



Historic Architectural Review Commission
Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 23, 2016

Applicant: Michael Miller, Architect

Application Number: H16-03-0007

Address: #533 Eaton Street

Description of Work:

Revisions to Major Development Plan Raise upper non-habitable space to 5' to facilitate access to the disabled. New parapet railings and new awnings. Roof deck change from stone to synthetic deck.

Building Facts:

The building located at #533 Eaton Street is a contributing resource to the historic district. The art deco structure, built circa 1950, was originally the house of the Scottish Rite Masonic Center. The original building was a two-story cbs structure. In 1965 a third story was added with a metal frame roof. Since its construction, the first floor has always been used for commercial space. The City Electric Business Office, now Keys Energy, once was located in the first floor.

In April 24, 2014, the Commission approved a Major Development Plan for renovations of the building to become the Studios of Key West. The project received Planning Board and City Commission approvals including Major Development Plan, a height variance, and a special exception for alcohol consumption. The changes to the height will require Board of Adjustment approval.

Guidelines Cited on Review:

- Secretary of the Interior's Standards (pages 16- 23), specifically Standards 1, 9, and 10.

- Additions (pages 36-37), specifically guidelines 3, 4, 5, and 6.

Staff Analysis

The Certificate of Appropriateness in review is for revisions to an approved Major Development Plan. The proposed changes are for a phase that has not started construction, are designed for accessibility, and for maximizing the use of the roof deck. The new plan includes the extension of the existing elevator and stair's roof up five feet.

The plan also includes modifications to the roof deck, for classes, exhibitions, and views. The changes include a metal railing attached to the interior or the parapet wall in order to have access to the perimeter of the roof. The aluminum railing will extend from the parapet wall six inches. The new design incorporates synthetic decking instead of tiles.

Three small portions of the roof will be covered with a canvas awning. The awning will be made of light aluminum elements and the canvas will be white.

Consistency with Guidelines

The proposed changes are minor and will complement and maximize the use of the roof deck. The changes will not obscure character-defining elements of the historic building. The proposed height increase of five feet over a small portion of the building will not have an adverse effect on the building or surrounding structures. The volume that contains the elevator and stairs is located on a secondary elevation. The addition of height will not increase or change the proportions and massing of the main facades.

The proposed canvas awnings will be elements that, if removed in a future, will not destroy or compromise historic fabric. The proposed change of materials as decking over the roof as well as the introduction of railings on the parapet wall will not be visible from the streets nor will impair the integrity of the building or surrounding historic structures. In conclusion, the proposed design complies with all cited guidelines and Secretary of the Interior's Standards.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest.fl.gov

HARC PERMIT NUMBER 16-00310007		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE X	PANEL #	ELEV. L. FL. 9.89	SUBSTANTIAL IMPROVEMENT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

533 EATON STREET		# OF UNITS
413		
THE STUDIOS OF KEY WEST		PHONE NUMBER (305) 296-0458
533 EATON ST 33040		EMAIL JEDET@TSKW.ORG
NA		PHONE NUMBER
		EMAIL
MICHAEL MILLER		PHONE NUMBER (305) 294-7687
517 DUAL ST		EMAIL MICHAEL@MICHAELMILLER
KEY WEST, FL 33040		ARCHITECTS, CAPM

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$ N/A

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY **COMMERCIAL** NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Raise pent house to facilitate access for the disabled; add handrails behind parapets @ roof terrace; replace stone tile decking w/ synthetic decking, awnings

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWBLD Type: BP Drawer:
Date: 2/01/16 50 Receipt no: 9084
2016 300007
PT * BUILDING PERMITS-NEW
1.00 \$100.00
Trans number: _____ as identification \$100.00
CK CHECK 1706 \$100.00

Trans date: 2/01/16 Time: 14:52:59

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: *PENTHOUS RAISED TO MEET ADA REQUIRMENTS FOR DISABLED ACCESS*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>PARAPET RAILINGS</i>		
<i>PENT HOUSE TO BE RAISED; SYNTHETIC</i>	<i>CONCRETE</i>	<i>CONCRETE</i>
<i>DECKING (CHANGE FROM TILE). ALUMIN. HANDRAIL @ PARAPET</i>	<i>STONE DECK TILE</i>	<i>SYNTHETIC DECKING</i>

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Building is a contributing resource. Art-deco</i>			
<i>buil ca. 1950.</i>			
<i>Guidelines for additions 15015. 1.9 and 10</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

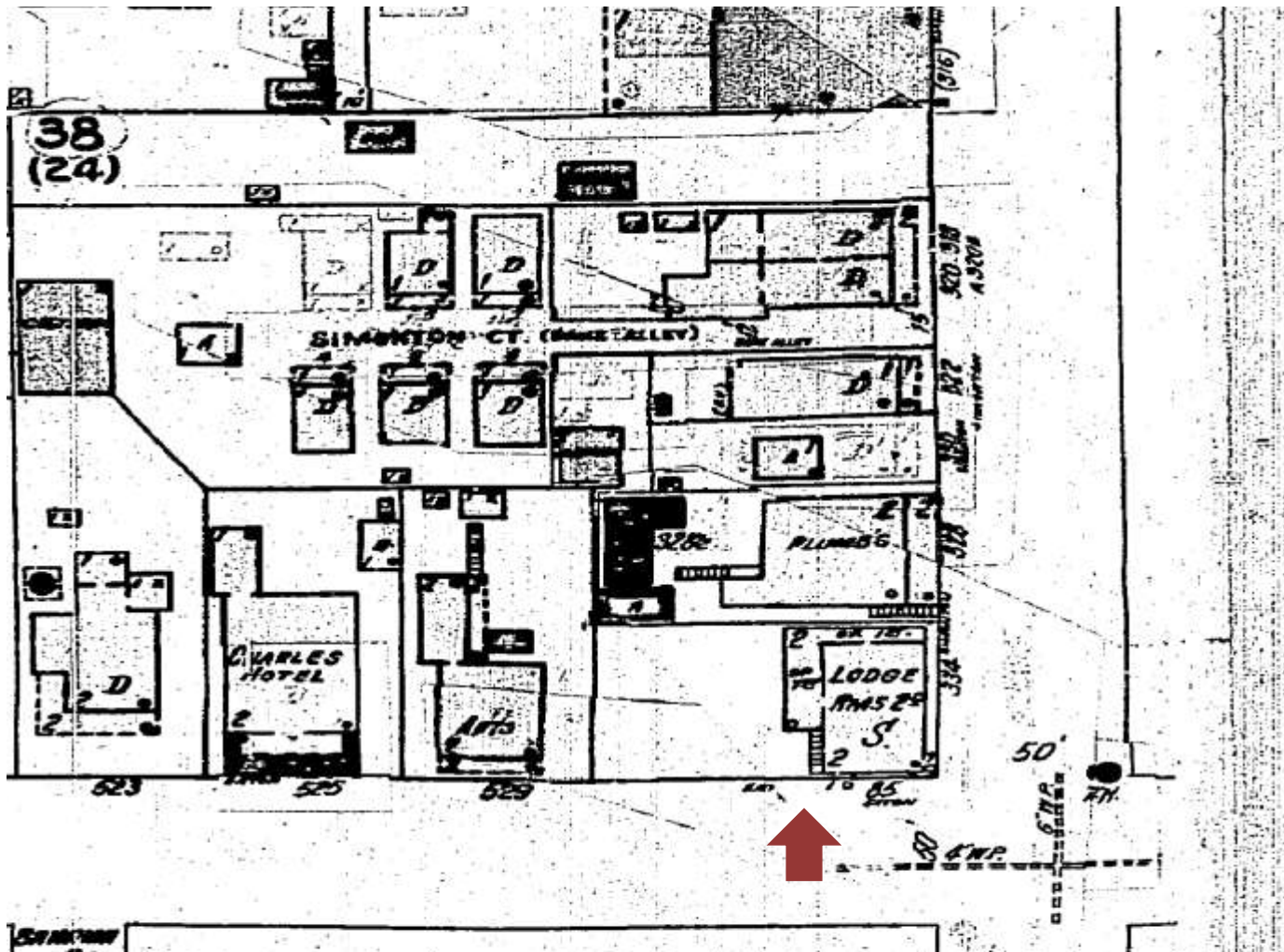
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

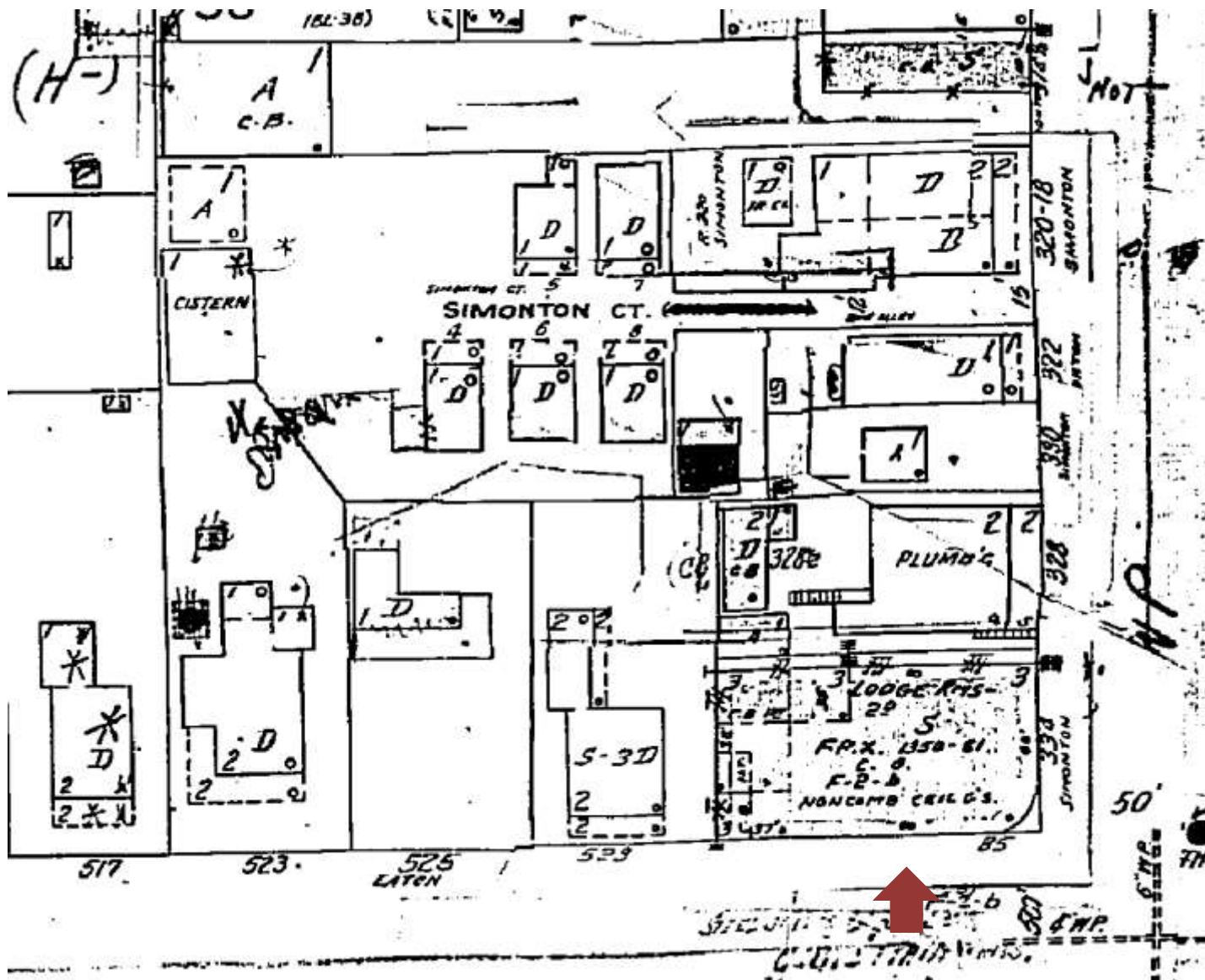
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS



#533 Eaton Street Sanborn map 1948



#533 Eaton Street Sanborn map 1962

PROJECT PHOTOS



#535 Eaton Street circa 1940. The Old Masonic Hall. Monroe County Library



Ground breaking for the Scottish Rite Masonic Temple July 1950. Monroe County Library



#535 Eaton Street circa 1950. Monroe County Library



#533 Eaton Street circa 1961 when third floor was under construction. Monroe County Library



#533 Eaton Street circa 1965. Monroe County Library



Abutter to the North from Across Simonton Street



Looking West up Eaton Street with The Studios of Key West at the Right



View across Eaton Street looking South toward Artist's House

MICHAEL MILLER ARCHITECTS
 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 234-7687

**THE STUDIOS OF KEY WEST
 ROOF TERRACE**

533 EATON STREET
 KEY WEST, FLORIDA

DATE: 02-01-16

SCALE: AS NOTED

DRAWN BY: SE

PROJECT NO: 1306

**NEIGHBORHOOD
 CONTEXT**

H15



View Down Eaton Street from front of the Site looking West Toward Duval Street



View from Site across Eaton Street to Residential Apartment House



View from Site across Simonton Street Intersection to Church

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(305) 294-7687

**THE STUDIOS OF KEY WEST
ROOF TERRACE**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 02 + 01 + 16

SCALE: AS NOTED

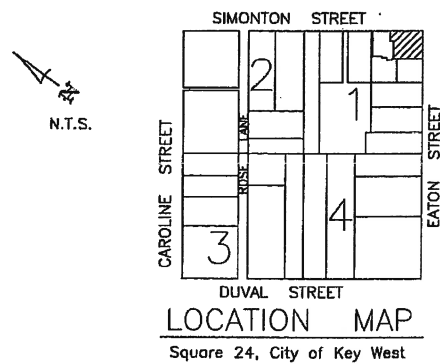
DRAWN BY: SE

PROJECT NO: 1306

**NEIGHBORHOOD
CONTEXT**

H16

SURVEY



LEGAL DESCRIPTION:

Parcel "A", O.R G-4, Page 189

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), Commencing at the corner of Simonton and Eaton Streets, and running thence along Eaton Street in a Southwesterly direction Ninety-six (96) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Ninety-six (96) feet to Simonton Street; thence at right angles in a Southeasterly direction and along Simonton Street Fifty (50) feet to the place of beginning.

AND

Parcel "B", O.R 831, Page 2487

On the Island of Key West, Florida, and known on William A. Whitehead's map, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), and more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Simonton and Eaton Streets run in a Northwesterly direction along the Westerly right of way of Simonton Street for a distance of Fifty (50) feet to a point of Beginning; thence continue in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference bearing, R/W Simonton 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, P.L.S. No. 1587
- ▲ = Found P.K. Nail, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

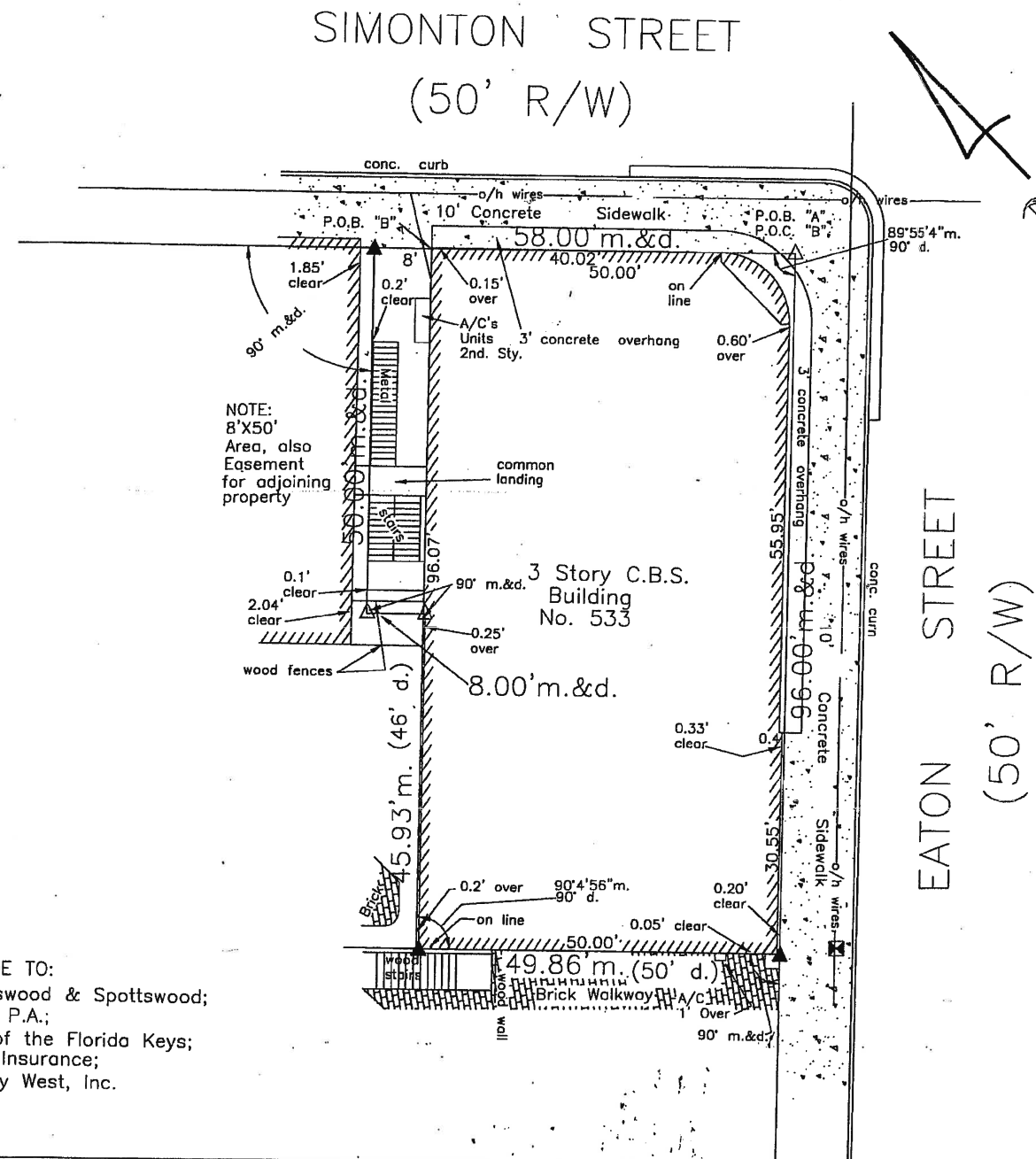
- | | | |
|--------------------|-----------------------|----------------------------------|
| Sty. = Story | N.T.S. = Not to Scale | P.O.C. = Point of Commence |
| R/W = Right-of-Way | Ⓞ = Centerline | P.O.B. = Point of Beginning |
| fd. = Found | Elev. = Elevation | Bal. = Balcony |
| p. = Plat | B.M. = Bench Mark | C.B.S. = Concrete Block Stucco |
| m. = Measured | conc. = concrete | cov'd. = Covered |
| o/h = Overhead | I.P. = Iron Pipe | F.F.L. = Finish Floor Elevation |
| wd. = Wood | I.B. = Iron Bar | Field Work performed on: 4/15/13 |
| | A/C = Air Conditioner | |

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper. No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



CERTIFICATION MADE TO:

Spottswood, Spottswood & Spottswood;
 Gregory D. Davlia, P.A.;
 First State Bank of the Florida Keys;
 Old Republic Title Insurance;
 The Studios of Key West, Inc.

