THE CITY OF KEY WEST PLANNING BOARD Staff Report



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Interim Planning Director

Meeting Date: January 20, 2011

Agenda Item: An application for variances to Building coverage, impervious

surface ratio and side-yard setback requirements in the Historic Medium Density Residential (HMDR) zoning district for property located at 328 Truman Avenue (RE#00025490-000000), per Section 122-600 (4) a. & b. and (6) b. as required in the Land Development Regulations of the Code of Ordinances of the City of

Key West, Florida.

Request: To consider an application for variances for an increase to building

coverage and impervious surface ratio and a reduction in a sideyard setback for a non-conforming, historically contributing

structure.

Applicant: Michael B. Ingram, mbi-k2m Architecture, Inc.

Property Owner: Union Lodge #47, Union Temple Association

Location: 328 Truman Avenue, RE# 00025490-000000

Zoning: Historic Medium Density Residential Zoning District



<u>Background:</u> The building is a two-story concrete block structure with a funeral parlor on the first floor and a fraternal lodge on the second floor. The second floor meeting space can accommodate enough people to require a second means of emergency egress. There is a balcony at the right rear of the building which may have been part of a fire escape system at one time.

Request: The property is legally nonconforming to building coverage, impervious surface ratio and the side-yard setback requirements. The proposed plans demonstrate the staircase location to be in the required right side-yard setback. Currently an existing balcony encroaches into the setback up to nine inches from the property line. Adding the staircase would further encroach into the non-conforming side-yard setback an additional three inches. As a result, the applicant must obtain variances to Section 122-600 (4) a. & b. and (6) b. of the Land Development Regulations to create any further encroachments.

HMDR zoning	Allowed/Required	Existing	Proposed
Building Coverage	40%	48%	51%
Impervious Surface	60%	69%	72%
Right Side	5 feet	9 inches	6 inches

Process:

HARC - H#10-01-436 September 28, 2010

Development Review Committee Meeting: October 28, 2010

Planning Board Meeting: January 20, 2011

<u>Analysis – Evaluation for Compliance With The Land Development Regulations:</u>

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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

Numerous properties in the historic districts have legal non-conforming coverages and setbacks. This particular structure and property does not meet all of the dimensional requirements outlined in Section 122-600. As such, special conditions do not exist that are not applicable to other land, buildings or structures.

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

The applicant is proposing construction in a required side-yard setback. The applicant is intentionally locating the staircase in this required setback area where

an existing balcony may have supported a fire escape. However, the conditions are created by the applicant.

3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, structures or structures in the same zoning district.

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district.

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.

Lack of emergency egress may impact full use of the structure. Although life safety issues exist and need to be addressed, the applicant has chosen to locate the staircase in this required setback area.

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

The variances requested are the minimum variances needed to make reasonable use of the land and existing structure.

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

The variances needed for the construction of the staircase does not appear to be injurious to the public welfare. In fact, construction of this staircase will address a life safety concern regarding emergency egress.

7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or structures in the same district, and no permitted use of lands, structures or structures in other districts shall be considered grounds for the issuance of a variance.

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

1. That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. 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.

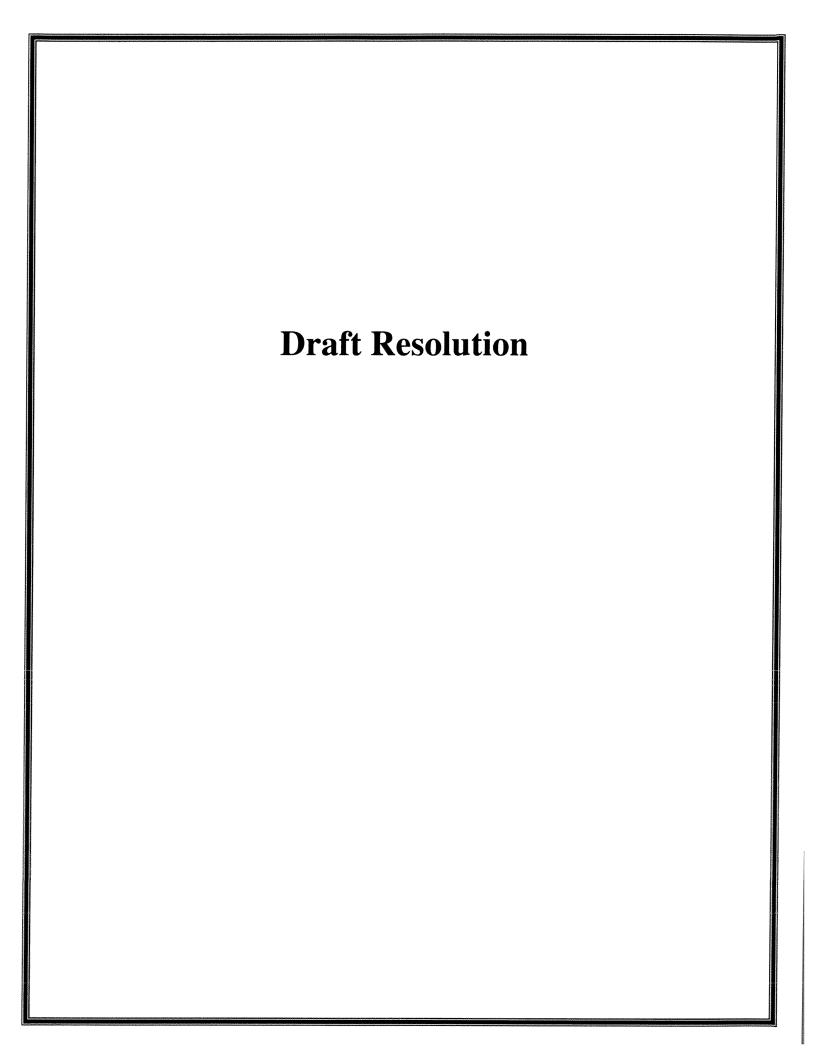
The Planning Department has not received any public input to date.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

The applicant intends to make improvements to drainage through best management practices.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied.**



RESOLUTION NO- 2011-xxx

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE CONSTRUCTION OF A STAIRCASE AND WALKWAY BY GRANTING VARIANCES TO BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, AND SIDE YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 328 TRUMAN AVENUE (RE#00025490-000000), PURSUANT TO SECTION 122-600 (4) AND (6) UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-600 (4) a. & b. and 122-600(6) b. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 40%, maximum impervious surface ratio is 60% and the side-yard setback is five feet in the HMDR zoning district; and

WHEREAS, the applicant requested variances to building coverage, impervious surface ratio and a side yard setback to allow the construction of an exterior staircase for a non-conforming, historically contributing structure; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 20, 2011; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other

Page 1 of 6 Resolution Number 2011-

C	hairman
Interim Planning	Director

land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the

action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances 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; and

WHEREAS, the Planning Board finds that the 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; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances

that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances 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; and

Page 2 of 6 Resolution Number 2011-

Chairman

____Interim Planning Director

WHEREAS, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in

other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor

policy" by contacting or making a reasonable attempt to contact all noticed property owners who

have objected to the variance application, and by addressing the objections expressed by those

neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West,

Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That variances for a non-conforming contributing building, listed in the historic

architectural survey, for increased building coverage and impervious surface ratio and for side yard

setback requirements, for project in the Historic Medium Density Residential (HMDR) zoning

district for property located at 328 Truman Avenue (RE # 00025490-000000), per Sections 122-600

(4) a. & b. and 122-600 (6) b. of the Land Development Regulations of the Code of Ordinances of

the City of Key West, Florida, as shown on the attached plan set dated September 16, 2010.

Section 3. It is a condition of these variances that full, complete, and final application for all

Page 3 of 6 Resolution Number 2011-

_____Chairman

Interim Planning Director

permits required for any new construction for any use and occupancy for which these variances are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variances are wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no

change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new

construction for which these variances are wholly or partly necessary, or the failure to complete new

construction for use and occupancy pursuant to these variances in accordance with the terms of a

City building permit issued upon timely application as described in Section 3 hereof, shall

immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession

of the property, and assumes, without finding, the correctness of applicant's assertion of legal

authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption

and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West

Page 4 of 6 Resolution Number 2011-

_____Chairman
_____Interim Planning Director

Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of January, 2011.

Authenticated by the Chairman of the Planning Board and the Interim Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

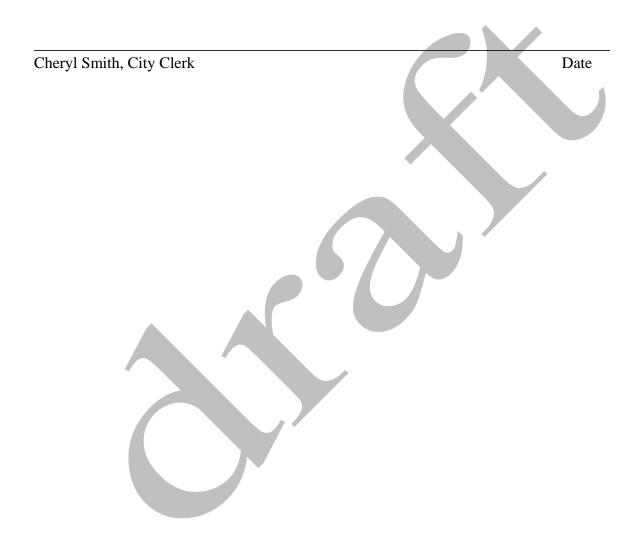
Page 5 of 6 Resolution Number 2011-

Cha	irmar
Interim Planning Di	recto

Donald Leland Craig, AICP Interim Planning Director

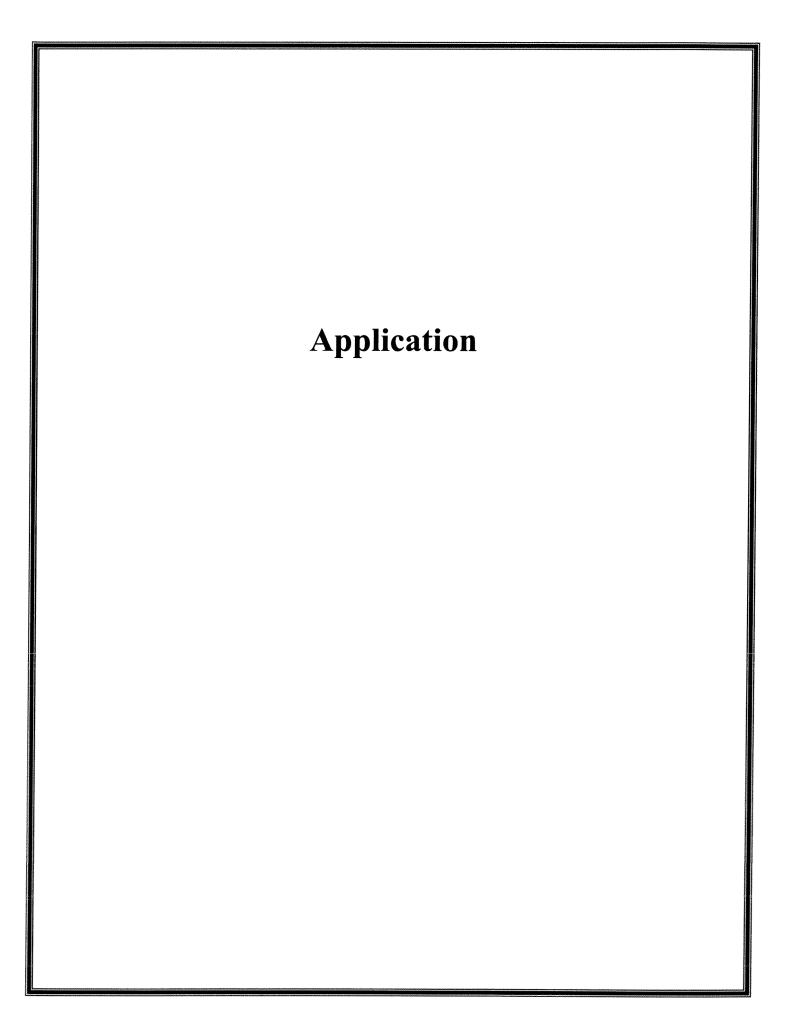
Date

Filed with the Clerk:



Page 6 of 6 Resolution Number 2011-

	Chairman
 Interim Plann	ing Director



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 THE HEARING**

Variance Application

City of Key West **Planning Department**

Ple	ase	print	or	type	а	response	to	the	following	1:
-----	-----	-------	----	------	---	----------	----	-----	-----------	----

1.	Site Address	328 TRUMAN AVE	-		
2.	Name of App	licant MICHAEL B	INGRAM		
3.	Applicant is: Owner Authorized Representative				
4.	Address of Ap	oplicant 1001 WNITT	EHEAD STPEET	orm must be completed)	
		KEY WEST	, FL 33040		
5.		plicant 3 <u>05-242-772</u>	2 Mobile#	Fax#305.292.2160	
6.	E-Mail Addre	SS MINGRAM @ 1	1B1-K2M.COM		
7.	Name of Own	er, if different than above	BERNARD THU	25TON	
8.	Address of Ov	vner 328 TRuman	NETIVE		
9.	Phone Numbe			# 305.294.1790	
10.					
11.	Email Address <u>NA</u> Zoning District of Parcel <u>HMDR</u> RE# 25490				
12.	Description of Description				
				opment, and Use	
			ALEXANDER OF THE PROPERTY OF T		
vin Principles vermount and a second		esentakaki aurita kiran di kista da di kunda di da da di kunda ingan pengan di kunda di kunda bahan di kunda d		ng againtan ana dhalain dha baga na ghadaint ann dhù da lagh adh an 1800 (ann an dhalain an tao ann an dha ann	
		der	ika di serimente qira (propogonjo) ya seba silah diminini seba payo sa ipinali bahabila mbara menghana gasaba sake daga manggarapi dalah disa dalah		
13.	Required inform	nation: (application will n	ot move forward until all	information is provided)	
		Required	Existing	Requested	
Front 9	Setback	10'-0"	1-6"		
Side S	etback	5'-0"	0-9"	- 69	
Side S	etback	7-6"	1'-6"	06	
Rear S	etback	10-0"	17'-3"		
Buildin	g Coverage	40%	48%		
Open S Require		107	101		
Impervi	ious Surface	60%	69%		

69%

	ate	HARC #				
S	ubject property	easements, deed restrictions or other encumbrances attached to the y? Yes No If Yes, please describe and attach relevant				
Y	ESN	within the dripline (canopy) of any tree on or off the property? NOX ate of landscape approval, and attach a copy of such approval.				
pplicant	(to be com	Check List pleted by Planning Staff and Applicant at time of submittal)				
Initials	Initials	- -				
		Copy of the most recent recorded deed showing ownership and a legal description of the subject property				
		Application Fee (to be determined according to fee schedule)				
	**************************************	Site Plan (existing and proposed) as specified on Variance Application Information Shed				
		Floor Plans of existing and proposed development (8.5 x 11)				
		Copy of the most recent survey of the subject property				
Notice to the contract of the	4 Martin de de la companya de la constanta de	Elevation drawings as measured from crown of road				
Million of Market All States and All		Stormwater management plan				
****		HARC Approval (if applicable)				
		Notarized Verification Form				
	Staff	pleted by Planning Staff and Applicant at time of submittal) The following must be included with this application				

Standards for Considering Variances

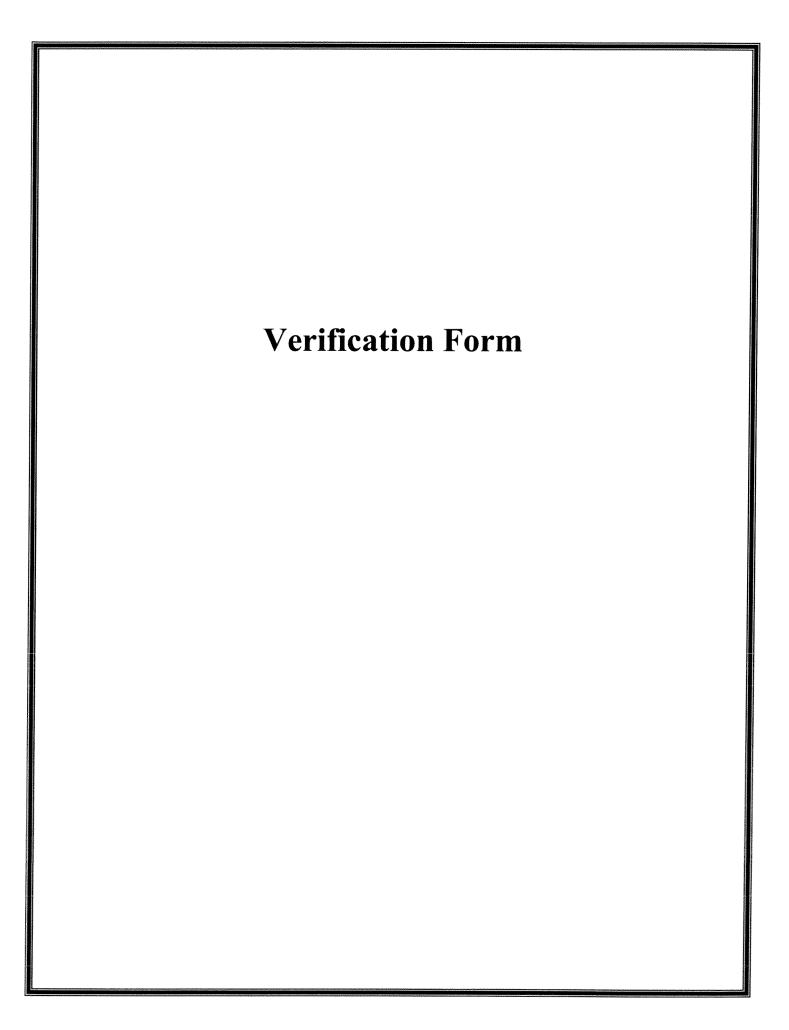
Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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.
*******	HISTORIC STRUCTURE BUILT WITH 2 SECOND STORY BYITS - CURRENTLY
******	DOOF & PLATFORM FEMAIN OF TOTAL ASSEMBLY - STAIRWAY IS
-	CURPENTLY MISSING. & REQUIRES REPLACEMENT TO OFIGINAL
-	CONFIGURATION.
2.	Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
*****	OFIGINAL CONSTRUCTION BY NAVY CONFIGURED BUILDING AS
*******	WERENTLY EXISTING & ESTABLISHED CURRENT SETBACKS, AGE
*******	\$ UNSAFE STRUCTURE REQUIRED REMOVAL & PEQUEST FOR
	PEPLACEMENT IN OPIGINAL CONFIGURATION.
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.
	FEETABUSHING PLACEMENT OF STAIPS DOES NOT BATABUSH ANY
	PRECEDENT FOR NEW CONSTRUCTION OF CONFER A PRIVILEGE
	NOT PREVIOUSLY ESTABLISHED PRIOR TO CORRENT LAND
Nanada da piranja d	PEGULATIONS.
•	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.
	EXIT STRUCTURE (SK. EXIT LANDING GITHIR ASSENDLY) PRE EXISTED
	PRIOR TO CURRENT ZONING REGULATIONS. APPLICATION OF GYRENT
~***	PEGULATIONS WILL DEPRIVE APPLICANT OF HIS PIGHT TO REDUILD
eteles es e	OF PEPAIR AS ENTOYED BY OTHER HISTORIC STRUCTURES IN AREA
*	

Э.	variance(s) that will make possible the reasonable use of the land, building or structure.
	PERLACEMENT OF (PREVIOUS LY EXISTING) STAIRS TO MATCH THE
Marketon of the Control	EXISTING LANDING DIMENSIONS FOR THE LENGTH OF THE
*****	STAIR PUN RESULTS IN AN ENCROACHMENT OF \$ 22'-0"
***************************************	OF THE TOTAL LENGTH OF THE PROTERTY, 94.58' OF 18%
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.
	(PAPLACEMENT OF THE STAIR MERVES THE PUBLIC GOOD BY
-	PROVIDING A GELOND MEANS OF EGRESS & DOBS NOT
	UTILIZE OF DIMINISH BUT 20% OF THE PERCURPED SETBACK
***************************************	AND WOULD MEET THE PURPOSE FOR PUPLIC GAFETY,
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.
	FEWVEST FOR THIS PROPERTY'S VARIANCE IS NOT BASED
	ON THAT OF ANY OTHER PROPERTY OF WONCONFORMING USE,
······································	

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) 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.

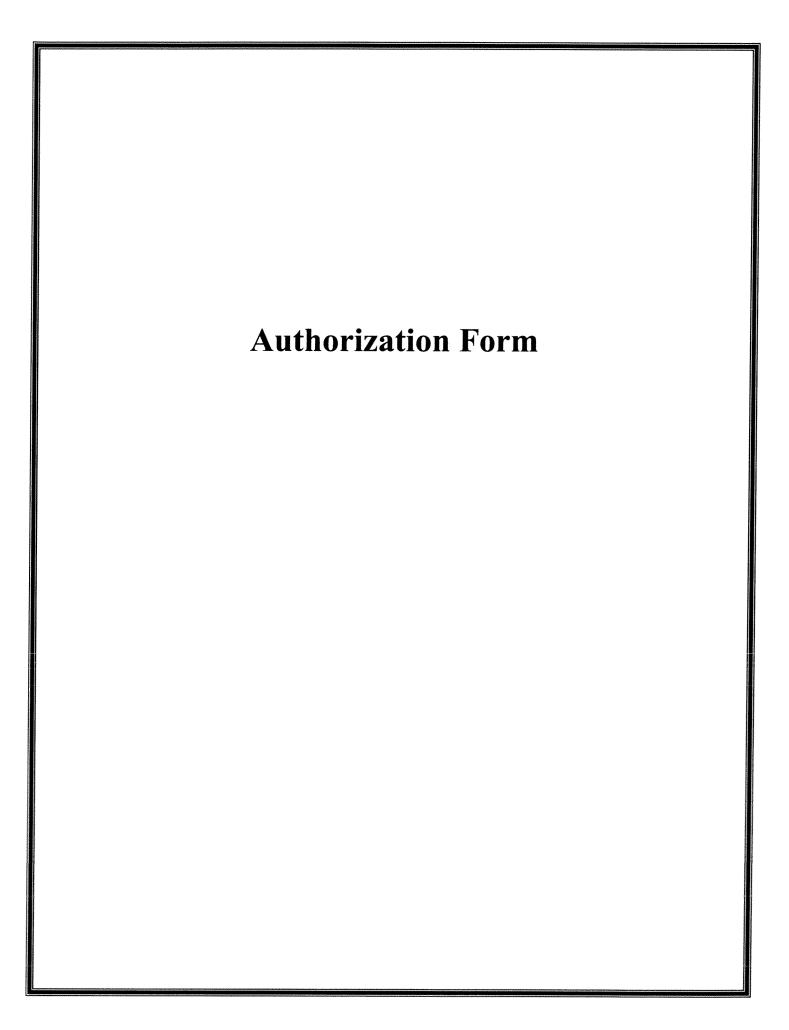


Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

Tools of 1 Junion Lodge #47
I, Might Femphe Association / Union Lockse #47 Name(s) of Applicant(s)
that: I am (check one) the Owner Owner's Legal Representative for the property identified as the subject matter of this application:
328 Truman Aceum Keywest, Fl. 33040 Street Address and Commonly Used Name (if any)
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.
Burned No Thurston & Signature of Joint/Co-owner Signature of Owner/Legal Representative
Subscribed and sworn to (or affirmed) before me on 9/13/10 (date) by Bernard N Thurston Sr. (name). He/She is personally known to me or has
presented as identification.
JOAN ALLEN LEGGETT MY COMMISSION # DD 655986 EXPIRES: April 28, 2011 Bonded Thru Notary Public Underweiters
Name of Acknowledger typed, printed or stamped
Title or Rank Commission Number (if any)



Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

Please complete this form if someone other than the owner is representing the property owner in this matter.
I, Union hodge #47 Union Temple Association authorize Please Print Name(s) of Owner(s) Bernard M. Thurston Sr President Please Print Name of Representative
to be the representative for this application and act on my/our behalf before the Planning Board.
Signature of Owner Signature of Joint/Co-owner if applicable
Subscribed and sworn to (or affirmed) before me on 9/13/10 (date) by Bernard No Thurston Sr President Please Print Name of Affiant
He/She is personally known to me or has presented Personally Known to Mc as identification.
JOAN ALLEN LEGGETT MY COMMISSION # DD 655986 EXPIRES: April 28, 2011 Bonded Thru Notary Public Underwriters
Name of Acknowledger printed or stamped
Title or Rank
Commission Number (if any)



Previous on List

Next on List

Return To List

Enthi Nama Caarah

Cuhmit

Events

No Name History

Detail by Entity Name

Florida Non Profit Corporation

UNION TEMPLE ASSOCIATION, INCORPORATED

Filing Information

Document Number N42475

FEI/EIN Number N

NΑ

Date Filed

03/11/1991

State

FL

Status

INACTIVE

Last Event

ADMIN DISSOLUTION FOR ANNUAL REPORT

Event Date Filed

09/24/2010

Event Effective Date NONE

Principal Address

UNION LODGE #47 F&AM PHA.

KEY WEST FL 33040

Changed 02/28/2005

Mailing Address

328 TRUMAN AVENUE

KEY WEST FL 33040

Changed 02/28/2005

Registered Agent Name & Address

THURSTON, BERNARD N JR. 328 TRUMAN AVENUE

KEY WEST FL 33040 US

Name Changed: 02/28/2005

Address Changed: 02/28/2005

Officer/Director Detail

Name & Address

Title V

FORTSON, JEAN 209 VIRGINIA ST. KEY WEST FL

Title TRUS

LEGGETT, JOAN ALLEN 20-E 11TH AVENUE KEY WEST FL 33040

Title T

CASTILLO, AARON 307 VIRGINIA ST. KEY WEST FL 33040

Title T

WEECH, MARY 211 TRUMAN AVE KEY WEST FL 33040

Title T

SAWYER, ANTHONY E-6 11TH AVE. KEY WEST FL

Title P

THURSTON, BERNARD N JR. 328 TRUMAN AVENUE KEY WEST FL 33040

Annual Reports

Report Year Filed Date

 2007
 07/10/2007

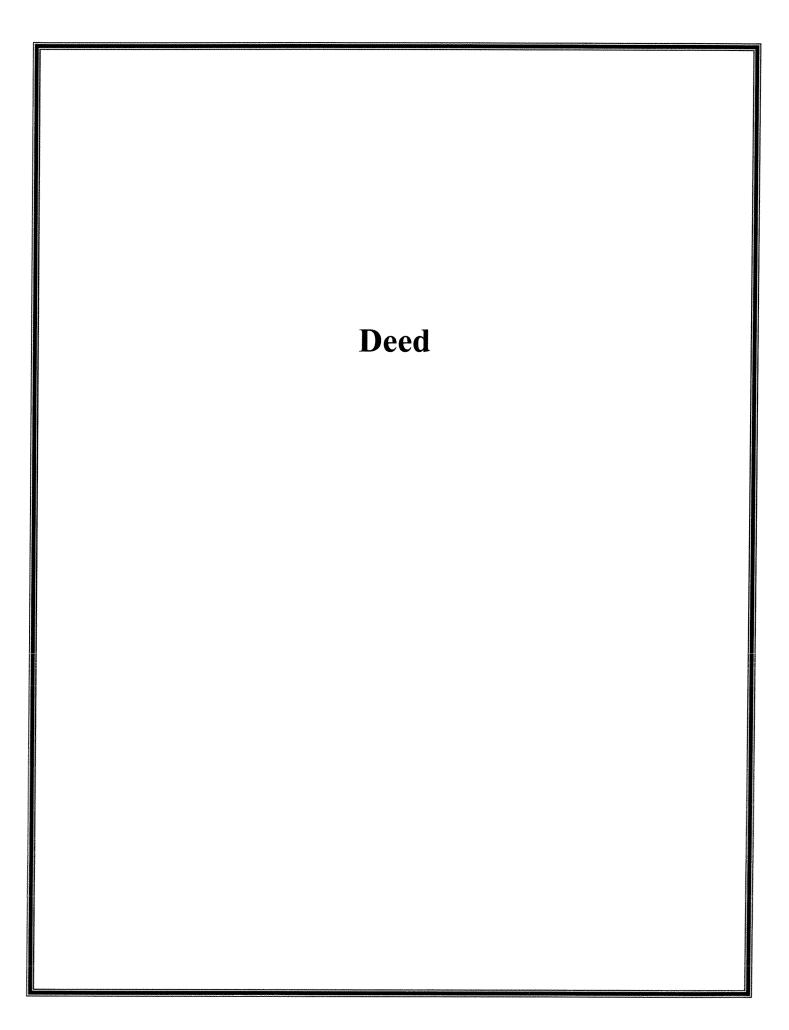
 2008
 05/23/2008

 2009
 05/04/2009

Document Images

05/04/2009 ANNUAL REPORT	View image in PDF format
05/23/2008 ANNUAL REPORT	
07/10/2007 ANNUAL REPORT	View image in PDF format
02/13/2006 ANNUAL REPORT	View image in PDF format
02/28/2005 ANNUAL REPORT	View image in PDF format
02/24/2004 ANNUAL REPORT	View image in PDF format
03/13/2003 ANNUAL REPORT	View image in PDF format
07/17/2002 ANNUAL REPORT	View image in PDF format
08/24/2001 ANNUAL REPORT	View image in PDF format
02/01/2000 ANNUAL REPORT	View image in PDF format

tuuri Villemmaanellisentäälinessa on kätentikunit perillääjantikkin puoli Vindipinameetti	Home Contact us Document Searches E-Filing Services Forms Copyright © and Privacy Policies State of Florida, Department of State	un sunicipal folium municipal en encontrata es contrata es contrata politicidade en entrata politicidade en en Help
Events	No Name History	Submit
Previous on List	Next on List Return To List	Entity Name Search
Note: This is not o	fficial record. See documents if question or conflict.	ell Villaterratii Variatrioonid ilmiide kirkinid oo karkii kaali kaskii kaalii kaalii kaalii kaalii kaalii kaa Kaalii Villaterratii Variatrioonid ilmiide kirkinid kaalii kaalii kaalii kaalii kaalii kaalii kaalii kaalii ka
05/01/1995 ANI	NUAL REPORT View image in PDF format	
02/14/1996 ANI	NUAL REPORT View image in PDF format	
03/24/1997 ANI	NUAL REPORT View image in PDF format	
02/05/1998 ANI	NUAL REPORT View image in PDF format	
02/22/1999 AN	NUAL REPORT View image in PDF format	



This indenture made this 22nd day of January A.D. 1920, between Samuel Hannibal, joined berein by his wife Matilda J. Hannibal, of the City of Key West, in the County of Mource and State of Florida, parties of the first part, and James R. Neely, Alexander Hegans and E.B. Clark as Trustees of the Title for the use and benefit of Pride of Key West Lidger#243 P. & A.M. of Key West, Fla. parties of the second part:

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dellar and other varuable consideration of the sum of one Bellas and other variable considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed and by these presents de remise, release and quit-claim unto the said parties of the second part and their successors in effice, in Trust, ferever, for the use and bemefit of the members in good standing of said PRIDE OF KEY of all the right, title and interest, claim and demand, which the said parties of the first part have in and to the following described real estate, situated in the County of Monroe, City of Key West, and State of Florida, to-wit:

Let Ome (1) im Square One (1) of E.C. Hewe's diagram of Tract Ten (10) of the Island of Kpy West, as per W.A. Whitehead's map.

Commencing at the cerner of Whitehead and Division Streets, and from thence run along Whitehead Street in a S.E'ly direction Ninety four (94) feet and seven (7) inches; thence at right angles S. W'ly Firty (50) feet and three (3) inches; thence at right angles in a N.W'ly direction Ninety four (94) feet and Seven (7) inches; thence at right angles in a W.E'ly direction along Division Street Fifty (50) feet and three (3) inches to the place of beginning.

To have and to held the same, together with all and singular the appurtenances thereunte belonging or in anywise appertaining, and One third of all the estate, right, title, interest and claim whatsever of the said parties of the first part, either in law or equity to the only preper use, benefit and beheef of the said parties of the second part, as Trustees aforesaid, and their successors in effice and assigns ferevor.

And the said parties of the first part do hereby fully warrant the title to said land, except as to mortgages and taxes, and will defend the same against the lawful claims of all persens whemseever.

In witness whereof the said parties of the first part have hercunte set their hands and seals the day and year first above written.

Signed, sealed and delivered im presence of

(sd) W. Hunt Harris

(sd) Samuel Hannibal

(Rest)

25d) Irene Hannibal

(sd) Watilds J. Hennibal,

(seal)

(50g in U.S.I.R.D.S.)

State of Plerida. County of Meares.

I hereby certify that en this day persenally appeared before me the undersigned Hetary Public, Samuel Hamnibal and Matilda J. Honnibal,, his wife, to me well known to be the persens described in and whe executed the feregoing deed, and they acknowledged before me that they executed the same freely and veluntarily for the purposes therein expressed.

And I further certify that the said Matilda J. Hannibal, the wife of the said Samuel Hannibal, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing and relinquishing her dower in and to said lands described therein and that she executed the said deed freely and veluntarily and without any came pulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and Netarial seel, at Key West, Courty of Menros, State of Florida,

(sd) W. Hunt Harris.

(seal)

Notary Public,

My cosmission expires Jany 92, 1921.

Duly recorded May 3° w 1920

This indenture made this 22nd day of January A.D. 1920; between Samuel Hannibal, joined herein by his wife Matilda J. Hannibal, of the City of Key West, in the County of Monree and State of Florida, parties of the first part, and Daniel Evans, Richard T. Albury and George W. Allen, as Trustees of the Title for the use and benefit of Union Lodge #47 F. & A.W. of Key West. Florida, vestion of the manual materials and benefit of Union Lodge #47 F. & A.W. of Key

Let Ome (1) in Square Ome (1) of E.C. Hewe's diagram of Tract Ten (10) of the Island of Key West, as per W.A. Whitehead's map.

