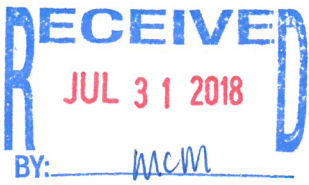


# **Application**



City of Key West Planning Department
P. O. Box 1409, Key West, FL 33041-1409
(305) 809-3720

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for \$2,000.00 made out to the City of Key West. There are also separate fees of \$50.00 for Fire Department Review and Advertising and Noticing fee of \$100.00. Deliver the original and 2 signed & sealed surveys and site plans to the Planning Department at 1300 White Street, Key West. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. 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

Address of Site
Unassigned

RE#

Name(s) of Owner(s):
419 Truman, LLC

Name of Agent or Person to Contact:
Gregory S. Oropeza, Esq.

Address: 221 Simonton Street
Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com

Receiver Site

Address of Site
215 Eanes Lane

RE# 00017950-000000

Name(s) of Owner(s):
419 Truman, LLC

Name of Agent or Person to Contact:
Gregory S. Oropeza, Esq.

Address: 221 Simonton Street
Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com

**For Sender Site:**

“Local name” of property N/A Zoning district N/A

Legal description N/A-Unassigned

Current use: N/A-Unassigned

Number of existing transient units: One (1) Unit

Size of site N/A Number of existing city transient rental licenses: 1

What is being removed from the sender site? One (1) Unit

What are your plans for the sender site? N/A-Unassigned

**For Receiver Site:**

“Local name” of property \_\_\_\_\_ Zoning district HRCC3

Legal description See attached Warranty Deed.

Current use Single-family residence

Size of site: 1,341 sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: One (1) residential

Existing non-residential floor area N/A

What will be transferred to the receiver site? Transient License

What are your plans for the receiver site? Transient Rental

**Sender 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 419 Truman, LLC  
B. STATE/COUNTRY OF INCORPORATION Florida  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO

**D. NAMES OF OFFICERS AND DESIGNATIONS**

Claude J. Gardner, Jr.  
Manager

**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:  
Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC  
221 Simonton Street, Key West, FL 33040  
TELEPHONE(S) 305-294-0252 FAX 305-2945788

**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 419 Truman, LLC  
B. STATE/COUNTRY OF INCORPORATION Florida  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO

**D. NAMES OF OFFICERS AND DESIGNATIONS**

Claude J. Gardner, Jr.

Manager

**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:

Gregory S. Oropeza, Esq.

TELEPHONE(S) 305-294-0252 FAX 305-294-5788

## **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 complete application package. Two signed & sealed surveys and site plans are required ~***

**Current Business Tax Receipt**

# 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 419 TRUMAN LLC CtLNbr: 0000152  
Location Addr UNASSIGNED  
Lic NBR/Class 18-00034082 UNASSIGNED TRANSIENT RENTAL  
Issue Date: April 12, 2018 Expiration Date: September 30, 2018  
License Fee \$3.00  
Add. Charges \$0.00  
Penalty \$0.00  
Total \$3.00

Comments: ONE TRANSIENT RENTAL UNIT

This document must be prominently displayed.

GARDNER JR, CLAUDE J

419 TRUMAN LLC  
336 DUVAL ST

Oper: KEWUMB Type: OC Drawer: J  
Date: 4/12/18 68 Receipt no: 12043

CR 2018 34082 LIC OCCUPATIONAL RENEWAL  
Trans Number: 1.00 \$3.00  
CK CHECK 1652 3125421 \$3.00

KEY WEST FL 33040

Trans date: 4/12/18 Time: 14:02:00



# **Corporation Detail**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
419 TRUMAN, LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L14000060754 |
| <b>FEI/EIN Number</b>       | 46-5402977   |
| <b>Date Filed</b>           | 04/14/2014   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 11/07/2016   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

336 DUVAL STREET  
KEY WEST, FL 33040

### Mailing Address

336 Duval Street  
Key West, FL 33040

Changed: 01/23/2017

### Registered Agent Name & Address

Gardner, Claude J, Jr.  
336 Duval Street  
Key West, FL 33040

Name Changed: 01/23/2017

Address Changed: 01/23/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GARDNER, CLAUDE J, JR.  
336 DUVAL STREET  
KEY WEST, FL 33040

### Annual Reports

# **Warranty Deed**

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 15-102-McCoy

Sales price.: \$375,000.00

06/02/2015 3:11PM  
DEED DOC STAMP CL: Krys \$2,625.00

Doc# 2031393  
Bk# 2743 Pg# 1411

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 29th day of May, 2015 between John C. McCoy, III, a single man whose post office address is 321 Pine View Drive, Mount Airy, NC 27030, grantor, and 419 Truman, LLC, a Florida limited liability company whose post office address is 336 Duval Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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:

That part of Lot Number Three (3) in Square Number Nine (9) of Simonton and Wall's Addition to the Town of Key West, and better known according to C.W. Tift's Map of the Island of Key West as part of Lot Three (3) in said Square Nine (9) of Tract Four (4); but more particularly described by metes and bounds as follows: Commencing at the intersection of the Southwesterly right of way line of Duval Street with the Northwesterly right of way line of Truman Avenue (formerly Division Street) and run thence in a Southwesterly direction along the Northwesterly right of way line of the said Truman Avenue for a distance of 172.67 feet to the Northeasterly right of way line of Eanes Lane, thence Northwesterly and at right angles and along the Northeasterly right of way line of the said Eanes Lane for a distance of 65.0 feet to the Point of Beginning of the parcel of land herein described; thence Southeasterly and at right angles for a distance of 32.17 feet; thence Southeasterly and at right angles for a distance of 4.80 feet; thence Northeasterly and at right angles for a distance of 19.8 feet; thence Northerly with a deflected angle of 64° to the left for a distance of 8.00 feet; thence Northeasterly with a deflected angle of 64° to the right for a distance of 8.69 feet; thence Northwesterly and at right angles for a distance of 13.20 feet; thence Southwesterly and at right angles for a distance of 6.60 feet; thence Northwesterly and at right angles for a distance of 4.10 feet; thence Southwesterly and at right angles for a distance of 57.57 feet to a point on the Northeasterly right of way line of said Eanes Lane; thence Southeasterly at right angles and along said Eanes Lane for a distance of 19.67 feet back to the Point of Beginning.

