

Key West Planning Board Meeting Agenda
March 19, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.a.2.

912 Duval Street –

A proposal to allow the display of merchandise in the Historic District for property with a zoning designation of High Density Residential/Commercial Core: Atlantic side (HRCC-3) as provided for under Sec. 106-51 and 52 of Key West Code (RE# 00017860-000000).

THE CITY OF KEY WEST
PLANNING DEPARTMENT

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



To: The Chairman and Members of the Planning Board

From: Rodney Corriveau, AICP

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: March 19, 2009

Application: Application for **Exception for Outdoor Merchandise Display** under Section 106-52, to allow the display of clothing and associated merchandise in the HRCC-3 Zoning District, for property located at 912 Duval Street, RE# 00017860-000000.

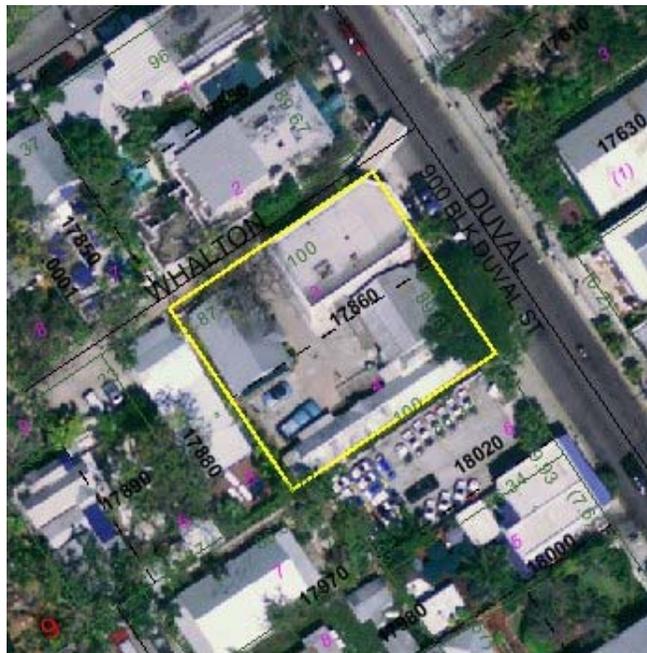
APPLICATION DATA

Property Owner: Barbara Webb dba Tikal Real Estate Holding II LLC

Applicant/Agent: Noam Zano

Address: 912 Duval Street. - RE# 00017860-000000.

Zoning: HRCC-3 (High Density Residential/Commercial Core: Atlantic Side)
Zoning District.



REQUEST

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

BACKGROUND

The applicant wishes to place mannequins and merchandise fixtures housing postcards, toys, welcome signs and wooden, metal and/or plastic animals on the front porch of 'Key West Forest' located at 912 Duval Street for 48 months. The size of the porch and the location would maintain the requirement that all displays are on private property and 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.

Staff, with assistance from the HARC planner and the City attorney's office, conducted a thorough analysis of HARC guidelines and the City of Key West Code. It was mutually determined that this application for an Exception for Outdoor Merchandise Display, as represented by the applicant, need not require HARC review or approval.

Under Sec. 106-52 of the Code of Ordinances, 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 Planning Board. Applicable sections of the City of Key West Code of Ordinances pertaining to this project are below, followed by Staff response.

Section 106.52

(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.**

The project is not located in a courtyard, but is setback from the right-of-way compared to adjacent buildings.

- 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.**

There are adjacent merchants selling similar merchandise in the vicinity.

- 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.**

The usual impact of the proposed Exception is particularly offset by the setback from the public right-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.**

The design and character of this particular building is not historic.

- 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.**

The Exception is visible from a public right-of-way, however, if properly limited in size and scope may be compatible, see list of conditions below.

- c. The Exception presents a hazard to public safety.**

The Exception does not present a hazard to public safety.

(3) Exceptions to Section 106-51 granted by the Planning Board 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.

The applicant has requested a maximum of 48 consecutive months, and a list of possible conditions is below.

(4) Exceptions to section 106-51 may be revoked by the planning board after notice and hearing on grounds that:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;**
b. The Exception was granted pursuant to mistaken or misleading information; or
c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.

If the Exception for an Outdoor Display is approved by the Planning Board, and if at any time during the display of merchandise the applicant is out of compliance with any conditions of approval, the Exception can be revoked by the Planning Board under Section 106-52 (4) of City Code.

- (5) **The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the city clerk.**

If the Exception for an Outdoor Display is approved, the Planning Department will work with the City Manager or the Planning Board on any concerns brought fourth by residents regarding this Exception for an Outdoor Display.

RECOMMENDATION

The Planning Department, based on Section 106.52(1-5) of the City Code, recommends the request for Exception to the Outdoor Merchandise Display be approved for a maximum period of 48 months with the following conditions:

1. That the display be limited to no more than two (2) mannequins measuring a maximum of six (6)-feet in height and one and one half (1 ½)-feet in width; or
2. One (1) mannequin; and either one (1) clothing fixture or one (1) item-specific fixture, all measuring a maximum of six (6)-feet in height and one and one half (1 ½)-feet in width.
3. The location of either mannequins or fixtures shall be on either side of the north entrance of the front façade of the building, see attached plan.
4. No mannequins or fixtures shall be located at the south entrance of the front façade of the building, see attached plan.
5. No merchandise shall be affixed to the vertical plane of the building at either the north or south entrance of the building.
6. Under no circumstances shall the placement of mannequin(s) or fixtures housing merchandise impede access to the entrance/exit of the store.

