

Staff Report

3 Demolition of non historic additions- **#310 Duval Street/ #429 Caroline Street -William Horn (H11-01-1440)**

This staff report is for the review of second reading for a Certificate of Appropriateness for the demolition of five non historic structures, two of these structures are attached sheds. The main house in the site is listed in the National Register of Historic Places. The Porter Mansion is a fine example of Second Empire architectural style. The three story historic house was built in 1858. The proposed plans include the demolition of non historic structures that were built in 1989, when the back side of the property, facing Duval Street, was developed for commercial purposes. Staff over imposed the footprint of the house and its ancillary structures from the 1962 Sanborn map. It is evident that the two accessory structures that are depicted in the Sanborn maps have been altered through time. Nevertheless the proposed demolitions will not compromise any historic fabric of the building or its historic accessory structures. On November 9, 2011 the Commission approved the first reading for demolition and the new proposed design.

Staff understands that this request constitutes demolition. The criteria when reviewing a Certificate of Appropriateness for demolitions in under Sec. 102-218 of the LDR's;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

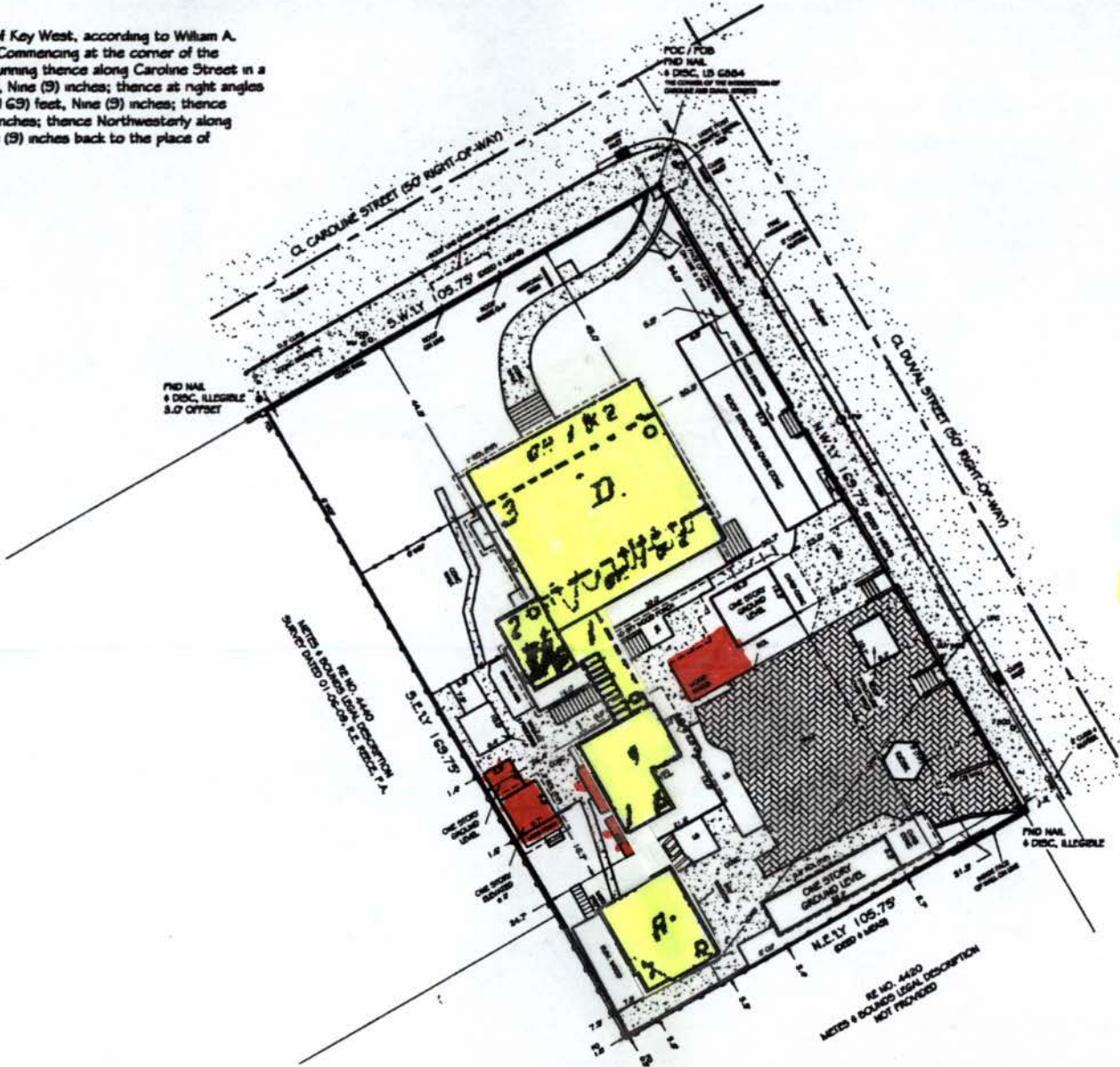
Staff understands that the proposed demolitions can be consider by the Commission since the structures proposed to be demolished are not historic nor they will contribute to the character of the main house. The request will not have any effect on the historic house.



LOCATION MAP - NTS

LEGAL DESCRIPTION:

Part of Lot Two (2), Square Twenty-Five (25), Island of Key West, according to Wiliam A. Whitehead's Map delineated in February, A.D. 1829. Commencing at the corner of the intersection of Caroline Street and Duval Street and running thence along Caroline Street in a Southwesterly direction One Hundred Five (105) feet, Nine (9) inches; thence at right angles in a Southeastery direction One Hundred Sixty-Nine (169) feet, Nine (9) inches; thence Northeastery One Hundred Five (105) feet, Nine (9) inches; thence Northwestery along Duval Street One Hundred Sixty-Nine (169) feet, Nine (9) inches back to the place of beginning.



- PROPOSED DETD
 - 1962 SANBORN MAP OVERLAY OVER ACTUAL SURVEY.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
429 CAROLINE STREET
KEY WEST, FL 33040

RE NO. 4430
METS & BOUNDS LEGAL DESCRIPTION
NOT PROVIDED

● INDICATES SET
NAIL & DISC, LB 7665
OR
SET # R & CAP, LB 7665

LEGAL DESCRIPTION -
ABOVE

CERTIFIED TO -
SUZANNE CAMPBELL

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR INJURIES.

**MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 25
WILLIAM A. WHITEHEAD'S MAP**

NOTE: MEASURED DIMENSIONS EQUAL PLATYED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS SHOWN ON THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

| | | | |
|---|---|---|---|
| BFF = BOUNDARY FINDER BS = BOUNDARY SURVEY C = CONCRETE CURB & GUTTER CD = CONCRETE DRIVE CL = CLASS SURF CR = CURB F = FOUNDATION G = GROUND LEVEL H = HATCH I = IRON L = LUMBER M = METAL N = NAIL O = OIL P = POINT OF BEGINNING R = ROAD S = SURFACE T = TYPICAL U = UNUSUAL V = VERGE W = WALL X = EXISTING Y = YARD Z = ZONE | F = FINISH SURF FOL = FENCE ON LINE G = GROUND LEVEL H = HATCH I = IRON L = LUMBER M = METAL N = NAIL O = OIL P = POINT OF BEGINNING R = ROAD S = SURFACE T = TYPICAL U = UNUSUAL V = VERGE W = WALL X = EXISTING Y = YARD Z = ZONE | F = FINISH SURF FOL = FENCE ON LINE G = GROUND LEVEL H = HATCH I = IRON L = LUMBER M = METAL N = NAIL O = OIL P = POINT OF BEGINNING R = ROAD S = SURFACE T = TYPICAL U = UNUSUAL V = VERGE W = WALL X = EXISTING Y = YARD Z = ZONE | TYP = TYPICAL UNUS = UNUSUAL VERG = VERGE WALL = WALL EXIST = EXISTING YARD = YARD ZONE = ZONE FENCE = FENCE GROUND = GROUND LEVEL HATCH = HATCH IRON = IRON LUMBER = LUMBER METAL = METAL NAIL = NAIL OIL = OIL POINT = POINT OF BEGINNING ROAD = ROAD SURFACE = SURFACE TYPICAL = TYPICAL UNUSUAL = UNUSUAL VERGE = VERGE WALL = WALL EXISTING = EXISTING YARD = YARD ZONE = ZONE |
|---|---|---|---|

Application



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



APPLICATION # H-11-01-1490

OWNER'S NAME: DUVAL + CAROLINE, LLC DATE: 10/26/11

OWNER'S ADDRESS: 429 CAROLINE ST. PHONE #: 731-9972

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON STREET

ADDRESS OF CONSTRUCTION: 310 DUVAL STREET / 429 CAROLINE ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATIONS + ADDITIONS TO CAROLINE'S RESTAURANT (SEE PLANS), INCLUDES DEMOLITION OF NON-HISTORIC ADDITIONS.

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

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: _____

Applicant's Signature: _____

Required Submittals

| | |
|---|--|
| ✓ | TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions) |
| | TREE REMOVAL PERMIT (if applicable) |
| ✓ | PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions) |
| ✓ | PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions) |
| | ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES |

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

11/9/11 design approved

Reason for Deferral or Denial:

11/9/11 design approved approved coordinate with
landscape department
11/9/11 - demolition just reading approval sheet


HARC Comments:

PAINT HOUSE IS LISTED IN THE NATIONAL REGISTER OF
HISTORIC PLACES.

GUIDELINES FOR ADDITIONS/ NEW CONSTRUCTION (P 36-38a)
ORDINANCE FOR DEMOLITIONS.

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

Date: 11/9/11

Signature: 

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

November 14, 2011

Arch. William Horn
#915 Eaton Street
Key West, Florida 33040

**RE: RENOVATIONS AND ADDITIONS TO CAROLINE'S
RESTAURANT. DEMOLITION OF NON HISTORIC ADDITIONS
FOR: #310 DUVAL STREET/ #429 CARILINE STREET
HARC APPLICATION # H11-01-1440 KEY WEST HISTORIC DISTRICT**

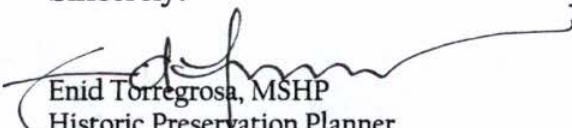
Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for the above mentioned project on the public hearing held on Wednesday, November 9, 2011. The Commissioners motioned to approve your application based on the submitted plans and your presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, November 23, 2011, 6:00 pm at Old City Hall, 510 Greene Street. This second reading will be just for the demolition request.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

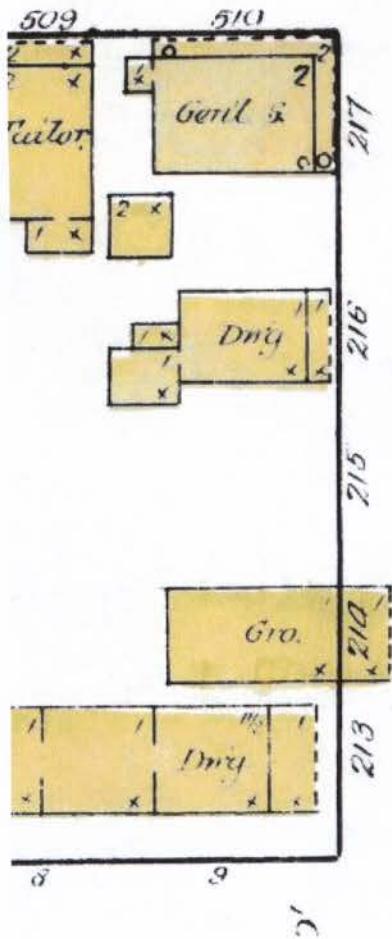
305.809.3973

etorregr@keywestcity.com

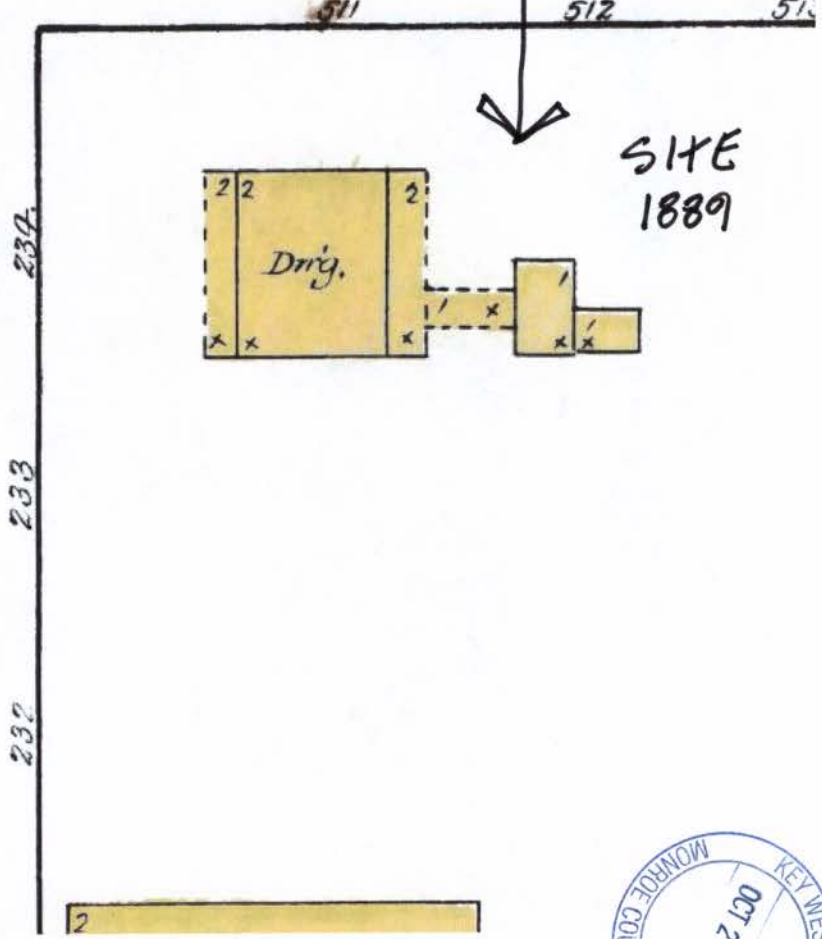
Sanborn Maps



DUVAL



50'

