

Key West Planning Board Meeting Agenda
January 15, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.b.3.

904C Simonton – Transient license transfer from nonconforming property located at 904C Simonton Street (HNC-1) to 718 Duval Street, located in the Historic Residential Commercial Core (HRCC-1) zoning district, per 122-1339 of the code (RE#00017460-000000 and RE# 00016100-000000).

**THE CITY OF KEY WEST
PLANNING DEPARTMENT
STAFF REPORT**



To: Planning Board
From: Brendon Cunningham 
Through: Amy Kimball-Murley, AICP, Planning Director
Meeting Date: January 15, 2009
Subject: **Transient License Transfer from 904C Simonton Street (RE#00017460-001800) to 718 Duval Street (RE# 00016100-000000).**
Transfer one (1) transient license to permit an existing non-transient dwelling to be used transiently.

SITE DATA

Sender Site

License Owner: Daniel Balbi
Agent: Adele V. Stones
Location: 904C Simonton Street RE # 00017460-001800
Zoning: HNC-1 (Historic Neighborhood Commercial)
Existing Use: Non-transient residential
Note: Transient License was removed from the property after purchase by the applicant
Proposed Use: Same

Receiver Site

Owner: Robert S. Bacon
Agent: Adele V. Stones
Location: 718 Duval Street, RE# 00016100-000000
Zoning: HRCC-1 (Historic Residential Commercial Core)
Existing Use: Non-Transient Residential
Proposed Use: Transient Rental

BACKGROUND

The receiver site is a building undergoing renovation. It consists of a commercial space on the first floor and two apartments on the second and third floor. The applicant would like to transfer one Transient License to the site with this application. This is one of two applications for transfer to this location.

RELEVANT CODE SECTIONS

The purpose of the ordinance outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce non-complying 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 Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

Section 122-1340 specifically notes that consistency with the purpose of the ordinance can form the basis for Planning Board action on the application. This report reviews the application under each of the provisions of the Purpose and determines whether the provisions are applicable and whether the applicant has demonstrated consistency.

Section 122-1339(a) states that a business tax receipt 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.

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.

Per Section 122-1340, the Planning Board will receive comments from the DRC and the recommendation of the planning department and may deny an application on the grounds of inconsistency with the purpose of the ordinance or a violation of the specific provisions of the ordinance. When approving an application, the Planning Board may impose conditions, including but not limited to: physical modifications and the filing of deed restrictions, in order to assure the continuation of permanent residential housing, the preservation of community character and that the transfer advances the purposes of this division. The decision of the Planning Board shall be final.

ANALYSIS

This is a request to transfer one transient license from 904C Simonton Street to 718 Duval Street. The sender site has already been converted to a non-transient residential use and the license was sold separately from the unit and held pending transfer to an appropriate site.

The sender property is located in the HNC-1 zoning district, which allows transient uses; however, the ordinance specifically allows this district to be a sender site when licenses alone are being transferred. The receiver site is in the HRCC-1 zoning district, which allows for transient use. The transient license is from a two bedroom 1200 square foot house and the proposed receiver site is an 1100 square foot two bedroom apartment. The unit sizes and room

configuration appear comparable and appear to maintain the same number of occupants from sender to receiver site.

TABLES

Criteria	Proposal	Complies Yes or No
Sender Site		
Has transient licenses from City	Unassigned License Number 2887	Yes
The units are lawful & have been counted in BPAS		Yes
Remaining # of rooms to same / does not increase BPAS count		Yes
Final use conforms with LDRs	Non-Transient Residential	Yes
Development review process required for proposed construction / redevelopment	N/A, existing unit	Yes
Mortgagee consents to transfer	N/A, property owned outright	Yes
Receiver Site		
Transient use is allowed or the use is residential	Receiver zoning district is: HRCC-1, Transient Rentals are permitted	Yes
Complies with density	No change in density proposed	Yes
The transient units retain BPAS (ROGO) equivalency	1 equivalent license would be transferred to an existing apartment	Yes
New construction is not located in the "V" zone	N/A	N/A
Homeowners or Condo Assoc. has approved	N/A	N/A
General		
BPAS equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Complies with general intent		Yes

RECOMMENDATION

The Planning Department recommends **approval** of the transfer of one transient license from 904C Simonton Street to 718 Duval Street based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance regarding relative size (122-1339 (b)) of each unit and that the transfer supports the purpose of the ordinance, including the maintenance of permanent residential housing.

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ORIGINAL

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

November 17, 2008

Amy Kimball-Murley, Planning Director
City of Key West
PO Box 1409
Key West, FL 33040



Re: Transient License Transfers to 718 Duval Street

Dear Mrs. Kimball-Murley:

This week I am submitting two (2) application packages for the transfer of two (2) transient licenses to a single receiver site located in the HRCC-1 District. The sender sites are (historically) La Brisa Condominiums at 1901 South Roosevelt Boulevard and 904C Simonton Street. Both licenses have been maintained by Carolyn Walker as "unassigned" since 2005 when the transient use of each of those residential locations was extinguished and the license ownership transferred to third parties having no ownership interest in the original sender site.

The severing of the ownership of the two (2) licenses from the sender site real estate has made some of the required sender site information inaccessible to the license holder making application for the transfer. I have used the best information available to me to complete the application, but strictly speaking, the submittals are not what is specified as the required attachments for the Sender Sites.

Additionally, the floor plans of the two (2) units at the receiver site are not easy to understand as each unit (2 bedroom/2 bathroom) has an upstairs/downstairs component located on the second and third floor of a three story building on Duval Street. The ground floor (1st story) is commercial/retail space.

I am submitting the two applications fourteen (14) days in advance of the December 1, 2008 deadline in the hope that with early staff review I will have the opportunity to answer any questions you may have and to ensure otherwise problem free processing of the two applications.

I will be out of the office Thanksgiving week, but available this week to answer any questions you may have regarding the applications.

Sincerely,

A handwritten signature in cursive script that reads "Adele V. Stones".

Adele V. Stones

AVS/cms

c: clients

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** fees of **\$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. Deliver the **original and 17 copies** to the Planning Department at 604 Simonton Street. 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

After going to the DRC and **before** going to the Planning Board we will need an **ADDITIONAL 18 complete sets of the application.**



A. Fill in the following information.

Sender Site

Receiver Site

Name(s) of Owner(s):

Name(s) of Owner(s):

Daniel Balbi

Robert S. Bacon, Jr.

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Adele V. Stones

Adele V. Stones

Address: 221 Simonton Street

221 Simonton Street

Key West, FL 33040

Key West, FL 33040

Telephone Number(s) (305) 294-0252

Telephone Number(s) (305) 294-0252

FAX (305) 292-5442

FAX (305) 292-5442

Address of Site

Address of Site

904C Simonton Street

718 Duval Street

RE# 00017460-000000

RE# 00016100-000000

For Sender Site:

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

Legal description See deed attached



Current use: residential

Number of existing transient units: 0 currently

Size of site 1,233 sf Number of existing city transient rental licenses: 0

What is being removed from the sender site? 1 transient license

What are your plans for the sender site? The sender site has been returned to residential rental. The transient license is classified as "unassigned" by the City Licensing department since 2005.

For Receiver Site:

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

Legal description See deed attached

Current use: Commercial downstairs, two (2) residential units upstairs

Size of site: 3,165 sf land Number of existing city transient rental licenses: 0
Each unit approximately 1,210 sf

Number of existing transient and/or residential units: two (2) residential

Existing non-residential floor area 1,500 sf

What will be transferred to the receiver site? 1 transient license for each unit.

What are your plans for the receiver site? The unit(s) receiving transient licenses will be offered for short term (transient rental) when not occupied by the owner.

Sender Site: Current Owner Information



FOR INDIVIDUALS

1. NAME Daniel Balbi

2. NAME _____

ADDRESS 32 Key Haven Road

ADDRESS _____

Key West, FL 33040

TELEPHONE(1) (305) 924-8576

TELEPHONE(1) _____

(2) _____

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____

B. STATE/COUNTRY OF INCORPORATION _____

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

D. NAMES OF OFFICERS AND DESIGNATIONS

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 Robert S. Bacon, Jr.

2. NAME _____

ADDRESS PO Box 423

ADDRESS _____

Point Clear, AL 36564

TELEPHONE(1) (251) 928-8026

TELEPHONE(1) _____

(2) _____

(2) _____

FAX (251) 929-0703

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____

B. STATE/COUNTRY OF INCORPORATION _____

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

D. NAMES OF OFFICERS AND DESIGNATIONS

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 _____

REQUIRED ATTACHMENTS
Sender Site

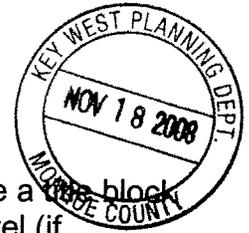


1. Current to-scale, site survey
2. Current to-scale floor plans which include: a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
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. Site plans shall meet the requirements of Section 108.237.
7. Proposed floor plans if changed for future use. Floor plans shall include a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
8. Detailed description of how use of transient rental units will be extinguished
9. Other _____

Receiver Site

1. Current to-scale, site survey
2. Current to-scale floor plans which include: a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
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. Site plans shall meet the requirements of Section 108.237.
7. Proposed floor plans if changed for future use. Floor plans shall include a site block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
8. Other _____



~NOTE: The above items constitute one complete application package. An additional 17 sets of this package is also 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
904C Simonton Street In the City of Key

West, Florida, RE# 00017460-000000 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 Adele V. Stones Date: 11/17/08

Adele V. Stones, FNB 331880 Attorney
 print name designation

Signature Adele V. Stones Date: 11/17/08

Subscribed and sworn to or affirmed before me on 11/17/08 by

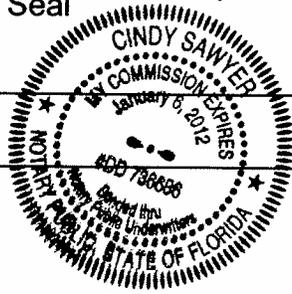
Adele V. Stones, personally known to me or

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

718 Duval Street In the City of Key

West, Florida, RE# 00016100-000000 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 Adele V. Stones Date: 11/17/08

Adele V. Stones, FBN 331880 Attorney
print name designation

Signature _____ Date: _____

Subscribed and sworn to or affirmed before me on 11/17/08 by

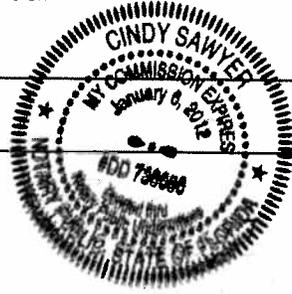
Adele V. Stones, personally known to me or

presenting personally known identification.