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING BOARD
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 ON A PORCH AT 912
DUVAL STREET RE# 00017860-000000;
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 Planning Board; and

WHEREAS, the Planning Board 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 PLANNING BOARD 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 Key West Forest at 912 Duval Street is hereby granted with the following conditions, see attached plan:

1. That the display be limited to no more than two (2) mannequins measuring a maximum of six (6)-feet in height and one and one half (1 ½)-feet in width; or
2. One (1) mannequin; and either one (1) clothing fixture or one (1) item-specific fixture, all measuring a maximum of six (6)-feet in height and one and one half (1 ½)-feet in width.
3. The location of either mannequins or fixtures shall be on either side of the north entrance of the front façade of the building, see attached plan.
4. No mannequins or fixtures shall be located at the south entrance of the front façade of the building.
5. No merchandise shall be affixed to the vertical plane of the building at either the north or south entrance of the building.
6. Under no circumstances shall the placement of mannequin(s) or fixtures housing merchandise impede access to the entrance/exit of the store.

Section 2. That the exception shall not extend beyond 48 consecutive months and shall automatically expire 48 months from the effective date of this Resolution.

Section 3. Exceptions to section 106-51 may be revoked by the planning board after notice and hearing on grounds that:

- A. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;
- B. The Exception was granted pursuant to mistaken or misleading information; or
- C. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.

Section 4. The city manager or the planning board, upon written petition by any city

_____Chairman

_____Planning Director

resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the city clerk.

Section 5. 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.

Read and passed on first reading at a regular meeting held this _____ day of _____, 2009.

Authenticated by the presiding officer and Clerk of the Board on _____ day of _____, 2009.

Authenticated by the Chair of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board Date

Attest:

Amy Kimball-Murley, AICP
Planning Director Date

Filed with the Clerk:

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Resolution Number _____

Chairman

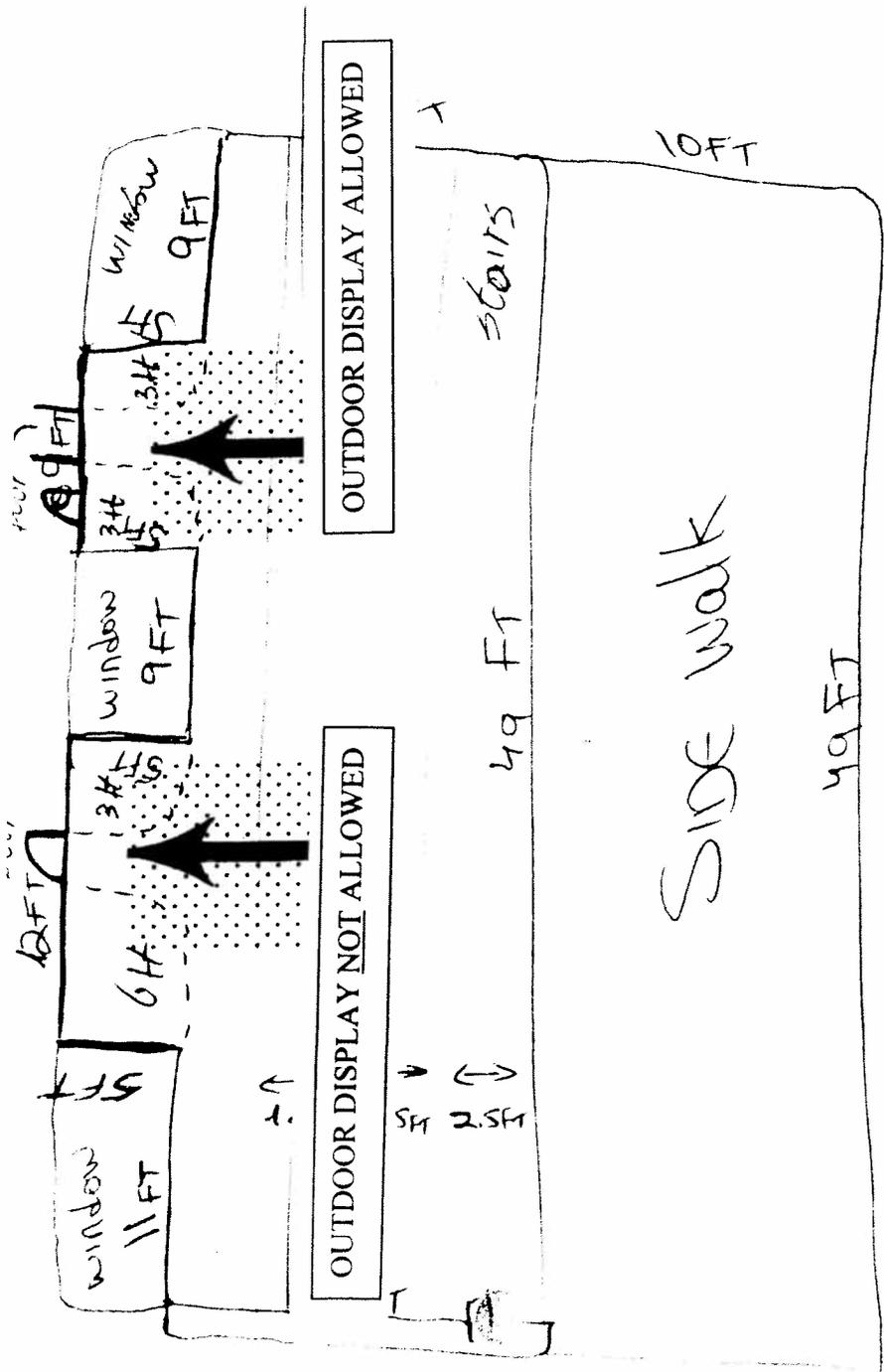
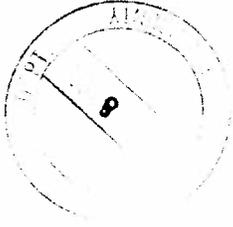
Planning Director