Parcel Identification Number: 00017950-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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:

Adele V. Stone  
Witness Name: Adele V. Stone

John C. McCoy, III (Seal)  
John C. McCoy, III

Tania Ortiz  
Witness Name: Tania Ortiz

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 1 day of <sup>June</sup>~~May~~, 2015 by John C. McCoy, III, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Tania Ortiz  
Notary Public

Printed Name: Tania Ortiz

My Commission Expires: 2-10-16

# **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 00017950-000000  
 Account # 1018414  
 Property ID 1018414  
 Millage Group 10KW  
 Location 215 EANES Ln, KEY WEST  
 Address  
 Legal KW PT LOT 3 SQR 9 TR 4 G41-301/02 OR608-29/LE PROB3 75-140 PROB87-388-  
 Description CP-10 OR1028-2223/24WILL OR1040-1874/76P/R OR1086-1393/94 OR1293-  
 1346/47 OR1307-2014/15 OR1389-2109/10 OR2688-2120LET/ADM OR2714-  
 799ORD OR2743-1411/12  
 (Note: Not to be used on legal documents)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

419 TRUMAN LLC  
 336 Duval St  
 Key West FL 33040

**Valuation**

|                            | 2018      | 2017      | 2016      | 2015       | 2012       |
|----------------------------|-----------|-----------|-----------|------------|------------|
| + Market Improvement Value | \$115,273 | \$109,998 | \$101,994 | \$41,106   | \$58,898   |
| + Market Misc Value        | \$2,338   | \$2,391   | \$2,492   | \$2,225    | \$2,148    |
| + Market Land Value        | \$292,881 | \$292,881 | \$262,584 | \$214,291  | \$137,227  |
| = Just Market Value        | \$410,492 | \$405,270 | \$367,070 | \$257,622  | \$198,273  |
| = Total Assessed Value     | \$410,492 | \$403,777 | \$367,070 | \$257,622  | \$194,484  |
| - School Exempt Value      | \$0       | \$0       | \$0       | (\$25,000) | (\$25,000) |
| = School Taxable Value     | \$410,492 | \$405,270 | \$367,070 | \$232,622  | \$169,484  |

**Land**

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 1,341.00        | Square Foot | 0        | 0     |

**Buildings**

Building ID 1313  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 743  
 Finished Sq Ft 623  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 164  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 15  
 Interior Walls DRYWALL

Exterior Walls C.B.S. with 23% WD FR STUCCO  
 Year Built 1948  
 EffectiveYearBuilt 2005  
 Foundation CONCRETE SLAB  
 Roof Type FLAT OR SHED  
 Roof Coverage TAR & GRAVEL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR NON-DC with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

| Code         | Description    | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|-------------|---------------|-----------|
| CPF          | CARPORT FIN    | 120         | 0             | 0         |
| FLA          | FLOOR LIV AREA | 623         | 623           | 0         |
| <b>TOTAL</b> |                | <b>743</b>  | <b>623</b>    | <b>0</b>  |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CONC PATIO    | 1979       | 1980      | 1        | 227 SF | 2     |
| WALL AIR COND | 1986       | 1987      | 1        | 1 UT   | 2     |
| FENCES        | 2010       | 2011      | 1        | 360 SF | 2     |

