

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



To: Bogdan Vitas, City Manager
From: Donald Leland Craig, AICP, Planning Director
Date: April 3, 2014
Review Item: **Administrative Variance – 507 South Street (RE# 00036070-000000, AK 1036935)** - A request for variances to front and side-yard setback requirements to install an ADA compliant wheelchair lift in the HCT zoning district per Sections 90-398 and 122-900(6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting a variance to front and side-yard setback requirements to install an ADA compliant lift to encroach up to the front property line and six inches into the required five foot side-yard setback.

Applicant: 507 South Street Corp. Michael Halpern, PSTD

Property Owner: Same

Location: 507 South Street (RE# 00036070-000000, AK 1036935)

Zoning: Historic Commercial Tourist (HCT) Zoning District



Background:

The property is comprised of one contributing historic building. The new tenant would like change the use to a restaurant which, as a change of use requires the commercial area too become ADA compliant. The applicant would like to add a wheelchair lift to comply with ADA requirements. Further, one of the owner’s employees requires this assistance to access the building.

Relevant HCT Zoning District Dimensional Requirements: Section 122-900 (6) a.&b.			
Setback Requirements	Zoning Regulations	Existing Conditions	Proposed Changes
Front	5’	4’	0’
Left Side	5’	9.5’	4.5’

Process:

Development Review Committee Meeting: February 27, 2014
Planning Director Renders Proposed Decision: April 3, 2014
Neighborhood Comment Period Ends: May 15, 2014 (30 business days)
HARC: May 27, 2014, Pending

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating Administrative Variances are listed in Section 90-398 of the City Code. The Planning Director before granting an administrative variance for special accessibility setbacks, complete for the following standards only:

Failure to grant the administrative variance would result in exceptional hardship to the applicant.

The building is used commercially and as such is required to be compliant with the ADA. Further, the owner is disabled and needs the lift for her own usage.

Granting the administrative variance will not result in increased public expense, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public.

The addition of the required ADA lift will aid in the increasing compliance with ADA requirements throughout the City.

The Planning Director shall make factual findings regarding the following:

That the standards established by Section 90-398 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-398 of the City Code have been met by the applicant for the granting of administrative variance for an ADA compliant wheelchair lift.

DETERMINATION:

The Planning Director, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, **approves** the request for administrative variances. HARC approval is required for the issuance of a building permit.


4.3.14
Donald Leland Craig, AICP
Planning Director


Bogdan Vitas
City Manager

Application



Application For Administrative Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.Keywestcity.com



Application Fee: \$900.00 / After-the-Fact: \$1,650.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

This application is only available for the following variances:

- (1) Reduction in the front yard, rear yard and non-shoreline setback requirements in Code Chapter 122, Article IV by no more than 10 feet, and side yard setback by no more than 20%.
- (2) Reduction in all the street and landscape bufferyard width requirements in Code Chapter 108, Article VI by no more than 10%.
- (3) Reduction in the total area of the landscaping required for off-street parking and loading in Code Chapter 108, Article VII, Subdivision II by no more than 10%.
- (4) Reduction of any yard setback requirement may be granted for an elevator or wheelchair lift or ramp to allow access to the elevated dwelling unit of a disabled applicant or household member.

Please complete this application and attach all required documents. This will help staff 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.

PROPERTY DESCRIPTION:

Site Address: 507 South St.
 Zoning District: _____ Real Estate (RE) #: _____
 Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative
 Name: 507 South St Corp
 Mailing Address: 209 Duval St.
 City: KW State: Fla Zip: 33040
 Home/Mobile Phone: _____ Office: 305-296-5667 Fax: _____
 Email: _____

PROPERTY OWNER: (if different than above)

Name: 507 South St. Corp
 Mailing Address: 209 Duval St.
 City: KW State: Fla. Zip: 33040
 Home/Mobile Phone: _____ Office: 305-296-5667 Fax: _____
 Email: MHPA@bca1south.net

Description of Proposed Construction, Development, and Use: ADA lift for existing business

List and describe the specific administrative variance(s) being requested pursuant to Code Section 90-398:

- Front Setback [Complete Parts A & B] Other Setbacks and/or Landscaping [Complete Part A]
 Special Accessibility Setback [Complete Part A, Standards 2 & 3 only]

Side yard setback

A. ADMINISTRATIVE VARIANCE CRITERIA: Before any administrative variance may be granted by the Planning Director, the applicant must demonstrate that all of the applicable standards in City Code Section 90-398 are met. All applicants must complete Part A. For special accessibility setbacks, complete only standards 2 and 3 below. Applicants for front setback variances must also complete Part B.

