

Application

Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.



REQUIRED SUBMITTALS: *All* of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☐ Correct application fee, made payable to "City of Key West."
- ☐ Pre-application meeting form
- ☐ Notarized verification form signed by property owner or authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Monroe County Property record card
- ☐ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☐ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road additionaaaaal room/storage
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.

Application for Variance

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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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 205 Julia Street, Key West, FL 33040

Zoning District: HMDR

Real Estate (RE) #: 1027651

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: Karen Goddard Mailing Address: 205 Julia Street,

City: Key West, State: FL Zip: 33040

Home/Mobile Phone: 603 233 5011 Office: _____ Fax: _____

Email: kareninkeywest@gmail.com

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: I want to restore the structure that was once a neighborhood variety store, but is now in terrible disrepair. Structure will become a *SPACE FOR* storage, but will look like the Williams Variety Store once looked, from the outside.

List and describe the specific variance(s) being requested:

My understanding is that I need the City to grant an official variance to allow the structure to be rebuilt in the same size and footprint.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

☒ Yes ☐ No

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HDMR			
Flood Zone	AE (el 7')			
Size of Site	3797 SF			
Height	30	11' 10"	12'4"	
Front Setback	10'	0'	0'	10" variance
Side Setback	5'	0'	0'	5' variance
Side Setback	15'	more than 15'	more than 15'	
Street Side Setback	N/A			
Rear Setback	15'	16"	16"	13.66' variance
F.A.R				
Building Coverage	40%	48%	48%	8% variance
Impervious Surface	60%	50.7%	50.7%	
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35%	49.3%	49.3%	
Number and type of units	16	3 unit(1=unuseable)	3 units	
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

The structure has meaningful, historical significance. It's restoration will enhance Bahama Village, visually, and will create goodwill with Bahama Village neighbors.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Structure was built in the place that it exists, before 1956.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

According to the HARC Guidelines and the Secretary of Interior Standards, "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building," I have worked with my contractor and engineer to design a structure that will be as close to the original structure as possible, including the same size, footprint and style.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Inspector Terrance Justice told me, in 2021, that the structure in question must not be removed, unless it is officially condemned. He further explained that if condemned and demolished, an exact replica must replace it. If variance is not approved, I will be left with no alternative but to leave the structure to continue to deteriorate.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

I am asking for permission to rebuild the structure while adhering to current code and historic guidelines.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Several Bahama Village Neighbors have stopped to tell me their fond memories of Williams Variety Store and Mrs Williams. So many of them have taken thanked me for wanting to restore the building and history.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
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The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: February 3, 2022 Zoning District: HMDR

Address/Location: 205 Julia Street

Request: Restore a historic structure

Type of Application: VARIANCE

Attendees: Karen Goddard + Donna Phillips

Notes:

Reviewed plans, site data table + survey.

Structure on property line. Will need variance for:

Front setback

side setback

Building coverage

Discussed variance + noticing process.

Provided a verification form.

Pre-Application Meeting Notes

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Meeting Date: 2/3/2022 Zoning District: HMDR

Address/Location: 205 JULIA ST

Request: TO RECORD VARIANCES FOR STRUCTURES BUILT
PRIOR TO OWNERSHIP.

Type of Application: VARIANCE

Attendees: KAREN GOODARD DONNA PHILLIPS

Notes:

VARIANCE REQUIRED BECAUSE

SO MUCH OF THE ORIGINAL

VARIETY STORE IS BADLY DETERIORATED

FOUNDATION, FLOOR + PARTS OF WALLS NEED
TO BE RE-BUILT.

VARIANCE TO SETBACKS, BUILDING CODES
OPEN SPACE APPLY TO ENTIRE PROPERTY
NOT ONLY THE STRUCTURE TO BE REPAIRED.

Boundary Survey

[illegible]

SCALE
1"=20'

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J.
Osborne

Digitally signed by
• Kenneth J. Osborne
Date: 2020.09.13
20:02:24 -04'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407

PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807

STATEWIDE PHONE (800) 220-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Ukg'Rnc p

SITE DATA

SITE ADDRESS:	205 JULIA STREET, KEY WEST, FLORIDA 33040
LEGAL DESC.:	KW PB1-25-40 LOT 9 SQR 7 TR
FLOOD ZONE:	AE (EL 7') MAP & PANEL 12087C 1516K; EFFECTIVE 02-18-2005
LOT AREA:	3,979 SQFT
ZONING:	HISTORIC MEDIUM DENSITY RESIDENTIAL
F.L.U.M.:	HISTORIC RESIDENTIAL
SETBACKS:	FRONT - 10 FT SIDE - 5 FT STREET SIDE - 7.5 FT REAR - 15 FT
MAX. BUILDING HEIGHT:	30'
MAX. BUILDING COVERAGE:	40%
MAX. IMPERVIOUS SURFACE:	60%

DESIGN DATA

DESIGN LOADS (MINIMUM):

A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F.	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
G.	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
H.	STAIRS LIVE LOAD	60 PSF AND 300 LBS
I.	NON-CONCURRENT	
J.	GUARD RAILS/HANDRAILS	200 LBS

WIND DESIGN SPECIFICATIONS:

A.	BUILDING OCCUPANCY CATEGORY	II
B.	CONSTRUCTION TYPE	V-8
C.	OCCUPANCY CLASSIFICATION	S-1
D.	WIND SPEED	
a.	ULTIMATE (LRFD) =	180 MPH
b.	ALLOWABLE (ASD)=	140 MPH
E.	WIND EXPOSURE CATEGORY	D
F.	ENCLOSURE CLASSIFICATION	ENCLOSED
G.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H.	WIND-BORNE DEBRIS AREA	YES
I.	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J.	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	

205 JULIA STREET, KEY WEST, FLORIDA



LOCATION MAP
NOT TO SCALE



REV. #1 DATE: 4.01.2022

DRAWING INDEX

CS	PROJECT INFORMATION
GN	GENERAL NOTES
SP	SITE PLAN
A-1	PROPOSED PLAN & WINDOW/DOOR SCHEDULES
A-2	BUILDING ELEVATIONS
S-1	FOUNDATION & FRAMING PLAN & SECTIONS
S-2	STRUCTURAL/SHEATHING DETAILS
S-3	WINDOW & DOOR FRAMING DETAILS

SCOPE OF WORK

- REBUILD EXISTING SHED
(IDENTICAL STYLE - NO CHANGE TO EXISTING SITE CONDITIONS)

DESIGN CODE

- 2020 FLORIDA BUILDING CODE, 7th EDITION, BUILDING, FBC
- 2020 FLORIDA BUILDING CODE, 7th EDITION, RESIDENTIAL, FBC-R
- 2020 FLORIDA MECHANICAL CODE FBC-M
- 2017 NATIONAL ELECTRICAL CODE, NEC 2017
- 2020 FLORIDA PLUMBING CODE, FBC-P
- 2020 FLORIDA FUEL GAS CODE, 7th EDITION, FFPC
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NEBA

COVER SHEET

ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.	Plate Height
Abv.	Above	Flr.	Floor	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Fnd.	Foundation	PSF	pounds per square foot
Adj.	Adjustable	Flr. Sys.	Floor System	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	F.P.	Foot / Feet	Pvd.	Powder Room
A.H.U.	Air Handler Unit	Ftg.	Footing	Rqd.	Refrigerator
ALT.	Alternate	F.V.	Field Verify	Req'd.	Required
B.C.	Base Cabinet	FX	Fixed	Rm	Room
B.F.	Bifold Door	Galv.	Galvanized	Rnd	Round
B.F.F.	Below Finished Floor	G.C.	General Contractor	R & SH	Rod and Shelf
Bk Sh	Book Shelf	G.C.I.	Ground Fault Interrupter	SD	Smoke Detector
Bm.	Beam	G.T.	Girder Truss	S.F.	Square Ft.
BOT.	Bottom	Hdr.	Header	Sh.	Shelves
B.P.	Bypass door	Hgt.	Height	SHT	Sheet
Brg.	Bearing	HB	Hose Bibb	S.L.	Side Lights
Cir.	Circle	Int.	Interior	S.P.F.	Spruce Pine Fir
Cld.	Ceiling	K/Wall	Kneewall	Sq.	Square
Col.	Column	K.S.	Knee Space	S.Y.P.	Southern Yellow Pine
Comp.	A/C Compressor	Laun.	Laundry	Temp.	Tempered
C.T.	Ceramic Tile	Lav.	Lavatory	Thikn.	Thicken
D	Dryer	L.F.	Linear Ft.	T.O.B.	Top of Block
Dec	Decorative	L.T.	Laundry Tub	T.O.M.	Top of Masonry
Ded.	Dedicated Outlet	Mas.	Masonry	T.O.P.	Top of Plate
Dbl.	Double	Max	Maximum	Trans.	Transom Window
Dia.	Diameter	M.C.	Medicine Cabinet	Typ.	Typical
Disp.	Disposal	Mfrg.	Manufacturer	UCL	Under Cabinet Lighting
Dist.	Distance	Micro.	Microwave	U.N.O.	Unless Noted Otherwise
D.S.	Drawer Stack	Min.	Minimum	VB	Vanity Base
D.V.	Dryer Vent	M.L.	Microlam	Vert.	Vertical
D.W.	Dishwasher	Mir.	Mirror	V.L.	Versalram
Ea.	Each	Mono	Monolithic	VP	Vapor Protected
E.W.	Each Way	N.T.S.	Not to Scale	VTR	Vent through Roof
Elec.	Electrical	Opn'g.	Opening	W	Washer
Elev.	Elevation	Opt.	Optional	W/C	Water Closet
Ext.	Exterior	Pd.	Pedestal	W.A.	Wedge Anchor
Exp.	Expansion	Pl.	Parallam	Wd.	Wood
F.B.C.	Florida Bldg. Code	PLF	Pounds per linear foot	WP	Water Proof
F.B.C.R.	Florida Bldg. Code Resid.				
F.F.	Finished Floor				

CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:

