

VERNIS & BOWLING

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January 21, 2022

Via Email: katie.halloran@cityofkeywest-fl.gov

Katie Halloran
Planning Director
City of Key West
1300 White Street
Key West, FL 33040

**RE: 241 Trumbo Road
Monroe County School Board
Request for Building Permit Allocation**

Ms. Halloran,

The following is offered as an application of the School Board of Monroe County, Florida (“School Board” or “MCSD”) for a text amendment to the Comprehensive Plan of the City of Key West, Florida. As you know, the current shortage of affordable housing in Key West is a crisis that affects all residents. The School Board is no exception. In the 2021-22 school year alone, more than 10 positions at schools throughout the keys were left vacant due to the inability of prospective applicants to find housing that they could afford. While this workforce shortage has impeded the ability of many businesses to attract and retain a qualified workforce, the impact on the School Board is unique in the sense that shortages in District staffing affect a significant portion of the Key West population. Any resident with a child enrolled in Monroe County schools, or residents who have been students themselves, can attest to the repercussions of vacancies in the School District workforce. Using the authority granted to it by the Florida Legislature, the School Board intends to attack this housing shortage head on by utilizing its second-most important resource: undeveloped property.

This application seeks an amendment to the City of Key West Comprehensive Plan to provide for the allocation of one hundred fifty (150) building permits to the School Board for future use in development of affordable workforce housing at 241 Trumbo Road, Key West, Florida (the “Property”). In support of this application and in accordance with City of Key West Code § 90-554, MCSD would state the following:

DELAND, FL
FORT MYERS, FL
HOLLYWOOD, FL
ISLAMORADA, FL

JACKSONVILLE, FL
KEY WEST, FL
MIAMI, FL
NORTH PALM BEACH, FL

PENSACOLA, FL
ST. PETERSBURG, FL
TAMPA, FL
BIRMINGHAM, AL

MOBILE, AL
ATLANTA, GA
GULFPORT, MS
CHARLOTTE, NC
COLUMBIA, SC

1. Description of Property

- Address:
 - (1) 241 Trumbo Road, Key West, Florida (1.09 acres)
 - (2) 240 White Street, Key West, Florida (4.82 acres)
- Parcel ID: 00001720-000100; 00001720-000300
- Property ID: 1001791; 8695560
- The Property is more particularly described in the following Quitclaim Deeds, attached hereto as Exhibit A:
 - (1) Quitclaim Deed of June 20, 1973, Book 550, Page 835;
 - (2) Quitclaim Deed of October 26, 1977, Book 751, Page 1596.

2. Current & Proposed Comprehensive Plan Land Use Map Designation

- Current Land Use Map Designation: Historic Commercial
- Proposed Land Use Map Designation: Historic Commercial

3. Current & Proposed Zoning

- Current Zoning: Historic Residential Commercial Core 2 (HRCC-2)
- Proposed Zoning: Historic Neighborhood Commercial 4 (HNC-4)

4. Existing & Proposed Use

- Existing Use: The Property is currently used to house the main administrative facilities of the Monroe County School District
- Proposed Use: MCSD proposes to develop the Property into approximately 150 affordable workforce housing units for District staff and faculty, and other ‘essential services personnel’ as that term is used in Fla. Stat. § 1001.43(12).

5. Disclosure of Ownership

- The Property is owned in fee simple by the School Board of Monroe County, Florida, a public corporation established under the laws of the State of Florida
- An isolated .409 acre portion of the 241 Trumbo Road parcel remains subject to a reversionary interest in favor of the United States of America in the event of a violation of the deed restrictions established by the Quitclaim Deed of June 20, 1973. Said reversionary interest shall expire on its own terms in 2027. MCSD is currently seeking abrogation of these deed restrictions through the United States Department of Education, in accordance with the terms of the Quitclaim Deed.

6. Justification

a. Comprehensive Plan Consistency

- Policy 1-1.16.5: Transfer of Building Permit Allocations

The proposed comprehensive plan amendment is consistent with previous instances in which the City has transferred building permit allocations to other governmental entities when doing so would result in developments that contribute to the workforce of Key West. The proposed amendment would allocate building permits to the

Monroe County School District for future use in development of affordable workforce housing within the City limits.

- **Objective 8-1.1: Intergovernmental Coordination and Coordination of Comprehensive Plan with Monroe County, the Region and the State**

This objective is consistent with the proposed amendment to the extent that the City has pledged to coordinate the development and implementation of the City's Comprehensive Plan with the plans of the Monroe County School Board. The proposed amendment would result in coordination between the City and School Board pertaining to the future development of affordable workforce housing. Such development will directly benefit not only those persons employed by the School Board, but other personnel employed by the City and other public agencies in the area. The School Board's intent is to make any vacant units developed pursuant to this initiative available to 'other essential services personnel,' once diligent efforts have been made to offer said units to MCSD instructional and support staff.

- **Objective 1-1.17: Workforce-Affordable Housing Initiative**

The proposed amendment seeks allocation of building permit allocations for an affordable workforce housing development on a first-come first-served basis. Furthermore, the proposed amendment is consistent with Policy 1-1.17.2, to the extent that the proposed development would meet the criteria for affordable residential units. The proposed development would include multi-family structures, constructed in compliance with the Florida Building Code, offered as rental units, and would be deed restricted to workforce-affordable use in compliance with the Comprehensive Plan and City Code.

- **Policy 3-1.1.8: Affordable Housing Applicant Eligibility Requirements:**

Due to legal restrictions imposed on the School Board's ability to develop affordable workforce housing by Fla. Stat. § 1001.43(12), all tenants of the proposed development would be residents of the City of Key West, deriving at least 70 percent of household income from employment with the Monroe County School District or other public agencies located within the City. In accordance with State law, all tenants of the proposed development would need to qualify for residency in accordance with the City's affordable housing guidelines.

- **Policy 3-1.1.11: Selecting Sites for Affordable Housing for Low and Moderate Income Households**

The Property meets all criteria enumerated in this policy for sites suitable for development of affordable workforce housing. The Property currently houses the MCSD Administrative Facilities and is serviced by potable water and central wastewater systems; is located adjacent to a commercial and recreation corridor providing access to employment centers; is accessible via both White Street and Trumbo Road; and has adequate surface water management, as well as solid waste collection and disposal.

b. Impact on Surrounding Properties & Infrastructure

- The Property is surrounded by the following: (1) Steamplant Condominiums (Parcel ID: 00001741-000200); (2) Trumbo US Naval Air Station (Parcel ID: 00001750-000000); (3) Lang B. Millian Housing Complex (Parcel ID: 00001780-000000); Keys Electric Substation (Parcel ID: 00001650-000000); Monroe County Sheriff's Office Vacant Land (Parcel ID: 00001720-000200)
- The proposed amendment will not have an adverse impact on surrounding properties and infrastructure. The current zoning of HRCC-2 would permit the development of up to forty affordable dwelling units per acre, or a total of 237 units across the entire 5.92 acres of the Property. The proposed amendment seeks allocation of only 150 affordable permit allocations, far less than the maximum density already permitted under the current zoning district regulations. Use of the Property as affordable workforce housing would be consistent with the character and use of surrounding properties, all of which currently house multi-family residential structures, public utilities or military structures. It should be noted that local representative of NASKW and the Trumbo Coast Guard station have been informed of MCSD's intent to develop the Property into affordable workforce housing and have expressed support for this use.

c. Avoidance of Special Treatment

The proposed amendment would not confer special or privileged treatment to the Property that would not otherwise be available to surrounding properties. This application seeks allocation of building permits on a first-come first-served basis, as required by the Comprehensive Plan. If allocated, these building permits would be utilized in future development of affordable workforce housing that is consistent with the uses and density allowed under the current and proposed zoning districts. Such development of affordable workforce housing would not benefit only the Monroe County School Board.