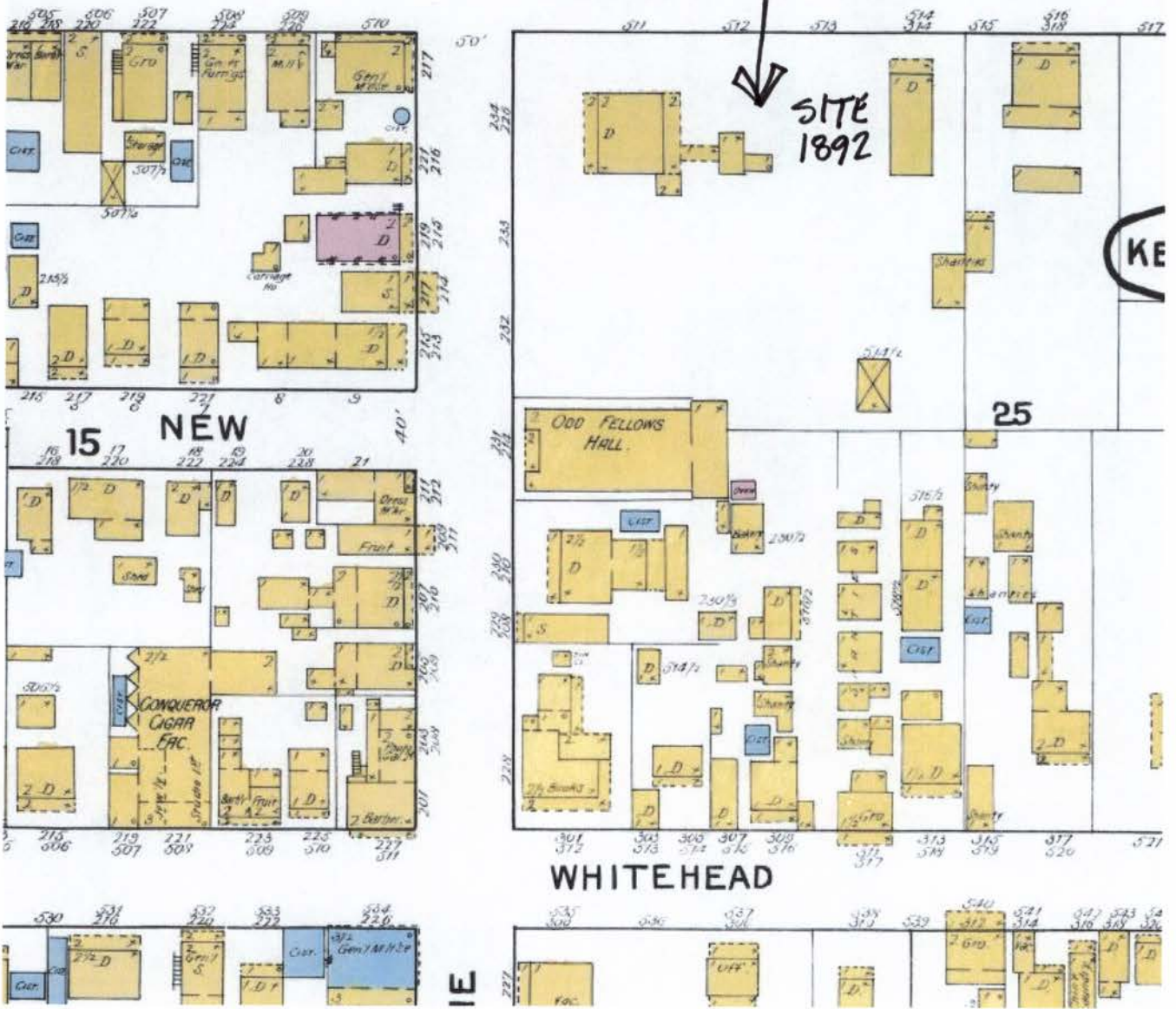


1889

SHEET

MOORE ALLEY

DUVAL



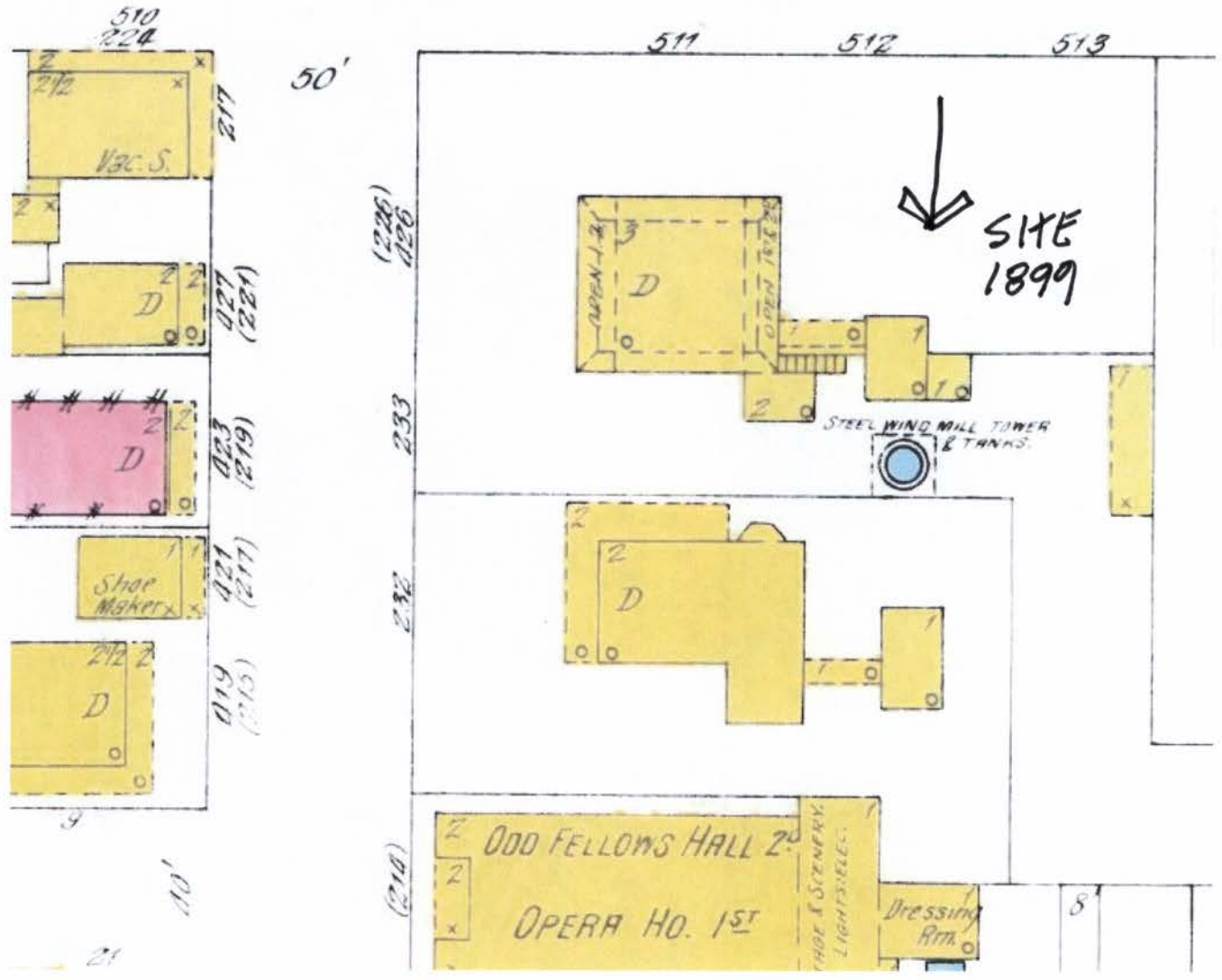
1892



D.H. 5

8" W. Pipe

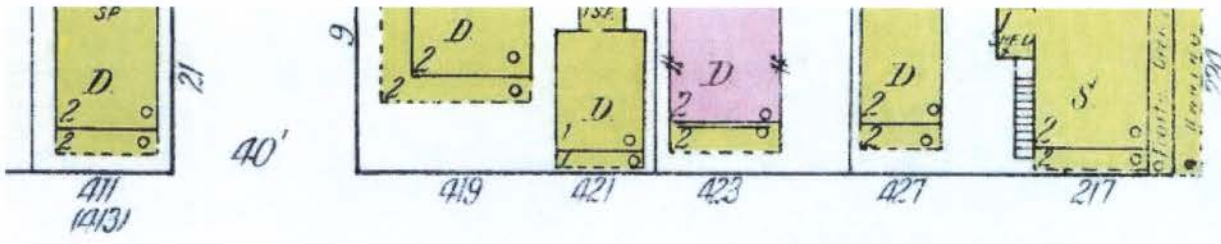
DUVAL



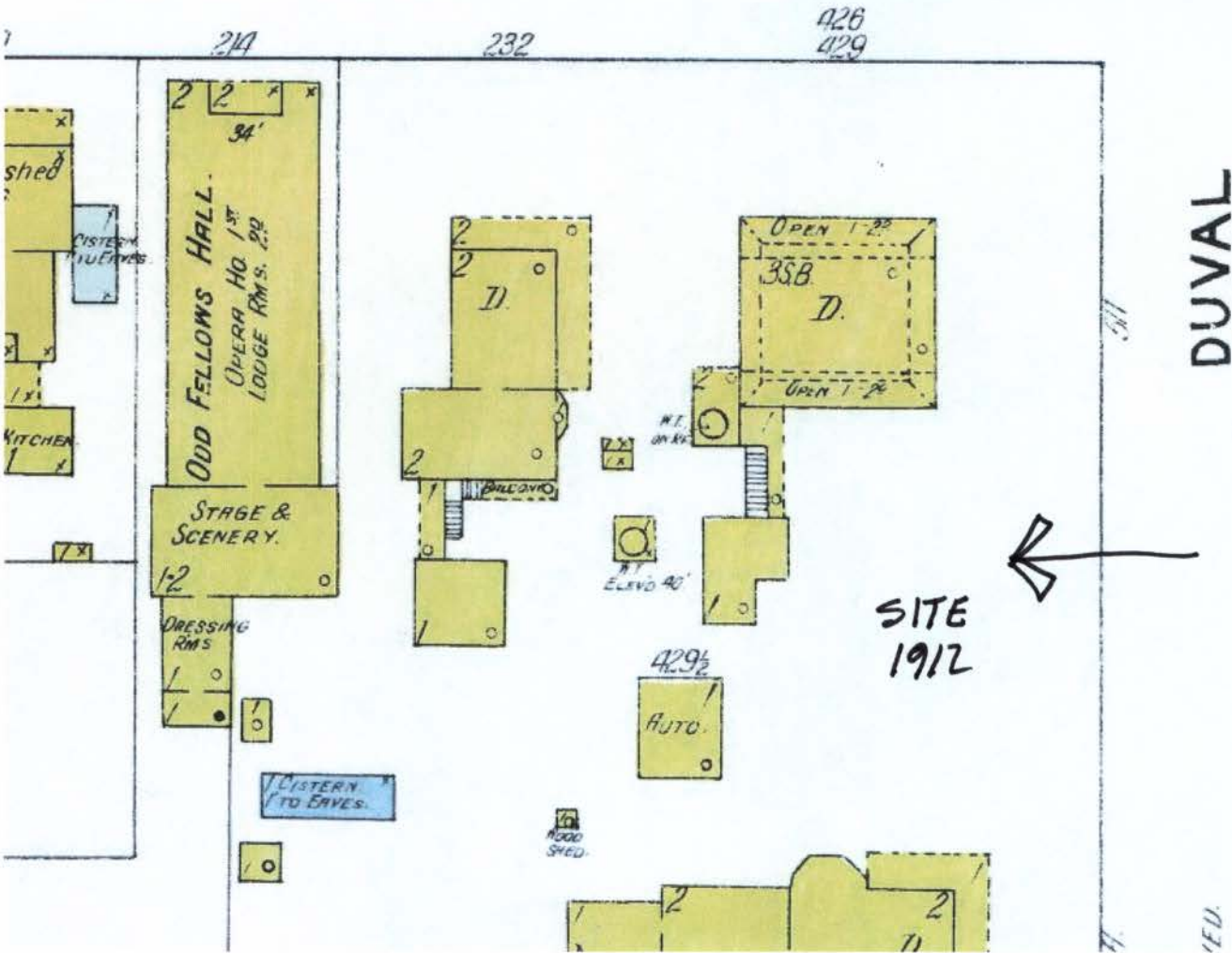
SITE 1899

1899



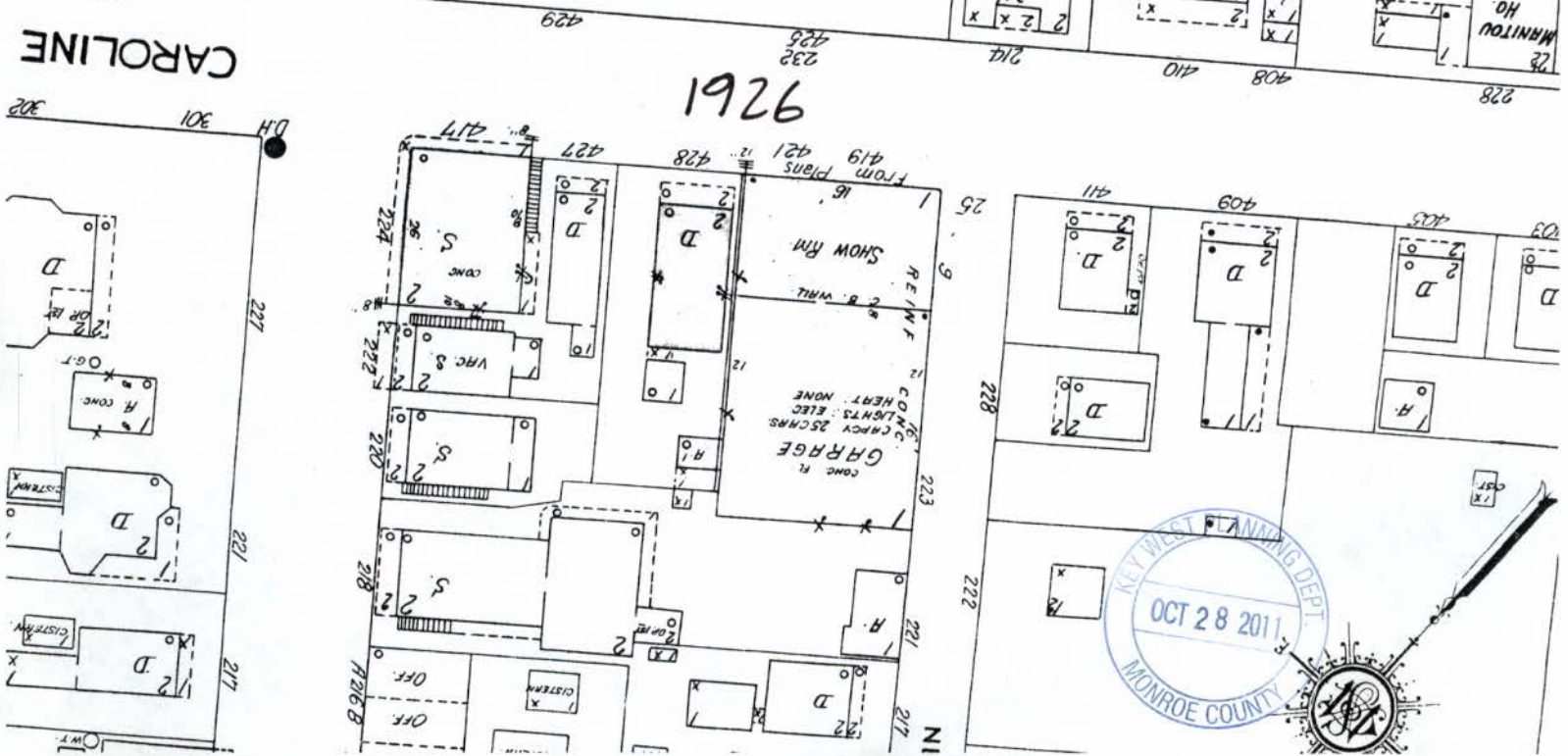
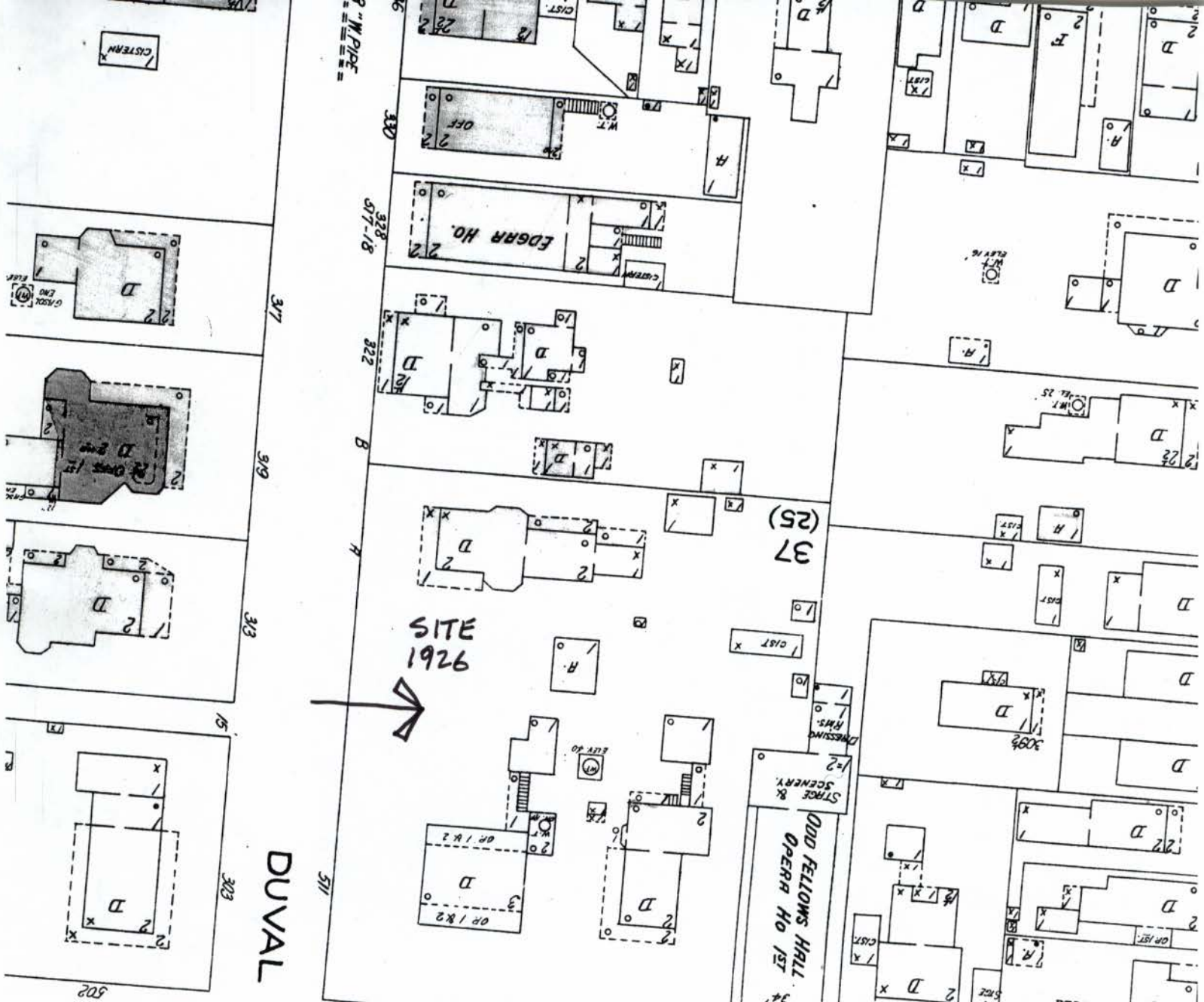


