



**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.

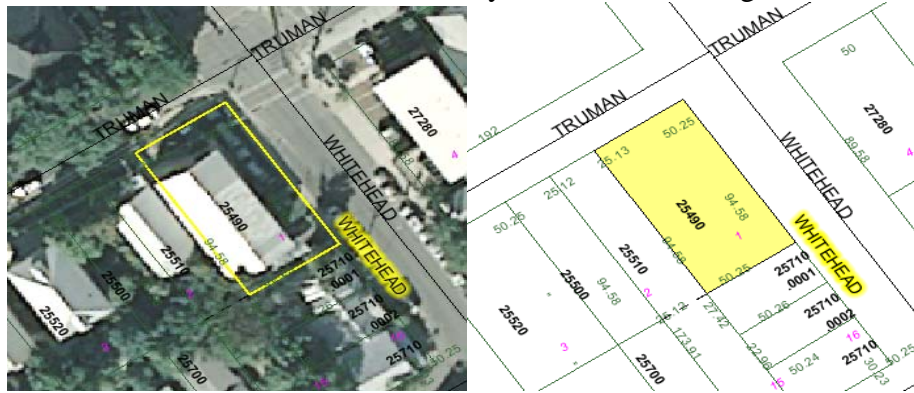
Request: To consider an application for variances for an increase to building coverage and impervious surface ratio and a reduction in a side-yard setback for a non-conforming, historically contributing structure.

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



Background: 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

Analysis – Evaluation for Compliance With The Land Development Regulations:

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**.

Draft Resolution

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

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

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

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

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:

_____Chairman
_____Interim Planning Director

Donald Leland Craig, AICP
Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

Application

**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**

Please print or type a response to the following:

1. Site Address 328 TRUMAN AVE.
2. Name of Applicant MICHAEL B. INGRAM
3. Applicant is: Owner _____ Authorized Representative _____
(attached Authorization Form must be completed)
4. Address of Applicant 1001 WHITEHEAD STREET
KEY WEST, FL 33040
5. Phone # of Applicant 305.292.7722 Mobile# _____ Fax# 305.292.2162
6. E-Mail Address MINGRAM@MBI-K2M.COM
7. Name of Owner, if different than above BERNARD THURSTON
8. Address of Owner 328 TRUMAN AVENUE
KEY WEST, FL 33040
9. Phone Number of Owner 305.797.5662 Fax# 305.294.1790
10. Email Address N/A
11. Zoning District of Parcel HMDR RE# 25490
12. Description of Proposed Construction, Development, and Use
RECONSTRUCTION OF EXISTING EXTERIOR STAIRWAY.

13. Required information: (application will not move forward until all information is provided)

| | Required | Existing | Requested |
|-------------------------|----------|----------|-----------|
| Front Setback | 10'-0" | 9'-6" | - |
| Side Setback | 5'-0" | 0'-9" | 0'-6" |
| Side Setback | 7'-6" | 7'-6" | - |
| Rear Setback | 10'-0" | 17'-3" | - |
| Building Coverage | 40% | 48% | - |
| Open Space Requirements | | | |
| Impervious Surface | 60% | 69% | - |

14. Is Subject Property located within the Historic District? Yes No
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date _____ HARC # _____

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents. _____

16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES NO
 If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

| Applicant Initials | Staff Initials | The following must be included with this application |
|-----------------------|-------------------|---|
| _____ | _____ | 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 Sheet |
| _____ | _____ | Floor Plans of existing and proposed development (8.5 x 11) |
| _____ | _____ | Copy of the most recent survey of the subject property |
| _____ | _____ | Elevation drawings as measured from crown of road |
| _____ | _____ | Stormwater management plan |
| _____ | _____ | HARC Approval (if applicable) |
| _____ | _____ | Notarized Verification Form |
| _____ | _____ | A PDF or compatible electronic copy of the complete application on a compact disk |

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.



