

Staff Report

- 6 Installation of wood deck, railing and screen fence over first floor roof- After the fact application- Code Compliance case #816-818- 822 **Fleming Street and # 2 Scheppens Lane- Applicant: Trepanier and Associates (H11-01-217)**

The house located on 2 Scheppens Lane is listed as a contributing resource, built circa 1915. The house is a one story frame vernacular structure. This structure is part of the Equator Resort complex located on 818 Fleming Street. The complex includes 1 Scheppens Lane, 818 Fleming Street and 816 Fleming Street. Code Compliance open a case after neighbors complained of noise and construction work. New wood decks with handrails and a wood solid fence has been built on the roof of the main building and a secondary structure without a Certificate of Appropriateness approval or Building permits.

In September 30, 2008 a Certificate of Appropriateness was denied for 1 Scheppens Lane, the building located next to 2 Scheppens Lane. For this application a request to demolish two saw tooth gable roofs and the construction of a deck over the structures was submitted. In February 24, 2009 a Certificate of Appropriateness was approved for the addition of a deck over existing two saw tooth gable roofs for 1 Scheppens Lane. By February 2009 staff visited the site and took photographs of the buildings, some of them includes 2 Scheppens Lane. Although 2 Scheppens Lane was not owned by the applicant the structure was used as part of the resort. Many photos, including an aerial photograph from the Property Appraiser records, show a gable roof on the back portion of the building. At some point between February 2009 and present time the back portion of the gable roof of 2 Scheppens Lane has disappeared. Staff visited the site with Code Compliance Officer and observed that the new deck that was built over the roof rests on a flat surface, no evidence of the gable roof was found, just the gutters on each side of the building that were never removed.

According to the latest Property Appraiser records 2 Scheppens Lane was bought by the company who owns the Equator Resort, Rockwell Property Inc. on January 18, 2010.

Guidelines that should be reviewed for this application;
Roofing (page 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.

Widow's walks and roof decks (page 28);

Roof decks were not typical on one or one and a half story primary structures. They may or may not be appropriate for two story buildings, depending on the individual circumstances and characteristics of the building.

(1) Widow's walk additions and roof decks must be compatible in scale and design with the existing structure.

Additions, alterations and new construction (page 36-38);

(1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.

(2)- Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.

(3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.

(4)- Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.

Fences and walls (pages 41-42);

(4) Six foot high picket fences may be permitted on side and rear property lines only. All front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.

(5) Solid six foot fences with abutting vertical boards are permissible on side and rear elevations if adjacent owners have signed notarized statements of agreement.

(9) Fence heights will be measured from the sidewalk or from the level of the natural grade, whichever is highest.

This is an after the fact application. A gable roof of a contributing house has been removed and replaced with a deck.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

RECEIVED
 FEB 18 2007
 By *[Signature]*

APPLICATION # 11-01-217

OWNER'S NAME: Rockwell Property, Inc. DATE: 02/18/02

OWNER'S ADDRESS: 818 Fleming Street, KW, FL 33040 PHONE #: (305) 294-7775

APPLICANT'S NAME: Trepanier & Associates, Inc PHONE #: (305) 293-8983

APPLICANT'S ADDRESS: P.O. Box 2155, KW, FL 33045-2155

ADDRESS OF CONSTRUCTION: 816, 818, 822 Flemming & 2 Scheppens Lane # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Wood deck, railing, and screen fencing over the rear 1st floor roof of an existing 2-story structure.

AFTER THE FACT / CODE CASE

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: 02/18/02

Applicant's Signature: *[Signature]*

Required Submittals

X	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
NA	TREE REMOVAL PERMIT (if applicable)
X	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
X	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
X	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 COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

#2 Schepens lane is listed as a contributing resource.
Built c. 1915 frame vernacular.

Guidelines - ROOF (pages 26); ADDITIONS & ALTERATIONS
(pages 34-38), ROOF DECKS (page 28), FENCES
AND WALLS (pages 41-42).

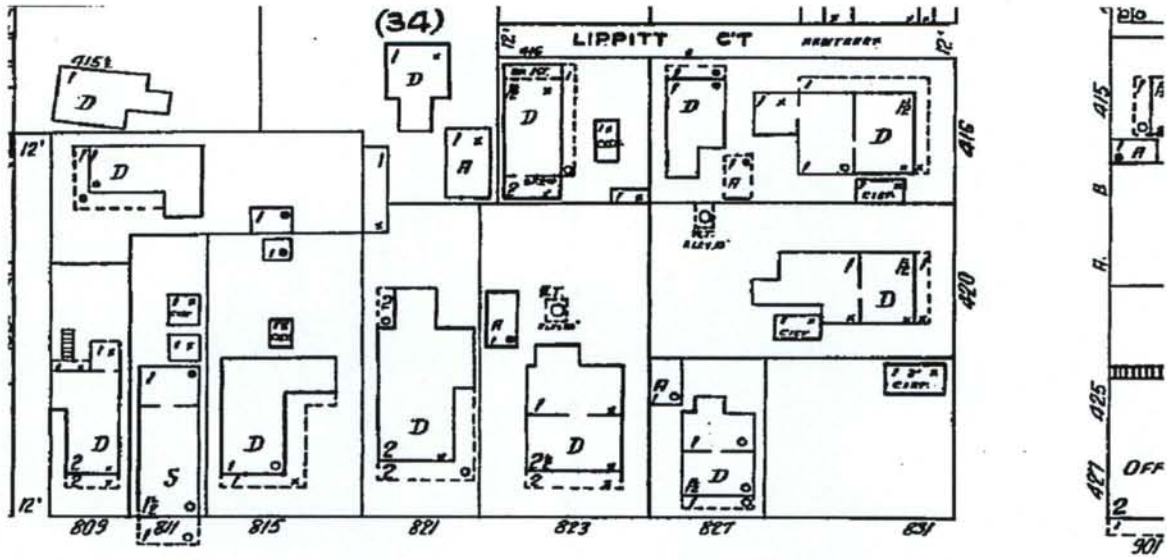
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

