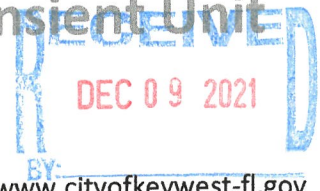


# **Application**



# Application for Transfer of Transient Unit and License



City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

**Application Fee: \$4,830.25**

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application in its entirety accompanied by a check for \$4,830.25 made out to the City of Key West. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department located at 1300 White Street, Key West, FL 33040. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

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

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

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

**A. Fill in the following information.**

***Sender Site***

***Receiver Site***

Address of Site

921 Center St. #3, Key West, FL 33040

Address of Site

314 Duval St. Key West, FL 33040

RE# 00017720-000300

RE# 00004420-000000

Name(s) of Owner(s):

Jens Nielsen

Name(s) of Owner(s):

Fred W Tillman Living Trust 6/18/08

Inger Nielsen

Name of Agent or Person to Contact:

Nikita Stange

Name of Agent or Person to Contact:

Nikita Stange

Address: 1421 First St

Key West, FL 33040

Address: 1421 First St

Key West, FL 33040

Telephone 305-293-8983

Telephone 305-293-8983

Email nikita@owentrepazier.com

Email nikita@owentrepazier.com

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME Jens and Inger Nielsen 2. NAME \_\_\_\_\_  
ADDRESS 921 Center St. #3 KW, 33040 ADDRESS \_\_\_\_\_  
TELEPHONE(1) 305-293-8983 TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

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

**FOR PARTNERSHIPS**

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

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:  
\_\_\_\_\_  
\_\_\_\_\_  
TELEPHONE(S) \_\_\_\_\_ FAX \_\_\_\_\_

**For Sender Site:**

“Local name” of property 921 Center St. #3 Zoning district HHDR

Legal description See attached deed

Current use: Single-family use with transient license

Number of existing transient units: 1

Size of site 785 sq. ft + Number of existing city transient rental licenses: 1  
common elements

What is being removed from the sender site? 1 Transient Business Tax Receipt

What are your plans for the sender site? \_\_\_\_\_

Convert to non-transient residential dwelling.

**For Receiver Site:**

“Local name” of property 314 Duval St. Key West, 33040 Zoning district HRCC1

Legal description See attached deed

See attached Monroe County Property Appraiser's Form.

Current use Mixed-Use

Size of site: 10,169 sqft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 9

Existing non-residential floor area Approx. 4,450 sq. ft

What will be transferred to the receiver site? 1 Transient Business Tax Receipt

What are your plans for the receiver site? \_\_\_\_\_

Mixed use with one transient residential dwelling.

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME Fred W Tillman Living Trust 6/18/08  
B. STATE/COUNTRY OF INCORPORATION Florida, USA  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS

Fred Tillman \_\_\_\_\_  
\_\_\_\_\_

**FOR PARTNERSHIPS**

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

**FOR CORPORATIONS AND PARTNERSHIPS**

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

\_\_\_\_\_  
TELEPHONE(S) \_\_\_\_\_ FAX \_\_\_\_\_

**REQUIRED ATTACHMENTS**

***Sender Site***

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

***Receiver Site***

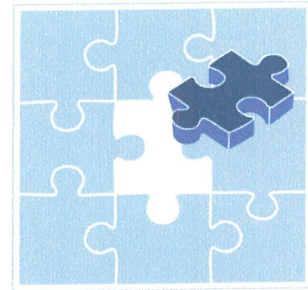
1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Other \_\_\_\_\_

***~ NOTE: The above items constitute one (1) complete application package.  
Two(2) signed & sealed surveys and site plans are required ~***

December 9, 2021

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

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**RE: 921 Center St #3 & 314 Duval Street**  
Transient Business Tax Receipt Transfer

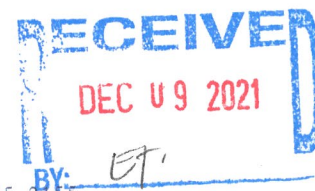
Dear Ms. Halloran:

The owners of 921 Center St. Unit #3 wish to transfer their transient license to 314 Duval St. 314 Duval is a more appropriate location for a transient license being that it is a mixed-use site with 9 non-transient rental units and commercial floor area, including 150 restaurant seats.

The owner of 314 Duval proposes to enclose most existing doorways into the transient unit to mitigate from the creation of any lockouts. Further, if required for life safety requirements, the unit proposes adding an emergency egress-only door, preventing ingress access into the transient unit.

Sincerely,

Owen Trepanier



# Transfer of Transient Unit and License Application

## Analysis

**Sender Site: 921 Center Street #3  
(RE No. 00017720-000300)**

**Receiver Site: 314 Duval Street #5 & #6  
(RE No. 00004420-000000)**

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING  
DEVELOPMENT CONSULTANTS



### **Solution Statement:**

The "Sender Site", 921 Center Street #3, Key West, is currently occupied as a single-family dwelling. 921 Center Street #3 is a condominium in the "Old Town Garden Villas" and is the current holder of an existing transient license. The property owners propose transferring the transient business tax receipt from unit #3 to become a permanent residential dwelling unit.

The "Receiver Site", 314 Duval Street, Key West, is a mixed-use site with 9 non-transient rental units and commercial floor area, including 150 restaurant seats. The proposed transfer of the transient business tax receipt from 921 Center Street #3 to 314 Duval Street will allow for a more appropriate use in an area more suited for a transient rental. The current location of the transient business tax receipt is more suited as a permanent residential dwelling unit within the Old Town Garden Villas condominium. The mixed-use receiver site is a more appropriate location for the transient business tax receipt.



**Analysis:**

Site Data

	921 Center St. #3		314 Duval St.	
	Existing	Proposed	Existing	Proposed
Zoning	HHDR	HHDR	HRCC1	HRCC1
FLUM	Historic Commercial	Historical Commercial	Historical Commercial	Historical Commercial
Density	1 unit	1 unit	9 units	9 units
Non-Transient Units	0 units	1 unit	9 units	8 units
Transient Units	1 license	0 licenses	0 licenses	1 license
FAR	-	-	~4,450 sq. ft.	~4,450 sq. ft.
Restaurant Seats	-	-	150 seats	150 seats

Sec. 122-1339. – Transfer of transient business tax receipt.

- (a) A business tax receipt for transient use of a unit may itself be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit. In addition, licenses may be transferred from the HNC-1 and HNC-3 zoning districts. A transfer of a license under this section shall not result in a loss of affordable housing at the receiver site.
- (b) Where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

Sec. 122-1340. – Development review committee and planning board review.

The development review committee (DRC) shall review each application for transfer. The Planning Board will receive comments from the DRC and the recommendation of the planning department and may deny an application on the grounds of inconsistency with the purpose of the ordinance or a violation of the specific provisions of the ordinance. When approving an application, the planning board may impose conditions, including but not limited to physical modifications and the filing of deed restrictions, to assure the continuation of permanent residential housing, the preservation of community character and that the transfer advances the purposes of this division. The decision of the planning board shall be final.



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

---

Fred W. Tillman Living Trust  
314 Duval Street  
Key West, FL 33040

RE: LUD Application – 314 Duval Street, Key West, FL 33040

Dear Mr. Tillman,

Initially, on behalf of the City, please allow me to apologize for the length of time it has taken to process your lawful unit determination application. We have recently undertaken a concerted effort to review all pending applications and appreciate your patience during this period.

We have reviewed your application for an additional 8 non-transient units for the real property located at 314 Duval Street, Key West, FL 33040. Your application was reviewed in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specifically, 108-991(3) provides in part that:

Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- b. Building permits issued prior to April 1, 2010;
- c. Copies of city directory entries on or about April 1, 2010;
- d. Site visits which indicate that the age of the structure and associated improvements likely pre-date 2010;
- e. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- f. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- g. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

- h. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
- i. Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. Provision of documents is the responsibility of the applicant. The city planner's decision shall be rendered to the department of economic opportunity for a determination of consistency with the principals for guiding development.

After a review of your application considering these criteria, coupled with a site visit on March 23, 2017, it is my determination that you have established that 9 non-transient units exist on the property. This is a net increase of 8 non-transient units above what the City has previously recognized.

In order for your unit(s) to be legally recognized the Key West Code of Ordinances requires the following additional criteria to be met:

- a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; and
- b. Fees: All back fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).
- c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

Under separate letter, you will receive a calculation of the back fee payments due. This letter should be sent to you within a maximum of 60 days of the receipt of this correspondence.

While the City of Key West recognizes the unit contingent upon fulfillment of the three additional requirements above, City Code also mandates that we render our decision to the Department of Economic Opportunity in Tallahassee for a determination of consistency with the Principals for Guiding Development. If the Department makes a finding that this determination is consistent with the Principals, you will have 180 days from the Department's finding to meet the criteria described in A, B & C above.

Sincerely,

Patrick Wright  
Planning Director

Dated: 6-9-17

cc: Owen Trepanier

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name      NIELSEN, INGER AND JENS  
Location Addr      921 CENTER ST 3  
Lic NBR/Class      12256                      PROPERTY RENTAL  
Issued Date          9/22/2021                      **Expiration Date: September 30, 2022**

TRANSIENT RESIDENTIAL

Comments:      ONE TRANSIENT RENTAL UNIT

Restrictions:      DWE5404391 (10/01/22)

NIELSEN, INGER AND JENS  
921 CENTER ST #3

KEY WEST, FL 33040

This document must be prominently displayed.

NIELSEN, JENS

# CITY OF KEY WEST, FLORIDA

## Regulatory Permit / License

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

Business Name      NIELSEN, JENS & INGER (TR)  
Location Addr      921 CENTER ST 3  
Lic NBR/Class      5778                      REGULATORY LICENSES AND PERMITS  
Issued Date          9/22/2021                      **Expiration Date: September 30, 2022**

TRANSIENT RENTAL MEDALLION

Comments:      ONE TRANSIENT RENTAL UNIT/MEDALLION #165

Restrictions:      DWE5404391 (10/01/22)

NIELSEN, JENS & INGER (TR)  
921 CENTER ST #3

This document must be prominently displayed.

KEY WEST, FL 33040

JENS AND INGER NIELSEN

# CITY OF KEY WEST, FLORIDA

## Regulatory Permit / License

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

Business Name      GRAND CAFE KEY WEST (ENT)  
Location Addr      314 DUVAL ST  
Lic NBR/Class      2422                      REGULATORY LICENSES AND PERMITS  
Issued Date      7/13/2021                      **Expiration Date: September 30, 2022**

ENTERTAINMENT PERMIT FOR LIVE OR RECORDED AMPLIFIED  
MUSIC

Comments:      MUST COMPLY WITH ENTERTAINMENT LICENSE ORDINANCE

Restrictions:      DBPR #BEV5402868 (5COP) (3/31/22)

GRAND CAFE KEY WEST (ENT)  
314 DUVAL ST

This document must be prominently displayed.