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 EXITS - CURRENTLY DOOR & PLATFORM REMAIN OF TOTAL ASSEMBLY - STAIRWAY IS CURRENTLY MISSING. & REQUIRES REPLACEMENT TO ORIGINAL CONFIGURATION.

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

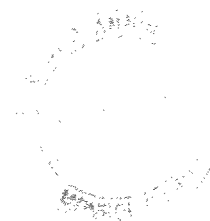
ORIGINAL CONSTRUCTION BY NAVY CONFIGURED BUILDING AS CURRENTLY EXISTING & ESTABLISHED CURRENT SETBACKS, AGE & UNSAFE STRUCTURE REQUIRED REMOVAL & REQUEST FOR REPLACEMENT IN ORIGINAL CONFIGURATION.

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.

REESTABLISHING PLACEMENT OF STAIRS DOES NOT ESTABLISH ANY PRECEDENT FOR NEW CONSTRUCTION OR CONFER A PRIVILEGE NOT PREVIOUSLY ESTABLISHED PRIOR TO CURRENT LAND REGULATIONS.

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.

EXIT STRUCTURE (SIC. EXIT LANDINGS/STAIR ASSEMBLY) PRE EXISTED PRIOR TO CURRENT ZONING REGULATIONS. APPLICATION OF CURRENT REGULATIONS WILL DEPRIVE APPLICANT OF HIS RIGHT TO REBUILD OR REPAIR AS ENJOYED BY OTHER HISTORIC STRUCTURES IN AREA



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

REPLACEMENT OF (PREVIOUSLY EXISTING) STAIRS TO MATCH THE EXISTING LANDING DIMENSIONS FOR THE LENGTH OF THE STAIR RUN RESULTS IN AN ENCRoACHMENT OF $\pm 22'-0"$ OF THE TOTAL LENGTH OF THE PROPERTY, 94.58' OR $\pm 23\%$

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.

(REPLACEMENT OF THE STAIR SERVES THE PUBLIC GOOD BY PROVIDING A SECOND MEANS OF EGRESS & DOES NOT UTILIZE OR DIMINISH BUT 20% OF THE REQUIRED SETBACK AND WOULD MEET THE PURPOSE FOR PUBLIC SAFETY.

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.

REQUEST FOR THIS PROPERTY'S VARIANCE IS NOT BASED ON THAT OF ANY OTHER PROPERTY OR NONCONFORMING 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

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."

I, Union Temple Association / Union Lodge #47, being duly sworn, depose and say
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 Avenue Key West, 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.

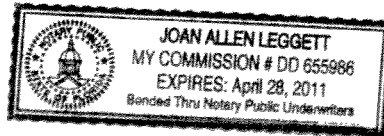
Bernard N Thurston Sr.
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 9/13/10 (date) by
Bernard N Thurston Sr. President (name). He/She is personally known to me or has

presented _____ as identification.

Joan Allen Leggett
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)

MORRIS

Authorization Form

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 Lodge #47, Union Temple Association authorize
Please Print Name(s) of Owner(s)

Bernard N. 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.

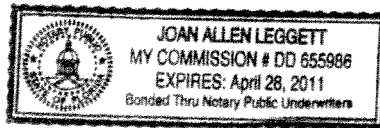
Bernard N. Thurston Sr
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 9/13/10 (date) by
Bernard N. Thurston Sr President
Please Print Name of Affiant

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

Joan Allen Leggett
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



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Detail by Entity Name

Florida Non Profit Corporation

UNION TEMPLE ASSOCIATION, INCORPORATED

Filing Information

Document Number N42475
FEI/EIN Number N/A
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

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State of Florida, Department of State

Deed

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 Monroe 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 Lodge #243 F. & 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 Dollar and other valuable consideration of the sum of One Dollar and other valuable 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 do remise, release and quit-claim unto the said parties of the second part and their successors in office, in Trust, forever, for the use and benefit of the members in good standing of said PRIDE OF KEY WEST LODGE #243 F. & A. M. OF KEY WEST FLORIDA, an undivided ONE THIRD (1/3) 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 One (1) in Square One (1) of E.C. Howe'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) feet and seven (7) inches; thence at right angles S.W'ly 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 thereunto belonging or in anywise appertaining, and One third of all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity to the only proper use, benefit and behoef 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 whatsoever.

