

# **Staff Report**

8 New detached signs # **415 Eaton Street/ #330 Duval Street - Applicant: Southernmost Signs (H12-01-645)**

The proposed application is for the installation of a double face pole sign, 27 square feet in which the words *Hotel* will have yellow double neon tube outline. The sign will be a metal box 5'- 8" wide by 4'-6" high by 10" depth. The Southern Cross and double lines on the top and bottom of the sign will have halo effect of yellow color. The box will be attached to a 10" by 10" sixteen feet high post and will be located on the west side of the contributing house. According to the submitted drawings the total neon lit area will be approximately 9 feet.

The building located on 417 Eaton Street is listed as a contributing resource and was built circa 1920. The contributing house is a one and a half story bungalow structure. According to the Sanborn map of 1948 the building was used as a private hospital. The building has one hanging sign that was approved in 2010. The hotel complex has two signs on Duval Street.

The applicant understands that there are no guidelines for pole signs and is utilizing Section 114-40 of the Land Development Regulations, Pole signs, for his design;

**Sec. 114-40. - Pole signs.**

*Pole signs shall have no more than 30 square feet of horizontally projected area, as calculated from any angle. No pole sign, except where located in the historic zoning districts, shall be constructed or erected so as to extend or project over any portion of any sidewalk, street, alley or other public way or public property. Where such signs are allowed, no portion which extends over city property shall be less than eight feet above the sidewalk or grade.*

Staff wants to point out that this section of the LDR clearly stipulates a distinction for the historic district. Staff understands that a pole is a structure, according to the definitions set on Sec. 102-1 of the LDR's;

**Structure** means anything constructed of tangible interdependent and interrelated parts in a definite pattern of organization, by human work, and affixed to real property or used as though affixed, and having its highest point more than 30 inches above surrounding grade level.

The Historic Architectural Guidelines can be apply to review the proposed new design, particularly guidelines for Additions, Alterations and New Construction (pages 36-38);

Additions, alterations and new construction:

*(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*

*(2) Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*

*(4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*

*(5) Additions should be attached to less publicly visible secondary elevations of an historic structure.*

*(8) New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged or destroyed.*

Banners, flags, signage and lighting (pages 49-50);

*Excessive and garnish signage, banners and flags detract from the visual character of an historic neighborhood, diminishing the aesthetic qualities of historically zoned areas. All signage requiring a permit shall be reviewed by HARC including signage design, color, finish, letter style, materials, lighting, location, and appropriateness as an addition to the historical zones or districts. Creatively designed wooden painted signs are encouraged.*

It is staff's belief that the proposed design is inconsistent with many of the guidelines for additions and alterations as well as guidelines for signage. The scale and proportions of the pole sign will detract from the integrity of the historic bungalow building which will be adjacent to the pole sign. It is staff's opinion that the proposed sign is not appropriate in design, location and materials in relationship to the historic bungalow, which was built circa 1920.

# **Application**



# CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

APPLICATION # H12-01000645

OWNER'S NAME: COLONIAL SUITES DATE: 3/23/12

OWNER'S ADDRESS: 301 LINCOLN RD PHONE #:

APPLICANT'S NAME: SOUTHERNMOST SIGN SERVICE PHONE #: 294-1877

APPLICANT'S ADDRESS: 913 EATON ST. KEY WEST, FL 37080

ADDRESS OF SIGN LOCATION:  
~~415 EATON ST.~~ 415 EATON STREET  
~~330 Duval~~

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:

WALL  DETACHED

HANGING  WINDOW

AWNING  TRANSOM

MATERIALS DESCRIPTION:  
ALUMINUM AND WOOD

SIGN COPY:  
SOUTHERNCROSS HOTEL

SIZE OF SIGN: 70x56=27sqft  
# OF EXISTING SIGNS ON PREMISES: 1

TYPE OF ILLUMINATION:  
NEON AND HALOZIT

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

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This application for Certificate of Appropriateness must precede applications for building permits, right of way 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: 3/23/12  
Applicant's Signature: [Signature]

### Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES



Staff Use Only

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

Reason for Deferral or Denial:

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HARC Comments:

Building is listed as contributing resource. Built circa 1920.  
One and a half frame vernacular.  
Guidelines for signs. (pages 49-50)

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

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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

**Sec. 114-37. - Horizontal projecting signs.**

Horizontal projecting signs shall have no more than 24 square feet of horizontally projected areas as calculated from any angle. There shall not be over 12 inches of clear space adjacent to the building wall, and such signs shall not extend or project from the face of the building wall more than seven feet. No part of such sign shall extend above the top of the adjoining parapet wall on a building with a flat roof or above the adjoining eave line on a building with a pitched roof. No horizontal projecting sign, except a marquee sign, or where located in the historic zoning districts shall be constructed or erected so as to extend or project over any portion of any sidewalk, street, alley, or other public way or any public property. Where such signs are allowed, no portion which extends over city property shall be less than eight feet above the sidewalk or grade.

