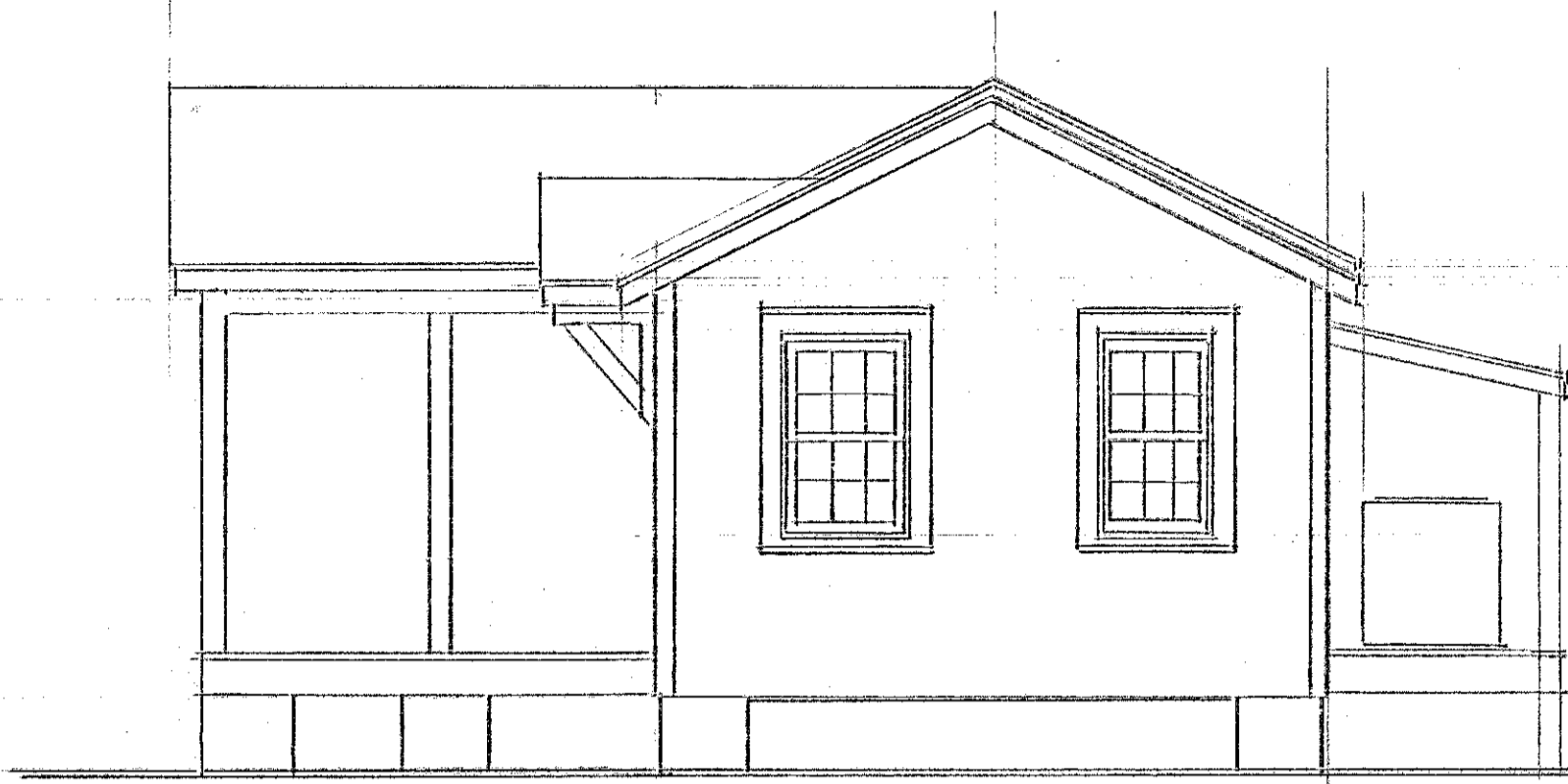
TREES NEAR AND WITHIN THE PROJECT AREA (INCLUDING TREE CANOPY IN THE ADJACENT PROPERTY) WILL BE PROTECTED DURING CONSTRUCTION. TREES LOCATED WITHIN THE WORK AREA THAT MAY NEED TO BE REMOVED OR TRIMMED MAY REQUIRE PERMITS FROM THE TREE COMMISSION. IF A ROOT OR ROOTS OF A NEIGHBORING TREE ARE LOCATED WITHIN THE PROPOSED WORK AREA, THE PROPERTY OWNER / CONTRACTOR WILL CONSULT WITH THE URBAN FORESTRY MANAGER BEFORE COMMENCING ANY WORK THAT WILL RESULT IN SEVERING THE ROOT / ROOTS.

SITE PLAN

1" = 10'-0"



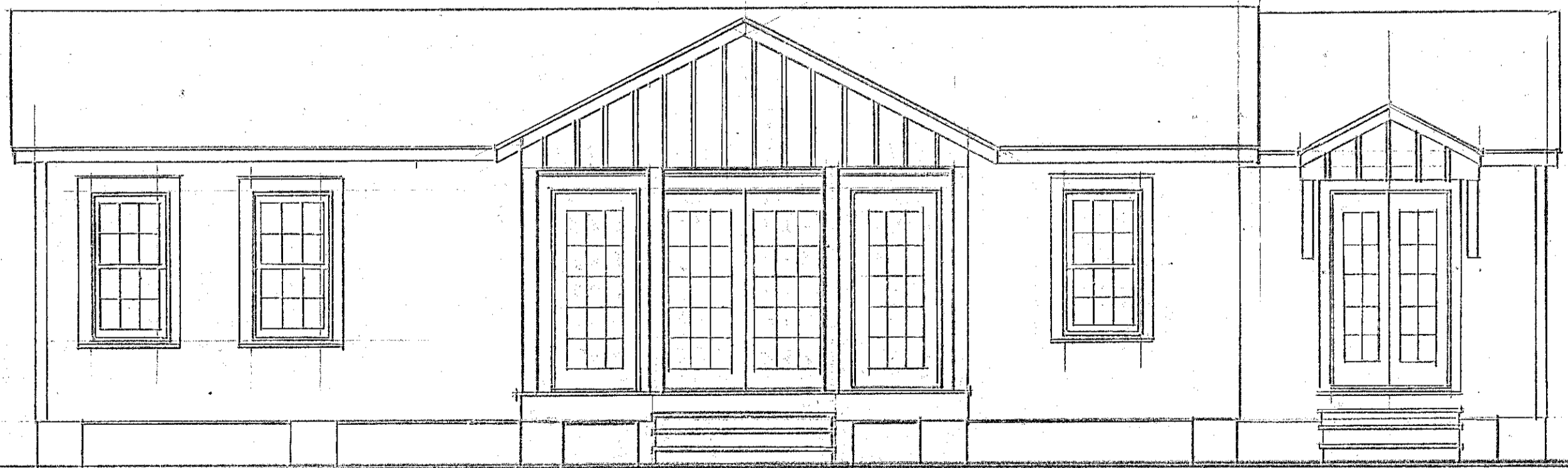
NORTHWEST ELEVATION 1/4"=1'-0"



