

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: July 16, 2015

Agenda Item: **Change of Non-Conforming Use - 2215 Flagler Avenue (RE # 00045470-000000; AK # 1046060)** – A request for change of non-conforming use in order to change the use from a dry cleaners to professional offices on property located within the Single-Family Residential (SF) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida.

Request: Approval to change an existing commercial retail nonconforming use to professional offices.

Applicant: David Gootee

Owner: Marisa Gootee, Monica Fletchall, Joelsa Schober, Andrea Shafer, Gina Smith and Yvonne Soldano

Location: 2215 Flagler Avenue (RE # 00045470-000000; AK # 1046060)

Zoning: Single-Family Residential (SF) Zoning District



Background and Request:

The subject property is located on the corner of Flagler Avenue and Fifth Street and is comprised of a single story CBS structure. The property is located within the SF Zoning District, which does not allow commercial uses. However, the prior use of the property as a dry cleaners, was an existing legal nonconforming use which was established prior to the adoption of the current zoning ordinance in 1997.

The property has been vacant since September 2009 and has been for sale ever since. City of Key West correspondence dated August 27, 2013, extended the maximum period for an additional two years in order to re-establish a commercial use on the subject property. The two year deadline expires August 27, 2015.

Surrounding Zoning and Uses within 300 feet:

North:	SF	Single-family residential, multifamily residential
South:	SF	Single-family residential, multifamily residential
East:	SF	Single-family residential, multifamily residential
West:	SF	Single-family residential, multifamily residential

SF Permitted Uses Per City Code Section 122-235:

- (1) Single-family residential dwellings and accessory residential units.
- (2) Group homes with less than or equal to six residents as provided in section 122-1246.

SF Conditional Uses Per City Code Section 122-236:

- (1) Two-family residential dwellings (duplexes). Note: Duplexes shall not be located within the following portions of the SF district:
 - a. The Venetian Subdivision located south of the Riviera Canal; and
 - b. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
- (2) Educational institutions and day care.
- (3) Parks and recreation, active or passive.
- (4) Places of worship.
- (5) Protective services.
- (6) Public and private utilities.

Process:

Development Review Committee:	April 23, 2015
Planning Board:	July 16, 2015
	June 18, 2015 – no quorum
	May 21, 2015 – postponed by Applicant
Local Appeal Period:	10 days
DEO Review Period:	up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

Pursuant to City Code Section 122-32(e), a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds that:

- 1. **The new use is equally or more appropriate to the zoning district; and**
The proposed use of professional offices would be equally as appropriate as the former commercial retail use.

IN COMPLIANCE.

2. **The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.**

Intensity of Proposed Use: Parking

The property is currently conforming to the City's off-street parking requirements. Both the prior commercial retail and the proposed professional office use have the same off-street parking requirement of 1 space per 300 square feet. The change of use does not involve enlarging the existing building or adding new floor area. Therefore, the need for parking facilities would not be increased. **IN COMPLIANCE.**

Intensity of Proposed Use: Traffic

Compared to the prior commercial retail use, it is anticipated that the proposed use would not increase vehicular traffic to the neighborhood. **IN COMPLIANCE.**

Intensity of Proposed Use: Noise, Dust, Fumes and Other Environmental Hazards

The proposed use is not anticipated to increase noise, dust, fumes or other environmental hazards. **IN COMPLIANCE.**

Intensity of Proposed Use: Drainage

No changes are proposed to the exterior of the building or property that would affect drainage. The change of use would not have an adverse impact on drainage. **IN COMPLIANCE.**

Recommendation:

Based on the above analysis of the standards for considering changes of nonconforming uses in Section 122-32(e) of the Land Development Regulations, the Planning Department recommends the request be **APPROVED.**

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A CHANGE OF NONCONFORMING USE FROM COMMERCIAL RETAIL TO PROFESSIONAL OFFICES ON PROPERTY LOCATED AT 2215 FLAGLER AVENUE (RE # 00045470-000000; AK # 1046060) IN THE SINGLE-FAMILY RESIDENTIAL (SF) ZONING DISTRICT PURSUANT TO SECTION 122-32(E) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant proposes to change an existing nonconforming commercial retail use to a professional office use on property located at 2215 Flagler Avenue (RE # 00045470-000000; AK # 1046060); and

WHEREAS, the property is located within the Single-Family Residential (SF) Zoning District; and

WHEREAS, Section 122-32(e) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that a nonconforming use of a building or structure may be changed to another nonconforming use under certain findings of the Planning Board; and

WHEREAS, the new use is equally or more appropriate to the zoning district; and

WHEREAS, the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage; and

WHEREAS, the Planning Board finds that the granting of the change of nonconforming use

_____ Chairman
_____ Planning Director

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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a change of nonconforming use from commercial retail to professional office is hereby granted on property located at 2215 Flagler Avenue (RE # 00045470-000000; AK # 1046060) within the SF Zoning District pursuant to Section 122-32(e) of the City of Key West Land Development Regulations.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this change of nonconforming use in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this change of nonconforming use, which change of nonconforming use shall be of no force or effect.

