

Application

February 7, 2019

Mr. Patrick Wright, Planning Director
City of Key West
1300 White Street
Key West, FL 33040

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

**RE: Transient Unit Transfer
1213 Georgia to 328 Simonton**

Dear Patrick:

Attached is a Transient Unit Transfer application and the associated application fee. We propose to transfer 1 transient unit from 1213 Georgia Street, Unit 2 (HMDR) to 328 Simonton Street (HNC-1).

Sender Site:

1213 Georgia Street is a 3-unit, two-structure property with duly-issued transient licenses. There are two units in the front structure (units 1 & 2) and one unit in the rear structure (unit 3). Upon transfer, the front structure will be renovated into a single unit and the property will have just 2 units.

Receiver Site:

328 Simonton Street is a mixed-use property with commercial retail and restaurant on the first floor, and one unit of housing for permanent residents on the second floor. Upon transfer, the property will be renovated to remove the restaurant and a portion of the commercial retail on the first floor to accommodate the relocation of the permanent housing unit. The relocated unit will be 795 sq. ft. The incoming transient unit will be located on the second floor.

Uses/ Units:

Number & Type of Units	Sq. Ft. / No. of Units	
	Existing	Proposed
Commercial Floor Area - Retail	1,218 sq. ft.	No Change
Commercial Floor Area - Restaurant	591 sq. ft.	No Change
Density	2 unit	No Change
BPAS-Exempt Residential Units	1 unit	2 unit
Housing for Permanent Residents	1 unit	No Change
Transient Units	0 unit	1 unit

Site Data:

Site Data	Existing	Proposed
FLUM	Historic Commercial	No Change
Zoning	HNC-1	No Change
FEMA	X Flood zone	No Change
Height	32.5 ft	No Change
Site Size	1,882 sq. ft.	No Change
Density	2 units	No Change
BPAS-Exempt Units	1 unit	2 units
Housing for Permanent Residents	1 unit	No Change
Transient Units	0 units	1 unit
Floor Area Ratio Total	1.0	No Change
Building Coverage	98% (1,844 sq. ft.)	No Change
Impervious Surface	100% (1,882 sq. ft.)	No Change
Open Space (Mixed use)	2% (38 sq. ft.)	No Change
Landscape	0% (0 sq. ft.)	No Change
Setback – Front	0 ft.	No Change
Setback – Side	0 ft.	No Change
Setback – Rear	0 ft.	No Change
Consumption Area	0 sq. ft.	No Change

Compliance Analysis:

This application meets the approval criteria for a transient unit transfer pursuant to Sec. 122-1338, as demonstrated below:

(1) The unit being transferred must currently be counted as a unit for purposes of calculating evacuation time under the hurricane model set forth in the comprehensive plan, and must have been obtained in accordance with all applicable regulations, including building permits, at the time of approval or have been otherwise validly obtained if unbuilt at the time of transfer. A transfer pursuant to this division shall not cause a net increase of units in the city.

The proposed unit for transfer is an existing, recognized unit and will not cause a net increase of units in the City

(2) Transient use must be an allowed zoning use on the receiver site, unless the units are to be converted into non-transient units as contemplated by subsection (3) of this section. Further, no transient unit shall be recognized for transfer purposes, regardless of whether it will be used transiently or non-transiently, unless accompanied by a business tax receipt duly issued pursuant to section 66-109(10). When units are transferred for non-transient use, the licenses will be extinguished.

Transient use is allowed on the receiver site and the unit is accompanied by a business tax receipt duly issued pursuant to section 66-109(10).

(3) *Transient units may be converted to residential units at the appropriate exchange rate as determined by the comprehensive plan so as not to increase hurricane evacuation time. Where a residential unit is created by the transfer of a transient unit and the new residential unit is 600 square feet or less, the transient unit may be transferred at its .58 ROGO unit equivalency into a residential unit with transient use prohibited.*

NA – This unit shall remain transient.

(4) *The transferred units shall not operate to increase density of the receiver site above the maximum allowed density.*

The transferred units will not operate to increase density of the receiver site above the maximum allowed density. Two units of density are permitted, and two units shall exist.

(5) *Unless the planning board determines that special conditions exist at the receiver site that warrant otherwise, the transient unit may not include more than two rooms, excluding bathrooms, and excluding porches and decks that are clearly not enclosed or habitable.*

Special conditions exist at the receiver site. This is an existing historic structure. No interior renovations are proposed for the transient unit. The structure has two historic bedrooms which would require demolition. The demolition of the historic interior would create a hardship and be detrimental to the integrity of the structure and the district.

(6) *At the sender site, any remaining transient units that are remodeled or combined may not increase the existing number of rooms, excluding bathrooms. All such units shall not have "lockout" capacity.*

No increase in rooms or lock-outs are proposed at the sender site.

(7) *There shall be no transfer of units into a "V" zone as depicted on the most current flood insurance rate map, if the transfer would produce new construction.*

The receiver site is not located in the V-zone.

(8) *Existing nonconforming buildings may receive units providing their nonconforming aspects are not increased.*

No increase in nonconforming building aspects will occur as a result of this transfer.

(9) *Development plans for both sites shall be processed as provided in the LDRs, according to the magnitude and type of development.*

Plans for the sender and receiver sites have been submitted.

(10) No building permit shall be granted for the receiver site until the city has verified that the transient use at the sender site unit(s) has been extinguished. A person or entity who has lawfully terminated or extinguished legal transient units existing as of January 1, 1999, may preserve the right to transfer the units and then transfer such units pursuant to this section, provided the transient licenses have been maintained. Furthermore, the city shall conduct on-site inspections at both the sender site and receiver site to verify that the terms of this ordinance are being met in the proposed transfer application.

The sender site unit shall be extinguished prior to building permits for the receiver site.

Sec. 122-1345. - Consent by mortgagee and condominium/homeowner's association.

When a sender site is subject to a mortgage that references the transient license or use, the application must be accompanied by a consent executed by the mortgagee. If the receiver site is governed either by a condominium association or a homeowners' association, such association must approve the transfer by a majority vote as defined by the governing documents of the association. Proof of approval shall accompany the application for transfer.

The sender site is not subject to a mortgage that references the transient license or use.

Given the above, we respectfully request your support and recommendation of approval to transfer this transient unit from 1213 Georgia Street to 328 Simonton Street

Please don't hesitate to call if you have questions or need additional information.

Thank you and best regards.

Sincerely,



Owen Trepanier

**City of Key West Planning Department
P. O. Box 1409, Key West, FL 33041-1409
(305) 809-3720**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There are also **separate fees of \$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 1300 White Street, Key West. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

Address of Site

RE# _____

RE# _____

Name(s) of Owner(s):

Name(s) of Owner(s):

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Address: _____

Address: _____

Telephone _____

Telephone _____

Email _____

Email _____

For Sender Site:

“Local name” of property _____ Zoning district _____

Legal description _____

Current use: _____

Number of existing transient units: _____

Size of site _____ Number of existing city transient rental licenses: _____

What is being removed from the sender site? _____

What are your plans for the sender site? _____

For Receiver Site:

“Local name” of property _____ Zoning district _____

Legal description _____

Current use _____

Size of site: _____ Number of existing city transient rental licenses: _____

Number of existing transient and/or residential units: _____

Existing non-residential floor area _____

What will be transferred to the receiver site? _____

What are your plans for the receiver site? _____

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA __ YES __ NO
D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

TELEPHONE(S) _____ FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA __YES __NO
D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS

Sender Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Detailed description of how use of transient rental units will be extinguished.
9. Other _____

Receiver Site

1. Current survey
 2. Current floor plans
 3. Copies of current occupational license(s).
 4. Copy of last recorded deed to show ownership as listed on application
 5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
 6. Proposed site plan if changed for future use
 7. Proposed floor plans if changed for future use
 8. Other _____
- ~ NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required ~***

**Subject License & Medallion
Business Tax Receipts**

CITY OF KEY WEST, FLORIDA

Sender Site
Medallion

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name MURPHY, SUSAN (TR)
Location Addr 1213 GEORGIA ST 2
Lic NBR/Class 33851 REGULATORY LICENSES AND PERMITS
Issued Date 10/24/2018 Expiration Date: September 30, 2019

TRANSIENT RENTAL MEDALLION

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: MEDALLION #933

MURPHY, SUSAN (TR)
411 WALNUT ST #10144

This document must be prominently displayed.

