

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



To: Chair and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

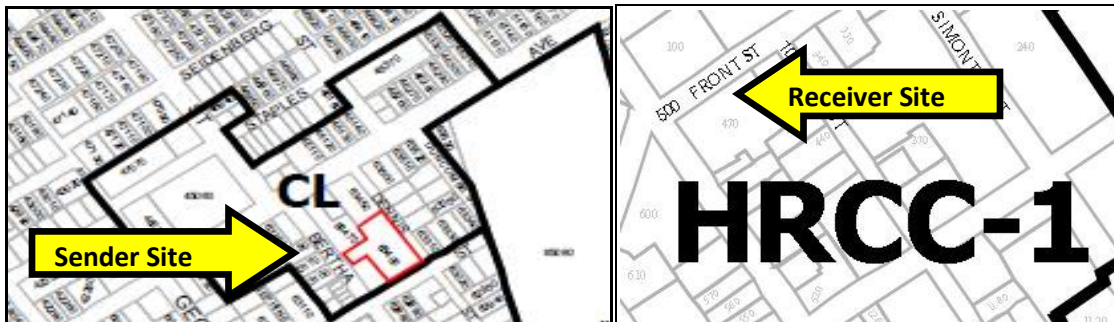
Through: Thaddeus Cohen, Planning Director

Meeting Date: December 15, 2016

Agenda Item: **Transient License Transfer – 1911 Venetia Street (RE # 00063400-000000, AK # 1063835) to 524 Front Street (RE # 00000330-000000, AK # 1000329)** – A request to transfer one transient license from property located within the Commercial Limited (CL) Zoning District to property located within the Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Site Data:

	<u>Sender Site</u>	<u>Receiver Site</u>
License Owner:	Richard Aaron Haskins	524 Front LLC
Property Owner:	A.H. of Monroe County, Inc.	Fred Hassani, AMBR
Agent:	Adele V. Stones	Adele V. Stones
Location:	1911 Venetia Street	524 Front Street
RE #:	00063400-000000	00000330-000000
AK #:	1063835	1000329
Zoning:	Commercial Limited (CL)	Duval Street Gulfside (HRCC-3)
Existing Use:	Transient residential	Non-transient residential
Proposed Use:	Convalescent non transient residential	Transient residential



Background:

The subject transient license (or business tax receipt) is one of nine transient licenses associated with the Marty’s Place / AIDS Help property located at 1521-1523-1525 Bertha Street, 1512-1516 Dennis Street and 1901-1903-1905-1907-1909-1911-1913 Venetia Street, which is the sender site. The transient use of the sender site units has ceased, but the associated nine transient licenses were sold to new owners to be transferred to eligible receiver sites. The licenses were then placed in “unassigned” status. Eight of the nine transient licenses have already been transferred to receiver sites or extinguished after conversion for non-transient use. The subject request would be the 9th final license to be transferred respectively, leaving zero licenses in unassigned status. The following table summarizes the status of the nine transient licenses originating from the sender site.

AIDS HELP / MARTY'S PLACE-RELATED TRANSIENT UNITS AND LICENSES										
SENDER SITES					RECEIVER SITES					
LICENSE #	ADDRESS	BPAS UNIT / EFSU	FLOOR AREA	BEDROOMS	ADDRESS	FLOOR AREA	BEDROOMS	OWNER	PB RESO	NOTES
1	1901 VENETIA ST	N	312	±	913 DUVAL ST	323	1	913 DUVAL STREET LLC (WHITEHEAD & HANSEN)	2013-39	ONE LICENSE (CONVERTED MGR'S UNIT TO TRANSIENT AT WICKER GUESTHOUSE)
2	1903 VENETIA ST	N	312	±	1306 VILLA MILL ALLEY	N/A	N/A	KEMP & BOYER	N/A	CONVERTED 2 UNITS & LICENSES (@ 0.58 ESFU) TO 1 NON-TRANSIENT RESIDENTIAL UNIT
3	1905 VENETIA ST	N	312	±	1306 VILLA MILL ALLEY	N/A	N/A	KEMP & BOYER	N/A	CONVERTED 2 UNITS & LICENSES (@ 0.58 ESFU) TO 1 NON-TRANSIENT RESIDENTIAL UNIT
4	1907 VENETIA ST	N	384	±	716 DUVAL STREET REAR	900	2	KEMP & BOYER	2015-34	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO A TWO BEDROOM TRANSIENT RENTAL
5	1909 VENETIA ST	N	312	±	503 AMELIA STREET			HASKINS TO JAMES F. AND KATHERINE H. BROWN	2016-	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO TRANSIENT RENTAL
6	1911 VENETIA ST	N	300	±	524 FRONT STREET			HASKINS		ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO TRANSIENT RENTAL
7	1913 VENETIA ST	N	520	±	716 DUVAL STREET REAR	900	2	KEMP & BOYER	2015-34	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO A TWO BEDROOM TRANSIENT RENTAL
8	1512 DENNIS ST	Y/0.58	600	±	620 JOSEPHINE PARKER RD UNIT 3	735	2	FJ INVESTORS LLC (TROIKE)	2013-56; 2014-15	ONE TRANSIENT LICENSE (PART OF 615 DUVAL STREET CONDO)
9	1516 DENNIS ST	N	854	±	1124 DUVAL ST UNIT B	788	2	HASKINS	2014-49	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO TRANSIENT RENTAL

The receiver site at 524 Front Street consists of one single-family, non-transient, market-rate dwelling unit. The 1 bedroom unit is located on the second floor of the building containing approximately 653.75 square feet of floor area. 524 Front Street would convert from non-transient to transient rental upon approval of the transient license transfer

Relevant Code Sections:

The purpose of City Code Chapter 122, Article V, Division 6 “Transient Units” outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce noncomplying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;
- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;

- Protect environmentally sensitive lands; and
- Encourage redevelopment under the existing Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

City Code Section 122-1339(a) states that a business tax receipt (e.g., license) for transient use of a unit may itself be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit. In addition, licenses may be transferred from the HNC-1 and HNC-3 Zoning Districts. A transfer of a license under this section does not allow a loss of affordable housing at the receiver site.

City Code Section 122-1339(b) states that where a license alone is transferred, the Planning Board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

Analysis:

The proposed transient license transfer does not involve the transfer of transient units. The receiver site of 524 Front Street is an existing recognized dwelling unit.

The proposed transient license transfer would move a transient use of a residential dwelling unit from an area where transient uses are prohibited (CL Zoning District) to an area where transient uses are permitted (HRCC-1 Zoning District). The existing use of the receiver site at 524 Front Street is non-transient residential. The proposed transfer would not result in a loss of affordable housing because there is no existing deed-restricted affordable housing at the receiver site.

The sender site unit is a one-bedroom unit totaling in 300-square-feet of residential use. The receiver site is a one-bedroom unit totaling in 653.75 -square-foot residential use. Planning staff has determined that the intent of Sec. 122-1339 (b) is being met and that the net occupancy for both units would remain at one bedroom. Therefore, approximately the same or less net number of occupants would be maintained.

A consent by mortgagee for the sender site was included in the application, pursuant to the requirement in City Code Section 122-1345.

The following table summarizes the applicable approval criteria for a transient license transfer pursuant to City Code Section 122-1339.

Criteria	Analysis	Complies? (Yes or No)
Transient license transfer from an area where transient uses are prohibited	Sender site zoning is CL, which prohibits transient uses.	Yes
Transient license transfer from HNC-1 and HNC-3 Zoning Districts	N/A	N/A

Criteria	Analysis	Complies? (Yes or No)
Transfer would not result in a loss of affordable housing at the receiver site	No existing deed-restricted affordable housing at the receiver site.	Yes
Receiver site suitable for transient use	Receiver site zoning is HRCC-1, which permits transient uses.	Yes
Relative size of the unit from which the license is transferred	Sender site: 300 square feet total Receiver site: 653.75 square feet	Yes ¹
Room configuration of both sites to maintain approximately the same or less net number of occupants	Sender site: 1 bedrooms total Receiver site: 1 bedrooms total	Yes

1. Planning staff has determined that the intent of Sec. 122-1339 (b) is being met and that the net occupancy for both units would remain at one bedroom. Therefore, approximately the same or less net number of occupants would be maintained at both sites.

Recommendation:

Based on the above analysis of the standards for considering transfers of transient business tax receipts in Section 122-1339 of the Land Development Regulations, the Planning Department recommends the request to transfer one transient business tax receipt from 1911 Venetia Street to 524 Front Street be **APPROVED** with the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 524 Front Street.
2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

Application

**City of Key West Planning Department
P.O. Box 1409, Key West, FL 33041-1409
(305) 809-3720**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There is also **separate** fee of **\$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 3140 Flagler Avenue. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site
1911 Venetia Street, Key West, FL 33040

Address of Site
524 Front Street, Key West, FL 33040

RE# 00063400-000000

RE# 00000330-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

Richard Haskins
A.H. of Monroe County Inc

524 Front LLC
Fred Hassani, AMBR

Name of Agent or Person to Contact:
Adele V. Stones

Name of Agent or Person to Contact:
Adele V. Stones

Address: 221 Simonton Street
Key West, FL 33040

221 Simonton Street
Key West, FL 33040

Telephone Number(s) (305) 294-0252

Telephone Number(s) (305) 294-0252

Email ginny@keyslaw.net

Email ginny@keyslaw.net

For Sender Site:

"Local name" of property Marty's Place Zoning district CL

Legal description See attached

Current use: Long term housing

Number of existing transient units: 9 (formerly)

Size of site 26,050sf Number of existing city transient rental licenses: 0

What is being removed from the sender site? Nothing – All licenses previously sold

What are your plans for the sender site? Convalescent residence for long term assisted living. There were 9 licenses sold from this site. Richard Haskins owns the one remaining "valid unassigned license."

For Receiver Site:

"Local name" of property _____ Zoning district HRCC-1

Legal description See attached

Current use: Mixed use commercial/retail/Pirate museum and two non-transient rental (long term rental) (1 unit currently owner occupied and 1 unit unoccupied)

Size of site: 7,836 sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 2 non-transient

Existing non-residential floor area approximately 7,836 sf

What will be transferred to the receiver site? One transient license

What are your plans for the receiver site? Offer transient rental accommodations and acquire second license for remaining unit following building repair/renovation

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Richard A. Haskins

2. NAME _____

ADDRESS 1225 2nd Street

ADDRESS _____

Key West, FL 33040

TELEPHONE(1) (305) 916-9020

TELEPHONE(1) _____

(2) _____

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME A.H of Monroe County, Inc.

B. STATE/COUNTRY OF INCORPORATION Florida

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO

D. NAMES OF OFFICERS AND DESIGNATIONS

Christopher Elwell, President

Lori McChesney, Vice President

Steve Vincent, Treasurer

Kate Miano, Secretary

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

TELEPHONE(S) _____ FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____

2. NAME _____

ADDRESS _____

ADDRESS _____

TELEPHONE(1) _____

TELEPHONE(1) _____

(2) _____

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME 524 Front LLC

B. STATE/COUNTRY OF INCORPORATION Florida

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO

D. NAMES OF OFFICERS AND DESIGNATIONS

Fred Hassani, Authorized Member

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Adele V. Stones

TELEPHONE(S) (305) 294-0252 FAX (305) 294-5788

REQUIRED ATTACHMENTS
Sender Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use.
7. Proposed floor plans if changed for future use.
8. Detailed description of how use of transient rental units will be extinguished
9. Other _____

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s)
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowners or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association).
6. Proposed site plan if changed for future use.
7. Proposed floor plans if changed for future use.
8. Other _____

~NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required~

Signature Page and Verification Form for Sender Site

I (We) Adele V. Stones

owner(s) or authorized agent of the owner(s) of the real property located at
1911 Venetia Street in the City of Key

West, Florida, RE# 00063400-000000 state that all of the

information contained in this application and all of the answers to the above
questions are true and correct to the best of my knowledge and belief.