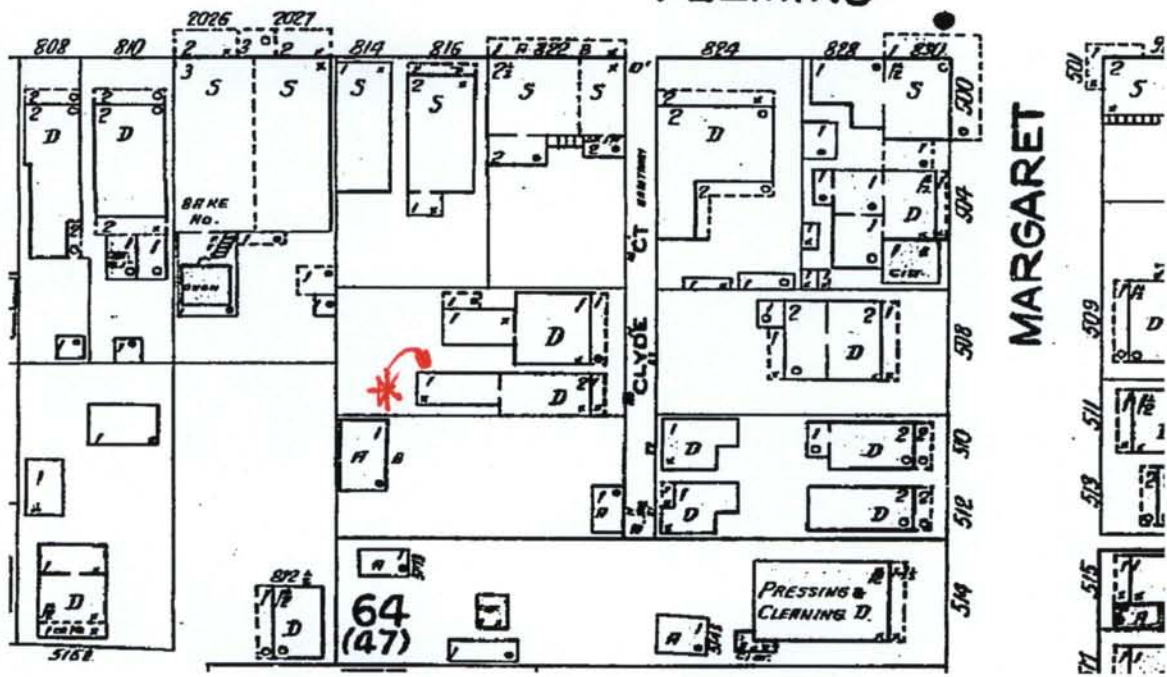
Signature: _____

Historic Architectural
Review Commission

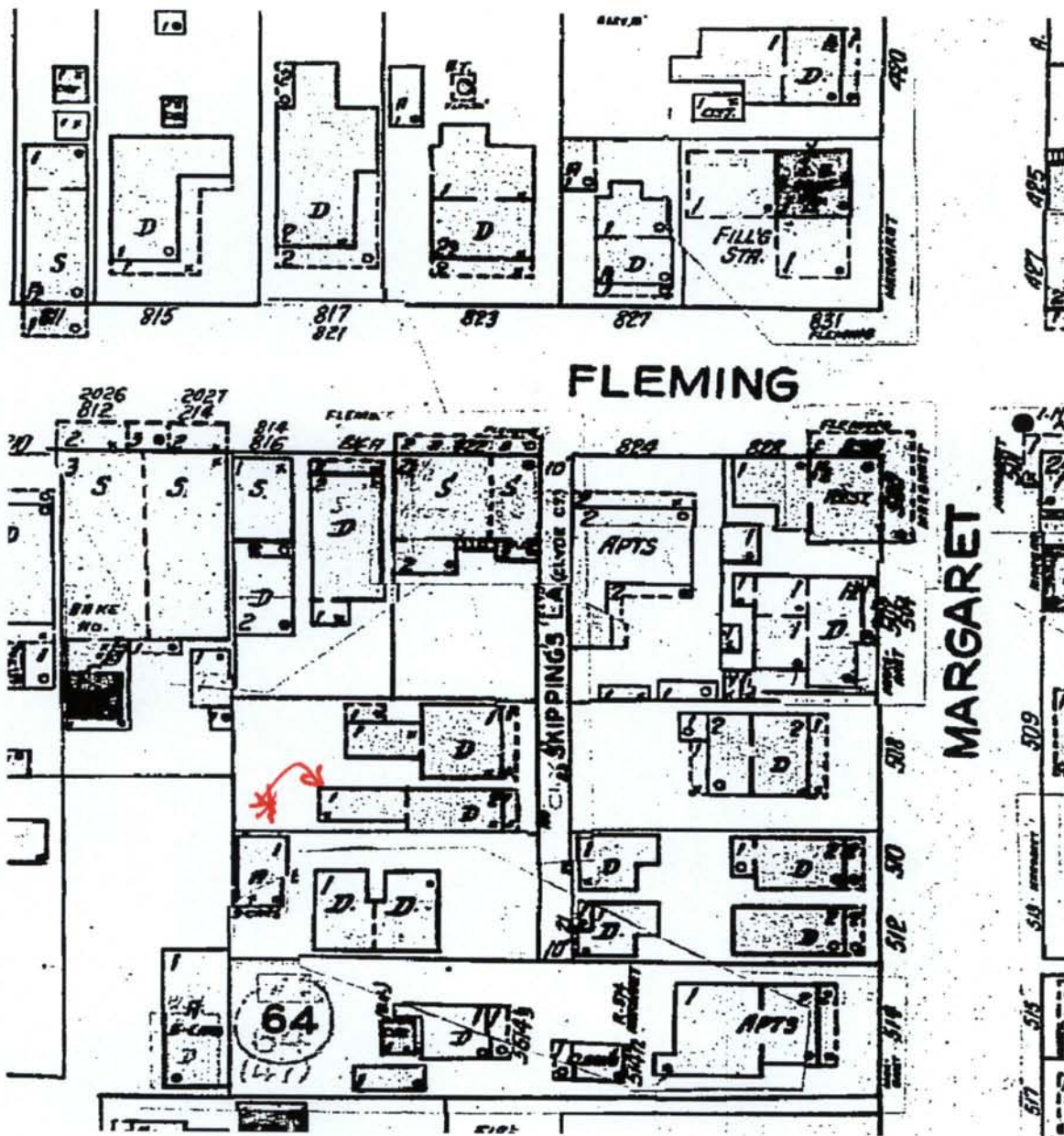
Sanborn Maps



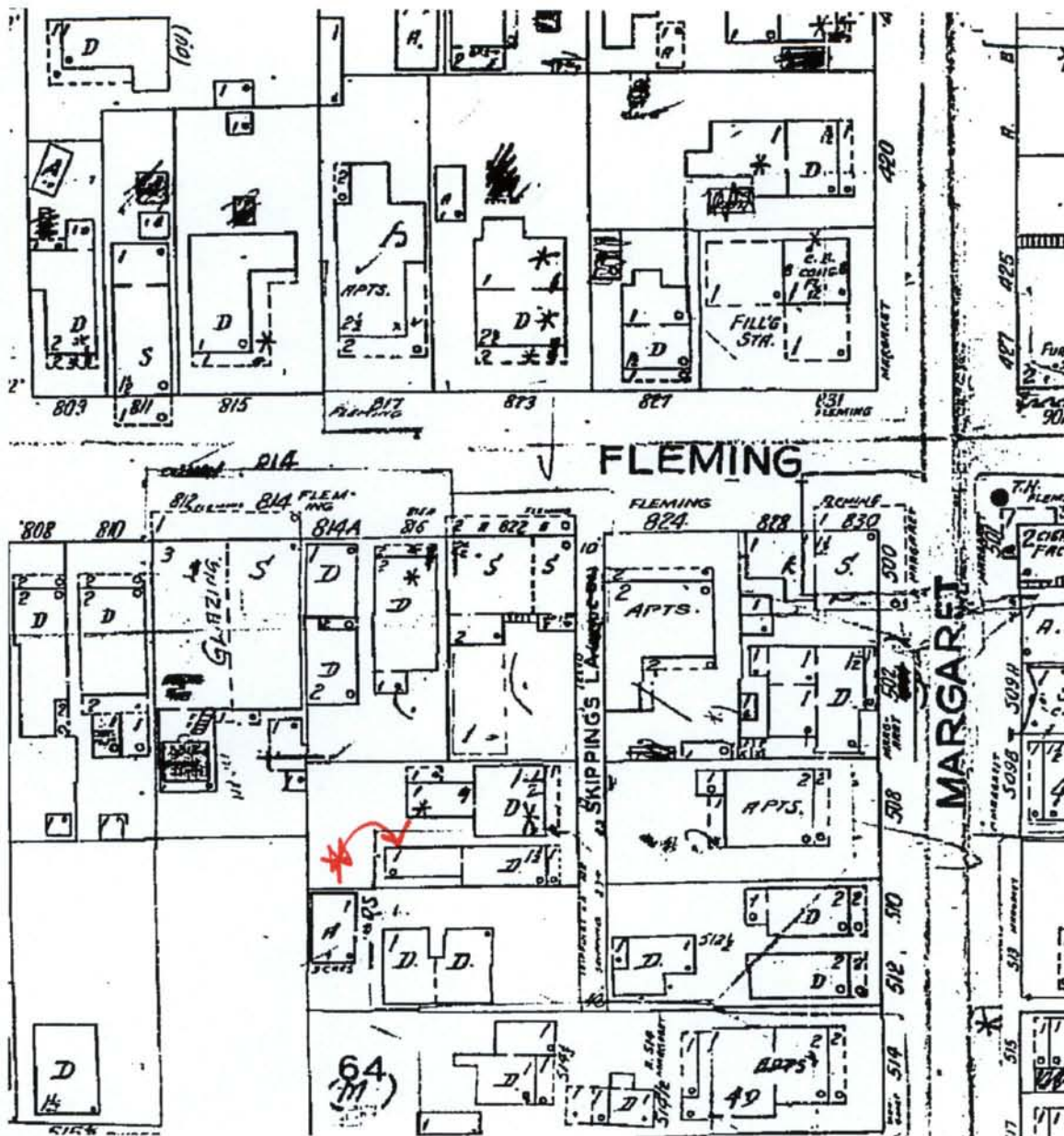
FLEMING



#2 Scheppens Lane Sanborn map 1926 copy



#2 Scheppens Lane Sanborn map 1948 copy



#2 Scheppens Lane Sanborn map 1962 copy

Project Photos

PHOTOS

CASE #10-1274

#2 SCHEPPEN'S LANE





Photos by Dottie Austin, Nov. 10, 2010





RECEIVED
NOV 30 2010
By _____

05/01/2010

#2 SCHEPPENS LANE
MAIN FACADE



RECEIVED
NOV 30 2010
By _____

05/01/2010

GABIE ROOF
USED TO BE
HERE

RECEIVED
NOV 30 2010
By _____

POOL FENCE
NO DIVING

05/01/2010

#2 SCHEEPENS LANE
NORTH ELEVATION





MEANLINE
NOV 30 2010

05/01/2010

#2 SCHEEPENS LANE
NORTH ELEVATION

#2 SCHEEPENS LANE
NORTH ELEVATION

RECEIVED
NOV 8 2010
By

05/01/2010

#1 SCHEEPENS LANE
WEST ELEVATION/
BACK SAWTOOTH.

Photos

Taken on 2008

Notice right side of picture, building with gable metal roof

1 SCHEEPENS LANE
BACK SAWTOOTHS

2 SCHEEPENS LANE
OLD GABLE ROOF





#1 SCHEEPENS LANE
BACK SAWTOOTH
ROOFS.



RECEIVED
AUG 18 2008

#2 SCHEEPENS LANE
Notice part of
gable roof



Photos

Taken in 2009

**Notice gable metal roof and gutters. This roof no longer exists.
Deck was built where the gable roof used to be and
over the flat roof that can be seen in the picture.**



Photos

Taken in 2009

Notice gable metal roof ridge.





Photos
1129 Fleming Street



RECEIVED
NOV 30 2010
BY



RECEIVED
NOV 30 2010
BY _____



RECEIVED
NOV 30 2010
BY



RECEIVED
NOV 30 2010
BY



RECEIVED
NOV 30 2010
BY

Correspondence

Margo Alexander
6 Scheppen's Lane
Key West, Florida
305-296-0945
February 8, 2011

To: Dottie Austin, Code Officer
✓To: Enid Tertagrossa, Historical Architectural Review Commission
Copy: Jim Young, Manager, Code Compliance

I am writing to file a complaint against the Equator Resort for constructing in the historic district without HARC approval, without building permits, and in operation of the property in violation of the City's land development regulations.

As the adjacent neighbor, I share the long side of my property with #2. The new, unpermitted 6 foot fence on the second floor blocking the new, unpermitted sundeck, towers over my property for nearly half its length and stands approximately 16-17 feet into the air. (The fence at ground level is about 7 feet, then the side of the building rises 3-4 feet to the base of the unpermitted sundeck, and then begins the new unpermitted 6 foot fence.) Prior to this construction I had a view of the sky (though bamboo) and light filtering into my yard.

The owner tells me that the fence was built to preclude me having sight of his guests' sunbathing/activities on the new deck. Without the fence, it appears that I would have a clear view through railing of people, very close to my property line, at an elevation of 10-11 (?) feet in the air. The owner says he is willing to "work with me" and suggests two options: a rail or a fence. I do not believe a fair (or legal) choice is: (a) a fence blocking air and light or (b) a clear view of male guests (possibly nude) on an unapproved and unpermitted deck. Also, as I understand the situation, he has no right to offer "options" when he does not have a right to the deck or fence in the first place. Richard Hoy, the owner, claimed to me that he has the right to build a deck; implied that HARC has no issue with the deck and the fence is the only disputed matter.

