

# Historic Architectural Review Commission

## Staff Report Item 4

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<b>Meeting Date:</b>	July 15, 2014
<b>Applicant:</b>	Elizabeth Newland, Landscape Architect
<b>Application Number:</b>	H14-01-1078
<b>Address:</b>	#200 William Street
<b>Description of Work:</b>	Landscape improvements including and related hardscape.
<b>Site Facts:</b>	The design is part of a landscape project for the hotel under construction, specifically on the property facing Lazy Way. The project is intended to improve the north portion of the lot that faces the waterfront.
<b>Guidelines Cited in Review:</b>	Parking areas, Landscaping and Open space environment (page 43), specifically guidelines 1 and 6.

### Staff Analysis

The Certificate of Appropriateness proposes landscape improvements of a portion of the site that faces Lazy Way. The design includes the installation of approximately 1,700 square feet of concrete bricks in order to create a sculpture park. The proposed new space will not have access restrictions. On the south portion of the site dense landscape is proposed. The project received approvals from the Key West Management District Board and the Tree Commission.

### Consistency with Guidelines

1. The existing site is under a new development and there are no historic elements found in the site or surrounding context, with the exception of the old cbs structure that houses the Schooner Warf.

2. The proposed design incorporates regional flora to be planted in the site. The proposed sculpture park will complement the existing waterfront esplanade.

The design, as proposed, meets the guidelines regarding open spaces. The proposed open park will create a new focal point in the waterfront and will give more cohesion to the streetscape.

# Application

at 1000 850

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS

96-26-2014 011078

APPLICATION # \_\_\_\_\_

OWNER'S NAME: Harborside, LLC DATE: 6-19-14

OWNER'S ADDRESS: 575 FIFTH AVENUE 23 FLR PHONE #: 212 573 0841  
NEW YORK, NEW YORK 10017

APPLICANT'S NAME: ELIZABETH NEULAND PHONE #: 305 481 6301

APPLICANT'S ADDRESS: PO BOX 2039, Key West, FL 33045

ADDRESS OF CONSTRUCTION: LAZYWAY PARK 200 WILLIAM ST # OF UNITS: NA

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

LANDSCAPE IMPROVEMENTS AND RELATED HARDSCAPE

*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: 6-19-14  
Applicant's Signature: [Signature]

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

City of Key West, Florida  
2014 1000 850

PT \* BUILDING PERMITS-NEW  
Staff Use Only \$100.00  
Trans number: 366825  
CK CHECK Date: 3668 \$100.00  
Trans date: Staff Approval Time: 13:57:27

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

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*site is under construction. No presence of  
historic structures  
Guidelines for Open space environment (page 43)*

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

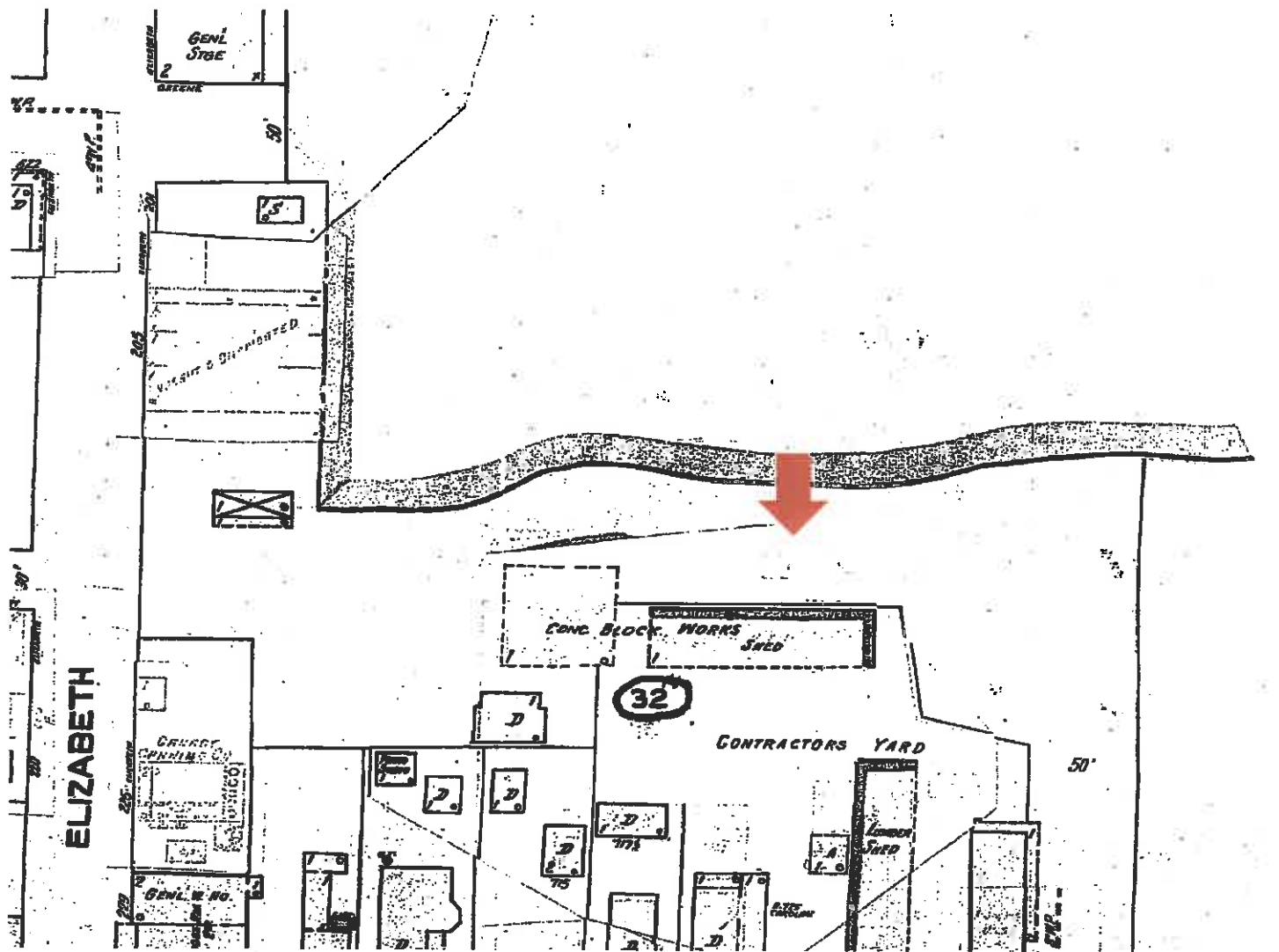
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

