

# **Cover Memo/Request**

November 14, 2023

City of Key West  
13 White Street  
Key West, FL. 33040

Dear Mrs. Donna Phillips,

I would appreciate if you would process the requirements necessary to change the plotted lines between 322 Truman Avenue and 324 Truman Avenue, this in order to give 322 Truman Avenue a total of 4000 square feet in order to build a new residential property.

322 Truman Avenue, Key West, Florida 33040

Parcel ID 00025530-000000

Property ID 1026301

324 Truman Avenue, Key West, FL 33040

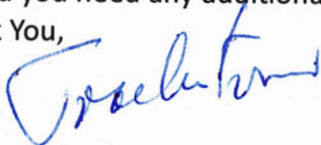
Parcel ID 00025520-000000

Property ID 1026298

Both properties are owned by  
TDGroup Truman Ave, LLC

I am the sole manager and owner of said company.  
Should you need any additional information let me know,

Thank You,



Jose Antonio Alvarez  
305-807-5338

November 14, 2023

City of Key West  
13 White Street  
Key West, FL. 33040

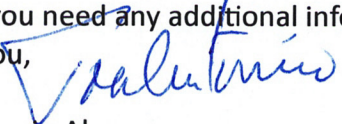
Dear Mrs. Donna Phillips,  
Let this serve as a letter of authorization for the requirements of changes to the plotted lines to be done.

322 Truman Avenue, Key West, Florida 33040  
Parcel ID 00025530-000000  
Property ID 1026301

324 Truman Avenue, Key West, FL 33040  
Parcel ID 00025520-000000  
Property ID 1026298

Both properties are owned by  
TDGroup Truman Ave, LLC

I am the sole manager and owner of said company.  
Should you need any additional information let me know,  
Thank You,

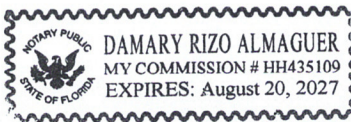


Jose Antonio Alvarez  
305-807-5338

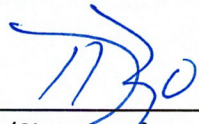
STATE of Florida

County of Monroe

The foregoing instrument was acknowledged and attested before me this 16  
day of November, 20 23, By Jose Antonio Alvarez, who is  
personally known to me or produced. Florida Driver License as proof of  
identification and did take an oath.



Damary Rizo Almaguer  
Notary Public (print name)



Notary Public Seal

Notary Public (Signature)

**SunBiz**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
TDGROUP TRUMAN AVE, LLC

### Filing Information

<b>Document Number</b>	L16000231960
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	12/27/2016
<b>Effective Date</b>	12/26/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

9789 SW 72 St  
MIAMI, FL 33173

Changed: 03/17/2020

### Mailing Address

P O Box 370524  
Key Largo, FL 33037

Changed: 03/28/2019

### Registered Agent Name & Address

Alvarez, Jose Antonio  
9789 SW 72 St  
MIAMI, FL 33173

Name Changed: 04/01/2022

Address Changed: 03/17/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ALVAREZ, Jose Antonio  
9789 SW 72 St  
MIAMI, FL 33173

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	04/07/2021
2022	04/01/2022
2023	03/09/2023

**Document Images**

<a href="#">03/09/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/01/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/07/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/17/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/28/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/18/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/27/2016 -- Florida Limited Liability</a>	View image in PDF format

Doc# 2104040 12/21/2016 4:25PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Tax Deed File Number 2016-39  
Property Identification Number 0002553000000066825

12/21/2016 4:25PM  
DEED DOC STAMP CL: Krys \$3,269.00

# TAX DEED

Doc# 2104040  
Bk# 2831 Pg# 1345

STATE OF FLORIDA  
COUNTY OF MONROE

The following Tax Sale Certificate Numbered 2014/131 issued on June 1st, 2014 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 21st day of December, 2016 offered for sale as required by law for cash to the highest bidder and was sold to

TDGROUP Holdings I, LLC

5701 SW 107 Avenue Miami, FL 33173

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida. Now this 21st day of December, 2016 the County of Monroe, State of Florida, in consideration of the sum of (\$467,000.00) FOUR HUNDRED SIXTY-SEVEN THOUSAND DOLLARS, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

KW PB 1-25-40 PT LT 4 SQR 1 TR 10 A5-121 G9-560 PROB DOCKET 3-S11 OR1176-211/212P/R  
OR1369-456/59CT/DIS OR1369-460/61TR/D OR2543-1832/65ORD OR2544-503/04 OR2544-505/06  
OR2544-507/08 OR2544-509/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-  
519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527-28 OR2544-529/30

Witness.

