



Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

JUL 21 2014

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1618 N. Roosevelt Blvd.
Zoning District: Commercial General (CG) Real Estate (RE) #: 00064910-000100
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative
Name: Marathon Electric Sign + Light, Inc.
Mailing Address: 10690 Aviation Blvd.
City: Marathon State: FL Zip: 33050
Home/Mobile Phone: _____ Office: 743-5805 Fax: _____
Email: RMMTHELECTRIC@AOL.COM

PROPERTY OWNER: (if different than above)
Name: DUNCAN Auto Realty, LTD
Mailing Address: 1618 N. Roosevelt Blvd
City: Key West State: FL Zip: 33040
Home/Mobile Phone: _____ Office: 294-5126 Fax: _____
Email: _____

Description of Proposed Construction, Development, and Use: REPLACE EXISTING CHRYSLER ID SIGN

List and describe the specific variance(s) being requested:
Request VARIANCE TO SIZE OF SIGN. CODE ALLOWS 32 FT
OWNER IS REQUESTING 48 FT

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No
If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

DUNCAN AUTO REPRESENTS MULTIPLE AUTO BRANDS - AGREEMENTS WITH AUTO COMPANIES REQUIRE HIM TO HAVE ADEQUATE SIGNAGE FOR EACH BRAND.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

CHRYSLER MOTOR CO. HAS DECIDED TO DO AN IMAGE UPGRADE AT ALL DEALERS.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

ALL BUSINESSES ARE GIVEN THE RIGHT TO ADEQUATELY ADVERTISE.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

DEALER AGREEMENTS REQUIRE DUNCAN TO DISPLAY ~~AT~~ THE BRAND NAME. VIOLATION OF DEALER AGREEMENT MAY CAUSE THE LOSS OF CHRYSLER PRODUCTS.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

RECOMMENDED ID SIGN IS THE SMALLEST AVAILABLE IN THE CHRYSLER PROGRAM.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

THE SIGN IS A REPLACEMENT OF AN EXISTING SIGN + IS ACTUALLY 28% SMALLER THAN THE EXISTING.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

N/A

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

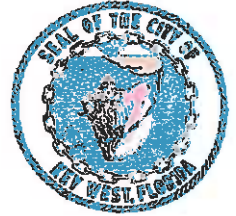
- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, RANDALL MEAROS, in my capacity as president
(print name) (print position; president, managing member)
of MARATHON ELECTRIC SIGN+LIGHT, INC
(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:

1618 N. ROOSEVELT BLVD.
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

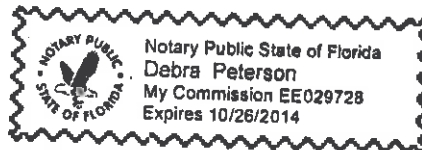
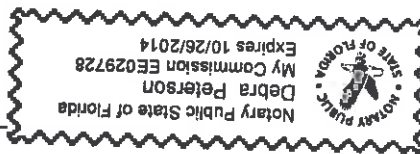
Subscribed and sworn to (or affirmed) before me on this July 16th, 2014 by
RANDALL MEAROS
Name of Authorized Representative date

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

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, H. EARL DUNCAN as
Please Print Name of person with authority to execute documents on behalf of entity

President of DUNCAN AUTO REALTY, LTD
Name of office (President, Managing Member) *Name of owner from deed*

authorize MARATHON ELECTRIC SIGN + LIGHT, INC.
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]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this June 24, 2014 by
date

H. Earl Duncan
Name of Authorized Representative

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

Karen D Buckner
Notary's Signature and Seal



Karen D. Buckner
Name of Acknowledger typed, printed or stamped

EE050606
Commission Number, if any



Detail by Entity Name

Florida Limited Partnership

DUNCAN AUTO REALTY, LTD.

