

Staff Report

7 Major Development Plan -Renovate building into a restaurant and brewery. New loading dock, new entries and stairs. Second floor rooftop dining area. Non historic building - **#201 William Street- William Horn/ City of Key West Marilyn Wilbarger (H11-01-1519)**

The building located on #201 William Street is not listed in the surveys. According to the 1962 Sanborn map the site where the building stands today was vacant. In the Property Appraiser's records the year of construction of the two story cbs structure was 1970. The proposed plans include renovations of the structure in order to reuse it as a restaurant and brewery. Two new entryways are proposed in the plans, both to give access to the rooftop, where a dining area and a bar are proposed. The plans also include site modifications, including a new loading dock, relocation of air conditioning equipment and new design of the existing main entrance. As a proposed major development plan in the historic district the property a public notice was posted on November 30th, 2011, at least 14 days prior to the HARC meeting.

One of the proposed entrances, facing west, will be a screen wall, semicircular in footprint, will glass that will contain a staircase to access the rooftop. The staircases will be covered with a combination of flat and shed roofs covered with metal v-crimp panels. The semicircular wall will have metal frames that will support glass panels. Some of the glass panels will have etched art work depicting the Bight's history. On the east side of the building a new steel staircase, parallel to the façade, will give also access to the rooftop. The existing entrance, facing the parking lot, will be renovated; new roofs and railings will give access to the building's first floor.

A new dining terrace with a bar and a small performance area is proposed on the roof deck. On the north and west side of the rooftop a strip of green garden is proposed. Three feet six inches height cable railings are proposed for security purposes. These railings will be setback from the edge of the building. The proposed performance area will be located on the east side of the roof. Three acoustic panels will be attached to the north wall and acoustic louvers are proposed at the new landing area or the new staircase. A canvas awning supported with a metal frame is proposed over a new bar. The proposed awning will extend two feet over the actual roof and up to 34' from the ground. Concrete tiles will be the finish material for the floor. A turf play area is also proposed on the roof deck. All air conditioning equipment will be relocated on the rood and screened with a proposed with 4' high aluminum louvered panels.

New parking and loading areas is proposed on the east side of the building. A new fenestration is proposed on the east façade to accommodate a galvanized overhead coiling door for service purposes. A flat roof will be covering this new proposed service area.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38);

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

The structure is located in the HRCC2 zoning district which has the following zoning restrictions;

Front yard- 10 feet
Side yard- 5 feet
Back yard- 15 feet
Maximum height- 35 feet

The new design, as proposed, will not require setback variances.

Section 102-6 of the LDR's, Other regulations applicable to all development proposal, states that;

Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- (3) *Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting;*

It is staff's belief that the submitted plans include architectural elements that will mitigate and reduce possible noise from the proposed performance area. Acoustic elements will surround the area from the side as well as at the roof level.

It is staff understanding that the proposed alterations to the existing non historic structure are consistent with the guidelines. The proposed alterations are in keeping with the mass, scale and proportion of the original building and surrounding urban context. As a Major Development Plan this project will require Planning Board and City Commission review and approvals. The Planning Board will be reviewing specific criteria codified in the Land Development Regulations.

Application



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

APPLICATION # 11-01-1519

OWNER'S NAME: CITY OF KEY WEST DATE: 11/11/11

OWNER'S ADDRESS: 201 WILLIAM ST. PHONE #: 809-3794

APPLICANT'S NAME: WILLIAM P. HOAN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON STREET

ADDRESS OF CONSTRUCTION: 201 WILLIAM STREET # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATE THE "OLD WATERFRONT MARKET" BUILDING INTO A RESTAURANT + BREWERY, NEW LOADING DOCK, NEW ENTRANCES + STAIRS, 2ND FLOOR ROOFTOP DINING AREA. NON-HISTORIC BUILDING

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11/11/11

Applicant's Signature: [Signature]

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
-	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Not listed as contributing. Guidelines for additions,
alterations and new construction (pages 36-38a)*

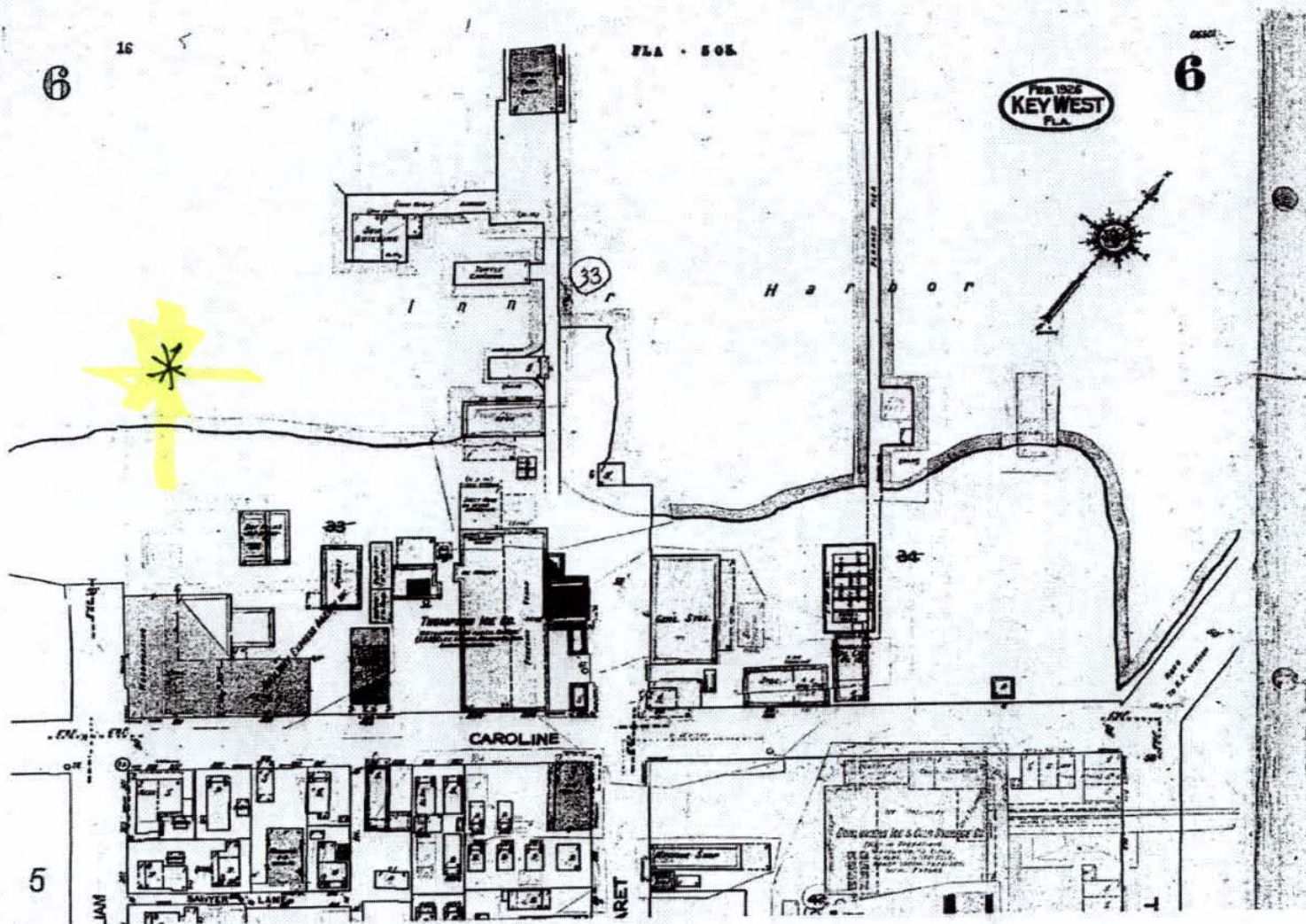
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