Nail [Signature]  
[Signature]

Amy Heavilin (SEAL)  
Clerk of Circuit Court or County Comptroller  
Monroe County Florida

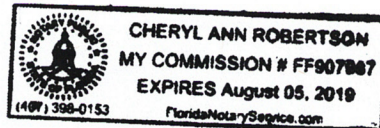


STATE OF FLORIDA  
COUNTY OF MONROE

On this 21st day of December, 2016, before me Amy Heavilin personally appeared Amy Heavilin Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

Cheryl Ann Robertson



MONROE COUNTY  
OFFICIAL RECORDS

**Deeds**



Doc# 2110850 02/16/2017 1:51PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

Prepared by and return to:  
Guillermo A. Alvarez, Esq.  
Attorney at Law  
Law Offices Guillermo A. Alvarez P.A.  
5701 SW 107 Ave., Suite #202  
Miami, FL 33173

02/16/2017 1:51PM  
DEED DOC STAMP CL: CYNT \$0.70

Doc# 2110850  
Bk# 2839 Pg# 2004

Parcel Identification No. 0002530-000000

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## Quit Claim Deed

This Quit Claim Deed made this 15 day of January 2017, between, TDGroup Holdings I, LLC, a Florida limited liability company, grantor (s), and TDGroup Truman Ave, LLC, a Florida limited liability company, grantee (s):

**Witnesseth**, that said grantor (s), for and in consideration of the sum love and affection and other good and valuable consideration to said grantor (s) in hand paid by said grantee (s), the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee (s), and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, to-wit:

KW PB 1-25-40 PT LT 4 SQR 1 TR 10 A5-121 G9-560 PROB DOCKET 3-S11  
OR1176-211/212P/R OR1369-456/59CT/DIS OR1369-460/61TR/D OR2543-  
1832/65ORD OR2544-503/04 OR2544-505/06 OR2544-507/08 OR2544-509/10  
OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20  
OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527-28 OR2544-529/30

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee (s) forever.

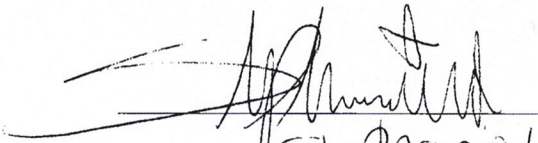
[CONTINUED ON FOLLOWING PAGE]

Doc# 2110850  
Bk# 2839 Pg# 2005

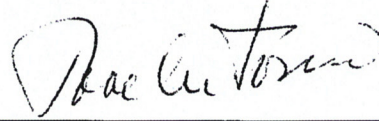
**In Witness Whereof**, grantor (s) has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence,

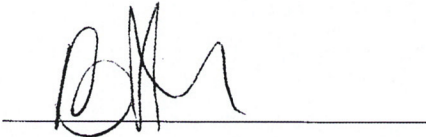
**TDGROUP HOLDINGS I, LLC**, a  
Florida limited liability  
company



Witness Name: Stephanie Leal



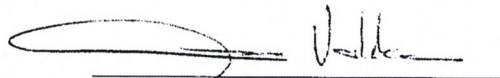
Jose Antonio Alvarez, Manager



Witness Name: Barbara Sanchez

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me this 15<sup>th</sup> day of February, 2017, by Jose Antonio Alvarez, who is personally known to me and who did take an oath.

  
Notary Public

My Commission Expires:

MONROE COUNTY  
OFFICIAL RECORDS

Doc # 2275176 Bk# 3034 Pg# 1773 Recorded 7/30/2020 at 1:00 PM Pages 2  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$18.50 Deed Doc Stamp \$6,650.00

Prepared by and return to:

Bryan Hawks  
Attorney at Law  
Smith Hawks, PL  
138 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2019-045

950,000

Parcel Identification No. 00025520-000000 and 00025500-000000

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# Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 29<sup>th</sup> day of July, 2020 between Donald E. Yates as Receiver for Sands Family Holdings, LLC, a Florida limited liability company whose post office address is C/O of Donald E. Yates PA at 611 Eaton Street, Key West, FL 33040 of the County of Monroe, State of Florida, Grantor\*, and TDGROUP Truman Ave, LLC, a Florida limited liability company whose post office address is 95990 Overseas Hwy, Key Largo, FL 33037 of the County of Monroe, State of Florida, Grantee\*,

**Witnesseth** that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West and is a part of Tract Ten (10) according to William A. Whitehead's map of said Island, delineated in February, A.D. 1829, but now better known according to Howe's Diagram of Charles W. Tift's map of the City of Key West, delineated in July, 1874, as Part of Lot Two (2), Lot Three (3), and Part of Lot Four (4), of Square One (1), of said Tract Ten (10).

