

Staff Report

8 Demolition of existing sexton's house – **Passover Lane- City of Key West/ Michael Miller (H12-01-1366) Second Reading**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the demolition of the existing sexton's house. The Sanborn map of 1962 depicts a footprint of a one story wood structure, with a porch facing south for tools storage. The existing building is a one story cbs structure, rectangular in shape.

Staff understands that the request for this demolition should be reviewed using the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state 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).

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

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's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for a structure that is not historic nor can it be considered contributing in a near future.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**
APPLICATION # **112-01-1366**

OWNER'S NAME: CITY OF KEY WEST DATE: 8.16.12

OWNER'S ADDRESS: 3140 FLAGLER PHONE #: 8093963

APPLICANT'S NAME: MICHAEL MILLER PHONE #: 294 7687

APPLICANT'S ADDRESS: 517 DUVAL ST #200 KEY WEST

ADDRESS OF CONSTRUCTION: KEY WEST CEMETARY # OF UNITS: 1
PASSOVER LN

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

NEW SEXTON'S HOUSE - 1 1/2 STORIES
DEMOLITION OF OLD SEXTON'S HOUSE

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 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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.

Date: 8/16/12
Applicant's Signature: [Signature]

[Signature]
David Fernandez



Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	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: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

8/28/12 approved Rudy Muench design

8/28/12 - demolition approved per Rudy Muench

HARC Comments:

Not historic

Ordinance for demolitions

Guidelines for new construction (pages 38-38a)

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

Date: 8/28/12

Signature:

Rudy Muench

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

August 31, 2012

Arch. Michael Miller
#517 Duval Street
Suite 200
Key West, Florida 33040

**RE: NEW SEXTON'S HOUSE. DEMOLITION OF EXISTING
SEXTON'S HOUSE
FOR: PASSOVER LANE - HARC APPLICATION # H12-01-1366
KEY WEST HISTORIC DISTRICT**


Dear Architect Miller:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the proposed new design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, August 28, 2012. The Commission motioned to approve the project based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday, September 11, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

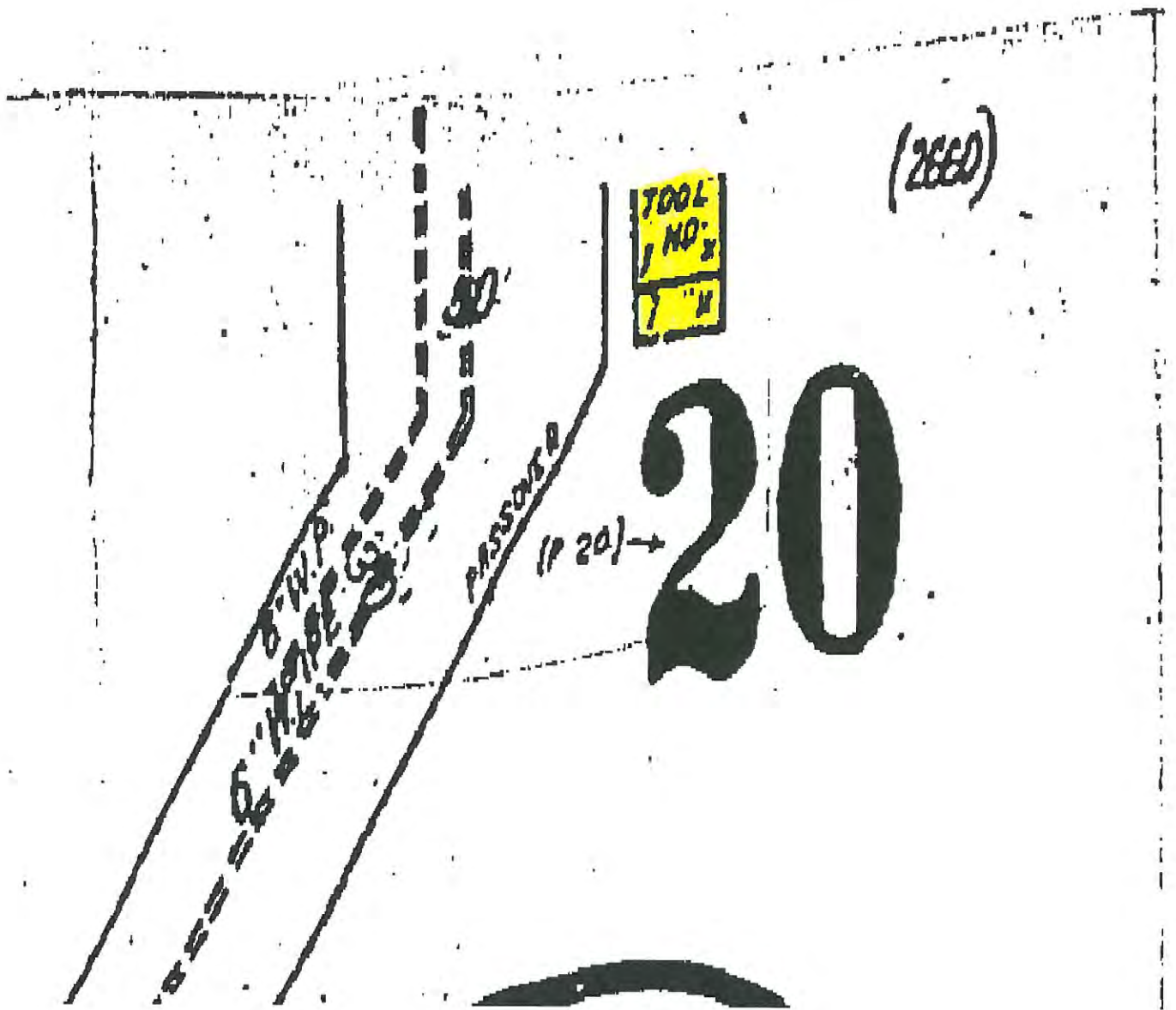

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue, Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Xc. Karen Olson- City of Key West

Sanborn Maps



Passover Lane Sexton's house Sanborn map 1962

Project Photos



Momentos en que la Legion Americana hacia su entrada en el Cementerio el dia 10 Octubre en Key West. Entering the Key West Cemetery on October 10, 1934 for the Grito de Yara service. From the DeWolfe and Wood Collection.

