

Staff Report

- 12 **Awning and window signs with copy chocolates, fudge, ice cream, espresso - #505 Duval Street - Category 5 signs/ Jay Wilson (H11-01-1666)**

This staff report is for the review of a Certificate of Appropriateness for a request to install 6 window signs in two storefronts. The proposed signs will be display in the lower portion of the storefronts by using a red vinyl band, 8' high, with cream color letters. The proposed words will be *chocolates espresso fudge ice cream*. The existing business received staff approval for two conforming signs, a wall and a hanging sign with the copy of *Kilwin's*. The license files establish that the business name is *Kilwin's* chocolates and ice cream. The business is not located on a corner.

The building located at #505 Duval Street is listed as a contributing resource. The frame vernacular building was built circa 1889. The applicant revised its first application and decided to remove the awning signs.

Staff understands that the following guidelines can be applied when reviewing this application;

Banners, flags, signage and lighting (pages 49-51);

(6) A business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which each case three signs are allowed, provided that all other sign guidelines for historical zones are met.

The LDR's clearly states the amount of signage that businesses are allowed to have in the historic district:

Sec. 114-104- Restriction of number of signs permitted

No business shall display more than two permitted signs at its location; provided, however, that a business located on a street corner may display up to three permitted signs upon approval of the historic architectural review commission. A business shall be determined by its business tax receipt... Any sign displayed in a store window shall count toward the maximum number of allowed signs under this section...

The existing business has already two permitted signs. The new signs will exceed the allowed number of signs.

Moreover the definition of sign, under Chapter 114- Signs of the LDR, Sec. 1, clearly defines sign as;

Any display of characters, letters, illustrations or any ornamentations or the complete structure on which any such characters, letters, illustrations or ornamentations are supported or applied, except that guys or their anchorages or the poles of pole signs will not be considered to be any part of a sign.

It is staff's opinion that the proposed design exceeds the maximum signs allowed for a business not located on a corner; therefore the proposal is inconsistent with the guidelines and the LDR.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 11-10012666

OWNER'S NAME: Spottswood Partners II, LTD DATE: 12-9-11
OWNER'S ADDRESS: 506 Fleming Street, Key West, FL 33040 PHONE #: 305 294 9556
APPLICANT'S NAME: Michael Morello PHONE #: 305 320 0986
APPLICANT'S ADDRESS: 585 Sanctuary Drive, Ste B104, Long Boat Key, FL 34228
ADDRESS OF SIGN LOCATION: Chocolates in Paradise, LLC 505 Duval Street, 1st floor, Key West, FL 33040

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE: ☐ WALL ☐ DETACHED
☐ HANGING ☒ WINDOW
☒ AWNING ☐ TRANSOM

MATERIALS DESCRIPTION:
CUT VINYL LETTERING ON AWNING
8" tall original print film on awning

SIGN COPY: SEE ATTACHED RENDERING

SIZE OF SIGN: AWNING TO HAVE
2x 88" width copy
STONE PRINT (2) 106" x 8" samples

TYPE OF ILLUMINATION:

NONE

OF EXISTING SIGNS ON PREMISES:

2 - CARVED WOOD SIGNS

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

REQUIRED SUBMITTALS

<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
<input checked="" type="checkbox"/>	SCALED DRAWING OF PROPOSED SIGN
<input checked="" type="checkbox"/>	SCALED SITE PLAN INDICATING LOCATION OF SIGN
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: _____

\$ _____

This application for Certificate of Appropriateness must precede applications for building permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 12-9-11

Applicant's Signature: X Michael Morello

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

48440-22403 (ok) -AR

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is listed as contributing frame vernacular built c. 1880

Guidelines for signs. (pages 49-51)

LDR's chapter 114.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

AS OWNER/AGENT OF THE REAL PROPERTY LOCATED AT:

505 DUVAL STREET, KEY WEST, FL 33040

I/WE AUTHORIZE CATEGORY 5 DESIGNS AND/OR ITS AGENTS TO INSTALL THE FOLLOWING DESCRIBED SIGNAGE:

- 1) 6" TALL LETTERING ON EACH OF THE TWO EXSISTING CANVAS/ VALANCE AWNINGS. SINGLE COLOR TEXT PMS CREAM COLOR TO MATCH EXSISTING TENANTS COLORS
- 2) WINDOW BACK GROUND STRIPES AT BASE OF EACH OF THE STORE FRONT GLASS, NOT TO EXCEED 8" IN HEIGHT., COLOR PROPOTIONATE TO MATCH EXSISTING SIGNAGE

DATED: THIS 30 day of Nov., 2011

SINCERELY,

X: Larry Bleil

State of Florida

County of Monroe

Sworn to & subscribed before me, Larry Bleil whose Name is signed to the forgoing instrument, that he/she signed it on his/her Own free & voluntary act for the purpose therein expressed.