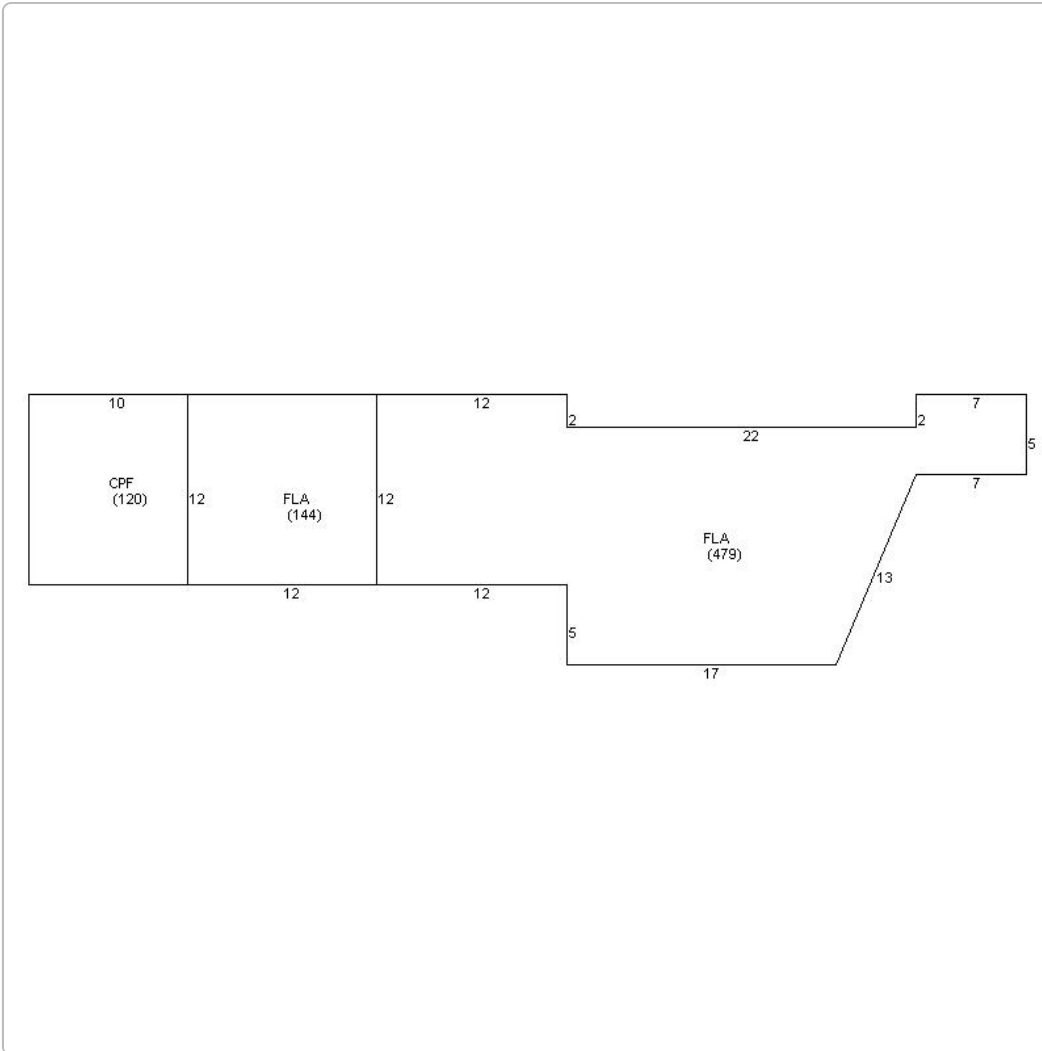
**Sales**

| Sale Date | Sale Price | Instrument   | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|--|-------------------|-----------|-----------|--------------------|--------------------|
| 6/1/2015  | \$375,000  | Warranty Deed                                      |                   | 2743      | 1411      | 30 - Unqualified   | Improved           |
| 3/21/2014 | \$0        | Order (to be used for Order Det. Heirs, Probate in |                   | 2714      | 799       | 11 - Unqualified   | Improved           |
| 2/1/1996  | \$11,500   | Quit Claim Deed                                    |                   | 1389      | 2109      | K - Unqualified    | Improved           |
| 5/1/1994  | \$7,500    | Quit Claim Deed                                    |                   | 1307      | 2014      | H - Unqualified    | Improved           |
| 2/1/1994  | \$65,800   | Warranty Deed                                      |                   | 1293      | 1346      | Q - Qualified      | Improved           |

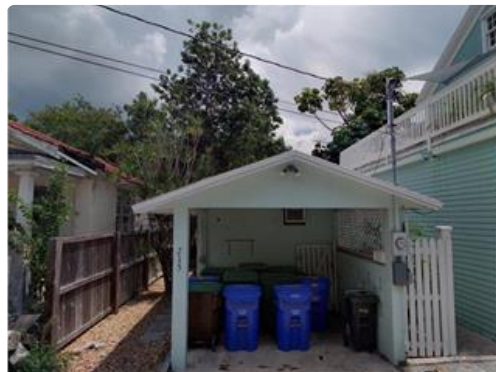
**Permits**

| Number  | Date Issued | Date Completed | Amount  | Permit Type | Notes  |
|---------|-------------|----------------|---------|-------------|--|
| 15-3146 | 7/31/2015   | 10/15/2015     | \$2,200 |             | RE LOCATE VANITY HEATERS & SHOWER VALVE IN EXISTING BATHROOM       |
| 15-2855 | 7/16/2015   | 10/20/2015     | \$7,000 |             | R & R KITCHEN CABINETS FLOORING PANTRY EXTERIOR PAINT AND CLEAN UP |
| 09-1645 | 6/8/2009    | 4/22/2010      | \$500   |             | RED TAGGED***R&R 160sf OF SHINGLE ROOFING WITH LIKE MATERIAL       |
| 09-1646 | 6/8/2009    | 4/22/2010      | \$800   |             | RED TAG***CONSTRUCT 6'H PICKET FENCE ON SIDE OF PROPERTY 60lf      |
| 9602224 | 5/1/1996    | 11/1/1996      | \$800   |             | RENOVATIONS  |

**Sketches (click to enlarge)**



**Photos**





## Map



## TRIM Notice

Trim Notice

2018 Notices Only

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

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

Last Data Upload: 10/9/2018 1:43:40 AM

Developed by  
 Schneic  
GEOSPAT

# Survey

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N35°07'50"W ASSUMED  
ALONG THE CENTERLINE OF  
ENEAS LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
215 EANES LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X

## LEGEND

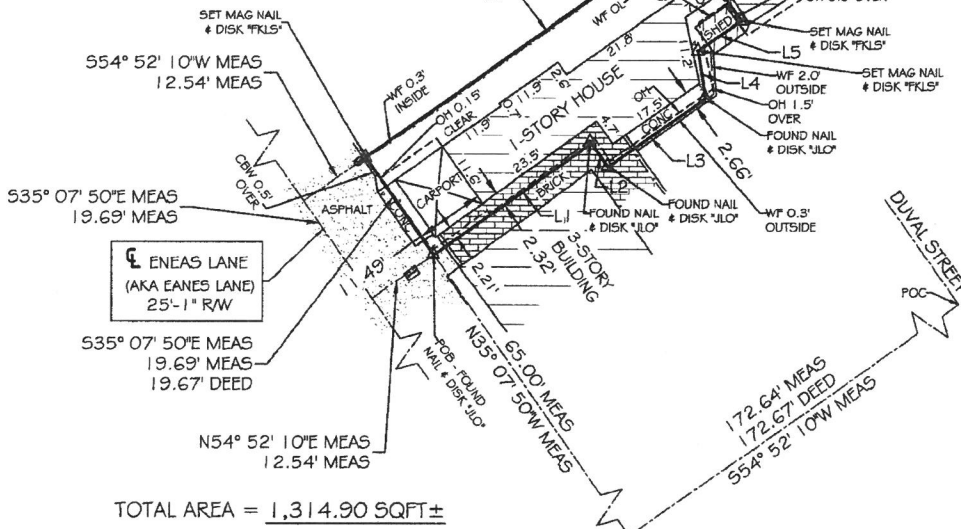
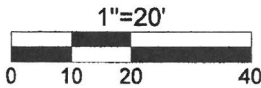
- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- - CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS  
SEC. 06-T685-R25E