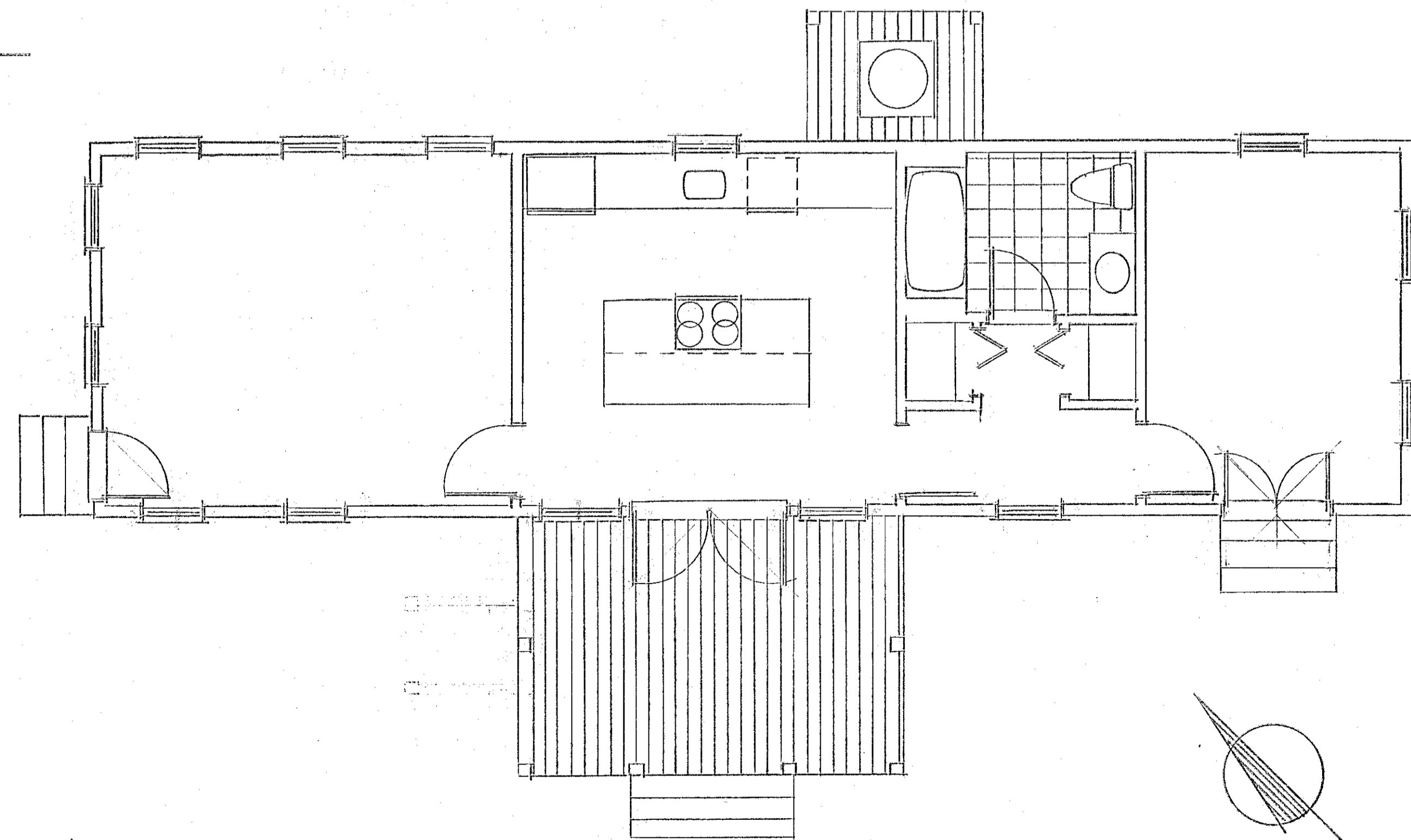
SOUTHEAST ELEVATION 1/4"=1'-0"



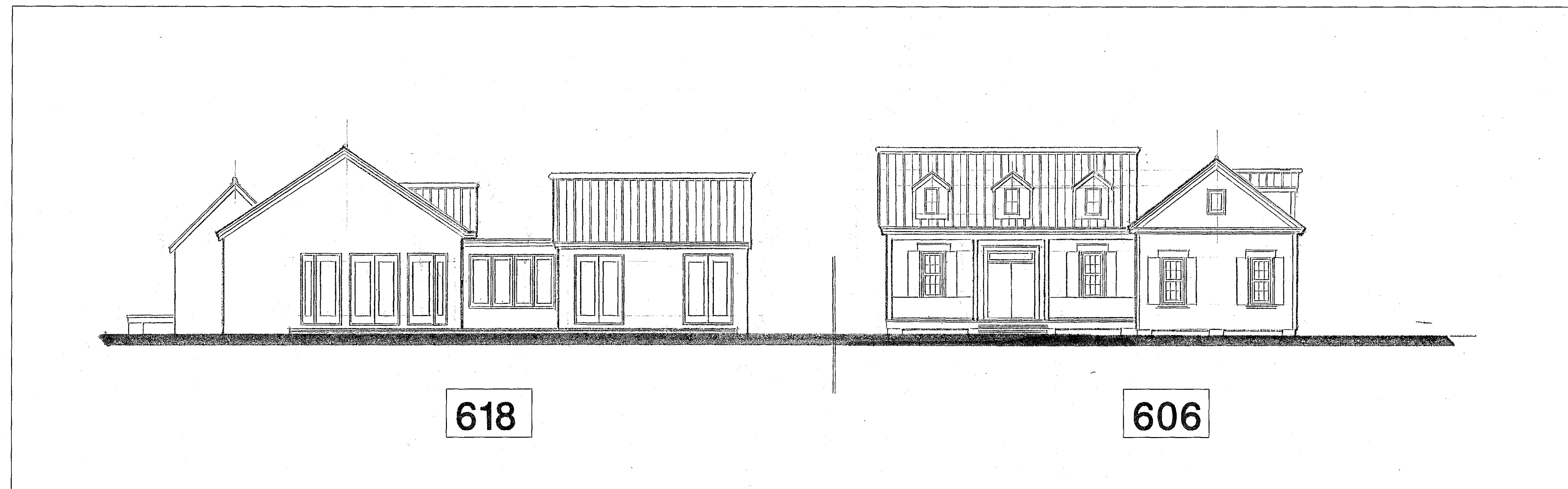
NORTHEAST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"