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Resolution Number _____

_____ Chairman

_____ Planning Director

NOV 13 2008



917 Duval Street

Application Form

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



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

coffeefix33@hotmail.com

ORIGINAL

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 Noam Zano

Address of Proposed Display 912 Duval St Key West FL

RE# of Property _____

Business Name Key West Forest

Business Address 912 Duval St

Applicants Mailing Address Same

Telephone 305 923 6349 Fax # 305 294 0040

Name of Property Owner Barbara Webb / Tikal Realestate LLC

Mailing Address Barbara Webb poBox 1778 Key West 33041

Telephone 305 394 9344 Fax # _____

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.



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.

Display statues, maniquens, Postcards, TOYS, Welcome
Signs, ~~metal~~ plastic and wood ANIMALS.

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

stands

How far is the display from the street? 10 feet

How far is the display from the sidewalk? 5 feet

Length of time exception will be needed (no more than 60 months) 48 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 APLICATION 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 *JMO* Date 11/13/08

STAFF COMMENTS: (BOA MEETING DATE _____)

Site Plans



KEY WEST PLANNING DEPT.
MONROE COUNTY
NOV 18 2008

NOV 18 2008

KEY WEST PLANNING DEPT
NOV 13 2008

912

RECEIVED
NOV 13 2008
By

2

DRC Minutes

Minutes of the Development Review Committee

Meeting of December 19, 2008

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 10:00 pm, December 19, 2008. The meeting was held in the First Floor Conference Room at City Hall, 525 Angela Street, Key West, Florida.

1. Roll Call

Present for the Roll Call were:

Amy Kimball-Murley, Planning Director
Enid Torregrosa, HARC
Rodney Corriveau, Senior Planner III
Diane Nicklaus, Building Dpt
Carlene Cowart, Administrative Coordinator

Alan Averette, Fire Department
Gary Bowman, General Services Director
Brendon Cunningham, Senior Planner
Nicole Malo, Planner I

Others present were:

Owen Trepanier (1200 Fourth St)
Noam Zano (912 Duval St)
Jeremy Edelstein (910 Duval St)

Sarah Davis (1200 Fourth St)
Ginny Stones (transient transfer)

2. Approval of Agenda

Mr. Trepanier requested that item 4e be heard first under New Business.

Members were in agreement.

3. Approval of Minutes- November 21 2008 –

This item has been deferred until the January 22, 2009 meeting.

4. New Business

- e. **Change of Existing Nonconforming Use – 1200 Fourth Street** – A proposal for changing an existing nonconforming use per Section 122-32. Existing uses include automobile repair, parts and accessory sales. Proposed uses are a Pak Mail shop and U-Haul rental (trucks and trailers).

The applicant, Owen Trepanier, reviewed the change of existing nonconforming use request with committee members. Mr. Trepanier informed members that the trucks will back into the site and that the facility will be providing shuttle services. He also added that the facility may possibly add bike/scooter parking.

Committee members reviewed and discussed the site plan with the applicant and made the following recommendations:

1. Applicant will need to look at site circulation.
2. Mr. Bowman will complete a site visit.
3. Applicant will accommodate full parking and utilize shuttle overflow to Summerland Key.
4. Applicant will mark parking spaces.

- a. **Variance – 3 Higgs Lane** – Variances to Section 122- 600, for rear yard setback, building coverage, and impervious surface coverage and to Section 22-1078 for detached habitable space, to construct a one bedroom addition, attached by a breezeway to an existing non-conforming structure in the HMDR, Historic Medium Density Residential District (RE# 00003870-000000).

Committee members reviewed and discussed the site plan. Applicant was out-of-town and unable to attend. Members made the following recommendations:

1. Run final site plan changes through HARC.
2. Mr. Bowman will do site visit in regards to drainage.

- b. **Exception for Outdoor Display – 912 Duval Street** - A proposal for displaying statues, mannequins and merchandise for a 48 month timeframe along storefront adjacent to store entrance. As provided for under Sec. 106.52 of Key West Code (RE# 00017860-000000).

Committee members reviewed and discussed the site plan with the applicant, Noam Zano and made the following recommendation:

1. Applicant will provide several photographs of mock displays for HARC review.

- c. **Transient Transfer – from 2601 S. Roosevelt to 718 Duval Street** – Transient license transfer from nonconforming property located at 2601 South Roosevelt Boulevard (MDR-C) zoning district to 718 Duval Street, located in the Historic Residential Commercial Core (HRCC-1) zoning district, per section 122-1339 of the code.