The Studios of Key West, Inc. 533 Eaton Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-203	
Scale: 1"=20'	Ref. 210-70	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/24/13		Flood Zone: X	Flood Elev. ___
REVISIONS AND/OR ADDITIONS			
10/17/13: Corrected certs., survey not updated			
f/datafred/dwg/keywest/block 24/533 Eaton			

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040

(305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

PROPOSED DESIGN



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THE STUDIOS OF KEY WEST

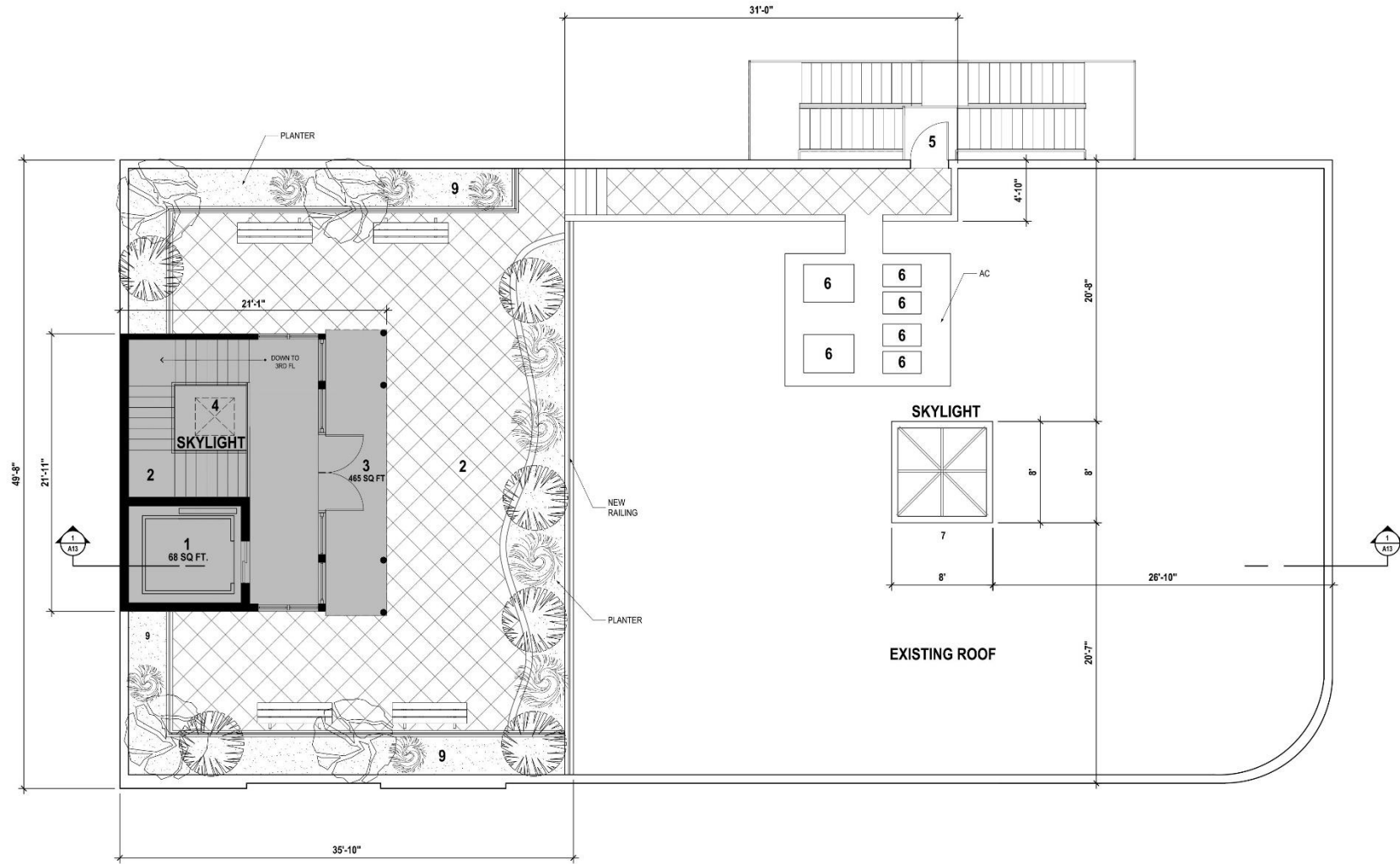
ROOF TERRACE ELEVATOR & STAIR PENTHOUSE EXTENSION & AWNINGS

533 EATON STREET
KEY WEST, FLORIDA

MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

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ROOF GARDEN FLOOR PLAN
SCALE 1/4" = 1'-0"



LEGEND:

- | | |
|----------------|------------|
| 1 ELEVATOR | 6 AC UNIT |
| 2 TERRACE | COMPRESSOR |
| 3 PORCH | PLATFORM |
| 4 EGRESS STAIR | 7 SKYLIGHT |
| 5 FIRE ESCAPE | 8 ROOF |
| | 9 PLANTERS |

MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**THE STUDIOS
OF KEY WEST
PENTHOUSE EXTENSION**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 01 - 29 - 16

SCALE: AS NOTED

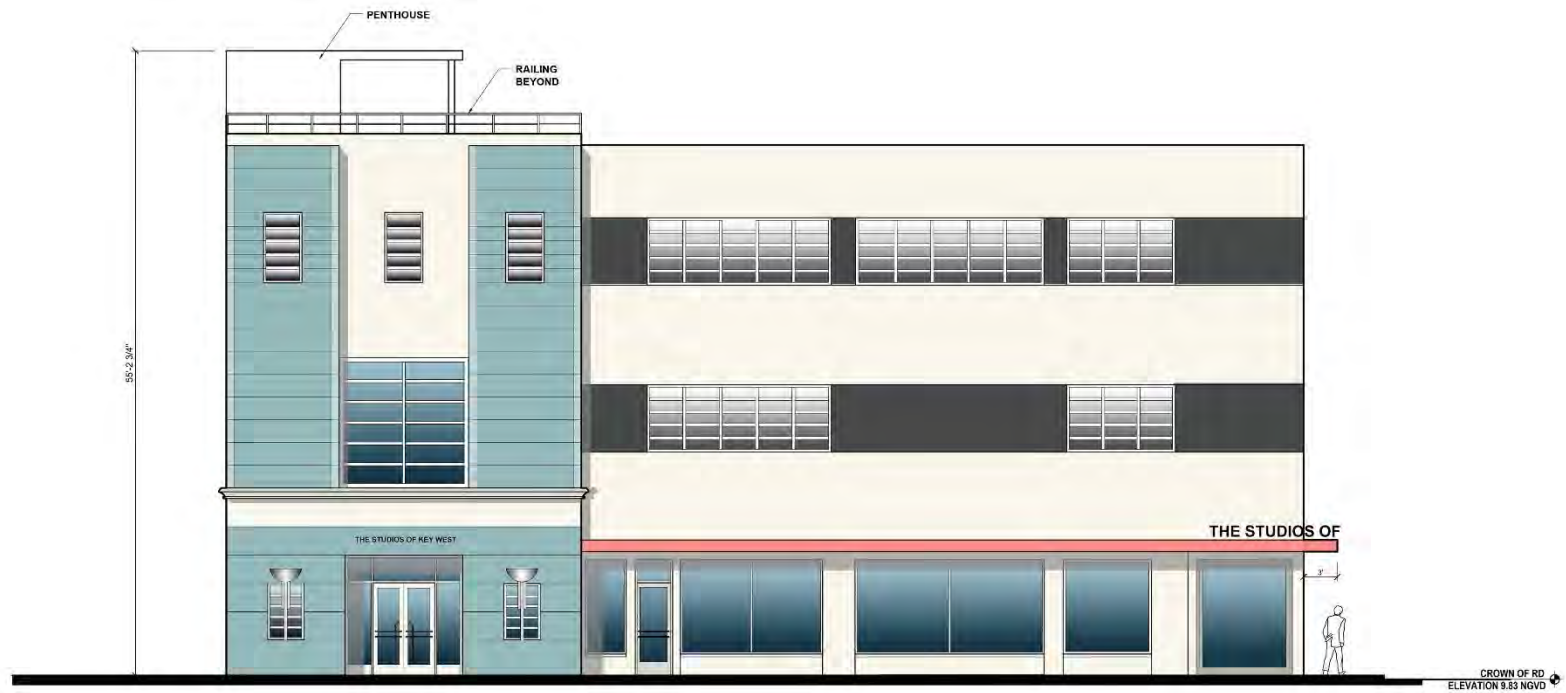
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PROJECT NO: 1306

**HARC APPROVED
ROOF TERRACE
FLOOR PLAN**

PREVIOUSLY A5

H1



SOUTH ELEVATION
SCALE 3/16" = 1'-0"

COLOR LEGEND

	BENJAMIN MOORE HARBOR HAZE 2136 - 60		BENJAMIN MOORE MOONSHINE 2140 - 60		BENJAMIN MOORE PINK PEACH 2009 - 40
	BENJAMIN MOORE COLORADO GRAY 2136 - 50		BENJAMIN MOORE WROUGHT IRON 2124 - 10		

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(305) 294-1687

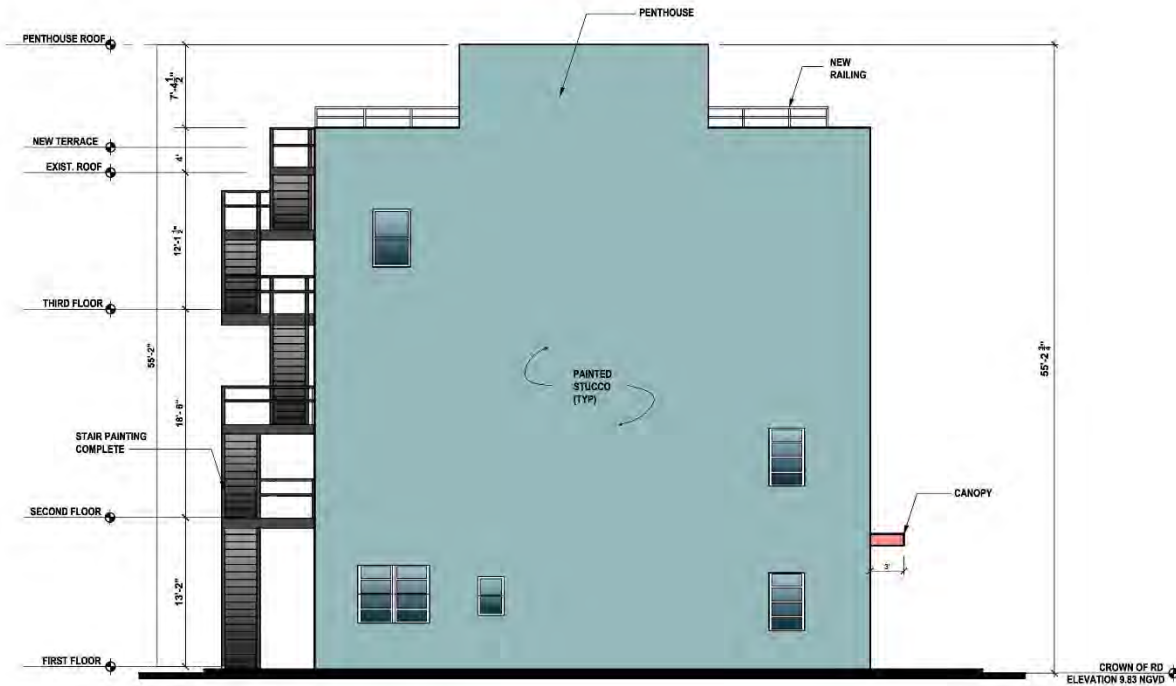
**THE STUDIOS OF KEY WEST
PENTHOUSE EXTENSION**
533 EATON STREET
KEY WEST, FLORIDA