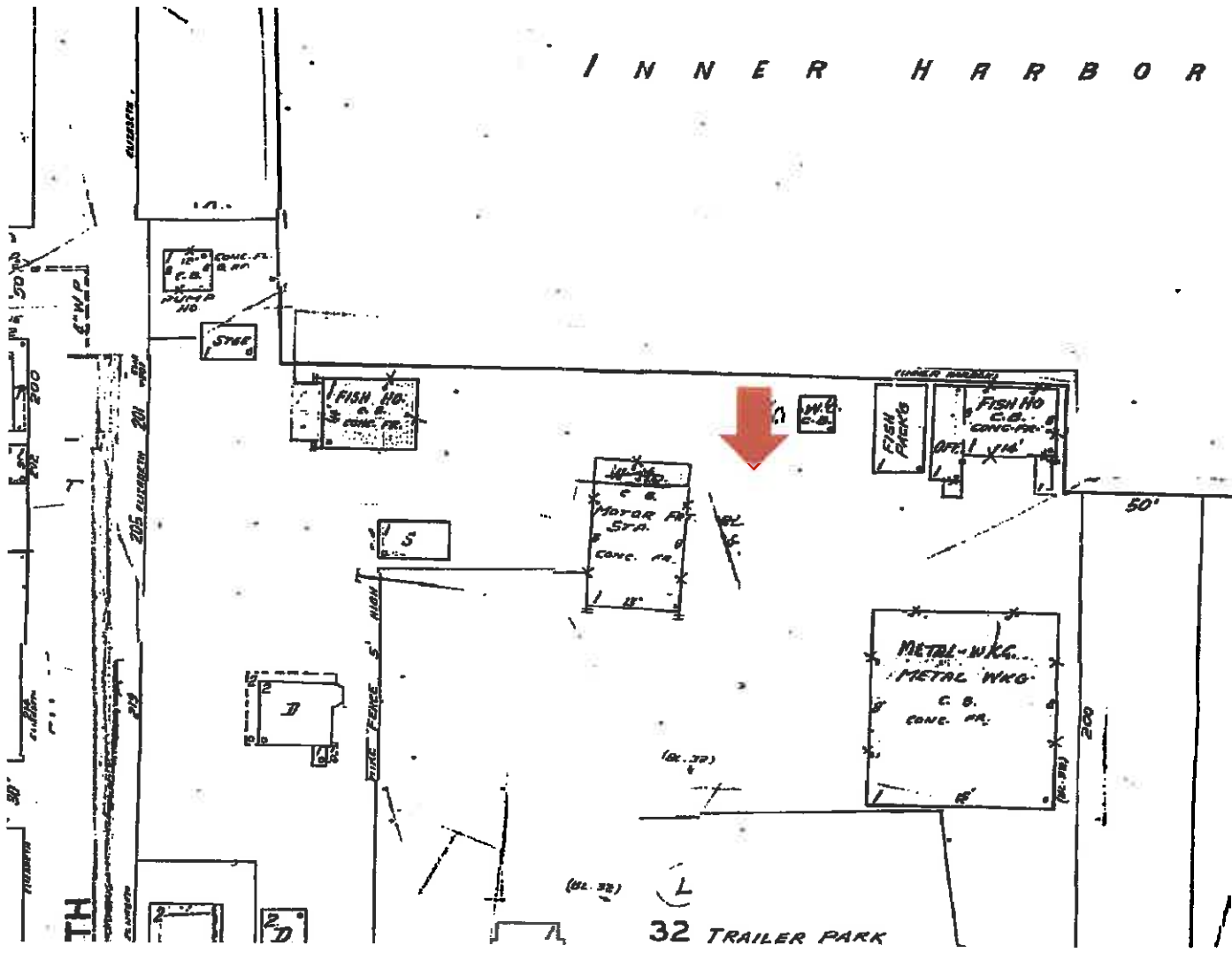
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Maps



Lazy Way Sanborn Map 1948



Lazy Way Sanborn Map 1962



# **Project Photos**



**Key West Bight 1996. Photo by Ty Symroski**

















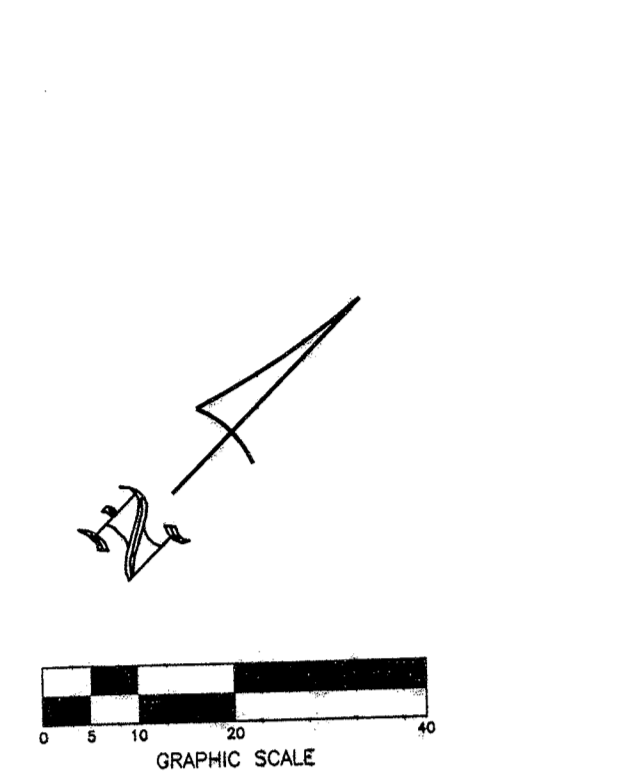
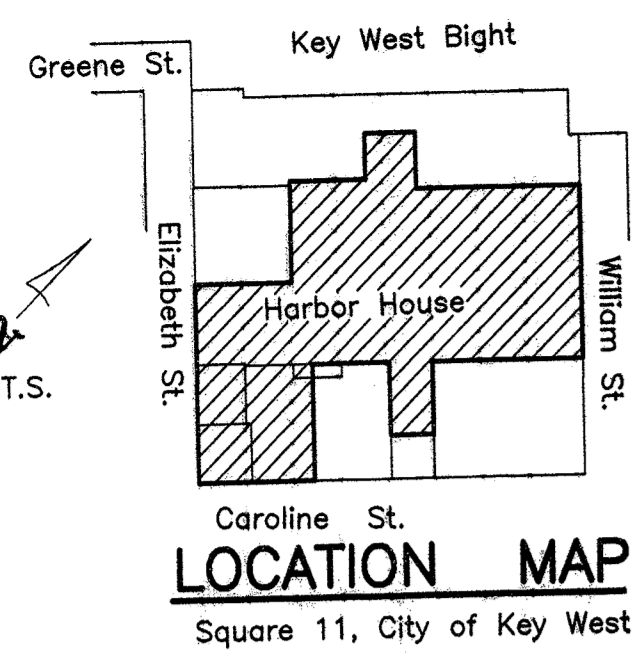






