

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: March 21, 2013

Agenda Item: **Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000000, AK-1004049) to 516 Louisa Street (RE# 00028860-000000, AK-1029645)** – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

SITE DATA

Sender Site

License Owner: Darryl Fohrman
Agent: Kent Ducote
Location: 322 Elizabeth Street (RE# 00003880-000000, AK-1004049)
Zoning: Historic Medium Density Residential (HMDR)
Existing Use: Transient residential, License #13-00009272

Receiver Site

Owner: Lori A. Young
Agent: Norman Wood
Location: 516 Louisa Street (RE# 000288600-000000, AK-1029645)
Zoning: Historic Residential Commercial Core Duval Street Oceanside (HRCC-3)
Existing Use: Accessory Structure
Proposed Use: Detached Habitable Transient Rental

BACKGROUND

The sender site is located in a residential zoning district that does not permit transient rental use. That unit shall become a non-transient residential dwelling as a result of the approval of the required action. The receiver site is in a zoning district that permits transient residential use.

RELEVANT CODE SECTIONS

The purpose of the ordinance outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce non-complying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;
- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;
- Protect environmentally sensitive lands; and
- Encourage redevelopment under the Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

Section 122-1339(a) states that 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.

Section 122-1339(b) states that 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.

ANALYSIS

The sender site is a property for which this ordinance was written so as to eliminate potential nonconformities. The potential transient capability will be eliminated through the transfer of the license. The receiver site is a property that can support transient rental use. The sender site license is from a single family dwelling. The receiver site has a single-family residence and an outbuilding. The property has previously received a transient license and this transfer is for the outbuilding to be used as detached habitable space associated with the current transient use in the main house. A separate variance application for detached habitable space is being processed concurrently with this application.

TABLE

Criteria	Proposal	Complies Yes or No
Sender Site		
Has 1 associated transient license	License for transfer #13-00004272	Yes
The unit is lawful and has been counted in BPAS	N/A, license transfer only	
Remaining # of rooms to remain the same / does not increase BPAS count	The transfer does not increase the BPAS count	Yes
Final use conforms with LDRs	Transfer of license to conforming location	Yes

Development review process required for proposed construction / redevelopment	N/A	
Receiver Site	Proposal	Complies Yes or No
Transient use is allowed or the use is residential	Transient use is allowed in the HRCC-3 zoning district	Yes
Complies with density	N/A, Detached habitable space only	Yes
The transient units retain BPAS (ROGO) equivalency	N/A, license transfer only	
New construction is not located in the "V" zone	N/A	
Homeowners or Condo Assoc. has approved	N/A	
General		
BPAS equivalency is maintained between sender and receiver sites and throughout the properties	Only the license is being transferred	Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties	Receiver site will consist of one detached bedroom and bath only	Yes
Complies with general intent	Meets intent of Sections 122-1338 & 122-1339	Yes

RECOMMENDATION

The Planning Department recommends **Approval** of the transfer of one transient rental license originally located at 322 Elizabeth Street to 516 Louisa Street with the following condition:

A deed restriction shall be placed on the property such that the property as a whole be rented to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. The owner shall have the deed restriction prepared and sent to the City Attorney within 30 days of the effective date of the variance approval. The owner shall bear any expense of preparing and recording the deed restriction.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 322 ELIZABETH (RE# 00003880-000000, AK 1004049) TO PROPERTY LOCATED AT 516 LOUISA STREET (RE#00028860-000000, AK 1029645), PURSUANT TO SECTIONS 122-1339 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-1339 (a) of the Code of Ordinances allows a transient business tax receipt to be transferred from an area where transient uses are restricted or prohibited to a receiver site where transient residential use is permitted without the accompanying transfer of the unit; and

WHEREAS, Section 122-1339 (b) requires that the Planning Board consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

WHEREAS, the transient use at the sender site is a legal non-conforming use and a permitted use at the receiving site; and

_____ Chairman

_____ Planning Director

WHEREAS, the sender site is a single-family dwelling; and

WHEREAS, the receiving site is proposed as a one-room detached accessory bedroom suite accessory to an existing single-family dwelling; and

WHEREAS, the applicant proposed to operate the receiving site transiently as one, two-bedroom dwelling with a third detached transient bedroom; and

WHEREAS, the applicant proposed a transfer of one business tax receipt.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a transfer of transient business tax receipt, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient business tax receipt from one single family dwelling at property located at 322 Elizabeth street (RE# 00003880-000000, AK1004049) a one room detached accessory bedroom suite accessory to an existing single-family dwelling at property located at 516 Louisa street (RE#00028860-000000, AK1029645), per the attached plans with

_____ Chairman

_____ Planning Director

the following condition:

A deed restriction shall be placed on the property such that the property as a whole be rented to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. The owner shall have the deed restriction prepared and sent to the City Attorney within 30 days of the effective date of the variance approval. The owner shall bear any expense of preparing and recording the deed restriction.

Section 3. Full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This transfer of one transient business tax receipt does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic

_____ Chairman

_____ Planning Director

Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of March, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

**Sender Site
Information**

**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 is 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 604 Simonton Street. 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

Receiver Site

✓ Address of Site
322 ELIZABETH, Key West

Address of Site

RE# 3880

RE# _____

Name(s) of Owner(s):
DARRYL FORTMAN

Name(s) of Owner(s):

Name of Agent or Person to Contact:
DARRYL FORTMAN

Name of Agent or Person to Contact:

Address: 322 ELIZABETH
Key West

Address: _____

Telephone 305.296.8800

Telephone _____

Email DARRYL.FORTMAN

Email _____



For Sender Site:

"Local name" of property N/A Zoning district HMDR

Legal description KW Part of Lot 1 Square 23 RE # 00003880-000000

Alternate Key 1004049

Current use: transient rental

Number of existing transient units: 1

Size of site 4503.60 Number of existing city transient rental licenses: 1

What is being removed from the sender site? Nothing -

What are your plans for the sender site? CONTINUED USE AS A SINGLE FAMILY RESIDENTIAL UNIT

For Receiver Site:

"Local name" of property _____ Zoning district _____

Legal description _____

Current use _____

Size of site: _____ Number of existing city transient rental licenses: _____

Number of existing transient and/or residential units: _____

Existing non-residential floor area _____

What will be transferred to the receiver site? _____

What are your plans for the receiver site? _____

Sender Site: Current Owner Information

✓ **FOR INDIVIDUALS**

1. NAME DARYL FOHRMAN 2. NAME _____

ADDRESS 322 Elizabeth St ADDRESS _____
Key West FL

TELEPHONE(1) 305-296-8800 TELEPHONE(1) _____

(2) _____ (2) _____

FAX 305-292-5048 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 _____

REQUIRED ATTACHMENTS

Sender Site

- ✓ 1. Current survey *SEE ATTACHED*
- ✓ 2. Current floor plans *SEE ATTACHED*
- ✓ 3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date *SEE ATTACHED*
- ✓ 4. Copy of last recorded deed to show ownership as listed on application *SEE ATTACHED*
- ✓ 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 *NO CHANGE*
- ✓ 7. Proposed floor plans if changed for future use *NO CHANGE*
- 8. Detailed description of how use of transient rental units will be extinguished.
- 9. Other *SEE AGREEMENT TO TRANSFER ATTACHED*

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 ~

**Sender Site
Transfer Agreement**

AGREEMENT

This Agreement is made this 11th day of January, 2013, by and between Darryl Fohrman having an address of 322 Elizabeth Street, Key West, Florida (Fohrman) and Lori Young having an address of 1508 Juno Isles, N. Palm Beach, FL 33408 (Young). It is hereby agreed as follows:

WITNESSETH:

WHEREAS, Fohrman owns the property located at 322 Elizabeth Street, Key West, Florida ("Sender Site"); and,

WHEREAS, Young owns the property located at 516 Louisa Street, Key West, Florida ("Receiver Site"); and,

WHEREAS, Fohrman owns a 1 bedroom transient license (Transient Control Number 0013604), License # 13-00004272 (Medallion #75) issued on September 27, 2012 and expiring on September 30, 2013, that is associated with the Sender Site ("License"), a copy of said License is attached hereto as Exhibit A; and,

WHEREAS, Fohrman desires to sell and Young desires to purchase the License pursuant to the terms of this Agreement; and,

WHEREAS, Fohrman and Young acknowledge that the transfer of the License requires application to and approval by the City of Key West of the "receiver site" (as that term is defined in Sec. 122-1337 of the Code of Ordinances for the City of Key West.

NOW THEREFORE, in consideration of the foregoing promises and the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Young and Fohrman agree as follows:

1. The Recitals contained herein are true and correct and incorporated herein by reference.
2. Young shall pay to Fohrman, at closing, the sum of \$40,000.00, in the form of a Cashier's check made payable to him for such sale and assignment of the License and simultaneously with the transfer to Young by means of a Bill of Sale, a copy of which is attached hereto and made a part hereof as Exhibit B. Upon execution of this Agreement, Young shall pay \$20,000 ("Deposit") to Spottswood, Spottswood & Spottswood ("Escrow Agent"). The funds paid by Young pursuant to this Section 3 of this Agreement will be paid to the Spottswood



hold in escrow the Deposit pending approval of the transfer of the License by the City of Key West and closing of this transaction. Young and Fohrman agree that Escrow Agent may: (i) act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine; (ii) assume the validity and accuracy of any statements or assertions contained in any such writing or instrument; and (iii) assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. The Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution or validity of any written instruction delivered to it nor as to the identity, authority or rights of any person executing the same. The Escrow Agent's duties shall be limited to the safekeeping of the Escrowed Funds and disbursing same in accordance herewith. The Escrow Agent undertakes to perform only such duties as are expressly set forth herein. No implied duties or obligations shall be read into this Agreement.

- 3.. Young and Fohrman understand and agree that this is a binding agreement. Within twenty (20) days of execution of this Agreement, Young shall submit a complete and fully executed application to the City of Key West Planning Department and any other necessary governmental agency for the transfer of the License (provided Fohrman has provided all necessary information for the Sender Site within five (5) days of Young's written request for said information). Fohrman agrees to execute such documents as reasonably may be requested by Young which are necessary to accomplish the conveyance and transfer of the License to Young, as contemplated in this Agreement. Young agrees to apply for and diligently pursue all approvals. Young covenants to use its best efforts in good faith to successfully process the application with the City and to secure the approvals contemplated by this Agreement. In the event approval by the City of Key West is not obtained by March 22, 2013 or the City denies the application for transfer of the License for any reason, either party may terminate this Agreement with written notice to the other, and Young shall receive a refund of the Deposit, and both parties shall be released from any and all further obligations.

The closing date for this transaction shall be the earlier of (i) March 22, 2013 or (ii) within ten (10) days of the date that the transfer of the License is approved by the Planning Board and/or the City of Key West. Young and Fohrman acknowledge that the transfer process with the City of Key West includes public hearings by the Development Review Committee, HARC and Planning Board for the City of Key West. Young and Fohrman agree to cooperate with each other in completing the transfer process with the City of Key West. The closing shall take place at the office of Fohrman at 322 Elizabeth Street, Key West, Florida. The Escrow Agent shall deliver the escrowed funds for the Purchase Price to Fohrman at closing. Spottswood, Spottswood and Spottswood, as the Closing Agent, shall collect all proceeds from Young, at which time all closing proceeds from Young shall be delivered to Fohrman. At closing, Fohrman shall deliver to Young an assignment of or Bill of Sale for the License as contemplated in this Agreement.