CAROLINE



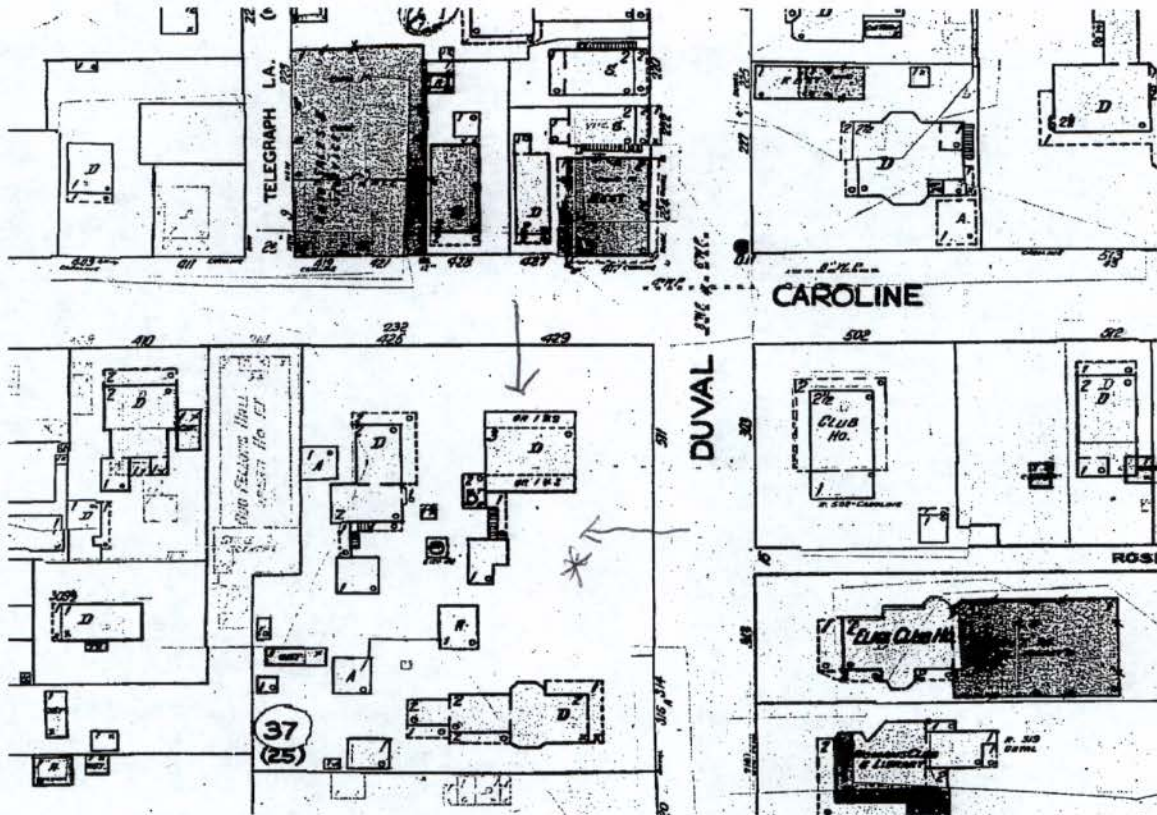
1912



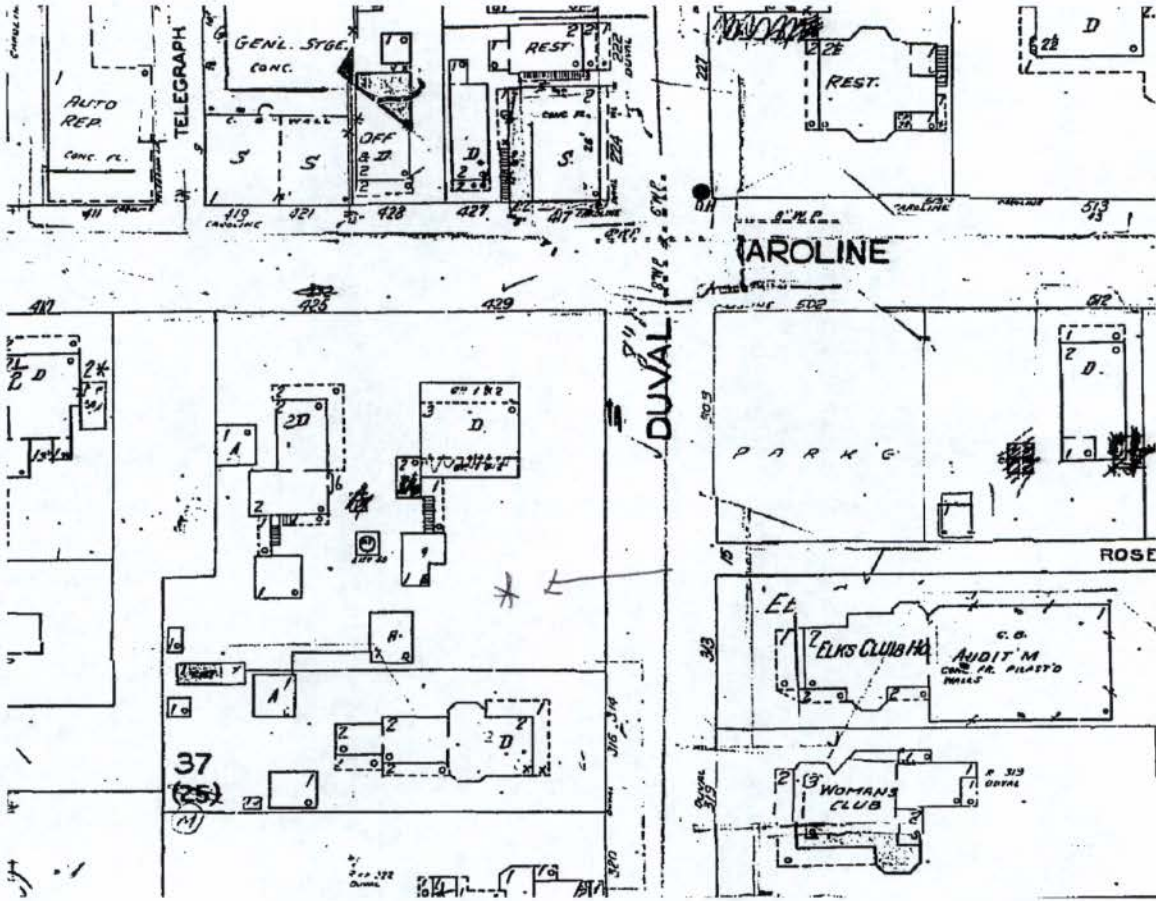


KEY WEST PLANNING DEPT
OCT 28 2011
MONROE COUNTY





#310 Duval Street- #429 Caroline Street Sanborn map 1948 copy

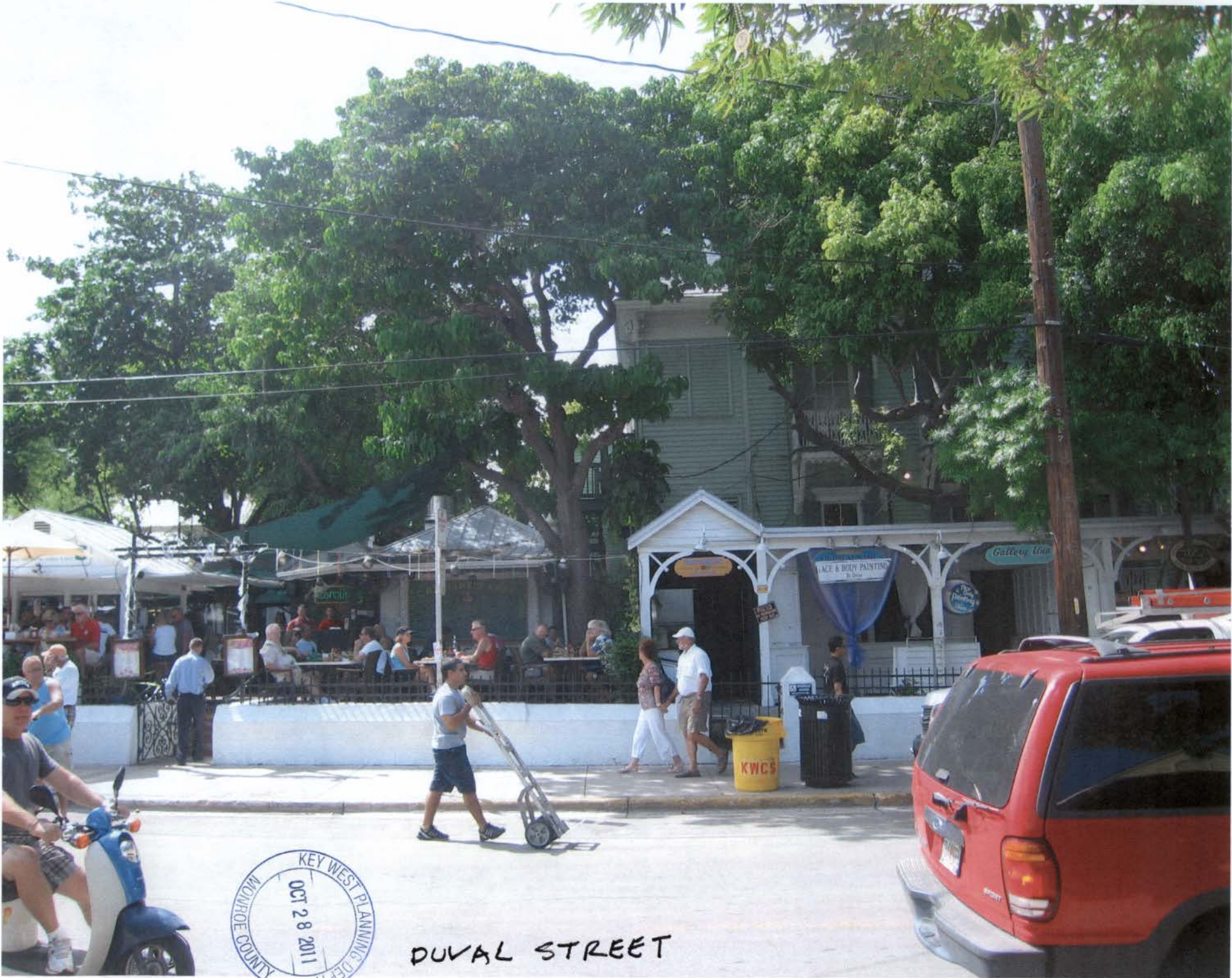


#310 Duval Street/ #429 Caroline Street Sanborn map 1962

Project Photos



Dr. J.Y. Porter house at the corner of Duval and Caroline Streets. Photo from the Monroe County Library Collection.



KEY WEST PLANNING DEPT.
OCT 28 2011
MONROE COUNTY

DUVAL STREET



KEY WEST PLANNING DEPT.
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MONROE COUNTY

DUVAL STREET



PLANNING DEPT.
OCT 28 2011
DUVAL COUNTY

DUVAL STREET



EXISTING BAR BUILDING



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MONROE COUNTY



EXISTING RETAIL BUILDING



KEY WEST PLANNING DEPT.
OCT 28 2011
COUNTY



EXISTING REAR RETAIL BUILDING W/UNIT ABOVE



SIDE VIEW OF BUILDING ABOVE
WITH EXISTING STAIR TO UNIT ABOVE





EXISTING DINING BUILDING TO REMAIN



BACK OF BUILDING + LOCATION OF NEW KITCHEN ADDITION





BUILDING TO BE REMOVED



REMOVE STORAGE STRUCTURES

KEY WEST PLANNING DEPARTMENT
OCT 28 2011
MONTELEONE COUNTY



EXISTING KITCHEN BUILDING TO BE OPENED UP FOR COVERED DINING SPACE



EXISTING PLYWOOD ADDITION TO NEAR OF EXISTING KITCHEN BUILDING TO BE REMOVED



EXISTING KITCHEN BUILDING - SIDE VIEW



REAR VIEW



Survey

Site Plans

SITE -DATA

SITE AREA: 17,951 S.F. (0.41 ACRES)
LAND USE : HRCC-1
FLOOD ZONE: A E +EL 6.0'
SETBACKS (BUILDINGS):

FRONT SETBACK:
REQUIRED = 0.0'
EXISTING = 36'-10"
PROPOSED= 36'-10"

STREET SIDE SETBACK:
REQUIRED = 0.0'
EXISTING = 5'-10"
PROPOSED= 5'-10"

SIDE SETBACK:
REQUIRED = 2.5'
EXISTING = 0'-3"
PROPOSED= 0'-3"

REAR SETBACK:
REQUIRED = 10.0'
EXISTING = 2'-0"
PROPOSED= 2'-0"

HEIGHT:

REQUIRED: 35'-0"
EXISTING: _____
PROPOSED: _____

FLOOR AREA RATIO (F.A.R.):

ALLOWABLE: 1.0 MAX. (17,951 S.F.)
EXISTING: 0.60 (10,823 S.F.)
PROPOSED: 0.60 (10,836 S.F.)

LOT COVERAGE AREA:

ALLOWABLE: 8,976 S.F. (50% MAX.)
EXISTING: 6,386 S.F. (35.6%)
PROPOSED: 6,399 S.F. (35.6%)

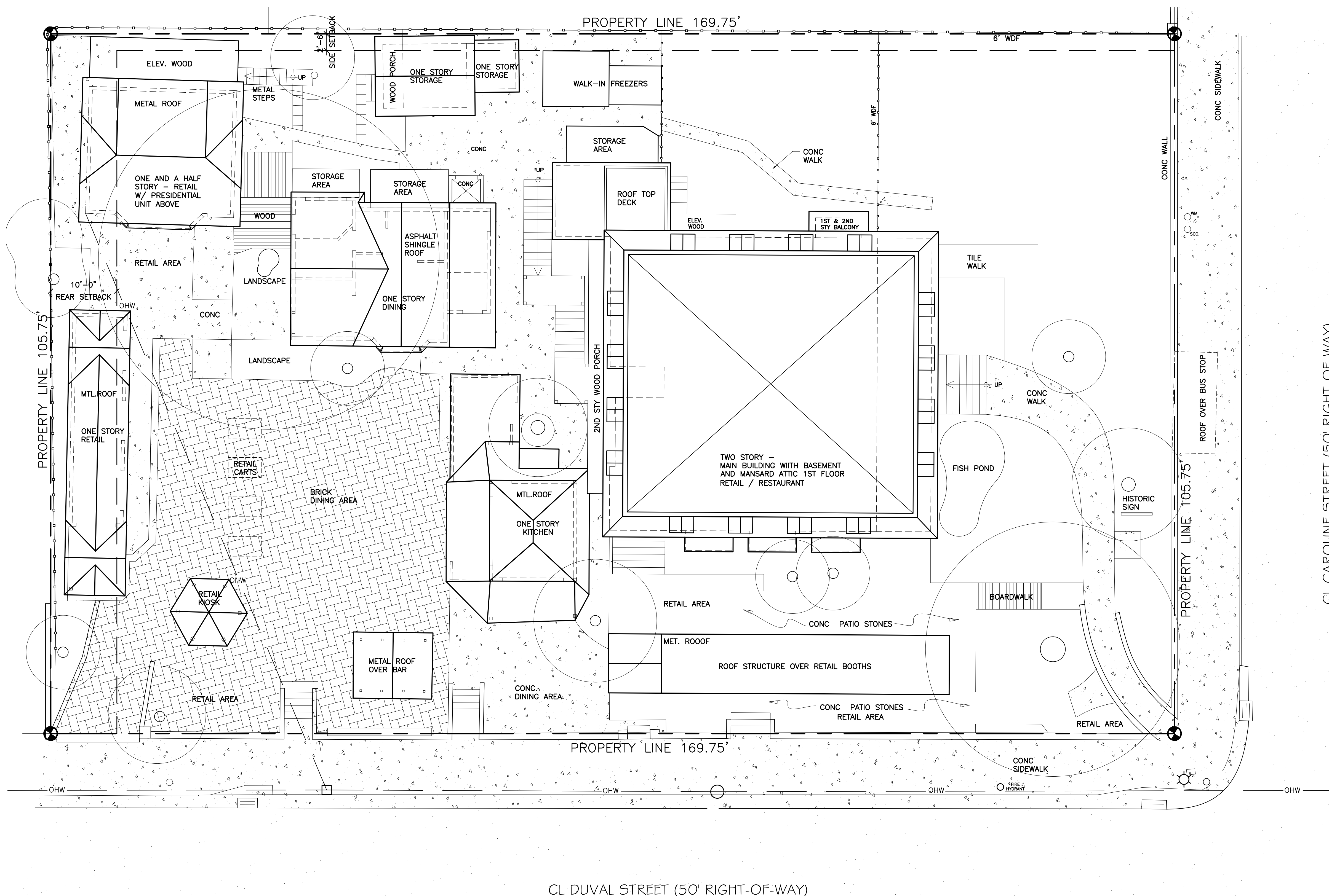
IMPERVIOUS AREA:

ALLOWABLE: 12,566 S.F. (70% MAX.)
EXISTING: 13,201 S.F. (73.5%)
PROPOSED: 13,044 S.F. (72.7%)

LANDSCAPE AREA:

REQUIRED: 3,590 S.F. (20.0%)
EXISTING: 4,750 S.F. (26.5%)
PROPOSED: 4,907 S.F. (27.3%)

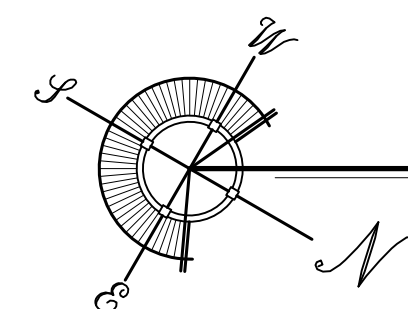
PARKING : IN PARKING WAIVER ZONE

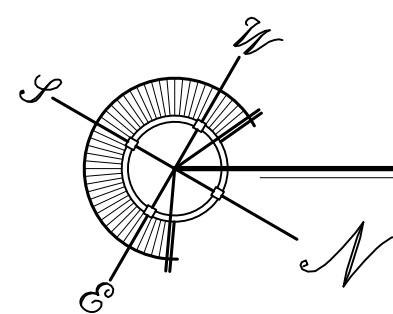
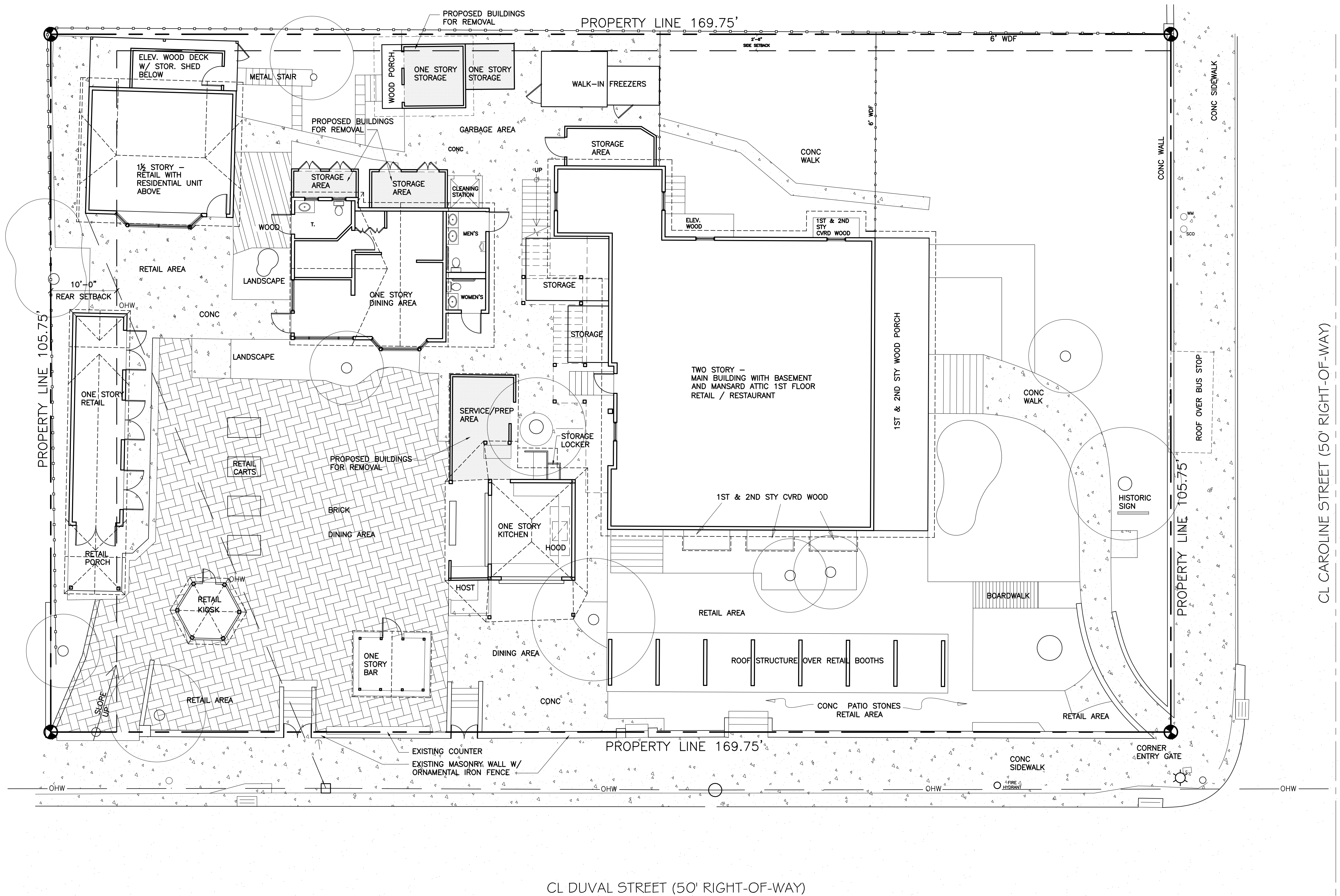


EXISTING SITE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
BY R.E. REECE, P.A. ON 12-16-09.

SCALE: 1/8"=1'-0"

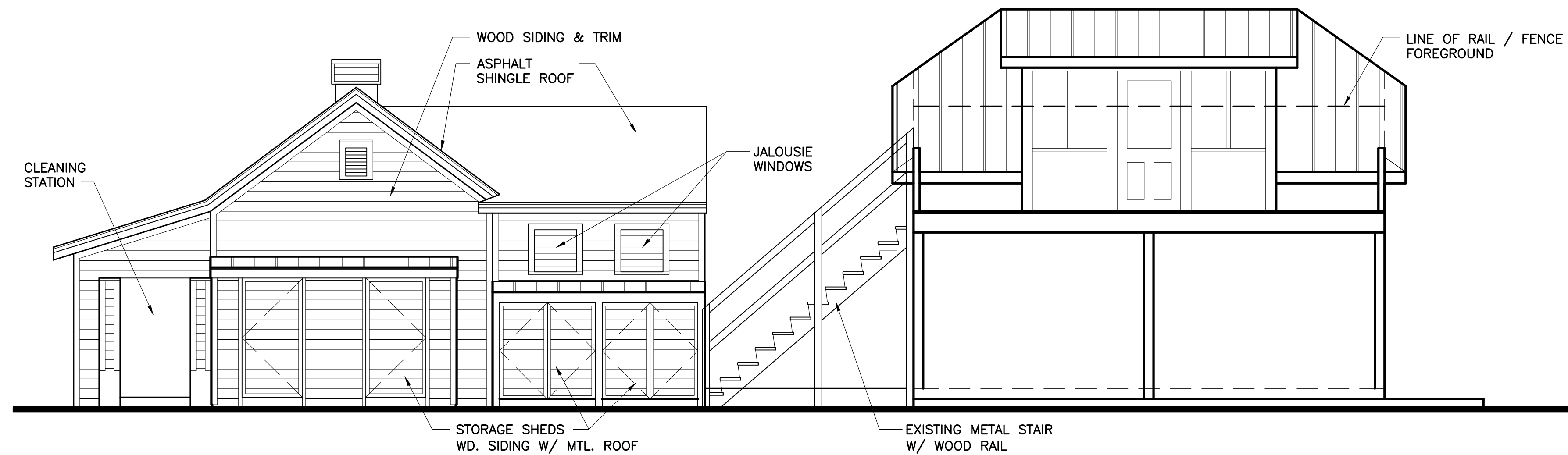




EXISTING 1ST. FL. PLAN

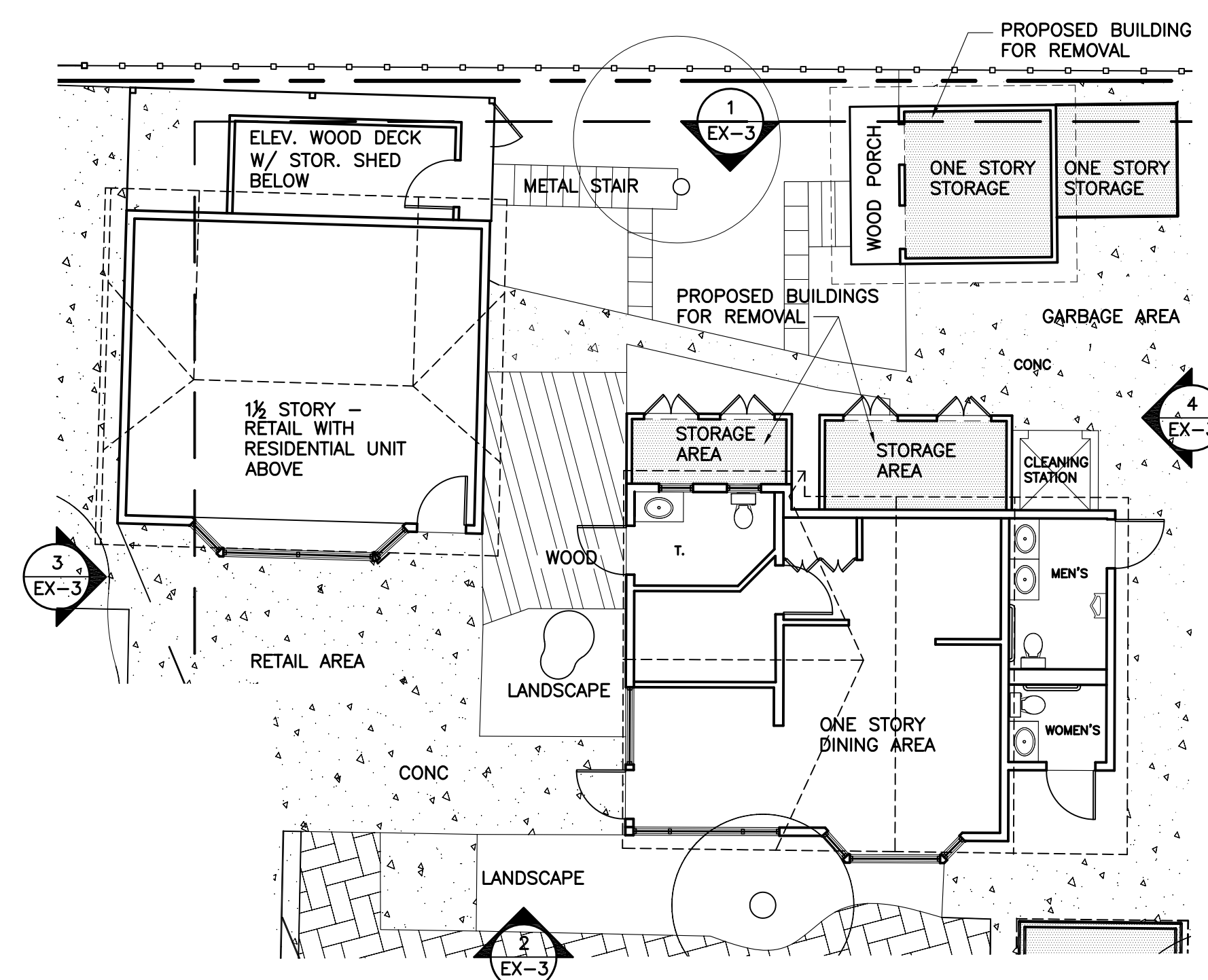
ALL SITE INFORMATION OBTAINED FROM SURVEY
BY R.E. REECE, P.A. ON 12-16-09.