- (1) The applicant shall demonstrate a showing of good and sufficient cause as follows:
- a. the request deals solely with the physical characteristics of the property, subdivision lot or land parcel under question; and
 - b. the request is not based on the character of the planned construction or substantial improvement, the personal characteristics of the owner or inhabitants; and
 - c. the request is not based on inconvenience, aesthetic considerations, physical handicaps, personal preferences, the disapproval of neighbors or homeowners' association restrictions:

for ADA Requirements only

- (2) Failure to grant the administrative variance would result in exceptional hardship to the applicant: _____

building's usage requires an ADA lift

- (3) Granting the administrative variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public: _____

Variance is for ADA lift on owners property not conflicting with public right of way health or safety

- (4) The property has unique or peculiar circumstances, which apply to the subject property, but which do not apply to other properties in the same zoning district: _____

property is required an ADA lift to function as its commercial use

- (5) Granting the administrative variance will not give the applicant any special privilege denied to other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns: _____

all adjoining properties in this area are commercial and do not convey a special privilege to increase the properties use or deny anyone elses adjoining properties use

- (6) Granting the administrative variance is not based on disabilities, handicaps or health of the applicant or members of her/his family: _____

this is a commercial requirements for ADA compliance

- (7) The administrative variance is the minimum necessary to provide relief to the applicant: _____

the variance is for approx 6" to the 5' required setback

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

I, Michael Halpern, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

507 South Street

Street address of subject property

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

[Signature]

Signature of Owner

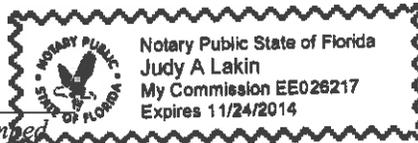
Subscribed and sworn to (or affirmed) before me on this 1-31-2014 by _____
date

Michael Halpern
Name of Owner

He/She is personally known to me or has presented _____ as identification.

[Signature]

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

EE0 26217

Commission Number, if any

SunBiz Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

507 SOUTH STREET CORP.

Filing Information

Document Number	P01000000583
FEI/EIN Number	651101525
Date Filed	01/02/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/12/2001
Event Effective Date	NONE

Principal Address

209 DUVAL STREET
2ND FLOOR
KEY WEST, FL 33040

Changed: 01/14/2010

Mailing Address

209 DUVAL STREET
2ND FLOOR
KEY WEST, FL 33040

Changed: 01/14/2010

Registered Agent Name & Address

MICHAEL, HALPERN
209 DUVAL STREET
KEY WEST, FL 33040

Name Changed: 02/17/2002

Address Changed: 02/17/2002

Officer/Director Detail

Name & Address

Title PSTD

HALPERN, MICHAEL

209 DUVAL STREET, 2ND FLOOR
KEY WEST, FL 33040

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		2014				

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02/17/2002 -- ANNUAL REPORT	View image in PDF format
01/12/2001 -- Amendment	View image in PDF format
01/02/2001 -- Domestic Profit	View image in PDF format

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State of Florida, Department of State

Deed

5250.00
6.00
5256.00

This Document Prepared By and Return to:
Law Offices of Thomas D. Wright, Chartered
Post Office Box 580309
9711 Overseas Highway
Marathon, FL 33050

MONROE COUNTY
OFFICIAL RECORDS
FILE #1238763
BK#1700 PG#1923
RCD Jun 06 2001 08:59AM
DANNY L KOLHAGE, CLERK
DEED DOC STAMPS 5250.00
06/06/2001 DEP CLK