Signature _____ Date: _____

Adele V. Stones, FNB 331880 Attorney
print name designation

Signature Adele V. Stones Date: 9/19/16

Subscribed and sworn to or affirmed before me on 9/19/16 by

Adele V. Stones, personally known to me or
presenting personally known to me as identification.

Cindy Sawyer
Notary Public Signature, Seal

Name printed _____ Title _____

Commission, Date _____



Signature Page and Verification Form for Receiver Site

I (We) Adele V. Stones

owner(s) or authorized agent of the owner(s) of the real property located at

524 Front Street in the City of Key

West, Florida, RE# 00000330-000000 state that all of the

information contained in this application and all of the answers to the above

questions are true and correct to the best of my knowledge and belief.

Signature _____ Date: _____

Adele V. Stones, FBN 331880 Attorney
print name designation

Signature Adele V. Stones Date: 9/19/16

Subscribed and sworn to or affirmed before me on 9/19/16 by

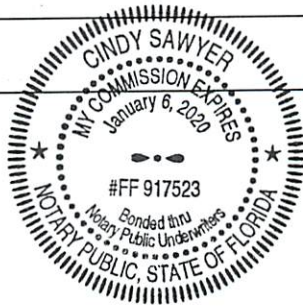
Adele V. Stones, personally known to me or

presenting personally known identification.

Cindy Sawyer
Notary Public Signature, Seal

Name printed _____ Title _____

Commission, Date _____



Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

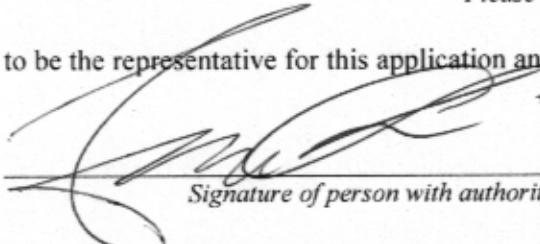
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, FRED HASSANI as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of 524 FRONT LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize ADELE V. STONES
Please Print Name of Representative

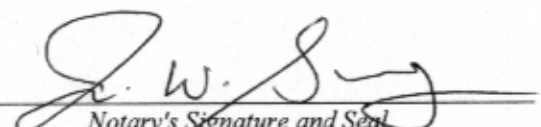
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12/12/2016 by
date

FRED HASSANI
Name of Authorized Representative

He/She is personally known to me or has presented VA Driver's license as identification.


Notary's Signature and Seal

Jin Woo Sung
Name of Acknowledger Typed, printed or stamped

7704638
Commission Number, if any



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, FRED HASSANI, in my capacity as MANAGING MEMBER
(print name) (print position; president, managing member)
of 524 FRONT LLC
(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:

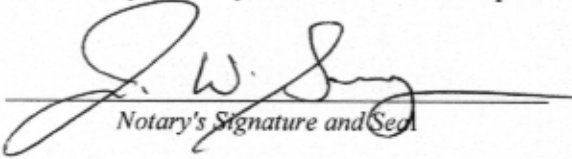
524 FRONT STREET, KEY WEST FL 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/12/2016 by
date
FRED HASSANI
Name of Authorized Representative

He/She is personally known to me or has presented VA Driver's license as identification.


Notary's Signature and Seal

Jin Woo Sung
Name of Acknowledger typed, printed or stamped



7704638
Commission Number, if any

Application for Transfer of Transient Units and / or Licenses

Sender Site: 1911 Venetia Street

Receiver Site: 524 Front Street

SENDER SITE REQUIRED ATTACHMENTS

Ginny Stones

From: Carolyn Walker <cwalker@cityofkeywest-fl.gov>
Sent: Tuesday, May 24, 2016 9:59 AM
To: Patrick Wright
Cc: ginny@keyslaw.net
Subject: FW: Marty's Place Licenses
Attachments: 2016_05_23_10_14_17.pdf

Good morning Ginny,

There are 2 units remaining; I don't know which 2 houses they originally belonged to. Here are my notes from the license; I know Kevin Bond worked closely with these before he left – perhaps one of the Planners have access to his old files?

License File Changes - General Information

Business control: 5233 **Last activity:** Updated: 05/24/16 by KEYWCAW

Business Name and Address

Mailing Address

MARTY'S PLACE / AIDS HELP
UNASSIGNED
KEY WEST

FL 33040

License number: 14 00025611

Application, issue, expiration: 09/19/2013 09/19/2013 09/30/2014

License status: 2N SECOND RENEWAL MAILED

Classification: 10C

Exemption: CO CHARITABLE ORGANIZATION

Comments: 2 UNITS; - 2 KEMP, 1 FJ, 1 WICKER, 1 1124 DUV, 2 716 D

Restrictions: INCLUDES 1901- 1913 VENETIA, 1510-1516 DENNIS

Gross receipts: 0.00

Reprint this license

Additional charges * Miscellaneous

From: Ginny Stones [mailto:ginny@keyslaw.net]
Sent: Monday, May 23, 2016 10:18 AM
To: Carolyn Walker <cwalker@cityofkeywest-fl.gov>
Subject: Marty's Place Licenses

Carolyn:

Do you have records which indicate which licenses Rick Haskins holds in the valid unassigned from Marty's Place?

Thanks.

Ginny

Adele V. Stones
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Phone: (305) 294-0252
Facsimile: (305) 292-5442
www.stonescardenas.com

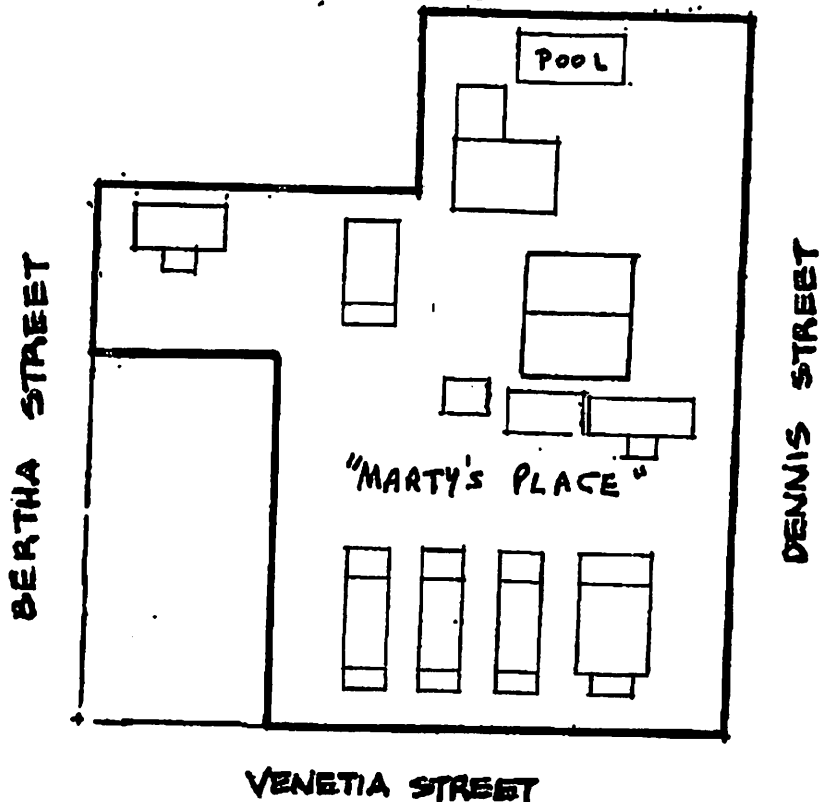
NOTICE: The sender intends the information contained in this electronic mail transmission for the use of the named individual or entity to which it is directed as it may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee. It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email to: ginny@keyslaw.net, or by telephone at 305-294-0252, so that our address records can be corrected. Thank you.

**Sender Site
Survey**

**Sender Site
Site Plans**

LEGAL DESCRIPTION OF MARTY'S PLACE
1512 DENNIS STREET, ET AL

ON THE ISLAND OF KEY WEST AND ISLANDS AS LOTS 2, 4, 14, 1 AND PART OF LOTS 2 AND 12; ON TRACT 3 ACCORDING TO W.M. GARDNER'S DIAGRAM OF LANDS OF TRACT THIRTY, OF THE LAND COUNTY SURVEYOR, DATED MARCH 2, 1887, AS REFERRED TO PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE W'LY RIGHT OF WAY LINE OF VENETIA STREET WITH THE SW'LY RIGHT OF WAY LINE OF DENNIS STREET AND RUN THENCE NW'LY ALONG THE SW'LY RIGHT OF WAY LINE OF THE SAID DENNIS STREET FOR A DISTANCE OF 204.67 FEET, TO THE N'LY CORNER OF THE SAID LOT 14; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 92.5 FEET, TO THE W'LY CORNER OF THE SAID LOT 14; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE SW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 82.33 FEET TO THE N'LY CORNER OF THE SAID LOT 12; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 92.5 FEET TO THE NE'LY RIGHT OF WAY LINE OF BERTHA STREET; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE NE'LY RIGHT OF WAY LINE OF THE SAID BERTHA STREET FOR A DISTANCE OF 38.66 FEET TO A POINT ON SAID NE'LY RIGHT OF WAY LINE 113.67 FEET NW'LY OF THE INTERSECTION OF SAID NE'LY RIGHT OF WAY LINE AND SAID NW'LY RIGHT OF WAY LINE; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 61.33 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 113.67 FEET TO THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET; THENCE NE'LY AND AT RIGHT ANGLES ALONG THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 123.67 FEET BACK TO THE POINT OF BEGINNING.



Building #	Address	Rogo/BPAS?	Square Footage	Bedrooms	Transfer to
1	1909 Venetia	Yes- .58	312	1	Haskins
2	1905 Venetia	N	312	1	1306 Villa Mill Alley
3	1907 Venetia	N	384	1	Haskins
4	1903 Venetia	N	312	1	1306 Villa Mill Alley
5	1911 Venetia	N	300	1	Haskins *
6	1913 Venetia	N	520	1	Haskins
7	1901 Venetia	N	312	1	913 Duval Street
8	1512 Dennis	Yes-.58	600	2	620 Josephine Parker Road Unit 3
	1510 Dennis	?	No Record		
9	1516 Dennis	N	854	2	Haskins

1 = 1909 Venetia- .58 BPAS (ROGO) Unit- 12x36

2 = 1905 Venetia

3 = 1907 Venetia

4 = 1903 Venetia

5 = 1911 Venetia

6 = 1913 Venetia

7 = 1901 Venetia

8 = 1512 DENNIS ST - .58 BPAS (ROGO) Unit

9 = 1516 DENNIS ST



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: 1063835 Parcel ID: 00063400-000000