Commencing at the corner of Whitehead and Division Streets, and from thence run along Whitehead Street in a S.E'ly direction Ninety-four (94) foot and Seven (7) inches; thence at right angles S.W'ly Fifty (50) foot and three (3) inches; thence at right angles in a N.W'ly direction Ninety four (94) foot and seven (7) inches; thence at right angles in a N.E'ly direction along Division Street Fifty (50) foot and three (3) inches to the place of beginning.

To have and to held the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and One third of all the estate, right, title, interest and claim whatseever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, as Trustees aforesaid, and their successors in office and assigns forever.

And the said parties of the first part do hereby fully warrant the title to said land, except as to mortgages and taxes, and will defend the same against the lawful claims of all persons whomseever.

In witness whereof the said parties of the first part have hereunto set their hand and seals the day and year first above written.

Signed, sealed and delivered

(sd) Matilda J. Hannibal

(seal)

im presence ef-(sd) W. Hunt Harris

(sd) Samuel Hannibal

(scal)

(sd) Irene Hannibal.

(50# in U.S.I.R.D.S.)

State of Florida, County of Monroe,

I hereby certify that on this day personally appeared before me the undersigned Notary Public, Samuel Hannibal and Matilda J. Hannibal, his wife, to me well known to be the persons described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

And I further certify that the said Matilda J. Hennibal, the wife of the sail Samuel Hammibal, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of reneuncing and relimquishing her dower in and to said lands described therein and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and Netarial seal, at Key West, County of Monroe, Shate of Florida, this day of February, A.D. 1926.

(meal)

(cd) W. Hunt Harris,
Notary Public.
My commission expires Jany. 9", 1921.

Duly recorded Hay 3", 1920,

J. J. Viles Clork

D. 0

1 50 1 - 2019

This indenture made this the 17 day of February A.D. 1920, between Samuel Hannibal and Matilda J. Hannibal, his wife of the County of Monroe and State of Florida, parties of the first part and Matilda J. Hammibal, Easter Gabriel and Jame Stracha, as Trustees of the Title for the Use and Benefit of Miriam Court #213, H. of J. of Key West, Plorida, and Mary Evens, Susan Chipchase and Jesephine Hegan, as Trustees of the Title for the Use and Benefit of Order Eastern Star, of Key West, Florida, and Josephine P. Key Wisths Gulf Chapter # Kelly , Mildred Albury and Sarah Imgrahm, as Trustees of the Title for the Use and Benefit Order Eastern Star, of Key West, Florida, parties of the second of Misiam Chapter # part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dellar to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part and their successors in effice and assigns ferever, an undivided ONE THIRD PART of the fellowing described real preperty, situate, lying and being in the County of Monroe and State of Florida, to-wit:

Let Ome (1) of Square Ome (1) of E.C. Howe's Diagram of Tract Ten (10) of the City of Key West, as per Whitehead's map-

Commencing at the corner of Whitehead and Division Streets, and thence running along Whitehead Street in a S.E'ly direction Nimety four (94) feet and Seven (7) inches; thence at right angles in a S.W'ly direction Fifty (50) feet and three (3) inches; thence at right angles in a N.W'ly direction Ninety four (94) feet and Seven (7) inches; thence at right angles in a N.E'ly direction along Division Street Fifty (50) feet and Three (3) inches to the place of beginning.

To have and to hold the same, together with all and singular the appurtenances thereunte belonging or in anywise apportaining, and one third of all the estate , right, title, interest and claim whatseever of the said parties of the first part, either in law or equity to the ealy proper use, benefit and behoof of the said parties of the second part, as Trustees aferesaid and their successors in office and assigns forever.

And the said parties of the first part do hereby fully warrant the title to said land, except as to mertgages and taxes, and will defend the same against the lawful claims of all Dersens whemseever.

In witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered im the presence of-

(sd) Samuel Hannibal (Beal)

(sd) W. Hunt Harris

(sd) Matilda J: Mannibal (seal)

(sd) Irens Hannibal

(50# im U.S. I.R.D.S.)

State of Florida. County of Meares.

I hereby certify that en this day personally appeared before me the undersigned Netary Public, Samuel Hannibal and Matilda J. Hannibal, his wife, to me well known to be the persons described in and whe executed the feregeing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

And I further certify that the said Matilda J. Hannibal, the wife of the said Samuel Hannibal, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing and relinquishing her dower in and to than said lands described therein, and that she executed the said deed freely and veluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and efficial seal at Mey West, County of Monroe, State of Florida, this day of Pebruary, 1920.

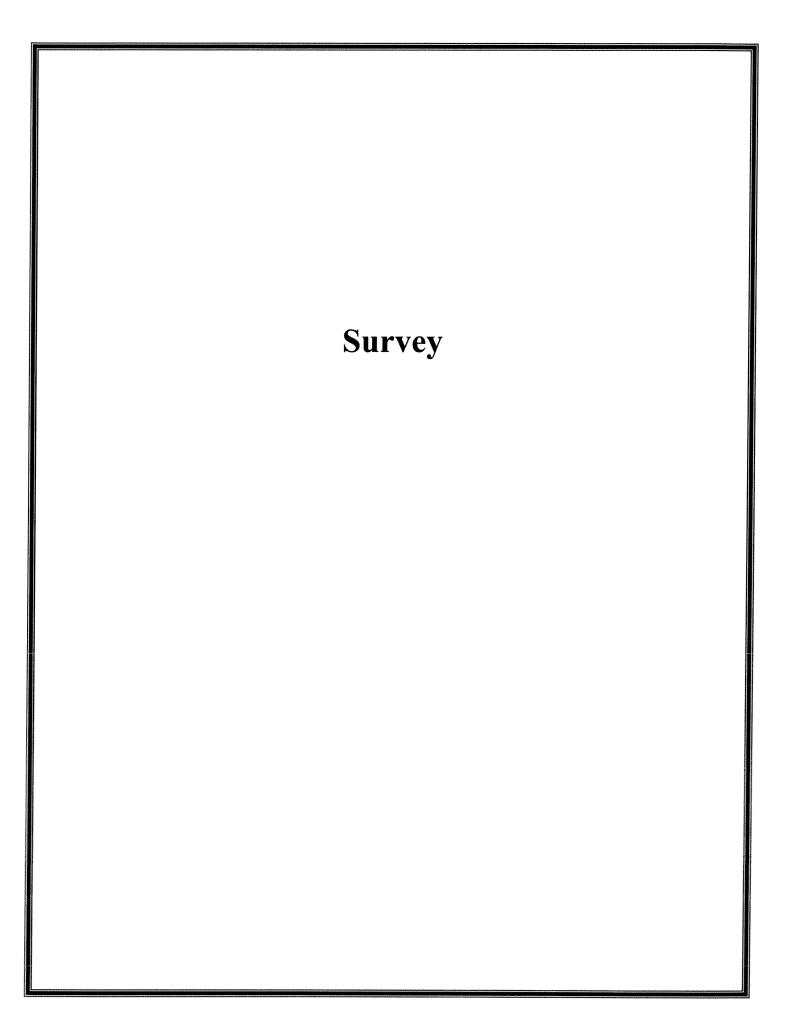
(seal)

(sd) W. Runt Harris. Notary Public.

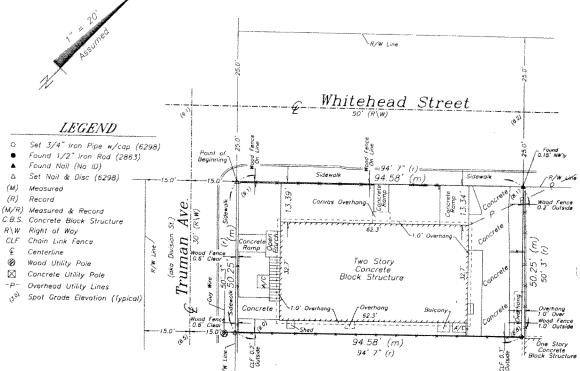
My commission expires Juny 9", 1921.

Duly recerded May 3" 1920

es Dhehu



Boundary Survey Map of Lot 1, Square 1, of E.C. Howe's Diagram of Tract 10 of the City of Key West



NOTES

- The legal description shown hereon was furnished by the client or their agent.
 Underground foundations and utilities were not located.

- 3. All angles are 90' (Measured & Record) unless otherwise noted.
 4. Street address: 328 Truman Ave., Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.

 7. North Arrow is assumed and based on the legal description.
- 8. This survey is not assignable. 9. Date of field work: May 6, 2009.
- 10. Ownership of fences is undeterminable, unless otherwise noted.
- 11. Adjoiners are not furnished.
- Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
 Flood Insurance Rate Map Zone: X; Community # 120168; Panel # 1516; Suffix K; Dated 2/18/05.

BOUNDARY SURVEY OF: Lot One (1), Square One (1) of E.C. Howe's Diagram of Tract Ten (10) of the City of Key West, as per Whitehead's Map-COMMENCING at the corner of Whitehead and Division Streets, and thence running along Whitehead Street in a SE'ly direction Ninety-four (94) feet and Seven (7) inches; thence at right angles in a SW'ly direction Fifty (50) feet and Three (3) inches; thence at right angles in a NW'ly direction Ninety-four (94) feet and Seven (7) inches, thence at right angles in a NE'ly direction along Division Street Fifty (50) feet and Three (3) inches to the place of beginning.

BOUNDARY SURVEY FOR: Union Lodge;

LYNN Q'FLYNN, INC.

Llyhn O'Flynn, PSM Florida Reg. #6298

May 11, 2009

J. LYNN O'FLYNN, Inc.

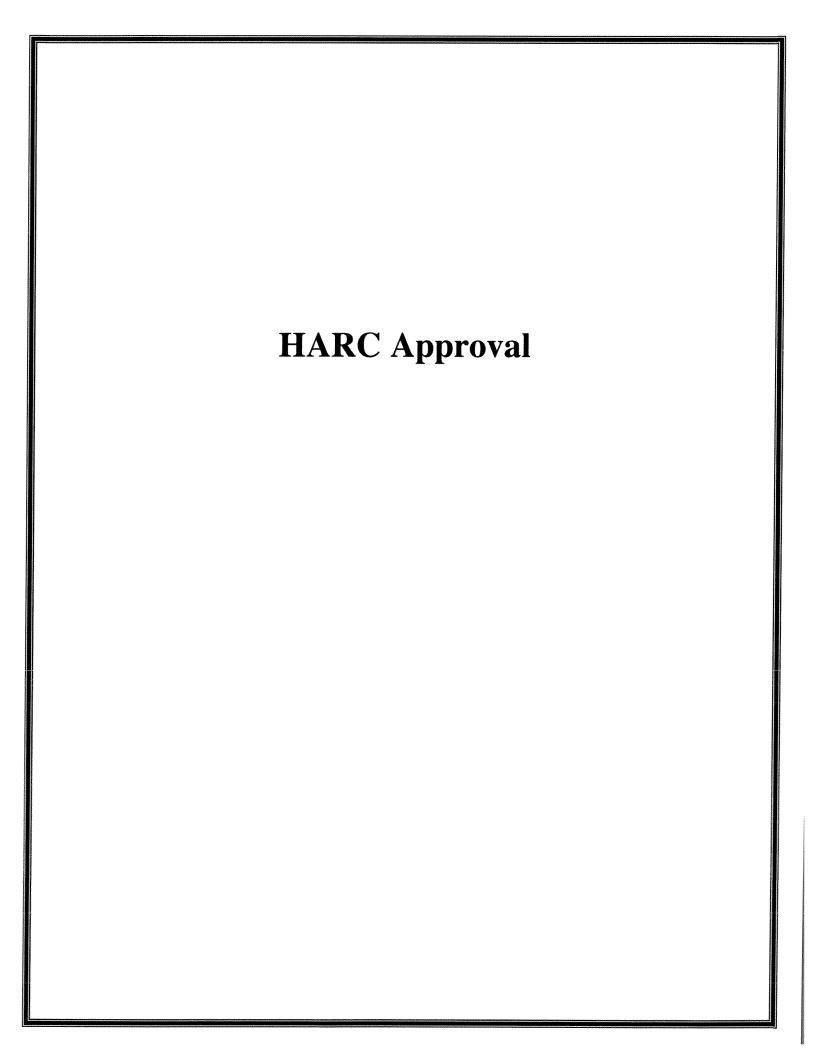
Professional Surveyor & Mapper PSM #6896