Filing Information

Document Number A96000000134
FEI/EIN Number 650702896
Date Filed 01/19/1996
State FL
Status ACTIVE

Principal Address

1618 N ROOSEVELT BLVD.
KEY WEST, FL 33040

Changed: 07/02/2004

Mailing Address

1618 N ROOSEVELT BLVD.
KEY WEST, FL 33040

Changed: 01/28/2009

Registered Agent Name & Address

DUNCAN, H. EARL
1410 ROSE ST
KEY WEST, FL 33040

Address Changed: 12/02/1997

General Partner Detail

Name & Address

Document Number 216837

DUNCAN'S AUTO SALES, INC.
1618 N ROOSEVELT BOULEVARD
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2012	01/03/2012
2013	01/24/2013
2014	03/11/2014

Document Images

[03/11/2014 -- ANNUAL REPORT](#)

[01/24/2013 -- ANNUAL REPORT](#)

View image in PDF format

View image in PDF format

[01/03/2012 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/15/2011 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/05/2010 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/28/2009 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/21/2008 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/20/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/25/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/29/2005 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/02/2004 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/03/2003 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/06/2002 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/15/2001 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/24/2000 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/25/1999 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/02/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/26/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/19/1996 -- DOCUMENTS PRIOR TO 1997](#)

[View image in PDF format](#)

Deed

This Indenture,

OFF REC 824 PG 311

300.00

229334

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 15th day of January, A. D. 19 80,
Between CLEM C. PRICE, surviving spouse of EMILY M. PRICE, deceased,

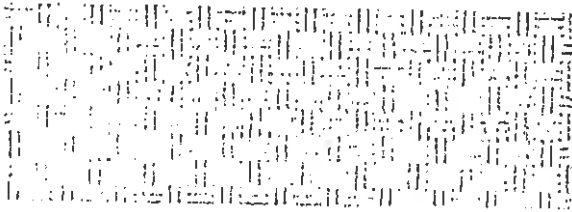
of the County of Monroe, in the State of Florida,
party of the first part, and H. EARL DUNCAN and ORCHID L. DUNCAN, husband and wife,
whose mailing address is 1410 Rose Street, Key West, Florida 33040,

of the County of Monroe, in the State of Florida,
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) & other good & valuable considerations, ~~XXXXXX~~ to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of MONROE, State of Florida, to wit:

(SEE ATTACHED "EXHIBIT" FOR LEGAL DESCRIPTION)

OF THE LAW OFFICES OF ALSBURY, MORGAN & HENDRICK, P. A.
317 WHITEHEAD STREET, KEY WEST, FLORIDA 33010



MONROE
81 JUN 12 AM 1:56

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, Sealed and Delivered in Our Presence:

Walter F. Price
Walter F. Price
Witnesses.

CLEM C. PRICE
By Walter F. Price
Walter F. Price,
Attorney-in-Fact

State of Florida

County of MONROE,

ss.

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

WALTER F. PRICE, Attorney-in-Fact for CLEM C. PRICE,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West,
County of Monroe, and State of Florida, this 31st
day of December, A. D. 19 80.

(Seal)
My Commission Expires June 10, 1981.

Walter F. Price
Notary Public, State of Florida.

Site Plans



DODGE

Jeep



RAM

SITE BRANDBOOK



I.....CODE RESEARCH

II.....INVENTORY/SITE PLAN

III.....INVENTORY/RECOMMENDATION

IV.....RECOMMENDED SIGN DETAIL



CODE RESEARCH

A) Date Completed: 8/6/2013 Completed By: Nicholas J. McCurley
 B) Site Street Address: 1618 N Roosevelt Blvd
 C) Town / City / State / Zip: Key West, FL 33040
 D) Contact for Permit / Zoning: Ron Wampler, Building Official, 305-809-3738
 E) Contact Telephone: Angie Garcia, Permitting, 305-809-3954
 F) Jurisdiction: City / Town: City of Key West Address: 3140 Flagler Ave.
 or County of: _____ City, ST Zip: Key West, FL 33040