It shall be the sole responsibility of Young to make application to the City as set forth in Section 3. Fohrman makes no representation of any nature as to this process. Fohrman's only obligation at Closing is to present to Young the Bill of Sale.



transferability of the License to any particular location or any other representation not contained herein. Young indemnifies, holds harmless and releases Fohrman from any responsibility of any nature for any event, occurrence or circumstance related to the transaction described herein which may occur as a result of this transaction after the Closing unless caused by the willful misconduct of Fohrman.

A. Except as set forth in this Agreement and related documents, there are no other agreements, representations, warranties or covenants by or between the parties hereto with respect to the subject matter hereof.

B. This Agreement constitutes the entire Agreement and supersedes all prior agreements and understandings, oral and written, between the parties hereto with respect to the subject matter hereof.

C. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida and any litigation related to the interpretation and enforcement of the terms herein contained shall be held in Monroe County, Florida.

D. Should either party default under this Agreement, such party may be able to seek and obtain any and all remedies available at law or in equity. Each party shall have the right to obtain all remedies cumulatively available and will not be limited to one such remedy

E. Each of the parties hereto shall be liable for damages to each other party for any material breach of such party's representations, warranties and covenants which results in a failure to perform hereunder including, reasonable attorney's fees and legal expenses incurred in connection with any action, including those incurred on appeal.


F. Any transfer taxes of any kind due and payable upon delivery of the Bill of Sale and transfer shall be paid by Young.

G. All notices which are required or permitted hereunder shall be sufficient if given in writing and delivered personally or by registered or certified mail, postage prepaid, as follows:

If to Fohrman:

322 Elizabeth Street

Key West, Florida 33040



J. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and permitted assigns. Each party (and the personal representative of his or her estate) agrees to execute any instrument and to perform any acts which are or may be necessary to effectuate this Agreement and to fulfill its terms.

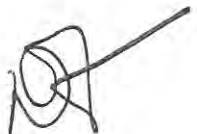
K. The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of the remaining provisions.

L. Except with respect to the time limitations imposed by this Agreement any forbearance, failure or delay by any of the parties to this Agreement to exercise any rights, powers, or remedies hereunder shall not be deemed to be a waiver of such rights, powers, or remedies, any single or partial exercise of any right, power, or remedy of either party shall continue in full force and effect until such right, power, or remedy is specifically waived by an instrument in writing executed by such party.

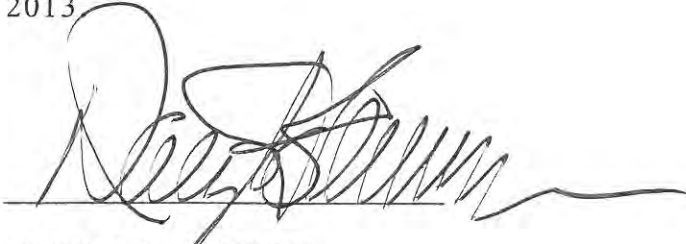
M. Except as provided above with respect to amendments, no modification or waiver of any provision of this Agreement shall be effective unless such modification or waiver shall be in writing and signed by the party to be charged therewith and in that event the same shall be effective only for the period and on the conditions and for the specific instances and purposes specified in such writing. Handwritten provisions inserted in this Agreement, initialized in ink, shall control over all typewritten provisions in conflict therewith.

N. In the event Young obtains unconditional approval from the City of Key West for the transfer of the License and fails to close as set forth herein after five (5) days written notice from Fohrman or Young fails to reasonably comply with the necessary legal procedures in order to obtain the approval of the transfer of the License after five (5) days notice from Fohrman (with the ability to cure within a reasonable amount of time in the event said failure cannot be cured within five (5) days), then Fohrman shall be entitled to the funds held in escrow (\$20,000)..

IN WITNESS WHEREOF, this Agreement has been executed by each of the individual parties hereto, all on the date first above written.

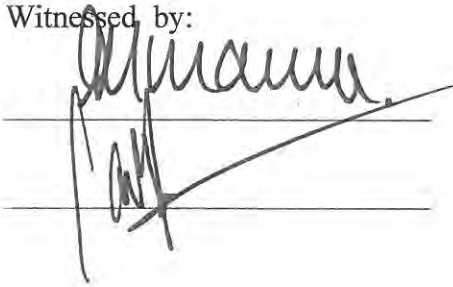


Signed, Sealed and Delivered at Key West, Florida, on the 11 day of January, 2013



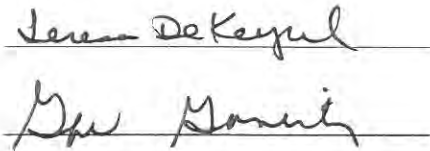
DARRYL FOHRMAN

Witnessed by:



LORI YOUNG

Witnessed by :



Sender Site Verification

Signature Page and Verification Form for Sender Site

✓ I (We) DARRYL FOHRMAN

owner(s) or authorized agent of the owner(s) of the real property located at

322 Elizabeth St. in the City of Key

West, Florida, RE# 60003880-50000 state that all of the

information contained in this application and all of the answers to the above

questions are true and correct to the best of my knowledge and belief

✓ Signature [Handwritten Signature] Date: 1/18/2013

✓ DARRYL FOHRMAN
print name designation

Signature _____ Date: _____

_____ print name designation

✓ Subscribed and sworn to or affirmed before me on 1/18/2013 by

DARRYL FOHRMAN, personally known to me or

presenting _____ to me as identification.

[Handwritten Signature]
Notary Public Signature, Seal

Name printed TERRY HUFF Title NOTARY

Commission, Date _____



~~XXXXXXXXXX~~

TRANSIENT LICENSE

City of Key West

Post Office Box 1409, Key West, FL 33041 (305) 809-3955

Business Name	FOHRMAN, DARRYL (TRANS)	CtlNbr:0013604
Location Addr	322 ELIZABETH ST	
Lic NBR/Class	13-00004272 TRANSIENT RENTAL UNIT (MEDALLION)	
Issue Date:	September 27, 2012	Expiration Date:September 30, 2013
License Fee	\$125.00	
Add. Charges	\$125.00	
Penalty	\$0.00	
Total	\$125.00	

Comments: ONE TRANSIENT UNIT
MEDALLION #75

This document must be prominently displayed.

FOHRMAN, DARRYL

FOHRMAN, DARRYL (TRANS)
322 ELIZABETH ST

KEY WEST FL 33040

Trans: 09/27/12 Total: 00000000

**Sender Site
Authorization**

If applicable

Agency Authorization Form for Owner of Sender Site

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I / We), DARRYL FORTMAN, owner(s) of property located at 322 ELIZABETH, Key West Key West, Florida, RE# 00003880-0000, hereby authorize

KENT DUCOTE, of 1517 WASHINGTON, Key West to represent me/us and act as agent in all matters regarding the processing of this application for the transfer of transient units and/or licenses.

*and DOUG
MAYBERRY
REAL ESTATE
1075 DAVID ST.
Key West*

[Signature]
Signature
DARRYL FORTMAN
Type or Print Name
Date 1/18/2013

Subscribed and sworn to (or affirmed) before me on 1/18/2013 (date) by DARRYL FORTMAN, personally known to me or ~~presenting~~ as identification.

Notary Public Signature and Seal
[Signature]
Printed Name of Notary Terry Huff
Commission Number, State, and Expiration _____



**Sender Site
Deed**

WARRANTY DEED

This Indenture, made this 24th day of April, 1989, between John F. Coyne, a single man over the age of 18, of the County of Monroe, State of Florida, party of the first part, and Darryl Fohrman, a single man over the age of 18, whose address is 322 Elizabeth Street, Key West, Florida 33040, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), 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 their heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

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

Luis M Kalber
Witness

John F. Coyne
John F. Coyne

William Jordan
Witness

110-44-5347
Social Security Number

388
RE Number

STATE OF FLORIDA

COUNTY OF MONROE

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John F. Coyne, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, Monroe County, and State of Florida, this 24th day of April, 1989.

Luis M Kalber

On the Island of Key West, and known on William A. Whitehead's map or plan of said Island of Key West, delineated in February, A.D. 1829 as part of Lot 1 of Square 23, but more fully described as follows:

Commencing at a point on the Southwest side of Elizabeth Street, distant in a Northwesterly direction 164 feet, 2 inches from the corner of Elizabeth and Eaton Streets, and running along Elizabeth Street in a Northwesterly direction 33 feet; thence at right angles in a Southwesterly direction 68 feet; thence at right angles in a Southeasterly direction 33 feet out an alley; thence at right angles in a Northeasterly direction along said alley 68 feet out to Elizabeth Street, the Point of Beginning.

Sender Site Survey

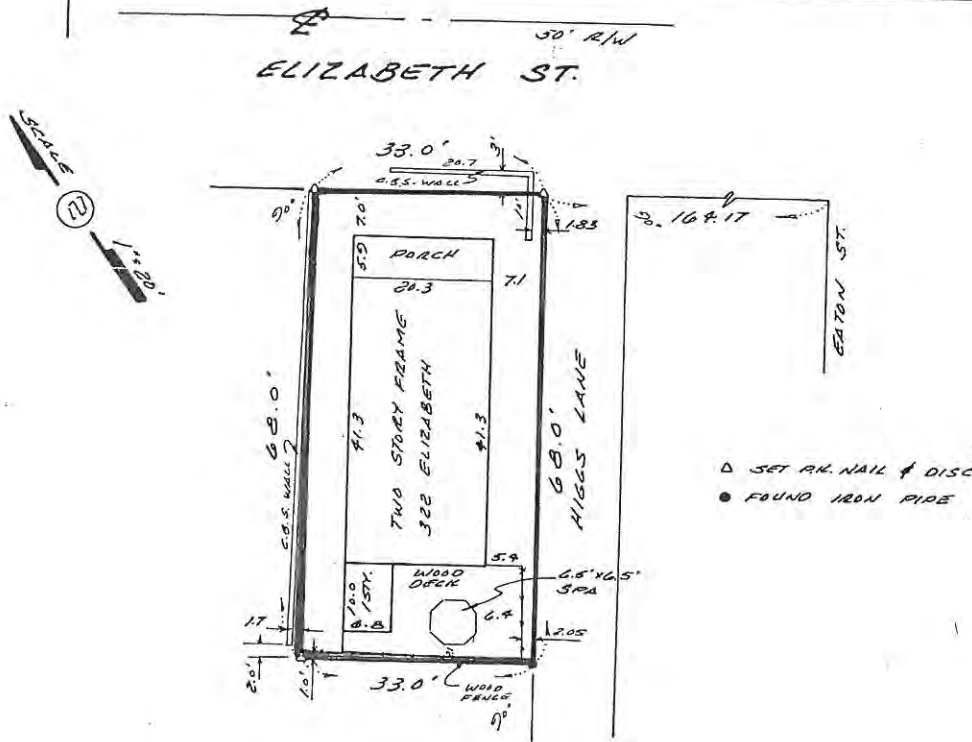


PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



- NOTES:
1. FIA Map Zone is C.
 2. Street address is: 322 Elizabeth Street
Key West, Florida
 3. Date of field work: April 18, 1989.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's map or plan of said Island of Key West, delineated in February, A.D. 1829 as part of Lot 1 of Square 23, but more fully described as follows: COMMENCING at a point on the Southwest side of Elizabeth Street, distant in a Northwesterly direction 164 feet, 2 inches from the corner of Elizabeth and Eaton Streets, and running along Elizabeth Street in a Northwesterly direction 33 feet; thence at right angles in a Southwesterly direction 68 feet; thence at right angles in a Southeasterly direction 33 feet out an alley; thence at right angles in a Northeasterly direction along said alley 68 feet out to Elizabeth Street, the Point of Beginning.