Proposed Plans

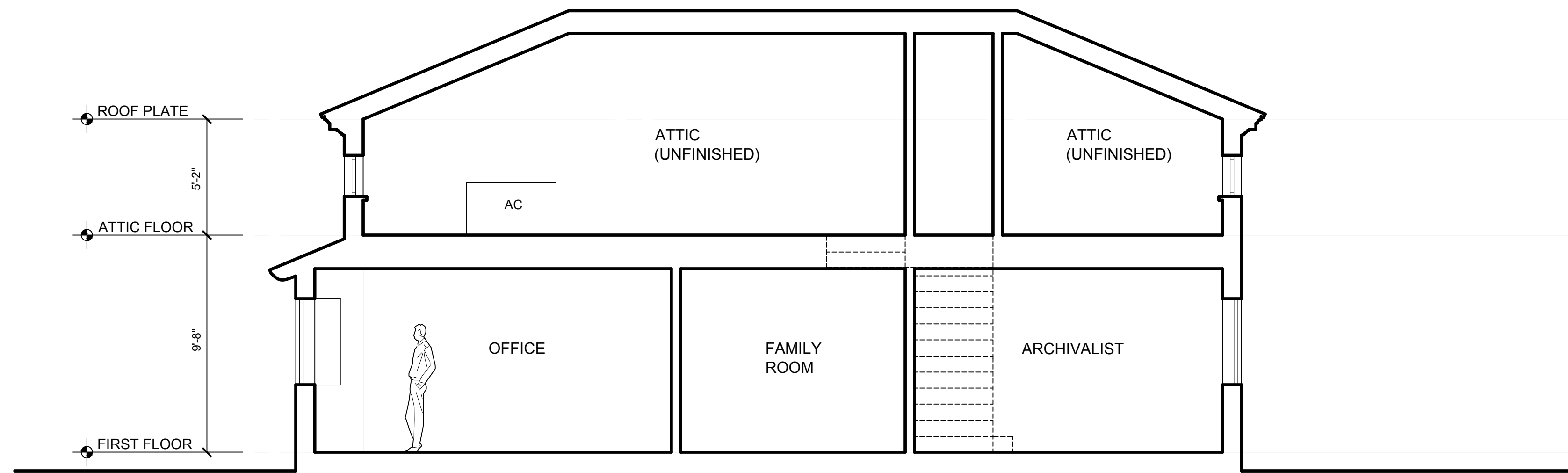


NEW SEXTON'S HOUSE

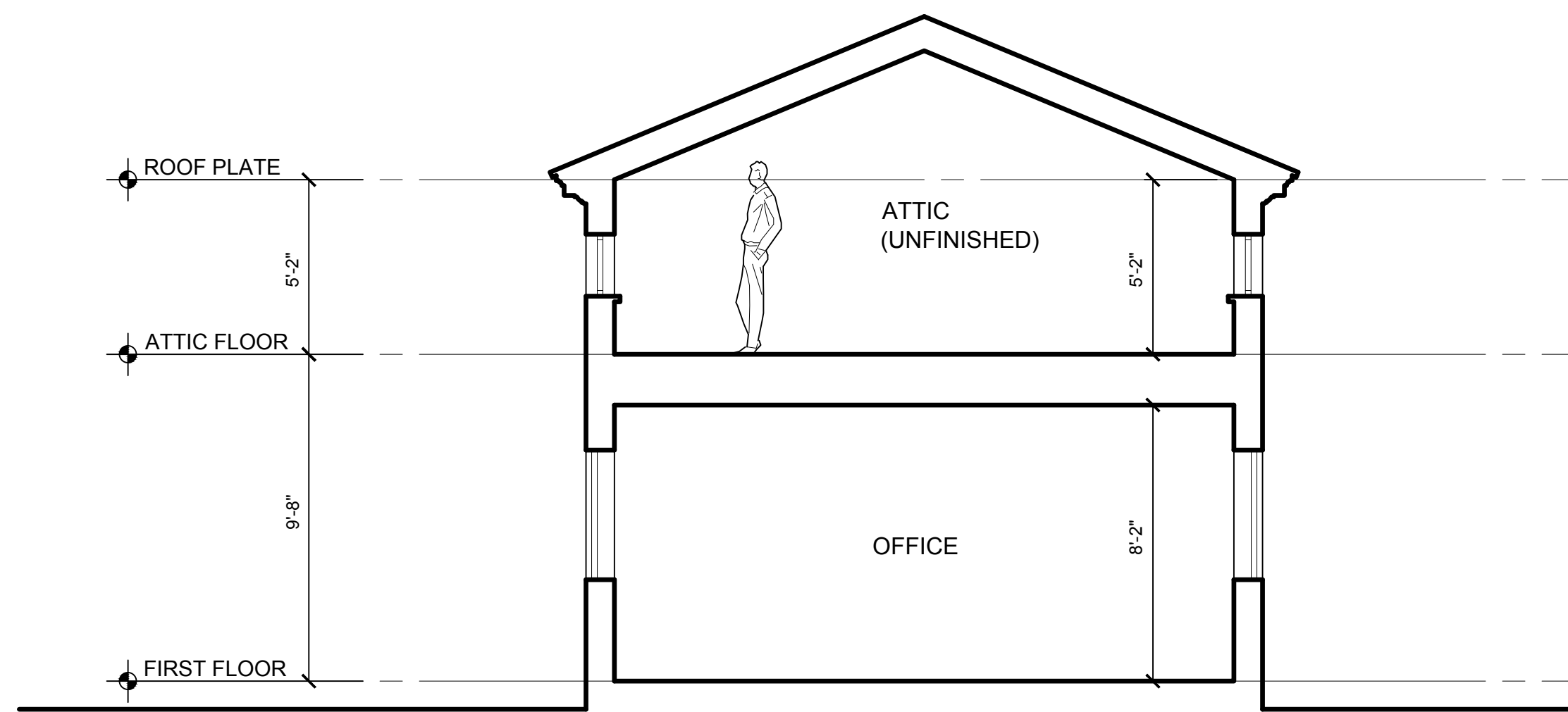
SCHEMATIC DESIGN

MICHAEL MILLER ARCHITECT

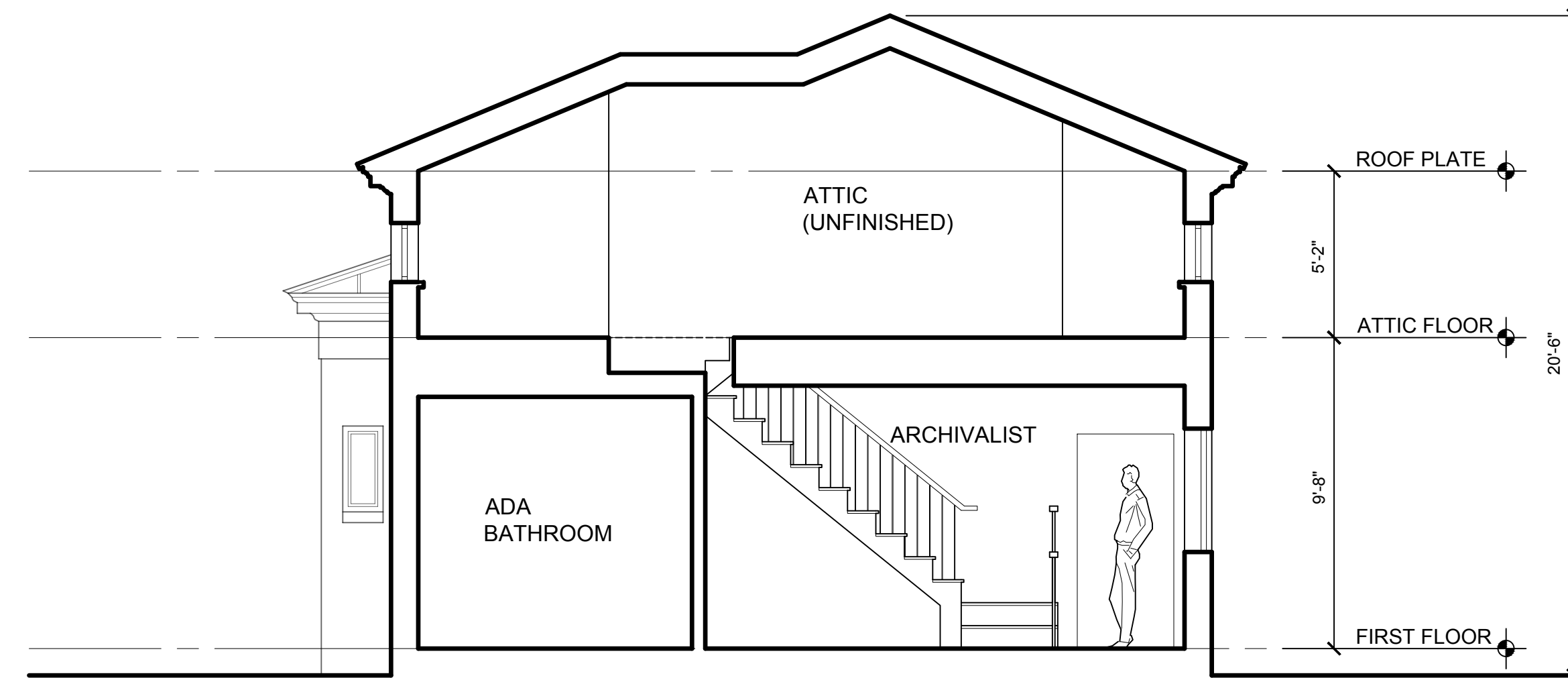
AUGUST 29, 2012



BUILDING SECTION A-A
SCALE: 1/4"=1'-0"



BUILDING SECTION B-B
SCALE: 1/4"=1'-0"



BUILDING SECTION C-C
SCALE: 1/4"=1'-0"

