

Application



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | KAI A. MURPHY

VIA HAND DELIVERY

May 15, 2023

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Request for Parcel Split – 811 Truman and 816 Johnson Lane, Key West, Florida 33040:

Dear Mrs. Halloran,

My firm represents the interests of Susan Beth Sugar with respect to 816 Johnson Lane, Key West, Florida 33040 (“816 Johnson Lane”) and Tracey Rupp as trustee of the William R. Rupp Trust dated 10/3/1991 with respect to 811 Truman Avenue, Key West, Florida 33040 (“811 Truman”). Pursuant to Section 118-3 of the Land Development Regulations, the parties would like to adjust the lot lines in order to make the respective parcels more symmetrical. The proposed lot split will take 404 square feet from 816 Johnson and add same to 811 Truman. The revised lot square footage for 816 Johnson will be 4,408 square feet, which complies with the minimum lot size of 4,000 square feet within the HHDR zoning district.

Enclosed please find the following:

1. Deeds to both parcels.
2. Property record cards for both parcels.
3. The original survey for 816 Johnson and a new survey showing the proposed lot line adjustment (highlighted section illustrates the 440 square feet subject to adjustment).
4. The original survey for 811 Truman and a new survey showing the proposed lot line adjustment (highlighted section illustrates the 440 square feet subject to adjustment).

If you should have any questions or require additional information, please do not hesitate to contact me.

Very Truly Yours,

Lisa M. Kehoe, Esq.

Encl.

**Original Survey
811 Truman
Avenue**

MAP OF BOUNDARY SURVEY OF PART OF TRACT 5
WILLIAM A. WHITEHEAD'S MAP ON THE ISLAND OF KEY WEST

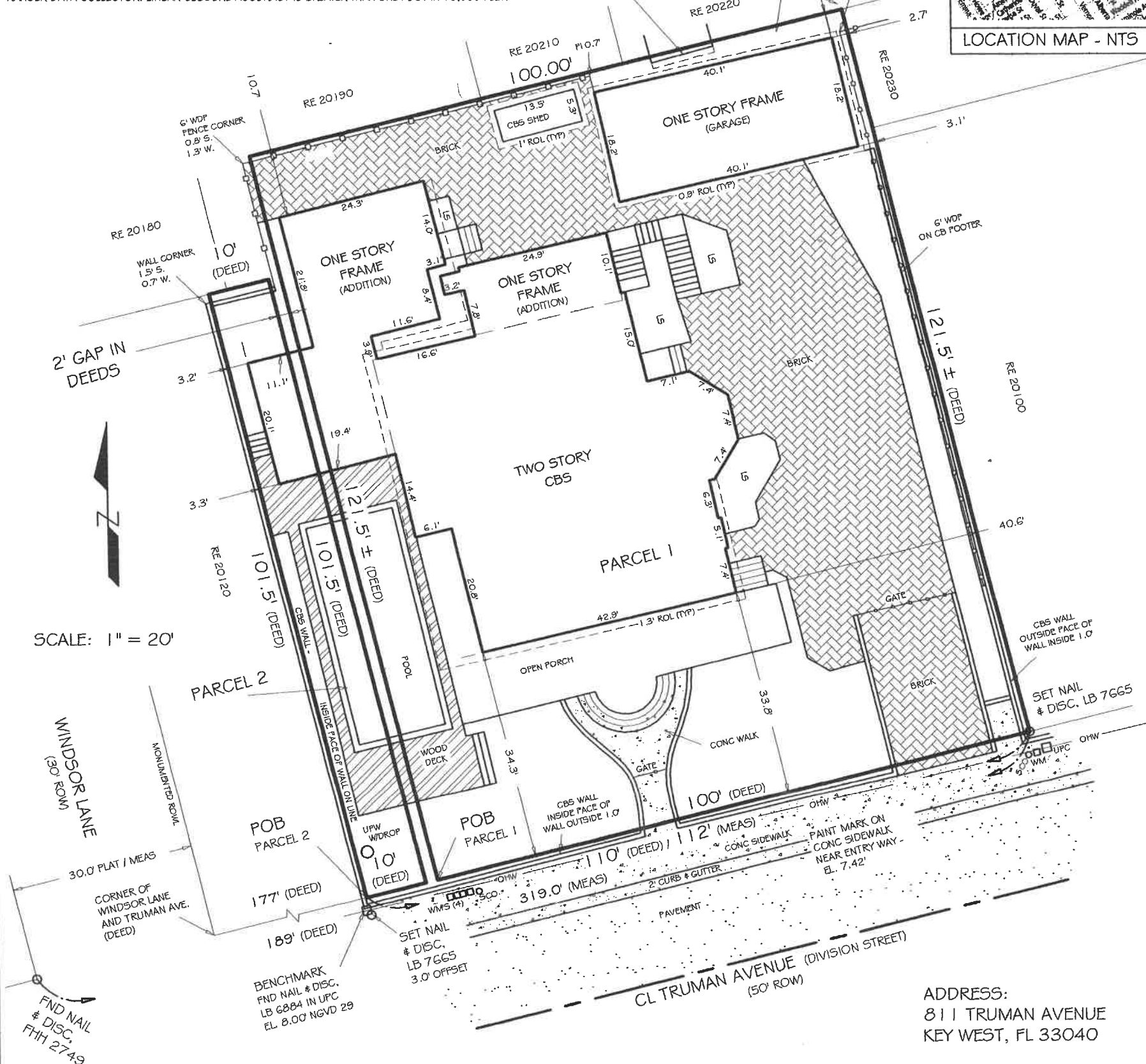
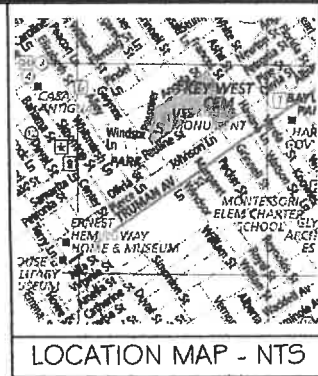
SURVEYOR'S NOTES:

