

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**

**City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720**



**Development Plan & Conditional Use Application**

**CITY OF KEY WEST  
PLANNING DEPT.**

**Applications will not be accepted unless complete**

Development Plan

Conditional Use

Historic District

Major \_\_\_\_\_  
Minor X

\_\_\_\_\_

Yes X  
No \_\_\_\_\_

Please print or type:

- 1) Site Address 101 Duval Street, Key West, Florida 33040
- 2) Name of Applicant Boos Development, Inc. c/o Smith Oropeza, PL
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 138-142 Simonton Street, Key West, Florida 33040
- 5) Applicant's Phone # 305-296-7227 Email bart@smithoropeza.com
- 6) Email Address: \_\_\_\_\_
- 7) Name of Owner, if different than above Sunset Plaza, Inc.
- 8) Address of Owner PO Box 1268, Hallandale Beach, FL 33008-1268
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel HRCC-1 RE# 00000470-000000
- 11) Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
The development and use proposed by Applicant is to enclose a 1,094 sq. ft. courtyard located at the property as part of an interior renovation for use as a retail drug store. After enclosure of the courtyard, the property will consist of a 10,631 sq. ft. building, with 36 on-site parking spaces, of which two spaces are provided by an on-site li mechanism, and two off-site, permanently deeded, parking spaces.

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**(305) 809-3720**



13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No X \_\_\_\_\_

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes \_\_\_\_\_ No X \_\_\_\_\_

If Yes, describe and attach relevant documents.

\_\_\_\_\_

\_\_\_\_\_

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

Barton W. Smith, Esq.  
Managing Partner

# SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.  
Partner

Richard McChesney, Esq.

138-142 Simonton Street  
Key West, Florida 33040  
Telephone : (305) 296-7227  
Facsimile : (305) 296-8448

Nick Batty, Esq.

## VIA HAND DELIVERY

September 2, 2014

Donald L. Craig, AICP, Planning Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Application for Minor Development Plan at 101 Duval Street, Key West, Florida 33040 – Boos Development, Inc.; Solution Statement Pursuant to Minor Development Plan Application:

Dear Mr. Craig,

Please allow this letter and supporting documentation to serve as my client, Boos Development, Inc., (“Applicant”) application for a minor development plan at 101 Duval Street, Key West, Florida 33040 (“Property”). The project consists of an existing single story retail space located on the southeast corner of Duval Street and Front Street. The existing building consists of approximately 9,537 square feet with an internal courtyard to be enclosed adding an additional 1,094 square feet, resulting in a new total of approximately 10,631 square feet. This is a non-contributing structure within the Historic District of the City of Key West.

The interior of the building will be remodeled for CVS as sole tenant. The remodel will consist of finishes upgrades, casework and new fixture installs; restroom upgrades, new lighting, A/C upgrades and pertinent electrical work. The three customer entrances and exits will be in locations of existing door openings and be replaced with automatic sliding doors to match existing storefront; one entrance is facing Front Street and two are facing Duval Street.

The exterior renovations shall consist of repairing / replacing damaged cladding and new paint finishes at all facades. Approximately fifteen percent of the existing storefront glass will be made opaque by the addition of an internally applied tint that matches the base building color ‘Minced Onion’. These windows are located in the Stock Room at the North corner along Front Street. The addition of new storefront glass at the enclosed courtyard will match the building’s existing fenestration rhythm and character. The parapet, cornice and façade will equally match the existing to further suggest continuity along Front Street. The entire exterior of the building will be repainted and consist of two main colors. The base of the building will be painted ‘Minced Onion’ by Benjamin Moore, and the cornice, columns and base banding will be ‘Mayflower Red’ by Benjamin Moore. The storefront frames, guardrails and handrails will remain white. The existing paver steps shall be cleaned and repaired where needed.

The existing ADA chair lift located on Front Street will be replaced to comply with new ADA standards. The existing awnings will be removed and replaced in four locations with red awnings. Three will be located between the existing columns along Front Street and one between the existing columns on Duval Street. New CVS signs will be added facing Front Street and Duval.

Parking will be upgraded by providing handicap and bicycle parking which currently does not exist on the site. Additionally, additional standard car parking spots will be made available on site. The Applicant will utilize the BendPak parking technology to accommodate additional onsite parking. An example of the BendPak parking technology is included in this Application.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory S. Oropeza".