Parcel ID Number: 00036070-000000
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 10th day of May, 2001 A.D. Between
MAYER & MORITZ, PTRS., L.L.P., a Florida limited liability partnership

of the County of Monroe, State of Florida, grantor, and
507 SOUTH STREET CORP., a corporation existing under the laws of the
State of Florida
whose address is: 209 Duval Street, Key West, Florida 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:
On the Island of Key West and known according to G.W. Reynolds
corrected map of the City of Key West dated 1874, as part of Lot
Seven (7) in Square Two (2) Tract Sixteen (16) and commencing at a
point on South Street, One Hundred and Ninety-one (191) feet and
Three (3) inches from the corner of Simonton and South Streets, and
running thence in a southwesterly direction along South Street Fifty
(50) feet; thence at right angles in a Northwesterly direction One
Hundred (100) feet; thence at right angles in a Northeasterly
direction Fifty (50) feet; thence at right angles in a Southeasterly
direction One Hundred (100) feet to a point of beginning on South
Street.

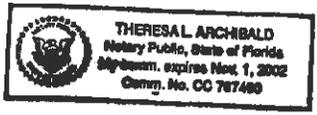
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence: MAYER & MORITZ, PTRS., L.L.P., a
Florida limited liability
partnership

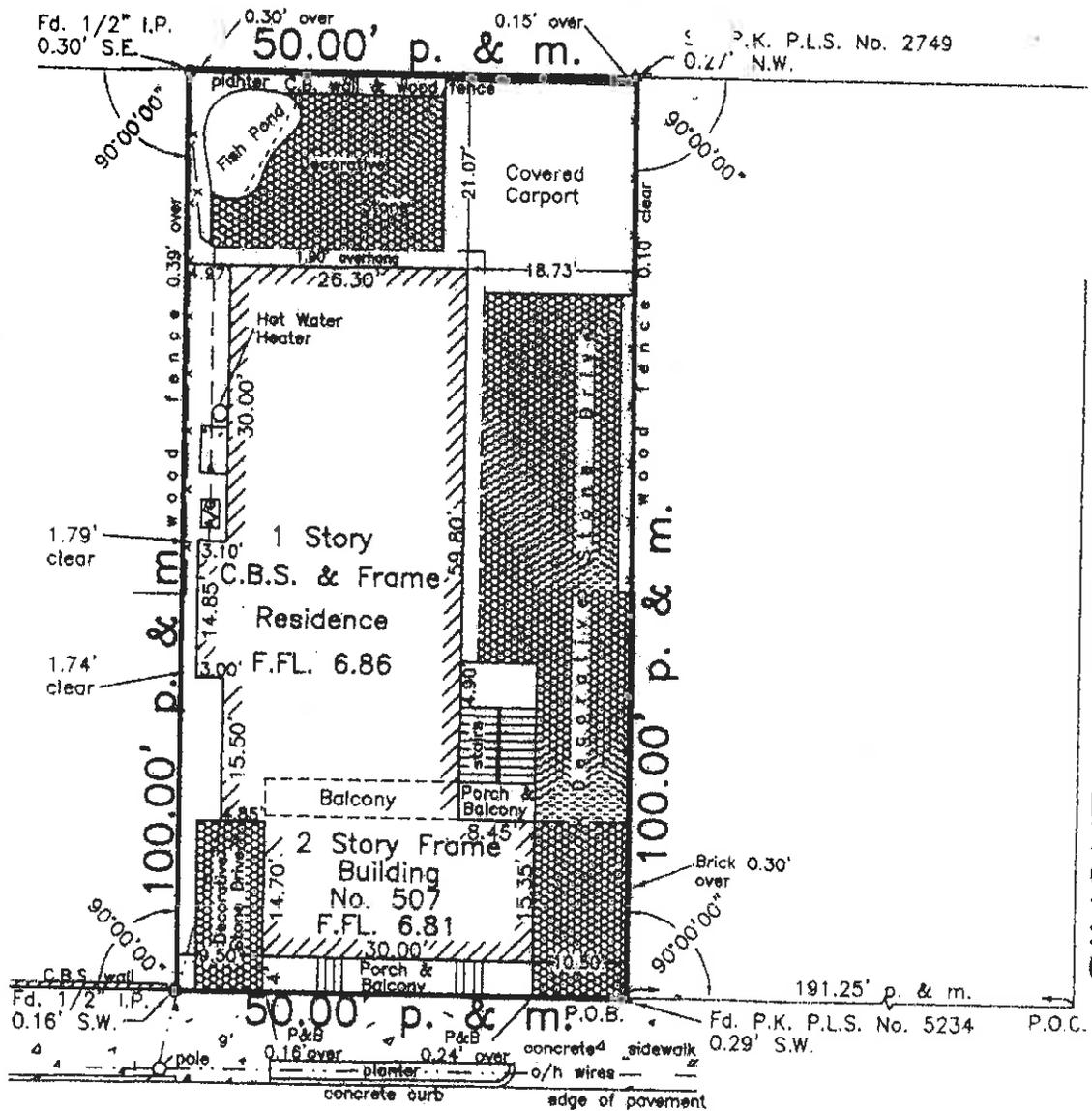
Witness #1: Peter T. Currin By: Didier R. Moritz (Seal)
Printed Name: PETER T. CURRIN DIDIER R. MORITZ, Partner
P.O. Address:
Witness #2: Theresa L. Archibald By: Erwin S. Mayer (Seal)
Printed Name: Theresa L. Archibald ERWIN S. MAYER, Partner
P.O. Address:

STATE OF Florida
COUNTY OF Sarasota
The foregoing instrument was acknowledged before me this 10th day of May, 2001 by
DIDIER R. MORITZ, Partner and ERWIN S. MAYER, Partner on behalf of
MAYER & MORITZ, PTRS., L.L.P., a Florida limited liability partnership
who are personally known to me or who have produced their
as identification.

Theresa L. Archibald
Printed Name:
Notary Public
My Commission Expires:



Survey



SOUTH STREET
(50' R/W)

Charley Ramos
507 South Street, Key West, Florida 33040

BOUNDARY SURVEY		Dwn No.: 01-122	
Scale: 1"=20'	Ref. 158-57	Flood panel No. 1716 H	Dwn. By: F.H.H.
Date: 1/12/01		Flood Zone: AE	Flood Elev. 8'

REVISIONS AND/OR ADDITIONS

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, Fl. 33040
(305) 293-0486
Fax. (305) 293-0237



LOCATION MAP

Part of Lot 7, Square 2, Tract 16
G.W. Reynolds corrected map, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West, and known according to G.W. Reynolds corrected map of the City of Key West, dated 1874, as part of Lot Seven (7) in Square Two (2) Tract Sixteen (16) and commencing at a point on South Street, One Hundred and Ninety-one (191) feet and Three (3) inches from the corner of Simonton and South Streets, and running thence in a Southwesterly direction along South Street Fifty (50) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Fifty (50) feet thence at right angles in a Southeasterly direction One Hundred feet to a point of beginning on South Street.

SURVEYOR'S NOTES:

North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail
- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = found 1/2" Iron Pipe,

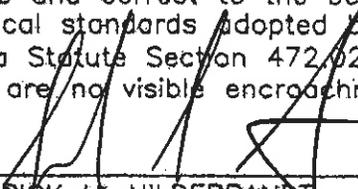
Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | o/h = Overhead |
| R/W = Right-of-Way | u/g = Underground |
| fd. = Found | F.F.L. = Finish Floor Elevation |
| p. = Plat | Irr. = Irregular |
| m. = Measured | conc. = concrete |
| N.T.S. = Not to Scale | I.P. = Iron Pipe |
| Ⓢ = Centerline | I.B. = Iron Bar |
| Elev. = Elevation | C.B.S. = Concrete Block Stucco |
| B.M. = Bench Mark | cov'd. = Covered |
| P.O.C. = Point of Commence | wd. = Wood |
| P.O.B. = Point of Beginning | w.m. = Water Meter |
| C.L.F. = Chain Link Fence | Bal. = Balcony |
| A/C = Air Conditioner | Pl. = Planter |
| | Hydt. = Fire Hydrant |
| | F.W. = Fire Well |