Commencing seventy-five (75) feet, four and one-half (4 1/2) inches from the corner of Whitehead and Division Streets and running thence along Division Street in a Southwesterly direction one-hundred (100) feet; thence at right angles in a Southeasterly direction ninety-four (94) feet and seven (7) inches; thence at right angles in a Northeasterly direction one hundred (100) feet; thence at right angles in a Northwesterly direction ninety-four (94) feet, seven (7) inches back to the point of Beginning.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sands Family Holdings, LLC, a Florida limited liability company

Anthony Davila  
Witness Name: Anthony Davila

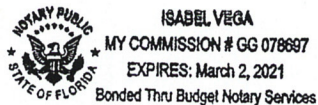
By: [Signature]  
Donald E Yates, as Receiver

Isabel Vega  
Witness Name: Isabel Vega

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of July, 2020 by Donald E. Yates, as Receiver of Sands Family Holdings, a Florida limited liability company on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



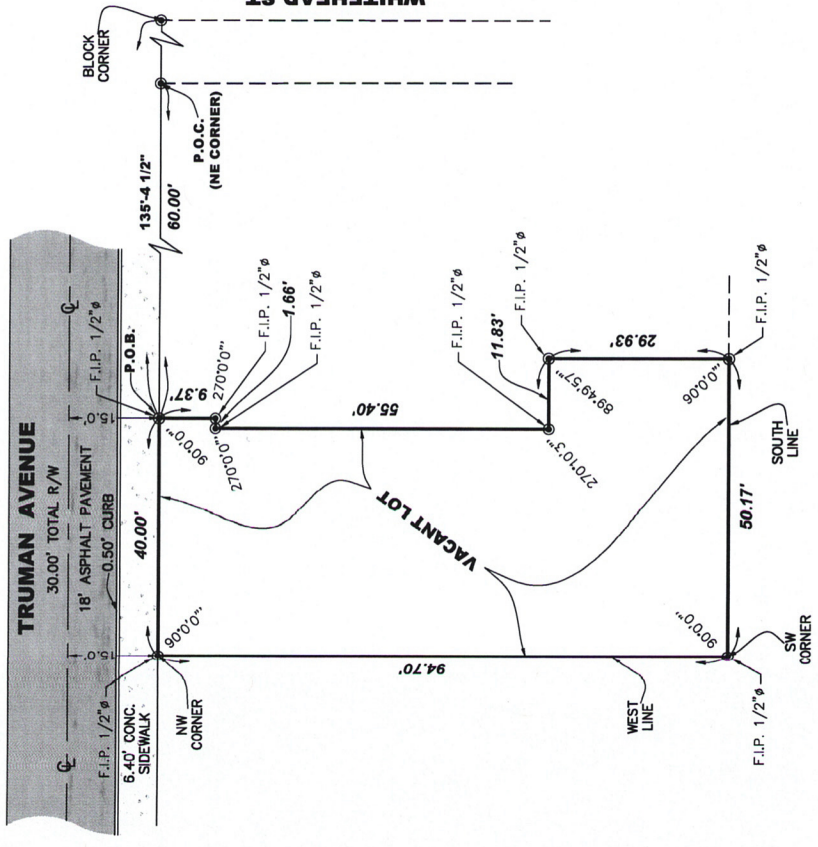
Isabel Vega  
Notary Public

Printed Name: Isabel Vega

My Commission Expires: March 2, 2021

# Survey





Description of a portion of land in the following described property:

On the Island of Key West and is part of Tract Ten (10) according to William A. Whitehead's map of said Island, delineated in February, A.D., 1829, but now better known according to Howe's Diagram of Charles, W. Tift's map of the City of Key West, delineated in July 1874, as Part of Lot Two (2), Lot Three (3) and Part of Lot Four (4) (Square One (1) of said Tract Ten (10):

And more particularly described as follows:

Begin at a point 60 feet Westerly of the Northeast corner of the above described property; thence Southerly perpendicular to the previous described line for 9.37 feet; thence Westerly perpendicular to the previous described line for 1.66 feet; thence Southerly perpendicular to the previous line for 55.40 feet; thence Easterly perpendicular to the previous line for 11.83 feet; thence Southerly for 29.93 feet to a point on the South line of the above described property; thence Westerly on and along said South line, perpendicular to the previous line, 50.17 feet to the SW corner of the above described property; thence Northerly, perpendicular to the previous line and on and along the West property line of said property, 94.70 feet to the NW corner of said property; thence Easterly perpendicular to the previous line, on and along the North line of said property, 40.00 feet to the Point of Beginning, and containing 4000.50± sq. feet.