FLOOR PLAN 1/4"=1'-0"



# FREE SCHOOL LANE STREETSCAPE



PROPERTY LINE

98.89

EXISTING SINK HOLE

SETBACK

PARKING PAD



5'-0"

30'-4 1/2"

10'-7"

SETBACK

5'-0"

8'-0"

4'-0"

110.00

PROPERTY LINE

PROPERTY LINE

MASTER BEDROOM

MASTER BATHROOM

DINING ROOM

SHOE RACK

DRESSING ROOM

SETBACK

GUEST BATHROOM

GUEST BEDROOM

PANTRY

PANTRY

POWDER ROOM

PANTRY

GUEST BEDROOM

LIVING ROOM

FOYER

47.08

0'-0 27/32"

0'-1 1/2"

16.41

50.00

PROPERTY LINE

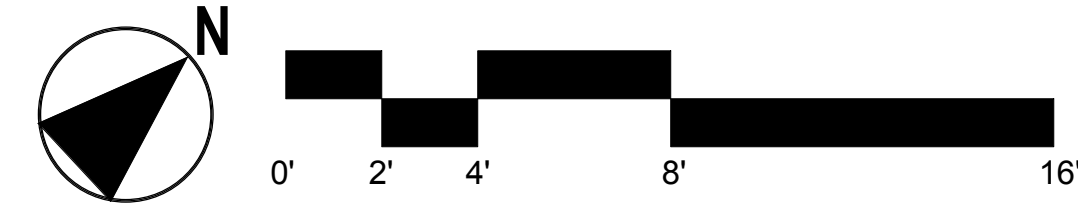
1 SITE PLAN



KATE MIANO RESIDENCE  
618 FREESCHOOL LANE  
KEY WEST, FL 33040



1 OVERALL FLOOR PLAN  
 EXISTING SF: 736 SF  
 ADDITION SF: 2247 SF



**KATE MIANO RESIDENCE**  
 618 FREESCHOOL LANE  
 KEY WEST, FL 33040

PROPERTY LINE

98.89

PARKING PAD



110.00

110.00

PROPERTY LINE

PROPERTY LINE

47.08

PROPERTY LINE

1 ROOF PLAN

0' - 0 27/32"

0' - 1 1/2"

0' - 2 1/4"

50.00

0' - 0 1/2"

0' - 1 1/2"

0' - 2 1/4"

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE



KATE MIANO RESIDENCE  
618 FREESCHOOL LANE  
KEY WEST, FL 33040





- METAL RIBBED ROOF
- TOP OF ROOF RIDGE
- 11'-2"
- BOTTOM OF SOFFIT
- 2'-2 1/2"
- FYPON TRIM, PAINTED, TYPICAL
- 11'-11"
- STUCCO FINISH, PAINTED
- HIGH IMPACT DOORS & WINDOWS, TYPICAL
- FLOOR LEVEL (ADDITION)

1 WEST



- EXISTING HOUSE - REMOVE EXISTING SIDING & REPLACE W/ STUCCO
- METAL RIBBED ROOF
- TOP OF ROOF RIDGE
- 9'-7"
- BOTTOM OF SOFFIT
- 19'-2"
- FYPON TRIM, PAINTED, TYPICAL
- 8'-7"
- STUCCO FINISH, PAINTED
- HIGH IMPACT DOORS & WINDOWS, TYPICAL
- FLOOR ELEVATION (ADDITION)
- 0'-4" (PATIO)

2 North



- EXISTING HOUSE - REMOVE EXISTING SIDING & REPLACE W/ STUCCO
- TOP OF ROOF RIDGE
- 20'-2"
- 20'-10"
- FLOOR LEVEL (EXISTING HOUSE)
- 2'-4"
- GRADE
- NEW DECK TO BE NO MORE THAN 30" OFF OF GRADE