KEY WEST, FL 33040

IBIZA ENTERPRISES LLC

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name      GRAND CAFE KEY WEST  
Location Addr      314 DUVAL ST  
Lic NBR/Class      15705                      FOOD SERVICE  
Issued Date          7/13/2021                      **Expiration Date:    September 30, 2022**

RESTAURANT WITH 120 OR MORE SEATS

Comments:          AUTHORIZED FOR 150 SEATS

Restrictions:        DBPR #SEA5402741 (10/1/21)

GRAND CAFE KEY WEST  
314 DUVAL ST

KEY WEST, FL 33040

This document must be prominently displayed.

IBIZA ENTERPRISES LLC

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 1  
Lic NBR/Class 33338  
Issued Date 11/30/2021

PROPERTY RENTAL

Expiration Date: September 30, 2022

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18  
314 DUVAL ST

This document must be prominently displayed.

KEY WEST, FL 33040

TILLMAN, FRED

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 4  
Lic NBR/Class 33341  
Issued Date 11/30/2021

PROPERTY RENTAL

Expiration Date: September 30, 2022

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18  
314 DUVAL ST

This document must be prominently displayed.

KEY WEST, FL 33040

TILLMAN, FRED

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 2  
Lic NBR/Class 33339  
Issued Date 11/30/2021

PROPERTY RENTAL

Expiration Date: September 30, 2022

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18  
314 DUVAL ST

This document must be prominently displayed.

KEY WEST, FL 33040

TILLMAN, FRED

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 3  
Lic NBR/Class 33340  
Issued Date 11/30/2021

PROPERTY RENTAL

Expiration Date: September 30, 2022

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18  
314 DUVAL ST

This document must be prominently displayed.

KEY WEST, FL 33040

TILLMAN, FRED



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 8  
Lic NBR/Class 33345 PROPERTY RENTAL  
Issued Date 11/30/2021 **Expiration Date: September 30, 2022**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18 This document must be prominently displayed.  
314 DUVAL ST TILLMAN, FRED  
KEY WEST, FL 33040

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 6  
Lic NBR/Class 33343 PROPERTY RENTAL  
Issued Date 11/30/2021 **Expiration Date: September 30, 2022**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18 This document must be prominently displayed.  
314 DUVAL ST TILLMAN, FRED  
KEY WEST, FL 33040

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 7  
Lic NBR/Class 33344 PROPERTY RENTAL  
Issued Date 11/30/2021 **Expiration Date: September 30, 2022**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18 This document must be prominently displayed.  
314 DUVAL ST TILLMAN, FRED  
KEY WEST, FL 33040

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

Business Name TILLMAN, FRED W LIVING TR 6/18  
Location Addr 314 DUVAL ST 5  
Lic NBR/Class 33342 PROPERTY RENTAL  
Issued Date 11/30/2021 **Expiration Date: September 30, 2022**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18 This document must be prominently displayed.  
314 DUVAL ST TILLMAN, FRED  
KEY WEST, FL 33040

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name      TILLMAN, FRED W LIVING TR 6/18  
Location Addr      314 DUVAL ST 9  
Lic NBR/Class      33346                      PROPERTY RENTAL  
Issued Date        12/28/2021                      **Expiration Date:    September 30, 2022**  
NON TRANSIENT RESIDENTIAL

Comments:        ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

TILLMAN, FRED W LIVING TR 6/18  
314 DUVAL ST  
  
KEY WEST, FL 33040

This document must be prominently displayed.

TILLMAN, FRED

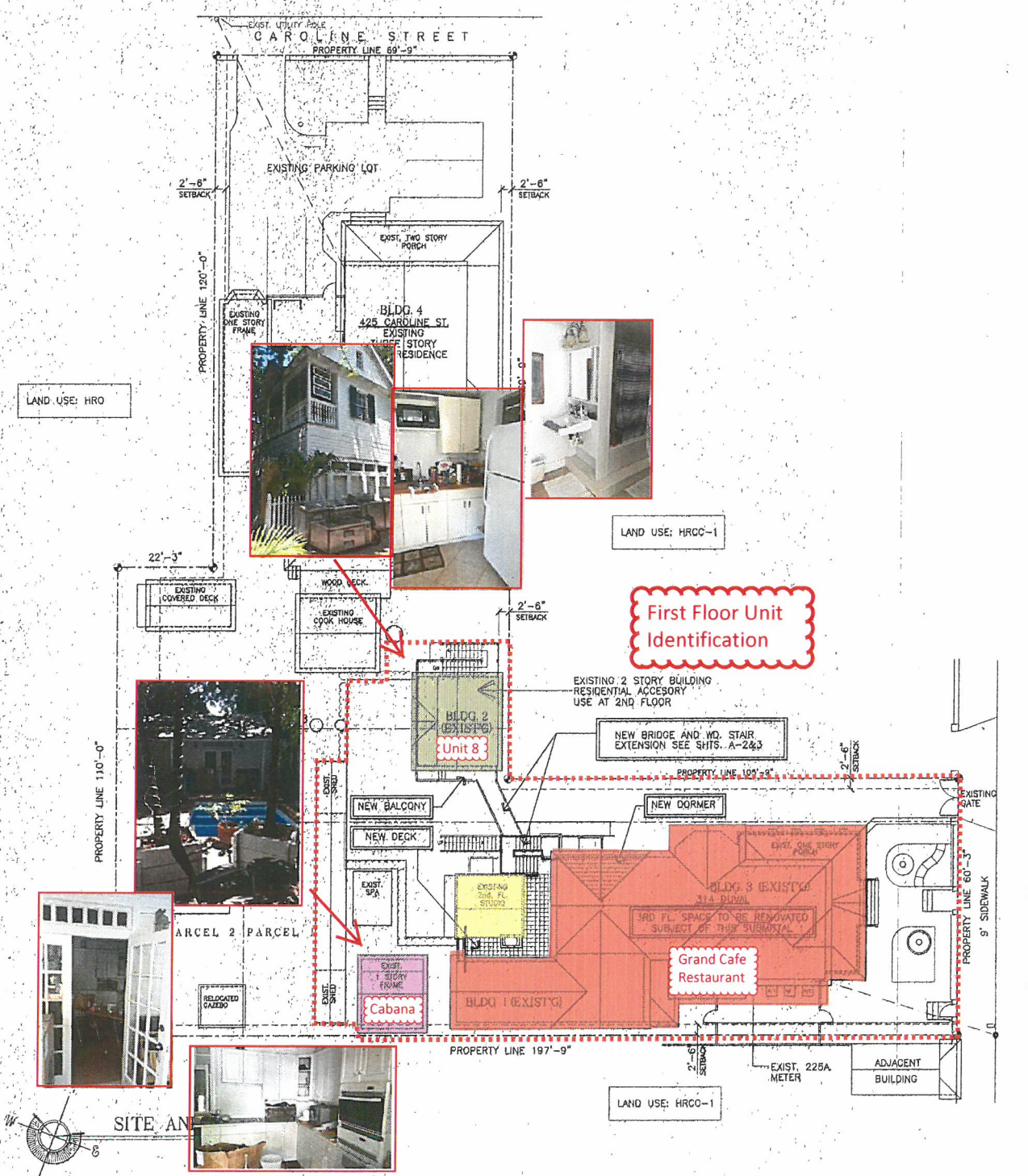
**Ukg' Rnc p**

WILLIAM P. HORN  
ARCHITECT, P.A.  
915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL: (305) 296-8302  
FAX: (305) 296-1088  
LICENCE NO.  
AA 0003040

Certified Records Management, LLC  
Smart File Label  
**F000189561**

000317-4  
000017-4  
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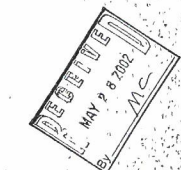
**SITE DATA**  
ZONING = HRCC-1  
FLOOR = AC EL. 8.0'  
LOT AREA = 10,201 S.F.  
LOT COVERAGE = 4595 S.F. = 45% (50% ALLOWABLE)  
F.A.R. = 6705 S.F. = 65% (1 ALLOWABLE)

NOTE: NEW LOT COVERAGE CONSISTS OF ±128 S.F. OF BRIDGE AND BALCONY CONST.  
NEW INTERIOR SQ. FOOTAGE CONSISTS OF 223 S.F. OF ENCLOSED RESIDENTIAL DECK AREA AT THE SECOND FL. AND 823 S.F. OF FORMER RESIDENTIAL STORAGE AT THE THIRD FL. (ATTJ)

THE EXIST'G BUILDING IS FULLY SPRINKLERED THROUGHOUT INCLUDING THE 3RD FLOOR. ANY REVISIONS TO THE 3RD FLOOR CREATING NEW SUBDIVISIONS OR OTHER, SHALL BE ADDRESSED BY ALTERATIONS IN THE SPRINKLER LAYOUT TO MAINTAIN CODE REQUIREMENTS FOR DISTRIBUTION AND COVERAGE.

NEW EXTERIOR BLD'G COMPONENTS SHALL COMPLY WITH ASCE 7-95 150 MPH WIND LOADING REQUIREMENTS EXPOSURE 'D'

**SCOPE OF NEW WORK**  
THE EXIST'G BLDG., 314 DUVAL ST. INCLUDING BLDG. 3 AND BLDG. 1 IS COMMERCIAL (RESTAURANT USE) ON THE FIRST FLOOR, WITH A SINGLE FAMILY RESIDENTIAL UNIT ABOVE. EXIST'G BLDG. 2 IS PARKING ON THE 1ST FLOOR AND ACCESSORY RESIDENTIAL USE ON THE 2ND FLOOR. THIS ACCESSORY USE IS TO BE JOINED TO THE MAIN RESIDENTIAL UNIT BY BRIDGE AT THE 2ND FLOOR LEVEL. THE EXISTING 3RD FLOOR AREA IS TO BE RENOVATED AS A MASTER SUITE INCLUDING BEDROOM, BATH, AND STORAGE, WHICH SHALL BE CONNECTED TO THE 2ND FLOOR BY NEW STAIR CONSTRUCTION.