BOUNDARY SURVEY FOR: DARRYL FOHRMAN

I HEREBY CERTIFY to Darryl Fohrman; The Greater New York Mortgage Corporation of Florida; and Michael L. Browning, P.A. that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

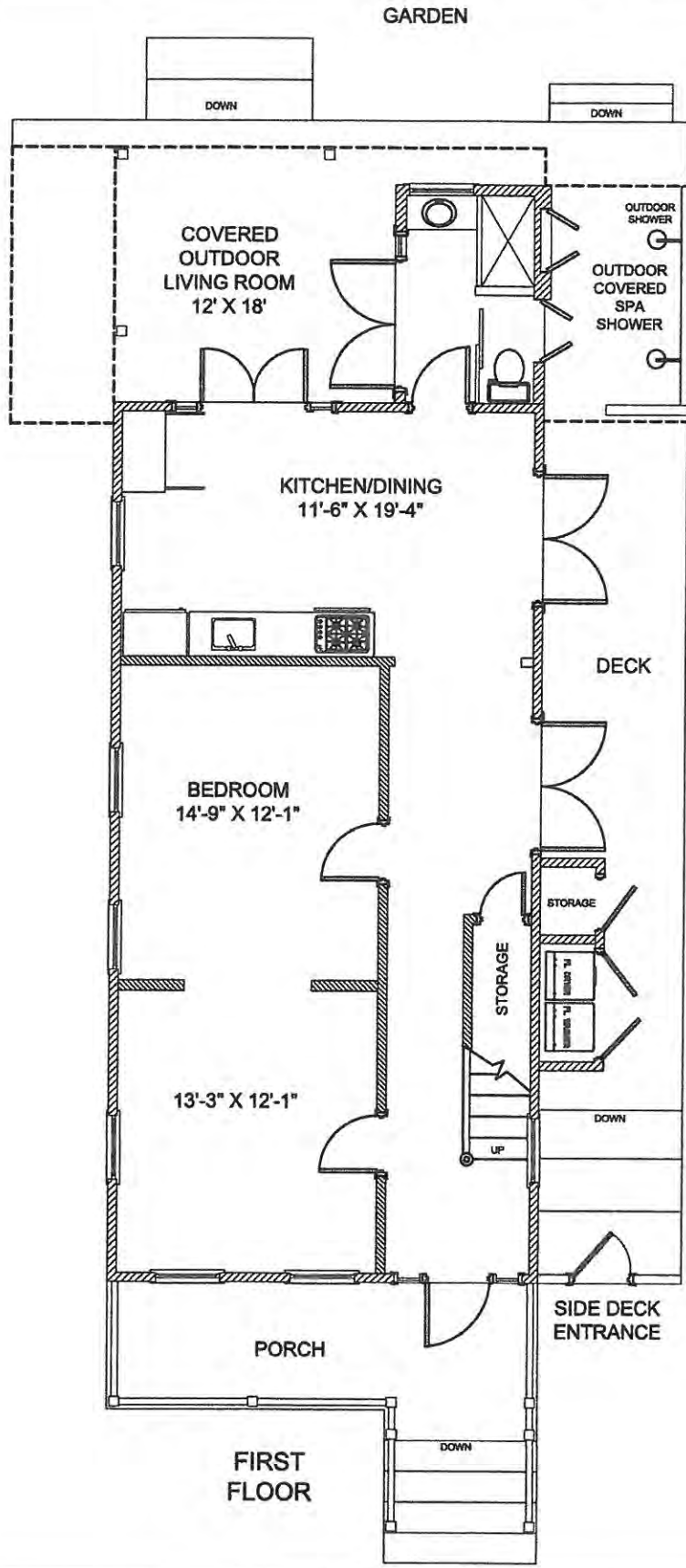
THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL

April 18, 1989
Key West, Florida

PHILLIPS & TRICE SURVEYING, INC.

Joe M. Trice
Joe M. Trice
Professional Surveyor
Florida Reg. Cert. #2110

**Sender Site
Site Plans**



322 Elizabeth Street
Key West, FL 33040

Page 2
 Drawn by
Dimensions Plus
 305-294-8914

**Sender Site
Property Appraiser Information**

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

**Property Record Card -
Map portion under construction.**

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

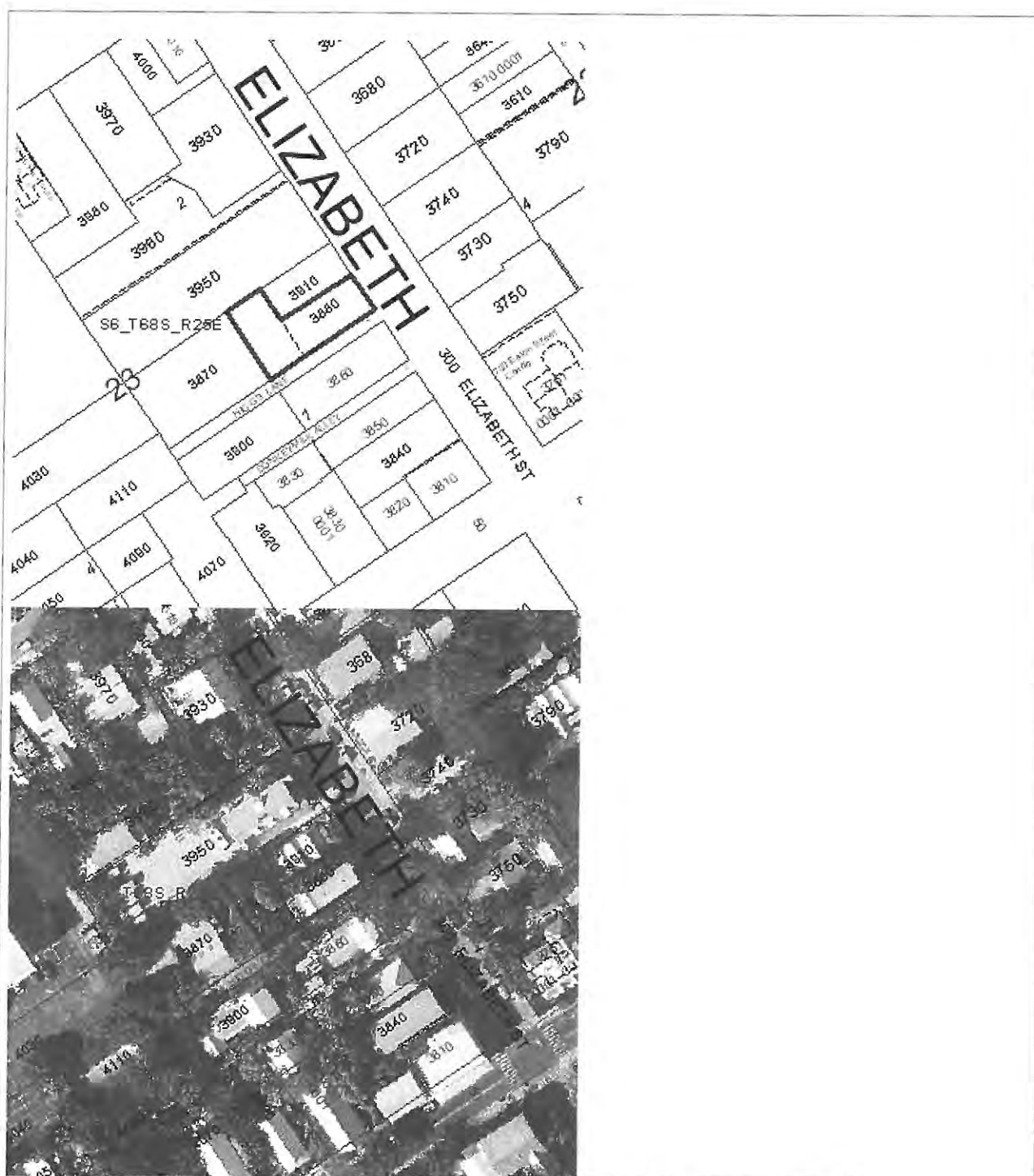
Alternate Key: 1004049 Parcel ID: 00003880-000000

Ownership Details

Mailing Address:
FOHRMAN DARRYL
322 ELIZABETH ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 322 ELIZABETH ST KEY WEST
Legal Description: KW PT LOT 1 SQR 23 Y-163 G4-408 OR405-188 OR565-769 OR667-174 OR917-1424 OR1046-1216 OR1090-1383/84Q/C OR1623-1377/78Q/C OR1623-1379/80Q/C OR1623-1381/82Q/C OR1623-1383/84Q/C OR1623-1385/86Q/C OR1993-992D/C OR1993-850/851(ORDER) OR2037-2038F/J(CASE NO 2004-CA-379) OR2178-1857AFF OR2178-1858/59



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY			4,503.60 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1746
 Year Built: 1924

Building 1 Details

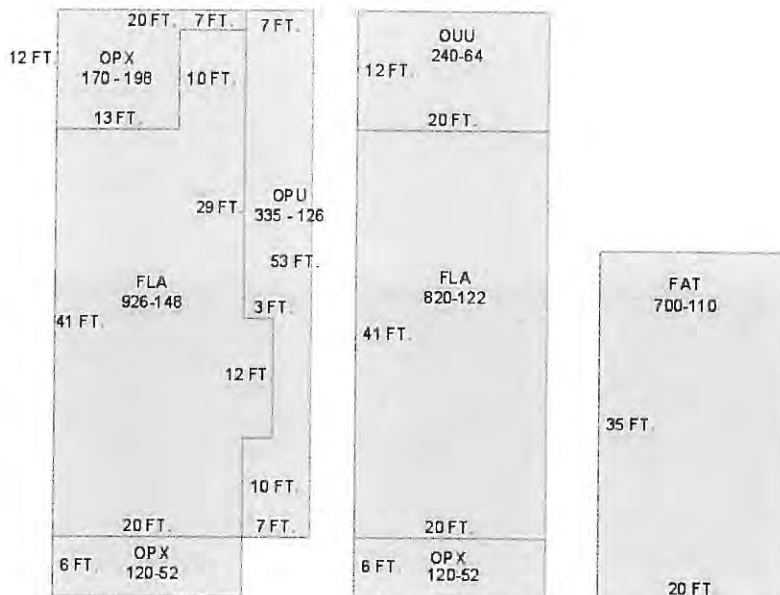
Building Type R1	Condition A	Quality Grade 550
Effective Age 12	Perimeter 270	Depreciation % 12
Year Built 1924	Special Arch 0	Grnd Floor Area 1,746
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 4
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	1989				170
0	OUU		1	1989				240
0	OPU		1	1989				335
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	926
2	OPX		1	1989	N N	0.00	0.00	120
4	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	820
5	OPX		1	1989	N N	0.00	0.00	120
7	FAT	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	700

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	186 SF	31	6	1987	1988	5	30
2	FN2:FENCES	40 SF	5	8	1987	1988	5	30
3	AC2:WALL AIR COND	5 UT	0	0	1988	1989	1	20
4	WD2:WOOD DECK	126 SF	18	7	1988	1989	1	40
5	FN2:FENCES	264 SF	33	8	1989	1990	2	30
6	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
7	PT2:BRICK PATIO	48 SF	12	4	1994	1995	2	50
8	FN2:FENCES	264 SF	33	8	1992	1993	4	30
9	FN2:FENCES	198 SF	33	6	1992	1993	2	30
10	FN2:FENCES	390 SF	65	6	1992	1993	3	30

Appraiser Notes

FOR THE 2008 TAX ROLL RE 00003890-000000 AK 1004057 HAS NOW BEEN COMBINED WITH THIS PARCEL PER PROPERTY OWNER'S REQUEST.