Gregory S. Oropeza, Esq.  
For the Firm

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Gregory Oropeza, in my capacity as Member  
(print name) (print position; president, managing member)

of Smith Oropeza, P.L.  
(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:

101 Duval Street, 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]  
Signature of Authorized Representative

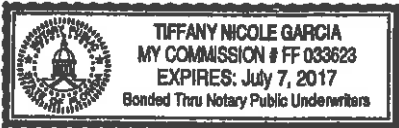
Subscribed and sworn to (or affirmed) before me on this 9/2/14 by  
date

Gregory Oropeza  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

Tiffany Garcia  
Name of Acknowledger typed, printed or stamped



\_\_\_\_\_  
Commission Number, if any

# **Authorization**

**City of Key West  
Planning Department**



**Authorization Form  
(Individual Owner)**

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

I, Sunset Plaza, Benjamin Hamuy authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)* Pres.

Boas Development Group and Smith Drapez  
*Please Print Name of Representative*

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

Benny Hamuy  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 7/28/2014 by  
*date*

Benjamin Hamuy  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL State Drivers License as identification.

[Signature]  
*Notary's Signature and Seal*



Leo Paul Senecal  
State of Florida  
MY COMMISSION # FF 18540  
Expires: May 15, 2017

Leo Paul Senecal  
*Name of Acknowledger typed, printed or stamped*

#FF18540  
*Commission Number, if any*



**Deed**

753450

REF 1228 PAGE 1546

15.00  
12,320.00  
12,335.00

RETURN TO:

THIS INSTRUMENT PREPARED BY:  
Craig H. Benson, Esq.  
Federal Deposit Insurance Corp.  
P.O. Box 725003  
Orlando, FL 32872-5003  
407-282-7575  
Parcel #27-3831EO-26-5.07

FILED FOR RECORD  
92 OCT -2 P3:14  
DANNY J. KOLHANE  
CLERK CIR. CT. FLA  
MONROE COUNTY, FLA

**QUIT CLAIM DEED**

THIS INDENTURE made this 21<sup>th</sup> day of SEPTEMBER 1992, by the FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver of SOUTHEAST BANK, N.A., whose address is P.O. Box 725003, Orlando, FL 32872-5003, hereinafter called the Grantor, and SUNSET PLAZA, INC., a Florida Corporation, whose tax identification number is \_\_\_\_\_, and whose address is 2155 EAST SUNRISE BLVD STE 600 FT LAUDERDALE, FL hereinafter called the Grantee. 33304

When used herein, the terms "Grantor" and "Grantee", include all parties to this instrument, their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration, paid by the Grantee, receipt and sufficiency hereof is hereby acknowledged, does hereby remise, release and forever quit claim unto the Grantee, its heirs and assigns, all of Grantor's right, title, and interest in and to the following described real property situated in Monroe County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS DEED IS WITHOUT ANY WARRANTY (WHETHER STATUTORY, EXPRESS OR IMPLIED), AND GRANTOR DOES NOT WARRANT TITLE TO THE REAL PROPERTY HEREBY CONVEYED.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Fee Paid 12,330.00 Date 10-2-92  
MONROE COUNTY  
DANNY J. KOLHANE, CLERK CIR. CT.  
By [Signature] D.G.

753450

OFF REC 1228 PAGE 1547

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its Attorney-In-Fact this 29 day of Sept., 1992.

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver of SOUTHEAST BANK, N.A.

WITNESSES:

[Signature]  
Print Name: JOHN A. BENN

[Signature]  
Print Name: MARILYN KNOX

By: [Signature]  
Name: DAVID WATSON  
Attorney-In-Fact  
Its: Attorney-In-Fact  
P.O. DRAWER 725003  
Orlando, Fl 32872-5003

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 29 day of Sept, 1992, before me personally appeared FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver of SOUTHEAST BANK, N.A., by DAVID WATSON its Attorney-In-Fact, to me known personally or has produced [Signature] as identification and did take an oath, and acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Orlando, Florida in the County of Orange.

[Signature]  
NOTARY PUBLIC  
Name: MARILYN KNOX  
My Commission Expires:

[NOTARIAL SEAL]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JUNE 24, 1994  
BONDED THRU ASHTON AGENCY INC.



sunset.d&a

753450

REF 1228 PAGE 1548

EXHIBIT "A"

On the Island of Key West and known as a part of Lots Two (2) and Three (3) in Square Seven (7), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being further described by metes and bounds as follows:

