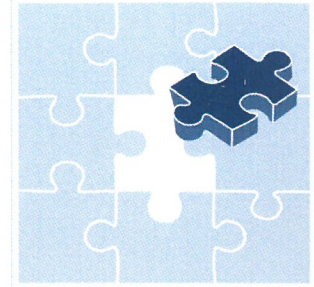


TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

FUTURE LAND USE MAP AMENDMENT

Pursuant to Key West Code Ch. 90, Art. VI, Div. 3
City of Key West Land Development Regulations.

EXECUTIVE SUMMARY:

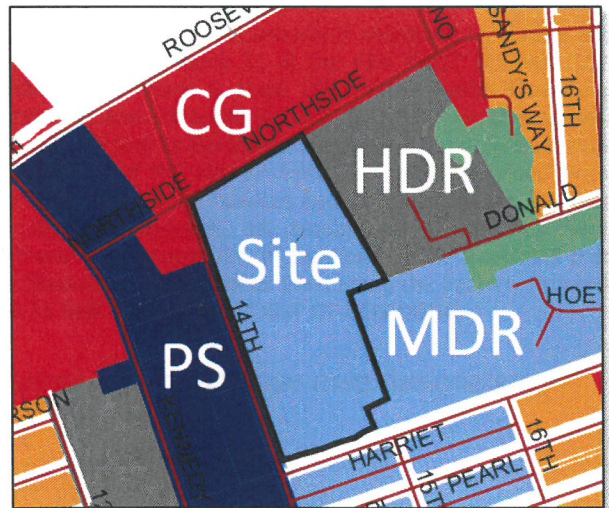
The following is an analysis of the proposed Comprehensive Plan Map Amendment based on the criteria contained in KW Code Ch. 90; the Principles for Guiding Development and F.S. Ch. 163.

The analysis demonstrates the proposed map amendment is not inconsistent with the Comprehensive Plan, the Land Development regulations, the Principles for Guiding Development and Ch. 163

PROPOSED AMENDMENT:

Island-West Investment Corporation seeks to amend to the Future Land Use Map relative to the property commonly known as Stadium Mobile Home Park from the existing Medium Density Residential ("MDR") to Historic Density Residential ("HDR").

The purpose of this amendment is to make necessary adjustments in light of changed conditions pursuant to the City of Key West Comprehensive Plan Data and Analysis, as adopted on March 5, 2013 via Ord. No. 13-04 and subsequently adopted by the Florida Department of Economic Opportunity, consistent with F.S. ch. 163.



AMENDMENT ANALYSIS

Application & Fee (Sec. 90-554): \$6,000.00

- (1) Property Description.
1213 Glynn R. Archer, Jr. Drive, Key West
RE No. 00065030-000000 & 00054310-000000
Area: 116,4800 sq. ft. (26.7 acres)
Flood Zone: AE8

Density.	Mobile Home Park Property	Apartment Property
Permitted	358	70
Existing	278	90
Proposed	493	96

Legal Description.

A strip of land in the City of Key West, Florida and being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of Lot 15 according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, as recorded in in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, bear North 57 degrees, 45 minutes and 40 seconds East, along the Southerly right-of-way line of Northside Drive 722.55 feet to the Northwest Corner of The Aldorsgate Property, thence bear South 32 degrees, 14 minutes and 20 seconds East, along the Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly right-of-way line of the Ferrer F.E.C Roy., thence bear South 68 degrees, 41 minutes and 40 seconds West along the Southerly right-of-way line of the Ferrer F.E.C Rwy., 29.34 feet to the POINT OF BEGINNING of the strip of land hereinafter described, 41 minutes and 40 seconds West, along the southerly right-o-way line of the Former F.E.C Rwy 189.69 feet, more or less; thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet, more or less, to the Cyclone Fence; thence bear North 68 degrees, 41 minutes and 40 seconds East, alongside Cyclone Fence, 185 feet, more or less; thence Southeasterly, 1.27 more or less, back to the POINT OF BEGINNING.

And Also;

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the Southwest Corner of Block 21 at the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida. North 68 degrees, 14 minutes and 20 seconds West, 172.87 feet: thence bear North 68 degrees, 45 minutes and 40 seconds Est, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described: from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 feet, more or less, to a Cyclone Fence: thence bear North 21 degrees,, 14 minutes and 20 seconds West, alongside Cyclone Fence. 635.55 feet to the Southerly right-of-way line of the Former. E.C.Row., 1.0 feet, more or less, to the Easterly Property Line of The Stadium and 20 seconds East, along the Easterly Property Line of the stadium Mobile Home Apartments, 635.35 feet. Back to the POINT OF BEGINNING.

(2) Current and proposed comprehensive plan land use map designation.

Existing FLUM: MDR
Proposed FLUM: HDR

(3) Current and proposed zoning.

Existing Zoning: MDR
Proposed Zoning: HDR

(4) Existing and proposed use.

Existing use: Residential
Proposed Use: Residential

(5) Disclosure of ownership.

Owner: Island West Investment Corporation - A Florida Corporation

Registered Agent: Hugh Morgan
317 Whitehead Street
Key West, FL 33040

Officers: Richard Harding
Jeffery Harding
Kenneth Harding
Patricia Harding
Robert Hiller

- (6) Justification
 - a. Comprehensive plan consistency
 - b. Impact on surrounding properties and infrastructure
 - c. Avoidance of special treatment
 - d. Undeveloped land with similar comprehensive plan future land use map designation

(1) Justification

a. Comprehensive plan consistency.

The proposed amendment is fully compatible with the Comprehensive Plan as outlined in this application.

b. Impact on surrounding properties and infrastructure.

No impact on surrounding properties or infrastructure is anticipated.

Surrounding Properties			
Adjacency	Existing Use	Future Land Use	Zoning
North	High Intensity Commercial	General Commercial	CG
South	Multi-family housing	Medium Density Residential	MDR
East	Multi-family housing	High Density Residential Medium Density Residential	HR MDR
West	Professional Offices Community Recreation (ball fields)	High Density Residential Public Service	CG PS

Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the impacts of the proposed changes are fully consistent with residential development.

As demonstrated in Section 90-521(5) adequate public facilities are available to provide service to the development and the request is

consistent with adopted infrastructure minimum levels of service standards.

c. Avoidance of spot zoning.

1. A small parcel of land is singled out for special and privileged treatment

No special or privileged treatment will be conferred through approval of the request. This is a 20+ acre site to be designated consistent with its surroundings.

2. The singling out is not in the public interest but only for the benefit of the landowner; and;

As mentioned above, no singling out. The request does not confer any land use activities not already provided for.