TOTAL AREA = 1,314.90 SQFT±

| PARCEL LINE TABLE |             |                    |
|-------------------|-------------|--------------------|
| LINE #            | LENGTH      | DIRECTION          |
| L1                | 32.17' MEAS | N54° 52' 10"E MEAS |
| L2                | 4.80' MEAS  | S35° 07' 50"E MEAS |
| L3                | 19.80' MEAS | N54° 52' 10"E MEAS |
| L4                | 8.00' MEAS  | N9° 07' 50"W MEAS  |
| L5                | 8.69' MEAS  | N54° 52' 10"E MEAS |

| PARCEL LINE TABLE |             |                    |
|-------------------|-------------|--------------------|
| LINE #            | LENGTH      | DIRECTION          |
| L6                | 13.20' MEAS | N35° 07' 50"W MEAS |
| L7                | 6.60' MEAS  | S54° 52' 10"W MEAS |
| L8                | 4.10' MEAS  | N35° 07' 50"W MEAS |
| L9                | 57.57' MEAS | S54° 52' 10"W MEAS |

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE  
AND VALID WITHOUT THE ATTACHED SURVEY REPORT  
(SHEET 2 OF 2)

CERTIFIED TO -

419 Truman, LLC.;  
Branch Banking and Trust Company;  
Stones & Cardenas;  
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL  
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                    |
|-----------------------------------|--|------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GU = GUY WIRE                                  | POC = POINT OF COMPOUND CURVE      |
| BO = BLOW OUT                     | HD = HOSE END                                  | PRC = POINT OF REVERSE CURVE       |
| C & G = 2" CONCRETE CURB & GUTTER | IF = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | RT = RIGHT OF TANGENT              |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                         |
| C = CENTERLINE                    | LS = LANDSCAPING                               | R/W = RIGHT OF WAY LINE            |
| C/F = CORALINE FENCE              | MS = MEASURED                                  | SSCO = SANITARY SEWER CLEAN-OUT    |
| CM = CONCRETE MONUMENT            | MP = METAL PENCE                               | SW = SIDE WALK                     |
| CONC = CONCRETE                   | NRWL = NEAR NEIGH WATER LINE                   | TBM = TEMPORARY BENCHMARK          |
| CP = CONCRETE POWER POLE          | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1989) | TCP = TOP OF CURVE                 |
| COVD = COVERED                    | NTS = NOT TO SCALE                             | TOS = TOP OF SLOPE                 |
| CSA = CENTRAL ANGLE               | OR = ROOF OVERHANG                             | TS = TRAFFIC SIGN                  |
| DEASE = DRAINAGE EASEMENT         | CPW = OVERHEAD WIRES                           | TY = TYPICAL                       |
| EL = ELEVATION                    | PC = POINT OF CURVE                            | UL = UNREADABLE                    |
| ENCL = ENCLOSURE                  | PM = PASSING METER                             | ULC = UTILITY EASEMENT             |
| EP = EDGE OF PAVEMENT             | PCP = POINT OF COMPOUND CURVE                  | WD = WOOD DECK                     |
| FF = FINISHED FLOOR ELEVATION     | PCF = PERMANENT CONTROL POINT                  | WF = WOOD FENCE                    |
| FI = FIRE HYDRANT                 | PK = PARCELS KALON NAIL                        | WL = WOOD LANKING                  |
| FL = FENCE INSIDE                 | POB = POINT OF BEGINNING                       | WM = WATER METER                   |
| FO = FENCE OUTSIDE                | PI = POINT OF INTERSECTION                     | WPP = WOOD POWER POLE              |
| FOL = FENCE ON LINE               |  | WV = WATER VALVE                   |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

|                 |            |
|-----------------|------------|
| SCALE           | 1"=20'     |
| FIELD WORK DATE | 05/07/2015 |
| REVISION DATE   | XX/XX/XXXX |
| SHEET           | 1 OF 2     |
| DRAWN BY:       | MPB        |
| CHECKED BY:     |            |
| INVOICE NO.:    |            |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7847

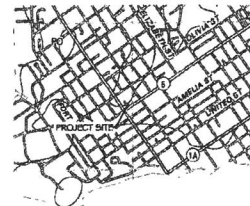
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



**FLORIDA KEYS  
LAND SURVEYING**

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@gmail.com

# REPORT OF BOUNDARY SURVEY



Whitehead Spit

LOCATION MAP - NTS  
SEC. 06-T685-R25E

## LEGAL DESCRIPTION -

That part of Lot Number Three (3) in Square Number Nine (9) of Simonton and Wall's Addition to the Town of Key West, and better known according to C.W. Tift's Map of the Island of Key West as part of Lot Three (3) in said Square Nine (9) of Tract Four (4); but more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southwesterly right of way line of Duval Street with the Northwesterly right of way line of Truman Avenue (formerly Division Street) and run thence in a Southwesterly direction along the Northwesterly right of way line of the said Truman Avenue for a distance of 172.67 feet to the Northeasterly right of way line of Eneas Lane, thence Northwesterly and at right angles and along the Northeasterly right of way line of the said Eneas Lane for a distance of 65.0 feet to the Point of Beginning of the parcel of land herein described; thence Southeasterly and at right angles for a distance of 32.17 feet; thence Southeasterly and at right angles for a distance of 4.80 feet; thence Northeasterly and at right angles for a distance of 19.8 feet; thence Northerly with a deflected angle of 64° to the left for a distance of 8.00 feet; thence Northeasterly with a deflected angle of 64° to the right for a distance of 8.69 feet; thence Northwesterly and at right angles for a distance of 13.20 feet; thence Southwesterly and at right angles for a distance of 6.60 feet; thence Northwesterly and at right angles for a distance of 4.10 feet; thence Southwesterly and at right angles for a distance of 57.57 feet to a point on the Northeasterly right of way line of said Eneas Lane; thence Southeasterly at right angles and along said Eneas Lane for a distance of 19.67 feet back to the Point of Beginning.