STPLAT

SEP 162010

COUN

3430 Duck Ave., Key West, FL 35040 (305) 296-7422 FAX (305) 296-2244





City Of Key West Planning Department Historic Preservation Division 3140 Flagler Avenue Key West, Florida 33040

October 6, 2010

Arch. Michael Ingram MBI-K2M 1001 Whitehead Street Key West, Florida 33040

RE: CONSTRUCT NEW STAIR AND RAILING ASSEMBLY (WOOD) TO REPLACE EXISTING STAIR TO EXISTING CONCRETE LANDING AS SHOWN ON DRAWINGS. PAINT RAILING WHITE. REMOVAL OF WATER HEATER TANKS
FOR: 328 TRUMAN AVENUE - HARC APPLICATION # HI0-01-436
KEY WEST HISTORIC DISTRICT

Dear Architect Ingram:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project on the public hearing held on Tuesday, September 28, 2010. The commission made their determination based on your presentation and all submitted documents.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:

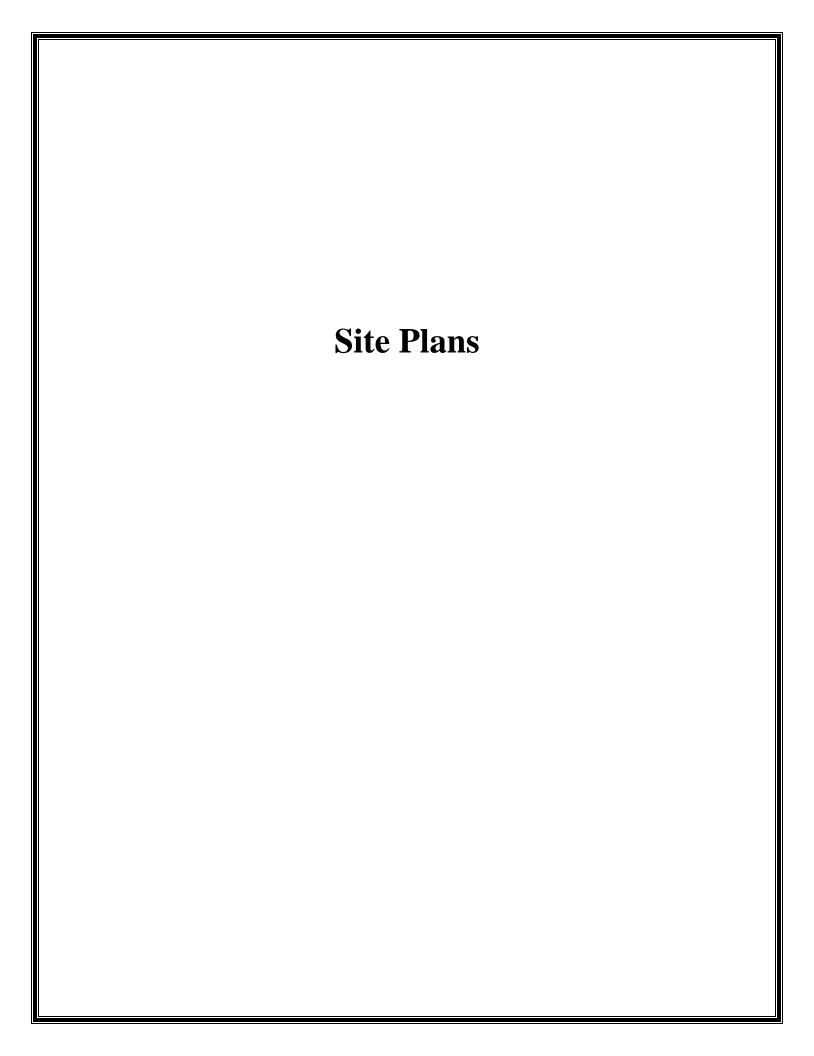
Enid Torregrosa, MSHP

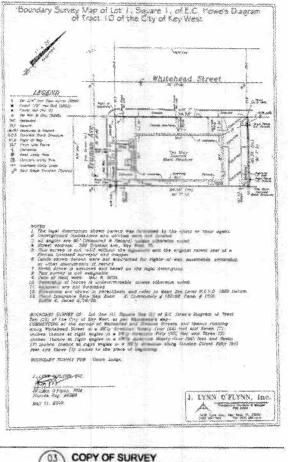
Historic Prese vation Planner

City Of Key West 3140 Flagler Avenue Key West, Florida 33040

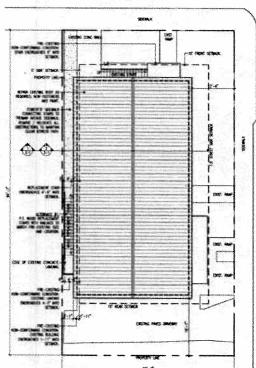
305.809.3973

etorregr@keywestcity.com





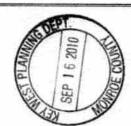
ALLI MALE POPE



TRUMAN AVENUE



02 ROOF / SITE PLAN





LOCATION MAP ALL SCALE HTS

SONNE RECEIVED

MHITTEHEAD

ADMINISTRACT : HANCE

- Amend center of the Manager To Extending
 1. PROFT of And Delander To Extending
 1. PROFT OF THE AND TO THE T

COME CONTROLL MANAGEMENT OF SALES

-

THE PROCESS SHALL BY DONE IN ETHEST ALCOHOLOGY WITH COTY OF MET'S COME OF COMMESS MOD WITH ALL STATE AND CARE STORM HALL CHAN TUDBED BRAINED CODE SET BRAINED

- PLORES MALESCO CODE SET PLANING PLORES SALING CODE SET MICHAEL MICHAEL BLETTE: CODE

OCCUPANT LOAD

SMARROWS LAST

At the

ACCUS AC ACOC ACOC ACO ACCUS ACCUS ACCUS ACCUS ACCUS ACCUS ACCUS ACCUS A

AND THE COLORS OF THE PROPERTY OF THE PROPERTY

SCHEDILES WE NOTES

STAPPARAYS FORESS WICH MICHAELENED, 32 17/2 x 16.00 CHERCOMOGNIT SCHESS MCD-REQUEST 21/2-127

STEP AND LOCATION WAS AND NOTES SERVICED FLOW PLAN AND ELEVATION SERVICED CORNER FLOW SERVICED CORNER FLOW SERVICED ELEVATIONS AND SERVICED SERVICE

COMPAN, MOTOR

- ALL CONTRACTORS ARE REQUIRED TO YOUT THE JOB ONE TO WERRY DESITING CONDITIONS AND DIMONSCORD PRICE TO
 RECORDERS AND WORK. NOTIFY APPOINTS SOON AS POSSESS OF ANY DISCONERANCES FOR RESOLUTION OF THE
 THAT IS NOT THE TOWN OF ANY WORK.

 THE STATE OF THE TOWN OF ANY WORK.

 THE STATE OF THE TOWN OF ANY WORK.

 THE CONTRACTOR THE TOWN OF ANY DISCONER OF THE PRICE PRICE APPROACH FROM THE ARCHITICATE OF THE TOWN OF THE

- DEMAND DESCRIPTION OF CONTROLLED AND ASSESSED AND ASSESSED ASSESSED AS PRODUCTIONS AND CONTROLLED AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED AS

mbi k2m ASCUSTRETESE 2000

The Park Street of the Park

SeaTech, Inc.