G) Zoning Classification for Property: CG: General Commercial/Boulevard Safety zone./Boulevard Appearance Zone
 H) What year of IBC is used? 2012 Florida Building Code
 I) Permit application fee: \$50 submittal fee. \$35 per 50sq.ft or fraction thereof.
 J) Permitting process time frame: 1-2 weeks.
 K) What drawings are required? (SEDs) 5 sets: site plan, elevations, sign details and SED's.
 L) Are any authorization letters required? Property owners.
 M) Any review boards or committees? No
 N) License(s) required to obtain permits? Contractors.
 O) Must permits be obtained in person? Yes
 P) Are inspections required? Electrical, footing, and final. Yes No
 Q) Is a permit required if only refacing? Yes
 R) Is there a variance / appeals process? Approximately \$2,000 in filing fees.
 S) Estimated time frame for variance process: 1-2 months. Planning Board meets every 3rd Thursday.
 T) Are temporary or "coming soon" banners allowed? Size limited to 32sq.ft.
 U) Are freestanding temporary signs allowed? (ie. 4' x 8' Coming Soon) Size limited to 32sq.ft.
 V) Do temporary signs require a permit? Yes
 W) How long may temporary signs be displayed? 120 days per calendar year.

1) Formula for calculating allowable square footage: No size restriction.
 2) SF Allowed - Front Façade N/A
 3) SF Allowed - Side Façade N/A
 4) SF Allowed - Side Façade N/A
 5) SF Allowed - Rear Façade N/A
 6) How is sign area calculated? Smallest rectangle.
 7) Is SF transferable from one façade to another? N/A
 8) Does a façade require street frontage to allow wall signs? No
 9) Total # of wall signs allowed per site or per façade: Not limited.
 10) May signs be internally illuminated? Yes No List any restrictions under additional site notes. See Note 2
 11) Maximum height from top of wall sign to ground: Not to extend above the roofline or parapet.
 12) Maximum sign / letter height: Not to project more than 4".
 13) Special codes regarding storefront building / colors: None.
 14) Are raceways required? No
 15) Are "Service", "Exit" or "Parts" incidentals counted in SF? No

1) Formula for calculating allowable square footage: 64sq.ft per side. When a site has more than 1 sign then the aggregate ground sign area may be augmented .16sq.ft per linear foot above 200'. No single sign surface shall exceed 64sq.ft and no sign area shall exceed 128sq.ft.
 2) Total overall area allowed: See above. Maximum height: 20' OAH.
 3) Number of freestanding signs allowed: 1 sign, 2 if site has 200' of lot. Internal illumination allowed? Yes
 4) Power line clearance: Not regulated. Clearance from grade: 8' OAH.
 5) Wind Load: 180mph. (per new Florida Building code) Site triangle requirements: Not regulated.
 6) Required distance between freestanding signs: Not regulated.
 7) Setback of sign from right-of-way or property line: Must be behind the property and right-of-way line.
 8) Material Restrictions: N/A

8) Number allowed: Not regulated. Maximum square footage: Not regulated.
 9) Illumination allowed? Yes Maximum height: Not regulated.
 10) Count against SF? No Separation restrictions: None.
 11) Permit required? No Logo allowed? Yes

Additional requirements: Landscape approval, right-of-way approval, swale location, drainage calculation, copy of the property deed, and the Key's energy approval.



INVENTORY / SITE PLAN



INVENTORY

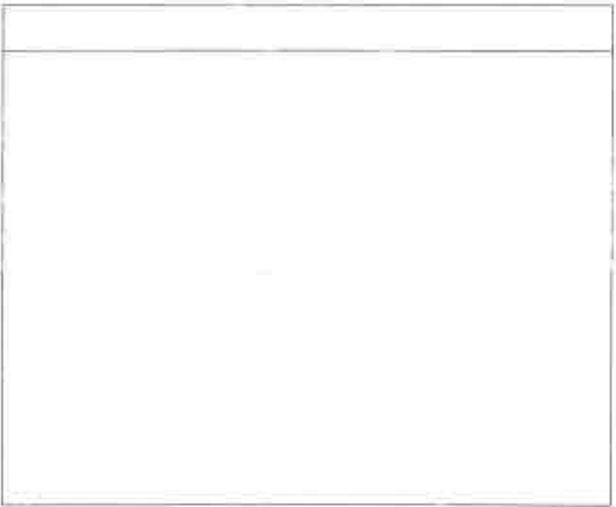
RECOMMENDATION

Sign	Existing Type	Action	Sign Type	Description
E-01	Competitor Pylon	LS	Pylon	Leave Sign
E-02	Competitor Lettersets (Qty: 3)	LS	Wall Sign	Leave Sign
E-03	P2000 8' x 10' CPJD Brand Sign	RR	Pylon	5 Series 6' x 8' Brand Sign at 20' OAH