Cindy Sawyer
Notary Public Signature, Seal

Name printed _____ Title _____

Commission, Date _____





Application for Transfer of Transient Units and / or Licenses

Sender Site: 904C Simonton Street
Receiver Site: 718 Duval Street

SENDER SITE REQUIRED ATTACHMENTS

THE CITY OF KEY WEST - OL
Special Notes Display

10/06/08
15:25:11

Property address : UNASSIGNED - TRANSIENT
Business name : BALBI, DANIEL

Source	Code	Note	Date	License
BUSS	RMRK S	50022640011	5/20/95	
BUSS	RMRK S	SENT NOTICE TO PROCESS MEDALLION. NEEDS	12/02/03	
BUSS	RMRK S	TO PAY ALL.	12/02/03	
BUSS	RMRK S	CHANGED FROM CABANAS TO GLOSSMAN, FROM	6/20/05	
BUSS	RMRK S	904 SIMONTON, NOT YET ASSIGNED	6/20/05	
BUSS	RMRK S	CHANGED FROM GLOSSMAN TO BALBI	8/29/08	

Press Enter to continue.
F3=Exit F12=Cancel

Bottom

Control # 2887



This Indenture

Whereas said herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders, and, if used, the term "now" shall include all the dates herein described if more than one.

Made this 27th day of February A. D. 1986

Between GABRIEL CABANAS, a married man over the age of eighteen years of age

of the County of Monroe and State of Florida, party of the first part, and GEORGE CABANAS, a married man over the age of eighteen years of age, 904C Simonton Street, City of Key West,

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

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, ~~..... Dollars,~~ in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West, and known as Lot One (1) in Subdivision of Lots One (1) and Three (3) of Square Eight (8) of Tract Four (4), according to a diagram recorded in Book "I", Page 257, of the Monroe County, Florida Public Records.

Commencing at the corner of Simonton and Olivia Streets, and running thence along Simonton Street, in a South-easterly direction Fifty-one (51) feet and Three (3) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a North-westerly direction Fifty-one (51) feet and Three (3) inches;

(CONTINUED ON REVERSE SIDE)

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

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

Signed, Sealed and Delivered in Our Presence:

Sheila R. Roberson
Jay Watson

Gabriel Cabanas L.S.
GABRIEL CABANAS
DS Padd 506 Date 3-3-86 L.S.
MONROE COUNTY
DANNY L. KOLENICK Notary Public L.S.
By *Fernando Valle* D.C. L.S.

State of Florida

County of MONROE

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

GABRIEL CABANAS, a married man over the age of eighteen years to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at

Monroe Key West and State of Florida, this 27th day of February A. D. 19 86 .

Sheila R. Roberson
Notary Public
My Commission Expires 9-6-87

THIS INSTRUMENT PREPARED BY
ROBERTAN ELEDEN
417 5th St
KEY WEST, FLA. 33500

REC 09 67 010 4 10

426323



426323

OFF REC 0907 1100 4 11

thence at right angles in a Northeasterly direction along the line of Olivia Street, One Hundred (100) feet to the place of beginning.

The above referenced property is not the homestead of the Grantor herein. The Grantor herein resides at 528 Olivia Street, Key West, Florida.

Recorded in Official Record Book
in Monroe County, Florida
Record Verified
DANNY L. WOOD
Clark Sheriff



Quit-Claim Deed

Dated 19

This Indenture

Whereas said herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto, the use of the singular number shall include the plural and the plural the singular, the use of any gender shall include all genders, and if said, the term "note" shall include all the notes herein described of more than one.

Made this 27th day of February A. D. 1986

Between

GABRIEL CABANAS, a married man over the age of eighteen years of age

Monroe and State of Florida, of the County of Monroe, party of the first part,

and GEORGE CABANAS, a married man over the age of eighteen years of age, 904C Simonton Street, City of Key West

Monroe and State of Florida, party of the second part, **Witnesseth**, that the said party of the first part, for and in consideration of the sum of

Ten Dollars & other good and valuable considerations... Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West, and known as Lots One (1) and Two (2) in Subdivision of Lots One (1) and Three (3) of Square Eight (8) of Tract Four (4), according to a diagram recorded in Book "I", page 257, Monroe County, Florida Records. Commencing at the corner of Simonton and Olivia Streets, and running thence along Simonton Street in a Southeasterly direction One hundred and two (102) feet and Six (6) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction One Hundred and two (102) feet and Six (6) inches; thence at right angles in a Northeasterly direction along the line of Olivia Street, One Hundred (100) feet to the place of beginning.

The above referenced property is not the homestead of the Grantor herein.

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the said property, use, benefit and behoof of the said party of the second part.

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

Signed, Sealed and Delivered in Our Presence:

Sheila R. Roberson
Jay Watson

Gabriel Cabanas L.S.
GABRIEL CABANAS
L.S. Paid 30 L.S. 23-56
DANIEL ROBERTSON L.S.
By Daniel Robertson L.S.

State of Florida

County of MONROE

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

GABRIEL CABANAS, a married man over the age of eighteen to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, Monroe County of Florida, this 27th day of February, A. D. 19 86.

Sheila R. Roberson
Notary Public
My Commission Expires 9-6-87

THIS INSTRUMENT PREPARED BY
NESTORA BLEDEN
417 EAST...
KEY WEST, FLA. 33040
REC 0907 MID 405
426320



426321

REC 000000007

Part of Lot Eight (8) of S.M. Baldwin's subdivision of Lots One (1) and Three (3) of Square Eight (8) in the City of Key West, which said subdivision was recorded in Deed Record Book "I" Page 257, July 15, 1874, in Monroe County Records, which said part of Lot Eight (8) hereby conveyed commences at a point on the line dividing Lot Two (2) from said Lot Eight (8) in said Diagram, said point being distant from Olivia Street Seventy-five (75) feet and extending thence in a Southeasterly direction Twenty-five (25) feet to Lot Three (3) of said Diagram; thence at right angles in a Southwesterly direction Thirty-nine (39) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-five (25) feet; thence at right angles in a Northeasterly direction Thirty-Nine (39) feet Six (6) inches back to the place of beginning.

The above referenced property is not the homestead of the Grantor herein.



Quit-Claim Deed

Dated _____ 19 _____

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, executors and assigns of the respective parties herein, the use of the singular number shall include the plural and the plural the singular, the use of any gender shall include all genders, and, if used, the term "use" shall include all the uses herein described if more than one.

Made this 27th day of February A. D. 19 86

Between GABRIEL CABANAS, a married man over the age of eighteen years

of the County of Monroe and State of Florida, party of the first part,

and GEORGE CABANAS, a married man over the age of eighteen years, 904C Simonton Street, City of Key West

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

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations..... Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West, and known as a Part of Lot Eight (8) of S. M. Baldwin's Subdivision of Lots One (1) and Three (3) in Square Eight (8) in the City of Key West, which said subdivision is recorded in Book I, Page 257, Monroe County Records, July 15, 1874, which said part of Lot Eight (8) hereby conveyed has a front on Olivia Street of Thirty-Nine (39) feet and Six (6) inches and extends back at right angles therewith to a depth of Fifty (50) feet.

ALSO
A part of Lot Eight (8), according to said Baldwin's subdivision which commences at a point on the line intersecting Lots One (1) and Two (2) and dividing same from said Lot Eight (8) in said diagram, said point being distant from Olivia Street Fifty (50) feet and extending thence in a Southeasterly
(CONTINUED ON REVERSE SIDE)

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the ~~only~~ ^{sole} use, benefit and behoof of the said party of the second part.

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

Signed, Sealed and Delivered in Our Presence:

Sheila R. Roberson

Joy Watson

Gabriel Cabanas L.S.
GABRIEL CABANAS

50-3-3-86 S.

George Cabanas L.S.

George Cabanas L.S.

State of Florida

County of MONROE

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

GABRIEL CABANAS, a married man over the age of eighteen to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Monroe

Key West, this 27th day of February, A. D. 19 86.

February, A. D. 19 86.

Sheila R. Roberson
Notary Public
My Commission Expires 9-6-87

THIS INSTRUMENT PREPARED BY
MIRIAM ELDEN
417
KEY WEST, FLA. 30440
426322
REC 0067 MAR 04 08



THIS DOCUMENT WAS PREPARED BY
TUTELANCE...
ENTERED BY THE CLERK OF THE COUNTY OF MONROE

426322

REC'D & G. 7. 11. 06

direction Thirty-nine (39) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-five (25) feet; thence at right angles in a Northeasterly direction Thirty-nine (39) feet and Six (6) inches back to the place of beginning.

The above referenced property is not the homestead of the Grantor herein.