BEARING BASE: DERIVED FROM LEGAL DESCRIPTION FOR THE NORTHERLY ROWL OF TRUMAN AVENUE - ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM - BENCHMARK USED: PID A40019; STAMPING: V 267 1966; ELEV.: 4.88', NGVD29

COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-05
FLOOD ZONE: X; BASE ELEVATION: N/A

HORIZONTAL & VERTICAL MEASUREMENTS WERE OBTAINED USING A TOTAL STATION & TDS RANGER DATA COLLECTOR. LINEAR CLOSURE ACCURACY IS GREATER THAN ONE FOOT IN 10,000 FEET.



LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Five (5); commencing at a point on Division Street (now Truman Avenue) One Hundred Eighty-Nine (189) feet from the corner of Windsor Lane and Division Street (now Truman Avenue) and runs thence in a Northeasterly One Hundred (100) feet; thence at right angles in a Northwesterly direction One Hundred Twenty-One (121) feet, Six (6) inches, more or less; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction One Hundred Twenty-One (121) feet and Six (6) inches, more or less, to the place of beginning on Division Street (now Truman Avenue) and

On the Island of Key West, being Part of Tract Five (5) according to William A. Whitehead's map,

Commencing at a point on Division Street (now Truman Avenue) distance 177 feet in a Northeasterly direction from the corner of Windsor Lane and the said Division Street; thence along Division Street in a Northeasterly direction 10 feet; thence at right angles in a Northwesterly direction 101 feet, 6 inches; thence at right angles in a Southwesterly direction 10 feet; thence at right angles in a Southeasterly direction 101 feet, 6 inches to the point of beginning on Division Street.