GREEN COVE SPRINGS, FL 32043

MURPHY, SUSAN

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

Sender Site
Business Tax
Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name MURPHY, SUSAN
Location Addr 1213 GEORGIA ST 2
Lic NBR/Class 33847 PROPERTY RENTAL
Issued Date 10/24/2018 Expiration Date: September 30, 2019

TRANSIENT RESIDENTIAL

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions:

MURPHY, SUSAN
411 WALNUT ST #10144
GREEN COVE SPRINGS, FL 32043

This document must be prominently displayed.

MURPHY, SUSAN

Sender Site Warranty Deed

Assessor's Parcel No: 00035240-000000

RECORDING REQUESTED BY:

Stephen A. Bowers, Esq.
9841 Airport Blvd
Suite 1200
Los Angeles CA 90045

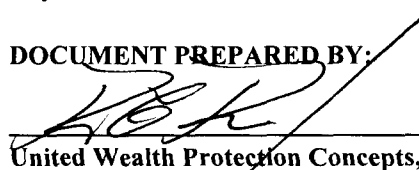
08/06/2009 10:41AM
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1754079
Bk# 2426 Pg# 486

**WHEN RECORDED MAIL AND SEND
ALL TAX DOCUMENTS TO:**

Susan J. Murphy
630 South Street
Key West FL 33040

DOCUMENT PREPARED BY:


United Wealth Protection Concepts, LLC

QUITCLAIM DEED

This indenture witnesseth: Michael J. Sanchez and Susan J. Murphy, a husband and wife as their SOLE AND SEPARATE PROPERTY, hereby QUIT-CLAIM without consideration to Susan J. Murphy, a married woman all that real property situated in the County of Monroe, State of Florida, bounded and more particularly described as follows:

See Exhibit "A" attached

SUBJECT TO:


1. Taxes for the current year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any

Together with all and singular the tenements, hereditament and appurtenances hereunto belonging or in anywise appertaining.

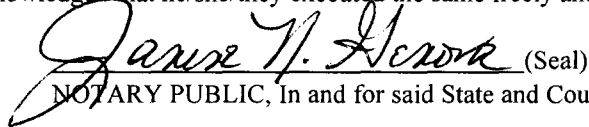
WITNESS my hand on this 30 day of May, 2009.


Michael J. Sanchez

STATE OF FLORIDA)
) ss.
COUNTY OF MONROE)



Witness Print name:
EDWARD S. KILIAN JR.
Witness Print name:

On this 30 day of MAY, 2009 personally appeared before me, a Notary Public, MICHAEL J. SANCHEZ who acknowledged that he/she/they executed the same freely and without reservation.

 (Seal)
NOTARY PUBLIC, In and for said State and County



WITNESS my hand on this 30 day of May, 2009.



Susan J. Murphy

STATE OF FLORIDA)
) ss.
COUNTY OF MONROE)

Judith A Kilian
Witness Print name:
EDWARD S. KILIAN JR.
Witness Print name:

On this 30 day of MAY, 2009 personally appeared before me, a Notary Public,
~~John~~ MICHAEL J. SANCHEZ SUSAN J. MURPHY who
acknowledged that he/she/they executed the same freely and without reservation.

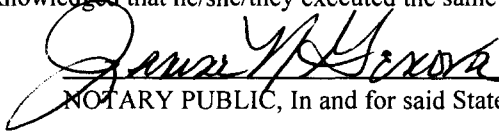
 (Seal)
NOTARY PUBLIC, In and for said State and County



EXHIBIT "A"

On the Island of Key West, and known on Wm. A. Whitehead's Map of said Island, delineated in February, 1829 as a part of Tract Fourteen (14), but better known and described as Lot Three (3) of Square Three (3) of said Tract Fourteen (14), according to plat of the S.E. 1/3 of said Tract Fourteen (14), which plat is recorded in Plat Book One (1) at Page Twelve (12) of Monroe County, Florida Public Records. Said Lot Three (3) being described by metes and bounds as follows:

Commencing at a point on the Northeasterly side of Georgia Street, distant Eighty-eight (88) feet from the corner of Catherine and Georgia Streets and from said point run along the Northeasterly side of Georgia Street in a Southeasterly direction Forty-four (44) feet; thence run at right angles in a Northeasterly direction Ninety (90) feet; thence run at right angles in a Northwesterly direction Forty-four (44) feet; thence run at right angles in a Southwesterly direction Ninety (90) feet to the Point of Beginning on Georgia Street.

MONROE COUNTY
OFFICIAL RECORDS

Sender Site Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00035240-000000
 Account# 1036099
 Property ID 1036099
 Millage Group 10KW
 Location 1213 GEORGIA St, KEY WEST
 Address
 Legal KW MOFFATS SUB PB1-12 LOT 3 SQR 3 TR 14 G12-168/69 OR622-770 OR697-589/590 OR772-871 CASE #78-462 OR774-774/775 OR839-334/335 OR843-795/C OR850-1537 OR877-663/C OR877-662 OR906-1084Q/C OR919-14/15 OR1425-163/165 OR1569-927/30F/J-STL/AGR OR1592-500/502 OR2426-486/87Q/C OR2426-486/87Q/C
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision Moffat's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

MURPHY SUSAN J
 1200 4th St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$167,221	\$167,221	\$151,127	\$156,997
+ Market Misc Value	\$2,761	\$2,761	\$2,762	\$2,402
+ Market Land Value	\$316,721	\$316,721	\$472,005	\$426,226
= Just Market Value	\$486,703	\$486,703	\$625,894	\$585,625
= Total Assessed Value	\$486,703	\$486,703	\$447,585	\$406,896
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$486,703	\$486,703	\$625,894	\$585,625

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,960.00	Square Foot	44	90

Buildings

Building ID 2799	Exterior Walls ABOVE AVERAGE WOOD
Style GROUND LEVEL	Year Built 1928
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 1995
Gross Sq Ft 1196	Foundation WD CONC PADS
Finished Sq Ft 988	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 142	Heating Type FCD/AIR DUCTED with 0% NONE
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 1
Depreciation % 31	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 500
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	168	0	0
FLA	FLOOR LIV AREA	988	988	0
OPU	OP PR UNFIN LL	40	0	0
TOTAL		1,196	988	0

Building ID 2800	Exterior Walls WD FRAME
Style GROUND LEVEL	Year Built 1923
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 1995
Gross Sq Ft 530	Foundation WD CONC PADS
Finished Sq Ft 380	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 84	Heating Type NONE with 0% NONE
Functional Obs 0	Bedrooms 1
Economic Obs 0	Full Bathrooms 1
Depreciation % 31	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	380	380	0
OPF	OP PRCH FIN LL	16	0	0
PTO	PATIO	134	0	0
TOTAL		530	380	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1927	1928	1	350 SF	1
BRICK PATIO	1984	1985	1	100 SF	2
FENCES	1984	1985	1	140 SF	2
FENCES	1984	1985	1	528 SF	2
LC UTIL BLDG	1984	1985	1	60 SF	1

