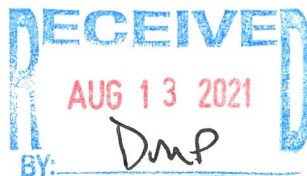


Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696



OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel

August 13, 2021

VIA HAND DELIVERY
AND ELECTRONIC MAIL:

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Updated Application for Conditional Use – 1327 Duval Street, Key West, FL
33040

Ms. Halloran:

Please allow this letter and supporting documentation to serve as an updated application for Conditional Use (previously submitted December 18, 2020) at 1327 Duval Street, Key West, Florida 33040 (the "Property"). The Applicant proposes to provide food service to non-guests as a restaurant, excluding drive-through, pursuant to section 122-898 of the Land Development Regulations. By way of background, the Property has received a conditional use approval for a bar as an accessory use to a hotel as outlined in Planning Board Resolution 2019-42. The Applicant also has active State and City food service licenses, copies of which are enclosed. Food service to guests is already established as an accessory use on the Property.

This application seeks approval to include a food truck on the property which will serve as an exterior commercial kitchen as well as provide prepared food to non-guests. The use of a commercial vehicle as the commercial kitchen was an idea discussed on a site visit with planning staff. The thought process behind this approach is to avoid having to retrofit the contributing structure with exhaust vents and other improvements that would detract from the overall appearance. Instead, a commercial kitchen that meets all of the current code requirements can be added in the form of a vehicle while preserving the historic structure.

Conditional Use and Development Plan:

Existing Conditions:

- A. **Survey:** Please find a copy of the survey for the subject Property included in this application.
- B. **Existing size, type and location of trees, hedges and other features:** Please see the enclosed site plans.
- C. **Existing stormwater retention areas and drainage flows:** Please see the enclosed site plans.
- D. **A sketch showing adjacent land uses, buildings and driveways:** Please see the enclosed documents.

Proposed Development:

- A. **Site Plan:** Please find a copy of the site plans for the subject Property included in this application.
- B. **Building Elevations:** Not applicable.
- C. **Drainage Plan:** The proposed use will not increase the impervious surface ratio.
- D. **Landscape Plan:** Not applicable.

Solutions Statement: The Applicant has existing infrastructure on the Property including a food-service/breakfast bar and ADA bathrooms to serve the proposed use. The Applicant also has a State and City food service license for guests of the Property. This application seeks approval to allow food service to non-guests as provided in section 122-898 of the Land Development Regulations. Food service will be provided via an exterior commercial kitchen/food truck. The proposed use is similar and complimentary to other uses in the immediate area.

Conditional Use Criteria Section 122-62:

A. Findings:

The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.”

B. Characteristics of use described

- 1. **Scale and intensity of the proposed conditional use as measured by the following:**
 - a. **Floor area ratio:** The existing building coverage is 28.24%. The allowable building coverage on this property is 50%. No changes are proposed as part of this application.
 - b. **Traffic generation:** As an accessory use to the principal use, it is unlikely that the proposed use will generate any additional vehicle traffic. The patrons will consist of hotel guests and tourists and/or locals who are passing by on foot.
 - c. **Square feet of enclosed building for each specific use:** The square footage is indicated on the enclosed plans.
 - d. **Proposed employment:** Not applicable.

- e. **Proposed number and type of service vehicles:** Applicant is not proposing any service vehicles.
 - f. **Off-street parking needs:** The property has seventeen (17) off-street parking spaces, one of which is a handicap space.
2. **On or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:**
- a. **Utilities:** The property has adequate utilities to support the proposed use.
 - b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
 - c. **Roadway or signalization improvements, or other similar improvements:** This project proposes to shift the drive for the parking area, therefore, a new curb cut and additional ROW improvements will be coordinated with the appropriate city staff.
 - d. **Accessory structures or facilities:** This project proposes to include a commercial food truck on the property.
 - e. **Other unique facilities/structures proposed as part of site improvement:** None.
3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
- a. **Open space:** Applicant is providing ample open space for the proposed use.
 - b. **Setbacks from adjacent properties:** Not applicable.
 - c. **Screening and buffers:** Appropriate screening is proposed for the trash/recycling area.
 - d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No changes to the current landscaping configuration are proposed.
 - e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** This property has adequate space between adjacent properties thereby minimizing any possible smoke, odor, noise or other noxious impacts. The Applicant will comply with garbage service to comport with the anticipated level of patronage at the site.