*(Ord. No. 97-10, § 1(3-16.2(I)), 7-3-1997)*

**Sec. 114-40. - Pole signs.**

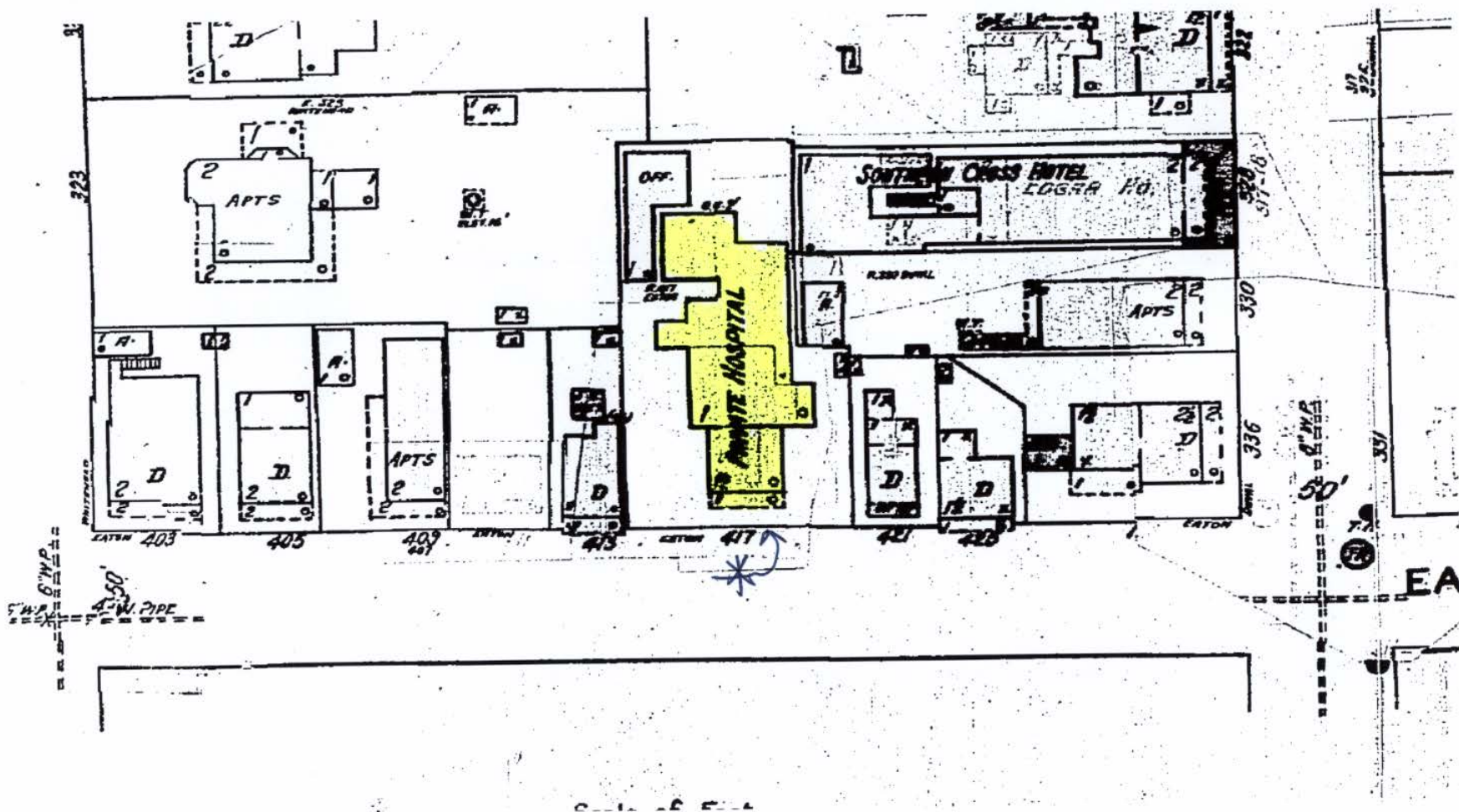
Pole signs shall have no more than 30 square feet of horizontally projected area, as calculated from any angle. No pole sign, except where located in the historic zoning districts, shall be constructed or erected so as to extend or project over any portion of any sidewalk, street, alley or other public way or public property. Where such signs are allowed, no portion which extends over city property shall be less than eight feet above the sidewalk or grade.