3. The action is not consistent with the adopted comprehensive plan

The action is consistent with the Comprehensive Plan as presented in the associated Comprehensive Plan Amendment under (6)a of this application.

d. Undeveloped land with similar zoning. The amount of undeveloped land in the general area and in the city having the same zoning classification as that requested shall be stated.

There is no other undeveloped land with similar zoning within 300ft.

Criteria for Approval (Section 90-555)

(1) Consistency with plan. Whether the proposal is consistent with the overall purpose of the comprehensive plan and relevant policies within the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program

The proposal is consistent with the plan.

(2) Conformance with requirements Conformance with ordinances. Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.

The proposal is consistent with the ordinances.

(3) Changed conditions. Whether, and the extent to which, land use and development conditions have changed since the comprehensive plan's effective date and whether such conditions support or work against the proposed change.

The effective date of the Land Development Regulations is July 3, 1997. The 2030 Comprehensive Plan was adopted on March 5, 2013. Both the 2030 Comprehensive Plan and the LDRs are "Living Documents" that are, by their very nature, designed to evolve and change with the community's goals.

In this case, the community surrounding the subject property has developed/redeveloped over the last 30 years into a vibrant commercial and recreational activity center. Workforce housing has continued to dwindle as competition from the second home market

(4) Land use compatibility. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.

The proposed map amendment would serve to extend the adjacent HR District. Adjacent uses will remain compatible.

Comparison - Future Land Use Designation

	Existing	Proposed
FLUM	MDR	HDR
Density (units/acre)	16	22
FAR	1.0	0.8
Allowable Uses	<p>Development is limited for all properties zoned MDR or MDR-C located within the Coastal High Hazard Area.</p> <p>Uses permitted in the MDR-1 include residential and social service special needs use</p> <p>Supportive community facilities and accessory land uses including public schools are allowed.</p> <p>Accessory uses, such as approved home occupations, may be allowed within residential</p>	<p>Supportive community facilities and accessory land uses including public schools are allowed.</p> <p>Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use.</p> <p>Transient uses are not permitted.</p> <p>Business and professional offices may be allowed in areas zoned RO.</p>

	structures if such uses are customarily incidental to and subordinate to the residential use. Transient uses are not permitted.	
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(5) Adequate public facilities. Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including

Transportation - Policy 2-1.1.1

Policy 2-1.1.3 prioritizes safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, and mixed-use development) in lieu of LOC concurrency standards.

Policy 2-1.1.3: Exempts Key West from transportation concurrency requirements for roadways in favor of substantive expansion and prioritization of roadway safety and function through multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development).

Trip Generation

Use	Rate	Existing		Proposed	
		Trips	Trips/Day	Trips	Trips/Day
SFR ¹	9.57 trips/unit/day	448u x 9.57t/u/d = 4,466t	4,466	589u x 9.57t/u/d = 5,636.7	5,637
Multi-Family ²	6.72 trips/unit/day	448u x 6.72t/u/d = 3,010t	3,010	589u x 6.72t/u/d = 3,958.1t	3,958
Nursing Homes ³	2.02 trips/unit/day	116,480sf x 2.02t/1ksf/d = 235.3t	235	116,480sf x 2.02t/1ksf/d = 235.3t	235

Summary Response: The FLUM amendment could result in an increase in maximum trip generation across the entire amendment area of 1,171 trips per day.

Potable Water - Policy 4-1.1.2.C

Use	Rate	Existing		Proposed	
		Capacity	Gal/Day	Capacity	Gal/Day

¹ ITE Land Use Code 210

² ITE Land Use Code 220

³ ITE Land Use Code 253

SFR	100 gal/capita ⁴ /day	$(448 \times 2.63)c \times 100g/c/d = 117,824g/d$	117,824	$(589 \times 2.63)c \times 100g/c/d = 154,907g/d$	154,907
Multi-Family	100 gal/capita ⁵ /day	$(448 \times 2.63)c \times 100g/c/d = 117,824g/d$	117,824	$(589 \times 2.63)c \times 100g/c/d = 154,907g/d$	154,907
Nursing Homes	100 gal/capita ⁶ /day	$(448 \times 2.63)c \times 100g/c/d = 117,824g/d$	117,824	$(589 \times 2.63)c \times 100g/c/d = 154,907g/d$	154,907

The Florida Keys Aqueduct Authority (FKAA) has the capacity to supply adequate service to the subject properties. The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: the South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Summary Response: The FLUM amendment could result in an increase in potable water across the entire amendment area of 37,083 gallons per day.

Sanitary Sewage - Policy 4-1.1.2.A

Use	Rate	Existing		Proposed	
		Capacity	Gal/Day	Capacity	Gal/Day
SFR	100 gal/capita/day	$(448 \times 2.63)c \times 100g/c/d = 117,824g/d$	117,824	$(589 \times 2.63)c \times 100g/c/d = 154,907g/d$	154,907
Multi-Family	100 gal/capita/day	$(448 \times 2.63)c \times 100g/c/d = 117,824g/d$	117,824	$(589 \times 2.63)c \times 100g/c/d = 154,907g/d$	154,907
Nursing Homes	660 gal/acre/day	$26.7a \times 660g/a/d = 17,622g/d$	17,622	$26.7a \times 660g/a/d = 17,622g/d$	17,622

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction

⁴ For the purposes of LOS, “capita” was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq. ft. of general office Space

⁶ Capita is estimated by 10 seats with 1 employee

from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁷

Summary Response: The FLUM amendment could result in an increase in sanitary sewer amounts across the entire amendment area of 37,083 gallons per day.

Solid Waste - Policy 4-1.1.2.D

Use	Rate	Existing		Proposed	
		Capacity	Lbs/Day	Capacity	Lbs/Day
SFR	2.66 lbs/capita/day	$(448 \times 2.63)c \times 2.66/c/d = 3,134/d$	3,134	$(589 \times 2.63)c \times 2.66/c/d = 4,120.5/d$	4,121
Multi-Family	2.66 lbs/capita/day	$(448 \times 2.63)c \times 2.66/c/d = 3,134/d$	3,134	$(589 \times 2.63)c \times 2.66/c/d = 4,120.5/d$	4,121
Nursing Homes	2.66 lbs/capita/day	$(448 \times 2.63)c \times 2.66/c/d = 3,134/d$	3,134	$(589 \times 2.63)c \times 2.66/c/d = 4,120.5/d$	4,121

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential

⁷ City of Key West Comprehensive Plan Data and Analysis, Pg A-16

development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.⁸

Summary Response: The FLUM amendment could result in an increase in solid waste across the entire amendment area of 987 lbs per day.