The applicant, Ginny Stones, reviewed the transient transfer request with committee members. Ms. Stones informed members that the building is under construction and already has HARC approval.

Committee members reviewed and discussed the site plan with the applicant, Ginny Stones. The members made no recommendations.

- d. **Transient Transfer – from 904C Simonton to 718 Duval Street** – 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.

The applicant, Ginny Stones, reviewed the transient transfer request with committee members.

Committee members reviewed and discussed the site plan with the applicant, Ginny Stones. The members made no recommendations.

5. **Adjournment**

Meeting adjourned at 11:45 am.

Respectively Submitted,
Carlene Cowart
Administrative Coordinator

Property Appraiser Information

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

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

Property Record View

Alternate Key: 1018325 Parcel ID: 00017860-000000

Ownership Details

Mailing Address:

TIKAL REAL ESTATE HOLDING II LLC
P O BOX 1778
KEYWEST, FL 33041

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 422 WHALTON LN KEYWEST
910 DUVAL ST KEYWEST

Legal Description: KW SUBS 3 & 4 PT LOT 1 SQR 9 TR 4 G61-250/7 OR138-204 OR542-554 OR680-778 OR1070-2455
OR1318-1140/41 OR1423-1990/93 OR1423-1994/97 OR2140-2320/21

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	97	87	8,966.00 SF

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3

Total Living Area: 6196
 Year Built: 1948

Building 1 Details

Building Type
 Effective Age 13
 Year Built 1996
 Functional Obs 0

Condition E
 Perimeter 358
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 15
 Grnd Floor Area 3,514

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

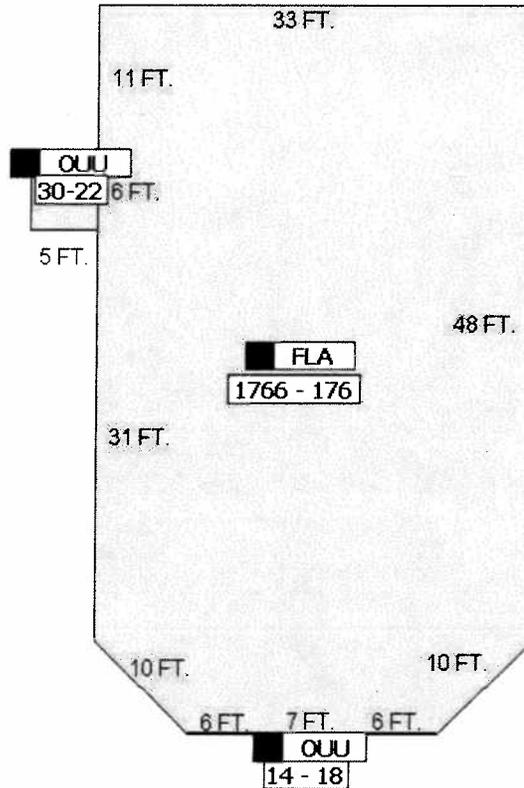
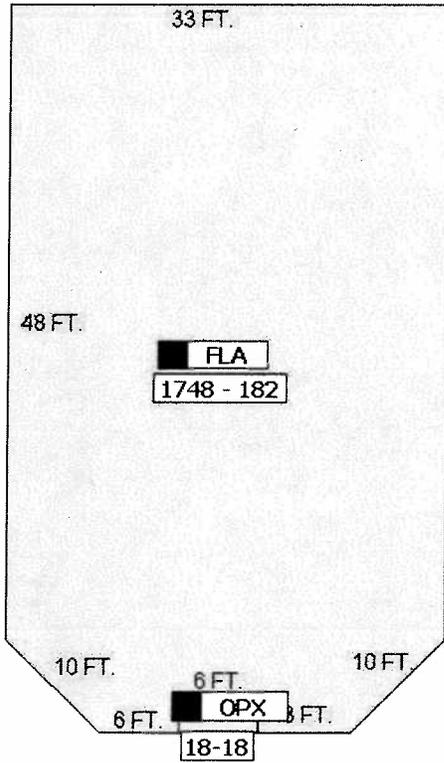
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 3

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	1996				1,748
2	FLA		1	1996				1,766

3	OUU	1	1996	30
4	OPX	1	2003	18
5	OUU	1	1996	14

Building 2 Details

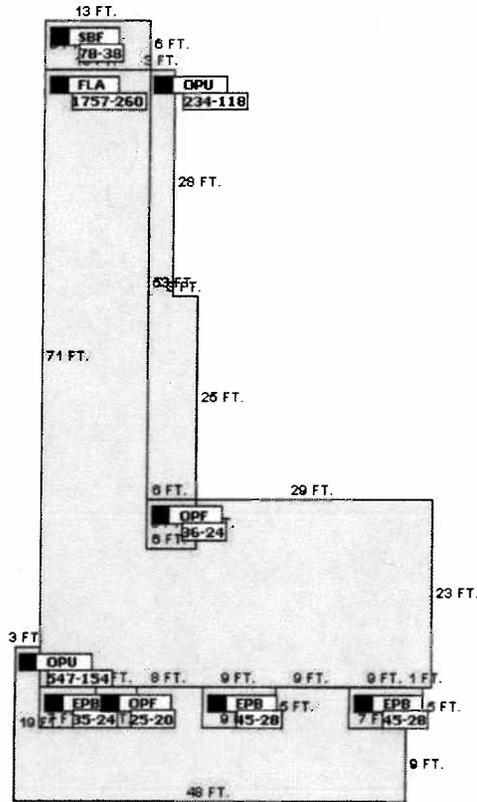
Building Type	Condition E	Quality Grade 400
Effective Age 15	Perimeter 260	Depreciation % 20
Year Built 1948	Special Arch 0	Grnd Floor Area 1,757
Functional Obs 0	Economic Obs 0	