3 East

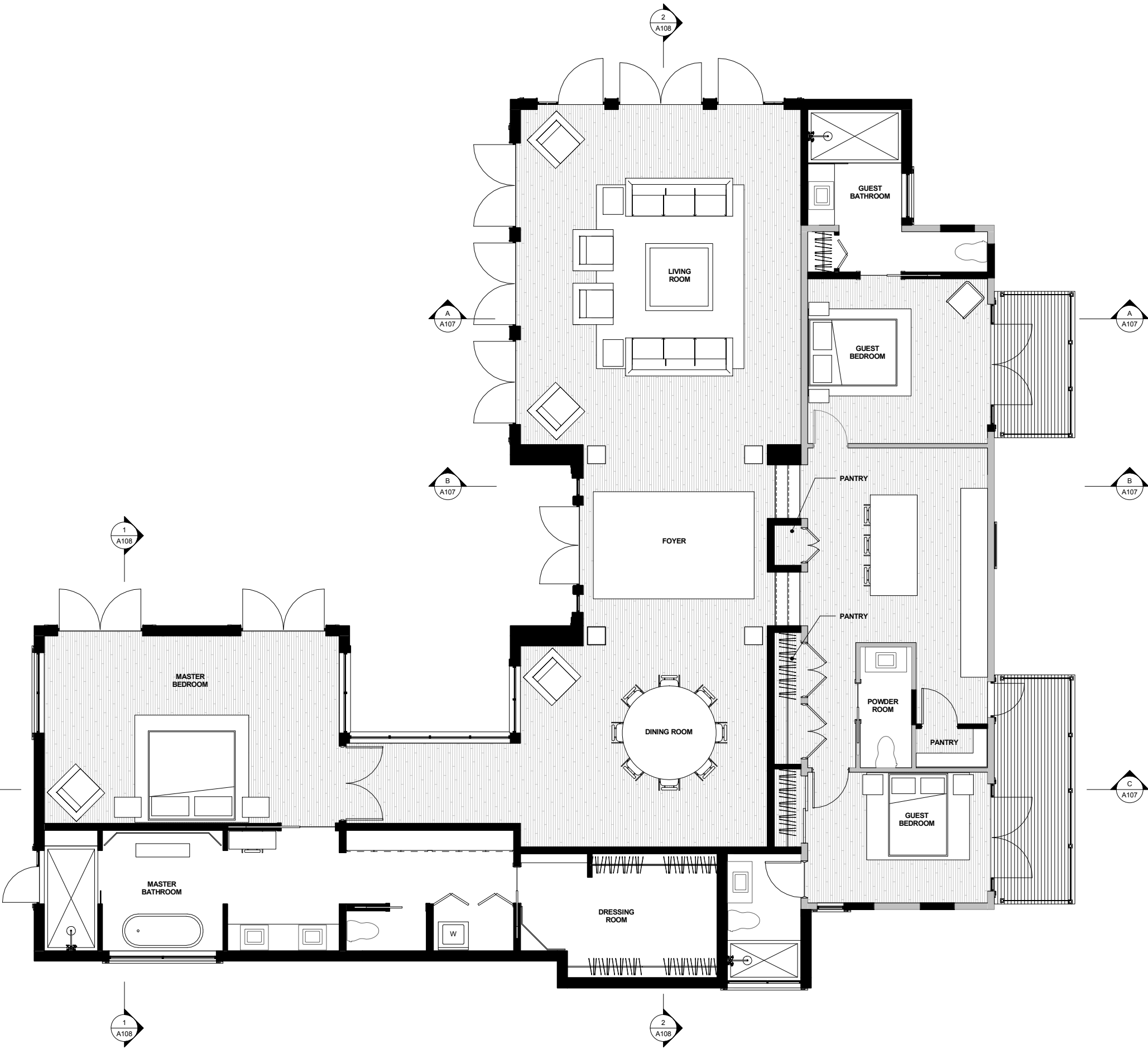


- EXISTING HOUSE - REMOVE EXISTING SIDING & REPLACE W/ STUCCO

4 South

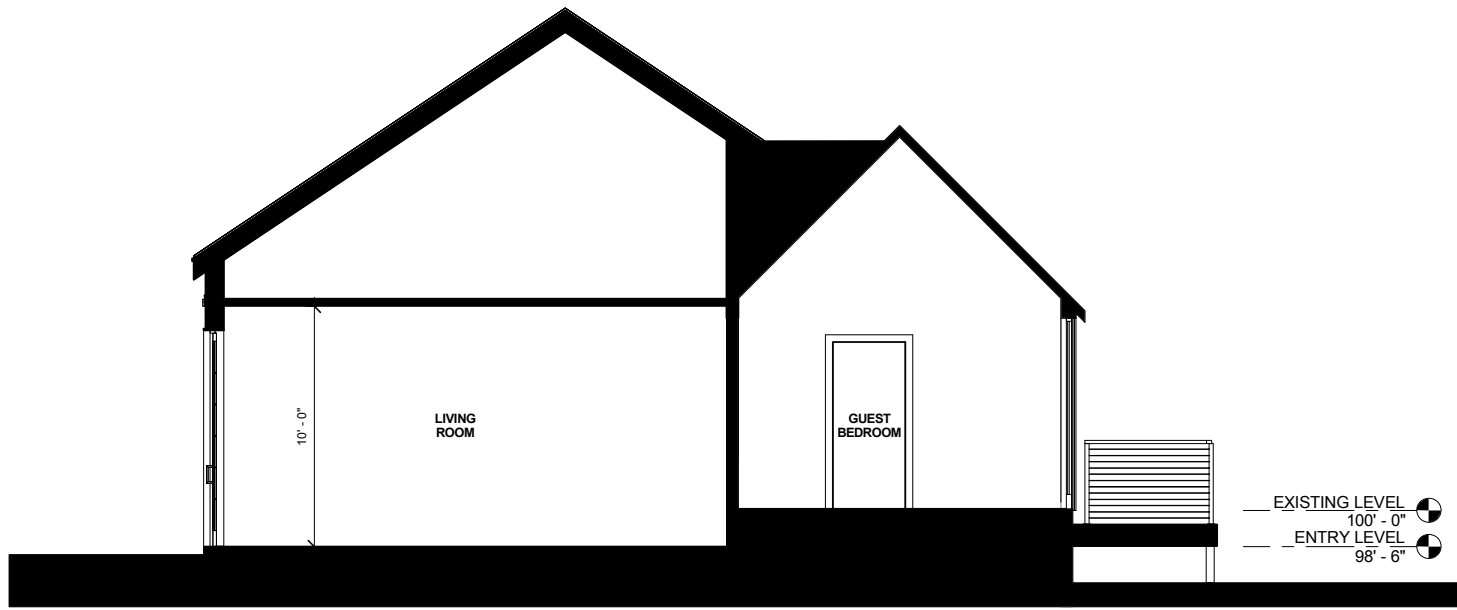


**KATE MIANO RESIDENCE**  
 618 FREESCHOOL LANE  
 KEY WEST, FL 33040



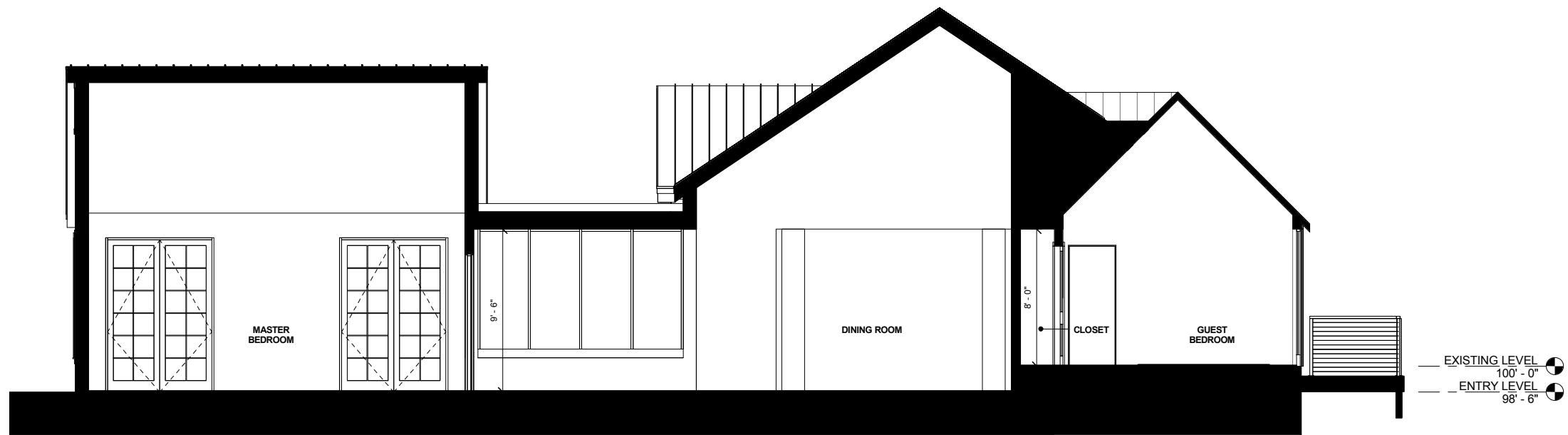
① OVERALL FLOOR PLAN  
1/4" = 1'-0"