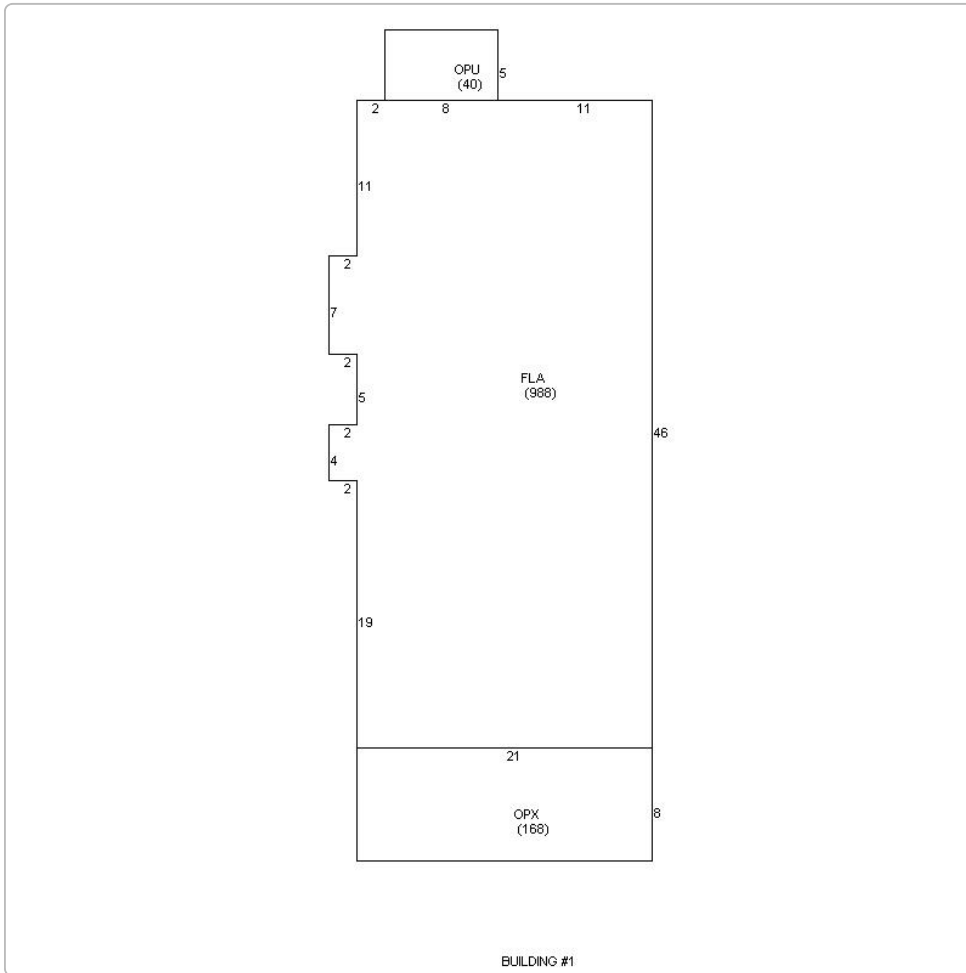
Sales

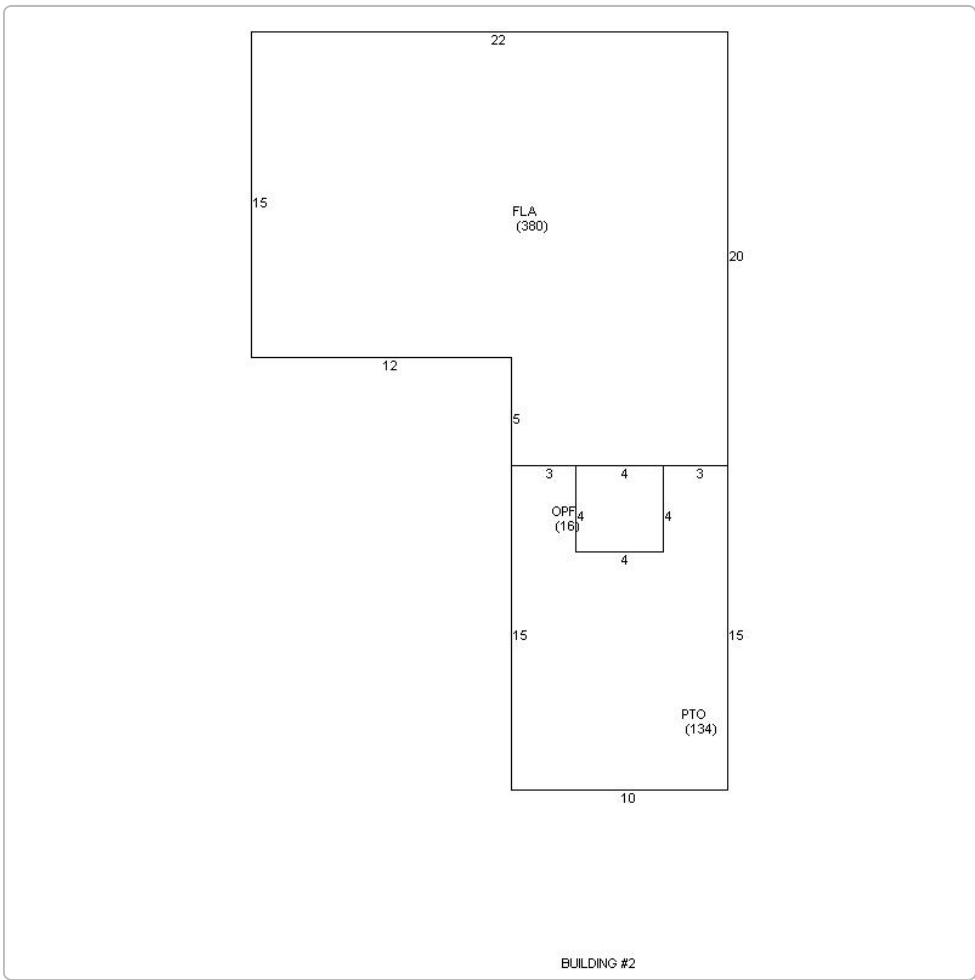
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/30/2009	\$100	Quit Claim Deed		2426	486	11 - Unqualified	Improved
8/10/1999	\$282,500	Warranty Deed		1592	0500	Q - Qualified	Improved
9/1/1996	\$245,000	Warranty Deed		1425	0163	Q - Qualified	Improved
8/1/1984	\$98,000	Warranty Deed		919	14	Q - Qualified	Improved
4/1/1983	\$70,000	Warranty Deed		877	662	Q - Qualified	Improved
3/1/1982	\$35,000	Warranty Deed		850	1537	Q - Qualified	Improved
10/1/1978	\$30,000	Conversion Code		774	774	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-4901	11/3/2005	8/10/2006	\$200	Residential	*****HURRICANE WILMA DAMAGE***** REPLACE THE WEATHERHEAD
04-1418	5/3/2004	9/28/2004	\$2,400	Residential	SEWER LINE #1
04-1419	5/3/2004	9/28/2004	\$1,900	Residential	SEWER LINE
03-3909	11/12/2003	11/24/2003	\$1,500	Residential	RENEW SHOWER
9903405	9/29/1999	11/5/1999	\$4,800	Residential	ROOF
9701442	5/1/1997	7/1/1997	\$1	Residential	SECURITY ALARM

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

Last Data Upload: 3/6/2019 1:53:23 AM

Version 2.2.3

Developed by



Sender Site Survey

NORBY



& Associates, Inc.