SCALE: 1/8"=1'-0"



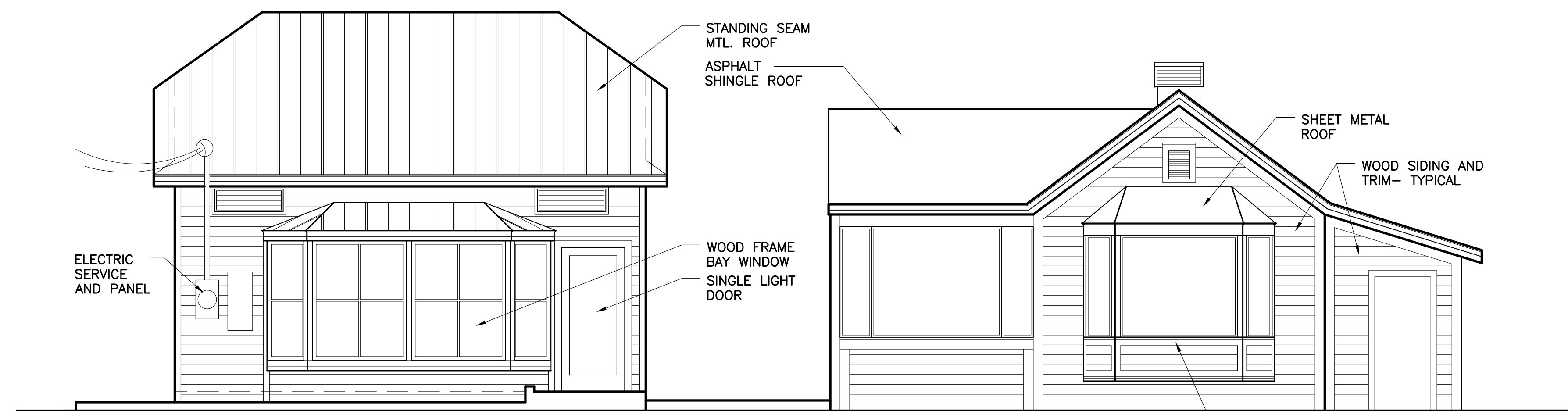
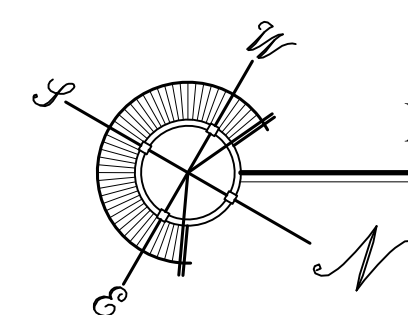
1 REAR ELEVATION
EX-3

SCALE: 1/4"=1'-0"



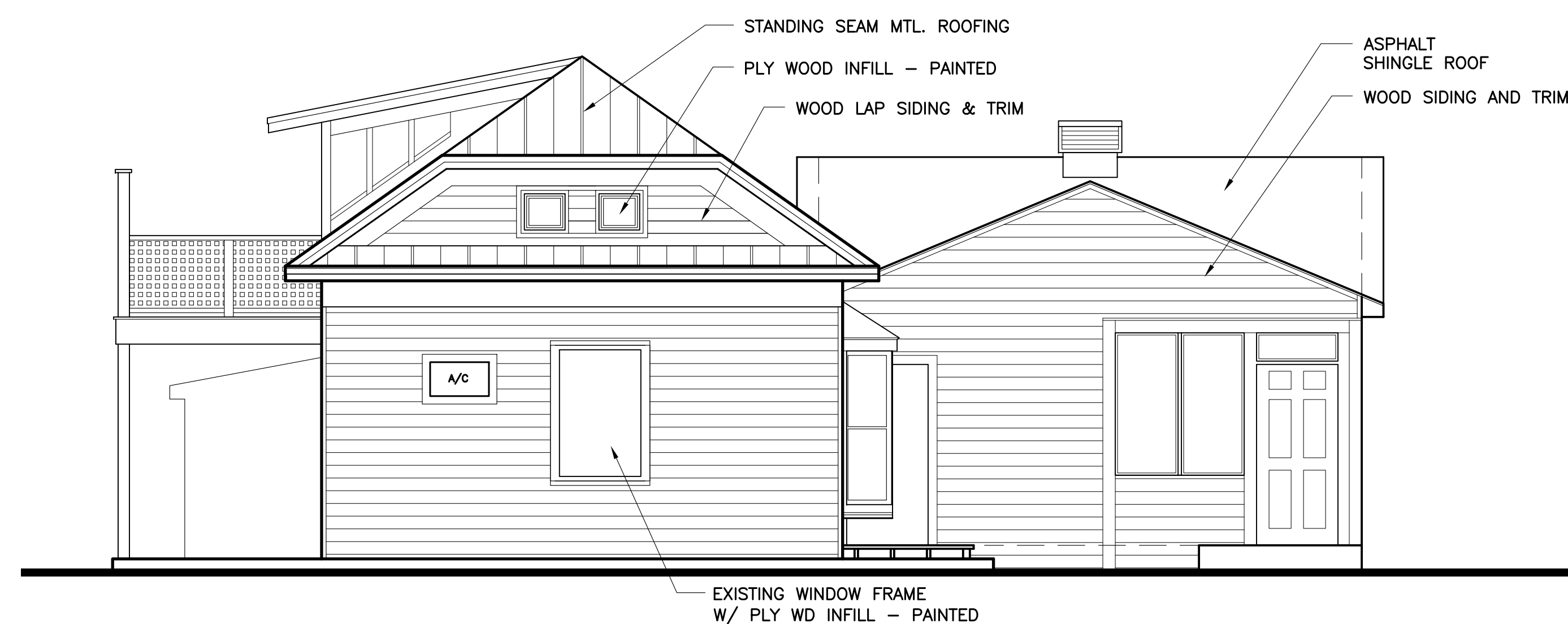
EXISTING CARRAIGE HOUSE & COTTAGE PLAN

SCALE: 1/8"=1'-0"



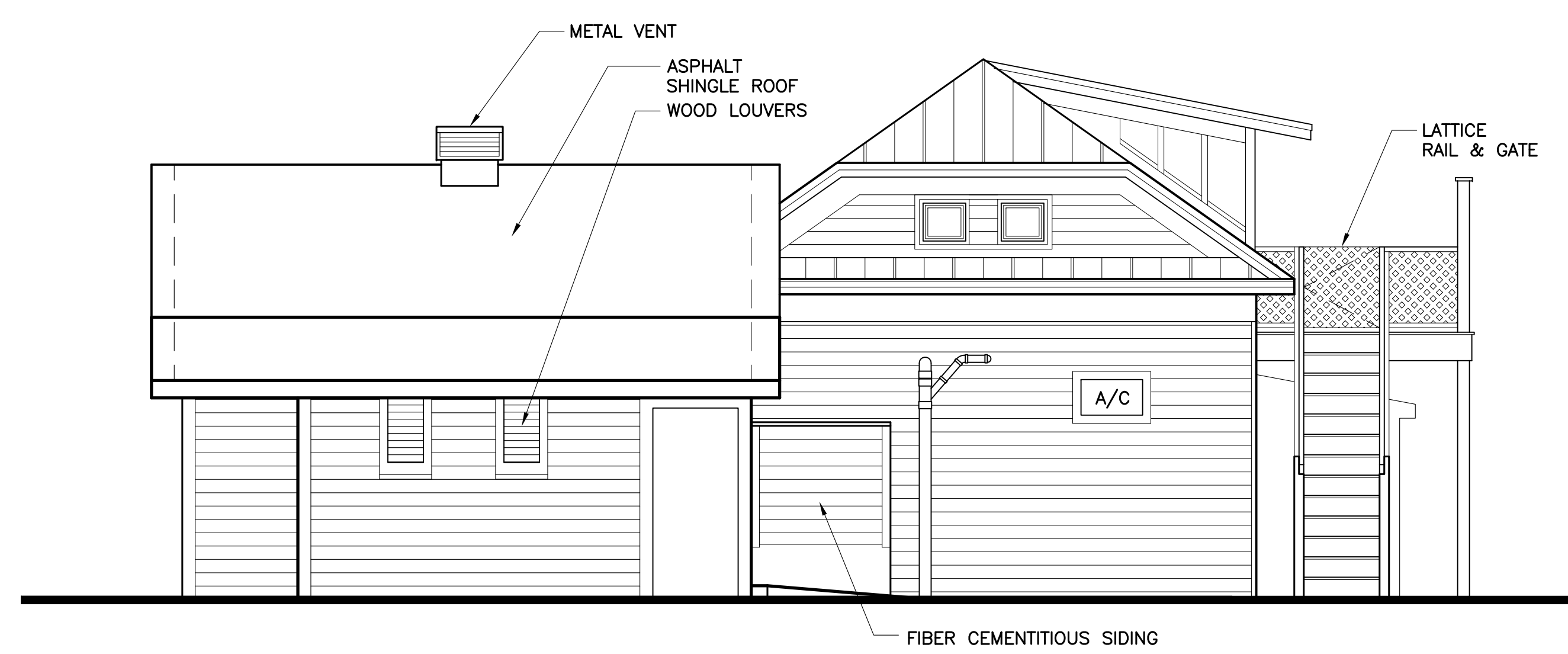
2 FRONT ELEVATION (DUVAL SIDE)
EX-3

SCALE: 1/4"=1'-0"



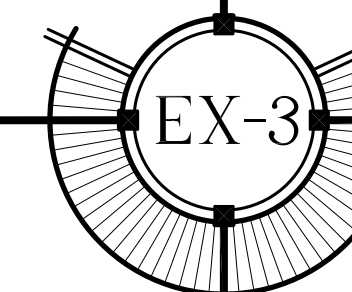
3 LEFT SIDE ELEVATION (SOUTHEAST)
EX-3

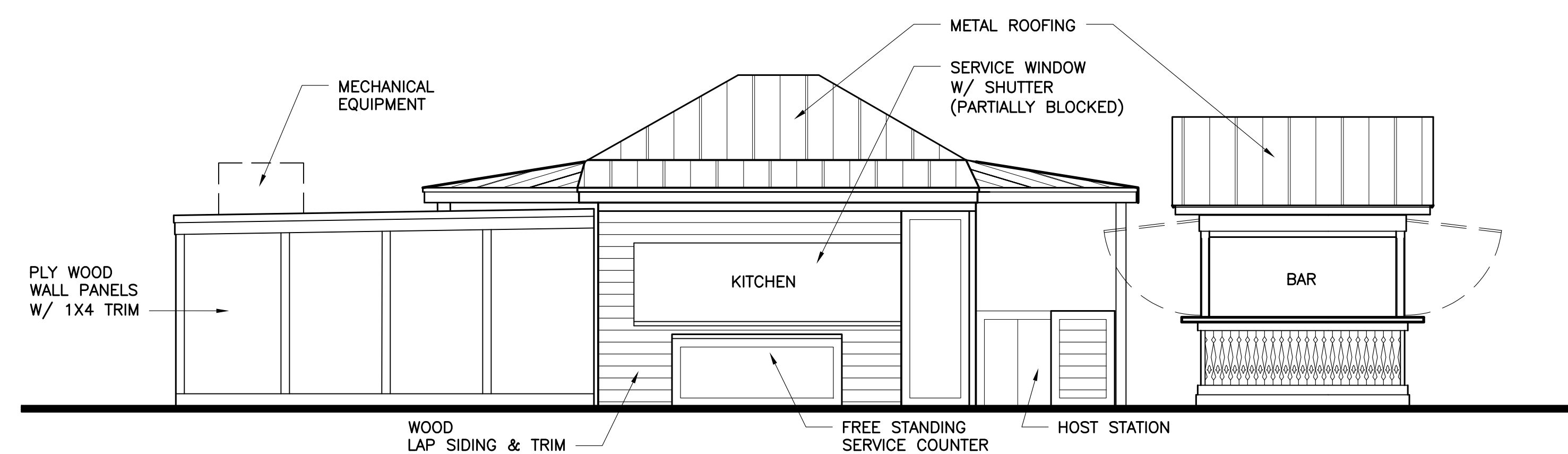
SCALE: 1/4"=1'-0"



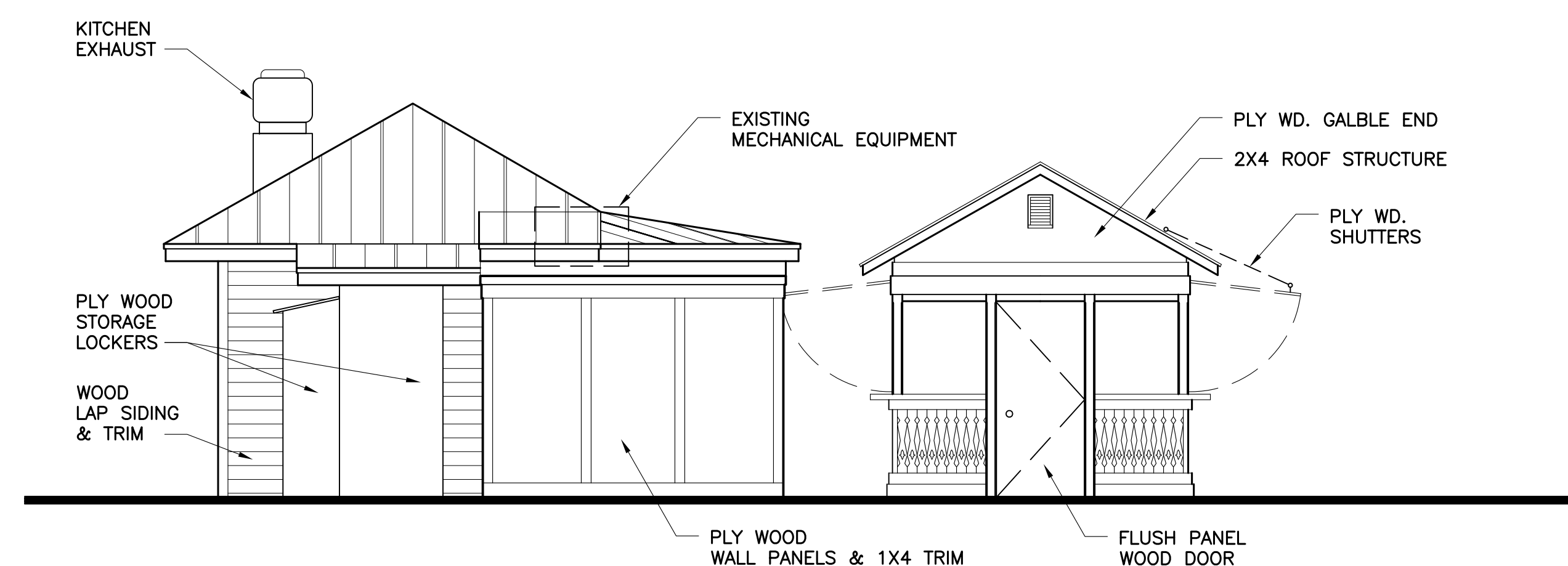
4 RIGHT SIDE ELEVATION (NORTHWEST)
EX-3

SCALE: 1/4"=1'-0"

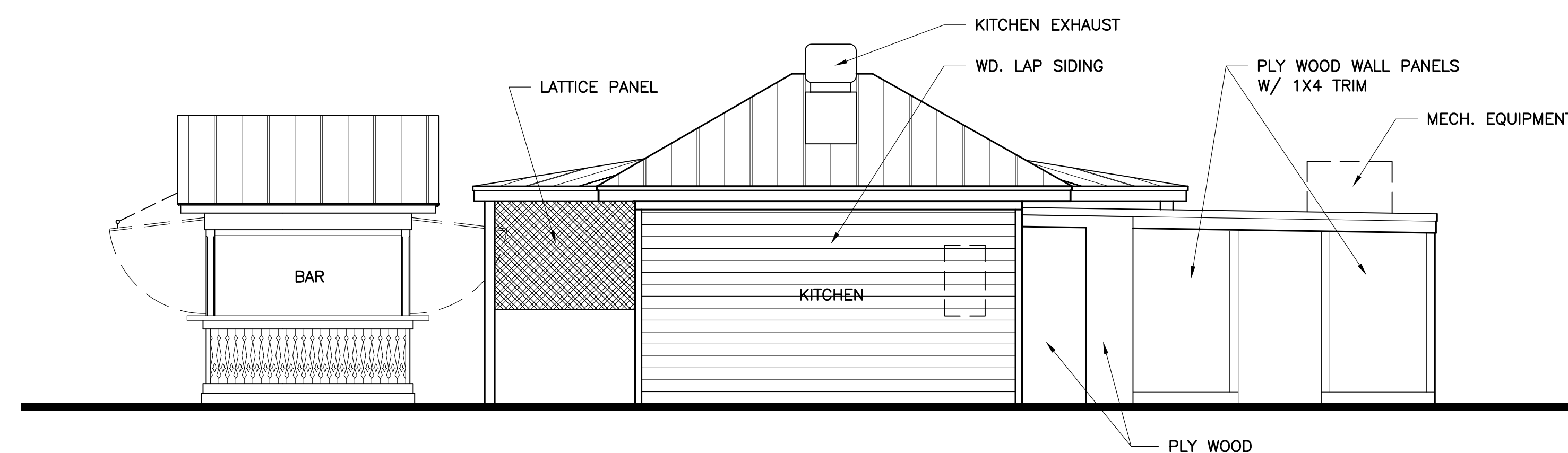




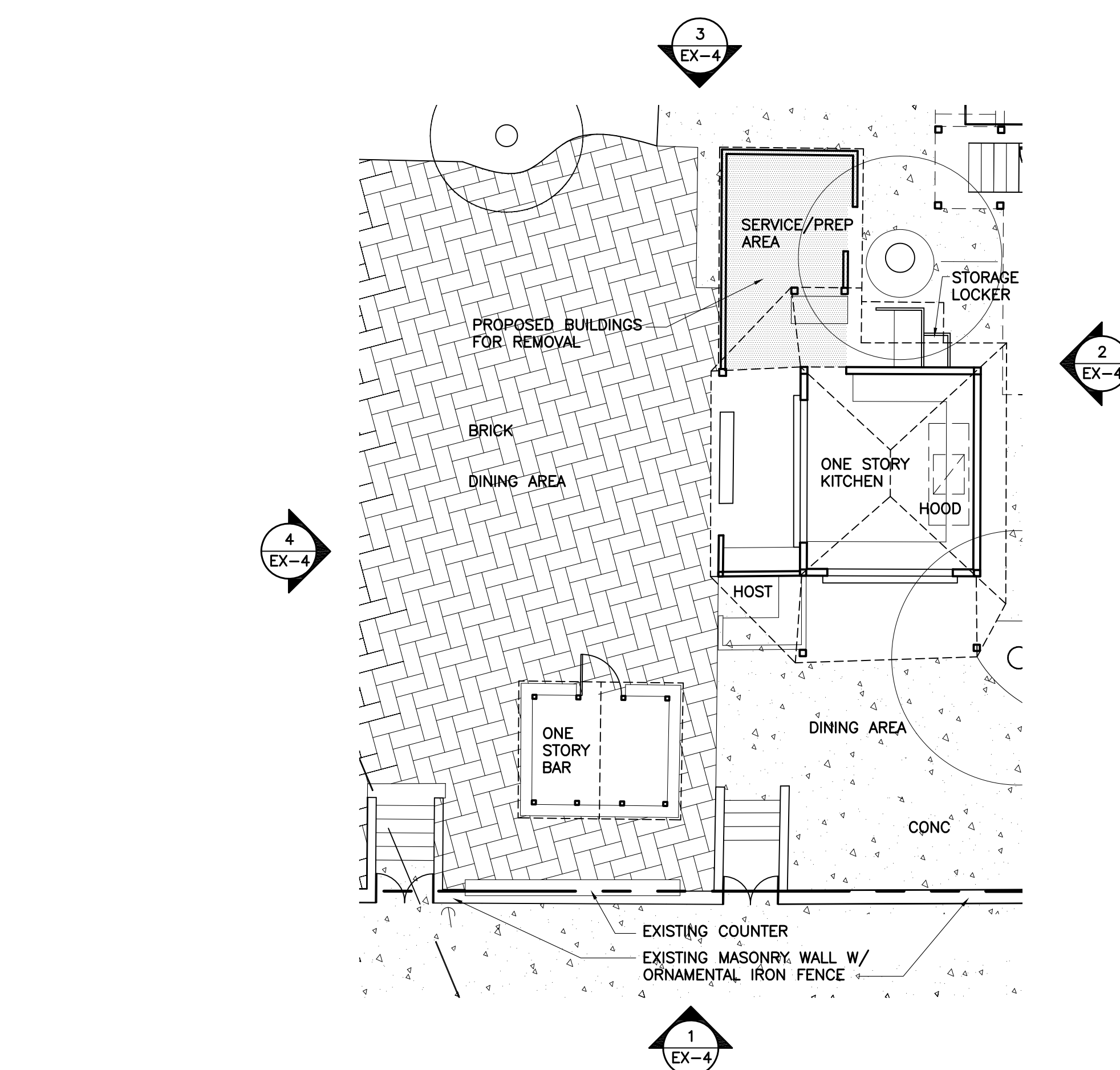
4 SIDE ELEVATION (SOUTHEAST)
EX-4 SCALE: 1/4"=1'-0"



