



**Historic Architectural Review Commission
Staff Report for Item 6**

To: Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 23, 2016

Applicant: Falby Builders

Application Number: H16-01-0713

Address: #922 Truman Avenue

Description of Work:

After-the-fact application. Paint commercial building blue color.

Site Facts:

The building in question is a non-contributing cbs structure that was built in the 1950's. The building sits in the southeast corner of Truman Avenue and Packer Street and it has a commercial use.

Guidelines Cited in Review:

- Exterior colors (pages 35-36).

Staff Analysis

The certificate of appropriateness in review is for an after the fact application of painting. The tenants painted the building without a Certificate of Appropriateness. This is a Code Compliance case. The color used for the building is a blue color that has a bright hue tone that staff finds not appropriate to the building. The building's exterior walls, ceilings and the interior of the perimeter wall are all painted with Aztec Sky color by Behr.

Consistency with Cited Guidelines

It is staff's opinion that the selected color has too saturated and intense tone for its location and it does not comply with actual guidelines for colors.

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

HARC PERMIT NUMBER 16-01-0713		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:

922 ROMANA AVE KEY WEST FL		# OF UNITS
33040		
MICHAEL BROWNING	PHONE NUMBER (305) CALL N/A 295-0120	
402 APPLE ROUTH LN KEY WEST, FL 33040	EMAIL N/A	
FALBY BUILDERS LLC	PHONE NUMBER 305 395 9003	
MAT FALBY	EMAIL FALBYBUILDERS@GMAIL.COM	
N/A	PHONE NUMBER	
	EMAIL	

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: **\$ 926.00**

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., **RE PAINT EXTERIOR**
OF BUSINESS WITH P490-4 BENE ATEL SKY

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME:	QUALIFIER PRINT NAME: MAT FALBY
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>18th</u> DAY OF <u>May</u> , 20 <u>16</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>18th</u> DAY OF <u>May</u> , 20 <u>16</u>

Personally known or produced as identification. Personally known or produced as identification.

VERONICA CLEARE
Commission # EE 36425
Expires January 10, 2017

7424-3791-01C

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

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:

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 _____

User: KEYWLD Type: BP Invoice: 1
 Date: 6/27/16 50 Receipt ref: 2011
 PT 2016 1000713
 * BUILDING PERMITS-NEW
 Trans number: 1,00 \$50.00
 OK CHECK 1357 3084030
 \$50.00
 Trans date: 6/27/16 Time: 12:15:25

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.		

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:		
<i>Building is listed as non-contributing Guidelines for colors.</i>		
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:	DATE:

SURVEY



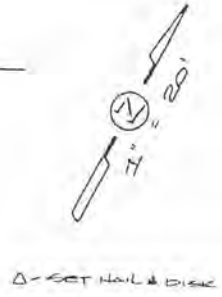
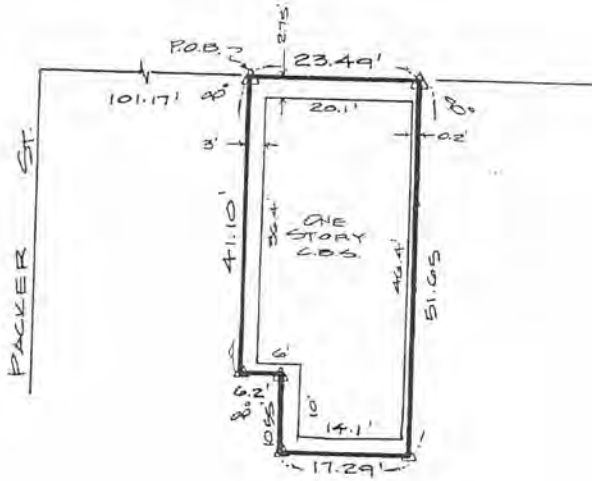
PHILLIPS & TRICE SURVEYING, INC

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110

TRUMAN AVE.
50' R/W



DECEMBER 19 1988

NOTES:

1. FIA Map Zone is A10, EL 8.
2. Date of field work: 12-19-88.

BOUNDARY SURVEY OF: In the City of Key West and known as part of Lot Two of Square Two of Tract 13 according to G.G. Watson's Subdivision, of part of Tract 13 recorded in Deed Book "I" at Page 209 of the Public Records of Monroe County, Florida: COMMENCING at the intersection of the Northeasterly right of way boundary line of Packer Street with the Northeasterly right of way boundary line of Truman Avenue and running thence in a Northeasterly direction along the said Truman Avenue for a distance of 101.17 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Truman Avenue for a distance of 23.49 feet; thence at right angles in a Southeasterly direction for a distance of 51.65 feet; thence at right angles in a Southwesterly direction for a distance of 17.29 feet; thence at right angles in a Northwesterly direction for a distance of 10.55 feet; thence at right angles in a Southwesterly direction for a distance of 6.2 feet; thence at right angles in a Northwesterly direction for a distance of 41.10 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: DAVE VINCENT

I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL

December 19, 1988
Key West, Florida

PHILLIPS & TRICE SURVEYING, INC.

