

THE CITY OF KEY WEST
PLANNING DEPARTMENT

P.O. BOX 1409
KEY WEST, FL 33041-1409



To: Chairman and Members of the Board of Adjustment

From: Brendon Cunningham 

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: June 4, 2008

Application: Application for **Exception for Outdoor Merchandise Display** under Sec. 106-52, as amended by Ordinance 06-09, to allow the display and sales of clothing and associated merchandise, in the HNC-1 Zoning District, for property located at 1204 Simonton Street, RE#00028710-000000.

APPLICATION DATA

Property Owner: Key Hugh

Applicant/Agent: Oakleigh Waits

Address: 1204 Simonton Street. - RE#00028710-000000.

Zoning: HNC-1 (Historic Neighborhood Commercial) Zoning District

REQUEST

The applicant is requesting an Exception for Outdoor Merchandise Display to allow the display and sales of clothing and associated merchandise.

BACKGROUND

The applicant wishes to place a mannequin and an occasional clothing rack on the front porch of 'Isle Style Salon and Boutique'. The mannequin, as shown in the photograph, would have little visual impact. The clothing rack would be periodic and related to a particular sales event. Further, the size of the porch and the location would maintain the requirement that all sales take place on private property not on the city right-of-way.

ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LDRs

The Planning Department does not recommend a parking variance be associated with requests for outdoor display, because such variances give the property owner a permanent right to the expansion. Simply granting or denying on a case-by-case basis any individual display to a person gives the Board the opportunity to deny a different display to the next applicant or to decide policy for a particular area. Also, although it is an additional commercial activity on the site outside of an existing building, the use is quite small for mandating a parking variance request at this time.

Under Sec. 106-52 of the Code of Ordinances, as revised by Ord. 06-09, May 3, 2006 (see underlined), Exceptions to Section 106-51 (that otherwise prohibits the outdoor display of merchandise in the historic zoning districts of the city) may be granted by the Board of Adjustment as follows:

- (1) Factors **favoring** the exception are as follows:
 - a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
 - b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
 - c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

- (2) Factors **disfavoring** the exception are as follows:
 - a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
 - b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
 - c. The exception presents a hazard to public safety.

- (3) Exceptions to Section 106-51 granted by the Board of Adjustment shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district.

RECOMMENDATION

The Planning Department, based on criteria (1) b. and c. by the City Code, recommends the request for Exception to the Outdoor Merchandise Display be **approved for a maximum period of 36 months** with the following conditions:

1. That the display be limited to no more than **two (2)** mannequins; or
2. **One (1)** mannequin and **one (1)** clothing rack during specific sales periods.



**OFFICE OF THE FIRE MARSHAL
MEMORANDUM**

DATE: 5/22/08
TO: Cheri Smith, City Clerk
FROM: Alan Averette, Fire Inspector

SUBJECT: BOA- June, 2008-Summary

❖ 1204 Simonton Street - No Objections

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF
ADJUSTMENT OF THE CITY OF KEY WEST,
FLORIDA, GRANTING AN EXCEPTION UNDER
SECTION 106.52 OF THE KEY WEST CODE
OF ORDINANCES BY ALLOWING OUTDOOR
DISPLAY OF CERTAIN MERCHANDISE ON
PRIVATE PROPERTY IN FRONT OF 'ISLE
STYLE SALON & BOUTIQUE' AT 1204
SIMONTON STREET RE# 00028710-000000;
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Section 106-51 of the Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 106-52 provides that exceptions to the general prohibition may be granted upon application to the Board of Adjustment; and

WHEREAS, the Board of Adjustment has considered the following factors favoring the exception;

- a. The exception is compatible or in visual harmony with the character of the neighborhood visible at the locations (public places and rights-of-way) from which the exception can be seen;
- b. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and right-of-way;
- c. Public use of public locations from which the exception can be seen is primarily made to gain access to the applicant's business;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. That an exception under Section 106-52 of the Land Development Regulations to allow the outdoor display of clothing and related merchandise in the area immediately in front of Isle Style Salon and Boutique at 1204 Simonton Street is hereby granted with the following conditions:

1. That the display be limited to no more than **two (2)** mannequins; or
2. **One (1)** mannequin and **one (1)** clothing rack during specific sales periods.

