



Staff Report for Item 7

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: April 28, 2015

Applicant: Southernmost Signs

Application Number: H15-01-0402

Address: #511/513 Duval Street

Description of Work:

One wall sign with halo effect and one hanging sign.

Site Facts:

The sign is proposed for #513 Duval, which is considered part of 511 Duval. That building is listed in the surveys as non-contributing, and first appears on the 1962 Sanborn map. Architecturally, the structure is fairly non-descript.

Guidelines and Ordinances Cited in Review:

Banners, Flags, Signage, and Lighting (pages 49-50), specifically guidelines 2, 3, 4, and 24.

Staff Analysis

The Certificate of Appropriateness presented includes the installation of a new wall sign that will have halo effect and one hanging sign. The wall sign will say, "Heavenly Couture" and will be 26 inches by 152.91 inches. The channel lettering will be 12 inches tall and black aluminum in material. Only the letters will have a white halo effect, not the sign itself. The wall sign itself will be made of aluminum with a textured finish to give the appearance of stucco. It will be painted to match the color of the building.

There will also be a double sided, hanging sign underneath the awning. It will also say “Heavenly Couture” and will be 7.28 inches tall and 36 inches wide. It will be made of PVC and will also have a textured finished that will mimic stucco. The letters will be 3-dimensional.

Consistency with Guidelines

1. The wall sign will not exceed 30” in height. Faces of each letter will be solid, therefore the wall sign will not be interior illuminated, and rather, each letter will have halo white effect projecting from their back.
2. The hanging sign will not exceed 5 square feet in size. In the past, the Commission has approved plastic hanging signs.

It is staff’s opinion that the proposed signage complies with the guidelines.

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

513

HARC PERMIT NUMBER 15-01-400		BUILDING PERMIT NUMBER 15-1014		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

513 Dewal St. Key West, FL 33040

OF UNITS

RE # OR ALTERNATE KEY:

1009857 Parcel ID# 00009590-000000

NAME ON DEED:

PHONE NUMBER

(305) 923 3922

OWNER'S MAILING ADDRESS:

301 Lincoln Rd.

EMAIL

ronit@cohensorganization.com

Miami Beach, FL 33139

CONTRACTOR COMPANY NAME:

CARL REID

PHONE NUMBER

(205) 294-1877

CONTRACTOR'S CONTACT PERSON:

SOUTHERN MOST SIGNS

EMAIL

ARCHITECT / ENGINEER'S NAME:

N/A

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

Dr. HARC

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION)

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

2300

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.,

Handing sign

36" BY 7.28 OVERALL SIGN LED LOW VOLTAGE
HANDLED LIGHTING - LETTER 18" OVERALL 16" BY 15.29
EXISTING ELO COPY HEAVENLY COUTURE

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Joseph Cohen	QUALIFIER PRINT NAME: CARL REID
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE SWORN TO AND SCRIBED BEFORE ME THIS 15 DAY OF MARCH 2015	STATE OF FLORIDA; COUNTY OF MONROE SWORN TO AND SCRIBED BEFORE ME THIS 19 DAY OF MARCH 2015
LEVANA MARKROFF Notary Public - State of Florida My Comm. Expires Apr 3, 2017 Commission # EE 856637	PT * BUILDING PERMITS-NEW \$50.00 3043501 \$150.00 Trans. date: 3/19/15 Time: 16:09:15
Personally known or produced as identification.	Personally known or produced as identification.

27256-7961-02

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: ONE HANGING SIGN OVER WALL

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
		<u>METAL LETTERS</u>

DEMOLITION: ATTACHED IS 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:
HEAVENLY COUTURE	MEETIDE SIGN	TYPE OF LTG: LED CK
	LED HALO	LTG. LINEAL FTG: WHITE
MAX. HGT. OF FONTS:	LIGHTING	COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<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.

