

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name Harley Cutler  
Address of Proposed Display 330 Duval St  
RE# of Property \_\_\_\_\_  
Business Name FLIRT  
Business Address 330 Duval St  
Applicant's Mailing Address 330 Duval St  
Telephone 305-747-4468 Email energykw@gmail.com  
Name of Property Owner Joseph COHEN + HARLEY  
Mailing Address 330 Duval St Key West FL 33040  
Telephone 305 923-3222 Email ENERGYKW@gmail.com

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Sunglasses, Jewelry, SANDALS  
\_\_\_\_\_  
\_\_\_\_\_



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Describe the structure and equipment used in the display in detail, including any seating.

Shoe Display Jewellery Display TABLE,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How far is the display from the street? 6 FT.  
How far is the display from the sidewalk? 2 FT.  
Length of time exception will be needed (no more than 60 months) 5yrs.

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
- ④ Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
- ⑥ Recent Property Boundary **Survey**
- ⑦ **Property Appraisers** information ([www.mcpafl.org](http://www.mcpafl.org))

*The information furnished above is true and accurate to the best of my knowledge.*

Signature \_\_\_\_\_

Date 7/30/12



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Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions



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specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
  - b. The exception was granted pursuant to mistaken or misleading information; or
  - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)



**Deed**

MONROE COUNTY  
OFFICIAL RECORDS

This Instrument Prepared by and Return to:  
TIMOTHY J. KOENIG, ESQ.

FILE #1120684  
BK#1573 PG#205

FELDMAN, KOENIG, & HIGHSMITH, P.A.  
1315 WHITEHEAD STREET  
KEY WEST, FL 33040

RCD Apr 28 1999 02:04PM  
DANNY L KOLHAGE, CLERK

Property Appraisers Parcel Identification (Folio) Numbers:

DEED DOC STAMPS 18200.00  
04/28/1999 SP DEP CLK

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED, made the 23rd day of April, A.D. 1999 by David H. Axtell, Trustee of the David, H. Axtell Revocable Intervivos Trust dated May 30, 1998. herein called the grantor, to Colonial Suites, Inc., a Florida Corporation whose post office address is: , hereinafter called the Grantee:**

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

See attached legal description.

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND,** the grantor hereby covenants with said grantee that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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 31, 1998.

**IN WITNESS WHEREOF,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature [Handwritten Signature]  
Printed Signature Robert M. [unclear]  
Signature [Handwritten Signature]  
Printed Signature Robert T. Feldman

Signature [Handwritten Signature]  
Printed Signature David H. Axtell, Trustee of the David  
709 Baker's Lane, Key West, Florida 33040

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 23rd day of April, 1999, by David H. Axtell, Trustee of the David who is/are personally known to me or has produced \_\_\_\_\_ as identification and did (did not) take an oath.

SEAL

Signature [Handwritten Signature]  
Printed Notary Signature Robert T. Feldman  
My Commission Expires:



E/A

## LEGAL DESCRIPTION

FILE #1120684  
BK#1573 PG#206

### Legal Description:

In the City of Key West and is part of Lot 1 of Square 25, on the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, COMMENCING at a point on Duval Street 109 feet distant from the corner of Eaton and Duval Streets and run thence distant from the corner of Eaton and Duval Streets and run thence Northwesterly 41 feet, thence at right angles in a Southwesterly direction 157 feet and 9 inches; thence at right angles in a Southeasterly direction 41 feet; thence at right angles in a Northeasterly direction 157 feet and 9 inches out to Duval Street to the Point of Beginning.

### ALSO

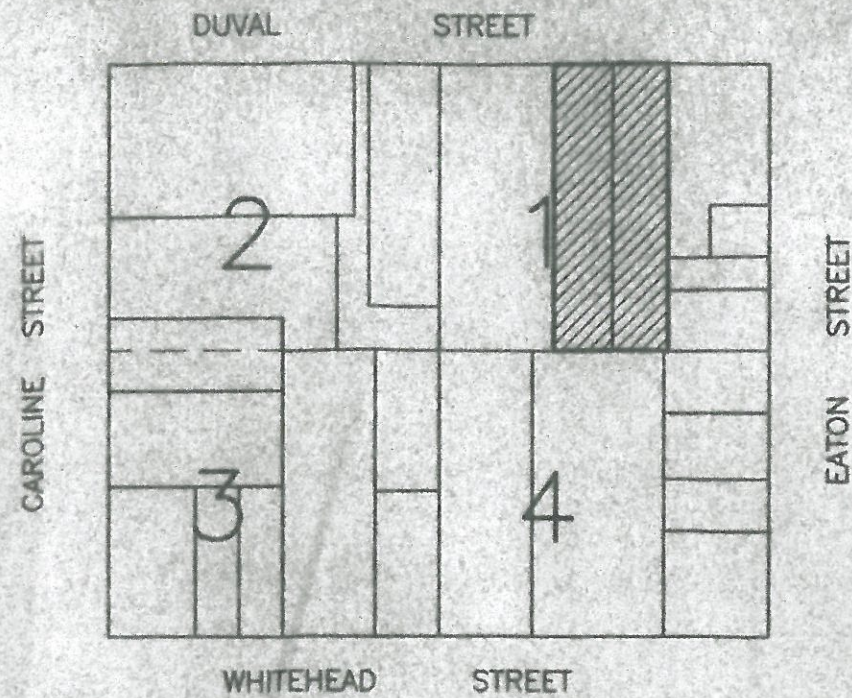
In the City of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829 as part of Lot 1, in Square 25, Commencing at a point on Duval Street 108.54 feet distant from the corner of Eaton and Duval Streets and running thence in an Northwesterly direction 0.46 feet; thence at right angles in a Southwesterly direction 18 feet; thence at right angles in a Southeasterly direction 0.46 feet; thence at right angles in a Northeasterly direction 18 feet out to Duval Street, to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS



# Survey





**LOCATION MAP**  
SQUARE 25, CITY OF KEY WEST, FL.

**LEGAL DESCRIPTION:**

Parcel A:  
In the City of Key West and is part of Lot 1 of Square 25, on the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, COMMENCING at a point on Duval Street 109 feet from the corner of Eaton and Duval Streets and run thence distant from the corner of Eaton and Duval Streets and run thence Northwesterly 41 feet, thence at right angles in a Southwesterly direction 157 feet and 9 inches; thence at right angles in a Southeasterly direction 41 feet; thence at right angles in a Northeasterly direction 157 feet and 9 inches out to Duval Street to the Point of Beginning.