# Survey

CITY OF KEY WEST BIGHT



**SURVEYOR'S NOTES:**  
 North arrow based on assumed median  
 Reference Bearing: R/W Caroline Street  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324

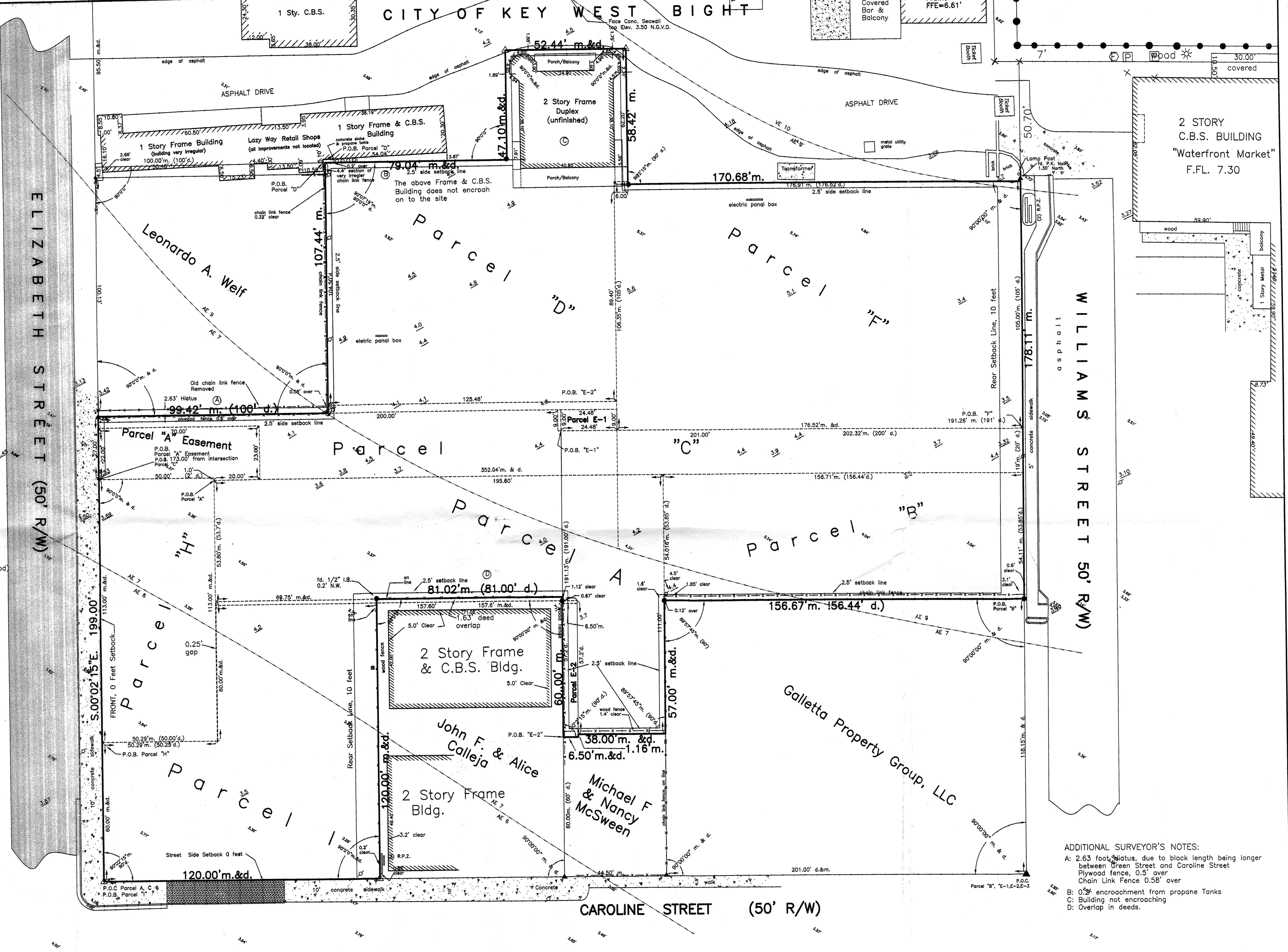
**Monumentation:**  
 ● = set 1/2" Iron Pipe, P.L.S. No. 2749  
 ○ = Found 1/2" Iron Bar  
 ▲ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

Sty. = Story	o/h = Overhead
R/W = Right-of-Way	u/g = Underground
fd. = Found	F.F.L. = Finish Floor Elevation
p. = Plat	irr. = Irregular
m. = Measured	conc. = concrete
d. = Deed	I.P. = Iron Pipe
N.T.S. = Not to Scale	I.B. = Iron Bar
⊙ = Centerline	cov'd. = Covered
Elev. = Elevation	C.B. = Concrete Block
B.M. = Bench Mark	wd. = Wood
P.O.C. = Point of Commence	C.F. = Construction fence (wood)
P.O.B. = Point of Beginning	
P.B. = Plat Book	
pg. = page	

□ = Concrete Utility Pole  
 ○ = Wood utility Pole  
 ○ = Wood Utility Pole with Guy wire  
 w.m. = Water Meter  
 Bal. = Balcony  
 Pl. = Planter  
 Hydt. = Fire Hydrant  
 F.W. = Fire Well  
 A/C = Air Conditioner  
 C.L.F. = Chain Link Fence

Field Work performed on: 11/20/12



**ADDITIONAL SURVEYOR'S NOTES:**  
 A: 2.63 foot hiatus, due to block length being longer between Green Street and Caroline Street  
 Plywood fence, 0.5' over Chain Link Fence 0.58' over  
 B: 0.2' encroachment from propane Tanks  
 C: Building not encroaching  
 D: Overlap in deeds.