**CERTIFIED TO-
WILLIAM R. RUPP TRUST DATED 10-3-91**


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 | GW = GUY WIRE | PRM = PERMANENT REFERENCE MONUMENT |
| BO = BLOW OUT | HB = HOSE BIB | PT = POINT OF TANGENT |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | R = RADIUS |
| CB = CONCRETE BLOCK | IR = IRON ROD | ROL = ROOF OVERHANG LINE |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | ROW = RIGHT OF WAY |
| CI = CURB INLET | LS = LANDSCAPING | RWL = RIGHT OF WAY LINE |
| CL = CENTERLINE | MB = MAILBOX | SCO = SANITARY CLEAN-OUT |
| CLF = CHAINLINK FENCE | MEAS = MEASURED | SPV = SPRINKLER CONTROL VALVE |
| CM = CONCRETE MONUMENT | MHWL = MEAN HIGH WATER LINE | SV = SEWER VALVE |
| CONC = CONCRETE | MTLF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| C/S = CONCRETE SLAB | NAVD = NORTH AMERICAN VERTICAL DATUM (1988) | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | | TYP = TYPICAL |
| EB = ELECTRIC BOX | | UEAGE = UTILITY EASEMENT |
| EL = ELEVATION | | UPC = CONCRETE UTILITY POLE |
| ENCL = ENCLOSURE | | UPW = WOOD UTILITY POLE |
| FPE = FINISHED FLOOR ELEVATION | | VB = VIDEO BOX |
| FH = FIRE HYDRANT | | WD = WOOD DECK |
| FI = FENCE INSIDE | | WDF = WOOD FENCE |
| FND = FOUND | | WL = WOOD LANDING |
| FO = FENCE OUTSIDE | | WM = WATER METER |
| FOL = FENCE ON LINE | | WRACK LINE = LINE OF DEEDS ON SHORE |
| GI = GRATE INLET | | 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.

SCALE:	1"=20'
FIELD WORK DATE	03/22/09
REVISION DATE	--
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RW
INVOICE NO.:	10030201

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 5J-17, 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 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: 
JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER

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

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7665

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622

PROPOSED SURVEY
811 TRUMAN AVENUE

ORIGINAL SURVEY
816 JOHNSON LANE

BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°15'37"E ASSUMED
ALONG THE SOUTHEASTERLY
RW LINE OF JOHNSON LANE.

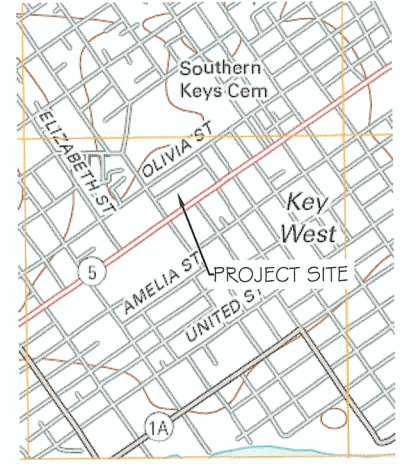
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
814-816 JOHNSON LANE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X SHADED

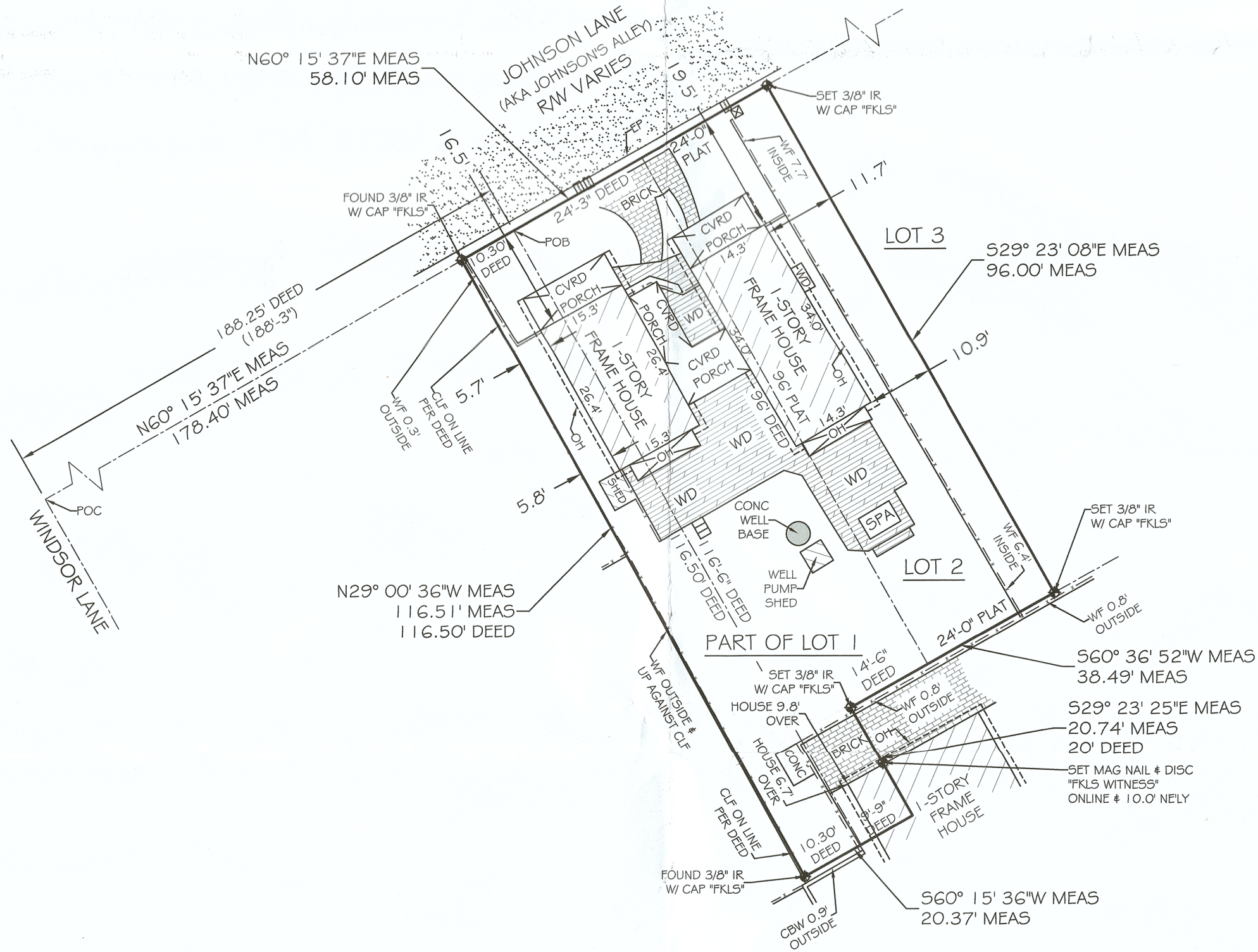
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