**Certified to:**  
 TDGroup Truman Ave LLC  
 Smith Hawks, PL  
 First American Title Insurance Company

**Address:**  
 322 Truman Avenue, Key West, FL 33040

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

NOTE: All easements and/or encroachments shown hereon are of the apparent physical use, fence legal ownership is not determined.

(a) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in (b) not determined.

(c) The location and the search not reflected in the survey.

(d) Underground utilities, improvements, buildings and encroachments, if any not located.

(e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.

(f) Lands depicted hereon are surveyed and shown as to ownership of matters of title are made or implied.

(g) Contact zoning information and utilities prior to any design work or excavation on the herein described parcel for building.

LEGEND

- A = Air conditioner
- AC = Asphalt
- BRG = Bearing
- CATV = Catch basin
- CB = Concrete Block Structure
- CH = Chord
- C.P.P. = Concrete power pole
- C.L. = Center Line
- C.L.F. = Chain Link Fence
- CL = Clear
- CO = Concrete
- C.O. = Check-out
- D = Dead
- DH = Drift Hole
- DME = Driveway & Maintenance Easement
- E.B. = Electric Box
- EB = Encroachment
- ET = Easement
- F.F. = Finish Floor
- F.I.R. = Found Iron Rebar
- F.P. = Floods Power & Light
- F.I.P. = Found Iron Pipe
- FD = Found
- L.A. = Large Access
- L.M.E. = Lake Maintenance Easement
- M = Measurand
- M.L.P. = Metal Light Pole
- M.H. = Manhole
- N = Monument
- MON = Monument
- N.A. = Not Appropriate
- ND = Nail & Disc
- N.T.S. = Not to Scale
- O.U.L.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- P.B. = Plat Book
- P.C. = Point of Commencement
- P.C.C. = Point of Curvature
- P.C.P. = Permanent Control Point
- P.I. = Page
- P.I. = Intersection
- P.L. = Property Line
- P.L. = Plaster
- P.P. = Power Pole
- P.O.B. = Point of Beginning
- P.O.T. = Point of Termination
- P.P. = Power Pole
- P.P.M. = Permanent Reference
- P.R.C. = Point of Reversal Curvature
- P.T. = Point of Tangency
- R = Radius
- R.M. = Railroad
- R.M. = Right-of-Way Manager
- R.W. = Right-of-Way
- R.W.K. = Right-of-Way
- S = Section
- (TYP) = Typical
- T = Target
- U.E. = Utility Easement
- W.M. = Wood Main
- W.V. = Water Valve
- W.S. = Water Service

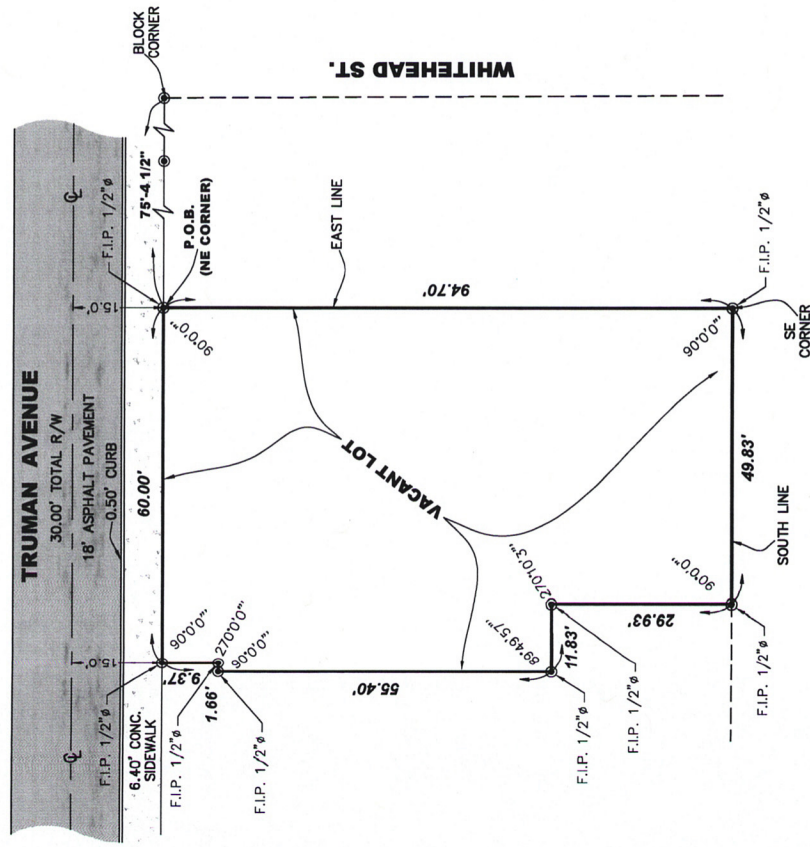
**Alvarez, Aguiarvives and Associates, Inc.**  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Phone 305.220.2424 Fax 305.552.8181  
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

BOUNDARY SURVEY.  
 I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 51-17 Florida Administrative Code, pursuant to Section 22.027 Florida Statutes.

