

Staff Report

- 13 Demolish existing office overhang and portion of existing side porch roof. Construct new office attached building 2. Construct three turrets roofs, new fence, gate and relocation of sign- **#716-718 South Street- Applicant John M. Ganton, Dennis Beebe Architect (H11-01-256)**

This application is for modifications to two of three existing buildings located on #718 South Street. The structures are part of a motel complex. The cbs building located on 718 South Street is listed as a contributing resource and was built in 1950. The contributing building is a masonry vernacular structure. By observing a photograph taken circa 1965 and the Sanborn map from 1962 it is evident that the original footprints of the three existing structures have not been altered. Nevertheless the front façade of the corner structure has been enclosed with siding, on the circa 1965 picture the front porch used to have louver windows. The planters that can be observed today as well as the shed roof form of the front porch have not changed since the 1960's.

The proposed plans include, among other things, the demolition of the front porch of the corner building. The plans also propose the construction of a new attached structure on the front and side of building 2, which is a cbs structure. The plans include three turrets roofs, two for the corner building and one on the cbs one story structure. The plans also depict an overhang roof on the front of the corner building and a new porch roof in the front of the one story cbs structure. A new picket fence and the relocation of the existing sign are also proposed in the plans.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

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

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

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that is important in defining the overall historic character of a district or neighborhood so that the character is diminished;*
 - (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and*
 - (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*
 - (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*
- (c) *Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.*

(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

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

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

It is staff understanding that the motel complex has more than 50 years. The corner building front porch, although altered, is historic. The 1962 Sanborn map depict a front porch for that corner building. Staff understands that a front porch is integral to this historic structure and its demolition with no built back of something similar will be contrary to criteria (2) and (3) of Sec. 102-218 (b) of the LDR.

Design Review

The proposed new design incorporates a one story attached addition to the east side of the cbs structure. The addition will have an L shape footprint plan and will have a turret roof over its north east corner and will be higher than the existing cbs building. A new front porch roof with white v-crimp metal panels will be supported with 4 by 4 posts. The turret will have white metal v crimp panels.

The plans also include two new turrets on the corner building and on its main façade. The turrets will be lower in height than the corner building and between them a front overhang will be installed. The turrets will have white metal v crimp on their roof. New railings to match the existing ones will be installed in the turrets as an extension of the side porches.

The plans also include a four feet height picket fence on the front of the property and a six foot tall picket access gate between the two buildings approximately 11'-4" setback from the front property line.

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

Additions, alterations and new construction:

(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed- Staff understands that the proposed one story addition will not conceal any architectural defining features of the existing structure. Nevertheless the proposed turrets will change the character of both structures.

(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction. The cbs building is listed as contributing resource in the 2004 survey.

(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes- The proposed design is not compatible in its roof form found in the original buildings or surrounding historic buildings.

(4)- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors- The proposed new roof shapes are not appropriate to the original buildings. The cbs structure is a modern building and it shows simple lines which are characteristic features of its architectural period.

(5)- Additions should be attached to less publicly visible secondary elevations of an historic structure- The proposed addition and turrets will be added to the main facades.

Staff also wants to review the guidelines regarding roofs (pages 26);

(4) The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be

removed or altered.- It is staff's belief that the proposed three turrets will change the existing configuration of both buildings. There is no evidence that shows that turrets were original to the design.

It is staffs belief that the proposed alterations to the historic complex are inconsistent with the guidelines.

Application



BUILDING DEPARTMENT
CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-01-256

OWNER NAME: JOHN M. GANTON DATE: 2/24/11

OWNERS ADDRESS: 718 South St., KW, FL PHONE #: 517-206-0744

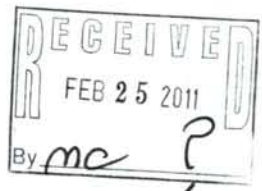
APPLICANT'S NAME: JOHN M. GANTON PHONE #: 517-206-0744

APPLICANT'S ADDRESS: 718 South St., Key West, FL. 33040

ADDRESS OF CONSTRUCTION: 716-718 SOUTH ST. # OF UNITS: 17

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
SEE ATTACHED.



Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Date: 2/24/11
Applicant Signature: John M. Ganton

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

718 SOUTH STREET listed as contributing resource in the
2004 survey. Built in 1950. Planetary vernacular.
Ordinance for demolition
Guidelines for additions, alterations
and new construction (pages 36-38).
ROOFING (page 26)

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

Date: _____

Signature: _____

Sea Shell Motel

HARC application 2/25/11

Detailed description of work:

Building 1: Remove 194 s.f. of CBS, non conforming office space on the end of the non historic structure. Add two porch end turrets to the existing porches and corresponding roof band across the end of the building, total 131 s.f. non enclosed space. Add two false louvered windows.

Building 2: Relocate the office in the existing side porch and enclose 201 s.f. Add a new porch roof over existing stoop and connect to the office and new turret roof 203 s.f. non enclosed space.

Relocate the existing gate as shown on plans.

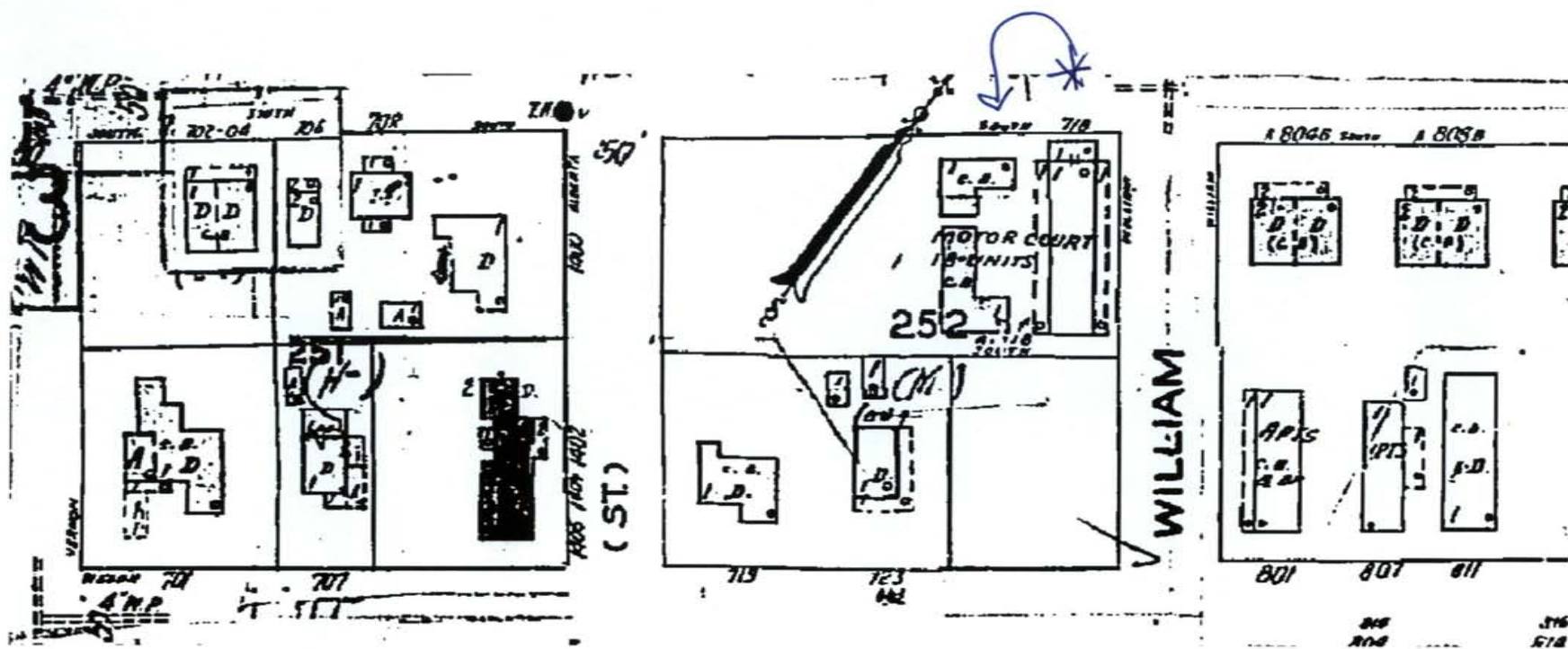
Relocate motel sign on to property

Add 4' picket fence along south street property line.

Add landscaping along South Street.