ASSUMED



LEGAL DESCRIPTION -

Part of Lot One (1) of Eugene R. Albury's Subdivision of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Tract 5, according to Plat recorded in Plat Book I, Page 100, Monroe County, Florida Records: BEGINNING at a point on Johnson's Alley One Hundred Eighty-eight (88) feet and Three (3) inches from Windsor Lane and running thence in a Northeasterly direction along the Southerly side of Johnson's Alley Twenty-four (24) feet and Three (3) inches; thence at right angles in a Southwesterly direction Fourteen (14) feet and Six (6) inches; thence at right angles in a Southeasterly direction Twenty (20) feet; thence at right angles in a Southwesterly direction Nine (9) feet and Nine (9) inches; thence at right angles in a Northeasterly direction One Hundred Sixteen (116) feet and Six (6) inches to Place of Beginning.

"AND ALSO"

Lot Two (2) of Tract Five (5) Albury's Subdivision, according to the records of Monroe County, Plat Book One (1) Page 100, and Deed Book YY Page Two hundred seventy one (271) Monroe County, Florida Records.

"AND ALSO"

A parcel of land On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 5, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NE'ly right of way line of Windsor Lane with the SE'ly right of way line of Johnson Lane and run thence NE'ly along the SE'ly right of way line of the said Johnson Lane for a distance of 188.25 feet to the Point of Beginning; thence SE'ly and at right angles for a distance of 116.50 feet; thence SW'ly and at right angles for a distance of 10.30 feet to an existing chain link fence; thence NW'ly and at right angles along said chain link fence for a distance of 116.50 feet to the SE'ly right of way line of the said Johnson Lane; thence NE'ly and along the SE'ly right of way line of the said Johnson Lane for a distance of 10.30 feet back to the Point of Beginning.

CERTIFIED TO -

Susan Beth Sugar;

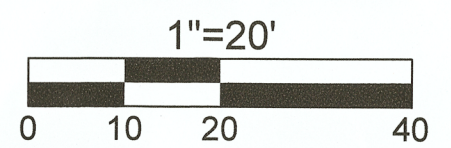
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THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C4G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	FRM = PERMANENT REFERENCE MONUMENT
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	PT = POINT OF TANGENT
CL = CENTERLINE	LA = ARC LENGTH	R = RADIUS
CLF = CHAINLINK FENCE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MB = MAILBOX	SCCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MEAS = MEASURED	SW = SIDE WALK
CPT = CONCRETE POWER POLE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
DELTA = CENTRAL ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	OH = ROOF OVERHANG	TRP = TYPICAL
ENCL = ENCLOSURE	DHW = OVERHEAD WIRES	UR = UNREARABLE
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	UE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	WD = WOOD DECK
FI = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WPP = WOOD POWER POLE
FOL = FENCE ON LINE		WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE


LEGEND

- ⊕ - WATER METER
- ⊓ - SANITARY SEWER CLEAN OUT
- ⊓ - MAILBOX
- ⊕ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ⊕ - METAL LIGHT POLE



SCALE:	1" = 20'
FIELD WORK DATE:	08/09/2018
MAP DATE:	09/18/2018
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 1
CHECKED BY:	EAI
JOB NO.:	18-323

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, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

TOTAL AREA = 6,019.15 SQFT±

PROPOSED SURVEY

816 JOHNSON LANE

PROPERTY CARD
811 TRUMAN AVENUE

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 00020150-000000
 Account# 1020893
 Property ID 1020893
 Millage Group 10KW
 Location 811 TRUMAN Ave, KEY WEST
 Address
 Legal KW PT OF TR 5 G10-82 OR154-510/11 OR516-1059 OR521-170 OR765-148/49
 Description OR765-1172 OR766-42 OR766-1046 OR769-567 OR771-56 OR772-1979 OR857-1800/04 OR874-1954/55 OR874-1957/58 OR2325-2212 OR2332-1770 OR2399-340/43 OR2399-349
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY FOURPLEX (0804)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

RUPP WILLIAM R TRUST 10/3/1991
 C/O KOGAN LUBA
 14 Penn Plaza Ste 1800
 New York NY 10122

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,081,255	\$950,054	\$971,167	\$935,760
+ Market Misc Value	\$43,824	\$44,172	\$45,648	\$47,121
+ Market Land Value	\$1,144,091	\$867,468	\$794,955	\$776,156
= Just Market Value	\$2,269,170	\$1,861,694	\$1,811,770	\$1,759,037
= Total Assessed Value	\$2,047,863	\$1,861,694	\$1,811,770	\$1,759,037
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,269,170	\$1,861,694	\$1,811,770	\$1,759,037

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$867,468	\$950,054	\$44,172	\$1,861,694	\$1,861,694	\$0	\$1,861,694	\$0
2020	\$794,955	\$971,167	\$45,648	\$1,811,770	\$1,811,770	\$0	\$1,811,770	\$0
2019	\$776,156	\$935,760	\$47,121	\$1,759,037	\$1,759,037	\$0	\$1,759,037	\$0
2018	\$875,525	\$961,050	\$48,597	\$1,885,172	\$1,885,172	\$0	\$1,885,172	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	13,165.00	Square Foot	0	0

Buildings

Building ID 1536
Style 2 STORY ON GRADE
Building Type M.F. - R4 / R4
Gross Sq Ft 8359
Finished Sq Ft 6638
Stories 2 Floor
Condition AVERAGE
Perimeter 564
Functional Obs 0
Economic Obs 0
Depreciation % 13
Interior Walls WALL BD/WD WAL

Exterior Walls C.B.S.
Year Built 1943
EffectiveYearBuilt 2010
Foundation CONCR FTR
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 5
Full Bathrooms 5
Half Bathrooms 0
Grade 600
Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	728	0	184
FLA	FLOOR LIV AREA	6,638	6,638	682
OUU	OP PR UNFIN UL	993	0	258
TOTAL		8,359	6,638	1,124

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1969	1970	5 x 13	1	65 SF	4
WALL AIR COND	1991	1992	0 x 0	1	1 UT	1
WROUGHT IRON	1991	1992	0 x 0	1	154 SF	5
CONC PATIO	1991	1992	0 x 0	1	175 SF	2
WALL AIR COND	1991	1992	0 x 0	1	4 UT	2
RES POOL	1991	1992	15 x 36	1	540 SF	3
FENCES	1991	1992	6 x 101	1	606 SF	4
FENCES	1991	1992	6 x 104	1	624 SF	5
BRICK PATIO	1991	1992	0 x 0	1	78 SF	2
FENCES	1996	1997	6 x 87	1	522 SF	2
WOOD DECK	2016	2017	0 x 0	1	140 SF	2
WOOD DECK	2016	2017	0 x 0	1	594 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1983	\$175,000	Warranty Deed		874	1954	Q - Qualified	Improved		