Field Work performed on: 1/8/01

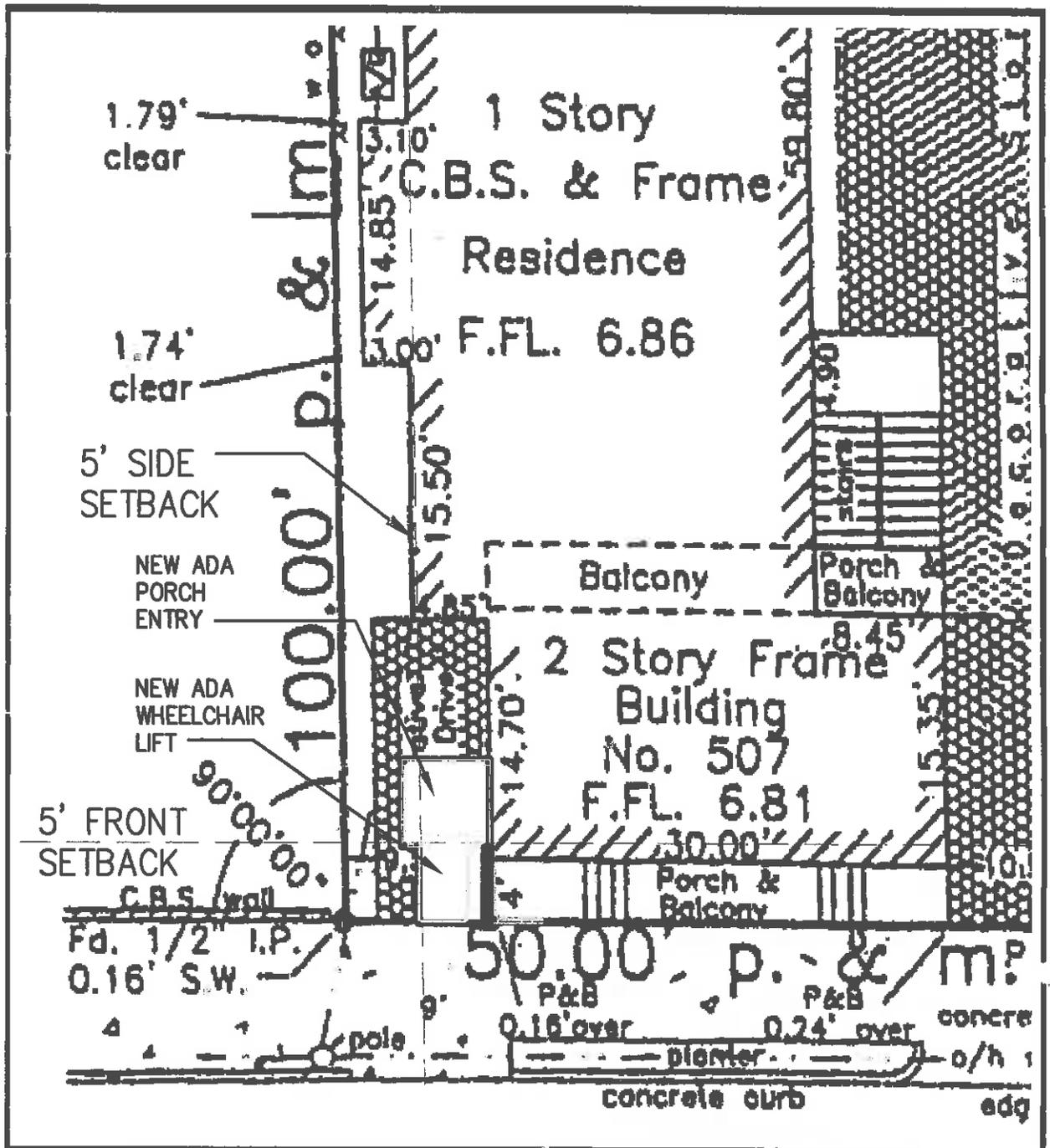
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.



 FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

Site Plans



Shark Bites Interior & Exterior Renovations 507 SOUTH STREET KEY WEST, FL 33040		Revisions: <hr/> <hr/> <hr/> <hr/>	Meridian Engineering LLC 201 Front Street, Suite 210 Key West, Florida 33040 AUTHORIZATION #29401 ph:305-293-3293 fax:293-4899	
Site Plan w/Wheelchair lift location		Project No: Shark Bites		
		CAD File: 1.2.14_SharkBites	Date: 01/08 /2013	

DRC
Minutes & Comments

Minutes of the Development Review Committee

Approved March 27, 2014

Senior Planner, Brendon Cunningham called the Development Review Committee Meeting of February 27, 2014, to order at 10:04am at Old City Hall in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Fire Department Jason Barroso, Police Department, Steve Torrence and Building Official, Ron Wampler

Not present were: Planning Director, Don Craig, Engineering Services, Elizabeth Ignaffo, Recreation Director, Greg Veliz, Sustainability Coordinator, Alison Higgins, Urban Forestry Manager, Karen DeMaria, HARC Planner, Enid Torregrosa, Director of Transportation, Norman Whitaker and Art in Public Places, Dick Moody

Comments provided by: Keys Energy and Urban Forestry Manager, Karen DeMaria

Also in attendance was Planning Department staff: Kevin Bond, Brendon Cunningham, Nicole Malo and Stacy Gibson

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion to approve the agenda was made by Mr. Steve Torrence and seconded by Mr. Jason Barroso.

APPROVAL OF MINUTES

Motion to approve the December 20, 2013 minutes was made by Mr. Steve Torrence and seconded by Mr. Jason Barroso.

Motion to approve the January 23, 2014 minutes was made by Mr. Steve Torrence and seconded by Mr. Jason Barroso.

DISCUSSION ITEMS

New Business

- 1. Administrative Variance - 507 South Street (RE#00036070-000000, AK#1036935) -** Administrative Variance to the side-yard setback requirements for property located within the Historic Commercial Tourist (HCT) zoning district per Sections 90-398 and 122-900(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the administrative variance request.

Minutes of the Development Review Committee

Approved March 27, 2014

The applicant, Mr. Timothy Root gave members an overview of the administrative variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

No comments.

PLANNING DIRECTOR:

No comments.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

No comments.

BUILDING OFFICIAL:

No comments.

SUSTAINIBILITY COORDINATOR:

No comments.

KEYS ENERGY

KEYS has no objections to the administrative variance request.

2. **Variance – 1508 19th Street (RE # 00071520-000000; AK# 1075345)** – A request for variance to Building coverage and impervious surface ratio in order to convert an existing carport into an enclosed garage on property located within the Single-Family residential (SF) zoning district pursuant to Sections 90-395 and 122-205(4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Mr. Tom Pope, PA gave members an overview of the variance request.

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1036935 Parcel ID: 00036070-000000