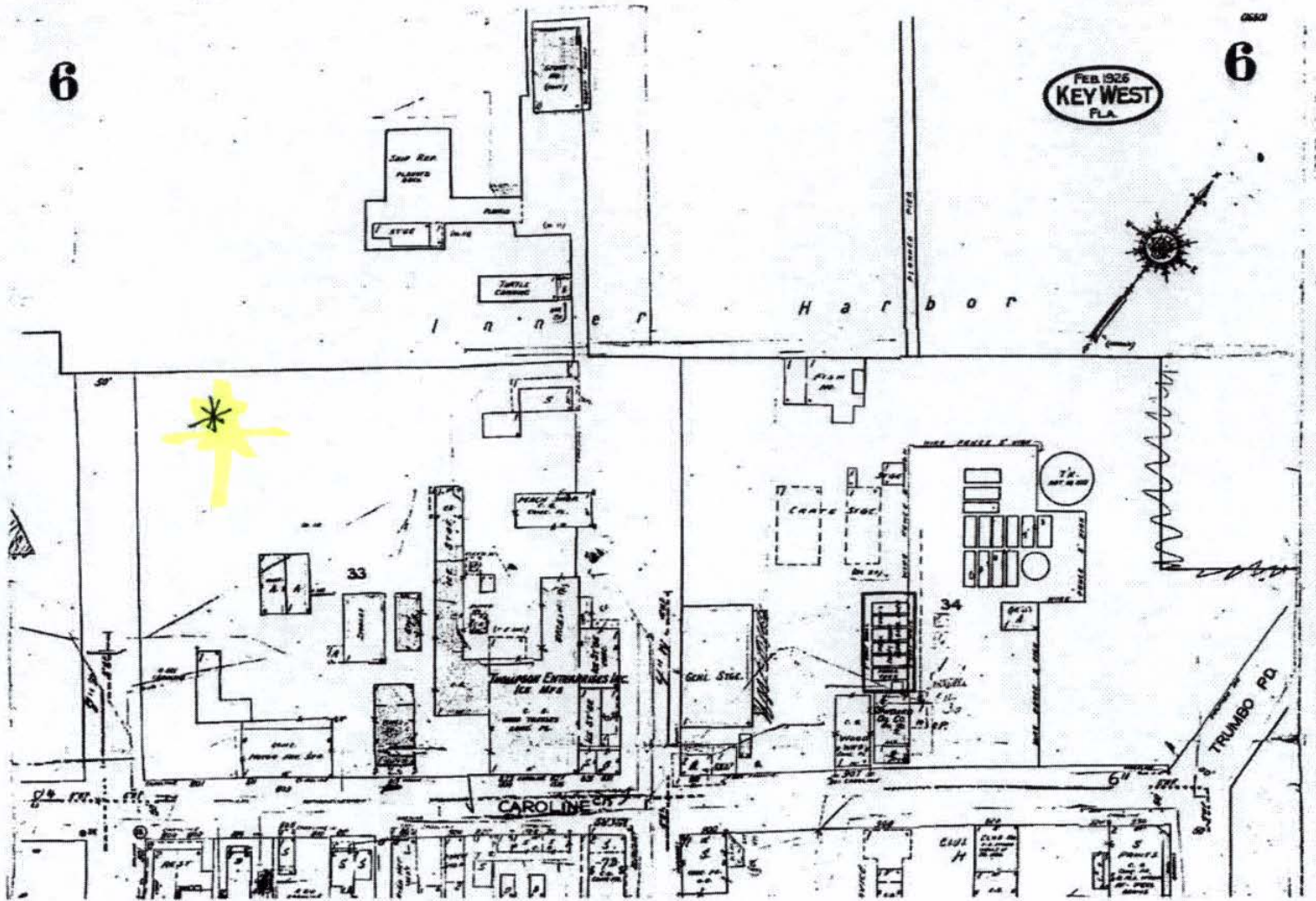


#201 William Street Waterfront market Sanborn map 1948 Copy

6

6

FEB 1926
KEY WEST
FLA.