RO - Remove Only	LS - Leave Sign	RL - Relocate	RR - Remove/Replace	RTF - Retro-fit	RF - Reface
------------------	-----------------	---------------	---------------------	-----------------	-------------



LEAVE SIGN INVENTORY





RECOMMENDATION DETAIL

E-03

INVENTORY

Sign Text / Description		
P2000 8' x 10' CPJD Brand Sign		
Height	Width	Depth
9'-8"	8'-1"	N/A
Letter Height	Height Off Ground	
N/A	23'-6"	
Face Material	Sign Material	
Plex	Aluminum	
Visible Opening	Retainer Size	
7'-10" x 9'-5"	2"	
Surface Material	Surface Color	
N/A	N/A	
illuminated	Illumination Type	
Yes	Internal	
Double Face	Mount	
Yes	Single Pole	



Inventory Comments
 Photo represents existing site conditions.

RECOMMENDATION

Recommended Action
Remove - Replace
Recommended Sign
5 Series 6' x 8' Brand Sign at 20'-0" OAH
Wall Repair Action
N/A



Recommendation Comments
 Principle to remove existing sign. Dealer to ensure existing electrical for ground sign meets current NEC standards and provides a 20-amp dedicated circuit. Principle will replace existing pylon and make final electrical connection.



**5 SERIES 6' x 8'
BRAND SIGN at 20' OAH**

Square Footage

■ 53.5 ft²

Manufacturing Details

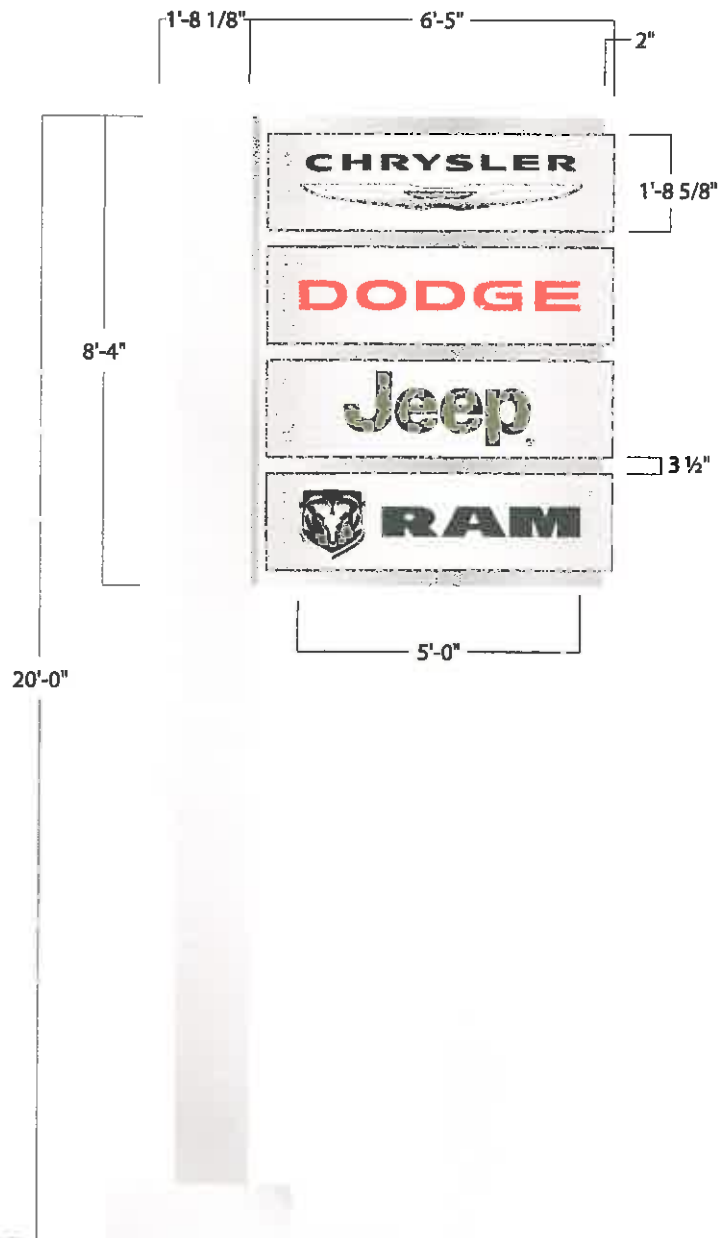
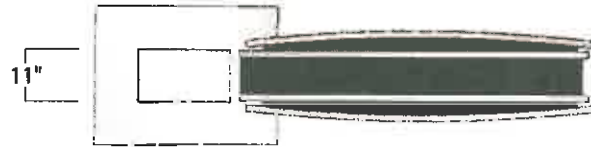
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
(7) F72 / T12 / Daylight / High Output Lamps
- (2) Transco Ballast TRA-16-832EP at 2.0 amps each
- LED external halo illumination
(144) Agilight White Tuffrayz
- (2) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 5.26 amps at 120 V
(1) 20 amp Circuit Required