In contrast, it is my understanding that the Equator built the deck and fence without any permits or approvals. It is also my understanding that # 2 Scheppen's is being used as part of the Equator Resort, including unlicensed transient rentals and, perhaps, other commercial purposes including "film making" activities which took place recently for two hours).

I've been told by other residents (without concrete examples) that this is one way to avoid town rules/restrictions: go ahead and build and then argue, delay, postpone, refile, etc. until everyone loses interest or somehow the offending construction gets approved.

Obviously, I object to the diminution of my enjoyment and the unquantifiable decline in my property value as a result of reduced airflow and sky view. I also object to the deliberate abuse of the law. Key West is a special place that needs to be protected by appropriate laws and guidelines. It is terribly wrong to disregard the laws/regulations for one's private or commercial purposes, to the detriment of other citizens.

I request that I be informed of procedures around this case and that no settlement is reached before my neighbors and I are notified.

Thank you for taking the time to review this letter and for the courtesy of Ms. Austin and Ms. Tertagrossa who patiently answered my questions.

Sincerely,

A handwritten signature in blue ink that reads "Margo Alexander". The signature is written in a cursive, flowing style.

Margo Alexander

Meeting Minutes

APPROVED _____ DISAPPROVED __X__ TABLED _____

CL4. H08-08-08-944 **822 Fleming Street, Florida Building Consultants Inc.**

Remove pitched roof from 2 auxiliary structures (one historic, one non-Historic) and replace with low sloped roof and roof top deck. Cut 1 historic window into door for roof deck access.

This is a contributing 1892 building

Paul Semmes represented the project. He stated that this was the Equator Guesthouse, taking the gabled portion of the roofs off and creating a deck.

Barbara Bowers questions what was there now, on the sawtooths.

The response was v-crimp.

She questioned where they would be looking, whose property they would be looking onto.

Paul Semmes stated that there was no way they would be able to see into the neighboring properties. At the rear there was a gazebo and a pool to the other direction.

Nils Muench stated that he always hoped to have photographs of each direction from the new deck/structure. The Board wanted to understand what was seen in each direction to make certain that someone wouldn't be looking down into someone else's property.

Michael Miller questioned the board and baton, lap siding. He questioned when the sawtooths were built.

Paul Semmes stated that one was historic and one was not.

Michael Miller stated that what they were requesting may need a variance for the new construction due to setbacks. One of the roofs had shingles, one v-crimp. He stated that he couldn't vote to take down the contributing sawtooth.

Chairperson Barbara Bowers spoke about the HARC approval of her home prior to becoming a Board member relating to sawtooths.