#201 William Street Waterfront Market Sanborn map 1962

Project Photos

P.O. BOX 2819
TAMPA, FL 33601

KW
PT. LOT 2
DR439-421/425

OR655-395/403

SQR 10

PL 29

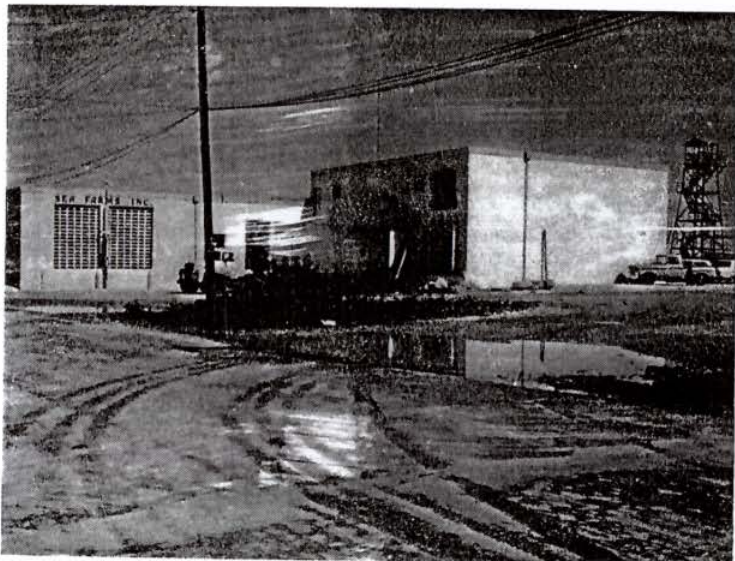
56,800 SF 6,000 SF IN VSC

160X555	410 SF	56,800
56,800 SF	1.15 SF	65,320
56,800 SF	1.44 SF	81,792
TOTAL		81,792

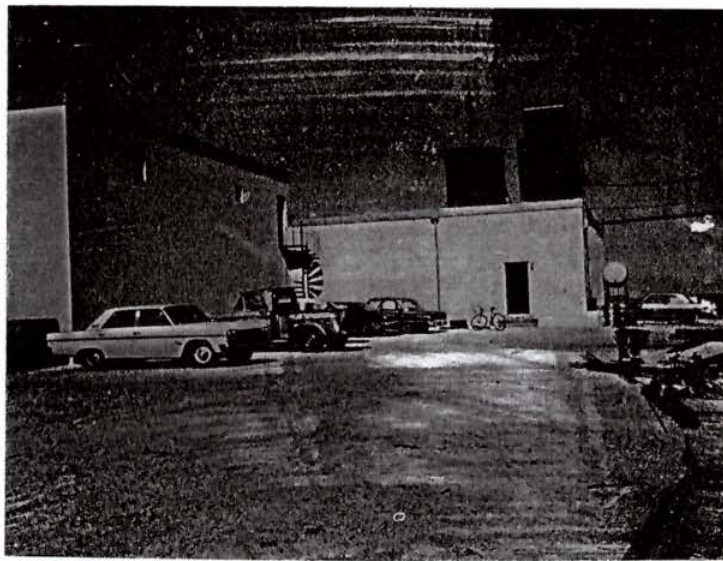
MONROE COUNTY, FLORIDA

VALUATION TOTALS

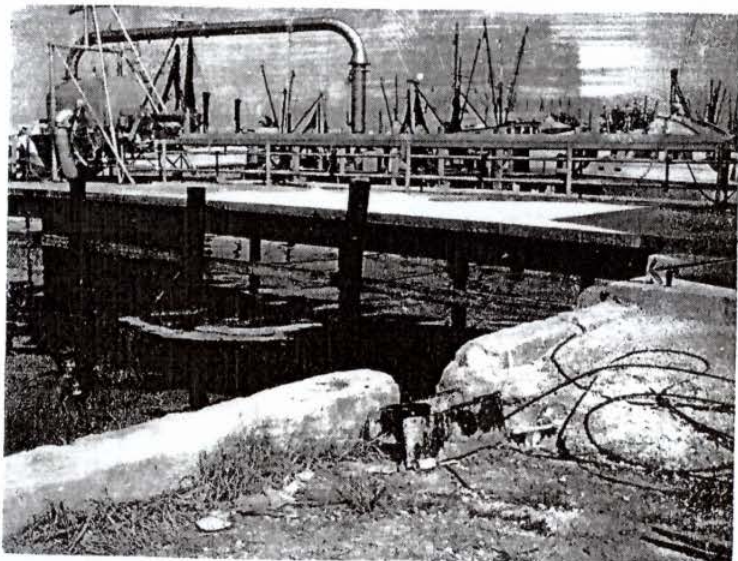
19 71	LAND	56,800
	IMPROVEMENTS	182
	TOTAL	2394
19 71	LAND	65
	IMPROVEMENTS	182
	TOTAL	247
19 72	LAND	65
	IMPROVEMENTS	248
	TOTAL	313
19 74	LAND	81
	IMPROVEMENTS	409
	TOTAL	491
19 74	LAND 75% INCOME	6
	IMPROVEMENTS	31
	TOTAL	37
19	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	



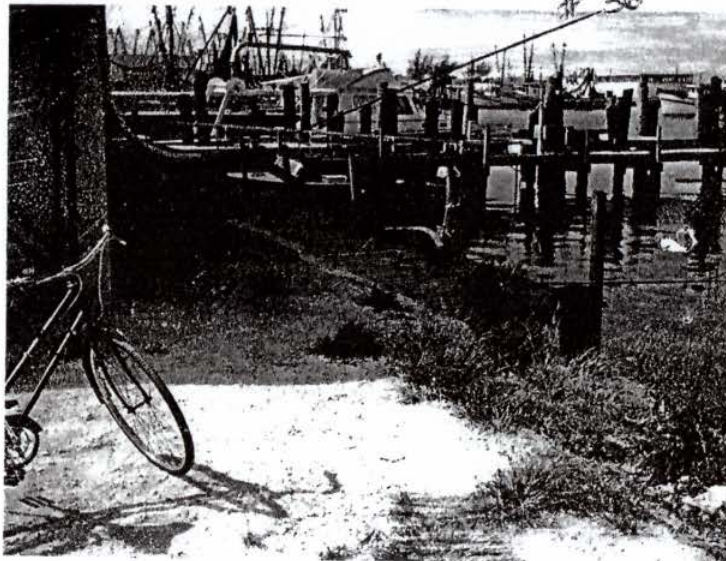
10/22/70 #21



10/22/70 #31



#24



#33

NOTES

7/13/70 2nd...
7/14/70 2nd... PL 446-1201

NOTE: ITEM 12 (WORK DONE IN
TO 446-1201)
7/14/70 2nd...