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 in presence of-

(sd) W. Hunt Harris
(sd) Irene Hannibal

(sd) Samuel Hannibal (seal)
(sd) Matilda J. Hannibal, (seal)

(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. 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 voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and Notarial seal, at Key West, County of Monroe, State of Florida, this 17 day of February, A.D. 1920.

(sd) W. Hunt Harris,

(seal)

Notary Public,

My commission expires July 9th, 1921.

Duly recorded May 3rd 1920.

D. J. Fisher Clerk

BY Thomas Fisher D.C.

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 Monroe 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.M. of Key West, Florida, parties of the second part;

Witnesseth, that the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations then in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have remise, released and quit-claimed and by these presents, do remise, release and quit-claim unto the said parties of the second part and their successors in office, in Trust, forever, for the use and benefit of the members in good standing of said UNION LODGE #47 F. & A.M. of Key West, Florida an undivided ONE THIRD (1/3) 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 One (1) in Square One (1) of E.C. Howe'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) feet and Seven (7) inches; thence at right angles S.W.'ly 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 thereunto belonging or in anywise appertaining, and One third of all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoef 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 whomsoever.

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)
in presence of- (sd) Samuel Hannibal (seal)
(sd) W. Hunt Harris
(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. 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 voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

17 Witness my hand and Notarial seal, at Key West, County of Monroe, State of Florida, this day of February, A.D. 1920.

(seal) (sd) W. Hunt Harris,
Notary Public.
My commission expires Jan'y. 9th, 1921.

Duly recorded May 3rd, 1920

D. J. Filer Clerk
BY Glenn Shuler D.C.



This indenture made this the 17th 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. Hannibal, Easter Gabriel and Jane Strachan, as Trustees of the Title for the Use and Benefit of Miriam Court #213, E. of J. of Key West, Florida, and Mary Evans, Susan Chipchase and Josephine Hegax, as Trustees of the Title for the Use and Benefit of Key West the Gulf Chapter # _____ Order Eastern Star, of Key West, Florida, and Josephine P. Kelly, Mildred Albury and Sarah Ingrahm, as Trustees of the Title for the Use and Benefit of Miriam Chapter # _____ Order Eastern Star, of Key West, Florida, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar 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 office and assigns forever, an undivided ONE THIRD PART of the following described real property, situate, lying and being in the County of Monroe and State of Florida, to-wit:

Let One (1) of 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 S.E.'ly direction Ninety 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 thereunto belonging or in anywise appertaining, and one third of all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity to the only proper use, benefit and behoef 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 whomsoever.

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
in the presence of-
(sd) W. Hunt Harris
(sd) Irene Hannibal

(sd) Samuel Hannibal (seal)
(sd) Matilda J. Hannibal (seal)

(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. 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 ~~the~~ 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 official seal at Key West, County of Monroe, State of Florida, this 17th day of February, 1920.

(seal) (sd) W. Hunt Harris,
Notary Public,
My commission expires July 9th, 1921.