Section 2. That the exception shall not extend beyond 60 consecutive months and shall automatically expire 60 months from the effective date of this Resolution.

Section 3. This variance is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in the development order; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit or development order until the appeal is resolved by agreement or order.

Section 4. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the Board of Adjustment at a meeting held this _____ day of _____, 2008.

Authenticated by the Presiding Officer and Clerk of the Board on _____ day of _____, 2008.

Filed with the Clerk on _____, 2008.

MORGAN McPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:

CHERYL SMITH, CITY CLERK

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



FAX
(Pursuant to Section 106-51 & 52 City of Key West Land Development Regulations)

Please fill out this application as completely as possible. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305.809.3720 to schedule an appointment with a Planner.

Applicants Name Oakleigh Waits
Address of Proposed Display 1204 Simonton Street
RE# of Property 00028710-000000
Business Name Isle Style Salon & Boutique
Business Address 1204 Simonton Street 00028710
Applicants Mailing Address SAME
Telephone 305-292-4000 Fax # 305-292-4034
Name of Property Owner Mabry Bianicker & Hugh Key
Mailing Address 1204 Simonton St or 804 Elizabeth Street
Telephone 294-1493 Fax # 294-5355

This application is for: (check those which apply)

Advertising Display only Conducting business

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
 an arcade, gazebo, or other temporary structure.
 a cart or movable booth. (Must have received or obtained HARC approval)
 a portable table, rack, or other non-permanent equipment.

RECEIVED

MAR 31 2008

CITY OF KEY WEST
PLANNING DEPT.

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Describe the Specific Merchandise to be Displayed and Business Conducted.

Clothing to be displayed on a mannequin to show that we are a boutique.
Clothing to be displayed on a rack to show that we have sale items.
Both of which are on our porch.

Describe the Structure and Equipment used in the Display in Detail, Including any Seating.

one free standing mannequin.
one rolling clothing rack.

How far is the display from the street? fifteen to twenty feet
How far is the display from the sidewalk? ten feet
Length of time exception will be needed (no more than 60 months) _____

YOU MUST DO THE FOLLOWING BEFORE YOUR APPLICATION IS COMPLETE:

1. PROVIDE FEE OF \$400.00. THERE ARE ADDITIONAL FEES OF \$50.00 FOR FIRE DEPARTMENT REVIEW AND \$100.00 FOR ADVERTISING AND NOTICING. MAKE CHECKS OUT TO CITY OF KEY WEST.
2. ATTACH A PHOTOGRAPH AND SKETCH OF LOCATION ON PROPERTY.
3. RETURN APPLICATION AND REQUESTED ITEMS TO CITY OF KEY WEST PLANNING DEPARTMENT AT 605-A SIMONTON ST., KEY WEST, FL 33040

The information furnished above is true and accurate to the best of my knowledge.

Signature Amatis Date 3/31/18

STAFF COMMENTS: (BOA MEETING DATE _____)

MONROE COUNTY PROPERTY APPRAISER

PROPERTY INFORMATION FOR:

Alternate Key: 1029491
 RE Number: 00028710-000000

Property Details

OWNER OF RECORD

KEY HUGH
 1204 SIMONTON ST
 KEY WEST FL 33040

PHYSICAL LOCATION

1204 SIMONTON ST KEY WEST

LEGAL DESCRIPTION

KW LOT 21 SQR 8 TR 11 G4-116 G4-26 OR392-422/423
 OR593-356 OR763-581/582 OR1378-2014/2018Q/C
 OR1643-1689/90R/S(LG)