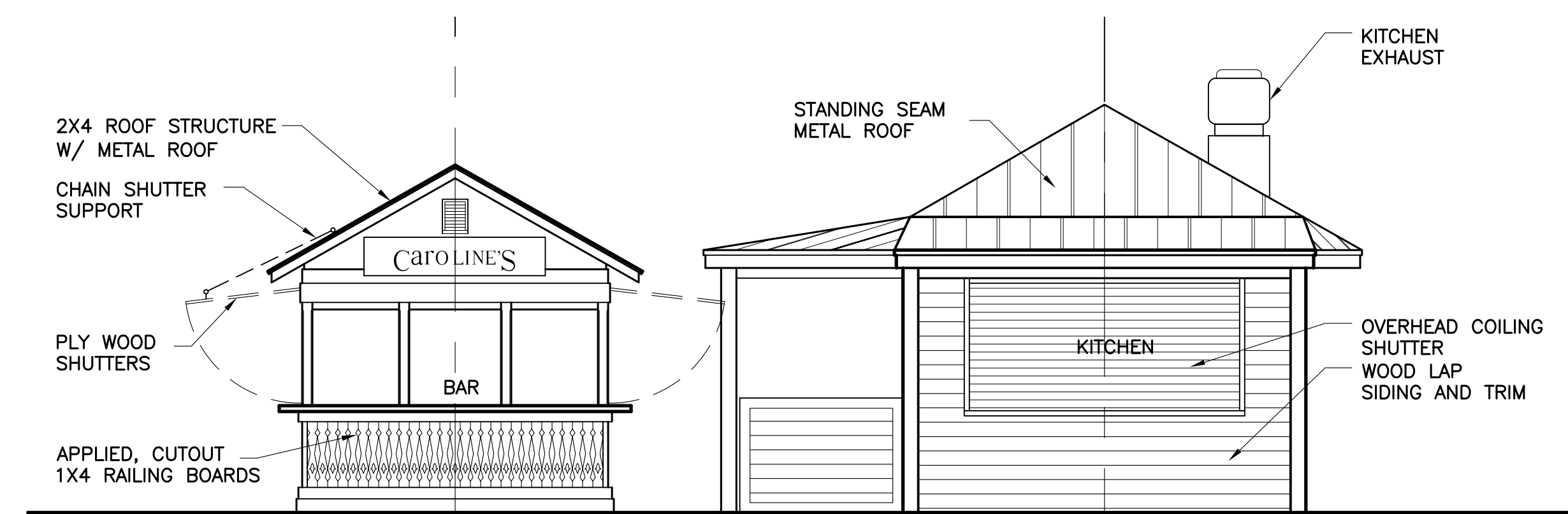
3 BACK ELEVATION (SOUTHWEST)
EX-4 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (NORTHWEST)
EX-4 SCALE: 1/4"=1'-0"



EXISTING KITCHEN AND BAR PLAN
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION (NORTHEAST)
EX-4 SCALE: 1/4"=1'-0"

SITE -DATA

SITE AREA: 17,951 S.F. (0.41 ACRES)
LAND USE : HRCC-1
FLOOD ZONE: A E +EL 6.0'
SETBACKS (BUILDINGS):

FRONT SETBACK:
REQUIRED = 0.0'
EXISTING = 36'-10"
PROPOSED= 36'-10"

STREET SIDE SETBACK:
REQUIRED = 0.0'
EXISTING = 5'-10"
PROPOSED= 5'-10"

SIDE SETBACK:
REQUIRED = 2.5'
EXISTING = 0'-3"
PROPOSED= 0'-3"

REAR SETBACK:
REQUIRED = 10.0'
EXISTING = 2'-0"
PROPOSED= 2'-0"

HEIGHT:

REQUIRED: 35'-0"
EXISTING: _____
PROPOSED: _____

FLOOR AREA RATIO (F.A.R.):

ALLOWABLE: 1.0 MAX. (17,951 S.F.)
EXISTING: 0.60 (10,823 S.F.)
PROPOSED: 0.60 (10,836 S.F.)

LOT COVERAGE AREA:

ALLOWABLE: 8,976 S.F. (50% MAX.)
EXISTING: 6,386 S.F. (35.6%)
PROPOSED: 6,399 S.F. (35.6%)

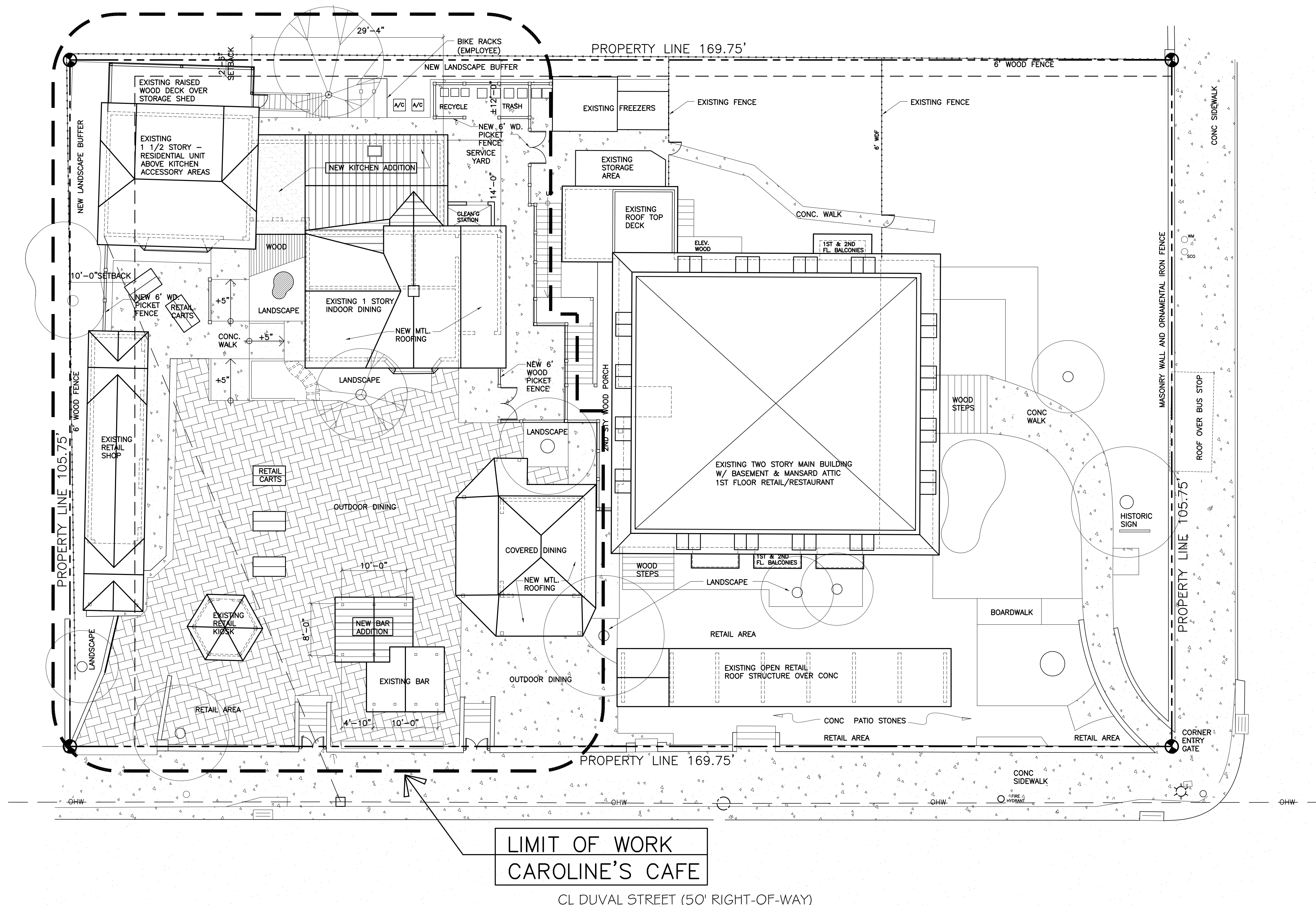
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ALLOWABLE: 12,566 S.F. (70% MAX.)
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PROPOSED: 13,044 S.F. (72.7%)

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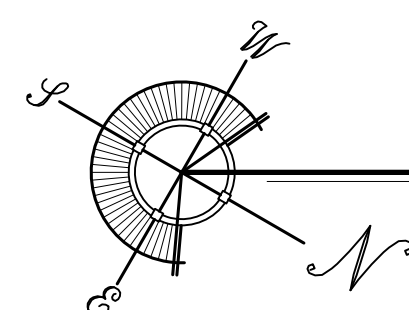
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EXISTING: 4,750 S.F. (26.5%)
PROPOSED: 4,907 S.F. (27.3%)

PARKING : IN PARKING WAIVER ZONE



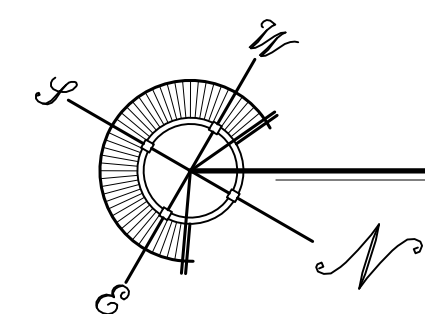
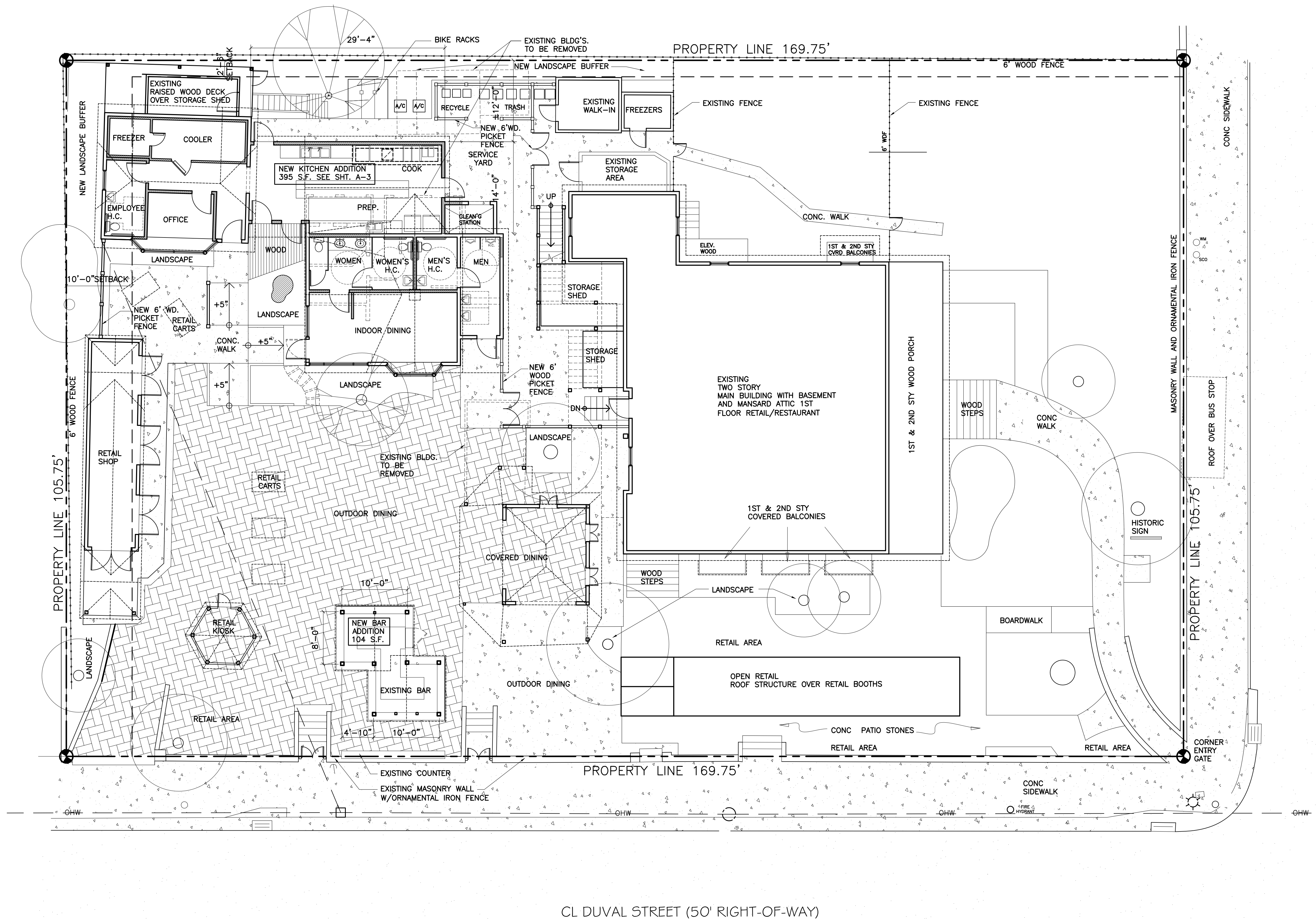
LIMIT OF WORK
CAROLINE'S CAFE

CL DUVAL STREET (50' RIGHT-OF-WAY)



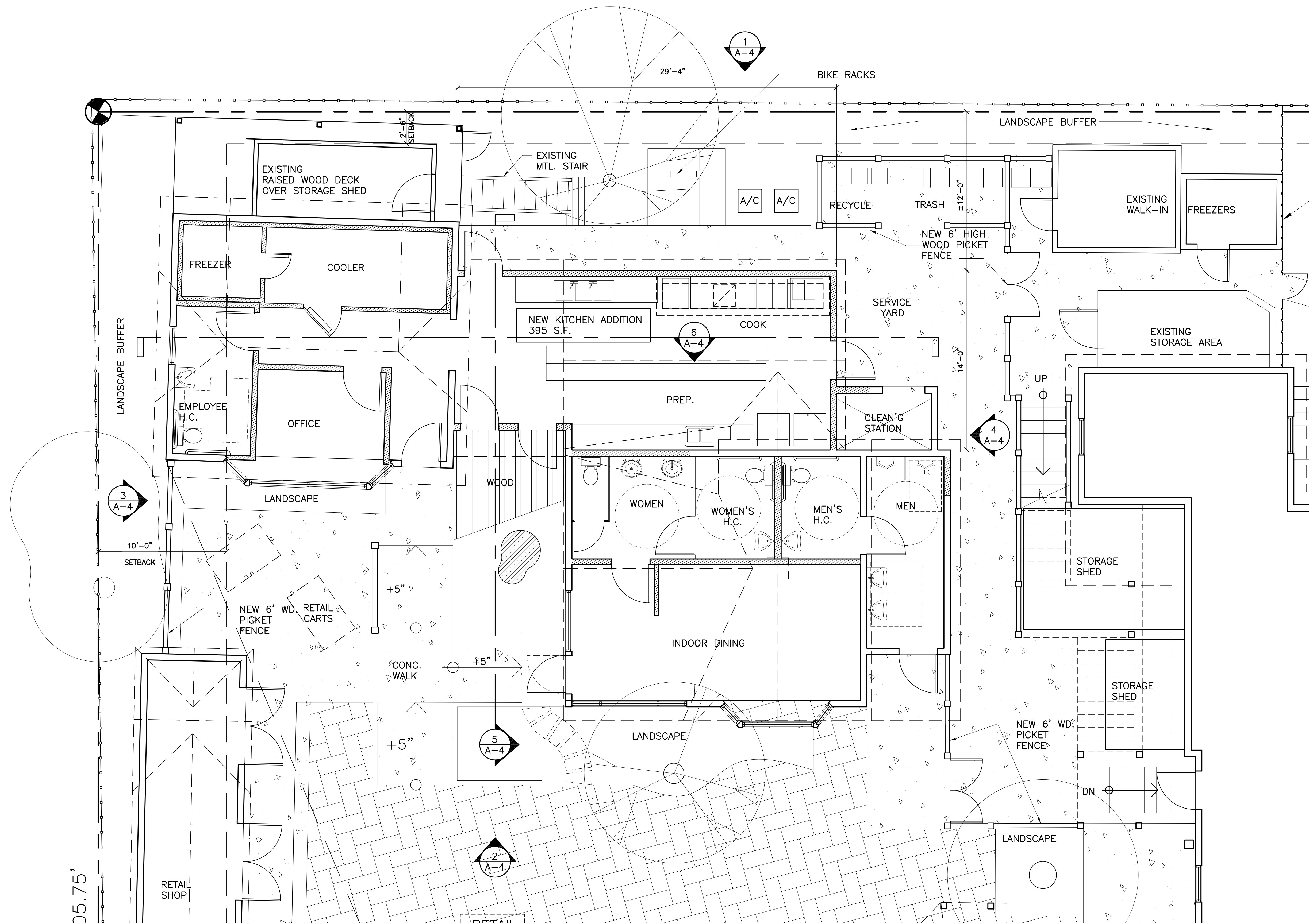
PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

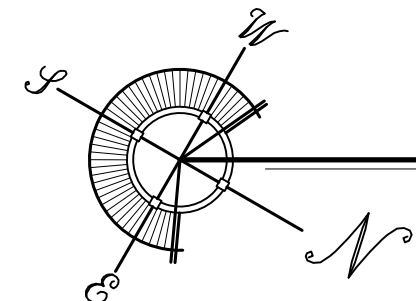


PROPOSED 1ST FLOOR PLAN

SCALE: 1/8"=1'-0"