DATE: 01 + 20 + 16
SCALE: AS NOTED
DRAWN BY: DE
PROJECT NO: 1300

**HARC APPROVED
SOUTH ELEVATION**

PREVIOUSLY A0 **H2**

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COLOR LEGEND

- BENJAMIN MOORE
COLORADO GRAY
2136 - 50
- BENJAMIN MOORE
WROUGHT IRON
2124 - 10
- BENJAMIN MOORE
PINK PEACH
2009 - 40

WEST ELEVATION
SCALE 3/16" = 1'-0"

MICHAEL MILLER ARCHITECTS
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(305) 294-1687

**THE STUDIOS
OF KEY WEST
PENTHOUSE EXTENSION**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 01 - 20 - 16
SCALE: AS NOTED
DRAWN BY: DE
PROJECT NO: 1300

**HARC APPROVED
WEST ELEVATION**

PREVIOUSLY A3 **H3**

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EAST ELEVATION
SCALE 3/16" = 1'-0"

COLOR LEGEND

- BENJAMIN MOORE
MOONSHINE
2140 - 60
- BENJAMIN MOORE
WROUGHT IRON
2124 - 10
- BENJAMIN MOORE
PINK PEACH
2009 - 40

MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**THE STUDIOS
OF KEY WEST
PENTHOUSE EXTENSION**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 01 - 26 - 16

SCALE: AS NOTED

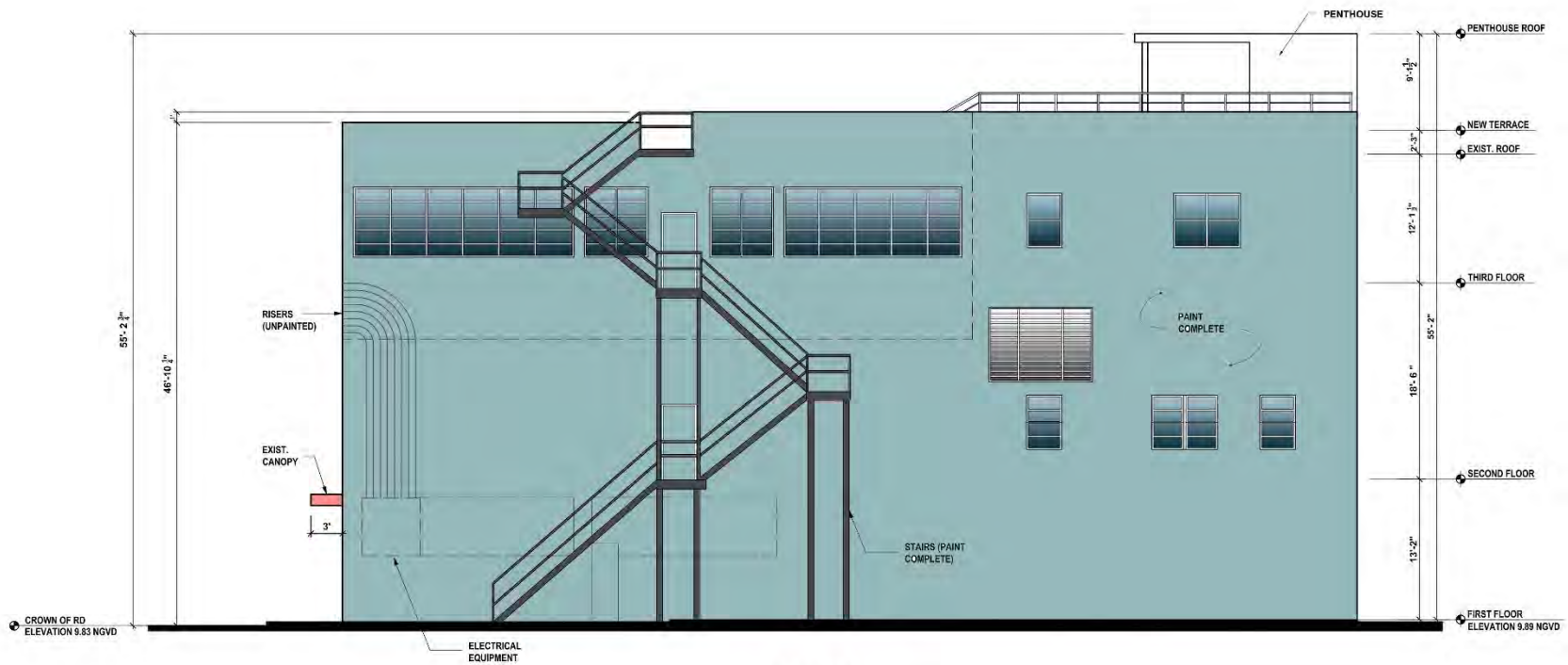
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PROJECT NO: 1306

**HARC APPROVED
EAST ELEVATION**

PREVIOUSLY A2 **H4**

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NORTH ELEVATION
SCALE 3/16" = 1'-0"

COLOR LEGEND

- BENJAMIN MOORE
COLORADO GRAY
2136 - 50
- BENJAMIN MOORE
WROUGHT IRON
2124 - 10
- BENJAMIN MOORE
PINK PEACH
2009 - 40

MICHAEL MILLER ARCHITECTS
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7697

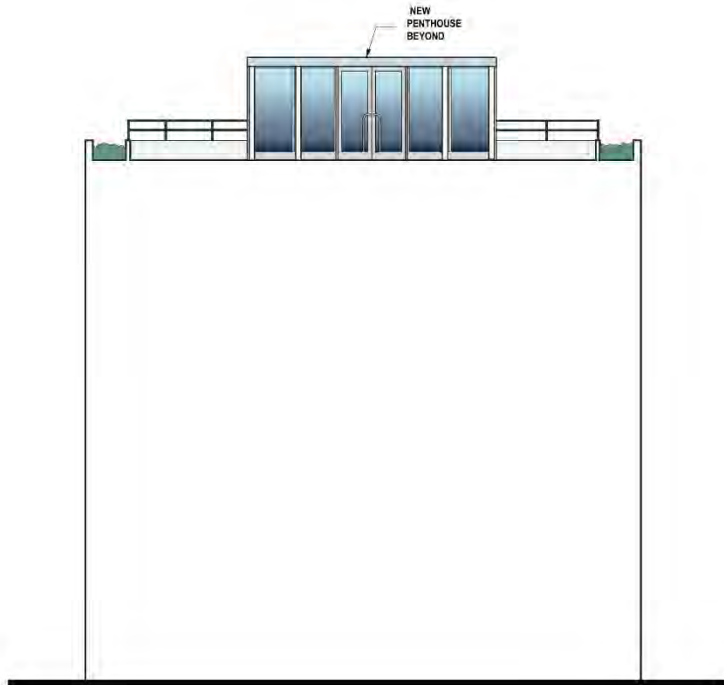
**THE STUDIOS
OF KEY WEST
PENTHOUSE EXTENSION**
533 EATON STREET
KEY WEST, FLORIDA

DATE: 01-20-18
SCALE: AS NOTED
DRAWN BY: SE
PROJECT NO: 1306

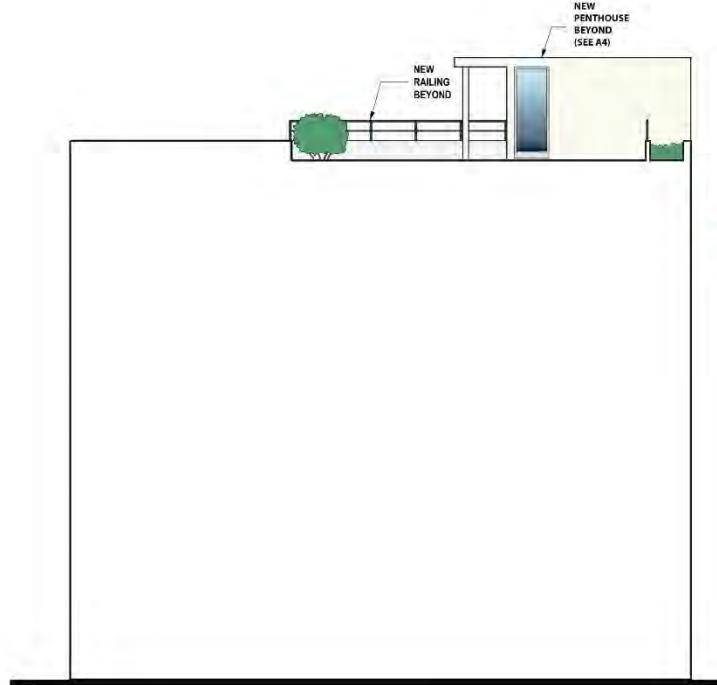
**HARC APPROVED
NORTH ELEVATION**

PREVIOUSLY A1 **H5**

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PENTHOUSE EAST ELEVATION
SCALE 3/16" = 1'-0"



PENTHOUSE NORTH ELEVATION
SCALE 3/16" = 1'-0"

COLOR LEGEND

- BENJAMIN MOORE**
HARBOR HAZE
2136-60
- BENJAMIN MOORE**
MOONSHINE
2140-60
- BENJAMIN MOORE**
NARRAGANSETT GREEN
HC-157

MICHAEL MILLER ARCHITECTS
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**THE STUDIOS
OF KEY WEST
PENTHOUSE EXTENSION**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 01-20-15
SCALE: AS NOTED
DRAWN BY: SE
PROJECT NO: 1308

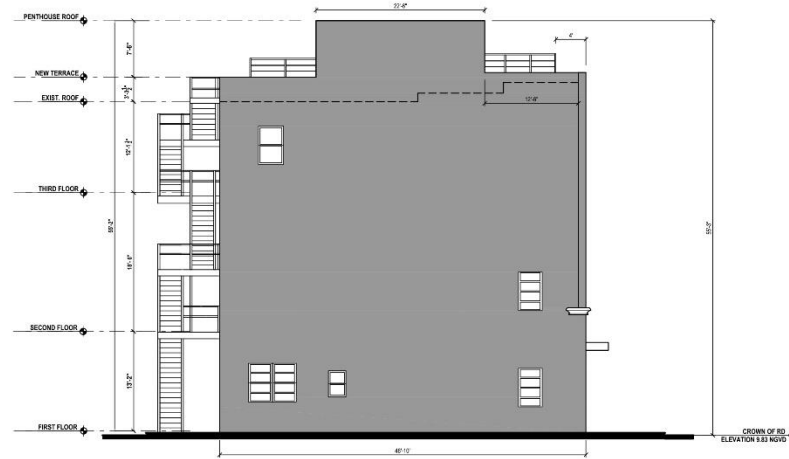
**HARC APPROVED
EAST & NORTH
ELEVATION**