Colors

- **Chrysler Badge:** Black ■ Process Black
Blue ■ PMS 287
Silver
- **Dodge Badge:** Red ■ PMS 485
White
Silver
- **Jeep Badge:** Green ■ PMS 371
White
Silver
- **Ram Badge:** Black ■ Process Black
Silver



Additional Information



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1065421** Parcel ID: **00064910-000100**

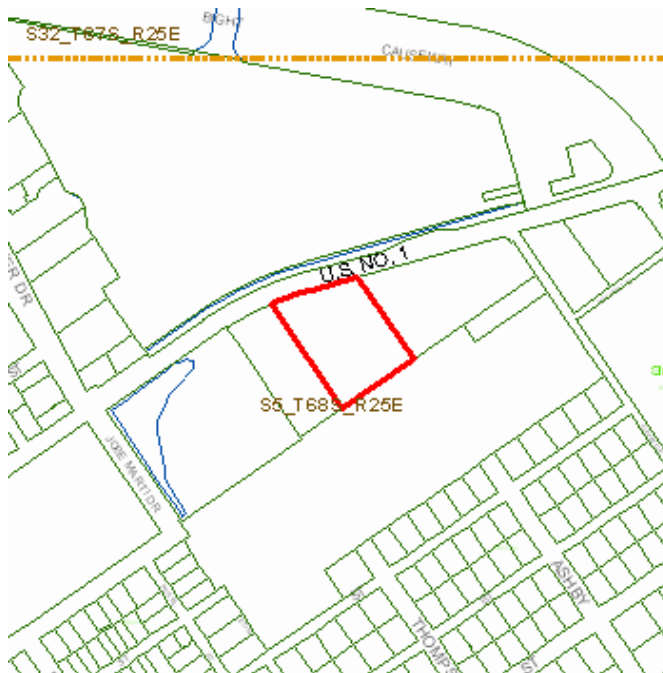
Ownership Details

Mailing Address:
 DUNCAN AUTO REALTY LTD
 1618 N ROOSEVELT BLVD
 KEY WEST, FL 33040-7298

Property Details

PC Code: 37 - AUTO DEALERS - NEW & USED
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1618 N ROOSEVELT BLVD KEY WEST
Legal Description: KW PT SEC 5 TWP 68S R 25E LYING NWLY OF TR 20 S OF BLVD OR772-1863/1865 OR772-1866/1867 OR997-1900-E OR2573-1294/95

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

Building Summary

Number of Buildings: 4
 Number of Commercial Buildings: 4
 Total Living Area: 9093
 Year Built: 1958

Building 1 Details

Building Type
 Effective Age 27
 Year Built 1963
 Functional Obs 0

Condition A
 Perimeter 270
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 35
 Grnd Floor Area 2,932

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

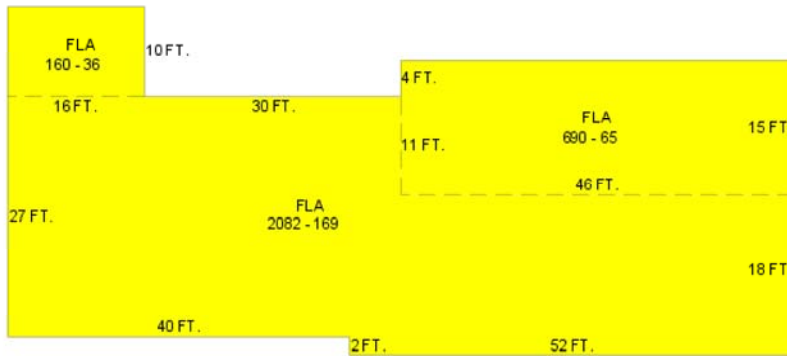
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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	1963					2,082
2	FLA		1	2001					160
3	FLA		1	2001					690