Min. Amel 3.2% Amel 378. Amel 3.2% James 3.2%

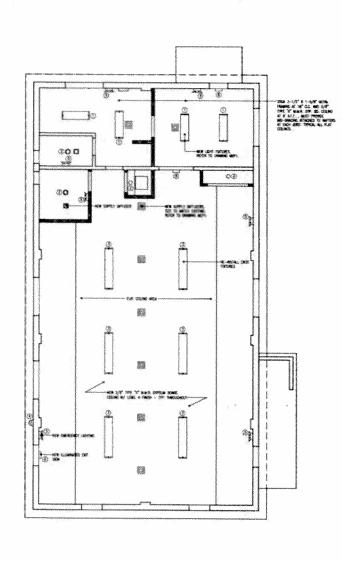
LODGE KEY WEST-UNION. TRUMAN,

6 E AUSTED PROPERTY

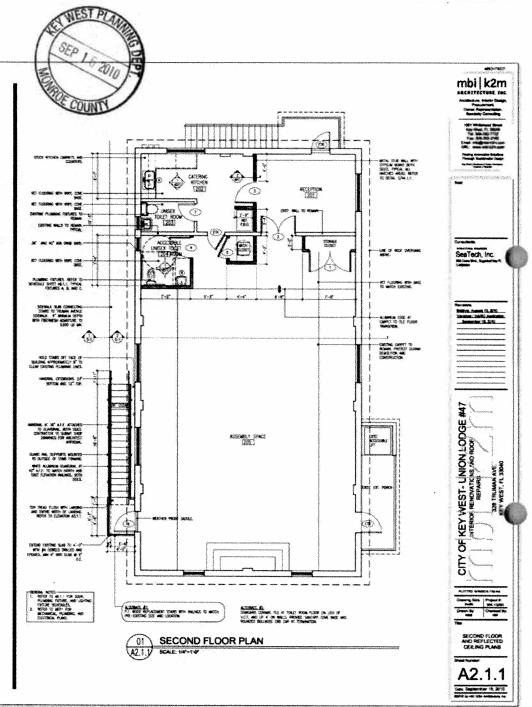
Court by Country

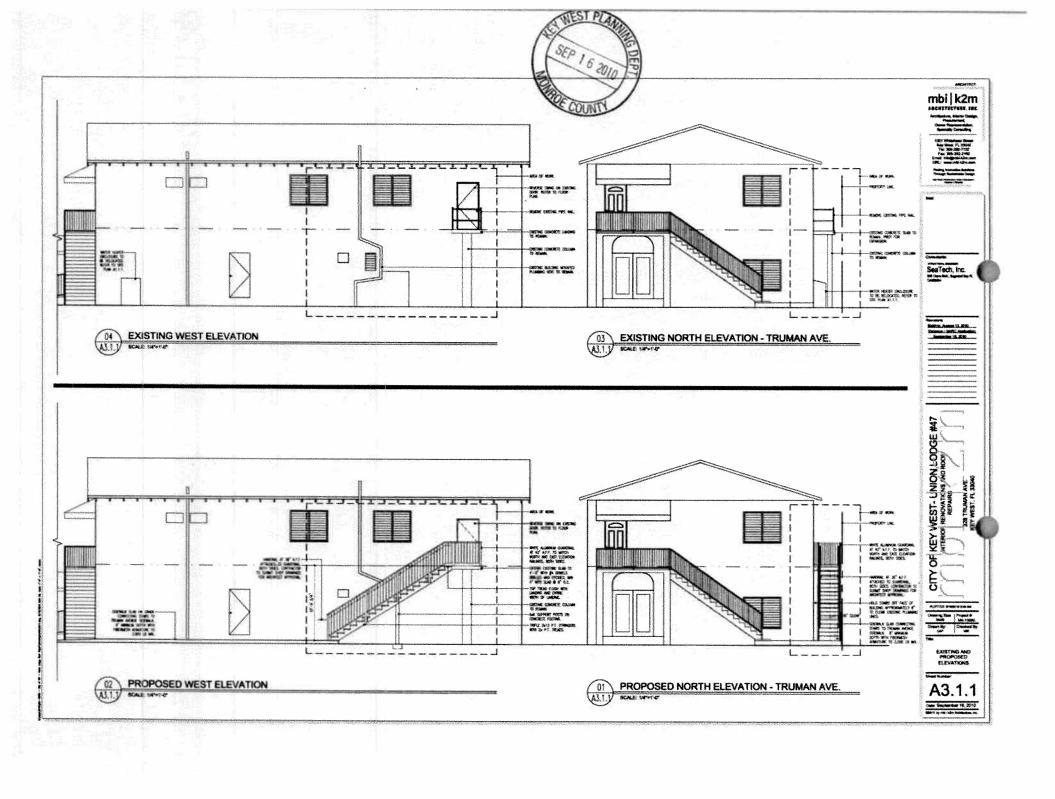
NETS ON AN LOCATION PLAN & NOTES

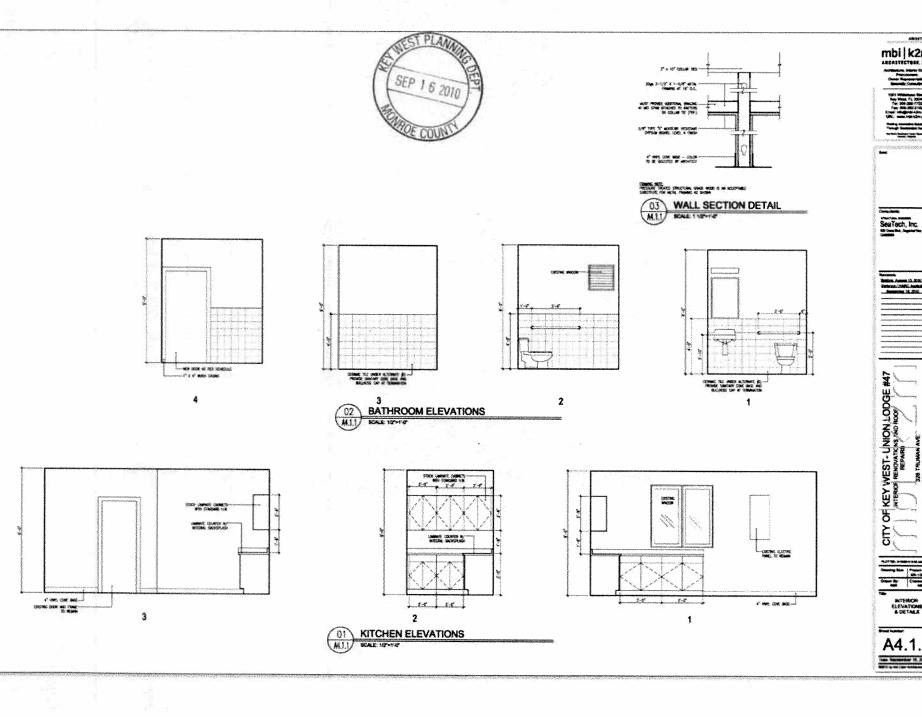
A1.1.1



② SECOND FLOOR REFLECTED CEILING PLAN



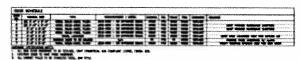


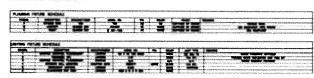


mbi|k2m

A4.1.1







- TO SERVICE THE CONTRACT ALL THE RESIDENCE HE STREET HE MANUAL THE SECONDARY.
- 3 NOTE THAT AND THE THE CONTRACTOR AT THE SECURITY OF EXPOSITE AND THE MAKE AND AND THE SECURITY OF THE SEC
- I THE DAY IN HER SEASON THE RESIDENCE OF THE RANK MINES AND APPLICATION OF THE
- . 2223/22/22/22/22/23

- A CONTROL NO. OF THE WHILE AN ADDRESS OF SHARE A STREET, AND ADDRESS OF THE PARTY OF THE PART

- * AL COPPICE WHE DAL E HAS N CHARGES WHO HE WHOLE COPPER DUE (LANCE TORRIS HO AL AMERICA COR. 1985).
- IN PROPERTY WITH THESE PROPERTY TO BE PROPERTY AT THE STEE OF THE COMPANYING
- N. CHANGE AND AND COLUMN STORM AND AND MADE AND MADE AND STORM AND TO COLUMN STORM.
- C. STATE CATE SCHOOL & MARKET, PARTIES, 46 TANGERS, CT. 45 MARKS FOR ASS.
- THE SATE OF HE PART CHARGEST SHALL SEE A ACCURATION OF HE AND AND AND AND ADMINISTRATION OF A COMMUNICATION OF A COMMUNICATION
- At we will consider the production which to the final term of the production of the

- S. A. PARKETS STREET, Mr. PERKE, CON PRINCE, CONTRACT STREET, AND PRINCIPLE ST. AND STREET, AND STREET

- The supplementary and the set from a companion of the Com
- Companies and the companies of the compa
- I CHANGE I WAS IN MANY WALL BY MY THE ME SOME MANY OF WHICH

- 1. BY JOHNSON OF BE WORKED IN MAN AN AN EXPERIMENT IN CORP.
- F MANAGEMENT CONTRACTOR SHELL HELP HAS SET OF AN INCIDENCE FOR SHALL SAMEWOOD THE HAS ARREST COMMENT ON THE MANAGEMENT OF SHALL SAMEWOOD COMMENTS.

- 3. ALL WINE THAT, OF SOME IN ACCORDANCE STYLE OF THE MELTING, CASE STORAGE, COMM. ACCORDANCE STREET, and an accordance of the Computation.
- E. THE CONTROL OF THE
- 2. APPARANTA SALL AS SARABLE PRES AN ASSAULTA PARES TO CUPTURE OF SALLARS, AND CONCURSANA.
- A COMMITTEE THE RESIDENCE STATE AND THE CHECKS IN CHECKS HERE
- THE RESIDENCE WAS ASSESSED AS TO SEE SPECIAL MANAGEMENT.
- A. AL ARCHA MINISTER WALL AS SEPTIMES AS AL ORIGINAL PROPERTY.
- 2. WE SE SHILL IN \$13 SHILLARD HASS SHOWN WITH IN NAME.
- e consection de me compe bouc, al tra-

- IT COMMITTE HART AND WE WINDOW DECIMAL RATE AND THE SERVICE AT AN ADMITTAL
- A A. OF THE SAME AND A SEAS OF DESCRIPTION ASSESSMENT OF THE SAME OF THE SAME
- N. R. SETT CHARLES IN M. STREET, Mr. STREET, Mr. STREET,
- t AND DALL OF the COMME, he sails for leading freemen were
- A RESIDENCE OF A STATE OF THE S
- N. THE SHARES IN A SALE THE THE MEASUREMENT OF SECTION AND THE SECTION CONTINUES IN CONTINUES A CONTINUE A CONTINUE OF SECTION.
- It is not the few of the world to see home manner weren. IN MICHIGAN AND ANDTON MINES SHALL BE HELDERED AT MIC THESE
- It that the section of constitutions $\delta \omega_{\rm s}$ is produced a $\omega_{\rm s} z$
- IN NO PER SHALL IN COST IN A WAY AND PROPERTY ASSESSED.

- Wifted Statement of Arthur States (1996 Service Statement in Communic Arthur Statement Statement
- THE RESIDENCE OF THE CONTRACT OF THE CONTRACT
- 1. As HASTING MITTO INCOMES AND TO NO COMMON AND MITTINGS AFTO A SHARED MAD PLANT.

- And the second section of the section of the second section of the second section of the second section of the section of the second section of the section ACCES PARKS, Mall, & MEDICALS AT ANY DESIGNATION ACCESS. C. ANY COM-MICE, PRINT WIND, Mall, DESIGNATION, C. MARCHE & sub-matrice to present up. ACCES PARKS, MICHAEL COMMAND STATE COMMAND AND ACCESS OF MALL ACCESS PARKS, MICHAEL COMMAND STATE COMMAND AND ACCESS OF MALL ACCESS PARKS.
- A STATE OF THE PARTY AND THE PROPERTY OF THE PARTY OF THE PARTY AND THE PARTY OF TH
- N. C. AND THE PROPERTY AND AND AND ADMINISTRATION OF THE COMMISSION OF THE COMMISSIO
- i. March colored in reference absence to not remove about restricts to a restricted basis of local stead and reads made about to local stead
- IN ILL MEDICAL TO IN THE STREET PRINCE THAT IS ADMINISTRATED TO AN ADMINISTRATED TO A STREET PRINCE AND ADMINISTRATED TO A STREET, AND ADMINISTRATED TO A S

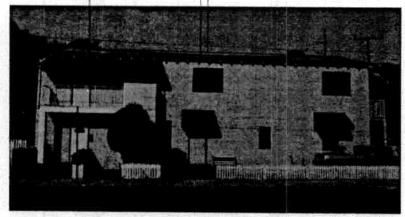
mbi | k2m ARCHITECTURE INC. THE WARRANT BANK See You P. DONE THE SHARP STORY FOR SHARP STORY CONT. SHARP STORY CONT. SHARP STORY SeaTech, Inc.

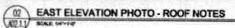
F KEY WEST- UNION LODGE ## 5

E MARTIN STREET, S. C.

A6.1.1

NEW MOOF ROOM HOUSE AFTER -CONTINUE ROOM REGIST DEPLECTION





DEMOLITICAL NOTES:

WING N. COLUMN

AMEN AL AMERICAN DESCRIPTION DESCRIPTION DESCRIPTION DE MORE OU DE COMMUNIO DE DE COMMUNIO DE DE COMMUNIO DE LOS DESCRIPTION DE LOS DESCRIPTIONS DE LOS DE LOS DESCRIPTIONS DE LOS DE LOS DESCRIPTIONS DE LOS DESCRIPTIONS DE LOS DESCRIPTIONS DE LOS DELOS DE LOS DELOS DE LOS DELOS DE LOS DELOS DELOS

- C. ALL COMPANIES OF THE TOTAL OF THE THE CONTROL OF MATERIAL PARK THE MEDICAL AND THE MATERIAL AND THE MATERIAL OF AN INCIDENCE OF A COLUMNIC OF A COLUMNIC

- Processing and colors from which and its fraction independent will to the same or to all accessing and the same of the accessing and accessing an accessing and accessing an a

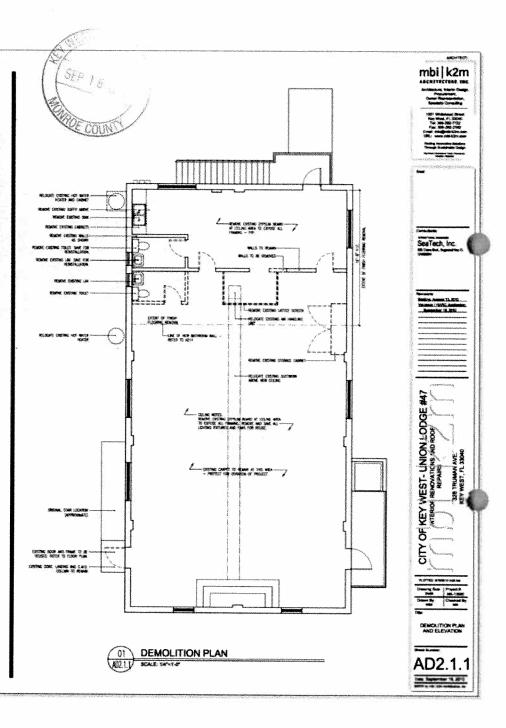
- BALINE CHARGES AND THOSE AS REPORTED OF CROSSES, WHERE PROFESSION WE HAVE A SHARK CHARGES OF THE DEMAND LIKE TO DESCRIBE PRODUCTIONS.