Development of additional workforce housing within the City addresses a critical need that concerns all residents of Key West. Additionally, any housing units left vacant after an initial offering to the workforce of the Monroe County School District shall be made available to other essential services personnel residing in the City in accordance with Fla. Stat. § 1001.43(12).

d. Similar Undeveloped Land

To the best of the applicant's knowledge, no other land classified as HRCC-2 remains undeveloped as of the effective date of this application.

7. Proposed Amendment

The City of Key West shall transfer one hundred fifty (150) previously unallocated affordable housing units to the School Board of Monroe County, Florida. This shall be done pursuant to an Agreement between the City of Key West, the Department of Economic Opportunity, the School Board of Monroe County, Florida, and any other appropriate local governments. Said Agreement shall comply with all applicable requirements of Chapter 380, Florida Statutes. Any housing unit transferred pursuant to this policy shall be used exclusively for development of affordable workforce housing at the property commonly known as 241 Trumbo Road, Key West, Florida. The School Board of Monroe County, Florida shall provide recorded Declarations of Affordable Housing Restrictions for these units acceptable to the City of Key West prior to the issuance of certificates of occupancy by the City. In the event building permits to construct affordable housing at 241 Trumbo Road have not been issued on or before June 30, 2026, these units shall be released to the City of Key West and shall be re-allocated only for affordable housing purposes within the City of Key West limits. All units transferred under this policy shall be considered as contributing to the 50 percent minimum affordable housing allocation of Policy 1-1.16.1.

In conclusion, the School Board seeks an amendment to the City of Key West Comprehensive Plan that would allow allocation of one hundred fifty (150) building permits for future use in development of affordable workforce housing at 241 Trumbo Road, Key West, Florida. Without the development of such critical housing, the School Board anticipates that the difficulties it has faced in attracting and retaining qualified teachers and other personnel to its workforce will only increase in severity. The proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan, and will provide a significant benefit to Key West citizens by ensuring that all residents will continue to have access to a quality education. Allocation of the requested building permits will allow the School Board to begin taking measures to protect its most important resource: the teachers and personnel of the Monroe County School District.

Sincerely,

/s/ Gaelan P. Jones

Gaelan P. Jones
Associate General Counsel
School Board of Monroe County, Florida
Vernis & Bowling of the Florida Keys, P.A.
81990 Overseas Hwy, 3rd Floor
Islamorada, FL 33036
(305) 664-4675

CC: Theresa Axford – Superintendent of Schools
City Commission
Dirk M. Smits, B.C.S

EXHIBIT A

QUITCLAIM DEEDS

135721

QUITCLAIM DEED

THIS INDENTURE, made this 26 day of October, 1977, between the UNITED STATES OF AMERICA, Grantor, acting by and through the Secretary of Health, Education, and Welfare, by the Principal Regional Official for Region IV of the Department of Health, Education, and Welfare, under and pursuant to the powers and authority contained in the Federal Property and Administrative Services Act of 1949, as amended (63 Stat. 377) (hereinafter called the Act), Reorganization Plan No. 1 of 1953 and Public Law 13 - 83rd Congress, and the Civil Rights Act of 1964, and the regulations promulgated thereunder, and the District School Board of Monroe County, State of Florida, Grantee,

WITNESSETH

WHEREAS, by letter dated June 13, 1977, from Warren G. Moody, Director, Real Property Division, Public Buildings Service of General Services Administration, certain surplus property consisting of 4.82 acres, more or less, improved with five (5) buildings and miscellaneous facilities, being a portion of the United States Naval Station, Key West, Florida, hereinafter described (hereinafter called the Property), was assigned to the Department of Health, Education, and Welfare for disposal upon the recommendation of the Department of Health, Education, and Welfare that the property is needed for educational purposes in accordance with the provisions of the Act; and

WHEREAS, said Grantee has made a firm offer to purchase the said property under the provisions of the Act and has made application for One Hundred Percent (100%) Public Benefit Allowance, and proposes to use said property for educational purposes; and

WHEREAS, the General Services Administration has notified the Department of Health, Education, and Welfare that no objection will be interposed to the transfer of the said property to the Grantee; and

WHEREAS, the Grantor has accepted the offer of the Grantee, NOW THEREFORE, the Grantor, for and in consideration of the foregoing and of the observance and performance by the Grantee of the covenants, conditions, and restrictions hereinafter contained and other good and valuable consideration, receipt of which is hereby acknowledged, has remised, released, and forever quitclaimed and by these presents does remise, release, and forever quitclaim to the said Grantee, its successors and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described property reserving and excepting such right to the Grantor as may be contained in the conditions subsequent hereinafter expressed, situate, lying and being in the County of Monroe, State of Florida, to wit:

Commencing at the southwest property corner of the Naval Station Annex (Advanced Undersea Weapons School Area) which is on the easterly side of Trumbo Road, thence easterly along the south property boundary line a distance of 210 feet to the point of beginning, thence northerly along a deflected angle of 90 degrees a distance of 50 feet, thence westerly along a deflected angle of 90 degrees a distance of 15 feet, thence northerly along a deflected angle of 90 degrees a distance of 445 feet, thence westerly along a deflected angle of 90 degrees a distance of 195 feet, thence northerly along a deflected angle of 90 degrees a distance of 108 feet more or less to the south side of a paved road, thence easterly along a deflected angle of 90 degrees a distance of 310 feet more or less to a point which would be an intersection of the northerly projection of the northeast property boundary of the AUW School area, thence in a south-easterly direction along the aforesaid projection of the northeast property boundary and along the northeast property boundary a distance of 555 feet more or less to the intersection with the southeast property boundary of the AUW School, thence southwesterly

along the aforesaid southeast property boundary a distance of 270 feet more or less to the intersection with the south property boundary of the AUW School area, thence in a westerly direction along the south property boundary of the AUW School area a distance of 260 feet more or less back to the point of beginning, containing 4.82 acres more or less.

TOGETHER with the buildings located on the above-described premises, as listed and identified on Schedule A, which is attached hereto and made a part hereof by reference.