205 JULIA STREET
KEY WEST, FLORIDA

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License # 79269
Email: will@cecflk.com CA/Registry #: 31437
Phone #: 305-735-4626

PLANS ARE NOT VALID
UNLESS SIGNED AND DATED

PROJECT #:

2869

Date:

NOVEMBER 12, 2021

SHEET 1 of 8

SHEET #

CS

GENERAL NOTES

STRUCTURAL LUMBER

- All wood members shall meet or exceed requirements stated in "ANSI/AF&PA National Design Specification for Wood Construction" and all referenced standards.
- All wood members shall be Southern Pine #2, MC 19%, NO. 2 Dense or greater kiln dried as referenced in the Standards.
- All wood members exposed to the exterior or directly contacting concrete or steel shall be Pressure Treated (PT) UC3B grade per AWWA Standards and treated with chemicals to protect from insects and decay. Allow wood to dry after treatment.
- All field cuts in Pressure Treated lumber shall be treated on site.
- Nailing shall be in accordance with FBC 2020. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACQ Approved treated.
- Sheathing shall be ¹⁹/₃₂" CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans.
- Use 10d ring-shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field with all edges blocked.
- Cutting and notching of wood members including but not limited to floor joist shall not exceed one-sixth of the depth of the member and cannot be located in the middle one-third of the span.
- The depth of the notching at the ends of the wood members shall not exceed one-fourth of the depth of the member.
- Beams, joist, and rafters with a thickness equal or greater than 4" shall only be notched at the ends of the members and shall not be notched on the tension side of the member.
- Holes cut into wood members shall have a diameter less than one-third of the depth of the member and shall not be located closer than two inches to the top or bottom of the member.
- Blocking shall be placed between all joist at a spacing not to exceed 8' on center.
- Install Simpson LUS Series Galvanized Joist Hangers at locations where structural wood members including but not limited to joist and beams connect into other members

HARDWARE

- Hardware shall meet or exceed 304 Stainless Steel properties or be Zmax galvanized for non exposed Simpson products, unless otherwise specified.
- All connectors shall have stainless steel screws and fasteners or ACQ Approved treated for non exposed areas.
- All connectors and fasteners shall be applicable for use and compatible with pressure treated wood.
- Apply a bond breaker between the wood surface an any connector or fastener that is not compatible with pressure treated wood.
- All connectors and fasteners shall be manufactured by Simpson Strong Tie or an approved equal and installed as per the manufactures recommendations prior to loading the connected wood member.
- All structural members shall have a connector or fastener securing and anchoring the member for hurricane protection.

CAST IN PLACE CONCRETE

- The concrete shall have the following properties:
 - Compressive strength at 28 days equal to or greater than 4000PSI
 - Ready Mix as per ASTM C94
 - Type 1 Portland Cement shall adhere to ASTM C 150
 - Normal weight aggregates shall adhere to ASTM C33
 - Light weight aggregates shall adhere to ASTM C330
 - No calcium chloride
 - Air entraining shall adhere to ASTM C260
 - Water reducing shall adhere to ASTM C494
 - Water used shall be fresh water which is clean and potable
 - Concrete slump range shall be within the range of 3" to 5" unless otherwise stated.
 - Applicable code is ACI 318 latest addition and ACI 301.

FOUNDATION AND CONCRETE

- All footings including shall be placed on firm, undisturbed, natural rock unless otherwise noted.
- All footings shall be centered under the walls, columns, or specified line unless otherwise noted
- Auger piles shall be drilled no less than 3' into the cap rock and must be 16" in diameter unless otherwise noted.
- All exposed concrete edges shall be constructed and finished with a ¹/₂" chamfer edge.
- All concrete works including but not limited to mixing, placing, and curing shall conform with ACI 305R Hot Weather Concrete.
- Concrete shall be water cured with a continuous flow of water over the surface of the concrete for 7 days or until 75% concrete compressive strength has been achieved. At this time, a concrete curing compound shall be applied to the surface of the concrete while the concrete is still damp or moist from the prior water curing event.
- All soil below the concrete slab on grade shall be treated and covered with a 10MIL vapor barrier.

REINFORCING STEEL

- The reinforcing steel shall be ASTM A615 Grade 60.
- The splicing length shall be 45 times the bar diameter unless otherwise noted.
- The rebar shall have a minimum clear cover of 3" for concrete placed at the existing grade elevation and a 2" minimum clear cover for concrete placed above the referenced elevation unless otherwise noted.
- The welded wire fabric shall be in conformance with ASTM A-185.
- The splice length of the welded wire fabric shall be one full mesh section with the ends and sides connected by tie wire.
- All rebar accessories including but not limited to rebar chairs shall be installed in accordance with ACI 318.

GENERAL REQUIREMENTS

- Prior to starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered or conflicts with these plans, specifications, or dimensions which affect the execution of construction or safety .
- This set of plans is solely intended to be utilized for construction at the specified location.
- The Contractor shall not scale the drawings and shall request additional information required for construction from the Engineer of Record.
- The Contractor shall be responsible for calling Sunshine Utility Locate Service prior to performing any construction activities in any areas which underground utilities may be present. The Engineer of Record shall not be responsible for providing the location of utilities.
- The Engineer of Record is not responsible for the supervision of the Contractor nor their employees during the construction.
- The Contractor is responsible for providing and implementing the means and methods for the construction process and perform all works in conformance with the standards and requirements of the 2020 Florida Building Code, manufacturer's recommendations, local county and city codes and ordinances, and specifications referenced within these plans.
- The Contractor must complete the construction in accordance with the Building Envelope Energy Requirements of the Florida Model Energy Code.
- Quality of the work must meet or exceed the industry standard practices.
- Any deviations from these plans shall be reviewed and approved by the Engineer of Record.
- Install shoring as required for all structural members of the existing structure.
- Contractor is responsible for all means and methods as required to improve or maintain the existing condition, structural integrity, and safety of the structure including but not limited to the design and installation of structural shoring or tie-downs and diligently performing works. The contractor is responsible for the safety of all personnel entering the designated working area.
- The Contractor shall coordinate their work with all other trades in order to avoid scheduling conflicts.
- The Engineer of Record certifying this document shall not be held liable for any financial or time related damages including but not limited to damages to the structure, personnel, time related delays, and structural issues that result from the construction in accordance with the applicable specifications of this certified document. The Contractor shall notify the Engineer of Record if any conditions or issues arise that do not adhere to the details specified.

PORTLAND CEMENT PLASTERING STUCCO NOTES

- The Contractor shall perform all work in conformance with the 2020 Florida Building Code.
- Comply with ASTM C 926 in regards to project conditions while performing plastering/stucco works.
- PVC Lath shall be fabricated from PVC, paper backed, and self furring. The product shall be Plastic Components, Inc. Ultra Plastic Lath or approved equal.
- All accessories shall comply with ASTM C 1063
- Plastic accessories shall be high impact PVC.
- Corner beads shall be small nose corner beads with perforated flanges.
- Casing beads shall be bull nose style.
- Control joints shall be one piece, M-shaped configuration, with perforated flanges and removable protective tape on plaster face of control joint.

PORTLAND CEMENT PLASTERING STUCCO NOTES (cont'd)

- Expansion joints shall be two piece, formed with a slip joint and square edge 1 -1/2" wide reveal with perforated concealed flanges.
- Water for mixing shall be potable and free of any contaminants.
- Fiber for base coat shall be alkaline resistant glass or polypropylene fibers 1 /2 inch long, free of contaminants, manufactured for use in portland cement plaster.
- The bonding compound shall conform with ASTM C 932
- Steel drill screws shall comply with ASTM C 1002 or ASTM C 954
- Fasteners used for attaching the PVC lath to the substrates shall comply with the lath manufacturers requirements.
- Fasteners used for attaching metal lath to substrates shall comply with ASTM C 1063
- The Contractor shall perform all work in conformance with the 2020 Florida Building Code.
- Masonry cement shall conform with ASTM C 91 Type N
- Lime shall comply with ASTM C 206 Type S or ASTM C 207
- Sand aggregate shall comply with ASTM C 897
- Perlite aggregate shall comply with ASTM C 35
- Plaster mixes shall comply with ASTM C 926
- Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure.
- Control joints shall be delineated into areas with the maximum sizes for vertical surfaces at 144 SQ. FT. and non vertical surfaces at 100 SQ. FT. with length to width ratios of 2¹/₂.
- Distances between control joints shall not exceed 18 FT.
- Install control joints at locations where control joints occur in the main wall behind the plaster.
- The plaster application shall conform with ASTM C 926.
- The plaster application shall not deviate more than ¹/₄" in 10 FT.
- Three coat plaster work shall contain base coat mixes for over PVC lath with scratch and brown coats.

FRAMING NOTES

- Unless stated otherwise, all framing lumber shall be Southern Pine #2, MC 19%, NO. 2 Dense
- All timber construction shall conform to the latest edition of AFTC, T.P.I, and National Design Specifications for Wood Construction.
- All wood shall be PT(Pressure Treated) to prevent decay and protect from insects and must be dry prior to use.
- All wood fasteners and connectors shall be compatible with PT wood.
- For all non-compatible members with PT wood, building paper or an approved equal material must be used as a barrier between the referenced members.
- All PT wood framing connections must utilize a products manufactured by Simpson Strong Tie or an approved equal and must be installed as per the manufacturers recommendations.
- Blocking must be placed between all joist with a spacing not to exceed 8' O.C.
- Simpson LUS Type Joist Hangars must be used at intersection points of all structural wood members including but not limited to joist and beams.
- All structural wood members shall have a fiber stress of at least 1200PSI
- Wood Studs shall be stress graded standard American Lumber (Fb=625 PSI, Fv=400PSI Minimum, E=1,000,000 PSI) #2 Southern Yellow Pine
- General Sheathing Notes: 10d Ring Shank Nails, 4" O.C. for Short Side, 6" O.C. Long Side, 6" O.C. Field
- General Bucking Notes: Exterior Windows: 1"x6" PT Buck on Jambs and Head, Exterior Doors: 2"x6" PT Buck on Jambs and Head, Install sufficient fasteners of specified type in order to meet or exceed stated loads.
- Fasteners shall be spaced in equal distance across the length of the buck and shall be no closer than 2" or further than 4" from the end of the buck
- The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
- The approved fasteners are as follows: ³/₈" Tapcon with 1¹/₂" Penetration and 230LBS of Connection Strength Capacity, ¹/₂" Tapcon with 2" Penetration and 380LBS of Connection Strength Capacity.
- Refer to manufacturers installation recommendations and specifications for the fasteners required for entry doors and windows

STRUCTURAL NOTES

- The design and applicable scope of work is intended to comply with the 2020 Florida Building Code and ASCE 7-16.
- The structure referenced in these documents is designed to withstand the applicable forces from 180MPH wind load and a floor live load of 40PSF in accordance with ASCE 7-16.
- The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Modified Proctor) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 98%.
- The engineer must be notified and submit a written approval for all modifications or deviations from the specified design.
- The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.
- The contractor must submit material certifications/specifications, shop drawings and erection plans/drawings for all components and construction methods required for the structure to be constructed.
- All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.