SECTION, TOWNSHIP, RANGE

06 - 68 - 25

AFFORDABLE HOUSING No

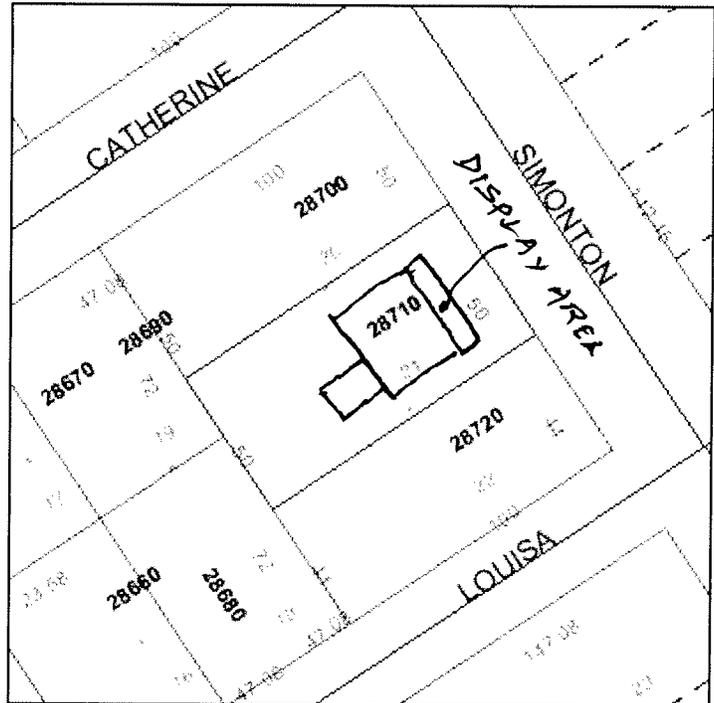
MILLAGE GROUP

10KW

PC CODE

OFFICE BUILDINGS 1 STORY

PROPERTY MAP



All Owners

KEY HUGH
 BINNICKER MABRY L R/S

Land Details

<u>LAND USE CODE</u>	<u>FRONTAGE</u>	<u>DEPTH</u>	<u>LAND AREA</u>
COMMERCIAL DRY	50	100	5000 SF

Summary of Buildings

<u>NUMBER OF BUILDINGS</u>	<u>TOTAL LIVING AREA</u>
2	2401
<u>NUMBER OF COMMERCIAL BUILDINGS</u>	<u>YEAR BUILT</u>
2	1938

Building Characteristics Building No 1

BUILDING TYPE	CONDITION	G	QUALITY GRADE	400	EFFECTIVE AGE	11	
PERIMETER	216	DEPRECIATION %	13	YEAR BUILT	1938	SPECIAL ARCH	0
GRND FLOOR AREA	1348	FUNCTIONAL OBS	0	ECONOMIC OBS	0		

INCLUSIONS:

ROOF TYPE	ROOF COVER	HEAT 1	HEAT 2
FOUNDATION	BEDROOMS	0 HEAT SRC 1	HEAT SRC 2

EXTRA FEATURES:

2 FIX BATH 0 4 FIX BATH 0 6 FIX BATH 0 EXTRA FIX 6 VACUUM 0 SECURITY 0 GARBAGE DISPOSAL 0

Building Characteristics Building No 1

BUILDING TYPE		CONDITION	<u>G</u>	QUALITY GRADE	400	EFFECTIVE AGE	11
PERIMETER	216	DEPRECIATION %	13	YEAR BUILT	1938	SPECIAL ARCH	0
GRND FLOOR AREA	1348	FUNCTIONAL OBS	0	ECONOMIC OBS	0		

INCLUSIONS:

ROOF TYPE		ROOF COVER		HEAT 1		HEAT 2	
FOUNDATION		BEDROOMS	0	HEAT SRC 1		HEAT SRC 2	

EXTRA FEATURES:

2 FIX BATH	0	4 FIX BATH	0	6 FIX BATH	0	EXTRA FIX	6	VACUUM	0	SECURITY	0	GARBAGE DISPOSAL	0
3 FIX BATH	0	5 FIX BATH	0	7 FIX BATH	0	DISHWASHER	0	INTERCOM	0	FIREPLACES	0	COMPACTOR	0

Sections

<u>TYPE</u>	<u>NBR</u>	<u>EXTERIOR WALL TYPE</u>	<u># STORIES</u>	<u>YEAR BUILT</u>	<u>ATTIC</u>	<u>A/C</u>	<u>BASEMENT %</u>	<u>FINISHED BASEMENT %</u>	<u>AREA</u>
FLA	1		1	1937					842
OPF	2		1	1937					110
FLA	3		1	1937					506
OPF	4		1	1964					96

Building Characteristics Building No 2

BUILDING TYPE		CONDITION	<u>A</u>	QUALITY GRADE	400	EFFECTIVE AGE	13
PERIMETER	188	DEPRECIATION %	15	YEAR BUILT	1974	SPECIAL ARCH	0
GRND FLOOR AREA	1053	FUNCTIONAL OBS	0	ECONOMIC OBS	0		

INCLUSIONS:

ROOF TYPE		ROOF COVER		HEAT 1		HEAT 2	
FOUNDATION		BEDROOMS	0	HEAT SRC 1		HEAT SRC 2	

EXTRA FEATURES:

2 FIX BATH	0	4 FIX BATH	0	6 FIX BATH	0	EXTRA FIX	0	VACUUM	0	SECURITY	0	GARBAGE DISPOSAL	0
3 FIX BATH	0	5 FIX BATH	0	7 FIX BATH	0	DISHWASHER	0	INTERCOM	0	FIREPLACES	0	COMPACTOR	0

Sections

<u>TYPE</u>	<u>NBR</u>	<u>EXTERIOR WALL TYPE</u>	<u># STORIES</u>	<u>YEAR BUILT</u>	<u>ATTIC</u>	<u>A/C</u>	<u>BASEMENT %</u>	<u>FINISHED BASEMENT %</u>	<u>AREA</u>
FLA	1		1	1973					1053
OPF	2		1	1964					388

Miscellaneous Improvements

<u>NBR</u>	<u>IMPR TYPE</u>	<u># UNITS</u>	<u>TYPE</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>YEAR BUILT</u>	<u>ROLL YEAR</u>	<u>GRADE</u>	<u>LIFE</u>
1	FN2:FENCES	90	SF	15	6	1984	1985	2	30
2	PT3:PATIO	99	SF	0	0	1974	1975	2	50
3	PT2:BRICK PATIO	90	SF	0	0	1974	1975	3	50
4	AC2:WALL AIR COND	1	UT	0	0	1994	1995	2	20

Parcel Value History

<u>TAX ROLL YEAR</u>	<u>BUILDING</u>	<u>MISCELLANEOUS IMPROVEMENTS</u>	<u>LAND</u>	<u>JUST</u>	<u>EXEMPTIONS (NOT INCLUDING SENIORS)</u>	<u>TAXABLE</u>
2007	215,263	985	625,000	841,248	0	841,248
2006	217,493	1,010	425,000	643,503	0	643,503
2005	198,923	1,035	350,000	549,958	0	549,958
2004	199,941	1,093	275,000	476,034	0	476,034
2003	199,941	1,150	145,000	346,091	0	346,091
2002	199,941	1,217	145,000	346,158	0	346,158
2001	199,941	1,288	145,000	346,229	0	346,229
2000	194,392	709	115,000	310,101	0	310,101
1999	194,392	748	115,000	310,140	0	310,140
1998	127,262	364	115,000	242,626	0	242,626
1997	127,262	378	105,000	232,640	0	232,640
1996	115,806	0	105,000	220,806	0	220,806
1995	115,806	0	105,000	220,806	0	220,806
1994	115,806	0	105,000	220,806	0	220,806
1993	115,806	0	105,000	220,806	0	220,806
1992	115,806	0	105,000	220,806	0	220,806
1991	115,806	0	105,000	220,806	0	220,806
1990	96,268	0	76,250	172,518	0	172,518
1989	93,831	0	75,000	168,831	0	168,831
1988	89,591	0	65,000	154,591	0	154,591
1987	87,807	0	45,938	133,745	0	133,745
1986	88,227	0	45,000	133,227	0	133,227
1985	86,404	0	45,000	131,404	0	131,404
1984	85,167	0	45,000	130,167	0	130,167
1983	85,167	0	23,700	108,867	0	108,867
1982	81,077	0	22,600	103,677	0	103,677

Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
07/2000	1643/1689	380,000	<u>WD</u>
06/1978	763/581	50,000	<u>00</u>

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SECTION, TOWNSHIP, RANGE

06 - 68 - 25

AFFORDABLE HOUSING No

MILLAGE GROUP

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<u>NUMBER OF COMMERCIAL BUILDINGS</u>	<u>YEAR BUILT</u>
2	1938

THOMPSON WILLIAM GLASGOW
34 SANDPIPER LN
GREENPORT, NY 11944

KEAR REBECCA L & WOLINE
RICHARD W R/S
169 PLATT ST
MILFORD, CT 8460

PEARLS LLC
525 UNITED ST
KEY WEST, FL 33040

BAREFOOT APPRAISAL CO INC
615 UNITED STREET SUITE 2
KEY WEST, FL 33040

VARGAS LIONEL D & ANITA R
1001 16TH TERR
KEY WEST, FL 33040

SANCHEZ PEDRO ESTATE
509 LOUISA ST
KEY WEST, FL 33040

RIVET ENTERPRISES INC
17188 FLYING FISH LANE WEST
SUMMERLAND KEY, FL 33042-3630

ROGERS MICHAEL L AND MADELINE
J
1932 OAK KNOLL DR
BELMONT, CA 94002

BROWN JAMES F AND KATHERINE H
603A MAID MARION HILL
ANNAPOLIS, MD 21405

KEY WEST STATE BANK
1201 SIMONTON STREET
KEY WEST, FL 33040

MATHYS STEPHEN & NANCY
516 CATHERINE ST
KEY WEST, FL 33040

MARINE BANK
11290 OVERSEAS HWY
MARATHON, FL 33050

KEY WEST STATE BANK
SIMONTON & LOUISA STREETS
KEY WEST, FL 33040

MARTINEZ AMPARO L
509 LOUISA ST
KEY WEST, FL 33040

SHIREY EDMA I
1007 WILLOWOOD AVENUE
GOOSE CREEK, SC 29445

ABBONDANZA INC
1007 SIMONTON STREET
KEY WEST, FL 33040

MOLANDER DOUGLAS R TRUSTEE
3200 NE 36TH ST #1215
FORT LAUDERDALE, FL 33308-6766

MARIGOLD INC
1202 SIMONTON ST
KEY WEST, FL 33040

PEARLS LLC
525 UNITED ST
KEY WEST, FL 33040

PEARLS LLC
525 UNITED ST
KEY WEST, FL 33040

MAHONEY JOHN P
1415 PINE ST
KEY WEST, FL 33040

TAY BIN INC
1215 SIMONTON STREET
KEY WEST, FL 33040

ALEA DAVID AND ELAINE
1025 JOHNSON ST
KEY WEST, FL 33040

BENAVIDES JAIME M & JOYCE W &
1205 CALAIS LANE
KEY WEST, FL 33040

FLORIDA KEYS FIRST STATE BANK
1201 SIMONTON STREET
KEY WEST, FL 33040

KEY WEST STATE BANK
1201 SIMONTON STREET
KEY WEST, FL 33040

NICKEL ROBERT P & MARYANNE
516 LOUISA ST
KEY WEST, FL 33040

PEARLS LLC
525 UNITED ST
KEY WEST, FL 33040

CANALEJO IDA
512 AMELIA ST
KEY WEST, FL 33040

KEY HUGH
1204 SIMONTON ST
KEY WEST, FL 33040