Section 5. This change of nonconforming use does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of July,
2015.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Richard Klitenick, Planning Board Chairman

Date

Attest:

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



Application - Change of Nonconforming Use

City of Key West, Florida • Planning Department

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

Application Fee: \$1,150.00

(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: 2215 Flagler
Real Estate (RE) #: 00045430-000000 Alternate Key: 1046060
Zoning District: SF Total Land Area (sq ft): _____
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: David Gootie
Mailing Address: 1726 Johnson St
City: Key West State: FL Zip: 33040
Home/Mobile Phone: 849-0567 Office: _____ Fax: _____
Email: _____

PROPERTY OWNER: (if different than above)

Name: Marisa Gootie, Monica Fletcher, Joelyn Schober, Andrea Shaker Gina Smith, Yvonne Soldano
Mailing Address: 1726 Johnson
City: Key West State: FL Zip: 33040
Home/Mobile Phone: _____ Office: _____ Fax: _____
Email: _____

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Description of existing use and proposed use. If there is more than one use please describe each use:

Professional Office use

Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds: (1) that the new use is equally or more appropriate to the zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary):

City of Key West • Application Change of Nonconforming Use

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 and Elevation plan (plans MUST be signed and sealed by an Engineer or Architect prior to Planning Board hearing)
- Floor plans *(Existing / Proposed)*
- Stormwater management plan

Parking Plan

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, William A. Gortee, 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:

2215 Florida Ave

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.

X [Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 22nd June 2015 by

David Gortee
Name of Authorized Representative

He/She is ~~personally known to me~~ or has presented DRIVERS LICENSE as identification.

[Signature]
Notary's Signature and Seal



Jo Bennett
Name of Acknowledger typed, printed or stamped

FF222256
Commission Number, if any

Authorization

Deed

Return to and prepared by:
Sanchez & Ashby, P.A.
1720 North Roosevelt Boulevard
Key West, Florida, 33040

Doc# 1785769 04/16/2010 1:19PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Property Appraiser's Id#: 00045470-000000

04/16/2010 1:19PM
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1785769
Bk# 2461 Pg# 1506

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed made and executed by Marisa A. Gootee and Yvonne T. Soldano, as Personal Representatives of the Estate of Joseph Soldano, deceased, whose probate case has been filed in Monroe County, Florida, Case No. 44-09-CP-160-K, first party, to Marisa A. Gootee, a married woman, Yvonne T. Soldano, a single woman, JoElsa Schober, a married woman, Andrea M. Shafer, a married woman, Monica D. Fletchall, a married woman, and Gina M. Smith, a married woman, whose post office address is 15 Beechwood Dr., Key West, FL 33040, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said first party, for and in consideration of the sum of \$10.00 and or other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land:

On the island of Key West, and known on the Key West Realty Company's Subdivision No. 1 of Tract 21, and Salt Pond Lots Nos. 1, 2, 3, 4, and 5, as Lot No. 7, in Block No. 5 according to diagram of said Subdivision recorded in Plat Book 1, Page 43, Monroe County Public Records.

Commencing at the Northwest corner of Flagler Avenue and Fifth Street, and running thence in a Southwesterly direction along Flagler Avenue 50 feet, thence at right angles in a Northwesterly direction 100 feet to an alley, thence at right angles in a Northeasterly direction along said alley 50 feet to Fifth Street, thence at right angles in a Southwesterly direction along Fifth Street 100 feet to the Point of Beginning.

a/k/a 2215 Flagler Ave., Key West, FL 33040

*-Subject to current taxes, easements, and restrictions of record.
- Conveyance between related persons of unencumbered property and therefore minimum documentary stamps are attached.*

Subject to all valid restrictions, reservations and easements of record, however, this reference to restrictions shall not operate to reimpose same.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

And the said first party hereby covenants and warrants that it has authority to execute this deed and that, in such execution, all court orders and laws of the State of Florida have been followed and complied with in all respects.