Ⓐ BUILDING SECTION A  
1/4" = 1'-0"

Ⓑ BUILDING SECTION B  
1/4" = 1'-0"

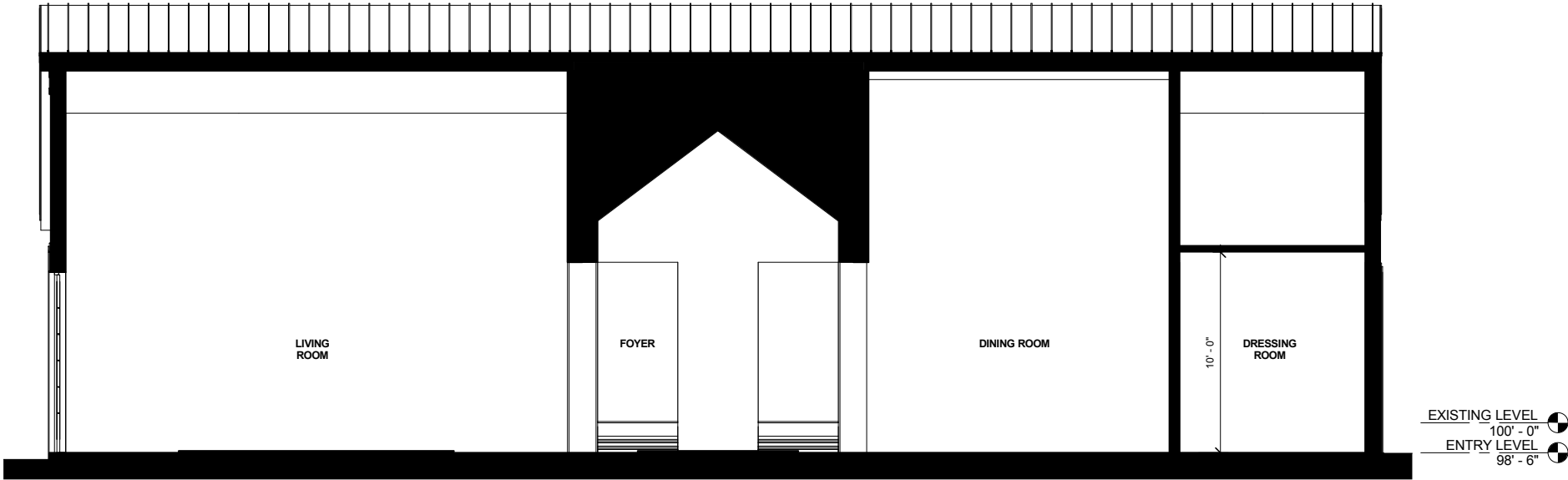


Ⓒ BUILDING SECTION C  
1/4" = 1'-0"





① BUILDING SECTION 1  
1/4" = 1'-0"



② BUILDING SECTION 2  
1/4" = 1'-0"

# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2015-37**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM SIDE YARD SETBACK ON PROPERTY LOCATED AT 618 FREE SCHOOL LANE (RE # 00009000-000000; AK # 1009261) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630(6)B. & C. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to add an addition to a single family residence on the property located at 618 Free School Lane (RE # 00009000-000000; AK # 1009261); and

**WHEREAS**, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum side yard setback is eleven (11) feet;



**WHEREAS**, the applicant requests a variance to the minimum side yard setback; and

**WHEREAS**, the proposed rear yard setback is 5 feet from the 20 feet minimum required; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 20, 2015; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

**WHEREAS,** the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS,** the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS,** the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS,** the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS,** the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variance; and

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

**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

 Chairman  
Planning Director

herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for side yard setback variance for the construction of an addition on the property located at 618 Free School Lane (RE # 00009000-000000; AK # 1009261) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6) b. & c. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed June 2, 2015 by James C. Reynolds, Professional Engineering. No approval granted for any other work or improvements shown on the plans other than the construction of an addition to the property.
2. No transient use; therefore, transient license must be removed from the location at 618 Free School Lane to be used at a future date and transferred to a location where it is permitted to be used.

**Conditions required to be completed prior to issuance of a building permit:**

3. The proposed 5 foot side setback must stay free and clear of any obstructions for life safety accessibility.
4. Trees near and within the project area (including tree canopy in the adjacent property) will be protected during construction. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission. If a root or roots of a neighboring tree are located within the proposed work area, the property owner/contractor must consult with the Urban Forestry Manager before commencing any work that will result in severing the root/roots.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the

  
Chairman  
  
Planning Director



property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance 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.

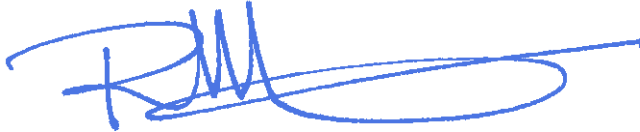
**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** 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 forty five (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 forty five (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 19th day of March 2015.

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



Richard Klitenick, Planning Board Chairman

8/6/2015  
Date

Attest:



Thaddeus Cohen, Planning Director

8/4/15

Filed with the Clerk:



Cheryl Smith, City Clerk

8-7-15  
Date

 Chairman  
Planning Director

# MISCELLANEOUS INFORMATION

City of Key West Planning Board  
Attn: Melissa Paul-Leto, Planner Analyst

My name is Joseph M. Shea and as the owner of the family residence at 526 Simonton Street, my wife and I would like to object to Kate Miana, Miana Group Investments Ltd.'s request for a variance on the residence at 618 Free School Lane (AK # 1009261).

This house was originally part of Nancy's Secret Garden and when Pritam Singh got the property in foreclosure from Nancy Forrester, there were certain assurances and restrictions placed on the property. All the other residences built on the property that was part of Nancy's Secret Garden are Victorian in style. They are built of wood, raised off the ground and in keeping with HARC guidelines.