ALSO  
In the City of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829 as part of Lot 1, in Square 25, Commencing at a point on Duval Street 108.54 feet distant from the corner of Eaton and Duval Streets and running thence in a Northwesterly direction 0.46 feet; thence at right angles in a Southwesterly direction 18 feet; thence at right angles in a Southeasterly direction 0.46 feet; thence at right angles in a Northeasterly direction 18 feet out to Duval Street, to the Point of Beginning.

AND Parcel B:  
On the Island of Key West and known on Whitehead's map delineated in February A.D. 1829, as part of Lot One (1) in Square Twenty Five (25); commencing at a point on Duval Street, Seventy (70) feet distant from the corner of Eaton and Duval Streets and running thence in a Northwesterly direction Thirty nine (39) feet; thence at right angles in a Southwesterly direction One Hundred and fifty seven (157) feet, nine (9) inches; thence at right angles in a Southeasterly direction, Thirty-nine (39) feet; thence at right angles in a Northeasterly direction One Hundred and fifty seven (157) feet, nine (9) inches out to Duval Street, to the Point of Beginning.

LESS  
On the Island of Key West and known on Whitehead's Map, delineated in February, A.D., 1829 as part of Lot 1 in Square 25. Commencing at a point on Duval Street 100.54 feet distant from the corner of Eaton and Duval Streets and running thence in a Northwesterly direction 0.46 feet; thence at right angles in a Southwesterly direction 18 feet; thence at right angles in a Southeasterly direction 0.46 feet; thence at right angles in a Northeasterly direction 18 feet out to Duval Street to the Point of Beginning.

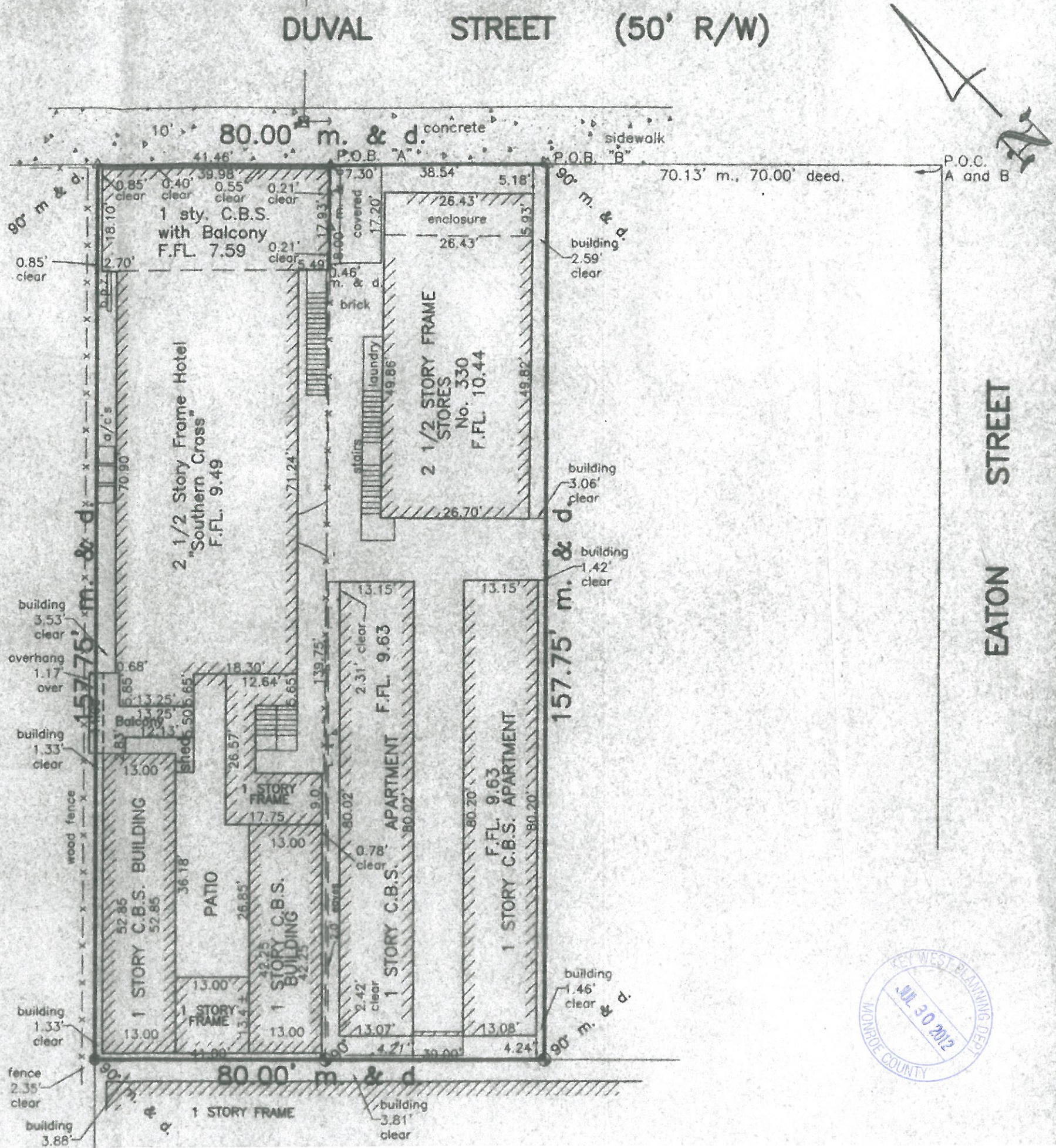
**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Elevations based on NGVD 1929 Datum  
B.M. No: BASIC elevation 14.324