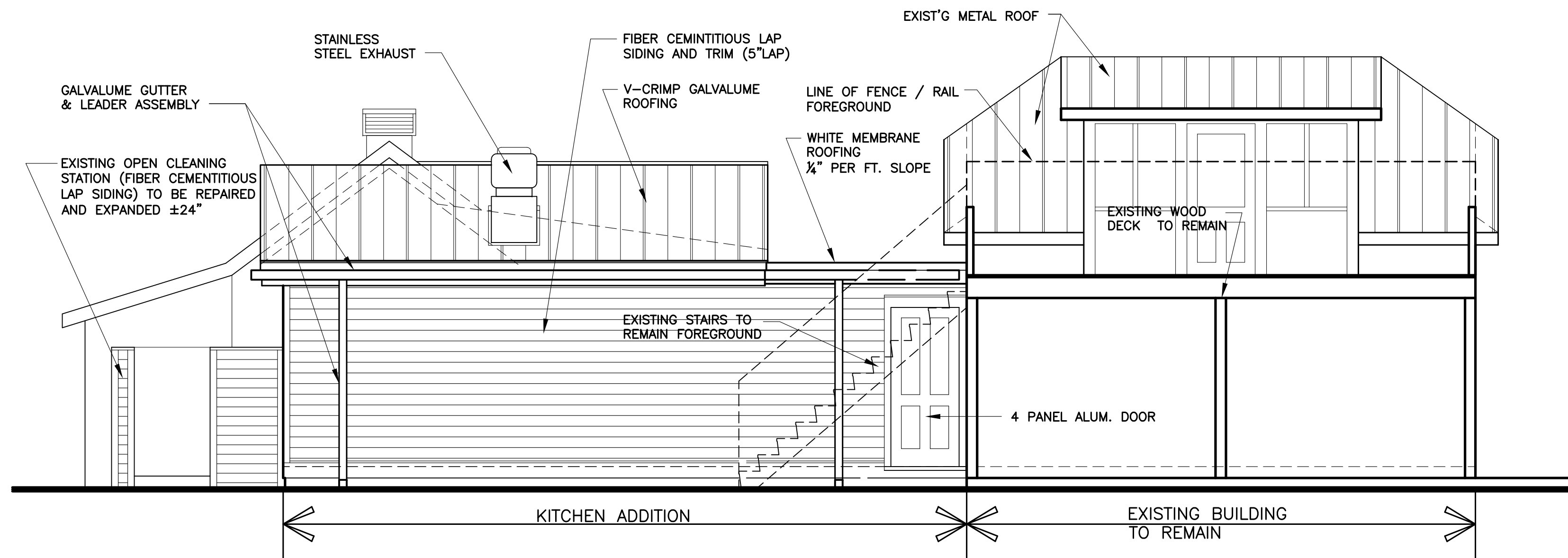


35.75'



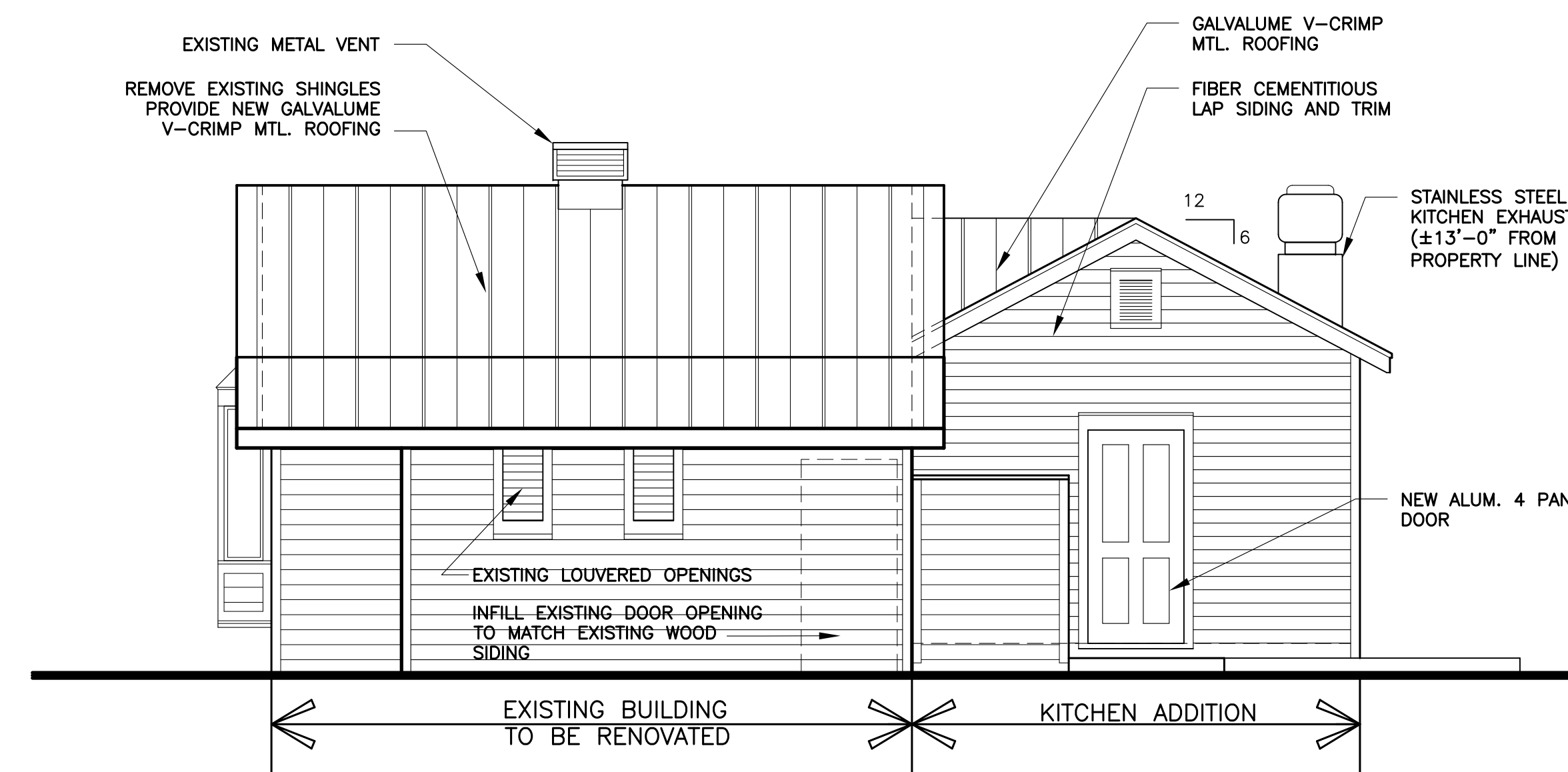
PROPOSED PARTIAL FLOOR PLAN - KITCHEN

SCALE: 1/4"=1'-0"



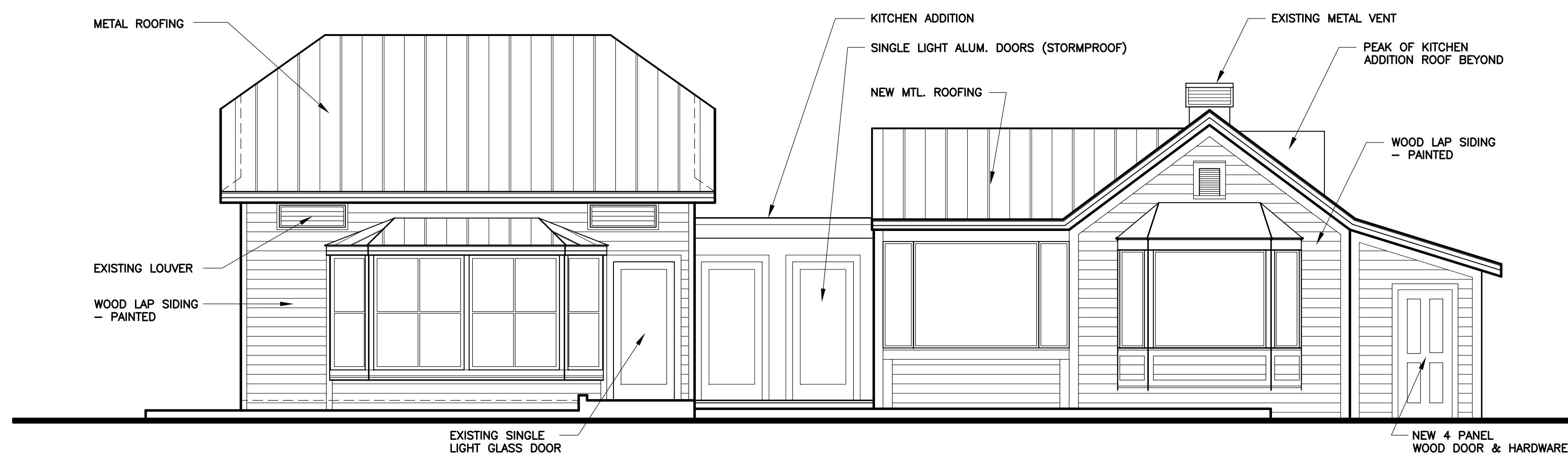
1
A-4
PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"



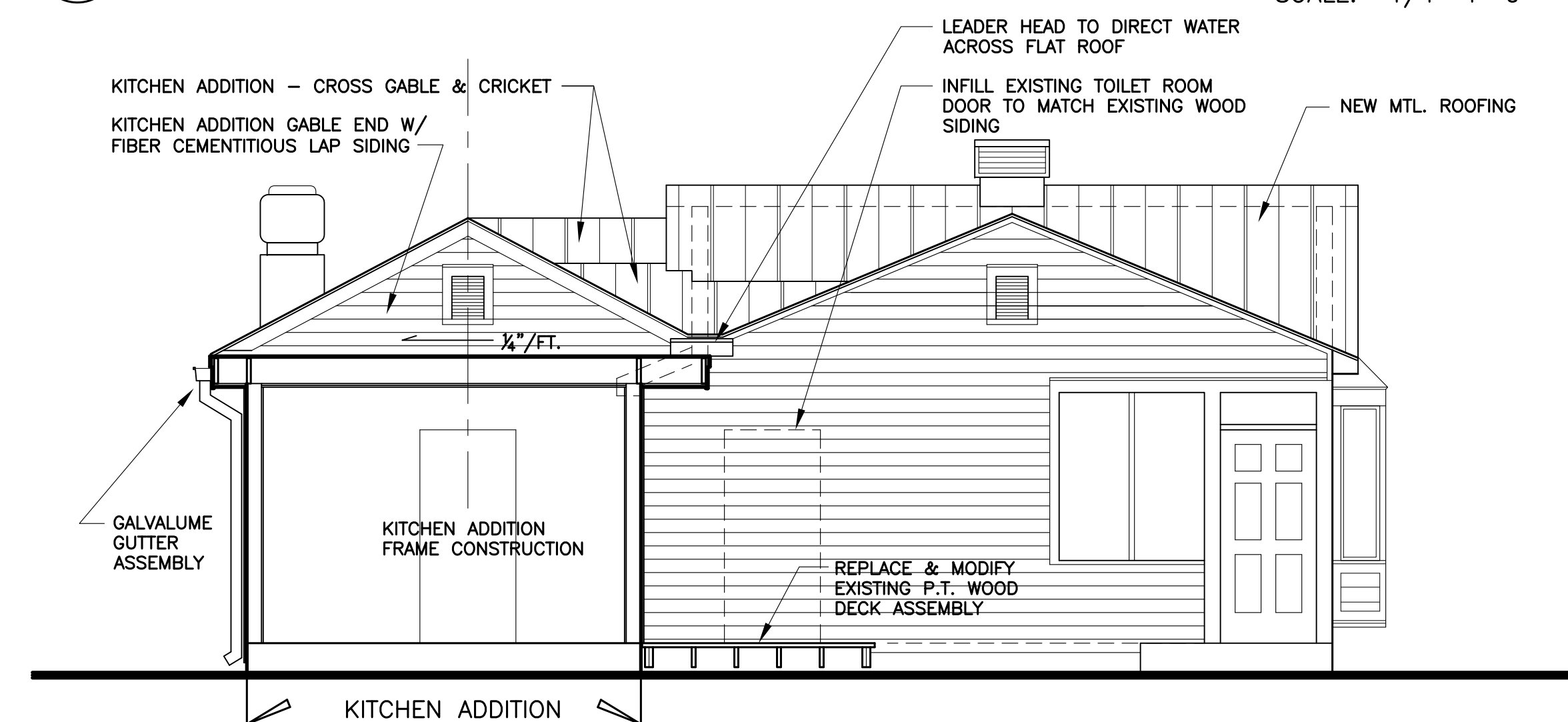
4
A-4
PROPOSED RIGHT SIDE ELEVATION (NORTHWEST)

SCALE: 1/4"=1'-0"



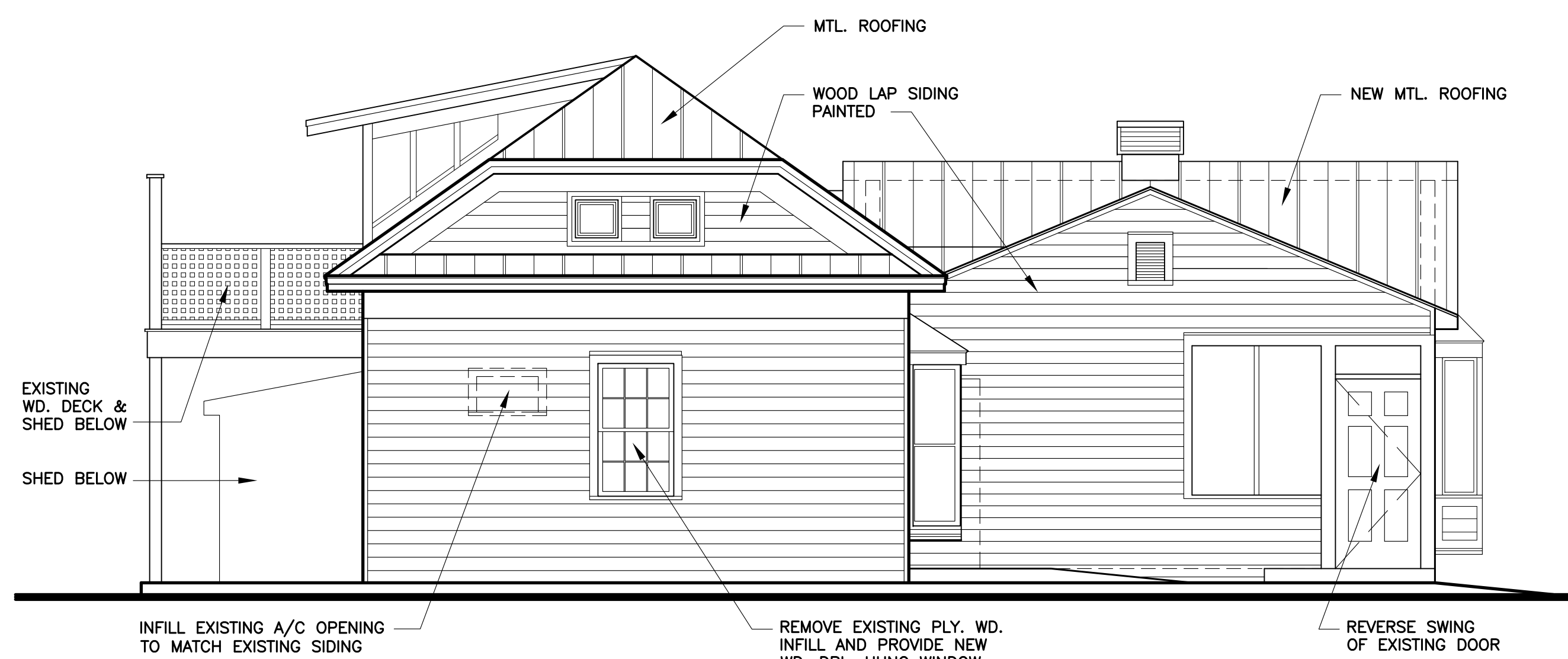
2
A-4
PROPOSED FRONT ELEVATION (DUVAL SIDE)

SCALE: 1/4"=1'-0"



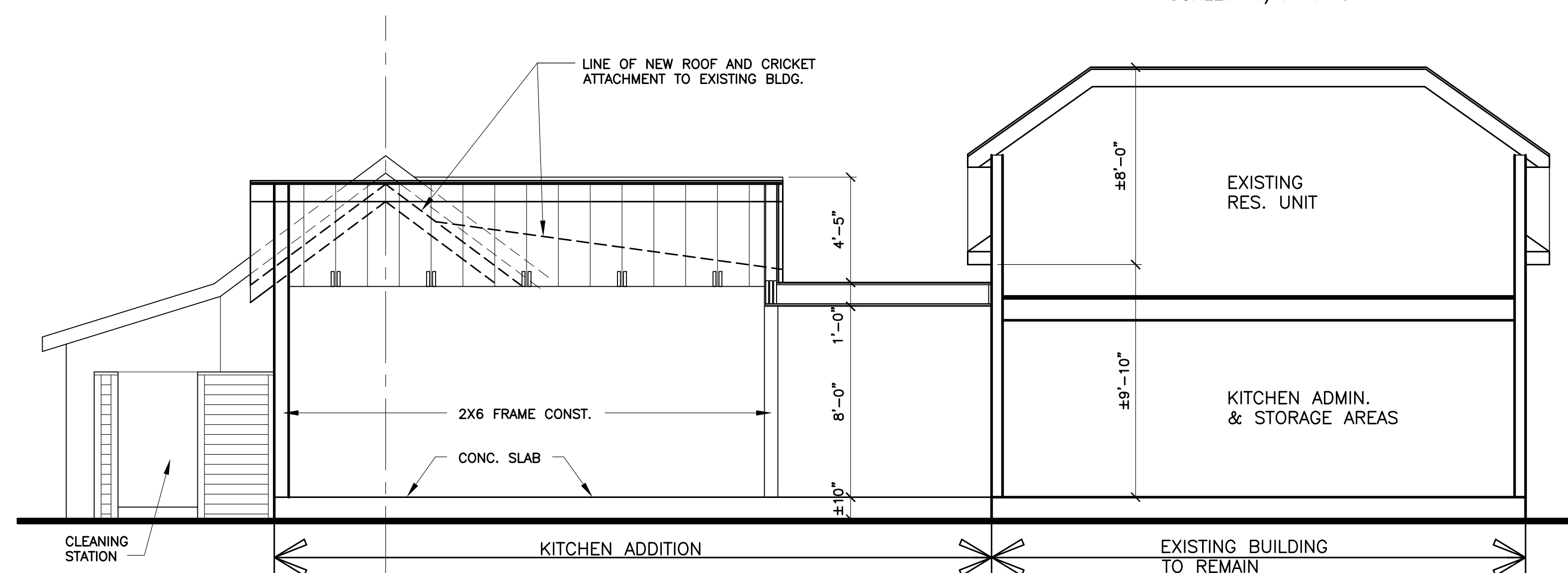
5
A-4
PROPOSED CROSS SECTION / ELEVATION

SCALE: 1/4"=1'-0"



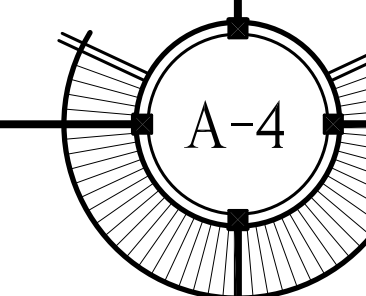
3
A-4
PROPOSED LEFT SIDE ELEVATION (SOUTHEAST)