Professional Land Surveyors

Thomas A. Norby, PLS

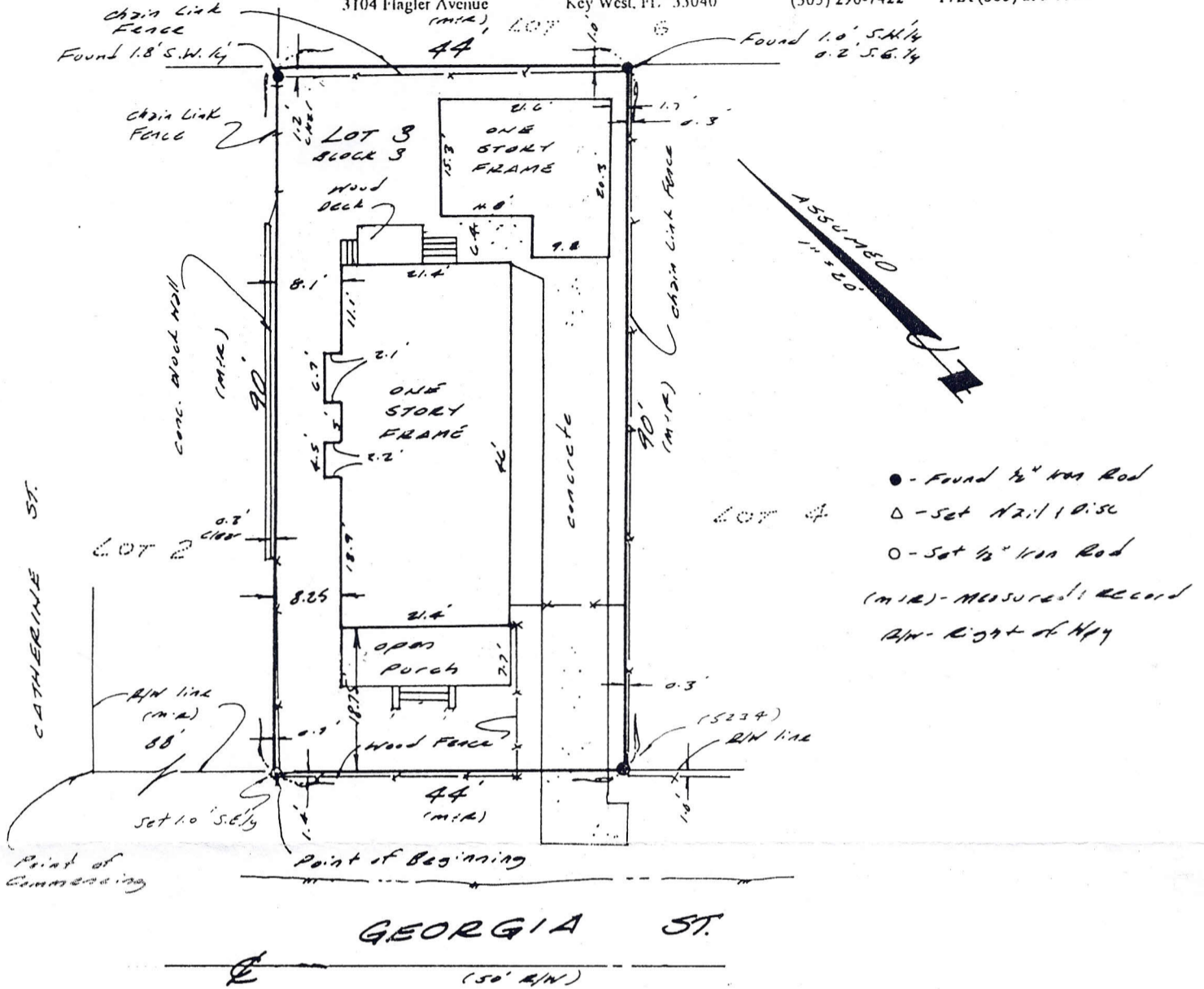
Reg. No. 5234

3104 Flagler Avenue

Key West, FL. 33040

(305) 296-7422

FAX (305) 293-9924



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 1213 Georgia Street, Key West, FL 33040.
7. Date of field work: August 9, 1999.

BOUNDARY SURVEY OF: On the Island of Key West, and known on Wm. A. Whitehead's map of said Island, delineated in February, A.D., 1829 as a part of Tract Fourteen (14), but better known and described as Lot Three (3) of Square Three (3) of said Tract Fourteen (14), according to plat of the S.E. 1/3 of said Tract Fourteen (14), which plat is recorded in Plat Book One (1) at page Twelve (12) of Monroe County, Florida Public Records. Said Lot Three (3) being described by metes and bounds as follows: COMMENCING at a point on the Northeasterly side of Georgia Street, distant Eighty-eight (88) feet from the corner of Catherine and Georgia Streets and from said point run along the Northeasterly side of Georgia Street in a Southeasterly direction Forty-four (44) feet; thence run at right angles in a Northeasterly direction Ninety (90) feet; thence run at right angles in a Northwesterly direction Forty-four (44) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to the Point of Beginning on Georgia Street.

BOUNDARY SURVEY FOR: Michael J. Sanchez & Susan J. Murphy;
Cendant Mortgage, ISAOA ATIMA;
Keys Title & Abstract Company;
Commonwealth Land Title Insurance Company;

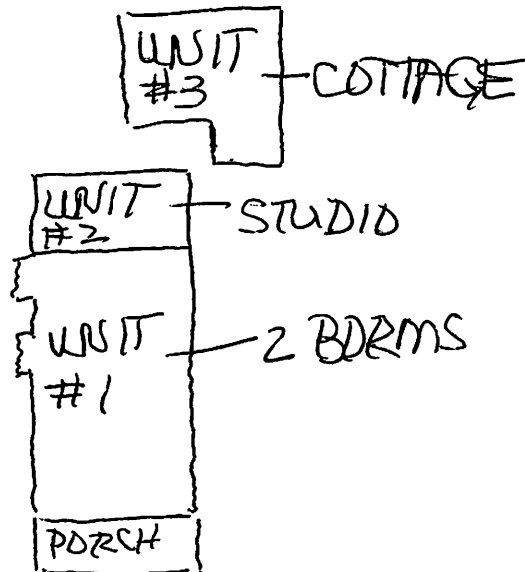
NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS
Florida Reg. #5234

August 10, 1999

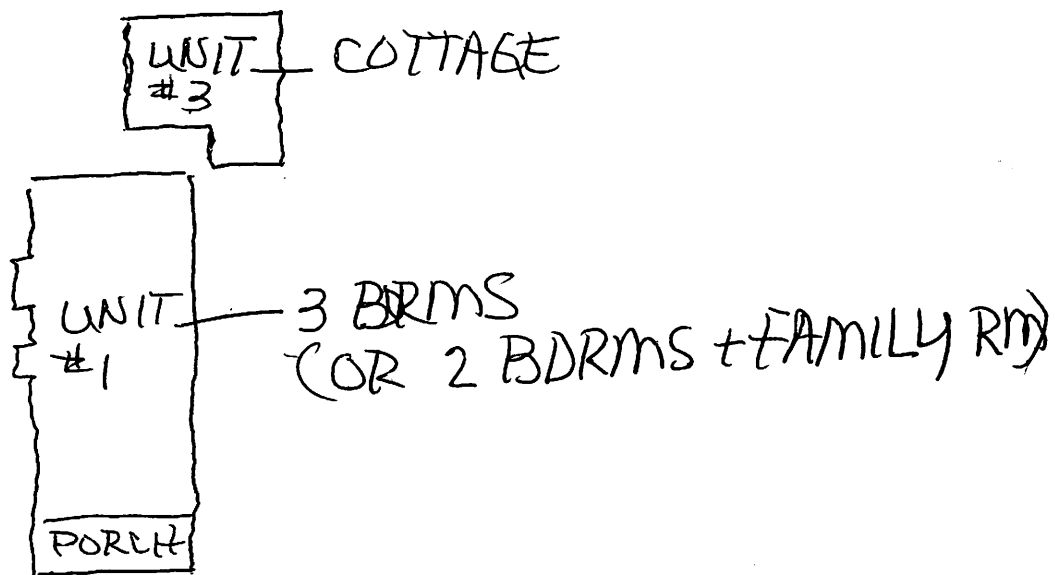
Sender Site Proposed Plans

CURRENT:



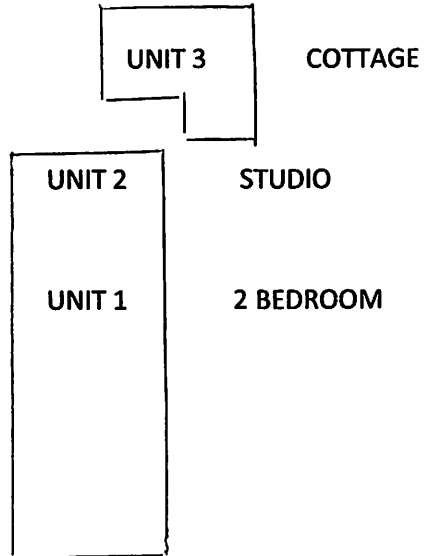
ACTIONS: Remove kitchen unit from unit 2 (studio) + open wall to make it accessible from main house.