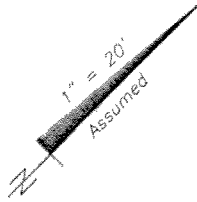
Duly recorded May 3rd 1920

D. J. Fisher Clerk
BY *Flora D. Fisher* a.C.



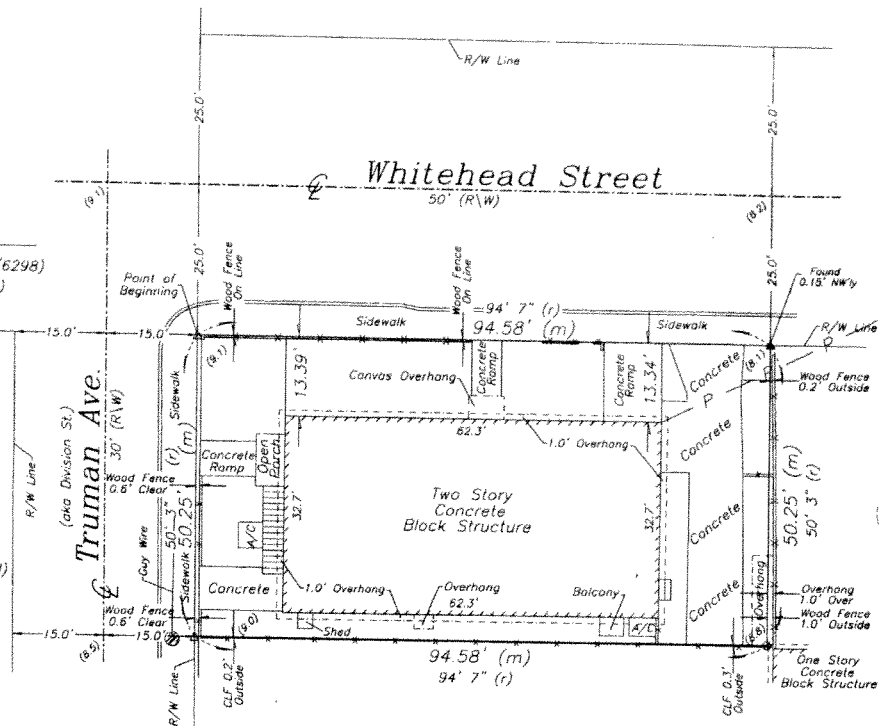
Survey

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



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail (No ID)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (50) Spot Grade Elevation (typical)



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. 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.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. 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'y direction Ninety-four (94) feet and Seven (7) inches; thence at right angles in a SW'y direction Fifty (50) feet and Three (3) inches; thence at right angles in a NW'y direction Ninety-four (94) feet and Seven (7) inches, thence at right angles in a NE'y direction along Division Street Fifty (50) feet and Three (3) inches to the place of beginning.

BOUNDARY SURVEY FOR: Union Lodge;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 11, 2009

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3450 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

HARC Approval



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

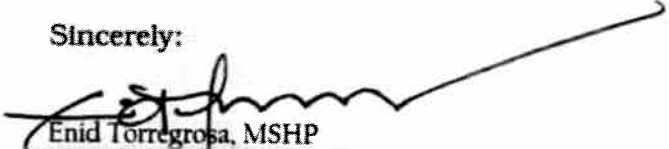
Dear Architect Ingram:

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.

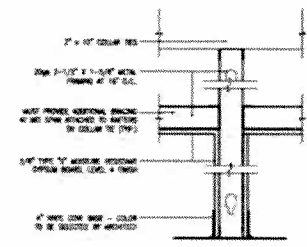
Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

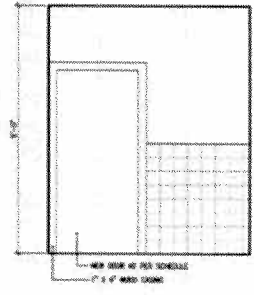
etorregr@keywestcity.com

Site Plans

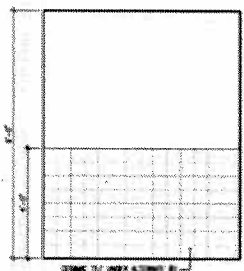


CONCRETE AND REINFORCED STRUCTURAL CONCRETE WALL IS AN ACCEPTABLE ALTERNATIVE TO BRICK, PROVIDED IT SHOWS

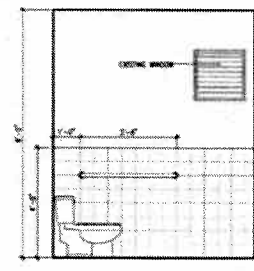
03 WALL SECTION DETAIL
SCALE: 1/2"=1'-0"