Ownership Details

Mailing Address:
A.H. OF MONROE COUNTY INC
PO BOX 4374
KEY WEST, FL 33041-4374

Property Details

PC Code: 74 - HOMES FOR THE AGED

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1521 BERTHA ST KEY WEST

1523 BERTHA ST KEY WEST

1525 BERTHA ST KEY WEST

1516 DENNIS ST KEY WEST

1905 VENETIA ST KEY WEST

1907 VENETIA ST KEY WEST

1911 VENETIA ST KEY WEST *

1901 VENETIA ST KEY WEST

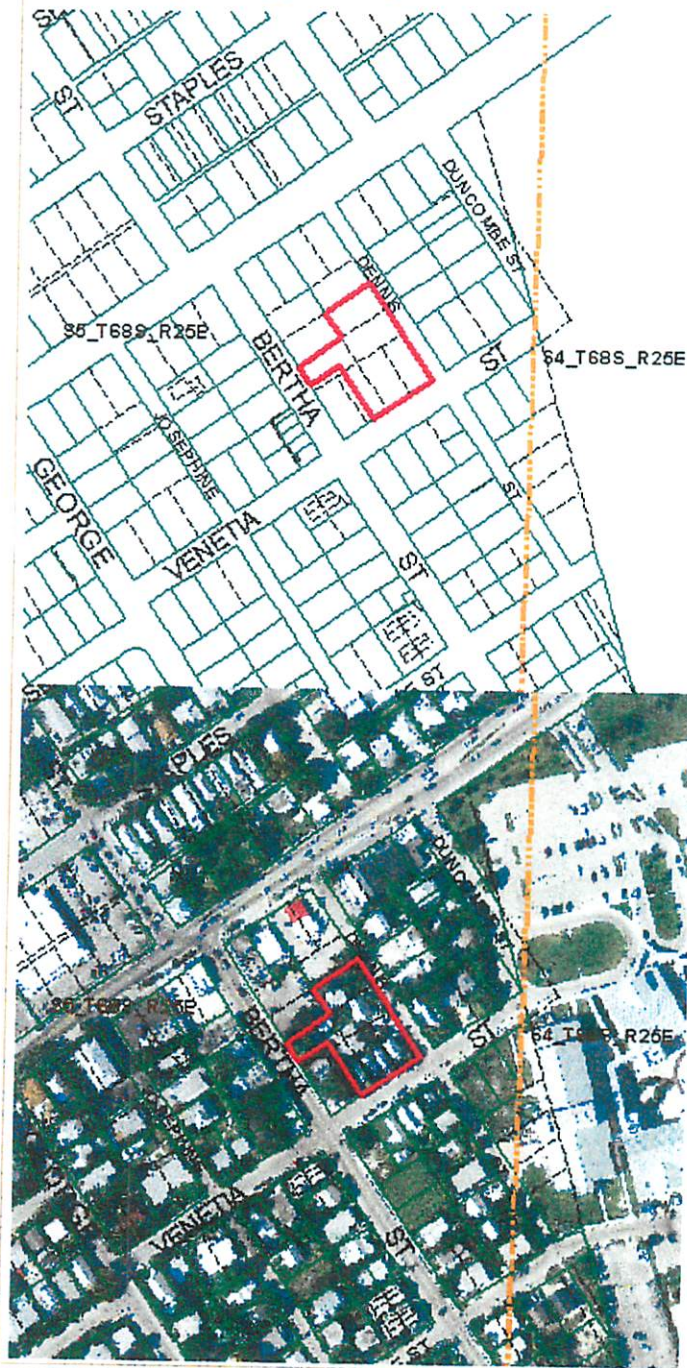
1909 VENETIA ST KEY WEST *

1915 VENETIA ST KEY WEST

1512 DENNIS ST KEY WEST

Legal Description: KW DIAG PB1-13 PT LOT 2 & ALL LOTS 3 & 4 & 11 & PT LOT 12 & ALL LOT 14 SQR 6 TR 30 G26-184 G30-254/255 G33-408/409 OR629-174 OR654-569 OR1138-1952/1953 OR1198-1899/1900(LG) OR1235-1857/61 (RES NO 92-493)(LG)

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



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,072,294.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	26,050.00 SF

Building Summary

Number of Buildings: 10
 Number of Commercial Buildings: 0
 Total Living Area: 5460
 Year Built: 1943

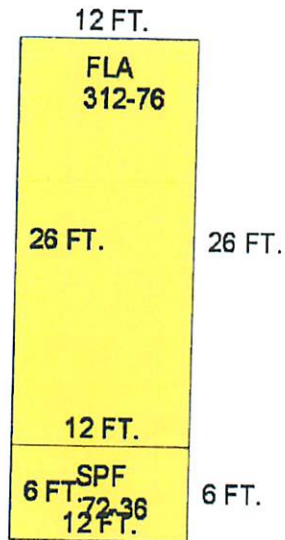
Building 1 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 18	Perimeter 76	Depreciation % 24
Year Built 1943	Special Arch 0	Grnd Floor Area 312
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation CONC BLOCK
 Heat 1 NONE Heat 2 NONE Bedrooms 1
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990	N Y	0.00	0.00	312

12:ABOVE AVERAGE WOOD							
2	SPF	1	1990	N	N	0.00	72

Building 2 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 76
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 312

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

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

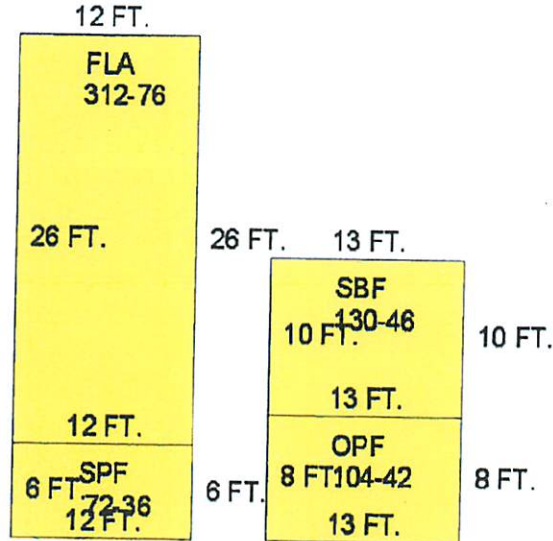
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N Y	0.00	0.00	72
3	SBF		1	1990	N N	0.00	0.00	130

12:ABOVE AVERAGE WOOD								
4	OPF	1	1990	N	N	0.00	0.00	104

Building 3 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 80
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 384

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

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

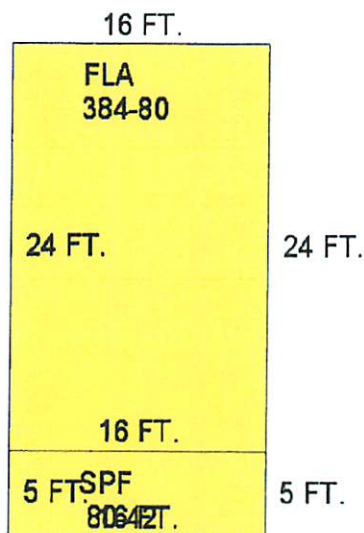
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	384
2	SPF		1	1990	N N	0.00	0.00	80

Building 4 Details

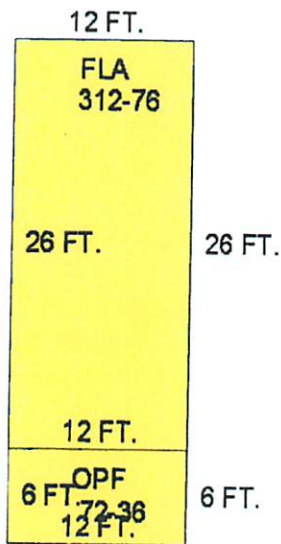
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 500
Effective Age 18	Perimeter 76	Depreciation % 24
Year Built 1943	Special Arch 0	Grnd Floor Area 312
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	OPF		1	1990	N N	0.00	0.00	72

Building 5 Details (see next page)

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 500
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Effective Age 18
 Year Built 1943
 Functional Obs 0

Perimeter 80
 Special Arch 0
 Economic Obs 0

Depreciation % 24
 Grnd Floor Area 300

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

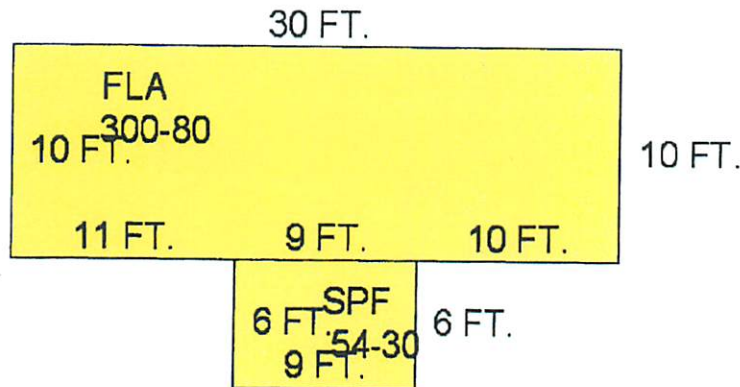
Heat Src 1 NONE

Heat Src 2 NONE

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	300
2 SPF		1	1990	N N	0.00	0.00	54

Building 6 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 92
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 520

R1 includes 1 3-fixture bath and 1 kitchen.

Inclusions:

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

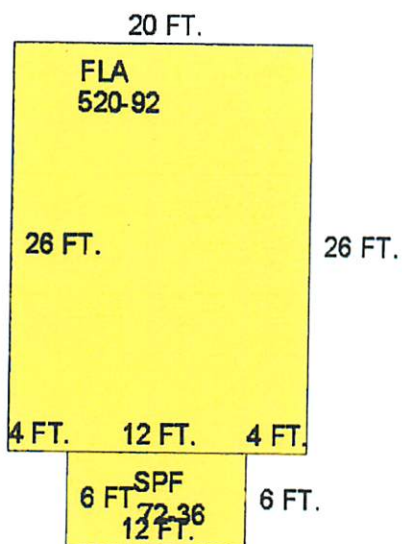
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	520
2	SPF		1	1990	N N	0.00	0.00	72

Building 7 Details

Building Type R1
Effective Age 18
Year Built 1943
Functional Obs 0

Condition G
Perimeter 76
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 24
Grnd Floor Area 312

Inclusions:

R1 includes 1 3-fixture bath and 1 kitchen.

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

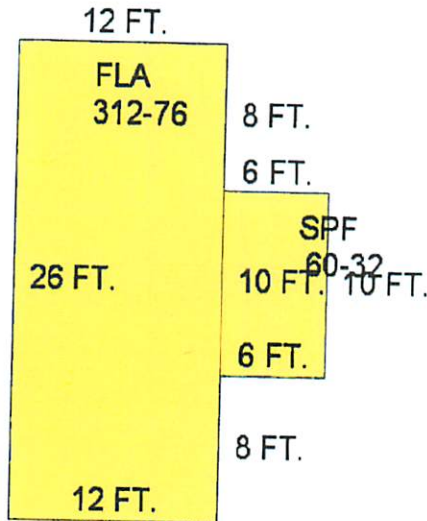
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N N	0.00	0.00	60

Building 8 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 100
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 600

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

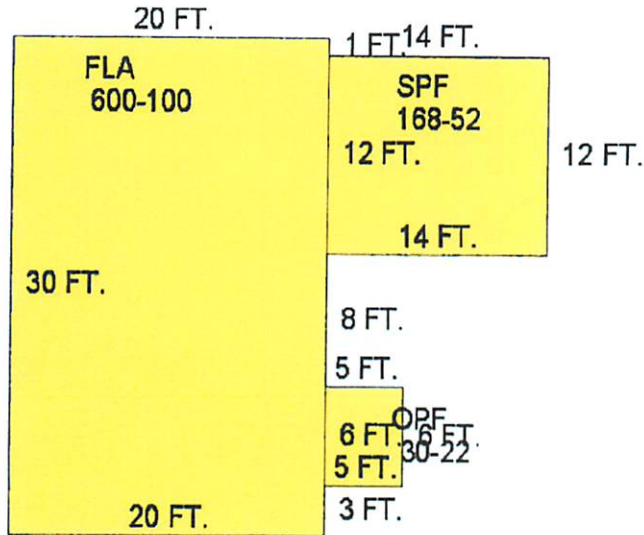
Foundation WD CONC PADS
 Bedrooms 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0

5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	600
2	OPF		1	1990	N N	0.00	0.00	30
3	SPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	168

Building 9 Details

Building Type R2
 Effective Age 12
 Year Built 1992
 Functional Obs 0

Condition G
 Perimeter 122
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 12
 Grnd Floor Area 854