PREVIOUSLY A6 **H6**

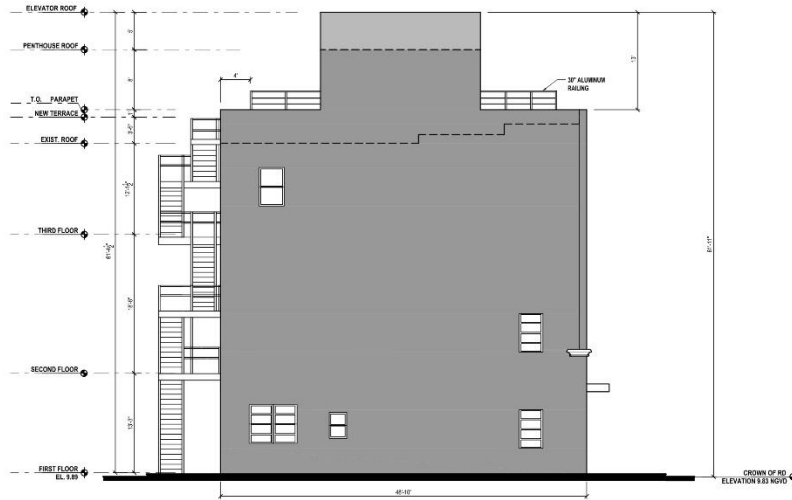
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1
A6 **EXISTING WEST ELEVATION**
SCALE: 1/8" = 1'-0"



2
A6 **WEST ELEVATION SHOWING HARC APPROVED HEIGHT FOR PENTHOUSE**
SCALE: 1/8" = 1'-0"



3
A6 **WEST ELEVATION SHOWING PROPOSED INCREASE IN PENTHOUSE HEIGHT**
SCALE: 1/8" = 1'-0"

MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**THE STUDIOS
OF KEY WEST
PENTHOUSE EXTENSION**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 01 - 29 - 16

SCALE: AS NOTED

DRAWN BY: SE

PROJECT NO: 1306

**WEST ELEVATION
DIAGRAMS**

H7

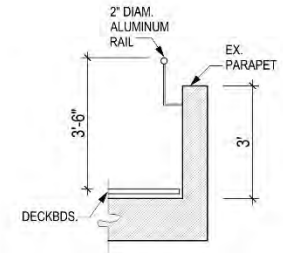


ROOF TERRACE PLAN
 SCALE 1/4" = 1'-0"
 465 GROSS SQUARE FEET



LEGEND:

- 1 LOBBY
- 2 STAIR
- 3 ELEVATOR
- 4 PORCH
- 5 GREEN DECKING
- 6 PLANTERS
- 7 RETRACTABLE AWNING AREA
- 8 BENCH
- 9 EGRESS STAIR
- 10 EXISTING ROOF
- 11 SKYLIGHT



SECTION A-A
 SCALE: N.T.S.

MICHAEL MILLER ARCHITECTS
 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294-7657

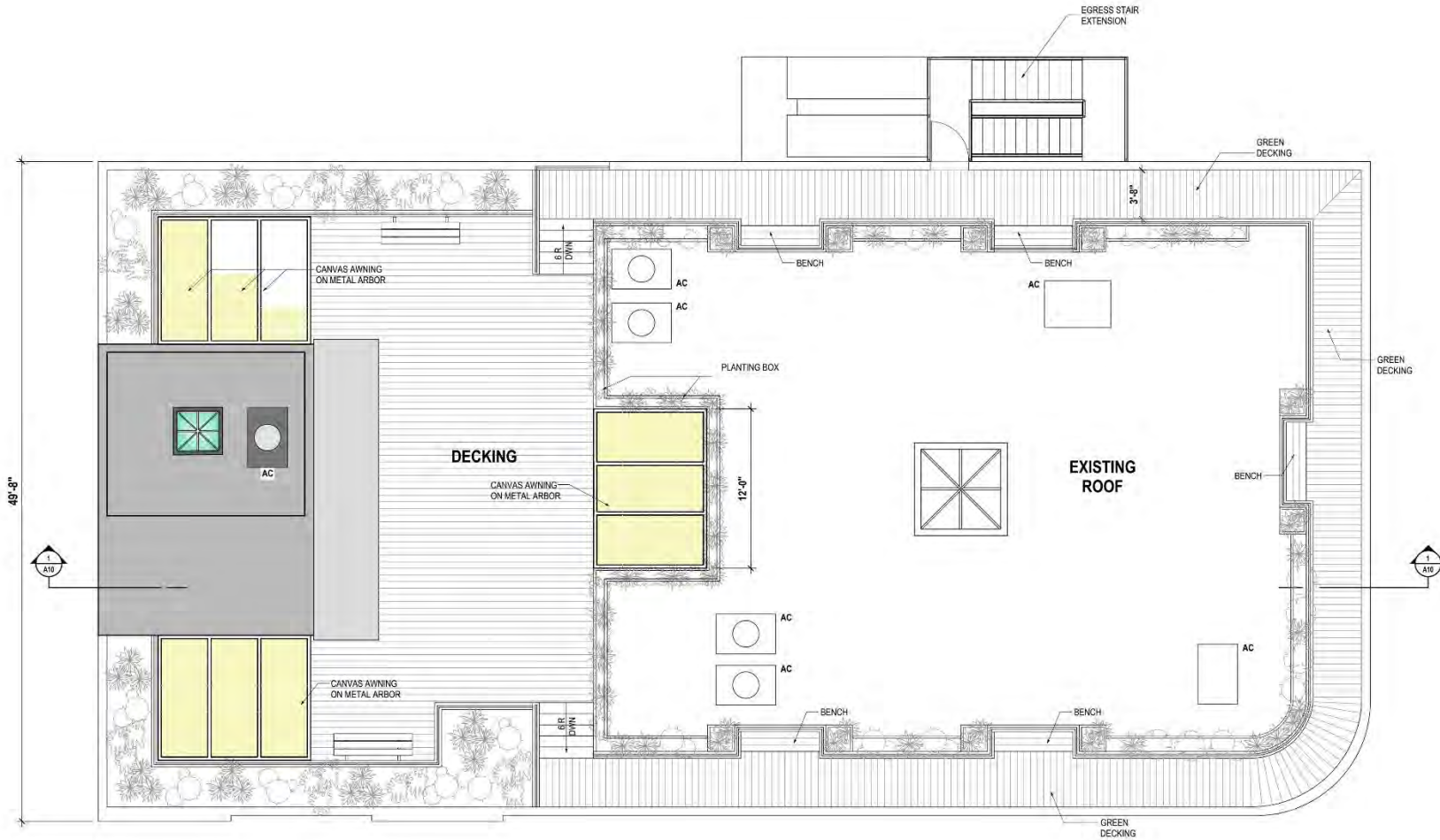
**THE STUDIOS OF KEY WEST
 ROOF TERRACE**

533 EATON STREET
 KEY WEST, FLORIDA

DATE: 02-01-16
 SCALE: AS NOTED
 DRAWN BY: SE
 PROJECT NO: 1208

**PROPOSED
 ROOF TERRACE
 FLOOR PLAN**

H8



PENTHOUSE ROOF PLAN
 SCALE 1/4" = 1'-0"
 465 GROSS SQUARE FEET



MICHAEL MILLER ARCHITECTS
 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294-7887