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFF BLDG-1 STY-B	100	N	N
		OFF BLDG-1 STY-B	100	N	N
	5576	OFF BLDG-1 STY-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1527	C.B.S.	100

Building 2 Details

Building Type
Effective Age 27
Year Built 1963
Functional Obs 0

Condition A
Perimeter 338
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 35
Grnd Floor Area 3,052

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 2

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	CPE		1	1963					930
2	FLA		1	1963					2,302
3	CPE		1	1963					4,270

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5578	WAREHOUSE/MARINA C	100	N	N
	5580	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1528	CONC BLOCK	100

Building 3 Details

Building Type
Effective Age 27
Year Built 1958
Functional Obs 0

Condition A
Perimeter 220
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 35
Grnd Floor Area 2,749

Inclusions:

Roof Type
Heat 1
Heat Src 1

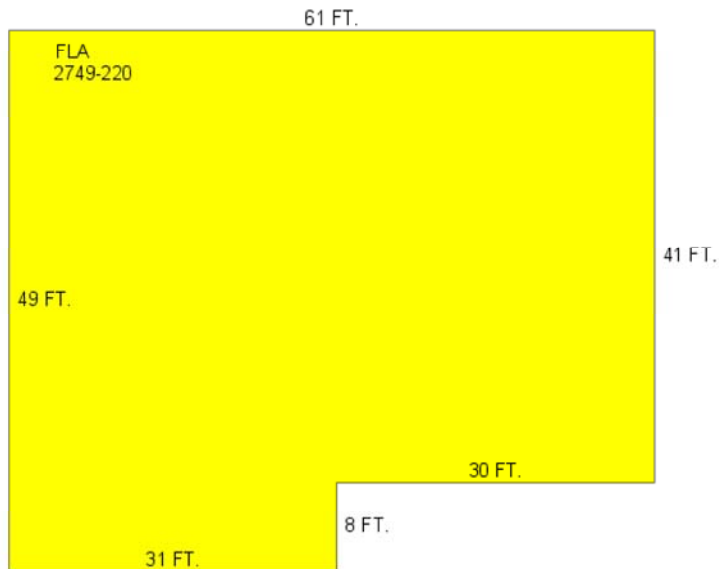
Roof Cover
Heat 2
Heat Src 2

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	1958					2,749

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5581	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1529	CONC BLOCK	55
1530	NO VALUE	45

Building 4 Details

Building Type
Effective Age 27
Year Built 1963
Functional Obs 0

Condition A
Perimeter 84
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 35
Grnd Floor Area 360

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	1963					360
2	CPE		1	1963					4,590
3	SBF		1	1963					150

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5582	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1531	MIN WOOD SIDING	50
1532	CONC BLOCK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	520 SF	0	0	1990	1991	4	40
2	AP2:ASPHALT PAVING	52,000 SF	0	0	1979	1980	2	25
3	CL2:CH LINK FENCE	768 SF	128	6	1979	1980	2	30
4	PT3:PATIO	120 SF	0	0	1977	1978	2	50
5	AC2:WALL AIR COND	2 UT	0	0	1979	1980	1	20
6	AC2:WALL AIR COND	4 UT	0	0	1981	1982	2	20
7	FN2:FENCES	96 SF	0	0	1979	1980	4	30
8	TK2:TIKI	225 SF	15	15	2001	2002	3	40
9	TK2:TIKI	225 SF	15	15	2001	2002	3	40