314 DUVAL STREET  
KEY WEST, FL

SEAL

DATE

REVISIONS

03-29-02 PERMIT

DRAWN BY

PROJECT NUMBER

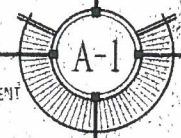
9811 - 3RD FLOOR

PLANS REVIEWED BY  
BUILDING DEPT. 17-1-02  
I HEREBY AGREE TO COMPLY WITH ALL ORDINANCES OF THE CITY OF KEY WEST AND ALL FEDERAL, STATE, AND INDIAN COUNTY LAWS WHETHER SHOWN ON THIS PLAN OR NOT  
OWNER, AGENT  
PERMIT NO. DATE

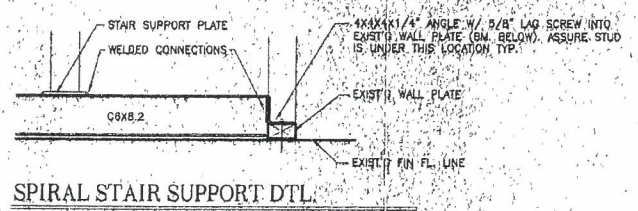
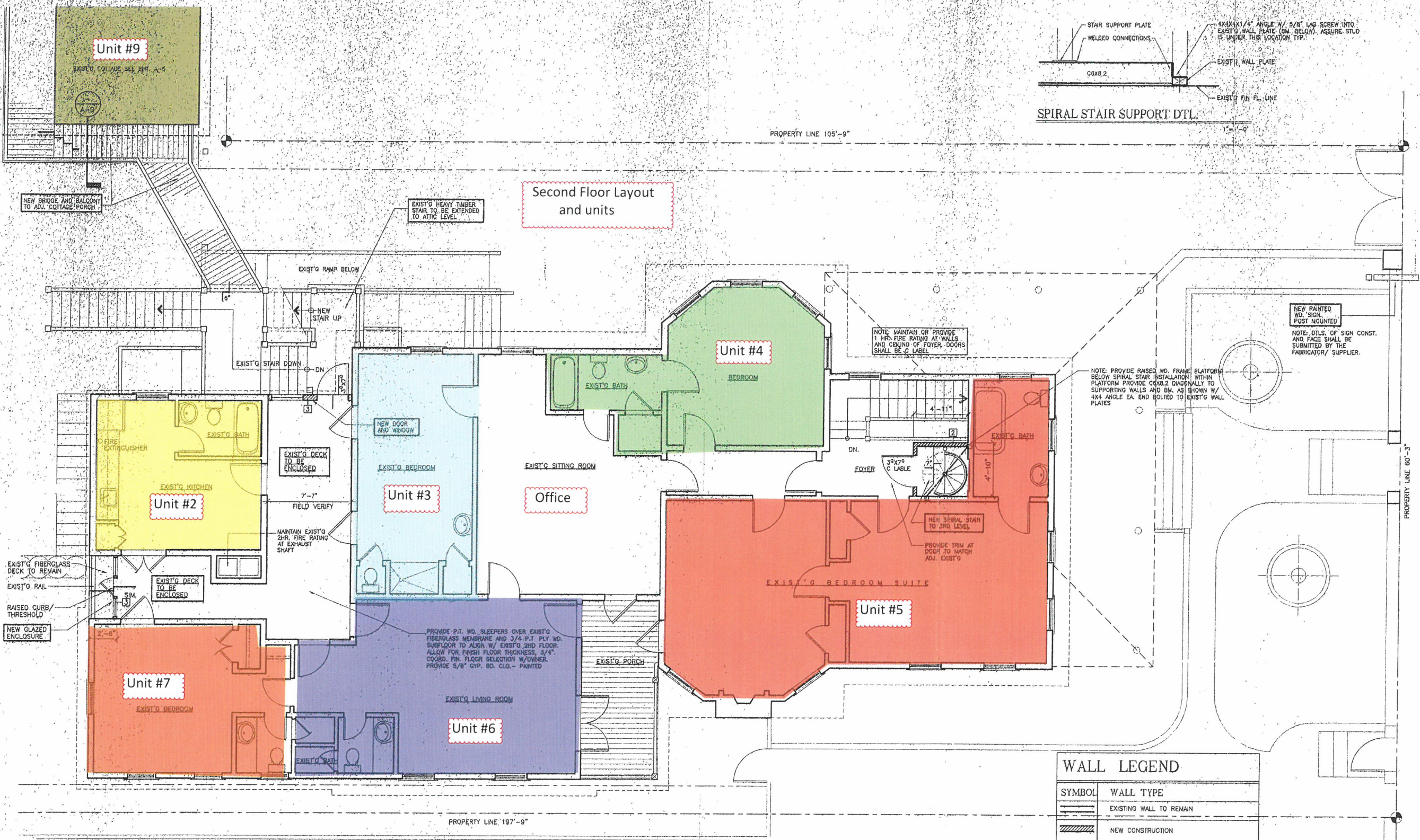
OFFICE

REVIEWED  
SUBJECT TO COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS OF THE KEY WEST BUILDING DEPT.

ELECTRICAL REVIEWED  
AS NOTED  
SUBJECT TO N.E.C. & KEY WEST CODE SUPPLEMENT



314 DUVAL STREET  
KEY WEST, FLORIDA



WILLIAM R. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 286-1033

LICENCE NO  
AA 0003040

314 DUVAL STREET  
KEY WEST, FL.

DUVAL STREET  
PROPERTY LINE 80'-3"

SEAL

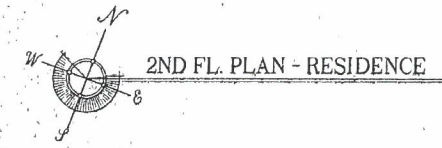
DATE

REVISIONS  
10-02-01 HARC

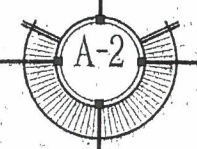
DRAWN BY  
AH  
WB

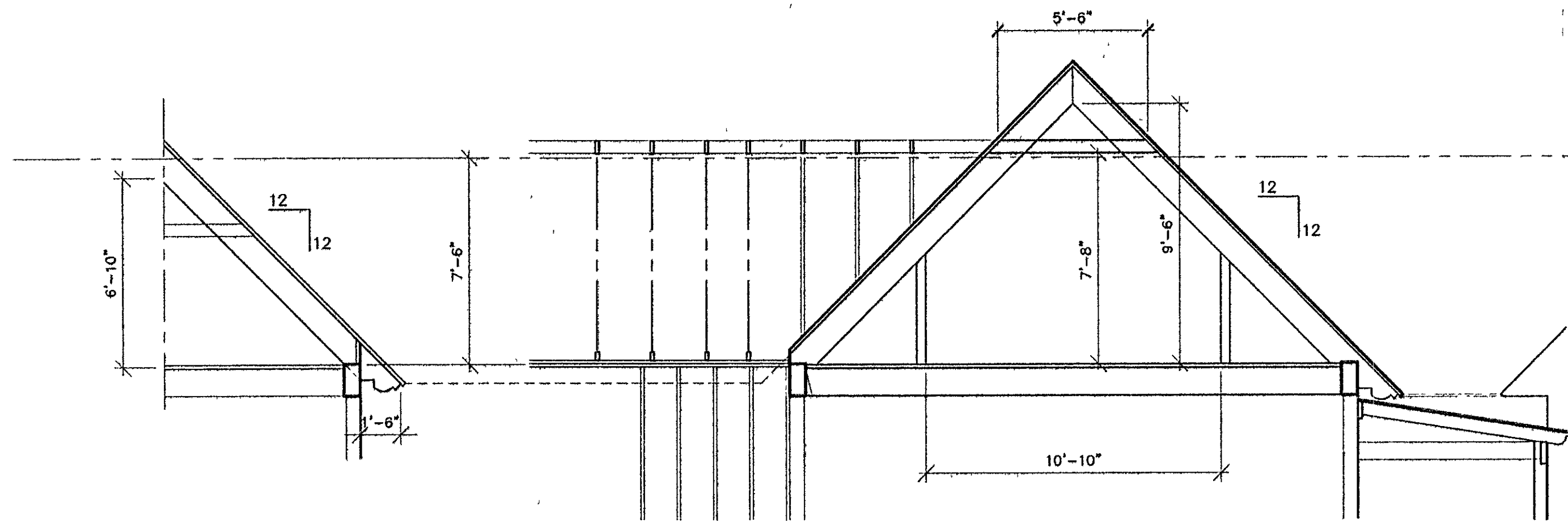
PROJECT  
NUMBER  
9811 - 3RD FLOOR

WALL LEGEND	
SYMBOL	WALL TYPE
	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION
	1 INTERIOR, NEW WALL CONSTRUCTION P.T. 2x4 FRAMING @ 18" O.C. W/ R-11 F.G. BATT INSULATION AND 5/8" GYP. BD. INT. FINISH (AT CRACK SPACES)
	2 STAR ENCLOSURE: P.T. 2x4 FRAMING @ 18" O.C. W/ TYPE "X" 5/8" GYP. BD. EA. SIDE. ONE HOUR FIRE RATED WALL SYSTEM W/ 3/4" HR FIRE RATED DOOR.
	3 EXTERIOR WALL: P.T. 2x8 FRAMING @ 18" O.C. W/ 5/8" P.T. PLYWOOD SHEATHING, 15# FELT, AND P.T. WD. LAP SIDING TO MATCH EXISTING; R-19 F.G. BATT INSULATION AND 1/2" LAP SIDING INT. FINISH.