**ALVAREZ AGUIARVIVES** 01/19/23  
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120168	1516	K	
F.I.R. M. DATE	F.I.R. M. INDEX	BASE ELEV		
08/11/09	09/11/09	+ N/A	N.G.V.D.	

Field Date 01/19/23  
 Scale: 1"=20'  
 Drawn by: R.S.  
 Dwg. No. 17-19114-A



Description of a portion of land in the following described property:

On the Island of Key West and is part of Tract Ten (10) according to William A. Whitehead's map of said Island, delineated in February, A.D., 1829, but now better known according to Howe's Diagram of Charles. W. Tift's map of the City of Key West, delineated in July 1874, as Part of Lot Two (2), Lot Three (3) and Part of Lot Four (4) (Square One (1) of said Tract Ten (10)).

And more particularly described as follows:

Begin at the Northeast corner of the above described property; thence continue on and along the Westerly extension of the North line of the above described property for 60 feet; thence Southerly perpendicular to the previous described line for 9.37 feet; thence Westerly perpendicular to the previous described line for 1.66 feet; thence Southerly perpendicular to the previous line for 55.40 feet; thence Easterly perpendicular to the previous line for 11.83 feet; thence Southerly for 29.93 feet to a point on the South line of the above described property; thence Easterly on and along said South line, perpendicular to the previous line for 49.83 feet, to the SE corner of the above described property; thence Northerly, on and along the East line, of said property, perpendicular to the previous line for 94.70 feet to the Point of Beginning, containing 5469.50 ±sq feet.

**Certified to:**  
 TDGroup Truman Ave LLC  
 Smith Hawks, PL  
 First American Title Insurance Company

**Address:**  
 324 Truman Avenue, Key West, FL 33040

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120168	1516	K	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.		
09/11/09	09/11/09	+ N/A	N.G.V.D.	

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

**LEGEND**

- A = Arc
- AL = Aluminum
- AW = Asphalt Walk
- BRO = Bearing
- CATV = Cable
- CB = Concrete Block
- CH = Chord
- C.P.P. = Concrete Power Pole
- C = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CO = Concrete
- C.O. = Chain-out
- D = Dred
- DE = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- EB = Electric Box
- E = Encroachment
- EP = Easement
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- F.P.L. = Flood Power & Light
- F.P. = Found Iron Pipe
- FD = Found
- FL = Flag
- L.P. = Light Pole
- L.M.E. = Lake Maintenance Easement
- M = Measured
- M.L.P. = Metal Light Pole
- M = Manhole
- N = Monument
- N.M. = Monument
- N.A. = Not Applicable
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- N.T.S. = Not to Scale
- O.U.L. = Overhead Utility Lines
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- P.C.C. = Point of Compound Curvature
- P.C.P. = Permanent Control Point
- P.I. = Point of Intersection
- P.L. = Property Line
- P.L. = Plaster
- P.P. = Power Pole
- P.O.B. = Point of Beginning
- P.O.T. = Point of Termination
- P.P. = Power Pole
- P.M. = Permanent Reference
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- R.S. = Right of Way
- RSM = Professional Surveyor Mapper
- R.W. = Right-of-Way
- SK = Stake
- Sec. = Section
- (TYP) = Typical
- UE = Underground Utility
- WF = Wood Fence
- WM = Water Meter
- W.V. = Water Valve
- W.S. = Water Service

**NOTE:**

- 1) All distances and/or encroachments shown hereon are of the apparent physical use, fence, legal ownership, or other information shown hereon and does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, or for any damage that occurs from actions or omissions on the part of the firm or employee thereof.
- 2) The information shown hereon and title search not reflected in this survey.
- 3) The location of utility lines, improvements, footings and encroachments, if any not located.
- 4) The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet.
- 5) Accuracy is specified in the report and as detailed in the minimum technical standards (S171-FAC) in "Surveying".
- 6) State maps be altered in reproduction and a record and intended to be displayed in the graphic portions of this document are recorded and intended to be displayed in the graphic portions of this document unless otherwise noted.
- 7) No identification cap found on property corners unless otherwise noted.
- 8) All roads shown hereon are public unless otherwise noted.
- 9) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.
- 10) The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 11) Ownership of matters of title are made or implied.
- 12) This does not constitute a title search.
- 13) Ownership of matters of title are made or implied.