HARBORSIDE MOTEL & MARINA INC
903 EISENHOWER DRIVE
KEY WEST, FL 33040

CATHERINE SIMONTON
CORPORATION
1128 SIMONTON ST
KEY WEST, FL 33040

HOENSCHIEDT JOHNATHAN
810 DUVAL ST
KEY WEST, FL 33040

POU E LYNNE
302 SOUTHARD ST
KEY WEST, FL 33040

LA TE DA REDUX INC
1125 DUVAL STREET
KEY WEST, FL 33040

GROBAREK JOSEPH V AND
LORRAINE D
22905 NO HILANDALE CT
KILDEER, IL 60047

KIRKMAN C G JR
521 LOUISA STREET
KEY WEST, FL 33040

PEARLS LLC
525 UNITED ST
KEY WEST, FL 33040

1122 SIMONTON RESIDENCES LLC
506 LOUISA ST
KEY WEST, FL 33040

CANALEJO ELBA CECILIA
510 AMELIA ST
KEY WEST, FL 33040

ALEA DAVID AND ELAINE
1025 JOHNSON ST
KEY WEST, FL 33040

CITY OF KEY WEST THE
P O BOX 1409
KEY WEST, FL 33041

MARTINEZ AMPARO L &
509 LOUISA ST
KEY WEST, FL 33040

GUEST SERVICES INC
1007 SIMONTON ST
KEY WEST, FL 33040

RATCLIFF FRANK FREEMAN AND
MARIA G
16 EMERALD DR
KEY WEST, FL 33040

MONROE COUNTY FLORIDA
500 WHITEHEAD STREET
KEY WEST, FL 33040

CATALFOMO ANTHONY J
506 LOUISA ST
KEY WEST, FL 33040

WAGNER PETER F
1207 DUVAL STREET
KEY WEST, FL 33040

HAYES PAUL N &
523 LOUISA ST
KEY WEST, FL 33040

MONROE COUNTY FLORIDA
500 WHITEHEAD STREET
KEY WEST, FL 33040

MONROE COUNTY FLORIDA
500 WHITEHEAD STREET
KEY WEST, FL 33040

SALINERO IDILIO MANUEL JR &
649 QUINCE CIRCLE
BOULDER, CO 80304

LARSEN VICTOR O JR
514 LOUISA ST
KEY WEST, FL 33040

SEASHELL INVESTMENTS LLC
400 WISCONSIN ST
RACINE, WI 53401

HERNANDEZ RIGOBERTO AND
TOMASA
515 CATHERINE ST
KEY WEST, FL 33040

CLEGHORN TENA E
701 WADELL ST
KEY WEST, FL 33040

517 LOUISA TRUST
PO BOX 6448
ALEXANDRIA, VA 22306

RETTIG RICHARD L REV LIVING
TRUST
PO BOX 6044
KEY WEST, FL 33041

KLEINMAN LAWRENCE C AND
DANIELLE F
237 RAVENSCLIFF RD
ST DAVIDS, PA 19087

MARINE BANK
11290 OVERSEAS HWY
MARATHON, FL 33050

ELWELL CHRISTOPHER R
508 LOUISA ST
KEY WEST, FL 33040

IRWIN JOSEPH H AND CAROL D
132 HAWS LN
FLOURTOWN, PA 19031

DEUTSCH DANIEL AND JUDITH
8023 FENWAY RD
BETHESDA, MD 20817

DOUCETTE PAUL H
508 LOUISA ST
KEY WEST, FL 33040

1204 Simonton St.

- Legend**
- the Buffer
 - the Buffer Target
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: May 14, 2008 12:36 PM



Filer-Boyle



05/13/2008