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP Roof Cover METAL
 Heat 1 NONE Heat 2 NONE
 Heat Src 1 NONE Heat Src 2 NONE

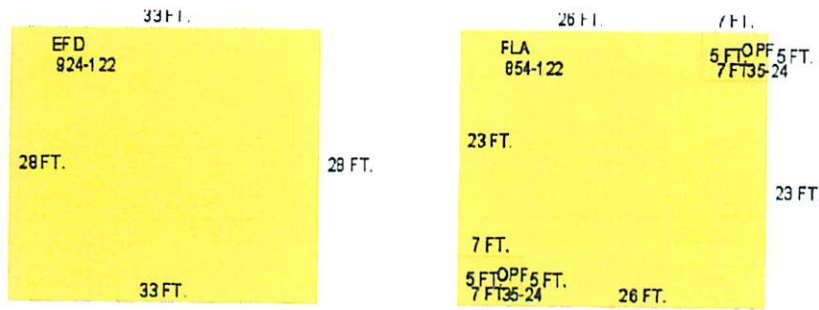
Foundation CONC BLOCK
 Bedrooms 2

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0

7 Fix Bath 0
Extra Fix 0

Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	EFD		1	1992	N Y	0.00	0.00	924
2	FLA	12:ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	854
3	OPF		1	1992	N Y	0.00	0.00	35
4	OPF		1	1992	N Y	0.00	0.00	35

Building 10 Details

Building Type R3
Effective Age 9
Year Built 2006
Functional Obs 0

Condition G
Perimeter 158
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 7
Grnd Floor Area 1,554

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

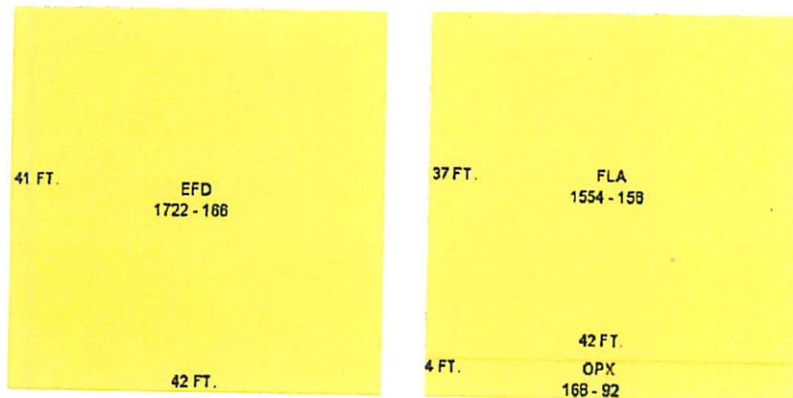
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 3

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	EFD		1	2006					1,722
2	FLA	10:HARDIE BD	1	2006		Y			1,554
3	OPX		1	2006					168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	450 SF	30	15	1984	1985	3	50
2	WD2:WOOD DECK	687 SF	0	0	1984	1985	2	40
3	FN2:FENCES	462 SF	0	0	1985	1986	2	30
4	AC2:WALL AIR COND	5 UT	0	0	1982	1983	1	20
5	PT3:PATIO	804 SF	0	0	1949	1950	1	50
6	FN2:FENCES	300 SF	0	0	1991	1992	2	30
7	AC2:WALL AIR COND	6 UT	0	0	1994	1995	2	20
8	UB2:UTILITY BLDG	140 SF	14	10	2006	2007	3	50
9	FN2:FENCES	92 LF	0	0	2012	2013	5	30

Appraiser Notes

BUILDING 1 = 1909 2 = 1905 3 = 1907 4 = 1903 5 = 1911 6 = 1913 7 = 1901 8 = 1512 DENNIS ST 9 = 1516 DENNIS ST

2006-01-17 2005-01-30 WAS APPROVED BY THE CITY FOR A CONDITIONAL USE EXPANSION AND MINOR DEVELOPEMENT PLAN FOR 1512 DENNIS ST.-SKI

2003-01-30 - 1901 VENETIA ST=9 TRANSIENT UNITS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
62	08-0139	01/23/2008	04/10/2008	45,000 Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,RAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
63	08-0060	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
64	08-0058	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION,550SF REMOVE CONCH SHINGLES AND REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
65	08-0140	01/23/2008	04/10/2008	45,000 Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMPRAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
66	08-0059	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
61	06-6829	01/02/2007	06/17/2007	700 Residential	DISCONNECT PLUMBING TO RAISE THE HOME AND RECONNECT SEWER AND WATER SUPPLY
62	08-3765	10/13/2008	12/15/2008	3,500 Residential	CONSTRUCT 24' X 18' CONCRETE PARKING PAD
63	08-3766	10/13/2008	12/15/2008	1,200 Residential	BUILD 3' X 8' CLOSET IN BEDROOM
64	08-3556	09/24/2008	12/15/2008	4,500 Residential	CHANGE OUT TWO 1.5 TON A/C UNITS
65	08-2679	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
66	08-2678	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
67	08-2676	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
68	08-2677	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
69	08-2675	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
70	08-3003	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
71	08-3004	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
72	08-3005	08/16/2008	12/15/2008	400 Residential	REMOVE AND RE-INSTALL CONDENSOR
73	08-3006	08/16/2008	12/15/2008	900 Residential	REPLACE CONDENSOR
74	08-3007	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
75	08-3009	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
76		04/16/2007	12/15/2008	3,500 Residential	REMOVE WALL A/C AND ADD CENTRAL SYSTEM

	07-1856						
77	07-1855	04/16/2007	12/15/2007	4,200	Residential	REWIRE EXISTING 400 SF COTTAGE	
78	07-1852	04/16/2007	12/15/2007	6,250	Residential	REMOVE EXISTING FIXTURES & RE-PLUMB WATER SERVICE AND CONNECTIONS.	
79	07-1687	04/12/2007	12/15/2007	48,000	Residential	RENOVATE 400 SF COTTAGE ENCLOSE 60 SF PORCH AND ADD 65 SF PORCH. REPLACE WALL A/C WITH CENTRAL SYSTEM	
80	06-6306	12/28/2006	05/01/2007	20,000	Residential	RAISE BUILDING TO MEET 8' ELEVATION. ROTATE STRUCTURE 90 DEGREES. RECONNECT UTILITIES AND ADD STAIRS.	
81	06-6830	01/02/2007	05/01/2007	700	Residential	DISCONNECT PLUMBING TO RAISE STRUCTURE AND RE-PLUMB TO MEET ELEVATION.	
82	08-6727	07/09/2008	07/09/2008	0	Residential	ISSUED C/O	
83	07-4217	04/10/2007		0	Residential	ISSUED C/O	
61	08-0141	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 1100 SF REMOVE & REPLACE V-CRIMP & MODIFIED RUBBER, REPLACE APPROX 100 SF ROTTEN ROOF SHEATHING	
61	12-1679	05/10/2012	05/10/2012	3,000	Commercial	INSTALL APPROX 92 LF OF VINYL FENCE W/ 6 X 6 POST IN BETWEEN	
	13-4233	10/03/2013		2,786	Residential	CHANGE OUT 1 AND 1/2 TON AC SYSTEM USING EXISTING ELECTRICAL, STAND AND DUCTING	
41	05-4334	12/06/2005	12/01/1997	10,000	Residential	INSTALL FOUNDATION STEPS FOR MODULAR HOUSERENOVATIONS	
1	97-0304	02/01/1997	12/01/1997	1,200	Residential	ELECTRICAL	
2	98-2803	09/10/1998	12/31/1998	250	Residential	REPLACE REMEX WIRING	
4	98-3355	10/27/1998	12/31/1998	500	Residential	STORM DAMAGE LIGHTING	
3	98-3017	10/02/1998	12/31/1998	1,000	Residential	STORM DAMAGE	
11	01-2660	07/27/2001	11/06/2001	18,000	Residential	RENOVATIONS	
10	01-2132	05/31/2001	11/06/2001	5,000	Residential	16 SQS BUILTUP	
9	01-1040	03/12/2001	11/06/2001	12,000	Residential	RENOVATIONS	
5	00-4547	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
12	01-2728	08/17/2001	11/06/2001	8,000	Residential	RENOVATIONS	
6	01-0105	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
7	01-0106	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
8	01-0108	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
13	02-1548	06/14/2002	10/09/2002	5,000	Residential	INTERIOR WOOD WORK	
15	02-1969	08/14/2002	10/09/2002	2,000	Residential	2-SMOKE DEDECTORS	
14		08/12/2002	10/09/2002	8,000	Residential	PLUMBING	

	02-2151						
22	03-3002	08/26/2003	11/17/2003	400	Residential	ELE. FOR A/C 1905	
23	03-3003	08/26/2003	11/17/2004	400	Residential	ELE.FOR A/C,1903	
24	03-3001	08/26/2003	11/17/2004	400	Residential	ELE FOR A/C 1909	
17	03-2856	08/18/2003	11/17/2004	3,650	Residential	NEW A/C UNIT 1901	
18	03-2858	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1905	
19	03-2860	08/18/2003	11/17/2004	3,650	Residential	NEW 2-TON FOR 1913	
16	03-2630	07/28/2003	11/17/2004	950	Residential	REPLACE SEWER LINE	
26	04-1129	04/08/2004	11/17/2004	3,974	Residential	INSTALL SHUTTERS FOR 1911	
27	04-1130	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1913	
28	04-1131	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1909	
29	04-1132	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1901	
30	04-1133	04/08/2004	11/17/2004	5,010	Residential	INSTALL SHUTTERS FOR 1903	
31	04-1134	04/08/2004	11/17/2004	7,160	Residential	INSTALL SHUTTERS FOR 1907	
32	04-1128	04/08/2004	11/17/2004	9,432	Residential	SHUTTERS FOR 1512 DENNIS	
33	04-1127	04/08/2004	11/17/2004	8,368	Residential	INSTALL SHUTTERS FOR 1516	
21	03-3004	08/25/2003	11/17/2004	400	Residential	ELECTRICAL HEAT	
25	03-2857	10/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1903	
20	03-2859	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1909	
37	05-1161	04/12/2005	07/07/2006	7,000	Residential	install a 10'X14' teds shed	
38	05-2252	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1907 VENETIA ST.	
39	05-2253	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1911 VENETIA ST.	
40	05-2254	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1913 VENETIA ST.	
50	06-4210	07/11/2006	11/01/2006	2,300	Residential	INSTALL 1.5 TON A/C	
42	05-4332	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULAR HOME 1521 BETHA ST	
43	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULA HOUSR FOR 1525 BERTHA ST	
53	06-4401	07/21/2006	07/07/2006	1,500	Residential	SEWER CONNECT	
47		05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC	

	06-3184									
54	06-4402	07/21/2006	11/01/2006	1,500	Residential					HOOK UP SEWER LINE + WATER METER CAN
51	97-0304	07/11/2006	11/01/2006	2,300	Residential					A/C INSTALL 5 DROPS
48	06-3185	05/25/2006	07/07/2006	1,700	Residential					INSTALL 200 AMP SVC CENTRAL A/C
44	06-4334	12/06/2005	07/07/2006	10,000	Residential					INSTALL FOUNDATION + MODULAR STEPS
46	06-2898	05/15/2006	07/07/2006	2,300	Residential					HOOK UP SEWER + WATER LINE
52	06-4201	07/11/2006	11/01/2006	2,300	Residential					1.5 TON A/C 5 DROPS
49	06-3186	05/25/2006	07/07/2006	1,700	Residential					200 AMP SVC
45	05-4335	12/06/2005	07/07/2006	10,000	Residential					INSTALL FOUNDATION + STEPS
55	06-6823	12/28/2006	02/21/2007	500	Residential					RELOCATE EXISTING 100AMP SERVICE
56	06-6824	12/28/2006	02/21/2007	500	Residential					RELOCATE EXISTING 100 AMP SERVICE FOR 1907 VENETIA ST
58	07-168	04/12/2007	08/16/2007	48,000	Residential					RENOVATE EXISTING 400SF COTTAGE AND ENCLOS EXISTING PORCH ADD CENTAL A/C
57	06-6531	12/28/2006	04/10/2007	20,000	Residential					RAISE EXISTING SFR TO FEMA FLOOD ELEV.8.0 NGVD
59	07-2419	05/17/2007	06/17/2007	3,978	Residential					INSTALL 600 SF OF V-CRIMP ROOFING TO 1907 VENETIA ST
60	07-2511	05/22/2007	06/17/2007	150	Residential					ADD 3 MORE OPENINGS IN PERMIT #07-1856