**Alvarez, Aguiresvives and Associates, Inc.**  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Phone 305.220.2424 Fax 305.552.8181  
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

**Field Date** 01/19/23  
**Scale:** 1"=20'  
**Drawn by:** R.S.  
**Dwg. No.** 17-19114-B

**BOUNDARY SURVEY.**  
 I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 51-17 Florida Administrative Code, pursuant to Section 22.027 Florida Statutes.

**RENE AGUIRESVIVES 01/19/23**  
 PROFESSIONAL SURVEYOR AND MAPPING No. 4327, State of Florida.



# Verification Form



**City of Key West  
Planning Department**

**Verification Form**  
*(Where Owner is the applicant)*

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

322 Truman Ave, Key West, FL 33040  
324 Truman Ave, Key West, FL 33040  
*Street address of subject property*

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

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

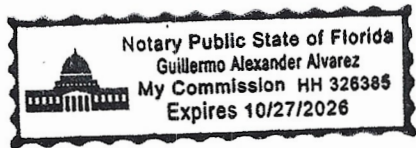
Jose Antonio Alvarez  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 2/22/24 by  
Jose Antonio Alvarez  
*Name of Owner*  
date

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

GA  
*Notary's Signature and Seal*

Guillermo Alvarez  
*Name of Acknowledger typed, printed or stamped*



HH326385  
*Commission Number, if any*

**322 Truman Ave.  
Property Card**

# Monroe County, FL

## 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** 00025530-000000  
**Account#** 1026301  
**Property ID** 1026301  
**Millage Group** 11KW  
**Location** 322 TRUMAN Ave, KEY WEST  
**Address**  
**Legal** KW PB1-25-40 PT LT 4 SQR 1 TR 10 A5-121 G9-560  
**Description** OR1176-211 OR1369-456 OR1369-460 OR2543-1832  
 OR2544-503 OR2544-505 OR2544-507 OR2544-509  
 OR2544-511 OR2544-513 OR2544-515 OR2544-517  
 OR2544-519 OR2544-521 OR2544-523 OR2544-525  
 OR2544-527 OR2544-529 OR2831-1345 OR2839-2004  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6021  
**Property Class** VACANT RES (0000)  
**Subdivision** Tracts 10 and 15  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

[TDGROUP TRUMAN AVE LLC](#)  
 PO Box 370524  
 Key Largo FL 33037

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$450,100	\$290,111	\$290,111
+ Market Misc Value	\$0	\$722	\$722	\$722
+ Market Land Value	\$750,373	\$324,752	\$269,642	\$261,770
= Just Market Value	\$750,373	\$775,574	\$560,475	\$552,603
= Total Assessed Value	\$425,962	\$616,523	\$560,475	\$552,603
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$750,373	\$775,574	\$560,475	\$552,603

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$324,752	\$450,100	\$722	\$775,574	\$616,523	\$0	\$775,574	\$0
2021	\$269,642	\$290,111	\$722	\$560,475	\$560,475	\$0	\$560,475	\$0
2020	\$261,770	\$290,111	\$722	\$552,603	\$552,603	\$0	\$552,603	\$0
2019	\$264,722	\$294,716	\$722	\$560,160	\$560,160	\$0	\$560,160	\$0
2018	\$262,127	\$294,716	\$722	\$557,565	\$557,565	\$0	\$557,565	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,412.00	Square Foot	0	0

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/15/2017	\$100	Quit Claim Deed	2110850	2839	2004	11 - Unqualified	Improved	TDGROUP HOLDINGS I LLC	
12/21/2016	\$467,000	Tax Deed	2104040	2831	1345	38 - Unqualified	Improved	SANDS FAMILY HOLDINGS LLC	
11/10/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Improved		
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Improved		
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Improved		
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Improved		
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Improved		
8/9/2011	\$100	Quit Claim Deed		2544	519	11 - Unqualified	Improved		
8/4/2011	\$100	Quit Claim Deed		2544	507	11 - Unqualified	Improved		
7/19/2011	\$100	Quit Claim Deed		2544	503	11 - Unqualified	Improved		
7/18/2011	\$100	Quit Claim Deed		2544	515	11 - Unqualified	Improved		
7/14/2011	\$100	Quit Claim Deed		2544	505	11 - Unqualified	Improved		
7/7/2011	\$100	Quit Claim Deed		2544	529	11 - Unqualified	Improved		
7/5/2011	\$100	Quit Claim Deed		2544	511	11 - Unqualified	Improved		
2/3/2011	\$100	Quit Claim Deed		2544	525	11 - Unqualified	Improved		
7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Improved		
4/8/2010	\$100	Quit Claim Deed		2544	523	11 - Unqualified	Improved		