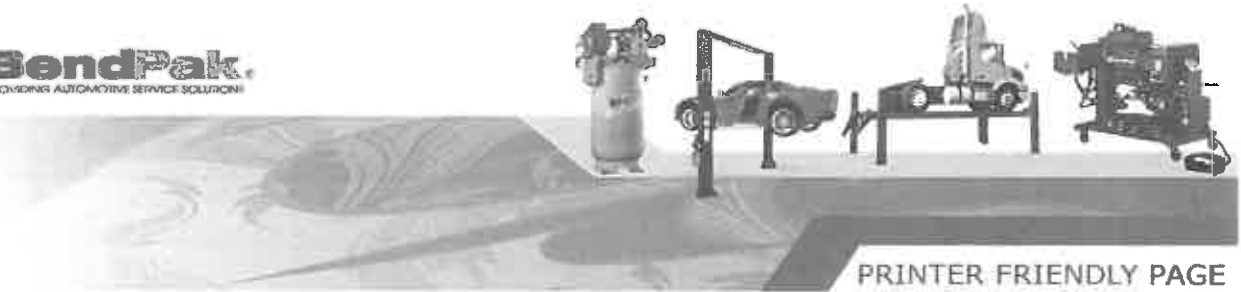
**BEGINNING** at the intersection of the Northeasterly right-of-way boundary line of Duval Street with the Southeasterly right-of-way boundary line of Front Street and running thence in a Northeasterly direction along the said right-of-way line of Front Street for a distance of 149.0 feet to a point; thence at right angles in a Southeasterly direction for a distance of 120.0 feet to a point; thence at right angles in a Southwesterly direction for a distance of 36.0 feet to a point; thence at right angles in a Southeasterly direction for a distance of 22.0 feet to a point; thence at right angles in a Southwesterly direction for a distance of 29.3 feet to a point; thence at right angles in a Northwesterly direction for a distance of 0.75 of a foot to a point; thence at right angles in a Southwesterly direction for a distance of 7.42 feet to a point; thence at right angles in a Northwesterly direction for a distance of 25.38 feet to a point; thence at right angles in a Southwesterly direction for a distance of 20.25 feet to a point; thence at right angles in a Southeasterly direction for a distance of 1.13 feet to a point; thence at right angles in a Southwesterly direction for a distance of 55.83 feet to the said right-of-way line of Duval Street; thence at right angles in a Northwesterly direction along the said right-of-way line of Duval Street for a distance of 117.00 feet back to the Point of Beginning.

Recorded in Official Records Book  
in Monroe County, Florida  
Record Verified  
DANNY L. KOLHAGE  
Clerk Circuit Court

# Site Plans



# **Additional Information**



**BendPak Four-Post Lift**

**Models HD-9ST / HD-9 (Rev M) / HD-9STX / HD-9XW (Rev M) / HD-9XL (Rev M)**

The space saving design of our 9,000-lb. capacity four-post lifts are ideal for vehicle storage in residential garages or commercial buildings. They also double as great service lifts for smaller shops who still want to do big business. No special foundation is required and the installation is a cinch. Optional casters enable you to roll the lift outside or wherever best suits your needs. About the size of a typical parking space, these lifts truly maximize valuable floor area. Use them for storing cars and trucks, ATVs, snowmobiles, jet skis, golf carts, boats or just about anything else that needs to be off the ground. You can finally make use of that wasted vertical space above your car. If you've got at least a standard 8-foot ceiling, these lifts will work for you. Don't make the mistake of calling these rugged lifts "hobby lifts." Our expert engineers have packed this model with features that were previously only found on commercial-grade designs. Plus, it's a BendPak, so you know it's backed by over 40 years of experience and a reputation that carries just as much weight as our lifts. We're proud to have these HD-Series lifts in our lineup, and you'll be proud to have one in your shop or garage.