2012-03-26 MLS \$1,895,000 4/2 CAPTAIN SAUNDER'S HISTORIC 1890'S HOME, FEATURES 4 BEDROOMS & 2 BATHS & IS BEAUTIFULLY SITUATED ON ELIZABETH STREET JUST ONE BLOCK FROM THE HISTORIC SEAPORT. THE DOUBLE, L-SHAPED LOT, WITH FABULOUS MATURE TREES HAS OVER 2,000 SQUARE FEET OF WALLED GARDEN. THERE ARE HIGH CEILINGS AND HISTORIC PINE THROUGHOUT. COMPLETE FIRST FLOOR LIVING WITH DRAMATIC 28X26' MASTER BEDROOM, ARCHITECTURALLY DESIGNED NEW KITCHEN, LUXURIOUS OUTDOOR LIVING ROOM, FULL BATH & OUTDOOR SPA SHOWER OVERLOOKING GARDENS. THE SECOND FLOOR HAS LARGE PORCHES FRONT & BACK, A GUEST BEDROOM AND BATH, AND OFFICE. THE THIRD FLOOR HAS A PRIVATE LOFTED BEDROOM PLUS SITTING ROOM. PLENTY OF ROOM FOR A POOL AND PARKING IN THE REAR

2002-05-30 - REINSPECTED HOUSE AND IT IS STILL THE SAME AS BEFORE

2002-12-27 (421) - 2 TRANSIENT RENTAL UNITS

1997-8-29 - INSPECTED WITH THE OWNER AND FOUND NO EVIDENCE OF THE HOUSE BEING USED AS A DUPLEX AS IT HAS BEEN IN THE PAST. THE UPSTAIRS IS BEING USED AS A PERSONAL OFFICE AND GUEST BEDROOMS. CHANGED TO 01/R1.BCS.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B951358	04/01/1995	10/01/1995	980		INSTALL ALUM GUTTERS
	0001665	06/19/2000	07/17/2000	550		INSTALL BURGLAR ALARM
	03-4112	12/05/2003	08/05/2004	11,500		RENOV KITCHEN
	03-4133	12/04/2003	08/05/2004	6,738		NEW CABINETS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	245,724	5,328	587,659	838,711	538,333	25,000	513,333
2011	242,993	5,352	470,713	719,058	522,653	25,000	497,653
2010	265,325	5,568	538,580	809,473	514,929	25,000	489,929
2009	297,974	5,838	720,807	1,024,619	501,391	25,000	476,391
2008	273,798	6,055	788,130	1,067,983	500,890	25,000	475,890
2007	387,395	3,043	310,468	700,906	254,671	25,000	229,671
2006	617,798	3,112	220,932	841,842	259,522	25,000	234,522
2005	617,798	3,232	174,420	795,450	250,432	25,000	225,432
2004	366,398	3,383	162,792	532,573	221,643	25,000	196,643
2003	352,828	3,512	81,396	437,736	211,567	25,000	186,567
2002	317,518	3,641	79,070	400,229	204,701	25,000	179,701
2001	264,478	3,466	79,070	347,015	198,193	25,000	173,193
2000	261,695	11,146	44,186	317,026	192,421	25,000	167,421
1999	247,156	11,077	42,636	300,869	185,853	25,000	160,853
1998	193,848	9,140	42,636	245,624	182,927	25,000	157,927
1997	174,463	8,622	38,148	221,233	175,457	25,000	150,457
1996	133,639	6,761	38,148	178,548	170,347	25,000	145,347
1995	121,760	6,435	38,148	166,344	162,033	25,000	137,033
1994	108,891	5,999	38,148	153,039	153,039	25,000	128,039
1993	108,891	6,239	38,148	153,278	153,278	25,000	128,278
1992	121,791	5,645	38,148	165,584	165,584	25,000	140,584
1991	139,323	5,838	38,148	183,308	183,308	25,000	158,308
1990	147,847	5,652	43,197	196,695	196,695	25,000	171,695
1989	82,714	4,250	42,636	129,600	129,600	0	129,600
1988	42,665	0	42,636	85,301	85,301	0	85,301
1987	42,126	0	19,242	61,368	61,368	0	61,368
1986	42,358	0	18,850	61,208	61,208	0	61,208
1985	41,050	0	9,352	50,402	50,402	0	50,402
1984	38,310	0	9,352	47,662	47,662	0	47,662
1983	38,325	0	9,352	47,677	47,677	0	47,677

1982	39,095	0	9,331	48,426	48,426	0	48,426
------	--------	---	-------	--------	--------	---	--------

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/1/1989	1090 / 356	190,000	WD	Q
3/1/1988	1046 / 1216	149,900	WD	Q
2/1/1976	667 / 174	35,000	00	Q

This page has been visited 54,426 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

**Sender Site
Noticing**

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., March 21, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000000, AK# 1004049) to 516 Louisa Street (RE# 00028860-000000, AK# 1029645) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000000, AK# 1004049) to 516 Louisa Street (RE# 00028860-000000, AK# 1029645) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Kent Ducote, Dough Mayberry Real Estate **Sender:** Darryl Fohrman / **Receiver:** Lori Young
Project Location: 322 Elizabeth Street and 516 Louisa Street
Date of Hearing: Thursday, March 21, 2013
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene
City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000000, AK# 1004049) to 516 Louisa Street (RE# 00028860-000000, AK# 1029645) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

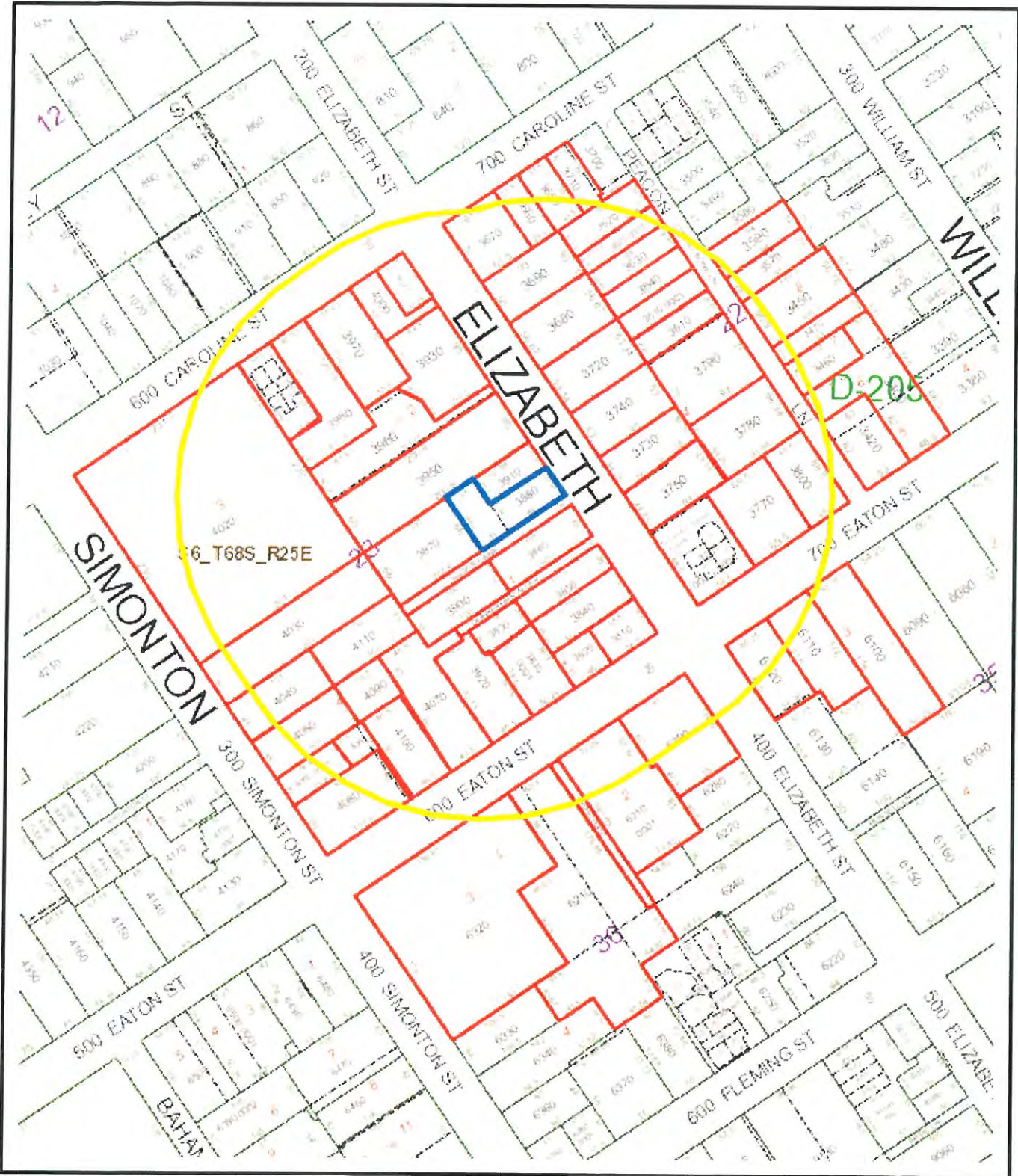
Applicant: Kent Ducote, Dough Mayberry Real Estate **Sender:** Darryl Fohrman / **Receiver:** Lori Young
Project Location: 322 Elizabeth Street and 516 Louisa Street
Date of Hearing: Thursday, March 21, 2013
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene
City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign lan-