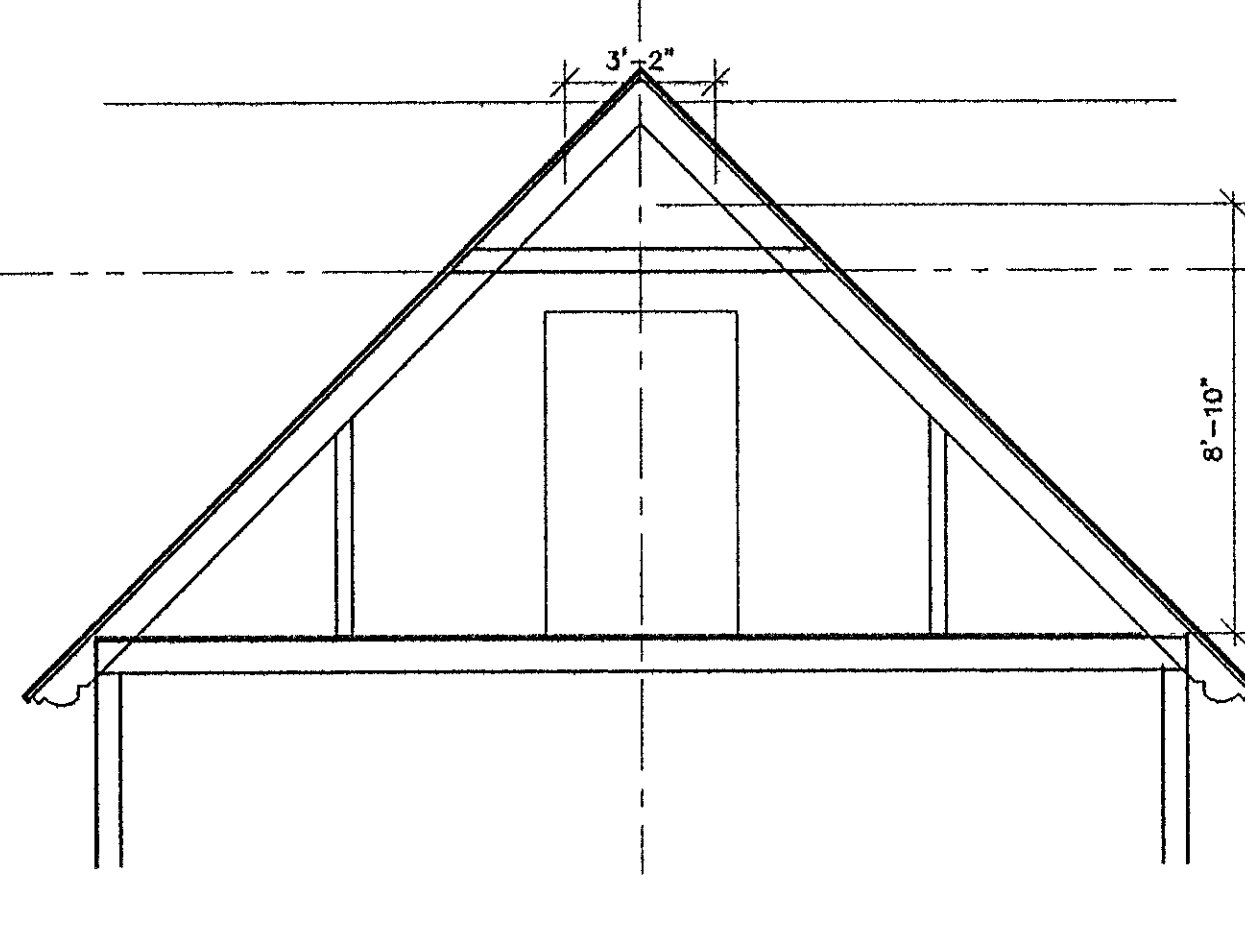


314 DUVAL STREET  
KEY WEST, FLORIDA

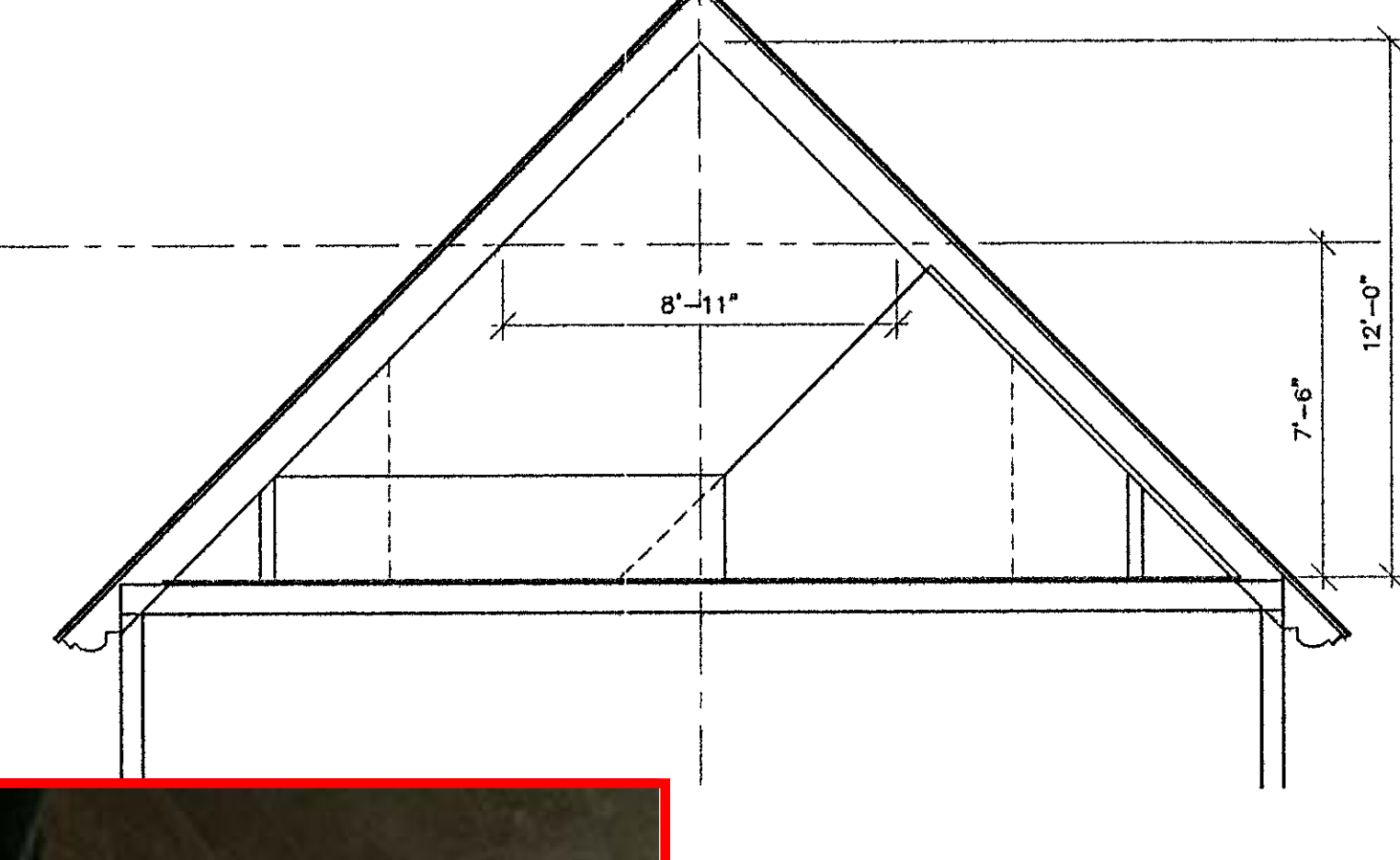




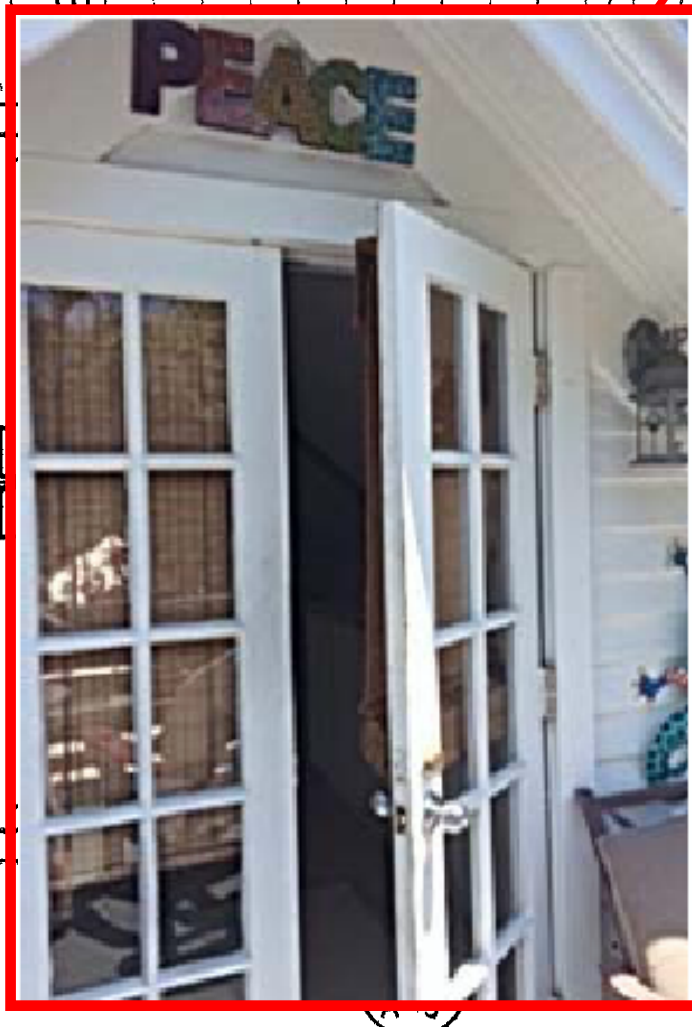
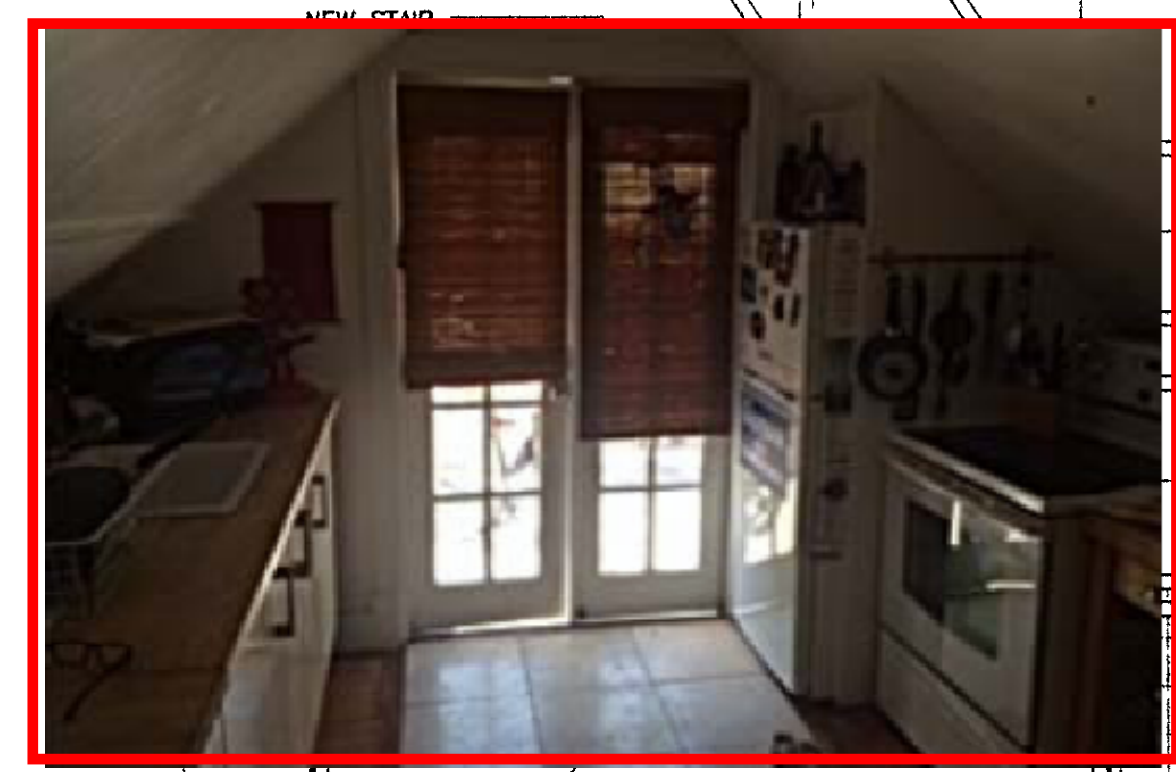
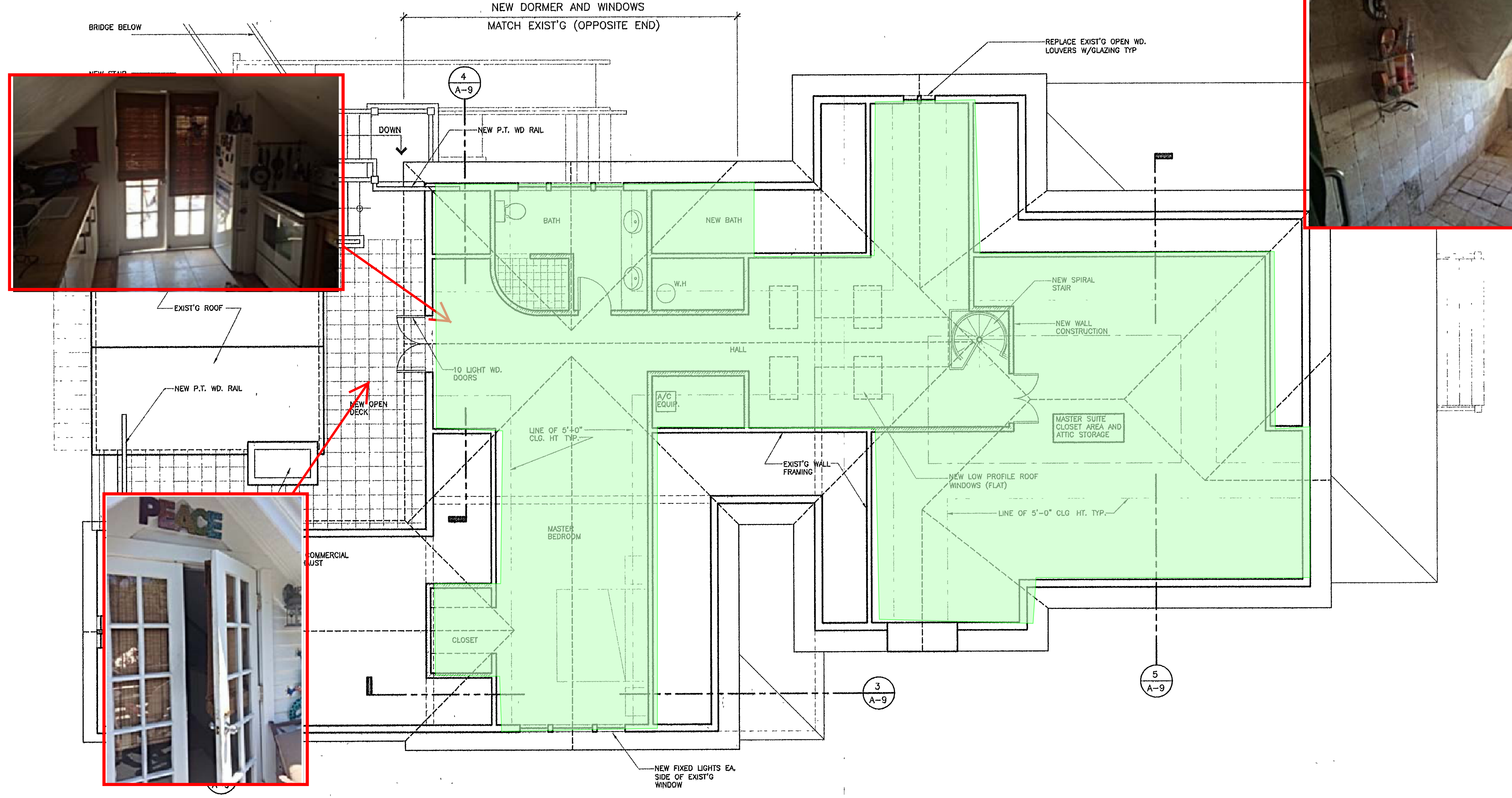
2 SECTION @ ATTIC FRAME CONST.  
A-3 1/4"=1'-0"



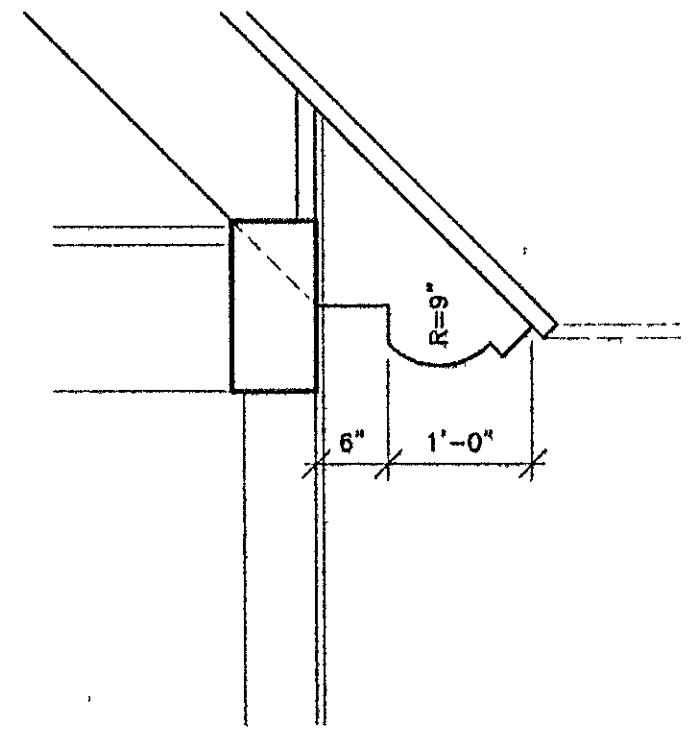
