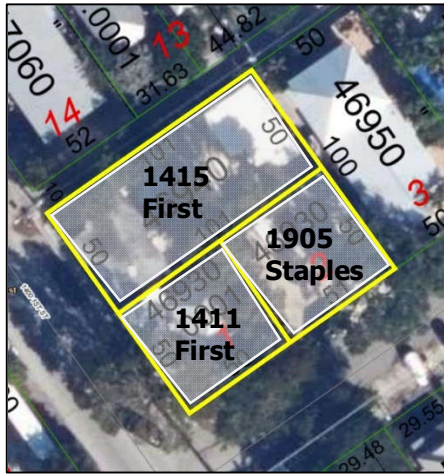


## Address Map



## Lot Configuration Over Time

1905 Plat



1972 - Subdivision



1997 – No Change



Present – No Change



## Timeline and Actions

Date	Lot	Record/Action	Description
1905	All Lots	Plat (PB 1-43)	Lots platted as residential fronting Staples Avenue
1943	Land now known as 1415 First St.	Building Built MCPA Report (2023)	Commercial building built fronting First Street
1963	Land now known as 1411 First St.	Building Built MCPA Green Card	Commercial building built fronting First Street; 2 Residential units built in the rear.
1969	All Lots	Zoning Amendment <sup>1</sup> (Ord. 69-29)	Zoning assigned as R-1 LDRs - Subdivision: No subdivision code, No prohibitions Min lot size: 6,000 sq. ft. <i>Commercial buildings and use became nonconforming<sup>2</sup></i>
1969	All Lots	Deed (OR 439-237)	Lots under common ownership
1972	All Lots	Subdivision Occurred Deed (OR 508-877)	Subdivision Occurred - Northern parts of Lots 1 & 2 transferred as an individual parcel (1411 First Street). Southern parts of Lots 1 & 2 remained uncombined

<sup>1</sup> 1969 zoning map not available from City Clerk.

<sup>2</sup> Sec. XXIV. 20. Non-Conformity. Any lot, use of land, use of structure, use of structure and premises or characteristics of any use which was lawful at the time of enactment of this ordinance but which does not conform with the provisions of the district in which it is located.

1974	All Lots	Zoning Map	Property zoned R-1 - zoning map amendment certified as official and supersedes and replaces map adopted as part of ord. no. 69-29.
1979	All Lots	Zoning Amendment (Ord. 79-27)	Zoning change to C-1 LDRs - Subdivision: No subdivision code, No prohibitions Min lot size: 4,000 sq. ft. <i>Commercial buildings and use became conforming</i> <i>Residential use becomes a Special Exception</i>
1982	1415 First St.	Deed (OR 853-724)	Southern part of Lot 1 transferred (1415 First Street).
1982	1415 First St.	MCPA Green Card shows Residential Structure	Shows a residential structure was added to property.
1984	All Lots	Zoning Amendment (Ord. 84-41)	Change to Min Lot Size: "Generally, 4,000 sq. ft." Zoning remains C-1 LDRs - Subdivision: No subdivision code, No prohibitions <i>Commercial buildings and use remain conforming</i> <i>Residential use remains a Special Exception</i>
1986	1905 Staples	Deed (OR 955-1991)	Southern part of Lot 2 transferred (1905 Staples Avenue).
1996	1411 First St.	Building Permit (No. 96-003583)	Residential renovation – Remove existing canvas carport, construct structure to match existing.
1996	1411 First St.	Building Permit (No. 96-003583 <sup>3</sup> )	Commercial Renovations
1997	All Lots	Zoning Amendment (Ord. 97-10)	Zoning change to CL LDRs - Subdivision: Prohibited w/o City approval Min lot size: 10,000 sq. ft. <i>1415 First St lot &amp; 1905 Staples lot became nonconforming<sup>4</sup></i> <i>Commercial buildings and use remain conforming</i> <i>Residential use became a Conditional Use</i>
1999	1411 First St.	Building Permit (No. 99-001763)	Sign – Install 2'x3' sign "Firststreet Gallery"
2005	1411 First St.	Building Permit (No. 05-003092)	Roofing – Timberline shingles. Rubber on flat roof
2006	1415 First St.	Building Permit (No. 06-000788)	Hurricane Repair – Install rubber roofing
2007	1415 First St.	Building Permit (No. 07-000500)	Mechanical – Install 1.5-ton & 1-ton mini-split A/C system
2007	1415 First St.	Building Permit (No. 07-000658)	Residential renovation – Replace windows, doors, & shutters
2007	1415 First St.	Building Permit (No. 07-000890)	Mechanical – Install 3 1-ton mini-split A/C units
2007	1415 First St.	Building Permit (No. 07-001792)	Install new 100AMP and new central A.C. system
2011	1415 First St.	Building Permit (No. 11-000611)	Residential renovation – Install sheetrock in bathroom to address red tag by code
2011	1415 First St.	Building Permit (No. 11-004058)	Electric – Install exhaust fan