At the time of the transfer this small wooden cottage was designated as a transient rental unit and was built off the ground -- not on a cement slab! The proposed structure will be; 1) on a cement slab, 2) the siding will be removed and replaced with stucco, 3) it will be a modern design with nothing Victorian about its character, and 4) it requires a set back variance from 11 feet to 5 feet which will adversely affect its adjoining neighbors on Southard Street.

Asking for a variance during the hottest part of the summer when the majority of residents are out of town is the oldest trick in the Key West playbook. Since this cottage is currently designated a transient rental unit and the entity asking for the variance is Miano Group Investments Ltd., we sincerely doubt this will ever be a strictly private residence.

My wife and I bought our home in 1978 (we previously owned a small house on Grinnell Street). I vote in Key West and am concerned about our community. Within the past 40 years there has been a steady erosion of zoning requirements. We are a small island with ecological constraints which Nancy Forrester has championed all these years. Extreme caution must be used in granting the many requests which pour in on an endless basis. Once a variance is granted, historically it has been shown that the variance later becomes almost automatic. (i.e. height/density variances).

We urge you to deny Kate Miano, Miano Group Investments Ltd.'s request for a variance and that HARC demands building plans in keeping with the Victorian character of all of her neighbor's residences and guest houses within the Historic District of Key West.

Thank you for your careful consideration of this highly sensitive issue.

Sincerely,  
Joseph M. Shea

TO: Melissa Paul-Leto, Planner Analyst  
[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)

FROM: Ben C. Willis, Willis Timber LTD  
Homeowner @ 623 Southard Street

DATE: July 15, 2013

RE: Variance Hearing – Kate Miano, Miami Group Investments

I own property at above address, directly behind 618 Free School Lane (RE #0009000-000000; AK#1009261) and are opposed to the variance requested. As the home sits at this time, we have full view of the roof line despite the lush foliage (if that gives you any indication as to the closeness of the home at this time). It has been a long time goal of HARC to maintain the integrity and character of the Historic District homes. This variance would back up to our fence line right at our property line. The intrusion would be offensive and would definitely intrude on our privacy. This request is not in keeping with the existing setback guidelines.

We ask that you deny this request. Thank you for this consideration.

**From:** Peggy Newberry [<mailto:mangotreeinn@aol.com>]  
**Sent:** Wednesday, July 15, 2015 2:41 PM  
**To:** Melissa Paul-Leto  
**Subject:** 618 Free School Lane variance request

To City of Key West Planning Board

As per the notice we received regarding the above, we find no objections to the variance requested by Kate Miano.

Please make a note of our non objection to the variance.

Sincerely,

Peggy Newberry  
Johnny Newberry

Adjacent property owners

Mango Tree Inn  
603 Southard St.  
Key West FL 33040  
305-293-1177  
mangotree-inn.com  
[mangotreeinn@aol.com](mailto:mangotreeinn@aol.com)

From: Jonathan Ingham [<mailto:inghamjonathan@gmail.com>]

Sent: Wednesday, July 15, 2015 3:33 PM

To: Melissa Paul-Leto

Cc: [keys8e@aol.com](mailto:keys8e@aol.com)

Subject: Variance at 618 Freeschool lane

To the Key West Planning Board; I reside at 617 Freeschool lane and as such am the most impacted by anything that affects #618. Kate Miano has always been a considerate neighbor and has scrupulously kept me up to date on her plans for a residence at that address. I believe that the plans that I have seen are in keeping with what we residents and taxpayers would be happy with in our city. We are lucky to have a fellow citizen contribute so much to the quality of life in Key West and can see no reason why what seems to be a minor variance should not be granted.  
Jonathan Ingham, 617 Freeschool lane.



Melissa Paul - Leto, Planning Analyst

Re: 618 Free School Lane - Kate Miano

We have lived in Key West nearly twenty five years, and own an Antique Store (601 Fleming St.) around the corner from the property asking for the variance. We have known Kate Miano for many years, and have observed her attention to the details of her properties, and her support of the local community. She was good to meet with us to discuss her plans for her property at 618 Free School Lane, and has shown a willingness to meet with neighbors to discuss her plans for the property.

While we would have loved to see Nancy Forester's dream of open space and a lush garden in the center of the block continue, neither the city, nor neighboring property owners stepped up to the plate to see that venture succeed. Kate Miano has stated that she is at a stage of her life where she would like to be able to live in that garden, with her home opening into that space. Her home plan faces away from the noise and bustle of the swimming pools of Southard Street guest houses & transient units (the side of the requested variance.)

She has stated she wishes to have this property as her private home, has designed it as such, and has offered to move the transient license upon approval to build the house. She has historically shown the highest standards of care in the design and upkeep of other properties she has owned in Key West, and has stated an interest in preserving and if appropriate, relocating on the lot, mature plantings displaced by the project. The project is now on the third set of plans, in an attempt to address concerns of the building department that now has apparently indicated that they had been looking at erroneous data about the property in their records.

We believe that the project needs the variance (to minimum distance to the property line,) and that it should not cause undue hardship to the pool area of the neighboring transient property. I urge the city to grant her request for a variance in this instance.

Sincerely,

Mark Jacob &  
Paul Cox  
Duck & Dolphin Antiques LLC  
601 Fleming Street Key West FL 33040

(305) 295-0499

**From:** [ed.clark@sunnykw.com](mailto:ed.clark@sunnykw.com) [<mailto:ed.clark@sunnykw.com>]

**Sent:** Thursday, July 16, 2015 10:25 AM

**To:** Melissa Paul-Leto

**Subject:** Kate Miano freeschool lane

To whom it may concern,

I am the owner of 521 Simonton Street, corner of Simonton and Freeschool Lane. Kate Miano had sent me her plans on constructing her residence at the end of the lane. I have no problem with the construction at all. It would increase the tax base of the city. It is a single story home. Concerning the fencing and the foliage on the property, its set backs could be cut by 2/3 and still the home would be invisible.

It is my feeling that anyone that has a transient license should be able to keep it. If a property is zoned for transient use; an owner should be able to walk to licensing and pick one up. Then make the unit comply with the city and state regulations of that license. Transient licenses should not be sold or transferred but a right of the property owner in the transient zoned property.

**Edward G. Clark, Broker**

Paradise Real Estate in Key West

521 Simonton Street

Key West FL 33040

cell 305-304-6972

fax 305-294-8863

[ed.clark@sunnykw.com](mailto:ed.clark@sunnykw.com)

**From:** Erik deBoer [<mailto:edeboer@bellsouth.net>]

**Sent:** Thursday, July 16, 2015 2:16 PM

**To:** Melissa Paul-Leto

**Subject:** Kate Miano residence, Free School Lane

City of Key West

Planning Dept.