METAL AND STEEL BUILDING NOTES

- GENERAL
 - Metal building erector shall be responsible for erection of the steel and associated work in compliance with the metal building manufacturers association.
 - The builder is responsible for designing, supplying, locating and installing temporary supports and bracing during erection of the building. Metal building bracing is designed for code required loads after building completion and shall not be considered as adequate erection bracing. Tension brace rods work in pairs to balance forces caused by initial tensioning. care must be taken while tightening brace rods so as not to cause accidental or misalignment of components. all rods must be installed loose and then tightened. Rods shall not exhibit excessive sag. for long or heavy rods or angles, it may be necessary to support the rod at mid-bay by suspending it from a secondary member.
 - Equipment bracing and suspension connections must not impose torsion or minor axis loads, or cause local distortion in any structural components.
 - All field welding must be done at the direction of a design professional, and done in accordance with aws (american welding society) by welders qualified to perform the work as directed by the applicable welding procedure specification (wps). a wps shall be prepared by the contractor for each welding variation specified. the contractor is responsible for any special welding inspections as required by local jurisdiction.
- MATERIALS
 - All structural plates, channels and miscellaneous metals shall be in accordance with astm specification below.

Material	ASTM Description	Yield strength (min)
Structural steel plate	a529/ a572 / a1011	50 ksi
Hollow structural	a500	42 ksi
Hot rolled str. shapes	a500 / a572 / a592 / a992	50 ksi
Hot rolled angles	a36	6 ksi
Cold formed shapes	a653 / a1011	
Roof and wall sheeting	a653 / a792	
Bolts	a3007 / a325	
Rods	a572 / a108	
Anchor rods	f1554	36 ksi

 - All steel exposed to weather shall be galvanized or coated with primer and marine grade epoxy.
 - Weld filler material shall be 70 ksi tensile strength.

- EXECUTION
 - Install metals as detailed on metal building drawings and permit drawings.
 - Steel work shall conform to the latest edition of the design, fabrication and erection of structural steel for building as adopted by the aisc and metal building manufacturers association.
 - All steel shall be painted with one coat of primer and shall be touched up after installation, unless the material is stainless steel.
 - Steel exposed to the elements shall also be coated with a marine grade epoxy unless the material is stainless steel.
 - Coat all steel members with marine grade epoxy for corrosion resistance.

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

205 JULIA STREET
KEY WEST, FLORIDA

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License # 79269
Email: will@cecflk.com CA/Registry #: 31437
Phone #: 305-735-4626

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Date:

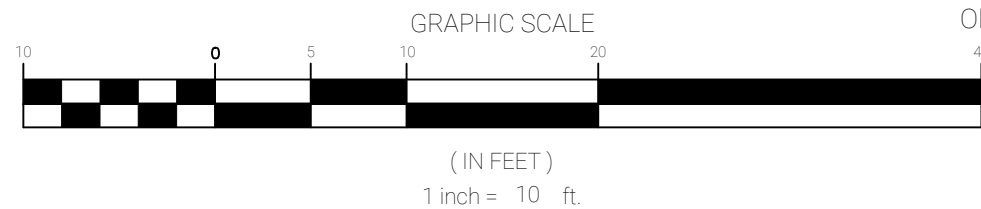
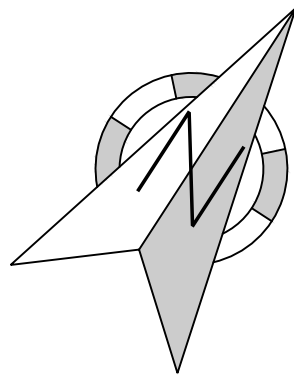
NOVEMBER 12, 2021

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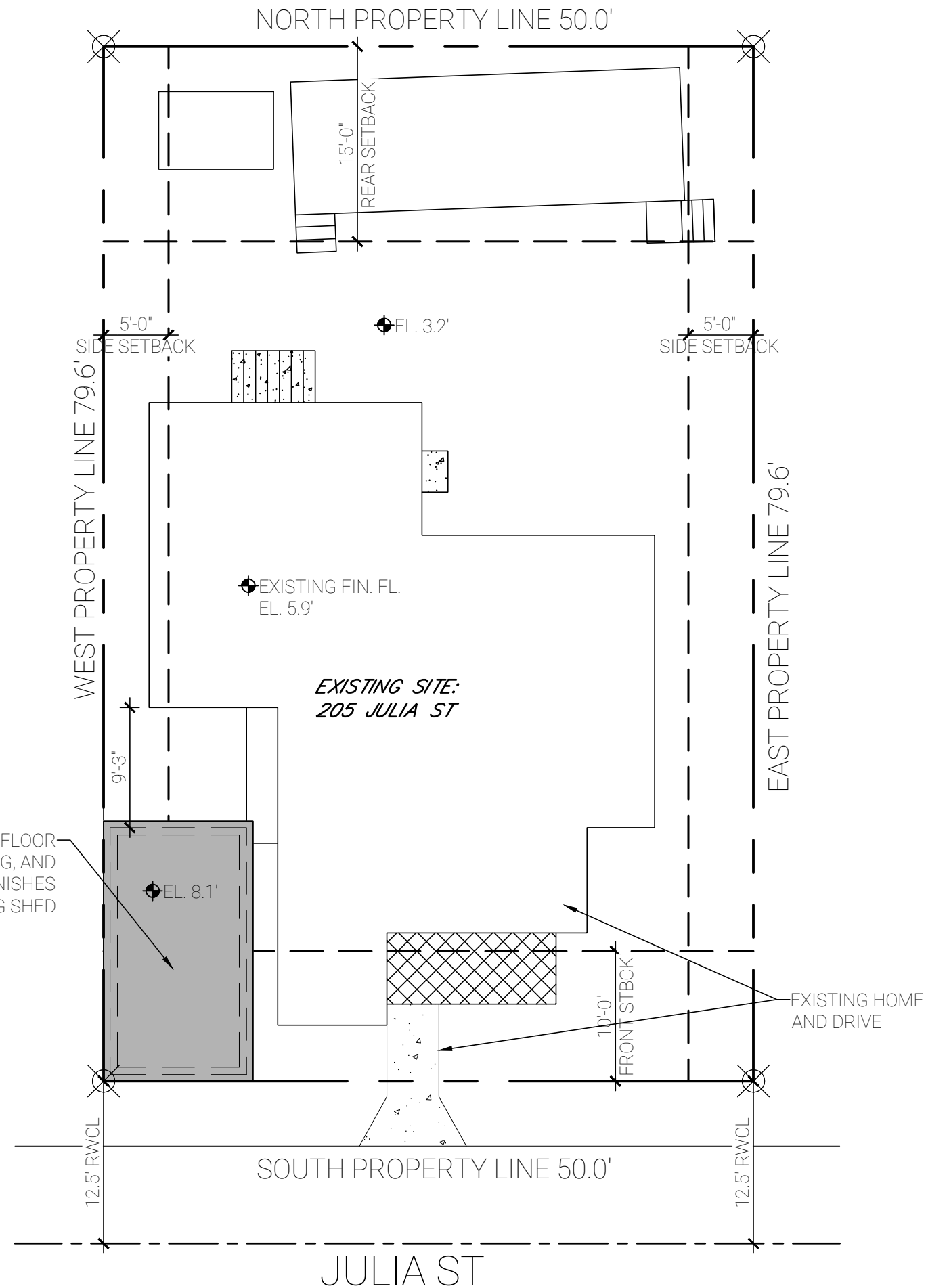
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GN

OPEN SPACE CALCULATIONS		
TOTAL LOT SIZE:	3,980 SQ. FT.	
EXISTING TOTAL IMPERVIOUS:	2,017 SF	(50.7%)
EXISTING BLDG. COVERAGE:	1,911 SF	(48.0%)
EXISTING OPEN SPACE:	1,963 SF	(49.3%)
NEW TOTAL IMPERVIOUS:	2,017 SF	(50.7%)
NEW TOTAL BLDG. COVERAGE:	1,911 SF	(48.0%)
NEW TOTAL OPEN SPACE:	1,963 SF	(49.3%)
NO CHANGE TO EXISTING SITE CONDITIONS		



SCALE: 1"=10'-0"



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EXTERIOR DOOR SCHEDULE					
MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	(2)2'-3"x6'-8" ZONE 4	IMPACT DOUBLE DOORS	+47.8/ -54.1	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	3'-0"x6'-8" ZONE 5	IMPACT DOOR	+47.8/ -62.0	BY CONTRACTOR	PROVIDED BY CONTRACTOR