Policy 4-1.1.2.D- Recyclable Waste Generation

Use	Rate	Existing		Proposed	
		Capacity	Lbs/Day	Capacity	Lbs/Day
SFR	0.5 lbs/capita/day	(448 x 2.63)c x 0.5/c/d =589.1l/d	589	(589 x 2.63)c x 0.5/c/d = 774.5 l/d	775
Multi-Family	2.66 lbs/capita/day	(448 x 2.63)c x 0.5/c/d =589.1l/d	589	(589 x 2.63)c x 0.5/c/d = 774.5 l/d	775
Nursing Homes	2.66 lbs/capita/day	(448 x 2.63)c x 0.5/c/d =589.1l/d	589	(589 x 2.63)c x 0.5/c/d = 774.5 l/d	775

Summary Response: The FLUM amendment could result in an increase in recycling materials across the entire amendment area of 186 lbs per day.

Comprehensive Plan Policy 4-1.1.2. E- Drainage

Policy 4-1.1.2. E- Drainage Facilities Level of Service has not changed with the adoption of the new Comprehensive Plan.

The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
2. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its

⁸ City of Key West Comprehensive Plan Data and Analysis, Pg A-17

classification as established in Chapter 62-302 Florida Administrative Code.

Summary Response: Any new development will be required to comply with storm water requirements.

Recreation

Policy 7-1.1.9- The proposed change is not expected to have any adverse effect on availability of recreation services.

Approval of a plan amendment does not constitute a concurrency determination, and the applicant will be required to a concurrency determination pursuant to chapter 94.

Applicant understands and concurs with this criterion. Concurrency determination will be made at the time specific development order(s) are proposed.

- (6) Natural environment. Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.**

The site is currently developed in the urban area. No wetlands, aquifer recharge area, protected habitats or sensitive vegetative communities exist on site. No quantifiable impacts can be directly correlated or associated with the proposed change; therefore, no foreseeable adverse impacts are expected

- (7) Economic effects. Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.**

Creating new workforce housing in the center of town and in the heart of the commercial district will have positive economic effects on the community.

- (8) Orderly development. Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.**

The proposed map amendment would serve to increase opportunities for workforce housing in the heart of the commercial district. The proposal will result

in an orderly and compatible development pattern, no deleterious effects have been identified.

(9) Public interest; enabling act Public interest; enabling act. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of this subpart B and its enabling legislation.

The proposal is not in conflict with the public interest and is in harmony with the purpose and intent of the Land Development Regulations and the Comprehensive Plan as demonstrated in the above findings of the criteria for approval.

(10) Other matters. Other matters which the planning board and the city commission may deem appropriate.

At the time of application submittal, no other matters are deemed appropriate.

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1213 14th Street

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 18th December 2017 by

Owen Trepanier

Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801

Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Kenneth L Harding as
Please Print Name of person with authority to execute documents on behalf of entity

President of Island-West Investment Corp.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Kenneth L Harding, Pres.
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 10/12/17
Date

by Kenneth L Harding
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida Driver License as identification.

Yuneisi Canizares Garcia
Notary's Signature and Seal

Yuneisi Canizares Garcia
Name of Acknowledger typed, printed or stamped

No FF242724
Commission Number, if any



Detail by Entity Name

Florida Profit Corporation

ISLAND-WEST INVESTMENT CORPORATION

Filing Information

Document Number	484264
FEI/EIN Number	591638922
Date Filed	09/11/1975
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/30/1997
Event Effective Date	NONE

Principal Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Mailing Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Registered Agent Name & Address

MORGAN, HUGH J
317 WHITEHEAD STREET
KEY WEST, FL 33040

Address Changed: 02/18/2003

Officer/Director Detail

Name & Address

Title STD

HARDING, RICHARD A

Title VD

HARDING, JEFFREY A
PO BOX 905
TERRY, MT 59349-0905

Title PD

HARDING, KENNETH L
1213 14TH STREET
KEY WEST, FL 33040-4100

Title D

HARDING, PATRICIA A
PO BOX 905
TERRY, MT 59349-0905

Title D

HILLER, ROBERT
P O BOX 905
TERRY, MT 59349-0905

Annual Reports

Report Year	Filed Date
2012	04/26/2012
2013	01/31/2013
2014	01/13/2014

Document Images

01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
02/22/2007 -- ANNUAL REPORT	View image in PDF format
01/11/2006 -- ANNUAL REPORT	View image in PDF format
01/13/2005 -- ANNUAL REPORT	View image in PDF format
01/14/2004 -- ANNUAL REPORT	View image in PDF format
02/18/2003 -- ANNUAL REPORT	View image in PDF format
06/17/2002 -- ANNUAL REPORT	View image in PDF format

Summary

Parcel ID 00065030-000000
 Account # 1065552
 Property ID 1065552
 Millage Group 10KW
 Location 278 1213 14TH ST , KEY WEST
 Address
 Legal Description KW NO 16 A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & FLAGLER AVE & A PARCEL OF LAND LYING NORTHEASTERLY OF 14TH ST & KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 2,3 & 11 & ALL OF 12 OR254-3/5 OR457-558/561 OR642-211/213 OR642-216/17 (RE 5430 COMBINEDWITH THIS PARCEL FOR 1993 TAX ROLL)
 (Note: Not to be used on legal documents)
 Neighborhood 31100
 Property Class PARKING LOT (2800)
 Subdivision Key West Foundation Co's Plat No 2
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing



Owner

ISLAND-WEST INVESTMENT CORP
 1213 GLYNN R ARCHER JR DR OFC
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364
= Just Market Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364
= Total Assessed Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,031,364

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	974,872.80	Square Foot	0	0

Commercial Buildings

Style OFF BLDG-1 STY-D / 17D
 Gross Sq Ft 1,924
 Finished Sq Ft 1,880
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 300 (300)
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1965
 Year Remodeled 0
 Effective Year Built 1993
 Condition FAIR

Style CAMP BLDG-D- / 36D
 Gross Sq Ft 714
 Finished Sq Ft 714
 Perimeter 0
 Stories 1
 Interior Walls

Exterior Walls CONC BLOCK
 Quality 300 (300)
 Roof Type
 Roof Material
 Exterior Wall1 CONC BLOCK
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1965
 Year Remodeled 0
 Effective Year Built 1993
 Condition AVERAGE

Style CAMP BLDG-D- / 36D
 Gross Sq Ft 714
 Finished Sq Ft 714
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls CONC BLOCK
 Quality 300 (300)
 Roof Type
 Roof Material
 Exterior Wall1 CONC BLOCK
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1965
 Year Remodeled 0
 Effective Year Built 1993
 Condition FAIR