*(Ord. No. 97-10, § 1(3-16.2(L)), 7-3-1997)*

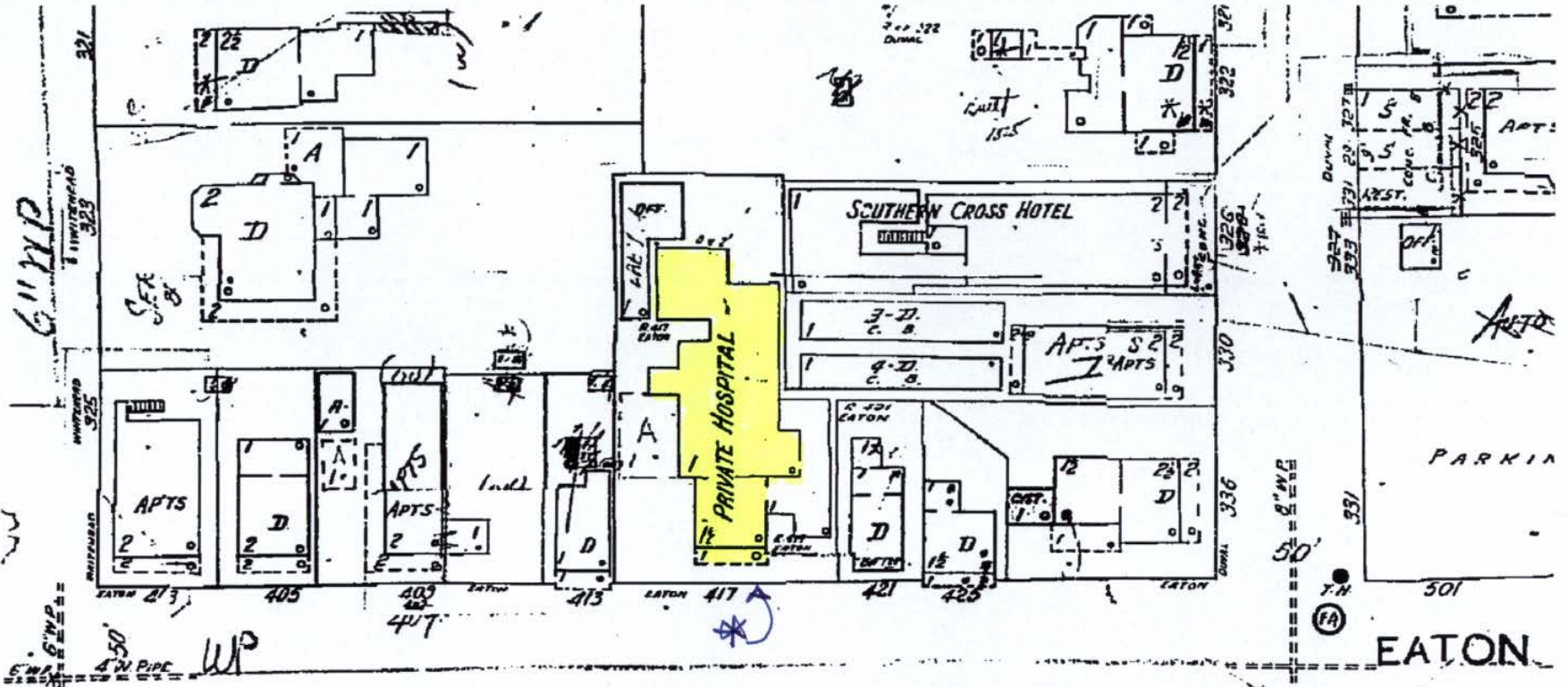


# **Sanborn Maps**





417 Eaton Street Sanborn map 1948 copy



1 DRAW  
125

Scale of Feet

417 Eaton Street Sanborn map 1962 Copy