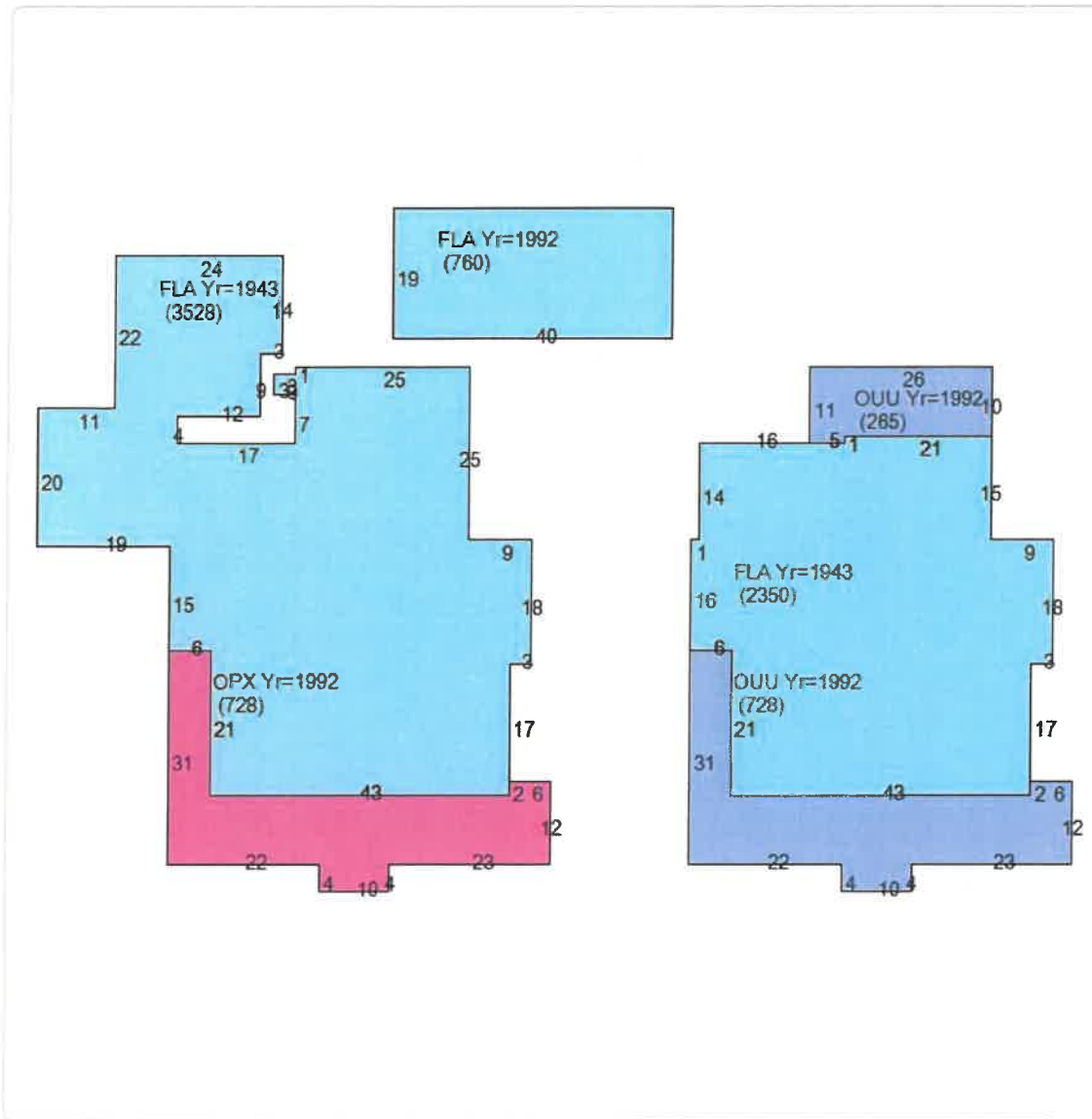
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4739	12/20/2016	3/17/2017	\$4,500	Residential	RENOVATE BATHROOM WITH NEW SUB FLR TILE AND FIBERGLASS SHOWER ST ALL
16-4169	11/23/2016	3/1/2017	\$28,500	Residential	REPLACE DECK MATERIAL 700SF
13-0473	3/6/2013	5/13/2013	\$31,255	Residential	REVISION#2 - REMOVE & REPLACE TOPPING ON STAIRS OF FRONT PORCH WITH SIMILAR MATERIAL WITH COLOR TO MATCH
13-0473	3/4/2013	5/13/2013	\$6,759	Residential	REMOVE/REPLACE KITCHEN CAB & COUNTER TOPS APPROX 25 LF. INSTALL 25 SQ FT OF BACKSPLASH TILE
13-0473	3/4/2013	5/30/2013	\$31,255	Residential	REVISION #2: REMOVE/REPLACE TOPPIN OF FRONT PORCH STAIRS WITH SIMILAR MATERIAL, COLOR TO MATCH
13-0678	3/4/2013	5/30/2013	\$1,000	Residential	INSTALLATION OF NEW SINK, DISHWASHER & ICE MAKER
13-0679	3/4/2013	5/30/2013	\$1,500	Residential	REMOVE/REPLACE EXISTING KITCHEN RECEPTACLE & SWITCHES AS PER CODE INSTALL OF NEW 4 PRONG STOVE RECEPTACLES
10-0708	3/11/2010	2/25/2011	\$4,000		REPALCE 400sf OF VCRIMP ON ROOF UNDER PORCH, MAINT AND PAINT 1300sf VCRIMP LEFT REAR
10-0707	3/9/2010	2/25/2011	\$2,000		REPLACE 6 POSTS UNDER DECK
09-1035	4/14/2009	2/25/2011	\$3,300		REPLACE 3 WINDOWS WITH 6/6 ALUMINUM IMPACT WINDOWS, REPLACE 2 6 PANEL DOORS
07-5073	11/15/2007	2/25/2011	\$3,500	Residential	REMOVE & REPLACE SEVEN SQRS OF ROOFING MATERIAL WITH BUILT-UP ROOF SYSTEM
02-2319	9/10/2002	10/7/2002	\$6,000	Residential	RENOVATIONS
97-3465	10/1/1997	12/1/1997	\$2,500	Residential	PICKET FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