Witness my hand & Seal this 30th day of November, 2011



Jenny M. Sterling
NOTARY PUBLIC

☒ personally known to me or _____ produced proper

Identification; type of Identification _____.



TENANT. LANDLORD shall not be liable in damages or otherwise for any interruption in the supply of any utility to the Premises nor shall any such interruption constitute any ground for an abatement of any of the rents reserved hereunder, except to the extent caused by LANDLORD's gross negligence or intentional misconduct or such interruption is caused because of LANDLORD's default under this Lease. TENANT shall not at any time overburden or exceed the capacity of the mains, feeders, ducts, conduits or other facilities by which such utilities are supply to, distributed in, or serve the Premises. If TENANT desires to install any equipment which shall require additional utility facilities or utility facilities of a greater capacity than the facilities to be provided by LANDLORD, such installation shall be subject to LANDLORD's prior written approval of TENANT's plans and specifications therefore. If approved by LANDLORD, TENANT agrees to pay LANDLORD, on demand, the cost for providing such additional utility facilities or utility facilities of greater capacity.

31. **COMMON AREAS.** LANDLORD represents that the only common areas in connection with the property is the Alley (the "Common Areas"). LANDLORD, (an expense to be passed along to TENANT as an Operating Expense), shall be responsible for the maintenance, repair and reasonable replacement of the Common Areas. LANDLORD hereby acknowledges that TENANT's Proportionate Share of Common Area expenses shall be eighty percent (80%) of fifty percent (50%) of said expenses related to the Common Area. The Common Areas shall at all times be subject to the exclusive control and management of the LANDLORD and LANDLORD shall have the right to make all rules and regulations necessary for the Common Areas. TENANT may have access to the Alley for ingress and egress, but TENANT or TENANT's guests, employees, or invitees shall not encumber or obstruct the Alley, or use it for any other purpose. TENANT acknowledges that TENANT shall use reasonable efforts to prevent its customers from accessing the Common Areas for any purpose and that LANDLORD may lock the gate to the Alley to prevent TENANT's customers from accessing the Common Areas. TENANT hereby acknowledges that TENANT or TENANT's guests, employees or invitees shall not have any access to the small alley/space between 503 Duval and 505 Duval and that TENANT shall in no way obstruct said alley/space to prevent access by the second floor residential tenant.

32. **SIGNS.** TENANT will not exhibit, inscribe, paint or affix any sign, advertisement, notice or other lettering on any part of the outside of the Premises or of the Building of which the Premises are a part, or inside the Premises if visible from the outside, or the common areas without first obtaining the written approval of LANDLORD, which shall not be unreasonably withheld, conditioned or delayed. In the event LANDLORD consents to TENANT displaying signage, TENANT, at TENANT's expense, will have the right to install its signage package, so long as TENANT's sign plans are approved by the applicable local government authorities and LANDLORD. LANDLORD agrees to support TENANT in its effort to maximize signage potential above TENANT's Premises. TENANT further agree to maintain such sign, lettering, etc., as may be approved, in good condition and repair at all times. All signs placed in or on the Premises shall comply with the "Sign Criteria" in accordance with the provisions of the regulations of the Historical Architectural Review Commission or other applicable governmental agencies. Notwithstanding anything contained herein to the contrary, TENANT shall have the right and privilege to erect, install, continue and replace, from time to time, at TENANT's sole cost and expense, front entrance and exterior signage of such size, scale and design as LANDLORD, TENANT and KILWIN'S shall mutually agree, and which shall comply with all applicable laws, ordinances, regulations and restrictions of any kind and nature relating to such signage. At the end of the Term, TENANT shall, at TENANT's sole cost and expense, remove the signage and repair this Building affected thereby to the condition such part of the Building was in at the time such signage was installed.

33. **ADDITIONAL CONSTRUCTION.** LANDLORD hereby reserves the right at any time and from time to time to make alterations or additions to the Building, and to build adjoining the same; LANDLORD also reserves the right to construct other or to add to other buildings or improvements on the property, and to permit others to do so, from time to time, so long as such construction does not unreasonably interfere with TENANT's business, or visibility of, or access to the Premises. LANDLORD also reserves the right to construct other buildings or improvements. TENANT agrees to cooperate with LANDLORD, at LANDLORD's sole cost and expense (unless otherwise set forth herein), in order for LANDLORD to accomplish such alterations, additions or construction.

34. **LANDLORD'S LIABILITY.** The liability of LANDLORD (and its partners, shareholders or members) to TENANT (or any person or entity claiming by, through or under TENANT) for any default by LANDLORD under the terms of this Lease or any matter relating to or arising out of the occupancy or use of the Premises and/or other areas of the property shall be limited to TENANT's actual direct, but not consequential damages therefor and



COMMERCIAL LEASE

THIS LEASE made and entered into this 28th day of February, 2011 ("Date of Lease"), by and between SPOTTSWOOD PARTNERS II, LTD., a Florida limited partnership ("LANDLORD"), and CHOCOLATES IN PARADISE, LLC, a Florida limited liability company, d/b/a KILWIN'S CHOCOLATES AND ICE CREAM ("TENANT").