**Features:**

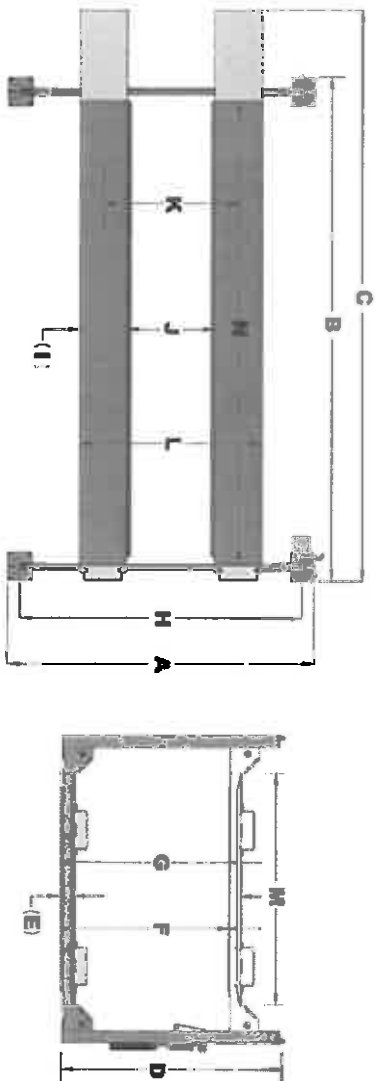
Optional RJ-45 Bridge Jack

Optional Caster Kit

- 9,000 pound lifting capacity
- Two lifting heights to choose from
- Two runway lengths to choose from
- Two widths to choose from
- Electric/hydraulic power system
- Internal "Anti-Sway" slider blocks in each column
- Features heavy-duty 3/8" aircraft cable
- Multi-position safety locks in each column
- Ramps feature non-skid surface
- Optional 4500-lb. capacity jack available (Model RJ-45)
- Two different ramp lengths to choose
- Runways include rail-kit for optional accessories
- Single hydraulic cylinder underneath runway
- Oversized self-lubricating cable rollers
- Rugged 1-1/4" roller axles
- Adjustable lock ladders
- Push-button pneumatic safety release
- ETL Approved







MODEL	HD-9ST (Rev. C)	HD-9STX (Rev. C)	HD-9 (Rev. M)	HD-9XL (Rev. M)	HD-9XW (Rev. M)
Configuration	Narrow/STD Height STD Length	Narrow/EXT Height EXT Length	Wide/STD Height STD Length	Wide/STD Height EXT Length	Wide/EXT Height EXT Length
Lifting Capacity*	9,000 lbs / 4082 kg	9,000 lbs / 4082 kg	9,000 lbs / 4082 kg	9,000 lbs / 4082 kg	9,000 lbs / 4082 kg
*Max Capacity / Front Half of Lift	4,500 lbs / 2041 kg.	4,500 lbs. / 2041 kg.	4,500 lbs. / 2041 kg.	4,500 lbs. / 2041 kg.	4,500 lbs. / 2041 kg.
*Max Capacity / Rear Half of Lift	4,500 lbs / 2041 kg	4,500 lbs / 2041 kg	4,500 lbs / 2041 kg	4,500 lbs / 2041 kg	4,500 lbs / 2041 kg
A - Overall Width	99-3/4" / 2534 mm.	99-3/4" / 2534 mm.	110-1/4" / 2,800 mm.	110-1/4" / 2,800 mm.	110-1/4" / 2,800 mm.
B - Outside Length	174" / 4420 mm	198" / 5029 mm	174" / 4420 mm	198" / 5029 mm	198" / 5029 mm
C - Overall Length	200" / 5080 mm.	224" / 5690 mm.	200" / 5080 mm.	224" / 5690 mm.	224" / 5690 mm.
D - Height of Columns	88" / 2235 mm.	100" / 2540 mm.	88" / 2235 mm.	88" / 2235 mm	100" / 2540 mm.
E - Min. Runway Height	4-1/2" / 114 mm.	4-1/2" / 114 mm.	4-1/2" / 114 mm.	4-1/2" / 114 mm.	4-1/2" / 114 mm.
F - Max Rise	70" / 1778 mm.	82" / 2083 mm	70" / 1778 mm.	70" / 1778 mm	82" / 2083 mm