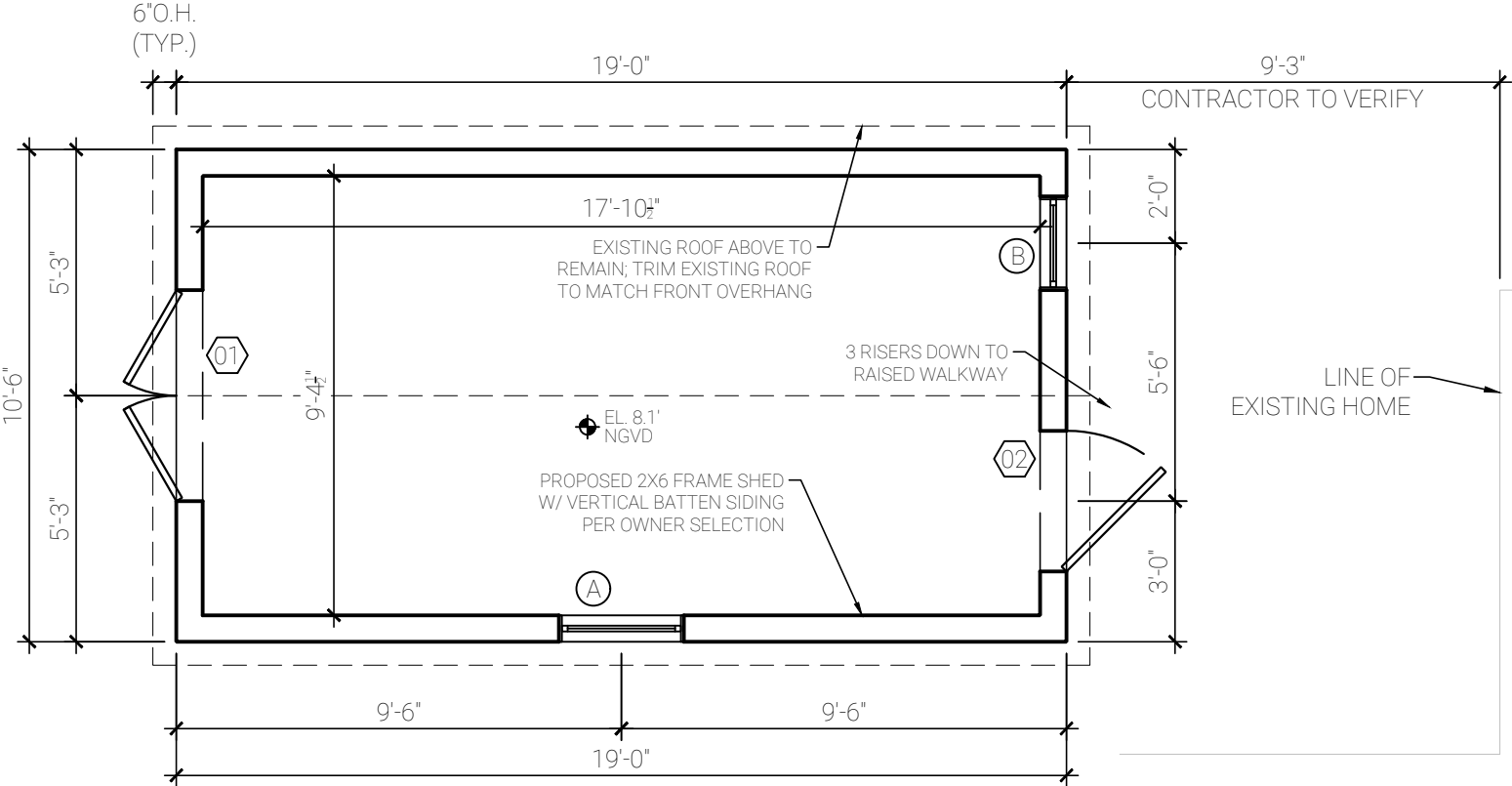
- CONTRACTOR TO PROVIDE THE NOA'S.
- CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

WINDOW SCHEDULE					
MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
A	2'-8" x 2'-8" ZONE 4	DOUBLE HUNG	+51.2/ -55.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
B	2'-0" x 1'-0" ZONE 5	FIXED	+51.2/ -68.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR

NOTE: ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5.7 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20" & A MAX. SILL HEIGHT OF 44" ABV. FINISHED FLOOR.

ADDITIONAL NOTES:

- CONTRACTOR TO PROVIDE THE NOA'S.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.



PROPOSED PLAN
SCALE: 1/4"=1'-0"

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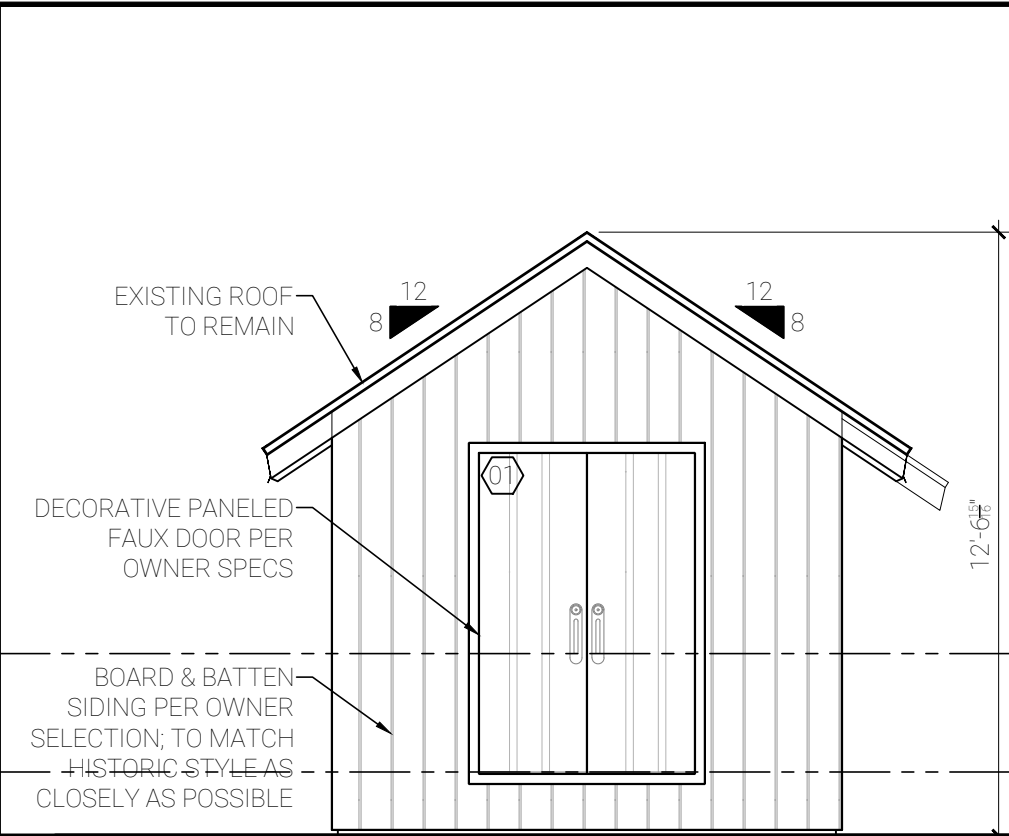
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A-1

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FRONT SHED ELEVATION

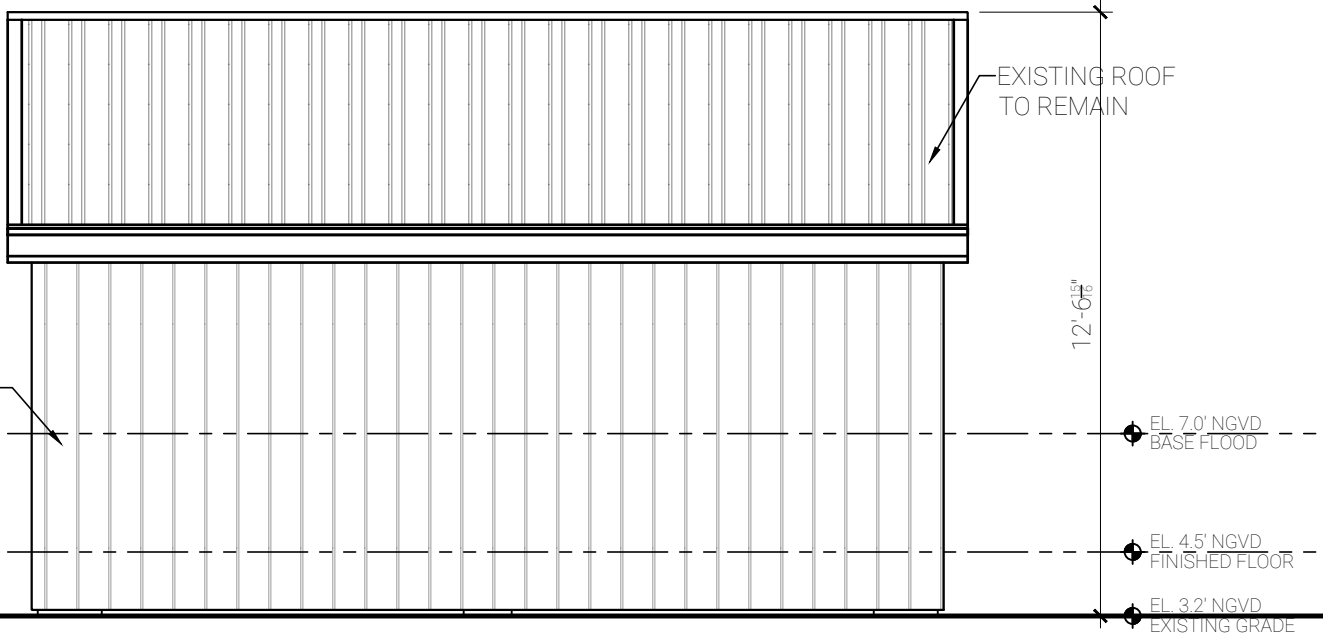
SCALE: 1/4"=1'-0"