September 30, 2008

Nils Muench read from page 37, "1. A structure shall not be altered and/or expanded in such a manner that its essential character-defining features are disguised or concealed." "8. New additions should be designed and constructed to be clearly differentiated from the historical so that character-defining features are not changed, obscured, damaged or destroyed."

Paul Semmes questioned if he did not include the contributing sawtooth and returned with a new drawing for the next meeting.

Michael Miller stated that he felt that he should go back to the drawing board to re-present the application.

Nils Muench questioned Michael Miller if he could understand why he wished there was a property line visible on the plans. Michael Miller replied in the affirmative.

It was moved by Nils Muench to deny, seconded by Michael Miller, to deny page 37, 1, 3, 8. Motion carried.

APPROVED _____ DISAPPROVED TABLED _____

CL5. H08-08-12-948 **721 Eaton Street, Terry Sullivan**

Requesting HARC to approve the use of two canopy tents. These tents are disassembled very quickly in case of a hurricane. They would be secured along with the rest of the outdoor furniture. You are unable to see the tents from Eaton Street and see very little from Peacon Lane.

Withdrawn from this meeting

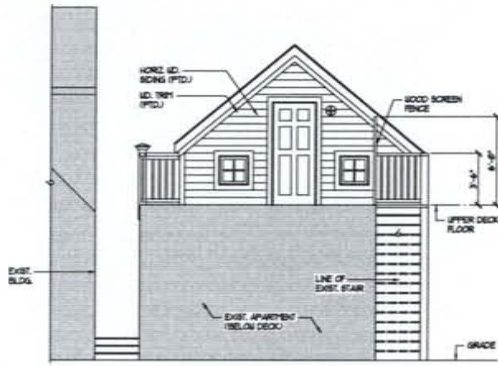
APPROVED _____ DISAPPROVED _____ TABLED _____

CL6. H08-08-12-951 **918-920 Center Street, Bert Bender Associates Architects**

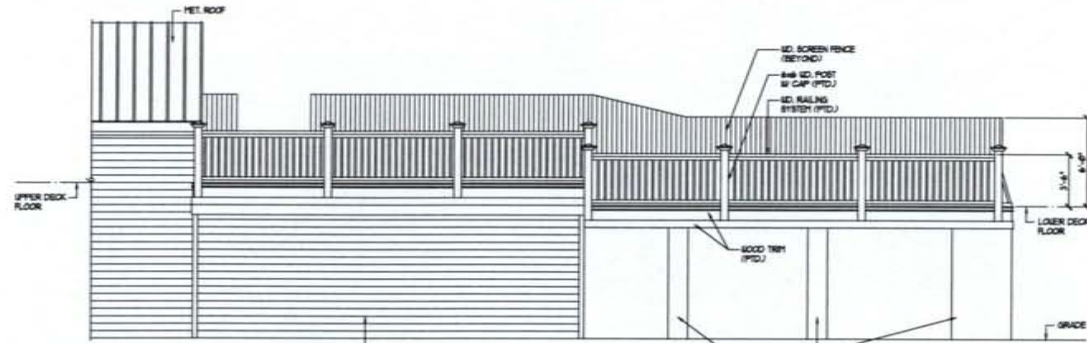
General renovation of non-historic structures, demolition of non-historic structure remove 28 In ft of Garden wall fence front property line. Construct a new laundry building and gravel parking area.

Survey

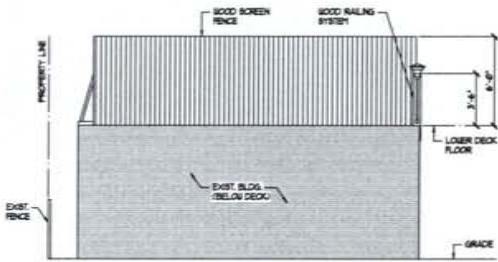
Site Plans



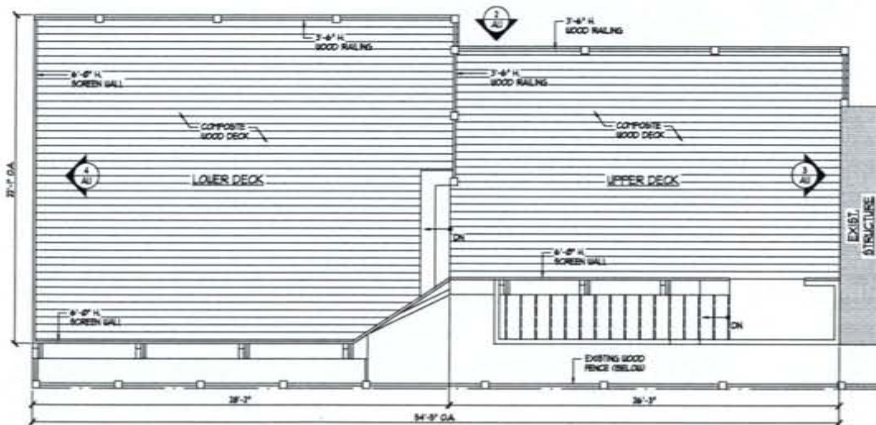
3 EAST ELEVATION
1/4" = 1'-0"



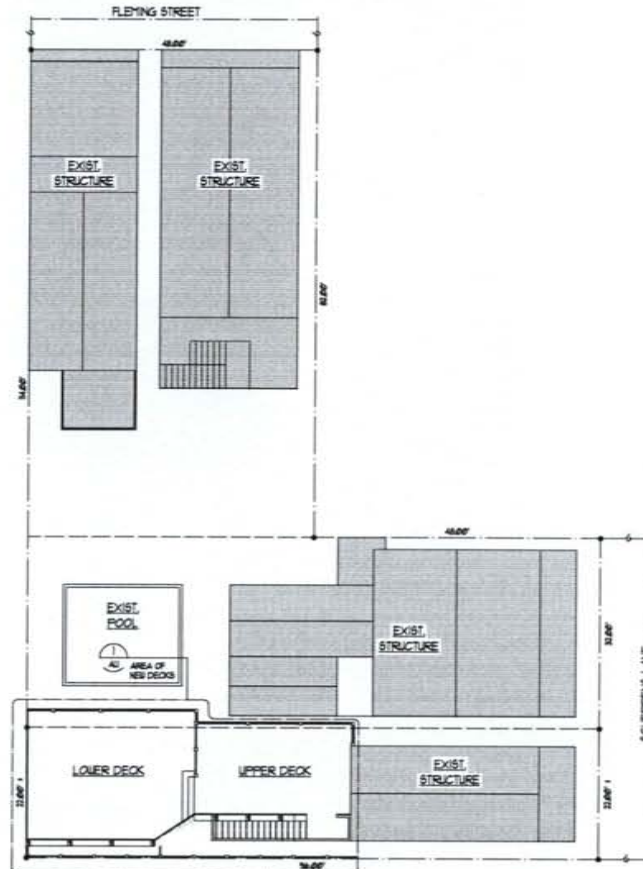
3 NORTH ELEVATION
1/4" = 1'-0"



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



1 SECOND FLOOR DECK PLAN
1/4" = 1'-0"



2 SITE PLAN
7" = 10'-0"

- GENERAL NOTES:**
1. ALL WORK TO BE IN CONFORMANCE WITH ALL APPLICABLE STATE COUNTY, CITY AND FEDERAL CODES AND ORDINANCES.
 2. CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND CONDITIONS PRIOR TO FABRICATION OR CONSTRUCTION.
 3. DO NOT SCALE FROM PLANS.