<sup>3</sup> Property Appraiser provides same permit no. as 1996 permit for 1415 1st St., but different location and work.

<sup>4</sup> Sec. XXIV. 20. Non-Conformity. Any lot, use of land, use of structure, use of structure and premises or characteristics of any use which was lawful at the time of enactment of this ordinance but which does not conform with the provisions of the district in which it is located.

2011	1415 First St.	Building Permit (No. 11-004603)	Mechanical – Install 1-supply amp, 1-exhaust fan
2015	1415 First St.	Building Permit (No. 15-005136)	Plumbing – Plumbing for 1-sink, 1 -tankless water heater, 1-small lift station for sink drain
2017	1415 First St.	Building Permit (No. 17-002641)	Roofing – Replace 4 squares of modified roofing with TPO roofing
2018	1415 First St.	Building Permit (No. 18-003242)	Roofing – Install storm safe underlayment eaves trim drip tapered ISO insulation system
2021	1905 Staples	Building Permit (No. 2021-3457)	Residential electrical – Install 300 AMP meters with disconnect; Install Temp 200 AMP panel and 20 amp GFCI receptacles
2021	1905 Staples	Building Permit (No. 2021-3460)	Commercial renovation – Install 30ft wooden power pole
2021	1905 Staples	Tree Permit (No. 2021-0318)	Canopy trimming – Maintenance trimming of 1-strangler fig; removal of decayed lateral, reduce and balance canopy
2022	1905 Staples	BPAS Award (Res. No. 2022-027)	BPAS Award - The property known was awarded 1 market-rate BPAS unit allocation.
2022	1905 Staples	Building Permit (No. 2022-3289)	Residential plumbing – Install Watts 909 QT back flow preventer
2023	1415 First St.	Building Permit (No. 2023-0295)	Plumbing – Install shower pan

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE KEY WEST REALTY COMPANY AND WILLIAM R. PORTER AND GEORGE W. ALLEN HAVE CAUSED TO BE MADE THIS MAP, AND DO HEREBY DEDICATE TO PERPETUAL USE OF THE PUBLIC, THE STREETS OR HIGHWAYS SHOWN THERE ON, RESERVING TO OURSELVES, OUR HEIRS, SUCCESSORS, OR PERSONAL REPRESENTATIVES, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW. ALL RIPARIAN RIGHTS ARE RESERVED TO OUR OWN USE AND BENEFIT.

WITNESS OUR HANDS AND SEALS THIS JULY 22, 1905.  
 THE KEY WEST REALTY COMPANY  
 BY GEO. W. ALLEN, PRESIDENT.  
 WILLIAM R. PORTER, SECRETARY.  
 GEORGE W. ALLEN.