THE SURVEY REPORT (SHEET 2 OF 2 ) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

### CERTIFIED TO -

419 Truman, LLC;  
Branch Banking and Trust Company;  
Stones & Cardenas;  
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

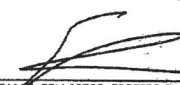
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

|                                   |   |                                      |
|-----------------------------------|---|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GLY = GLY WIRE                                  | PCC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                   | PIC = POINT OF REVERSE CURVE         |
| C 4 4 = 4" CONCRETE CURB & GUTTER | IP = IRON PIPE                                  | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                   | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                  | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                                | RW = RIGHT OF WAY LINE               |
| CLP = CHAINLINK FENCE             | MD = MAILBOX                                    | SSCO = SANITARY SOWER CLEAN-OUT      |
| CM = CONCRETE ENCLOSURE           | MS = MESSAGED                                   | SW = SIDE WALK                       |
| CONC = CONCRETE                   | MF = METAL FENCE                                | TBM = TEMPORARY BENCHMARK            |
| CPF = CONCRETE POWER POLE         | MRWL = MEAN HIGH WATER LINE                     | TOS = TOP OF BANK                    |
| CUVD = CURVED                     | NGVD = NATIONAL GEODETIC VERTICAL DATUM ( 1929) | TS = TOP OF SLOPE                    |
| DELTA = CENTRAL ANGLE             | NTS = NOT TO SCALE                              | TS = TRAFFIC SIGN                    |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                              | TY = TYPICAL                         |
| EL = ELEVATION                    | OW = OVERHEAD WIRES                             | UR = UNREADABLE                      |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                             | UL = UTILITY EASEMENT                |
| EP = EDGE OF PAVEMENT             | PM = PARKING METER                              | WD = WOOD DECK                       |
| FF = FINISHED FLOOR ELEVATION     | PCC = POINT OF COMPOUND CURVE                   | WF = WOOD FENCE                      |
| PH = FIRE HYDRANT                 | PCP = PERMANENT CONTROL POINT                   | WL = WOOD LANSING                    |
| PF = FENCE HEDGE                  | PK = PARKER KALON NAL                           | WM = WATER METER                     |
| PI = FOUND                        | POB = POINT OF BEGINNING                        | WPP = WOOD POWER POLE                |
| PO = FENCE OUTSIDE                | PI = POINT OF INTERSECTION                      | WRACK LINE = LINE OF DEBRIS ON SHORE |
| POL = FENCE ON LINE               |   | WV = WATER VALVE                     |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'  
FIELD WORK DATE: 05/07/2015  
REVISION DATE: XX/XX/XXXX  
SHEET: 2 OF 2  
DRAWN BY: MPB  
CHECKED BY: -----  
INVOICE NO.: -----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:   
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, L#8 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



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PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# **Proposed Plans**

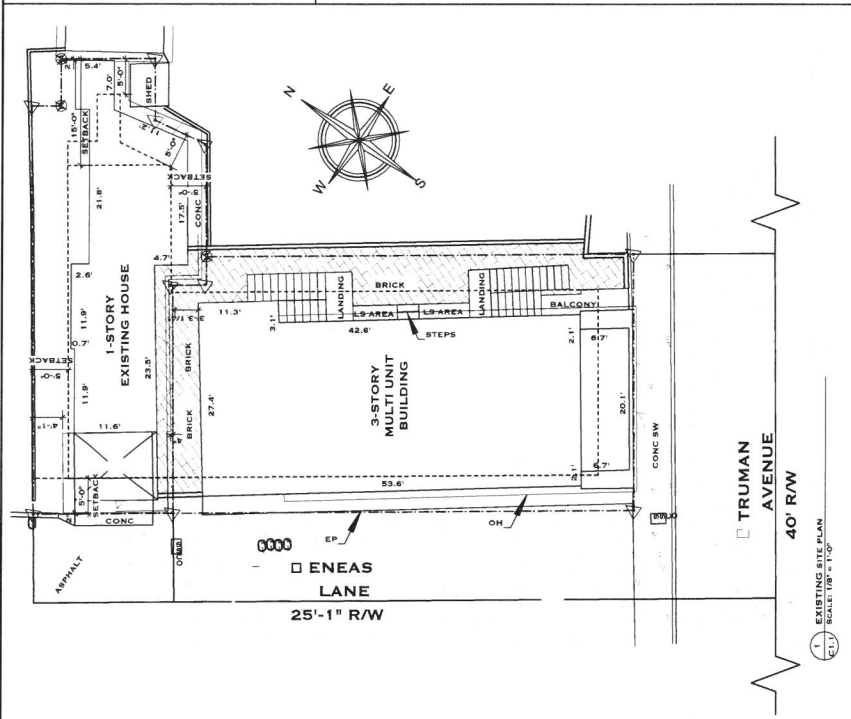
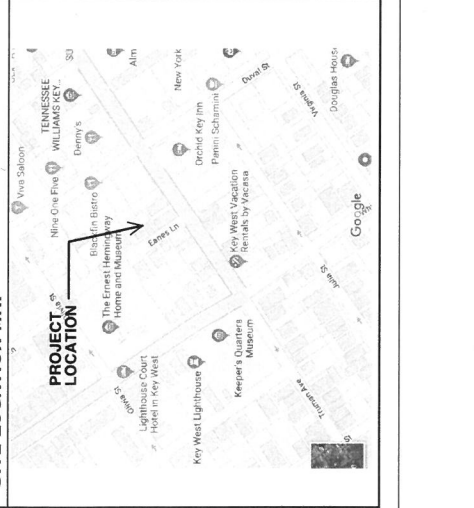
# SITE DATA