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: MM

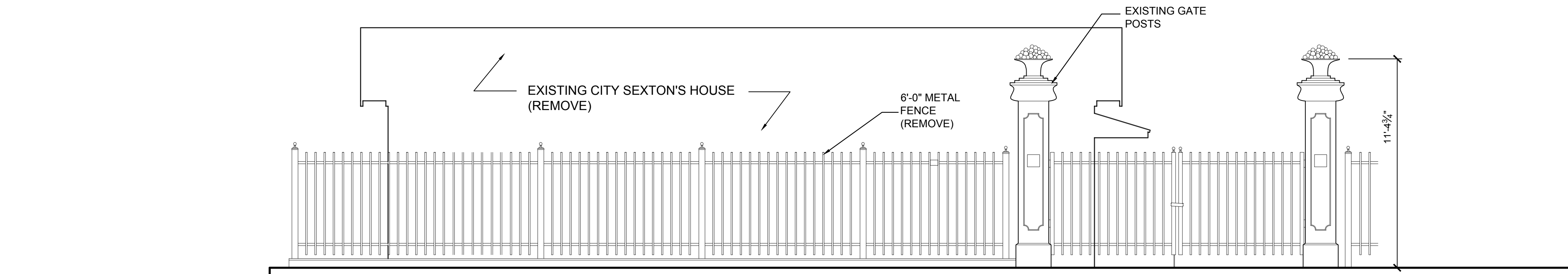
PROJECT NO: 1203

BUILDING SECTIONS

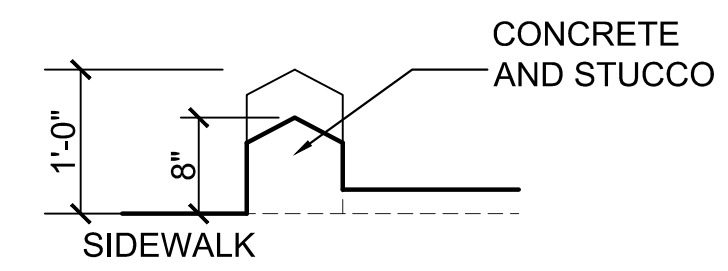
FOR HARC
PRESENTATION

A6

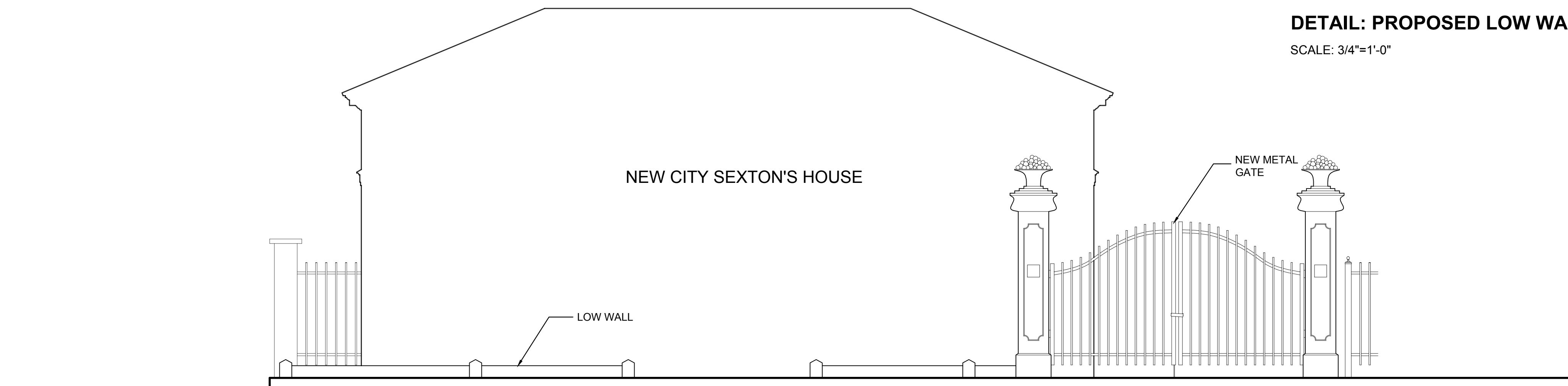
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EXISTING GATE AND FENCE
SCALE: 1/4"=1'-0"



DETAIL: PROPOSED LOW WALL
SCALE: 3/4"=1'-0"



PROPOSED LOW WALL AND ENTRANCE GATE
SCALE: 1/4"=1'-0"

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: AA

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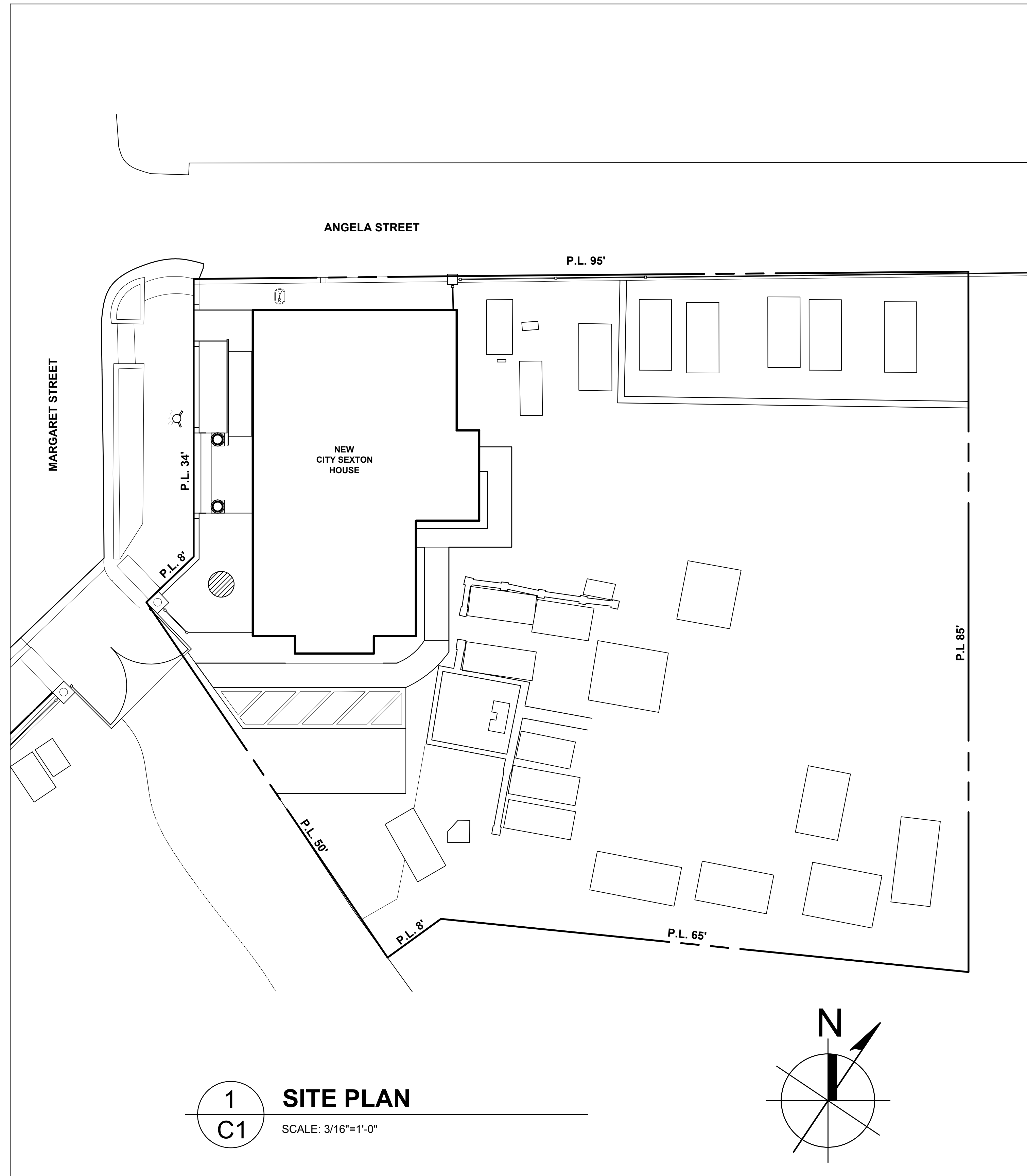
PROJECT NO: 1203