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 17	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1988				1,757
2	SBF		1	1988				78
3	OPF		1	1988				36
4	OPU		1	1988				547
5	EPB		1	1988				35
6	OPF		1	1988				25
7	EPB		1	1988				45
8	EPB		1	1988				45
9	OPU		1	2000				234

Building 3 Details

Building Type
Effective Age 17
Year Built 1948
Functional Obs 0

Condition A
Perimeter 124
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 925

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

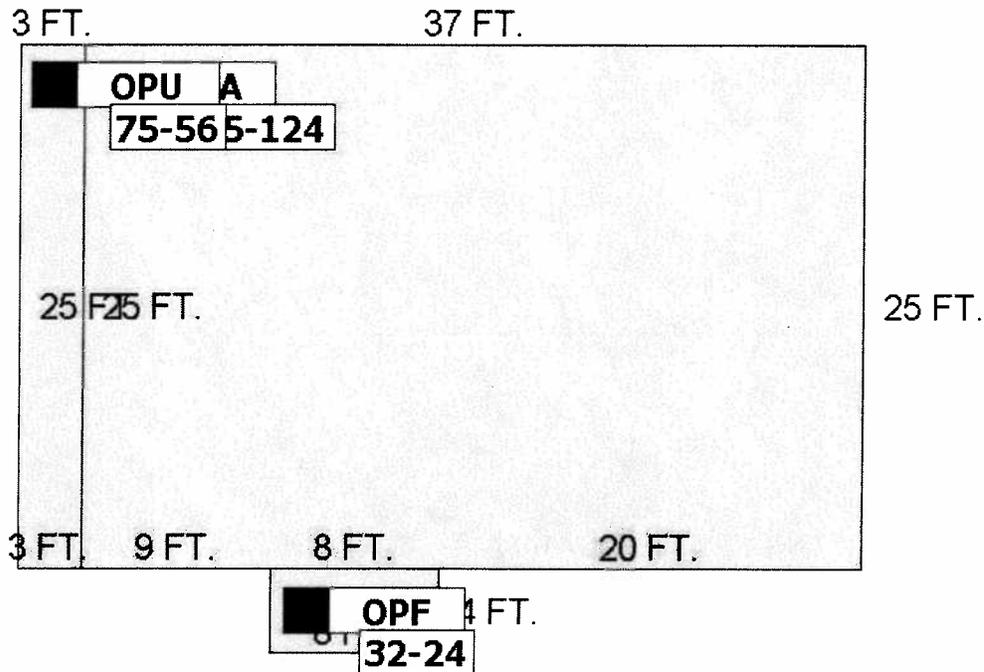
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 6

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	1988					925
2	OPF		1	1988					32
3	OPU		1	1994					75

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	300 SF	0	0	1964	1965	2	40
2	CL2:CH LINK FENCE	540 SF	90	6	1976	1977	1	30
3	FN2:FENCES	400 SF	100	4	1976	1977	4	30
4	FN2:FENCES	150 SF	30	5	1976	1977	5	30
5	PT5:TILE PATIO	1,793 SF	0	0	1995	1996	3	50
6	PT2:BRICK PATIO	96 SF	0	0	1995	1996	2	50
7	FN2:FENCES	34 SF	0	0	1995	1996	2	30