C. Criteria for conditional use review and approval

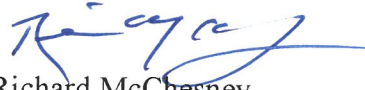
1. **Land use compatibility:** The conditional use food truck is compatible with the surrounding area in that the neighborhood contains multiple hotels, motels, and other transient living facilities with similar accessory uses. The neighborhood is also made up of commercial and residential uses and is heavily tourist-oriented. The surrounding area contains public parking; however, the Applicant is able to provide seventeen (17) off-street parking spaces.
2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are more than adequate to accommodate

the proposed scale and intensity of the conditional use requested. As an accessory use, the Applicant feels that all infrastructure currently exists to support the proposed use.

3. **Proper use of mitigative techniques:** The Applicant is providing the requisite off-street parking for the proposed use. Applicant will comply with all garbage and waste requirements to support the proposed use.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The Applicant will comply with all applicable laws and regulations as a condition of approval.
6. **Additional criteria applicable to specific land uses**
 - a. **Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
 - b. **Residential development:** Not applicable. This application does not contemplate residential development.
 - c. **Commercial or mixed-use development:** The proposed use is compatible with similar uses within this zoning district as well as district regulations.
 - d. **Development within or adjacent to historic district:** This conditional use application is within the historic district.
 - e. **Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
 - f. **Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
 - g. **Adult entertainment establishments:** Not applicable.

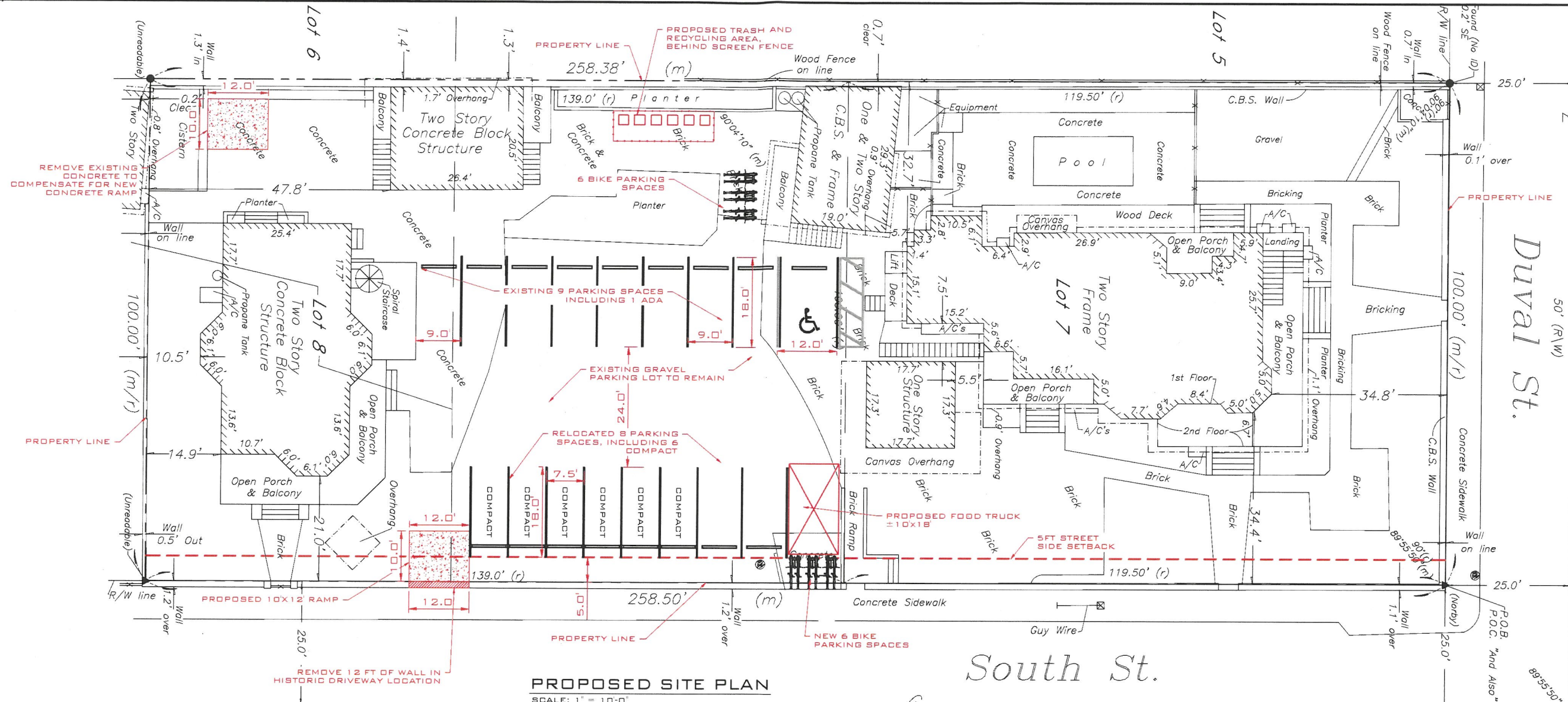
If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard McChesney