Monroe County, Florida

322 Elizabeth

Printed: Feb 19, 2013

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 333 SIMONTON ST LLC	46 SOUTH BEACH DR		NORWALK	CT	06853	
2 DROZD RICHARD G AND LISA	834 ATKINSON CIR		HILLSBOROUGH	NJ	08844	
3 BRECHT OLIVE MARY SCHUMANN	62 PERRY ST		NEW YORK	NY	10014	
4 KEY WEST NC LLC	ONE WEST FORTH ST		WINSTON SALEM	NC	27101	
5 UNITED STATES	77 FORSYTH ST	STE 400	ATLANTA	GA	30303	
6 UNITED STATES OF AMERICA	323 SIMONTON ST		ATLANTA	GA	30345	
7 BENNETT G DOUGLAS A/K/A BENNETT GEORGE DOUGLA	706 CAROLINE ST		KEY WEST	FL	33040	
8 ROBINSON NIKKI SOLITA	1012 JOHNSON ST		KEY WEST	FL	33040	
9 DALBISSIN ARNAUD GIRARD	1214 NEWTON ST		KEY WEST	FL	33040	
10 ROWAN WILLIAM	321 PEACON LN		KEY WEST	FL	33040	
11 NESS THEODORE LIVING TRUST 3/1/96	704 EATON ST		KEY WEST	FL	33040	
12 MOLONEY SUSAN	320 SIMONTON ST		KEY WEST	FL	33040	
13 VERGE WILLIAM G	329 PEACON LN		KEY WEST	FL	33040	
14 710 CAROLINE STREET LLC	1009 SIMONTON ST		KEY WEST	FL	33040	
15 CRUZ LOUIS B JR AND MARY H	327 PEACON LN		KEY WEST	FL	33040	
16 CRUZ JOHN D AND ORQUIDIA M	310 PEACON LN		KEY WEST	FL	33040	
17 THEODORE LIVING TRUST 3/1/1996	704 EATON ST		KEY WEST	FL	33040	
18 FOHRMAN DARRYL	322 ELIZABETH ST		KEY WEST	FL	33040	
19 YATES DONALD AND KATHRYN	611 EATON ST		KEY WEST	FL	33040	
20 BENDER WILLIAM D AND RHONDA H	315 PEACON LN		KEY WEST	FL	33040	
21 ISLAND DREAMS INC	329 ELIZABETH ST		KEY WEST	FL	33040	
22 CRUZ JOHN D AND ORQUIDIA M	310 PEACON LN		KEY WEST	FL	33040	
23 CARPENTER DONNA L	330 ELIZABETH ST		KEY WEST	FL	33040	
24 DELAUNE ROBERT L	520 WILLIAM ST		KEY WEST	FL	33040	
25 ROWAN WILLIAM L	321 PEACON LN		KEY WEST	FL	33040	
26 YATES DONALD AND KATHRYN	611 EATON ST		KEY WEST	FL	33040	
27 FIRST CHURCH OF CHRIST SCIENTIST	327 ELIZABETH ST		KEY WEST	FL	33040	
28 HALL JOSEPH M	301 ELIZABETH ST		KEY WEST	FL	33040	
29 616 CAROLINE CONDOMINIUM	616 CAROLINE ST		KEY WEST	FL	33040	
30 FIRST UNITED METHODIST CHURCH	411 SIMONTON STREET PO BOX 669		KEY WEST	FL	33040	
31 703 EATON STREET CONDOMINIUM	703 EATON ST		KEY WEST	FL	33040	
32 LEWIS DELMAR J	PO BOX 6316		KEY WEST	FL	33041	
33 FELLING MICHAEL	11199 OVERSEAS HWY		MARATHON	FL	33050	
34 DOLPHIN WATCH VI LLC	3618 EL CENTRO ST		ST PETE BEACH	FL	33706	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 SAMMON ROBERT J REVOCABLE TRUST	29 LAKEWOOD MANOR RD		NEWBURY	NH	03255-5955	
36 PURDY JENNIFER J AND HARRY C	353 S LEIPZIG AVE		EGG HARBOR CI	NJ	08215-3729	
37 ZERBY JEFFREY E SR AND RUTH ANN	2 OLIVE AVE		REHOBOTH BEAC	DE	19971-2806	
38 DOCTORS MARC AND MARY	3523 QUESADA ST NW		WASHINGTON	DC	20015-2507	
39 RUST DAVID E	2100 PENNSYLVANIA AVE NW STE 580		WASHINGTON	DC	20037-3220	
40 HURST ANNE HAHN REV TR AG 3/17/2010	2248 LUSTERS GATE RD		BLACKSBURG	VA	24060-9214	
41 MURPHY SUSAN J	1200 4TH ST		KEY WEST	FL	33040-3763	
42 CURRY RICHARD G	630 CAROLINE ST		KEY WEST	FL	33040-6607	
43 MCGRAIL PAUL H	205 ELIZABETH ST UNIT 1		KEY WEST	FL	33040-6612	
44 BERNHARDT STEPHEN	616 CAROLINE ST APT 3		KEY WEST	FL	33040-6683	
45 TEMPEL DENISON	613 EATON ST		KEY WEST	FL	33040-6802	
46 MORGAN ANDREA SHAYE	621 EATON ST		KEY WEST	FL	33040-6802	
47 ANDERSON STEVE D AND WHITNEY A	625 EATON ST		KEY WEST	FL	33040-6802	
48 WAAGE JUNE K	620 EATON ST		KEY WEST	FL	33040-6803	
49 TAGLIAFERRI PAUL V	311 ELIZABETH ST		KEY WEST	FL	33040-6804	
50 DESCOTEAU DAVID A AND JUDITH L	3 HIGGS LN		KEY WEST	FL	33040-6808	
51 ELKINS ROBERT B AND KADY CRIST	7 HIGGS LN		KEY WEST	FL	33040-6808	
52 ESBENSEN GEORGE AND GWENDOLYN L	709 EATON ST		KEY WEST	FL	33040-6843	
53 SACK STANLEY SINCLAIR	308 PEACON LN UPPER		KEY WEST	FL	33040-6848	
54 SCHMITZ HAROLD R AND CATHLEEN M	316 PEACON LN		KEY WEST	FL	33040-6848	
55 CAWOOD M CAMPBELL	320 PEACON LN		KEY WEST	FL	33040-6848	
56 PULLEM BARBARA S	325 PEACON LN		KEY WEST	FL	33040-6885	
57 WEITHAS LOUISE TRUST 4/23/2005	317 PEACON LN		KEY WEST	FL	33040-6885	
58 BATTY PETER H AND ELLEN	912 GEORGIA ST APT HOUSE		KEY WEST	FL	33040-7206	
59 DADE LODGE NO 14 FREE AND ACCEPTED MASONS	PO BOX 608		KEY WEST	FL	33041-0608	
60 MARINO MICHAEL	PO BOX 1706		KEY WEST	FL	33041-1706	
61 316 ELIZABETH STREET LLC	4540 PGA BLVD STE 216		PALM BEACH GA	FL	33418-3945	
62 COOPER EDWIN J JR AND JENNIFER J	4592 WINDWARD COVE LN		WELLINGTON	FL	33449-7400	
63 SIMPLE BREEZE PROPERTY MANAGEMENT	124 HARBOR VIEW LN		BELLEAIR BLUFF	FL	33770-2605	
64 KORTEJARVI HEIDI	9673 58TH ST N		PINELLAS PARK	FL	33782-3240	
65 GRIFFINS NEST LLC	12687 SUMMERWOOD DR		FORT MYERS	FL	33908-6805	
66 OBERMEYER PETER W	927 WOODLAND ST		NASHVILLE	TN	37206-3753	
67 KESSLER THOMAS M AND DANITA A	5761 SUNBURY RD		WESTERVILLE	OH	43082-8607	
68 NADBORNE LEONARD S TRUST 7/21/1992	1468 SHERWOOD RD		HIGHLAND PARK	IL	60035-2836	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 FAR NIENTE LLC	1920 N CLARK ST APT 17P		CHICAGO	IL	60614-5401	
70 STEWART JOHN MIKAEL	28238 AVENUE CROCKER		VALENCIA	CA	91355-1248	

**Receiver Site
Information**

Second License - 1 bedroom

**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 is 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 604 Simonton Street. 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

Receiver Site

Address of Site
322 Elizabeth

Address of Site 516 Louisa St.

RE# _____

RE# 000288600 - 000000

Name(s) of Owner(s):

Name(s) of Owner(s):
Lori Young

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:
Norman Wood, Jr.

Address: _____

Address: ~~1021~~ 1021 Washington St

Telephone _____

Telephone 305 304 0429

Email _____

Email norman@normanwoodjr.com



Already on file

For Sender Site:

"Local name" of property _____ Zoning district _____

Legal description _____

Current use: _____

Number of existing transient units: _____

Size of site _____ Number of existing city transient rental licenses: _____

What is being removed from the sender site? _____

What are your plans for the sender site? _____

For Receiver Site:

"Local name" of property NA Zoning district HRC2-3

Legal description see also deed, NW Part of Lot 33 Square 8 tract 11.

Current use single family residence

Size of site: 3387 sq ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1

Existing non-residential floor area 221 sq. ft. accessory bldg.

What will be transferred to the receiver site? 1 bedroom transient license

What are your plans for the receiver site? 1 3 bedroom / 3 bath transient dwelling

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME LORI YOUNG 2. NAME _____
ADDRESS 516 LOUISA ST ADDRESS _____
KEY WEST FL 33040
TELEPHONE(1) 561-324-6809 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 _____

REQUIRED ATTACHMENTS

Sender Site

- ✓ 1. Current survey *N/A CONDO*
- 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 *NO MORTGAGE*
transfer of the transient licenses and the proposed disposition of the property
- ✓ 6. Proposed site plan if changed for future use *N/A*
- 7. Proposed floor plans if changed for future use *N/A*
- 8. Detailed description of how use of transient rental units will be extinguished. *SEE ATTACHED AGREEMENT*
- 9. Other _____ *RICHARD JONES & LORI YOUNG*

Receiver Site

- ✓ 1. Current survey *on file, 1st application*
- ✓ 2. Current floor plans *attached*
- ✓ 3. Copies of current occupational license(s). *already on file, 1st application*
- ✓ 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 *N/A*
as defined by the governing documents of the association.)
- 6. Proposed site plan if changed for future use *N/A*
- ✓ 7. Proposed floor plans if changed for future use *SEE DRAWINGS & PHOTOS*
- 8. Other _____

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

Receiver Site Verification

Signature Page and Verification Form for Receiver Site

I (We) Lori A. Young

owner(s) or authorized agent of the owner(s) of the real property located at
5116 Louisa Street in the City of Key
West, Florida, RE# _____ state that all of the

information contained in this application and all of the answers to the above
questions are true and correct to the best of my(our) knowledge and belief.

Signature Lori A. Young Date: 12/17/2012
Lori A. Young Owner
print name designation

Signature _____ Date: _____
Norman Ward Agent
print name designation

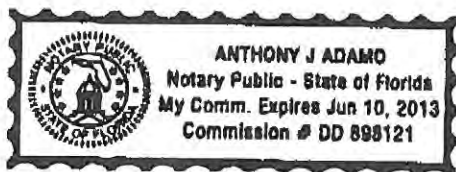
Subscribed and sworn to or affirmed before me on 12/17/2012 by
Lori A. Young, personally known to me or

presenting FDL# 4520-521-71-757-0 to me as identification.

Anthony J. Adamo
Notary Public Signature, Seal

Name printed Anthony J. Adamo Title Notary

Commission, Date DD 898121 exp. 6/10/2013



**Receiver Site
Authorization**

Agency Authorization Form for Owner of Receiver Site

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I / We), Lori A. Young, owner(s) of
property located at 516 Louisa Street, Key West, FL 33040 Key West,
Florida, RE# _____, hereby authorize

Norman Wood, of _____
print name of agent address

to represent me/us and act as agent in all matters regarding the processing of this application for the transfer of transient units and/or licenses.

Lori A. Young
Signature

Lori A. Young
Type or Print Name

Date 12/17/2012

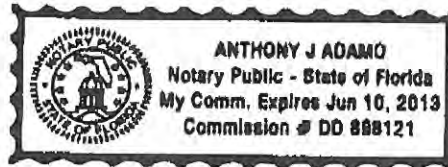
Subscribed and sworn to (or affirmed) before me on 12/17/2012 (date)

by Lori A. Young, personally known to me or presenting

FDL# Y520-521-71-757-0 as identification.