SUBJECT TO any and all existing rights-of-way, easements for public roads, highways, public utilities, railroads, pipelines, and/or covenants, restrictions, reservations, conditions and agreements affecting the aforesaid premises, whether or not the same now appear of record.

TO HAVE AND TO HOLD the foregoing described property provided, however, that this deed is made and accepted upon each of the following conditions subsequent, which shall be binding upon and enforceable against the Grantee, its successors or assigns, and each of them, as follows:

1. That for a period of thirty (30) years from the date of this deed the above described property herein conveyed, shall be utilized continuously for educational purposes in accordance with the proposed program and plan as set forth in the application of the Grantee dated the 25 day of March, 1977, and for no other purpose.
2. That during the aforesaid period of thirty (30) years, the Grantee will resell, lease, mortgage, or encumber, or otherwise dispose of the above described property or any part thereof or interest therein only as the Department of Health, Education, and Welfare or its successor in function in accordance with its existing regulations, may authorize in writing.

3. That one year from the date of this deed and annually thereafter for the aforesaid period of thirty (30) years unless the Department of Health, Education, and Welfare or its successor in function otherwise directs, the Grantee will file with the Department of Health, Education, and Welfare or its successor in function reports on the operation and maintenance of the above described property and will furnish, as requested, such other pertinent data evidencing continuous use of the property for the purpose specified in the above identified application.
4. That for the period during which the above described property is used for a purpose for which the Federal financial assistance is extended by the Grantor or for another purpose involving the provision by the Federal Government of similar services or benefits, the Grantee hereby agrees that it will comply with the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352), section 606 of the Federal Property and Administrative Services Act, Title IX of the Education Amendments of 1972 (P.L. 92-318) and section 844 of the Education Amendments of 1974 (P.L. 93-380) and Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), and all requirements imposed by or pursuant to the Regulations of the Grantor (45 CFR Part 80, 84 and 86) issued pursuant to said Acts and as in effect on the date of this deed, to the end that, in accordance with said Acts and Regulations, no person in the United States shall,

on the ground of race, color, national origin, sex, or handicap, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the program and plan referred to in condition numbered 1 above or under any other program or activity of the Grantee, its successors or assigns, to which such Acts and Regulations apply by reason of this conveyance.

In the event of a breach of any of the conditions subsequent set forth above, whether caused by the legal or other inability of said Grantee, its successors or assigns, to perform any of the obligations herein set forth, the Grantor or its successor in function shall, at its option, have an immediate right of reentry thereon, and to cause all right, title, and interest in and to the Property to revert to the United States of America, and the Grantee, its successors or assigns, shall forfeit all right, title, and interest in and to the above described property and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging; PROVIDED, HOWEVER, that the failure of the Grantor or its successor in function to insist in any one or more instances upon complete performance of any of the said conditions shall not be construed as a waiver or a relinquishment of the future performance of any such conditions, but the obligations of the Grantee with respect to such future performance shall continue in full force and effect; PROVIDED FURTHER, that in the event the Grantor fails to exercise its option to re-enter the premises for any such breach of conditions numbered 1, 2, and 3 herein within thirty-one (31) years from the date of this conveyance, the conditions numbered 1, 2, and 3 herein, together with all rights of the

Grantor to re-enter as in this paragraph with respect to conditions numbered 1, 2, and 3 herein, shall, as of that date, terminate and be extinguished; PROVIDED FURTHER, that the expirations of conditions 1, 2, and 3 and the rights to re-enter shall not effect the obligation of the Grantee, its successors and assigns with respect to condition numbered 4 herein or the right reserved to the UNITED STATES OF AMERICA to re-enter for breach of said condition.

The Grantee by acceptance of this deed covenants and agrees for itself, its successors and assigns, and every successor in interest to the property herein conveyed or any part thereof--which covenant shall attach to and run with the land for so long as the property herein conveyed is used for a purpose for which the Federal financial assistance is extended by the Department or for another purpose involving the provisions of similar services or benefits and which covenant shall in any event, and without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity, for the benefit and in favor of and enforceable by the Grantor and its successors against the Grantee, its successors and assigns, and every successor in interest to the property, or any part thereof--that it will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352), section 606 of the Federal Property and Administrative Services Act, Title IX of the Education Amendments of 1972 (P.L. 92-318) and section 844 of the Education Amendments of 1974 (P.L. 93-380) in relation to education and section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), and all requirements imposed by or pursuant to the Regulations of the Grantor (45 CFR Parts 80, 84, and 86) issued pursuant to said Acts and as in effect on the date of this deed, to the end that, in accordance with

said Acts and Regulations, no person in the United States shall, on the ground of race, color, national origin, sex, or handicap, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the program and plan referred to in condition numbered 1 above or under any other program or activity of the Grantee, its successors or assigns, to which said Acts and Regulations apply by reason of this conveyance.

The Grantee by the acceptance of this deed, further covenants and agrees, for itself, its successors and assigns, that in the event the property conveyed hereby is sold, leased, mortgaged, encumbered, or otherwise disposed of, or is used for purposes other than those set forth in the above identified program and plan without the consent of the Department of Health, Education, and Welfare, all revenues or the reasonable value, as determined by the Department of Health, Education, and Welfare, or benefits to the Grantee deriving directly or indirectly from such sale, lease, mortgage, encumbrance, disposal or use (or the reasonable value as determined by the Department of Health, Education, and Welfare of any other unauthorized use) shall be considered to have been received and held in trust by the Grantee for the Grantor and shall be subject to the direction and control of the Department of Health, Education, and Welfare.

The Grantee by the acceptance of this Deed, further covenants and agrees, for itself, its successors and assigns, that if the Grantee, its successors and assigns, shall cause any of said improvements to be insured against loss, damage, or destruction and any such loss, damage, or destruction shall occur during the period Grantee holds title to said property subject to said conditions 1, 2, and 3, said insurance and all moneys payable to the Grantee, its successors or assigns,

thereunder shall be held in trust by the Grantee, its successors or assigns, and shall be promptly used by the Grantee for the purpose of repairing such improvements and restoring the same to their former condition and use or for the purpose of replacing said improvement with equivalent or more suitable improvements or, if not so used, shall be paid over to the Treasurer of the United States in an amount not exceeding the unamortized public benefit allowance of the buildings, structures, or improvements lost, damaged, or destroyed.

The Grantee, by its acceptance of this deed, for itself, its successors and assigns, covenants and agrees to and with the Grantor that no portion of the property herein conveyed which has been determined to be subject to flooding may be used for construction of any type of facility that could be damaged by such flooding; or may be developed to the extent that flooding would cause loss to the Grantee.

The Grantee, by the acceptance of this deed, covenants and agrees for itself, and its successors and assigns that in the event the Grantor exercises its option to revert all right, title and interest in the property to the Grantor, then the Grantee shall provide protection and maintenance of said property at all times until such time as the title is actually reverted to Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum conform to the standards prescribed by General Services Administration in its regulations FPMR 101-47.4913 (41 CFR Part 101) in effect as of the date of this deed, a copy of which is attached to the Grantee's application dated March 25, 1977, previously incorporated herein.