Dear Sirs:

My name is Erik deBoer, and I am a partner in the Marquesa Hotel at 600 Fleming St. I have reviewed the plans for the Miano Residence on Free School Lane and find the design to be quite good and sensitive to the site, as well as the neighborhood. My partners and I have no objection to the setback variance that is under consideration.

Thank you,

Erik deBoer

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ONE-STORY ADDITION AND SITE WORK. DEMOLITION OF WALL TO ACCOMMODATE NEW ADDITION.**

**FOR- #618 FREE SCHOOL LANE**

**Applicant – Thomas Kelly**

**Application #H15-01-1199**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# 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

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**Property Record Card -**

**Maps are now launching the new map application version.**

**Alternate Key: 1009261 Parcel ID: 00009000-000000**

**Ownership Details**

**Mailing Address:**

MIANO GROUP INVESTMENTS LTD  
526 ANGELA ST  
KEY WEST, FL 33040-7433

**Property Details**

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

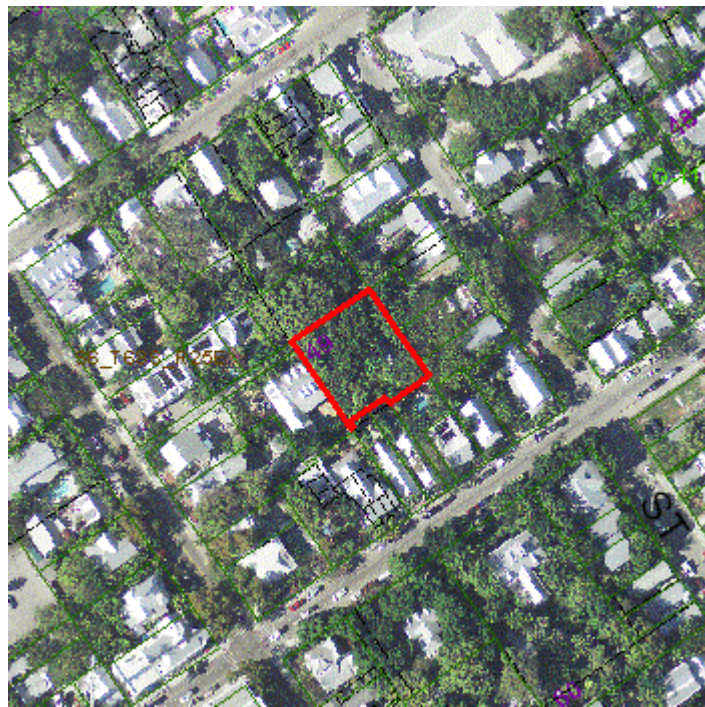
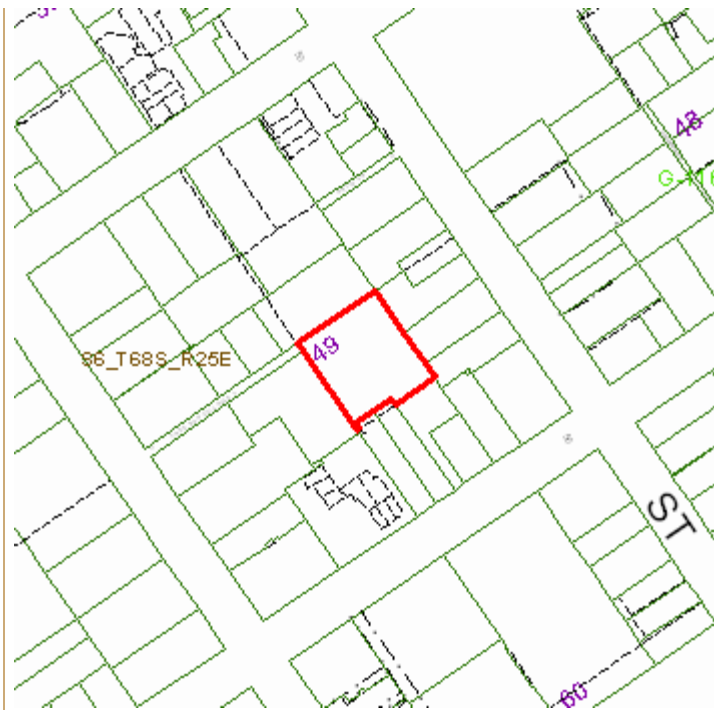
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 618 FREE SCHOOL ALLEY KEY WEST

**Legal Description:** KW PT LTS 1-3 SQR 49 OR463-649/650 OR549-1063/64 OR623-615 OR623-618 (F/J ON CASE 81-97-CA-04)  
OR781-879 OR1191-2127 OR1192-1573/4AFF OR2328-2289 OR2530-1929/30 OR2536-1526/28C OR2600-2143/45  
OR2672-732/33

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY			10,556.59 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 750  
**Year Built:** 1924



## Building 0 Details

<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 450
<b>Effective Age</b> 6	<b>Perimeter</b> 130	<b>Depreciation %</b> 4
<b>Year Built</b> 1924	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 750
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 1
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0

[Building Sketch Image](#)

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	2011				150
0	OPU		1	2011				16
0	FLA	2:B & B	1	1924	Y			480
0	FLA	2:B & B	1	2011	Y			270

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	1,066 SF	0	0	2012	2013	2	50
0	FN2:FENCES	900 SF	150	6	2012	2013	5	30

## Appraiser Notes

2012-02-16 PERMITS FOR REHAB WERE PULLED UNDER ADDRESS OF 518 ELIZABETH ST REAR RE 00008950-000000 AK 1009211. DKRAUSE

2010-12-01 PARCEL REVIEW DISCOVERED AN IMPROVEMENT LOCATED ON THIS PARCEL.THE IMPROVEMENT WAS PREVIOUSLY APPRAISED ON CONTIGUOUS RE 00008950-000000 AK 1009211. THE IMPROVEMENT WILL BE DELETED FROM RE 00008950-000000 AK 1009211 AND PLACED ON CONTIGUOUS PARCEL RE 00009000-000000 AK 1009261 FOR THE 2011 ROLL. DKRAUSE.