PREAMBLE

BASIC LEASE PROVISIONS AND DEFINITIONS. This Preamble ("Preamble") is an integral part of this Lease and all of the terms hereof are incorporated into this Lease in all respects. In addition to the other provisions which are elsewhere defined in this Lease, the following, whenever used in this Lease, shall have the meanings set forth in this Preamble, and only such meanings, unless such meanings are expressly contradicted, limited or expanded elsewhere herein:

- (a) **EXHIBITS AND RELATED INSTRUMENTS:** The following Exhibits attached to this Lease are hereby incorporated in and made a part of this Lease.

EXHIBIT A: Premises on Site Plan/Sketch
EXHIBIT B: Commencement Date Agreement
EXHIBIT C: Limited Guaranty

- (b) **LANDLORD'S MAILING ADDRESS:** Spottswood Partners II, Ltd.
506 Fleming Street
Key West, FL 33040
- (c) **TENANT'S MAILING ADDRESS:** Chocolates in Paradise, LLC
505 Duval Street, 1st Floor
Key West, FL 33040
- (d) **LIMITED GUARANTOR AND ADDRESS:** Michael Morello
585 Sanctuary Drive, B-104
Longboat Key, FL 34228
- (e) **SECURITY DEPOSIT:** \$20,000.00
- (f) **TRADE NAME:** Kilwin's Chocolates and Ice Cream
- (g) **PREMISES:** 505 Duval Street, 1st Floor
Key West, FL 33040

The Premises are being delivered "AS IS"

- (h) **LEASE TERM ("Term"):** Five (5) years, commencing upon TENANT's possession of the Premises on March 1, 2011 ("Commencement Date"), subject to earlier termination as provided in this Lease and the terms of this Lease. The Commencement Date shall be the date set forth in Exhibit B, which shall be promptly executed by the parties upon TENANT'S possession of the Premises.
- (i) **ESTIMATED DELIVERY DATE:** The estimated delivery date shall be March 1, 2011, subject to the terms of Section 12.
- (j) **BASE RENT:** Base Monthly Rent to commence four (4) months from the Commencement Date in the amount of **TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00)**, plus applicable sales tax, per month subject to an annual increase as more fully discussed below ("Base Rent").
- (k) **ADDITIONAL RENT:** All Operating Expenses, as defined in Section 5 below, plus all other amounts due



IN WITNESS WHEREOF, the LANDLORD and TENANT have duly signed and executed these presents
on this 28 day of February, 2011.

Signed, sealed and delivered in the presence of:

LANDLORD:

SPOTTSWOOD PARTNERS II, LTD.
By: SPOTTSWOOD PARTNERS, INC.,
General Partner

By: [Signature]
John M. Spottswood, Jr., President

Date: 2-28-2011

TENANT:

CHOCOLATES IN PARADISE, LLC

By: Valerie J. Morello
Printed Name: Valerie J. Morello
Its: Managing Member

Date: February 25, 2011

[Signature]

Witness as to LANDLORD

ERIC N. TUCKER-SITTING

Printed Name of Witness

[Signature]

Witness as to LANDLORD

GABRIEL CANISTER

Printed Name of Witness

[Signature]

Witness as to TENANT

[Signature]