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1750	11/7/2022	11/7/2022	\$0	Residential	

## View Tax Info

[View Taxes for this Parcel](#)

## Photos



### Map



### TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).

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**324 Truman Ave.  
Property Card**



# Monroe County, FL

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

## Summary

**Parcel ID** 00025520-000000  
**Account#** 1026298  
**Property ID** 1026298  
**Millage Group** 11KW  
**Location** 324 TRUMAN Ave, KEY WEST  
**Address**  
**Legal** KW PB1-25-40 LOT 3 SQR 1 TR 10 A5-121 G9-560 OR1176-211/12 OR1369-456/59 OR1369-460/61 OR2543-1832/65 OR2544-503/04 OR2544-505/06 OR2544-507/08 OR2544-509/10 OR2544-511/12 OR2544-513/14 OR2544-515/16 OR2544-517/18 OR2544-519/20 OR2544-521/22 OR2544-523/24 OR2544-525/26 OR2544-527 OR2544-529/30 OR2948-57 OR3034-1773  
**Description**  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6021  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** Tracts 10 and 15  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



1026298 324 TRUMAN AVE 09/10/20

## Owner

[TDGROUP TRUMAN AVE LLC](#)  
 95990 Overseas Hwy  
 Key Largo FL 33037

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$295,933	\$300,223	\$262,011	\$261,039
+ Market Misc Value	\$3,002	\$3,002	\$3,002	\$3,002
+ Market Land Value	\$1,043,759	\$506,480	\$410,659	\$393,045
= Just Market Value	\$1,342,694	\$809,705	\$675,672	\$657,086
= Total Assessed Value	\$817,563	\$743,239	\$675,672	\$657,086
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,342,694	\$809,705	\$675,672	\$657,086

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$506,480	\$300,223	\$3,002	\$809,705	\$743,239	\$0	\$809,705	\$0
2021	\$410,659	\$262,011	\$3,002	\$675,672	\$675,672	\$0	\$675,672	\$0
2020	\$393,045	\$261,039	\$3,002	\$657,086	\$657,086	\$0	\$657,086	\$0
2019	\$418,796	\$265,055	\$3,114	\$686,965	\$686,965	\$0	\$686,965	\$0
2018	\$418,796	\$290,801	\$3,225	\$712,822	\$671,572	\$0	\$712,822	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,753.00	Square Foot	50.25	94.58

## Buildings

Building ID	1984	Exterior Walls	C.B.S. with 4% WD FRAME
Style	2 STORY ON GRADE	Year Built	1944
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3747	Roof Type	GABLE/HIP
Finished Sq Ft	2020	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	268	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	361	0	76
EPB	ENCL PORCH BLK	80	0	36
OPX	EXC OPEN PORCH	200	0	66
FAT	FINISHED ATTIC	1,050	0	134
FLA	FLOOR LIV AREA	2,020	2,020	268
OPU	OP PR UNFIN LL	36	0	24
<b>TOTAL</b>		<b>3,747</b>	<b>2,020</b>	<b>604</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1943	1944	4 x 30	1	120 SF	4
TILE PATIO	1964	1965	0 x 0	1	12 SF	3
CH LINK FENCE	1990	1991	40 x 4	1	160 SF	1
CONC PATIO	1990	1991	0 x 0	1	550 SF	2
FIN DET UTILIT	1990	1991	8 x 12	1	96	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/29/2020	\$950,000	Warranty Deed	2275176	3034	1773	05 - Qualified	Improved		
11/10/2011	\$100	Order (to be used for Order Det. Heirs, Probate in		2543	1832	19 - Unqualified	Improved		
9/17/2011	\$100	Quit Claim Deed		2544	513	11 - Unqualified	Improved		
8/17/2011	\$100	Quit Claim Deed		2544	517	11 - Unqualified	Improved		

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/11/2011	\$100	Quit Claim Deed		2544	521	11 - Unqualified	Improved		
8/10/2011	\$100	Quit Claim Deed		2544	527	11 - Unqualified	Improved		
8/9/2011	\$100	Quit Claim Deed		2544	519	11 - Unqualified	Improved		
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7/19/2010	\$100	Quit Claim Deed		2544	509	11 - Unqualified	Improved		
4/8/2010	\$100	Quit Claim Deed		2544	523	11 - Unqualified	Improved		