G - Max. Lifting Height	74-1/2" / 1892 mm.	86-1/2" / 2197 mm.	74-1/2" / 1892 mm.	74-1/2" / 1892 mm.	86-1/2" / 2197 mm.
H - Width Between Columns	89-3/4" / 2280 mm	89-3/4" / 2280 mm	100-1/4" / 2,555 mm	100-1/4" / 2,555 mm	100-1/4" / 2,555 mm
I - Runway Width	19" / 483 mm.	19" / 483 mm.	19" / 483 mm.	19" / 483 mm.	19" / 483 mm.
J - Width Between Runways (*) NARROW SETTING	37-1/2" / 952 mm	37-1/2" / 952 mm	37-1/2" / 952 mm	37-1/2" / 952 mm	37-1/2" / 952 mm
K - Runway Centerline (*) WIDE SETTING	N/A	N/A	44-3/8" / 1127 mm.	44-3/8" / 1127 mm.	44-3/8" / 1127 mm.
L - Runway Centerline (*) NARROW SETTING	56-1/2" / 1435 mm	56-1/2" / 1435 mm	56-1/2" / 1435 mm	56-1/2" / 1435 mm	56-1/2" / 1435 mm
M - Drive-Thru-Clearance	N/A	N/A	63-3/8" / 1610 mm.	63-3/8" / 1610 mm.	63-3/8" / 1610 mm.
N - Length of Runways	75-1/2" / 1918 mm	75-1/2" / 1918 mm	75-1/2" / 1918 mm	75-1/2" / 1918 mm.	75-1/2" / 1918 mm.
O - Outside Edge of Runways (*) WIDE SETTING	N/A	N/A	82-3/8" / 2092 mm.	82-3/8" / 2092 mm.	82-3/8" / 2092 mm.
P - Drive-Thru-Clearance	76-1/2" / 1943 mm.	76-1/2" / 1943 mm	86-1/2" / 2197 mm	86-1/2" / 2197 mm	86-1/2" / 2197 mm
Q - Length of Runways	164" / 4166 mm.	188" / 4775 mm.	164" / 4166 mm.	188" / 4775 mm.	188" / 4775 mm.
R - Min. Wheelbase @ Rated Capacity	115" / 2921 mm	135" / 3429 mm.	115" / 2921 mm.	135" / 3429 mm.	135" / 3429 mm.
S - Min. Wheelbase @ 75% Capacity	100" / 2540 mm.	115" / 2921 mm.	100" / 2540 mm.	115" / 2921 mm.	115" / 2921 mm.
T - Min. Wheelbase @ 50% Capacity	85" / 2159 mm.	95" / 2413 mm.	85" / 2159 mm.	95" / 2413 mm.	95" / 2413 mm
U - Min. Wheelbase @ 25% Capacity	70" / 1778 mm.	80" / 2032 mm.	70" / 1778 mm.	80" / 2032 mm.	80" / 2032 mm.
V - Locking Positions	12	15	12	12	15
W - Lock Spacing	Every 4" / 102 mm.	Every 4" / 102 mm.	Every 4" / 102 mm.	Every 4" / 102 mm.	Every 4" / 102 mm.
X - Lifting Time	45 Seconds	50 Seconds	45 Seconds	45 Seconds	50 Seconds
Y - Standard Motor (**)	220 VAC / 60 Hz, 1Ph.	220 VAC / 60 Hz, 1Ph.	220 VAC / 60 Hz, 1Ph.	220 VAC / 60 Hz, 1Ph.	220 VAC / 60 Hz, 1Ph.