REVISIONS:		
No.	Date	Remarks

Sheet Description:  
**ALTA/ACSM SURVEY**

Project: **Harborside, LLC**  
**223 Elizabeth Street**  
**Key West, FL 33040**

ISLAND SURVEYING INC.  
 ENGINEERS PLANNERS SURVEYORS  
 3152 Northside Drive Suite 201 Key West, FL 33040  
 (305) 293-0466  
 Fax: (305) 293-0237  
 fhd@islandsurveying.com  
 L.B. No. 7700

Date: 12/3/12  
 Designed: FHH  
 Drawn: FHH  
 Checked: FHH  
 Job. No. 12-345  
 Sheet No. 1 of 2

# **Proposed design**

Seal:

ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001289  
State of Florida

Consultants:

Revisions:

LAZY WAY  
KEY WEST, FLORIDA

Drawing Size: 24x36 Project #: \_\_\_\_\_  
Drawn By: EN Checked By: EN

Title:  
LANDSCAPE PLAN

Sheet Number:

L-1.0

Date: - May 20, 2014

EXISTING TREE & PALM DISPOSITION SCHEDULE								
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	
1	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain	
2	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain	
3	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain	
4	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain	
5	Lysiloma latisiliquum	Lysiloma	30'-35'	20'	16"	Poor	Remove	
6	Cordia sebestena	Orange Geiger	15'-20'	12'-15'	4 1/2"	Fair	Remain	
7	Cocos nucifera	Coconut	20'-25'	20'	8"-10"	Good	Remain	
8	Cocos nucifera	Coconut	20'-25'	20'	8"-10"	Good	Remain	
9	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain	
10	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain	
11	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain	
12	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain	
13	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain	
14	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain	
15	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain	

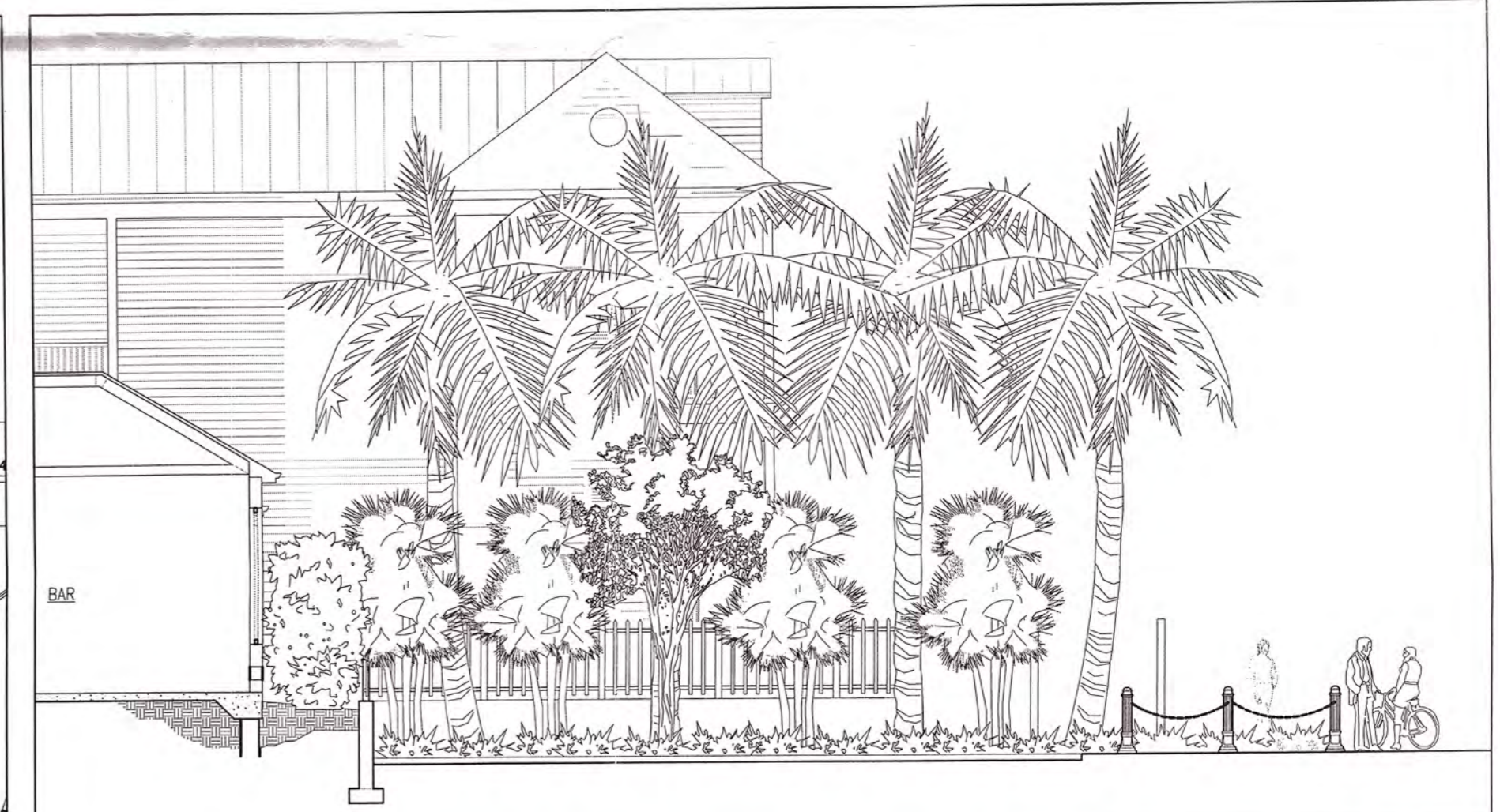
NOTE: Height, Spread, Caliper and location of vegetation is approximate.