Notary Public Signature and Seal

Anthony J. Adams



Printed Name of Notary Anthony J. Adams

Commission Number, State, and Expiration DD 898121, FL. exp 6/10/2013

**Receiver Site
Deed**

505, 2012

Doc# 1900231 09/21/2012 1:04PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 12-328-EJ
Will Call No.:

09/21/2012 1:04PM
DEED DOC STAMP CL: DS \$3,535.00

Doc# 1900231
Bk# 2590 Pg# 238

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 20th day of September, 2012 between Robert P. Nickel and Maryanne Nickel, husband and wife whose post office address is 713 Emma Street, Unit #1, Key West, FL 33040, grantor, and Lori A. Young, a single woman whose post office address is 516 Louisa 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:

SEE EXHIBIT "A" ATTACHED

Parcel Identification Number: 00028860-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2012 and subsequent years.

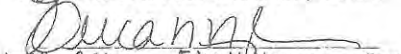
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

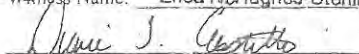
To Have and to Hold, the same in fee simple forever.

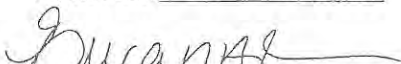
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

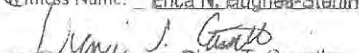
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:

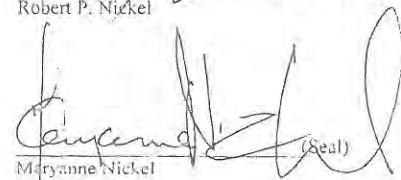

Witness Name: Erica N. Hughes-Stirling


Witness Name: Diane T. Casullo


Witness Name: Erica N. Hughes-Stirling


Witness Name: Diane T. Casullo


Robert P. Nickel (Seal)


Maryanne Nickel (Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of September, 2012 by Robert Nickel and Maryanne Nickel, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Diane T. Castillo

Notary Public

Printed Name: Diane T. Castillo

My Commission Expires: _____

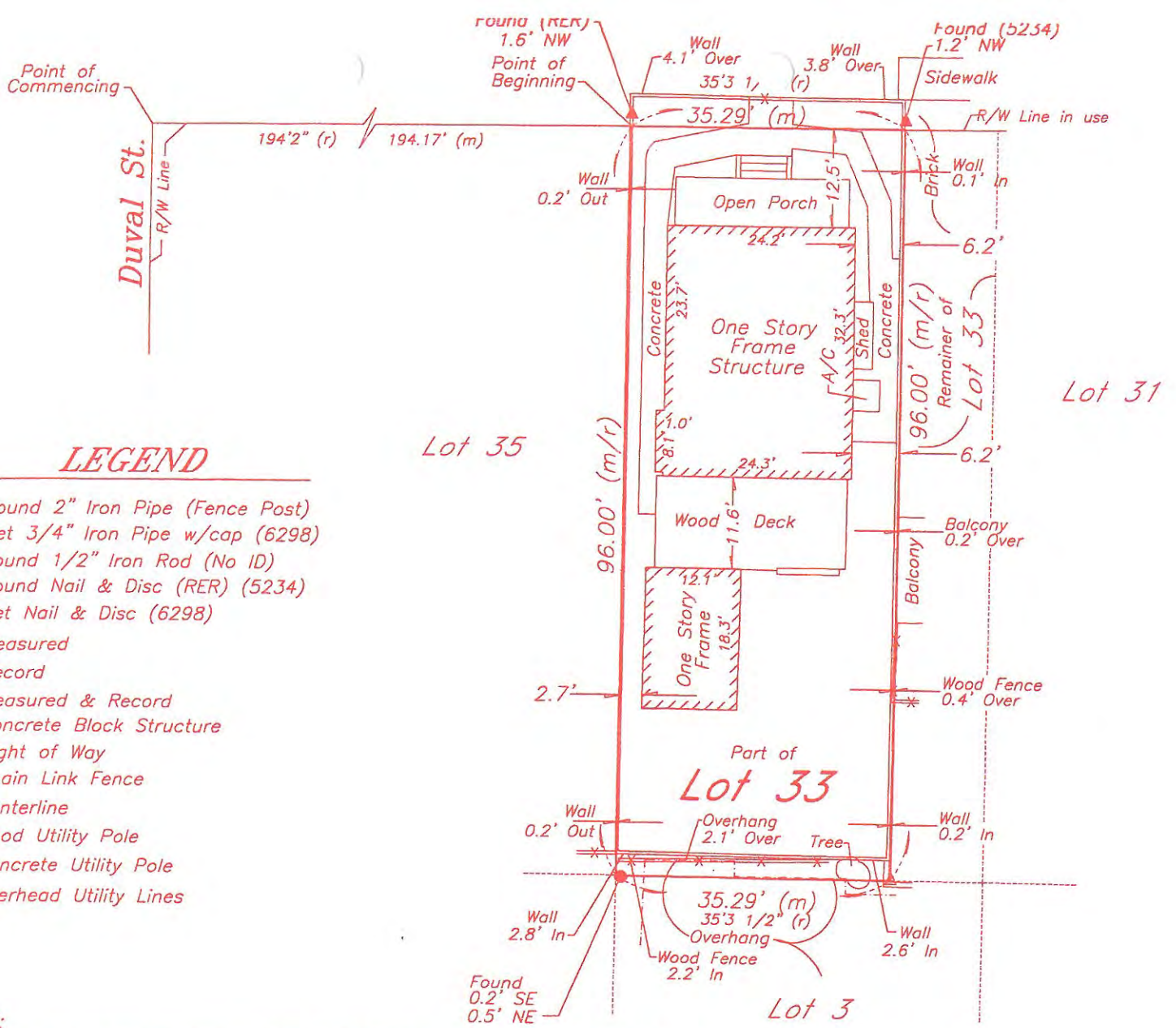
EXHIBIT "A"

Doc# 1900231
Bk# 2590 Pg# 240

On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square 8 of Tract 11 according to a diagram of said Square made by D. P. Sweeny and recorded in Book "L", Deeds, Page 215 of Monroe County Records. COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a Northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 96 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

**Receiver Site
Survey**



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (RER) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

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: 516 Louisa 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. North Arrow is assumed and based on the legal description.
8. Date of field work: September 10, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
1. Metes and bounds description and occupation under walls are greater than the "Southwest 1/2 of Lot 33" as described in preamble (See below).

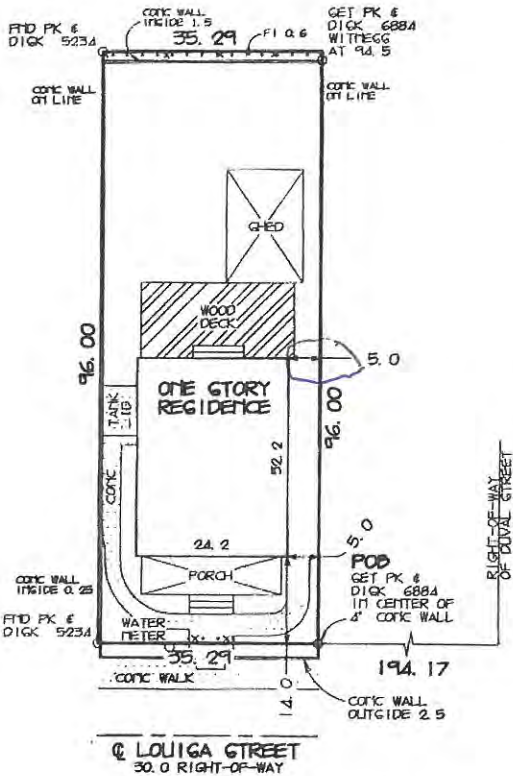
BOUNDARY SURVEY OF: On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square Tract 11 according to a diagram of said Square made by D.P. Sweeny and recorded in Book 1, Deeds, Page 215 of Monroe County Records. COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 96 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.



MAP OF BOUNDARY SURVEY
G. W. 1/2 OF LOT 33 OF SQUARE 8, TRACT 11
D. P. SWEENEY'S DIAGRAM OF SQUARE 8
DEED BOOK 'L', PAGE 215

ADDRESS:
 516 LOUIGA STREET
 KEY WEST, FL
 33040

LOCATION MAP
 N.T.S.



NORTH

SCALE: 1" = 20'

SCALED FROM PLAT

ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED

ALL DIMENSIONS ARE
 IN FEET UNLESS
 OTHERWISE INDICATED

BEARING DATA
 DERIVED FROM PLAT

LEGAL DESCRIPTION:

On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square 8 of Tract 11 according to a diagram of said Square, made by D.P. Sweeney and recorded in Book "L", Deeds, Page 215 of Monroe County, Records. COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a Northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 96 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.

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

CERTIFIED TO:
ROBERT P. NICKEL
MARYANNE NICKEL
GREENPOINT MORTGAGE FUNDING, INC., ITS
SUCCESSORS AND/OR ASSIGNS
MEYER & ERSKINE
ATTORNEYS' TITLE INSURANCE FUND, INC.

LEGAL DESCRIPTION
 SEE ABOVE

SCALE:
 1" = 20'

CONCRETE	WOOD	IRON	STEEL	BRICK	GLASS	PAINT
CONCRETE	WOOD	IRON	STEEL	BRICK	GLASS	PAINT
CONCRETE	WOOD	IRON	STEEL	BRICK	GLASS	PAINT

LEGEND:
 CONCRETE
 WOOD
 IRON
 STEEL
 BRICK
 GLASS
 PAINT

DATE:
 5/2/01

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM A 9, SUBPARAGRAPH 1 (B)1 (SETBACKS), 1 (B)2 (ENCROACHMENTS), & 1 (B)3 (SEWERS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

Robert E. Reece
 ROBERT E. REECE, P.A.