Sanborn Maps



#718 South Street Sanborn map 1962 Copy

Project Photos

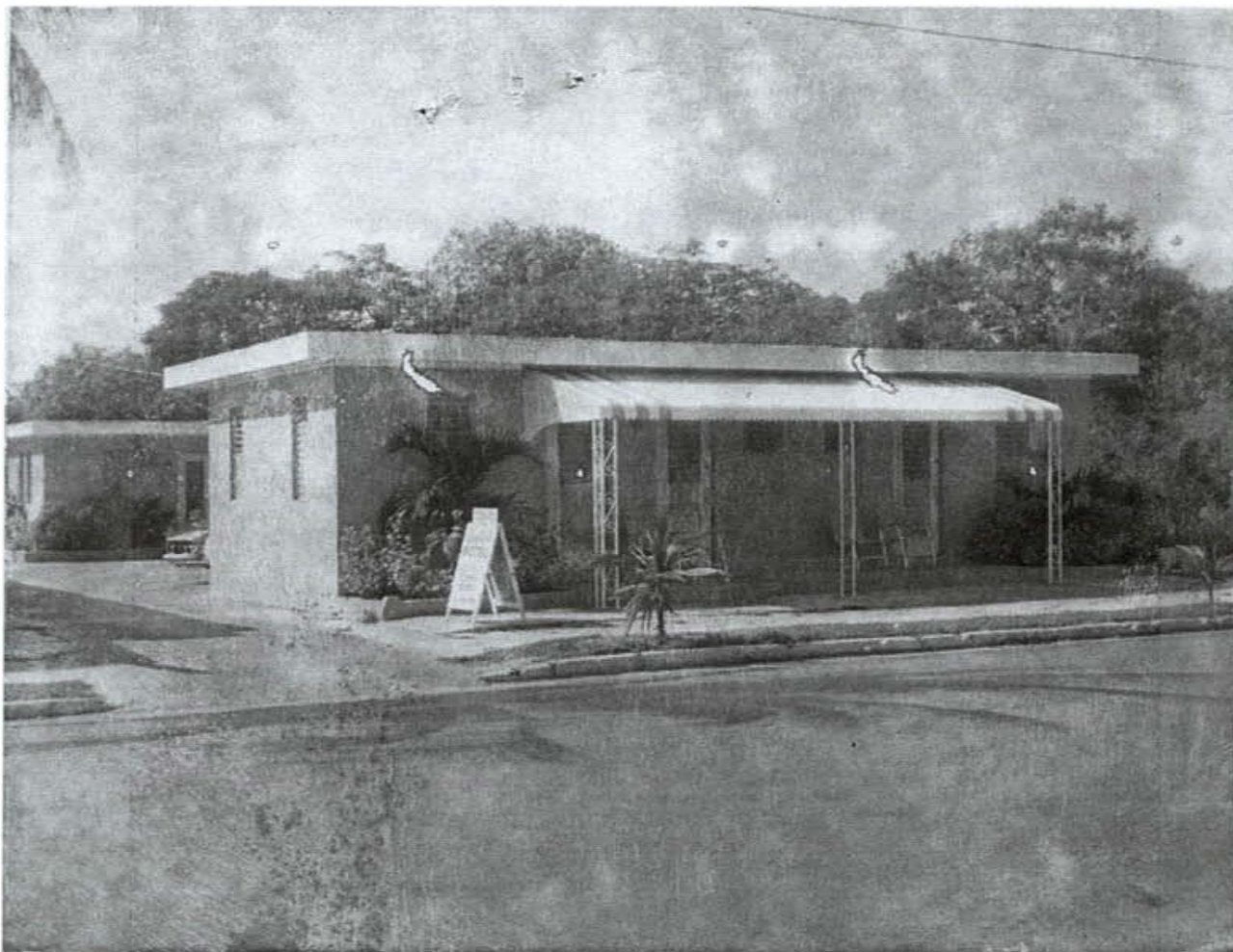


Photo taken by the Property Appraiser's office c1965; 718 South St.; Sea Shell Motel & Apartments; Monroe County Library



Photo taken by the Property Appraiser's office c1965; 718 South St.; Sea Shell Motel & Apartments; Monroe County Library

RECEIVED
FEB 25 2011
By ?

SEASHELL
MOTEL
Key West Youth Hostel
1307 296-5334

718

VACANCY

718

716-718 SOUTH ST.

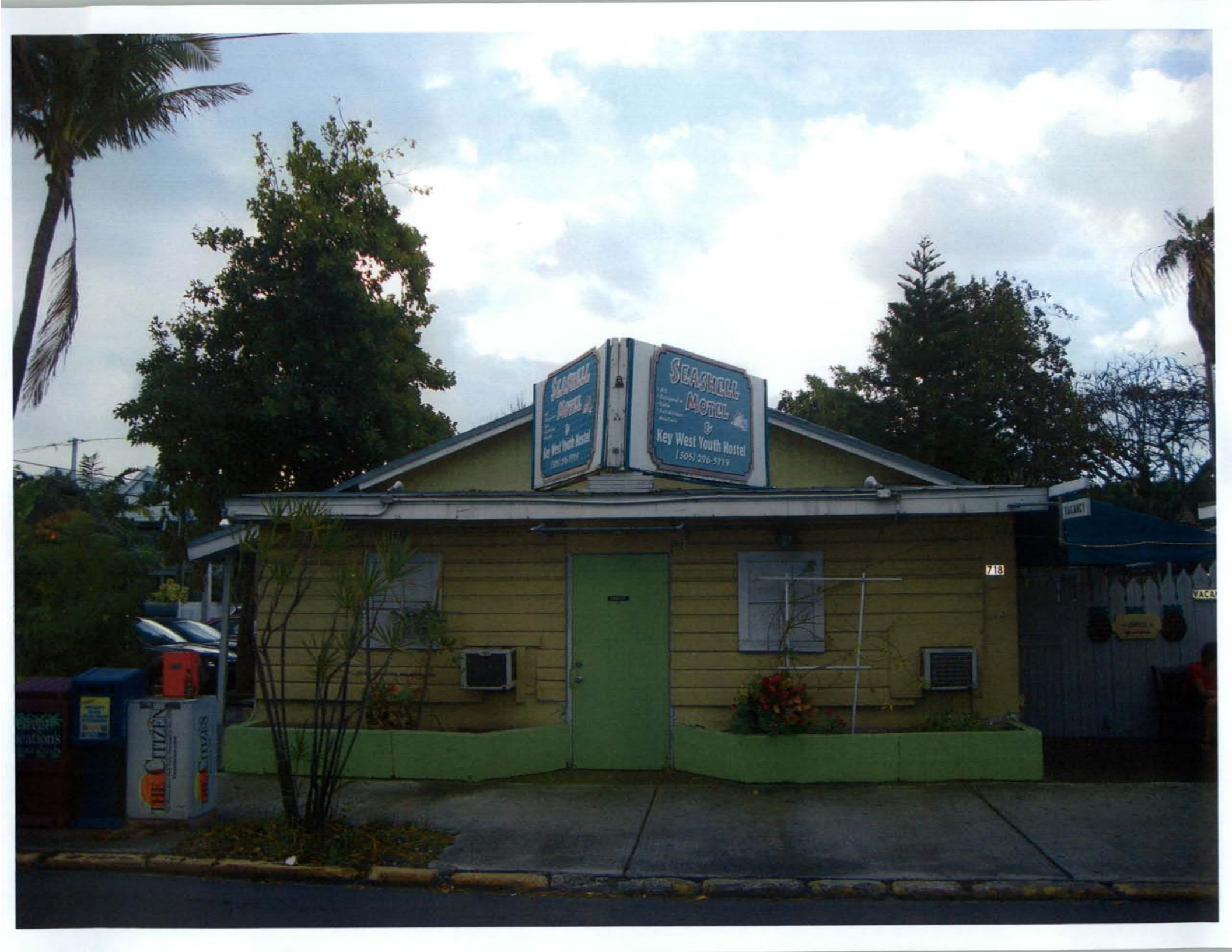


RECEIVED
FEB 25 2011
By ?

716 - 718 SOUTH ST.

716-718 SOUTH ST.