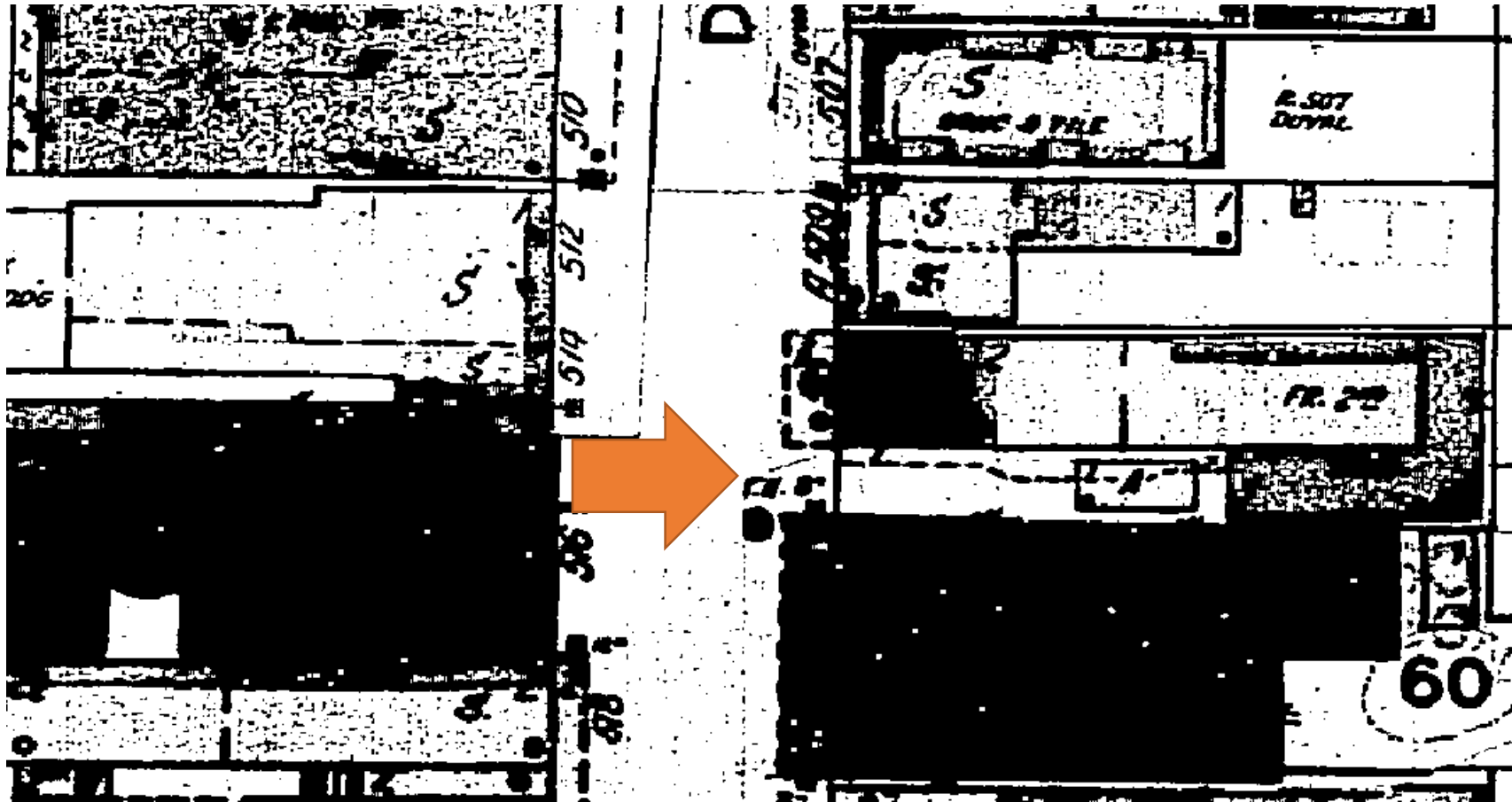
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS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