B. 4240 2/15/71 520.00
B-3733 12/15/69 250.00





BUILDING FROM PARKING LOT





LOADING DOCK FACADE





WILLIAM STREET SIDE





MAIN ENTRY FACING PARKING LOT





WATERFRONT FACADE





VIEW OF BUILDING FROM WATERFRONT





WALKWAY OFF LOADING DOCK





LOADING DOCK VIEW



Correspondence



THE CITY OF KEY WEST

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

November 21, 2011

Ms. Enid Torregrosa
Historical Architectural Review Commission
Via Electronic Mail

RE: 201 William Street – Waterfront Brewery lease

Dear Enid:

Please be advised that the Key West Bight Management District Board accepted a lease proposal from the Waterfront Brewery LLC for the space located at 201 William Street and therefore they have approval to proceed with the necessary HARC and Planning submissions in support of their plans. I have attached a copy of the meeting minutes for your reference as well..

Please don't hesitate to call should you need anything else to facilitate this plan.

Sincerely,

A handwritten signature in cursive script, reading "Marilyn D. Wilbarger".

Marilyn D. Wilbarger, RPA, CCIM
Senior Property Manager
City of Key West

MINUTES

KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

MAY 11, 2011

A regular meeting of the Key West Bight Management District Board of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, May 11, 2011.

The Chairman called the meeting to order at 9:00 a.m.

Answering roll call were Board Members Jimmy Lane, Paul McGrail, Kathryn Ovide, Dan Probert, Michael Wilson and Chairman Michael Knowles presiding.

Also present were Assistant City Attorney Ron Ramsingh, Port Operations Manager John Castro, Key West Bight Manager Mark Tait and Deputy Clerk Angela Budde.

The pledge of allegiance to the flag of the United States of America was given by all present.

CHANGES TO THE AGENDA:

It was moved by Ms. Ovide and seconded by Mr. Wilson to approve the agenda.

The Chairman asked for objections and seeing none, the agenda was accepted without change.

APPROVAL OF MINUTES:

April 13, 2011 (Regular)

It was moved by Mr. Lane and seconded by Ms. Ovide to approve the minutes of April 13, 2011.

The Chairman asked for objections and seeing none, the minutes were accepted.

ITEMS FOR ACTION:

Key West Bight Parking Lot Rates

Mr. Tait reported to the Board that Ms. Wilbarger was not present due to illness.

Mr. Tait stated the recommendation by Mr. Wilkins was to wait to see what the parking situation would be at the old Jabour property before making a final decision.

Chairman Knowles had spoken with Mr. Wilkins and was informed he did not have all the necessary information with regard to changing the rates. Board members noted this was the third time this action item had been on the agenda. They were not happy that Mr. Wilkins was not present to answer questions.

Mr. Ramsingh informed the Board that nowhere in the Code of Ordinances does it say the Bight Board has the authority to set parking rates. They may recommend that the City Manager or the City Commission adjust the rates.

It was moved by Mr. Lane and seconded by Mr. Wilson to reduce the rate in the lot to match the City's on-street parking rate and to allow for changing the parking rates in the lot for special events by the City Manager.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

Key West Bate and Tackle Lease Renewal

Mr. Tait referred to the recommendation provided by Ms. Wilbarger requesting the approval of the lease renewal.

It was moved by Mr. Lane and seconded by Mr. McGrail to approve the lease renewal as recommended.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

Cuban Coffee Queen Lease Assignment

Mr. Tait referred to the recommendation provided by Ms. Wilbarger requesting approval of the lease assignment as proposed.

It was moved by Ms. Ovide and seconded by Mr. Lane to approve the lease assignment as recommended.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

Dream Chaser Charters

Mr. Tait presented the item to the Board for approval of the tenant/owner of Dream Chaser Charters to temporarily lease a replacement vessel until he purchases a new vessel for his business.

It was moved by Mr. Wilson and seconded by Mr. Probert to approve the temporary lease of a replacement vessel for Dream Chaser Charters as proposed.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

Letters of Interest 201 William Street

Mr. Tait stated this item was before the Board for consideration of this particular venue of business in the location of the vacant space at 201 William Street.

Chairman Knowles stated he wanted to see financial information and a feasibility study on the micro-brewery.

Mr. Lane compared this to a letter of intent and financial and other information would be forthcoming if there was a non-binding mutual understanding such as this.

Chris Schultz, representing the brewery, answered questions from the Board.

It was moved by Mr. Lane and seconded by Mr. McGrail to proceed with the recommendation to accept the letter of interest received from Waterfront Brewery, LLC and to proceed with the negotiations.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

DISCUSSION ITEMS:

Anchoring Pilot Program

Mr. Tait spoke on the FWC Pilot Monitoring Program for mooring fields. He stated the press release was to notify the Board that the City would be participating in the local stakeholder meetings in early June. Further information would be provided to the Board at their regularly scheduled meeting on June 15, 2011.

Security Deposit Interest

Mr. McGrail had asked that this item be put on the agenda for discussion. He reviewed the information provided in their packets of Florida Statute, Title VI, Chapter 83 (Part 2). During the discussion it was determined that the statute provided was not the correct version for them to reference.

Mr. McGrail needed to know how the security deposits were being handled when it involved the leases. Chairman Knowles asked Mr. Tait to get with Ms. Wilbarger regarding this item to bring a full breakdown on information at the next meeting regarding security deposits and interest.