3 TREE DISPOSITION LIST  
SCALE: N.T.S.

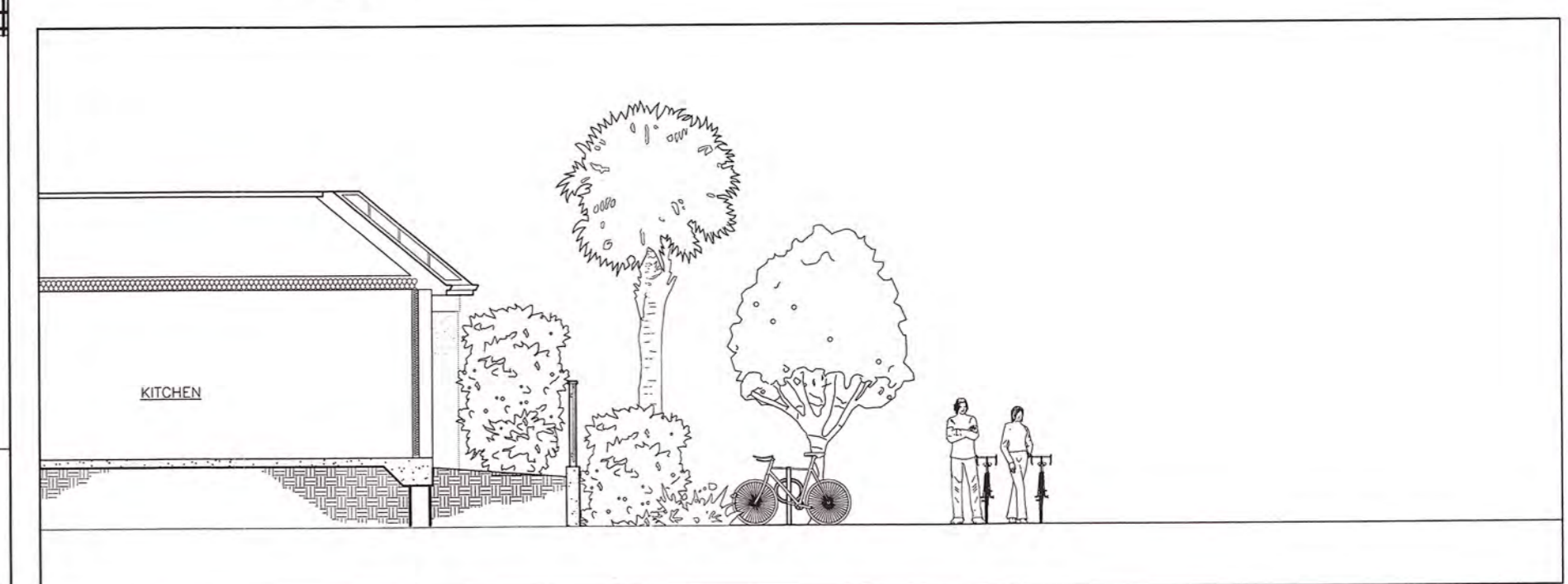
CITY OF KEY WEST PLANT LIST										
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>TREES</b>										
CON	3	Coccoloba diversifolia	Pigeon Plum	Yes	5'-6"	12'-14'	6'-8'	200 Gal	As Shown	6' CT
<b>PALMS</b>										
CON	7	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	12'-14"	28'-32'	18'-20'	B&B	As Shown	Slight Bend
SAP	2	Sabal palmetto	Palmetto	Yes	8'-12"	20'	NA	B&B	As Shown	No Boots
THR	11	Thrinax radiata	Palmetto	Yes	6'-8"	8'-10'	6'-8'	B&B	As Shown	Single
<b>LARGE SHRUBS</b>										
ELUF	7	Eugenia foetida	Spanish Stopper	Yes	2'-3"	6'-8"	3'-4'	45 Gal	As Shown	
RAP	14	Rapanea punctata	Myrsine	Yes	2'-3"	6'-8"	3'-4'	45 Gal	As Shown	
<b>GROUNDCOVER</b>										
ERL	1610	Ermodia littoralis	Beach Creeper	Yes	NA	10'-12"	12'-14"	1 Gal	18" OC	
MS	584	Microsorium scolopendrium	Wart Fern	No	NA	10'-12"	12'-14"	1 Gal	18" OC	

HARBORSIDE LLC PLANT LIST										
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>PALMS</b>										
CON	2	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	12'-14"	28'-32'	18'-20'	B&B	As Shown	Slight Bend
THR	2	Thrinax radiata	Palmetto	Yes	6'-8"	8'-12'	6'-8'	B&B	As Shown	Triple
<b>SHRUBS</b>										
PSL	9	Psychotria ligustifolia	Spanish Stopper	Yes	NA	18'-24"	18'-24"	7 Gal	As Shown	Shrub Type
SAB	6	Sava batamensis	Melican Bush	Yes	NA	18'-24"	18'-24"	7 Gal	As Shown	Shrub Type
ERL	152	Ermodia littoralis	Green Island Ficus	NO	NA	12'-18"	12'-18"	1 Gal	18" OC	Shrub Type