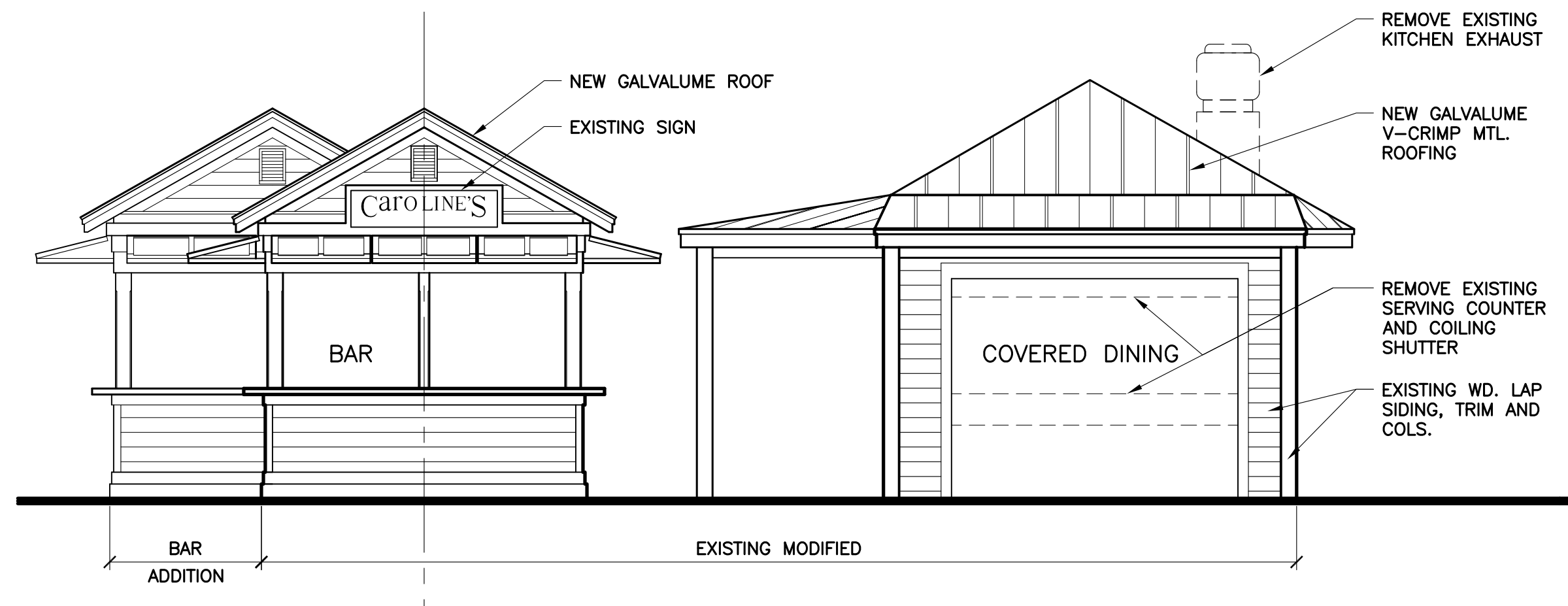
SCALE: 1/4"=1'-0"



6
A-4
PROPOSED SECTION - KITCHEN

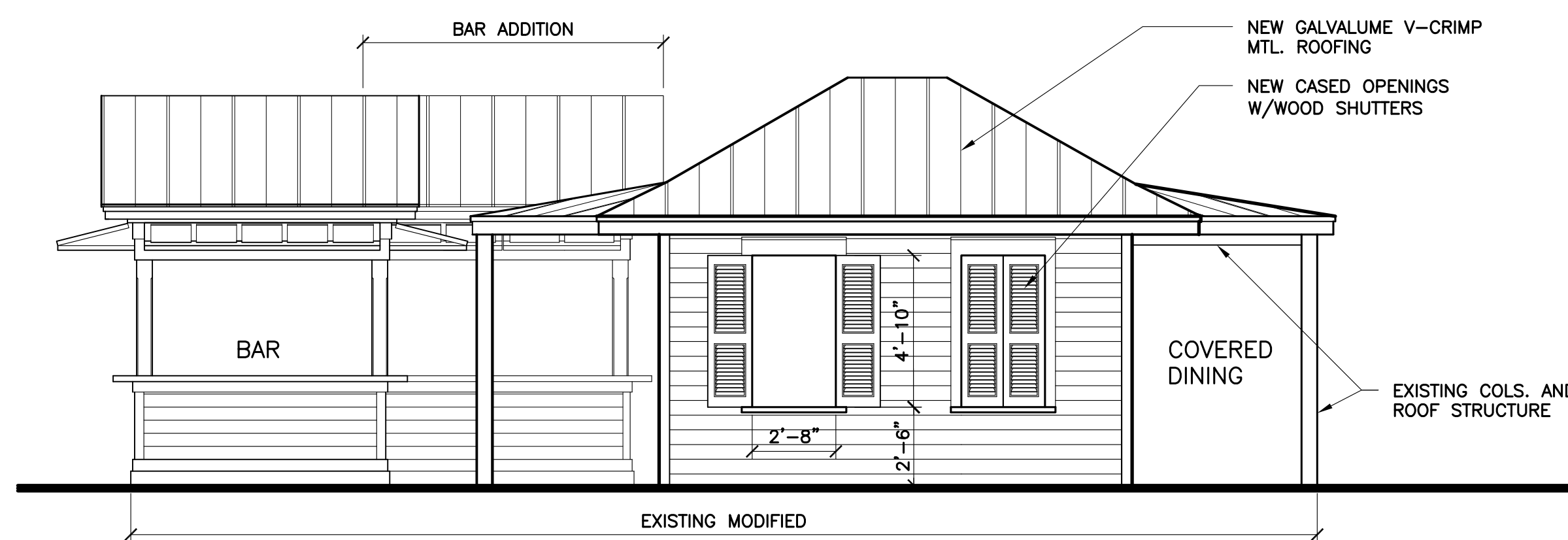
SCALE: 1/4"=1'-0"





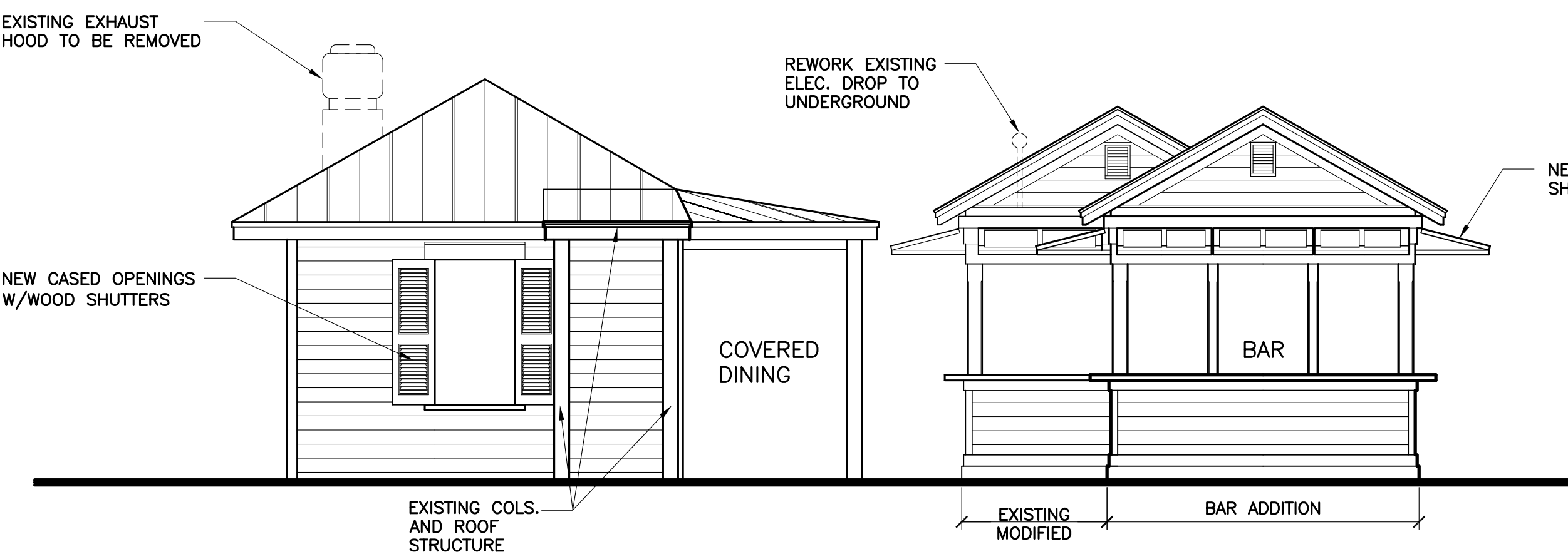
1
A-5 PROPOSED BAR WITH EXPANSION - DUVAL ST. SIDE

SCALE: 1/4"=1'-0"



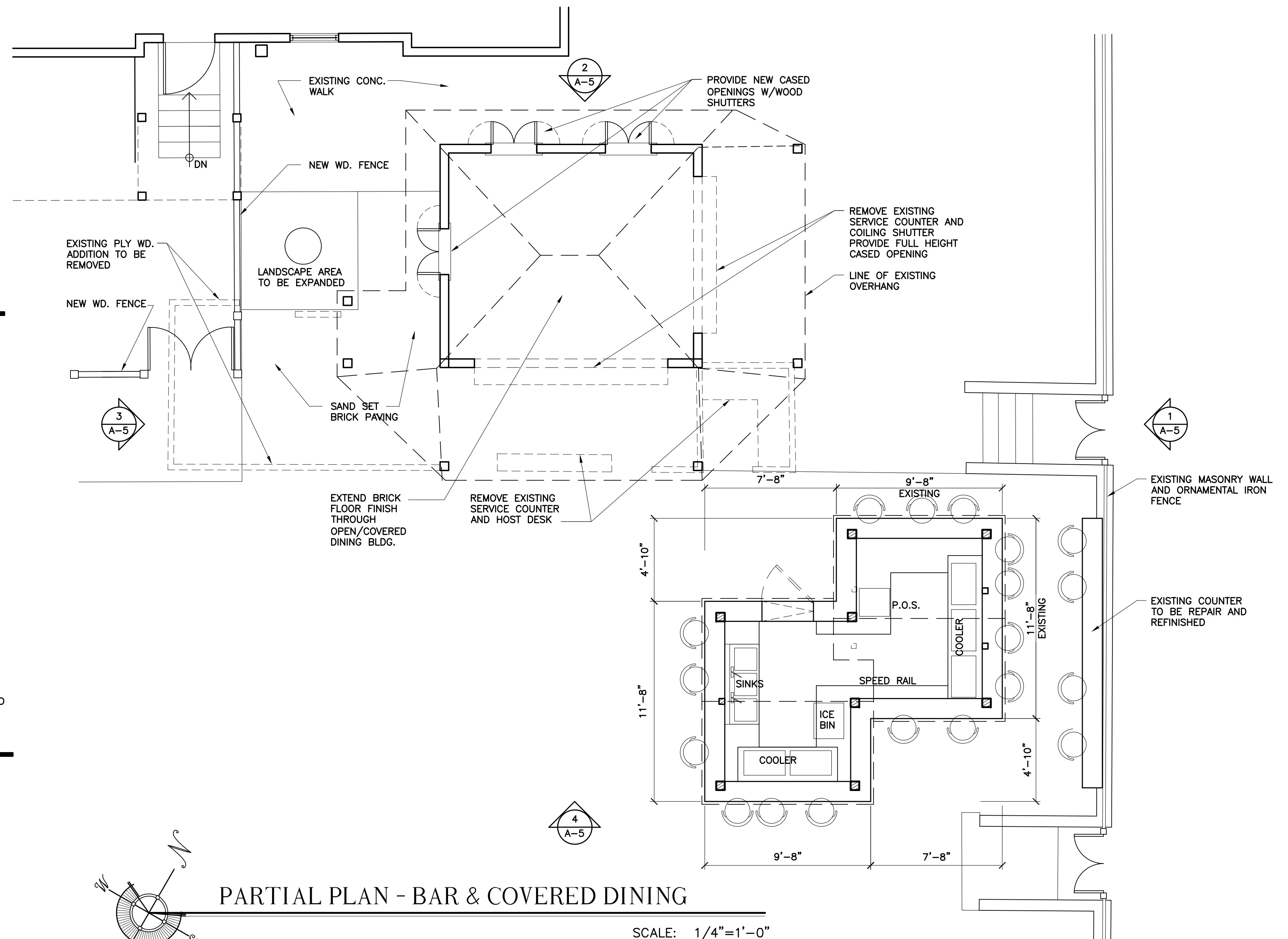
2
A-5 PROPOSED BAR WITH EXPANSION - SIDE ELEVATION

SCALE: 1/4"=1'-0"



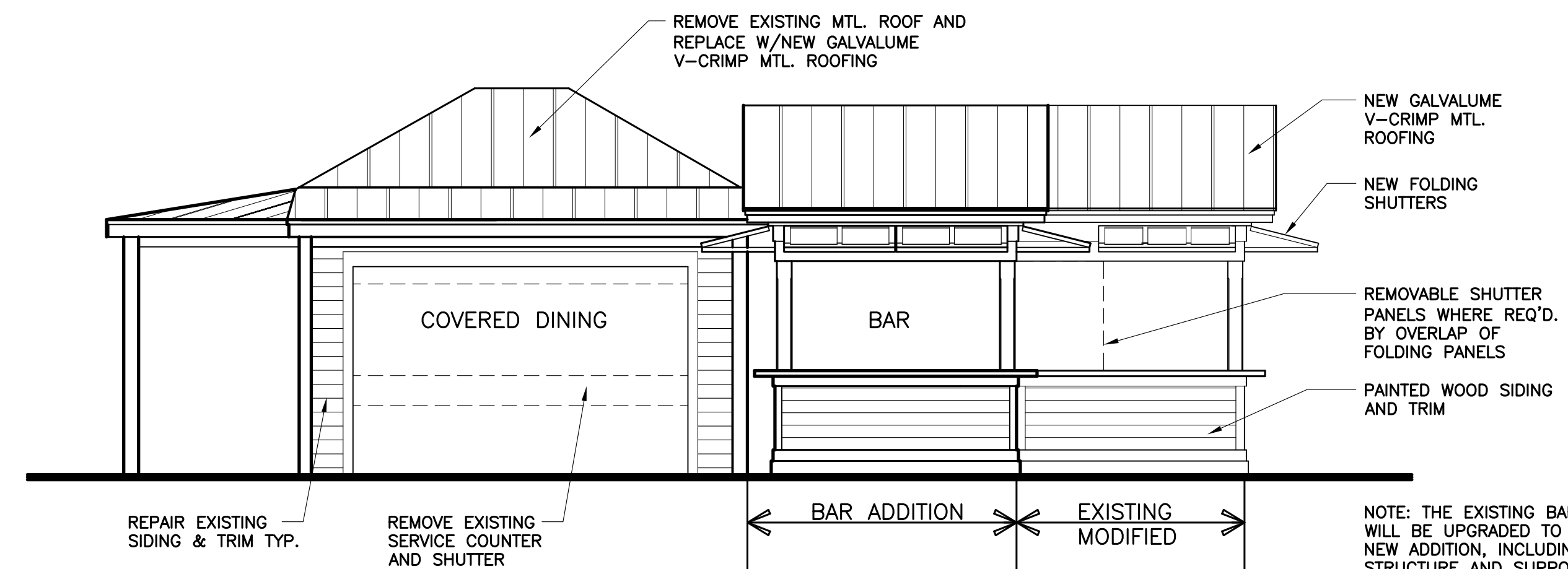
3
A-5 PROPOSED BAR WITH EXPANSION - BACK ELEVATION

SCALE: 1/4"=1'-0"



PARTIAL PLAN - BAR & COVERED DINING

SCALE: 1/4"=1'-0"



4
A-5 PROPOSED BAR - LEFT SIDE - SOUTHEAST

SCALE: 1/4"=1'-0"

NOTE: THE EXISTING BAR STRUCTURE WILL BE UPGRADED TO MATCH THE NEW ADDITION, INCLUDING ROOF STRUCTURE AND SUPPORT IN CONFORMANCE WITH CODE AND WIND LOAD REQUIREMENTS

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 9, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITIONS TO CAROLINE'S RESTAURANT. DEMOLITION OF NON HISTORIC ADDITIONS

#310 DUVAL STREET/ #249 CAROLINE STREET

Applicant: William P. Horn - Application # H11-01-1411

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 .

**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: 1004618 Parcel ID: 00004430-000000

Ownership Details

Mailing Address:
DUVAL AND CAROLINE LLC
C/O WALSH JOSEPH
PO BOX 4147
KEY WEST, FL 33041-4147

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 429 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 2 SQR 25 G18-205 BOOK OF WILLS C- 500/503 OR181-107/08 OR823-2380 OR825-2021R/S OR2032-822/23PET OR2385-1014/16TR OR2486-720/21

Parcel Map (Click to open dynamic parcel map)



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|--------------|
| 100D - COMMERCIAL DRY | 106 | 170 | 17,951.00 SF |

Building Summary

Number of Buildings: 8
 Number of Commercial Buildings: 8

Total Living Area: 7650
Year Built: 1929

Building 1 Details

Building Type
Effective Age 16
Year Built 1929
Functional Obs 0

Condition A
Perimeter 682
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 20
Grnd Floor Area 5,971

Inclusions:

Roof Type
Heat 1
Heat Src 1

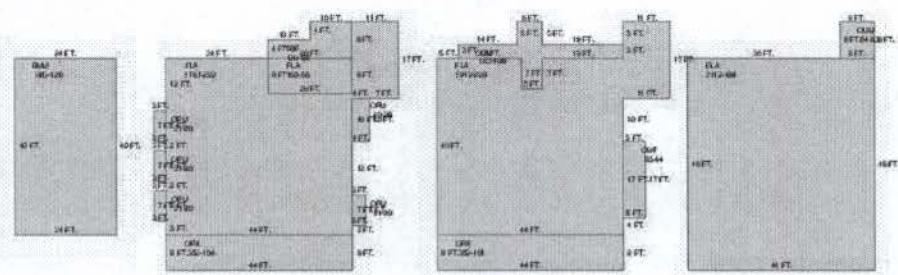
Roof Cover
Heat 2
Heat Src 2

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 24

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



| | | | | |
|----|-----|---|------|-------|
| 7 | SBF | 1 | 1989 | 120 |
| 8 | FLA | 1 | 1989 | 160 |
| 9 | OPU | 1 | 1989 | 40 |
| 10 | OPU | 1 | 1989 | 21 |
| 11 | FLA | 1 | 1989 | 1,912 |
| 12 | OPX | 1 | 1989 | 352 |
| 13 | OUU | 1 | 1989 | 182 |
| 14 | OUU | 1 | 1989 | 85 |
| 15 | FLA | 1 | 1989 | 2,112 |
| 16 | OUU | 1 | 1989 | 64 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|------------------|--------|-----------|-----|
| | 1299 | BMU | 100 | N | N |
| | 1300 | OPX | 100 | N | N |
| | 1301 | OFF BLDG-1 STY-B | 50 | N | N |
| | 1302 | 1 STY STORE-A | 50 | N | N |
| | 1303 | OPU | 100 | N | N |
| | 1304 | OPU | 100 | N | N |
| | 1305 | OPU | 100 | N | N |
| | 1306 | SBF | 100 | N | N |
| | 1307 | 1 STY STORE-A | 100 | N | N |
| | 1308 | OPU | 100 | N | N |
| | 1309 | OPU | 100 | N | N |
| | 1310 | 1 STY STORE-A | 50 | N | N |
| | 1311 | APTS-B | 50 | N | N |
| | 1312 | OPX | 100 | N | N |
| | 1313 | OUU | 100 | N | N |
| | 1314 | OUU | 100 | N | N |
| | 1315 | APTS-B | 100 | N | N |
| | 1316 | OUU | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 379 | AB AVE WOOD SIDING | 100 |

Building 2 Details

Building Type
 Effective Age 20
 Year Built 1987
 Functional Obs 0

Condition A
 Perimeter 56
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 195

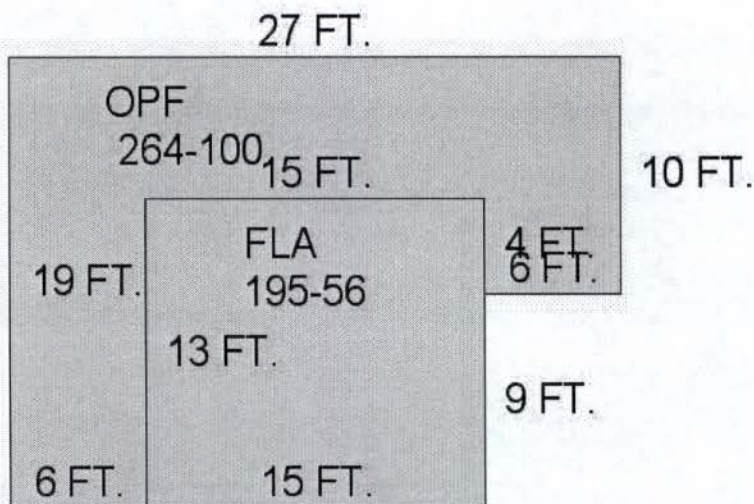
Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

| | | | |
|------------------------|--------------|------------|--------------------|
| | Heat Src 1 | Heat Src 2 | |
| Extra Features: | 2 Fix Bath 0 | | Vacuum 0 |
| | 3 Fix Bath 0 | | Garbage Disposal 0 |
| | 4 Fix Bath 0 | | Compactor 0 |
| | 5 Fix Bath 0 | | Security 0 |
| | 6 Fix Bath 0 | | Intercom 0 |
| | 7 Fix Bath 0 | | Fireplaces 0 |
| | Extra Fix 2 | | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1989 | | | | | 195 |
| 2 | OPF | | 1 | 1989 | | | | | 264 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 1317 | DRVIN/FAST-D- | 100 | N | N |
| | 1318 | OPF | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 380 | MIN WOOD SIDING | 100 |