REPORTS:

Manager's Report

The Board reviewed the information under the Manager's Report. Mr. Ramsingh updated the Board that the lease for the Conch Electric Cars has not yet been signed as approved by this Board. The attorney for the tenant requested changes to the lease not approved by this Board. Mr. Ramsingh had given them until today to sign the lease as presented. If not, he would issue a 15 day notice to terminate.

A/P – A/R Report

Mr. Probert had a question on the escrow account for Turtle Kraals. He also had concerns about the Key West Artworks. Mr. Tait said they were open and doing business.

With regard to Turtle Kraals, Mr. Ramsingh confirmed through Mr. Erskine that a complaint has been filed and they have responded. He anticipated they would go to mediation. The amount in question was still going into an escrow account. With regard to Key West Artworks, he had been in touch with Mr. Cash, the current tenant. He is very close to settling the amount due. Mr. Ramsingh informed Mr. Cash that he should come before the Board or to submit a letter. Ms. Ovide suggested

that Mr. Cash provide the information formally not over the phone. Mr. Ramsingh could provide his recommendation at the next board meeting. Mr. Lane urged Mr. Ramsingh to move forward with the default proceedings. Mr. Ramsingh said he now had direction from the Board to proceed with the motion for default and if a settlement proposal was acceptable he would bring that before the Board.

Mr. Ramsingh reported to the Board on the Florida Keys Boat Rental issue. A 15-day notice of termination had been filed against Mr. Rick Smalley. He would be filing a notice to evict. Mr. Ramsingh stated there had been some discussion for Mr. Smalley to remain through mid-summer and he would voluntarily vacate. In exchange Mr. Smalley would pay for the cost of the eviction.

Tenants Association Report

There was no one present from the Tenants Association.

Old Business

Mr. Lane asked about the Bay Bottom Lease. Mr. Tait has spoken with Mr. Hildebrandt and reported they were working to get the Fish House, Turtle Cannery and the dock exempt from submerged land lease fees. Mr. Tait hoped this to be resolved before the next meeting.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS

Mr. Wilson spoke about validated parking or temporary 30 minute parking spaces and moving the employee parking across the street.

Mr. Wilson was concerned about the automatic 5% increase in tenant rates across the board as being inappropriate during this economy.

There was discussion about the CPI. The general consensus would be to amend the lease

agreements. The Board would like to see a proposed lease amendment at the next meeting. Mr. Ramsingh would speak with Ms. Wilbarger to let her know that the Board would like to see options to consider at the next meeting.

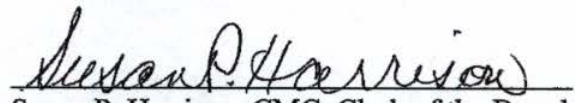
Mr. Tait informed the Board that the budget would be presented next month. He said there had been no rate increases for the marina tenants for the past two years and their intent was to put a CPI increase in this year's budget.

It was suggested that a representative from the Bight Board be present to attend the budget meetings with the City Manager. Mr. Tait would get a copy of the preliminary budget to the Board for review. Ms. Ovide suggested Mr. Lane serve as liaison with the City Manager or Finance Director for budget information. Mr. Lane agreed to attend the meetings to represent the Board. The budget meetings for the Key West Bight were scheduled for Thursday, June 16, 2011 between 1:00 p.m. and 4:00 p.m. The Board could submit questions to the City Manager and copy the Clerk (Mrs. Harrison).

Chairman Knowles asked that Mr. Singh make a presentation to the Board at the next meeting for his conceptual plan for development of the former Jabour Trailer Park area.

ADJOURNMENT:

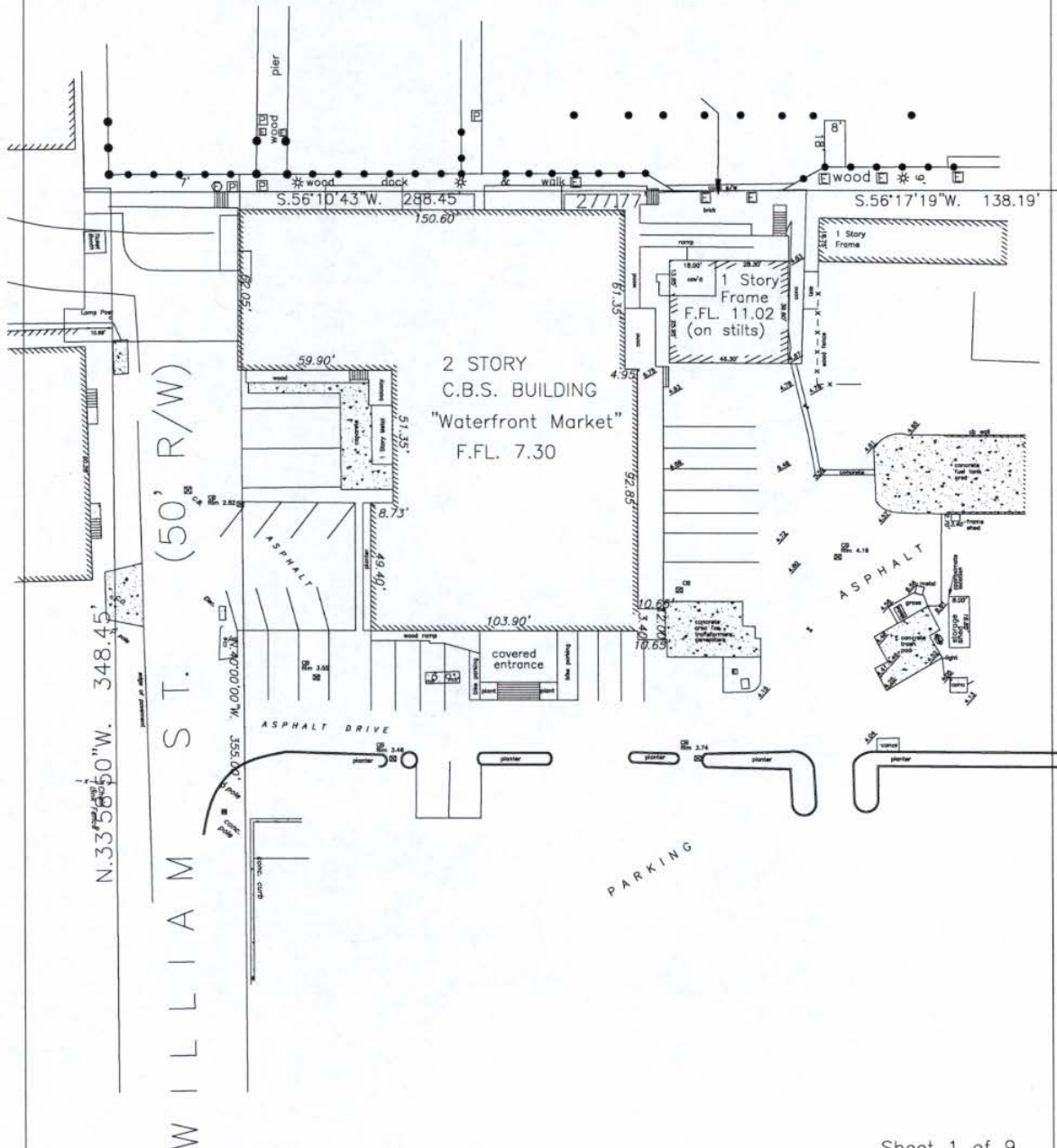
It was moved by Ms. Ovide and seconded by Mr. Prober to adjourn. There being no further business the Chairman adjourned the meeting at 10:14 a.m.