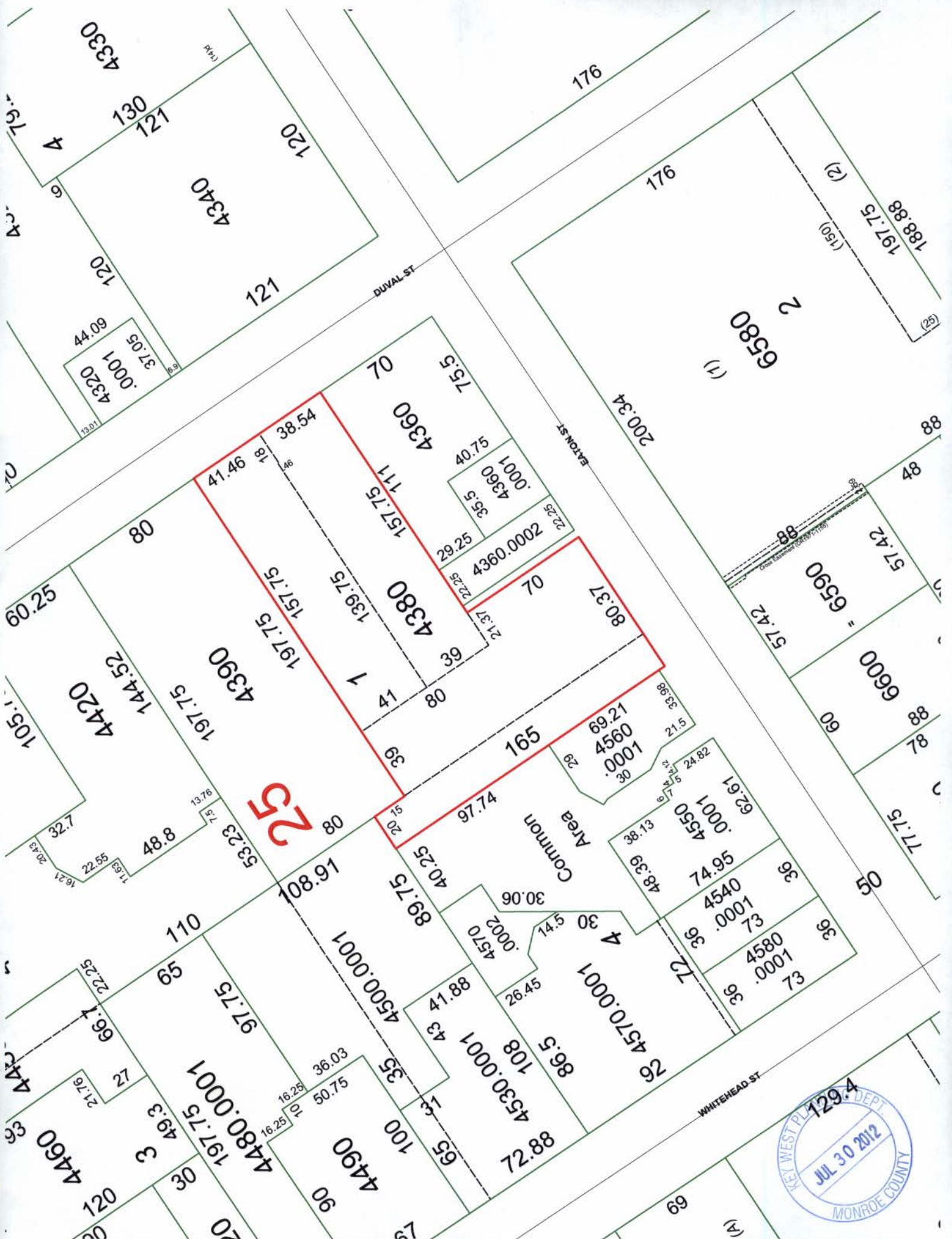
CERTIFICATION MADE TO:  
Colonial Suites, Inc.  
Joseph Cohen

- ⊙ = Set 1/2" iron pipe, cap PLS 2749
- △ = Set P.K. Nail/PCP NO PLS 2749
- ▲ = Found Nail
- STY = Story
- R/W = Right-of-Way
- M = Measured
- NTS = Not to Scale
- B.M. = Bench Mark

- F.FL = Finished floor elevation
- CONC = Concrete
- CBS = Concrete Block Stucco
- b.p.z. = Backflow Preventer
- a/c = Air Conditioning