WARRANTY DEED
811 TRUMAN AVENUE

QUIT CLAIM DEED

THIS INDENTURE

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

Made this 18 day of August A.D. 1993

Between WILLIAM R. RUPP, a single man, party of the first part, and WILLIAM R. RUPP, AS TRUSTEE OF THE W.R. RUPP TRUST, DATED OCTOBER 3, 1991 whose address is 407 FRONT STREET, Key West, Monroe County, 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 AND NO/100 (\$10.00)----- Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

Property Appraiser I.D. Number, a portion of 00020150-000000

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed & Delivered
In Our Presence:

Nika Stroble
NIKA STROBLE
Karleen A. Grant
Karleen A. Grant
STATE OF Florida
COUNTY OF Monroe

William R. Rupp
WILLIAM R. RUPP

I HEREBY CERTIFY that on this 18 day of August, 1993, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, WILLIAM R. RUPP, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. WILLIAM R. RUPP IS PERSONALLY KNOWN BY ME OR HE PRODUCED AS IDENTIFICATION. NO OATH WAS TAKEN.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year first aforesaid.

Karleen A. Grant
NOTARY PUBLIC
Karleen A. Grant

FILED
94 FEB 18 AM 11:22
MONROE COUNTY

This Instrument Prepared By:
Karleen A. Grant, Esquire
Return to: Karleen A. Grant, Esq.
MORGAN & HENDRICK
317 Whitehead Street
Key West, Florida 33040

DB Paid - 70 Done 2/18/94
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CH. CT.
[Signature]

825141

REC 1294 PAGE 0367

EXHIBIT "A"

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Five (5); commencing at a point on Division Street (now Truman Avenue) One Hundred Eighty-Nine (189) feet from the corner of Windsor Lane and Division Street (now Truman Avenue) and runs thence in a Northeasterly direction along Division Street (now Truman Avenue) One Hundred (100) feet; thence at right angles in a Northwesterly direction One Hundred Twenty-One (121) feet, Six (6) inches, more or less; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction One Hundred Twenty-One (121) feet and Six (6) inches, more or less, to the place of beginning on Division Street (now Truman Avenue) and

On the Island of Key West, being Part of Tract Five (5) according to William A. Whitehead's map,

Commencing at a point on Division Street (now Truman Avenue) distant 177 feet in a Northeasterly direction from the corner of Windsor Lane and the said Division Street; thence along Division Street in a Northeasterly direction 10 feet; thence at right angles in a Northwesterly direction 101 feet, 6 inches; thence at right angles in a Southwesterly direction 10 feet; thence at right angles in a Southeasterly direction 101 feet, 6 inches to the point of beginning on Division Street.