| ITEM                            | EXISTING                   | REQ. PER LDR    | PROPOSED                      | REMARK                  |
|---------------------------------|----------------------------|-----------------|-------------------------------|-------------------------|
| DISTRICT                        | NRCCS                      | NRCCS           | NRCCS                         | NRCCS DISTRICT          |
| SITE AREA                       | 1,318 SQ. FT.              | 4,000 SQ. FT.   | EXISTING                      | CONFORMS                |
| LOT SIZE                        | SEE SURVEY                 | 40' X 90' (MIN) | EXISTING                      | CONFORMS                |
| INTERVIEWS                      | 525 SQ. FT. (70% EXISTING) | 799 (60% MAX)   | 611 (50% FT.)                 | CONFORMS                |
| OPEN SPACE                      | 388 SQ. FT. (10% EXISTING) | 480 (13% MIN)   | 531 SQ. FT. (13%)             | CONFORMS                |
| BUILDING COV.                   | 724 SQ. FT. (18% EXISTING) | 857 (60% MAX)   | 430 SQ. FT. (13%)             | CONFORMS                |
| ACCESSORY                       | 248 SQ. FT. (6% EXISTING)  | (90% MAX COV.)  | 80 SQ. FT. (2%)               | CONFORMS                |
| REAR YARD COV.                  | 724 SQ. FT. (18% EXISTING) | (90% MAX COV.)  | 80 SQ. FT. (2%)               | CONFORMS                |
| FRONT YARD BOX, OPEN SPACE COV. | 19.5% (19%)                | 40-50% (MIN)    | 95 SQ. FT. (6%)               | CONFORMS                |
| SETBACKS                        |                            |                 |                               |                         |
| FRONT SETBACK                   | 2'                         | 9'              | 9'-11 1/2'                    | CONFORMS                |
| REAR SETBACK                    | 2'                         | 18'             | 28'-11"                       | CONFORMS                |
| NORTH WEST                      | 4'-11"                     | 9'              | 4'-11"                        | VARIANCE REQ. SUBMITTED |
| SIDE SETBACK                    | 4'                         | 9'              | 4'-0" VARIANCE REQ. SUBMITTED | CONFORMS                |
| BUILDING HEIGHT                 | 10'-2"                     | 38'             | 18'-1 1/2"                    | CONFORMS                |

## FEMA MAP FLOOD ZONE X



## SITE LOCATION MAP



### GENERAL NOTES:

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND NO REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER. THIS DOCUMENT IS TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

ALL TRADES TO COORDINATE AND VERIFY EXISTING CONDITIONS AND OTHER TRADES PRIOR TO CONSTRUCTION ORDERING.

INSTALLATION OR ADDITION. ALL WORK MUST CONFORM TO ALL APPLICABLE CODES AND MINIMUM INDUSTRY STANDARDS.

ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

ALL CHANGE ORDERS MUST BE APPROVED AND SIGNED PRIOR TO EXECUTION.

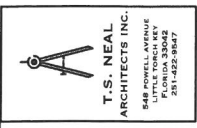
DO NOT SCALE PLANS. DIMENSIONS ARE MEANT TO BE A GUIDE ONLY - FIELD CONDITIONS AND PROPOSED CONSTRUCTION TAKE PRECEDENCE OVER DIMENSIONS ON PLANS. ANY DISCREPANCIES ARE TO BE RESOLVED BY ARCHITECT PRIOR TO CONSTRUCTION.

### DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA, SURVEY, & PROJECT INFO
- C1.0 SURVEYS
- EX1.1 EXISTING FLOOR PLAN & ELEVATIONS
- A1.1 ARCHITECTURAL SITE PLAN, FLOOR PLAN, & ELEVATIONS

### SCOPE OF WORK:

DEMO EXISTING ONE STORY BUILDING-NEW ONE STORY RESIDENCE AND NEW POOL AT THE REAR YARD.



**T.S. NEAL ARCHITECTS INC.**  
 215 E. CANES LANE  
 KEY WEST, FLORIDA 33042  
 305-425-9847

215 E. CANES LANE  
 KEY WEST, FL. 33042

**TITLE & PROJECT INFORMATION**

DRAWING TITLE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

|            |      |
|------------|------|
| REVISION # | DATE |
|            |      |
|            |      |

**T1.1 SHEET #**

**TSN**

TIMOTHY BETH NEAL P.L.A. REGISTRATION # AP97505



**T.S. NEAL ARCHITECTS INC.**  
 848 S.W. 15TH AVENUE  
 LITTLETON, FLORIDA 32042  
 351-462-9947



**KEY WEST, FL 33040**  
**215 EVANS LANE**

**DRAWING TITLE:**  
**SURVEYS**

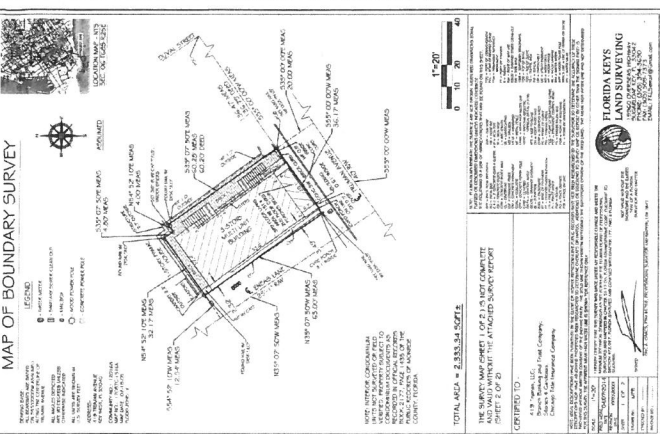
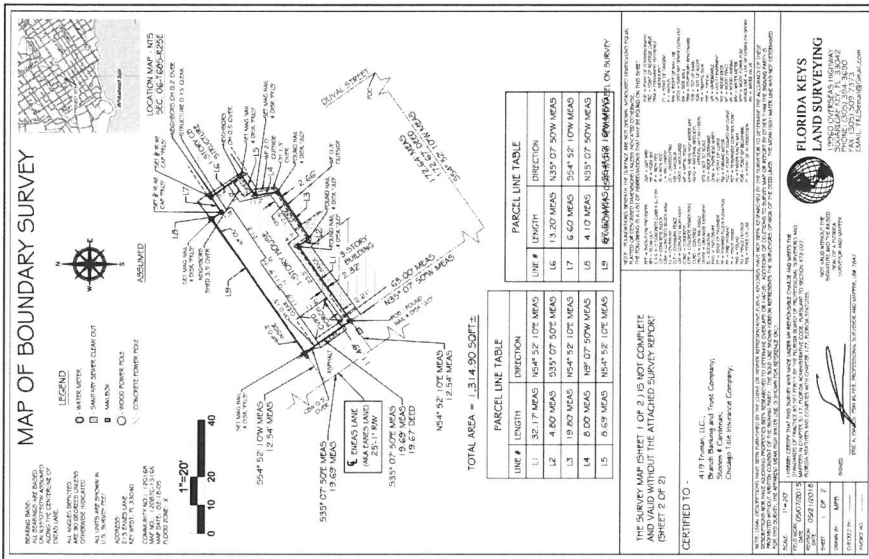
**DATE:**  
**REVISION #**  
**DATE**