LOCATION MAP
NTA



WILLIAM VOGAN
ASSOCIATES
ARCHITECTS - PLANNERS
706 Catherine St.
Key West, FL. 33648
T: (305)296-4435
ARCHITECTURAL SEAL:

PROJECT:
EQUATOR
GUEST HOUSE
DECK ADDITION
818 FLEMING STREET
KEY WEST, FL. 33689

ISSUE:

TITLE:
SITE PLAN,
FLOOR PLAN,
& EXTERIOR
ELEVATIONS

NUMBER:

A1.1

Property Appraiser Information

Copy made in February 2, 2009.

Notice aerial photo showing gable roof on the back of #2 Scheppens Lane

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

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

Property Record View

Alternate Key: 1008575 Parcel ID: 00008300-000000

Ownership Details

Mailing Address:
ROCKWELL PROPERTY INC

818 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 822 FLEMING ST Unit Number: 2 KEY WEST
Legal Description: KW PT LOT 2 SQR 47 OR398-1053/1054 OR501-4 OR532-1074 OR750-869 OR802-1528 OR884-530 OR1283-2443/2444-C OR1310-771/772Q/C OR1397-813/ 815 OR1448-697/698 OR1465-1381Q/C OR1474-174/175 OR2156-269/71

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,089.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 1920
 Year Built: 1933

Building 1 Details

Building Type
 Effective Age 15
 Year Built 1933
 Functional Obs 0

Condition E
 Perimeter 286
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 20
 Grnd Floor Area 1,920

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

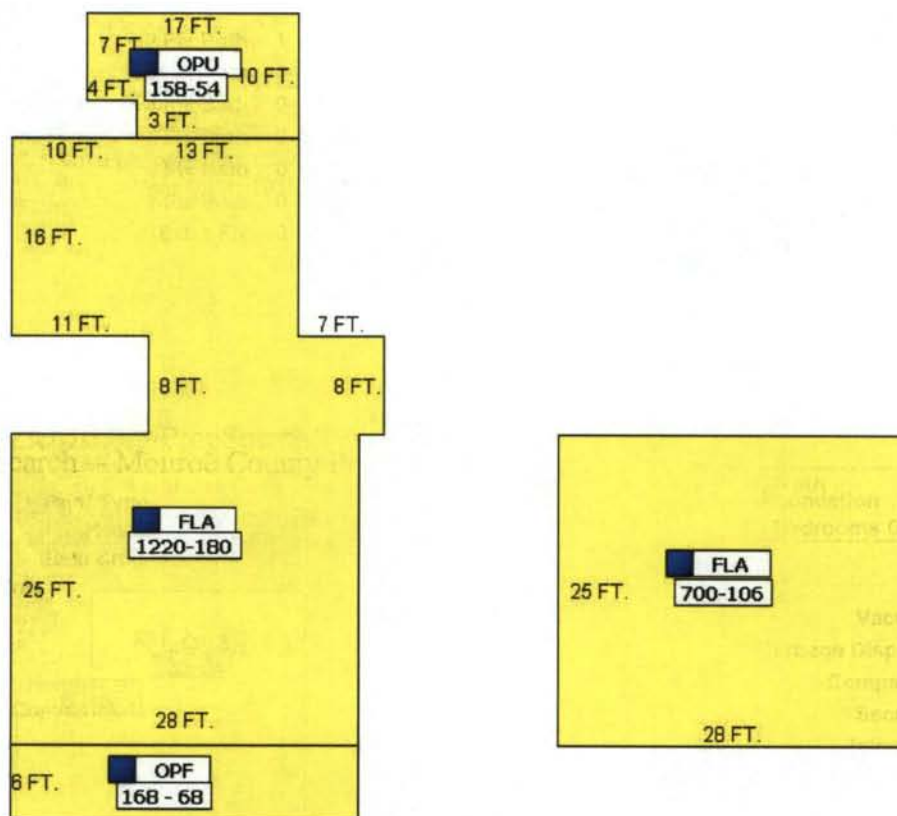
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 1
 3 Fix Bath 3
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 3

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	1993					1,220
2	OPU		1	1993					158
3	FLA		1	1993					700
4	OPF		1	1993					168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1990	1991	1	20
2	PO4:RES POOL	144 SF	12	12	1996	1997	5	50
3	FN2:FENCES	540 SF	90	6	1996	1997	2	30
4	AC2:WALL AIR COND	2 UT	0	0	1996	1997	2	20

Appraiser Notes

1 SCHEPPENS LANE IS USED AS PART OF EQUATOR

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9603854	09/01/1996	11/01/1997	20,000	Commercial	POOL
2 9604104	10/01/1996	11/01/1997	3,500	Commercial	DECK

3	9701791	06/01/1997	11/01/1997	16,765	Commercial	ELECTRICAL
4	9702874	08/01/1997	11/01/1997	8,200	Commercial	A/C
	06-3278	06/01/2006	08/07/2006	4,000		REPLACE EXISTING DECK BOARDS 720SF
5	05-6028	01/05/2006	08/07/2006	16,700	Commercial	REPLACE THREE WINDOWS

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
2008	320,432	13,333	463,350	921,674	921,674	0	921,674
2007	260,672	10,726	463,350	944,862	944,862	0	944,862
2006	253,737	11,049	293,455	993,274	993,274	0	993,274
2005	259,707	11,372	265,654	278,659	278,659	0	278,659
2004	259,701	11,713	231,675	272,803	272,803	0	272,803
2003	259,701	12,036	114,293	272,803	272,803	0	272,803
2002	259,701	12,399	108,115	259,812	259,812	0	259,812
2001	259,701	12,780	108,115	259,812	259,812	0	259,812
2000	289,551	6,703	62,552	259,812	259,812	0	259,812
1999	289,551	6,916	62,552	227,700	227,700	0	227,700
1998	193,425	7,135	62,552	263,112	263,112	0	263,112
1997	76,200	560	56,374	186,866	186,866	0	186,866
1996	47,701	600	56,374	121,580	117,851	25,000	92,851
1995	47,701	640	56,374	119,217	115,218	25,000	90,218
1994	47,701	680	56,374	109,593	109,593	25,000	84,593
1993	43,295	0	56,064	103,689	103,689	25,000	78,689
1992	52,820	0	56,064	114,166	114,166	25,000	89,166
1991	52,820	0	56,064	114,166	114,166	25,000	89,166
1990	50,715	0	46,848	102,635	102,635	25,000	77,635
1989	50,715	0	46,080	96,795	96,795	25,000	71,795
1988	34,872	0	46,080	80,952	80,952	25,000	55,952
1987	29,342	0	28,416	57,758	57,758	25,000	32,758
1986	29,465	0	27,648	57,113	57,113	25,000	32,113
1985	28,773	0	12,503	41,276	41,276	25,000	16,276
1984	27,300	0	12,503	39,803	39,803	25,000	14,803
1983	27,300	0	12,503	39,803	39,803	25,000	14,803
1982	27,716	0	10,998	38,714	38,714	5,000	33,714

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
9/30/2005	2156 / 269	1	WD	M
3/1/1997	1448 / 0697	227,700	WD	Z
4/1/1996	1397 / 0813	279,000	WD	Q
11/1/1979	802 / 1528	60,000	00	Q

This page has been visited 122,777 times.