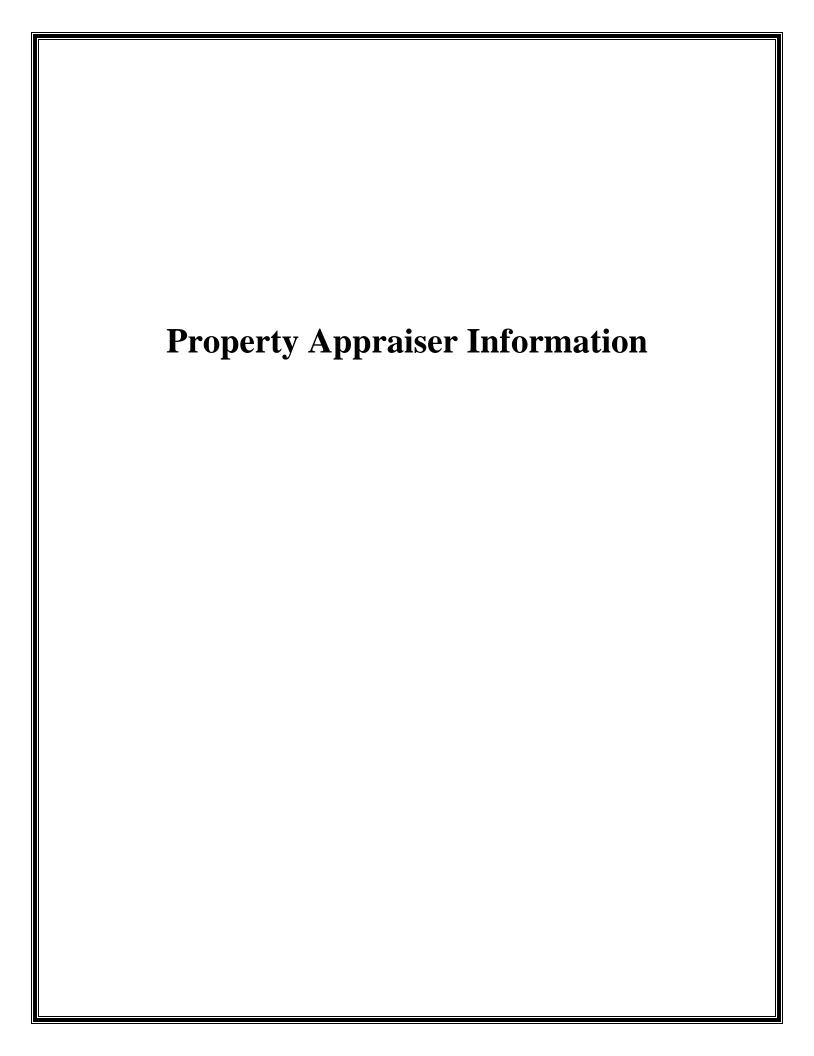
 A REMARK ALL DESIGN CHARGE PROFESSION AND CROSSES OF THE COMMAND SHARK WE AND ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION AND ADMINISTRATION AND ADMINISTRATION ADMINISTRA
- TROUGH, CT.

 TO BE MADE A DESCRIPTION BY SERVICE OF CHARM AND CHARM OF MAD CHARM OF MAD CHARM OF MAD CHARM O

- CRAIG SPECT, MR. SPLINE.

 1 NO CONTROL THE ALL YEAR ALL MICE SHE PROGRAMM DEMANDS WE CONTROL THE SHEETEN HE CHINGED HE CHINGED IN CONTROL THE SHEETEN HE CHINGED HE CAN ADDRESS OF THE SHEETEN AND ADDRESS OF THE SHEETEN ADDRESS OF THE SHEETE





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

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

Property Record View

Alternate Key: 1026263 Parcel ID: 00025490-000000

Ownership Details

Mailing Address:

UNION LODGE NBR 47 F AND A M OF KEYWEST FL C/O CASTILLO AARON 328 TRUMAN AVE KEYWEST, FL 33040

Property Details

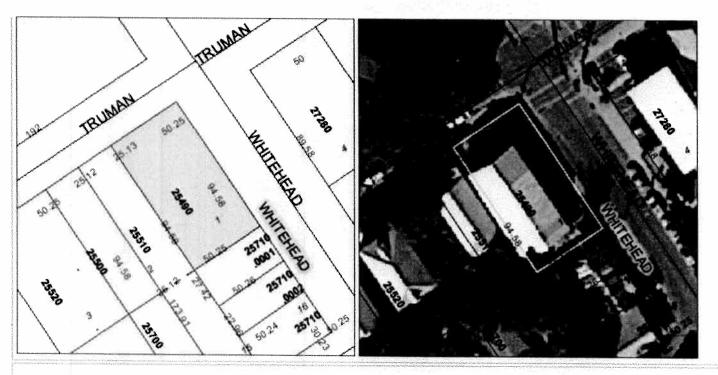
PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 11KW Affordable Housing: No Section-Township-Range: 06-68-25

Property Location: 328 TRUMAN AVE KEYWEST

Legal Description: KW PB 1-25-40 LOT 1 SQR 1 TR 10 G30-337-338-339-340-341-342 OR125-546-547 A4-132-133-134

Parcel Map



Exemptions

 Exemption	Amount
 05 - PARTIALLY EXEMPT	607,806.00

Land Details

Land Use Code	Frontage			1
	FIVILLAGE	Depth	Land Area	Ì
100D - COMMERCIAL DRY	0	0	4.753.00 SF	,

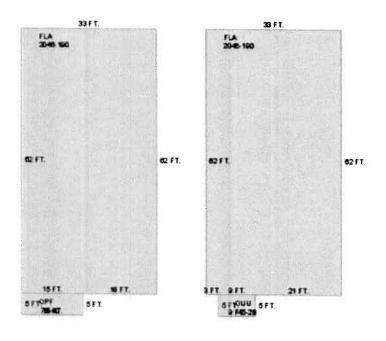
Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 4092 Year Built: 1938

Building 1 Details

	Building Type		Condition F	Quality Grade 400	
	Effective Age 10		Perimeter 380	Depreciation % 13	
	Year Built 1938		Special Arch 0	Grnd Floor Area 4,092	
	Functional Obs 0		Economic Obs 0		
In	clusions:				
	Roof Type		Roof Cover	Foundation	
	Heat 1		Heat 2	Bedrooms 0	
	Heat Src 1		Heat Src 2		
Ex	ttra Features:				
	2 Fix Bath	0		Vacuum	0
	3 Fix Bath	0		Garbage Disposal	0
	4 Fix Bath	0		Compactor	0
	5 Fix Bath	0		Security	0
	6 Fix Bath	0		Intercom	0
1	7 Fix Bath	0		Fireplaces	0
	Extra Fix	17		Dishwasher	0



Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,046
2	OPF		1	1993		************			75
3	FLA		1	1993	New Colonia (Colonia de Colonia d	***************************************			2,046
4	OUU	***************************************	1	1993	***************************************	********			45

Interior Finish:

	Section Nbr	Interior Finish Nbr	Туре	Area %	Sprinkler	A/C
-	***************************************	3689	APARTMENTS	42	N	N
Samuel Control		3690	MORT-CEMT-CREMTR	58	N	Υ

-	3691	OPF	100	N	N
Sections	3692	MORT-CEMT-CREMTR	100	N	N
-	3693	OUU	. 100	N	N

Exterior Wall:

2 22 2	Interior Finish Nbr	Туре	Area %
	978	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	108 SF	0	0	1992	1993	2	30
2	PT3:PATO	57 SF	0	0	1969	1970	2	50
3	PT3:PATIO	110 SF	0	0	1992	1993	2	50

Appraiser Notes

KEYWEST MORTUARY INC TAXABLE:1227SF/4092SF FLA=30% TAXABLE, 70& EXEMPT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount Description	Notes
	08-2456	07/15/2008	05/10/2010	17,800	RE-ROOF
	09-1765	06/25/2009	05/10/2010	12,000	LIFT MECHANISM TO 2ND LEVEL BALCONY
***************************************	09-1843	06/23/2009	05/10/2010	1,630	INSTALL 2 THREE WAY SWITCHES, TEO EXTERIOR LIGHTS AND ONE DISCONNECT FOR WHEELCHAIR RAMP
	09-1765	03/10/2010	05/12/2010	12,000	ADD/REPLACE WOOD AWNINGS AT TOP OF STAIRS ON TRUMAN AND OVER FIRST STORY WINDOW ON WHITEHEAD WITH GREEN CANVAS AWNINGS
Marries and the second	B953464	10/01/1995	12/01/1995	3,000	PAINT INTERIOR

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bidg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	451,459	926	415,909	868,294	868,294	607,806	260,488
2009	456,648	958	520,200	977,806	977,806	684,464	293,342
2008	467,027	987	594,125	1,062,139	1,062,139	743,497	318,642
2007	313,571	1,016	546,595	861,182	861,182	602,827	258,355
2006	313,571	1,048	427,770	742,389	742,389	519,672	222,717
2005	274,707	1,078	356,475	632,260	632,260	442,582	189,678
2004	274,698	1,106	370,734	449,361	449,361	314,553	134,808
2003	274,698	1,139	152,096	449,361	449,361	314,553	134,808
2002	274,698	1,169	152,096	427,963	427,963	299,574	128,389
2001	274,698	1,197	152,096	427,991	427,991	299,594	128,397
2000	262,830	395	79,613	342,838	342,838	239,987	102,851
1999	262,830	407	79,613	342,850	342,850	239,995	102,855
1998	175,630	419	79,613	255,662	255,662	178,963	76,699
1997	175,630	433	70,107	246,170	246,170	172,319	73,851
1996	159,664	445	70,107	230,216	230,216	161,151	69,065
1995	159,664	457	70,107	230,228	230,228	161,159	69,069
1994	159,664	471	70,107	230,242	230,242	161,169	69.073
1993	155,543	0	70,107	225,650	225,650	157,955	67,695
1992	155,543	Q	70,107	225,650	225,650	157,955	67,695
1991	155,543	0	70,107	225,650	225,650	157,955	67,695
1990	131,613	©	61,789	193,402	193,402	135,381	58,021
1989	131,613	0	57,036	188,649	188,649	132,054	56,595
1988	112,637	0	52,283	164,920	164,920	115,444	49,476
1987	110,550	0	37,073	147,623	147,623	103,336	44,287

					74,143	51,900	22,243
	62,663	0	11,480	74.143		62,173	26,646
1983 1982	24.44	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	19,387	88,819	88,819	60.400	
	69,432	0		VV,018	88,819	62,173	26.646
***	V3/432	0	19,387	88,819	***************************************	VJ,233	27,102
1984	69,432	A CONTRACTOR OF THE PROPERTY O	19,387	90,337	90.337	63,235	***************************************
1985	70,950	0	40.00		107,242	75,069	32,173
1986	73,020	0	34,222	107,242	4.5.		

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 268,956 times.