Enclosures:
As stated



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SITE DATA:	
LAND USE:	HCT/HHDR
FLOOD ZONE:	AEB/AE9/VE10
SETBACKS	
FRONT:	5 FT (10FT HHDR)
REQUIRED	NO CHANGE
PROPOSED	
STREET SIDE:	5 FT
REQUIRED	NO CHANGE
PROPOSED	
SIDE:	5 FT
REQUIRED	NO CHANGE
PROPOSED	
REAR:	10 FT (20 HHDR)
REQUIRED	NO CHANGE
PROPOSED	
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	70% (60% HHDR)
PROPOSED	NO CHANGE
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50.00%
PROPOSED	NO CHANGE
OPEN SPACE MINIMUM:	
REQUIRED	20%
PROPOSED	NO CHANGE
MAXIMUM HEIGHT:	
REQUIRED	35 FT
EXISTING	N/A
PROPOSED	NO CHANGE

PARKING:	
EXISTING:	17 SPOTS (1 ADA), 6 BIKES
PROPOSED:	17 SPOTS (1 ADA), 12 BIKES, 40% COMPACT = 6 SPACES 1 FOOD TRUCK



HISTORIC PHOTO DRIVEWAY LOCATION

Digitally signed by Serge Mashtakov, PE
71480 State of Florida
Date: 2021.08.09

1:3042-0400

1805-D 5-1 01 1

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) *(print position, president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(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:

1327 Duval St, Key West, FL 33040
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 Dec 18, 2020 by
date

Richard McChesney
Name of Authorized Representative

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

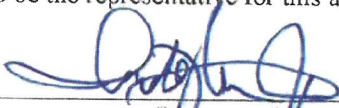
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Inocente O. Santiago, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

General Partner of Santiago Family Partnership, LTD
Name of office (President, Managing Member) Name of owner from deed

authorize Richard J. McChesney - Spottswood, Spottswood, Spottswood & Sterling PLLC
Please Print Name of Representative

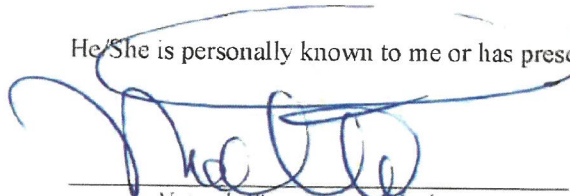
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this Dec 18, 2020
Date

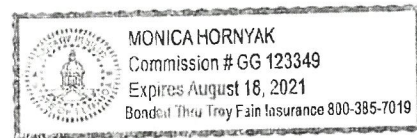
by Inocente O. Santiago, Jr.
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal

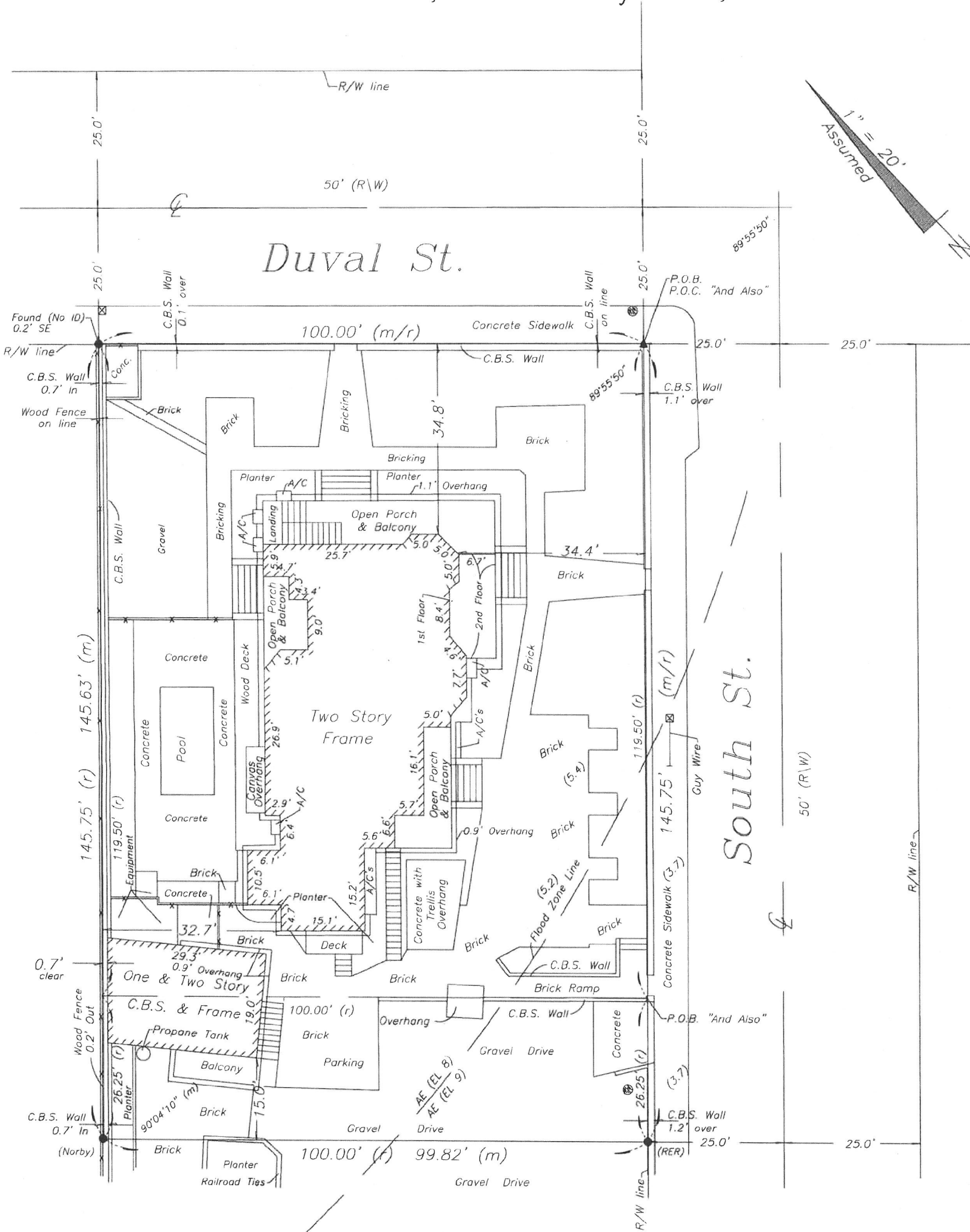
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Boundary Survey

Boundary Survey Map of part of Lot 7, Square 3,
Tract 16, Island of Key West, FL



LEGEND

- Found 1/2" Iron Rod (Norby) (RER) (No ID)
- ▲ Found Broken Nail
- ⊙ Found 1/2" Iron Pipe (No ID)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊠ Concrete Utility Pole
- ⊙ Wood Utility Pole
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- (3.7) Spot Elevation (Typical)

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 7, Square 3,
Tract 16, Island of Key West, FL

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1327 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: July 13, 2015 and February 3, 2017.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zones: AE (EL 8) and AE (EL 9); Community Panel #120168; 1516K; dated 2/18/05; revised 1/24/17.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Sixteen (16), but better known and described as a part of Lot 7 in Square Three (3) in said Tract Sixteen (16), according to a diagram of a division of said Tract Sixteen (16) between Frederick Filer and John Boyle, recorded in Book "N", page 476, of the Public Records of Monroe County, Florida and being more particularly described as follows: BEGIN at an intersection of the Southwesterly right-of-way line of Duval Street and the Northwesterly right-of-way line of South Street; thence Southwesterly along the said Northwesterly right-of-way line of South Street for 119.50 feet; thence at a right angles and in a Northwesterly direction for 100.00 feet; thence at a right angle and in a Northeasterly direction 119.50 feet to the said Southwesterly right-of-way line of Duval Street; thence at a right angle and in a Southeasterly direction along the said Southwesterly right-of-way line of Duval Street for 100.00 feet to the Point of Beginning.

AND ALSO;

A parcel of land 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 Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the NW'ly right of way line of South Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said South Street for a distance of 119.50 feet to the Point of Beginning; thence continue SW'ly along the said South Street for a distance of 26.25 feet; thence NW'ly and at right angles for a distance of 100.0 feet; thence NE'ly and at right angles for a distance of 26.25 feet; thence SE'ly and at right angles for a distance of 100.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Santiago Family Partnership, Ltd.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

July 16, 2015
Updated February 6, 2017
Updated 1/31/18 to show ramp and flood zones