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: 1008583 Parcel ID: 00008310-000000

Ownership Details

Mailing Address:
ROCKWELL PROPERTY INC
816 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 2 SCHEPPENS LN KEY WEST
Legal Description: KW PT LOT 2 SQR 47 C1-527 CO JUDGE ORDERS AT CHAMBERS BOOK J-185 OR806-090 OR815-1021Q/C OR921- 1436WILL OR1053-2155L/E OR1053-2156L/E OR1465-1909/11Q/C OR1465-1912/13 OR1465-1914/15Q/C OR2449-791/792

3	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	96
5	OPU	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	385
6	SBF	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	32

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	97-3579	12/24/1997	12/31/1998	140,000	Residential	RENOVATE EXISTING RES
2	97-3579	04/20/1998	12/31/1998	140,000	Residential	REPLACE FIXT ETC
4	98-1110	05/01/1998	12/31/1998	3,200	Residential	REPAIR/REPLACE ROOF
3	97-3579	04/29/1998	12/31/1998	140,000	Residential	OUTLETS/SWITCHES ETC
5	07-0819	02/23/2007	07/27/2007	2,250	Residential	REPLACE DAMAGED WOOD ON PORCH

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	107,929	0	299,175	407,104	407,104	0	407,104
2009	129,629	0	354,578	484,207	484,207	0	484,207
2008	120,699	0	430,560	551,259	551,259	0	551,259
2007	187,804	0	391,206	579,010	579,010	0	579,010
2006	378,703	0	210,266	588,969	588,969	0	588,969
2005	300,558	0	190,346	490,904	490,904	0	490,904
2004	256,225	0	166,000	422,225	422,225	0	422,225
2003	259,492	0	81,893	341,385	341,385	0	341,385
2002	234,922	0	77,467	312,389	312,389	0	312,389
2001	186,118	0	77,467	263,585	263,585	0	263,585
2000	190,254	0	44,820	235,074	235,074	0	235,074
1999	181,155	0	44,820	225,975	225,975	0	225,975
1998	54,455	370	44,820	99,645	99,645	0	99,645
1997	50,039	340	40,393	90,773	78,788	25,500	53,288
1996	39,737	304	39,986	80,027	76,494	25,500	50,994
1995	38,266	325	39,986	78,577	74,629	25,500	49,129
1994	32,378	303	39,986	72,667	72,667	25,500	47,167
1993	36,948	0	40,296	77,244	77,244	25,500	51,744
1992	36,948	0	40,296	77,244	77,244	25,500	51,744
1991	36,948	0	40,296	77,244	77,244	25,500	51,744
1990	34,760	0	33,672	68,432	68,432	25,500	42,932
1989	31,600	0	33,120	64,720	64,720	25,500	39,220

1988	25,830	0	33,120	58,950	58,950	25,500	33,450
1987	25,619	0	17,565	43,184	43,184	25,500	17,684
1986	25,748	0	17,090	42,838	42,838	25,500	17,338
1985	25,236	0	8,987	34,223	34,223	25,500	8,723
1984	23,570	0	8,987	32,557	32,557	25,000	7,557
1983	23,570	0	8,987	32,557	32,557	25,000	7,557
1982	24,031	0	7,905	31,936	31,936	25,000	6,936

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1/18/2010	2449 / 791	540,000	WD	37
6/1/1997	1465 / 1912	200,000	WD	Z

This page has been visited 9,769 times.

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: 1008567 Parcel ID: 00008290-000000

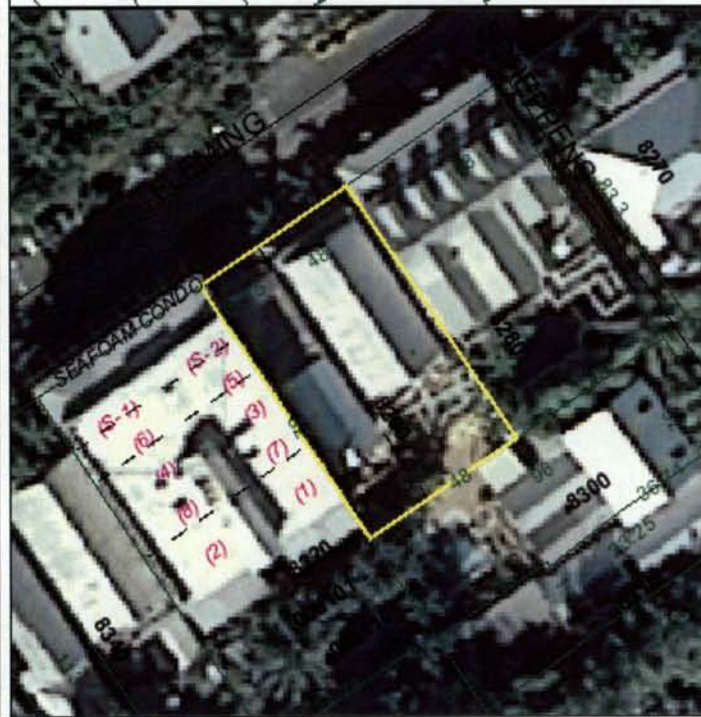
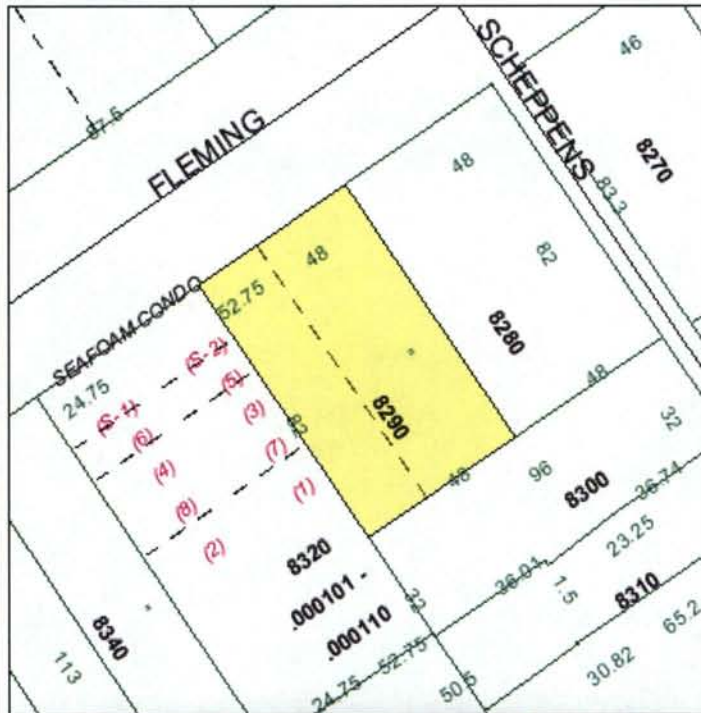
Ownership Details

Mailing Address:
ROCKWELL PROPERTY INC
818 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property 816 FLEMING ST KEY WEST
Location: 818 FLEMING ST KEY WEST
Legal KW PT LOT 2 SQR 47 OR572-620 OR949-687 OR1332-1612D/C OR1332-1613/15(ESTATE) OR1332-1604
Description: OR1380-1731 (RE 829-000100 NOW COMBINED WITH THIS PARCEL PER OWNER'S REQUEST DONE FOR THE 1996 TAX ROLL 7/9/96 OR1440-468/469Q/C OR2156-269/71

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	29	82	2,378.00 SF
100D - COMMERCIAL DRY	19	82	1,558.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 4028
 Year Built: 1920

Building 1 Details

Building Type
 Effective Age 17
 Year Built 1920
 Functional Obs 0

Condition E
 Perimeter 304
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 2,006