Appraiser Notes

2001-03-02 - BLDG #1 = TIKAL TRADING COMPANY. BLDG #2 = VACANT/J&J'S RESTURANT BLDG #3 = HOUSE BEHIND TIKAL TRADING

2006-11-07 BLDG#1 IS SURF LINE HAWAII

2007-05-09-BEING LISTED IN THE K.W.CIZEN FOR \$4,700,000. REAL ESTATE FOR SALE ONLY THREE BUILDINGS.-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0351	02/11/2008	02/13/2008	2,450	Commercial	MAINTENENCE AND PAINT V-CRIMP METAL ROOFING
08-0353	02/11/2008		6,550	Commercial	RE-SHEATH 5/8" PLYWOOD OVER EXISTING PURLONGS & INSTALL STRAPPING WHERE NEEDED,INSTALL 550 SF OF GALVALUME V-CRIMP METAL ROOFING
06-4544	09/06/2006	11/08/2006	4,000	Commercial	INSTALL HURRICANE SHUTTERS
06-3055	05/22/2006	11/08/2006	2,500	Commercial	INSTALL 18 SDQS OF BUILD UP ROOF SYSTEM OVER FIBERGLASS
B953160	09/01/1995	11/01/1995	300	Commercial	PAINT EXTERIOR
B953483	10/01/1995	11/01/1995	250	Commercial	FRAME DISPLAY WINDOW
96-0814	02/01/1996	12/01/1996	500	Commercial	SIGN
96-0869	02/01/1996	12/01/1996	5,500	Commercial	DEMO
96-1008	02/01/1996	12/01/1996	600	Commercial	ELECTRICAL
1 96-1490	04/01/1996	12/01/1996	1	Commercial	NEW STORE BUILDING
96-3921	10/01/1996	12/01/1996	800	Commercial	PAINTING
97-0773	07/01/1997	07/01/1997	400	Commercial	PAINTING
97-1390	05/01/1997	07/01/1997	15,000	Commercial	MECHANICAL
3 97-2821	08/01/1997	11/01/1997	40,000	Commercial	ADDITION/ELECTRICAL/PLUMB
97-3517	10/01/1997	10/01/1997	1,200	Commercial	ELECTRICAL
97-3840	10/01/1997	12/01/1997	12,800	Commercial	A/C
97-4027	12/01/1997	12/01/1997	22,000	Commercial	BUILDOUT 2ND FLOOR
1 98-0524	02/25/1998	04/23/1998	12,000	Commercial	INSTALL DELI EQUIPMENT
3 98-0749	03/09/1998	07/24/1998	5,710	Commercial	NEW FIXTURES UPSTAIRS
3 97-4027	03/19/1998	07/24/1998	22,000	Commercial	INSTALL CENTRAL AC
1 98-0524	03/18/1998	07/24/1998	120	Commercial	INSTALL 5 NEW FIXTURES
1 98-0847	04/02/1998	07/24/1998	700	Commercial	NEW TAKEOUT WINDOW
1 98-1337	04/24/1998	07/24/1998	285	Commercial	INSTALL SECURITY SYSTEM
00-2537	09/12/2000	11/02/2000	500	Commercial	HANDICAP RAMP
01-3510	10/29/2001	11/16/2001	7,500	Commercial	HURRICANE SHUTTERS
02-2857	10/22/2002	10/30/2002	2,000	Commercial	PLUMBING
02-3323	12/20/2002	10/03/2003	300	Commercial	ADDITION RED TAGED
03-1320	04/16/2003	10/03/2003	357	Commercial	HANG SIGN

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	852,160	17,621	1,069,653	1,939,434	1,939,434	0	1,939,434
2007	599,944	17,940	2,286,330	2,904,214	2,904,214	0	2,904,214
2006	600,776	18,300	806,940	1,426,016	1,426,016	0	1,426,016
2005	592,604	18,657	717,280	1,255,042	1,255,042	0	1,255,042
2004	600,561	19,018	537,960	1,255,042	1,255,042	0	1,255,042
2003	599,597	19,347	439,334	1,255,042	1,255,042	0	1,255,042
2002	576,261	19,706	439,334	1,255,042	1,255,042	0	1,255,042
2001	576,261	20,065	439,334	1,045,782	1,045,782	0	1,045,782
2000	645,049	8,954	376,572	1,018,779	1,018,779	0	1,018,779
1999	645,049	9,126	376,572	1,018,779	1,018,779	0	1,018,779
1998	484,612	9,296	376,572	640,856	640,856	0	640,856
1997	318,650	9,468	358,640	640,856	640,856	0	640,856
1996	178,585	3,856	358,640	615,059	615,059	0	615,059
1995	178,585	3,950	358,640	615,059	615,059	0	615,059
1994	147,088	4,153	358,640	509,881	509,881	0	509,881
1993	160,990	4,417	358,640	524,047	524,047	25,000	499,047
1992	160,990	4,620	358,640	524,250	524,250	25,000	499,250
1991	160,990	4,838	358,640	524,468	524,468	25,000	499,468
1990	161,110	5,088	289,154	455,352	455,352	25,000	430,352
1989	155,692	5,306	286,912	447,910	447,910	25,000	422,910
1988	65,133	9,668	121,041	195,842	195,842	0	195,842
1987	28,008	9,668	56,038	93,714	93,714	0	93,714
1986	28,156	9,668	53,796	91,620	91,620	0	91,620
1985	21,937	9,668	39,484	71,089	71,089	0	71,089
1984	25,798	9,668	39,484	74,950	74,950	0	74,950
1983	17,283	9,668	28,485	55,436	55,436	0	55,436
1982	17,565	9,668	22,230	49,463	49,463	0	49,463

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/15/2005	2140 / 2320	63,000	<u>QC</u>	<u>P</u>
8/1/1994	1318 / 1140	837,500	<u>WD</u>	<u>Q</u>
11/1/1988	1070 / 2455	485,000	<u>WD</u>	<u>M</u>

This page has been visited 6,412 times.

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

Public Notices
(mailings, posting & radius map)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., February 19, 2009, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Exception for Outdoor Display – 912 Duval Street - A proposal to allow the display of merchandise in the Historic District for property with a zoning designation of High Density Residential/Commercial Core: Atlantic side (HRCC-3) as provided for under Sec. 106-51 and 52 of Key West Code (RE# 00017860-000000).

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 604 Simonton Street or call 809-3720.