\* This dimension may be limited with the addition of rolling jacks. See rolling jack specifications on separate page.

\*\* Special Voltages Available Upon Request

The design, material and specifications are subject to change without notice.

# **Property Appraiser Information**



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

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

The offices of the Property Appraiser will be closed Monday, September 1st in observance of Labor Day. Our offices will be open Tuesday at 8am.

Website tested on IE8, IE9, & Firefox. Offices will be open 10.3 or higher

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

**Alternate Key: 1000469 Parcel ID: 00000470-000000**

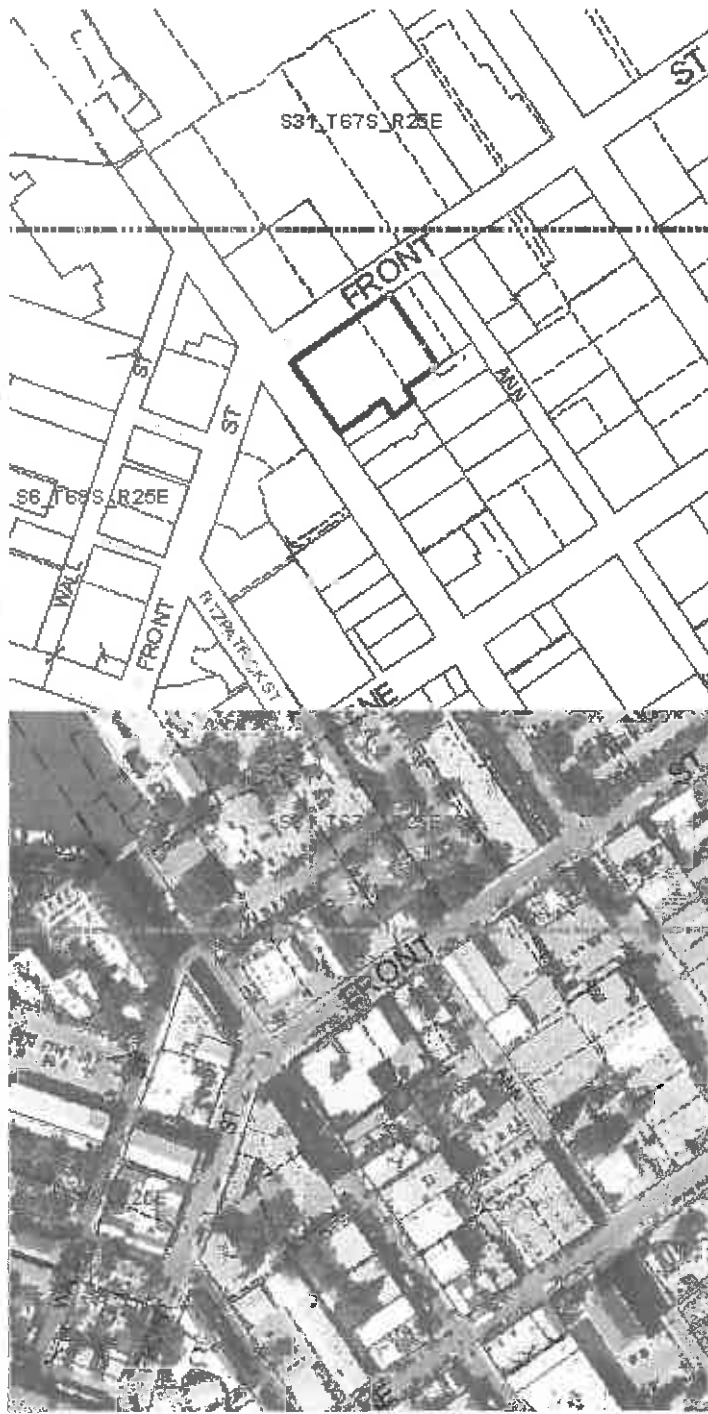
**Ownership Details**

**Mailing Address:**  
SUNSET PLAZA INC  
C/O HAMUY  
PO BOX 1268  
HALLANDALE, FL 33008-1268

**Property Details**

**PC Code:** 16 - COMMUNITY SHOPPING CENTERS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 101 DUVAL ST KEY WEST  
**Legal Description:** KW PT LOTS 2 AND 3 SQR 7 G61-81/85 OR294-104/06 OR658-276/77E OR1228-1546/48 OR1288-1319/21C

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	119	172	20,952.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 10242  
 Year Built: 1994

### Building 1 Details

Building Type  
 Effective Age 12  
 Year Built 1994  
 Functional Obs 0

Condition G  
 Perimeter 661  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 15  
 Grnd Floor Area 10,242

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

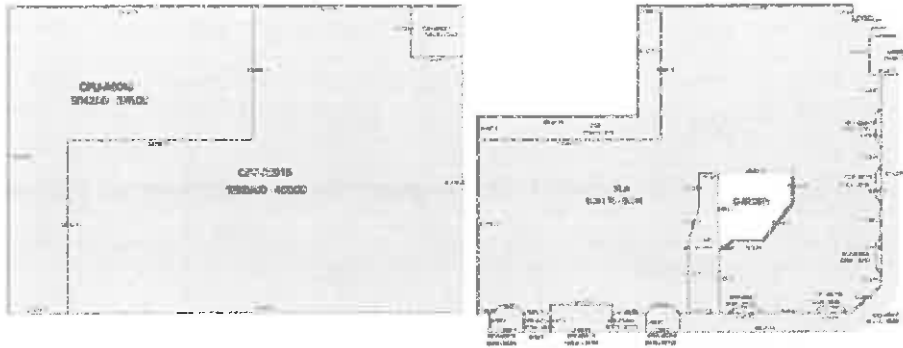
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 20  
 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 1  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1994					131
2	OPF		1	1994					19
3	FLA		1	1994		Y			10,242
4	OPX		1	1994					458
5	OUU		1	1994					803
6	OPF		1	1994					19

7	OPF	1	1994	21
8	OPF	1	1994	21
9	OPF	1	1994	21
10	OPF	1	1994	90
11	OPF	1	1994	194
12	OPF	1	1994	89
13	CPU	1	1994	5,043
14	OPU	1	1994	916
19	CPF	1	1994	10,925
20	OPU	1	1994	66
21	OPU	1	1994	57
22	SBF	1	1994	306

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		REST/CAFET-A-	20	Y	Y
	206	1 STY STORE-A	80	Y	Y
	207	OPX	100	N	N
	208	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
75	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	RW2:RETAINING WALL	1,261 SF	0	0	1993	1994	4	50
2	PT2:BRICK PATIO	95 SF	0	0	1993	1994	2	50
3	FN3:WROUGHT IRON	104 SF	26	4	1993	1994	2	60
4	CL2:CH LINK FENCE	396 SF	66	6	1975	1976	1	30
5	PT2:BRICK PATIO	150 SF	0	0	1999	2000	4	50

Appraiser Notes

RE 48 COMBINED W/THIS RE FOR ASSMT PURPOSES 5-16-95 LG)