The Grantee by the acceptance of this deed, further covenants and agrees, for itself, its successors and assigns, that the UNITED STATES OF AMERICA shall have the right during any period of emergency declared by the President of the United States or by the Congress of the United States to the full unrestricted possession, control and use of the property hereby conveyed, or of any portion thereof, including any additions or improvements thereto made subsequent to this conveyance. Prior to the expiration or termination of the 30-year period of restricted use by the Grantee, such use may be either exclusive or non-exclusive and shall not impose any obligation upon the Government to pay rent or any other fees or charges during the period of emergency, except that the Government shall (i) bear the entire cost of maintenance of such portion of the property used by it exclusively or over which it may have exclusive possession or control, (ii) pay the fair share, commensurate with the use, of the cost of maintenance of such of the property as it may use non-exclusively or over which it may have non-exclusive possession or control, (iii) pay a fair rental for the use of improvement or additions to the premises made by the Grantee without Government aid, and (iv) be responsible for any damage to the property caused by its use, reasonable wear and tear, and acts of God and the common enemy excepted. Subsequent to the expiration or termination of the 30-year period of restricted use, the obligations of the Government shall be as set forth in the preceding sentence and, in addition, the Government shall be obligated to pay a fair rental for all or any portion of the conveyed premises which it uses.

If the event title to the above described premises is reverted to the UNITED STATES OF AMERICA for non-compliance or voluntarily re-conveyed in lieu of reverter, the Grantee, at the option of the Department of Health, Education and Welfare, or its successor in function, shall be responsible

and shall be required to reimburse the UNITED STATES OF AMERICA for the decreased value of the above described property not due to reasonable wear and tear, acts of God, and alterations and conversions made by the Grantee to adapt the property to the use for which the property was acquired. The UNITED STATES OF AMERICA shall, in addition thereto, be reimbursed for such damages including such costs as may be incurred in recovering title to or possession of the above described property, as it may sustain as a result of the non-compliance.

The Grantee may secure abrogation of the conditions subsequent numbered 1, 2, and 3 herein by:

- a. Obtaining the consent of the Department of Health, Education, and Welfare, or its successor in function; and
- b. Payment to the UNITED STATES OF AMERICA in accordance with the following conditions:
 - (i) If abrogation is requested by the Grantee for the purpose of making the property or a portion thereof available to serve the needs or purposes of a third party, payment shall be based upon the current fair value, as of the date of any such requested abrogation, of the property to be released from the conditions and restrictions, less amortized credit at the rate of 3-1/3% of the public benefit allowance granted on the original fair market value for each twelve (12) months during which the property has been utilized in accordance with the purposes specified in the above identified application.
 - (ii) If abrogation is requested by the Grantee for the purpose of making the property available as security for financing of new construction, for amending, substituting, or enlarging facilities, or for

relocating elsewhere, all for the purpose of further advancing or promoting the program specified in the above identified application, payment shall be based upon the public benefit allowance granted to the Grantee of One Hundred Percent (100%) from the fair value of \$437,000.00 as of the date of this instrument, less a credit at the rate of 3-1/3% of the public benefit allowance granted for each twelve (12) months during which the property has been utilized in accordance with the purpose specified in the above identified application; provided, however, the Grantee shall execute such agreement, supported by surety bond or other security that may be deemed by the Department to be necessary or advisable, to assure that the proceeds of sale obtained by Grantee in any disposal of any portion of the property for effectuating one or another of the aforesaid purposes for which abrogation is requested, will be devoted to the program use specified in the above identified application.

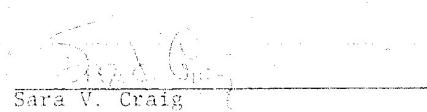
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 26 day of October, 1977.

UNITED STATES OF AMERICA
acting by and through the
Secretary of Health, Education,
and Welfare

WITNESSES:

By:


Notary Public
State of Georgia
Notary Public
Notary Public
Notary Public

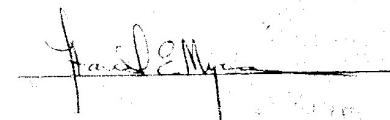

Sara V. Craig
Principal Regional Official
Region IV, Department of Health,
Education, and Welfare, Atlanta

ACKNOWLEDGMENT

STATE OF GEORGIA)
) SS:
COUNTY OF FULTON)

On this 26 day of October, 1977, personally
appeared before me a Notary Public, Sara V. Craig, Principal
Regional Official for Region IV of the Department of Health,
Education, and Welfare, to me known as the person described
in and who executed the foregoing instrument and she acknowled-
ledged to me that she executed the foregoing instrument as
the act and deed of the United States of America, acting by
and through the Secretary of Health, Education, and Welfare
and that she was duly authorized to execute said instrument
for the purpose therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal at
Atlanta, Georgia, this 26 day of October, 1977.



ACCEPTANCE

By the acceptance of this quitclaim deed, the Grantee
for itself, its successors and assigns, and each of them,
accepts and agrees to all of the terms, conditions, restric-
tions and reservations contained in the foregoing instrument.

District School Board of
Monroe County, State of Florida

By:



Armando J. Henriquez
Executive Secretary and Superintendent

ATTEST:

(Affis Seal)

Monroe County, Florida, REC'D. NO. 1A-IV-FL-360

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF MONROE)

On this 11th day of November, 1977, personally appeared before me a Notary Public, Armando J. Henriquez, to me known as the person who executed the foregoing Acceptance and he acknowledged to me that he executed the same as the act and deed of the District School Board of Monroe County, State of Florida, and that he was duly authorized to execute said Acceptance for the purpose therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal at

Key West, Florida, this 1st day of December,
1977.

Barbara L. Knight
Notary Public

Notary Public

24. Coverage expires April 3, 1979.
Issued by American Fire & Casualty Co.

SCHEDULE "A"
Real Property Improvement

<u>Description</u>	<u>Size (Sq. Feet)</u>	<u>Determined Value</u>
(B-19) Training Building	12,694	* Nil
(B-20) Training Building	12,783	* Nil
(B-24) Toy Land Building	13,373	* Nil
(B-23) Training Building	13,279	* Nil
(B-15) Administration Building	9,426	* Nil

* The miscellaneous real property improvements are included with the land value. They do not have a value separate and apart from the land.

GRANTOR

THIS INVENTURE, made this 20 day of July, 1973,
between the UNITED STATES OF AMERICA, Grantor, acting by and through
the Secretary of Health, Education, and Welfare, by the Regional Director
for Region IV of the Department of Health, Education, and Welfare,
under and pursuant to the powers and authority contained in the Federal
Property and Administrative Services Act of 1949, as amended (63 Stat.
377) (hereinafter called the Act), Reorganization Plan No. 1 of 1953 and
Public Law 13 - 83rd Congress, and the Civil Rights Act of 1964, and
the regulations promulgated thereunder, and The School Board of Monroe
County, Florida, a body corporate of the State of Florida, Key West,
Florida, Grantee.