Joe M. Trice
Joe M. Trice
Professional Surveyor
Florida Reg. Cert. #2110

PROJECT PHOTOS



Packer St



BARKING FOR
CUSTOMERS ONLY





P490B



P490B

EXTERIOR OF STRUCTURE

Aztec Sky P490-4th

Tucatan P490-5th

Hacienda Blue P490-6th

Mayan Treasure P490-7th

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT APPLICATION. PAINT COMMERCIAL BUILDING BLUE COLOR.

FOR- #922 TRUMAN AVENUE

Applicant – Falby Builders

Application #H16-01-0713

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 305-809-3973 or visit our website at 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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Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1031861 Parcel ID: 00031080-000000** [Next Record](#)

Ownership Details

Mailing Address:

BROWNING MICHAEL L TRUST 6/28/1991
C/O TRUMAN AVE PROPERTIES
402 APPLEROUTH LN
KEY WEST, FL 33040-6535

Property Details

PC Code: 11 - STORES ONE STORY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 922 TRUMAN AVE KEY WEST

Legal Description: PT LT 3 SQR 2 TR 13 KW G G WATSON SUB I-209 G56-159/160 OR671-231/232/233 OR846-2105 OR1039-1806/07 OR1056-1269/70 OR1083-989/90C OR1083-991/92 OR1202-1625/32

Click Map Image to open interactive viewer

Monroe County Links

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- » [FEMA Flood Insurance Info](#)

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- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

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- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

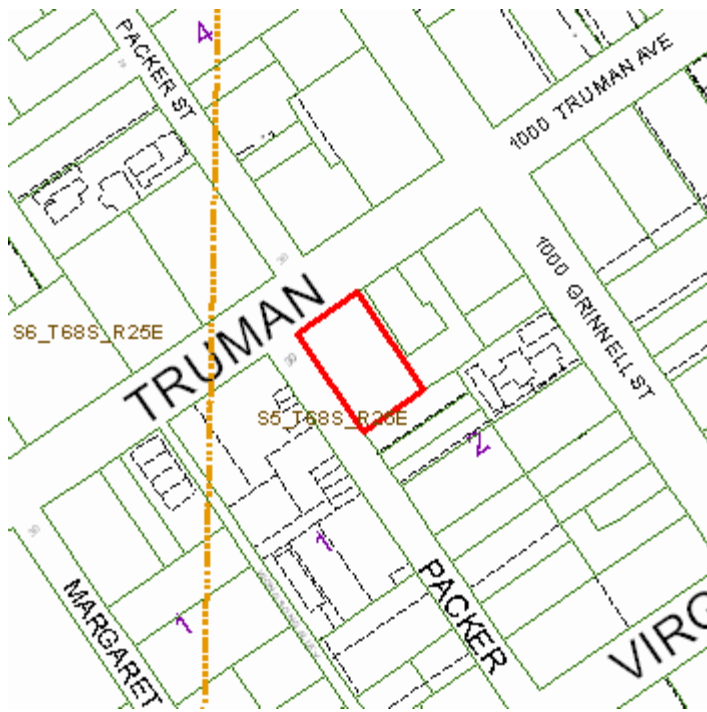
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	62	100	6,198.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1320
Year Built: 1958

Building 1 Details

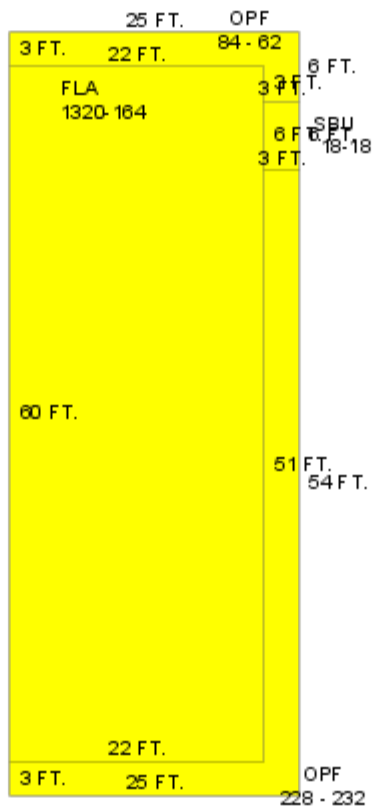
Building Type	Condition A
Effective Age 25	Perimeter 164
Year Built 1958	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

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	9



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1988			
2	OPF		1	1988			

3	SBU	1	1994
4	OPF	1	1988

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	4195	1 STORY STORES

Exterior Wall:

Interior Finish Nbr	Type
1131	C.B.S.