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
2015	817,765	27,923	259,739	1,105,427	1,105,427	1,105,427	0
2014	813,619	26,157	247,371	1,087,147	1,087,147	1,087,147	0
2013	828,570	26,922	247,371	1,102,863	1,102,863	1,102,863	0
2012	838,778	26,738	247,371	1,112,887	1,112,887	1,112,887	0
2011	843,519	27,475	494,742	1,365,736	1,365,736	1,365,736	0
2010	852,890	28,211	789,419	1,670,520	1,670,520	1,670,520	0
2009	862,260	28,979	986,774	1,878,013	1,878,013	1,878,013	0
2008	871,633	30,026	986,774	1,888,433	1,888,433	1,888,433	0
2007	883,719	25,473	1,693,250	2,602,442	2,602,442	2,602,442	0
2006	1,006,934	24,187	1,563,000	2,594,121	2,594,121	2,594,121	0
2005	1,205,148	25,062	859,650	2,089,860	2,089,860	2,089,860	0
2004	656,346	26,014	859,650	1,542,010	1,542,010	1,542,010	0
2003	596,678	26,927	416,800	1,040,405	1,040,405	1,040,405	0

2002	616,508	27,956	390,750	1,035,214	1,035,214	1,035,214	0
2001	506,009	28,869	390,750	925,628	925,628	925,628	0
2000	442,464	26,100	325,625	794,189	794,189	794,189	0
1999	489,534	29,848	325,625	845,007	845,007	845,007	0
1998	423,635	26,703	325,625	775,963	775,963	775,963	0
1997	399,298	21,408	273,525	694,231	694,231	694,231	0
1996	288,904	15,913	273,525	578,341	578,341	578,341	0
1995	288,904	16,290	273,525	578,719	578,719	578,719	0
1994	258,369	15,047	273,525	546,941	546,941	546,941	0
1993	257,352	16,382	346,721	620,455	620,455	620,455	0
1992	197,270	18,066	346,721	562,057	562,057	562,057	0
1991	197,270	18,610	346,721	562,600	562,600	562,600	0
1990	26,082	13,492	36,300	75,874	75,874	0	75,874
1989	23,711	12,539	35,090	71,340	71,340	0	71,340
1988	14,466	9,829	26,620	50,915	50,915	0	50,915
1987	14,289	10,039	18,513	42,841	42,841	0	42,841
1986	14,370	10,271	17,485	42,126	42,126	0	42,126
1985	9,596	0	17,651	27,247	27,247	0	27,247
1984	8,976	0	17,651	26,627	26,627	0	26,627
1983	8,976	0	17,651	26,627	26,627	0	26,627
1982	9,150	0	11,655	20,805	20,805	0	20,805

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
7/1/1990	1138 / 1952	795,000	WD	Q

This page has been visited 143,719 times.

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

**Sender Site
Licensing**

Ginny Stones

From: Carolyn Walker <cwalker@cityofkeywest-fl.gov>
Sent: Tuesday, May 24, 2016 9:59 AM
To: Patrick Wright
Cc: ginny@keyslaw.net
Subject: FW: Marty's Place Licenses
Attachments: 2016_05_23_10_14_17.pdf

Good morning Ginny,

There are 2 units remaining; I don't know which 2 houses they originally belonged to. Here are my notes from the license; I know Kevin Bond worked closely with these before he left – perhaps one of the Planners have access to his old files?

License File Changes - General Information

Business control: 5233 **Last activity:** Updated: 05/24/16 by KEYWCAW

Business Name and Address

Mailing Address

MARTY'S PLACE / AIDS HELP
UNASSIGNED
KEY WEST FL 33040

License number: 14 00025611

Application, issue, expiration: 09/19/2013 09/19/2013 09/30/2014

License status: 2N SECOND RENEWAL MAILED

Classification: 10C

Exemption: CO CHARITABLE ORGANIZATION

Comments: 2 UNITS; - 2 KEMP, 1 FJ, 1 WICKER, 1 1124 DUV, 2 716 D

Restrictions: INCLUDES 1901- 1913 VENETIA, 1510-1516 DENNIS

Gross receipts: 0.00

Reprint this license

Additional charges * Miscellaneous



TRANSIENT LICENSE

City of Key West

Post Office Box 1409, Key West, FL 33041 (305) 809-3955

Business Name : MARTY'S PLACE /AIDS HELP (TR) CtlNbr:0013571
 Location Addr : UNASSIGNED-TRANSIENT MED
 Lic NBR/Class : 13-00004050 TRANSIENT RENTAL UNIT (MEDALLION)
 Issue Date: July 27, 2012 Expiration Date:September 30, 2013
 License Fee : \$1,125.00
 Add. Charges : \$1,125.00
 Penalty : \$0.00
 Total : \$1,125.00

Comments: 9 TRANSIENT UNITS (1901-1913 VEN,1510-12 DENNIS)

MEDALLIONS 62 - 70

This document must be prominently displayed.

AIDS HELP INC

MARTY'S PLACE /AIDS HELP (TR)
 ICAMCO
 3685 SEASIDE DR
 KEY WEST FL 33040

Driver: WALKER Type: OC Drawer: 1
 Date: 7/27/12 54 Receipt no: 93555
 2013 4050
 LIC OCCASPTID 1 \$1125.00
 Trans Number: 2803510
 CK CHECK 1537 \$1125.00
 Trans date: 7/27/12 Time: 9:44:54

**Sender Site
Deed**

This Indenture,

Made this 16th day of July, A.D. 1990

Between, BRANCHIK ENTERPRISES, INC. a corporation existing under the laws of the State of Ohio and State of having its principal place of business in the County of OHIO and State of Ohio party of the first part, and AIDS HELP, INC. of the County of MONROE and State of FLORIDA part

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and heirs and assigns forever, all that certain parcel of land lying and being in the County of MONROE and State of Florida, more particularly described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit: Lots 1, 2, 3, 4, 11, 12, and 14, in Square 6, according to W.D. Cash's Diagram of Land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Asha, Deputy County Surveyor, dated March 8, 18887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

SUBJECT TO restrictions, easements, limitations, conditions of record if any, and taxes for the year 1990 and subsequent years.

DS Paid 4372.50 Date 7-19-90
MONROE COUNTY
DANNY L. KOLAN, CLERK CIR. CT.
By Robert Hernandez, D.C.

FILED FOR RECORD
30 JUL 19 4 30 P
MONROE COUNTY

THIS INSTRUMENT PREPARED BY
ROBERT J. FELDMAN, ESQUIRE
ATTORNEY AT LAW
FELDMAN & HORNBY, P.A.
417 EASTON STREET, KEY WEST, FLORIDA 33040

REC 138 JUL 19 1990
647990

90-150-25
719016
REC 198 JUL 18 1990
668121

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in any wise appertaining:

We Have and to Hold the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; 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 caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.

BRANCHIK ENTERPRISES, INC.

(Corporate Seal)
Attest:

Signed, Sealed and Delivered in Our Presence:

By _____

028743

223

647990
MAY 138 PM 1953

647990

000712

MAY 138 PM 1953

Warranty Bond

FROM CORPORATION

TO

ABSOLUTE ACT OF DESCRIPTION

State of Missouri
County of Monroe

I Hershby County That on this 16th day of July A.D. 1990, before me personally appeared JONATHAN BRANCHIK President and respectively of BRANCHIK ENTERPRISES, INC. a corporation under the laws of the State of Ohio to me known to be the persons described in and who executed the foregoing conveyance to AIDS HELP, INC., a Florida Corporation

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Key West in the County of Monroe and State of Florida, the day and year last aforesaid.

My Commission Expires May 3, 1992

[Signature]
Notary Public

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

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

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

719016
MAY 198 AM 1900

This Mortgage Deed.

13.00

1300
1941.00
1170.00

Fluorescent and carbon, the term "party" shall include the heirs, personal representatives, executors and/or assigns of the respective parties hereto the use of the plural number shall include the plural and the singular the use of any gender shall include both one.

Executed the
by AIDS HELP, INC., 16th day of July A. D. 1990

a corporation existing under the laws of the State of Florida
and having its principal place of business at Monroe County
party of the first part, hereinafter called the Mortgagor, to
BRANCHIK ENTERPRISES, INC., a corporation existing under the laws of OHIO

of the County of
party of the second part, hereinafter called the Mortgagee, Ohio

Witnesseth. That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, in fee simple, all the certain tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Monroe County, State of Florida, described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit:
Lots 1, 2, 3, 4, 11, 12, and 14, in Square 6, according to W.D. Cash's Diagram of Land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

REC FEE \$13.92⁰⁰ REC'D PAYMENT AS
DCC ST \$1904⁰⁰ INVY A. CO FOR CLASS
INT TAX \$170⁰⁰ T. E. T. A. - S. E. L. & C. C.
PENALTY \$ - - - - - STAMP TAXES SIGNED
INTEREST \$ - - - - - 7-19-90

BANNY L. KOLPARE
CLERK, CIR. CT. MONROE CO., FLA.
BY: John Hernandez
DEPUTY CLERK

FILED FOR REC'D
50 JUL 19 90
MONROE CO. FLA.

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances, unto the said Mortgagee in fee simple.

And said Mortgagor does covenant with said Mortgagee that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that said land is free from all incumbrances; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagee as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

647991
61138 JUL 19 1990
ATTORNEY AT LAW
FELDMAN & HEDIN
417 EASTON STREET - KEY WEST, FL 33500

Matty's RA

RAMCO FORM 24
REGISTRATION 888,35

This Warranty Deed Made the 7th day of May A. D. 1978
HUGH R. PAPPY and CAROLINE H. PAPPY, His wife,
hereinafter called the grantor, in BRANCHER ENTERPRISES, INC.,
a corporation existing under the laws of the State of Ohio
addressed at P.O. Box 509, Key West, Fla. 9,
hereinafter called the grantee,
with its permanent postoffice

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipts whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, to-wit:

On the Island of Key West, known as William A. Whitehead's map delineated in February, A. D. 1828 as part of Tract Thirty but now particularly described as follows, to-wit: Lots 1, 2, 3, 4, 11, 12, and 14, in Square 6, according to W. D. Osh's diagram of land Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T. J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, page 13, Monroe County, Florida, Public Records.

SUBJECT TO: Zoning, easements, conditions, limitations and restrictions of record, and taxes for the year 1976 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same to the grantee forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good title and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1975.