SEASHELL
MOTEL
Key West Youth Hostel
(305) 296-5919

713

VACANCY

VACANCY

THE CITIZEN
CIVITAS

**SEASHELL
MOTEL**
• A/C
• Refrigerator
• Cable
• Full Kitchen
Available
Key West Youth Hostel
5719

VACANCY









Miscellaneous Information



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO04056
 Recorder # _____
 Field Date 5/25/2004
 Form Date _____
 FormNo 200402
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 718 SOUTH STREET
 Other Names _____ >> _____ Multiple Listing (DHR only) _____
 Survey or Project Name Key West Historic Resources Survey
 National Register Category Building(s) Survey# _____

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>718</u>		<u>SOUTH</u>	<u>Street</u>	

Cross Streets (nearest/ between) ALBERTA
 City / Town (within 3 miles) KEY WEST In Current City Limits? YES
 County Monroe Tax Parcel #(s) RE- UNKNOWN
 Subdivision Name _____ Block _____ Lot _____
 Ownership Private Individual
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> KEY WEST; 1971
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 67S ; 25E ; 34 ; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone 0 Easting 0 Northing 0
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan Rectangular Other Exterior Plan _____
 Number of Stories 2
 Structural System(s) _____ >> Concrete block
 Other Structural System(s) _____
 Foundation Type(s) _____ >> Continuous
 Other Foundation Types _____
 Foundation Material(s) _____ >> Concrete Block
 Other Foundation Material(s) _____
 Exterior Fabric(s) _____ >> Stucco
 Other Exterior Fabric(s) WEATHERBOARD
 Roof Type(s) _____ >> Flat
 Other Roof Type(s) _____
 Roof Material(s) _____ >> Unspecified
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) _____ >> Not applicable
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 0
 Chimney Material Not applicable
 Other Chimney Material(s) _____
 Chimney Location(s) NOT APPLICABLE

HISTORICAL STRUCTURE FORM

8MO04056

DESCRIPTION (continued)

Window Descriptions JALOUSIE

Main Entrance Description (stylistic details)

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s)

Exterior Ornament EXTERIOR STAIRS

Interior Plan Unspecified

Other Interior Plan _____

Condition Fair

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional)

HISTORY

Construction year 1950

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
----------------	----------------	-------------------	------------------------

>> Unspecified;;

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Apartment;;

Other Structure Uses RESIDENCE

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods Sanborn Maps

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> Architecture

Other Historical Associations

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

HISTORICAL STRUCTURE FORM

8MO04056

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____

>> Photographs (Archived)

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost
Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780
Recorder Affiliation Other Other Affiliation URS Corporation
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS
Electronic Form Used: S110
Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM
Computer Entry Date: 9/15/2004

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

MO04056-200402

Supplementary Printout

- > [Other name(s)]:
- > USGS map name/year of publication or revision:
KEY WEST;1971
- > Township/Range/Section/Qtr:
67S ;25E ;34;UNSP
- > Foundation types:
Continuous
- > Foundation materials:
Concrete Block
- > Exterior fabrics:
Stucco
- > Roof types:
Flat
- > Roof materials:
Unspecified
- > Roof secondary structures (dormers etc):
Not applicable
- > Change status/year changed/date noted/nature:
Unspecified;;;
- > Original, intermediate, present uses/year started/year ended:
Apartment;;

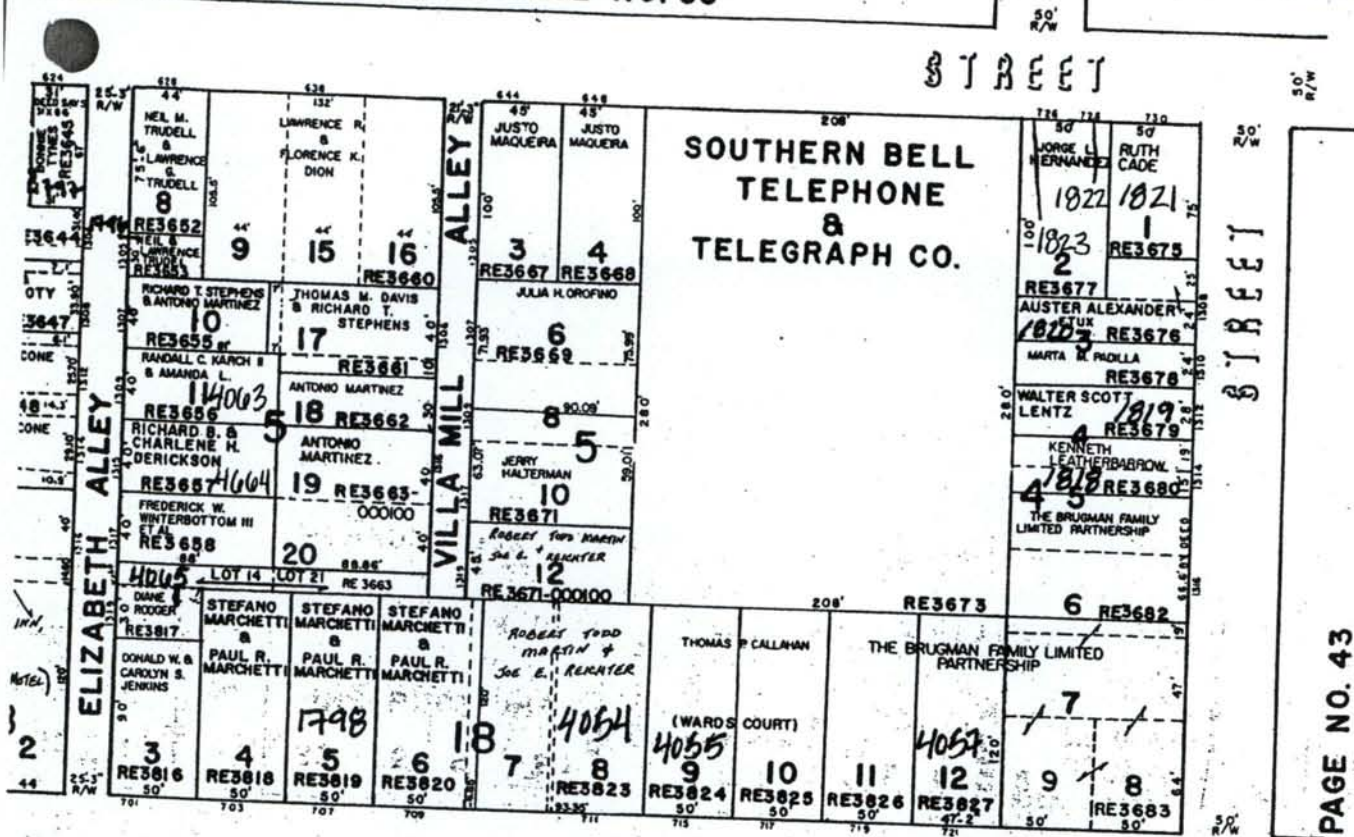
- > Research methods:
Examine local tax records
- > Area(s) of historical significance:
Architecture
- > Repositories: Collection/Housed/Accession#/Describe
;;;Photographs (Archived)
- > Structural system(s):
Concrete block



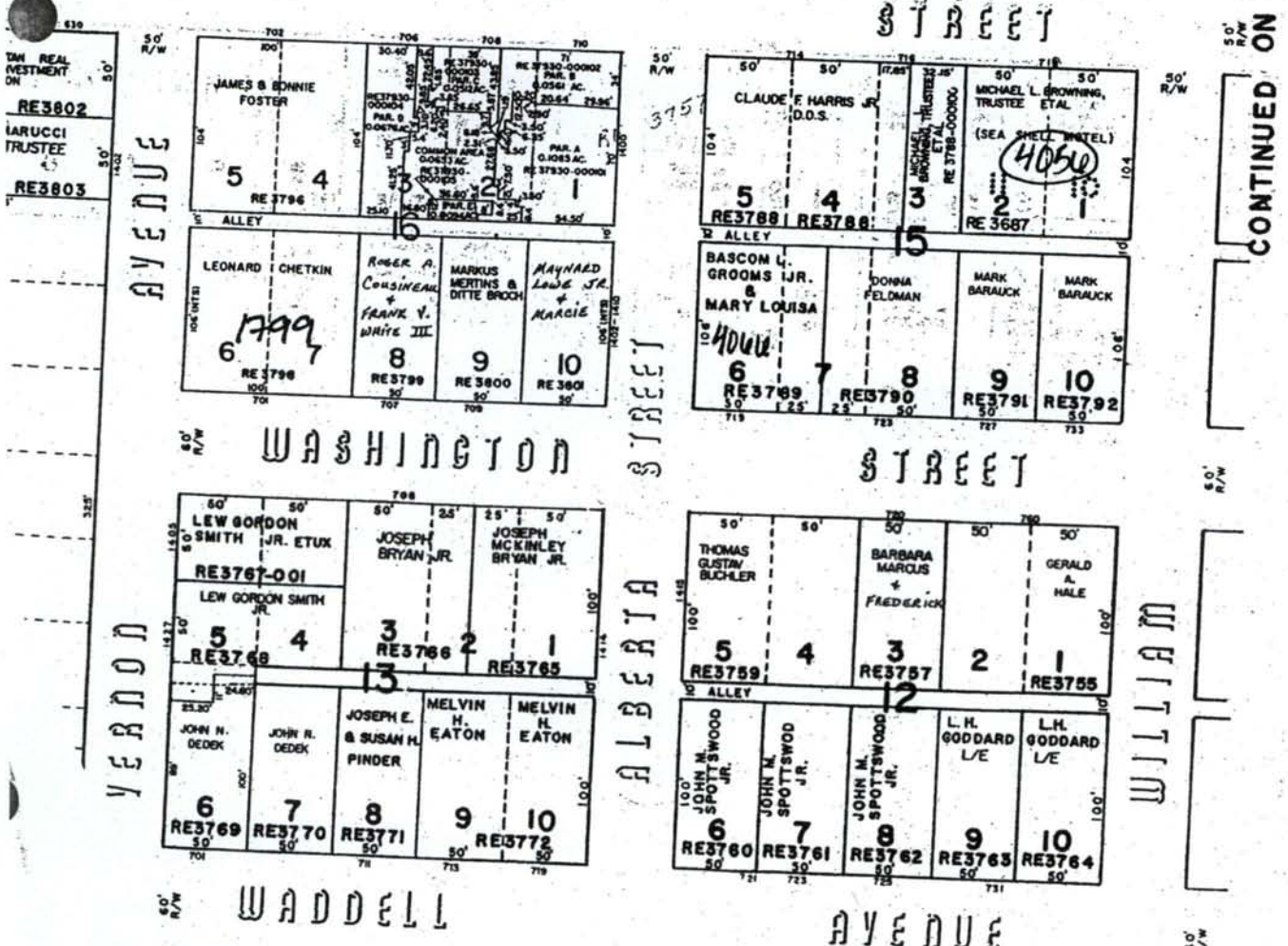
PROJ	City of Key West	Site Location Map	
SCALE	1 inch = 2008 feet		
SOURCE	USGS 7.5' Quad map, Key West, FLA 1971	URS	PROJECT NO. 15296104
			FIGURE NO.