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1964	1965	1	3 UT	1
CH LINK FENCE	1973	1974	1	14364 SF	1
FENCES	1975	1976	1	114 SF	5
ASPHALT PAVING	1979	1980	1	170700 SF	2
LC UTIL BLDG	1981	1982	1	32 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1976	\$770,000	Conversion Code		642	216	Q - Qualified	Improved

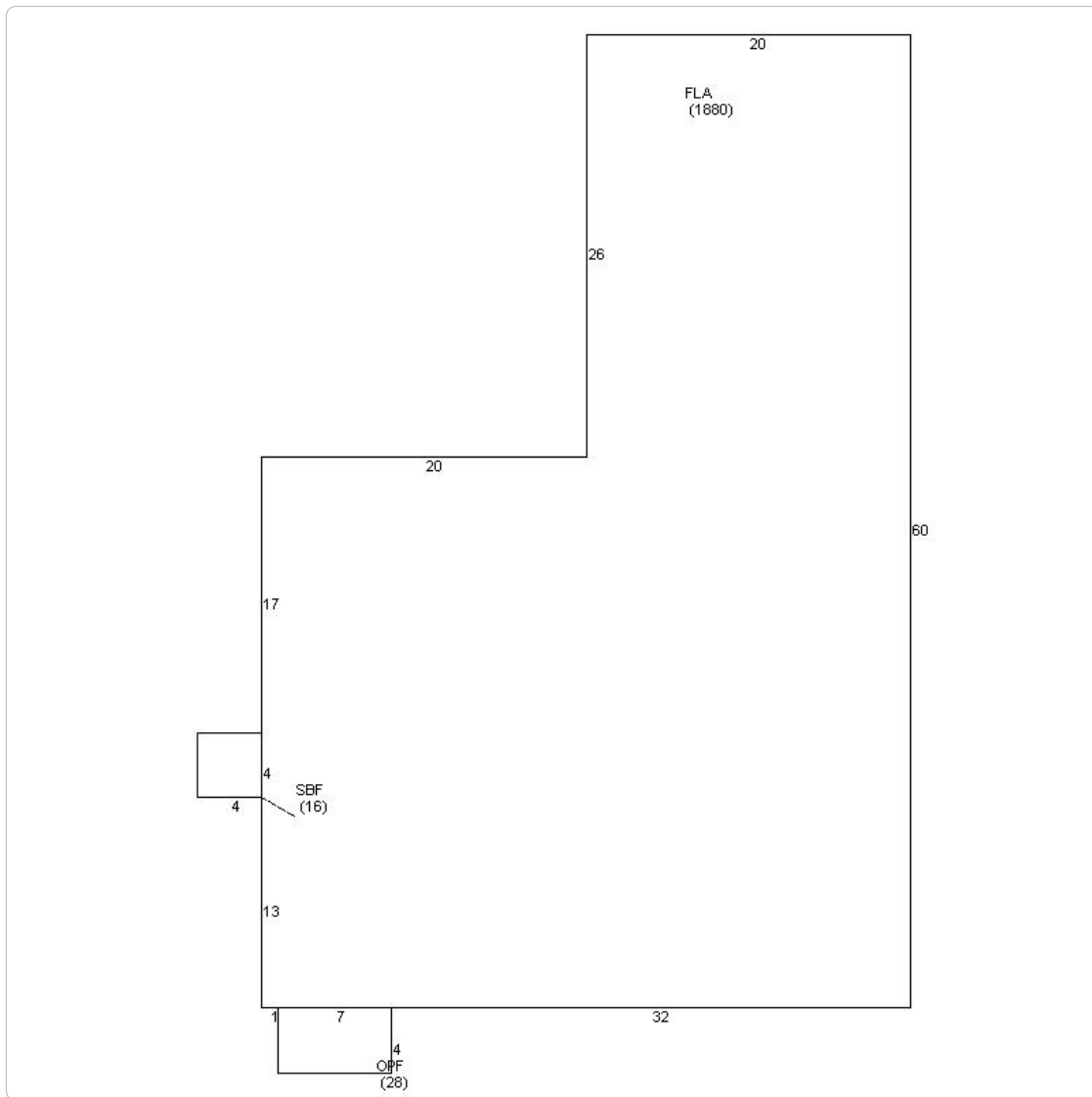
Permits

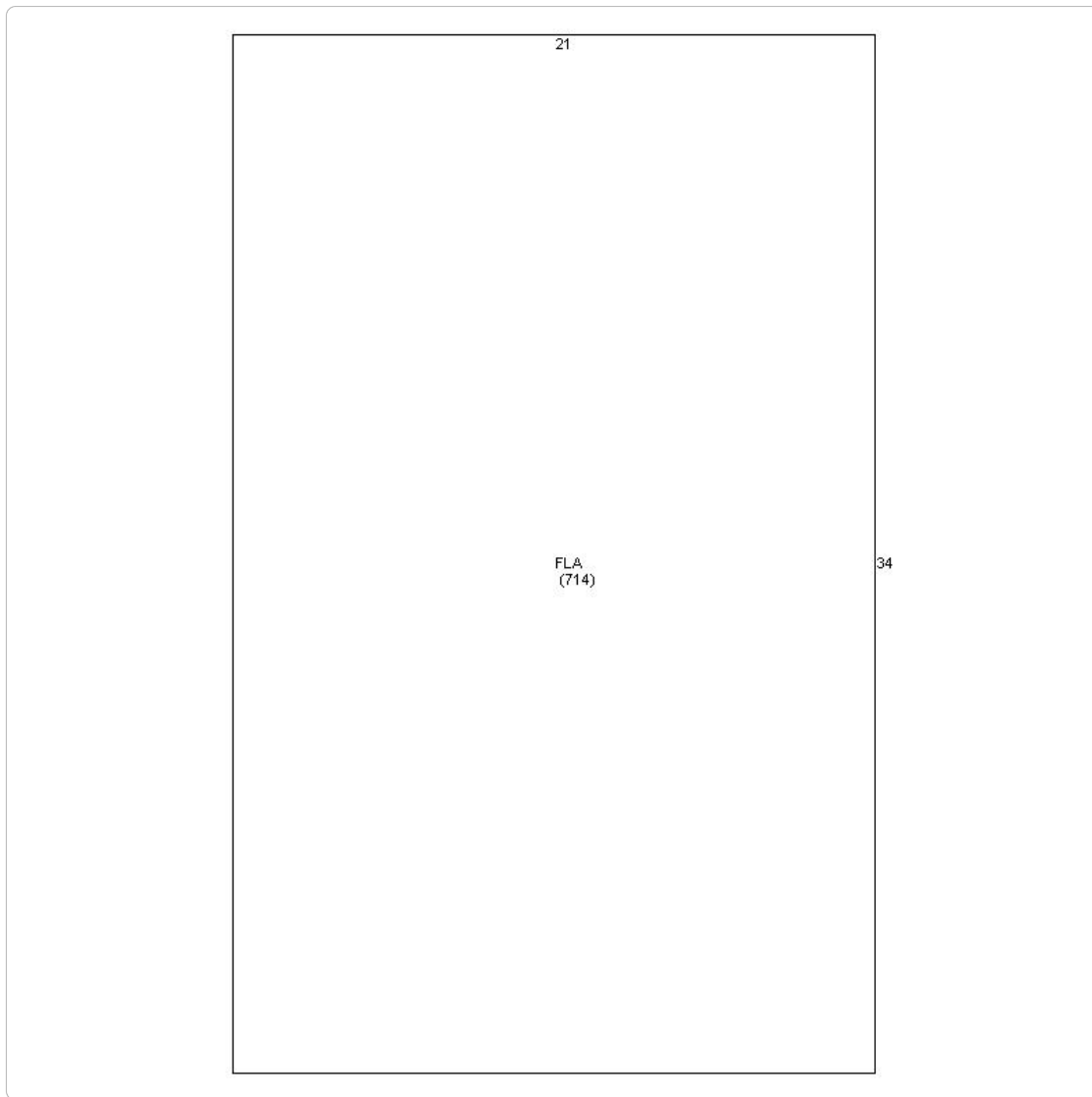
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0649	4/23/2015		\$500		INSTALL SHED AT MOBILE HOME; SECURE WITH 12' X 12' X 24' FOOTERS. 5' FT SETBACK REQUIRED FROM ALL EXISTING MOBILE HOMES PER E.C. FLOODPLAIN: 80SI OF FLOOD VENTING REQUIRED, SPLIT BETWEEN TWO VENTS.
13-3106	7/30/2013		\$2,400		INSTALL A 10' X 20' PATIO COVER ON TO EXISTING PATIO & INSTALL SHED.
13-3109	7/30/2013		\$80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. DEMO SLAB AND BUILD COVERED PORCH.