ROBERT E. REECE, P.A.
 PROFESSIONAL SURVEYOR
 AND MAPPER
 30677 OVERSEAS HIGHWAY
 BIG DICK KEY, FL 33042

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED

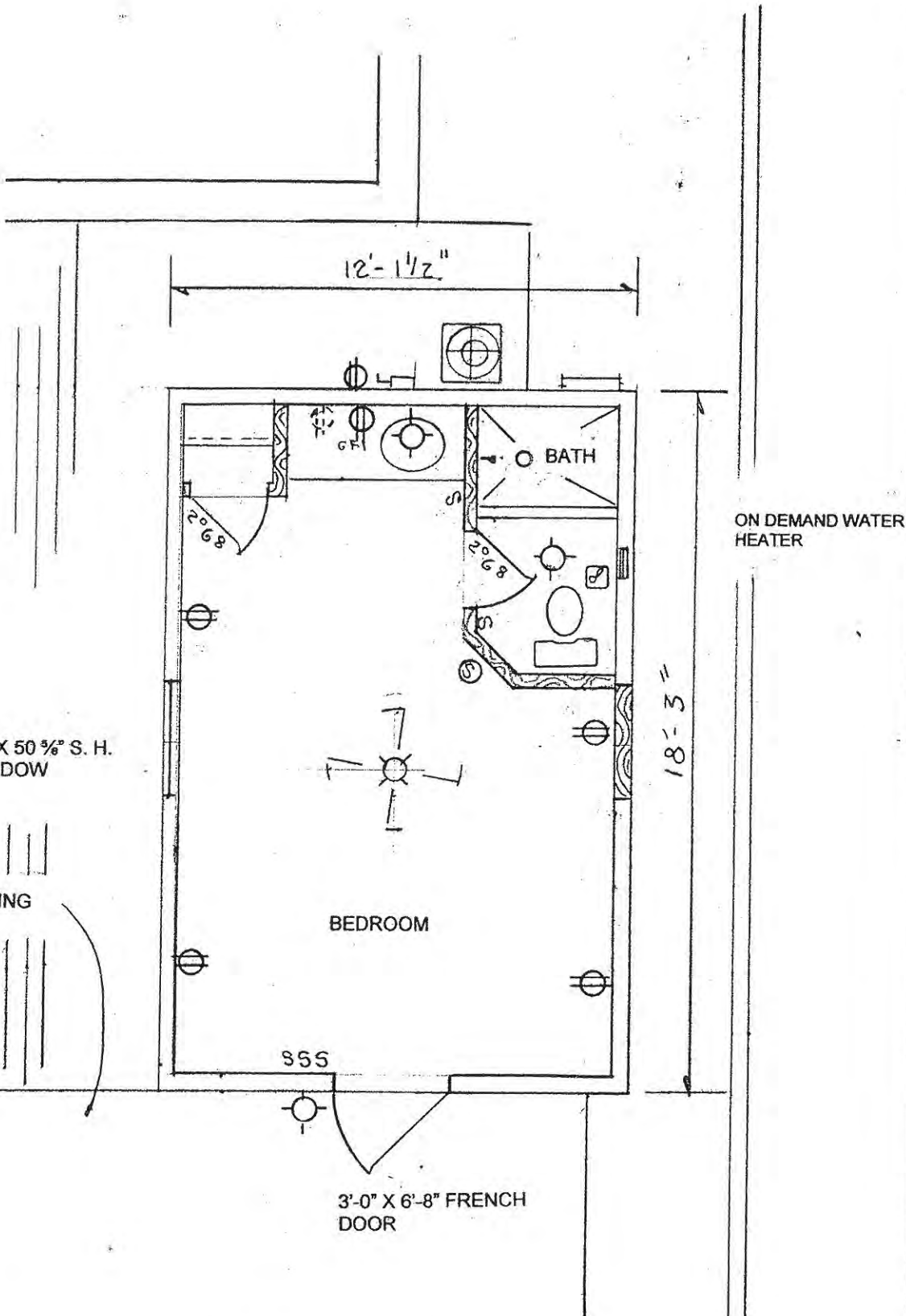
**Receiver Site
Site Plan**

FOUNDATION PLAN

SCALE:

1/4" = 1' 0"

LEGA
D. P.
to the
Page
Count
FLOC
Comm
Dated



**REPAIRS AND RENOVATIONS
TO THE ACCESSORY BUILDING
AT 516 LOUISA STREET
KEY WEST, FLORIDA**

FLOOR PLAN

SCALE:

1/4" = 1' 0"

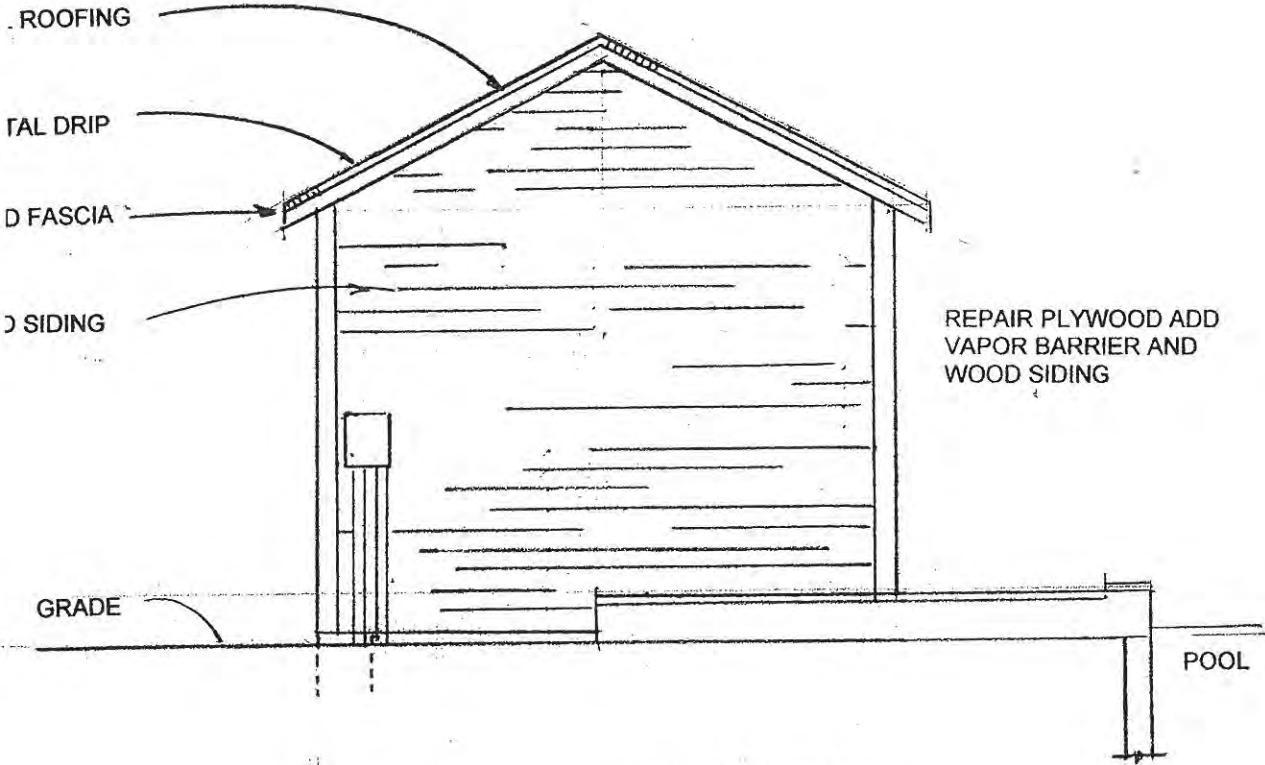
Date	12/19/12
Scale	AS SHOWN
Drawn	JE
Job	
Sheet	2

ROOF

SCALE:

PLAN

$\frac{1}{4}'' = 1' 0''$

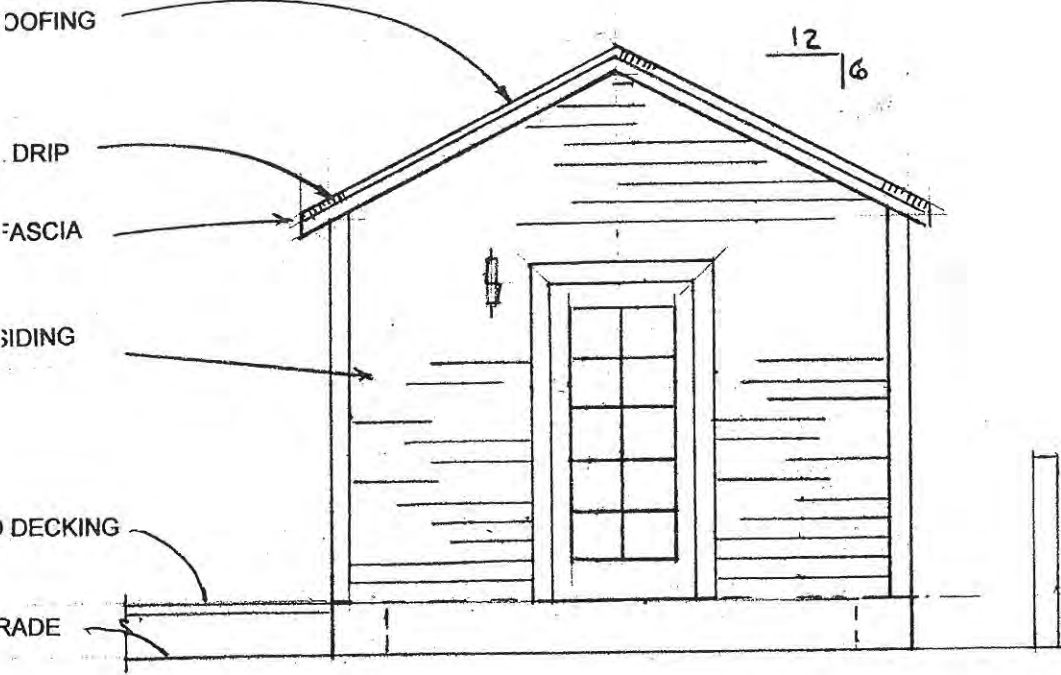


REAR ELEVATION

SCALE:

$\frac{1}{4}'' = 1' 0''$

PC



FRONT ELEVATION

SCALE:

$\frac{1}{4}'' = 1' 0''$



**Receiver Site
Property Appraiser Information**

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Map portion under construction.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

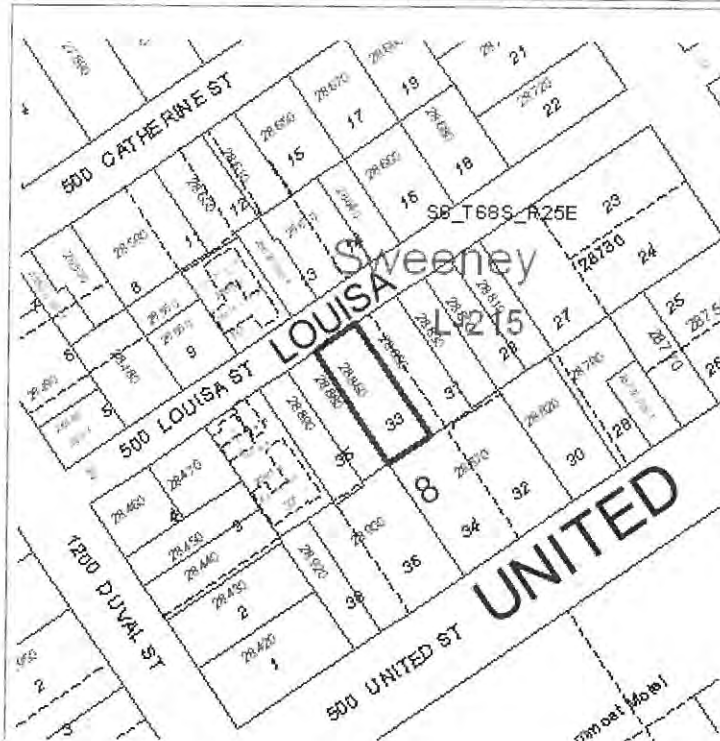
Alternate Key: 1029645 Parcel ID: 00028860-000000

Ownership Details

Mailing Address:
YOUNG LORI A
516 LOUISA ST
KEY WEST, FL 33040-3106

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 516 LOUISA ST KEY WEST
Legal Description: KW PT LT 33 SQR 8 TR 11 H2-478 OR387-684/85 OR566-45 OR827-1896D/C OR1627-968 OR1700-478 OR2590-238/40





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,388.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 768
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 19
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 112
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 26
 Grnd Floor Area 768