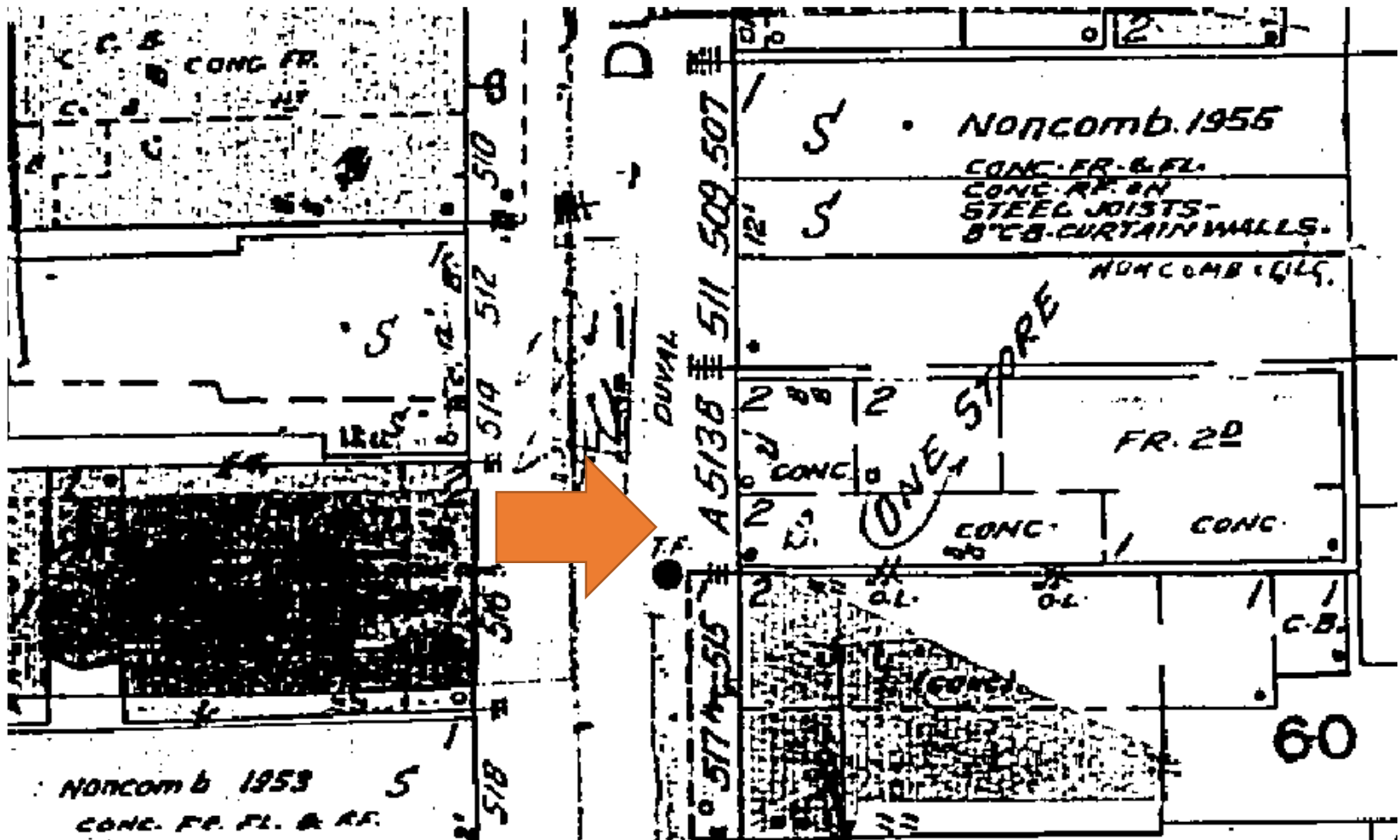
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	Oper: KEYWBLD Type: BP Drawer: 1 Date: 3/20/15 50 Receipt no: 16886 2015 1000000 PT * BUILDING PERMITS-NEW 1.00 \$100.00 Trans number: 3043502 CK CULCY 16976 \$150.00

Trans date: 3/19/15 Time: 16:09:15

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.
The building is barely visible on the left.



Property Appraiser's Photograph, c. 1975.
Monroe County Public Library.