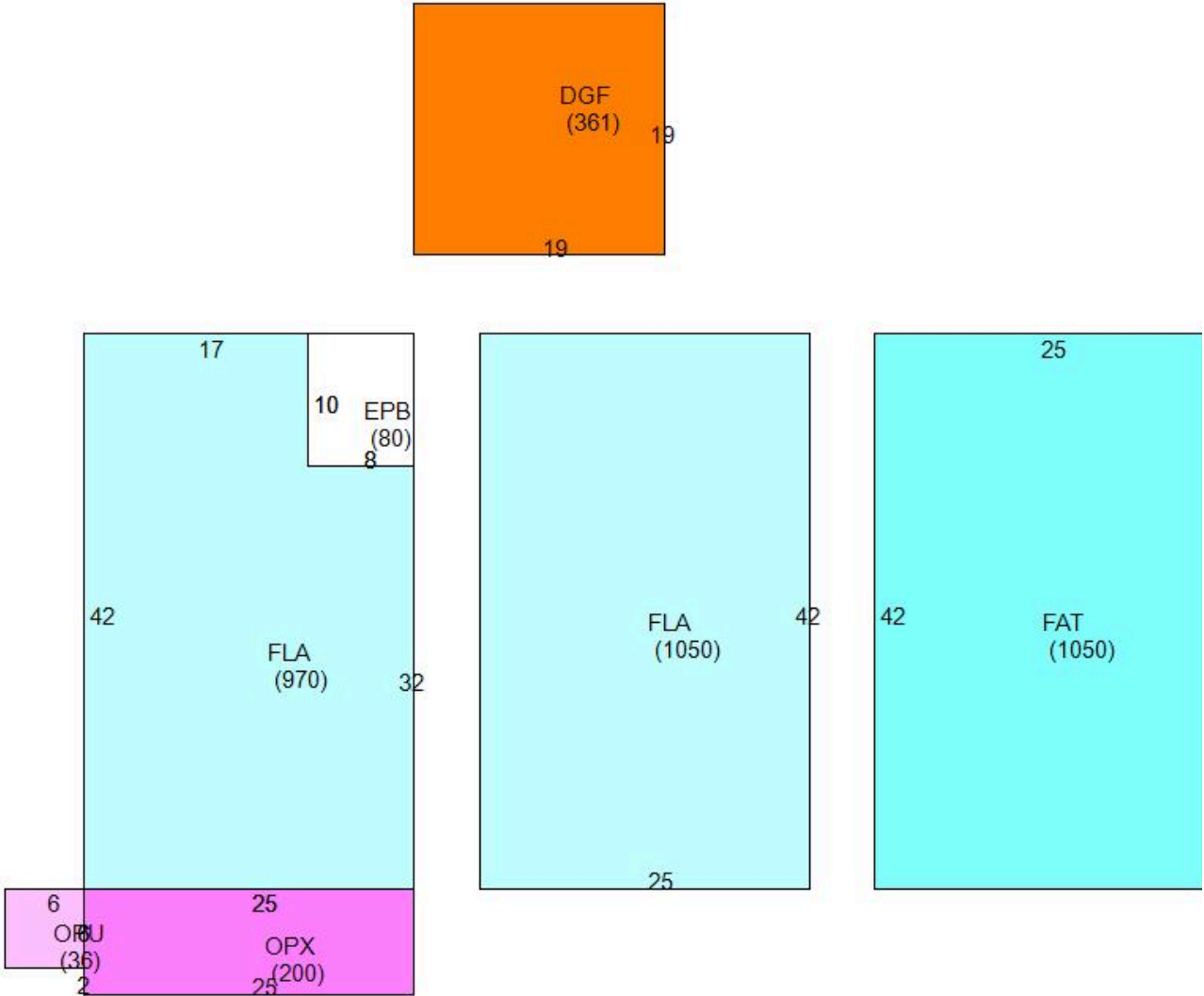
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-4345	12/15/2017	3/14/2019	\$2,500	Residential	DEMO OF BACKYARD LATRINE DUE TO STRANGLER FIG TREE DAMAGED STRUCTURE
06-3782	6/21/2006	9/27/2006	\$1,800	Residential	UP-GRADE SERVICE TO 200 AMPS.
0202402	9/5/2002	10/7/2002	\$1,000	Residential	REPAIR SOFFITS/PAINT BLDG
0100497	1/31/2001	11/2/2001	\$600	Residential	INTERIOR WORK
9802304	9/8/1998	11/29/1999	\$5,000	Residential	HANDICAP RAMP

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

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