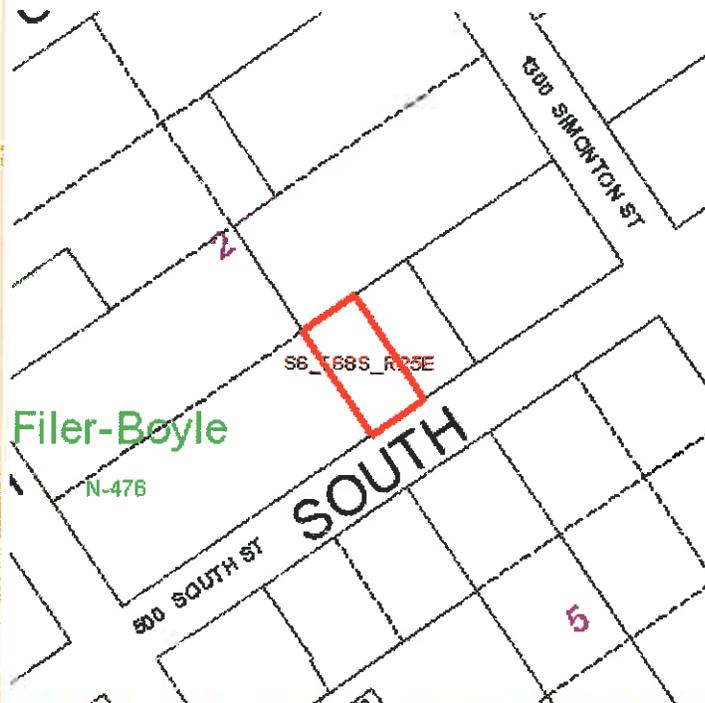
Ownership Details

Mailing Address:
507 SOUTH STREET CORP
209 DUVAL 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: 507 SOUTH ST KEY WEST
Legal Description: KW FILER BOYLE SUB N-476 PT LOT-7 SQR-2 TR-16 G29-99/100 OR942-1737R/S OR1631-2103/07 (CERT) OR1638-354/358 OR1700-1923(LG)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2510
Year Built: 1963

Building 1 Details

Building Type
Effective Age 13
Year Built 1963
Functional Obs 0

Condition G
Perimeter 318
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 15
Grnd Floor Area 2,510

Inclusions:

Roof Type
Heat 1
Heat Src 1

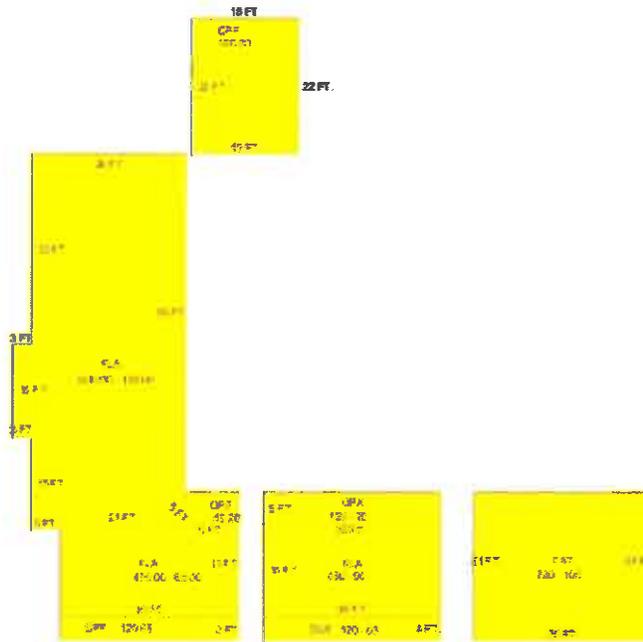
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 4
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 12

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1963					120
2	FLA		1	1963					450
3	FLA		1	1963					1,610
4	OPF		1	1963					45
5	CPF		1	1963					396
6	OUF		1	1963					120

7	FLA	1	1963	450
8	OPX	1	1963	150
9	FAT	1	1963	720

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFF BLDG-1 STY-B	50	Y	Y
	4554	1 STY STORE-B	50	Y	Y
	4555	APTS-B	100	Y	Y
	4559	APTS-B	100	Y	Y
	4561	FAT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1232	AB AVE WOOD SIDING	35
1233	C.B.S.	65

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	558 SF	0	0	1986	1987	2	30
2	PT4:PATIO	1,506 SF	0	0	1986	1987	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1986	1987	2	20
4	AC2:WALL AIR COND	3 UT	0	0	1986	1987	1	20
5	PT3:PATIO	50 SF	2	25	1986	1987	2	50

Appraiser Notes

KW ICE CREAM FACTORY & KEYWESTCONDOS.COM
TPP8990070 - RENTALS
2002-18-7 - TWO TRANSIENT LICENSES WERE TRANSFERRED FROM THIS PROPERTY TO 1400 DUVAL ST.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-1573	05/29/2009	03/14/2011	2,220 Commercial	MAINTENANCE AND PAINT THE AGING V-CRIMP METAL ROOF
	07-2899	06/14/2007		0	INSTALL 12 SQRS. OF CONCH SHINGLES.
1	9700786	06/01/1997	12/01/1997	1,800 Commercial	REPLACE STAIRS & DECKING
2	9702222	07/01/1997	12/01/1997	2,700 Commercial	REPAIR ROOF
3	9903413	10/04/1999	11/19/1999	1,000 Commercial	ROOF SOFFIT REPAIR
4	0103038	09/04/2001	10/22/2001	15,000 Commercial	INTERIOR RENOVATIONS
5	02-1506	06/19/2002	10/04/2002	1,900 Commercial	PLUMBING