CONTINUED ON PAGE NO. 38

NORTH LINE TRACT 17



PAGE NO. 43



CONTINUED ON

Site Plans



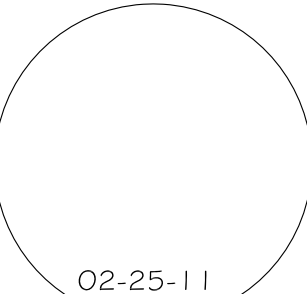
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ENGINEERING
PLANNING

SOLARIA Design & Consulting Co.
Planning - Architecture - Engineering
Key West - FL, Keys - Orlando

(305) 289-7980

Marathon
3000 Overseas Highway
Marathon, Florida

Key West
925 Truman Avenue
Key West, Florida



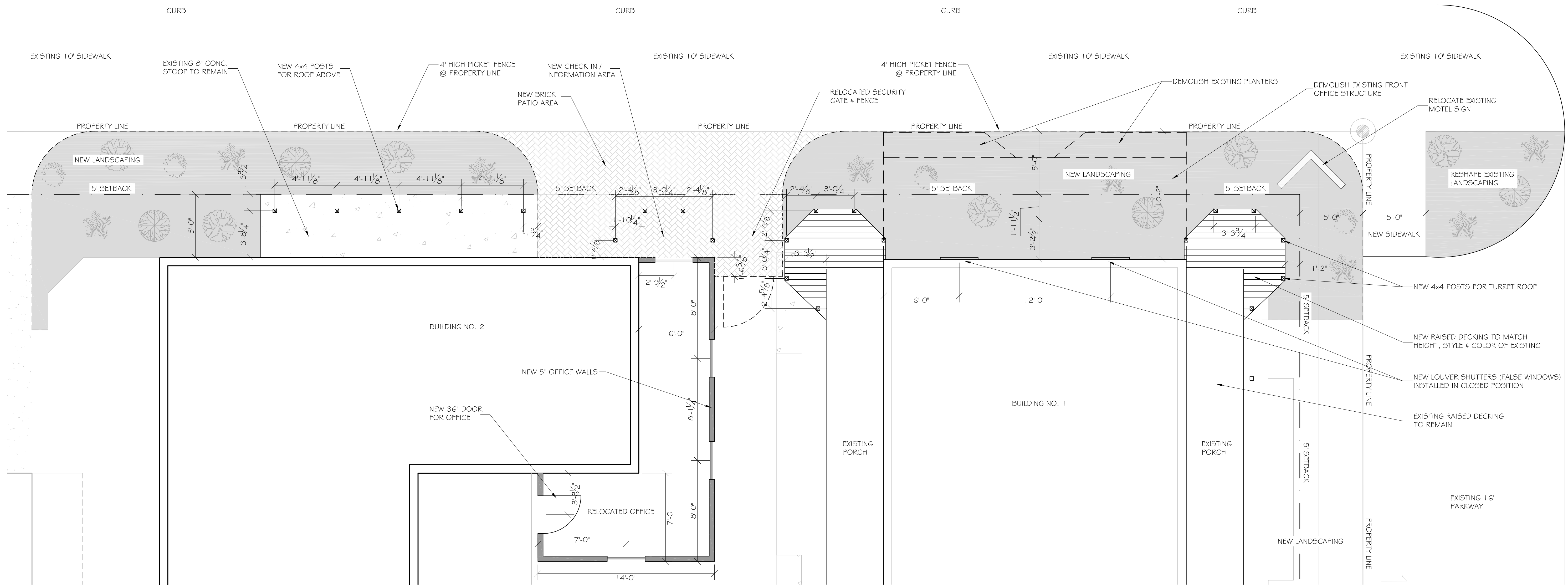
Fla. Lic. No. 10,806
Fla. Cert. of Auth. 28784
Fla Cert No. AA26001807

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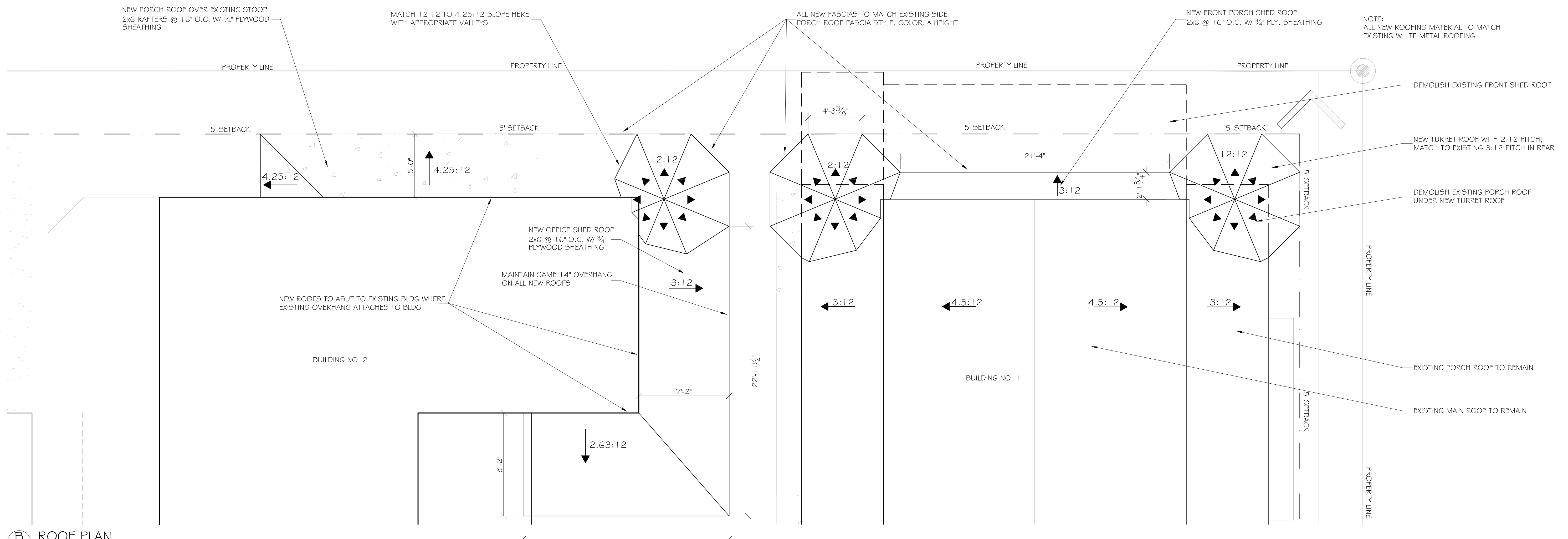
This drawing is not to be used for construction unless signed and sealed by the Architect/Engineer.