13-3111	7/30/2013		\$3,500		INSTALL A THREE (3) TON PACKAGE UNIT.
13-3116	7/30/2013		\$80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. REMOVE/DEMO EXISTING MOBILE HOME AND SLAB.
13-3117	7/30/2013		\$2,800		INSTALL A THREE (3) TON PACKAGE UNIT.
13-2918	7/8/2013		\$6,000		10 SQS. RE-ROOF ELEVATED TAKE OFF ASPHALT SHINGLES PLACE BACK 5 V CRIMP.
13-2301	5/29/2013		\$1,000	Commercial	CONSTRUCT A STORAGE ON PATIO INSIDE SCREEN ROOM.
12-4352	5/19/2013		\$1,450	Commercial	INSTALL AN 8' X 10' HIGH IMPACT SHED & TIE DOORS AS PER SPEC'S
13-0350	4/2/2013		\$10,500	Residential	REMOVE & REPLACE APPROX. 700 S.F. OF MOLDED SHEETROCK & INSTALL 1/2" MRF NEW DRYWALL, REPLACE 3 INTERIOR DOORS & TRIM, 18 L.F. OF KITCHEN COUNTER TO W/GRANITE, ADD FIBERGLASS SHOWER PANELS IN NEW SHOWER AREA IN EXISTING CLOSET 3' X 6'; ADD 18 S.F. OF VINYL TILE IN NEW 1/2 BATH AREA.
13-0937	3/15/2013		\$7,500	Residential	ADD TOILET LAV. & TRIM OUT