**KEY WEST REALTY CO'S**  
**FIRST SUBDIVISION OF**  
**PART OF TRACT 21 AND LOTS 1, 2, 3, 4, 5.**  
**ISLAND OF KEY WEST.**

NOTE: ALL LOTS 25 WIDE BY 100 DEEP UNLESS OTHERWISE MARKED. ALL STREETS 50 WIDE UNLESS OTHERWISE MARKED. ALL ALLEYS 10 WIDE. MARKING THIS MARKING CENTER OF STREET'S SHOWN. THIS SCALE: 1" = 100'



30  
 SURVEYED AND PLANNED BY J.G. FROST - JULY 1905.  
 TRACED FEB 5, 1925 BY LUTFON & BAILEY.  
 AND CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL.  
 CLIFTON E. BAILEY  
 CERTIFICATE NO. 524.

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

Is. Doc. Stamp.  
\$ 2.00

This instrument was prepared by:

Bill G. Chappell

of the Law Office of  
**NEBLETT, SAUER & CHAPPELL**  
1600 North Research Boulevard  
KEY WEST, FLORIDA 33440

# Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, Made this 10<sup>th</sup> day of September 1969, Between  
**PEARL CANO**, also known as **PEARL HILDA CANO**, and **PROCESSO CANO**, her  
husband of the County of **Monroe**, State of **Florida**  
**JOSEPH G. CANO** and **SYBIL L. CANO**, husband and wife  
whose post office address is **2911 Seidenberg Avenue, Key West**  
of the County of **Monroe**, State of **Florida**

FILED FOR RECORD  
SEP 23 1969  
MONROE COUNTY, FLA.

Witnesseth, That said grantor, for and in consideration of the sum of  
**TEN AND NO/100THS (\$10.00)**  
and other good and valuable considerations to said grantee 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 fol-  
lowing described land, situate, lying and being in **MONROE** County, Florida, to-wit:  
On the Island of Key West and known on the Key West Realty Co's. Sub-  
division No. One (1) of Tract Twenty-one (21), and Salt Pond Lots  
Nos. One (1), Two (2), Three (3), Four (4) and Five (5) as Lots One (1)  
and Two (2) in Block Sixteen (16), according to a diagram of said  
Subdivision recorded in Plat Book 1, Page 43 of the Public Records of  
Monroe County, Florida.

Note: It is the intention of the Grantors herein to convey the portion  
of the above-described lots not previously conveyed in a Warranty Deed  
dated July 11, 1953 and recorded in Book G-71 at page 162 of the  
Public Records of Monroe County, Florida.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the 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:

*Judith A. Mayo* (Seal)  
*Bessie J. Mayo*  
*Pearl Cano* (Seal)  
*Processo Cano* (Seal)  
181418 (Seal)

RECORDED IN PLAT BOOK NO. 1, PAGE 43  
MONROE COUNTY, FLORIDA  
**EARL R. ADAMS**  
CLERK OF CIRCUIT COURT  
RECORDS SECTION

STATE OF FLORIDA  
COUNTY OF MONROE  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared **PEARL CANO**, also known as **PEARL HILDA CANO**, and **PROCESSO CANO**,  
her husband,  
to me known to be the person described in and who executed the foregoing instrument and acknowledged to me  
that they executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of September  
1969.

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires Mar. 3, 1972  
Bonded by Transamerica Insurance Co.



3581

# This Indenture

FILED FOR RECORD  
1972 JUN 15 AM 9:15  
EARL R. ADAMS, CLERK OF COURT  
MONROE COUNTY, FLORIDA

Please read terms, the word "party" shall include the heirs, personal representatives, executors and/or assigns of the property party hereto. The use of the singular gender shall include the plural, and the plural the singular. The use of any gender shall include all genders, and, if used, the word "one" shall include all the other words denoted if more than one.