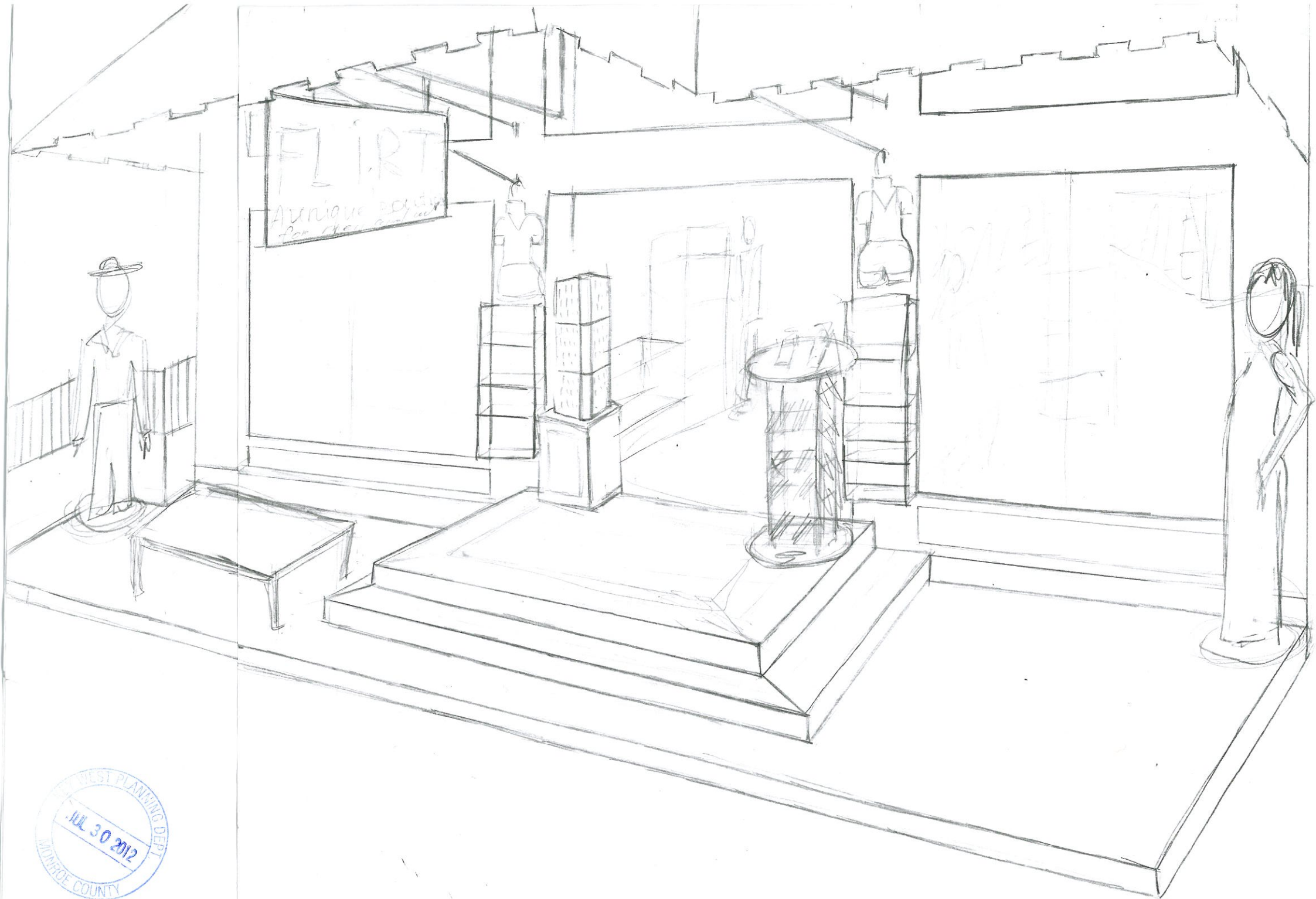




25



# Site Plans



WEST PLANNING DEPT.  
JUL 30 2012  
MONROE COUNTY

**Existing  
Site Photo**



## **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  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 1004570 Parcel ID: 00004380-000000

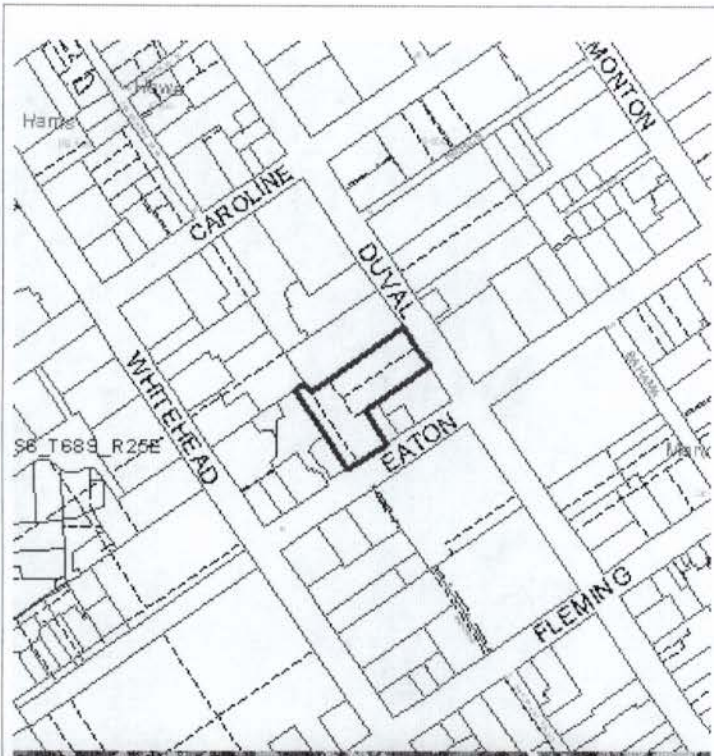
**Ownership Details**

Mailing Address:  
COLONIAL SUITES INC  
C/O COHEN JOSEPH  
301 LINCOLN RD  
MIAMI BEACH, FL 33139-3102

**Property Details**

PC Code: 39 - HOTELS,MOTELS  
Millage Group: 10KW  
Affordable Housing: No  
Section-  
Township- 06-68-25  
Range:  
Property 330 DUVAL ST KEY WEST  
Location: 415 EATON ST KEY WEST  
326 DUVAL ST KEY WEST  
Legal Description: KW PT LOTS 1 AND 4 SQR 25 OR156-214/215 OR 177-595/96 OR 463-690 OR532-358 OR611-30 OR673-1402/03 OR1105-1035L/E OR1229-2348/50 OR1338-256 D/C OR1372-1490/1491 OR1407-1652/54 OR1573-205/206 OR2320-198/99 OR2331-357/60U/T





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			23,266.00 SF

**Building Summary**

Number of Buildings: 3





8	OUU	1	2001	384
9	FAT	1	1993	1,888
10	OUU	1	2001	144
11	OUF	1	2001	320
12	OUU	1	2001	400

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-A	100	Y	Y
	1264	HOTELS/MOTEL A	46	Y	Y
	1265	1 STY STORE-A	54	Y	Y
	1266	HOTELS/MOTEL A	100	Y	Y
	1268	HOTELS/MOTEL A	100	Y	Y
	1269	HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
372	AB AVE WOOD SIDING	90
373	C.B.S.	10

**Building 2 Details**

Building Type  
 Effective Age 17  
 Year Built 1938  
 Functional Obs 0

Condition E  
 Perimeter 300  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 2,540

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

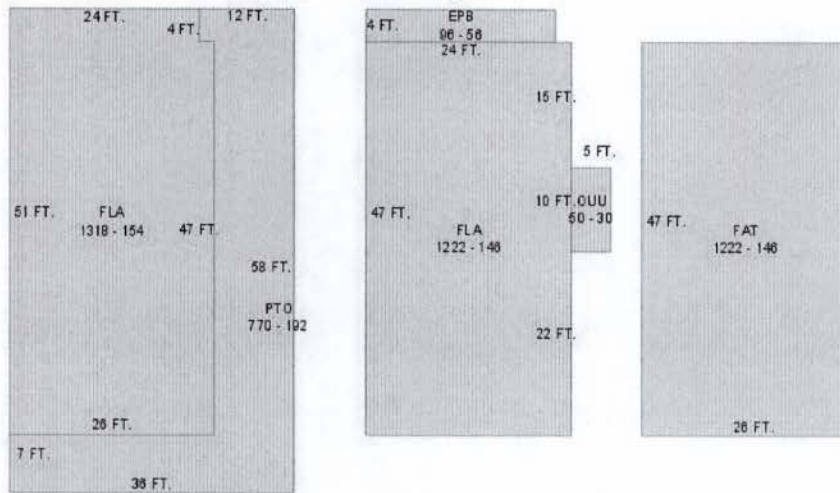
Foundation  
 Bedrooms 0

Extra Features:

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

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
0	FLA	12:ABOVE AVERAGE WOOD	1	1938				1,318
0	PTO		1	2001				770
0	FLA	12:ABOVE AVERAGE WOOD	1	1938				1,222
0	EPB		1	2001				96
0	OUU		1	1938				50
0	FAT		1	1938				1,222