**REVISION #**  
**DATE**

**C1.0**  
**SHEET #**



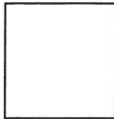
**T.S. NEAL ARCHITECTS INC.**



**TIMOTHY SETH NEAL P.L.A. REGISTRATION # AB97508**



**T.S. NEAL ARCHITECTS INC.**  
 6548 POWELL AVENUE  
 LITTLE ROCK, AR 72205  
 (501) 422-3647



215 EANES LANE  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
 EXISTING FLOOR PLAN  
 & ELEVATIONS

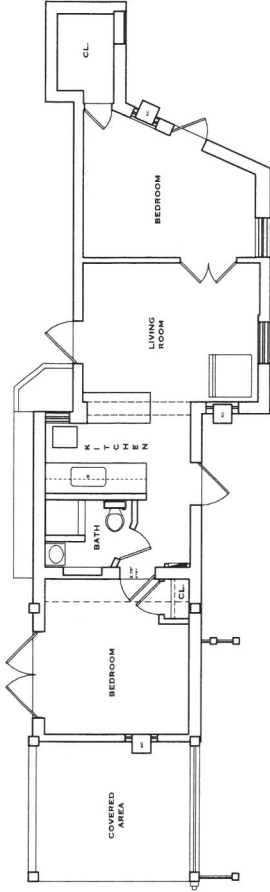
**DRAWN:** TM  
**CHECKED:** -  
**DATE:** 04-28-2011

| REVISION # | DATE |
|------------|------|
|            |      |
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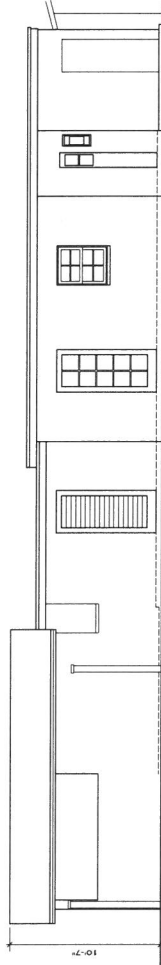
**EX1.1**  
 SHEET #



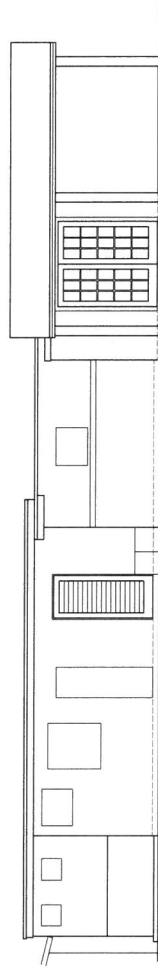
T.S. NEAL ARCHITECTS, INC.



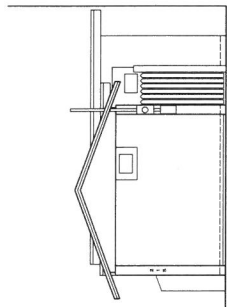
1.1 EXISTING FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



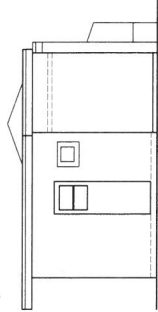
2.1 EXISTING SOUTHEAST ELEVATION  
 SCALE: 1/4" = 1'-0"