**THE STUDIOS OF KEY WEST
 ROOF TERRACE**

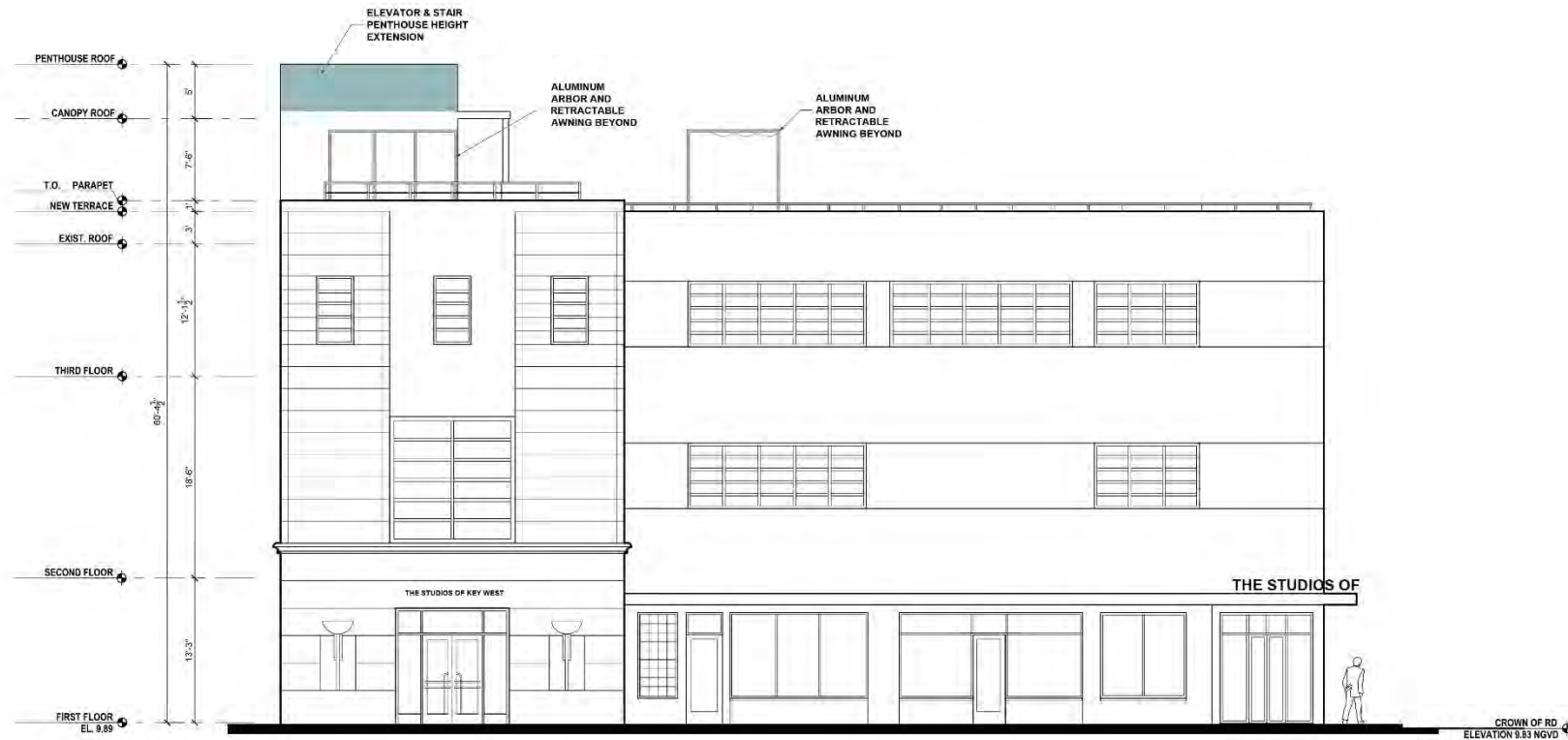
533 EATON STREET
 KEY WEST, FLORIDA

DATE: 02-01-16
 SCALE: AS NOTED
 DRAWN BY: SE
 PROJECT NO: 1306

**PROPOSED
 PENTHOUSE ROOF
 PLAN**

H9

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SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

 **BENJAMIN MOORE**
COLORADO GREY
2136 - 50

MICHAEL MILLER ARCHITECTS
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7887

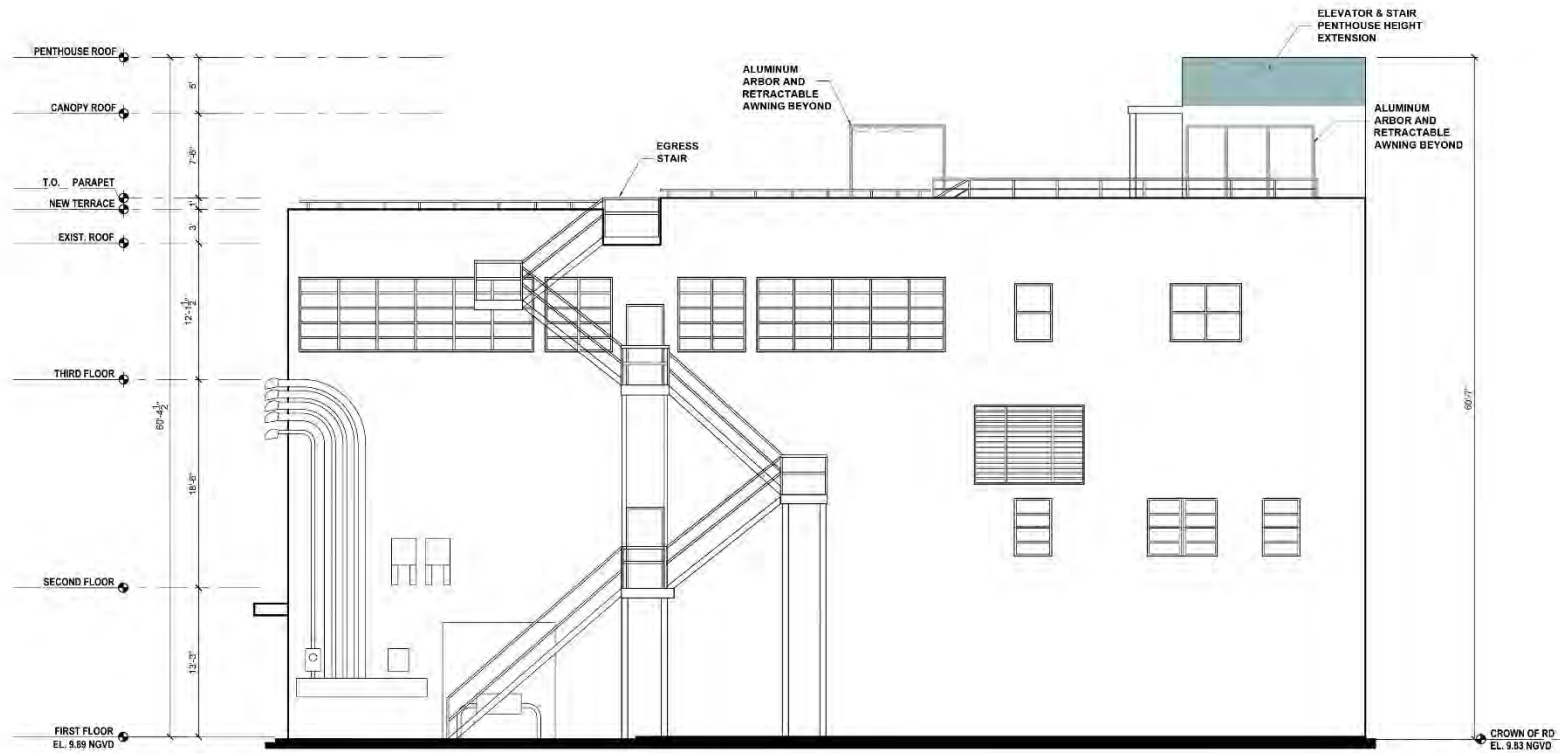
THE STUDIOS OF KEY WEST
ROOF TERRACE

533 EATON STREET
KEY WEST, FLORIDA

DATE: 02-01-16
SCALE: AS NOTED
DRAWN BY: DE
PROJECT NO: 1306

PROPOSED
SOUTH ELEVATION

H10



NORTH ELEVATION
SCALE 3/16" = 1'-0"

BENJAMIN MOORE
COLORADO GREY
2135 - 50

MICHAEL MILLER ARCHITECTS
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**THE STUDIOS OF KEY WEST
ROOF TERRACE**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 02-01-18

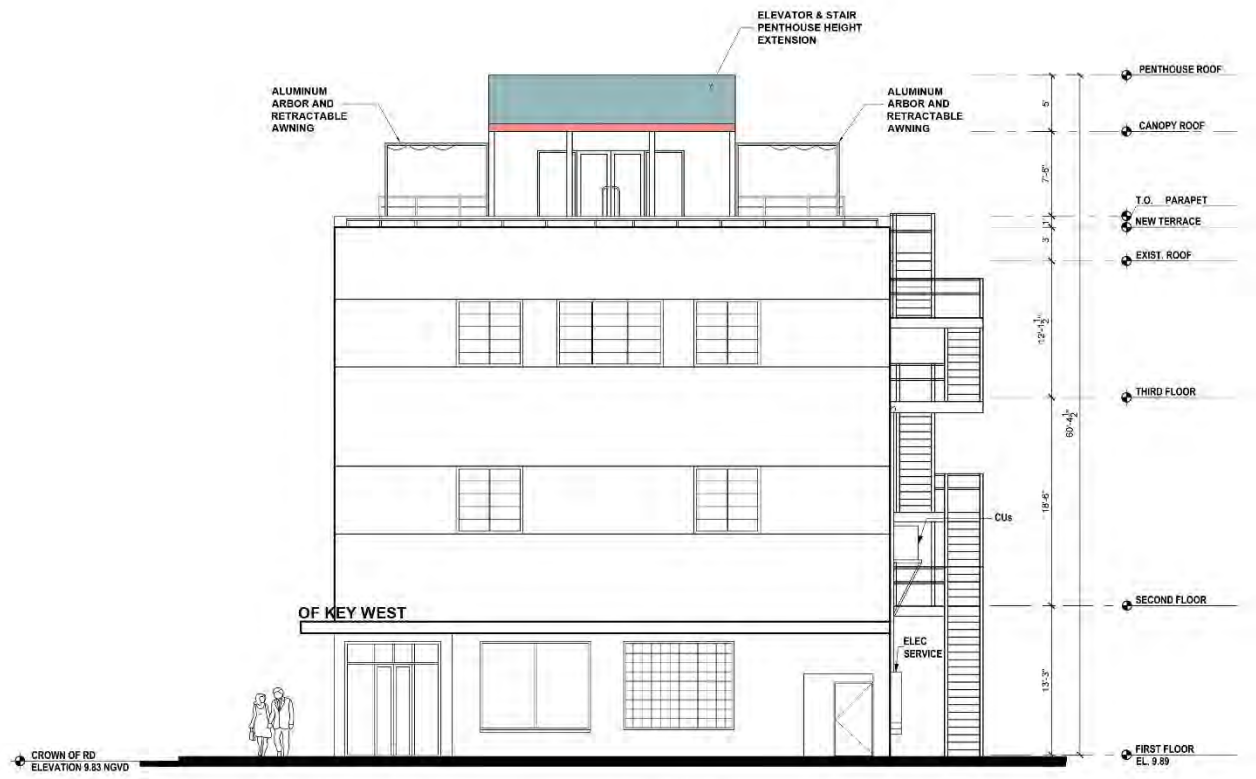
SCALE: AS NOTED

DRAWN BY: SE

PROJECT NO: 1306

**PROPOSED
NORTH ELEVATION**

H11



EAST ELEVATION
SCALE 3/16" = 1'-0"

BENJAMIN MOORE
COLORADO GREY
2135 - 50

BENJAMIN MOORE
PINK PEACH
2009 - 40

MICHAEL MILLER ARCHITECTS
617 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7897