No.	REVISIONS	Date



A
A-2 FLOOR PLAN
PLAN VIEW

SCALE: 1/4" = 1'



B
A-2 ROOF PLAN
PLAN VIEW

SCALE: 1/4" = 1'

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT
SEA SHELL MOTEL
716-718 SOUTH STREET KEY WEST, FL 33040
DRAWING TITLE
NEW FLOOR & ROOF PLANS

Scale: AS NOTED	A-2
Drawn: BRW	
Checked: DAB	
Project #: 10032	
Date: 02/25/11	



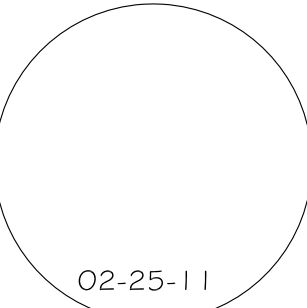
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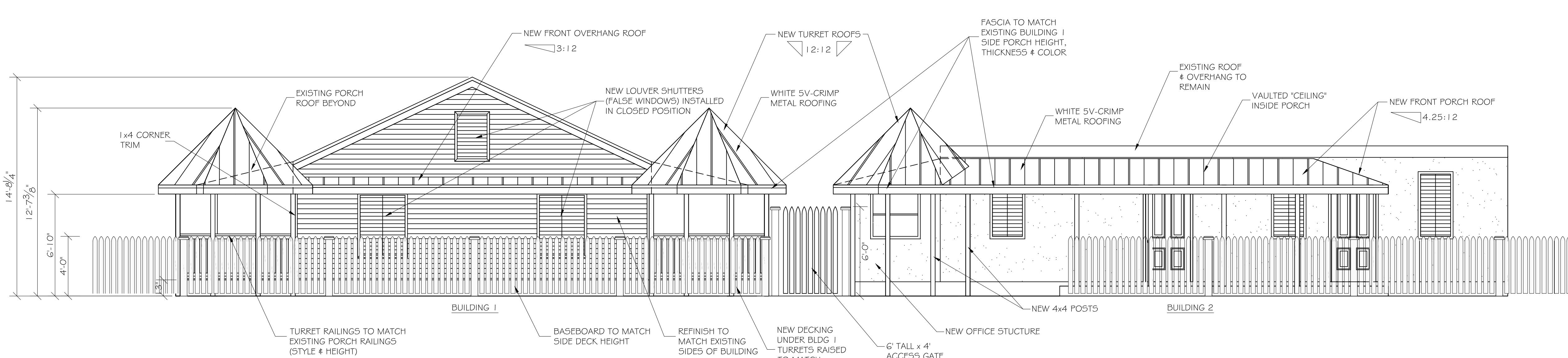
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No.	REVISIONS	Date

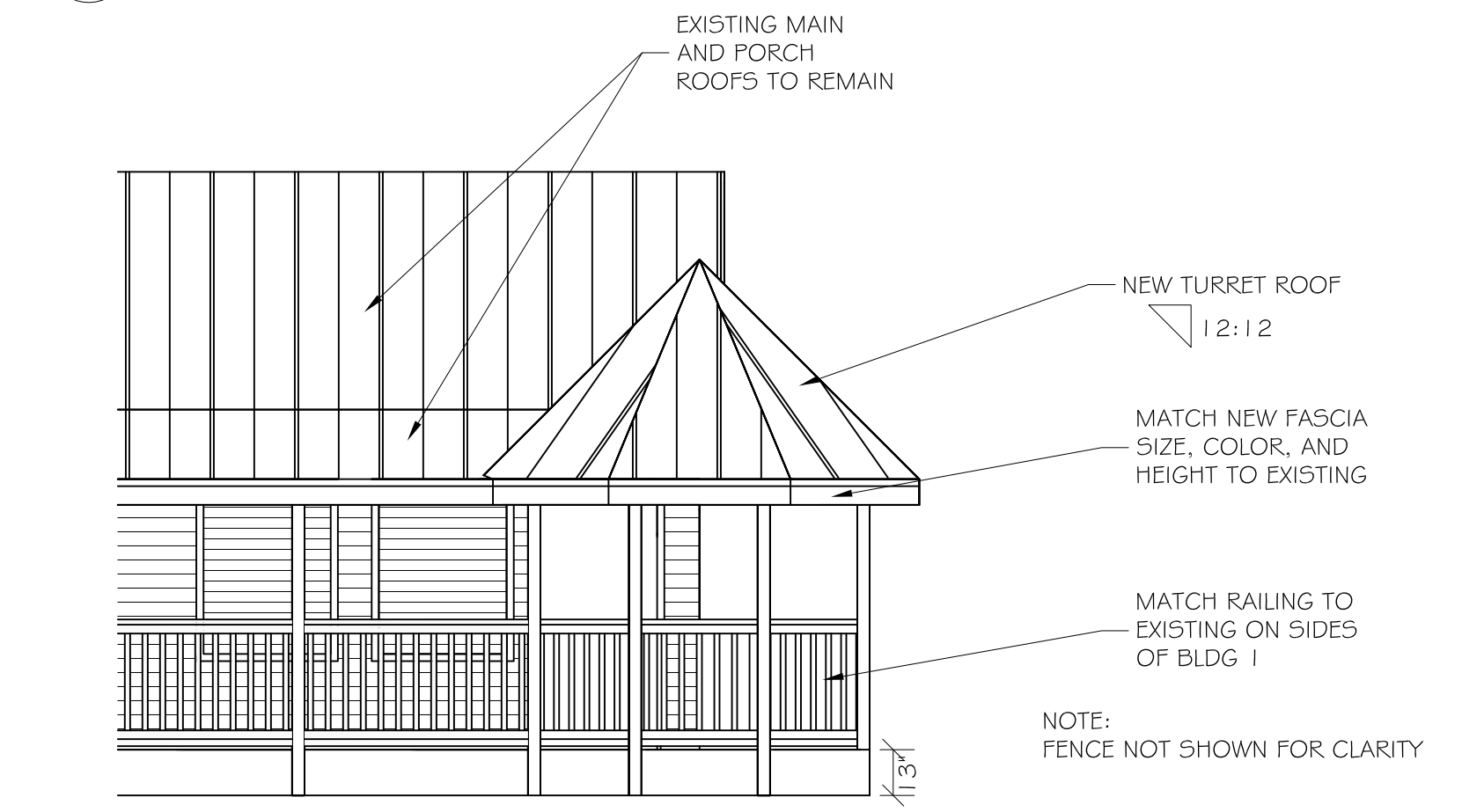
PROJECT
SEA SHELL MOTEL
716-718 SOUTH STREET KEY WEST, FL 33040
DRAWING TITLE
SITE & ELEVATION PLANS