Building 3 Details

Building Type
Effective Age 20

Condition A
Perimeter 106

Quality Grade 350
Depreciation % 23

Year Built 1934
Functional Obs 0

Special Arch 0
Economic Obs 0

Grnd Floor Area 584

Inclusions:

Roof Type
Heat 1
Heat Src 1

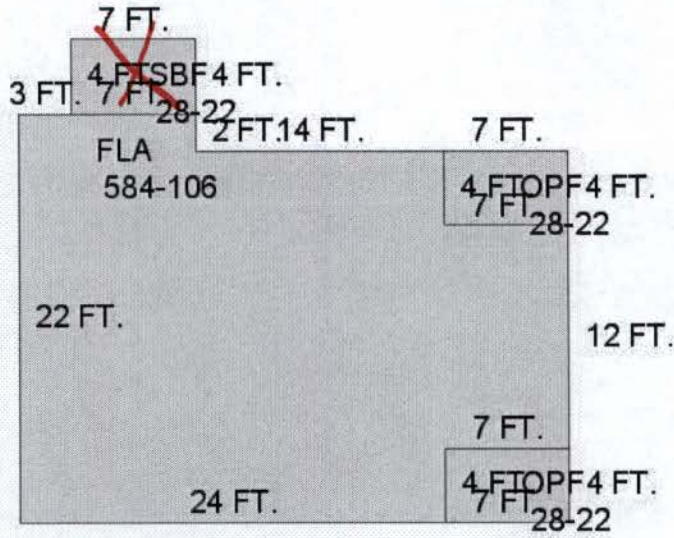
Roof Cover
Heat 2
Heat Src 2

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 7

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1989 | | | | | 584 |
| 2 | OPF | | 1 | 1989 | | | | | 28 |
| 3 | OPF | | 1 | 1989 | | | | | 28 |
| 4 | SBF | | 1 | 1989 | | | | | 28 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 1319 | 1 STY STORE-B | 100 | N | N |
| | 1320 | OPF | 100 | N | N |
| | 1321 | OPF | 100 | N | N |
| | 1322 | SBF | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 381 | AB AVE WOOD SIDING | 100 |

Building 4 Details

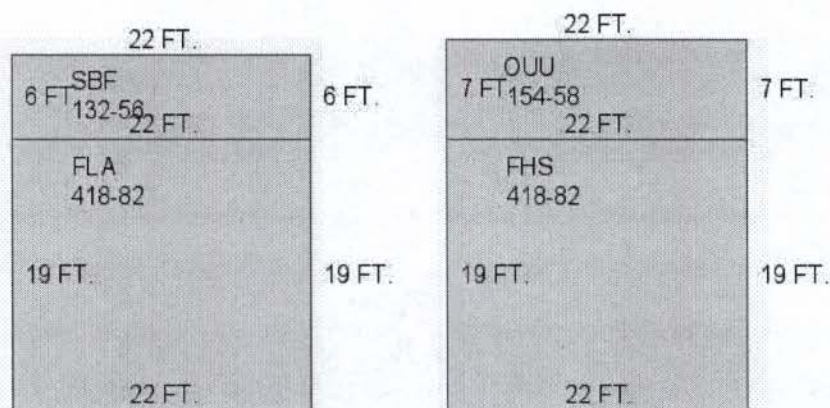
| | | |
|-------------------------|-----------------------|----------------------------|
| Building Type | Condition A | Quality Grade 350 |
| Effective Age 20 | Perimeter 82 | Depreciation % 23 |
| Year Built 1934 | Special Arch 0 | Grnd Floor Area 418 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions:

| | | |
|------------------|-------------------|-------------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 0 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 0 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 0 |
| Extra Fix 4 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1989 | | | | | 418 |
| 2 | OUU | | 1 | 1989 | | | | | 154 |
| 3 | FHS | | 1 | 1989 | | | | | 418 |

| | | | | |
|---|-----|---|------|-----|
| 4 | SBF | 1 | 1989 | 132 |
|---|-----|---|------|-----|

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|----------------|--------|-----------|-----|
| | 1323 | 1 STORY STORES | 100 | N | N |
| | 1324 | OUU | 100 | N | N |
| | 1325 | FHS | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 382 | AB AVE WOOD SIDING | 100 |

Building 5 Details

Building Type
 Effective Age 10
 Year Built 1999
 Functional Obs 0

Condition E
 Perimeter 78
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 13
 Grnd Floor Area 248

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

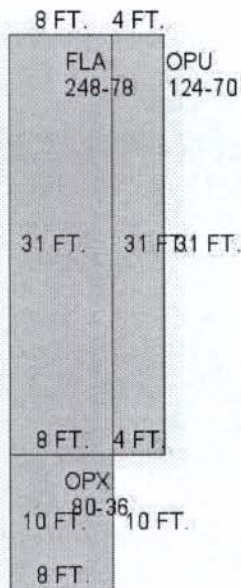
Roof Cover
 Heat 2
 Heat Src 2

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 4

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1998 | | | | | 248 |
| 2 | OPX | | 1 | 1998 | | | | | 80 |
| 3 | OPU | | 1 | 1998 | | | | | 124 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 1326 | 1 STY STORE-A | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 383 | AB AVE WOOD SIDING | 100 |

Building 6 Details

Building Type
 Effective Age 20
 Year Built 2000
 Functional Obs 0

Condition A
 Perimeter 32
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 64

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0

Vacuum 0

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

Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1989 | | | | | 64 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 1327 | 1 STY STORE-D | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 384 | MIN WOOD SIDING | 100 |

Building 7 Details

Building Type
 Effective Age 20
 Year Built 1998
 Functional Obs 0

Condition A
 Perimeter 38
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 90

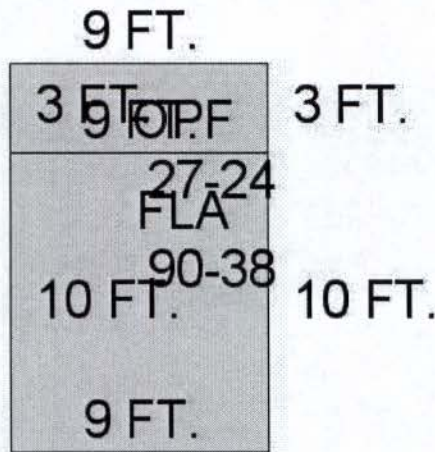
Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

| | | | |
|------------------------|--------------|------------|--------------------|
| | Heat Src 1 | Heat Src 2 | |
| Extra Features: | 2 Fix Bath 0 | | Vacuum 0 |
| | 3 Fix Bath 0 | | Garbage Disposal 0 |
| | 4 Fix Bath 0 | | Compactor 0 |
| | 5 Fix Bath 0 | | Security 0 |
| | 6 Fix Bath 0 | | Intercom 0 |
| | 7 Fix Bath 0 | | Fireplaces 0 |
| | Extra Fix 0 | | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1997 | | | | | 90 |
| 2 | OPF | | 1 | 1998 | | | | | 27 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|--------|--------|-----------|-----|
| | 1328 | APTS-B | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 385 | AB AVE WOOD SIDING | 100 |

Building 8 Details

Building Type
 Effective Age 20
 Year Built 1984
 Functional Obs 0

Condition A
 Perimeter 36
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 80

Inclusions:

Roof Type
Heat 1
Heat Src 1

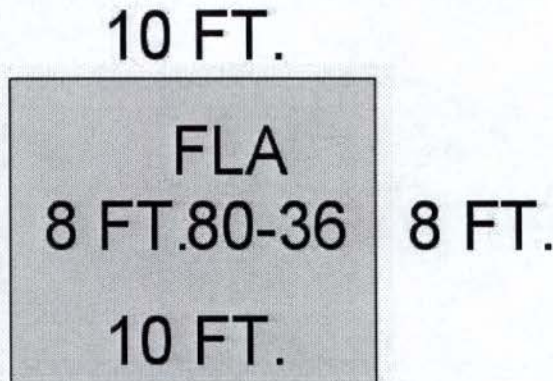
Roof Cover
Heat 2
Heat Src 2

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 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 |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | | 1 | 1989 | | | | | 80 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|-------------------|--------|-----------|-----|
| | 1329 | RESTRNT/CAFETR-D- | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 386 | MIN WOOD SIDING | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------|---------|--------|-------|------------|-----------|-------|------|
|-----|------|---------|--------|-------|------------|-----------|-------|------|

| | | | | | | | | |
|----|--------------------|--------|-----|----|------|------|---|----|
| 1 | FN2:FENCES | 231 SF | 0 | 0 | 1983 | 1984 | 2 | 30 |
| 2 | FN3:WROUGHT IRON | 75 SF | 1 | 75 | 1972 | 1973 | 1 | 60 |
| 3 | RW2:RETAINING WALL | 825 SF | 275 | 3 | 1975 | 1976 | 4 | 50 |
| 4 | PT3:PATIO | 830 SF | 0 | 0 | 1987 | 1988 | 2 | 50 |
| 5 | UB2:UTILITY BLDG | 100 SF | 10 | 10 | 1937 | 1938 | 1 | 50 |
| 6 | CC2:COM CANOPY | 468 SF | 52 | 9 | 1995 | 1996 | 4 | 40 |
| 7 | PT3:PATIO | 456 SF | 0 | 0 | 1995 | 1996 | 2 | 50 |
| 8 | PT2:BRICK PATIO | 512 SF | 0 | 0 | 1995 | 1996 | 1 | 50 |
| 9 | WF2:WATER FEATURE | 1 UT | 0 | 0 | 1989 | 1990 | 1 | 20 |
| 10 | UB2:UTILITY BLDG | 84 SF | 14 | 6 | 1993 | 1994 | 3 | 50 |
| 11 | AC2:WALL AIR COND | 1 UT | 0 | 0 | 1994 | 1995 | 2 | 20 |
| 12 | AC2:WALL AIR COND | 1 UT | 0 | 0 | 1997 | 1998 | 1 | 20 |
| 13 | PT2:BRICK PATIO | 800 SF | 0 | 0 | 1997 | 1998 | 2 | 50 |

Appraiser Notes

2008-01-10 KW CITIZEN ARTICLE LISTS PARCEL FOR SALE \$15 MILLION ALSO LISTED ON PRESERVATIONDIRECTORY.COM CLAIMS 4 APTS IN MAIN HSE, TWO SHOPS ON FIRST FLR AND SEVEN SMALL COMMERCIAL BLDGS.DKRAUSE

BLDG 1 = SEANCE THEATER/CIGAR/COFFEE LOUNGE 2 =CAROLINE'S CAFE 3 = TROPICAL WAVE 4 = KEY WEST CANDLE CO. 5 = HAIR WRAP/CHAIR MASSAGE/VISIONS 6 = JEWELRY 7 = APT IN REAR 8 = PART OF CAROLINE'S OUU 14 = OUU ON DUVAL STREET SIDE ON 2ND STORY. 06/14/01 2001 AUDIT PARCEL. 2002/6/24 SB, TPP AK: 301 DUVAL 8993436 - JEWELRY BEADS & CHARM 310 DUVAL 8908563 - CUBAN LEAF CIGAR FACTORY 9003050 - CAROLINE'S CAFE 8774290 - TROPICAL WAVE 8893647 - KEY WEST CANDLE 8857438 - HAIR WRAP 8993436 - JEWELRY, BEADS, CHARMS 8840209 - RAINFOREST ANIMAL PHOTOGRAPHY 9003028 - LAZY DOG GARMENTS 900303 - KEY WEST FUZZY TOYS 410 CAROLINE 8942473 - HERITAGE HOUSE MUSEUM 8515251 - PORTER-POIRIER JEANE - APTS 429 CAROLINE 8950888 - PURPLE BABY DADDIES

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|--|
| 05-0559 | 02/18/2005 | 11/30/2005 | 2,500 | | REPLACE FENCE |
| 10-420 | 02/25/2010 | 04/09/2010 | 1,800 | Commercial | REMOVE FALLING PLASTER ON CEILING AND REPLACE WITH APPROVED DRYWALL. |
| 10-1443 | 05/10/2010 | 03/14/2011 | 6,000 | Commercial | INSTALL 2 DUCTLESS A/C SYSTEM |
| B941409 | 05/01/1994 | 12/01/1994 | 5,300 | | REPLACE EXTERIOR STAIRS |
| B953966 | 11/01/1995 | 04/01/1996 | 1,950 | | CONCRETE DECK |
| 9600449 | 01/01/1996 | 04/01/1996 | 2,000 | | ELECTRICAL |
| 9600743 | 02/01/1996 | 04/01/1996 | 5,000 | | RENOVATIONS |
| 1 9600819 | 02/01/1996 | 04/01/1996 | 2,500 | Commercial | ELECTRICAL |
| 9601380 | 03/01/1996 | 04/01/1996 | 1,200 | | AWNNGS |
| 9603253 | 08/01/1996 | 11/01/1996 | 600 | | ELECTRICAL |
| 9602570 | 06/01/1996 | 10/01/1997 | 1,500 | | REPAIR/REMODELING |
| 9701324 | 04/01/1997 | 10/01/1997 | 385 | | SECURITY ALARM |
| 9702257 | 09/01/1997 | 10/01/1997 | 250 | | MENU BOARD |
| 1 9800190 | 01/29/1998 | 12/31/1998 | 250 | Commercial | REMODEL SIGN |
| 1 9800709 | 03/05/1998 | 12/31/1998 | 950 | Commercial | PAINT DORMERS |

| | | | | | | |
|---|---------|------------|------------|--------|------------|---------------------------|
| 1 | 9801335 | 04/30/1998 | 12/31/1998 | 1,000 | Commercial | REPLACE GUTTERS |
| 1 | 9802230 | 07/20/1998 | 12/31/1998 | 450 | Commercial | REPAIR ROTTED WOOD |
| 5 | 9802053 | 07/17/1998 | 12/31/1998 | 700 | Commercial | SIGNS |
| 5 | 9801925 | 06/23/1998 | 12/31/1998 | 12,000 | Commercial | DEMO EXIST/BUILD NEW BLDG |
| 1 | 9803138 | 12/09/1998 | 12/31/1998 | 3,000 | Commercial | BRICK CENTRAL COURTYARD |
| 1 | 9703408 | 08/31/1998 | 01/01/1999 | 30,000 | Commercial | DEMOLISH & REBUILD NEW |
| 1 | 9802782 | 09/09/1998 | 01/01/1999 | 7,500 | Commercial | OUTLETS/FIXTURES ETC |
| 1 | 9703408 | 11/17/1998 | 01/01/1999 | 30,000 | Commercial | INSTALL V-CRIMP ROOFING |
| | 9901988 | 09/23/1999 | 10/25/1999 | 10,000 | | DEMO/REBUILD STRUCTURE |
| | 0103088 | 09/07/2001 | 10/30/2001 | 1,500 | | REPAIRS |
| | 0102061 | 06/18/2001 | 10/30/2001 | 1,000 | | ELECTRICAL |
| | 0102509 | 08/23/2001 | 10/30/2001 | 18,200 | | CONVERT BATH TO HANDICAP |
| | 0103659 | 11/13/2001 | 12/26/2001 | 3,500 | | ELIMINATE STEPS/BUILD RAM |
| | 03-0335 | 01/04/2003 | 11/14/2003 | 7,164 | | ROOFING |
| | 02-2345 | 09/23/2003 | 11/14/2003 | 500 | | SIGN |
| | 03-1387 | 05/31/2003 | 07/21/2003 | 3,000 | | PAINT 10' OF 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 | 908,027 | 28,331 | 2,012,406 | 2,948,764 | 2,948,764 | 0 | 2,948,764 |
| 2010 | 925,418 | 28,994 | 2,046,010 | 3,000,422 | 3,000,422 | 0 | 3,000,422 |
| 2009 | 952,386 | 29,799 | 2,637,397 | 3,619,582 | 3,284,727 | 0 | 3,619,582 |
| 2008 | 961,329 | 30,497 | 2,800,356 | 2,986,116 | 2,986,116 | 0 | 2,986,116 |
| 2007 | 702,192 | 31,060 | 2,800,356 | 2,986,116 | 2,986,116 | 0 | 2,986,116 |
| 2006 | 705,526 | 31,776 | 1,615,590 | 2,986,116 | 2,986,116 | 0 | 2,986,116 |
| 2005 | 698,781 | 32,819 | 1,346,325 | 2,843,136 | 2,843,136 | 0 | 2,843,136 |
| 2004 | 698,725 | 33,737 | 1,130,913 | 2,843,136 | 2,843,136 | 0 | 2,843,136 |
| 2003 | 698,725 | 34,779 | 1,112,962 | 2,843,136 | 2,843,136 | 0 | 2,843,136 |
| 2002 | 698,470 | 35,703 | 1,112,962 | 2,843,136 | 2,843,136 | 0 | 2,843,136 |
| 2001 | 698,955 | 36,938 | 1,112,962 | 2,331,179 | 2,331,179 | 0 | 2,331,179 |
| 2000 | 720,790 | 16,115 | 933,452 | 2,331,179 | 2,331,179 | 0 | 2,331,179 |
| 1999 | 698,003 | 16,682 | 933,452 | 2,331,179 | 2,331,179 | 0 | 2,331,179 |
| 1998 | 466,845 | 13,578 | 933,452 | 1,125,840 | 1,125,840 | 0 | 1,125,840 |
| 1997 | 466,845 | 14,045 | 897,550 | 1,125,840 | 1,125,840 | 0 | 1,125,840 |
| 1996 | 377,251 | 3,801 | 897,550 | 981,306 | 981,306 | 0 | 981,306 |
| 1995 | 377,251 | 3,905 | 897,550 | 981,306 | 981,306 | 0 | 981,306 |
| 1994 | 377,251 | 4,015 | 897,550 | 929,659 | 929,659 | 0 | 929,659 |
| 1993 | 377,251 | 4,123 | 897,550 | 908,850 | 908,850 | 0 | 908,850 |
| 1992 | 377,251 | 4,226 | 897,550 | 908,850 | 908,850 | 0 | 908,850 |

| | | | | | | | |
|------|---------|-------|---------|---------|---------|---|---------|
| 1991 | 377,251 | 4,338 | 897,550 | 908,850 | 908,850 | 0 | 908,850 |
| 1990 | 377,251 | 4,444 | 722,528 | 747,574 | 747,574 | 0 | 747,574 |
| 1989 | 354,605 | 2,552 | 718,040 | 747,574 | 747,574 | 0 | 747,574 |
| 1988 | 214,829 | 2,426 | 488,267 | 705,522 | 705,522 | 0 | 705,522 |
| 1987 | 210,339 | 2,459 | 329,850 | 542,648 | 542,648 | 0 | 542,648 |
| 1986 | 211,434 | 2,493 | 323,118 | 434,542 | 434,542 | 0 | 434,542 |
| 1985 | 204,566 | 2,526 | 193,871 | 400,963 | 400,963 | 0 | 400,963 |
| 1984 | 176,185 | 2,321 | 193,871 | 372,377 | 372,377 | 0 | 372,377 |
| 1983 | 176,185 | 2,321 | 125,657 | 304,163 | 304,163 | 0 | 304,163 |
| 1982 | 182,335 | 2,321 | 114,427 | 299,083 | 299,083 | 0 | 299,083 |

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 |
|-----------|----------------------------|-----------|-------------|---------------|
| 9/28/2010 | 2486 / 720 | 7,550,000 | WD | 30 |

This page has been visited 4,130 times.

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