GATE
COMPARISON

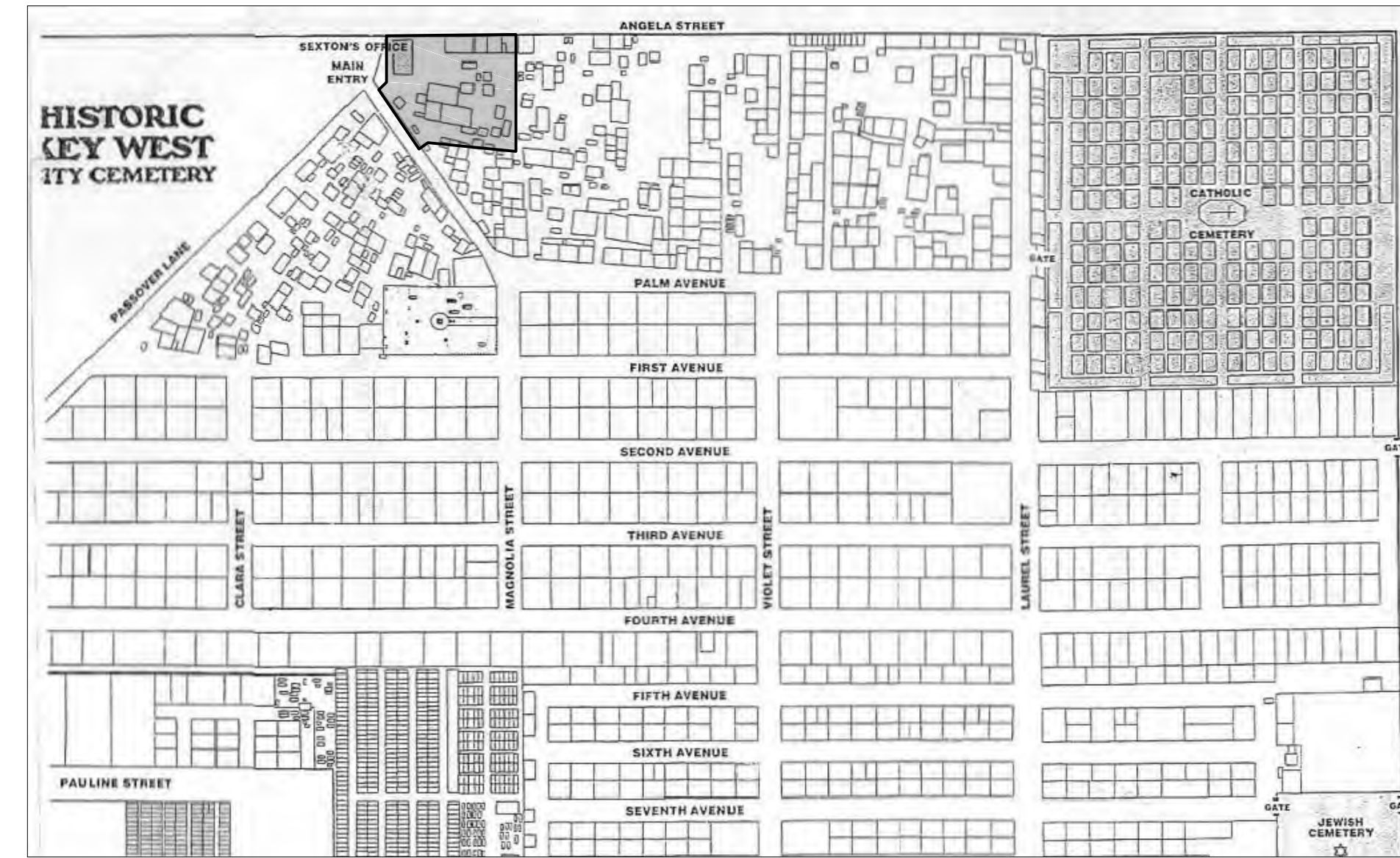
FOR HARC
PRESENTATION

A7

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1
C1 **SITE PLAN**
SCALE: 3/16"=1'-0"



SITE DATA:	STORMWATER DATA	
LOT	LOT SIZE	7,419.6 SF
ZONING	ALLOWABLE IMPERVIOUS SURFACE	50 %
ZONE	PROPOSED IMPERVIOUS SURFACE	3,356.3 SF
CITY MIN SETBACKS	PERCENT PROPOSED IMPERVIOUS SURFACE	46.6%
FRONT		
SIDE		
REAR		
STREET SIDE		
PROPOSED MIN SETBACKS		
FRONT		
SIDE	0 FT	
REAR	3.9 FT	
STREET SIDE	0 FT	
LOTSIZE	7,419.6 SF	
ALLOWABLE PERCENT LOT COVERAGE	40 %	
PROPOSED LOT COVERAGE	1,042 SF	
PERCENT PROPOSED LOT COVERAGE	14%	
MAX HEIGHT	25 FT	
PROPOSED HEIGHT	21 FT	

- SHEET NOTES:**
- Drawings and specifications are to be used together. Contractors and workers shall consult both when questions concerning the letter and/or intent of the design arise.
 - No changes to the drawings or to the design may be made without the written approval of the architect.
 - All work shall be done in accordance with all applicable local, state, and national building and life safety codes. The Contractor and all Subcontractors shall be familiar with these codes and shall build accordingly.
 - When a conflict or ambiguity exists between a Contractor's understanding of a code and the drawings and specifications, it is the Contractor's responsibility to cease work on the item in question and notify the architect in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's permission will be removed at the Contractor's expense.
 - When a conflict or ambiguity exists between the drawings or within the specifications, or if the contractor cannot find information he needs on the drawings or in the specifications it is the responsibility of the Contractor to cease work on the item in question and notify the architect in a manner that will allow timely resolution.
 - In general, interior dimensions are taken from the face of stud or furring strip. Nominal dimensions are noted for standard lumber sizes but actual sizes are given where lumber is to be milled to a non-standard dimension. Exterior dimension lines are taken from face of concrete (e.g. not from the face of the stucco finish).
 - Drawings shall not be scaled without permission of the Architect. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Architect for a resolution before proceeding.
 - "V.I.F." means "Verify in Field" and it is the Contractor's responsibility to measure or otherwise confirm a site condition that cannot be accurately determined before construction begins, and to notify the Architect if it differs from what is on the drawings before proceeding with the affected work.
 - The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service and are Copyright © 2012 by Michael, Miller, Architects INC. AR10013216.
 - The site and floor plans are laid out according to the survey provided by the owner. The Contractor shall verify any inconsistencies between the drawings and field conditions before proceeding with the affected work.

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: MM

PROJECT NO: 1207

**SITE PLAN, SITE DATA
AND SITE DETAILS**

FOR HARC
PRESENTATION **C1**



SITE FOR NEW SEXTON'S HOUSE; EXISTING SEXTON'S HOUSE AND CEMETARY ENTRANCE AT ANGELA AND MARGARET STREET

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSEOVER LANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: MM

CHECKED BY: MM

PROJECT NO: 1203

PHOTOGRAPH OF
SITE WITH EXISTING
SEXTON'S HOUSE

FOR HARC
PRESENTATION **PH1**



MARGARET STREET LOOKING NORTH AT FRONT OF PROPOSED NEW SEXTON'S HOUSE



NORTH SIDE OF EXISTING SEXTON'S HOUSE LOOKING UP ANGELA STREET



HOUSES ACROSS ANGELA STREET FROM PROPOSED NEW SEXTON'S HOUSE



LOOKING WEST DIRECTLY ACROSS THE STREET FROM THE PROPOSED NEW SEXTON'S HOUSE

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSEVERLANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: MM

CHECKED BY: MM

PROJECT NO: 1203

PHOTOGRAPHS OF
SURROUNDING
NEIGHBORHOOD

FOR HARC PRESENTATION **PH2**

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SOUTH SIDE OF EXISTING SEXTON'S HOUSE



EAST SIDE OF EXISTING SEXTON'S HOUSE



NORTH SIDE OF EXISTING SEXTON'S HOUSE



WEST SIDE OF EXISTING SEXTON'S HOUSE AND MAIN ENTRANCE TO THE CEMETARY

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSEVERLANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: MM

CHECKED BY: MM

PROJECT NO: 1203

PHOTOGRAPHS
OF EXISTING
SEXTON'S HOUSE

FOR HARC PRESENTATION **PH3**



SEXTON'S OFFICE AND FAMILY MEETING ROOM



STOREROOM



ARCHIVIST'S OFFICE AND STORAGE



ARCHIVES AND MISCELLANEOUS STORAGE

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSEOVERLANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: MM

CHECKED BY: MM

PROJECT NO: 1203

PHOTOGRAPHS OF
INTERIOR OF EXISTING
SEXTON'S HOUSE

FOR HARC PRESENTATION **PH4**



GOOGLE VIEW INTO CEMETARY AT MAIN GATE



GLADYS



TAYLOR MAUSOLEUM



BRICK TOMBS



WILLIAM VON PHISTER

MICHAEL MILLER • ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSEVERLANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: MM