WITNESSETH

WHEREAS, by letter dated June 1, 1973, from the Director, Real
Property Division, Property Management and Disposal Service, Region 4,
General Services Administration, certain surplus property consisting of
1.09 acres of land, more or less, with improvements thereon, being a
portion of the Advanced Undersea Weapons Test Compound, United States
Naval Station Annex, Key West, Monroe County, Florida, hereinafter
described (hereinafter called the Property), was assigned to the
Department of Health, Education, and Welfare for disposal upon the
recommendation of the Department of Health, Education, and Welfare
that the property is needed for educational purposes in accordance
with the provisions of the Act; and

WHEREAS, said Grantee has made a firm offer to purchase the said
property under the provisions of the Act and has made application for
One Hundred Per Cent (100%) Public Benefit Allowance, and proposes to
use said property for educational purposes; and

WHEREAS, the General Services Administration has notified the
Department of Health, Education, and Welfare that no objection will
be interposed to the transfer of the said property to the Grantee; and

WHEREAS, the Grantor has accepted the offer of the Grantee.

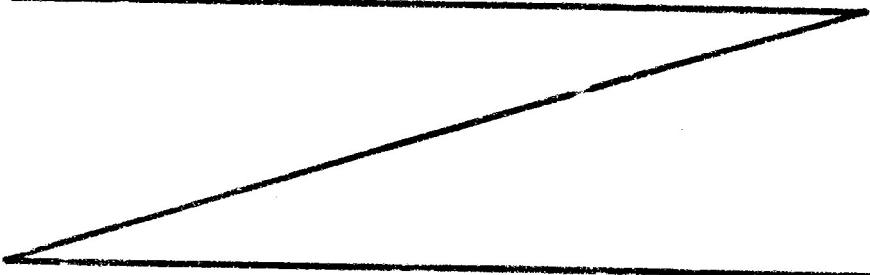
NOW, THEREFORE, the Grantor, for and in consideration of the
foregoing and of the observance and performance by the Grantee of

the covenants, conditions, and restrictions hereinafter contained and other good and valuable consideration, receipt of which is hereby acknowledged, has received, released and forever quitclaimed and by these presents does remise, release and forever quitclaim to the said Grantee, its successors and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described property reserving and excepting such right to the Grantor as may be contained in the conditions subsequent hereinafter expressed, situate, lying and being in the County of Monroe, State of Florida, more particularly described as follows, to wit:

COMMENCING at the Southwest corner of the Naval Station Annex (Advanced Undersea Weapons School Area); thence run in a Northwesterly direction along the Westerly boundary line of said property for a distance of two hundred fifty (250') feet to the Point-of-Beginning; thence continue along said Westerly boundary line for a distance of two hundred forty-five (245') feet to a point; thence at right angles in an Easterly direction a distance of one hundred ninety-five (195') feet to a point; thence at right angles in a Southerly direction a distance of two hundred forty-five (245') feet to a point; thence at right angles in a Westerly direction a distance of one hundred ninety-five (195') feet back to the Point-of-Beginning, containing 1.08 acres, more or less.

TOGETHER with two (?) buildings and other improvements including but not limited to sanitary sewer line, sidewalks and the water distribution system located on the above described premises, as listed and identified on SCHEDULE A which is attached hereto and made a part hereof by reference.

SUBJECT TO any and all existing rights-of-way, easements for public roads, highways, public utilities, railroads, pipelines, and/or covenants, restrictions, reservations, conditions, and agreements affecting the aforesaid premises, whether or not the same now appear of record.



TO HAVE AND TO HOLD the foregoing described property provided, however, that this deed is made and accepted upon each of the following conditions subsequent, which shall be binding upon and enforceable against the Grantee, its successors or assigns, and each of them, as follows:

1. That for a period of thirty (30) years from the date of this deed the above described property herein conveyed, shall be utilized continuously for educational purposes in accordance with the proposed program and plan as set forth in the application of the Grantee dated the 18th day of July, 1972, and for no other purpose.
2. That during the aforesaid period of thirty (30) years, the Grantee will resell, lease, mortgage, or encumber, or otherwise dispose of the above described property or any part thereof or interest therein only as the Department of Health, Education, and Welfare or its successor in function in accordance with its existing regulations, may authorize in writing.
3. That one year from the date of this deed and annually thereafter for the aforesaid period of thirty (30) years unless the Department of Health, Education, and Welfare or its successor in function otherwise directs, the Grantee will file with the Department of Health, Education, and Welfare or its successor in function reports on the operation and maintenance of the above described property and will furnish, as requested, such other pertinent data evidencing continuous use of the property for the purpose specified in the above identified application.
4. That for the period during which the above described property is used for a purpose for which the Federal financial assistance is extended by the Department or for another purpose involving the provision of similar services or benefits, the Grantee hereby agrees that it will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant

to the Regulation of the Department of Health, Education, and Welfare (45 CFR Part 80) issued pursuant to that title and as in effect on the date of this deed, to the end that, in accordance with Title VI of that Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the program and plan referred to in condition 1 above or under any other program or activity of the Grantee, its successors or assigns, to which such Act and Regulation apply by reason of this conveyance.

In the event of a breach of any of the conditions set forth above whether caused by the legal or other inability of said Grantee, its successors or assigns, to perform any of the obligations herein set forth, all right, title and interest in and to the above described property shall, at its option revert to and become the property of the UNITED STATES OF AMERICA, which shall have an immediate right of entry thereon, and the Grantee, its successors or assigns, shall forfeit all right, title, and interest in and to the above described property and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging; PROVIDED, HOWEVER, that the failure of the Department of Health, Education, and Welfare, or its successor in function, to insist in any one or more instances upon complete performance of any of the said conditions shall not be construed as a waiver or a relinquishment of the future performance of any such conditions, but the obligations of the Grantee with respect to such future performance shall continue in full force and effect; PROVIDED FURTHER, that in the event the UNITED STATES OF AMERICA fails to exercise its option to re-enter the premises for any such breach of conditions subsequent numbered 1, 2, and 3 herein within thirty-one (31) years from the date of this conveyance, the conditions numbered 1, 2, and 3 herein, together with all rights of the UNITED STATES OF AMERICA to re-enter as in this paragraph

with respect to conditions numbered 1, 2, and 3 herein, shall, as of that date, terminate and be extinguished; PROVIDED FURTHER, that the expirations of conditions 1, 2, and 3 and the rights to re-enter shall not offset the obligation of the Grantee, its successors and assigns with respect to condition numbered 4 herein or the right reserved to the UNITED STATES OF AMERICA to re-enter for breach of said condition.