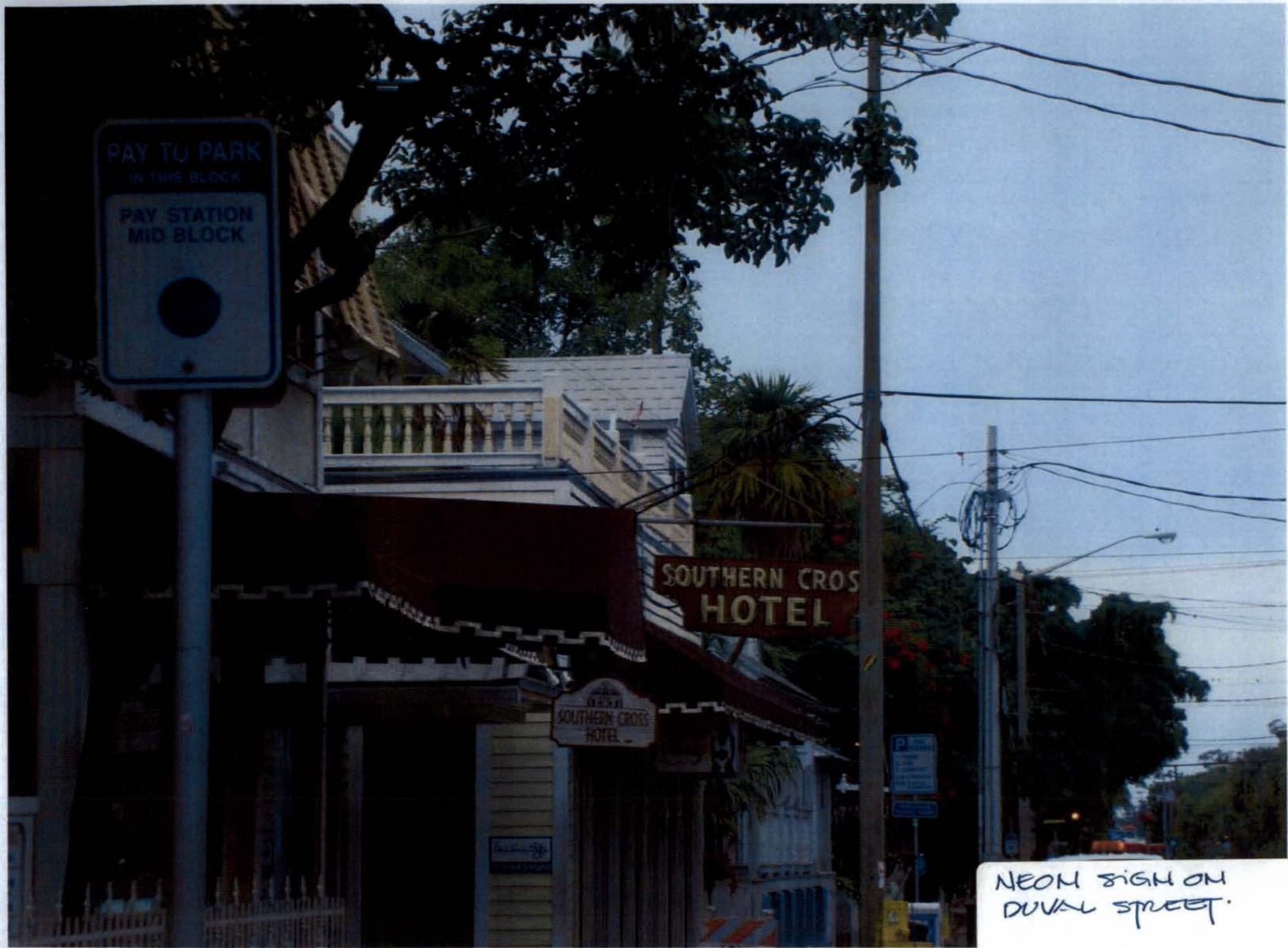
# **Project Photos**



Photo taken by Property Appraiser's office c1965; 417 Eaton Street; built c1920

Monroe County Library





NEON SIGN ON  
DUVAL STREET.