TPP 8943265 - HENNA BODY ART TATTOO (BOOTH IN FRONT) TPP 8950910 - SUNSET SPORT CORP (UNIT 101) TPP 8950921 - KEY WEST SYTLE INC (UNIT 105) TPP 8950932 - DUVAL CENTER INC (UNIT 109) TPP 8865091 - SUNGLASS HUT TRADING HUT #681 (UNIT 103)

2002 & 2003 CUT OUT DONE FOR SUNSET PLAZA INC)

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
-------------	-------------	----------------	--------	-------------	-------

1	08-0084	01/15/2008		19,200	Commercial	INSTALL WHEELCHAIR LIFT
1	12-1687	05/10/2012	12/31/2012	62,000	Commercial	INSTALL 12000 SF OF 60 MIL TPO SINGLE PLY
1	11-4610	12/21/2011		1,200	Commercial	REPLACE 3 PHASE - 4 WIRES METER BANK.
	10-0481	06/11/2010		3,000	Commercial	AFTER THE FACT: REOPEN PREVIOUSLY CLOSED INTERIOR DOORWAY WITH NEW WOOD AND GLASS POCKET DOORS.
	11-0242	02/28/2011		100	Commercial	INSTALL THREE SIGNS.
	08-2701	07/24/2008		2,200	Commercial	REPLACE ONE 100AMP 3 PHASE METER CAN.
	09-3689	10/27/2009		1,500	Commercial	EMERGENCY REPAIRS: CHANGE A PHASE FROM MAIN DISCONNECT 600 AMP SERVICE.
	10-2281	07/19/2010		450	Commercial	INSTALL TWO WEATHER PROFF RECEPTACLE OUTLETS IN FRONT OF BUILDING.
	13-4102	09/25/2013		300	Commercial	CHANGE FUSES IN MAIN DISCONNECT 3-PHASE
1	B923242	12/01/1992	10/01/1994	700,000	Commercial	BLDG,PAVING,LANDSCAPING
1	M943005	09/01/1994	11/01/1994	27,000	Commercial	9-5TON A/C W/35 DROPS
1	B943395	10/01/1994	11/01/1994	500	Commercial	PAINT,TILE,WALL PANELING
1	B943396	10/01/1994	11/01/1994	6,000	Commercial	PAINT,TILE,WALL PANELING
1	B943397	10/01/1994	11/01/1994	5,000	Commercial	PAINT,TILE
1	B943512	10/01/1994	12/01/1994	13,368	Commercial	CUSTOM CANVAS AWNINGS
1	B943526	10/01/1994	12/01/1994	12,000	Commercial	INTERIOR BUILD OUT
1	P943628	11/01/1994	12/01/1994	1,200	Commercial	3/LAV,3/W.CLOSET,2 H.BIBB
1	P943629	11/01/1994	12/01/1994	3,800	Commercial	1/S.POT,1/S.HAND,1/S.SLOP
1	P943629	11/01/1994	12/01/1994	3,800	Commercial	1/HEATER
1	B943785	11/01/1994	12/01/1994	25,000	Commercial	INTER ALTERATIONS
1	P943864	11/01/1994	12/01/1994	2,100	Commercial	1/LAB,1W/CLOSET
1	B943921	11/01/1994	12/01/1994	38,000	Commercial	1050SF RETAIL SPACE
1	A944017	12/01/1994	10/01/1995	2,000	Commercial	INSTALL SIGNS
1	P944043	12/01/1994	10/01/1995	5,400	Commercial	PLUMBING ADDITIONS
1	E944064	12/01/1994	10/01/1995	2,000	Commercial	ELECTRICAL ADDITIONS
1	E944099	12/01/1994	10/01/1995	1,800	Commercial	ELECTRICAL ADDITIONS
1	A950032	01/01/1995	10/01/1995	4,000	Commercial	SIGNS
1	M950108	01/01/1995	10/01/1995	5,000	Commercial	5 TON AC
1	E950481	02/01/1995	10/01/1995	400	Commercial	ELECTRICAL
1	E951120	04/01/1995	10/01/1995	785	Commercial	BURGLAR ALARM
1	E951125	04/01/1995	10/01/1995	585	Commercial	BURGLAR ALARM
1	E952728	08/01/1995	11/01/1995	2,200	Commercial	ELECTRICAL
1	M953302	10/01/1995	11/01/1995	2,850	Commercial	HOOD & INSPECTION
1	A953982	11/01/1995	11/01/1995	100	Commercial	SIGN
1	9703093	09/01/1997	10/01/1997	700	Commercial	INSTALL 4 LIGHTS
1	9800177	01/16/1998	12/07/1998	1,200	Commercial	ELECTRICAL
1	9801123	04/07/1998	12/07/1998	1,709	Commercial	MECHANICAL
1	9900541	05/11/1999	11/03/1999	2,000	Commercial	IRON GATES FOR SECURITY
1	9902941	09/03/1999	11/03/1999	2,000	Commercial	RENOVATIONS/REPAIRS
1	9903302	11/03/1999	12/07/1999	500	Commercial	SIGN
1	0001188	05/05/2000	07/14/2000	4,000	Commercial	DEMO WALL/CREATE 1 STORE