Susan P. Harrison, CMC, Clerk of the Board
Senior Deputy City Clerk

Survey

CITY OF KEY WEST WATERFRONT BUILDING

BOUNDARY SURVEY



Sheet 1 of 9

City of Key West Key West Bight, Key West, Florida 33040			
Specific Purpose Survey		Dwn No.: 06-160	
Scale: 1" = 20'	Ref. file 186-18	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 2/27/06		Flood Zone: AE-VE	Flood Elev.: -10'
REVISIONS AND/OR ADDITIONS			
c:\drawings\city of key west\bight-bay bottombottom			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237

Site Plans

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 6:00 p.m., December 14, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN FOR:

RENOVATE BUILDING INTO A RESTAURANT AND BREWERY. NEW LOADING DOCK, NEW ENTRIES AND STAIRS. SECOND FLOOR ROOFTOP DINING AREA. NON HISTORIC BUILDING

#201 WILLIAM STREET

**Applicants- William P. Horn- City of Key West/ Marilyn Wilbarger-
Application Number H11-01-1519**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION 2011



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM P. HOHN, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 201 WILLIAM ST. on the 30th day of NOVEMBER, 2011.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on DEC. 19, 2011.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H11-011519.

2. A photograph of that legal notice posted in the property is attached hereto.

Witnesses:

Sign/Print Name

Sign/Print Name

Signed Name of Affiant:

Date: 12-1-11
Address: 915 CAYTON ST
City: KEY WEST, FL
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 1st day of December, 2011.

By (Print name of Affiant) William Hohn who is personally known to me or has produced identification and who did take an oath. as

NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

Notary Public - State of Florida (seal)
My Commission Expires: 2015





KEY WEST PLANNING DEPT.
DEC 1 2011
MONROE COUNTY

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.
(Due to network upgrades the website will be down from 5pm-7pm on 12/2/2011.)

Property Record View

Alternate Key: 8818602 Parcel ID: 00072082-004200

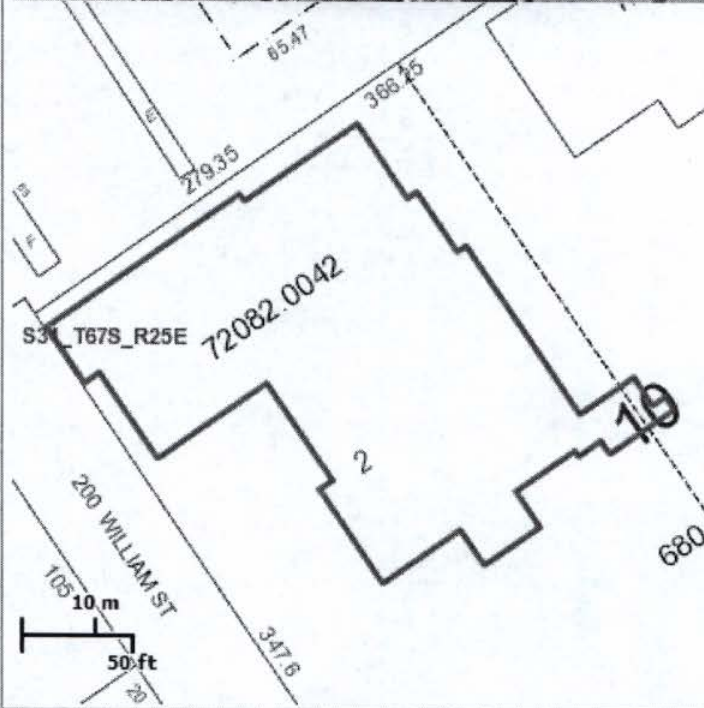
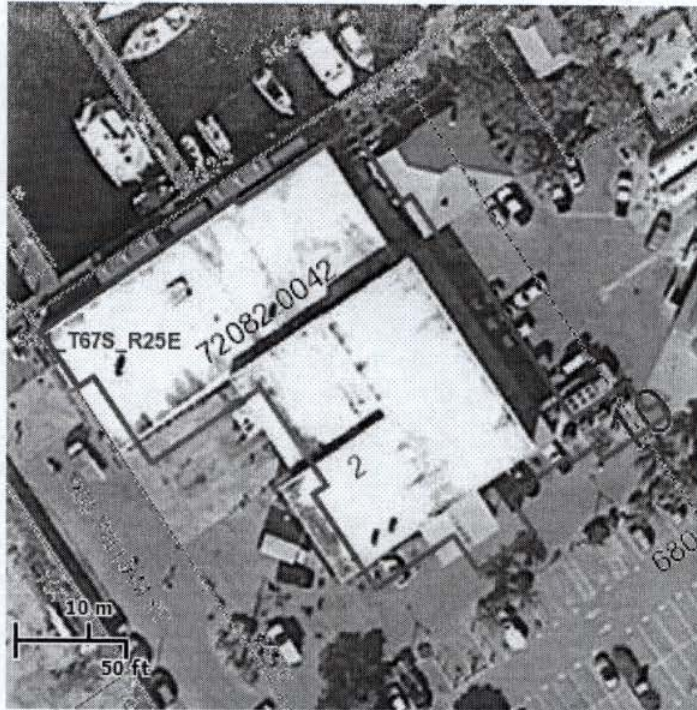
Ownership Details