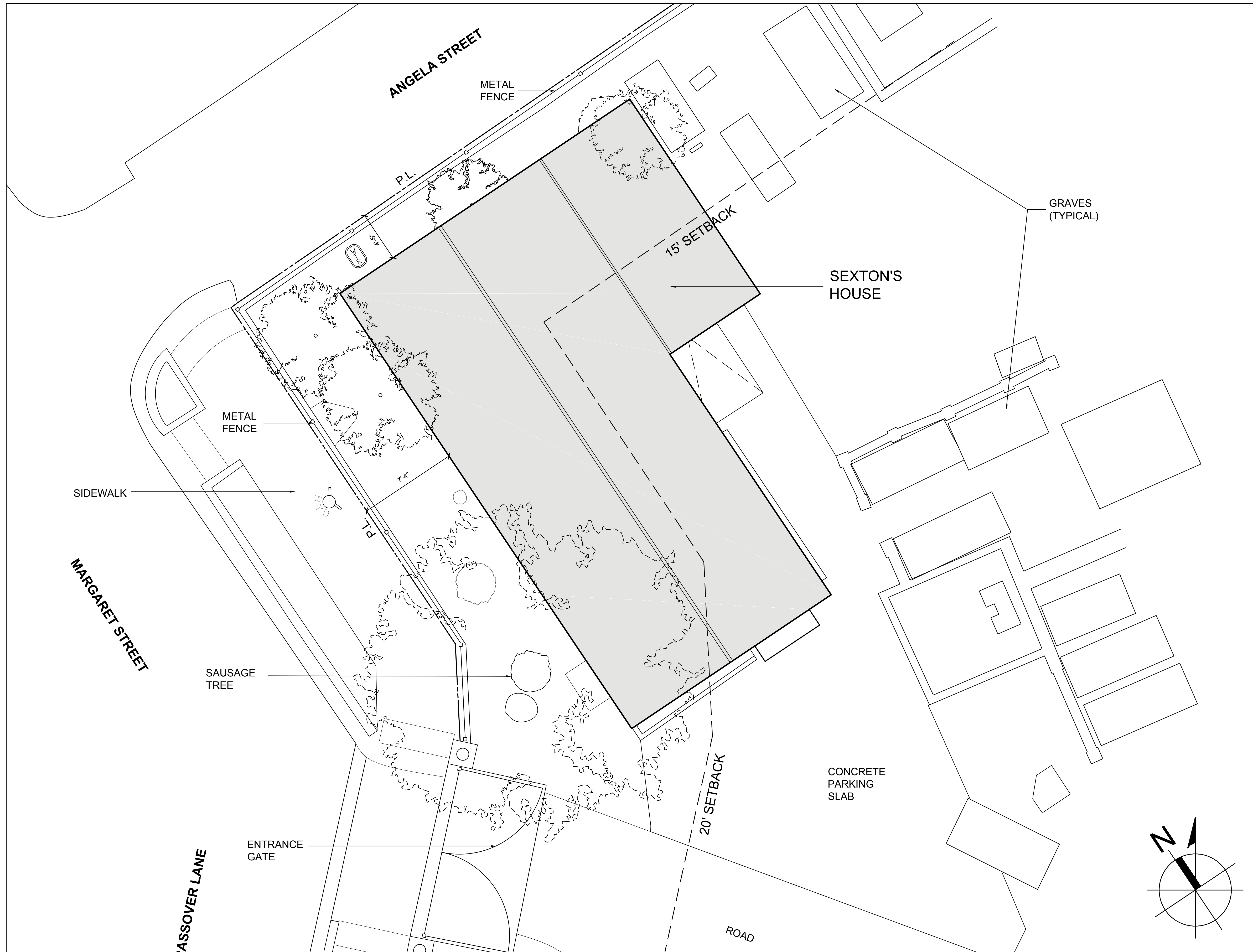
CHECKED BY: MM

PROJECT NO: 1203

PHOTOGRAPHS OF
KEY WEST CEMETERY

FOR HARC
PRESENTATION **PH5**

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MICHAEL MILLER · ARCHITECT
 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294 - 7687
 mlrarch@bellsouth.net

**CITY SEXTON'S HOUSE
 KEY WEST CEMETERY**

701 PASSOVER LANE
 KEY WEST, FLORIDA

DATE: AUGUST 29, 2012
 SCALE: AS NOTED
 DRAWN BY: AA
 CHECKED BY: MM
 PROJECT NO: 1203

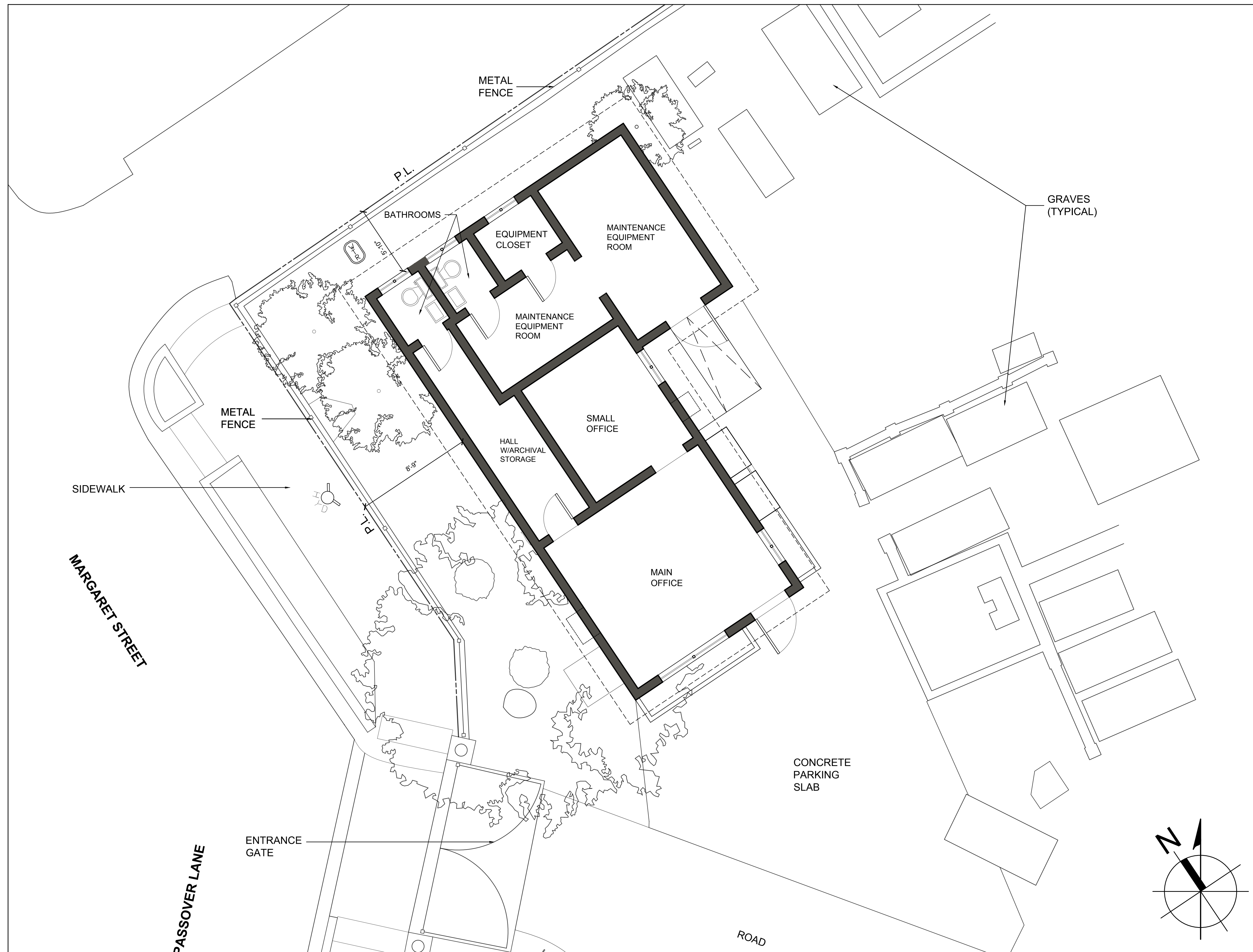
EXISTING SITE PLAN

EXISTING SITE PLAN

SCALE: 1/4"=1'-0"

FOR HARC
 PRESENTATION **EX1**

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AREA SUMMARY

MAIN OFFICE:	197 SQFT
SMALL OFFICE:	99 SQFT
HALL:	76 SQFT
BATHROOMS:	18 SQFT (2)
MAINTENANCE ROOM:	184 SQFT
MAINTENANCE CLOSET:	25 SQFT
TOTAL:	599 SQFT

MICHAEL MILLER · ARCHITECT

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 KEY WEST, FLORIDA
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**CITY SEXTON'S HOUSE
 KEY WEST CEMETERY**