Scale: AS NOTED	A-1
Drawn: BRW	
Checked: DAB	
Project #: 10032	
Date: 02/25/11	



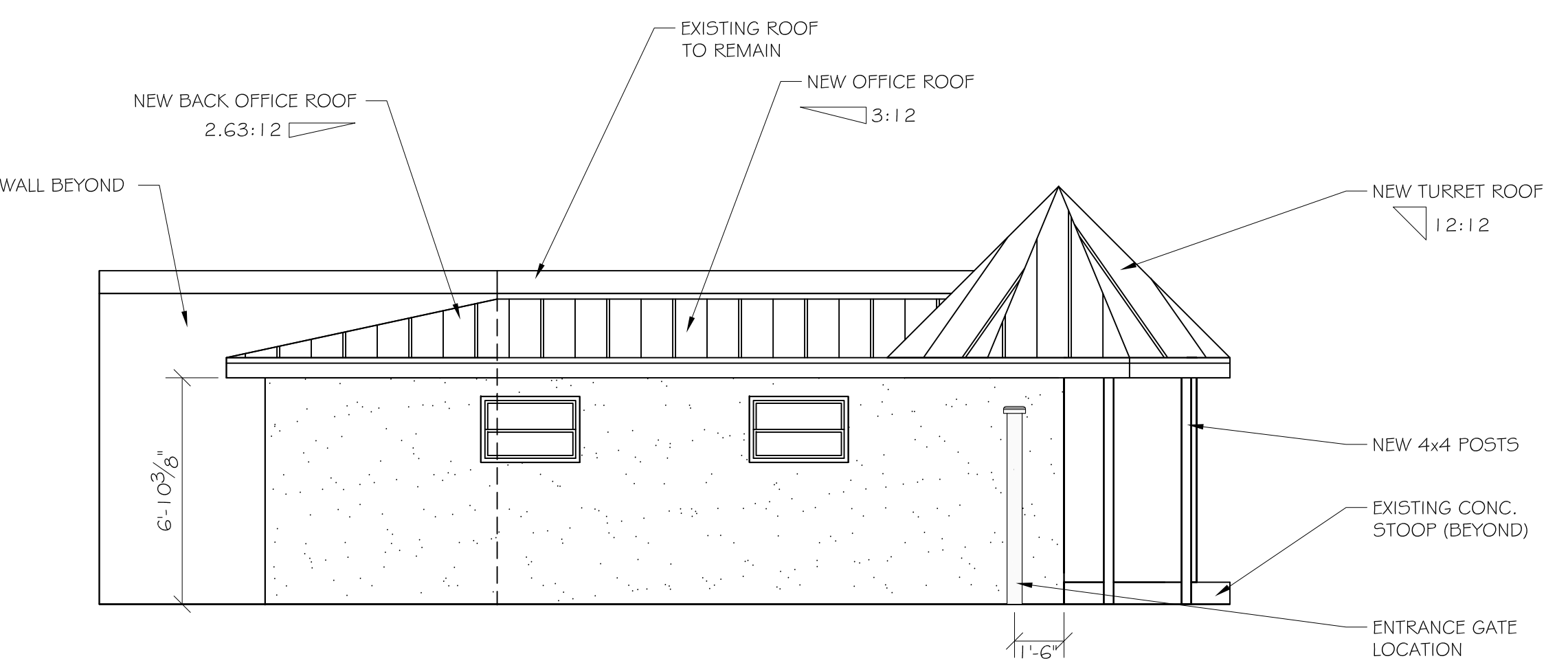
(A) FRONT (SOUTH STREET) ELEVATION

SCALE: 1/4" = 1'



(B) LEFT (WILLIAM STREET) ELEVATION - BLDG 1

SCALE: 1/4" = 1'



(C) LEFT ELEVATION - BLDG 2

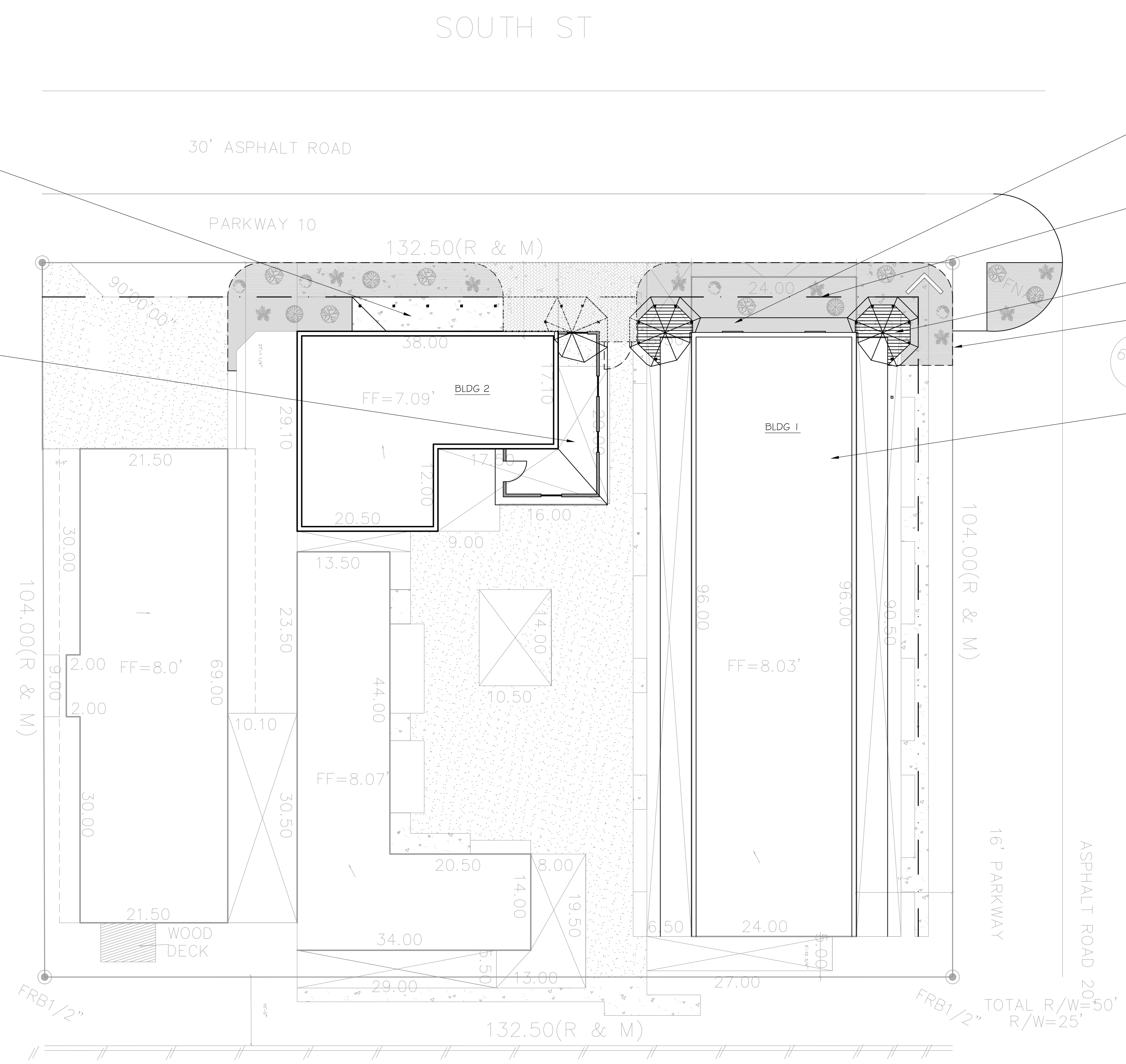
SCALE: 1/4" = 1'

DRAWING INDEX
SHEET A-1: ELEVATIONS & SITE PLAN
SHEET A-2: FLOOR & ROOF PLANS
CALCULATION PACKAGE: WIND LOADS, OVERTURNING MOMENT, FOUNDATION SIZING

LEGAL DESCRIPTION
S-T-R: 05-68-25
KW WHITE & PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17

SCOPE OF PROJECT
DEMOLISH EXISTING OFFICE & ASSOCIATED OVERHANG. DEMOLISH PORTION OF EXISTING SIDE PORCH ROOF AS INDICATED. CONSTRUCT NEW OFFICE ATTACHED TO BUILDING 2 (SIDE & REAR). CONSTRUCT NEW FRONT PORCH ROOF FOR STOOP OF BUILDING 2. CONSTRUCT 2 NEW TURRET ROOFS FOR EITHER FRONT SIDE OF BUILDING 1. CONSTRUCT NEW OVERHANG ROOF FOR FRONT OF BUILDING 1. INSTALL NEW FENCE AND GATE AS INDICATED. ADD NEW LANDSCAPING. RELOCATE SIGN.

INSTALLATION DESIGNS PER FBC 2007.
ALL DESIGNES COMPLY WITH WINDLOAD REQUIREMENTS OF ASCE 7-05, 150 MPH, EXPOSURE CATEGORY C.



(D) SITE PLAN & SURVEY

SCALE: 1" = 10'

PRELIMINARY - NOT FOR CONSTRUCTION

**Property Appraiser
Information**

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8785682 Parcel ID: 00037880-000100

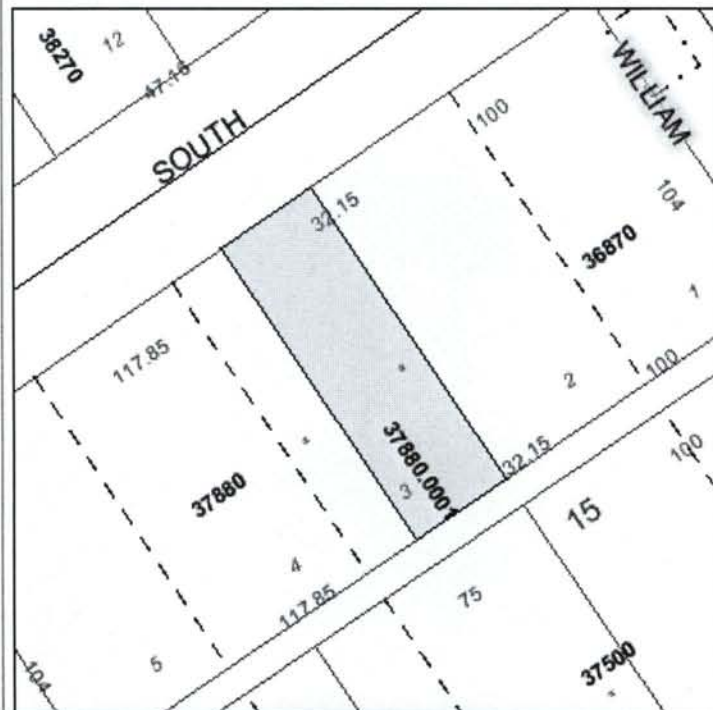
Ownership Details

Mailing Address:
GANTON DENISE
2140 ROBINSON RD
JACKSON, MI 49203

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 716 SOUTH ST KEY WEST
Subdivision: Key West Investment Co's Sub
Legal Description: KW KW INVESTMENT CO SUB PB1-69 PT LOT 3 SQR 15 TR 17 OR1162-280/281 OR1410-1439/1440 OR1663-707/708 OR2106-2411/13