PROPOSED:



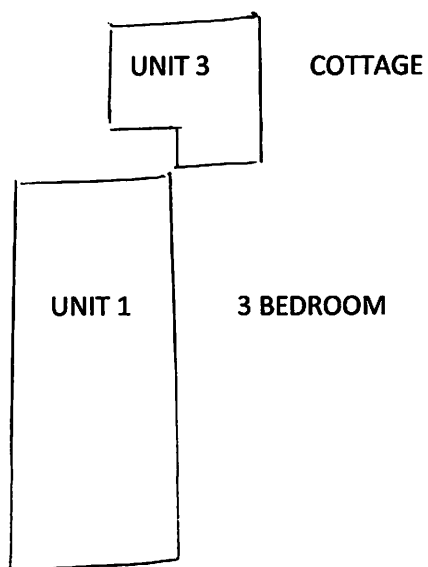
1213 GEORGIA

CURRENT:



ACTION: Remove kitchen in Unit 2 and open wall to make it part of the main house as a 3rd bedroom

PROPOSED:



Sender Site Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Susan J. Murphy authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Trepanier and Associates, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

x *Susan J. Murphy*
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 7th Feb 2019 by
date

Susan Murphy
Name of Authorized Representative

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

Alvina Covington
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

Sender Site Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

1213 Georgia Street unit

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.

(Handwritten signature)
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12th MAR 2019
date
owen Trepanier
Name of Authorized Representative

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

(Handwritten signature)
Notary's Signature and Seal



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

Alvina Covington
Name of Acknowledger typed, printed or stamped

FF913801
Commission Number, if any

Receiver Site Warranty Deed

Return to: (Enclose self addressed stamped envelope)
Name: John S. Bohatch, Esq.
Address: GUTTENMACHER & BOHATCH, P.A.
2600 Douglas Road
Coral Gables, FL 33134

Doc# 1518191 05/24/2005 12:15PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. Receiver Site
Deed
DEED DOC STAMP CL: JILL \$0.70

This Instrument Prepared By:
John S. Bohatch, Esq.
GUTTENMACHER & BOHATCH, P.A.
2600 Douglas Road
Coral Gables, FL 33134

Doc# 1518191
Bk# 2116 Pg# 2412

WARRANTY DEED

THIS INDENTURE made this 12th day of May, 2005, by and between PAUL H. MCGRAIL, a married man, joined by his wife, TAMMY LYNCH MCGRAIL, whose address is 328 Simonton Street, Key West, Florida, 33040, as Grantor, and 328 SIMONTON STREET, LLC, a Florida limited liability company, whose address is 328 Simonton Street, Key West, Florida, 33040, Grantee,

WITNESSETH: that the said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, its successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, Florida, and known on William A. Whitehead's Map delineated in February, A.D., 1829, as a part of Lot One (1), Square Twenty-Four (24), and more particularly described by metes and bounds as follows:

COMMENCING at the Northwesterly corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Fifty-eight (58) feet to the Point of Beginning; thence continue in a Northwesterly direction along said Westerly right of way line of Simonton Street for a distance of Thirty-nine (39) feet; thence at right angles in a Southwesterly direction for a distance of 42.5 feet; thence at right angles in a Southeasterly direction for a distance of 11.47 feet; thence at right angles in a Southwesterly direction for a distance of 4.1 feet; thence at right angles in a Southeasterly direction for a distance of 12.55 feet; thence at right angles in a Southwesterly direction for a distance of 7.7 feet; thence at right angles in a Southeasterly direction for a distance of 13.25 feet; thence at right angles in a Northeasterly direction for a distance of 4.4 feet; thence at right angles in a Southeasterly direction for a distance of 1.61 feet; thence at right angles in a Northeasterly direction for a distance of 50.0 feet back to the Point of Beginning.

TOGETHER with a perpetual easement concerning the following described property to-wit:

On the Island of Key West, Florida, and known on William A. Whitehead's Map delineated in February, A.D., 1829, as a part of Lot One (1), Square Twenty-four (24) and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Fifty (50) feet to a Point of Beginning; thence continue in a Northwesterly direction along said Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the Point of Beginning.

Property Appraiser's Parcel Identification No.: 00004170-000100

SUBJECT TO: Taxes for the year 2005, and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.


TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

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

AND the said Grantor does hereby covenant with said Grantee that the said Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that he/she/it has good right and lawful authority to sell the same; and that the said Grantee shall have quiet enjoyment thereof. The said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:



Signature of Witness
Mark Stanton

Printed Name of Witness



PAUL H. MCGRAIL

Susan M. Cardenas

Signature of Witness

Susan M. Cardenas

Printed Name of Witness

Mark Stanton

Signature of Witness

Mark Stanton

Printed Name of Witness

TAMMY LYNCH MCGRAIL

TAMMY LYNCH MCGRAIL

Susan M. Cardenas

Signature of Witness

Susan M. Cardenas

Printed Name of Witness

STATE OF FLORIDA:
COUNTY OF MONROE:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PAUL H. MCGRAIL, a married man, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced Florida Drivers License, as identification, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe and State of Florida, this _____ day of May, 2005.

Susan M. Cardenas

Printed Name of Notary

Susan M. Cardenas

NOTARY PUBLIC

My Commission Expires



STATE OF FLORIDA:
COUNTY OF MONROE:

Receiver Site
Deed

I **HEREBY CERTIFY** that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TAMMY LYNCH MCGRAIL, a married woman, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced Florida Drivers license, as identification, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe and State of Florida, this 12th day of May, 2005.

Susan M. Cardenas

Printed Name of Notary

Susan M. Cardenas

NOTARY PUBLIC

My Commission Expires



MONROE COUNTY
OFFICIAL RECORDS

Receiver Site Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00004170-000100
 Account# 1004341
 Property ID 1004341
 Millage Group 10KW
 Location Address 328 SIMONTON St, KEY WEST
 Legal Description KW PT LOT 1 SQR 24 OR707-591/592 OR831-2491/2492 OR1091-1036/1037Q/C OR1330-1466/67 OR2116-2412/15
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

328 SIMONTON STREET LLC
 205 Elizabeth St
 Unit 1
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$478,822	\$502,467	\$394,735	\$404,023
+ Market Misc Value	\$2,583	\$2,583	\$2,583	\$2,246
+ Market Land Value	\$418,369	\$418,369	\$408,926	\$408,926
= Just Market Value	\$899,774	\$923,419	\$806,244	\$815,195
= Total Assessed Value	\$899,774	\$886,868	\$806,244	\$815,195
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$899,774	\$923,419	\$806,244	\$815,195

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	1,882.00	Square Foot	37	45

Commercial Buildings

Style APTS-B / 03B
 Gross Sq Ft 5,524
 Finished Sq Ft 4,212
 Perimeter 853
 Stories 4
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1928
 Year Remodeled
 Effective Year Built 2003
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
ATC	Attic	1,046	0	264
OPX	EXC OPEN PORCH	266	0	90
FLA	FLOOR LIV AREA	4,212	4,212	499
TOTAL		5,524	4,212	853

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1979	1980	1	24 SF	2
FENCES	1979	1980	1	448 SF	5
WALL AIR COND	1989	1990	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1981	\$192,000	Warranty Deed		831	2491	Q - Qualified	Improved
2/1/1977	\$82,000	Conversion Code		707	591	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3614	10/12/2017		\$2,300	Commercial	BATHROOM REMODEL, REPAIR, AND/OR REPLACE EXISTING ELECTRICAL DEVICES.
12-2781	7/31/2012	12/31/2012	\$1,100	Residential	KITCHEN AREA: INSTALL 144 S.F. DRYWALL, TWO SHEETS OF 5/8 DRYWALL ON CEILING & INTERIOR WALL. ONE SHEET 5/8 DRYWALL ON EXTERIOR WALLS.
04-3058	9/20/2004	12/16/2004	\$2,450		ROOF - COOLEY C-3 WHITE
04-0356	3/15/2004	10/21/2004	\$1,500		SKYLIGHTS
04-0033	1/12/2004	10/21/2004	\$2,200		ELEC OUTLETS...
03-4153	12/11/2003	10/21/2004	\$3,500		INT RENOV
03-4136	12/8/2003	10/21/2004	\$8,100		2.5 & 3-TON A/C'S; 100 AMP SUBPANEL
03-1247	4/8/2003	12/29/2003	\$300		REPLACE ROTTEN SIDING
0002181	8/3/2000	12/1/2000	\$800		ELECTRICAL
0001838	7/18/2000	8/7/2000	\$2,500		HURRICANE PANELS
9902874	9/21/1999	8/7/2000	\$4,200		306 SF EPDM ROOF
9903121	9/16/1999	8/7/2000	\$8,900		ADD BATH 1ST FL
9801957	6/22/1998	8/7/2000	\$65,000		ADDITION/RENOVATION
9702664	8/1/1997	12/1/1997	\$10,000		SBF & RESTROOM CONSTRUCTI
9702551	7/1/1997	12/1/1997	\$1,000		DEMOLITION
B950912	3/1/1995	8/1/1995	\$6,000		PAINT BUILDING