4 PLANT LISTS  
SCALE: N.T.S.

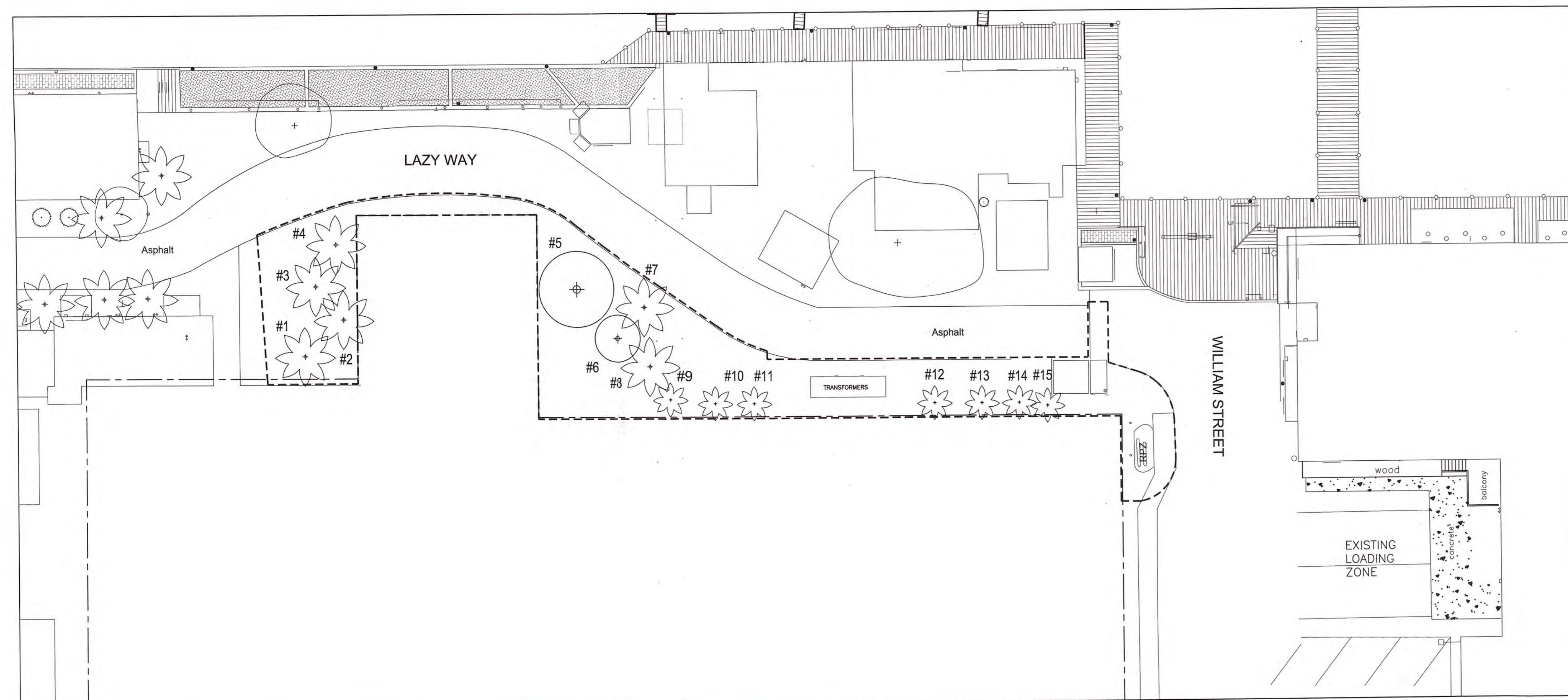


5 SECTION A  
SCALE: 1/8" = 1'-0"



6 SECTION B  
SCALE: 1/8" = 1'-0"

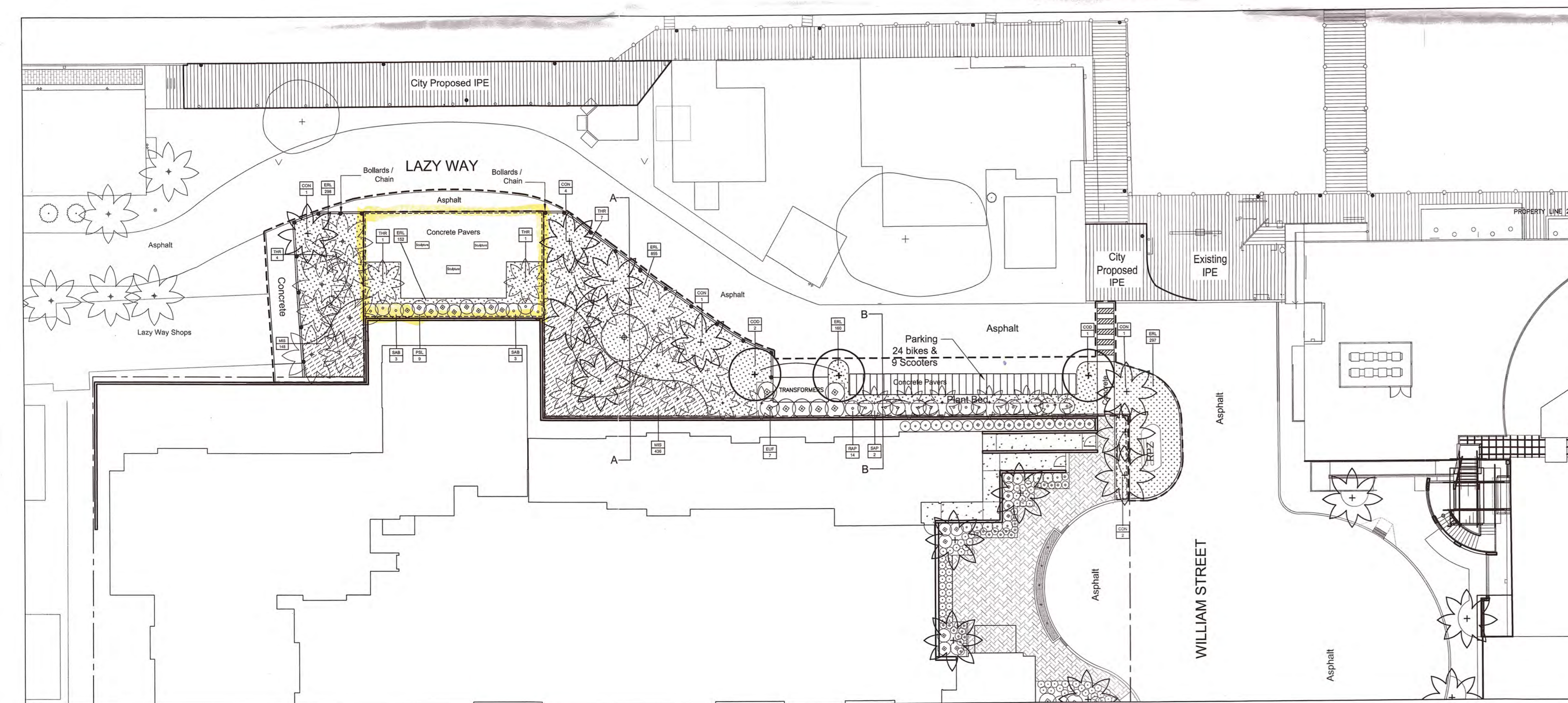
PLANS PREPARED FOR HARBORSIDE LLC.



1 TREE DISPOSITION PLAN  
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.



2 LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.

LEGEND:  
- - - - - LIMIT OF CONSTRUCTION CITY OF KEY WEST  
- - - - - LIMIT OF CONSTRUCTION HARBORSIDE LLC.





**Excerpts from Action Minutes for  
Key West Bight Management District Board  
Tree Commission**

**3** Mel Fisher Maritime Heritage Society Lease Renewal for the Turtle Cannery Building Museum

**A motion was made by Mr. Henson, seconded by Mr. Bowman, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**4** Approving replacement of two utility vault covers in the amount of \$8,235.99.

**Sponsors:** City Manager Vitas

**A motion was made by Mr. Probert, seconded by Ms. Ovide, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**5** Approving the Landscape Plan for Lazy Way Lane.

**Sponsors:** City Manager Vitas

**A motion was made by Ms. Ovide, seconded by Mr. Probert, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**6** Approving an expenditure of \$12,189.59 to gravel the 908 Caroline Street Tenant Parking Lot.