COACH
FACTORY

SALE
Every
THING is
\$16
OR LESS

General
College
Compass
& Maps

NEWSPAPER
BOX

517



SALE
50% OFF
LIMITED TIME ONLY

Everything is
\$16
OR LESS
Now Here

Blue mailbox

Yellow mailboxes

White louvered window shutter

PROPOSED DESIGN

DATE: 03/17/15

CLIENT: Heavenly Couture

FAX TO: 000-000-0000

Samuel Lee

INVOICE #: 13865

CONTACT: slee@getheavenly.com, 714.883.3298

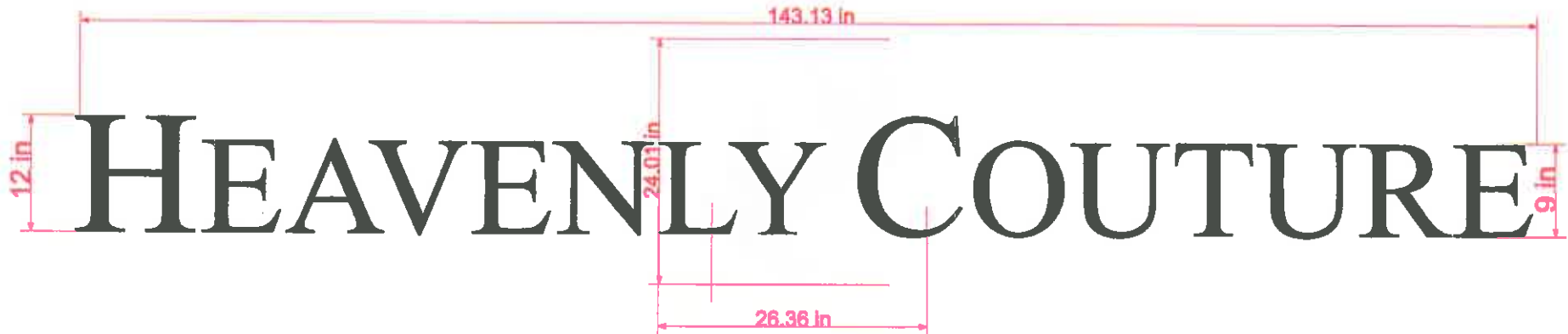


305-294-1877 FAX 305-295-6699
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 1 Page 1

Qty. 1
Channel lettering w/ halo lighting

*Wall sign aluminum
-painted to
texturized to
match stucco*



*Please fax back
your signature*



X

Client Signature - Approval to Fabricate

DATE: 03/17/15
FAX TO: 000-000-0000
INVOICE #: 13865

CLIENT: Heavenly Couture
Samuel Lee
CONTACT: slee@getheavenly.com, 714.883.3298

SOUTHERNMOST
SIGNS
305-294-1877 FAX 305-295-6699
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 1 Page 2
Qty. 1
Double sided hanging sign



*Please fax back
your signature*



Client Signature - Approval to Fabricate

DATE: 03/17/15

CLIENT: Heavenly Couture

FAX TO: 000-000-0000

Samuel Lee

INVOICE #: 13865

CONTACT: slee@getheavenly.com, 714.883.3298



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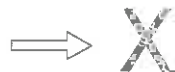
Version 1 Page 3