4 SECTION @ ATTIC FRAME CONST.  
A-3 1/4"=1'-0"



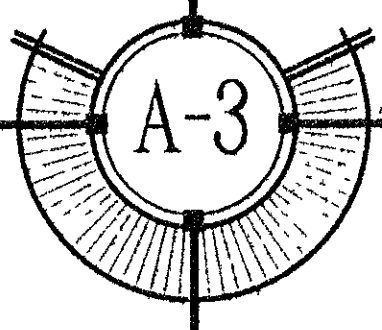
FRAME CONST.  
1/4"=1'-0"



1 ATTIC FLOOR PLAN-MASTER BEDROOM SUITE  
A-3 NOTE: ATTIC LEVEL CURRENTLY USED AS STORAGE 1/4"=1'-0"



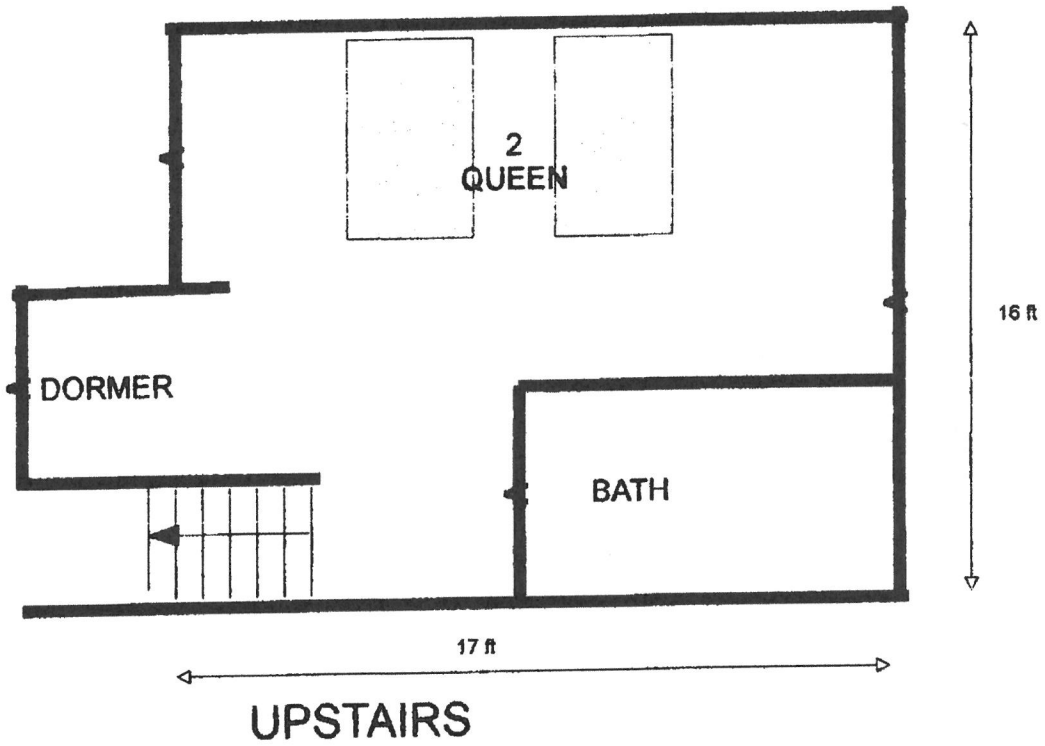
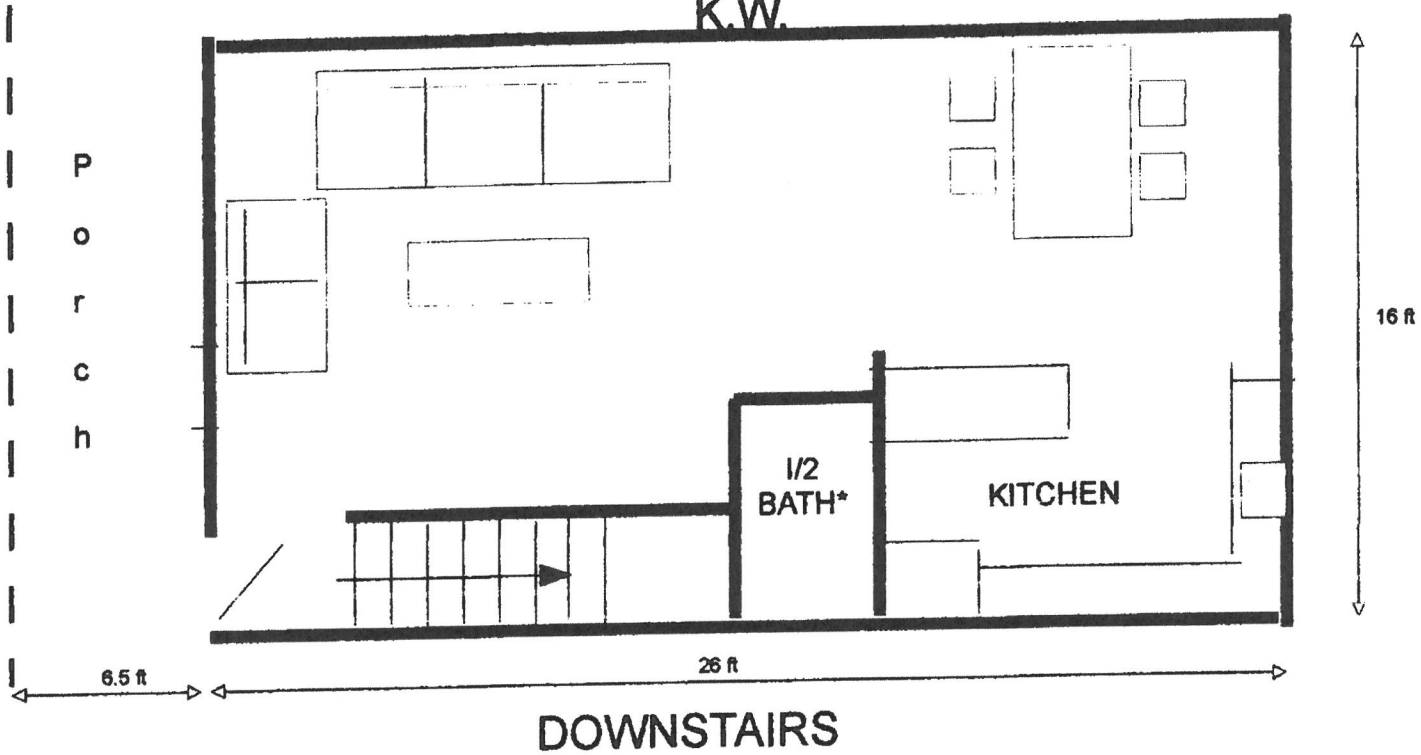
6 RAFTER END DTL.  
A-3 3/4"=1'-0"