Sheet Two of Two Sheets

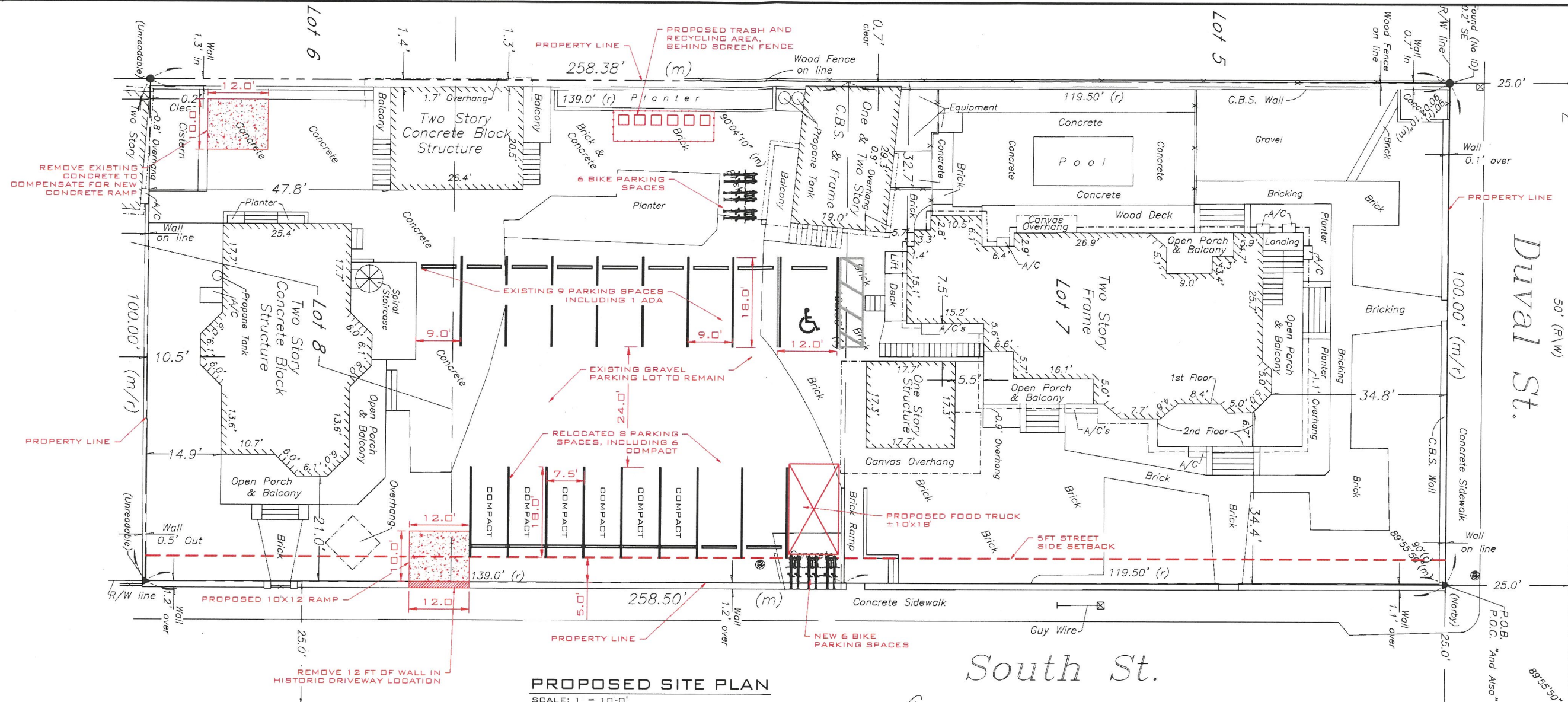
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Ukg' Rnc p



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SITE DATA:	
LAND USE:	HCT/HHDR
FLOOD ZONE:	AEB/AE9/VE10
SETBACKS	
FRONT:	5 FT (10FT HHDR)
REQUIRED	NO CHANGE
PROPOSED	
STREET SIDE:	5 FT
REQUIRED	NO CHANGE
PROPOSED	
SIDE:	5 FT
REQUIRED	NO CHANGE
PROPOSED	
REAR:	10 FT (20 HHDR)
REQUIRED	NO CHANGE
PROPOSED	
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	70% (60% HHDR)
PROPOSED	NO CHANGE
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50.00%
PROPOSED	NO CHANGE
OPEN SPACE MINIMUM:	
REQUIRED	20%
PROPOSED	NO CHANGE
MAXIMUM HEIGHT: 35 FT	
EXISTING	N/A
PROPOSED	NO CHANGE

PARKING:	
EXISTING:	17 SPOTS (1 ADA), 6 BIKES
PROPOSED:	17 SPOTS (1 ADA), 12 BIKES, 40% COMPACT = 6 SPACES 1 FOOD TRUCK



HISTORIC PHOTO DRIVEWAY LOCATION

Digitally signed by Serge Mashtakov, PE
71480 State of Florida
Date: 2021.08.09

1:3042-0400

1805-D 5-1 01 1

Deed

This Instrument Prepared By and Return To:

Lynne Hankins Fielder, P.A.
Attorney At Law
P.O. Box 420973
Summerland Key, FL 33042-0973
(305) 872-5000

Doc# 1677613 01/09/2008 3:10PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

01/09/2008 3:10PM
DEED DOC STAMP CL: TRINA \$1,319.50

Property Appraisers Parcel Identification (Folio) Number: 00036220-000000

Doc# 1677613
Bk# 2340 Pg# 26

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTED WARRANTY DEED

(To correct legal description in Warranty Deed date 07-07-2001, recorded 07-13-2001, at O.R. Book 1710, Page 113, whereby entire legal description for homestead was accidentally included instead of only 26.25 foot strip; see copy of 10-19-2000 survey attached hereto to support corrective deed)

THIS CORRECTED WARRANTY DEED made this 31st day of December, 2007, by RAMONA LOUISE SANTIAGO and INOCENTE SANTIAGO, her husband, whose address is 407 South Street, Key West, County of Monroe and State of Florida, 33040, herein called "the Grantors", and SANTIAGO FAMILY PARTNERSHIP, LTD, a Florida Limited Partnership, whose address is 1327 Duval Street, Key West, County of Monroe, and State of Florida, 33040, herein called "the Grantee", (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other valuable consideration, receipt of which from the Grantee is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of the certain lot, parcel or piece of land situate in Monroe County, State of Florida, to wit: See "Schedule A."

SUBJECT TO limitations, covenants, easements and restrictions of record and mortgages, including but not necessarily limited to mortgages in favor of First State Bank of the Florida Keys recorded on January 14, 2002, in the Public Records of Monroe County, Florida, at O.R. Book 1752, Page 1324, and at O.R. Book 1752, Page 1343,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging on in anyway appertaining,

To Have and to Hold the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is/are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to

said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

X Oscar Lopez Jimenez
WITNESS Oscar Lopez Jimenez

Inocente Santiago
Grantor: INOCENTE SANTIAGO
a/k/a INOCENTE O. SANTIAGO

L Hankins Fielder
WITNESS Lyne Hankins Fielder

Ramona Louise Santiago
Grantor: RAMONA LOUISE SANTIAGO
a/k/a RAMONA L. SANTIAGO

X Oscar Lopez Jimenez
WITNESS Oscar Lopez Jimenez

L Hankins Fielder
WITNESS Lyne Hankins Fielder

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 31st day of December, 2007, by INOCENTE SANTIAGO a/k/a INOCENTE O. SANTIAGO and RAMONA LOUISE SANTIAGO a/k/a RAMONA L. SANTIAGO, who are personally known to me or who have produced n/a and n/a, respectively, as identification.

(Seal)

L Hankins Fielder
Notary Public - State of Florida
My Commission Expires:



A parcel of land 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 Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the NW'y right of way line of South Street with the SW'y right of way line of Duval Street and run thence SW'y along the NW'y right of way line of the said South Street for a distance of 119.50 feet to the Point of Beginning; thence continue SW'y along the said South Street for a distance of 26.25 feet; thence NW'y and at right angles for a distance of 100.0 feet; thence NE'y and at right angles for a distance of 26.25 feet; thence SE'y and at right angles for a distance of 100.0 feet back to the Point of Beginning.

EXHIBIT "A"

Property Record Card



Disclaimer

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00036190-000.100
 Account# 8712456
 Property ID 8712456
 Millage Group 10KW
 Location 1327 DUVAL St. KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 PT LOT 7 SQR 3 TR 16 G56-497/502 OR1013-656 OR1257-874/88EST-PROBATE #93-105-CP-10 OR1258-2083/2100EST-PROBATE #93-111-CP-08 OR1345-723/5(ORDER) OR1335-2372/73 OR1345-727/9P/R OR1345-730/2Q/C OR1490-2392/94 OR1522-1973/75 OR1710-113 OR2340-26/30C
 Description
 (Note: not to be used on legal documents.)
 Neighborhood 32110
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Valuation

	2018	2017	2016	2015
* Market Improvement Value	\$1,584,347	\$1,572,934	\$0	\$0
* Market Misc Value	\$176,039	\$174,770	\$0	\$0
* Market Land Value	\$1,760,385	\$1,747,705	\$3,338,342	\$3,338,342
= Just Market Value	\$3,520,771	\$3,495,409	\$3,338,342	\$3,338,342
= Total Assessed Value	\$3,520,771	\$3,495,409	\$3,338,342	\$3,338,342
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,520,771	\$3,495,409	\$3,338,342	\$3,338,342