EL. 7.0' NGVD
BASE FLOOD

EL. 4.5' NGVD
FINISHED FLOOR

EL. 3.2' NGVD
EXISTING GRADE

BOARD & BATTEN
SIDING PER OWNER
SELECTION; TO MATCH
HISTORIC STYLE AS
CLOSELY AS POSSIBLE



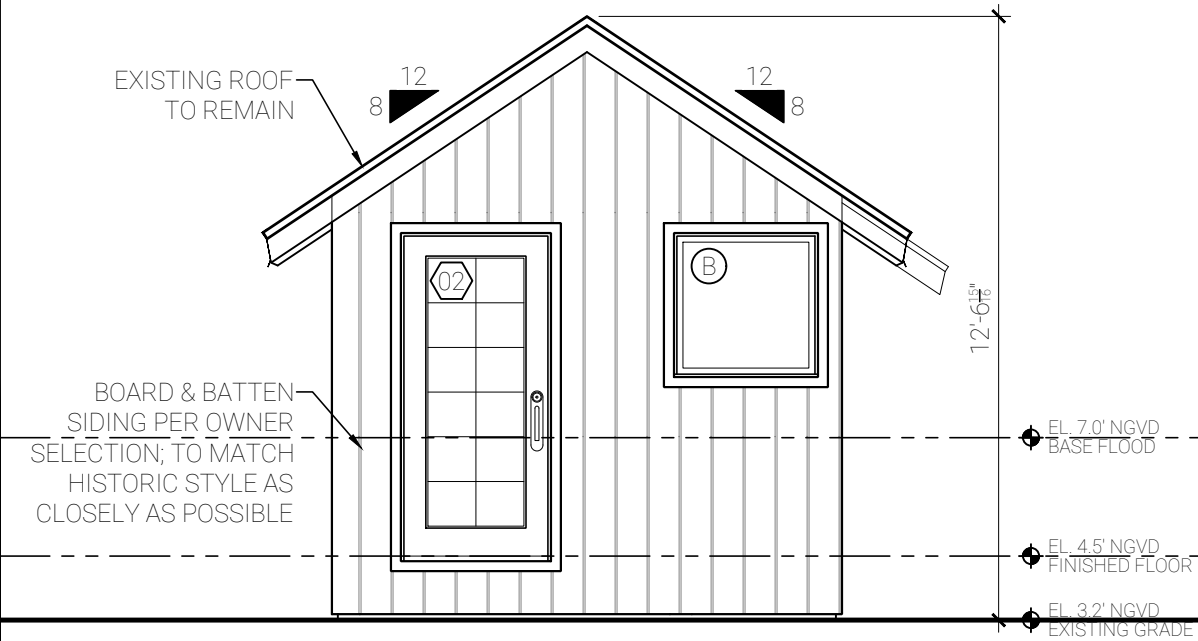
LEFT SHED ELEVATION

SCALE: 1/4"=1'-0"

EL. 7.0' NGVD
BASE FLOOD

EL. 4.5' NGVD
FINISHED FLOOR

EL. 3.2' NGVD
EXISTING GRADE



REAR SHED ELEVATION

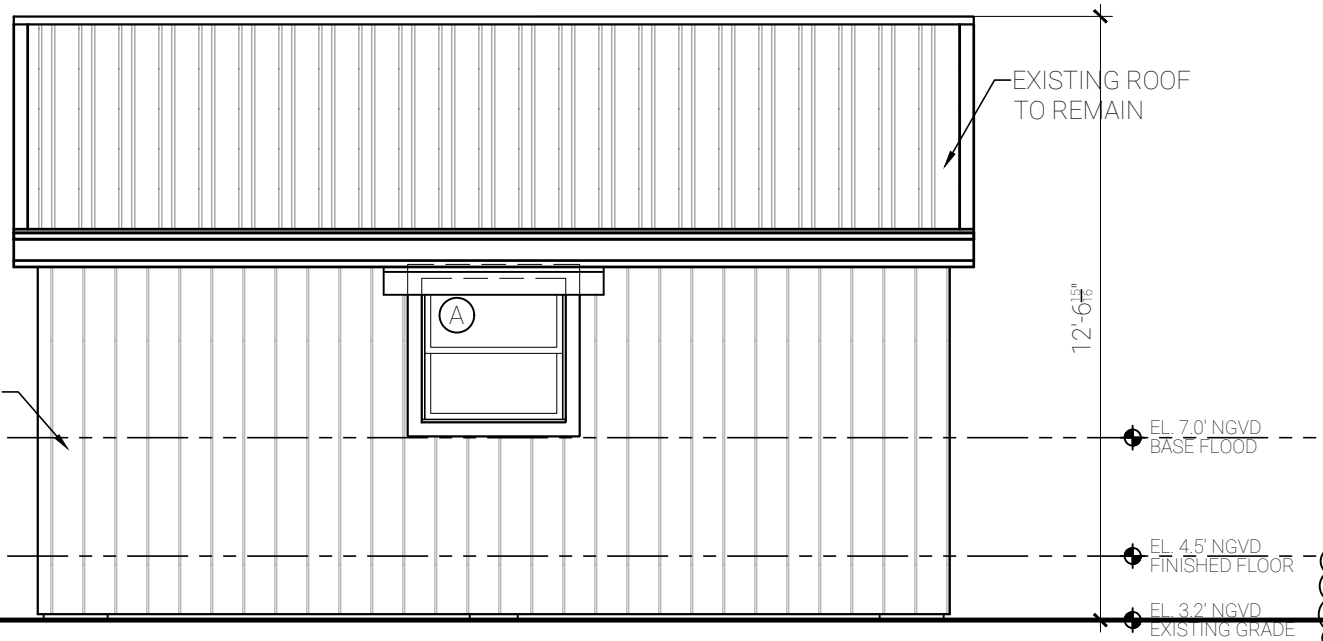
SCALE: 1/4"=1'-0"

EL. 7.0' NGVD
BASE FLOOD

EL. 4.5' NGVD
FINISHED FLOOR

EL. 3.2' NGVD
EXISTING GRADE

BOARD & BATTEN
SIDING PER OWNER
SELECTION; TO MATCH
HISTORIC STYLE AS
CLOSELY AS POSSIBLE



RIGHT SHED ELEVATION

SCALE: 1/4"=1'-0"

1

REV. #1 DATE: 3.04.2022

EL. 7.0' NGVD
BASE FLOOD

EL. 4.5' NGVD
FINISHED FLOOR

EL. 3.2' NGVD
EXISTING GRADE

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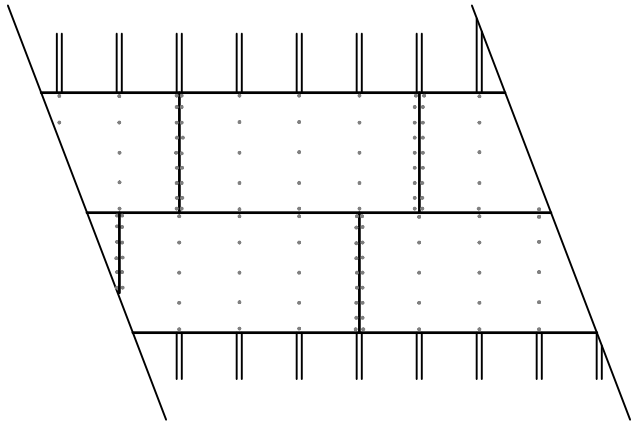
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ROOF CONSTRUCTION NOTES:

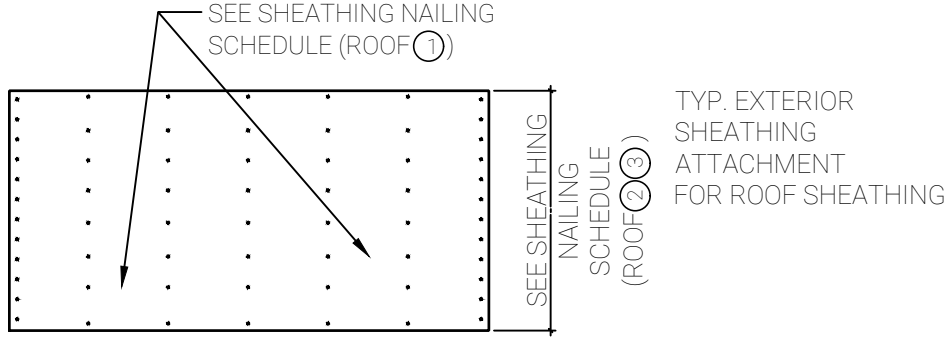
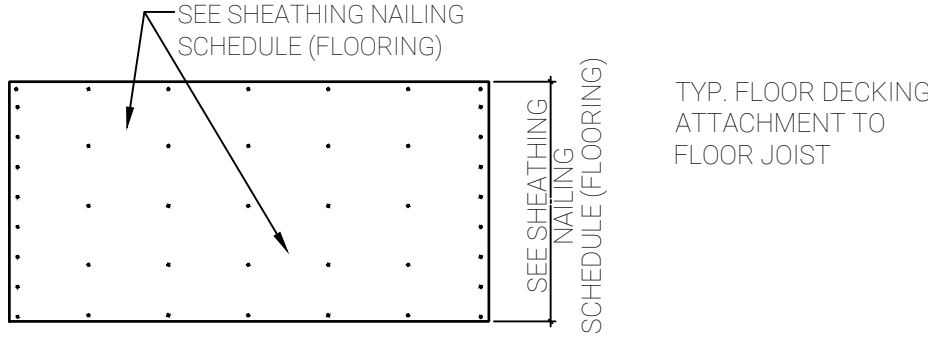
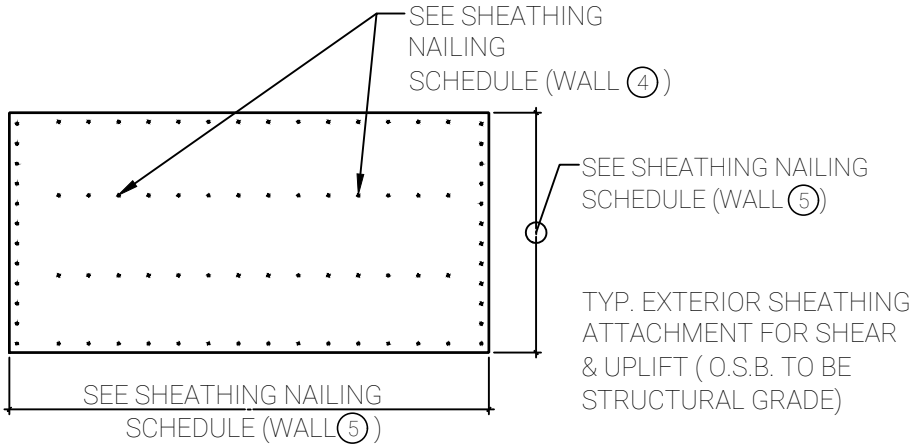
1. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS.
2. TIE ROOF TRUSSES TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE.
3. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.
4. PRE-FAB, PRE-ENGINEERED ROOF TRUSSES ARE TO BE SPACED @ 2'-0", O.C..
5. SBCCI APPROVED ANCHORS CAPABLE OF MEETING UPLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER AT EACH TRUSS TO PROVIDE A CONTINUOUS TRANSFER OF UPLIFT LOADS FROM TRUSS TO FOUNDATION.
6. TRUSS MANUFACTURER TO SUBMIT PROFILES & PLANS, PRIOR TO FABRICATION, TO THE CONTRACTOR FOR APPROVAL.
7. ROOF PLAN FOR DESIGN PURPOSES ONLY.
8. ALL CONNECTORS IN CONTACT WITH PT. WOOD SHALL BE Z-MAX COATED OR EQUAL.
9. ALL TRUSSES TO TOP PLATE CONNECTIONS: SIMPSON (H10-A) UP TO 1810 # UNLESS OTHERWISE NOTED.
10. ALTERNATE FASTENERS MAY BE USED PROVIDED THEY MEET UPLIFT AND LOAD REQUIREMENTS AND ARE NO LESS THAN THE VALUES LISTED ABOVE FOR UPLIFTS.
11. ATTACH ALL STRAPS WITH GALVANIZED NAILS OF SIZE AND QUANTITY SPECIFIED BY STRAP MANUFACTURER.
12. ALL HURRICANE RESISTANT TIE DOWNS STRAPPING AND ANCHORS SHALL HAVE A CONTINUOUS PATH FROM THE ROOF TO FOUNDATIONS. ALL STRAPPING AND ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
13. ROOF TRUSSES SHALL BE HANDLED, STORED, ERECTED, TEMPORARILY BRACED & PERMANENTLY BRACED PER "BCS11-03" GUIDE TO GOOD PRACTICES FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES.
14. ADD SEALANT AT SEAMS FOR 5V CRIMP OR STANDING SEAM ROOF UNDER 3:12 PITCH.
15. INSTALL SHEATHING WITH 1/8" GAP AT ALL EDGES.