Printed Name of Witness

Kimberley Rey

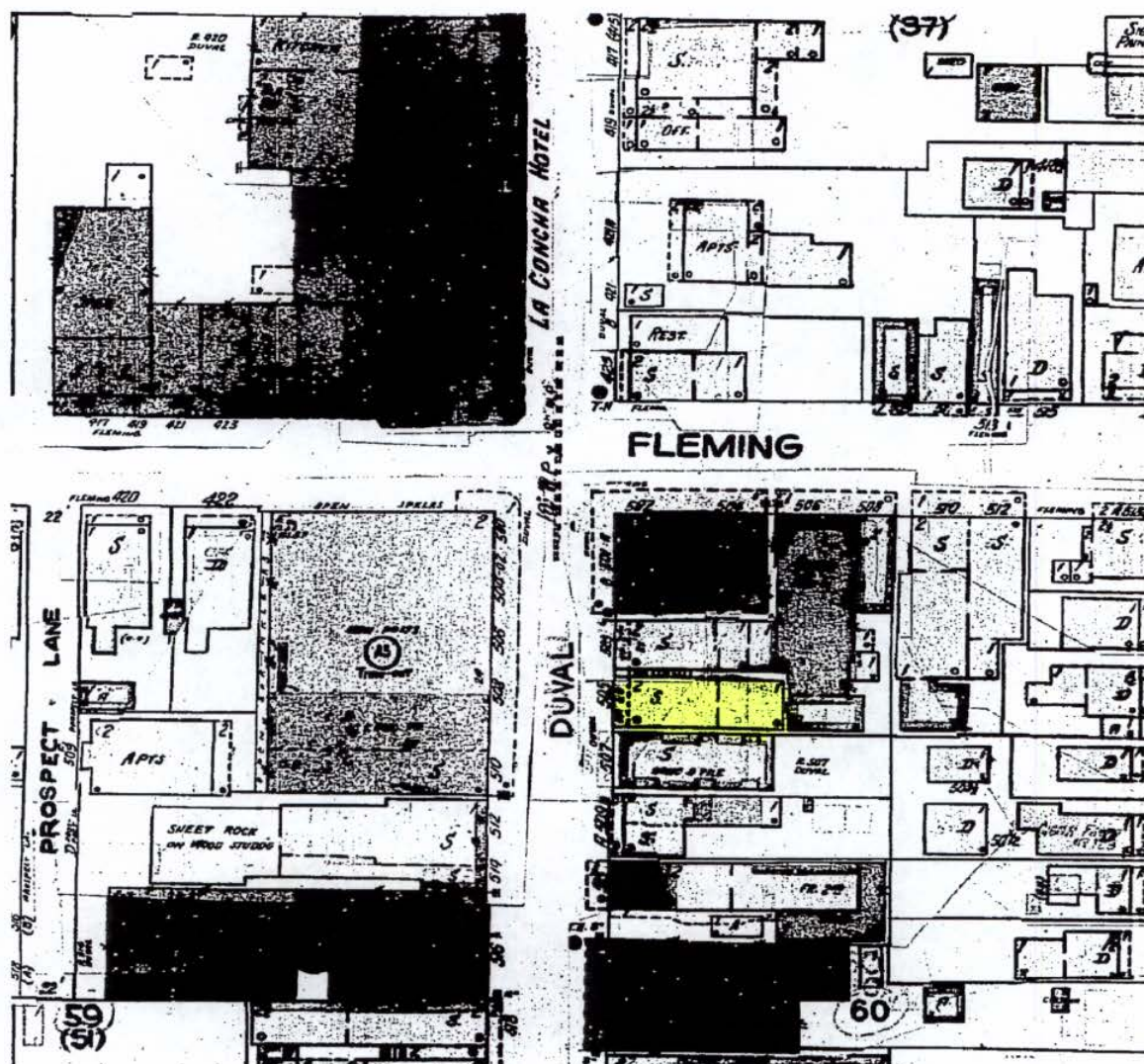
Witness as to TENANT

Kimberley Rey

Printed Name of Witness

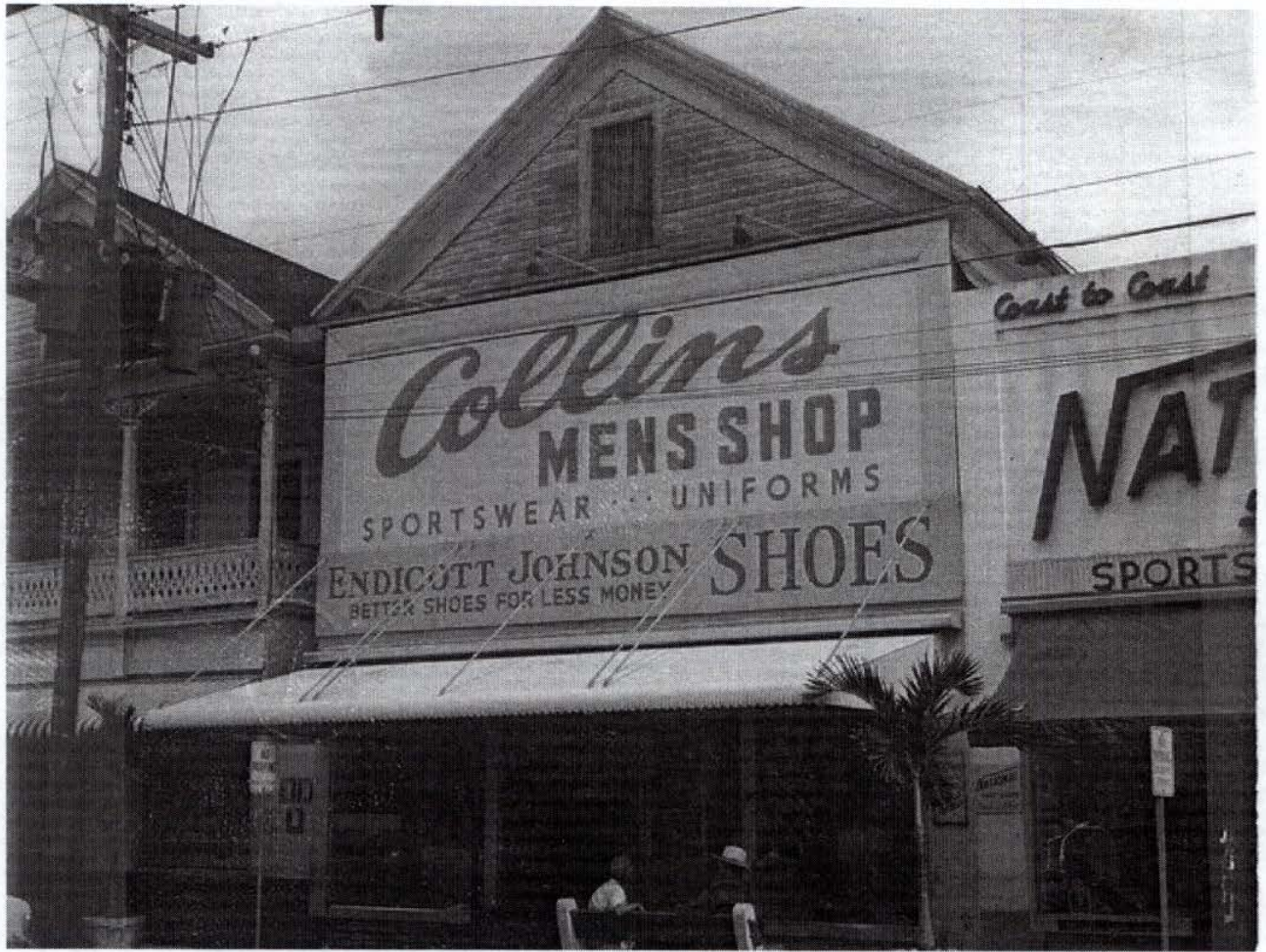


Sanborn Maps



#505 Duval Street Sanborn map 1948 copy

Project Photos



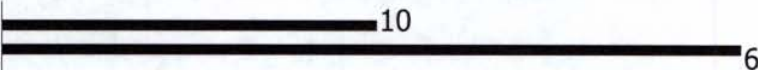
Duval Street 505

Collins Men's shop at 505 Duval Street in the 1960s. Photo from the Property Appraiser's office.