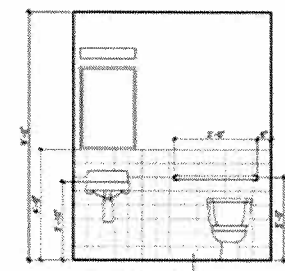
4



3

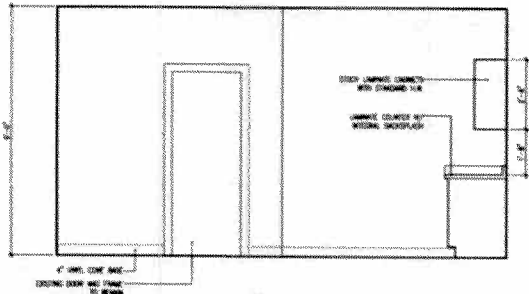


2

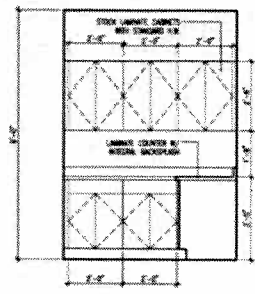


1

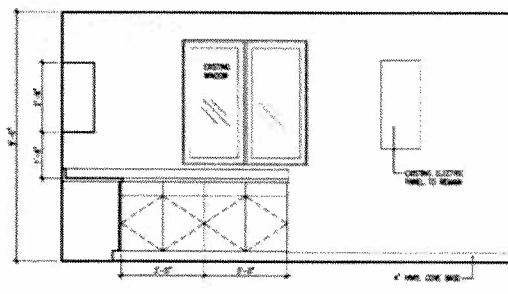
02 BATHROOM ELEVATIONS
SCALE: 1/2"=1'-0"



3



2



1

01 KITCHEN ELEVATIONS
SCALE: 1/2"=1'-0"

mbi | k2m
ARCHITECTURE, INC.
ARCHITECTURE, INTERIOR DESIGN,
PLANNING,
CIVIL, MECHANICAL,
ELECTRICAL CONSULTING

1001 WINDWARD ROAD
KEY WEST, FL 33040
TEL: 305.236.1722
FAX: 305.236.1723
EMAIL: info@mbik2m.com
WWW: www.mbi-k2m.com

Contractor:
SeaTech, Inc.
200 Ocean Blvd., Suite 100
Key West, FL 33040

Contractor:
SeaTech, Inc.
200 Ocean Blvd., Suite 100
Key West, FL 33040

CITY OF KEY WEST - UNION LODGE #47
INTERIOR RENOVATIONS AND REPAIRS
308 TRUMAN AVE.
KEY WEST, FL 33040

Interior Elevations & Details

A4.1.1

Property Appraiser Information

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

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

Property Record View

Alternate Key: 1026263 Parcel ID: 00025490-000000

Ownership Details

Mailing Address:

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

Property Details

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

Millage Group: 11KW

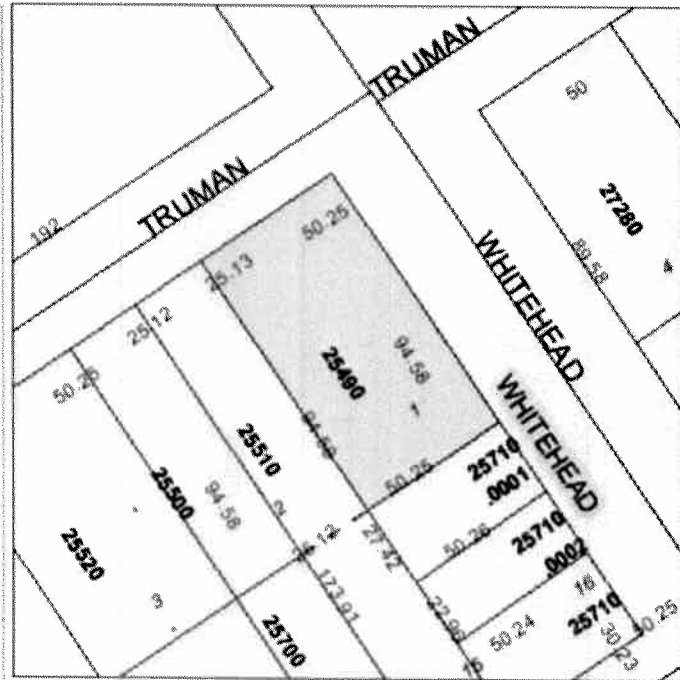
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 328 TRUMAN AVE KEY WEST