701 PASSOVER LANE
 KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: MM

PROJECT NO: 1203

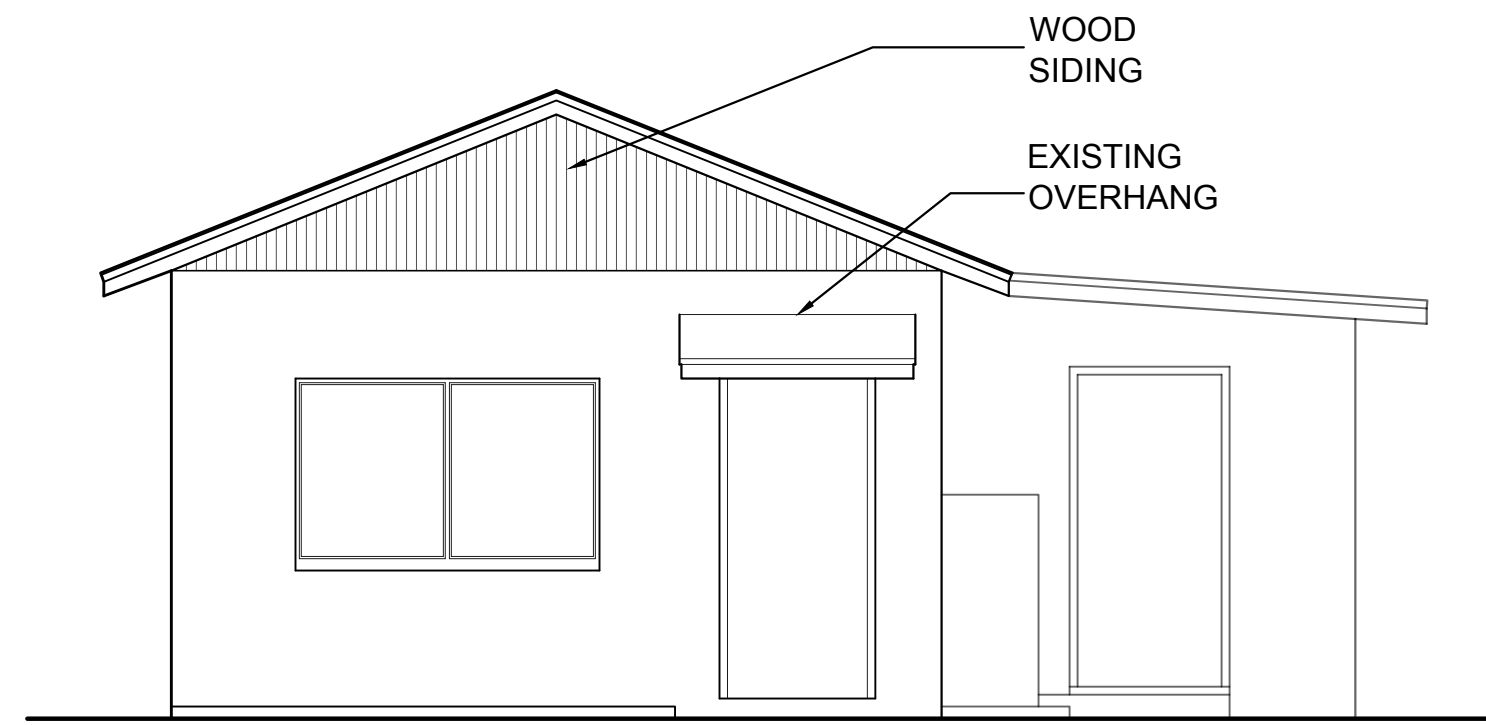
**EXISTING GROUND
 FLOOR PLAN**

EXISTING GROUND FLOOR PLAN

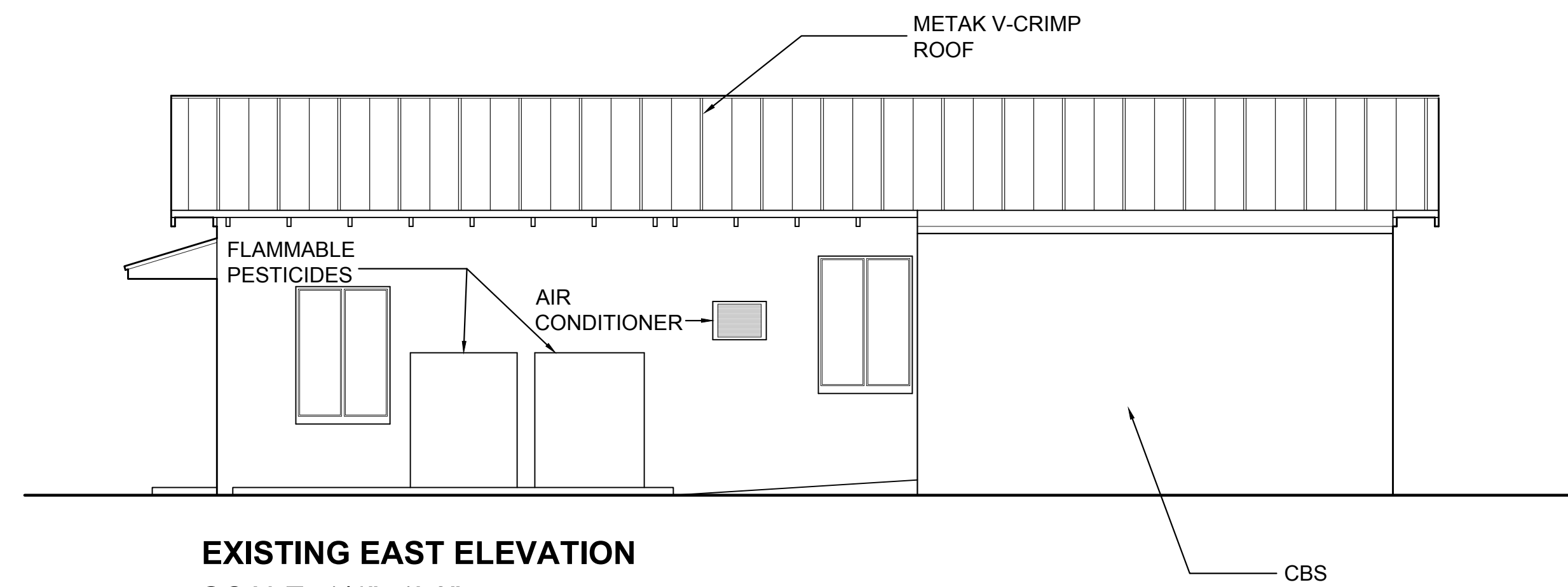
SCALE: 1/4"=1'-0"