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AB AVE WOOD SIDING	100

Building 5 Details

Building Type  
Effective Age 68  
Year Built 1943

Condition E  
Perimeter 594  
Special Arch 0

Quality Grade 450  
Depreciation % 60  
Grnd Floor Area 5,353



Functional Obs 0

Economic Obs 0

Inclusions:

Roof Type  
Heat 1  
Heat Src 1

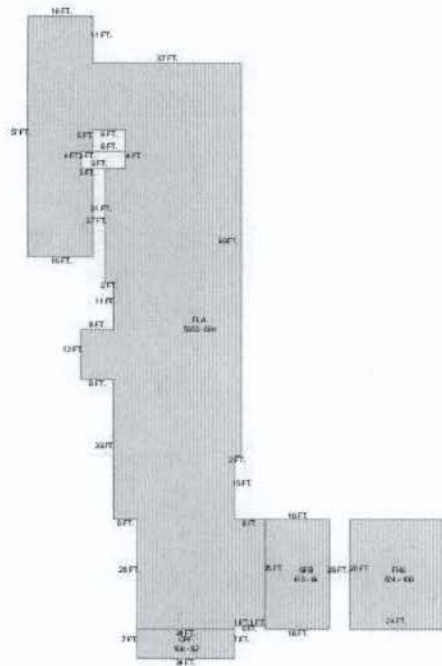
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 19

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
0	FLA		1	1943	Y			5,353
0	OPF		1	1943				168
0	FHS		1	1943				624
0	SFB	12: ABOVE AVERAGE WOOD	1	1943				416

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %



AB AVE WOOD SIDING

100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	720 SF	10	72	1996	1997	3	50
0	FN2:FENCES	63 SF	9	7	1995	1996	4	30
0	PT3:PATIO	992 SF	0	0	1995	1996	4	50
0	PT3:PATIO	908 SF	0	0	1967	1968	2	50
0	FN3:WROUGHT IRON	216 SF	72	3	1967	1968	1	60
4	TK2:TIKI	75 SF	5	15	2001	2002	5	40
5	PT2:BRICK PATIO	282 SF	6	47	2001	2002	4	50

**Appraiser Notes**

AK 1004596 (RE 00004410-000000) AND AK 1004561 (RE 00004370-000000) HAVE BEEN COMBINED WITH THIS PARCEL, PER THE OWNER'S REQUEST, DONE FOR THE 2012 TAX ROLL (2/17/2012 SCJ).

2002-12-26 - 27-HOTEL ROOMS 041 1997-11-15 - PETITION KW 135-1997 TPP ACCOUNT #8516363 SB/8-2001.

2006-07-26 326B - BIKINI VILLIAGE T'S 326A - PLAYTIME T'S

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0484	02/23/2009		4,525	Commercial	PAINT EXISTING SHINGLES AND V-CRIMP ON REAR ADDITION
08-0304	02/07/2008		20,000	Commercial	NEW STORE FRONT RENOVATIONS
10-1814	07/06/2010		10,000	Commercial	WIRE BUILDING, INSTALL 400 AMP SERVICE
1 A94-4170	12/01/1994	08/01/1995	1,000	Commercial	REPAINT/RESTORE NEON SIGN
2 96-2770	07/01/1996	11/01/1996	5,892	Commercial	FIRE ALARM
3 96-3017	07/01/1996	11/01/1996	300	Commercial	ELECTRICAL
4 97-0857	03/01/1997	07/01/1997	3,500	Commercial	MECHANICAL C/A OFFICE
5 97-0951	04/01/1997	07/01/1997	2,000	Commercial	RENOVATIONS
6 97-0952	04/01/1997	07/01/1997	1	Commercial	RENOVATIONS
7 99-243	07/09/1999	11/16/2001	273,000	Commercial	RENOVATION & FIRE SPRINKL
8 00-563	03/03/2000	11/16/2001	30,000	Commercial	REMODLE ROOMS
9 00-544	03/03/2000	11/16/2001	3,000	Commercial	FIRE ALARM SYSTEM
10 00-970	04/24/2000	11/16/2001	2,886	Commercial	AWNINGS
11 00-1651	06/19/2000	11/16/2001	7,000	Commercial	PLUMBING
12 00-3552	10/25/2000	11/16/2001	4,500	Commercial	A/C
13 00-4184	12/05/2000	11/16/2001	2,000	Commercial	PLUMBING
14 02-3237	12/04/2002	10/03/2003	15,000	Commercial	DRYWALL & TILE
15 02-3237	12/11/2002	10/03/2003	1,650	Commercial	REWIRE 3 ROOMS
16 02-3237	12/11/2002	10/03/2003	14,500	Commercial	PLUMBING

17	03-0156	01/21/2003	10/03/2003	5,500	Commercial	RENOVATE OFFICE
18	03-3373	09/26/2003	10/04/2004	600	Commercial	REPLACE EXISTING DECK
19	03-3483	10/03/2003	12/31/2003	1,150	Commercial	REPLACE SLAB WITH PAVERS
20	03-3373	09/19/2003	10/04/2004	4,500	Commercial	RUBBER UNDER THE DECK
22	07-0416	02/20/2007		15,000	Commercial	REMOVE GUTTERS,REFRAME GABLE ROOF

### 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
2011	902,427	7,476	1,229,229	1,837,794	1,837,794	0	1,837,794
2010	937,586	7,732	1,262,820	1,817,257	1,817,257	0	1,817,257
2009	937,586	8,000	1,521,860	1,821,855	1,821,855	0	1,821,855
2008	961,026	8,257	1,683,760	3,634,559	3,634,559	0	3,634,559
2007	798,839	8,525	1,683,760	3,535,638	3,535,638	0	3,535,638
2006	798,839	8,782	582,840	3,068,287	3,068,287	0	3,068,287
2005	854,575	9,389	485,700	2,284,022	2,284,022	0	2,284,022
2004	1,044,267	9,987	407,988	2,284,022	2,284,022	0	2,284,022
2003	976,622	10,595	401,512	2,284,022	2,284,022	0	2,284,022
2002	976,622	11,191	401,512	2,175,259	2,175,259	0	2,175,259
2001	640,151	3,250	401,512	2,175,259	2,175,259	0	2,175,259
2000	640,151	3,050	336,752	2,175,259	2,175,259	0	2,175,259
1999	640,151	3,250	336,752	1,764,463	1,764,463	0	1,764,463
1998	427,632	3,450	336,752	1,764,463	1,764,463	0	1,764,463
1997	427,632	650	323,800	1,762,253	1,762,253	0	1,762,253
1996	336,922	0	323,800	1,550,357	1,550,357	0	1,550,357
1995	285,087	0	323,800	821,000	821,000	0	821,000
1994	285,087	0	323,800	821,000	821,000	0	821,000
1993	345,967	0	323,800	669,767	669,767	0	669,767
1992	345,967	0	323,800	669,767	669,767	0	669,767
1991	345,967	0	323,800	669,767	669,767	0	669,767
1990	346,018	0	260,659	606,677	606,677	0	606,677
1989	346,018	0	259,040	605,058	605,058	0	605,058
1988	278,568	0	207,232	485,800	485,800	0	485,800
1987	256,840	0	118,997	559,265	559,265	0	559,265
1986	252,176	0	116,568	685,644	685,644	0	685,644
1985	247,855	0	69,941	550,819	550,819	0	550,819
1984	245,366	0	69,941	450,757	450,757	0	450,757
1983	245,366	0	45,920	418,542	418,542	0	418,542
1982	231,352	0	41,135	272,487	272,487	0	272,487