Day view



Handwritten notes: HANGING SIGN, 5 SQ FT, 8' TO BOTTOM

Please fax back your signature



Client Signature - Approval to Fabricate

DATE: 03/17/15

CLIENT: Heavenly Couture

FAX TO: 000-000-0000

Samuel Lee

INVOICE #: 13865

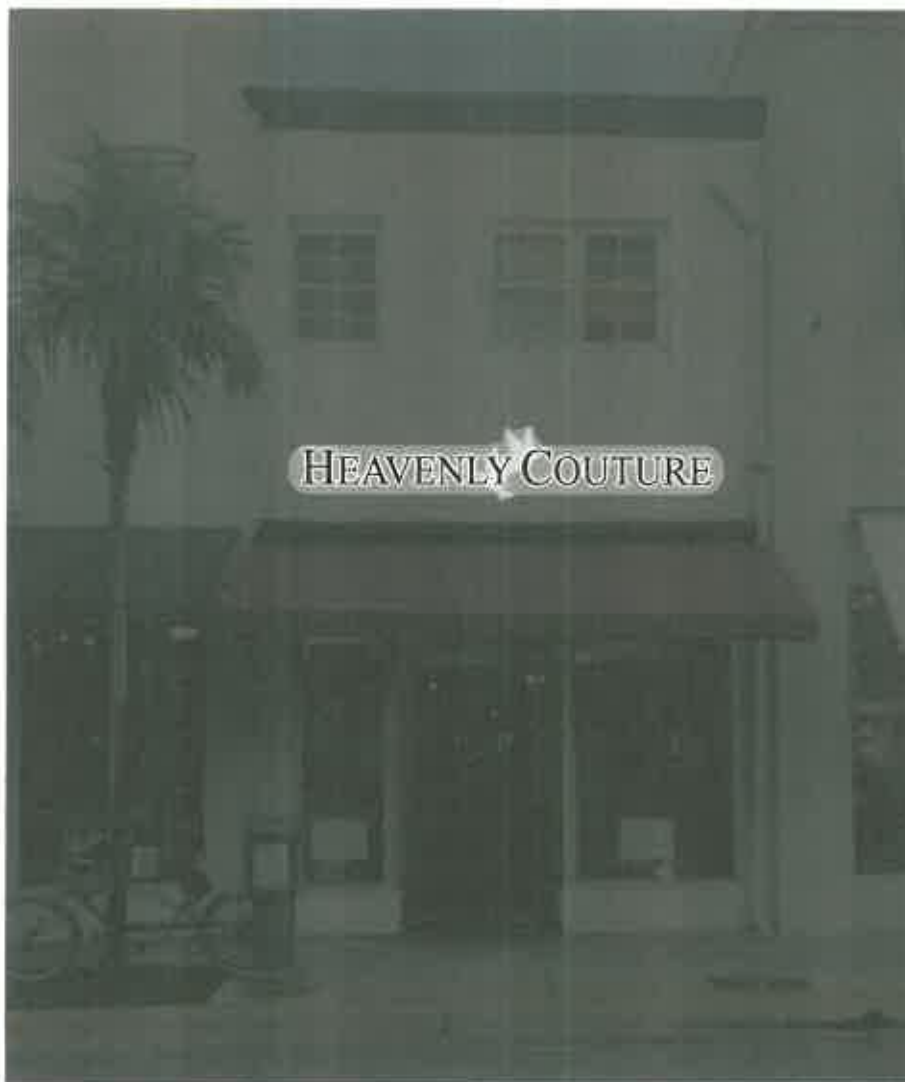
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305-294-1877 FAX 305-295-6699
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 1 Page 4

Day view
Night



*Please fax back
your signature*



X

Client Signature - Approval to Fabricate

STOOD WALL WHITE

BACK PANEL
WHITE TEXTURE

HALOW LIGHTING
WHITE

CAST ALUM LETTER
BLACK 12"

HEAVENLY COUTURE

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ONE WALL SIGN WITH HALO EFFECT AND
ONE HANGING SIGN.**

FOR- #511 DUVAL STREET

Applicant – Southernmost Signs

Application # H15-01-0402

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

Monday day of APRIL 21, 2015, CARL REID on the

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on APRIL 26th 2015 2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Carl Reid

Date: APRIL 21 2015

Address: 912 EASTON

City: KEY WEST

State, Zip: FL 34090

POSTED ON ADDR 513 DOVAL ST KW

The forgoing instrument was acknowledged before me on this 24 day of April, 2015.

By (Print name of Affiant) Carl Reid who is personally known to me or has produced personally as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Miriam Cleare
Print Name: Miriam Cleare

Notary Public - State of Florida (seal)
My Commission Expires: 03/30/19



Every
THING is
\$16
OR LESS

11/21
11/22/2014
11/23/2014
11/24/2014

Public
Meeting
Notice

NOW HIRING
...
...
...
STARTING PAY IS \$12.00+



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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1009857 Parcel ID: 00009590-000000

Ownership Details

Mailing Address:

230 EAST 7TH ST ASSOCIATES
C/O COHEN JOSEPH
301 LINCOLN RD
MIAMI BEACH, FL 33139-3102

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

Affordable Housing: No

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

Property Location: 511 DUVAL ST KEY WEST
513 DUVAL ST KEY WEST

Legal Description: KW PT LOT 3 SQR 50 A5-41 OR812-2055/56 OR830-127/128 OR947-1437/39 OR947-1441/42 OR1082-1440/41
OR1082-1442/43 OR1739-411/413

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	39	113	4,350.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 7836
Year Built: 1933