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0928	3/13/2013		\$2,000	Residential	SCOPE OF WORK TO INSTALL USED DAIKIN 18,000 BTU 26 SEER CONDENSER UNIT AND TWO (2) 9,000 BTU FAN COILS, CONDENSER UNIT TO SIT ON STAND. ALL ASSOCIATED PIPING.
13-0937	3/12/2013		\$5,500	Residential	ROUGH TRIM OUT TOILET LAV, SHOWER & KITCHEN SINK & DISHWASHER
13-0902	3/11/2013		\$2,000	Residential	INSTALL AN ALUMINUM SCREEN ROOM 8' X 20' OVER EXISTING SLAB
13-0850	3/5/2013		\$450	Commercial	INTALL ELECTRICAL FOR SPLIT A/C UNIT.
13-0350	2/4/2013		\$6,000	Commercial	INSTALL 1000 S.F. OF VINYL SIDING, REPLACE 5 ALUMINUM WINDOWS, INSULATE UNDERNEATH 660 S.F. SPRAY, REPLACE 110 S.F. OF VINYL FLOOR IN KITCHEN, REPLACE SKIRTING ARUOND TRAILER 112 L.F.
13-032	1/8/2013		\$500	Residential	Remove Fencing doors from porch, remove hard siding, tile from slab, and overhead work from porch door.
12-4366	12/11/2012		\$950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-700 SERIES AT UNIT #201
12-4370	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #202
12-4371	12/11/2012		\$950	Residential	REPLACE ONE (1) WINDOW WITH HIGH IMPACT SH-700 SERIES AT UNIT #203
12-4372	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #220
12-4373	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #180
12-4375	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #181
12-4376	12/11/2012		\$1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #182
12-4378	12/11/2012		\$950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-900 SERIES AT UNIT #183
12-3778	10/17/2012		\$200	Residential	RECOAT WHITE COAT ON ROOF ON TRAILER.
12-3529	9/26/2012		\$200	Residential	DEMOLISH DECK AWNING & WASH SHED ON SLAB
12-3449	9/20/2012		\$300	Residential	AFTER THE FACT: REMOVE EXISTING PLYWOOD ON PORCH AND REPLACE W/LATICE 60 SQ/FT.
12-0703	2/28/2012		\$950	Residential	INSTALL A 8' X 10' SHED TIED DOWN WITH METAL AUGERS AND CABLES (2 SETS)
12-0108	1/17/2012		\$350	Residential	**AFTER THE FACT** ANCHORING EXISTING 4X4 FOOTING TO EXISTING CONCRETE SLAB. REMOVE SIDE WALL 1/2" PLYWOOD FROM PORCH, INSTALL RAILING & 2 STEP STRINGERS.
11-4236	11/18/2011		\$4,465	Residential	INSTALL 787 SF ROOF OVER ON A MOBILE HOME. INCLUDES 106LF, 6 DOWNBOWS.
11-2550	10/5/2011		\$240	Residential	**AFTER THE FACT** ADD 2 OUTLETS IN BEDROOM AND ONE IN THE BATHROOM.
11-2747	7/29/2011		\$1,500	Residential	NEW ROOF 17 SQS. REMOVE EXISTING AND INSTALL MODIFIED BITUMEN.
11-2748	7/29/2011		\$18,500	Residential	REPLACE 320 SQ/FT OF PLYWOOD IF NEEDED. RE-ROOF.
11-2100	6/21/2011		\$485	Residential	INSTALL VINYL LATTICE @ EXISTING PATIO ROOF STRUCTURE, APPROXIMATELY 56 S.F. INSTALL GATE/DOOR @ ENTRY
11-2101	6/21/2011		\$8,647	Residential	INTERIOR WORK...REMOVE/REPLACE SHOWER, CABINETS, PANELING, (160 SF) AND 126 SF PLYWOOD SUBFLOOR, 126 SF CERAMIC TILE FLOOR, BASE TRIM AND PAINT.
11-2076	6/20/2011		\$500	Residential	REPLACE FEEDER WIRE FROM 100 AMP DISCONNECT TO JUNCTION BOX. 2 X #3 AWG, 1 X #4 AWG, 1 X #6 AWG
11-1967	6/17/2011		\$600	Commercial	INSTALL PLASTIC UTILITY SHED 8'x7'
11-1916	6/7/2011		\$250	Residential	**AFTER THE FACT** WINDOW REPLACEMENT WALL REPAIR 4FT X 6FT FLOOR REPAIR 2FT X 3FT
11-1310	6/1/2011		\$900	Residential	600 SF TRAILER TO HAVE 5 NEW WINDOWS, 2 DOORS, PAINT ROOF.
11-1766	6/1/2011		\$3,500	Residential	INSTALL NEW FLOORING, INCLUDING SUBFLOOR; 712 SF.
11-1414	4/26/2011		\$1,800	Residential	REPLACE 4 WINDOWS REPLACE PAINTING IN LIVING ROOM AND KITCHEN W/DRYWALL 175 SF
11-0657	4/4/2011		\$1,000	Residential	**AFTER THE FACT** ADD LATTICE TO EXISTING SCREEN PORCH. REPLACE A WINDOW, REMOVE CARPET AND INSTALL 6' X 5' TILE, DRYWALL 15' X 18' ADD A CLOSET DOOR & PAINT THE ROOM
11-0978	3/28/2011		\$800	Residential	ENCLOSE 270 SQ FT UNDER EXISTING AWNING WITH ALUMINUM FRAME, SCREENING AND LATTICE
11-0727	3/10/2011		\$1,000	Residential	**AFTER THE FACT** INSTALL NEW TILE IN KITCHEN & LIVING ROOM & REPLACE EXISTING WALLS IN BATH & KITCHEN W/DRYWALL
11-0505	3/4/2011		\$200	Residential	**AFTER THE FACT** BUILDING PORCH, PLACE LATTICE AND PAINT.
11-0713	3/3/2011		\$500	Residential	**AFTER THE FACT** REPLACE PANELING WITH DRYWALL (BEDROOM AREA) TILE WORK DON'T NEED PERMIT
11-0525	2/16/2011		\$100	Residential	**AFTER THE FACT** REPLACE EXISTING LATTICE, 20 LF. 8' HIGH.
11-0561	2/16/2011		\$1,200	Residential	EMERGENCY PERMIT: DISCONNECT BY KES. REPLACE RISER, METER SOCKET RISER CONDUCTOR & NEW GROUNDING ELECTRODES GROUNDING ELECTRODE CONDUCTOR & INTER SYSTEM GROUND.
11-0283	1/25/2011		\$400	Residential	DEMO/REMOVE APPROX. 8' X 10' PLYWOOD STRUCTURE & ROOF AT THE BACK OF TRAILER
10-3607	11/4/2010		\$880	Residential	ENCLOSE PORCH FOR PLAYROOM 40' X 10'
10-2245	10/12/2010		\$0	Residential	ENCLOSE SCREEN PORCH OVER PORCH, 9 X 24
10-2747	8/17/2010		\$0	Residential	REPLACE 4 WINDOWS. REPLACE ONE DOOR. WRAP WITH LINES.
10-1629	5/19/2010		\$1,000	Residential	CLOSING EXISTING PORCH WITH ALUMINUM SCREEN PORCH
10-1434	5/10/2010		\$1,500	Residential	**AFTER THE FACT** DEMOLITION OF INTERIOR FLOORS IN TRAILER 11' X 30". INSTALLING NEW FLOOR & SUB FLOOR 12' X 12" WITH 600 SQ FT PLYWOOD.
10-1260	4/22/2010		\$2,500	Residential	REMOVE AND INSTALL NEW KITCHEN CABINETS, REPAIR FLOORING, REPAIR MISCELLANEOUS DRYWALL (APPROXIMATELY 10 SHEETS), AND PAINT THE INTERIOR
10-1201	4/19/2010		\$500	Residential	**AFTER THE FACT** WIRING 648 SQ FT, RECEPTACLES REMOVE & REPLACED
10-1077	4/8/2010		\$3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNBOWS
10-1077	4/8/2010		\$3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNSPOUTS
10-1033	3/31/2010		\$2,400	Residential	REPLACE 60 AMP SERVICE WITH NEW POLE RISER METER AND DISCONNECT W/2 GROUND RODS
10-0484	2/17/2010		\$1,800	Residential	10 X 22 PATIO COVER AT FRONT OF UNIT