In Witness Whereof, the said grantor has hereunto set their hands and seals this 7th day of May 1978.
Signed, sealed and delivered in our presence

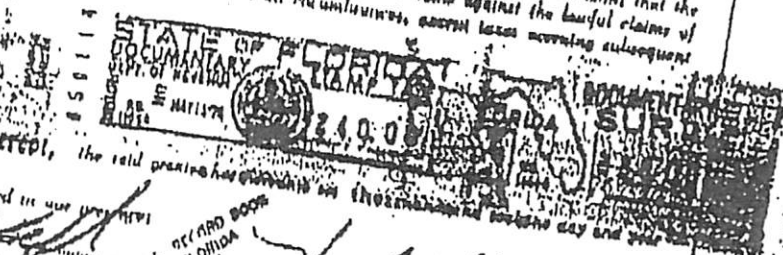
Hugh R. Pappy
Caroline H. Pappy
STATE OF FLORIDA
COUNTY OF MONROE
RECORDED IN MONROE COUNTY, FLORIDA
MAY 11 1978
CLERK OF COUNTY COURT
HUGH R. PAPPY
CAROLINE H. PAPPY

I HEREBY CERTIFY that on this day, before me, an officer in the person of Hugh R. Pappy and Caroline H. Pappy, who presented the same before me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 7th day of May A. D. 1978

This instrument prepared by HUGH R. PAPPY
Attorney at Law
509 Whitehead Street
Key West, Florida
Kolin A. Boland
NOTARY PUBLIC, State of Florida
at Largo
My Commission expires

FF 854 PAGE 509
A. D. 19 78b7

THIS FOR RECORD
MONROE COUNTY FLA
MAY 13 2 30 PM '78
CLERK OF COUNTY COURT



**Sender Site
Additional Information**



April 16, 2013

Mr. E. Scott Pridgen, Executive Director
A.H. of Monroe County, Inc.
1434 Kennedy Drive
Key West FL 33040

Mortgage Loan # 005000004751

Dear Mr. Pridgen:

This letter is in your response to your recent inquiry regarding a potential sale of a transient license from Marty's Place which is subject to the mortgage loan referenced above.

You have represented to Centennial Bank that the transient licenses are currently not being used by A.H. of Monroe County, Inc. (dba AIDS Help) in their exempt purpose to provide affordable housing for low income and disabled individuals. The payments on this mortgage loan are current and AIDS Help has significant cash deposits in accounts with Centennial Bank. The proposed use for the sales proceeds will be to support and continue the exempt purpose of AIDS Help.

Centennial Bank confirms that the transient licenses currently associated with Marty's Place may be sold without restriction on the disposition of the net proceeds.

In providing the above response, Centennial Bank is not limiting or waiving any rights or remedies it may now or hereafter have, whether arising under the loan documents, at law or in equity, all of which rights and remedies are expressly reserved. Further, the subject loan remains in full force and effect and we will continue to service the loan in accordance with the loan documents and applicable law.

Sincerely,

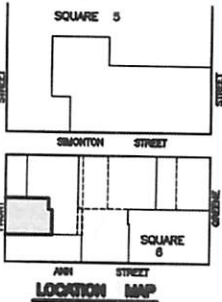
Mark Todaro
Vice President
Commercial Loan Officer
Centennial Bank

Application for Transfer of Transient Units and / or Licenses

Sender Site: 1911 Venetia Street
Receiver Site: 524 Front Street

**RECEIVER SITE
REQUIRED ATTACHMENTS**

**Receiver Site
Survey**



Part of the City of Key West

LEGAL DESCRIPTION

On the island of Key West, County and State aforesaid, reference being had to C.W. TIT's Map of the City of Key West, commencing at the point on Front Street, Fifty-three (53) feet, six inches from Ann Street and running thence along said Front Street in a Northwesterly direction Eighty (80) feet; thence at right angles in a Southeastery direction Ninety-two (92) feet; thence at right angles in a Southeastery direction twenty (20) feet, six inches; thence at right angles in a Southeastery direction Eight (8) feet; thence at right angles in a Southeastery direction fifty nine (59) feet six (6) inches; thence at right angles in a Northwesterly direction One Hundred (100) feet back to the Place of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing R/W Front Street (assumed)
 S.D. defines existing elevation
 Elevations based on N.S.V.D. 1929 Datum
 Bench Mark No. 24/1923 Elevation: 8.528'

Monuments:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2748
- ⊙ = Found 1/2" Iron Pipe
- ▲ = Set P.K. Nail, P.L.S. No. 2748
- ▲ = Found P.K. Nail

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- U. = Underground
- F.F.L. = Finish Floor Elevation
- P. = Plot
- L.S. = Line
- Rad. = Radial
- Ir. = Irregular
- con. = concrete
- L.P. = Iron Pipe
- I.B. = Iron Bar
- B. = Baseline
- C.B.S. = Concrete Block Stucco
- cov.d. = Covered
- P.I. = Point of Intersection
- wd. = Wood
- R. = Radial
- A = Arc (Length)
- D = Delta, (Central angle)
- w.m. = Water Meter
- bal. = Balcony
- pl. = Planter
- Hyd. = Fire Hydrant
- F.M. = Fire Mail
- n/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- L.S. = Line
- Rad. = Radial
- Ir. = Irregular
- con. = concrete
- L.P. = Iron Pipe
- I.B. = Iron Bar
- B. = Baseline
- C.B.S. = Concrete Block Stucco
- cov.d. = Covered
- P.I. = Point of Intersection
- wd. = Wood
- R. = Radial
- A = Arc (Length)
- D = Delta, (Central angle)
- w.m. = Water Meter
- bal. = Balcony
- pl. = Planter
- Hyd. = Fire Hydrant
- F.M. = Fire Mail

Field Work performed on: 11/4/03

CERTIFICATION:

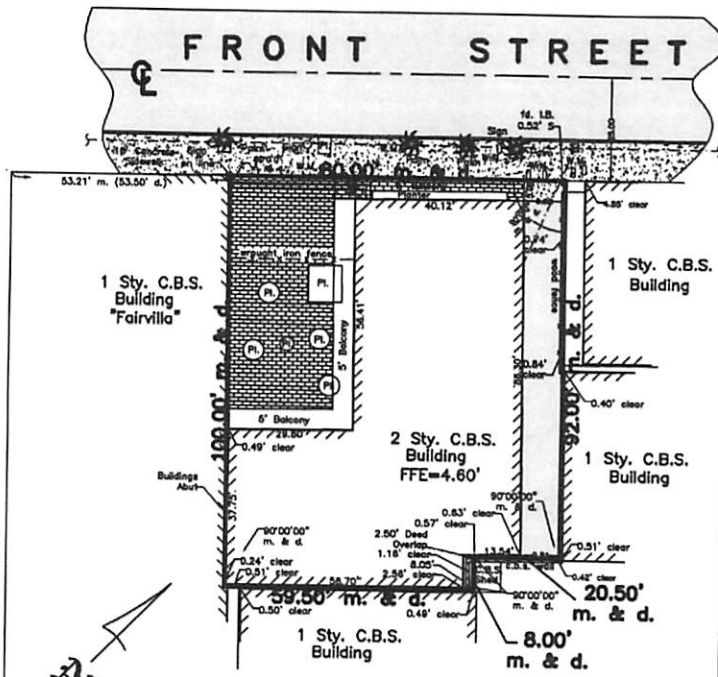
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 21191-8, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2748
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

FRONT STREET

ANN STREET



CERTIFICATION made by:
 SPITTSWOOD, SPITTSWOOD, & SPITTSWOOD
 CHICAGO TITLE INSURANCE COMPANY
 Sunset Ventures, LLC

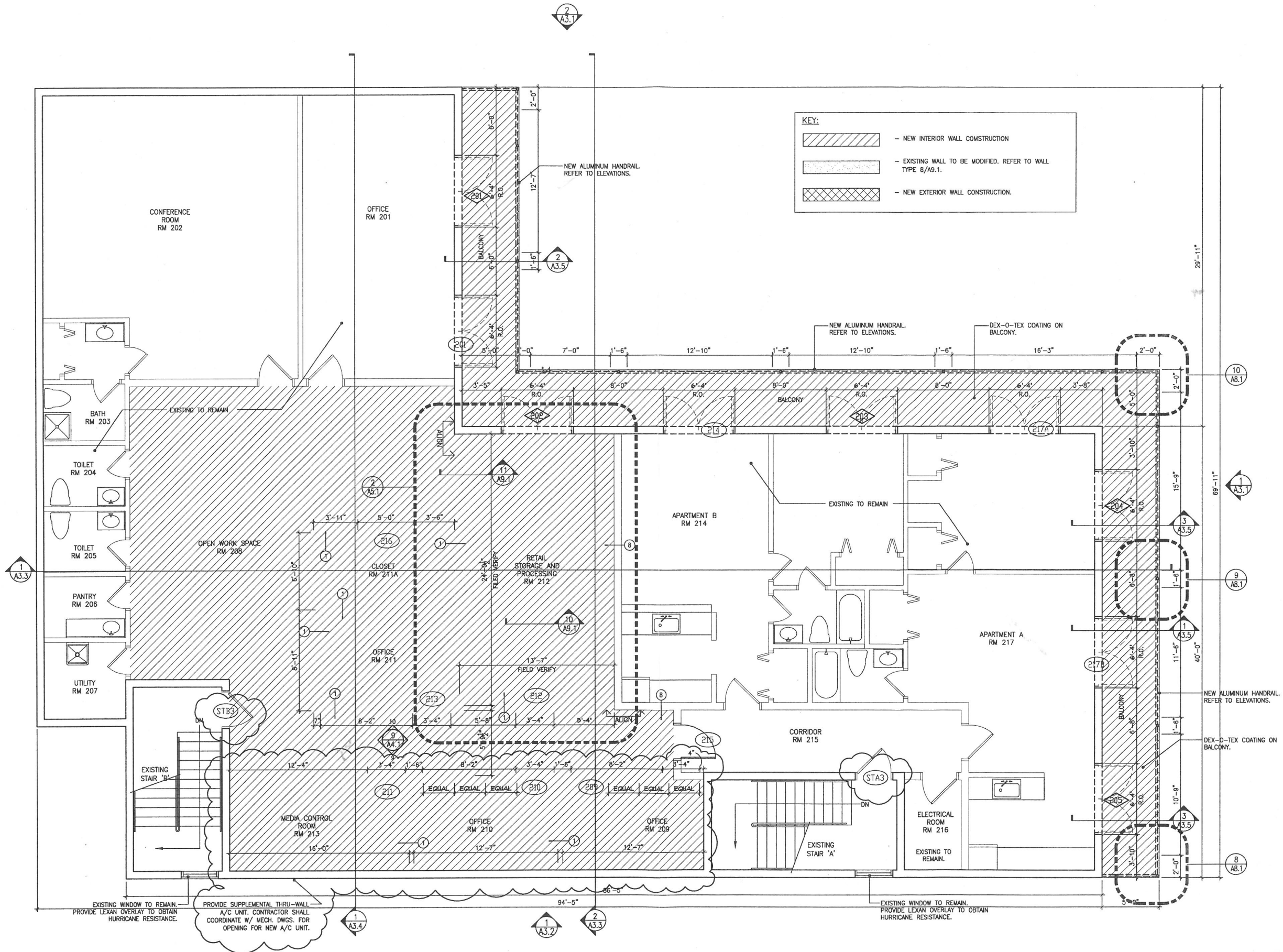
Sunset Ventures, LLC 524 Front Street, Key West, FL 33040			
Boundary Survey	Ref.	Flood panel No.	Den No.:
Scale: 1"=20'	174-35	151A-K	03-526
Date: 11/4/03		Flood Zone: AE	Can. By: D.W.7
		Flood Elev. 7'	
REVISIONS AND/OR ADDITIONS			
1/2/04: Cart. Removes Alley			

ISLAND SURVEYS INC.
 OWNERS: FLEMING SURMOND

3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0488
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

C/DWG/KW/BLOCK/524 FRONT ST.

**Receiver Site
Site Plans**



KEY:

- NEW INTERIOR WALL CONSTRUCTION
- EXISTING WALL TO BE MODIFIED. REFER TO WALL TYPE 8/A9.1.
- NEW EXTERIOR WALL CONSTRUCTION.