Made this 14th day of June  
Between SYBIL L. CAHO

Monroe and State of Florida, party of the first part,  
and JOSEPH G. CAHO

1411-R FIRST ST  
KEY WEST, FLA.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot or parcel of land, situate lying and being in the County of Monroe and State of Florida, to wit:

On the Island of Key West and known on the KEY WEST REALTY CO.'S Subdivision No. One (1) of Tract Twenty-one (21), and Salt Pond Lots Nos. One (1), Two (2), Three (3), Four (4), and Five (5) as a part of Lots One (1) and Two (2) in Block Sixteen (16), according to a diagram of said Subdivision recorded in Plat Book 1, page 43 of the Public Records of Monroe County, Florida.

Commencing at a point on First Street Fifty (50) feet Northwesterly from the Northeastly intersection of Staples Avenue and First Street as a point of beginning; then from said point of beginning run thence Northwesterly along First Street Fifty (50) feet to a Ten (10) foot alley; thence at right angles and Northeastly along said Alley One Hundred One (101) feet; thence at right angles Southeastly Fifty (50) feet; thence at right angles Southwesterly One Hundred One (101) feet out to First Street to the point of beginning.

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

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

Signed, Sealed and Delivered in Our Presence:  
*Sybil L. Cahoy*  
*Joseph G. Cahoy*

THIS INSTRUMENT PREPARED BY  
MANUEL W. JAMES - ATTORNEY AT LAW  
418 FLEMING ST. KEY WEST, FLA. 33040

State of Florida,  
County of Monroe

FLORIDA	DOCUMENTARY SUR TAX	DRIDA
	00.55	1A/2P TAX
		00.30

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

SYBIL L. CAHO

In me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed. Witness my hand and official seal at Key West, Monroe County of Monroe and State of Florida, this 14th day of June, A. D. 1972.

RECORDED IN PUBLIC RECORD BOOK  
MONROE COUNTY, FLORIDA  
3581  
EARL R. ADAMS  
CLERK OF COURT  
SECOND YEAR

Notary Public  
My Commission Expires



# This Indenture,

200000

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein. 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 "male" shall include all the male persons described of more than one.

Made this 4th day of May, A. D. 1982,  
Between JOSEPH G. CANO, joined by his wife, MARIAN R. CANO,

of the County of Monroe in the State of Florida  
party of the first part, and NIDIA P. RIGGS, a married woman,  
2121 Harris Avenue, Key West, FL 33040

of the County of Monroe in the State of Florida  
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~to be~~ 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:

On the Island of Key West and known on the Key West Realty Co.'s Subdivision No. One (1) of Tract Twenty-one (21) and Salt Pond Lots Nos. One (1), Two (2), Three (3), Four (4) and Five (5) as Part of Lot One (1) in Block Sixteen (16), according to a diagram of said Subdivision recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, more particularly described by metes and bounds as follows: Begin at the point of intersection of the Easterly right-of-way boundary line of First Street with the Northerly right-of-way boundary line of Staples Avenue and thence Northwesterly along said line of First Street Fifty (50) feet to a point; thence North-easterly at right angles Fifty (50) feet to a point; thence South-easterly at right angles Fifty (50) feet to a point on the said line of Staples Avenue; thence Southwesterly at right angles along the said line of Staples Avenue fifty (50) feet back to the Point of Beginning.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1982 and subsequent years.
2. Conditions, limitations, restrictions and easements of record.

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 year first above written.

Signed, Sealed and Delivered in Our Presence:

Robert R. Ledman  
Notary Public

JOSEPH G. CANO  
MARIAN R. CANO

72 MA -4 PA 18  
MONROE COUNTY, FLORIDA  
NOTARIAL PUBLIC

## State of Florida

County of Monroe

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOSEPH G. CANO and MARIAN R. CANO, his wife,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West  
County of Monroe, and State of Florida, this 4th  
day of May, A. D. 1982.

My Commission Expires 4-1-83

Robert R. Ledman  
Notary Public

TMS INSTRUMENT PREPARED BY  
ROBERT T. PALMAN  
ATTORNEY AT LAW  
417 LAYTON STREET  
KEY WEST, FL 33090

US Paid 216.00 Date 5-11-82  
MONROE COUNTY  
RALPH WHITE, CLERK OF CIR. CT.