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

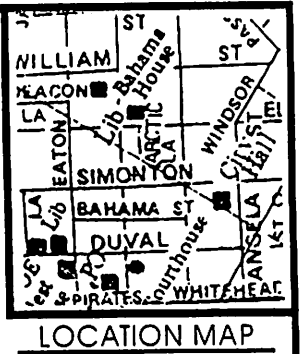
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Version 2.2.3

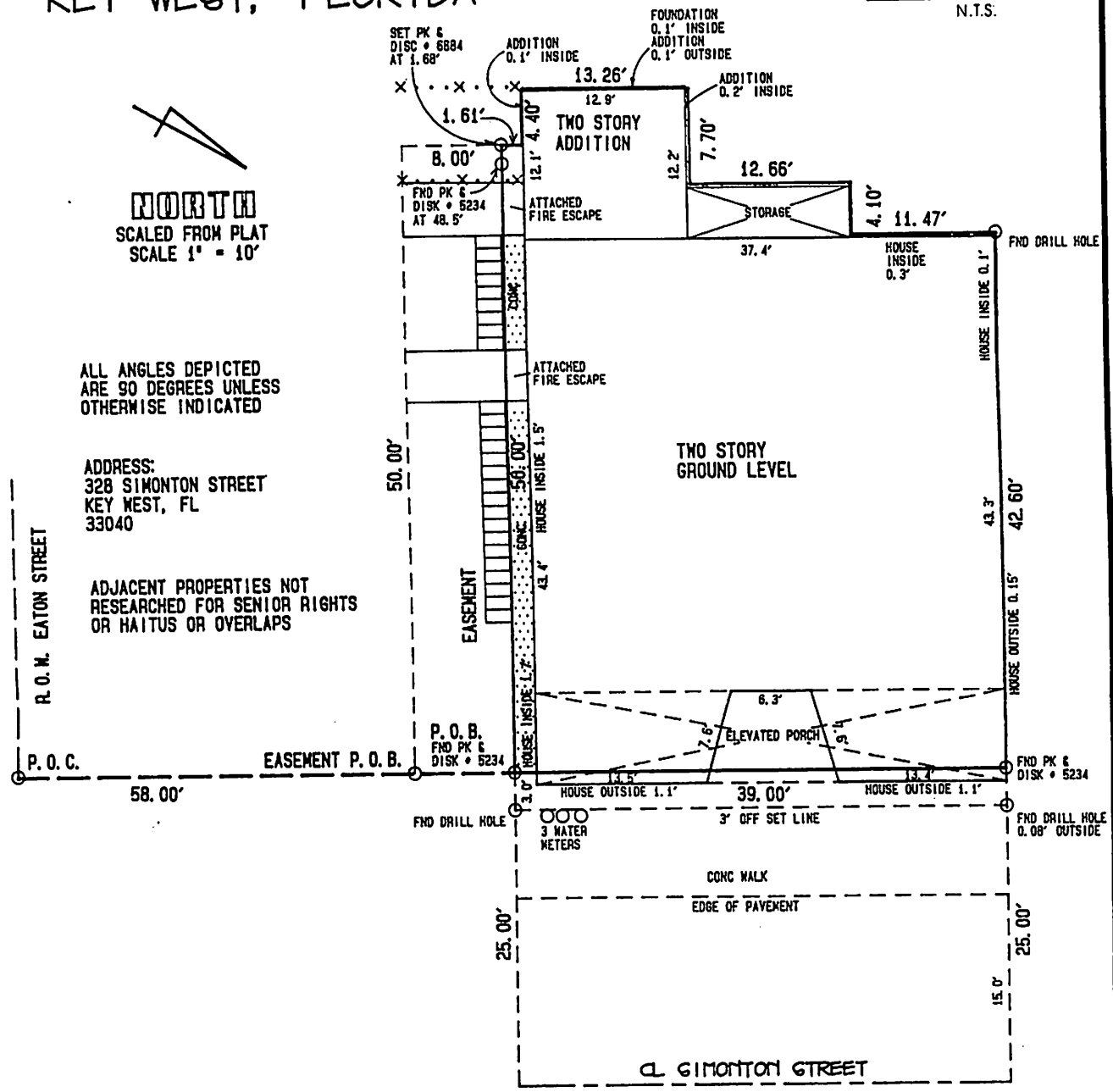


Receiver Site Survey

MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 24
WILLIAM A. WHITEHEAD 6 MAP
KEY WEST, FLORIDA



NORTH
SCALED FROM PLAT
SCALE 1" = 10'



ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
328 SIMONTON STREET
KEY WEST, FL
33040

ADJACENT PROPERTIES NOT
RESEARCHED FOR SENIOR RIGHTS
OR HAITUS OR OVERLAPS

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:

PAUL H. MCGRAIL
TIB BANK OF THE KEYS ITS SUCCESSORS AND/OR ASSIGNS
INDEPENDENT ABSTRACT AND TITLE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

LEGAL DESCRIPTION

SEE PAGE 1 OF 2

SCALE 1" = 10'	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED C = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE	CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND	FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL PL = PROPERTY LINE	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT
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BOUNDARY SURVEY
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENFORCEMENT FORM 9, SUBPARAGRAPH 1(B)1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

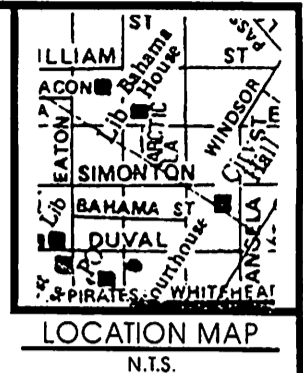
INVOICE NO
9121305

SIGNED
ROBERT E. REECE, PSM #5632
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

ROBERT E. REECE, P.A.
PROFESSIONAL SURVEYOR
AND MAPPER
30677 OVERSEAS HIGHWAY
BIG PINE KEY, FL 33043

Exhibit "A"



LEGAL DESCRIPTION:

EXHIBIT "A"

On the Island of Key West, Florida, and known on William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot One (1), Square Twenty-four (24), and more particularly described by metes and bounds as follows:

COMMENCING at the Northwesterly corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Fifty-eight (58) feet to the Point of Beginning; thence continue in a Northwesterly direction along said Westerly right of way line of Simonton Street for a distance of thirty-nine (39) feet; thence at right angles in a Southwesterly direction for a distance of 42.5 feet; thence at right angles in a Southeasterly direction for a distance of 11.47 feet; thence at right angles in a Southwesterly direction for a distance of 4.1 feet; thence at right angles in a Southeasterly direction for a distance of 12.55 feet; thence at right angles in a Southwesterly direction for a distance of 7.7 feet; thence at right angles in a Southeasterly direction for a distance of 13.25 feet; thence at right angles in a Northeasterly direction for distance 4.4 feet; thence at right angles in a Southeasterly direction for a distance of 1.61 feet; thence at right angles in a Northeasterly direction for a distance of 50.0 feet back to the Point of Beginning.