The Grantee, by acceptance of this deed covenants and agrees for itself, its successors and assigns, and every successor in interest to the property herein conveyed or any part thereof--which covenant shall attach to and run with the land for so long as the property herein conveyed is used for a purpose for which the Federal financial assistance is extended by the Department or for another purpose involving the provisions of similar services or benefits and which covenant shall in any event, and without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity, for the benefit and in favor of and enforceable by the Grantor and its successors against the Grantee, its successors and assigns, and every successor in interest to the property, or any part thereof--that it will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Regulation of the Department of Health, Education, and Welfare (45 CFR Part 80) issued pursuant to that title and as in effect on the date of this deed, to the end that, in accordance with Title VI of the Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the program and plan referred to in condition 1 above or under any other program or activity of the Grantee, its successors or assigns, to which such Act and Regulation apply by reason of this conveyance.

The Grantee by the acceptance of this deed, further covenants and agrees, for itself, its successors and assigns, that in the event the property conveyed hereby is sold, leased, mortgaged, encumbered, or otherwise

disposed of, or is used for purposes other than those set forth in the above identified program and plan without the consent of the Department of Health, Education, and Welfare, all revenue or the reasonable value, as determined by the Department of Health, Education, and Welfare, or benefits to the Grantee deriving directly or indirectly from such sale, lease, mortgage, encumbrance, disposal or use (or the reasonable value as determined by the Department of Health, Education, and Welfare of any other unauthorized use) shall be considered to have been received and held in trust by the Grantee for the Grantee and shall be subject to the direction and control of the Department of Health, Education, and Welfare.

The Grantee by the acceptance of this Deed, further covenants and agrees, for itself, its successors and assigns, that if the Grantee, its successors and assigns, shall cause any of said improvements to be insured against loss, damage or destruction all occur during the period as holds title to said property subject to said conditions 1, 2, and 3, said insurance and all moneys payable to the Grantee, its successors or assigns, thereunder shall be held in trust by the Grantee, its successors or assigns, and shall be promptly used by the Grantee for the purpose of repairing such improvements and restoring the same to their former condition and use or for the purpose of replacing said improvement with equivalent or more suitable improvements or, if not so used, shall be paid over to the Treasurer of the United States in an amount not exceeding the unexpired public benefit allowance of the buildings, structures or improvements lost, damaged, or destroyed.

The Grantee, by the acceptance of this deed, covenants and agrees for itself, and its successors and assigns, that in the event the Grantor exercises its option to revert all right, title and interest in the property to the Grantor, then the Grantee shall provide protection and maintenance of said property at all times until such time as the title is actually reverted to Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum conform to the standards prescribed by General Services Administration in its regulations FPMR 101-47.4913 (41 CFR Part 101) in effect as of the date of this deed, a copy of which is attached to the Grantee's application dated July 18, 1972, previously incorporated herein.

The Grantee, by its acceptance of this deed, for itself, its successors and assigns, covenants and agrees to and with the Grantor that no portion of the property herein conveyed which has been determined to be subject to flooding may be used for construction of any type of facility that could be damaged by such flooding; or may be developed to the extent that flooding would cause loss to the Grantee.

The Grantee by the acceptance of this deed, further covenants and agrees, for itself, its successors and assigns, that the UNITED STATES OF AMERICA shall have the right during any period of emergency declared by the President of the United States or by the Congress of the United States to the full unrestricted possession, control and use of the property hereby conveyed, or of any portion thereof, including any additions or improvements thereto made subsequent to this conveyance. Prior to the expiration or termination of the 30-year period of restricted use by the Grantee, such use may be either exclusive or non-exclusive and shall not impose any obligation upon the Government to pay rent or any other fees or charges during the period of emergency, except that the Government shall (i) bear the entire cost of maintenance of such portion of the property used by it exclusively or over which it may have exclusive possession or control, (ii) pay the fair share, commensurate with the use, of the cost of maintenance of such of the property as it may use non-exclusively or over which it may have non-exclusive possession or control, (iii) pay a fair rental for the use of improvements or additions to the premises made by the Grantee without Government aid, and (iv) be responsible for any damage to the property caused by its use, reasonable wear and tear, acts of God and the common enemy excepted. Subsequent to the expiration or termination of the 30-year period of restricted use, the obligations of the Government shall be as set forth in the preceding sentence and, in addition, the Government shall be obligated to pay a fair rental for all or any portion of the conveyed premises which it uses.

In the event title to the above described premises is reverted to the UNITED STATES OF AMERICA for non-compliance or voluntarily reconveyed in lieu of reverter, the Grantee, at the option of the Department of Health, Education, and Welfare or its successor in function, shall be responsible and shall be required to reimburse the UNITED STATES OF AMERICA for the decreased value of the above described property not due to reasonable wear and tear, acts of God, and alterations and conversions made by the

Grantee to adapt the property to the use for which the property was acquired. The UNITED STATES OF AMERICA shall, in addition thereto, be reimbursed for such damages including such costs as may be incurred in recovering title to or possession of the above described property, as it may sustain as a result of the non-compliance.

The Grantee may secure abrogation of the conditions subsequent numbered 1, 2, and 3 herein by:

- a. Obtaining the consent of the Department of Health, Education, and Welfare, or its successor in function; and
- b. Payment to the UNITED STATES OF AMERICA in accordance with the following conditions:
 - (i) If abrogation is requested by the Grantee for the purpose of making the property or a portion thereof available to serve the needs or purposes of a third party, payment shall be based upon the current fair value, as of the date of any such requested abrogation, of the property to be released from the conditions and restrictions, less amortized credit at the rate of 3-1/3% of the public benefit allowance granted on the original fair market value for each twelve (12) months during which the property has been utilized in accordance with the purposes specified in the above identified application.
 - (ii) If abrogation is requested by the Grantee for the purpose of making the property available as security for financing of new construction, for acquiring substitute or better facilities, or for relocating elsewhere, all for the purpose of further advancing or protecting the program specified in the above identified application, payment shall be based upon the public benefit allowance granted to the Grantee of 100 % from the fair value of \$ 95,000.00 as of the date of this instrument, less a credit at the rate of 3-1/3% of the public benefit allowance granted for each twelve (12) months during which the property has been utilized in accordance

with the purpose specified in the above identified application; provided, however, the Grantee shall execute such agreement, supported by surety bond or other security that may be deemed by the Department to be necessary or advisable, to assure that the proceeds of sale obtained by Grantee in any disposal of any portion of the property for effectuating one or another of the aforesaid purposes for which abrogation is requested, will be devoted to the program use specified in the above identified application.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 20 day of June , 1973.