## 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
4/23/1999	1573 / 0205	2,600,000	WD	C
6/1/1996	1407 / 1652	2,200,000	WD	Q
9/1/1992	1229 / 2348	200,000	WD	H
5/1/1988	1054 / 1402	300,000	WD	H
12/1/1987	1053 / 1349	200,000	WD	H
10/1/1977	743 / 647	195,000	00	Q

This page has been visited 84,670 times.

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



**Monroe County Property Record Card** (021)

**Alternate Key:** 1004570

**Roll Year** 2012

**Effective Date:** 7/24/2012 1:51:26 PM

**Run:** 07/24/2012 01:53 PM

COLONIAL SUITES INC  
 CARE OF: COHEN, JOSEPH  
 301 LINCOLN RD  
 MIAMI BEACH FL 33139-3102

**Parcel** 00004380-000000-06-68-25    **Nbhd** 32030  
**Alt Key** 1004570    **Mill Group** 10KW  
**Affordable Housing No**    **PC** 3900  
**FEMA Injunction**  
**Inspect Date**    **Next Review**  
**Business Name**  
**Physical Addr** 330 DUVAL ST, KEY WEST  
 415 EATON ST, KEY WEST  
 326 DUVAL ST, KEY WEST

**Associated Names**

Name	DBA	Role
COHEN, JOSEPH		C/O
COLONIAL SUITES INC,		Owner

**Legal Description**

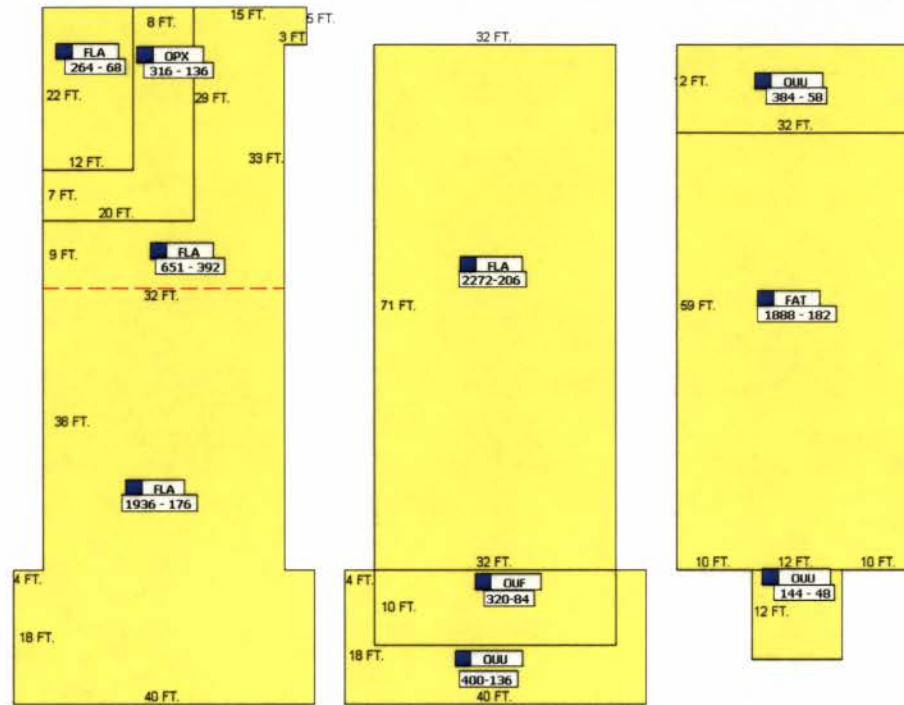
KW PT LOTS 1 AND 4 SQR 25 OR156-214/215 OR 177-595/96 OR 463-690 OR532-358 OR611-30 OR673-714/715 OR736-176 OR743-647 OR750-830/831 OR808-2052/2053 OR827-2174 OR1053-1349 OR1054-1402/03 OR1105-1035L/E OR1229-2348/50 OR1338-256 D/C OR1372-1490/1491 OR1407-1652/54 OR1573-205/206 OR2320-198/99 OR2331-357/60U/T

**Land Data** 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
509	100D			No	23,266.00	SF	0.00		1.00	1.00	1.00	0.00		N		
<b>Total Just Value</b>																



Building Sketch 39317



Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	842	Functional Obs	0.00
Effective Age	18	Condition	E	Depreciation %	0.23	Economic Obs	0.00
Grnd Floor Area	5123	Quality Grade	450	Year Built	1933		
Fireplaces	0	3 Fix Bath	15	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	0	10	1	1993		1,936	012	0.00
OPX	0		1	2001		316	033	0.00
FLA	1	10	1	1993		651	000	0.00
OOU	10	0	1	2001		144	009	0.00
OUF	11	0	1	2001		320	010	0.00
OOU	12	0	1	2001		400	011	0.00

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Code	Int Nbr	Area %	RCN	Rate			
FLA	2	10	1	1993	264	001	0.00
FLA	6	10	1	1993	2,272	005	0.00
OUU	8	0	1	2001	384	007	0.00
FAT	9	0	1	1993	1,888	008	0.00