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 | Depth | Land Area |
|-----------------------|----------|-------|-------------|
| 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
Effective Age 10
Year Built 1938
Functional Obs 0

Condition F
Perimeter 380
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 13
Grnd Floor Area 4,092

Inclusions:

Roof Type
Heat 1
Heat Src 1

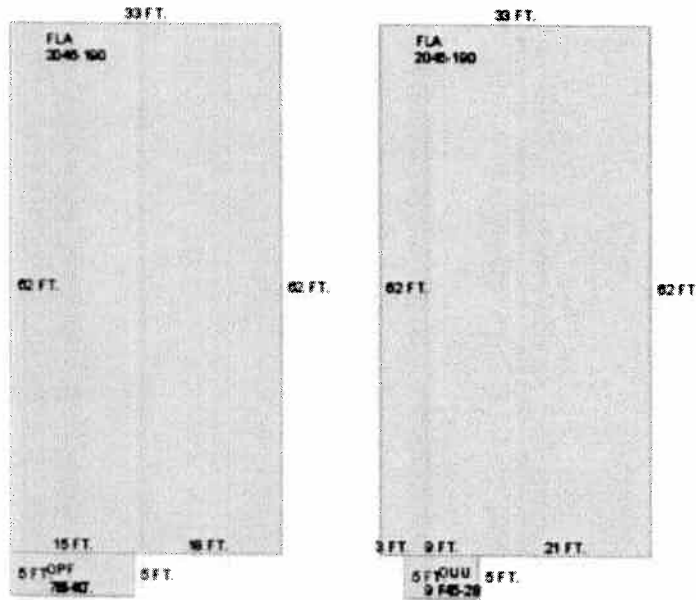
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 17

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



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | | 1 | 1993 | | | | | 2,046 |
| 2 | OPF | | 1 | 1993 | | | | | 75 |
| 3 | FLA | | 1 | 1993 | | | | | 2,046 |
| 4 | OUU | | 1 | 1993 | | | | | 45 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|------------------|--------|-----------|-----|
| | 3689 | APARTMENTS | 42 | N | N |
| | 3690 | MORT-CEMT-CREMTR | 58 | N | Y |

| | | | | |
|------|------------------|-----|---|---|
| 3691 | OPF | 100 | N | N |
| 3692 | MORT-CEMT-CREMTR | 100 | N | N |
| 3693 | OOU | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | 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:PATIO | 57 SF | 0 | 0 | 1969 | 1970 | 2 | 50 |
| 3 | PT3:PATIO | 110 SF | 0 | 0 | 1992 | 1993 | 2 | 50 |

Appraiser Notes

| |
|---|
| KEY WEST 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 |
| 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 Bldg 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 | 0 | 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 | 0 | 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 |

| | | | | | | | |
|------|--------|---|--------|---------|---------|--------|--------|
| 1986 | 73,020 | 0 | 34,222 | 107,242 | 107,242 | 75,069 | 32,173 |
| 1985 | 70,950 | 0 | 19,387 | 90,337 | 90,337 | 63,235 | 27,102 |
| 1984 | 69,432 | 0 | 19,387 | 88,819 | 88,819 | 62,173 | 26,646 |
| 1983 | 69,432 | 0 | 19,387 | 88,819 | 88,819 | 62,173 | 26,646 |
| 1982 | 62,663 | 0 | 11,480 | 74,143 | 74,143 | 51,900 | 22,243 |

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

Public Notices
(radius map & mailing list)