In witness whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

WITNESSES to both

Witness Signature

Printed Name

Witness Signature

Printed Name

GRANTOR(S)

Marisa A. Gootee

15 Beechwood Dr., Key West, FL 33040

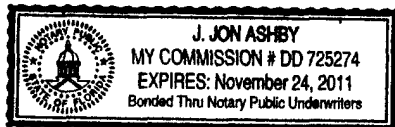
Yvonne T. Soldano

13 Bougainvillea Ave., Key West, FL 33040

Doc# 1785769
Bk# 2461 Pg# 1507

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me, a Notary Public, this 14th day of April, 2010 by Marisa A. Gootee and Yvonne T. Soldano, as Personal Representatives, who was personally known to me, or who produced the following identification:



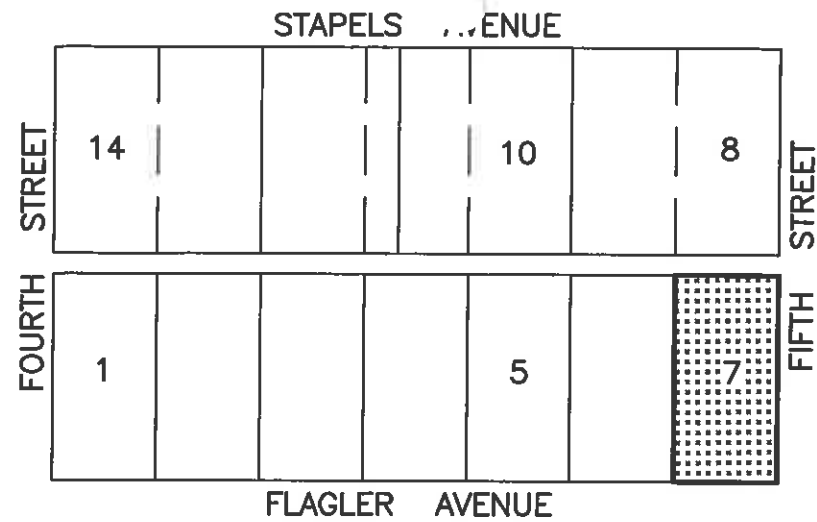
Signature of Notary

Printed Name of Notary

My Commission Expires: 11/24/11

MONROE COUNTY
OFFICIAL RECORDS

Survey

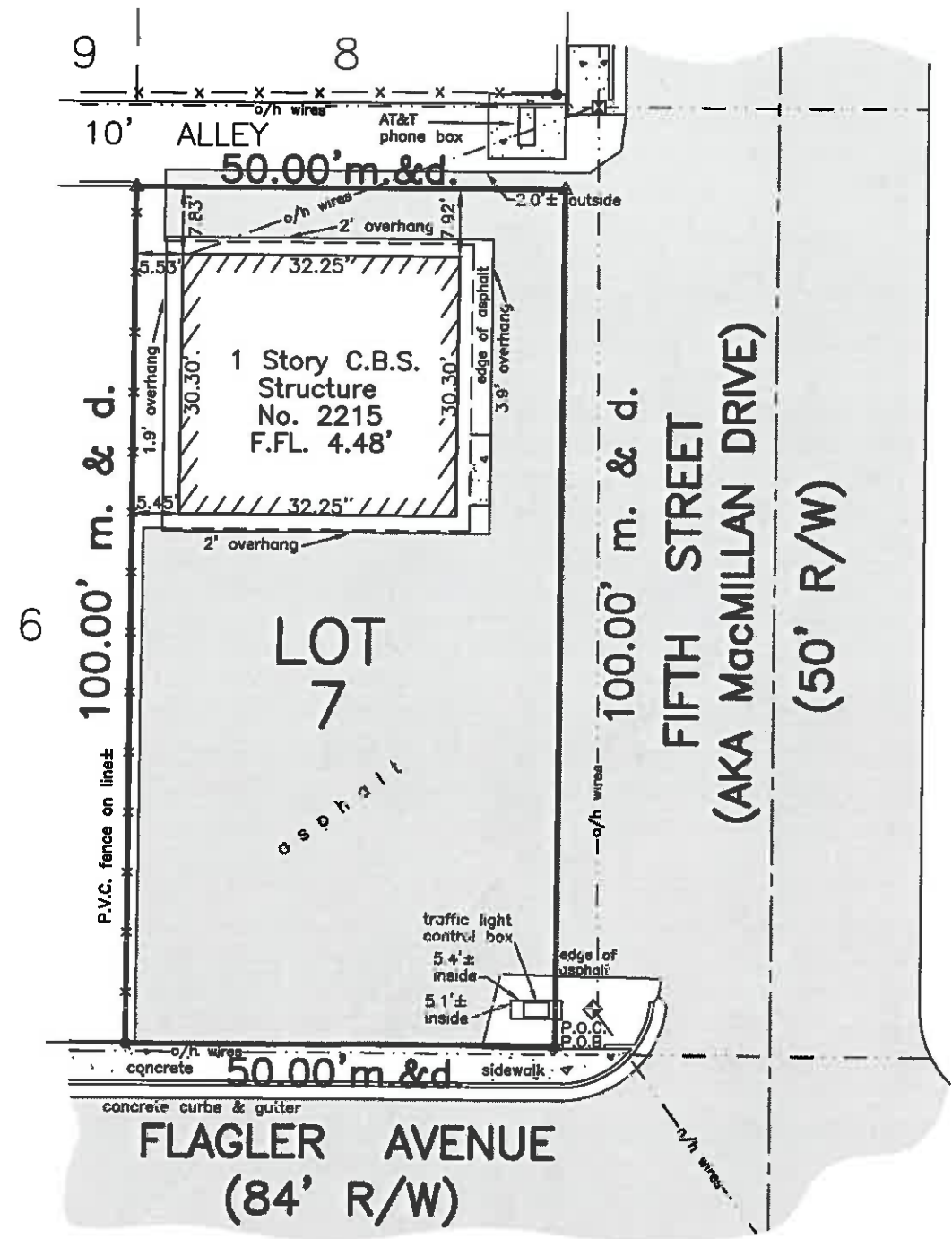


LOCATION MAP

Block No. 5, KEY WEST REALTY CO's.
City of Key West

LEGEND			
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COVD	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



LEGAL DESCRIPTION:

On the Island of Key West, and known on the Key West Realty Company's Subdivision No. 1 of Tract 21, and Salt Pound Lots Nos. 1, 2, 3, 4, and 5, as Lot No. 7, in Block No. 5 according to diagram of said Subdivision recorded in Plat Book 1, Page 43, Monroe County Public Records.
Commencing at the Northwest corner of Flagler Avenue and Fifth Street, and running thence in a Southwesterly direction along Flagler Avenue 50 feet; thence at right angles in a Northeasterly direction 100 feet to an alley; thence at right angles in a Northeasterly direction along said alley 50 feet to Fifth Street; thence at right angles in a Southwesterly direction along Fifth Street 100 feet to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W 5th Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: BASIC Elevation: 14.324'
Title search has not been performed on said or surrounding properties

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

Field Work performed on: 10/16/14

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Marisa A. Gootee, as Executor 2215 Flagler Avenue, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No.	