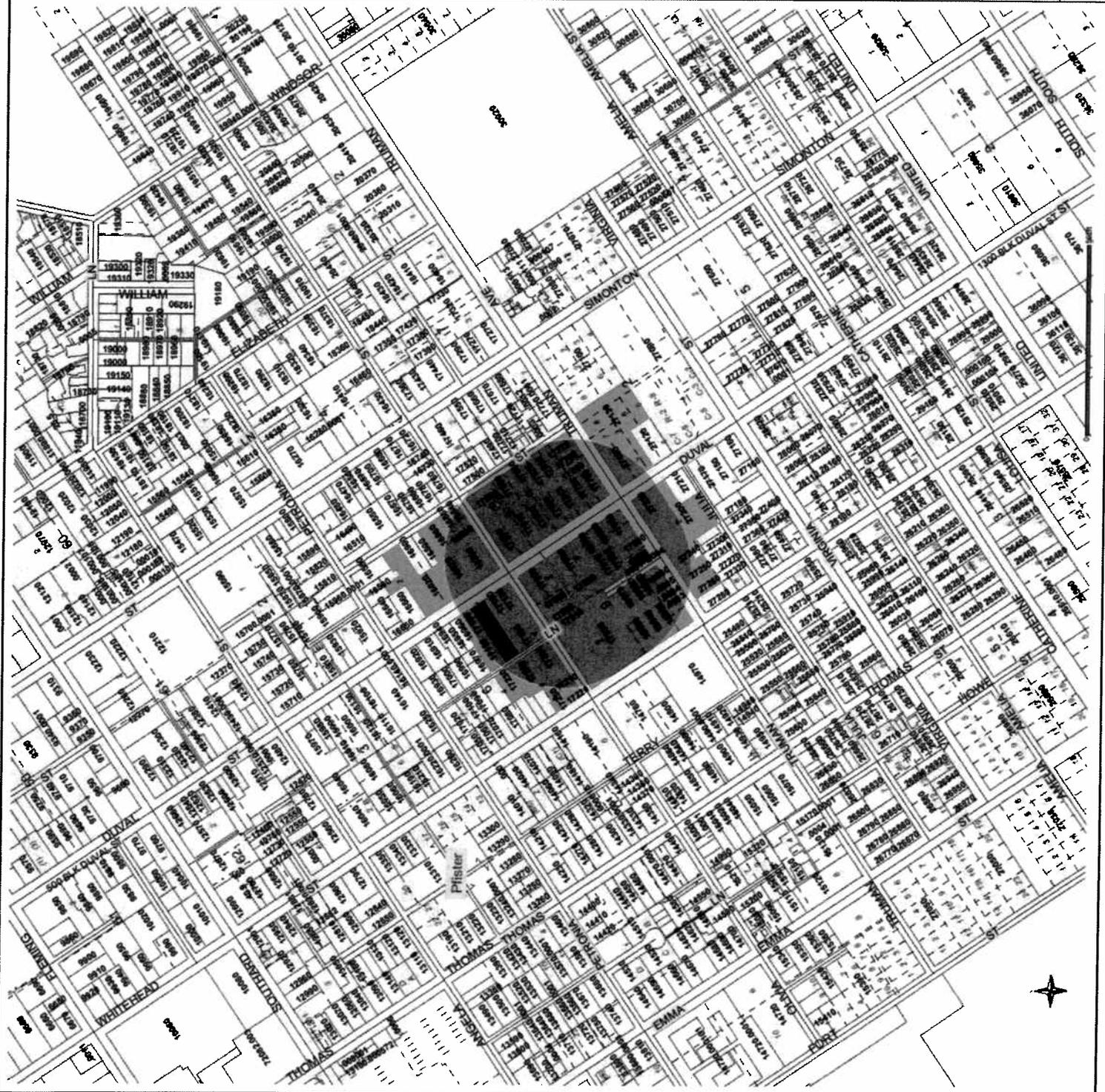
912 Duval

- Legend**
- theBuffer
 - theBufferTarget
 - 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.