UNITED STATES OF AMERICA
acting by and through the
Secretary of Health, Education,
and Welfare

By:

WITNESSES:

Patricia Bailey

Terrielle S. Smith

Notary Public

My Commission No. 51477

ACKNOWLEDGMENT


Frank J. Orzechelle
Regional Director, Region IV
Department of Health, Education
and Welfare, Atlanta

STATE OF GEORGIA)

ss:

COUNTY OF FULTON)

On this 20th day of June , 1973 personally appeared before me a Notary Public, Frank J. Orzechelle, Regional Director for Region IV of the Department of Health, Education, and Welfare, to me known as the person described in and who executed the foregoing instrument and he acknowledged to me that he executed the foregoing instrument as the act and deed of the United States of America, acting by and through the Secretary of Health, Education, and Welfare and that he was duly authorized to execute said instrument for the purpose therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal at Atlanta, Georgia,
this 20th day of June , 1973


Terrielle S. Smith
Notary Public
Contract No. SA-IV-465

SCHEDULE A

Real Property Improvement

Improvement and Building Number	Size (sq. ft.)	Determined Value
B-18 Instruction building	13,119	\$ 1,320.00
B-76 Concrete block storage building	144	<u>50.00</u>
		\$ 1,370.00

Other improvements include sanitary sewer lines, stormdrain, and water distribution system; do not have a value separate and apart from the land and are therefore included with the land value.

ACCEPTANCE

By the acceptance of this quitclaim deed, the Grantee for itself, its successors and assigns, and each of them, accepts and agrees to all of the terms, conditions, restrictions and reservations contained in the foregoing instrument.

The School Board of Monroe
County, Florida

By:

Armando J. Montañez
Armando J. Montañez
Executive Secretary and
Superintendent
ATTEST

Josephine Coughlin
TITLE
(Affix Seal)



ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Monroe }
} SS:

On this 5th day of July, 1975, personally appeared before me a Notary Public Armando J. Montañez and Josephine Coughlin, to me known as the persons who executed the foregoing Acceptance and he, she acknowledged to me that he ^{she} executed the same as the act and deed of the The School Board of Monroe County, and that he was duly authorized to execute said Acceptance for the purpose therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal at Key West,
Florida, this 5th day of July, 1975.

Armando J. Montañez
Notary Public

3054.

Notary Public, State of Florida, No. 10000000000000000000
My Commission: 1 July 1973
Renewal of Commission: 1 July 1974

Armando J. Montañez
Executive Secretary and
Superintendent
The School Board of Monroe County

- 10 -

Contract No. SA-IV-465

EXHIBIT B

PROPERTY CARDS

 **Monroe County, 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.

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

Summary

Parcel ID 00001720-000300
Account# 8695560
Property ID 8695560
Millage Group 12KW
Location Address 240 WHITE St, KEY WEST
Legal Description KW PT TRUMBO ISLAND (4.82 AC) OR751-1569/1582Q/C
(Note: Not to be used on legal documents.)
Neighborhood 32220
Property Class PUBLIC SCHOOLS (8300)
Subdivision
Sec/Twp/Rng 31/67/25
Affordable Housing No

Owner

DISTRICT SCHOOL BOARD OF MONROE COUNTY ST
 OFF FL
 241TRUMBO RD
 KEY WEST FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$8,214,856	\$8,214,856	\$8,214,856	\$8,214,856
= Just Market Value	\$8,214,856	\$8,214,856	\$8,214,856	\$8,214,856
= Total Assessed Value	\$8,214,856	\$8,126,191	\$7,387,447	\$6,715,861
- School Exempt Value	(\$8,214,856)	(\$8,214,856)	(\$8,214,856)	(\$8,214,856)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	209,959.00	Square Foot	0	0

Exemptions

Exemption	Amount
16-B EDUCATIONAL 196.198	\$100.00

View Tax Info

[View Taxes for this Parcel](#)

Map**TRIM Notice**[2021 TRIM Notice \(PDF\)](#)**2021 Notices Only**

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos.

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Disclaimer

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

Summary

Parcel ID	00001720-000100
Account#	1001791
Property ID	1001791
Millage Group	12KW
Location Address	241 TRUMBO Rd, KEY WEST
Legal Description	KW PT TRUMBO ISLAND OR550-835 OR813-2458 OR1415-127/32 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	32220
Property Class	PUBLIC SCHOOLS (8300)
Subdivision	
Sec/Twp/Rng	31/67/25
Affordable Housing	No



Owner

SCHOOL BOARD OF MONROE COUNTY

241 Trumbo Rd
Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$6,058,396	\$6,058,396	\$6,058,396	\$6,058,396
+ Market Misc Value	\$121,483	\$121,483	\$121,483	\$121,483
+ Market Land Value	\$3,837,097	\$3,837,097	\$3,837,097	\$3,837,097
= Just Market Value	\$10,016,976	\$10,016,976	\$10,016,976	\$10,016,976
= Total Assessed Value	\$10,016,976	\$10,016,976	\$10,016,976	\$10,016,976
- School Exempt Value	(\$10,016,976)	(\$10,016,976)	(\$10,016,976)	(\$10,016,976)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	47,775.00	Square Foot	0	0

Commercial Buildings

Style	PUBLIC SCHOOLS / 83C
Gross Sq Ft	17,204
Finished Sq Ft	17,204
Perimeter	1,326
Stories	3
Interior Walls	
Exterior Walls	C.B.S.
Quality	300 (
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1980
Year Remodeled	
Effective Year Built	2000

Condition	Code	Description	Sketch Area	Finished Area	Perimeter
	FLA	FLOOR LIV AREA	17,204	17,204	1,326
	TOTAL		17,204	17,204	1,326

Style	PUBLIC SCHOOLS / 83C			
Gross Sq Ft	6,342			
Finished Sq Ft	6,342			
Perimeter	386			
Stories	1			
Interior Walls				
Exterior Walls	MIN WOOD SIDING			
Quality	250 ()			
Roof Type				
Roof Material				
Exterior Wall1	MIN WOOD SIDING			
Exterior Wall2				
Foundation				
Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms	0			
Half Bathrooms	0			
Heating Type				
Year Built	1943			
Year Remodeled				
Effective Year Built	1982			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,342	6,342	386
TOTAL		6,342	6,342	386

Style	PUBLIC SCHOOLS / 83C			
Gross Sq Ft	6,342			
Finished Sq Ft	6,342			
Perimeter	386			
Stories	1			
Interior Walls				
Exterior Walls	MIN WOOD SIDING			
Quality	250 ()			
Roof Type				
Roof Material				
Exterior Wall1	MIN WOOD SIDING			
Exterior Wall2				
Foundation				
Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms	0			
Half Bathrooms	0			
Heating Type				
Year Built	1943			
Year Remodeled				
Effective Year Built	1982			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,342	6,342	386
TOTAL		6,342	6,342	386

Style	PUBLIC SCHOOLS / 83C
Gross Sq Ft	2,400
Finished Sq Ft	2,160
Perimeter	260
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1943

Year Remodeled
Effective Year Built 1986
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,160	2,160	192
SBF	UTIL FIN BLK	240	0	68
TOTAL		2,400	2,160	260

Style PUBLIC SCHOOLS / 83C

Gross Sq Ft 4,120

Finished Sq Ft 3,630

Perimeter 492

Stories 1

Interior Walls

Exterior Walls MIN WOOD SIDING

Quality 250()

Roof Type

Roof Material

Exterior Wall1 MIN WOOD SIDING

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1943

Year Remodeled

Effective Year Built 1982

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,630	3,630	286
OPF	OP PRCH FIN LL	490	0	206
TOTAL		4,120	3,630	492

Style PUBLIC SCHOOLS / 83C

Gross Sq Ft 5,791

Finished Sq Ft 5,700

Perimeter 350

Stories 1

Interior Walls

Exterior Walls C.B.S.