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-3626	10/23/2009		\$491	Residential	REPAIR 160 SQ FT DRYWALL ON THE HALLWAY, LIVING ROOM & CEILING & PAINT.
08-0127	2/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
08-0103	1/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
08-0124	1/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
08-0125	1/22/2008		\$1,000	Commercial	INSTALL FOUR GANG METER CAN
07-3905	1/14/2008		\$3,000	Commercial	RUN BLUMBING FOR ONE WASHER BOX
07-3905	12/7/2007		\$3,000	Commercial	REPLACE EXISTING PLUMBING, 1 LAV, 1 TOILET, 1 SHOWER, 1 KITCHEN SINK
07-5210	11/28/2007		\$2,400	Commercial	RE-WIRE MOBILE HOME & INSTALL NEW 150 AMP PANEL & POSSIBLE UP-GRADE
07-0794	2/27/2007		\$11,900	Commercial	INSTALL NEW 14'x60' MOBILE HOME IN EXIST'G SPACE
06-6798	12/21/2006		\$1,200	Commercial	EMERGENCY REPAIR TO SERVICE BUILDING 100 AMP SERVICE
06-12347	2/28/2006		\$600	Commercial	HURRICANE DAMAGES-PLACE ELECTRIC INSIDE FOR LOT-29
06-0351	2/23/2006		\$500	Commercial	REPLACE EXISTING FLOORS FOR LOT-F
06-0453	2/23/2006		\$500	Commercial	REPLACE EXISTING ROOF 8'x30'-STORM DAMAGE
06-0892	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT221
06-0893	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT222
06-0894	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT223
06-0895	2/14/2006		\$1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT224
06-0470	1/31/2006		\$35,000	Commercial	DEMO & REMOVE TRAILER & INSTALL NEW TRAILER 14' x 66'
05-5700	12/14/2005		\$4,000	Commercial	HURRICANE REPAIRS INSTALL NEW MOBILE HOME IN THE SAME FOOT PRINT
05-5701	12/14/2005		\$1,000	Commercial	HURRICANE REPAIRS RECONNECT PLUMBING TO MOBILE HOME
05-5702	12/14/2005		\$1,000	Commercial	HURRICANE REPAIRS RECONNECT ELECTRIC TO MOBILE HOME
05-5358	11/29/2005		\$3,000	Commercial	REPLACE 3 TON PACKAGE UNIT AND DUCT
05-3469	9/26/2005		\$1,500	Commercial	INSTALL WHEELCHAIR RAMP
05-3213	8/2/2005		\$300	Commercial	INSTALL 100 AMP SEVICE FOR NEW MOBILE LOT-42
05-2950	7/15/2005		\$1,000	Commercial	MOVE EXISTING SERVICE TO NEW LOCATION
05-2348	6/15/2005		\$475	Commercial	REPAIR 148'x4' CHAINLINK FENCE
02-3157	11/27/2002	12/31/2002	\$300,000	Commercial	REPLACE WATER SYSTEM
02-02526	9/17/2002	12/18/2002	\$500	Commercial	REPLACE SHED
02-02526	9/17/2002	12/18/2002	\$800	Commercial	RELOCATE W/ D
02-2526	9/17/2002	12/18/2002	\$500	Commercial	ELECTRICAL
02-2497	9/11/2002	9/11/2002	\$8,001	Commercial	EMER.,REPAIRS ELECTRIC
00-4352	12/14/2000	12/28/2001	\$2,000	Commercial	A/C REPLACEMENT
96-3999	10/1/1996	12/1/1996	\$2,485	Commercial	ROOF
9603629	9/1/1996	10/1/1996	\$1		ADDITION/CONVERSION
9603859	9/1/1996	10/1/1996	\$1		ROOF

Sketches (click to enlarge)

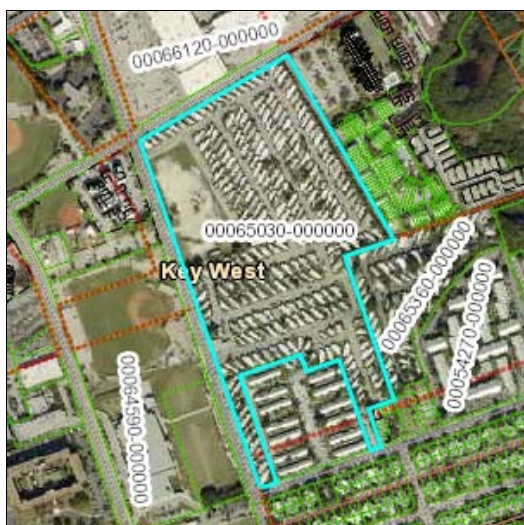




Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 10/6/2017 5:41:36 AM



Developed by
The Schneider
Corporation

82283

642 PAGE 21i

This Instrument Prepared by:
ROBERT F. SAUER, Attorney
3600 North Roosevelt Blvd.
Key West, Florida 33040

WARRANTY DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975, between STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, whose mailing address is 1213 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, enfeoffed, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part, and its successors and assigns forever, all those certain parcels of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

A parcel of land on the island of Key West, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Northeasterly Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3 Page 35, Public Records of Monroe County, Florida, bearing S 21 degrees, 14 minutes and 20 seconds East, along the Easterly Line of Lot 15, the same being the Easterly right-of-way line of 14th Street 91.73 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing South 21 degrees, 14 minutes and 20 seconds East, along the Easterly right-of-way line of 14th Street, 493.41 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187.00 feet, back to the POINT OF BEGINNING, containing 2.92 acres.

FILED FOR RECORD
MONROE COUNTY, FLA.
FEB 2 8 1976
CLERK OF CIRCUIT COURT

082288

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
210.00

ALSO:

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
700.00

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
700.00

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
700.00

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
700.00

DOCUMENTARY
SUR TAX
1847.00

A tract of land on the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

COMMENCING at the Intersection of the Northwesterly right-of-way line of Duck Avenue and the Northeasterly right-of-way line of 14th Street, said intersection to be known as the POINT OF BEGINNING of the tract of land hereinafter described, bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 967.65 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187 feet to the Northeasterly right-of-way line of 14th Street; thence bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 91.73 feet to where the Northeasterly right-of-way line of 14th Street intersects the Southeasterly right-of-way line of Northside Drive; thence bear North 57 degrees, 45 minutes and 40 seconds East, along the Southeasterly right-of-way line of Northside Drive, 722.55 feet; thence bear South 32 degrees, 14 minutes and 20 seconds East, 897.91 feet; thence bear South 68 degrees, 41 minutes and 40 seconds West, 220.03 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 635.55 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 116.17 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 172.87 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, along the Northwesterly right-of-way line of Duck Avenue, 48.83 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 404.87 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 146.42 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 74.10 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 272.50 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 478.97 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, 75.02 feet, back to the POINT OF BEGINNING, containing 19.46 acres.

SUBJECT TO easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.



STADIUM MOBILE HOME PARK, INC.

By Vincent Cobley
President.

Attest: (Corporate Seal)

Patricia L. Kramay
Secretary

Executed in the Presence of:

Ralph P. Linn
Hilary A. Alley

STATE OF FLORIDA,
ss.
COUNTY OF MONROE,

I HEREBY CERTIFY, that on this 1st day of February, A. D. 1976, before me personally appeared Vincent Cobley and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.

Ralph P. Linn
Notary Public, State of Florida at Large.