ARCHITECT
Michael B. Ingram Architect & Associates
 604 Whitehead St.
 Key West, FL 33940
 PH: 305-292-7722
 FX: 305-292-2162
 E-Mail: mbiarch@bellsouth.net
 Florida Registration No. 9306

MUSEUM DESIGNER
Gallagher & Associates
 7735 Old Georgetown Road
 Bethesda, MD 20814

RETAIL DESIGNER
CROSSMAN CREATIVE
 410 West 23rd Street
 Suite 56
 New York, NY 10011

CIVIL ENGINEER
P E & D, Inc.
 PERMIT TO CONSTRUCT DESIGN
Perez Engineering & Development, Inc.
 1616 UNIVERSITY BLVD., SUITE 402
 KEY WEST, FL 33940
 PH: 305-292-2162 • FAX: 305-292-2162

MECHANICAL/PLUMBING/
 ELECTRICAL ENGINEER
Carnegie Engineering Company
 5455 Broadview Road
 Cleveland, Ohio 44134

Seal:

PIRATE SOUL MUSEUM
 524 FRONT STREET, KEY WEST, FLORIDA 33940

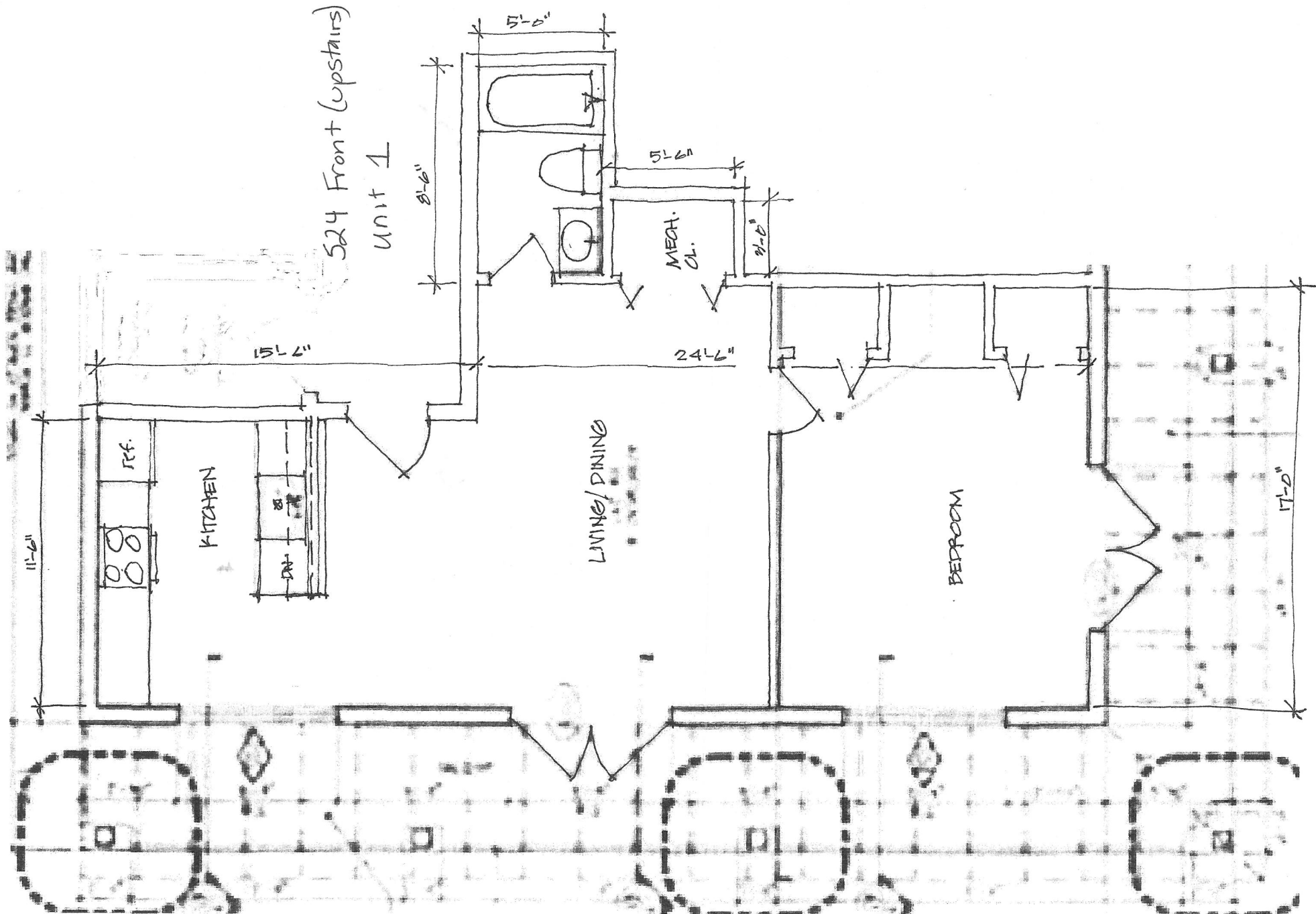
Drawn By: BM Checked By: SCM
 Project No. K2M-04011 Scale: AS NOTED
 PERMIT SET
 JUNE 07, 2004

Revisions:

1	AUGUST 6, 2004

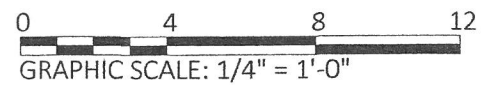
Title:
SECOND FLOOR PLAN & NOTES
 Sheet Number:
A2.2
 Date: JUNE 07, 2004

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

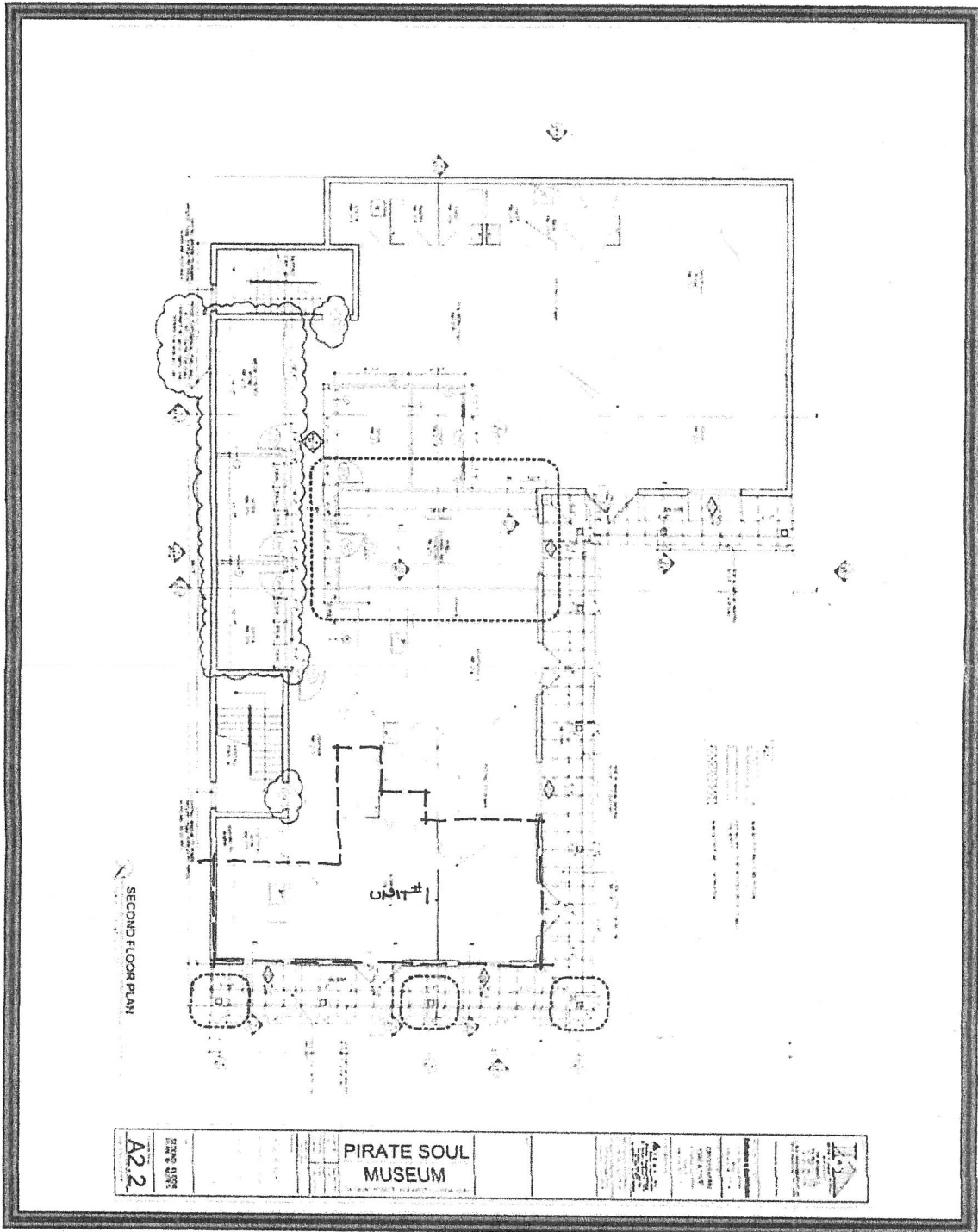


524 Front (upstairs)
Unit 1

524 FRONT STREET #1



Floor Plan - Residential, Office, Storage



$$\begin{array}{r} 17 \times 24.5 = 416.5 \\ 11.5 \times 15.5 = 178.25 \\ 5.5 \times 3 = 16.5 \\ 8.5 \times 5 = 42.5 \\ \hline 653.75 \end{array}$$

**Receiver Site
Deed**

Doc# 2085521 07/29/2016 3:58PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

07/29/2016 3:58PM
DEED DOC STAMP CL: MT \$16,450.00

Doc# 2085521
Bk# 2808 Pg# 651

Prepared by and return to:
Erica Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 277-16.00308 EB
Sales Price: \$2,350,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of July, 2016 between Sunset Ventures LLC, a Pennsylvania Limited Liability Company whose post office address is 835 Mt Moro Rd., Villanova, PA 19085, grantor, and 524 Front, LLC, a Florida limited liability company whose post office address is 513 West Broad Street, Apt. 310, Falls Church, VA 22046, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, County and State aforesaid, reference being had to C.W. Tift's map of the City of Key West, commencing at the point on Front Street, Fifty-three (53) feet, Six (6) inches, from Ann Street and running thence along said Front Street in a Northeasterly direction Eighty (80) feet; thence at right angles in a Southeasterly direction Ninety-two (92) feet; thence at right angles in a Southwesterly direction twenty (20) feet, six (6) inches; thence at right angles in a Southeasterly direction Eight (8) feet; thence at right angles in a Southwesterly direction Fifty-nine (59) feet Six (6) inches; thence at right angles in a Northwesterly direction One Hundred (100) feet back to the place of beginning.