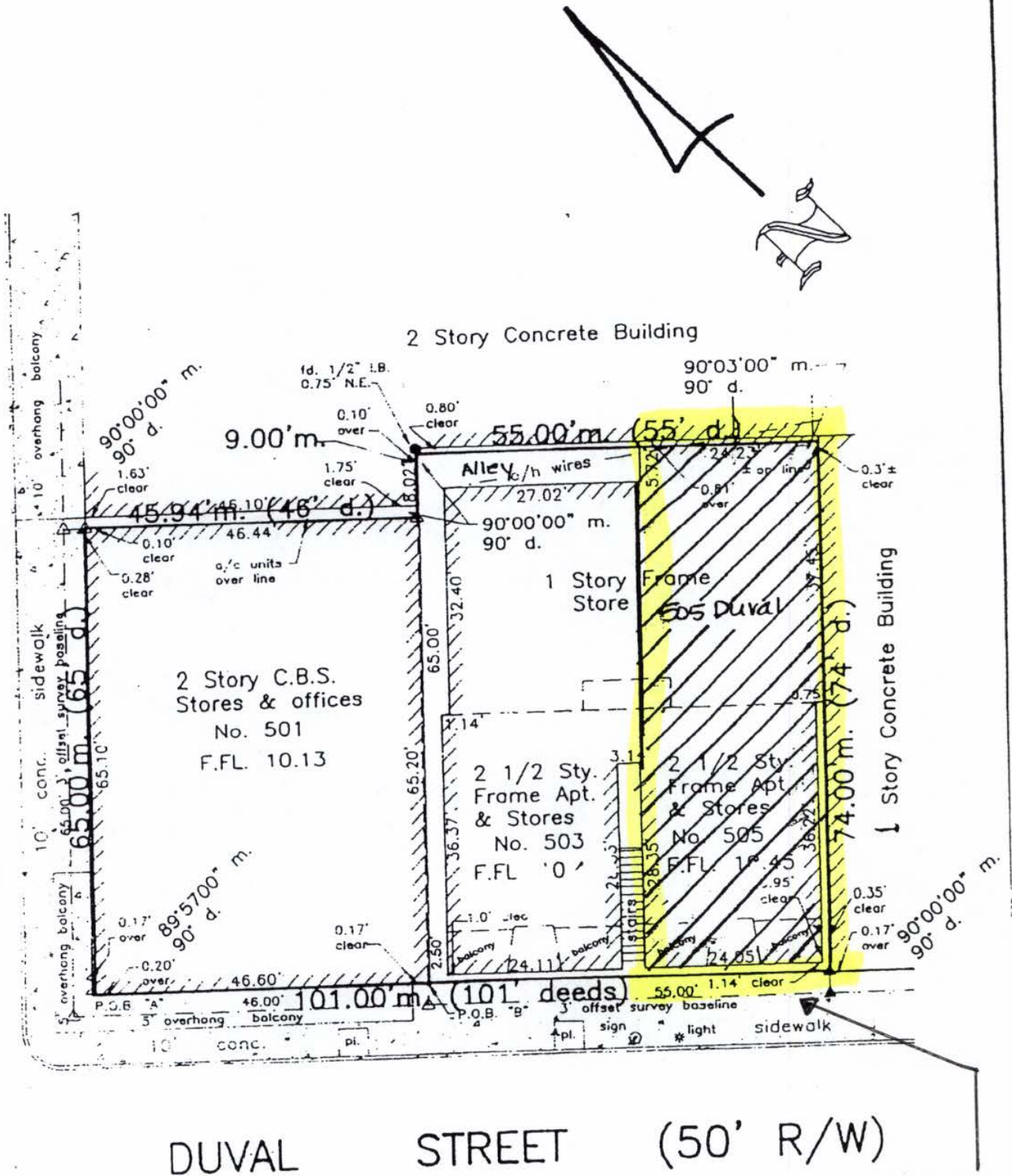
Google earth

feet
meters



Survey

FLEMING STREET (50' R/W)



Proposed location of store front band and awning lettering

EXHIBIT A



Proposed design



WWW.CATEGORY5SIGNS.COM CATEGORY5SIGNS@GMAIL.COM
 3201 FLAGLER AVE. #501 KEY WEST, FL 33040
 305-295-0026 (P) 305-293-4503 (F)

A. [QTY: 6] Window Vinyl; 8"H Background Stripe Color PMS188, Letters Color PM7401

Chocolates

Espresso • Fudge

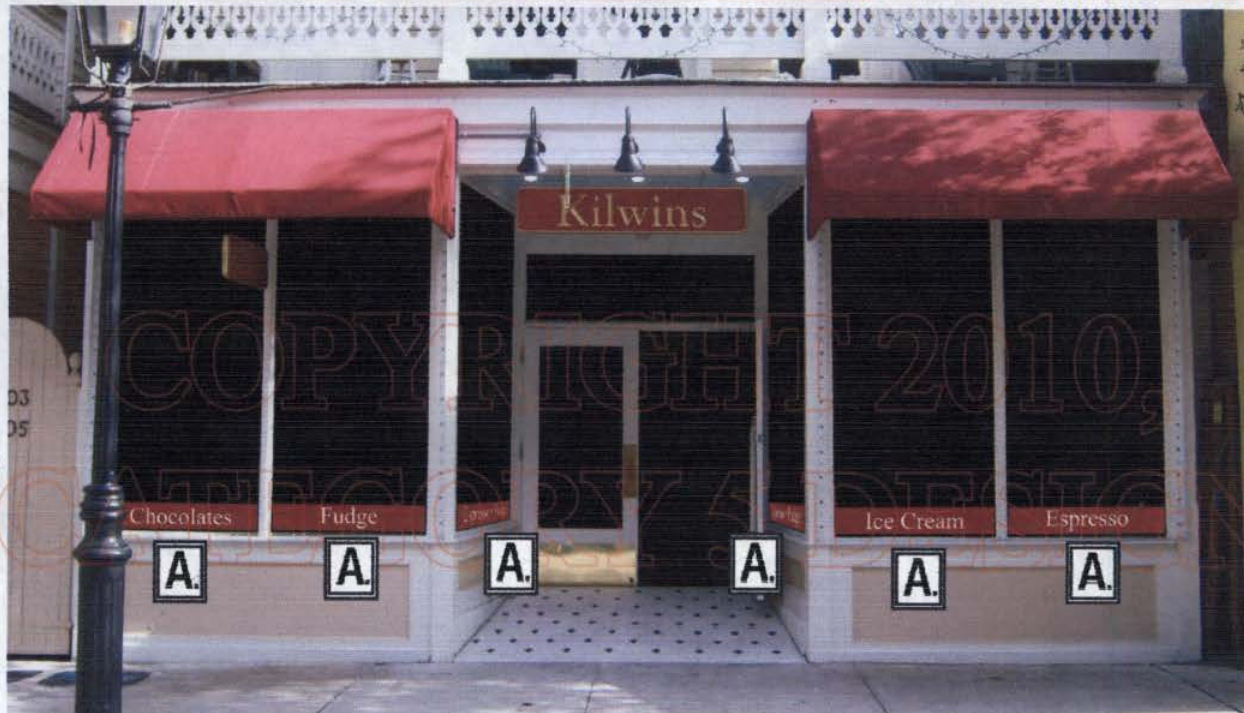
Espresso

Fudge

Espresso • Fudge

Ice Cream

Proposed Elevation



Proposed Elevation

505 Duval



Existing Comparisons

©2010, Category 5 Design

SIGNATURE:

DATE:

**PLEASE PROOF EVERYTHING INCLUDING NAMES, PHONE NUMBERS, SIZES AND SPELLING.
 WE ARE **NOT** RESPONSIBLE FOR ERRORS ONCE A PROOF IS APPROVED.**

FINAL PRODUCTION COLORS MAY VARY SLIGHTLY FROM THIS PROOF. THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF CATEGORY 5, DESIGN

SAMPLE PRINT OF 3 M MATTE FINISHED MATERIALS

Espresso



Miscellaneous Information

Type information, press Enter.