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	14,575.00	Square Foot	0	0

Commercial Buildings

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 8,296
 Finished Sq Ft 4,328
 Perimeter 0
 Stories 4
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 500 Q
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 7
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled
 Effective Year Built 1991
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,395	0	0
FAT	FINISHED ATTIC	1,913	0	0
FLA	FLOOR LIV AREA	4,328	4,328	0
OPU	OP PR UNFIN LL	133	0	0
OUU	OP PR UNFIN UL	85	0	0
OUF	OP PRCH FIN UL	85	0	0
SBF	UTIL FIN BLK	357	0	0
TOTAL		8,296	4,328	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1937	1938	1	440 SF	1
FENCES	1975	1976	1	290 SF	3
TIKI	1991	1992	1	15 SF	1
COMM POOL	1991	1992	1	200 SF	2
TIKI	1991	1992	1	36 SF	2
FENCES	1991	1992	1	480 SF	3
WALL AIR COND	2001	2002	1	1 UT	2
FENCES	1975	1976	1	240 SF	3
FENCES	1975	1976	1	316 SF	4
FENCES	1975	1976	1	40 SF	2
CONC PATIO	1991	1992	1	1175 SF	2
BRICK PATIO	1991	1992	1	1275 SF	2
BRICK PATIO	1991	1992	1	416 SF	2

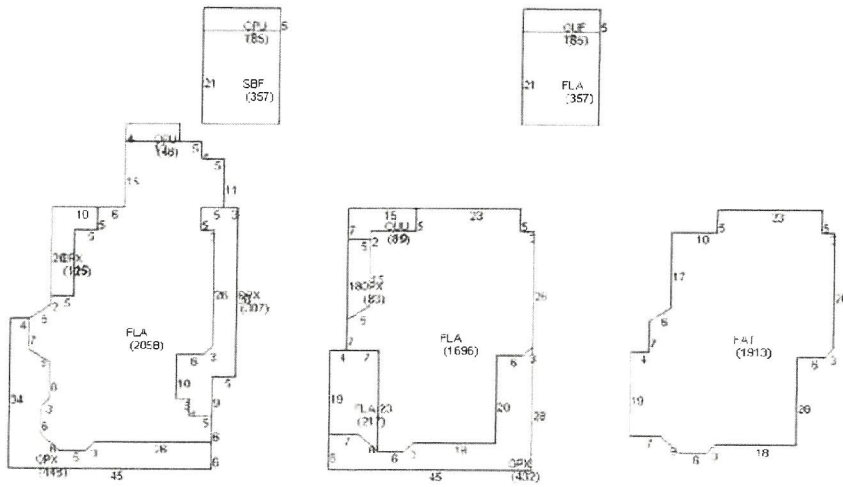
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/31/2007	\$188,500	Warranty Deed		2340	26	K - Unqualified	Improved
5/1/1998	\$540,000	Warranty Deed		1522	1973	K - Unqualified	Improved
5/1/1987	\$550,000	Warranty Deed		1013	656	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
15-3649	9/16/2015		\$7,000	Commercial	R/R PORCH DECKING, PAINT.
13-4887	11/15/2013		\$2,500	Commercial	REPLACE FRONT PORCH DECKING APPROX. 300SF DOWNSTAIRS.
13-4278	10/11/2013		\$2,800		REMOVE TWO METAL SHINGLES AND INSTALL SHINGLES.
12-4241	12/4/2012	12/31/2012	\$300	Commercial	3' X 3' X 12 CONCRETE FOOTING FOR POOL LIFT W/FOUR ANCHORS
12-2335	6/28/2012	12/31/2012	\$1,600	Commercial	PLYWOOD SUBFLOOR AND TILE APPROX. 2895F (INTERIOR WORK)
05-4322	10/6/2005	7/26/2006	\$3,500	Commercial	REPLACE DRYWALL & INSULATION FOR NOISE CONTROL
00-1812	11/29/2000	7/30/2001	\$48,000	Commercial	EMPLOYEE LIVING UNIT
0003241	11/15/2000	11/6/2001	\$22,500	Commercial	POOL/DECKING
B952439	7/1/1995	9/1/1995	\$2,000	Commercial	PAINTHOUSE

Sketches (click to enlarge)