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	243 SF	81	3	1985	1986	4	30
2	CL2:CH LINK FENCE	368 SF	92	4	1957	1958	1	30
3	AP2:ASPHALT PAVING	4,800 SF	0	0	2000	2001	2	25

Appraiser Notes

TRUMAN ADULT BOOK & VIDEO STORE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	9703896	11/01/1997	12/01/1997	5,000	Commercial	DEMOLITION
2	9703960	11/01/1997	12/01/1997	200	Commercial	CAP SEWER LINES
3	9704271	01/22/1998	11/29/1999	385	Commercial	INSTALL SECURITY ALARM
4	9800049	01/07/1998	11/29/1999	1,500	Commercial	OUTLETS/SWITCHES
5	9800231	01/22/1998	11/29/1999	95	Commercial	INSTALL SECURITY ALARM
6	9800097	01/19/1998	11/29/1999	340	Commercial	SIGN
7	9800240	02/23/1998	11/29/1999	800	Commercial	PAINT SIGN
8	9902053	06/16/1999	11/29/1999	1,800	Commercial	CENTRAL AC
9	0000161	03/02/2000	08/11/2000	4,000	Commercial	APPROX. 70LF OF CONCRETE SPALLING ON TIE BEAM PAVE PARKING.
10	06-0533	02/02/2006	09/27/2006	17,000	Commercial	APPROX. 70LF OF CONCRETE SPALLING ON TIE BEAM.

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
2015	122,082	5,946	324,726	452,754	452,754	0	452,754
2014	122,082	5,789	324,726	452,597	452,597	0	452,597
2013	129,058	6,173	324,726	459,957	459,957	0	459,957
2012	129,058	6,557	324,726	460,341	460,341	0	460,341
2011	134,290	6,941	324,726	465,957	465,957	0	465,957
2010	134,290	7,325	304,074	445,689	445,689	0	445,689
2009	134,290	7,709	509,786	651,785	643,519	0	651,785
2008	134,290	8,093	805,740	585,018	585,018	0	585,018
2007	95,924	8,449	1,084,650	585,018	585,018	0	585,018
2006	125,206	8,833	495,840	629,879	629,879	0	629,879
2005	125,206	9,217	433,860	568,283	568,283	0	568,283
2004	126,640	9,602	371,880	508,122	508,122	0	508,122
2003	126,640	10,055	185,940	322,635	322,635	0	322,635
2002	126,628	10,531	185,940	323,099	323,099	0	323,099
2001	126,628	10,985	185,940	323,553	323,553	0	323,553
2000	126,340	365	130,158	256,863	256,863	0	256,863
1999	126,340	382	130,158	256,880	256,880	0	256,880
1998	73,870	395	130,158	204,423	204,423	0	204,423
1997	72,641	268	117,762	190,671	190,671	0	190,671
1996	66,037	285	117,762	184,084	184,084	0	184,084
1995	66,037	298	117,762	184,097	184,097	0	184,097
1994	66,037	310	117,762	184,109	184,109	0	184,109
1993	67,133	327	117,762	185,222	185,222	0	185,222
1992	67,133	340	117,762	185,235	185,235	0	185,235
1991	67,133	353	137,427	204,913	204,913	0	204,913
1990	64,920	370	110,303	175,593	175,593	0	175,593
1989	64,920	383	108,495	173,798	173,798	0	173,798
1988	32,450	437	74,796	107,683	107,683	0	107,683
1987	31,752	453	48,243	80,448	80,448	0	80,448
1986	31,904	475	48,243	80,622	80,622	0	80,622
1985	30,753	491	29,388	60,632	60,632	0	60,632
1984	30,243	508	29,388	60,139	60,139	0	60,139
1983	30,360	530	29,388	60,278	60,278	0	60,278
1982	25,876	0	26,040	51,916	51,916	0	51,916

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
2/1/1989	1083 / 991	210,000	<u>WD</u>	<u>Q</u>
1/1/1988	1039 / 1806	185,000	<u>WD</u>	<u>Q</u>
1/1/1982	846 / 2105	70,000	<u>WD</u>	<u>Q</u>

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