GOSSWEILER PATRICK
816 DUVAL STREET
KEY WEST, FL 33040

REGIONS BANK
2901 STIRLING RD
FT LAUDERDALE, FL 33312-6529

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

SAWYER ELVIRA V
818 SHAVERS LN
KEY WEST, FL 33040

DION LAWRENCE R
PO BOX 1209
KEY WEST, FL 33041

OLSON ROBERT MICHAEL
1017 FLEMINS STREET
KEY WEST, FL 33040

CONCH DEVELOPERS LLC
2117 47TH ST
SARASOTA, FL 34234

511 OLIVIA STREET LLC
1001 VON PHISTER 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

MC KENZIE WILLIAM
925 WHITEHEAD ST
KEY WEST, FL 33040

ALCOBER ELDA
380 MOUNTAIN RD
UNION CITY, NJ 7087

07087

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

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

SPAGNOLO PHILIP JR
136 WAVERLY PLACE SUITE 5B
NEW YORK, NY 10014-6822

SARFF GERALD
3430 GALT OCEAN DR
FT LAUDERDALE, FL 33308-7050

CASH-STUART JOANN
360 NW 112TH TERRACE
MIAMI, FL 33168

SARFF GERALD
3430 GALT OCEAN DR
FT LAUDERDALE, FL 33308-7050

ISLAND HOTEL PROPERTIES II LLC
512 TRUMAN AVE
KEY WEST, FL 33040

NEWMAN-MARINE KEY WEST LLC
4967 E 1150 N
WOLCOTTVILLE, IN 46795

HEPBURN EMILY B ESTATE
821 SHAVERS LN
KEY WEST, FL 33040

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

FRIEDMAN ILAN
333 FLEMING ST
KEY WEST, FL 33040

MENDOLA CHARLES J & BIQUETTE
925 DUVAL STREET
KEY WEST, FL 33040

NEWMAN CHURCH
410 TRUMAN AVE
KEY WEST, FL 33040

VAN DYKE IDALENE E C ESTATE
313 AMELIA ST
KEY WEST, FL 33040

ISLAND HOTEL PROP III LLC
2116 SEIDENBERG AVE
KEY WEST, FL 33040

BAHAMA CONCH COMMUNITY
LAND TRUST
325 JULIA ST
KEY WEST, FL 33040

NEW YORK STYLE PIZZA
RESTAURANT INC
1000 DUVAL STREET
KEY WEST, FL 33040

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

NEWMAN CHURCH
410 TRUMAN AVE
KEY WEST, FL 33040

OLD TOWN TROLLEY TOURS OF SAN
DIEGO INC
201 FRONT STREET
KEY WEST, FL 33040

STEWART JESSEE ENTERPRISES LLC
1107 KEY PLAZA
KEY WEST, FL 33040

CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023

STEWART JESSEE ENTERPRISES LLC
1107 KEY PLAZA
KEY WEST, FL 33040

~~STEWART JESSEE ENTERPRISES LLC
1107 KEY PLAZA
KEY WEST, FL 33040~~ Dup

~~CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023~~ Dup

~~CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023~~ Dup

CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023

CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023

SHULTZ DAVID L &
204 ST CHARLES WAY #G
YORK, PA 17402

PORTERFIELD ZULEMA MARY
220 ENEAS LN
KEY WEST, FL 33040

AB ERCA
BALDERSVAGEN
GISLAVED, S-332 35

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

~~CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023~~ Dup

~~CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023~~ Dup

STEWART JESSEE ENTERPRISES LLC
1107 KEY PLAZA
KEY WEST, FL 33040

~~CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023~~ Dup

VAN STEELANDT NAOMI
916 CENTER ST
KEY WEST, FL 33040

VAN STEELANDT NAOMI
916 CENTER STREET
KEY WEST, FL 33040

TRANSITIRE INC
1419 REYNOLDS ST
KEY WEST, FL 33040

APPEL MILTON TRUSTEE
926 DUVAL ST
KEY WEST, FL 33040

MENDOLA CHARLES & BIQUETTE
2601 S ROOSEVELT BLVD APT 210A
KEY WEST, FL 33040

907 WHITEHEAD STREET CORP
907 WHITEHEAD ST
KEY WEST, FL 33040

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

~~MENDOLA CHARLES & BIQUETTE
2601 S ROOSEVELT BLVD #210-A
KEY WEST, FL 33040~~ Dup

WAAGE SCOTT A AND JUNE K
P O BOX 676341
RANCHO SANTA FA, CA 92067

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

PLA STEPHEN E
415 OLIVIA ST
KEY WEST, FL 33040

SAWYER CLIFFORD
2120 HARRIS AVE
KEY WEST, FL 33040

GAY AND LESBIAN COMMUNITY
CENTER OF KEY WEST INC
513 TRUMAN AVE
KEY WEST, FL 33040-3140

BANSHEE LLC
915 DUVAL ST
KEY WEST, FL 33040

TIKAL REAL ESTATE HOLDING II
LLC
P O BOX 1778
KEY WEST, FL 33041

COWARD THOMAS REV TR DTD 5-19-
00
1316 LAIRD ST
KEY WEST, FL 33040

BUCKNER PATRICIA Y
409 JULIA ST
KEY WEST, FL 33040

ELLIOTT URSULA WELTERS
222 ENEAS LN
KEY WEST, FL 33040

O'NEIL BRIAN S & SUZANNE
P O BOX 199
TAVERNIER, FL 33070

CLARKE OSSIE MAE
416 OLIVIA ST
KEY WEST, FL 33040

LEGGETT SAMUEL D
216 ENEAS LN
KEY WEST, FL 33040

APPEL MILTON LLC T/C
4815 SOUTH SUNSET BLVD
TAMPA, FL 33629

VAN STEELANDT NAOMI
916 CENTER STREET
KEY WEST, FL 33040

OROFINO MARK E LIVING TRUST
U/T/D 3/5/02
707 SOUTH ST
KEY WEST, FL 33040

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

~~907 WHITEHEAD STREET CORP
907 WHITEHEAD ST
KEY WEST, FL 33040~~ Dup

MCCOY JOHN C JR
215 ENEAS LN
KEY WEST, FL 33040

LABIAK JOHN T AND NANCY L
2310 W ARTHUR AVE
CHICAGO, IL 60645

LEE EDWARD N
1719 HUDSON MILL CIR
HAMILTON, GA 31811

HYDE ALTHEA RAE
125 CHESTNUT
HADDONFIELD, NJ 8033

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

KEHOE GERARD F
900 DUVAL STREET
KEY WEST, FL 33040

KEITH JUNE C AND JOHN MICHAEL
411 TRUMAN AVE
KEY WEST, FL 33040

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

CLUB DUVAL INC
3200 RIVIERA DR
KEY WEST, FL 33040

DUBOVICK JAMES THOMAS AND
BROOK KATHA
P O BOX 916 CASES L M EXT
CUTCHOGUE, NY 11935