Recorded in Book 11, Page 426322
Nov 18 2006
Key West Planning Dept.
Clark County



Quit-Claim Deed

19

Dated

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1017931 Parcel ID: 00017460-000000

Ownership Details

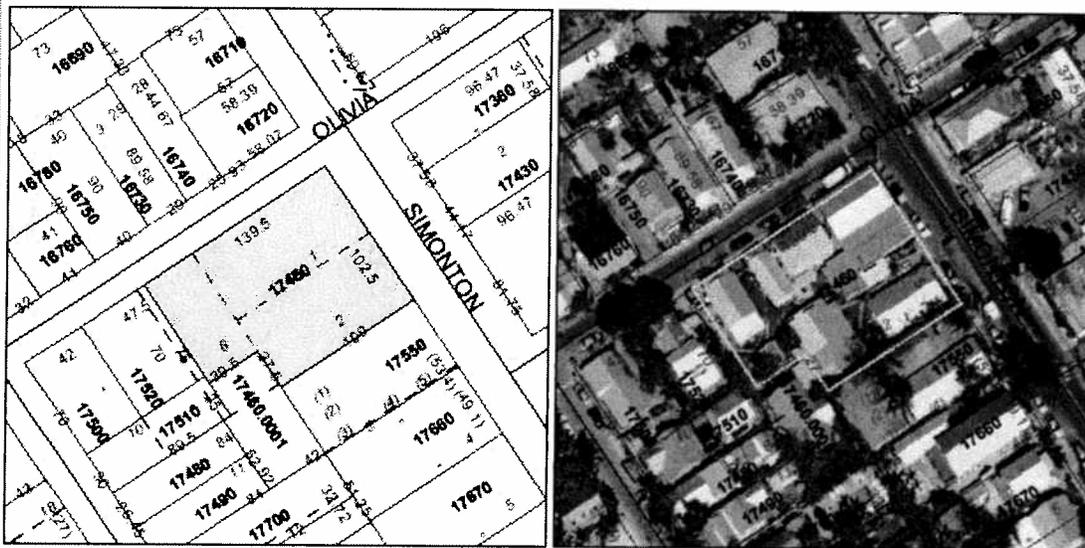
Mailing Address:
 CABANAS GEORGE
 904C SIMONTON ST
 KEY WEST, FL 33040



Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 900-904 SIMONTON ST & 528-532 OLIVIA ST KEY WEST
 Legal Description: KW PT LOT 1 SQR 8 TR 4 E1-546 G3-189 G9-85 G11-100 OR366-588/89 OR495-28 OR967-405 OR967-406 OR967-408/09 OR967-410/11 (RE 1747,1753 & 1754 W/THIS PARCEL FOR ASSMT PURPOSES 5-28-93 CMS)

Parcel Map



Exemptions

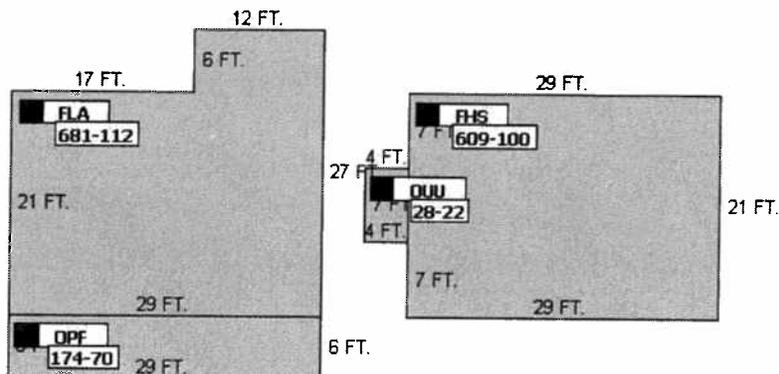
Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	51	100	5,125.00 SF
100D - COMMERCIAL DRY	51	140	8,073.00 SF

Building Summary

Number of Buildings: 6
 Number of Commercial Buildings: 1
 Total Living Area: 6198



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	681
2	OPF		1	1938		0.00	0.00	174
3	FHS	12:ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	609
4	OUU		1	1938		0.00	0.00	28

Building 904 C Details

Building Type R1
 Effective Age 27
 Year Built 1963
 Functional Obs 0
 Condition P
 Perimeter 162
 Special Arch 0
 Economic Obs 0
 Quality Grade 500
 Depreciation % 33
 Grnd Floor Area 1,233

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 CONCR FTR
 Bedrooms 2

Extra Features:
 2 Fix Bath 0
 3 Fix Bath 1
 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



Application for Transfer of
Transient Units and / or Licenses

Sender Site: 904C Simonton Street

Receiver Site: 718 Duval Street



RECEIVER SITE
REQUIRED ATTACHMENTS

Prepared By and Return To:

Keys Title and Abstract Company
631 Whitehead Street
Key West, Florida 33040

Grantee Name and S.S. #:
ROBERT S. BACON, JR.

Grantee Name and S.S. #:

62870

MONROE COUNTY
OFFICIAL RECORDS

FILE #1049240
BK#1500 PG#801

RCD Feb 27 1998 10:55AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 7052.50
02/27/1998 DEP CLK

Space Above for Court House Use

This Indenture,

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

Made this 20th day of February, 1998 A.D.

Between

MANUEL J. MARCIAL and INGEBOG MARCIAL, his wife, of the County of Monroe, in the State of Florida, party of the first part, and ROBERT S. BACON, JR., a single man, and whose address is: 433 Redstone Blvd., Redstone, Colorado 81623, of the County of _____, in the State of Colorado, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED

Subject To: Taxes and assessments for the year 1998 and subsequent years.
Subject To: Limitations, conditions, restrictions and easements of record, if any.

Property Appraiser's Parcel Identification Number: 1610

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

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

Signed, Sealed and Delivered in Our Presence:

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

MANUEL J. MARCIAL

INGEBORG MARCIAL

L.S.

L.S.

L.S.

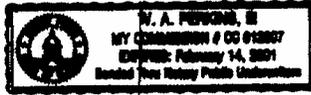
L.S.



State of Florida
County of Monroe

FILE #1049240
BK#1500 PG#802

The foregoing instrument was acknowledged before me this 20th day of February, 1998, by MANUEL J. MARCIAL and INGEBORG MARCIAL, his wife, who is personally known to me or who has produced Driver's License as identification and who did (did not) take an oath.



Signature [Handwritten Signature]
Printed Name W.A. Perkins, II
Title NOTARY
Serial#, if Any _____

Warranty
Deed



FILE #1049240
BK#1500 PG#803

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT "A"

In the City of Key West, County of Monroe, State of Florida, and known on Simonton and Wall's Addition to the said City of Key West, as the Southeasterly Half of the One-Half of Lot Three (3) of Tract Four (4), Commencing at a point on the Southwesterly side of Duval Street Northwestery One Hundred and Twenty Three (123) feet and Eight (8) inches from Petronia Street; thence at right angles in a Southwesterly direction One hundred Twenty One (121) feet; thence at right angles in a Northwestery direction Twenty Six (26) feet and Two (2) inches, thence at right angles in a Northeastery direction One Hundred Twenty One (121) feet out to Duval Street; thence at right angles along Duval Street in a Southeasterly direction Twenty Six (26) feet and Two inches to the Point of Beginning.



Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1016489 Parcel ID: 00016100-000000

Ownership Details

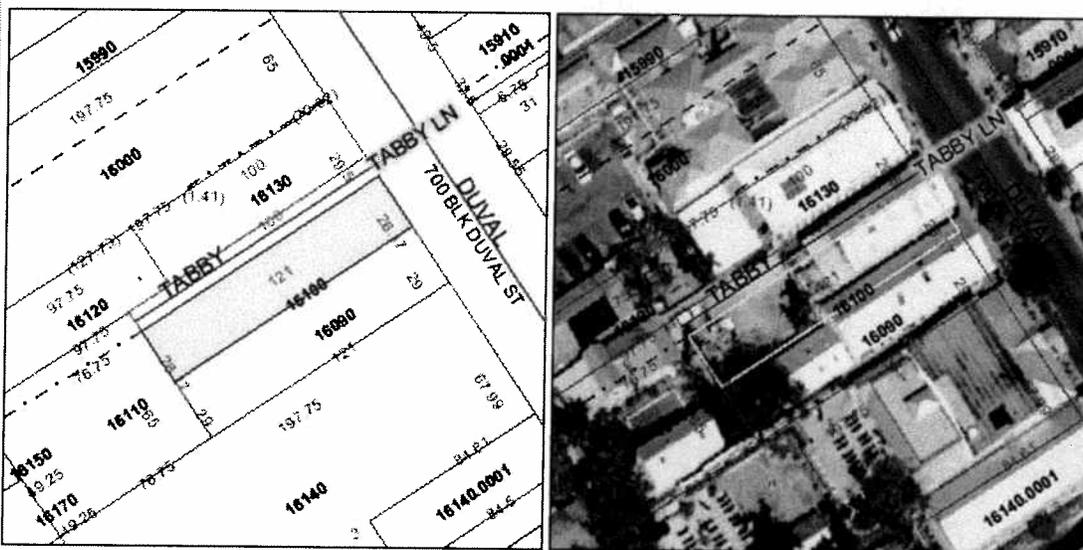
Mailing Address:
 BACON ROBERT S JR
 P O BOX 423
 POINT CLEAR, AL 36564



Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
 Millage Group: 11KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 718 DUVAL ST KEY WEST
 Legal Description: KW PT LOT 3 SQR 3 TR 4 G58-294/95 OR477-246/47 OR667-877/78 PROBATE DOCKET #82-223 CASE #82-223-CP-12 OR918-2247RS OR921-794/95 OR1500-801/03(CW)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,165.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2500
 Year Built: 1935

Building 1 Details

Building Type	Condition F	Quality Grade 400
Effective Age 18	Perimeter 328	Depreciation % 23
Year Built 1935	Special Arch 0	Gmd Floor Area 2,500
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type
Heat 1
Heat Src 1