1	0001814	07/21/2000	12/14/2000	1,000	Commercial	SIGNS
1	0001993	07/20/2000	12/14/2000	1,200	Commercial	SIGNS
1	05-4384	11/02/2005	12/22/2005	50,000	Commercial	19 SEAT COFFEE SHOP BUILDOUT
1	05-5145	01/22/2005	12/22/2005	20,000	Commercial	ROUGH DRAIN VENT
1	06-1660	03/13/2006	07/26/2006	1,950	Commercial	FILL VOID (INLANDING WITH CONCRETE)
1	05-3278	08/03/2005	12/22/2005	6,500	Commercial	DEMO PEMI (UNIT 103) DISPOSAL OF DEMOLITION
1	05-4374	10/11/2005	12/22/2005	15,000	Commercial	INSTALL ELECTRICAL SYSTEM 1120 SF
1	06-2895	10/12/2006	12/28/2006	13,100	Commercial	INSTALLATION OF ADA LIFT
1	07-2270	05/11/2007	05/11/2007	3,300	Commercial	REPLACE EXISTING 5-TON A/C

### 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
2014	2,201,386	12,038	4,996,633	5,600,000	5,600,000	0	5,600,000
2013	2,253,184	12,410	4,201,714	5,600,000	5,212,324	0	5,600,000
2012	2,253,184	12,793	4,201,714	5,600,000	4,738,477	0	5,600,000
2011	2,279,082	13,176	4,201,714	5,600,000	4,307,707	0	5,600,000
2010	2,330,880	13,549	4,728,822	3,916,098	3,916,098	0	3,916,098
2009	2,382,677	13,932	6,097,018	3,916,098	3,916,098	0	3,916,098
2008	2,382,677	14,314	3,886,597	3,916,098	3,916,098	0	3,916,098
2007	1,795,363	14,656	3,886,597	3,916,098	3,916,098	0	3,916,098
2006	1,707,515	15,040	2,933,280	3,466,067	3,466,067	0	3,466,067
2005	1,248,103	15,423	2,304,720	4,738,000	4,738,000	0	4,738,000
2004	1,276,460	15,795	2,095,200	4,600,000	4,600,000	0	4,600,000
2003	1,276,460	16,180	1,718,064	4,600,000	4,600,000	0	4,600,000
2002	1,276,460	16,562	1,718,064	4,685,609	4,685,609	0	4,685,609
2001	1,276,460	15,611	1,718,064	4,629,130	4,629,130	0	4,629,130
2000	1,364,313	4,770	1,299,024	4,509,601	4,509,601	0	4,509,601
1999	1,485,585	4,326	1,355,921	4,509,601	4,509,601	0	4,509,601
1998	990,390	4,411	1,355,921	2,926,817	2,926,817	0	2,926,817
1997	1,089,120	4,505	1,312,182	2,926,817	2,926,817	0	2,926,817
1996	990,109	4,597	1,312,182	2,926,817	2,926,817	0	2,926,817
1995	986,195	4,684	1,312,182	2,926,817	2,926,817	0	2,926,817
1994	0	2,665	589,086	591,751	591,751	0	591,751
1993	0	2,665	589,086	591,751	591,751	0	591,751
1992	0	2,665	589,086	591,751	591,751	0	591,751
1991	0	2,665	589,086	591,751	591,751	0	591,751
1990	0	2,665	512,996	515,661	515,661	0	515,661
1989	0	2,665	510,541	513,206	513,206	0	513,206
1988	0	2,665	449,178	451,843	451,843	0	451,843



1987	0	2,665	327,270	329,935	329,935	0	329,935
1986	0	2,665	327,270	329,935	329,935	0	329,935
1985	0	2,665	273,037	275,702	275,702	0	275,702
1984	0	2,665	131,268	133,933	133,933	0	133,933
1983	0	2,665	109,895	112,560	112,560	0	112,560
1982	0	2,665	109,895	112,560	112,560	0	112,560

## 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
9/1/1992	1228 / 1546	1,760,000	QC	M

This page has been visited 23,113 times.

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