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

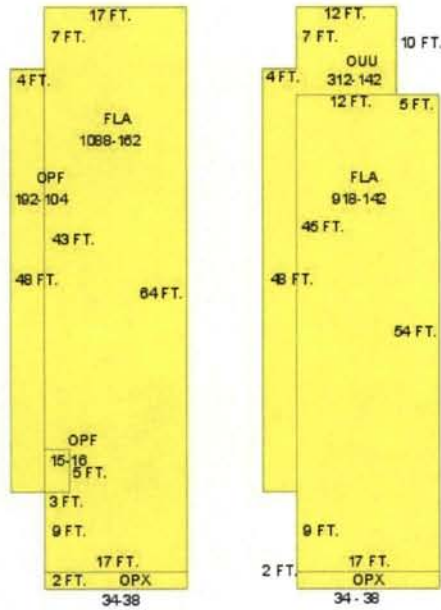
Roof Cover
 Heat 2
 Heat Src 2

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 0

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	1987					1,088
2	OPX		1	1996					34
3	OPF		1	1987					15

4	OPF	1	1996	192
5	FLA	1	1987	918
6	OUU	1	1996	312
7	OPX	1	1996	34

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1756	HOTEL/MOTEL B	100	N	Y
	1757	OPX	100	N	N
	1758	OPF	100	N	N
	1759	OPF	100	N	N
	1760	HOTEL/MOTEL B	100	N	Y
	1761	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
471	AB AVE WOOD SIDING	100

Building 2 Details

Building Type
 Effective Age 17
 Year Built 1920
 Functional Obs 0

Condition E
 Perimeter 288
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 2,022

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

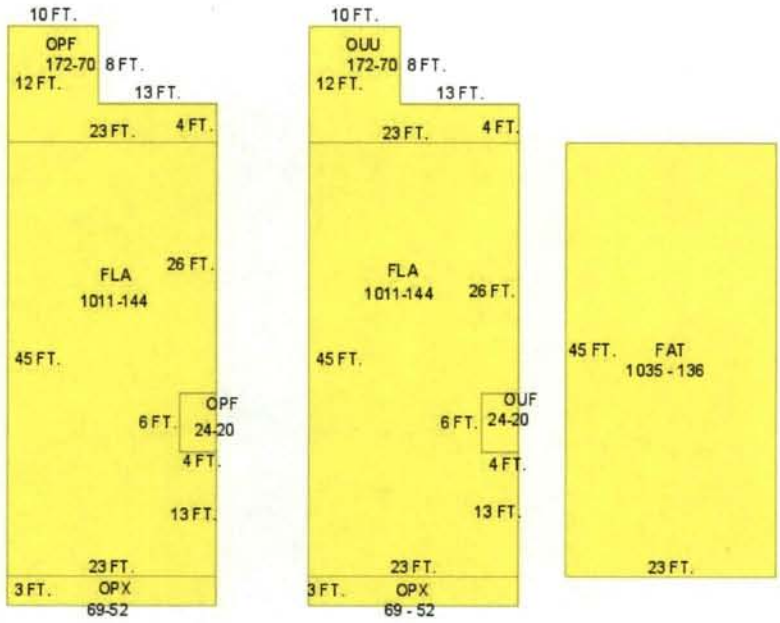
Roof Cover
 Heat 2
 Heat Src 2

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 0

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				1,011
2	OPX		1	1996				69
3	OPF		1	1996				24
4	OPF		1	1990				172
5	FLA		1	1990				1,011
6	OUU		1	1996				172
7	OUF		1	1996				24
8	OPX		1	1996				69
9	FAT	12:ABOVE AVERAGE WOOD	1	1996				1,035

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1762	HOTEL/MOTEL B	100	N	Y
	1763	OPX	100	N	N
	1764	OPF	100	N	N
	1765	OPF	100	N	N
	1766	HOTEL/MOTEL B	100	N	Y
	1767	OUU	100	N	N
	1768	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
472	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	446 SF	0	0	2006	2007	1	40
2	WD2:WOOD DECK	306 SF	0	0	2006	2007	1	40

Appraiser Notes

TPP - 8531311 2002-12-27 - 8 TRANSIENT ROOMS. BCS

2006-11-15 EQUATOR GUEST HOUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0988	04/04/2008		2,400	Commercial	ROOFING
08-0989	04/04/2008		6,450	Commercial	METAL ROOFING
1 96-0475	01/01/1996	08/01/1997	10,000	Commercial	ELECTRICAL
2 96-3073	07/01/1996	08/01/1997	200,000	Commercial	ADDITION CONVERSION
3 97-1652	05/01/1997	08/01/1997	800	Commercial	PLUMBING
4 98-2417	08/20/1998	01/01/1999	400	Commercial	SIGN
5 01-2714	07/27/2001	10/09/2001	1	Commercial	5 SQS SBS ROOF
6 03-3520	10/06/2003	11/24/2003	200	Commercial	ELECTRICAL
7 05-6026	01/05/2006	08/07/2006	3,100	Commercial	ROOFING FOR FRONT ONLY
05-6027	01/04/2006	08/07/2006	2,200	Commercial	CAULK & RE-PAINT WINDOWS, ROOF AND FLASHING-PAINT SIDING TO MATCH
06-3279	06/01/2006	08/07/2006	6,500	Commercial	REPLACE EXISTING DECK BOARDS
06-2740	06/16/2006	08/07/2006	4,000	Commercial	REFINISH SMALL POOL
06-4400	08/04/2006	11/16/2006	1,500	Commercial	REPLACE 200 AMP SVC
06-4649	08/04/2006	11/16/2006	1,000	Commercial	REPLACE ONE 200 AMP SVC
06-4648	08/04/2006	11/16/2006	1,000	Commercial	REPLACE 200 AMP SVC

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	573,930	4,721	588,610	1,471,104	1,471,104	0	1,471,104
2009	573,930	4,822	508,729	1,581,832	1,581,832	0	1,581,832
2008	588,277	4,974	590,400	1,958,558	1,958,558	0	1,958,558
2007	501,853	5,077	590,400	2,007,833	2,007,833	0	2,007,833
2006	483,252	2,691	373,920	2,110,708	2,110,708	0	2,110,708
2005	494,623	2,792	314,880	1,671,876	1,671,876	0	1,671,876
2004	494,608	2,944	236,160	1,500,411	1,500,411	0	1,500,411
2003	464,254	3,047	137,760	1,500,411	1,500,411	0	1,500,411
2002	464,254	3,199	137,760	1,428,963	1,428,963	0	1,428,963
2001	464,254	3,300	78,720	1,428,963	1,428,963	0	1,428,963
2000	448,645	1,278	78,720	1,428,963	1,428,963	0	1,428,963
1999	448,645	1,317	78,720	988,141	988,141	0	988,141
1998	299,096	1,372	78,720	892,960	892,960	0	892,960
1997	52,471	1,410	70,848	124,729	124,729	0	124,729
1996	162,475	1,467	70,848	484,144	484,144	0	484,144
1995	85,989	892	42,804	129,685	129,685	0	129,685
1994	85,989	925	42,804	129,718	129,718	0	129,718
1993	85,989	948	42,804	129,741	129,741	0	129,741
1992	85,989	981	42,804	129,774	129,774	0	129,774
1991	85,989	1,004	42,804	129,797	129,797	0	129,797
1990	68,285	1,037	38,643	112,000	112,000	0	112,000
1989	68,285	1,059	38,048	112,000	112,000	0	112,000
1988	58,054	874	30,914	89,842	89,842	0	89,842
1987	51,907	0	17,716	69,623	69,623	0	69,623
1986	52,187	0	17,122	69,309	69,309	0	69,309
1985	50,730	0	10,035	60,765	60,765	0	60,765
1984	122,443	0	16,610	139,053	139,053	0	139,053
1983	122,443	0	16,610	139,053	139,053	0	139,053
1982	127,234	0	16,610	143,844	143,844	0	143,844