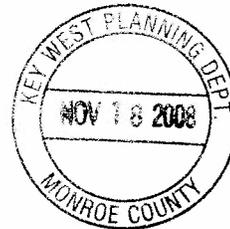
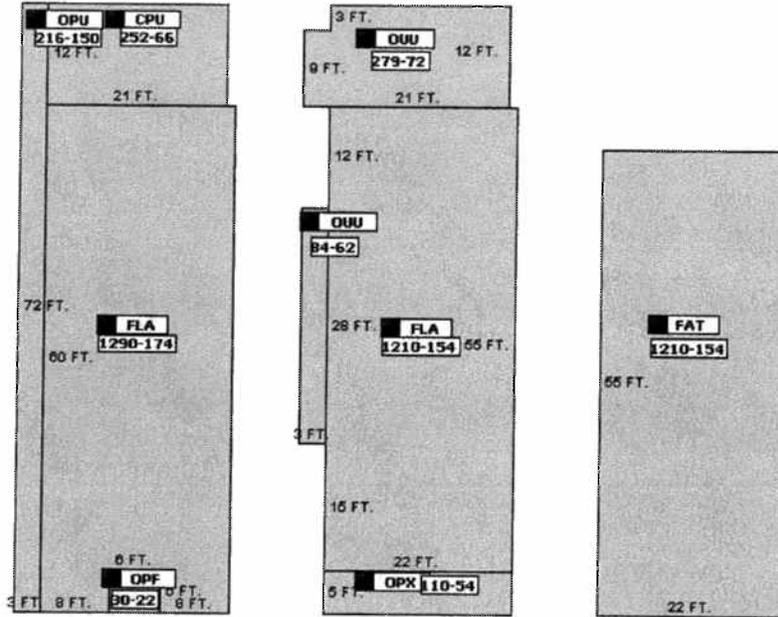
Roof Cover
Heat 2
Heat Src 2

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 14

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					1,290
2	CPU		1	1992					252
3	OPU		1	1992					216
4	OPF		1	1992					30
5	OUF		1	1992					110
6	FLA		1	1992					1,210
7	OOU		1	1992					84
8	OOU		1	1992					279
9	FAT		1	1992					1,210

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1983	1984	3	20
2	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

Appraiser Notes

718 DUVAL STREET - TPP8810571- RENTAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9	08-0275	02/01/2008	9,000	Commercial	INSTALL THREE 2TON AC SYSTEMS
1	B94-0978	03/01/1994	1,000	Commercial	STORM PANELS FRONT WINDOW

2	B94-1625	05/01/1994	12/01/1994	750	Commercial	RE-CENTER EXISTING DOOR
3	97-0330	02/01/1997	10/01/1997	1,600	Commercial	MECHANICAL
8	08-0199	01/28/2008		10,000	Commercial	INSTALL TWENTY 20 NEW FIXTURES
7	07-4243	09/10/2007	09/10/2007	18,000	Commercial	PERMIT REVISION 1ST FLOOR FOUNDATION
5	07-0565	02/08/2007		2,000	Commercial	INTERIOR WORK ,INSTALL 600 SQ FT TILE ON THR FIRST FLOOR
6	06-1373	04/03/2007		185,000	Commercial	RENOVATION OF THE SECOND FLOOR REAR ADDITION, PERMIT REVISION CANTILEVER DECK
4	06-0838	02/10/2006	07/27/2006	1,200	Commercial	REPLACE SIDING AS PER HARC



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
2008	261,908	640	1,140,641	1,403,189	1,403,189	0	1,403,189
2007	188,106	640	807,075	760,490	760,490	0	760,490
2006	195,435	640	284,850	760,490	760,490	0	760,490
2005	195,435	640	253,200	680,332	680,332	0	680,332
2004	200,304	640	189,900	680,332	680,332	0	680,332
2003	200,304	640	155,085	680,332	680,332	0	680,332
2002	200,304	640	155,085	680,332	680,332	0	680,332
2001	200,304	640	155,085	576,263	576,263	0	576,263
2000	207,633	640	132,930	509,263	509,263	0	509,263
1999	185,197	640	132,930	282,098	282,098	0	282,098
1998	110,388	640	132,930	282,098	282,098	0	282,098
1997	128,534	640	126,600	282,098	282,098	0	282,098
1996	116,849	640	126,600	249,653	249,653	0	249,653
1995	116,849	720	126,600	249,653	249,653	0	249,653
1994	116,849	800	126,600	236,513	236,513	0	236,513
1993	116,849	880	126,600	204,608	204,608	0	204,608
1992	107,143	960	126,600	204,608	204,608	0	204,608
1991	107,143	1,040	126,600	204,608	204,608	0	204,608
1990	88,389	2,138	91,864	204,608	204,608	0	204,608
1989	88,389	2,138	91,152	189,289	189,289	0	189,289
1988	82,097	2,138	76,910	161,145	161,145	0	161,145
1987	80,721	2,138	39,149	127,337	127,337	0	127,337
1986	80,949	2,138	38,018	116,812	116,812	0	116,812
1985	76,325	2,138	30,394	109,737	109,737	0	109,737
1984	76,150	2,138	30,394	130,693	130,693	0	130,693
1983	76,150	2,138	19,914	98,202	98,202	0	98,202
1982	79,048	2,138	17,083	98,269	98,269	0	98,269

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.

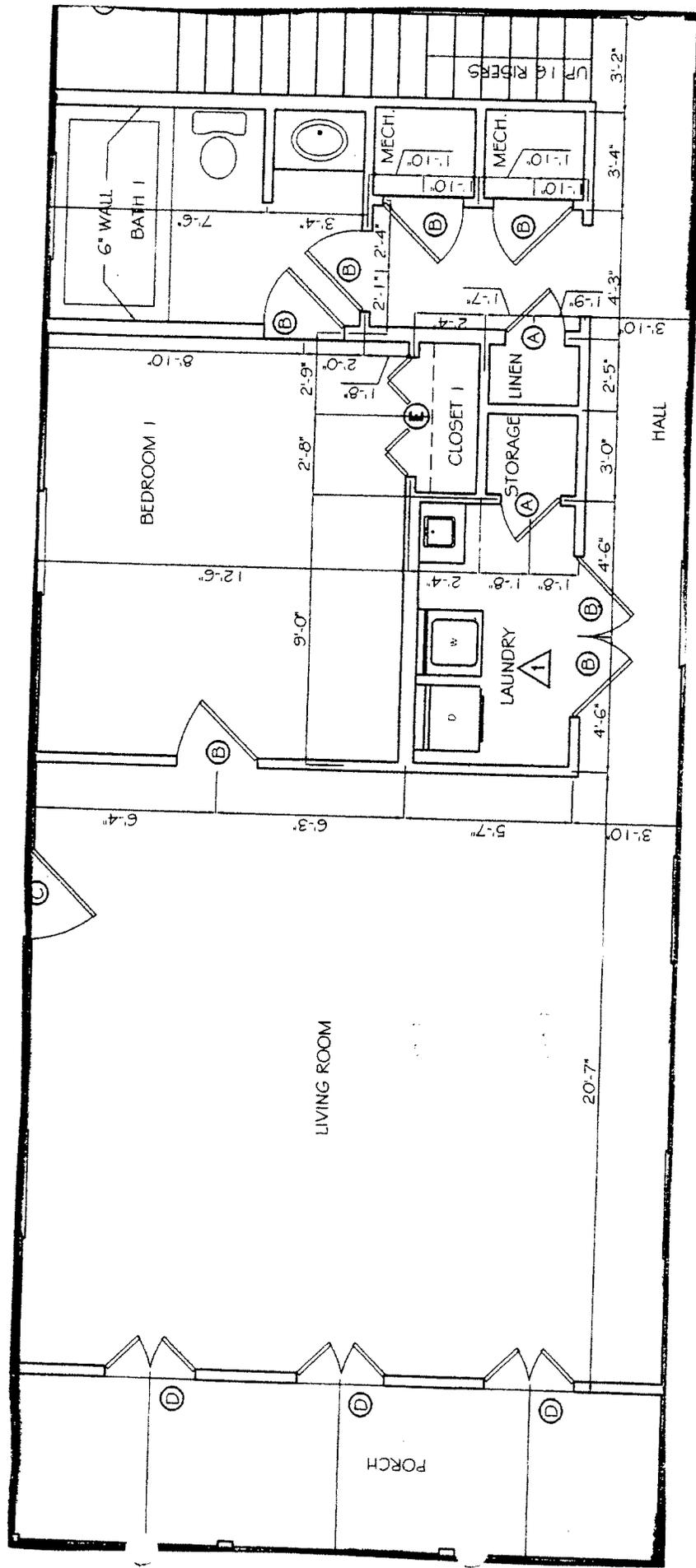
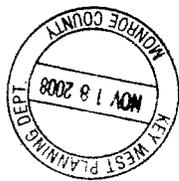
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1998	1500 / 0801	1,007,500	WD	Q
9/1/1984	921 / 794	94,000	WD	Q
2/1/1971	667 / 877	7,500	00	Q

This site is currently in BETA testing, any comments or feedback about this site are appreciated. Click the [Contact Us](#) link to submit comments or feedback to the website administrator. We appreciate your patience through this transition.

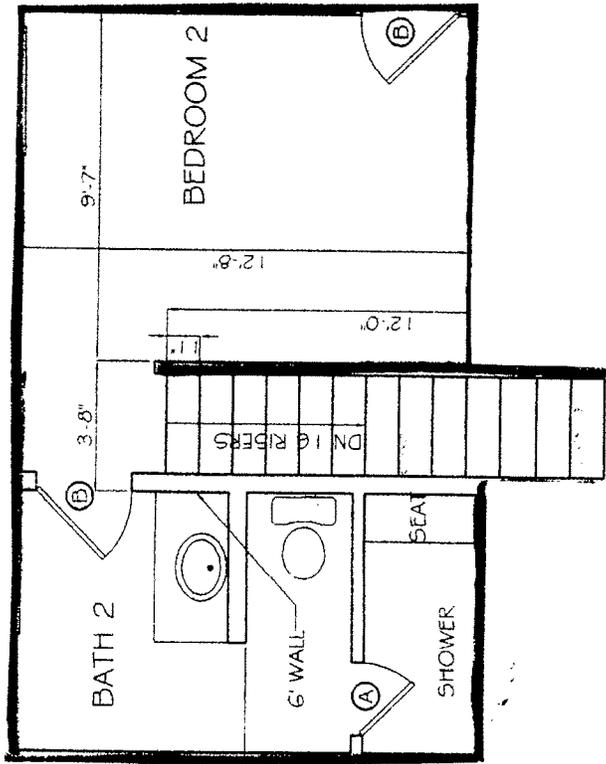
This page has been visited 92,915 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