Scale 1" = 20'	Ref. 216-42 File	Flood Panel No. 1517 K	Dwn. By F.H.H.
Date: 10/20/14		Flood Zone AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
3/25/15: Updated, owner.			
fred\drawings\keywest\block197\2215flagler			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Plans

Site Photos

2215 Flagler
View from Flagler Avenue



View from 5th Street



Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

August 27, 2013

Ms. Marisa A. Gootee
15 Beechwood Dr.
Key West, FL 33040

Subject: 2215 Flagler Ave.
RE# 00045470-000000

Dear Ms. Gootee:

As I explained to Ms. Gootee today, the City Planning staff is pursuing a change to the Land Development Regulations (LDR) that clearly establishes a maximum period of two years after the close of a non-conforming business use in a residential zoning district, during which an owner may re-establish a new or similar commercial use.

Due to the fact that you have been holding out for sale or lease your non-conforming business use for a very prolonged time, (at least five years), relying on the city staff's interpretation of the existing LDR, you should not be penalized.

Therefore, you will be given an additional two years from the date of this letter to re-establish a commercial use of the property, if you wish.

If the proposed LDR change becomes effective during this two year period specific to your property, and you have not re-established a business at this location, the new LDR will not apply to you.

However, if the new regulation is adopted and the two years specific to your property passes, and you have not re-established a commercial use of your property, the new LDR will apply.

Please contact me if you have any questions.

Very Truly Yours,


Donald Leland Craig

Cc: File
Brendon Cunningham
Larry Erskine, Esq.
Carolyn Walker

Property address : 2215 FLAGLER AVE
Business name : UNIVERSAL CLEANING

Source	Code	Note	Date	License
BUSS	AC#	S 50017334-000	5/20/95	
BUSS	RMRK	S CL 27215	3/11/96	
BUSS	RMRK	S OB, PER OWNER	9/18/09	

expired 9/30/09

Press Enter to continue.
F3=Exit F12=Cancel

Bottom

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: **1046060** Parcel ID: **00045470-000000**