FOR HARC PRESENTATION **EX2**

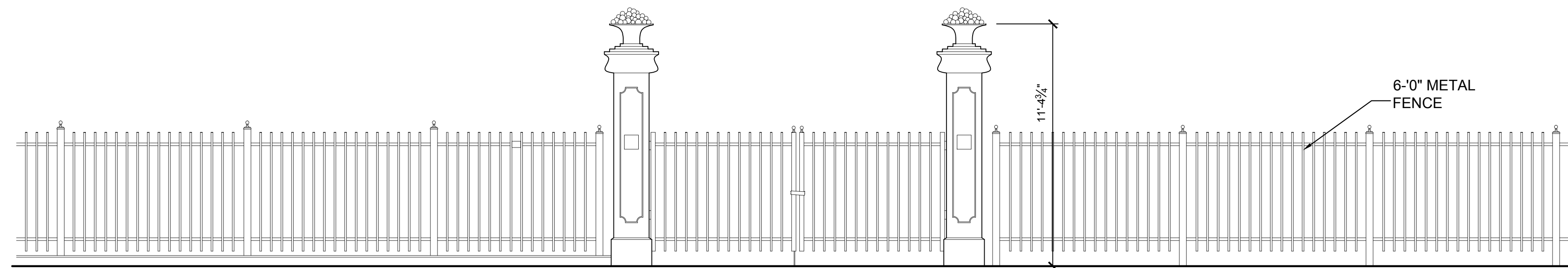
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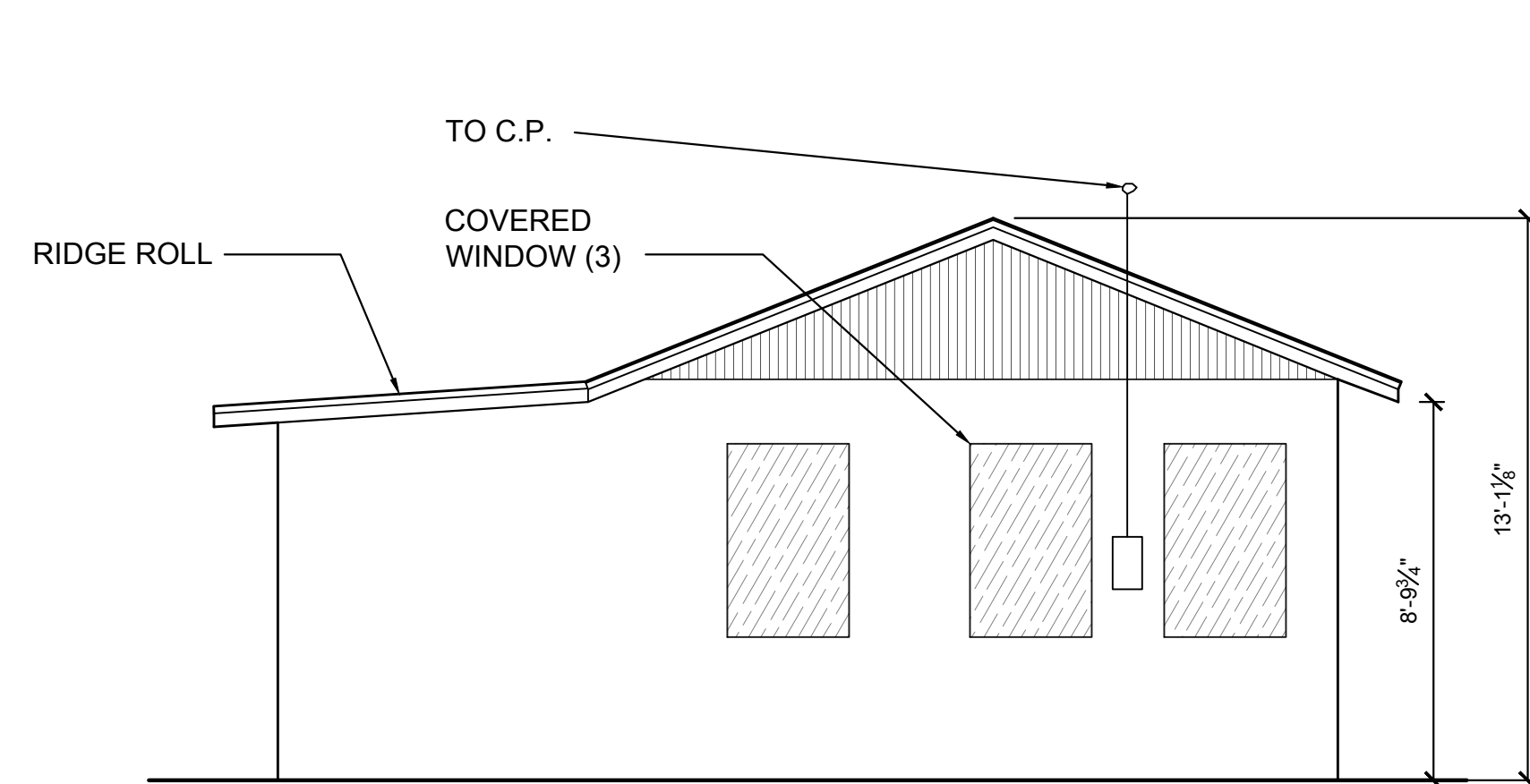
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



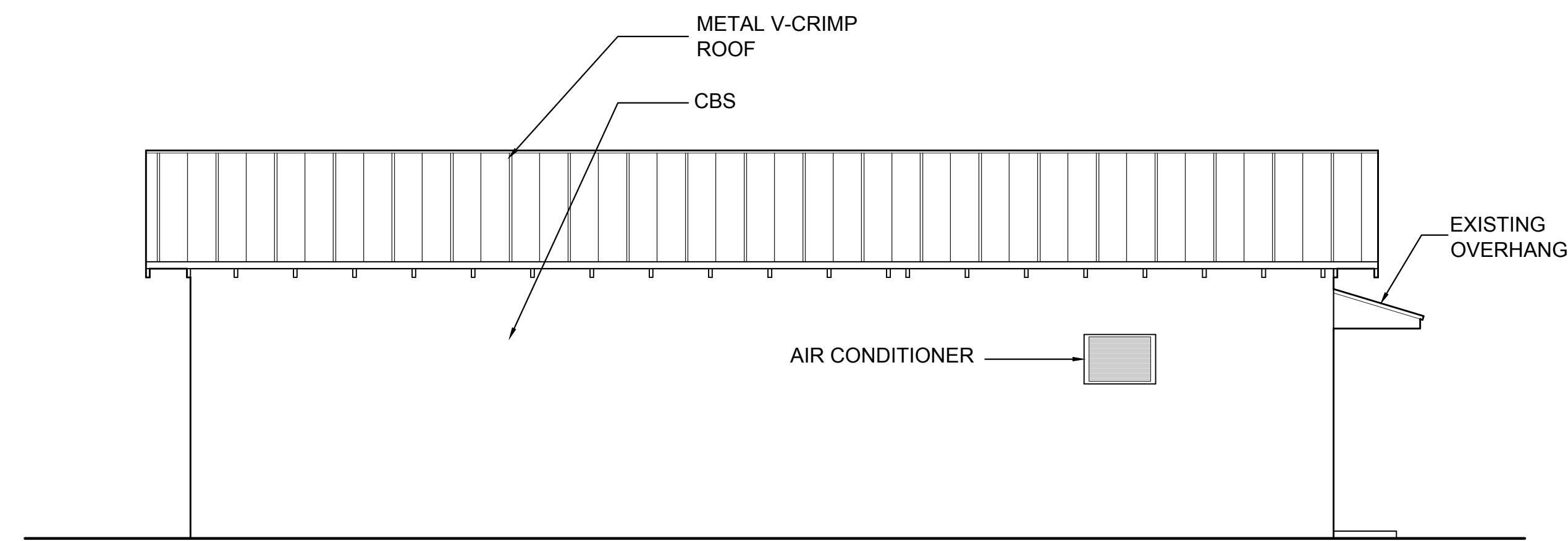
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING MAIN ENTRANCE GATE
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

MICHAEL MILLER • ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mmrarch@bellsouth.net

**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: AA

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PROJECT NO: 1203

EXISTING ELEVATIONS

FOR HARC PRESENTATION **EX3**

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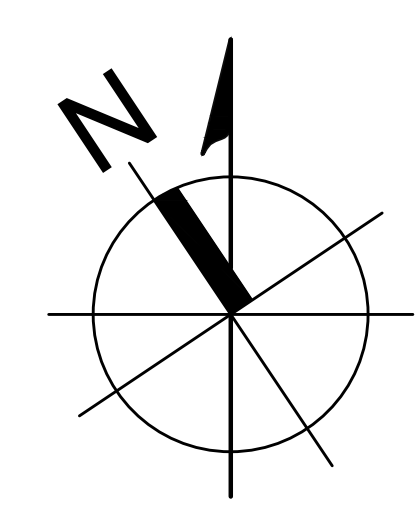


MICHAEL MILLER · ARCHITECT
 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294 - 7687
 mlrarch@bellsouth.net

**CITY SEXTON'S HOUSE
 KEY WEST CEMETERY**

701 PASSOVER LANE
 KEY WEST, FLORIDA

DATE: AUGUST 29, 2012
 SCALE: AS NOTED
 DRAWN BY: AA
 CHECKED BY: MM
 PROJECT NO: 1203



SITE PLAN

SITE PLAN
 SCALE: 1/4"=1'-0"

FOR HARC PRESENTATION **A1**

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



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

WOOD PANELED BAY

NEW METAL GATE

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
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CITY SEXTON'S HOUSE
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KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: MM

PROJECT NO: 1203

WEST & SOUTH ELEVATION

FOR HARC
PRESENTATION

A2



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
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DATE: AUGUST 29, 2012

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PROJECT NO: 1203

EAST & NORTH
ELEVATION

FOR HARC
PRESENTATION

A3



LEGEND

- 1 PUBLIC ENTRANCE PORCH
- 2 ENTRY VESTIBULE
- 3 FAMILY ROOM
- 4 SEXTON'S OFFICE
- 5 ARCHIVIST'S OFFICE
- 6 STAIR TO ATTIC
- 7 STOREROOM/COFFEE
- 8 ADA BATHROOM
- 9 SEXTON'S PRIVATE ENTRANCE (ACCESSIBLE)
- 10 MAINTENANCE STOREROOM
- 11 EMPLOYEE BATHROOM
- 12 ADA RAMP
- 13 ADA PARKING
- 14 BICYCLE PARKING
- 15 LANDSCAPING
- 16 ENTRANCE TO CEMETERY

AREA SUMMARY

AC SPACE: 726 SQFT
 NON-AC SPACE: 65 SQFT
 TOTAL SPACE: 827 SQFT

MICHAEL MILLER · ARCHITECT

517 DUVAL STREET
 KEY WEST, FLORIDA
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**CITY SEXTON'S HOUSE
 KEY WEST CEMETERY**