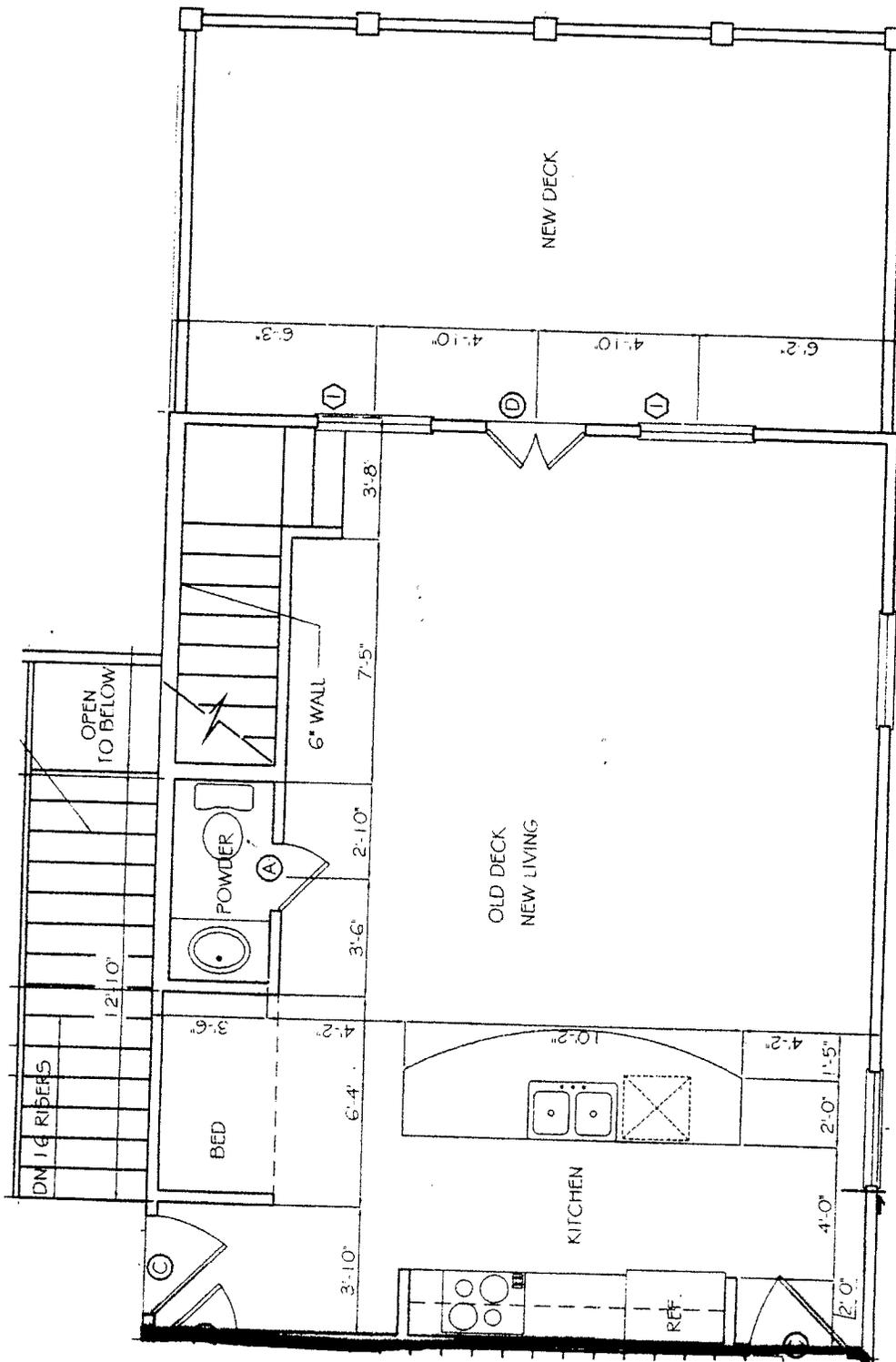




UNIT 1 - 2ND FLOOR



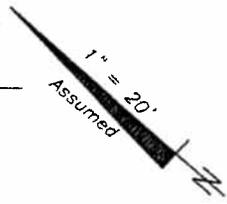
UNIT 1 - 3RD FLOOR



UNIT 2 - 2ND FLOOR



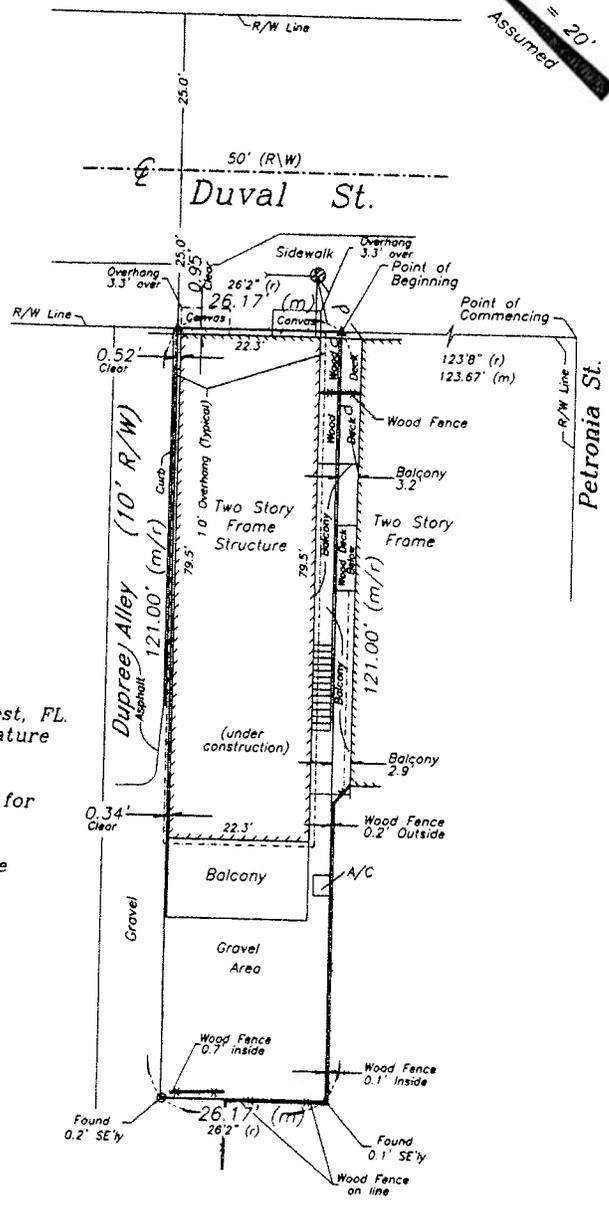
Boundary Survey Map of part of Lot 3, Tract 4, Island of Key West, Florida



LEGEND

- Found 1/2" Iron Pipe (No 10)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 718 Duval Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Adjainers are not furnished.
 9. Date of field work: July 7, 2008.
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. This survey is not assignable.



BOUNDARY SURVEY OF: In the City of Key West, County of Monroe and State of Florida, and known on Simonton and Wall's Addition to the said City of Key West, as the Southeasterly half of the One-Half of Lot Three (3) of Tract Four (4), Commencing at a point on the Southwesterly side of Duval Street Northwesterly One Hundred and Twenty Three (123) feet and Eight (8) inches from Petronia Street; thence at right angles in a Southwesterly direction One hundred Twenty One (121) feet; thence at right angles in a Northwesterly direction Twenty Six (26) feet and Two (2) inches; thence at right angles in a Northeasterly direction One Hundred Twenty One (121) feet out to Duval Street; thence at right angles along Duval Street in a Southeasterly direction Twenty Six (26) feet and Two inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Robert Bacon;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

July 8, 2008

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

Occupational License Transfer Application

14154

City of Key West
City Hall Annex
POB 1409
Key West, FL 33041
(305) 809-3971 fax (305) 809-3978

Date applied 6/20/05

License # 2887
Fee \$ 3.00

Change of location
 Change of ownership

Type of License and Category: one transient license

Business Name: _____

New Owner: X RUDOLF GLOSSMANN TRUST dated 3/8/2005

Previous Owner: Calunas

New Address: unassigned

Previous Address: 904 SIMONTON

Mailing Address: X P.O. BOX 2070

Phone: X 305 304 2795

KEY WEST FL 33045

SS # / EIN #: X 769-05-7665

Bill of Sale

Liability / Worker's comp

Sales Tax Number 3118 Flagler Ave 292-6735

Fire inspector 292-8179

Lease or deed

Grease trap inspection 292-8131

Corporate registration

Fictitious name registration

State inspection / license 305-470-6900 (Dep Ag)
850-487-1395 #3, #1 (DBPR)

Proof of commercial garbage (Waste Mgmt 296-8297)

Local occupational license from home base

If change of location, previous use of property: _____

X RUDOLF GLOSSMANN
Applicant name (printed) TRUSTEE

[Signature]
Applicant Signature

6/20/2005
Date

State of Florida County of Monroe

The foregoing instrument was acknowledged before me this 20 day of June, 2005, by _____

X [Signature]
Notary Public, State of Florida

(SEAL)

Personally known or produced i.d. _____



Carolyn Walker
MY COMMISSION # DD250481 EXPIRES
November 8, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

Licensed in accordance with Chapter 66, Key West Code of Ordinances

Approved [Signature] Denied (reason) _____

Licensing Official _____ Date 6/20/05

ASSIGNMENT OF RESIDENTIAL TRANSIENT LICENSE NUMBER 2887

KNOW ALL MEN BY THESE PRESENTS, that GEORGE CABANAS, in consideration of: TEN and no/100 Dollars (U.S.\$10.00), lawful money of the United States, and other good and valuable consideration, in hand paid and delivered by RUDOLF GLOSSMANN as Trustee of the RUDOLF GLOSSMANN TRUST dated 3/8/05 the receipt whereof is hereby acknowledged, assigns and transfers unto RUDOLF GLOSSMANN as Trustee of the RUDOLF GLOSSMANN TRUST dated 3/8/05 their right, title and interest in that certain ONE RESIDENTIAL TRANSIENT RENTAL LICENSE

LICENSE NUMBER ^{Medation} 05 06259
License # 2887

TO HAVE AND TO HOLD the same unto the said RUDOLF GLOSSMANN as Trustee of the RUDOLF GLOSSMANN TRUST dated 3/8/05, and/or his assigns forever.