# 314 Duval Proposed Floor Plan



OLD TOWN GARDEN VILLAS  
921 CENTER STREET #3,  
K.W.





# **Property Record Card**



**Disclaimer**

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

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

**Summary**

Parcel ID 00017720-000300  
 Account# 8792573  
 Property ID 8792573  
 Millage Group 10KW  
 Location 921 CENTER St 3, KEY WEST  
 Address  
 Legal Description KW PT LOT 3 SQR 8 TR 4 (A/K/A UNIT 3 & 8.33% COMMON ELEMENTS OLD TOWN GARDEN VILLAS) OR1063-2201/2225DEC OR1183-1278/1281 OR1400-134/139 OR1529-565/567  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6111  
 Property Class COMPOUNDS (0700)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

NIELSEN JENS M 921 Center St Unit 3 Key West FL 33040	NIELSEN INGER M 921 Center St Unit 3 Key West FL 33040
--	---

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$142,706	\$144,224	\$145,742	\$140,514
+ Market Misc Value	\$7,414	\$7,599	\$7,784	\$7,970
+ Market Land Value	\$188,762	\$185,684	\$182,094	\$186,197
= Just Market Value	\$338,882	\$337,507	\$335,620	\$334,681
= Total Assessed Value	\$127,959	\$126,193	\$123,356	\$121,056
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$102,959	\$101,193	\$98,356	\$96,056

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	498.00	Square Foot	0	0

**Buildings**

Building ID 34107	Exterior Walls ABOVE AVERAGE WOOD
Style 2 STORY ELEV FOUNDATION	Year Built 1980
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 2013
Gross Sq Ft 785	Foundation CONCR FTR
Finished Sq Ft 731	Roof Type GABLE/HIP
Stories 2 Floor	Roof Coverage ASPHALT SHINGL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 154	Heating Type FCD/AIR DUCTED with 0% NONE
Functional Obs 0	Bedrooms 1
Economic Obs 0	Full Bathrooms 1
Depreciation % 6	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 550
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	731	731	0
OPF	OP PRCH FIN LL	54	0	0
TOTAL		785	731	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	2011	2012	1	80 SF	4

**Exemptions**

Exemption	Amount
01 25000 HOMESTEAD 196.031(a)	\$25,000.00
02 ADDL HOMESTEAD 196.031(b)	\$25,000.00

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/21/1998	\$115,000	Warranty Deed		1529	0565	Q - Qualified	Improved

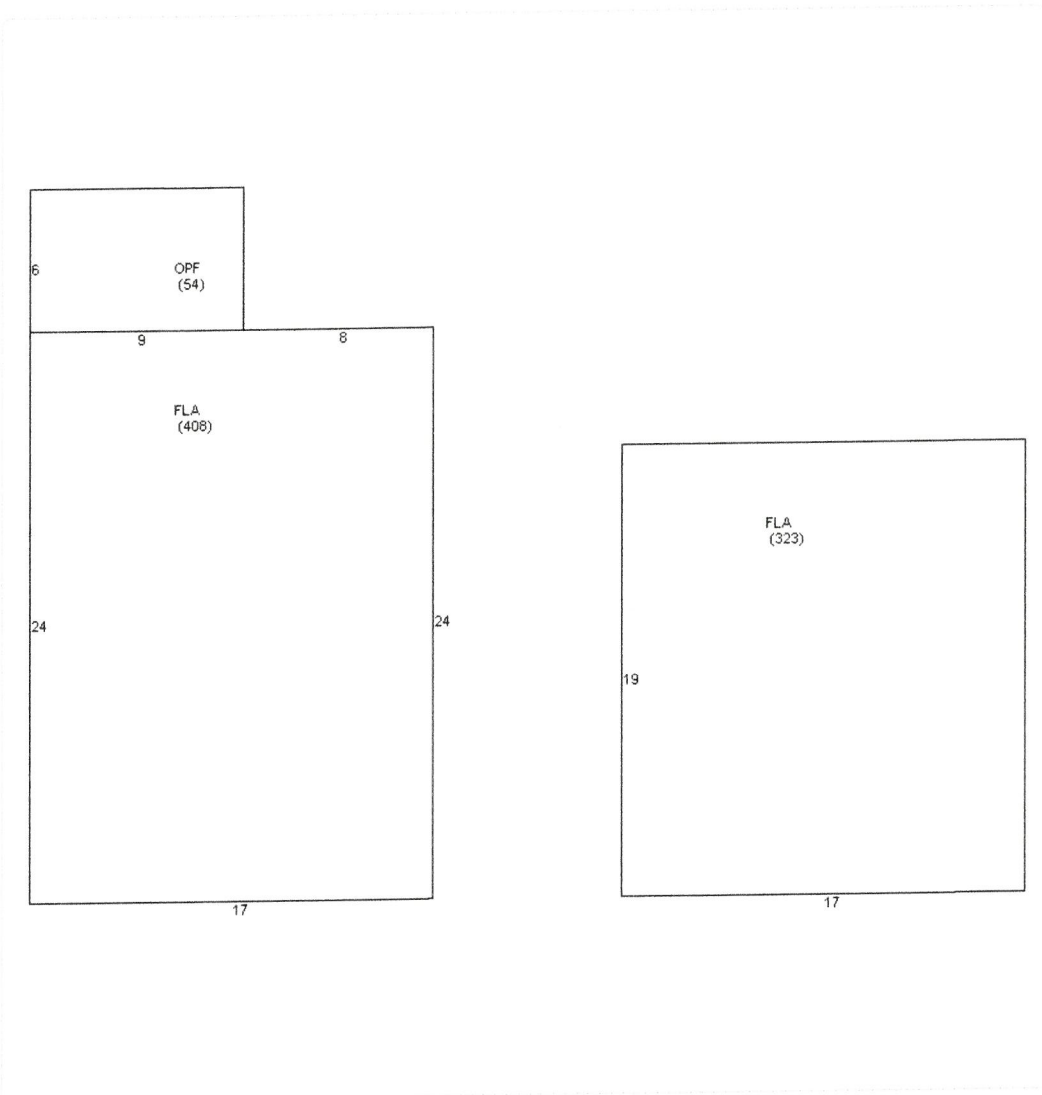
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-1167	4/3/2012	4/3/2012	\$4,700		INSTALL DUAL 3 ZONE DUCTLESS AC , 2 TON SYSTM
11-2582	7/25/2011	12/6/2011	\$42,500		INGROUND SPA POOL
09-1984	7/1/2009	8/7/2009	\$3,300		RE ROOF ASPHALT SHINGLES WITH VRIMP
08-2415	7/10/2008	4/24/2009	\$2,000		REPAIR 80LF OF EXTERIOR WOOD SIDING REPLACE 150 LF OF PORCH DECKING FRONT
04-2646	8/18/2004	12/3/2004	\$5,000	Residential	REPLACE 8 WINDOWS

**View Tax Info**

[View Taxes for this Parcel](#)

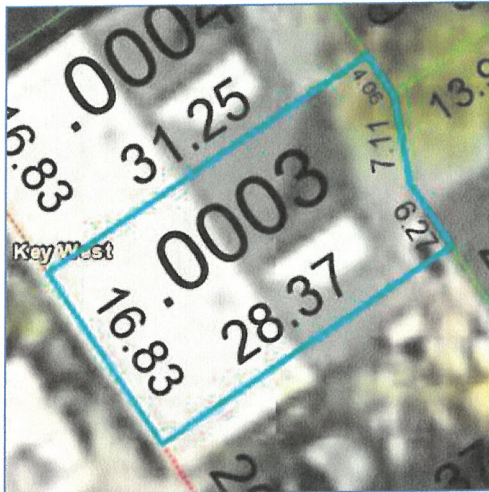
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

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

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 purposes. Likewise, data provided regarding one tax year may not be applicable to prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 9/9/2021, 2:55:47 AM](#)

Developed by  
 **Schneider**  
GEO SPATIAL

Version 2.3.145

**Deed**

**Dec# 1717394 10/28/2008 1:28PM**  
**Filed & Recorded in Official Records of**  
**MONROE COUNTY DANNY L. KOLHAGE**

RECORD & RETURN TO:  
This instrument prepared by:

Julie Ann Garber, Esq.  
THE ANDERSEN FIRM, A Professional Corporation  
1010 Kennedy Drive, Suite 201  
Key West, Florida 33040  
Parcel No. 00004420-000000

**Dec# 1717394**  
**Bk# 2386 Pgm 593**

### QUIT-CLAIM DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS QUIT-CLAIM DEED made this 28th day of October, 2008, by FRED W. TILLMAN, hereinafter called Grantor, whose address is 314 Duval Street, Key West, Florida 33040, and FRED W. TILLMAN, TRUSTEE, and his successors in trust, under the FRED W. TILLMAN LIVING TRUST, dated June 18, 2008, hereinafter called Grantee, whose address is 314 Duval Street, Key West, Florida 33040.