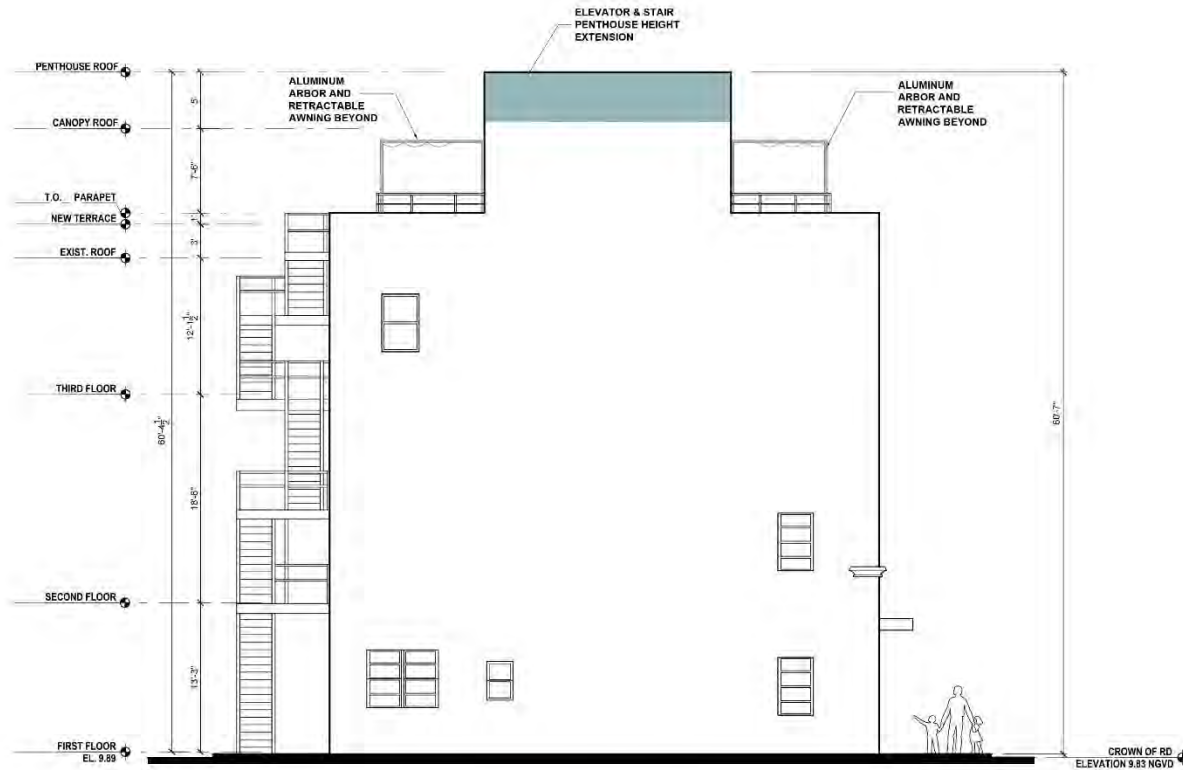
**THE STUDIOS OF KEY WEST
ROOF TERRACE**
533 EATON STREET
KEY WEST, FLORIDA

DATE: 02-01-16
SCALE: AS NOTED
DRAWN BY: SE
PROJECT NO: 1396

**PROPOSED
EAST ELEVATION**

H12

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WEST ELEVATION
SCALE 1/4" = 1'-0"

BENJAMIN MOORE
COLORADO GREY
2136 - 50

MICHAEL MILLER ARCHITECTS
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**THE STUDIOS OF KEY WEST
ROOF TERRACE**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 02-01-18

SCALE: AS NOTED

DRAWN BY: SE

PROJECT NO: 1306

**PROPOSED
WEST ELEVATION**

H13



VIEW ACROSS THE SIMONTON STREET AND EATON STREET SHOWING PROPOSED PENTHOUSE ADDITION



VIEW EAST ON EATON STREET SHOWING PROPOSED PENTHOUSE ADDITION



VIEW FROM BAHAMA & EATON STREET SHOWING PROPOSED PENTHOUSE ADDITION

MICHAEL MILLER ARCHITECTS
 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 234-7687

**THE STUDIOS OF KEY WEST
 ROOF TERRACE**

533 EATON STREET
 KEY WEST, FLORIDA

DATE: 02-01-16
 SCALE: AS NOTED
 DRAWN BY: SE
 PROJECT NO: 1306

**STREET VIEW
 COMPARISON**

H14



Decking boards

Robust und zeitlos

The material

Resysta is extremely resistant and features an excellent eco-balancez

Technical and ecological assessment of the new material Resysta: Resysta looks like wood and stands out for its high mechanical strength, thermal stability as well as chemical resistance. Unlike wood, Resysta is swell-, splinterand crack-free, does not gray or fade and withstands pest infestation. Resysta products are therefore very durable without requiring special care or maintenance. Resysta is a true alternative to tropical wood. It is therefore especially suitable for outdoor use like garden furniture and outdoor decking as well as for wellness and pool areas, where high strain, aggressive weather, temperature and environmental influences take effect. Resysta products furthermore provide for an exceptionally beneficial eco-balance. In short: Resysta deserves the title »The better wood« in every sense.







Resysta convinces in ...

... Product properties

- UV-resistance
- weather resistance
- water resistance
- salt- and chlorine-water resistance
- no cracking
- no pest infestation or fungal decay
- flammability classification B2 (with additives, B1 classification possible)

... Surface and design

- wood feel and appearance
- skid resistance
- no splintering
- individual color scheme

... Handling

- easy installation
- customary tools
- easy to refinish

... Sustainability

- no rotting
- 100% recyclable
- easy-care

Color & Protection

Classic or modern – with the protection glaze, especially formulated for the Resysta surface, the decking can perfectly be maintained and thus be protected against infiltration of dirt caused by wear and environmental influences. With selected color shades the surface finish of your choice can easily be created and refinished if necessary. The water based formula is odorless and quick-drying. Traces of use can easily be removed. In diluted form, the color glaze can be facily refreshed, as required. All color shades may be mixed and applied with each other



Decking

Decking boards

Click-Tiles

Parquet

Floor mat

Facades

Windows

Furniture & Garden

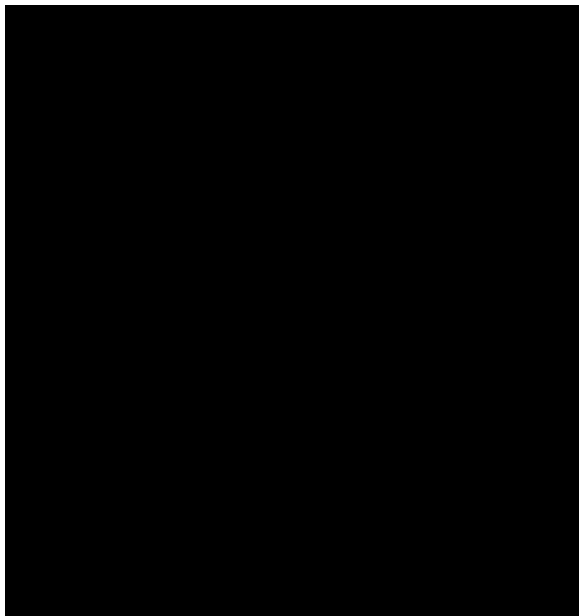


Fences & Blinds

Roof

Marine

Surfaces



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REVISIONS TO MAJOR DEVELOPMENT PLAN- RAISE UPPER NON-HABITABLE SPACE TO 5 FEET TO FACILITATE ACCESS TO THE DISABLE. NEW PARAPET RAILINGS AND NEW AWNINGS. ROOFING DECK CHANGE FROM STONE TILE TO SYNTHETIC DECK.

FOR- #533 EATON STREET

Applicant – Michael Miller, Architect

Application #H16-03-0007

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Public Meeting Notice

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO HAS DETERMINED THAT THE PUBLIC MEETING IS NECESSARY TO CONSIDER THE PROPOSED PROJECT AND TO OBTAIN PUBLIC COMMENT ON THE PROJECT. THE PUBLIC MEETING WILL BE HELD AT THE COUNTY ADMINISTRATION CENTER, 1600 AVENUE C, SAN DIEGO, CALIFORNIA 92161, ON WEDNESDAY, APRIL 24, 2013, AT 7:00 AM. THE MEETING WILL BE OPEN TO THE PUBLIC AND WILL BE CONDUCTED IN AN OPEN HOUSE FORMAT. THE MEETING WILL BE HELD IN THE CONFERENCE ROOM, 1600 AVENUE C, SAN DIEGO, CALIFORNIA 92161. THE MEETING WILL BE HELD IN THE CONFERENCE ROOM, 1600 AVENUE C, SAN DIEGO, CALIFORNIA 92161. THE MEETING WILL BE HELD IN THE CONFERENCE ROOM, 1600 AVENUE C, SAN DIEGO, CALIFORNIA 92161.

FOR MORE INFORMATION, PLEASE CONTACT THE PROJECT MANAGER AT (619) 491-1111. THE MEETING WILL BE HELD IN THE CONFERENCE ROOM, 1600 AVENUE C, SAN DIEGO, CALIFORNIA 92161. THE MEETING WILL BE HELD IN THE CONFERENCE ROOM, 1600 AVENUE C, SAN DIEGO, CALIFORNIA 92161. THE MEETING WILL BE HELD IN THE CONFERENCE ROOM, 1600 AVENUE C, SAN DIEGO, CALIFORNIA 92161.



PROPERTY APPRAISER INFORMATION

- [» Clerk of the Courts](#)
- [» Sheriff's Office](#)
- [» Elections Supervisor](#)
- [» Tax Collector](#)

Monroe County Cities

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

First Time Home Buyer (IRS)

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

IRS Links

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

Other Links

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

Property Record Card -

Maps are now launching the new map application version.