AND the Assignor hereby covenants that the said assigned Residential Transient Rental License is free from claims or interest or any third party.

DATED this 9th day of May, 2005

George Cabanas
GEORGE CABANAS

Witness 1 sign: [Signature]
print: JOANNA NOCUN

Witness 2 sign: [Signature]
print: MARCIL L. ROSE

STATE OF FLORIDA
COUNTY OF MONROE

I Hereby Certify, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, GEORGE CABANAS to me well known to be the individual described in and who executed the foregoing instrument, or produced Valid FL DL as identification and acknowledged before me that he executed the same for the purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 9th day of May, 2005.

[Signature]
MARCIL L. ROSE



MARCIL L. ROSE
MY COMMISSION # DD 285631
EXPIRES: May 28, 2008
Bonded Thru Budget Notary Services

904C Simonton

- Legend
- the Buffer
 - the Buffer/Target
 - Real Estate Number
 - Parcel Lot 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: December 31, 2008 10:44 AM



Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1017931 Parcel ID: 00017460-000000

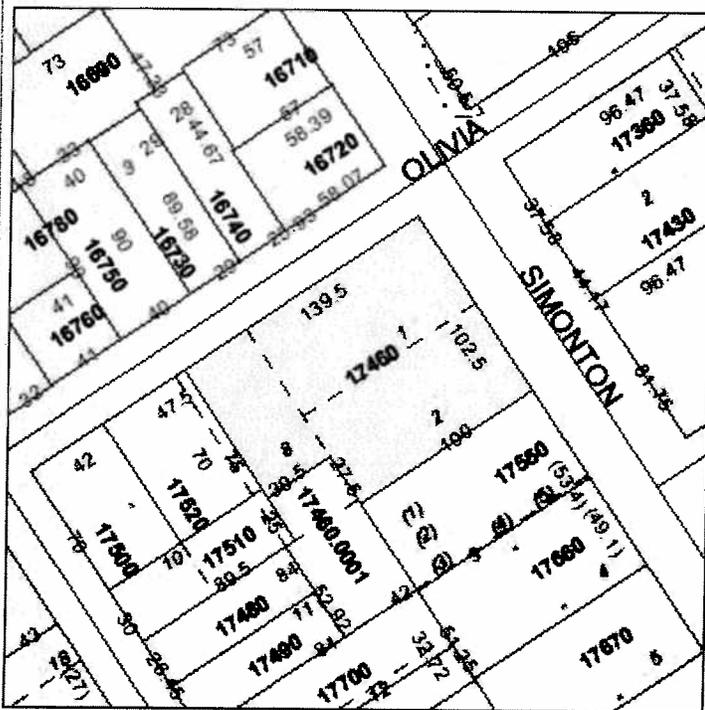
Ownership Details

Mailing Address:
 CABANAS GEORGE
 904C SIMONTON ST
 KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 900-904 SIMONTON ST & 528-532 OLIVIA ST KEY WEST
 Legal Description: KW PT LOT 1 SQR 8 TR 4 E1-546 G3-189 G9-85 G11-100 OR366-588/89 OR495-28 OR967-405 OR967-406 OR967-408/09 OR967-410/11 (RE 1747, 1753 & 1754 W/THIS PARCEL FOR ASSMT PURPOSES 5-28-93 CMS)

Parcel Map



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	51	100	5,125.00 SF
100D - COMMERCIAL DRY	51	140	8,073.00 SF

Building Summary

Number of Buildings: 6
Number of Commercial Buildings: 1
Total Living Area: 6198
Year Built: 1938

Building 528 Details

Building Type R1
Effective Age 18
Year Built 1948
Functional Obs 0

Condition A
Perimeter 114
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 25
Grnd Floor Area 722

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

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

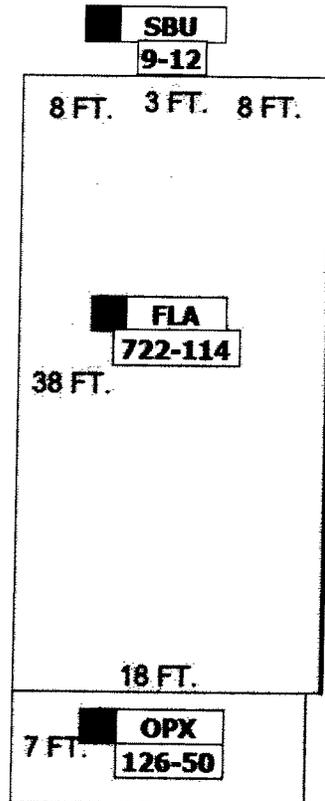
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 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:

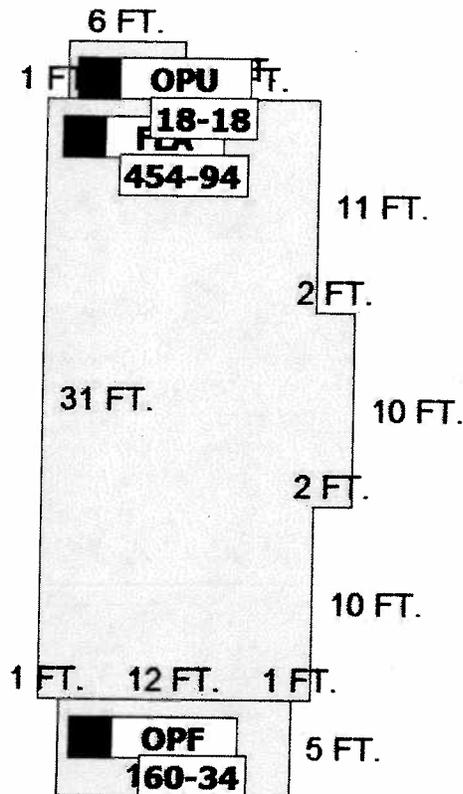
Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	722
2	OPX		1	1948		0.00	0.00	126
4	SBU		1	1992		0.00	0.00	9

Building 530 Details

Building Type R1 **Condition A**
Effective Age 18 **Perimeter** 94 **Quality Grade** 450
Year Built 1948 **Special Arch** 0 **Depreciation %** 25
Functional Obs 0 **Economic Obs** 0 **Grnd Floor Area** 454

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
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	1948	N N	0.00	0.00	454
2	OPF		1	1948		0.00	0.00	60

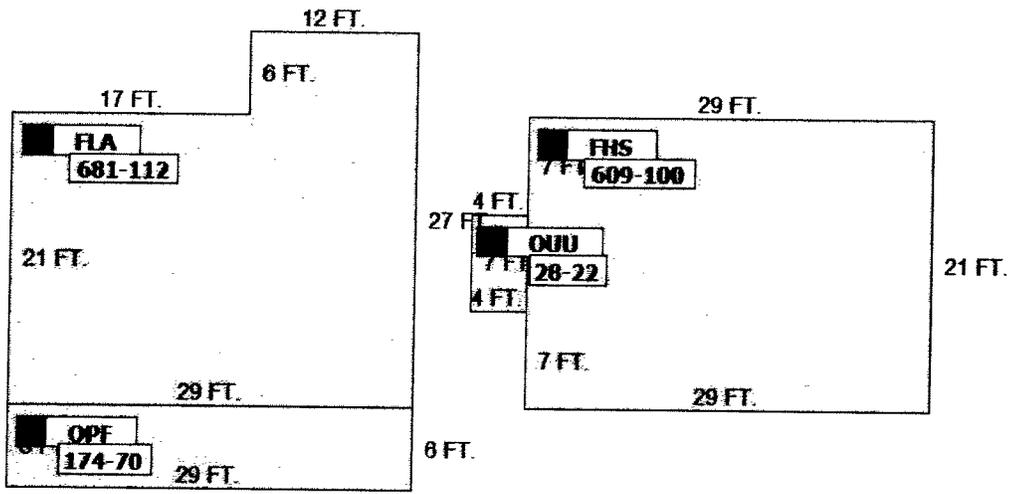
3 OPU 1 1948 0.00 0.00 18

Building 532 Details

Building Type R2 **Condition** A **Quality Grade** 500
Effective Age 18 **Perimeter** 112 **Depreciation %** 25
Year Built 1938 **Special Arch** 0 **Grnd Floor Area** 681
Functional Obs 0 **Economic Obs** 0

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 NONE **Heat 2** NONE **Bedrooms** 2
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	1938	N N	0.00	0.00	681
2	OPF		1	1938		0.00	0.00	174
3	FHS	12:ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	609
4	OUU		1	1938		0.00	0.00	28

Building 904 C Details

Building Type R1
 Effective Age 28
 Year Built 1963
 Functional Obs 0

Condition P
 Perimeter 162
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 34
 Grnd Floor Area 1,233

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

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

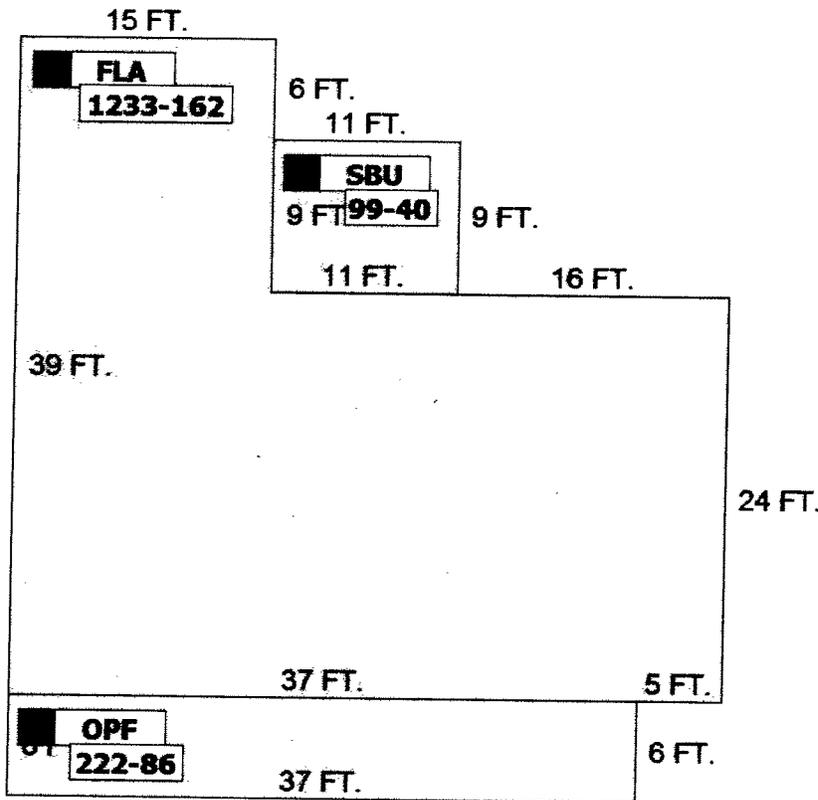
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 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	5:C.B.S.	1	1963	N	N	0.00	0.00	1,233
2	OPF		1	1963			0.00	0.00	222
3	SBU	1:WD FRAME	1	1992	N	N	0.00	0.00	99