2012-03-26 MLS \$2,495,000 1/1 FOR 43 YEARS NANCY FORRESTER HAS WORKED PASSIONATELY TO PRESERVE THE LAST UNDEVELOPED, WOODED PARCEL OF LAND IN OLD TOWN. ALMOST 18,000 SQ FT OF LARGE SPECIMEN PALMS, BAMBOO AND NATIVE TREES FILL THIS ENCHANTING TOPOGRAPHY. THE NEWLY RENOVATED ONE BEDROOM GUEST COTTAGE IS READY FOR YOU TO MOVE INTO WHILE YOU CONTEMPLATE BUILDING YOUR DREAM HOME NESTLED IN THE HEART OF EDEN

## Building Permits

Bldg Number	Date	Date	Amount	Description	Notes
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	<b>Issued</b>	<b>Completed</b>					
1	11-0916	03/28/2011	10/15/2011	2,860			INSTALL 2.5 TON AC WITH 8 DROPS
1	11-0610	03/29/2011	10/15/2011	0			DEMO INTERIOR WALLS,KITCHEN AND BATHROOM ONLY (REAR COTTAGE)
1	11-0855	03/29/2011	10/15/2011	46,478			INTERIOR RENOVATION OF THE BATHROOM AND KITCHEN ALSO EXTERIOR COVER AND PORCH AND STAIRS
1	11-0920	03/28/2011	10/15/2011	4,874			ELECTRICAL RENOVATION OF WIRING AND LOAD CENTER PANEL AS PER PLANS INCLUDING ELECTRICAL CHANGES AND UPGRADES TO THE REAR COTTAGE ONLY
1	11-0951	03/23/2011	10/15/2011	5,470			ROUGH AND TRIM 1 TOILET,1LAV,1TUB,1 KITCH SINK, 1 TANKLESS LP HEATER
1	11-1715	05/26/2011	10/15/2011	1,500			INSTALL CONCH SHINGLES TO NEW CONSTRUCTION. TITANIUM EAVES DRIP FLASHING CONCH SHINGLES & RIDGE CAP
1	11-1500	05/06/2011	10/15/2011	900			INSTALL SECURITY SYSTEM
1	12-2444	07/16/2012	10/12/2012	4,800			696sf OLD CHICAGO BRICK PARKING AREA SET ON SAND
1	12-1998	06/14/2012	10/12/2012	6,750			150lf SHADOW BOX FENCE AND GATE. DEMO 110lf CHAIN LINK FENCE
1	12-2444	08/14/2012	08/14/2012	7,800	Commercial		ADDING WALKWAY TO DRIVEWAY 370 SF
1	13-0841	03/01/2013	03/01/2013	1,510	Commercial		AFTER THE FACT: REPLACE EXISTING HEATER AND WASHING MACHINE
1	13-0840	03/01/2013	03/01/2013	1,770	Commercial		AFTER THE FACT: DEMO ONLY A 2' x 4' WOOD FRAMED LAUNDRY ROOM
1	13-0842	03/01/2013	03/01/2013	745	Commercial		AFTER THE FACT: REMOVE & DISCONNECT ONE 220V RECEP FOR DRYER & 2 110V RECEP FOR WATER HEATER AND WASHING MACHINE AND EXTERIOR LIGHTING
1	13-0899	03/08/2013	03/08/2013	370	Commercial		INSTALL TWO (2) EMERGENCY LIGHTS ONLY
1	13-0900	03/08/2013	03/08/2013	1,794	Commercial		INSTALL THREE (3) CAMERAS OUSIDE & ONE (1) INSIDE
	12-2444	08/14/2012	12/18/2014	7,800			ADD WALKWAY TO DRIVEWAY 370SF

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

<b>Roll Year</b>	<b>Total Bldg Value</b>	<b>Total Misc Improvement Value</b>	<b>Total Land Value</b>	<b>Total Just (Market) Value</b>	<b>Total Assessed Value</b>	<b>School Exempt Value</b>	<b>School Taxable Value</b>
<b>2015</b>	100,577	17,650	1,216,727	1,334,954	1,334,954	0	1,334,954
<b>2014</b>	86,410	13,846	1,222,360	1,322,616	1,064,158	0	1,322,616
<b>2013</b>	87,472	14,220	865,725	967,417	967,417	0	967,417
<b>2012</b>	89,416	0	768,179	857,595	531,079	0	857,595
<b>2011</b>	51,938	0	399,409	451,347	451,347	0	451,347
<b>2010</b>	0	1,022	510,390	511,412	511,412	0	511,412
<b>2009</b>	0	1,030	793,940	794,970	794,970	0	794,970
<b>2008</b>	0	1,040	1,247,261	1,248,301	1,248,301	0	1,248,301
<b>2007</b>	0	1,047	1,662,663	1,663,710	1,663,710	0	1,663,710
<b>2006</b>	0	1,055	1,002,876	1,003,931	1,003,931	0	1,003,931
<b>2005</b>	0	1,065	802,301	803,366	803,366	0	803,366
<b>2004</b>	0	1,072	749,518	750,590	750,590	0	750,590

2003	0	1,080	295,585	296,665	296,665	0	296,665
2002	0	1,090	295,585	296,675	296,675	0	296,675
2001	0	1,098	295,585	296,683	296,683	0	296,683
2000	0	571	213,771	214,342	214,342	0	214,342
1999	0	575	192,394	192,969	192,969	0	192,969
1998	0	578	195,317	195,895	195,895	0	195,895
1997	0	580	176,027	176,607	176,607	0	176,607
1996	0	584	176,027	176,611	176,611	0	176,611
1995	0	202	176,027	176,229	176,229	0	176,229
1994	0	202	176,027	176,229	176,229	0	176,229
1993	0	202	176,027	176,229	176,229	0	176,229
1992	0	202	176,027	176,229	176,229	0	176,229
1991	0	202	178,868	179,070	179,070	0	179,070
1990	0	202	145,926	146,128	146,128	0	146,128
1989	0	202	143,748	143,950	143,950	0	143,950
1988	0	202	139,392	139,594	139,594	0	139,594
1987	0	202	100,733	100,935	100,935	0	100,935
1986	0	202	57,600	57,802	57,802	0	57,802
1985	0	202	64,886	65,088	65,088	0	65,088
1984	0	202	64,886	65,088	65,088	0	65,088
1983	0	202	64,886	65,088	65,088	0	65,088
1982	0	202	64,886	65,088	65,088	0	65,088

## 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
2/21/2014	2672 / 732	1,240,000	WD	37
11/29/2012	2600 / 2143	1,100,000	WD	02
10/3/2011	2536 / 1526	100	WD	11
9/3/2010	2530 / 1929	375,000	WD	37
2/1/1969	781 / 879	6,000	00	Q

This page has been visited 247,174 times.

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