Appraiser Notes

2004 CUT-OUT DONE ON THIS PARCEL, VALCURA UPDATED THE 2004 HISTORY TO REFLECT THIS CHANGE.
DUNCAN FORD DEALERSHIP/DUNCAN CHYRSLER DEALERSHIP 1993 AUDIT PARCEL
BLDG 1: OFFICE, BLDG 2: SERVICE BAYS, BLDG 3: TRANSMISSION SERVICE, BLDG 4: REAR SERVICE BAYS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
06-0600	02/02/2006	10/06/2006	2,400	Commercial	INSTALL 5 SQRS. MODIFIED RUBBER ROOFING.
06-2118	03/31/2006	10/06/2006	50,000	Commercial	REPLACE ROOF, TIE BEAM, TWO COLUMNS, AND SLAB FOR CAR LIFT.
06-2340	04/18/2006	10/06/2006	9,000	Commercial	RELOCATE ELECTRICAL SERVICE, INSTALL LIGHT FIXTURES & RECEPTICALS, 200 AMP SERVICE & MOTOR.
06-4033	07/06/2006	10/06/2006	5,400	Commercial	INSTALL 7 SQRS MODIFIED RUBBER ROOF.
06-4206	07/10/2006	10/06/2006	36,000	Commercial	RAISE ROOFS OF 4 SERVICE BAYS.
06-6137	10/13/2006		2,000	Commercial	INSTALL 6 SQS OF V-CRIMP ROOFING TO EXISTING GAZEBO

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	611,432	50,556	808,864	1,470,852	1,470,852	0	1,470,852
2013	630,245	50,845	808,864	1,489,954	1,489,954	0	1,489,954
2012	630,245	51,147	808,864	1,490,256	1,490,256	0	1,490,256
2011	658,465	51,434	2,325,484	3,035,383	2,781,480	0	3,035,383
2010	658,465	51,737	1,818,417	2,528,619	2,528,619	0	2,528,619
2009	696,092	52,026	2,609,033	3,357,151	3,357,151	0	3,357,151
2008	696,092	52,326	2,464,486	3,212,904	3,212,904	0	3,212,904
2007	539,285	52,613	2,982,118	3,574,016	3,574,016	0	3,574,016
2006	532,557	52,935	2,343,092	2,581,889	2,581,889	0	2,581,889
2005	535,644	53,242	2,130,084	2,718,970	2,718,970	0	2,718,970
2004	481,113	53,565	1,988,420	2,523,098	2,523,098	0	2,523,098
2003	481,113	53,871	1,153,796	1,688,780	1,688,780	0	1,688,780
2002	481,113	54,193	1,153,796	1,689,102	1,689,102	0	1,689,102
2001	467,907	49,169	994,039	1,511,115	1,511,115	0	1,511,115
2000	467,907	27,391	860,640	1,355,938	1,355,938	0	1,355,938
1999	467,907	27,468	860,640	1,356,015	1,356,015	0	1,356,015
1998	312,151	27,582	860,640	1,200,373	1,200,373	0	1,200,373
1997	312,151	27,692	860,640	1,200,483	1,200,483	0	1,200,483
1996	283,774	27,847	782,400	1,094,021	1,094,021	0	1,094,021
1995	283,774	27,957	782,400	1,094,131	1,094,131	0	1,094,131
1994	283,774	30,391	782,400	1,096,565	1,096,565	0	1,096,565
1993	283,774	32,899	782,400	1,099,073	1,099,073	0	1,099,073
1992	269,329	50,826	782,400	1,102,555	1,102,555	0	1,102,555
1991	269,329	51,752	996,058	1,317,139	1,317,139	0	1,317,139
1990	269,403	53,927	711,470	1,034,800	1,034,800	0	1,034,800
1989	269,403	10,037	711,470	990,910	990,910	0	990,910
1988	242,993	6,968	640,323	890,284	890,284	0	890,284
1987	238,182	7,483	444,669	690,334	690,334	0	690,334
1986	154,122	26,199	426,882	607,203	607,203	0	607,203
1985	150,096	26,199	270,973	447,268	447,268	0	447,268
1984	146,182	26,199	270,973	443,354	443,354	0	443,354
1983	146,649	26,199	270,973	443,821	443,821	0	443,821
1982	130,706	26,199	270,973	427,878	427,878	0	427,878

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
1/17/1996	2573 / 1294	5,134,200	QC	M
6/1/1978	772 / 1866	90,000	00	Q

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