Photos



AK 8712456 1327 DUVAL STREET 6/23/2012



Map



TRIM Notice

Trim Notice

2018 Notices Only

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



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Version 2.2.7



Multi-unit Residential

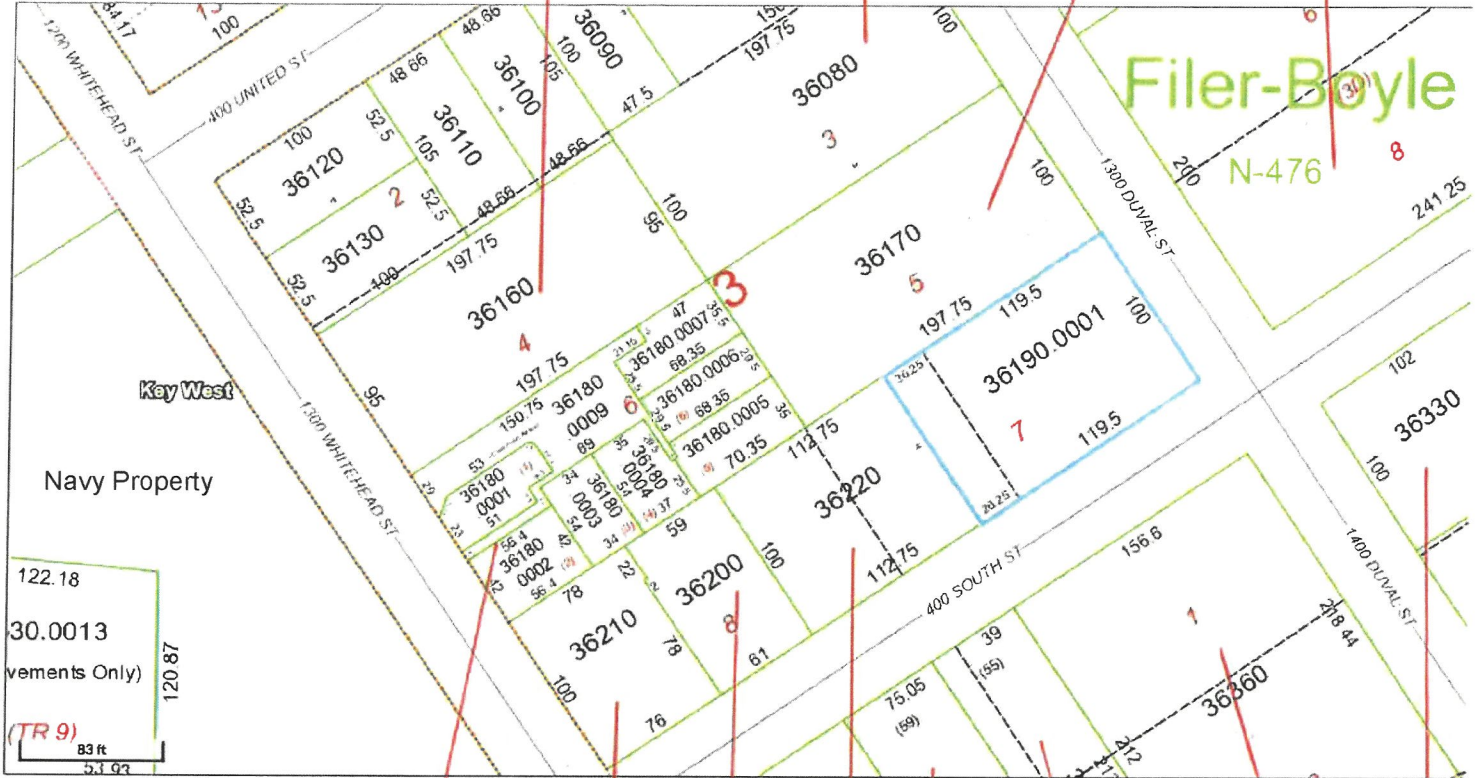
Commercial

Commercial

Hotel

Filer-Boyle

N-476



Parcel ID 00036190-000100
 Sec/Twp/Rng 06/68/25
 Property Address 1327 DUVAL St
 KEY WEST

Alternate ID 8723456
 Class HOTEL/MOTEL

Owner Address SANTI/
 1301 U
 Key W

District PT of Key West
 Brief Tax KW FILER BOYLE SUB N-476 PT LOT 7 SQR 3 TR 16 G56-497/502 OR 1013-656 OR 1257-874/88 EST-PROBATE #93-105-CP-10 OR 1258-2083/2100 EST-PROBATE #93-111-CP-08
 Description OR 1710-113 OR 2340-26/30C
 (Note: Not to be used on legal documents)

Date created: 4/12/2019
 Last Data Uploaded: 4/12/2019 5:32:25 AM

Developed by Schneider
 GEOSPATIAL

Residential

Residential

Hotel/Guesthouse

Multi-unit Residential

Residential

Hotel/Guesthouse

Residential

Residential