**A motion was made by Mr. Probert, seconded by Mr. Ashby, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**7** Recommending the Official Branding Name of the property that will be used for the future signage, logo, website and marketing as "Key West Historic Seaport".

**Sponsors:** Key West Bight Management District Board

**A motion was made by Ms. Ovide, seconded by Mr. Bowman, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**8** Approving an expenditure of \$10,102.00 to create, host and maintain a website for the Key West Bight Marina.

**A motion was made by Mr. Bowman, seconded by Mr. Probert, that the Action Items be Passed. The motion carried by the following vote:**

**Attachments:**    1720 Von Phster Street

A Motion was made by Ms. Robin Robinson, seconded by Ms. Sue Sullivan, that the Action Item be Approved to remove 1-Gumbo Limbo and replace with 9" caliper inches, FL#1, native dicot, or fruit trees to be planted on site. The motion carried by unanimous voice vote. No Public input.

13

**1502 Petronia Street/T14-6913/Sheila and James McGrath****Represented by:** Just Keys Trees, Inc**Remove:** 2-Pigeon Plum**Attachments:**    1502 Petronia Street

Due to the applicant not being present, a motion was made by Ms. Robin Robinson, seconded by Mr. Neil S. Mellies II, that the Action Items be Postponed. The motion passed by an unanimous vote.

14

**1521, 1523, 1525 Bertha Street & 1512 Dennis****Street/T14-6914/A. H. of Monroe County, Inc****Represented by:** Rick Milelli**Landscape Plan:** Conceptual Landscape Plan with Tree Removal**Attachments:**    1521, 1523, 1525 Bertha Street -1512 Dennis Street

A motion was made by Ms. Sue Sullivan, seconded by Mr. Neil S. Mellies II, that the Conceptual Landscape Plan be Approved. The motion passed by an unanimous vote.

15

**Lazy Way Lane/T14-6915/City of Key West-J P Castro****Represented by:** Elizabeth Newland**Remove/Landscape Plan:** 1-Wild Tamarind and Landscape Plan Approval**Attachments:**    Lazy Way Lane

A Motion was made by Ms. Robin Robinson, seconded by Mr. Neil Mellies II, that the Action Item be Approved to remove 1-Wild Tamarind and Landscape Plan Approval and replace with 11" caliper inches, FL#1, native dicot, or fruit trees to be planted on site. The motion carried by unanimous voice vote. No Public input.

16

**716-718 South Street/T14-6916/South Street Hospitality, LLC****Represented by:** Elizabeth Newland**Landscape Plan:** Conceptual Landscape Plan with Tree Removal**Attachments:**    716-718 South Street

A Motion was made by Ms. Robin Robinson, seconded by Ms. Sue Sullivan, that the Action Item for the Conceptual Landscape Plan with Tree Removal be Approved. The motion carried by unanimous voice vote. No Public input.

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., July 15, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **LANDSCAPE IMPROVEMENTS AND RELATED HARDSCAPE.**

### **FOR- #200 WILLIAM STREET**

**Applicant- Elizabeth Newland**

**Application # H14-01-1078**

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**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version**

Website tested on IE8,  
IE9 & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1000850 Parcel ID: 00000840-000000**

**Ownership Details**

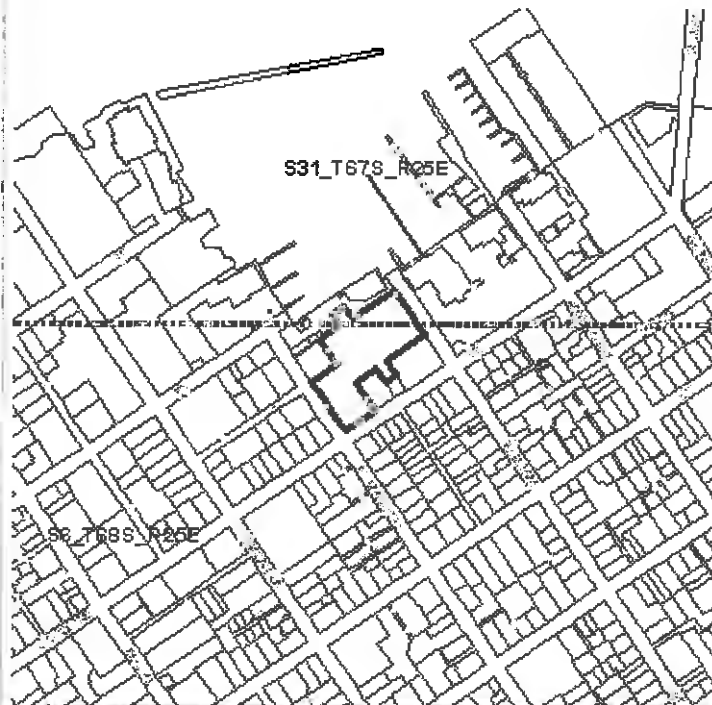
**Mailing Address:**  
HARBORSIDE LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 709 CAROLINE ST KEY WEST  
701 CAROLINE ST KEY WEST  
200 WILLIAM ST KEY WEST  
**Legal Description:** KW PT LOTS 1 AND 2 SQR 11 (PARCELS A, B, C, D AND F) G11-436/37 G13-213/14 G13-287/88 G31-73-74  
G74-492/493 OR5-318/320 OR38-456/457 OR114-186/87 OR161-419/420 OR263-523D/C OR267-28/29  
OR293-8/9 OR635-341 OR837-1110 OR1185-426 OR1193-1191/93WILL OR1217-275/77 OR1217-278/80  
OR1286-1646/48R/S OR1286-1649/51R/S OR1286-1652/53R/S OR1291-1412/14 OR1291-1415/17 OR1309-  
1856/57R/S OR1309-1858/59R/S OR1662 -122/23ORD OR1847-1948/50 OR2011-1214/18 OR2101-669/71  
OR2265-1845 OR2310-2397/99 OR2310-2401/03 OR2461-1568/77C/T OR2495-1752/54C/T OR2503-13/16C  
OR2591-168/70 OR2605-1866/73



Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			82,567.00 SF

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	3,504 SF	876	4	2010	2011	2	30