ROOF & WALL NAILING REQUIREMENTS

SCALE: NOT APPLICABLE

SHEATHING NAILING SCHEDULE (WALLS AND ROOF)		
NAIL SIZE	NAIL SPACING	ZONE
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF ③
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF ① ②
10d RING SHANK	4" @ EDGES, 8" @ INTERMEDIATE SUPPORTS	WALL ⑤
10d RING SHANK	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	WALL ④
#10 SCREWS	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	FLOORING



TYP. NAILING DETAIL

SCALE: NOT APPLICABLE

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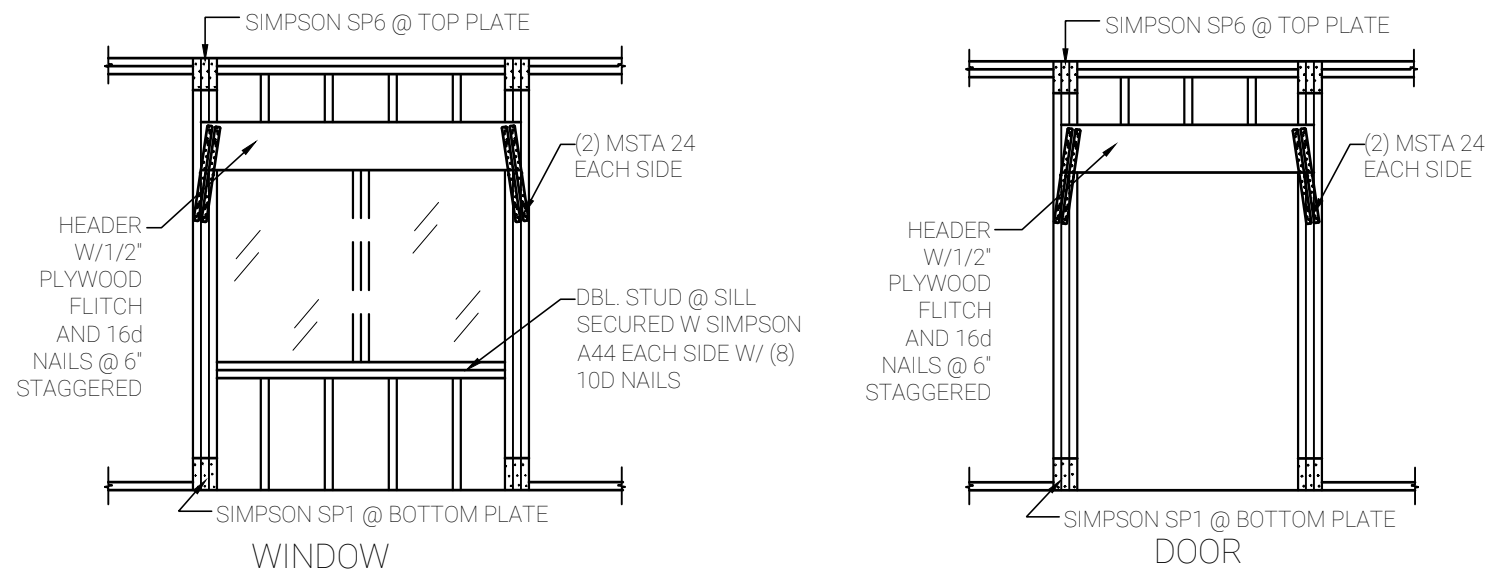
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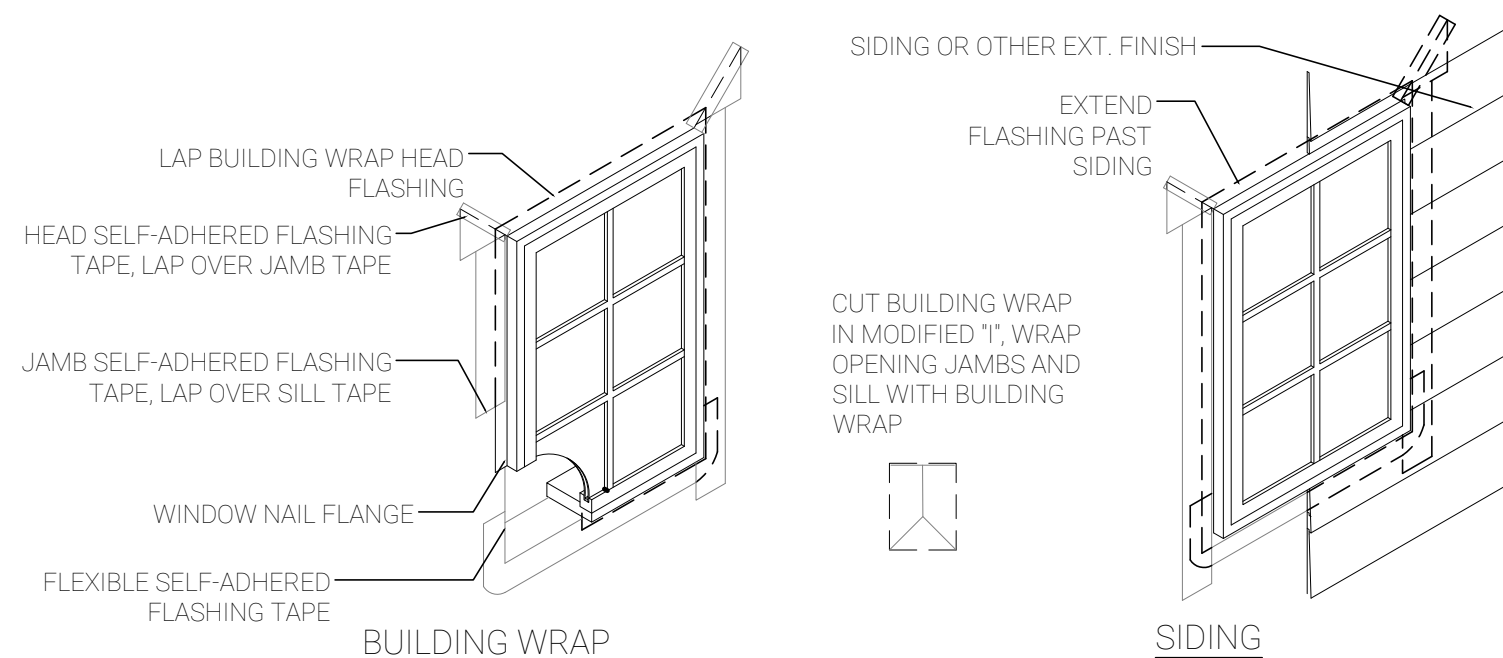
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S-2

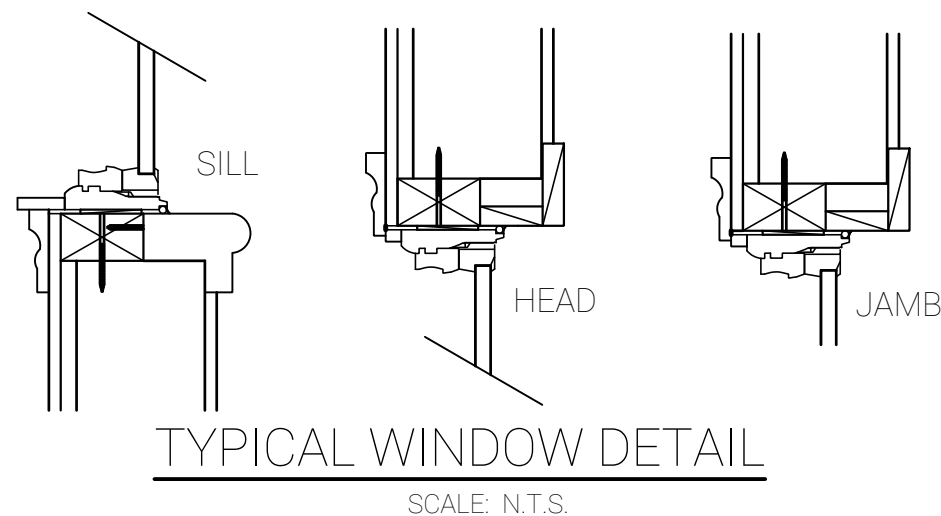
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WINDOW/DOOR FRAMING DETAILS



WINDOW BLDG. WRAP/FLASHING DETAILS



TYPICAL WINDOW DETAIL

SCALE: N.T.S.