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

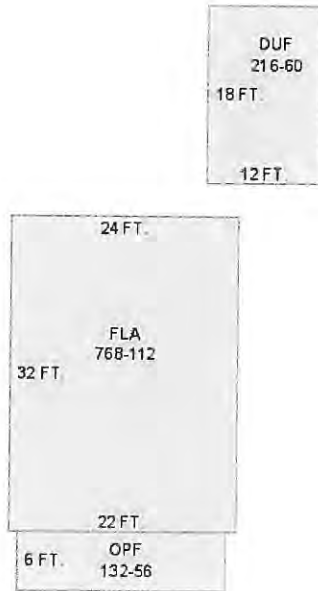
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 1
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	768
2	OPF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	132
4	DUF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	216

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	288 SF	0	0	1991	1992	2	40
1	FN2:FENCES	872 SF	0	0	1991	1992	4	30

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	74,472	5,186	259,347	339,005	285,274	25,000	260,274
2011	88,303	5,298	252,445	346,046	276,965	25,000	251,965
2010	89,366	5,373	316,032	410,771	272,872	25,000	247,872

2009	100,543	5,734	480,368	586,645	265,698	25,000	240,698
2008	98,141	3,893	592,200	694,234	265,433	25,000	240,433
2007	143,769	4,142	451,764	599,675	257,702	25,000	232,702
2006	280,339	4,391	270,720	555,450	251,417	25,000	226,417
2005	201,243	4,722	287,640	493,605	244,094	25,000	219,094
2004	158,860	4,970	209,808	373,638	236,984	25,000	211,984
2003	149,515	5,219	77,832	232,566	232,566	25,000	207,566
2002	126,698	5,550	77,832	210,080	210,080	0	210,080
2001	113,960	5,799	77,832	197,591	197,591	0	197,591
2000	107,283	2,966	54,144	164,393	105,668	25,500	80,168
1999	73,722	2,552	54,144	130,418	102,890	25,500	77,390
1998	77,602	2,790	54,144	134,536	101,270	25,500	75,770
1997	62,082	2,317	47,376	111,774	99,578	25,500	74,078
1996	47,725	1,866	47,376	96,967	96,678	25,500	71,178
1995	47,725	1,931	47,376	97,032	94,320	25,500	68,820
1994	42,681	1,784	47,376	91,841	91,841	25,500	66,341
1993	43,049	0	47,376	90,425	90,425	25,500	64,925
1992	43,049	0	47,376	90,425	90,425	25,500	64,925
1991	43,705	0	47,376	91,081	91,081	25,500	65,581
1990	36,526	0	39,762	76,288	76,288	25,000	51,288
1989	23,394	0	38,916	62,310	62,310	25,000	37,310
1988	19,249	0	33,840	53,089	53,089	25,000	28,089
1987	19,053	0	21,150	40,203	40,203	25,000	15,203
1986	19,142	0	20,304	39,446	39,446	25,000	14,446
1985	18,669	0	18,042	36,711	36,711	25,000	11,711
1984	17,535	0	18,042	35,577	35,577	25,000	10,577
1983	17,535	0	12,182	29,717	29,717	0	29,717
1982	17,811	0	10,524	28,335	28,335	0	28,335

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/19/2012	2590 / 238	505,000	WD	Q2
5/25/2001	1700 / 0478	250,000	WD	Q
4/7/2000	1627 / 0968	235,000	WD	Q
2/1/1974	566 / 45	15,000	00	Q

This page has been visited 54,441 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

**Receiver Site
Noticing**

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., March 21, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000000, AK# 1004049) to 516 Louisa Street (RE# 00028860-000000, AK# 1029645) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000000, AK# 1004049) to 516 Louisa Street (RE# 00028860-000000, AK# 1029645) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Kent Ducote, Dough Mayberry Real Estate **Sender:** Darryl Fohrman / **Receiver:** Lori Young
Project Location: 322 Elizabeth Street and 516 Louisa Street
Date of Hearing: Thursday, March 21, 2013
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene
City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000000, AK# 1004049) to 516 Louisa Street (RE# 00028860-000000, AK# 1029645) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

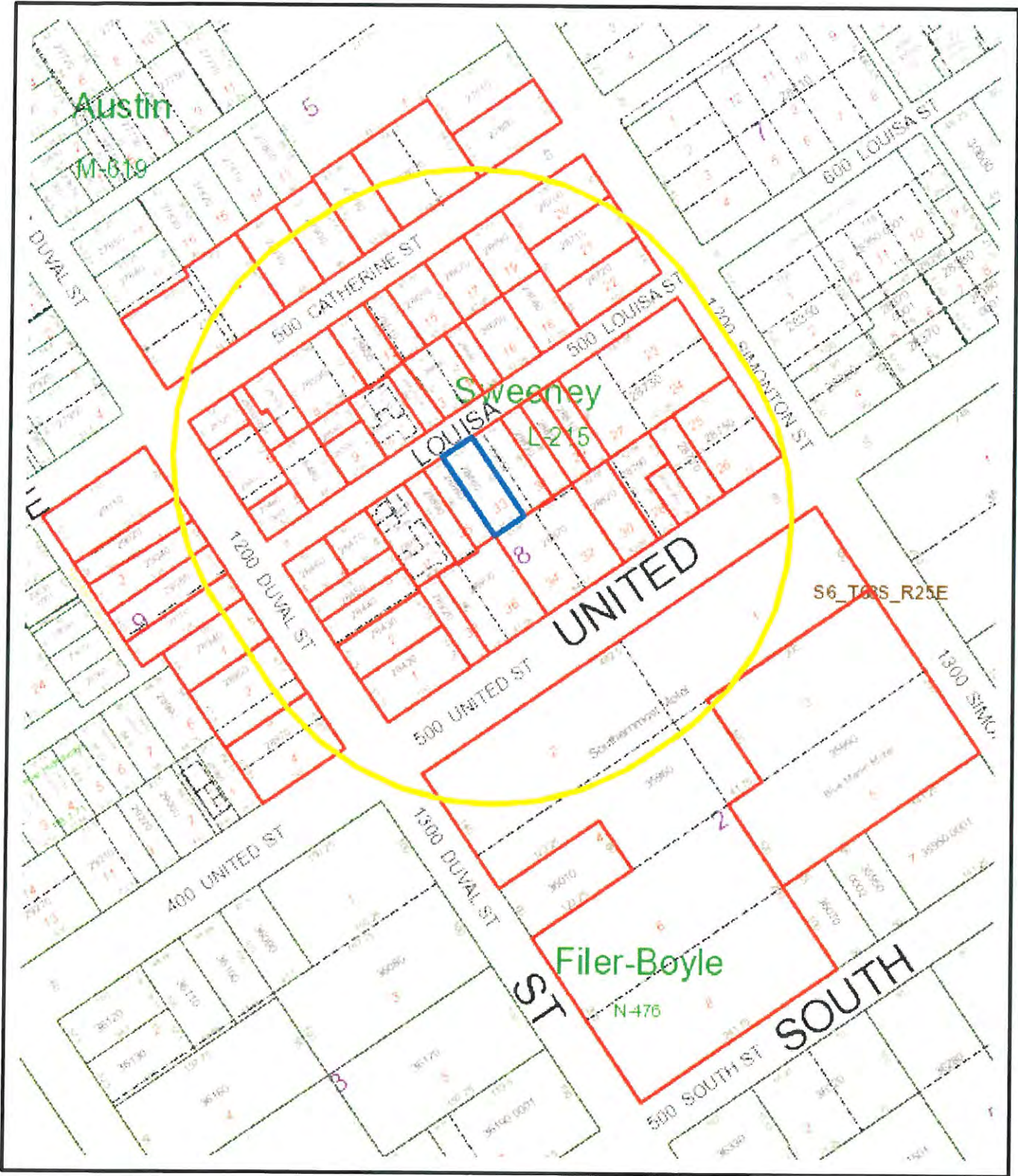
Applicant: Kent Ducote, Dough Mayberry Real Estate **Sender:** Darryl Fohrman / **Receiver:** Lori Young
Project Location: 322 Elizabeth Street and 516 Louisa Street
Date of Hearing: Thursday, March 21, 2013
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene
City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign lan-



Monroe County, Florida

516 Louisa

Printed: Feb 19, 2013

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 522 CATHERINE ST LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
2 HARBORSIDE MOTEL AND MARINA INC	903 EISENHOWER DR		KEY WEST	FL	33040	
3 WEBB WILLIAM AND LINDA	2995 FRIENDS RD		ANNAPOLIS	MD	21401-7221	
4 MINKIDS REALTY LLC	522 US HIGHWAY 9		NORTH MANALAF	NJ	07726-8299	
5 MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
6 DEMIER CAL T AND MILAGROS	825 DUVAL ST STE 3		KEY WEST	FL	33040-7624	
7 CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
8 MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
9 BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
10 LA TE DA REDUX INC	1125 DUVAL ST		KEY WEST	FL	33040	
11 HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040	
12 1227 DUVAL STREET LLC	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
13 ANDREWS JERRY AND YULIYA	8311 BRIER CREEK PKWY STE 105-353		RALEIGH	NC	27617-7328	
14 ILANE LLC	1215 DUVAL ST		KEY WEST	FL	33040	
15 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	
16 POU E LYNNE	302 SOUTHARD ST	STE 102	KEY WEST	FL	33040	
17 AMES MARY E	31537 ROYAL OAKS DR		TEMECULA	CA	92591	
18 BUCCELLO DAVID AND PATRICIA	87 MILL BROOK RD		BAR HARBOR	ME	04609-7375	
19 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
20 1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
21 SOUTHERNMOST BEACH MOTELS LIMITED PARTNERSHIP	1319 DUVAL ST		KEY WEST	FL	33040	
22 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
23 HILLS AMY L	526 LOUISA ST		KEY WEST	FL	33040	
24 BLUE MARLIN MOTEL INC	121 US HWY 1	STE 101	KEY WEST	FL	33040	
25 KEAR REBECCA L	169 PLATT ST		MILFORD	CT	06460	
26 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
27 BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
28 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
29 1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
30 SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
31 YOUNG LORI A	516 LOUISA ST		KEY WEST	FL	33040-3106	
32 WINTER KEVIN M	516 CATHERINE ST		KEY WEST	FL	33040-3104	
33 KIRKMAN C G JR	521 LOUISA ST		KEY WEST	FL	33040-3105	
34 KEY HUGH	1616 ATLANTIC BLVD APT 3		KEY WEST	FL	33040-5350	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 LARSEN VICTOR O JR	514 LOUISA ST		KEY WEST	FL	33040	
36 BELLIN XAVIER	529 UNITED ST		KEY WEST	FL	33040-3144	
37 GUEST SERVICES INC	1007 SIMONTON ST		KEY WEST	FL	33040	
38 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
39 HAYES PAUL N	1075 DUVAL ST STE C11		KEY WEST	FL	33040-3195	
40 1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
41 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
42 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
43 517 LOUISA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
44 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
45 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
46 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
47 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
48 MARIGOLD INC	1202 SIMONTON ST		KEY WEST	FL	33040	
49 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
50 RIVET ENTERPRISES INC	17188 FLYING FISH LN WEST		SUMMERLAND KI	FL	33042-3630	
51 508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
52 LOUISA STREET CONDOMINIUM	515 LOUISA ST		KEY WEST	FL	33040	
53 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040-3105	
54 ROGERS MICHAEL L AND MADELINE J	1932 OAK KNOLL DR		BELMONT	CA	94002-1755	
55 SHIREY EDMA I	1007 WILLOWOOD AVE		GOOSE CREEK	SC	29445	