Building 1 Details

Building Type
Effective Age 18
Year Built 1933
Functional Obs 0

Condition G
Perimeter 618
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 7,836

Inclusions:

Roof Type
Heat 1
Heat Src 1

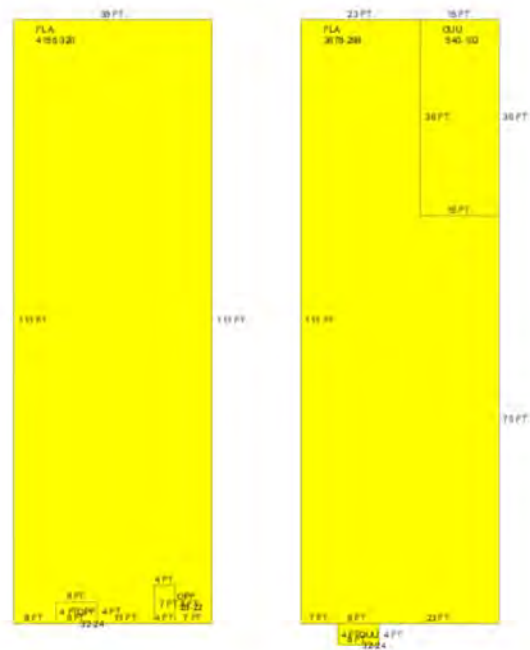
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 9
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 21

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	1990					4,158
2	OPF		1	1990					32
3	OPF		1	1990					28
4	OUU		1	1990					32
5	FLA		1	1990		Y			3,678
6	OUU		1	1990					540

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2011	1 STY STORE-B	100	N	Y
	2015	APTS-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
517	AB AVE WOOD SIDING	18
518	C.B.S.	82

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	720 SF	6	120	2010	2013	2	30

Appraiser Notes

TPP 8536658 - SUNLION JEWELRY

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-1402	05/02/2008		3,000	Commercial	DEMO OF INTERIOR CABINETS, CARPETS & NON BEARING PARTITIONS
10-0161	01/15/2010		1,000	Commercial	120 x 6 stockage fence
12-4185	11/21/2012		8,000	Commercial	ELECTRICAL INSTALLATION PER DRAWINGS. INCLUDING OF NEW LIGHTING SWITCHES RECEPTACLES ADA BATHROOM DETECTORS.
12-4184	11/21/2012		24,000	Commercial	INSTALLATION OF 1000LF OF NON STRUCTURAL WALL. INSTALL 4 NEW INTERIOR DOORS. INSTALL ACTION OF 500LF OF CROWN MOLDING AND BASE BOARD. INSTALL OF APPR. OF 100 SHEETS OF PLYWOOD LOCATED ABOVE EXISTING WALLS. INSTALLATION OF SCRAPS OF CARPET.
09-1430	06/09/2009		5,000	Commercial	RECONFIGURE STORE FRONT ENTRANCE AND DISPLAY AREA
09-1746	06/10/2009		2,100	Commercial	INSTALL 800SF OF PANELING AND 80LF OF CABINETS
09-1605	05/29/2009		2,000	Commercial	REMOVE AND REPLACE APPROXIMATELY 800SF OF CERAMIC FLOOR TILE.
09-0054	01/13/2009		1,200	Commercial	ADD 3 SMOKE/CARBON MONOXIDE DETECTORS AND TWO COMBO EXIT/EMERGENCY LITES
08-2656	08/07/2008		22,500	Commercial	NEW ENTRY AND STORE FRONT
09-0002	01/05/2009		2,200	Commercial	INSTALL 800SF OF SLOT WALL FOR DISPLAY ON OUTER WALLS.
09-1431	06/10/2009		1,200	Commercial	RUN CIRCUITS AND SWITCHES FOR TRACK LIGHT AND CAN LIGHTS
10-1022	03/30/2010		5,000	Commercial	REMOVE EXISTING ROOF MATERIAL, INSTALL WATER SHIELD AND BUILT-UP 1000SF
10-2573	07/29/2010		600	Commercial	DEMO 80SF OF INTERIOR WALL FINISHES FOR STRUCTURAL INSPECTION
13-4267	10/09/2013		2,300	Commercial	INSTALLATION OF DRYWALL AND LAMINATE FLOORING
13-4268	10/09/2013		1,025	Commercial	PROVIDE AND INSTALL PLUMBING, ONE SHOWER STALL, ONE WATER HEATER AND ONE HAND SINK.