9	03-3654	11/17/2003	12/29/2003	12,800	Commercial	CENT A/C
6	03-2183	07/16/2003	12/29/2003	800	Commercial	REPLACE DOORS
7	03-2418	07/16/2003	12/29/2003	650	Commercial	ELECTRICAL
8	03-2667	08/06/2003	12/29/2003	950	Commercial	PLUMBING
13	05-4110	09/22/2005	11/22/2005	7,000	Commercial	REPLASTER POOL & BUILD SHEER DISSENT WATERFALL
10	05-0193	01/25/2005	11/22/2005	1,200	Commercial	REPLACE RUBBER ROOFING
11	05-0583	03/08/2005	11/22/2005	8,650	Commercial	R & R ROTTEN PORCH COLUMNS & DECKING
12	05-2925	07/15/2005	11/22/2005	13,000	Commercial	R & R CONCH SHINGLES
14	06-6344	11/27/2006	12/18/2006	1,200	Commercial	REPLACE 40LF OF WHITE GUTTER WITH DOWN SPOUTS

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
2013	351,421	7,636	579,828	938,885	938,885	0	938,885
2012	359,689	7,885	579,828	947,402	947,402	0	947,402
2011	359,689	8,134	579,828	947,651	947,651	0	947,651
2010	372,092	8,383	579,828	960,303	941,021	0	960,303
2009	372,092	8,632	474,750	855,474	855,474	0	855,474
2008	380,361	8,881	560,000	914,685	914,685	0	914,685
2007	279,128	9,130	560,000	848,258	848,258	0	848,258
2006	250,922	9,379	550,000	810,301	810,301	0	810,301
2005	263,773	9,628	300,000	650,000	650,000	0	650,000
2004	263,681	9,936	300,000	650,000	650,000	0	650,000
2003	263,681	10,263	225,000	650,000	650,000	0	650,000
2002	246,600	10,571	225,000	560,632	560,632	0	560,632
2001	230,102	10,878	225,000	465,980	465,980	0	465,980
2000	230,102	6,401	170,000	406,503	406,503	0	406,503
1999	256,551	8,564	170,000	236,638	236,638	0	236,638
1998	171,034	8,887	170,000	236,638	236,638	0	236,638
1997	147,374	9,116	160,000	236,638	236,638	0	236,638
1996	133,976	9,437	160,000	236,638	236,638	0	236,638
1995	133,976	9,756	160,000	236,638	236,638	0	236,638
1994	133,976	10,083	160,000	236,638	236,638	0	236,638
1993	133,976	10,403	160,000	236,638	236,638	0	236,638
1992	133,976	10,724	160,000	236,638	236,638	0	236,638
1991	133,976	11,051	160,000	236,638	236,638	0	236,638
1990	114,881	11,371	101,250	236,638	236,638	0	236,638
1989	114,881	11,690	100,000	236,638	236,638	0	236,638
1988	105,319	10,219	90,000	205,538	205,538	0	205,538

1987	40,522	8,249	50,400	99,171	99,171	0	99,171
1986	40,744	8,451	50,400	99,595	99,595	0	99,595
1985	35,890	8,665	28,750	73,305	73,305	0	73,305
1984	33,675	8,867	28,750	71,292	71,292	0	71,292
1983	33,675	9,069	28,750	71,494	71,494	0	71,494
1982	34,343	9,284	28,450	72,077	72,077	0	72,077

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
5/10/2001	1700 / 1923	750,000	WD *****	Q ***
5/1/1985	942 / 1737	125,000	WD *****	Q ***

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