HEADER SCHEDULE		
OPENING WIDTH	BEARING WAL OR SHEAR WALL	NONBEARING WALLS
0'-0" TO 3'-0"	(2) - 2 X 6's	(2) - 2 X 4's
3'-1" TO 5'-0"	(2) - 2 X 10's	(2) - 2 X 6's
5'-1" TO 7'-0"	(2) - 2 X 12's	(2) - 2 X 8's
7'-1" TO 9'-0"	(2) - 2 X 12's W/ 1/2" PLYWOOD FLITCH	(2) - 2 X 12's
HEADER NOTES: 1. USE HEADER SIZES ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN 2. PRIMARY FRAMING (BEAMS,GIRDERS, ETC.) WERE SIZED USING 1800 "Fb" EXTREME FIBER IN BENDING (SINGLE) 90 "Fv" HORIZONTAL SHEAR 1.6E "E" MODULES OF ELASTICITY 3. JOISTS, RAFTERS, LINTELS, ETC. WHERE SIZED USING 1200 "Fb" EXTREME FIBER IN BENDING (SINGLE) 90 "Fv" HORIZONTAL SHEAR 1.6E "E" MODULES OF ELASTICITY		

(1) PREPARATION OF WINDOW OPENING

- LINE THE OPENING WITH VAPOR BARRIER
- INSTALL PRESSURE TREATED WOOD BUCK TO PERIMETER OF OPENING USING NEW 3/16" X 3-1/2" OR EQUAL PROVIDING 500LBS, SHEAR STRENGTH 16" ON CENTER (4" AT EDGES)
- APPLY A CONTINUOUS BEAD OF CAULKING TO SEAL WOOD BUCK TO FRAME
- OPENING-ENSURE THAT A CLEARANCE OF 1/4" PER SIDE IS LEFT FOR SHIMMING

(2) INSTALLATION OF WINDOW

- REFER TO INSTALLATION INSTRUCTIONS FOR THE SPECIFIC PRODUCT BEING INSTALLED
- SET WINDOW IN OPENING, SHIMMING, LEVELING, AND SQUARING TO ENSURE PROPER OPERATION
- INSTALL #9 1-1/4" PAN HEAD WOOD SCREWS THRU ALL PREDRILLED HOLES IN THE INSTALLATION FIN TO SECURE UNIT (8" ON CENTER)
- ENSURE THAT THE INSTALLATION FIN IS SEALED TO THE WOOD BUCK WITH A CONTINUOUS BEAD OF CAULKING
- FILL VOID BETWEEN WINDOW AND WOOD BUCK WITH INSULATION BEING CAREFUL NOT TO BOW WINDOW FRAME

(3) APPLICATION OF CAULKING

- INSERT STYROFOAM BACKER ROD INTO THE OPENING BETWEEN WINDOW FRAME AND "J" MOULD
- APPLY A CONTINUOUS BEAD OF URATHAENE SEALANT, REFER TO SEALANT MANUFACTURERS RECOMMENDATIONS FOR SURFACE PREPARATION AND APPLICATION

(4) INSTALLATION LIMITATIONS

- WINDOW INSTALLATION TO MEET THE REQUIREMENTS OF THE WIND LOADS OF THE FLORIDA BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION

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SHEET 8 of 8

SHEET #

S-3



Property Record Card



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- [] Subdivisions
- [] Parcels

Parcel ID	00026860-000000	Alternate ID	1027651	Owner Address	GODDARD KAREN
Sec/Twp/Rng	06/68/25	Class	MULTI-FAMILY TRIPLEX		205 Julia St
Property Address	205 JULIA St				Key West, FL 33040
	KEY WEST				
District	11KW				
Brief Tax	KW PB1-25-40 LOT 9 SQR 7 TR 10 G5-21 OR726-97 OR726-555/58 OR728-128 OR1872-525 OR2570-1397/98 OR2628-2426/27				
Description	OR2873-1674/75 OR3017-1117 OR3045-2191				
	(Note: Not to be used on legal documents)				

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00026860-000000
Account# 1027651
Property ID 1027651
Millage Group 11KW
Location 205 JULIA St, KEY WEST
Address
Legal KW PB1-25-40 LOT 9 SQR 7 TR 10 G5-21 OR726-97 OR726-555/58 OR728-128
Description OR1872-525 OR2570-1397/98 OR2628-2426/27 OR2873-1674/75 OR3017-1117 OR3045-2191
 (Note: Not to be used on legal documents.)
Neighborhood 6021
Property MULTI-FAMILY TRIPLEX (0803)
Class
Subdivision Tracts 10 and 15
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

GODDARD KAREN
 205 Julia St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$138,553	\$134,387	\$167,017	\$183,785
+ Market Misc Value	\$1,525	\$1,525	\$1,525	\$1,529
+ Market Land Value	\$430,647	\$418,074	\$422,789	\$417,437
= Just Market Value	\$570,725	\$553,986	\$591,331	\$602,751
= Total Assessed Value	\$570,725	\$553,986	\$591,331	\$602,751
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$545,725	\$553,986	\$591,331	\$602,751

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,979.00	Square Foot	50	79.6

Buildings

Building ID	2095	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1923
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Gross Sq Ft	1550	Foundation	WD CONC PADS
Finished Sq Ft	1264	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	176	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	1
Depreciation %	8	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,264	1,264	200
OPU	OP PR UNFIN LL	16	0	16
OPF	OP PRCH FIN LL	70	0	38
SBF	UTIL FIN BLK	200	0	60
TOTAL		1,550	1,264	314

Building ID 2097
Style 1 STORY ELEV FOUNDATION
Building Type M.F. - R2 / R2
Gross Sq Ft 364
Finished Sq Ft 300
Stories 1 Floor
Condition AVERAGE
Perimeter 80
Functional Obs 0
Economic Obs 0
Depreciation % 27
Interior Walls WALL BD/WD WAL

Exterior Walls B & B
Year Built 1945
EffectiveYearBuilt 2002
Foundation WD CONC PADS
Roof Type FLAT OR SHED
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 0
Grade 400
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	80
OPU	OP PR UNFIN LL	46	0	48
OPF	OP PRCH FIN LL	18	0	24
TOTAL		364	300	152

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	200 SF	1
FENCES	1996	1997	1	72 SF	2
LC UTIL BLDG	1998	1999	1	48 SF	1
FENCES	2001	2002	1	156 SF	2
WALL AIR COND	2001	2002	1	4 UT	1

Exemptions

Exemption	Amount
01 25000 HOMESTEAD 196.031(a)	\$25,000.00
02 ADDL HOMESTEAD 196.031(b)	\$25,000.00

Sales

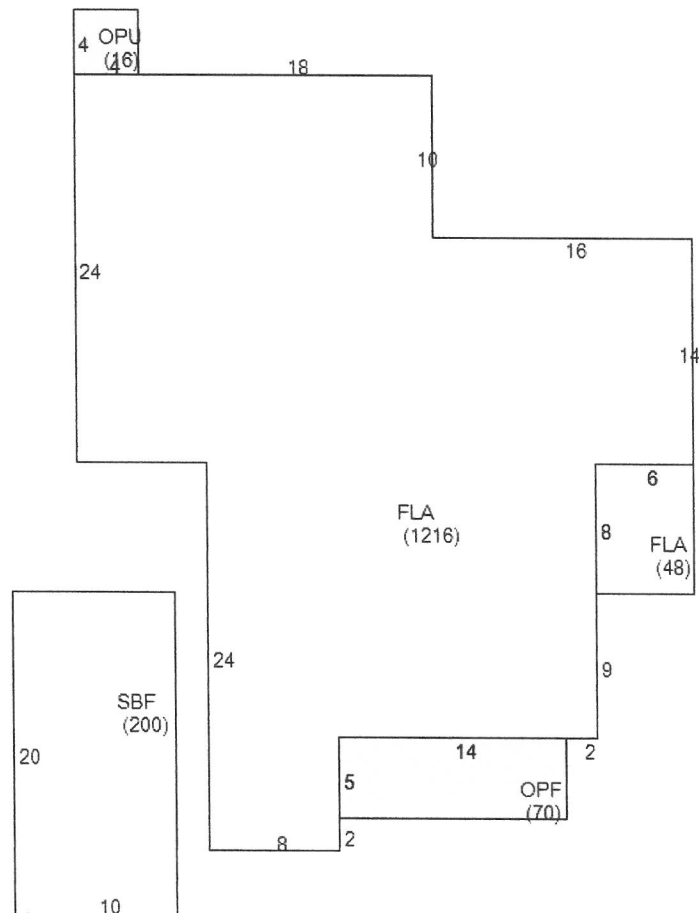
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/20/2020	\$595,000	Warranty Deed	2282905	3045	2191	12 - Unqualified	Improved
3/12/2020	\$317,000	Certificate of Title	2262707	3017	1117	12 - Unqualified	Improved
9/30/2017	\$0	Warranty Deed	2138815	2873	1674	30 - Unqualified	Improved
4/10/2013	\$100	Warranty Deed		2628	2426	11 - Unqualified	Improved
5/13/2012	\$100	Warranty Deed		2570	1397	11 - Unqualified	Improved
3/12/2003	\$96,500	Quit Claim Deed		1872	0525	P - Unqualified	Improved