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby remises, releases and quit-claims unto the Grantee all that certain land situate in Monroe County, Florida, viz:

PARCEL 1: On the Island of Key West and known as part of Lot 2, of Square 25, according to William A. Whitehead's map delineated in February A.D. 1829. COMMENCING at a point on the southwesterly side of Duval Street distant 180 feet Southeasterly from the corner of the intersection of Caroline Street and Duval Street and running thence along Duval Street in a Southeasterly direction 50 feet; thence in a southwesterly direction 167 feet, 9 inches to the point of place of beginning upon Duval Street.  
SUBJECT To encroachment of (wooden fence), 87 feet 9 inches long, varying in widths from about 1 foot and 4 inches to 0 feet, along the Southeasterly boundary of the aforescribed property.

AND ALSO:

PARCEL 2: On the Island of Key West and is part of Lot Two (2), Square Twenty-Five (25) according to Wm. A. Whitehead's Map of said Island delineated in February 1829: COMMENCING at a point One Hundred and Five (105) feet, Nine (9) inches from the Southwest corner of Duval and Caroline Streets and extending thence along Caroline Street in a Southwesterly direction Sixty-Nine (69) feet and nine (9) inches; thence at right angles in a Southerly direction One Hundred and Twenty (120) feet;

thence at right angles in a Southwesterly direction Twenty-Two (22) feet and Three (3) inches; thence at right angles in a Southerly direction Thirty-Eight (38) feet; thence at right angles in a Northeasterly direction Ninety-Two (92) feet; thence at right angles in a Northerly direction One Hundred and Fifty – Eight (158) feet to Place of Beginning.

AND ALSO:

PARCEL 3: Part of Lot 2, Square 25, Island of Key West, according to William A. Whitehead's map delineated in February A.D. 1829; COMMENCING at the corner of the intersection of Caroline Street and Duval Street and thence Southeasterly along the Westerly line of Duval Street, 169 feet and 9 inches to the Point of Beginning of the parcel of land hereinafter described; thence continue along the said Westerly line of Duval Street, 10 feet and 3 inches to a point; thence Southwesterly at right angles, 167 feet and 9 inches to a point; thence Southeasterly at right angles 50 feet to a point; thence Southwesterly at right angles 30 feet to a point; thence Northwesterly at right angles 72 feet to point; thence Northeasterly at right angles 92 feet to a point; thence Southeasterly at right angles 11 feet and 9 inches to a point; thence Northeasterly at right angles 105 feet and 9 inches back to the point of beginning.

SUBJECT ALSO TO encroachment of a wooden fence 28 feet long, varying in widths from 1 foot 8 inches, along the rear Northwesterly boundary line of the aforescribed property.

SUBJECT ALSO TO encroachment of a wooden fence 30 feet long, varying in widths from about 1 foot and 6 inches to about 1 foot and 4 inches, along the Southeasterly boundary line of the aforescribed property.

BEING the same property described in the deed recorded in Official Records Book 2381, Page 1795, of the Public Records of Monroe County, Florida.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of



record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

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

Signed, sealed and delivered in our presence:

Julie Ann Garber  
Witness 1 signature:  
Print name: Julie Ann Garber

Patricia C. W. Ferber  
Witness 2 signature:  
Print name: PATRICIA C. W. FERBER

Fred W. Tillman  
FRED W. TILLMAN, Grantor

Doc# 1717394  
Bk# 2386 P# 595

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2008, by FRED W. TILLMAN, who is (X) personally known to me or ( ) produced a driver's license as identification.

Julie Ann Garber  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
Print, type or stamp commissioned name of notary

Address of property:  
314 Duval Street  
Key West, FL 33040



MONROE COUNTY  
OFFICIAL RECORDS

Prepared By and Return To:

Keys Title and Abstract Company  
631 Whitehead Street  
Key West, Florida 33040

Grantee Name and S.S. #:  
JENS M. NIELSEN

Grantee Name and S.S. #:  
INGER M. NIELSEN

63362

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1076995  
BK#1529 PG#565

RCD Jul 29 1998 03:43PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 805.00  
07/29/1998 DEP CLK

### This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one

Made this 21<sup>st</sup> day of July, 1998 A.D.

Between

PAT V. SEVERINO and LEE ANN SEVERINO, his wife, party of the first part, and JENS M. NIELSEN and INGER M. NIELSEN, his wife,  
and whose address is: 832 East Plantation Circle, Plantation FL 33324  
of the County of \_\_\_\_\_ in the State of \_\_\_\_\_ party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

See attached legal description

Subject To: Taxes and assessments for the year 1998 and subsequent years.  
Subject To: Limitations, conditions, restrictions and easements of record, if any.

Property Appraiser's Parcel Identification Number: 17720-000300  
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and the year above first written.

Signed, Sealed and Delivered in Our Presence:

1. [Signature]

Witness

Louis De Fenc

Printed Name

2. [Signature]

Witness

JACK F REA

Printed Name

Witness

Printed Name

Witness

Printed Name

[Signature] L.S.  
PAT V. SEVERINO  
[Signature] L.S.  
LEE ANN SEVERINO

\_\_\_\_\_ L.S.

\_\_\_\_\_ L.S.

Prepared By and Return To:

Keys Title and Abstract Company  
631 Whitehead Street  
Key West, Florida 33040

Grantee Name and S.S. #:  
JENS M. NIELSEN

Grantee Name and S.S. #:  
INGER M. NIELSEN

63362

MONROE COUNTY  
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DEED DOC STAMPS 805.00  
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Made this 21<sup>st</sup> day of July, 1998 A.D.

Between

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and whose address is: 832 East Plantation Circle, Plantation FL 33324  
of the County of \_\_\_\_\_, in the State of \_\_\_\_\_, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

See attached legal description

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Property Appraiser's Parcel Identification Number: 17720-000300  
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and the year above first written.

Signed, Sealed and Delivered in Our Presence:

1. [Signature]

Witness

Louis De Fenc

Printed Name

2. [Signature]

Witness

JACK F REA

Printed Name

Witness

Printed Name

Witness

Printed Name

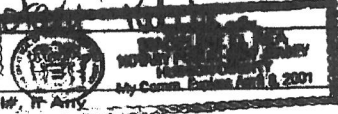
[Signature] L.S.  
PAT V. SEVERINO  
[Signature] L.S.  
LEE ANN SEVERINO

\_\_\_\_\_  
L.S.  
\_\_\_\_\_  
L.S.

State of New Jersey  
County of HUDSON

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July, 1922, by PAT V. SEVERINO and LEE ANN SEVENNO, his wife, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did (did not) take an oath.

FILE #1076995  
BK#1529 PG#566

Madeleine D. Rea  
Signature  
MADELINE D. REA  
Printed Name  
Notary Public  
Title  
  
Serial# N/A

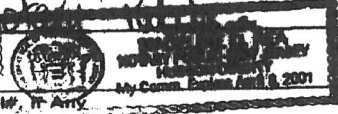
**Warranty  
Deed**



State of New Jersey  
County of HUDSON

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July, 1922, by PAT V. SEVERINO and LEE ANN SEVENNO, his wife, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did (did not) take an oath.

FILE #1076995  
BK#1529 PG#566

Madeleine D. Rea  
Signature  
MADELINE D. REA  
Printed Name  
Notary Public  
Title  
  
Serial# N/A

**Warranty  
Deed**



FILE NO. 63362-98

EXHIBIT "A"

RECORDER'S MEMO:  
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS  
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

LEGAL DESCRIPTION: (UNIT NO. 3)

On the Island of Key West, Monroe County, Florida, and being part of Lot 3 of Square 8 of Tract 4, according to SIMONTON and WALL'S ADDITION to the City of Key West, as recorded in Deed Book 1 at page 421 of the Public Records of Monroe County, Florida and also being Lot 13 and part of Lots 14, 15 and 16 according to BALDWIN'S SUB. as recorded in Deed Book 1 at page 257 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the Northeastery Right-of-Way Line of Center Street and the Northwesterly Right-of-Way Line of Truman Avenue; thence N 36° 20' 25" W along the said Northeastery Right-of-Way Line of Center Street for 16.63 feet to the Point of Beginning; thence continue N 36° 20' 25" W along the said Northeastery Right-of-Way Line of Center Street for 16.63 feet; thence N 53° 39' 35" E and thru a common wall for 31.25 feet; thence S 12° 26' 36" W for 7.11 feet; thence S 36° 20' 25" E for 4.06 feet; thence S 53° 39' 35" W for 28.37 feet to the said Northeastery Right-of-Way Line of Center Street and the Point of Beginning.

ALSO:

3.33% interest in the Common area

On the Island of Key West, Monroe County, Florida. Commence at the Northeastery Right-of-Way of Truman Avenue and Center Street; thence N 36° 20' 25" W along the Easterly Right-of-Way of Center Street for 50.00 feet to the Point of Beginning; thence continue along the said Easterly Right-of-Way of Center Street for 102.92 feet; thence N 53° 36' 55" E for 126.00 feet; thence S 36° 20' 25" E for 102.92 feet; thence S 53° 36' 55" W for 126.00 feet to the Point of Beginning.

COMMON AREA:

On the Island of Key West, Monroe County, Florida, and being part of Lot 3 of Square 8 of Tract 4, according to SIMONTON AND WALL'S ADDITION to the City of Key West, as recorded in Deed Book 1 at Page 421 of the Public Records of Monroe County, Florida and also being Lot 13 and part of Lots 14, 15 and 16 according to BALDWIN'S SUB. as recorded in Deed Book 1 at Page 257 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCE at the Northeastery Right-of-Way Line of Center Street and the Southwesterly Right-of-Way Line of Truman Avenue; thence N 36° 20' 25" W along the said Northwesterly Right-of-Way Line of Center Street for 50.00 feet to the Point of Beginning; thence continue N 36° 20' 25" W along the said Northeastery Right-of-Way Line of Center Street for 20.23 feet; thence N 53° 39' 35" E for 28.37 feet; thence S 36° 20' 25" E for 20.23 feet; thence S 53° 39' 35" E for 28.37 feet to the said Northeastery Right-of-Way Line of Center Street and the Point of Beginning.