Public Notice

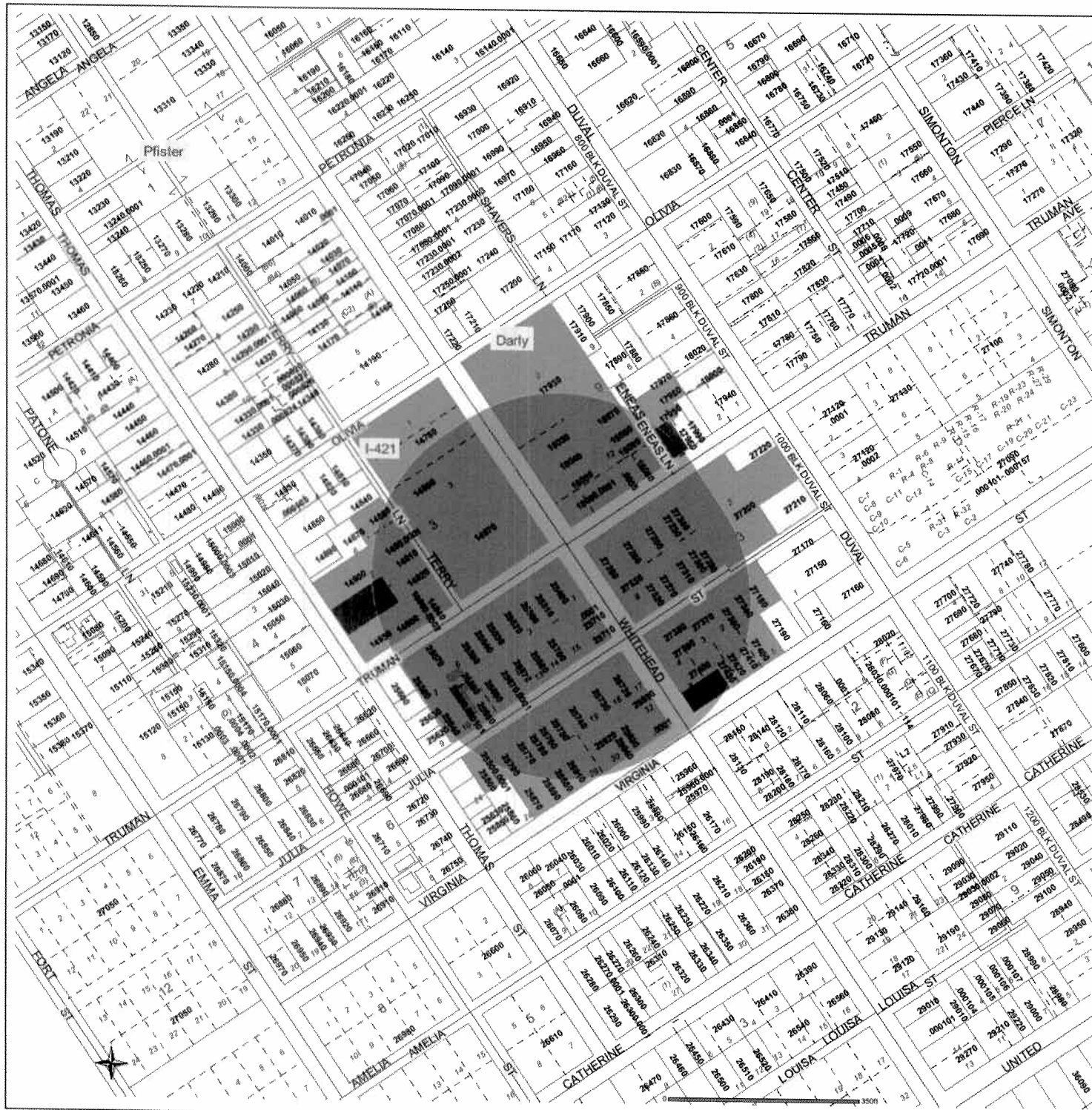
The Key West Planning Board will hold a public hearing **at 6:00 p.m., January 20, 2011, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

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.