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

Previous Record **Alternate Key: 1004294 Parcel ID: 00004130-000000** Next Record

Ownership Details

Mailing Address:

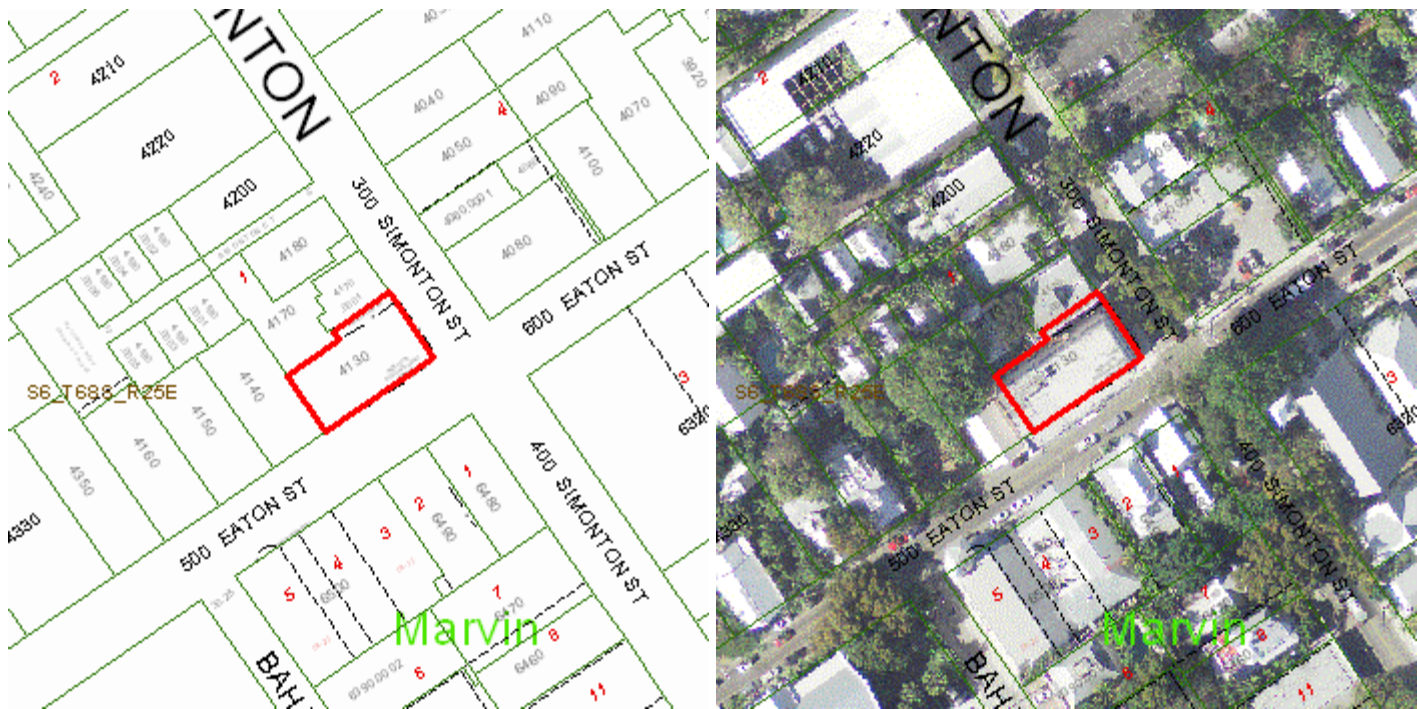
THE STUDIOS OF KEY WEST INC
533 EATON ST STE 101

KEY WEST, FL 33040-7042

Property Details

PC Code: 77 - CLUBS,LODGES (PC/LIST)
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 533 EATON ST KEY WEST
 Legal Description: KW PT LOT 1 SQR 24 G47-189/90 OR2656-2005/06

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,932,969.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	96	5,200.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 13631
 Year Built: 1958

Building 1 Details

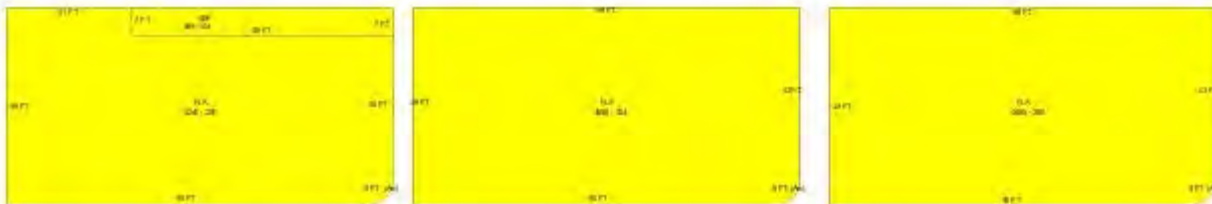
Building Type		Condition	F	Quality Grade	450
Effective Age	27	Perimeter	864	Depreciation %	35
Year Built	1958	Special Arch	0	Grnd Floor Area	13,631
Functional Obs	25	Economic Obs	0		

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	17	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					4,240
2	SBF		1	1990					455
3	FLA		1	1990					4,696
4	FLA		1	1990					4,695

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1081	CLUBS/LDG/HALLS B	26	N	Y
	1082	1 STY STORE-B	74	N	Y
	1084	CLUBS/LDG/HALLS B	100	N	Y
	1085	CLUBS/LDG/HALLS B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
338	C.B.S.	100

Appraiser Notes

2012-02-15 CITY OF KW FEB 8,2012 ASSIGNMENT OF 533 EATON ST AS PRIMARY ADDRESS WITH UNIT #S. SEE ATTACHMENT.DKRAUSE

OR2678-125 - RESOLUTION NO 14-108 CITY OF KEY WEST GRANTS AN EASEMENT OF 279.2 SQ/FT TO ADDRESS THE ENCROACHMENT OF EXISTING ROOF OVERHANGS ON CITY RIGHT OF WAY

2004-01-20 -SCOTTISH RITE TEMPLE'S LOWER LEVAL FOR RENT FOR \$26,400./-SKI

TPP 8528647 - KEYS OFFICE EQUIPMENT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	08-0018	01/24/2008	02/01/2008	2,400	Commercial	INSTALL 25 LF OF NON STRUCTURAL WALL WITH FRENCH DOOR AND DRY WALL
1	13-1993	05/01/2013		100	Commercial	EXTEND PERMIT #07-1671 FOR FINAL INSPECTION. CHANGE OUT OF TWO 2 TEN TON CONDENSER.
1	13-1992	05/01/2013		100	Commercial	EXTEND PERMIT #97-625 FOR FINAL INSPECTION. CHANGE OUT OF TWO 10-TON AIR HANDLERS.
1	13-1991	05/01/2013		100	Commercial	EXTEND PERMIT #02-1519 FOR FINAL INSPECTION. CHANGE OUT OF A 10-TON CONDENSER UNIT.
	10-1640	05/20/2010		7,200	Commercial	RELOCATE EXISTING MAIN SERVICE FROM WOODEN POLE ON EATON TO NEW SERVICE ON SIMONTON.
	10-1304	04/28/2010		6,450	Commercial	REMOVE AND REPLACE RUST AREAS ON STEEL STAIRWAY DECKS.
	09-3282	10/13/2009		6,500	Commercial	INSTALL 10SQS ROOFING.
	07-3636	07/26/2007		1,150	Commercial	REPLACE 2 DOORS.
	14-2764	06/16/2014		149,373	Commercial	DEMO ELEVATOR AND SELECTIVE DEMOLITION OF ELEVATOR SHAFT, FRAMING AND MASONRY.
	14-4801	11/03/2014		250,000		
	14-4799	12/09/2014		114,000		FURNISH ALL MATERIAL TO HOOK UP ELEVATOR
	14-3521	01/29/2015		1,355,000		REVISION #4: REPAIR STEEL STAIRS AT BACK OF BUILDING
1	B94-3855	11/01/1994	12/01/1994	3,600		INTERIOR RENOVATIONS
1	A95-0698	03/01/1995	11/01/1995	600	Commercial	3 SQS ROOFING
1	M95-2952	09/01/1995	11/01/1995	16,000	Commercial	REPLACE/REPAIR 4/5 TON AC
1	E953032	09/01/1995	11/01/1995	1,000	Commercial	2/5 HP CONDENSERS
1	97-0625	03/01/1997	07/01/1997	10,000	Commercial	CHANGEOUT 2-10 TON AC
1	00-0932	04/19/2000	07/17/2000	2,200	Commercial	NEW DOORS
1	01-0294	01/23/2001	10/11/2001	3,000	Commercial	REPLACE STOREFRONT GLASS
1	02-1519	06/13/2002	08/19/2002	4,500	Commercial	CHANGE 10-TON COND.
1	03-0949	03/18/2003	08/12/2004	7,000	Commercial	REPLACE SEWER LINE
1	03-1207	04/08/2003	08/12/2004	12,800	Commercial	INTERIOR RENOVATIONS
1	03-2545	07/22/2003	08/12/2004	7,000	Commercial	A/C SYSTEM

1	03-3129	09/08/2003	08/12/2004	1,500	Commercial	PAINT EXTERIOR
1	03-4142	12/08/2003	08/12/2004	2,000	Commercial	FLOORING TILE & DROP CEILING
1	07-1671	04/05/2007	04/05/2007	9,600	Commercial	INSTALL HVAC SYSTEM

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	1,140,858	0	826,166	1,967,024	1,967,024	1,967,024	0
2014	1,140,858	0	803,837	1,944,695	1,944,695	1,497,415	447,280
2013	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2012	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2011	1,748,181	0	848,494	2,596,675	2,596,675	1,999,440	597,235
2010	1,838,995	0	532,792	2,371,787	2,371,787	1,826,276	545,511
2009	1,838,995	0	611,000	2,449,995	2,449,995	1,886,496	563,499
2008	1,929,810	0	676,000	2,605,810	2,605,810	2,006,474	599,336
2007	1,297,749	0	676,000	1,973,749	1,973,749	1,519,787	453,962
2006	1,297,749	0	520,000	1,817,749	1,817,749	1,399,667	418,082
2005	1,243,078	0	468,000	1,711,078	1,711,078	1,317,530	393,548
2004	1,166,470	0	338,000	1,504,470	1,504,470	1,158,442	346,028
2003	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2002	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2001	919,153	0	208,000	1,127,153	1,127,153	867,908	259,245
2000	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1999	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1998	639,100	0	140,400	779,500	779,500	600,215	179,285
1997	639,100	0	130,000	769,100	769,100	592,207	176,893
1996	581,001	0	130,000	711,001	711,001	547,470	163,531
1995	581,001	0	130,000	711,001	711,001	547,470	163,531
1994	581,001	0	130,000	711,001	711,001	547,470	163,531
1993	581,001	0	130,000	711,001	711,001	547,470	163,531
1992	581,001	0	130,000	711,001	711,001	547,470	163,531
1991	581,001	0	130,000	711,001	711,001	547,470	163,531
1990	592,029	0	110,500	702,529	702,529	540,947	161,582
1989	552,657	0	109,200	661,857	661,857	509,629	152,228
1988	512,508	2,546	98,800	613,854	613,854	497,221	116,633
1987	504,620	2,575	51,450	558,645	558,645	452,502	106,143
1986	490,182	7,700	50,400	548,282	548,282	444,108	104,174
1985	480,860	7,700	43,200	531,760	531,760	430,725	101,035
1984	474,594	7,700	43,200	525,494	525,494	425,650	99,844
1983	474,594	7,700	21,372	503,666	503,666	407,969	95,697
1982	409,253	7,700	21,372	438,325	438,325	438,325	0

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
10/30/2013	2656 / 2005	2,200,000	WD	17

This page has been visited 14,199 times.

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