Building 900/902 Details

Building Type
 Effective Age 20
 Year Built 1958
 Functional Obs 0

Condition A
 Perimeter 184
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 2,100

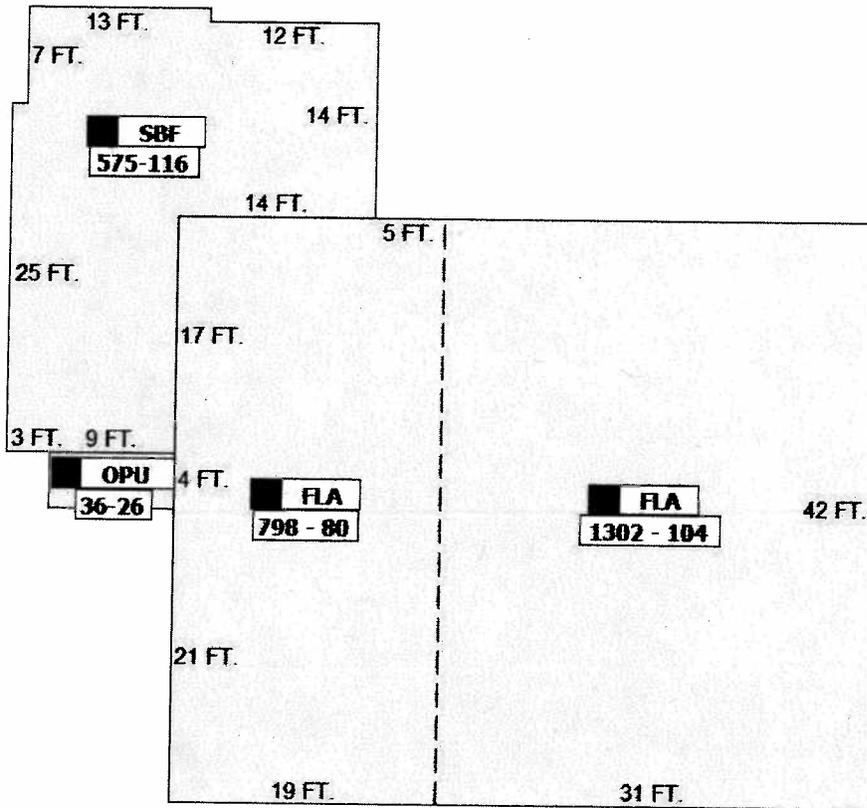
Inclusions:

Roof Type

Roof Cover

Foundation

Heat 1	Heat 2	Bedrooms 0	
Heat Src 1	Heat Src 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	Fireplaces	0
Extra Fix	11	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	SBF	1:WD FRAME	1	1992					575
2	OPU		1	1958					36
3	FLA		1	1958					798
4	FLA		1	1958					1,302

Building 904 A/B Details

Building Type R2
Effective Age 28
Year Built 1963
Functional Obs 0

Condition P
Perimeter 132
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 34
Grnd Floor Area 1,008

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

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

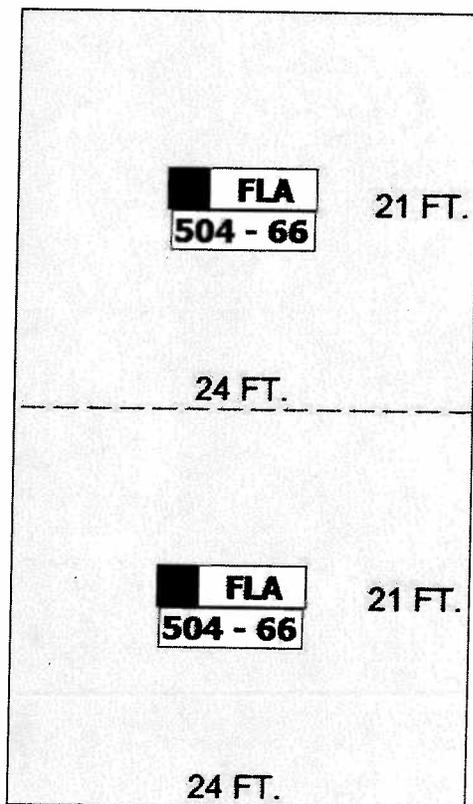
Foundation CONCR FTR
Bedrooms 2

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
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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	5:C.B.S.	1	1963	N	N			504
2	FLA	5:C.B.S.	1	1963	N	N			504

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1988	1989	3	20
2	AC2:WALL AIR COND	2 UT	0	0	1983	1984	1	20
3	PT3:PATIO	390 SF	0	0	1962	1963	1	50
4	FN2:FENCES	408 SF	136	3	1987	1988	2	30
5	PT3:PATIO	311 SF	0	0	1963	1964	2	50
6	PT2:BRICK PATIO	36 SF	0	0	1967	1968	2	50
7	UB2:UTILITY BLDG	110 SF	11	10	1963	1964	3	50
8	CL2:CH LINK FENCE	120 SF	30	4	1964	1965	1	30

Appraiser Notes

900 SIMONTON - BOBBY'S MONKEY BAR, 902 SIMONTON - CABANAS PRINTING CO.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 00-1290	05/15/2000	08/07/2000	2,000	Residential	ELECTRICAL
2 02-1449	05/30/2002	10/03/2002	1,800	Residential	V-CRIMP ROOF
8 07-5211	11/28/2007	02/28/2008	500	Residential	DEMO EXISTING CARPORT ROOF
3 05-0241	01/26/2005	08/10/2006	3,000	Residential	REPLACE/REPAIR FLOOR & SIDING, PAINT WHITE.
7 06-0730	02/07/2006	08/10/2006	2,450	Residential	REPLACE SEWERLINE.
4 05-0286	01/31/2005	08/10/2006	6,000	Residential	INSTALL V-CRIMP ROOF COVER OVER ASPHALT SHINGLES
5 05-0404	02/09/2005	08/10/2006	1,000	Residential	ELECTRICAL PERMIT
6 05-0403	02/09/2005	08/10/2006	2,000	Residential	PLUMBING PERMIT

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
2008	687,719	4,374	1,042,450	1,555,091	1,438,768	25,000	1,413,768
2007	641,809	4,189	1,484,776	1,555,091	1,427,276	25,000	1,402,276
2006	643,694	4,057	1,065,739	1,000,000	893,675	25,000	868,675
2005	639,463	4,100	1,121,830	650,000	623,782	25,000	598,782
2004	606,243	4,157	923,860	525,007	525,007	25,000	500,007
2003	606,243	4,200	305,731	525,007	525,007	25,000	500,007
2002	337,379	4,243	305,731	525,007	525,007	25,000	500,007
2001	338,546	4,300	376,351	525,007	525,007	25,000	500,007
2000	338,546	2,229	304,561	525,007	525,007	25,000	500,007
1999	318,292	2,275	304,561	525,007	525,007	25,000	500,007
1998	267,407	2,326	304,561	525,007	525,007	25,000	500,007
1997	267,407	2,374	271,745	525,007	525,007	25,000	500,007
1996	254,057	2,422	271,745	528,224	528,224	25,000	503,224
1995	254,057	2,468	271,745	528,270	528,270	25,000	503,270
1994	254,057	2,556	271,745	528,358	528,358	25,000	503,358
1993	254,057	2,691	271,745	528,493	528,493	25,000	503,493
1992	119,237	0	102,500	221,737	221,737	0	221,737
1991	119,237	0	102,500	221,737	221,737	0	221,737
1990	104,466	0	78,156	182,622	182,622	0	182,622
1989	104,466	0	76,875	181,341	181,341	0	181,341
1988	86,201	0	66,625	152,826	152,826	0	152,826
1987	79,657	0	43,947	123,604	123,604	0	123,604
1986	79,947	0	43,050	122,997	122,997	0	122,997
1985	78,094	0	43,050	121,144	121,144	0	121,144
1984	76,096	0	43,050	119,146	119,146	0	119,146
1983	76,254	0	21,675	97,929	97,929	0	97,929
1982	74,333	0	17,952	92,285	92,285	0	92,285

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.