TOGETHER WITH a perpetual easement concerning the following described property to-wit:

On the Island of Key West, Florida, and known of William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot one (1), Square Twenty-four (24) and more particularly described by metes and bounds as follows:

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NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

<p>CERTIFIED TO:</p> <p>PAUL H. MCGRAIL TIB BANK OF THE KEYS ITS SUCCESSORS AND/OR ASSIGNS INDEPENDENT ABSTRACT AND TITLE COMPANY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK</p>	<p>LEGAL DESCRIPTION</p> <p>SEE ABOVE</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------

<p>SCALE 1" = 16'</p> <p>DATE FIELD WORK 12/14/89</p> <p>DRAWN BY Jm</p> <p>CHECKED BY KB</p>	<p>A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED CL = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE</p>	<p>CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND</p>	<p>FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)</p>	<p>OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL PL = PROPERTY LINE</p>	<p>POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS</p>	<p>RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT</p>
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BOUNDARY SURVEY

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SIGNED: *Robert E. Reece*
ROBERT E. REECE, PSM #5632
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

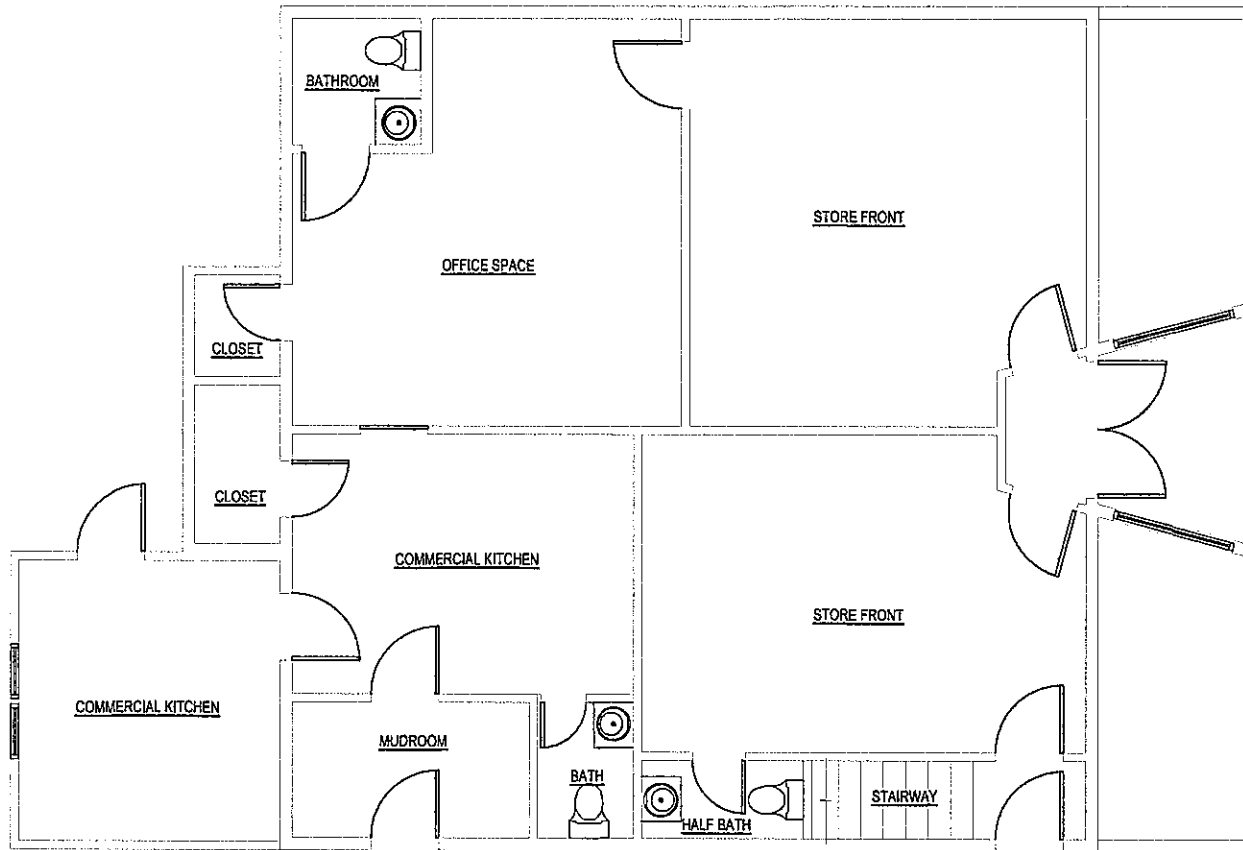
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INVOICE NO
9121305

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

**Receiver Site
Existing & Proposed Plans**

Receiver Site
Existing 1st Floor
Plan



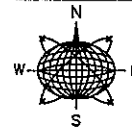
EXIST. FLOOR PLAN

328 SIMONTON ST.

SCALE: 3/16" = 1'-0"

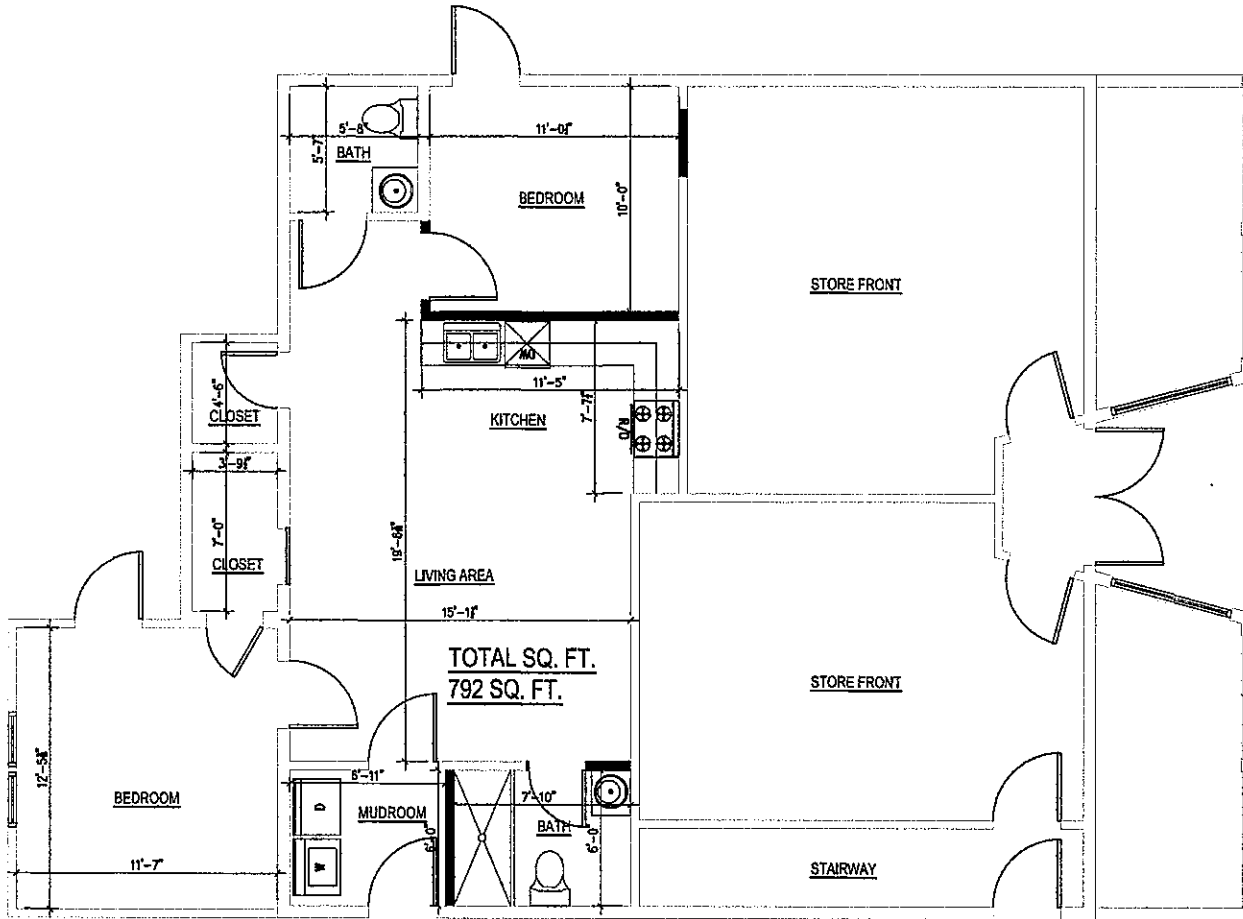
ISSUED FOR CLIENT REVIEW: DECEMBER 14, 2018

Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899



1st Floor

Receiver Site
Proposed 1st Floor
Plan

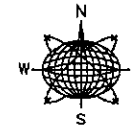


PROPOSED FLOOR PLAN 328 SIMONTON ST.