0	FN2:FENCES	2,764 SF	691	4	2010	2011	1	30
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### Appraiser Notes

2007-09-11 DEMO COMPLETE SEE PICS.DKRAUSE

RESOLUTION 12-227 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KEY WEST AND M AND I REGIONAL PROPERTIES LLC PROVIDING FOR HARBORSIDE TO DEVELOP PROPERTY AS A RESORT HOTEL - THIS DOCUMENT FORWARDED TO COMMERCIAL APPRAISAL IN KEY WEST FOR REVIEW OF IMPACT TO 2013 VALUES

12-21-03 - CENTURY 21 REAL ESTATE - KEY WEST INA SHELL - WOOD WORKING SHOP - IGLESIA CHURCH. TPP 8922841 - WESTERN FINANCE & LEASE INC (LEASED EQ @ LOCATION 3 (REAL ESTATE)

AK (1000779,8819188,8819196,1000825,1000761,1000752,1000744,1000736) HAVE BEEN COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, COMPLETED FOR THE 2013 TAX ROLL (2/25/2013 SCJ)

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	13-2082	05/14/2013	191,000	Commercial	SITE ELECTRICAL MAIN SERVICE. PORTABLE WATER BOOSTER PUMP ELECTRICAL.	
1	13-2081	05/14/2013	438,523	Commercial	STORM DRAINAGE SYSTEM. WATER DISTRIBUTION SYSTEM. FIRE MAIN. SANITARY SEWER SYSTEM. INJECTION WELL DEWATERING. PORTABLE WATER BOOSTER PUMP.	
	13-1933	10/04/2013	17,600	Commercial	ROOFING FOR BUSINESS/MEETING CENTER. 20 SQUARES VICTORIAN SHINGLES	
	13-1932	10/04/2013	42,240	Commercial	ELECTRICAL SYSTEM FOR BUSINESS/METTER CENTER.	
	13-1931	10/04/2013	13,728	Commercial	HVAC FOR BUSINESS/MEETING CENTER.	
	13-1930	10/04/2013	31,680	Commercial	PLUMBING FOR BUSINESS/MEETING CENTER.	
	13-4263	11/20/2013	457,232	Commercial	CONSTRUCT NEW BUSINESS CENTER/MEETING ROOM. ART IN PUBLIC PLACES DONATION APPR OVAL REQUIRED AT CO	
	13-1926	09/24/2013	10,368	Commercial	PLUMBING FOR FITNESS BUILDING.	
	13-1927	09/24/2013	13,824	Commercial	ELECTRIC FOR FITNESS CENTER BUILDING	
	13-1925	09/24/2013	4,493	Commercial	HVAC FOR FITNESS CENTER.	
	13-1924	09/20/2013	134,944	Commercial	CONSTRUCT NEW FITNESS CENTER BUILDING.	
			0			
1	04-0409	02/19/2004	12/13/2004	7,000		
1	04-0566	03/04/2004	12/13/2004	10,000		
1	9602572	06/01/1996	12/01/1996	1,500	SIGN	
1	9801288	05/01/1998	01/01/1999	2,000	Commercial	INSTALL FRAME & AWNING
1	9803491	01/21/1999	08/16/1999	3,000	Commercial	PAINT EXTERIOR OF BLDG
1	9902055	06/16/1999	08/16/1999	1,800	Commercial	REPL CENTRAL AC ON ROOF
1	9903636	10/27/1999	12/15/1999	4,800		ROOF
1	0003952	12/08/2000	12/19/2000	1,500		PAINT BUILDING
1	03-0616	05/12/2003	07/21/2003	85,000		REMODELED INTERIOR
1	04-2702	08/18/2004	12/13/2004	14,385		GRAVEL ROOF
1	05-0771	03/10/2005	10/13/2005	10,000		replace two 2-ton a/c on 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
2013	0	16,547	4,333,612	4,350,159	4,350,159	0	4,350,159
2012	0	0	597,713	597,713	597,713	0	597,713
2011	0	0	835,204	835,204	835,204	0	835,204
2010	726,155	4,267	845,405	1,575,827	1,575,827	0	1,575,827
2009	762,015	4,267	1,321,993	2,088,275	2,088,275	0	2,088,275
2008	762,015	4,267	2,106,225	2,872,507	2,872,507	0	2,872,507
2007	591,516	4,267	2,106,225	2,702,008	2,702,008	0	2,702,008
2006	615,744	4,267	1,081,575	1,701,586	1,701,586	0	1,701,586
2005	524,487	4,289	853,875	1,382,651	1,382,651	0	1,382,651
2004	530,508	4,311	683,100	1,217,919	1,217,919	0	1,217,919
2003	530,508	4,332	270,394	805,234	805,234	0	805,234
2002	530,508	4,354	270,394	805,256	805,256	0	805,256
2001	512,405	4,376	270,394	787,175	787,175	0	787,175
2000	547,896	2,681	241,931	792,508	792,508	0	792,508
1999	551,846	2,688	241,931	796,465	796,465	0	796,465
1998	368,642	2,694	241,931	613,267	613,267	0	613,267
1997	368,642	2,701	219,161	590,504	590,504	0	590,504
1996	290,446	2,708	219,161	512,315	512,315	0	512,315
1995	290,446	2,715	219,161	512,322	512,322	0	512,322
1994	296,514	2,722	219,161	518,397	518,397	0	518,397
1993	296,514	2,838	219,161	518,513	518,513	0	518,513
1992	226,028	2,955	219,161	448,144	448,144	0	448,144
1991	226,028	3,072	219,161	448,261	448,261	0	448,261
1990	121,712	0	63,814	185,526	185,526	0	185,526
1989	121,712	0	62,985	184,697	184,697	0	184,697
1988	111,471	0	55,526	166,997	166,997	0	166,997
1987	109,248	0	23,868	133,116	133,116	0	133,116
1986	109,598	0	23,868	133,466	133,466	0	133,466
1985	105,458	0	13,497	118,955	118,955	0	118,955
1984	84,039	0	13,497	97,536	97,536	0	97,536
1983	84,039	0	13,497	97,536	97,536	0	97,536
1982	70,196	0	13,497	83,693	83,693	0	83,693

### 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
12/18/2012	2605 / 1866	10,000,000	WD	12
9/20/2012	2591 / 168	100	QC	11
2/1/2011	2503 / 13	0	CT	11
12/9/2010	2495 / 1752	100	CT	12
5/5/2006	2265 / 1845	3,800,000	WD	Q
12/13/2002	1847 / 1948	1,500,000	WD	Q
9/1/1991	1185 / 426	550,000	WD	Q

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