RALPH W. WHITE  
CLERK CIRCUIT COURT

FORM 1104 WARRANTY DEED-(Statutory Form.)

TUTBLANK REGISTERED U.S. PAT. OFFICE  
TITLE LAW PRINT PUBLISHING, BUTL AND VT05701

OFF 0995 PAGE 1991

465590

# This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; 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 1ST day of December A. D. 1986

Between  
**JOSEPH G. CANO and MARIAN R. CANO, his wife**  
of the County of \_\_\_\_\_ in the State of **FLORIDA**  
party of the first part, and  
**TOM SAWYER and DEBRA V. SAWYER, his wife**  
whose address is: #6 Nassau Lane, Key West, Florida 33040  
of the County of **MONROE** in the State of **FLORIDA**  
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/100-AND OTHER VALUABLE CONSIDERATION Dollars, 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:

On the Island of Key West and known as the Key West Beach, Key West Subdivision No. One (1) or tract thereof, one (1) lot, to-wit: Lot No. 1, Lots Nos. One (1), Two (2), Three (3), Four (4) and Five (5) Part of Lot One (1) and Part of Lot Two (2) in Block No. 100 (10), according to a plat or map of said lots as recorded in Plat Book 1, Page 41, of the Public Records of Monroe County, Florida, more particularly described by metes and bounds as follows: begin at the point of intersection of the centerline right-of-way boundary line of First Street with the Northern right-of-way boundary line of 41 feet of one and three quarters (41 3/4) feet along the Northern right-of-way line of a strip of land fifty (50) feet to the point of beginning; thence continue along the centerline along the Northern right-of-way line of a strip of land for Fifty-one (51) feet to the Northeast corner of said Lot Two (2); thence Northwestwardly at right angles along the boundary line between Lot Two (2) and Lot Three (3) Fifty (50) feet; thence Southwestwardly at right angles Fifty-one (51) feet; thence Southeastwardly at right angles Fifty (50) feet to the point of Beginning.

(SEE REVERSE HEREOF)  
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 year first above written.

Signed, Sealed and Delivered in Our Presence:  
Two Witnesses:

1. Wanda S. Jimenez  
2. Lisa Reed

Joseph G. Cano L.S.  
Marian R. Cano L.S.

Notary Public Barbara Coux L.S.

State of Florida }  
County of \_\_\_\_\_

NO. P.M. 50.00 Dtd. 12-1-86  
MONROE COUNTY  
DEPT. L. ROLEAGE, CLERK CH. CT.  
By Barbara Coux

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,  
**JOSEPH G. CANO and MARIAN R. CANO**  
to me well known and known to me to be the individual <sup>s</sup> described in and who executed the foregoing deed, and <sup>they</sup> acknowledged before me that <sup>they</sup> executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West County of MONROE  
of December, and State of Florida, this 1st day of 1986.

Notary Public, State of Florida  
My Commission Expires March 20, 1990  
Notary Public Barbara Coux

THIS INSTRUMENT PREPARED BY:  
GREAT AMERICAN TITLE & MORTGAGE CO.  
CHARLJ SHUTT, PRESIDENT  
1217 WHITE STREET, KEY WEST, FL 33040  
305-294-4908 800-824-5451 FL

FILED FOR RECORD  
86 DEC 11 P 4:36



465596

REC 0995 PAGE 1992

SUBJECT TO: Taxes for the year 1987 and subsequent years.  
 SUBJECT TO: Limitations, conditions, easements, restrictions of record, if any.  
 SUBJECT TO: Purchase money first mortgage made by grantees herein to grantors herein filed even date herewith.

Recorded in Official Records Book  
 in Meares County, Florida  
 Record Verified  
 JERRY L. KOLHAGE  
 Clerk Circuit Court

**Warranty Deed**  
 1987  
 0995  
 1992

Date	TO	ABSTRACT OF DESCRIPTION