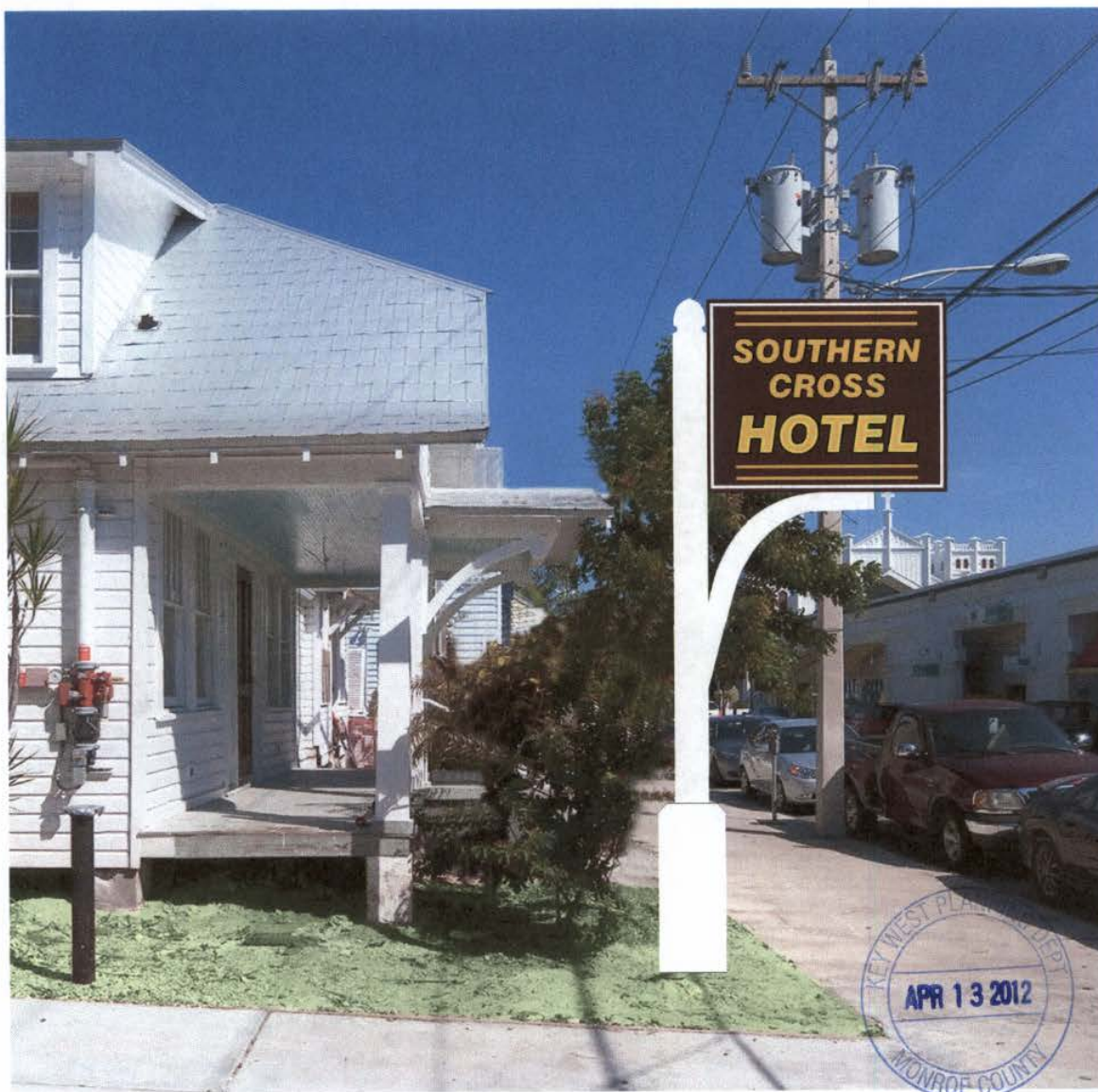
# **Proposed Sign**

DATE: 03/28/12  
FAX: 305-532-3524  
EMAIL: RZANA2007@gmail.com  
INVOICE #:

CLIENT: **Southern Cross  
Hotel**  
CONTACT: Joseph Cohen 923-3222

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

Double-faced pole sign  
quantity = 1  
Sign box: 70"w x 56"h x 10"d,  
one rounded end  
Neon: Neon letters on both sides  
"HOTEL" - double tube outline  
Size to be: 12" lettering  
"SOUTHERN CROSS & horizontal lines  
Halo lit, Color to be Yellow on both side  
Size to be: 7-1/2" lettering  
Post: 10x10x16'(above ground)  
Bottom of sign to be 8'



*Please fax back* → X  
*your signature*

**Client Signature - Approval to Fabricate**

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CONVEYANCE OF THIS PROOF TO A THIRD PARTY DOES NOT CONSTITUTE A LICENSE TO REPRODUCE, USE, OR COPY THIS WORK OF AUTHORSHIP IN ANY MANNER.



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FAX: 305-532-3524  
EMAIL: RZANA2007@gmail.com  
INVOICE #:

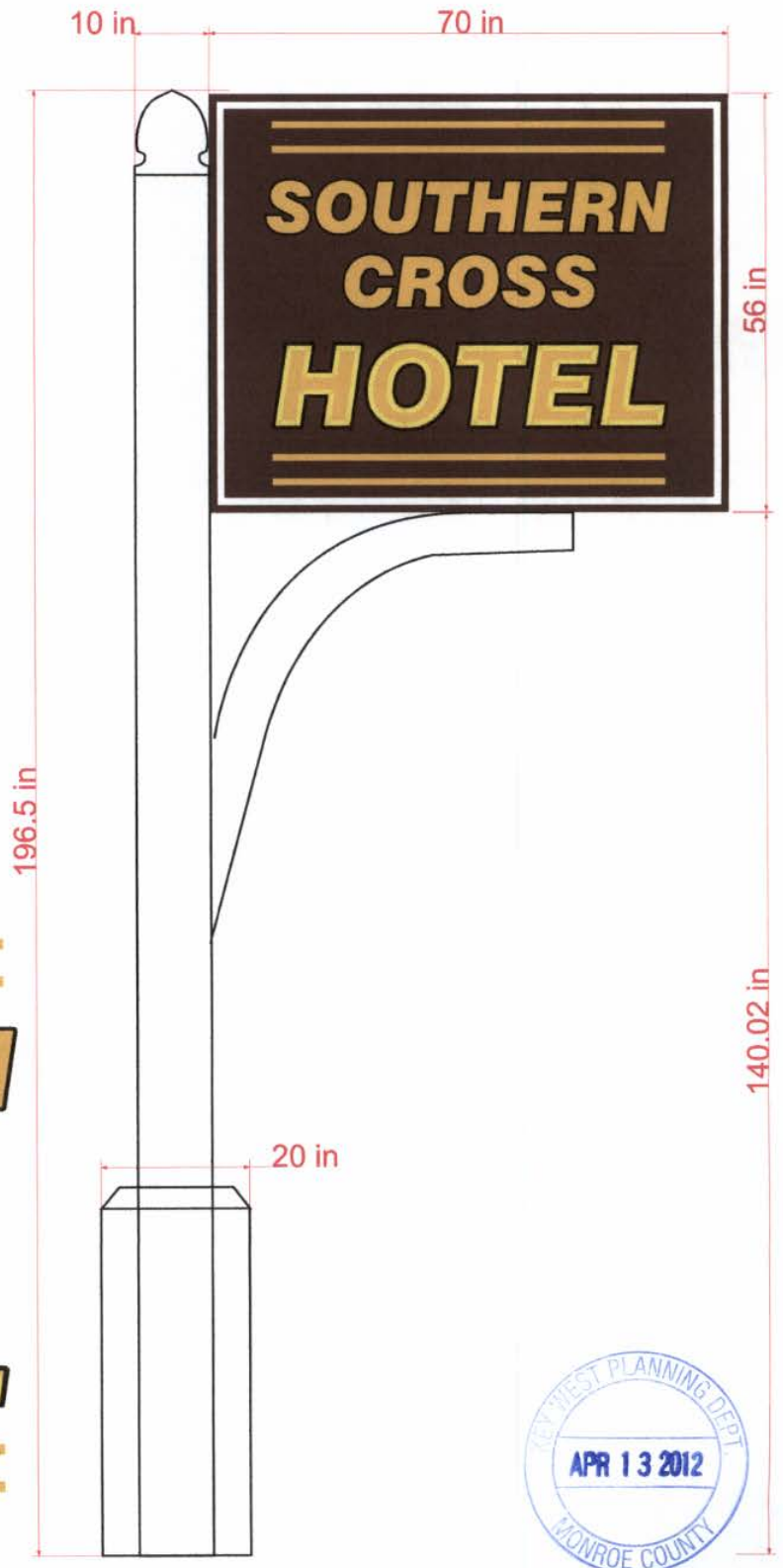
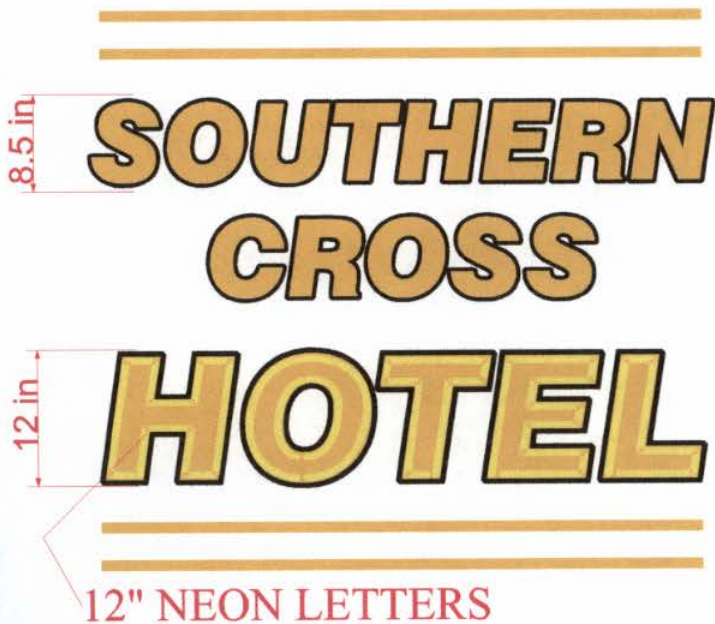
CLIENT: **Southern Cross Hotel**  
CONTACT: Joseph Cohen 923-3222