12-4274	07/18/2013		125	Commercial		SIGN
13-4269	10/09/2013		600	Commercial		INSTALLATION OF ROUGH ELECTRICAL.
01-3931	12/11/2001	12/12/2002	2,600	Commercial		INSTALL CEN.A/C
01-3757	06/18/2002	12/12/2002	20,000	Commercial		REMODEL
02-2413	09/05/2002	10/03/2003	1,500	Commercial		PLUMBING
02-2434	09/11/2002	10/03/2003	4,000	Commercial		4-NEW AWNINGS
02-2927	10/28/2002	10/03/2003	2,000	Commercial		ELECTRIC
03-0155	01/21/2003	10/03/2003	5,500	Commercial		REPLACE DECKING
03-0294	01/30/2003	10/03/2003	7,000	Commercial		ROOFING
03-0444	02/19/2003	10/03/2003	2,000	Commercial		TWO AWNINGS
02-2286	08/23/2002	12/02/2002	10,000	Commercial		NEW STORE FRONT

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
2014	920,790	2,268	949,000	1,406,751	1,406,751	0	1,406,751
2013	920,790	2,344	902,708	1,406,751	1,406,751	0	1,406,751
2012	920,790	0	902,708	1,406,751	1,406,751	0	1,406,751
2011	920,790	0	902,708	1,406,751	1,406,751	0	1,406,751
2010	920,790	0	910,427	1,406,751	1,406,751	0	1,406,751
2009	920,790	0	1,029,099	1,689,524	1,689,524	0	1,689,524
2008	968,623	0	1,131,000	1,989,887	1,989,887	0	1,989,887
2007	651,276	0	1,131,000	1,989,887	1,989,887	0	1,989,887
2006	683,438	0	391,500	1,989,887	1,989,887	0	1,989,887
2005	683,438	0	326,250	1,989,887	1,989,887	0	1,989,887
2004	683,322	0	274,050	1,989,887	1,989,887	0	1,989,887
2003	549,903	0	269,700	1,969,887	1,969,887	0	1,969,887
2002	549,903	0	269,700	1,969,887	1,969,887	0	1,969,887
2001	549,903	0	269,700	1,503,412	1,503,412	0	1,503,412
2000	549,903	0	226,200	1,464,592	1,464,592	0	1,464,592
1999	549,903	0	226,200	1,464,592	1,464,592	0	1,464,592
1998	366,602	0	226,200	921,291	921,291	0	921,291
1997	366,602	0	217,500	921,291	921,291	0	921,291
1996	333,275	0	217,500	727,582	727,582	0	727,582
1995	333,275	0	217,500	727,582	727,582	0	727,582
1994	293,327	0	217,500	689,288	689,288	0	689,288
1993	293,327	0	217,500	516,948	516,948	0	516,948
1992	293,327	0	217,500	516,948	516,948	0	516,948
1991	293,327	0	217,500	516,948	516,948	0	516,948
1990	235,365	0	175,088	516,948	516,948	0	516,948

1989	179,891	0	174,000	353,891	353,891	0	353,891
1988	165,683	0	139,200	304,883	304,883	0	304,883
1987	162,720	0	66,609	313,099	313,099	0	313,099
1986	163,585	0	65,250	265,113	265,113	0	265,113
1985	152,410	0	46,991	244,349	244,349	0	244,349
1984	150,448	0	46,991	166,802	166,802	0	166,802
1983	150,448	0	31,233	157,696	157,696	0	157,696
1982	120,911	0	31,233	152,144	152,144	0	152,144

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
10/31/2001	1739 / 0411	1,800,000	<u>WD</u>	<u>M</u>
2/1/1989	1082 / 1442	625,000	<u>WD</u>	<u>M</u>
7/1/1985	947 / 1437	1	<u>WD</u>	<u>M</u>
4/1/1981	830 / 127	225,000	<u>WD</u>	<u>U</u>

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