Last activity:

Business control 21282

Created: 10/07/11 by KEYWCAW

Business name & addressMailing address

KILWIN'S CHOCOLATES & ICE CREA

505 DUVAL ST

505 DUVAL ST DN

KEY WEST

FL 33040

KEY WEST

FL 33040

License number : 12 00026269

Appl, issue, expir 100711 100711 93012

License status (F4) AC ACTIVE

Classification (F4) 04A FOOD SERVICE ACTIVITIES NO SEATS

Exemption (F4) —

License comments

License restrictions

Gross receipts

Reprint this license . N Y=Yes, N=No

Additional charges . . N Y=Yes, N=No

Extra requirements . . N * Y=Yes, N=No

Miscellaneous . . . N Y=Yes, N=No

Sub codes N Y=Yes, N=No

More...

F3=Exit F5=Code description F9=Applicant/Qualifier

F10=Business maintenance F12=Cancel

F24=More keys

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., January 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AWNING AND WINDOW SIGNS WITH COPY CHOCOLATES, FUDGE, ICE CREAM, EXPRESSO

#505 DUVAL STREET

Applicant- Category 5 Signs -Application Number H11-01-1666

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 809-3973 or visit our website at www.keywestcity.com .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1009831 Parcel ID: 00009570-000000

Ownership Details

Mailing Address:
SPOTTSWOOD PARTNERS II LTD
500 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 503 DUVAL ST KEY WEST
505 DUVAL ST KEY WEST
Legal Description: KW PT LOT 3 SQR 50 OR544-144 OR941-2272/2273Q/C OR1566-1363/65 OR1585-1884/1902 OR1585-1908/26 OR1585-1927/45 OR1588-2034/35 OR1588-2036/37 OR1588-2038/39

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	55	76	4,180.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 4864
Year Built: 1904

Building 1 Details

Building Type
Effective Age 18
Year Built 1904
Functional Obs 0

Condition E
Perimeter 536
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 4,864

Inclusions:

Roof Type
Heat 1
Heat Src 1

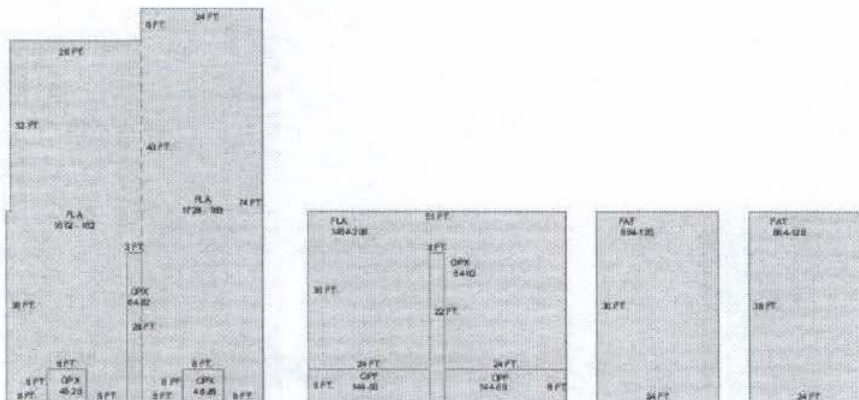
Roof Cover
Heat 2
Heat Src 2

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 34

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	OPX		1	1990					48
2	FLA		1	1990					1,672
3	OPX		1	1990					84
4	FLA		1	1990					1,728
5	OPX		1	1990					48
6	OPF		1	1990					144

7	OPX	1	1990	84
8	OPF	1	1990	144
9	FLA	1	1990	1,464
10	FAT	1	1990	864
11	FAT	1	1990	864

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1998	1 STY STORE-B	100	N	Y
	2000	1 STY STORE-B	100	N	Y
	2005	APTS-B	100	N	Y

Exterior Wall:

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

Appraiser Notes

TPP8511027 RENTAL 8882254 BATH & BODY 8858787 CRAZY SHIRT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
07-4877	10/30/2007		7,500	Commercial	CHANGE OUT 1 TON AND 10 TON AC UNITS
08-0477	02/22/2008		7,500	Commercial	REMOVE & REPLACE TWO ENTRY DOORS AND PAINT
11-2918	09/16/2011		1,800	Commercial	REMOVE PART OF OLD DUCT, RE-INSTALL THREE SUPPLY & TWO RETURN DUCT'S, INSTALL TWO EXHAUST FAN'S, VENT DRYER EXHAUST, INSTALL REFRIGERATION EQUIPMENT
0001307	05/23/2000	07/14/2000	1,400	Commercial	CANVAS AWNINGS
0001381	05/25/2000	07/14/2000	2,600	Commercial	PAINT FRONT OF STORE
0000944	04/17/2000	07/14/2000	1,200	Commercial	PAINTING
9900243	12/10/1999	07/14/2000	273,000	Commercial	INSTALL NEW AC
9903840	11/22/1999	07/14/2000	4,000	Commercial	ELECTRICAL
9903840	11/22/1999	12/07/1999	4,000	Commercial	INTERIOR REPAIRS
9901280	04/15/1999	11/03/1999	5,000	Commercial	TILE FLOORS
1 9803383	10/28/1998	01/01/1999	110,000	Commercial	SINGLE PLY ROOF
1 9803220	10/29/1996	01/01/1999	20,000	Commercial	INSTALLATION OF ROOF
1 9800555	03/17/1998	01/01/1999	1,500	Commercial	REPAINT EXTERIOR
9600457	01/01/1996	08/01/1996	1,000	Commercial	AWNINGS
B954032	11/01/1995	11/01/1995	43,295	Commercial	UPGRADE PMTS FOR SUBCONT.
B953720	10/01/1995	11/01/1995	700	Commercial	SIGNAGE
E953580	10/01/1995	11/01/1995	1,000	Commercial	SECURITY ALARM
M953530	10/01/1995	11/01/1995	15,000	Commercial	1.5 TON & 10 TON AC'S

E953320	10/01/1995	11/01/1995	26,025	Commercial	ELECTRICAL
P953283	09/01/1995	11/01/1995	2,900	Commercial	6 NEW FIXTURES
1 B952715	08/01/1995	11/01/1995	53,000	Commercial	BUILD OUT TENANT SPACE
M933545	12/01/1993	11/01/1994	7,800	Commercial	REPL.2-5 TON A/CUNITS
B933406	12/01/1993	11/01/1994	3,000	Commercial	RENOVATIONS
06-3524	06/09/2006	07/26/2006	2,000	Commercial	ALUMINUM HURRICANE PANELS 3 OPENINGS
06-3521	06/15/2006	07/26/2006	2,000	Commercial	ALUMINUM HURRICANE PANELS 3 OPENINGS
07-1573	04/02/2007	04/30/2007	19,376	Commercial	INSTALL COOLEY C-3 PVC ROOFING

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	516,951	0	874,521	1,391,472	1,391,472	0	1,391,472
2010	537,092	0	882,264	1,419,356	1,419,356	0	1,419,356
2009	537,092	0	997,133	1,534,225	1,534,225	0	1,534,225
2008	550,519	0	1,086,800	1,553,947	1,553,947	0	1,553,947
2007	405,478	0	1,086,800	1,553,947	1,553,947	0	1,553,947
2006	426,407	0	376,200	1,553,947	1,553,947	0	1,553,947
2005	439,148	0	313,500	1,553,947	1,553,947	0	1,553,947
2004	439,128	0	263,340	1,553,947	1,553,947	0	1,553,947
2003	439,128	0	259,160	1,553,947	1,553,947	0	1,553,947
2002	439,128	0	259,160	1,553,947	1,553,947	0	1,553,947
2001	439,128	0	259,160	1,173,779	1,173,779	0	1,173,779
2000	439,128	0	217,360	1,143,471	1,143,471	0	1,143,471
1999	469,543	0	217,360	1,143,471	1,143,471	0	1,143,471
1998	313,662	0	217,360	719,292	719,292	0	719,292
1997	313,662	0	209,000	719,292	719,292	0	719,292
1996	285,148	0	209,000	531,371	531,371	0	531,371
1995	262,440	0	209,000	531,371	531,371	0	531,371
1994	270,853	0	209,000	503,404	503,404	0	503,404
1993	270,853	0	209,000	499,006	499,006	0	499,006
1992	270,853	0	209,000	499,006	499,006	0	499,006
1991	270,853	0	209,000	499,006	499,006	0	499,006
1990	302,339	0	168,245	499,006	499,006	0	499,006
1989	260,113	0	167,200	499,006	499,006	0	499,006
1988	241,202	0	133,760	417,580	417,580	0	417,580
1987	237,795	0	64,006	410,685	410,685	0	410,685
1986	238,236	0	62,700	499,807	499,807	0	499,807
1985	34,261	0	45,144	79,405	79,405	0	79,405
1984	33,696	0	45,144	78,840	78,840	0	78,840

1983	129,213	0	28,884	158,097	158,097	0	158,097
1982	107,523	0	28,884	136,407	136,407	0	136,407

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
2/1/1973	544 / 144	31,000	00	Q

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