328 Truman

- Legend
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - ~ Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: November 3, 2010 2:07 PM

1023 WHITEHEAD LLC
20 DRIFTWOOD DR
KEY WEST, FL 33040

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

AB ERCA
BALDERSVAGEN
GISLAVED, S-332 35

ALCE ALVIN L AND DEHAVALYNN Y
308 TRUMAN AVE
KEY WEST, FL 33040

ALVARIDO ORLANDO
1010 WHITEHEAD ST
KEY WEST, FL 33040

ASHE RUTH M
308 JULIA ST
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
414 JULIA ST
KEY WEST, FL 33040

BARQUIN PETER AND BETTY A
P O BOX 1424
KEY WEST, FL 33041

BEBBINGTON ENID H/W
3 CHARNWOOD AVE
CLONSILLA VILLAGE, DUBLIN 15

BUTLER EUGENIA
207 JULIA ST
KEY WEST, FL 33040

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

CLARK MATHEW JR
1017 WHITEHEAD ST
KEY WEST, FL 33040

CLARK NANCY J
1019 WHITEHEAD ST
KEY WEST, FL 33040

CLARKE CAROLYN
323 VIRGINIA ST
KEY WEST, FL 33040

COLES WENDY L REV TRUST 02/11/2003
1007 WHITEHEAD ST
KEY WEST, FL 33040

CONNOLLY MARK TRUSTEE
55 WENTWORTH RD
NEW CASTLE, NH 03854

DAUBMAN JEFFREY S
1116 GRINNELL ST
KEY WEST, FL 33040

DAVIS ROBERT ESTATE
1019 FORT ST
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
515 WHITEHEAD ST
KEY WEST, FL 33040

GORMAN LURA
437 PARK FOREST WAY
WELLINGTON, FL 33414

HAYWARD SYLVIA L
66 OVERLOOK TERR
NEW YORK, NY 10040

HECK RONALD K
810 TERRY LN
KEY WEST, FL 33040

HO FENG-JER AND CHEN SHUANG
FENG
13620 FRONT BEACH RD
PANAMA CITY BEACH, FL 32413

HOLLOWELL ALFRED L SR AND VIOLET
R
12503 NEWFIELD DR
ORLANDO, FL 32837

HOLT WILLIAM W
PO BOX 4092
KEY WEST, FL 33041

HYDE ALTHEA RAE
125 CHESTNUT
HADDONFIELD, NJ 08033

INGRAM MICHAEL
1001 WHITEHEAD ST
KEY WEST, FL 33040

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

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

KEY LIME INN INC
725 TRUMAN AVE
KEY WEST, FL 33040

LANG JULIA
306 TRUMAN AVE
KEY WEST, FL 33040

LEGGETT SAMUEL D
216 ENEAS LN
KEY WEST, FL 33040

MARRERO WILHELMINA
318 TRUMAN AVE
KEY WEST, FL 33040

MC INTOSH SYLVIA L/E
4213 SW 20TH ST
HOLLYWOOD, FL 33023

MC KENZIE WILLIAM
925 WHITEHEAD ST
KEY WEST, FL 33040

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

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

MORSE GARTH H
4388 MIDDLE RD
HARBOR SPRINGS, MI 49740

NEWMAN CHURCH
410 TRUMAN AVE
KEY WEST, FL 33040

OLD KEYSTONE CHURCH INC
330 JULIA ST
KEY WEST, FL 33040

PARE CHRISTOPHER
415 JULIA ST
KEY WEST, FL 33040

PEARSON CHARLES N &
322 JULIA STREET
KEY WEST, FL 33040

PHILIP MARGARET S
309 JULIA ST
KEY WEST, FL 33040

POPOVICE MICHAEL J
327 VIRGINIA ST
KEY WEST, FL 33040

PORCHE RYAN C AND HILLARY G
304 JULIA ST
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
KEY WEST, FL 33040

ROBERTS AVIS J
319 VIRGINIA ST
KEY WEST, FL 33040

ROBERTS MERCEDES L/E
416 JULIA STREET
KEY WEST, FL 33040

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

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

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

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