Ownership Details

Mailing Address:
GOOTEE MARISA A
1726 JOHNSON ST
KEY WEST, FL 33040-4932

All Owners:
FLETCHALL MONICA D, GOOTEE MARISA A, SCHOBER
JOELSA, SHAFER ANDREA M, SMITH GINA M T/C,
SOLDANO YVONNE T

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 2215 FLAGLER AVE KEY WEST
Subdivision: Key West Realty Co's First Sub
Legal Description: KW KW REALTY COS FIRST SUB PB1-43 LOT 7 SQR 5 TR 21 OR321-256/57 OR374-289-290 OR2425-140ORD OR2438-1765D/C OR2461-1506/07P/R

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 960
Year Built: 1958

Building 1 Details

Building Type
Effective Age 20
Year Built 1958
Functional Obs 0

Condition A
Perimeter 124
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 23
Grnd Floor Area 960

Inclusions:

Roof Type
Heat 1
Heat Src 1

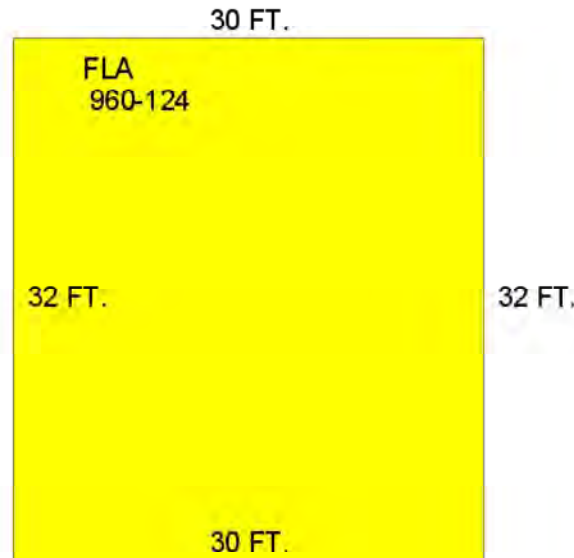
Roof Cover
Heat 2
Heat Src 2

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	FLA		1	1990					960

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4892	1 STY STORE-B	23	N	Y
	4893	SERVICE SHOPS-B-	77	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1330	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20
2	AP2:ASPHALT PAVING	3,596 SF	0	0	1957	1958	2	25

Appraiser Notes

2215 FLAGLER AVE--UNIVERSAL CLEANERS

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	74,278	3,077	100,000	177,355	177,355	0	177,355
2013	74,278	3,077	100,000	177,355	177,355	0	177,355
2012	74,278	3,077	100,000	177,355	177,355	0	177,355
2011	78,136	3,077	200,000	281,213	281,213	0	281,213
2010	78,136	3,077	232,500	313,713	313,713	0	313,713
2009	81,995	3,077	290,625	358,573	358,573	0	358,573
2008	81,995	3,077	250,000	358,573	358,573	0	358,573
2007	53,051	3,077	325,000	358,573	358,573	0	358,573
2006	54,299	3,077	300,000	354,311	354,311	0	354,311
2005	54,299	3,077	225,000	282,376	282,376	0	282,376
2004	54,921	3,077	150,000	207,998	207,998	0	207,998
2003	54,921	3,077	79,000	136,998	136,998	0	136,998
2002	54,921	3,077	74,000	131,998	131,998	0	131,998
2001	54,921	3,077	74,000	131,998	131,998	0	131,998
2000	54,921	1,782	62,500	119,203	119,203	0	119,203
1999	54,921	1,782	62,500	119,203	119,203	0	119,203
1998	36,283	1,782	62,500	100,565	100,565	0	100,565
1997	36,283	1,782	52,500	90,565	90,565	0	90,565
1996	32,985	1,782	52,500	87,267	87,267	0	87,267
1995	32,985	1,782	52,500	87,267	87,267	0	87,267
1994	32,985	1,782	52,500	87,267	87,267	0	87,267
1993	32,985	1,782	52,500	87,267	87,267	0	87,267
1992	32,985	1,782	52,500	87,267	87,267	0	87,267

1991	32,985	1,807	52,500	87,292	87,292	0	87,292
1990	48,452	0	46,250	94,702	94,702	0	94,702
1989	48,452	0	45,000	93,452	93,452	0	93,452
1988	45,731	0	40,000	85,731	85,731	0	85,731
1987	44,496	0	28,750	73,246	73,246	0	73,246
1986	44,684	0	27,500	72,184	72,184	0	72,184
1985	42,849	0	18,250	61,099	61,099	0	61,099
1984	41,480	0	18,250	59,730	59,730	0	59,730
1983	36,424	0	18,250	54,674	54,674	0	54,674
1982	31,392	0	13,050	44,442	44,442	0	44,442

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
4/14/2010	2461 / 1506	100	WD	19

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