701 PASSOVER LANE
 KEY WEST, FLORIDA

DATE: AUGUST 29, 2012

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: MM

PROJECT NO: 1203

**GROUND
 FLOOR PLAN**

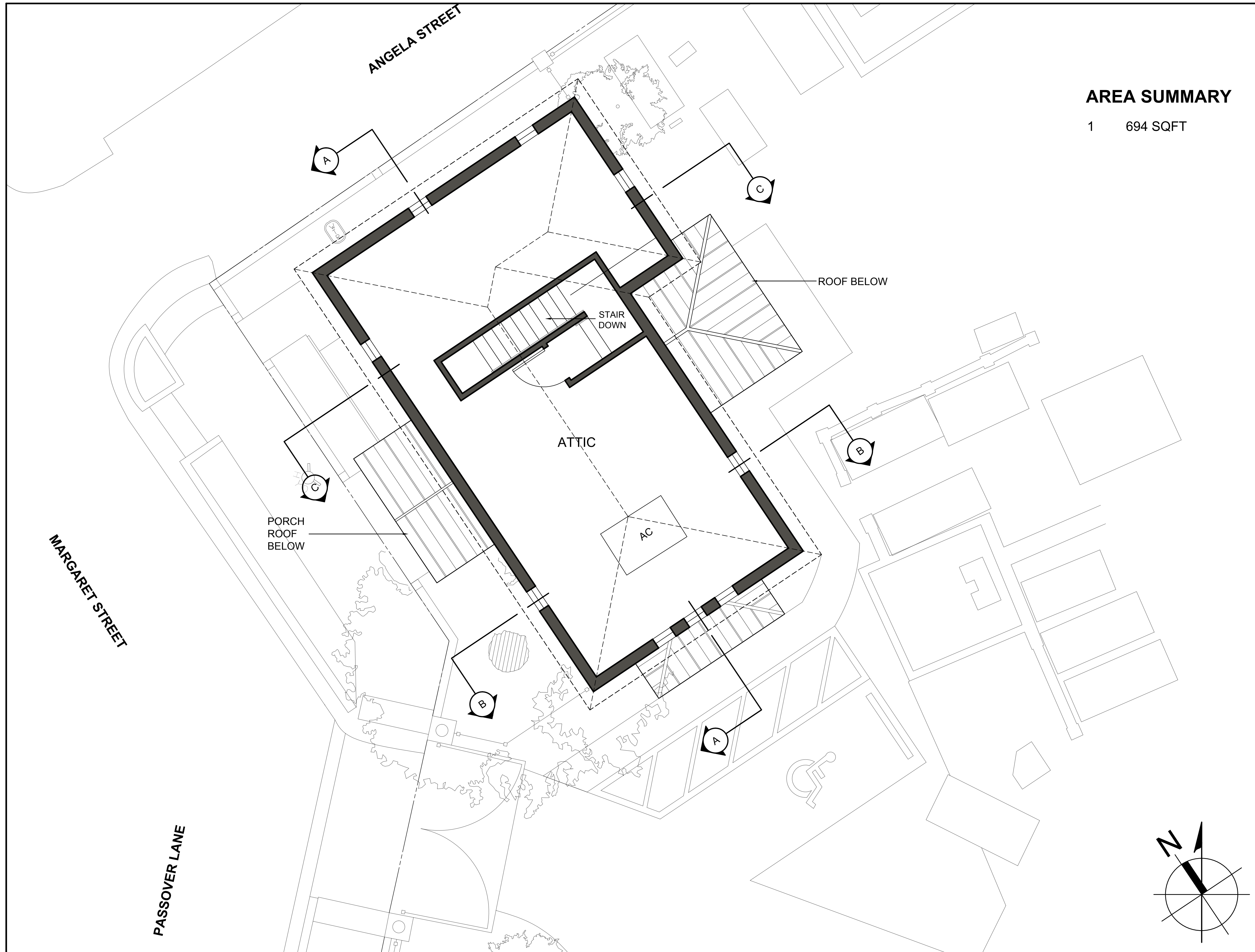
FOR HARC
 PRESENTATION

A4

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GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"



AREA SUMMARY

1 694 SQFT

MICHAEL MILLER · ARCHITECT

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PROJECT NO: 1203

ATTIC PLAN

ATTIC PLAN

SCALE: 1/4"=1'-0"

FOR HARC
PRESENTATION

A5

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 28, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SEXTON'S HOUSE. DEMOLITION OF EXISTING SEXTON'S HOUSE

PASSOVER LANE

Applicant- CITY OF KEY WEST/ MICHAEL MILLER -

Application Number H12-01-1366

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 .

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

**Property Record Card -
Map portion under construction.**

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

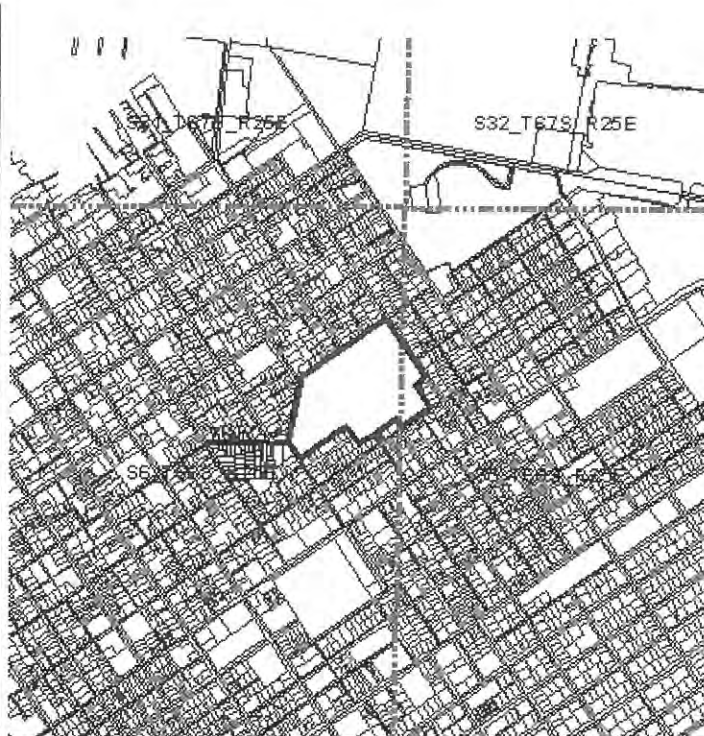
Alternate Key: 1021351 Parcel ID: 00020620-000000

Ownership Details

Mailing Address:
CITY OF KEY WEST CEMETERY
PO BOX 1409
KEY WEST, FL 33041

Property Details

PC Code: 76 - MORTUARIES, CEMETERY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 701 MARGARET ST KEY WEST CEMETERY KEY WEST
Legal Description: KW PT TR 5 AND PT TR 6 (A/K/A KEY WEST CEMETERY) 16.89AC OR1721-2373/76(REST) OR2394-2475/2477(AGREE) OR2394-2478/2480(AGREE) OR2402-1192/1194(AGREE) OR2405-2387/2388 OR2406-704/706(AGREE) OR2448-609/10



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
13 - CEMETERY	19,511,517.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT

0

0

735,728.40 SF

Appraiser Notes

PORIONS OF THE CEMETERY ARE REFERRED TO IN THE FOLLOWING PLAT BOOK AND PAGES: PB 1-16 PB 1-17 PB 1-19

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
2012	0	0	19,511,517	19,511,517	19,511,517	19,511,517	0
2011	0	0	33,624,848	33,624,848	33,624,848	33,624,848	0
2010	0	0	95,092,896	95,092,896	95,092,896	95,092,896	0
2009	0	0	95,092,896	95,092,896	95,092,896	95,092,896	0
2008	0	0	110,359,260	110,359,260	110,359,260	110,359,260	0
2007	0	0	110,359,260	110,359,260	110,359,260	110,359,260	0
2006	0	0	69,894,198	69,894,198	69,894,198	69,894,198	0
2005	0	0	55,179,630	55,179,630	55,179,630	55,179,630	0
2004	0	0	44,143,704	44,143,704	44,143,704	44,143,704	0
2003	0	0	17,657,482	17,657,482	17,657,482	17,657,482	0
2002	0	0	17,657,482	17,657,482	17,657,482	17,657,482	0

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/26/2009	2406 / 704	800	CA	13
3/26/2009	2405 / 2387	5,000	BILL	13
2/27/2009	2402 / 1192	800	CA	13
1/7/2009	2394 / 2478	2,600	CA	13
1/7/2009	2394 / 2475	1,100	CA	13
5/1/1980	2448 / 609	100	QC	J

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Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