This page has been visited 154,538 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

MCOLSON CORPORATION
601 TRUMAN AVE
KEY WEST, FL 33040

MERLINN INN INC
811 SIMONTON STREET
KEY WEST, FL 33040

KW CONCHS LLC
201 FRONT ST
KEY WEST, FL 33040

COWARD NANCY REVOCABLE
TRUST
1316 LAIRD ST
KEY WEST, FL 33040

NODA ABEL ESTATE
608 PETRONIA ST
KEY WEST, FL 33040

AKERS ROGER W & HENNING
SANDRA J R/S
HCR 62 BOX 42
RATON, NM 87740

MERLINN INN INC
811 SIMONTON STREET
KEY WEST, FL 33040

PARADISE INN LTD
121 US HIGHWAY ONE - SUITE 103
KEY WEST, FL 33040

511 OLIVIA STREET LLC
1001 VON PHISTER ST
KEY WEST, FL 33040

GARCIA ISABEL HERNANDEZ
820 SIMONTON ST
KEY WEST, FL 33040

GARCIA GREGORIO & ISABEL
820 SIMONTON STREET
KEY WEST, FL 33040

903 DUVAL ST LLC
757 LINWOOD AVE
ST PAUL, MN 55105

GUNTHER MARY
11614 TESCORD DRIVE
ST LOUIS, MO 63128

FRIEDMAN ILAN
333 FLEMING ST
KEY WEST, FL 33040

CABANAS JUANITA C
1111 SUNSET DR
CORAL GABLES, FL 33143

BERNREUTER JOHN DENHAM AND
JOAN
920 SIMONTON ST
KEY WEST, FL 33040

OLD TOWN LAUNDRY LLC
1001 VON PHISTER ST
KEY WEST, FL 33040

SPAGNOLO PHILIP JR
136 WAVERLY PLACE SUITE 5B
NEW YORK, NY 10014

KEY WEST CHEMICAL &
PO BOX 4918
KEY WEST, FL 33040

MIKE MARYANNA
909 CENTER ST FRONT
KEY WEST, FL 33040

SAINT PETER'S EPISCOPAL CHURCH
OF KW FL INC
800 CENTER ST
KEY WEST, FL 33040

GARCIA MANUEL E AND ANITA
816-818 SIMONTON ST
KEY WEST, FL 33040

WHALEN BERNARD
2050 CHEROKEE RD
MACOMB, IL 61455

TEETS JOHN AMD AND REINST
TRUST 01/2/2008 T/C
827 CENTER ST
KEY WEST, FL 33040

CLARK ARTHUR ROY & FRANKIE
MAE
821 CENTER STREET
KEY WEST, FL 33040

DION LAWRENCE R
PO BOX 1209
KEY WEST, FL 33041

MATHIES DELORES
522 OLIVIA ST
KEY WEST, FL 33040

FERNANDEZ BENJAMIN J JR
21041 1ST AVE
KEY WEST, FL 33040

BERNREUTER BOB J AND IRIS
926 SIMONTON ST
KEY WEST, FL 33040

KRAKER THOMAS W
613 OLIVIA ST
KEY WEST, FL 33040

MCKENZIE W THORPE AND
FRANCES S
735 ROAD ST
CHATTANOOGA, TN 37402

KRASKEWICZ ADAM
1033 FLANDERS RD
RIVERHEAD, NY 11901

901 DUVAL STREET INC
526 DUVAL ST
KEY WEST, FL 33040

HOISINGTON KATHRYN A
524 OLIVIA ST
KEY WEST, FL 33040

TODD ROBERT A & MARY JANE
1304 ELIZA STREET
KEY WEST, FL 33040

TRUMAN HOTEL INC
121 US HWY ONE
KEY WEST, FL 33040

STUART DAVID SULLINS
907 CENTER ST
KEY WEST, FL 33040

MARTINS ON DUVAL LLC
1126 GRINNELL ST
KEY WEST, FL 33040

CENTER COURT HISTORIC INN AND
COTTAGES LC
915 CENTER ST
KEY WEST, FL 33040

FERNANDEZ LYDIA
P O BOX 4918
KEY WEST, FL 33040

GARCIA MANUEL
3405 16TH TERR
KEY WEST, FL 33040

CONDON LINDA KIEL
817 CENTER ST
KEY WEST, FL 33040

DION RENTAL PROPERTIES LLC
638 UNITED ST
KEY WEST, FL 33040

WHALEN BERNARD
2050 CHEROKEE RD
MACOMB, IL 61455

LORDITCH JOSEPH L
2818 TERN DR #15
OCEAN CITY, MD 21842

KAMRADT RICHARD & GOLDSTEIN
815 DUVAL ST
KEY WEST, FL 33040

MCKENZIE W THORPE AND
FRANCES S
735 ROAD ST
CHATTANOOGA, TN 37402

SADDLE-UP INVESTMENTS LLC
150 COCONUT DR
INDIALANTIC, FL 32903

FERNANDEZ BENJAMIN
P O BOX 4918
KEY WEST, FL 33040

VAN STEELANDT NAOMI
916 CENTER STREET
KEY WEST, FL 33040

~~VAN STEELANDT NAOMI
916 CENTER ST
KEY WEST, FL 33040~~

~~VAN STEELANDT NAOMI
916 CENTER STREET
KEY WEST, FL 33040~~

FRANSE TED
4500 MARTSMITH WAY
FAIR OAKS, CA 95628

KILPATRICK STEPHEN L
910 ELIZABETH ST
KEY WEST, FL 33040

KAMRADT RICHARD & GOLDSTEIN
WALTER TRUSTEE
815 DUVAL STREET
KEY WEST, FL 33040

GARDNER PAUL W & DIANA L
126 SPOONBILL POINT CT
ST AUGUSTINE, FL 32080

DIXON CHARLES & CLEARE GEORGE
816 CENTER STREET
KEY WEST, FL 33040

530 TRUMAN AVE LLC
PO BOX 974
KEY WEST, FL 33040

FERNANDEZ GILDA & FERNANDEZ
BENJAMIN
PO BOX 4918
KEY WEST, FL 33040

O'KEEFE MARTHA PETERSON
208 IBERVILLE DR
BILOXI, MS 39531

CABANAS GEORGE
904C SIMONTON ST
KEY WEST, FL 33040

VAN STEELANDT NAOMI R
916 CENTER STREET
KEY WEST, FL 33040

GAY AND LESBIAN COMMUNITY
CENTER OF KEY WEST INC
513 TRUMAN AVE
KEY WEST, FL 33040

BANSHEE LLC
915 DUVAL ST
KEY WEST, FL 33040

KRASKEWICZ ADAM
1033 FLANDERS RD
RIVERHEAD, NY 11901

913 DUVAL ST LLC
913 DUVAL ST
KEY WEST, FL 33040

OTTO ROGER A
817 SIMONTON ST
KEY WEST, FL 33040

HARMON DENISE
P O BOX 12
KEY LARGO, FL 33037

WHALEN BERNARD
2050 CHEROKEE RD
MACOMB, IL 61455

913 DUVAL ST LLC
913 DUVAL ST
KEY WEST, FL 33040

FLUKERS CERETTA
917 CENTER ST
KEY WEST, FL 33040

CALDERWOOD STEVEN G
812 SIMONTON ST (REAR)
KEY WEST, FL 33040

511 OLIVIA STREET LLC
1001 VON PHISTER ST
KEY WEST, FL 33040

OLSON ROBERT MICHAEL
1017 FLEMINS STREET
KEY WEST, FL 33040

BIG DOG IRE TR 5/6/1996
620 OLIVIA ST
KEY WEST, FL 33040

523 TRUMAN AVE LLC
523 TRUMAN AVE
KEY WEST, FL 33040

VAN STEELANDT NAOMI
1402 NEWTON ST
KEY WEST, FL 33040

LORDITCH JOSEPH L
2818 TERN DR #15
OCEAN CITY, MD 21842

SAINT PETER'S EPISCOPAL CHURCH
OF KW FL INC
800 CENTER ST
KEY WEST, FL 33040

FERNANDEZ BENJAMIN
P O BOX 4918
KEY WEST, FL 33040

DOYLE - BUCKBEE LLC
427 MAIN ST
LYNFIELD, MA 01940

913 DUVAL ST LLC
913 DUVAL ST
KEY WEST, FL 33040

DOSTAL RICHARD
210 TRUMAN AVE
KEY WEST, FL 33040

LORDITCH JOSEPH L
2818 TERN DR #15
OCEAN CITY, MD 21842

PERAZA ALFREDO
921 CENTER ST
KEY WEST, FL 33040

NIELSEN JENS M & INGER M
832 EAST PLANTATION CIRCLE
PLANTATION, FL 33324

~~DOYLE-BUCKBEE LLC
427 MAIN ST
LYNFIELD, MA 1940~~

CARTER RICHARD EVERETT &
STEFANI ANN
725 NEWPORT PLACE
ANN ARBOR, MI 48103

MORTENSEN BENT & LISE LOTTE
921 CENTER ST #4
KEY WEST, FL 33040

ADELL RAY & ESTELLE
16 LONG ACRE DRIVE
HUNTINGTON, NY 11743

WALKER CHARLES J
621 OLIVIA ST
KEY WEST, FL 33040

WHALEN BERNARD
2050 CHEROKEE RD
MACOMB, IL 61455

WHALEN BERNARD
2050 CHEROKEE RD
MACOMB, IL 61455

BREE WILLIAM E
123 SO KICKAPOO ST
LINCOLN, IL 62656

MCOLSON CORPORATION
601 TRUMAN AVE
KEY WEST, FL 33040

MACKENZIE PAMELA JOAN
TRUSTEE
P O BOX 1232
KEY WEST, FL 33040

RUBE LEZLIE L
101 CRESCENT DR
POTTSBORO, TX 75076

DENNIS P. SAVIANO TR DTD 05/18/93
11498 HEATHERWOOD CT
UTICA, MI 48315

KEENAN TERANCE E AND GWEN L
5008 BRILL POINT RD
TALLAHASSEE, FL 32312

D'AMBROSIO WAYNE & POORE RITA
M R/S
6203 GENTLE LANE
ALEXANDRIA, VA 22310

CABANAS GEORGE
904C SIMONTON ST
KEY WEST, FL 33040

HARTER WALTER J AND ROBYN
20393 COCKERHILL RD
PURCILLVILLE, VA 20132

GAVIN STEPHEN E
412 PINNACLE WAY
LUDLOW, KY 41016

BERNREUTER BOB J AND IRIS
529 TRUMAN AVE
KEY WEST, FL 33040



THE CITY OF KEY WEST
Planning Department
POST OFFICE BOX 1409
604 Simonton Street
KEY WEST, FLORIDA 33041-1409



THE CITY OF KEY WEST
Planning Department
POST OFFICE BOX 1409
604 Simonton Street
KEY WEST, FLORIDA 33041-1409