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,343.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 3020
Year Built: 1963

Building 1 Details

Building Type
Effective Age 16
Year Built 1963
Functional Obs 0

Condition A
Perimeter 376
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 19
Grnd Floor Area 3,020

Inclusions:

Roof Type
Heat 1
Heat Src 1

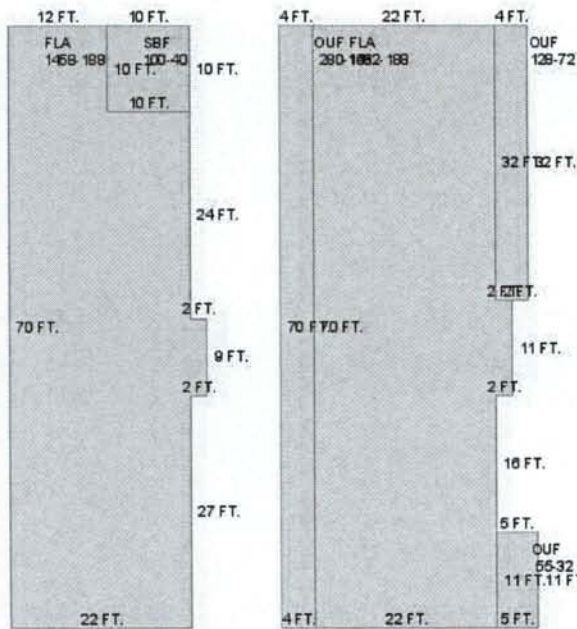
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 24

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,458
2	SBF		1	1990					100
3	FLA		1	1990					1,562
4	OUF		1	1990					280
5	OUF		1	1990					128
6	OUF		1	1990					55

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16255	HOTEL/MOTEL B	100	N	Y
	16256	SBF	100	N	N
	16257	HOTEL/MOTEL B	100	N	Y
	16258	OUF	100	N	N
	16259	OUF	100	N	N
	16260	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5603	C.B.S.	50
5604	CUSTOM	50

Appraiser Notes

716 SOUTH ST 2003-01-16-SKI 17 MOTEL ROOMS & 4 NON TRANS UNITS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B950898	03/01/1995	12/01/1995	2,500		2ND FL FIRE ESCAPE

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
2010	423,908	0	367,730	791,638	791,638	0	791,638
2009	444,842	0	432,083	876,925	876,925	0	876,925
2008	444,842	0	568,310	1,395,313	1,395,313	0	1,395,313
2007	353,088	0	568,310	1,395,313	1,395,313	0	1,395,313
2006	361,396	0	300,870	1,240,873	1,240,873	0	1,240,873
2005	361,396	0	217,295	578,691	578,691	0	578,691

2004	365,510	0	167,150	520,165	520,165	0	520,165
2003	365,510	0	73,546	520,165	520,165	0	520,165
2002	365,510	0	73,546	495,395	495,395	0	495,395
2001	365,510	0	73,546	495,395	495,395	0	495,395
2000	365,510	0	69,367	495,395	495,395	0	495,395
1999	394,546	0	69,367	465,395	465,395	0	465,395
1998	263,031	0	69,367	465,395	465,395	0	465,395
1997	263,031	0	62,681	235,992	235,992	0	235,992
1996	239,119	0	62,681	235,992	235,992	0	235,992
1995	217,373	0	62,681	235,992	235,992	0	235,992
1994	217,373	0	62,681	235,992	235,992	0	235,992
1993	217,373	0	62,681	280,054	280,054	0	280,054
1992	217,373	0	62,681	280,054	280,054	0	280,054
1991	217,373	0	62,681	280,054	280,054	0	280,054

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/21/2005	2106 / 2411	1	WD	M
11/20/2000	1663 / 0707	1	WD	M
2/1/1991	1162 / 280	400,000	WD	Q

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Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1037681 Parcel ID: 00036870-000000

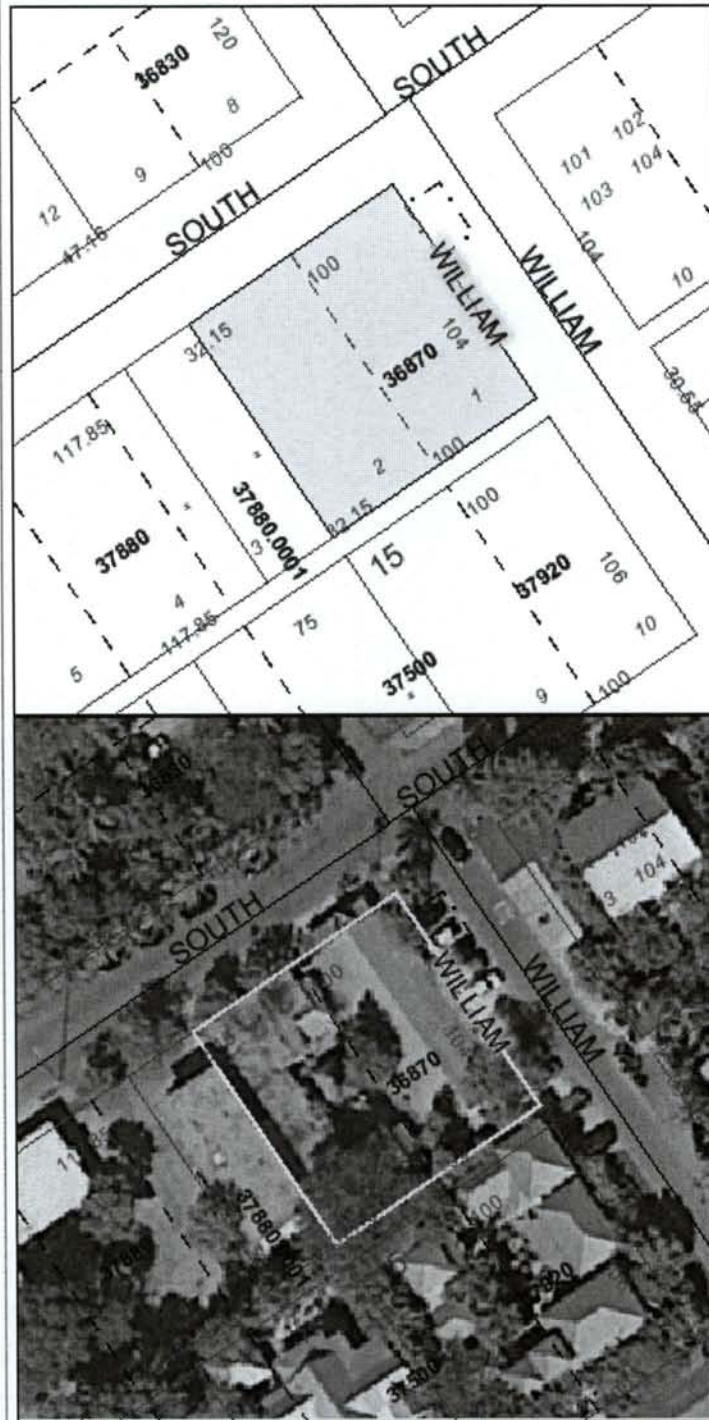
Ownership Details

Mailing Address:
GANTON DENISE
2140 ROBINSON RD
JACKSON, MI 49203

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Range: 05-68-25
Property Location: 718 SOUTH ST KEY WEST
Legal Description: KW WHITE & PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17 OR53-405/6 OR171-294/95 OR471-633-634 OR655-249 OR746-171/2 OR752-1262/1264 CASE #74-931-CA-04 OR881-77 OR1007-699/700 OR1007-701/702 OR1121-759/760 OR1410-1439/1440 OR1663-707/708 OR2106-2411/13 OR2366-2352/2358(RES NO 08-107)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	104	10,400.00 SF

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3

Total Living Area: 4250
Year Built: 1948

Building 1 Details

Building Type
Effective Age 16
Year Built 1948
Functional Obs 0

Condition A
Perimeter 134
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 19
Grnd Floor Area 898