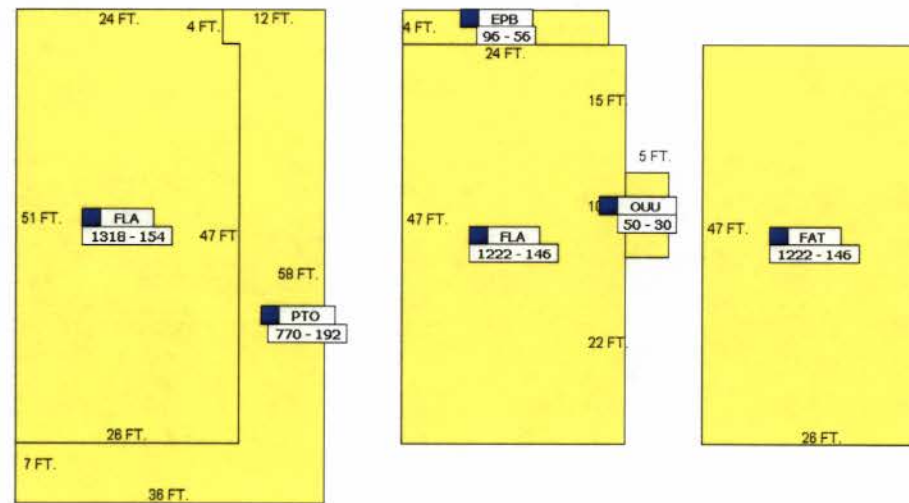
### Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN
1	1264	HOTELS/MOTEL A	46.00	Y	Y	
1	1265	1 STY STORE-A	54.00	Y	Y	
2	1266	HOTELS/MOTEL A	100.00	Y	Y	
6	1268	HOTELS/MOTEL A	100.00	Y	Y	
9	1269	HOTELS/MOTEL A	100.00	Y	Y	
0		1 STY STORE-A	100.00	Y	Y	

### Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
373	C.B.S.	10.00		
372	AB AVE WOOD SIDING	90.00		

### Building Sketch 5125



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**Building Characteristics**

<b>Building Nbr</b> 2	<b>Building Type</b> 0	<b>Perimeter</b> 300	<b>Functional Obs</b> 0.00
<b>Effective Age</b> 17	<b>Condition</b> E	<b>Depreciation %</b> 0.23	<b>Economic Obs</b> 0.00
<b>Grnd Floor Area</b> 2540	<b>Quality Grade</b> 400	<b>Year Built</b> 1938	
<b>Fireplaces</b> 0	<b>3 Fix Bath</b> 4	<b>5 Fix Bath</b> 0	<b>7 Fix Bath</b> 0
<b>2 Fix Bath</b> 0	<b>4 Fix Bath</b> 0	<b>6 Fix Bath</b> 0	<b>Extra Fix</b> 0

**Sections**

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FAT	0		1	1938		1,222	018	0.00
O UU	0		1	1938		50	017	0.00
EPB	0		1	2001		96	016	0.00
FLA	0	11	1	1938		1,222	015	0.00
PTO	0		1	2001		770	014	0.00
FLA	0	11	1	1938		1,318	013	0.00

**Interior Finish**

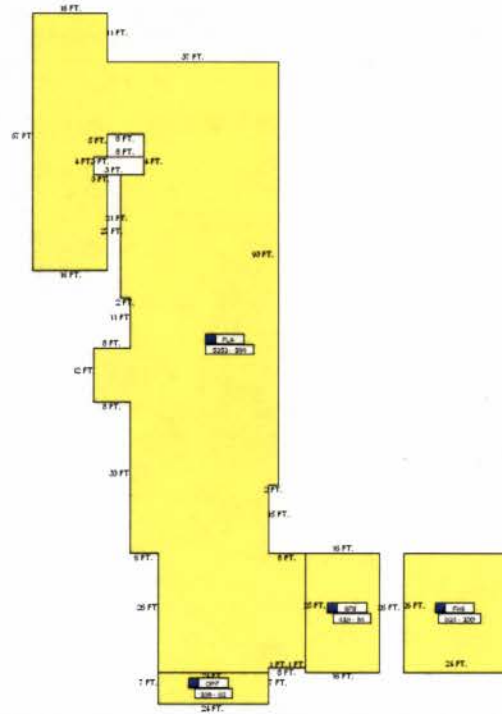
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A \ C	Total RCN
0		1 STY STORE-A	100.00	N	Y	
0		APTS-A	100.00	N	Y	

**Exterior Finish**

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
	AB AVE WOOD SIDING	100.00		



Building Sketch 5130



**Building Characteristics**

Building Nbr	5	Building Type	0	Perimeter	594	Functional Obs	0.00
Effective Age	68	Condition	E	Depreciation %	0.60	Economic Obs	0.00
Grnd Floor Area	5353	Quality Grade	450	Year Built	1943		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	19

**Sections**

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
SFB	0		1	1943		416	032	0.00
FHS	0		1	1943		624	031	0.00
OPF	0		1	1943		168	029	0.00
FLA	0	9	1	1943		5,353	027	0.00

**Interior Finish**

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN
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**Exterior Finish**

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
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0 HOTELS/MOTEL A 100.00 Y Y AB AVE WOOD SIDING 100.00

**Miscellaneous Improvements**

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
5	PT2:BRICK PATIO	282	SF	0.00	6	47	2001	2002	4	50		
4	TK2:TIKI	75	SF	0.00	5	15	2001	2002	5	40		
0	FN3:WROUGHT IRON	216	SF	0.00	72	3	1967	1968	1	60		
0	PT3:PATIO	908	SF	0.00			1967	1968	2	50		
0	PT3:PATIO	992	SF	0.00			1995	1996	4	50		
0	FN2:FENCES	63	SF	0.00	9	7	1995	1996	4	30		
0	PT2:BRICK PATIO	720	SF	0.00	10	72	1996	1997	3	50		

**Total Depreciated Value**

**Appraiser Notes**

AK 1004596 (RE 00004410-000000) AND AK 1004561 (RE 00004370-000000) HAVE BEEN COMBINED WITH THIS PARCEL, PER THE OWNER'S REQUEST, DONE FOR THE 2012 TAX ROLL (2/17/2012 SCJ).

2002-12-26 - 27-HOTEL ROOMS 041 1997-11-15 - PETITION KW 135-1997 TPP ACCOUNT #8516363 SB/8-2001.