SCALE: 3/16" = 1'-0"

ISSUED FOR CLIENT REVIEW: DECEMBER 14, 2018

Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3283 fax:293-4899



1st Floor

Receiver Site Existing & proposed 2nd Flr Plan

SITE DATA

SITE ADDRESS: 328 SIMONTON STREET KEY WEST, FL 33040
 RE: 0000470-050196
 ZONING: HRS-3 (HISTORIC NEIGHBORHOOD COMMERCIAL)
 FLOOR ZONE: 2
 P.L.R.#: COMMUNITY#19120787; MAP & PANEL #1818 SUFFIX K, DATE: 02-16-08
 SECTION# AND DIMENSIONS: 440-25
 LEGAL DESCRIPTION: SW PT LOT 1 50R 24
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: 1B

DESIGN DATA

THE WORK SPECIFIED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 130 MPH; 3.96 psf EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 605. BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.

INDEX OF DRAWINGS

SHEET CS-1 - DEMOLITION PLAN
 SHEET A-1 - PROPOSED FLOOR PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED BY THE WORK. PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BURNINGHE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSANITARY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL, PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS, ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& APPROX. APPROXIMATELY
		FT, FOOTFEET
		FL, FISH FLOOR LEVEL
		IN, INCHES
		MR, MILLION
		# NUMBER
		O.C. ON CENTER
		LS, POUNDS
		PSF POUNDS PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FEET
		T & G TONGUE AND GROOVE
		WH WELDED WIRE MESH

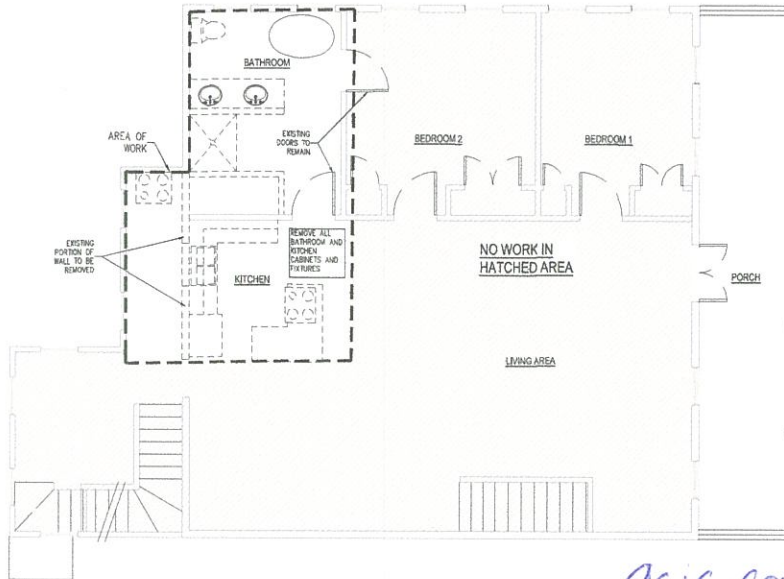
RESIDENTIAL RENOVATION

328 SIMONTON STREET
 KEY WEST, FLORIDA 33040

SITE



2 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

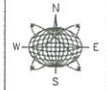


1 INTERIOR DEMOLITION FLOOR PLAN
 CS-1 SCALE: 1/4" = 1'-0"

*as is completed
 2nd Floor*

DEMOLITION NOTES:

- PROTECT ALL EXISTING CONSTRUCTION NOT SCHEDULED FOR REMOVAL AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM HAZARD. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT UNAUTHORIZED ENTRY INTO WORK ZONE.
- CONTRACT DUST PROOF BARRIERS TO SEPARATE WORK AREA WHERE NOISE OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO DUST EXIT AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.
- MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE. COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.
- SHORING AND BRACING: PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS. SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR. SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #R2401
 04-10-2015 04:16:04 PM EST

Drawn:

HE WITH FOR CONSTRUCTION DRAWS
 SHEETS ARE SHOWN IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

Current Issues:

Revisions:

RESIDENTIAL RENOVATION
 328 SIMONTON STREET
 KEY WEST, FLORIDA

Drawn By: JMT
 Project No.:
 Checked By: RJM
 Scale: AS NOTED

AutoCad File No.:

Revisions:

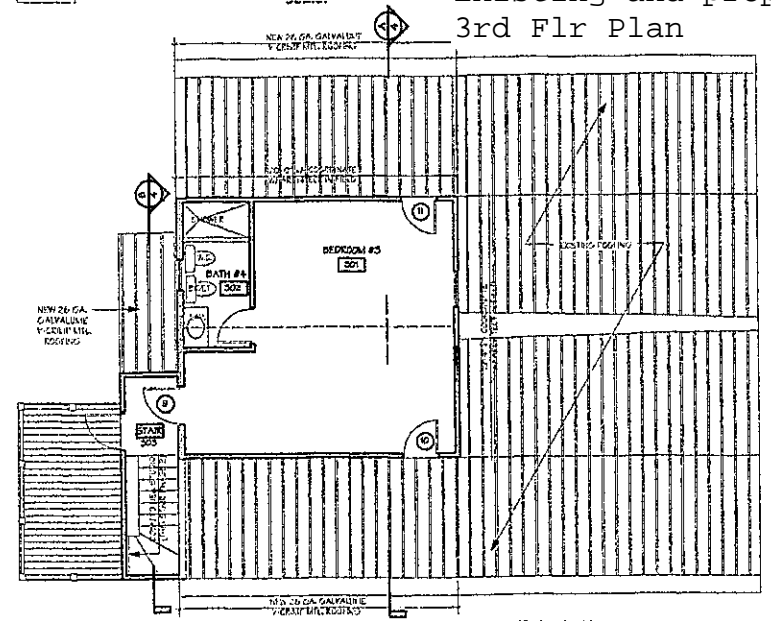
Task:

DEMOLITION PLAN

Sheet Number:
CS-1

Date: FEBRUARY 23, 2016

Receiver Site
Existing and proposed
3rd Flr Plan



ATTIC FLOOR PLAN
scale: 1/4"=1'-0"

3rd Floor Axis

Receiver Site Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Paul McGrail as
Please Print Name of person with authority to execute documents on behalf of entity

MGRM of 328 Simonton Street, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

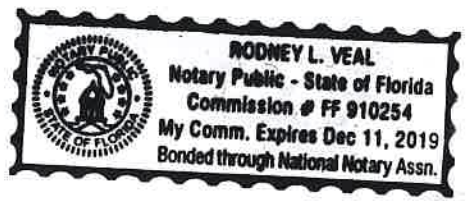
Subscribed and sworn to (or affirmed) before me on this 2nd day of July, 2018
Date

by Paul McGrail
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Rodney L. Veal
Name of Acknowledger typed, printed or stamped



FF 910254
Commission Number, if any

Expires 11 December, 2019

Receiver Site Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

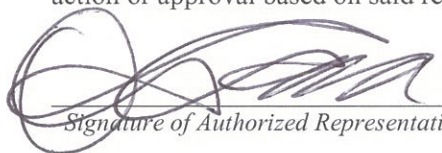
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

328 Simonton Street

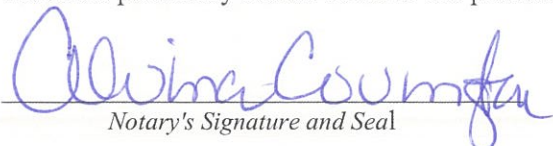
Street Address of subject property

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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 16th March 2019 by
Owen Trepanier
Name of Authorized Representative
date

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


Notary's Signature and Seal



Alвина Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

Alвина Covington
Name of Acknowledger typed, printed or stamped

FF913801
Commission Number, if any