Quality 300()

Roof Type

Roof Material

Exterior Wall1 C.B.S.

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1980

Year Remodeled

Effective Year Built 2000

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,700	5,700	310
SBF	UTIL FIN BLK	91	0	40
TOTAL		5,791	5,700	350

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	3500 SF	2
CH LINK FENCE	1975	1976	1	8964 SF	1
ASPHALT PAVING	1979	1980	1	98177 SF	2

Exemptions

Exemption 	Amount 
16-B EDUCATIONAL 196.198	\$100.00

Map**TRIM Notice**[2021 TRIM Notice \(PDF\)](#)**2021 Notices Only****No data available for the following modules:** Buildings, Mobile Home Buildings, Sales, Permits.

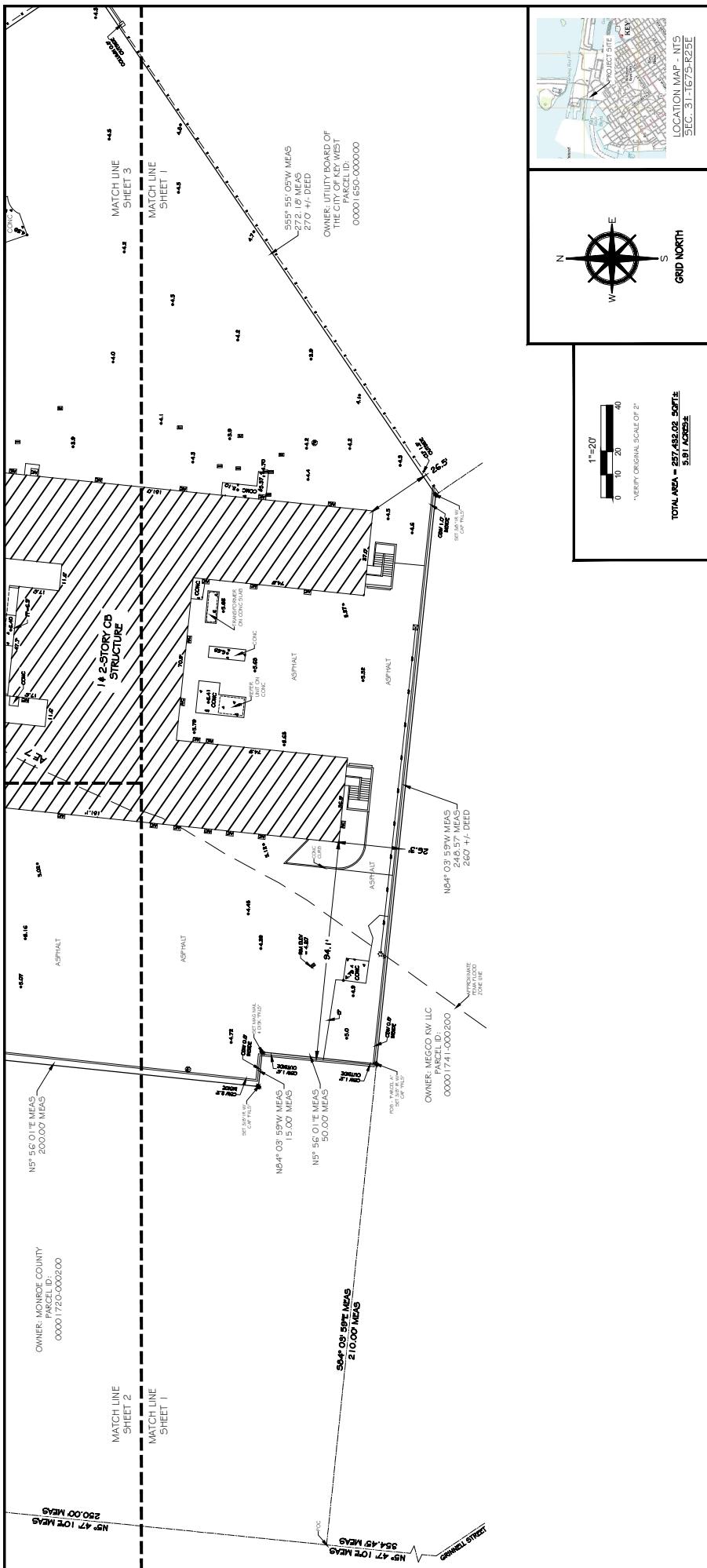
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EXHIBIT C

BOUNDARY SURVEY



CERTIFIED TO:

THE DISTRICT SCHOOL BOARD OF MONROE
COUNTY, STATE OF FLORIDA.

THIS SHEET 3 OF 3 IS NOT FULL AND
COMPLETE WITHOUT SHEETS 1 & 2.

LIBERATED COPY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE
STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
IS APPROVED FOR SUBMISSION TO THE FLORIDA LAND INFORMATION SYSTEM SECTION 472.207.
FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED
ERIC A. ISACOS, C.P.S., PROFESSIONAL SURVEYOR AND MAPPER, LSP#747

 **FLORIDA KEYS
LAND SURVEYING**
21460 OVERLOOKS INN SUITE 4
SUGARLOAF, FL 33061
PHONE: (305) 367-3550
FAX: (305) 367-3551
EMAIL: FLSurveying@gmail.com

BOUNDARY SURVEY

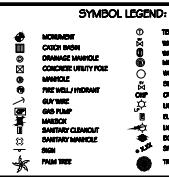
241 TRUMBO ROAD & 240 WHITE STREET

KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 10/30/2021 SURVEY BY: EAI PROJECT: 241 TRUMBO

REVISION DATE: XX/XX/XXXX DRAWN BY: MPB H. SCALE: 1"-20"

JOB NO: 21-448 CHECKED BY: SHEET 3 OF 3



SYMBOL LEGEND:
TELEPHONE POLE
CUT IN
DRAINAGE DITCH
CONCRETE UTILITY POLE
PVC UTILITY POLE
PVC WALL MOUNT
GUY WIRE
GAS PIPE
SANITARY CLINIC
SANITARY APPROX
PVC PIPE
PIPE REINFORCED
TIE BACK ANCHOR SYSTEM

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ACRONYMS THAT MAY BE FOUND ON THIS SHEET:

1"-20"
0 10 20 40
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 257.432.02 SQFT ±
5.91 ACRE(S) ±