Permits

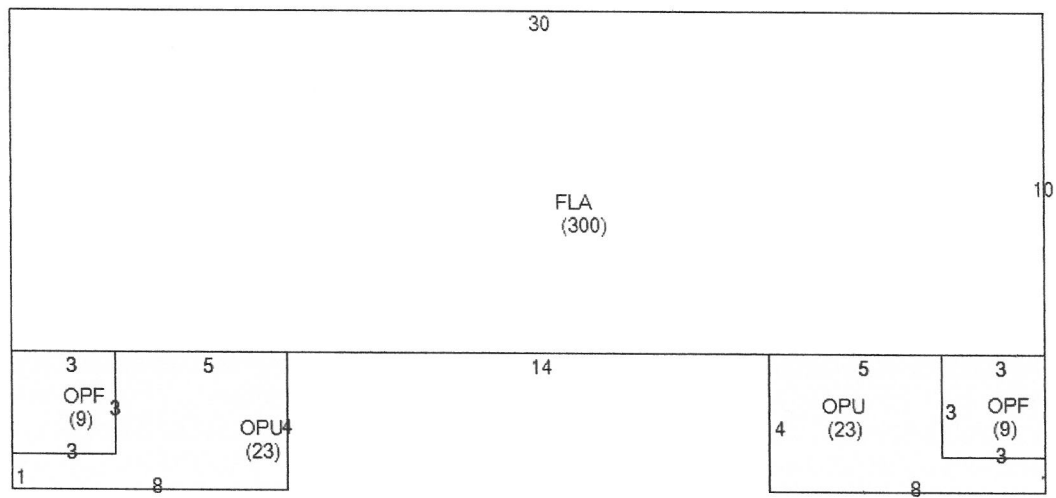
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-3498	1/14/2022		\$0	Residential	Siding to match the replaced siding in material, profile and dimensions. Match color of exiting house, yellow.
22-0061	1/14/2022		\$0	Residential	rebuilding entire structure except roof ,new foundation,floor framing ,wall framing, exterior finishes board and batten siding and widow and doors HARC required NOC required
21-2690	12/1/2021	1/12/2022	\$33,300	Residential	Main house: Repairing one section of foundation and new floor framing Revision#1 Adding three more spread footers and changing the layout of spread footers and framing Awaiting change in valuation
21-2260	9/22/2021	11/16/2021	\$0	Residential	Replace V-crimp and asphalt with 5 V-Crimp also 1 square
20-3429	9/2/2021	1/12/2022	\$8,500	Residential	Replace asphalt shingles with asphalt shingles.
21-0356	9/2/2021	11/16/2021	\$0	Residential	removal of small addition to outbuilding, which collapsed This is the condition that I found upon purchase in 2020
21-1214	9/2/2021	1/12/2022	\$2,000	Residential	wooden shutters to all windows I will hire a contractor to install the shutters.
21-2312	9/2/2021	1/12/2022	\$0	Residential	Installation of One (1) Cooper & Hunter 36K BTU Ductless Tri-Zone Model
07-2153	5/7/2007	7/12/2007	\$2,100	Residential	REPLACE PLACE 3-TON A/C
06-2542	4/24/2006	8/15/2006	\$7,200	Residential	INSTALL CENTRAL A/C,5 TON
04-3817	12/17/2004	11/9/2005	\$1,700	Residential	REPLACE TUB WITH SHOWER STALL
01-3996	12/21/2001	9/9/2002	\$3,000	Residential	RENOVATION
01-3979	12/17/2001	9/9/2002	\$3,460	Residential	ROOFING

98- 3/13/1998 8/11/1999 \$2,000 Residential
0804

REPAIRS TO SIDING

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

BUILDING #1



BUILDING #2

Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings.

The Monroe County Property Appraiser's office maintains data on properties within the County solely for the purpose of fulfilling its responsibility to secure just valuation for all valuation tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Like other data provided by the office, this data is not intended for use in any other purpose. By requesting such data, you hereby understand and agree that the

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[GDPR Privacy Notice](#)

Last Data Upload: 2/4/2022, 4:16:17 AM

Created by
 **Schneider**
GEOSPATIAL

Version: 10.10.2022-04-22-11

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

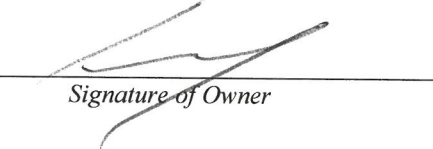
I, KAREN M GOODARD, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

205 JULIA STREET

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

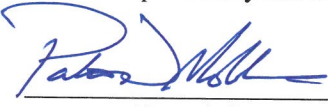
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

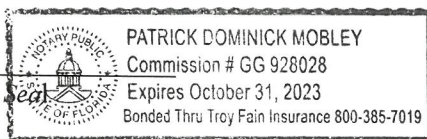

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 2/8/2022 by

KAREN M. Goodard
Name of Owner

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


Notary's Signature and Seal



Patrick Dominick Mobley
Name of Acknowledger typed, printed or stamped

GG 928028
Commission Number, if any

Deed

Doc # 2282905 Bk# 3045 Pg# 2191 Electronically Recorded 9/22/2020 at 2:40 PM Pages 11
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 ElectronicallyREC: \$95.00 Deed Doc Stamp \$4,165.00

This Instrument Prepared by and Return to:
 Shirley Scotland Pursuant to the issuance
 Of Title Insurance
 Shore to Shore Title, LLC
 6111 Broken Sound Parkway, NW
 Suite 350
 Boca Raton, FL 33487
 Property Appraisers Parcel ID #: 00026860-000000

 SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 20 day of August, 2020, by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, whose post office address is P.O. Box 830, Armonk, NY 10504, herein called the Grantor(s), to Karen Goddard, a single woman, whose address is 205 Julia St, Key West, FL 33040, hereinafter called the Grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz:

Lot 9, Square 7, Tract 10, According to the Map or Plat thereof as Recorded in Plat Book 1, Page 40, Public Records of Monroe County, Florida. Commencing at a point on Julia Street, 43 feet from the corner of Emma Street and running in a Northwesterly direction 79 feet 7 inches; thence in Northeasterly direction 50 feet; thence in a Southeasterly direction 79 feet and 7 inches to Julia street; thence Southwesterly along Julia Street to Place of Beginning.

**Power of Attorney attached hereto and made a part hereof.
 Certificate of Approval of Sale attached, if applicable.**

Subject to easements, restrictions and reservations of record and to taxes for the year 2020 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

File #: S200555
 Ver. 9/16

Doc. # 2282905 Page Number: 2 of 11

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Nicole Terrinile
Witness #1 Signature

Nicole Terrinile
Witness #1 Printed Name

Susan G. Farese
Witness #2 Signature

Susan G. Farese
Witness #2 Printed Name

U.S. Bank National Association as Legal Title Trustee for
Truman 2016 SC6 Title Trust, by Truman Capital
Advisors, LP, as Attorney-in-Fact

Christine M. Lule

By: Christine M. Lule

STATE OF NEW YORK
COUNTY OF ROCKLAND

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this
20 day of August, 2020, by Christine M. Lule as Authorized person of Truman Capital
Advisors, LP, as Attorney-in-Fact for U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6
Title Trust, on behalf of the Trust. He is personally known to me.



Susan G. Farese
Notary Signature

Susan G. Farese
Printed Notary Signature

SUSAN G. FARESE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6327942
Qualified in Rockland County
My Commission Expires 07-20-2023

File #: S200555
Ver. 9/16

Document drafted by and
RECORDING REQUESTED BY:
 Truman Capital Advisors, LP
 200 Business Park Drive, Suite 103
 Armonk, NY 10504

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

The trusts identified on the attached Schedule A (the "Trusts"), by and through U.S. Bank National Association, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107, not in its individual capacity but solely as Legal Title Trustee or Trustee ("Trustee"), hereby constitutes and appoints Truman Capital Advisors, LP, ("Program Manager"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Program Manager, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (10) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Program Managers responsibilities to service certain mortgage loans (the "Loans") held by the Trustee. These Loans are secured by collateral comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby. Please refer to Schedule A attached hereto.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.

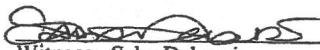
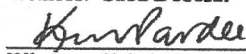

2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where the Program Manager has an obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.
3. Transact business of any kind regarding the Loans, as the Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
4. Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of any Trust as necessary to transfer ownership of the affected Loans to the entity (or its designee or assignee) possessing the right to obtain ownership of the Loans.
8. Subordinate the lien of a mortgage, deed of trust, or deed to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial re-conveyances reasonably required for such purpose, and the execution or requests to the trustees to accomplish the same.
9. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
10. Execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

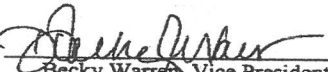
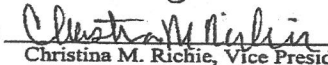
Program Manager hereby agrees to indemnify and hold the Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Program Manager of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Trustee under the related servicing agreements listed on Schedule A, attached.

Witness my hand and seal this 15th day of November, 2019.

NO CORPORATE SEAL

On Behalf of the Trusts, by
U.S. Bank National Association, as Trustee


Witness: Saba Debesai

Witness: Kristi Pardee

Attest: Jennie L. Kunde, Trust Officer

By: 
Becky Warren, Vice President
By: 
Christina M. Richie, Vice President

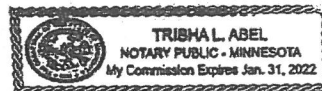
CORPORATE ACKNOWLEDGMENT

State of Minnesota
County of Ramsey

On this 15th day of November, 2019, before me, the undersigned, personally appeared Becky Warren, Christina M. Richie, and Jennie L. Kunde, personally known to me or proved to me on the basis of satisfactory evidence, to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, and that such individuals made such appearance before the undersigned in the County of Ramsey, State of Minnesota

WITNESS my hand and official seal.

Signature: 
Trisha L. Abel



My commission expires: 1/31/2022