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

	g list)	
	Public Notices radius map & mailin	Public Notices radius map & mailing list)

The Key West Planning Board will hold a public hearing <u>at 6:00 p.m., January 20, 2011, at Old City Hall, 510 Greene Street</u>, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances - 328 Truman Avenue (RE# 00025490-000000) - An application for Variances to building coverage, impervious surface ratio and side-yard setback requirements to accommodate the addition of an exterior staircase for emergency egress in the Historic Medium Density Residential zoning district per Section 122-600 (4) a. & b. and (6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variances - 328 Truman Avenue (RE# 00025490-000000) - An application for Variances to building coverage, impervious

surface ratio and side-yard setback requirements to accommodate the addition of an exterior staircase for emergency egress in the Historic Medium Density Residential zoning district per Section 122-600 (4) a. & b. and (6) b. of the Land Development

Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Michael B. Ingram **Owner:** Bernard Thurston

Project Location: 328 Truman Avenue **Date of Hearing:** Thursday, January 20, 2011

Time of Hearing: 6:00 PM Location of Hearing: Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email cowart@keywestcity.com.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variances - 328 Truman Avenue (RE# 00025490-000000) - An application for Variances to building coverage, impervious

surface ratio and side-yard setback requirements to accommodate the addition of an exterior staircase for emergency egress in the Historic Medium Density Residential zoning district per Section 122-600 (4) a. & b. and (6) b. of the Land Development

Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Michael B. Ingram **Owner:** Bernard Thurston

Project Location: 328 Truman Avenue **Date of Hearing:** Thursday, January 20, 2011

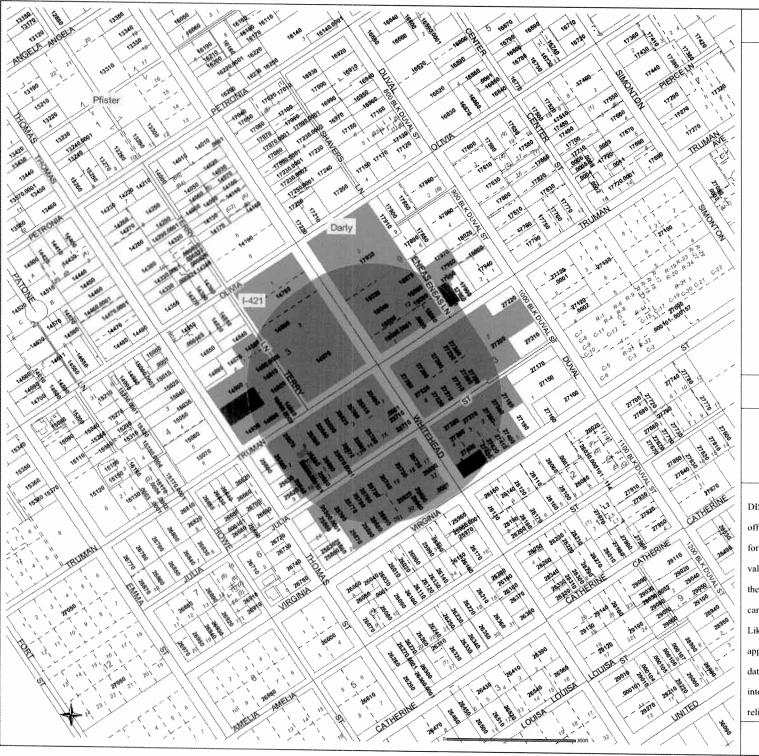
Time of Hearing: 6:00 PM Location of Hearing: Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email ccowart@keywestcity.com.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.



328 Truman

Legend
theBuffer
theBufferTarget
Real Estate Number
Parcel Lot Text
Block Text

Hooks/Leads
Lot Lines
Road Centerlines
Water Names
Parcels

Shoreline Section Lines

PALMIS

Monroe County Property Appraiser 500 Whitehead Street Key West, FL

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

Date Created: November 3, 2010 2:07 PM

1023 WHITEHEAD LLC	907 WHITEHEAD STREET CORP	AB ERCA
20 DRIFTWOOD DR	907 WHITEHEAD ST	BALDERSVAGEN
KEY WEST, FL 33040	KEY WEST, FL 33040	GISLAVED, S-332 35
ALCE ALVIN L AND DEHAVALYNN Y	ALVARIDO ORLANDO	ASHE RUTH M
308 TRUMAN AVE	1010 WHITEHEAD ST	308 JULIA ST
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
BADGER TIMOTHY O AND SAMANTHA 311 TRUMAN AVE KEY WEST, FL 33040	BAHAMA CONCH COMMUNITY LAND TRUST 201 TRUMAN AVE KEY WEST, FL 33040	BAIN CECIL WILSON 326 TRUMAN AVE KEY WEST, FL 33040
BANKS LENORA	BARQUIN PETER AND BETTY A	BEBBINGTON ENID H/W
414 JULIA ST	P O BOX 1424	3 CHARNWOOD AVE
KEY WEST, FL 33040	KEY WEST, FL 33041	CLONSILLA VILLAGE, DUBLIN 15
BUTLER EUGENIA	CASH-STUART JOANN	CLARK MATHEW JR
207 JULIA ST	360 NW 112TH TER	1017 WHITEHEAD ST
KEY WEST, FL 33040	MIAMI, FL 33168	KEY WEST, FL 33040
CLARK NANCY J	CLARKE CAROLYN	COLES WENDY L REV TRUST 02/11/2003
1019 WHITEHEAD ST	323 VIRGINIA ST	1007 WHITEHEAD ST
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
CONNOLLY MARK TRUSTEE	DAUBMAN JEFFREY S	DAVIS ROBERT ESTATE
55 WENTWORTH RD	1116 GRINNELL ST	1019 FORT ST
NEW CASTLE, NH 03854	KEY WEST, FL 33040	KEY WEST, FL 33040
DUBOVICK JAMES THOMAS AND BROOK KATHA P O BOX 916 CASES L M EXT CUTCHOGUE, NY 11935	F AND A HOLDINGS LLC 117 KEY HAVEN RD KEY WEST, FL 33040	FRENCH ROBERT C ESTATE 3232 NEWMARK DR MIAMISBURG, OH 45342
GARCIA MANUEL E	GORMAN LURA	HAYWARD SYLVIA L
515 WHITEHEAD ST	437 PARK FOREST WAY	66 OVERLOOK TERR
KEY WEST, FL 33040	WELLINGTON, FL 33414	NEW YORK, NY 10040
HECK RONALD K 810 TERRY LN	HO FENG-JER AND CHEN SHUANG FENG 13620 FRONT BEACH RD	HOLLOWELL ALFRED L SR AND VIOLET R 12503 NEWFIELD DR

PANAMA CITY BEACH, FL 32413

KEY WEST, FL 33040

ORLANDO, FL 32837

HOLT WILLIAM W	HYDE ALTHEA RAE	INGRAM MICHAEL
PO BOX 4092	125 CHESTNUT	1001 WHITEHEAD ST
KEY WEST, FL 33041	HADDONFIELD, NJ 08033	KEY WEST, FL 33040
ISLAND HOTEL PROP III LLC	KEITH JUNE C AND JOHN MICHAEL	KEY LIME INN INC
2116 SEIDENBERG AVE	411 TRUMAN AVE	725 TRUMAN AVE
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
LANG JULIA	LEGGETT SAMUEL D	MARRERO WILHELMINA
306 TRUMAN AVE	216 ENEAS LN	318 TRUMAN AVE
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
MC INTOSH SYLVIA L/E	MC KENZIE WILLIAM	MCCOY JOHN C JR
4213 SW 20TH ST	925 WHITEHEAD ST	215 ENEAS LN
HOLLYWOOD, FL 33023	KEY WEST, FL 33040	KEY WEST, FL 33040
MONROE COUNTY	MORSE GARTH H	NEWMAN CHURCH
500 WHITEHEAD ST	4388 MIDDLE RD	410 TRUMAN AVE
KEY WEST, FL 33040	HARBOR SPRINGS, MI 49740	KEY WEST, FL 33040
OLD KEYSTONE CHURCH INC	PARE CHRISTOPHER	PEARSON CHARLES N &
330 JULIA ST	415 JULIA ST	322 JULIA STREET
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
PHILIP MARGARET S	POPOVICE MICHAEL J	PORCHE RYAN C AND HILLARY G
309 JULIA ST	327 VIRGINIA ST	304 JULIA ST
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
PORTERFIELD ZULEMA MARY 220 ENEAS LN KEY WEST, FL 33040	RETTIG RICHARD L REVOCABLE LIVING TRUST DATED P O BOX 6044 KEY WEST, FL 33041	RHOADES SHIRREL AND DIANE 914 GRINNELL ST KEY WEST, FL 33040
RICHARDSON RAMONA A 33C 10TH AVE	ROBERTS AVIS J 319 VIRGINIA ST	ROBERTS MERCEDES L/E 416 JULIA STREET

ROEDER TIMOTHY J L/E 322 JULIA ST KEY WEST, FL 33040

KEY WEST, FL 33040

SANDRIE R M P O BOX 420216 SUMMERLAND KEY, FL 33042

KEY WEST, FL 33040

SANDS RUTH AND JOHNSON WINIFRED SANDS ETAL 455 SW 5 AVE FORT LAUDERDALE, FL 33315

KEY WEST, FL 33040

SCHULTZ DAVID L 204 SAINT CHARLES WAY STE G YORK, PA 17402 SHEA KEVIN M 413 JULIA ST KEY WEST, FL 33040 SHINE FRENZA MARIE L/E 323 JULIA ST KEY WEST, FL 33040

SHULTZ DAVID L 204 ST CHARLES WAY YORK, PA 17402 STEWART JESSEE ENTERPRISES LLC 1107 KEY PLAZA KEY WEST, FL 33040 STONE SUSAN C D PO BOX 318 SIASCONSET, MA 02564

STUART DAVID SULLINS III TRUST 05/06/2009 12644D KENWOOD LN FT MYERS, FL 33907

SWANSON JAMES H TRUST UTD 5/9/97 229 QUAY SIDE CIR MAITLAND, FL 32751 TAYLOR DAVID 409 VIRGINIA ST KEY WEST, FL 33040

THALLER JAMES P O BOX 300 RIVERDALE, NJ 07457 THALLER JAMES T 33 NEWARK POMTON TPKE RIVERDALE, NJ 07457 THOMPSON CECELIA 455 SW 5 AVE FT LAUDERDALE, FL 33315

TYNES MILDRED S 409 JULIA ST KEY WEST, FL 33040 UNION LODGE NBR 47 F AND A M OF KEY WEST FL 328 TRUMAN AVE KEY WEST, FL 33040

WAAGE JUNE K PO BOX 676341 RANCHO SANTA FE, CA 92067

WARD GERALD M AND KATHARINE S PO BOX 10441 WEST PALM BEACH, FL 33419 WASHBURN JAMES N AND SUZANNE L 917 THOMAS ST KEY WEST, FL 33040 WASHINGTON STEFAN 310 TRUMAN AVE (REAR) KEY WEST, FL 33040

WILBUR WRIGHT 725 LLC 35 CROSBY ST NEW YORK, NY 10013 WILLIAMS RYAN 3625 MORNING MEADOW LN ORANGE PARK, FL 32073 WINN HUGHLENE AND DONNA 313 VIRGINIA ST KEY WEST, FL 33040

WOLF DOLORES TRUST 11/19/94 1820 NE 163RD ST NORTH MIAMI BEACH, FL 33162 ZAMBOTTI JOHN A 927 THOMAS ST KEY WEST, FL 33040