3.1 EXISTING NORTHWEST ELEVATION  
 SCALE: 1/4" = 1'-0"



4.1 EXISTING SOUTHWEST ELEVATION  
 SCALE: 1/4" = 1'-0"



5.1 EXISTING NORTHEAST ELEVATION  
 SCALE: 1/4" = 1'-0"



TIMOTHY SETH NEAL P.L.A. REGISTRATION # AR7505





**T.S. NEAL ARCHITECTS INC.**  
 848 AVENUE A  
 LITTLE ROCK, AR 72202  
 501.422.3847

KEY WEST, FL 33040

**DRAWING TITLE:**  
 ARCHITECTURAL SITE PLAN,  
 FLOOR PLAN, & ELEVATIONS

**DRAWN BY:** TM  
**CHECKED BY:** [blank]  
**DATE:** 08-20-2018

**REVISION #**    **DATE**  
 \_\_\_\_\_  
 \_\_\_\_\_

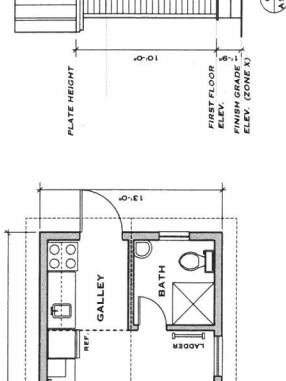
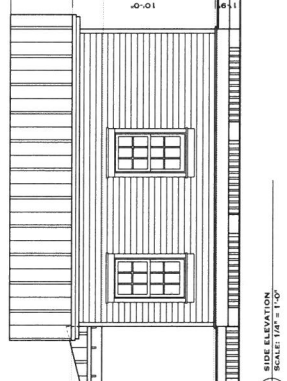
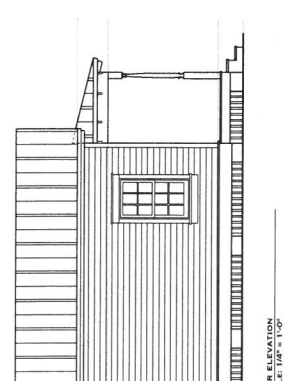
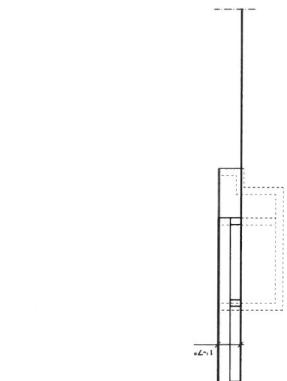
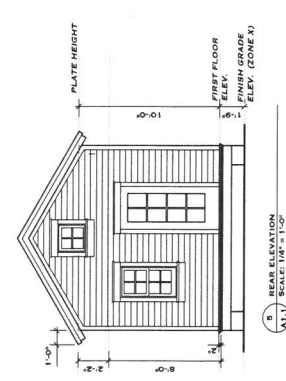
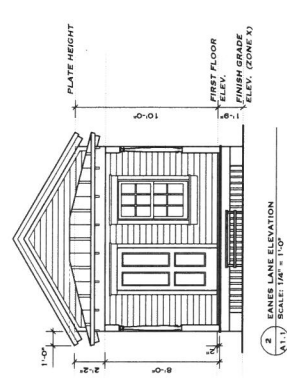
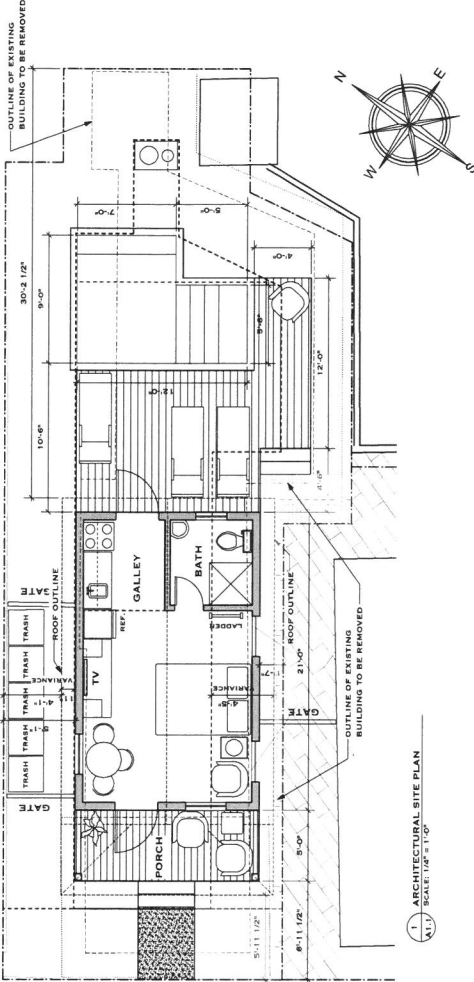
**A1.1**  
 SHEET #



TIMOTHY SETH NEAL P.L.A. REGISTRATION # AR97508

| "WEEKENDER"     |                            |                   |                                |
|-----------------|----------------------------|-------------------|--------------------------------|
| ITEM            | EXISTING                   | PROPOSED          | REMARK                         |
| DISTRICT        | NRCCS                      | NRCCS             | DUAL STREET SCENARIUM DISTRICT |
| SITE AREA       | 1,315 SQ. FT.              | 4,000 SQ. FT.     |                                |
| LOT SIZE        | SEE SURVEY                 | 40' X 90' (MIN)   |                                |
| IMPERVIOUS      | 935 SQ. FT. (70% EXISTING) | 611 SQ. FT. (15%) | CONFORMS                       |
| OPEN SPACE      | 380 SQ. FT. (29%)          | 531 SQ. FT. (13%) | CONFORMS                       |
| BUILDING COV.   | 274 SQ. FT. (21%)          | 420 SQ. FT. (10%) | CONFORMS                       |
| STRUCTURE       | 288 SQ. FT. (22%)          | 527 (10% MAX)     | CONFORMS                       |
| REAR YARD COV.  | 182 SQ. FT. (14%)          | 79 SQ. FT. (2%)   | CONFORMS                       |
| FRONT YARD COV. | 182 SQ. FT. (14%)          | 95 SQ. FT. (2%)   | CONFORMS                       |
| SETBACKS        |                            |                   |                                |
| FRONT SETBACK   | 3'                         | 5'-11 1/2"        | CONFORMS                       |
| REAR SETBACK    | 3'                         | 18'               | CONFORMS                       |
| NORTH WEST      | 4'-1"                      | 4'-1"             | VARIANCE REQ.                  |
| SIDE SETBACK    | 4'                         | 5'                | 1" VARIANCE REQ.               |
| REAR WEST       | 4'                         | 5'                | VARIANCE REQ.                  |
| SIDE SETBACK    | 4'                         | 5'                | 4" VARIANCE REQ.               |
| BUILDING HEIGHT | 10'-7"                     | 14'-1 1/2"        | CONFORMS                       |

**NOTE:**  
 EXISTING ONE STORY BLOCK BUILDING TO BE REMOVED



TIMOTHY SETH NEAL P.L.A. REGISTRATION # AR97508

# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

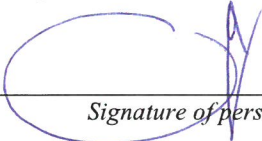
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Claude J. Gardner, Jr. as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of 419 Truman, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

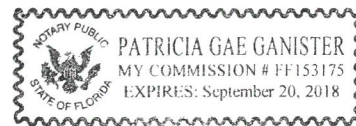
  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 7-30-18  
*Date*

by Claude J. Gardner, Jr.  
*Name of person with authority to execute documents on behalf on entity owner*

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

  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, Esq., in my capacity as Manager  
*(print name)* *(print position; president, managing member)*  
of Oropeza, Stones & Cardenas, PLLC  
*(print name of entity serving as Authorized Representative)*

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

215 Eanes Lane, Key West

*Street Address of subject property*

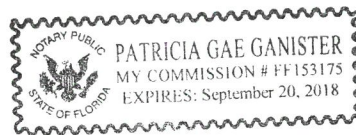
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this July 30, 2018 by  
Gregory S. Oropeza  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*