2006-07-26 326B - BIKINI VILLIAGE T'S 326A - PLAYTIME T'S



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## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-0304	Feb 7 2008 12:00AM		20,000	Commercial	NEW STORE FRONT RENOVATIONS
	09-0484	Feb 23 2009 12:00AM		4,525	Commercial	PAINT EXISTING SHINGLES AND V-CRIMP ON REAR ADDITION
	10-1814	Jul 6 2010 12:00AM		10,000	Commercial	WIRE BUILDING, INSTALL 400 AMP SERVICE
	A94-4170	Dec 1 1994 12:00AM	Aug 1 1995 12:00AM	1,000	Commercial	REPAINT/RESTORE NEON SIGN
	96-2770	Jul 1 1996 12:00AM	Nov 1 1996 12:00AM	5,892	Commercial	FIRE ALARM
	96-3017	Jul 1 1996 12:00AM	Nov 1 1996 12:00AM	300	Commercial	ELECTRICAL
	97-0857	Mar 1 1997 12:00AM	Jul 1 1997 12:00AM	3,500	Commercial	MECHANICAL C/A OFFICE
	97-0951	Apr 1 1997 12:00AM	Jul 1 1997 12:00AM	2,000	Commercial	RENOVATIONS
	97-0952	Apr 1 1997 12:00AM	Jul 1 1997 12:00AM	1	Commercial	RENOVATIONS
	99-243	Jul 9 1999 12:00AM	Nov 16 2001 12:00AM	273,000	Commercial	RENOVATION & FIRE SPRINKL
	00-563	Mar 3 2000 12:00AM	Nov 16 2001 12:00AM	30,000	Commercial	REMODLE ROOMS
	00-544	Mar 3 2000 12:00AM	Nov 16 2001 12:00AM	3,000	Commercial	FIRE ALARM SYSTEM
	00-970	Apr 24 2000 12:00AM	Nov 16 2001 12:00AM	2,886	Commercial	AWNINGS
	00-1651	Jun 19 2000 12:00AM	Nov 16 2001 12:00AM	7,000	Commercial	PLUMBING
	00-3552	Oct 25 2000 12:00AM	Nov 16 2001 12:00AM	4,500	Commercial	A/C
	00-4184	Dec 5 2000 12:00AM	Nov 16 2001 12:00AM	2,000	Commercial	PLUMBING
	02-3237	Dec 4 2002 12:00AM	Oct 3 2003 12:00AM	15,000	Commercial	DRYWALL & TILE
	02-3237	Dec 11 2002 12:00AM	Oct 3 2003 12:00AM	1,650	Commercial	REWIRE 3 ROOMS
	02-3237	Dec 11 2002 12:00AM	Oct 3 2003 12:00AM	14,500	Commercial	PLUMBING
	03-0156	Jan 21 2003 12:00AM	Oct 3 2003 12:00AM	5,500	Commercial	RENOVATE OFFICE
	03-3373	Sep 26 2003 12:00AM	Oct 4 2004 12:00AM	600	Commercial	REPLACE EXISTING DECK
	03-3483	Oct 3 2003 12:00AM	Dec 31 2003 12:00AM	1,150	Commercial	REPLACE SLAB WITH PAVERS
	03-3373	Sep 19 2003 12:00AM	Oct 4 2004 12:00AM	4,500	Commercial	RUBBER UNDER THE DECK
	07-0416	Feb 20 2007 12:00AM		15,000	Commercial	REMOVE GUTTERS,REFRAME GABLE ROOF





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**Value History**

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2011F	O	1,229,229	0	902,427	7,476	1,837,794	1,837,794	0	N	1,837,794
2010F	O	1,262,820	0	937,586	7,732	1,817,257	1,817,257	0	N	1,817,257
2009F	O	1,521,860	0	937,586	8,000	1,821,855	1,821,855	0	N	1,821,855
2008F	O	1,683,760	0	961,026	8,257	3,634,559	3,634,559	0	N	3,634,559
2007F	O	1,683,760	0	798,839	8,525	3,535,638	3,535,638	0	N	3,535,638
2006F	O	582,840	0	798,839	8,782	3,068,287	3,068,287	0	N	3,068,287
2005F	O	485,700	0	854,575	9,389	2,284,022	2,284,022	0	N	2,284,022
2004F	O	407,988		1,044,267	9,987	2,284,022	2,284,022	0	N	2,284,022
2003F	O	401,512		976,622	10,595	2,284,022	2,284,022	0		2,284,022
2002F	O	401,512		976,622	11,191	2,175,259	2,175,259	0		2,175,259
2001F	O	401,512		640,151	3,250	2,175,259	2,175,259	0		2,175,259
2000F	O	336,752		640,151	3,050	2,175,259	2,175,259	0		2,175,259
1999F	O	336,752		640,151	3,250	1,764,463	1,764,463	0		1,764,463
1998F	O	336,752		427,632	3,450	1,764,463	1,764,463	0		1,764,463
1997F	O	323,800		427,632	650	1,762,253	1,762,253	0		1,762,253
1996F	O	323,800		336,922	0	1,550,357	1,550,357	0		1,550,357
1995F	O	323,800		285,087	0	821,000	821,000	0		821,000
1994F	O	323,800		285,087	0	821,000	821,000	0		821,000
1993F	C	323,800		345,967	0	669,767	669,767	0		669,767
1992F	C	323,800		345,967	0	669,767	669,767	0		669,767
1991F	C	323,800		345,967	0	669,767	669,767	0		669,767
1990F	C	260,659		346,018	0	606,677	606,677	0		606,677
1989F	C	259,040		346,018	0	605,058	605,058	0		605,058
1988F	C	207,232		278,568	0	485,800	485,800	0		485,800
1987F	I	118,997		256,840	0	559,265	559,265	0		559,265
1986F	I	116,568		252,176	0	685,644	685,644	0		685,644
1985F	I	69,941		247,855	0	550,819	550,819	0		550,819
1984F	O	69,941		245,366	0	450,757	450,757	0		450,757
1983F	O	45,920		245,366	0	418,542	418,542	0		418,542
1982F	C	41,135		231,352	0	272,487	272,487	0		272,487



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**Sales History**

<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>Instrument</b>	<b>Transfer Code</b>	<b>Q/ U</b>	<b>Vacant</b>	<b>Sale Price</b>
743	647	10/1/1977	Conversion Code	0	Q	I	195,000
1053	1349	12/1/1987	Warranty Deed	5	H	I	200,000
1054	1402	5/1/1988	Warranty Deed	5	H	I	300,000
1229	2348	9/1/1992	Warranty Deed	5	H	I	200,000
1407	1652	6/1/1996	Warranty Deed	0	Q	I	2,200,000
1573	0205	4/23/1999	Warranty Deed	0	C	I	2,600,000