Parcel Identification Number: 00000330-000000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SUNSET VENTURES, LLC, a Pennsylvania limited liability company

Susan Barbacane
Witness Name: Susan Barbacane

By: Pasquale W. Croce, Jr.
Pasquale W. Croce, Jr, a/k/a Pat Croce, Manager

Anita Falasco
Witness Name: Anita Falasco

(Corporate Seal)

State of PENNSYLVANIA
County of Delaware

The foregoing instrument was acknowledged before me this 28 day of July, 2016 by Pasquale W. Croce, Jr. a/k/a Pat Croce, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Diane N. Lebold
Notary Public

Printed Name: DIANE N. LEBOLD

My Commission Expires: **COMMONWEALTH OF PENNSYLVANIA**

NOTARIAL SEAL
Diane N. Lebold, Notary Public
Media Boro., Delaware County
My Commission Expires April 9, 2019



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: 1000329 Parcel ID: 00000330-000000

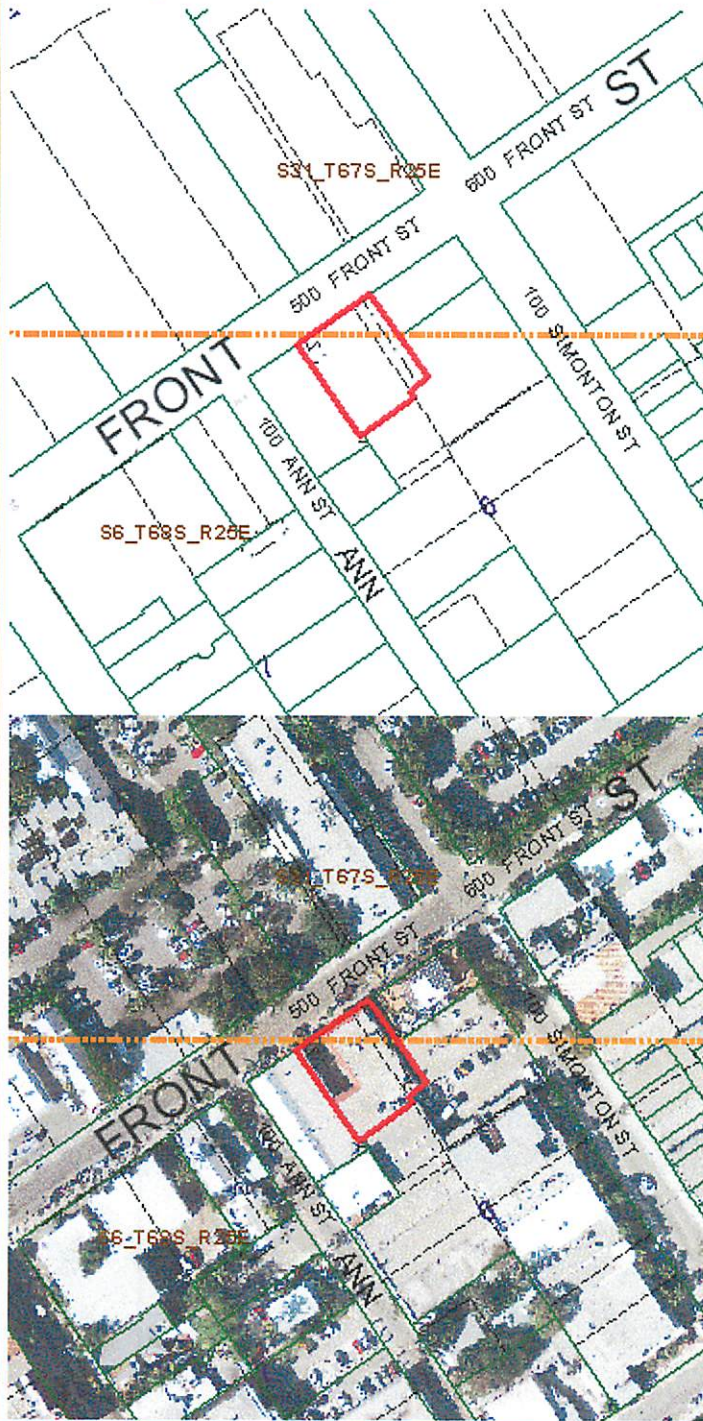
Ownership Details

Mailing Address:
524 FRONT LLC
513 W BROAD ST APT 310
FALLS CHURCH, VA 22046-3250

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 524 FRONT ST KEY WEST
Legal Description: KW PT LT 2 AND 3 SQR 6 G49-643/44 OR661-152/53 OR833-1204/05 OR1489-1301/02R/S OR1665-439/40 OR1665-443/44 OR1965-1371/72 OR2808-651/52

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	80	78	7,836.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 9730
Year Built: 1977

Building 1 Details

Building Type
Effective Age 12
Year Built 1977
Functional Obs 0

Condition G
Perimeter 978
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 9,730

Inclusions:

Roof Type
Heat 1
Heat Src 1

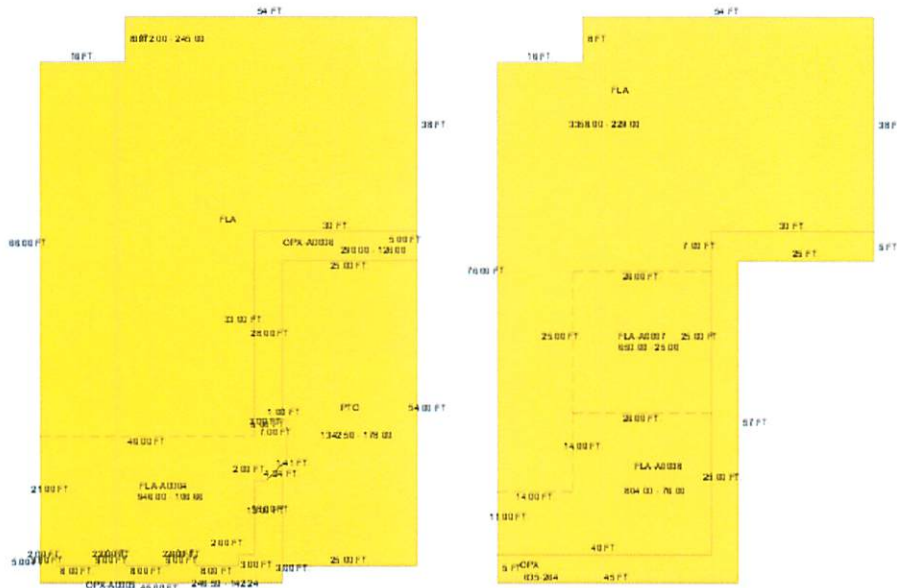
Roof Cover
Heat 2
Heat Src 2

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 12

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
00	FLA		1	1989					3,972
0	OPX		1	1989					246
0	OPX		1	1989					290
0	FLA		1	1989	N	Y			650
0	FLA		1	1989	N	Y			804
1	PTO		1	1989					1,342

2	FLA	1	1989		3,358
3	OPX	1	1989		635
4	FLA	1	1989	Y	946

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-A	100	Y	Y
		APTS-A	100	Y	Y
		APTS-A	100	Y	Y
	183	TOURIST ATTRAC-A-	100	Y	Y
	185	OFF BLDG 1 STY-A	100	Y	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	252 SF	42	6	2004	2005	4	60
2	FN2:FENCES	100 SF	10	10	2000	2001	5	30
3	FN3:WROUGHT IRON	102 SF	34	3	2004	2005	4	60
4	RW2:RETAINING WALL	80 SF	40	2	2004	2005	4	50

Appraiser Notes

TPP 9081075
2003-08-29 ASKING \$3,000,000; KWCITZEN ON 08-10-03-SKI PETITION KW 007-1997 2005-01-28 SOLD FOR \$3,000,000.ON 01/02/2004
ACCESS EASEMENT AGREEMENT RECORDED AT OR2780-1793 BETWEEN AKS 1000329 AND 1000337
OPEN EARLY '05 - PIRATE SOUL MUSEUM - BKC

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B921928	07/01/1992	12/01/1994	1,800		REPAIRS
	B923178	12/01/1992	12/01/1994	1,600		REPLACE BRICK ON PLANTER
	M931843	07/01/1993	12/01/1994	10,000		REPLACE 10 TON AC
	B932714	09/01/1993	12/01/1994	9,709		INSTALL STORM PANELS
	9703012	09/01/1997	11/01/1997	47,000		2 RESIDENTIAL UNITS
	9703012	11/01/1997	12/01/1997	1		2 CENTRAL AC'S
	0002350	08/17/2000	11/08/2000	12,000		RETILE 2700 SF
	0003103	10/11/2000	11/08/2000	2,000		CHANGEOUT AC
	9901516	05/28/1999	07/22/2000	8,000		PAINT BUILDING

9901385	04/28/2000	07/22/2000	5,000	INTERIOR RENOVATIONS
0000394	02/23/2000	07/22/2000	500	FENCE
0001296	05/15/2000	07/22/2000	12,397	44 SQS BUILTUP ROOF
02-1311	06/06/2002	08/30/2002	37,560	REPAIR SPALLING
04-1461	05/24/2004	12/22/2004	5,000	INTERIOR DEMO
04-1768	06/01/2004	12/22/2004	13,000	SPALLING REPAIRS
04-1982	07/16/2004	12/22/2004	759,947	INTERIOR RENOVATIONS
05-0052	01/06/2005	11/08/2005	1,000	REINSTALL ANTIQUE POST LIGHTS

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
2016	0	6,348	0	2,422,500	2,422,500	0	2,422,500
2015	1,401,291	5,627	1,092,940	2,499,858	2,499,858	0	2,499,858
2014	1,401,291	5,266	2,977,210	2,500,000	2,500,000	0	2,500,000
2013	1,417,398	5,407	2,503,563	2,500,000	2,500,000	0	2,500,000
2012	1,449,612	5,502	2,503,563	2,500,000	2,500,000	0	2,500,000
2011	1,481,825	5,653	2,503,563	2,500,000	2,500,000	0	2,500,000
2010	1,481,825	5,795	2,019,086	2,500,000	2,500,000	0	2,500,000
2009	1,514,039	5,891	2,752,835	3,600,000	3,600,000	0	3,600,000
2008	1,514,039	6,041	1,765,059	3,285,139	3,285,139	0	3,285,139
2007	1,171,212	6,182	2,076,540	2,843,948	2,843,948	0	2,843,948
2006	1,195,612	6,278	1,097,040	2,843,948	2,843,948	0	2,843,948
2005	1,195,612	6,430	861,960	2,800,000	2,800,000	0	2,800,000
2004	1,012,984	4,318	783,600	2,352,583	2,352,583	0	2,352,583
2003	1,012,984	4,458	642,552	2,352,583	2,352,583	0	2,352,583
2002	1,012,984	4,574	642,552	2,352,583	2,352,583	0	2,352,583
2001	1,012,984	4,714	642,552	1,424,285	1,424,285	0	1,424,285
2000	954,038	2,516	485,832	1,424,285	1,424,285	0	1,424,285
1999	951,526	2,569	485,832	1,424,285	1,424,285	0	1,424,285
1998	566,015	7,490	485,832	1,424,285	1,424,285	0	1,424,285
1997	581,670	7,713	470,160	1,424,285	1,424,285	0	1,424,285
1996	493,538	7,919	470,160	968,185	968,185	0	968,185
1995	493,538	8,142	470,160	968,185	968,185	0	968,185
1994	429,469	8,366	470,160	968,185	968,185	0	968,185
1993	429,469	7,760	470,160	909,306	909,306	0	909,306
1992	429,469	7,947	470,160	909,306	909,306	0	909,306
1991	429,469	8,233	470,160	909,306	909,306	0	909,306
1990	429,469	8,502	409,431	909,306	909,306	0	909,306
1989	402,328	6,973	407,472	859,125	859,125	0	859,125

1988	370,944	6,202	329,112	705,309	705,309	0	705,309
1987	365,265	6,365	188,064	698,121	698,121	0	698,121
1986	366,029	6,511	188,064	674,497	674,497	0	674,497
1985	329,137	6,675	195,587	748,241	748,241	0	748,241
1984	324,724	2,054	94,032	420,810	420,810	0	420,810
1983	324,724	2,054	78,790	405,568	405,568	0	405,568
1982	295,131	2,054	78,790	375,975	375,975	0	375,975

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
7/28/2016	2808 / 651	2,350,000	WD	01
1/2/2004	1965 / 1371	3,000,000	WD	Q
2/1/1976	661 / 152	108,200	00	Q

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