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"SOUTHERN CROSS & horizontal lines  
Halo lit, Color to be Yellow on both side  
Size to be: 7-1/2" lettering  
Post: 10x10x16'(above ground)  
Bottom of sign to be 8'

Southern Cross and lines  
to be Halo lit

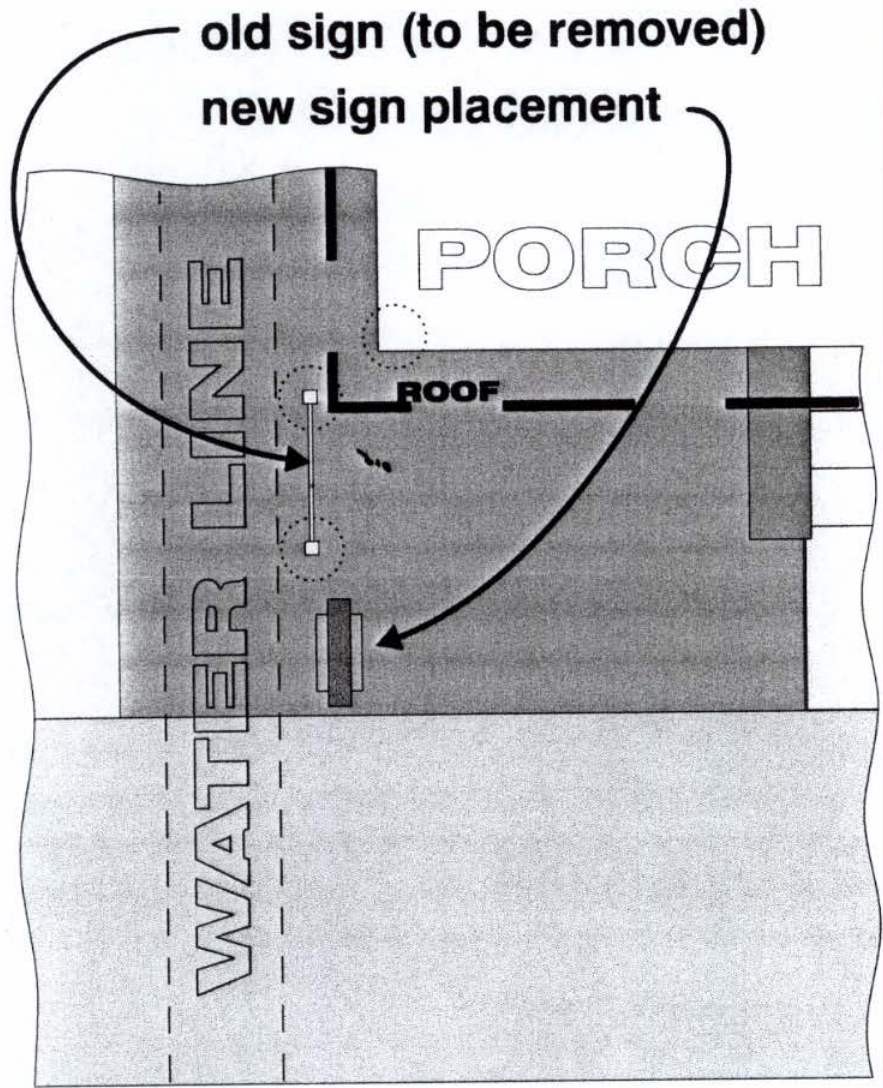
9' of exposed neon  
Total



**Please fax back → X  
your signature**

**Client Signature - Approval to Fabricate**

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***Please fax back → X your signature*** **Client**

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SOUTHERNMOST SIGN SERVICE, INC. UNTIL PAYMENT  
CONVEYANCE OF THIS PROOF TO A THIRD PARTY DOES NOT CONSTITUTE A LICEN

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 25, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW DETACHED SIGN

**#415 EATON STREET/ #330 DUVAL STREET**

**Applicant- Southernmost Signs-**

**Application Number H12-01-645**

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](http://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: 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-Range:** 06-68-25  
**Property Location:** 330 DUVAL ST KEY WEST  
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 OR673-714/715 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

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



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			23,266.00 SF

**Building Summary**

Number of Buildings: 3  
 Number of Commercial Buildings: 3

Total Living Area: 13016  
Year Built: 1933

### Building 1 Details

Building Type  
Effective Age 18  
Year Built 1933  
Functional Obs 0

Condition E  
Perimeter 842  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 23  
Grnd Floor Area 5,123

Inclusions:

Roof Type  
Heat 1  
Heat Src 1

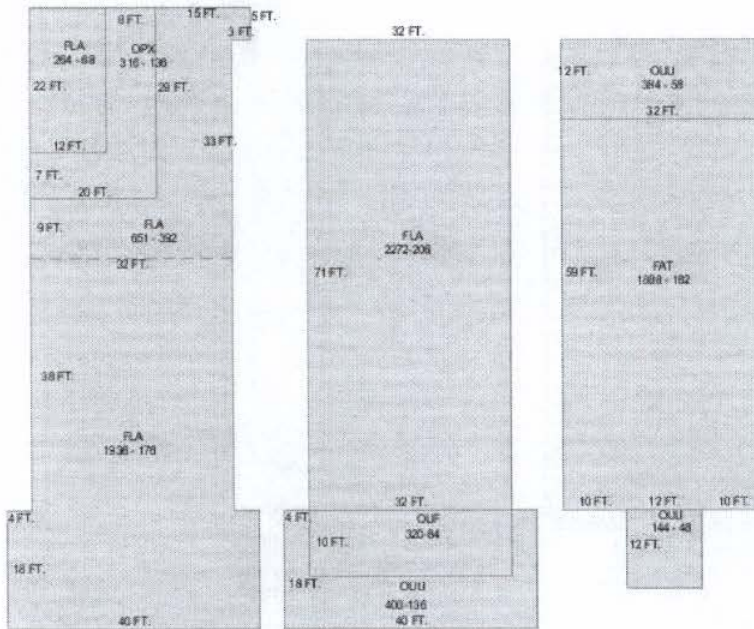
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

Extra Features:

2 Fix Bath 0  
3 Fix Bath 15  
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	OPX		1	2001					316
0	FLA		1	1993					1,936
1	FLA		1	1993					651
2	FLA		1	1993					264
6	FLA		1	1993					2,272
8	OUI		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

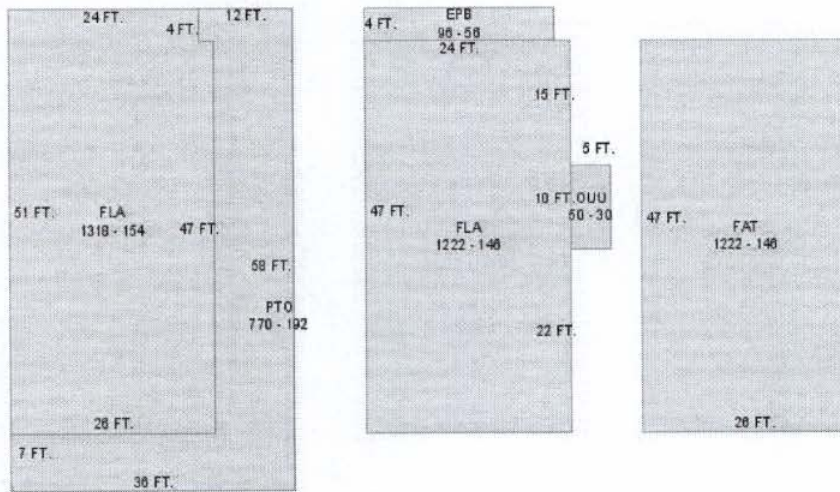
Roof Cover  
 Heat 2  
 Heat Src 2

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

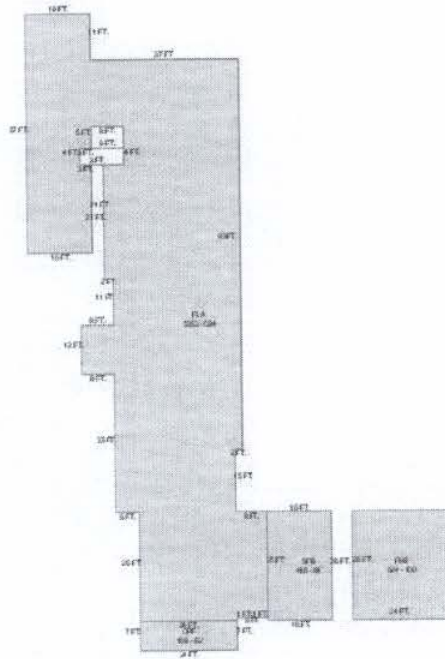
Roof Cover  
Heat 2  
Heat Src 2

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
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
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
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
20	03-3373	09/19/2003	10/04/2004	4,500	Commercial	RUBBER UNDER THE DECK
19	03-3483	10/03/2003	12/31/2003	1,150	Commercial	REPLACE SLAB WITH PAVERS
18	03-3373	09/26/2003	10/04/2004	600	Commercial	REPLACE EXISTING 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

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