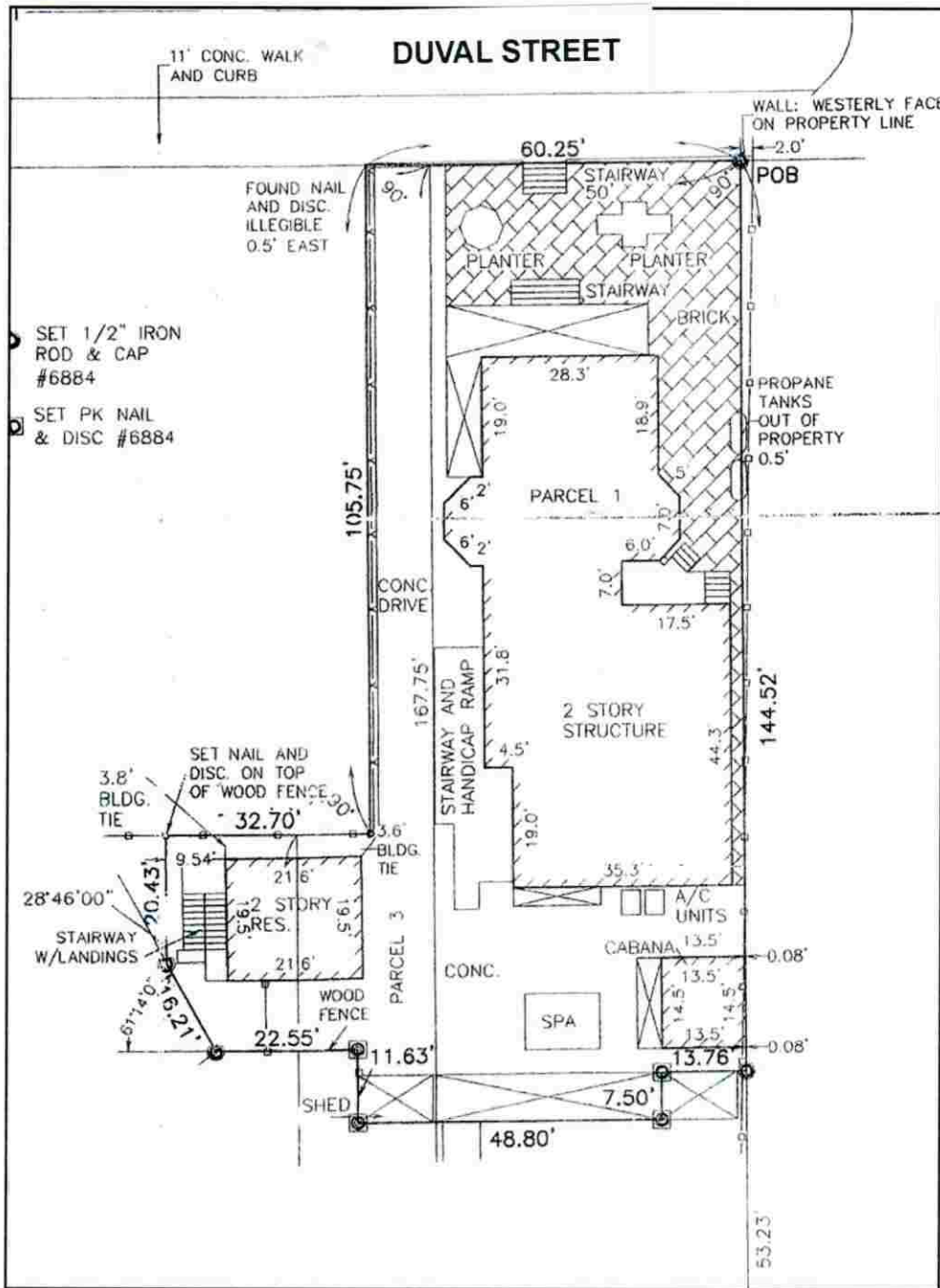
ALSO:

COMMENCE at the Northeastery Right-of-Way Line of Center Street and the Southwesterly Right-of-Way Line of Truman Avenue; thence N 36° 20' 25" W for 103.89 feet to the Point of Beginning; thence continue N 36° 20' 25" W along the said Northeastery Right-of-Way Line of Center Street for 9.85 feet; thence N 53° 39' 35" E for 31.25 feet; thence N 36° 20' 25" W for 39.18 feet; thence N 53° 39' 35" E for 6.68 feet; thence S 36° 20' 25" E for 37.00 feet; thence N 53° 39' 35" E for 33.64 feet; thence N 36° 20' 25" for 37.00 feet; thence N 53° 39' 35" E for 19.18 feet; thence S 36° 20' 25" for 42.00 feet; thence N 53° 39' 35" E for 35.25 feet; thence S 36° 20' 25" for 26.70 feet; thence S 53° 39' 35" W for 34.30 feet; thence S 36° 20' 25" for 34.14 feet; thence S 53° 39' 35" W for 29.69 feet; thence N 36° 20' 25" for 33.00 feet; thence S 53° 39' 35" W for 30.76 feet; thence N 36° 20' 25" for 20.89 feet; thence S 53° 39' 35" W for 31.25 feet to the said Northeastery Right-of-Way Line of Center Street and the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1076995  
BK#1529 PGS 67

# **Boundary Survey**

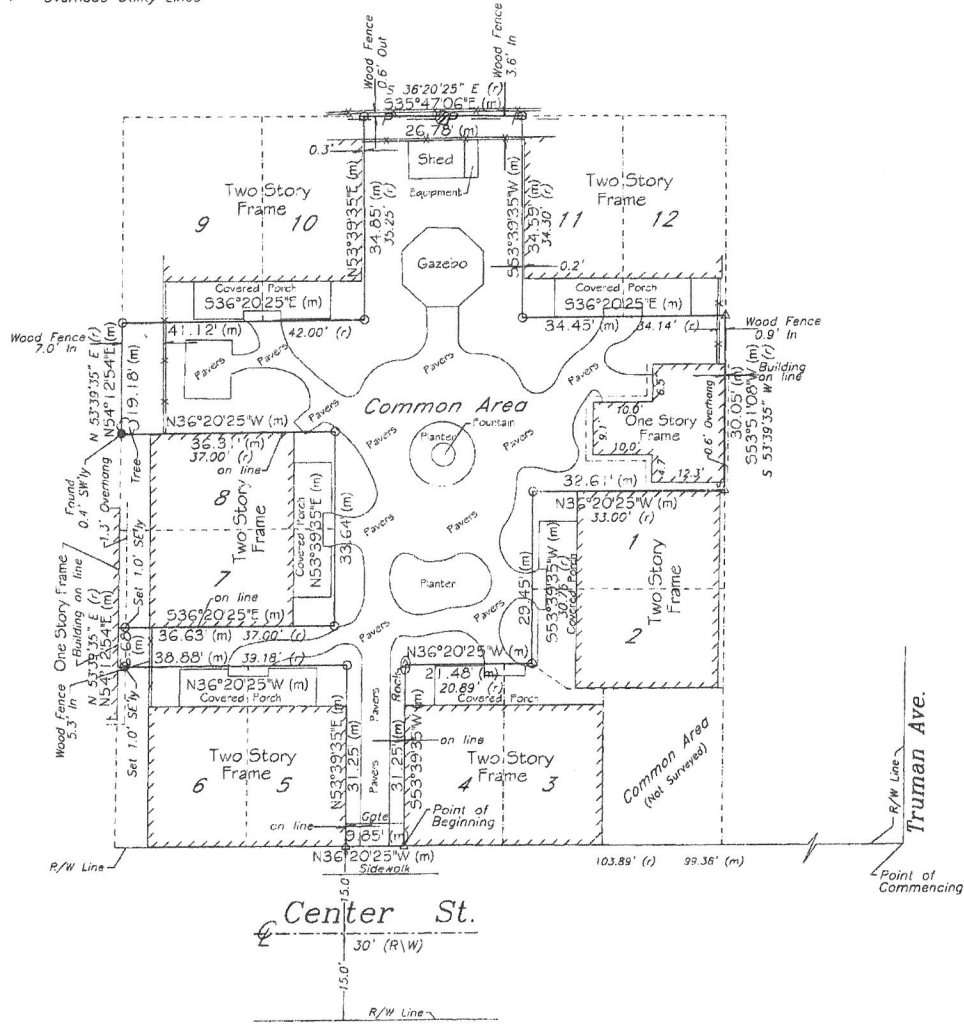
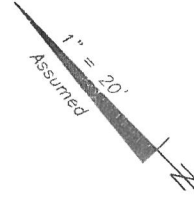




# Boundary Survey Map of main Common Area OLD TOWN GARDEN VILLAS

## LEGEND

- Found 1/2" Iron Rod (Unreadable)
- Set 1/2" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R\W Right of Way
- ⊙ Centerline
- C.B.S. Concrete Block Structure
- ⊗ Wood Utility Pole
- P- Overhead Utility Lines



Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 298-2244

Note: This Survey Map is not full and complete without the attached Survey Report

Boundary Survey Report of main Common Area  
OLD TOWN GARDEN VILLAS

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 921 Center Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are based on the NE'y right of way line of Center Street, as N 36°20'25" W as per the legal description.
8. This survey is not assignable.
9. Date of field work: April 2, 2010
10. Adjoiners are not furnished.
11. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: COMMENCE at the Northeasterly Right-of-Way Line of Center Street and the Southwesterly Right-of-Way Line of Truman Avenue; thence N36°20'25"W for 103.89 feet to the Point of Beginning; thence continue N36°20'25"W along the said Northeasterly Right-of-Way Line of Center Street for 9.85 feet; thence N53°39'35"E for 31.25 feet; thence N36°20'25"W for 39.18 feet; thence N53°39'35"E for 6.68 feet; thence S36°20'25"E for 37.00 feet; thence N53°39'35"E for 33.64 feet; thence N36°20'25"W for 37.00 feet; thence N53°39'35"E for 19.18 feet; thence S36°20'25"E for 42.00 feet; thence N53°39'35"E for 35.25 feet; thence S36°20'25"E for 26.78 feet; thence S53°39'35"W for 34.30 feet; thence S36°20'25"E for 34.14 feet; thence S53°39'35"W for 29.69 feet; thence N36°20'25"W for 33.00 feet; thence S53°29'35"W for 30.76 feet; thence N36°20'25"W for 20.89 feet; thence S53°39'35"W for 31.25 feet to the said Northeasterly Right-of-Way Line of Center Street and the Point of Beginning.

BOUNDARY SURVEY FOR: Old Town Garden Villas;

J. LYNN O'FLYNN, INC.



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

June 9, 2010

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2744