My commission expires:



RECORDED BY OFFICIAL RECORD BOOKS
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
BOOKS KEPT

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 20, 1977
BONDED THROUGH GENERAL INSURANCE UNDERWRITER

Summary

Parcel ID 00054310-000000
 Account # 1054925
 Property ID 1054925
 Millage Group 10KW
 Location 3215 DUCK AVE , KEY WEST
 Address
 Legal KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 3 & 11 ALL LOTS 4 TO 10 SQR 21 & A
 Description PARCEL OF LAND LYING NW OF PT BLK 21 KFWWD CO PLAT 2 PB1-189 PT
 PARCEL 1 OR26-328/330 OR642-214/219
 (Note: Not to be used on legal documents)
 Neighborhood 31060
 Property Class MULTI FAMILY 10 OR MORE UNITS (0300)
 Subdivision Key West Foundation Co's Plat No 2
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing



Owner

ISLAND-WEST INVESTMENT CORPORATION
 1213 GYNN R ARCHER JR DR OFFICE
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$3,980,000	\$3,980,000	\$3,980,000	\$3,980,000
= Just Market Value	\$3,980,000	\$3,980,000	\$3,980,000	\$3,980,000
= Total Assessed Value	\$3,247,270	\$2,952,064	\$2,683,695	\$2,439,723
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,980,000	\$3,980,000	\$3,980,000	\$3,980,000

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI FAMILY DRY (030D)	189,921.60	Square Foot	0	0

Buildings

Building ID	4456	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3625	Foundation	CONCR FTR
Finished Sq Ft	3625	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	340	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	9
Economic Obs	0	Full Bathrooms	9
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,625	3,625	0
TOTAL		3,625	3,625	0

Building ID	4457	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3625	Foundation	CONCR FTR
Finished Sq Ft	3625	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	340	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	9
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300

Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,625	3,625	0
TOTAL		3,625	3,625	0

Building ID	4458	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4459	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4460	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4461	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
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Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4462	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4463	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4464	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4465	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
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Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4466	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	6
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4467	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Building ID	4468	Exterior Walls	CONC BLOCK
Style		Year Built	1945
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1987
Gross Sq Ft	3957	Foundation	CONCR FTR
Finished Sq Ft	3525	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	332	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	6
Depreciation %	38	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,525	3,525	0
OPF	OP PRCH FIN LL	432	0	0
TOTAL		3,957	3,525	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1959	1960	1	1485 SF	3
ASPHALT PAVING	1983	1984	1	22680 SF	2
FENCES	1983	1984	1	558 SF	2
CH LINK FENCE	1990	1991	1	1976 SF	1

Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Sales.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Developed by
The Schneider
Corporation

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642 PAGE 216

QUIT CLAIM DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975,
 between STADIUM MOBILE HOME PARK, INC., a corporation existing under the
 laws of the State of Florida, having its principal place of business in
 the County of Monroe and State of Florida, party of the first part, and
 ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws
 of the State of Florida, having its principal place of business in the
 County of Monroe and State of Florida, whose mailing address is 1213
 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, that the said party of the first part, for and in consid-
 eration of the sum of One Dollar (\$1.00) and other good and valuable con-
 siderations, in hand paid by the said party of the second part, the receipt
 whereof is hereby acknowledged, has remised, released and quitclaimed, and
 by these presents does remise, release and quitclaim unto the said party of
 the second part all the right, title, interest, claim and demand which the
 said party of the first part has in and to the following described lots,
 pieces or parcels of land, situate, lying and being in the County of Monroe,
 State of Florida, to-wit:

A strip of land in the City of Key West, Florida and being more particularly
 described by notes and bounds as follows: COMMENCING at the Northeast
 Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF
 KEY WEST, MONROE COUNTY, FLORIDA, as recorded in Plat Book 3, Page 35, of
 the Public Records of Monroe County, Florida, bear North 57 degrees, 45
 minutes and 40 seconds East, along the Southerly right-of-way line of North-
 side Drive, 722.55 feet to the Northwest Corner of The Aldersgate Property;
 thence bear South 32 degrees, 14 minutes and 20 seconds East, along the
 Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly
 right-of-way line of the Former F.E. C. Rwy.; thence bear South 68 degrees,
 41 minutes and 40 seconds West, along the Southerly right-of-way line of
 the Former F.E.C. Rwy., 29.34 feet to the POINT OF BEGINNING of the strip
 of land hereinafter described; from said POINT OF BEGINNING, continue bear-
 ing South 68 degrees, 41 minutes and 40 seconds West, along the Southerly
 right-of-way line of the Former F.E.C. Rwy., 189.69 feet, more or less;
 thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet,
 more or less, to a Cyclone Fence; thence bear North 68 degrees, 41 minutes
 and 40 seconds East, along said Cyclone Fence, 185 feet, more or less;
 thence Southeasterly, 1.27 feet, more or less, back to the POINT OF
 BEGINNING.

FEB 2 1976

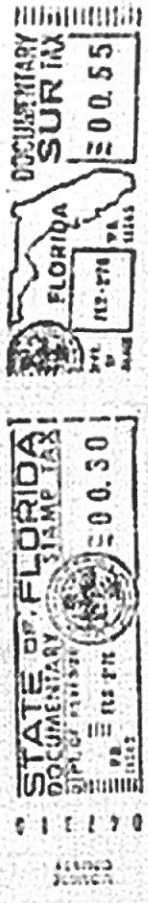
FILED FOR RECORD
 MONROE COUNTY FLA
 MAR 11 1976
 CLERK OF CIRCUIT COURT

THIS INSTRUMENT PREPARED
 BY Robert E. Jones OF
 LAW FIRM OF NEULETT & SALES

ALSO:

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest Corner of Block 21 of the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida, bear North 68 degrees, 45 minutes and 40 seconds East, along the Northerly right-of-way line of Duck Avenue, 542.77 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 172.87 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 feet, more or less, to a Cyclone Fence; thence bear North 21 degrees, 14 minutes and 20 seconds West, along said Cyclone Fence, 635.55 feet to the Southerly right-of-way line of the Former F. E. C. Rwy.; thence bear South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way of the Former F. E. C. Rwy., 1.0 feet, more or less, to the Easterly Property Line of The Stadium Mobile Home Apartments; thence bear South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Property Line of the Stadium Mobile Home Apartments, 635.55 feet, back to the POINT OF BEGINNING.



IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Executed in the Presence of:

Robert F. Law

Henry G. Allway

STADIUM MOBILE HOME PARK, INC.

By [Signature]

President.

Attest: (Corporate Seal)

[Signature]

Secretary.

STATE OF FLORIDA, ss.
COUNTY OF MONROE,

I HEREBY CERTIFY, That on this 1st day of February, A. D. 1976, before me personally appeared Vincent Conkey and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.



Robert F. Law

Notary Public, State of Florida at Large.

My commission expires [unclear]

RAYMOND W. WHITE
CLERK OF CIRCUIT COURT
ALBANY, FLORIDA