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

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 201 WILLIAM ST KEY WEST
Legal Description: KW PT LOT 2 SQR 10 (WATERFRONT BUILDING) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	180	348	25,140.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 27610
Year Built: 1970

Building 1 Details

Building Type
Effective Age 17
Year Built 1970
Functional Obs 0

Condition A
Perimeter 666
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 27,610

Inclusions:

Roof Type
Heat 1
Heat Src 1

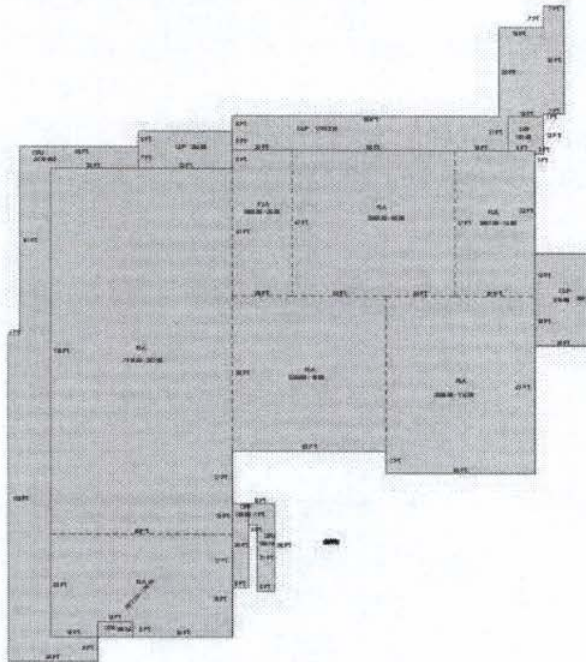
Roof Cover
Heat 2
Heat Src 2

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 48

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	OPX		1	1992				60
2	FLA		2	1992				3,972
3	OPF		1	1992				135
4	OPU		1	1992				189
5	FLA		1	1992				7,316
6	FLA		2	1992				5,200

7	FLA	2	1992	1,880
8	FLA	1	1992	2,585
9	FLA	1	1992	2,850
10	FLA	3	1992	3,807
11	CLP	1	1992	570
12	SBF	1	1992	135
13	ULP	1	1992	1,703
14	ULP	1	1992	384
15	OPU	1	1994	2,418

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16454	1 STY STORE-B	100	Y	Y
	16455	OFF BLDG-1 STY-B	100	Y	Y
	16456	1 STY STORE-B	100	Y	Y
	16457	1 STY STORE-B	100	Y	Y
	16458	1 STY STORE-B	100	Y	Y
	16459	1 STY STORE-B	100	Y	Y
	16460	1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5672	C.B.S.	100

Appraiser Notes

6/12/04 THIS PARCEL WAS PREVIOUSLY ASSESSED WITH B.O'S FISH WAGON AND A PORTION OF THE CITY PARKING LOT. FOR THE 2004 TAX ROLL THIS PARCEL WILL ONLY BE FOR THE WATERFRONT BUILDING AND THE LAND WHICH IT SITS ON. LEASES ON WATERFRONT BUILDING : REEF RELIEF ELENA JONES STUDIO THE SAND DOLLAR KEY WEST ICE CREAM FACTORY GESLIN SAILS AND CANVAS WATERFRONT MARKET KEY WEST PROPERTIES ATM MACHINE/TIB BANK SCHOONER/APPLEDORE KEY WEST PACKET LINES/WOLF OFFICE SUNSET WATERSPORTS FORMERLY PART OF RE 68

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
49	04-0938	03/26/2004	12/02/2004	7,000	Commercial	MURAL LIGHTS
51	05-4676	11/02/2005	12/31/2005	499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCEOF ROOF
52	06-0141	01/11/2006	03/15/2011	2,000	Commercial	INSTALL TEMPOARY SERVICE & LIGHTS
54	07-5328	12/12/2007	03/15/2011	4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
53	06-6826	12/29/2006	03/15/2011	2,000	Commercial	INSTALL TEMP.,200AMP AND LIGHTS FOR RACR WEEL AT B.O. CHUCK WAGON
	0800000544	03/04/2008	03/15/2011	500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
54	10-00000003	12/12/2009	03/15/2011	9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES

39	01-4043	12/28/2001	11/07/2002	3,500	Commercial	INSTALL 1(2.5) TON A/C
40	02-0089	01/15/2002	11/07/2002	1,500	Commercial	EXHAUST FAN
41	02-0347	02/13/2002	11/07/2002	200	Commercial	SECURITY SYSTEM
42	02-0626	03/21/2002	11/07/2002	4,000	Commercial	INSTALL TEMP.ELEC
43	02-0844	04/30/2002	11/07/2002	1,000	Commercial	FINISH HOOD WK.
44	02-1154	05/10/2002	11/07/2002	1,000	Commercial	INSTALL HVAV EQUIP.
45	02-1630	06/21/2002	11/07/2002	1,800	Commercial	INTERIOR RENOVATIONS
46	02-1630	07/01/2002	11/07/2002	3,800	Commercial	TRACK LIGHTING
47	02-3453	01/08/2003	12/02/2004	2,000	Commercial	TEMP.TENT-30 DAYS
48	03-3939	01/15/2004	12/02/2004	800	Commercial	INSTALL ROOFING
1	B952970	09/01/1995	12/01/1995	45,000	Commercial	EXCAVATE/REPLCE FUEL LINE
2	B953750	11/01/1995	12/01/1995	4,000	Commercial	INSTALL DRYWALL,DROP CEIL
4	9602359	06/01/1996	12/01/1996	2,700,000	Commercial	RENOVATIONS
5	9602374	06/01/1996	12/01/1996	600,000	Commercial	ELECTRIC
6	9602375	06/01/1996	12/01/1996	300,000	Commercial	PLUMBING
7	9602367	06/01/1996	12/01/1996	5,400	Commercial	ROOF
8	9603488	08/01/1996	12/01/1996	4,300	Commercial	PLUMBING
3	9601197	03/01/1996	12/01/1996	20,000	Commercial	RENOVATIONS
9	9700348	02/01/1997	12/01/1997	20,000	Commercial	PLUMBING
10	9700366	02/01/1997	12/01/1997	67,943	Commercial	PLUMBING
11	9701110	04/01/1997	12/01/1997	8,000	Commercial	ELECTRIC
12	9701282	04/01/1997	12/01/1997	1,425	Commercial	PLUMBING
13	9701286	04/01/1997	12/01/1997	1,400	Commercial	PLUMBING
14	9701720	05/01/1997	12/01/1997	1,000	Commercial	ELECTRICAL
15	9702724	08/01/1997	12/01/1997	7,600	Commercial	ROOF
16	9702837	08/01/1997	12/01/1997	2,500	Commercial	STAGE
17	9702754	08/01/1997	12/01/1997	2,500	Commercial	REMODEL TICKET BOOTH
18	9702913	08/01/1997	12/01/1997	4,000	Commercial	HOOD & FANS
19	9703220	09/01/1997	12/01/1997	3,254	Commercial	ROOF
20	9703290	09/01/1997	12/01/1997	1,100	Commercial	ELECTRICAL
21	9703304	09/01/1997	12/01/1997	1,850	Commercial	MECHANICAL
22	9703067	09/01/1997	12/01/1997	4,200	Commercial	REPLACE A/C SYSTEM
23	9703758	11/01/1997	12/01/1997	9,000	Commercial	ELECTRICAL
24	9703768	12/01/1997	12/01/1997	2,700	Commercial	NEW FENCE
25	9702539	12/01/1997	12/01/1997	144,540	Commercial	NEW FIRE SYSTEM
26	9704086	12/01/1997	12/01/1997	25,000	Commercial	16 REEFERS
27	9704266	12/19/1997	12/31/1998	101,363	Commercial	INTERIOR RENOVATIONS
28	9800118	04/14/1998	07/02/1998	55,000	Commercial	FIRE SYSTEM
29	9901125	01/10/2000	07/12/2000	5,000	Commercial	ELECTRICAL
30	0000140	01/14/2000	07/12/2000	2,500	Commercial	ELECTRICAL
31	0000772	03/27/2000	07/12/2000	460	Commercial	ELECTRICAL
32	0001022	04/26/2000	07/12/2000	1	Commercial	INSTALL 40 BOAT PUMPOUTS
33	0001022	04/27/2000	07/12/2000	1	Commercial	ELECTRICAL FOR PUMPOUTS

34	0001563	06/08/2000	07/12/2000	1,800	Commercial	CHANGEOUT AC
36	0102759	10/01/2001	11/29/2001	12,000	Commercial	INTERIOR REMODELING
35	0101607	09/13/2001	11/29/2001	20,000	Commercial	AWNINGS
37	0103368	10/12/2001	11/07/2002	1,000	Commercial	WALL REPAIRS
38	01-4037	12/21/2001	11/07/2002	1,500	Commercial	AWNING LIGHT
50	05-0105	01/13/2005	12/31/2005	800	Commercial	TEMPORY SERVICE & LIGHTS
	10-00000140	01/15/2010	03/15/2011	2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS

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
2011	4,256,193	0	1,670,905	5,927,098	5,927,098	0	5,927,098
2010	4,256,193	0	1,682,205	5,938,398	5,938,398	0	5,938,398
2009	4,466,375	0	2,137,704	6,604,079	6,604,079	0	6,604,079
2008	4,466,375	0	4,022,400	8,488,775	8,488,775	0	8,488,775
2007	3,074,922	0	4,022,400	7,097,322	7,097,322	0	7,097,322
2006	3,147,273	0	4,022,400	7,169,673	7,169,673	0	7,169,673
2005	3,147,273	0	3,771,000	6,918,273	6,918,273	0	6,918,273
2004	2,447,882	0	2,815,680	5,263,562	5,263,562	0	5,263,562
2003	2,913,324	75,886	4,305,000	7,294,210	7,294,210	1,750,610	5,543,600
2002	2,913,296	78,830	3,042,200	6,034,326	6,034,326	1,448,238	4,586,088
2001	2,913,296	82,111	3,042,200	6,037,607	6,037,607	1,449,026	4,588,581
2000	2,132,902	47,989	1,836,800	4,017,691	4,017,691	964,246	3,053,445
1999	2,131,308	49,834	1,469,440	3,650,582	3,650,582	876,140	2,774,442
1998	1,156,201	51,432	1,469,440	2,677,073	2,677,073	642,497	2,034,576
1997	1,156,201	53,274	1,377,600	2,587,075	2,587,075	620,898	1,966,177
1996	1,051,092	29,738	1,377,600	2,458,430	2,458,430	688,360	1,770,070
1995	1,038,554	5,265	1,377,600	2,421,419	2,421,419	677,997	1,743,422
1994	1,043,245	5,392	1,377,600	2,426,237	2,426,237	679,346	1,746,891
1993	1,043,245	5,415	1,377,600	2,426,260	2,426,260	0	2,426,260

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.

There are no sales to display for this parcel.

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