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
9/30/2005	2156 / 269	3,250,000	WD	M
12/1/1995	1380 / 1731	1	WD	M

2/1/1974	572 / 620	23,000	00	Q
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Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

**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: 1008583 Parcel ID: 00008310-000000

Ownership Details

Mailing Address:
ROCKWELL PROPERTY INC
816 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 2 SCHEPPENS LN KEY WEST
Legal Description: KW PT LOT 2 SQR 47 C1-527 CO JUDGE ORDERS AT CHAMBERS BOOK J-185 OR806-090 OR815-1021Q/C OR921-1436WILL OR1053-2155L/E OR1053-2156L/E OR1465-1909/11Q/C OR1465-1912/13 OR1465-1914/15Q/C OR2449-791/792

Total Living Area: 880
Year Built: 1915

Building 1 Details

Building Type R1
Effective Age 23
Year Built 1915
Functional Obs 0

Condition A
Perimeter 142
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 30
Grnd Floor Area 880

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

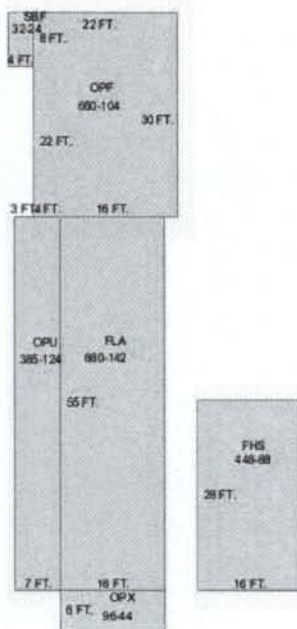
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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
0	FHS	12: ABOVE AVERAGE WOOD	1	1993				448
1	FLA	12: ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	880
2	OPF	12: ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	660

3	OPX	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	96
5	OPU	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	385
6	SBF	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	32

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	97-3579	12/24/1997	12/31/1998	140,000	Residential	RENOVATE EXISTING RES
2	97-3579	04/20/1998	12/31/1998	140,000	Residential	REPLACE FIXT ETC
4	98-1110	05/01/1998	12/31/1998	3,200	Residential	REPAIR/REPLACE ROOF
3	97-3579	04/29/1998	12/31/1998	140,000	Residential	OUTLETS/SWITCHES ETC
5	07-0819	02/23/2007	07/27/2007	2,250	Residential	REPLACE DAMAGED WOOD ON PORCH

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	107,929	0	299,175	407,104	407,104	0	407,104
2009	129,629	0	354,578	484,207	484,207	0	484,207
2008	120,699	0	430,560	551,259	551,259	0	551,259
2007	187,804	0	391,206	579,010	579,010	0	579,010
2006	378,703	0	210,266	588,969	588,969	0	588,969
2005	300,558	0	190,346	490,904	490,904	0	490,904
2004	256,225	0	166,000	422,225	422,225	0	422,225
2003	259,492	0	81,893	341,385	341,385	0	341,385
2002	234,922	0	77,467	312,389	312,389	0	312,389
2001	186,118	0	77,467	263,585	263,585	0	263,585
2000	190,254	0	44,820	235,074	235,074	0	235,074
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1982	24,031	0	7,905	31,936	31,936	25,000	6,936

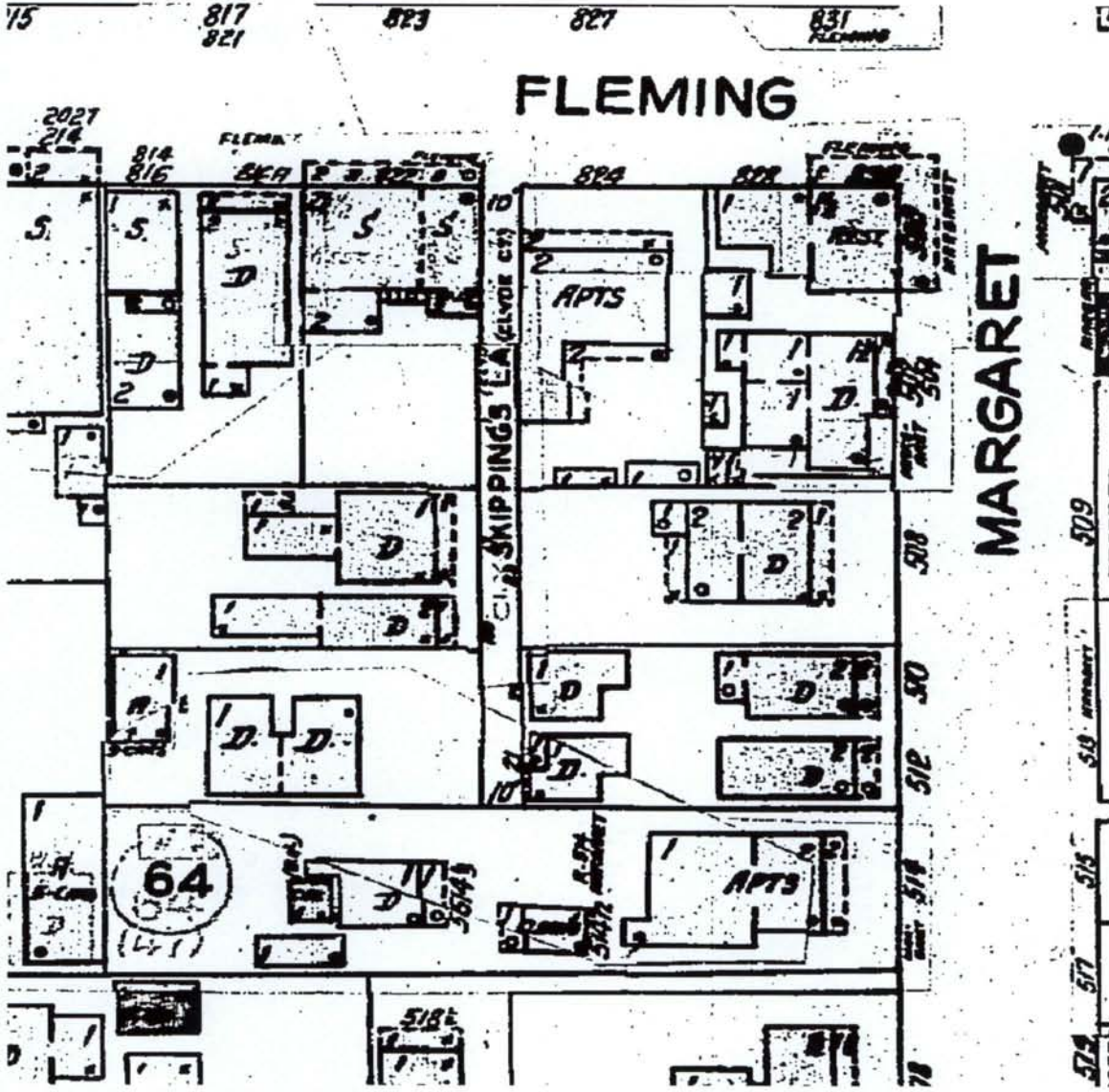
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6/1/1997	1465 / 1912	200,000	WD	Z

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#818 Fleming Street- #2 Scheppens Lane Sanborn map 1948 copy