Inclusions:

Roof Type
Heat 1
Heat Src 1

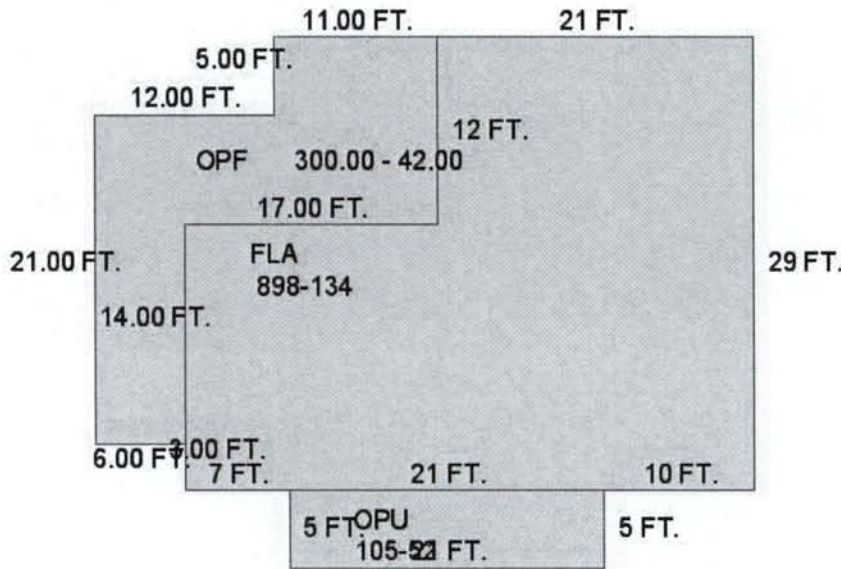
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 18

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPU		1	1990					105
2	FLA		1	1990					898
3	OPF		1	1990					300

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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4702	HOTEL/MOTEL C	100	N	N
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Exterior Wall:

Interior Finish Nbr	Type	Area %
1263	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 16
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 184
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 19
 Grnd Floor Area 1,048

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

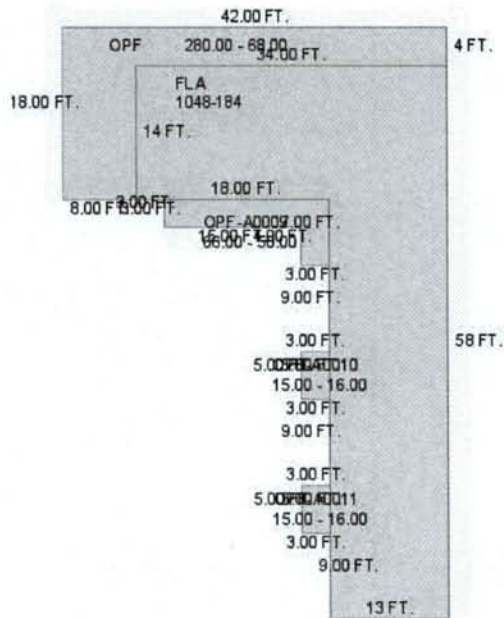
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 12

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,048
2	OPF		1	1990					280

3	OPF	1	1990	66
4	OPF	1	1990	15
5	OPF	1	1990	15

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4704	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1264	C.B.S.	100

Building 3 Details

Building Type
Effective Age 16
Year Built 1948
Functional Obs 0

Condition A
Perimeter 240
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 19
Grnd Floor Area 2,304

Inclusions:

Roof Type
Heat 1
Heat Src 1

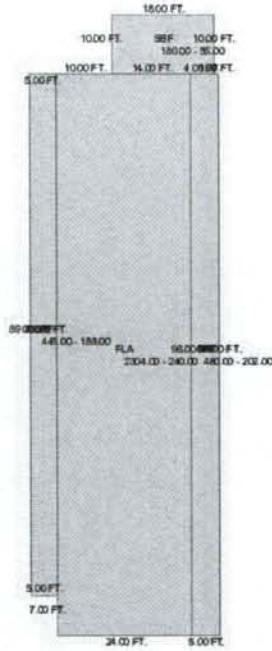
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 30

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1990					445
2	FLA		1	1990					2,304
3	OPF		1	1990					480
4	SBF		1	1990					180

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4707	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1265	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	222 SF	37	6	1988	1989	2	30
2	AC2:WALL AIR COND	6 UT	0	0	1983	1984	1	20
3	UB3:LC UTIL BLDG	20 SF	5	4	1981	1982	1	30

Appraiser Notes

OR2366-2352/2358(RES NO 08-107) EASEMENT FOR ADA ACCESSIBLE PARKING SPACE ON CITY OF KEY WEST'S RIGHT OF WAY

2004-07-27-ASKING \$4,500,000 FROM THE KW CITIZEN FOR MOTEL & YOUTH HOSTEL AND 21 TRANSIENT LICENSES. FOUR BUILDS TOTAL 7300SF ON A 13,744SF CORNER LOT.-SKI

BLDG #1 IS RIGHT OF OFFICE

BLDG #2 IS DIRECTLY BEHIND #1

BLDG #3 HAS THE OFFICE AND IS LEFT OF #1

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	E950172	01/01/1995	09/01/1995	800		MINIMUM ELECTRIC
	E950983	03/01/1995	09/01/1995	1,000		LIGHT FIXTURES
	9604076	10/01/1996	12/01/1996	3,600		ROOF
	03-4068	12/02/2003	12/31/2003	2,000		ELECTRICAL UPGRADE
	04-0217	01/29/2004	10/22/2004	5,500		200 AMP + POLE

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
2010	539,042	1,307	1,144,000	1,684,349	1,684,349	0	1,684,349
2009	565,662	1,307	1,344,200	1,911,169	1,911,169	0	1,911,169
2008	565,662	1,307	1,768,000	1,849,601	1,849,601	0	1,849,601
2007	454,566	1,307	1,768,000	1,849,601	1,849,601	0	1,849,601
2006	465,262	1,330	936,000	1,644,879	1,644,879	0	1,644,879
2005	465,262	1,361	676,000	1,424,913	1,424,913	0	1,424,913
2004	464,309	1,385	520,000	1,424,913	1,424,913	0	1,424,913
2003	464,309	1,408	228,800	1,424,913	1,424,913	0	1,424,913
2002	464,309	1,439	228,800	1,357,060	1,357,060	0	1,357,060
2001	464,309	1,462	228,800	1,357,060	1,357,060	0	1,357,060
2000	464,309	1,162	215,800	1,357,060	1,357,060	0	1,357,060
1999	501,193	1,176	215,800	952,262	952,262	0	952,262
1998	334,130	1,186	215,800	791,173	791,173	0	791,173
1997	334,130	1,196	195,000	650,058	650,058	0	650,058
1996	246,801	1,210	195,000	605,196	605,196	0	605,196
1995	246,801	1,340	195,000	605,196	605,196	0	605,196
1994	246,801	1,470	195,000	601,354	601,354	0	601,354
1993	246,801	1,603	195,000	631,074	631,074	0	631,074
1992	246,801	1,734	195,000	631,074	631,074	0	631,074
1991	246,801	1,864	195,000	631,074	631,074	0	631,074

1990	213,396	0	158,600	631,074	631,074	0	631,074
1989	213,396	0	156,000	631,074	631,074	0	631,074
1988	64,754	0	65,000	129,754	129,754	0	129,754
1987	63,650	0	42,307	105,957	105,957	0	105,957
1986	63,598	0	40,435	104,033	104,033	0	104,033
1985	62,281	0	23,660	85,941	85,941	0	85,941
1984	61,153	0	23,660	84,813	84,813	0	84,813
1983	61,153	0	23,660	84,813	84,813	0	84,813
1982	57,321	0	22,932	80,253	80,253	0	80,253

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/21/2005	2106 / 2411	4,190,000	WD	M
11/20/2000	1663 / 0707	452,900	WD	M
2/1/1990	1121 / 759	655,000	WD	Q
3/1/1987	1007 / 701	275,000	WD	M
5/1/1983	881 / 77	180,000	WD	M

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Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., March 8, 2011, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLISH EXISTING OFFICE OVERHANG AND PORTION OF EXISTING PORCH. CONSTRUCT NEW OFFICE ATTACHED TO 716 SOUTH STREET. CONSTRUCT THREE TURRETS ROOFS, NEW FENCE AND GATE, RELOCATION OF SIGN

**#716-718 SOUTH STREET - APPLICATION NO. (H11-01-256)
Applicant: John M. Ganton, Dennis Beebe Architect**

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