ALSO DESCRIBED AS:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Five (5); commencing at a point on Division Street (now Truman Avenue) distant 177 feet in a Northeasterly direction from the corner of Windsor Lane and the said Division Street; thence along Division Street (now Truman Avenue) in a northeasterly direction 112 feet; thence at right angles in a northwesterly direction 121 feet, 6 inches; thence at right angles in a southwesterly direction 100 feet; thence at right angles in a southeasterly direction 20 feet; thence at right angles in a southwesterly direction 12 feet; thence at right angles in a southeasterly direction 101 feet, 6 inches, to the point of beginning on Division Street (now Truman Avenue).

Records Dept
Fieldt
JERRY L. KOLMAGE
Clark Circuit Court

**AUTHORIZATION
FORMS**



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Susan Beth Sugar _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

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.

Susan Sugar _____
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 12-1-2022 _____
Date

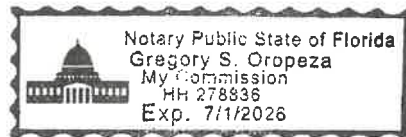
by Susan Sugar _____
Name of Owner

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

[Signature] _____
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any





**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, Tracey Rupp as
Please Print Name of person with authority to execute documents on behalf of entity

Trustee of William R. Rupp Trust daed 10/3/1991
Name of office (President, Managing Member) Name of owner from deed

authorize 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.

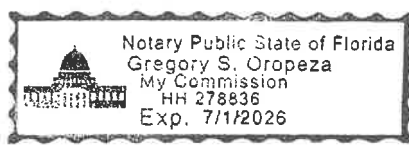
Tracey A. Rupp
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 12-1-2022
Date

by Tracey Rupp
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

VERIFICATION FORMS



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Lisa M. Kehoe, in my capacity as Partner
(print name) *(print position; president, managing member)*
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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:

816 Johnson Lane, Key West, Florida 33040
Street address of subject property

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


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


Signature of Applicant

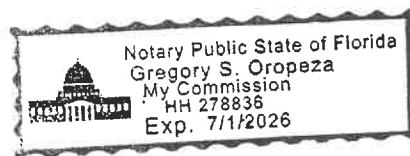
Subscribed and sworn to (or affirmed) before me on this 05/15/2023 by
date

Lisa M. Kehoe
Name of Applicant

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



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Lisa M. Kehoe, in my capacity as Partner
(print name) *(print position; president, managing member)*
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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:

811 Truman Avenue, Key West, Florida 33040
Street address of subject property

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

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


Signature of Applicant

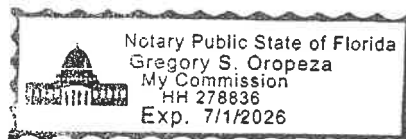
Subscribed and sworn to (or affirmed) before me on this 05/15/2023 by
date

Lisa M. Kehoe
Name of Applicant

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

PROPERTY CARD
816 JOHNSON LANE

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 00020190-000000
 Account# 1020931
 Property ID 1020931
 Millage Group 10KW
 Location 816 JOHNSON Ln, KEY WEST
 Address
 Legal KW EUGENE R ALBURY SUB PB1-100 PT LOT 1 & ALL LOT 2 OF TR 5 G10/523 G25-392 G62-509/10 OR557-977 OR684-180 OR713-652/54 OR950-83 OR1236-2344/56 OR1278-468/70 OR1715-2447/48
 Description
 (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

SUGAR SUSAN BETH
 178 5th Ave
 Apt 10B
 New York NY 10010

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$271,244	\$207,315	\$209,698	\$214,464
+ Market Misc Value	\$6,286	\$6,286	\$6,286	\$6,286
+ Market Land Value	\$962,874	\$720,731	\$679,899	\$609,414
= Just Market Value	\$1,240,404	\$934,332	\$895,883	\$830,164
= Total Assessed Value	\$622,005	\$565,459	\$514,054	\$467,322
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,240,404	\$934,332	\$895,883	\$830,164

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$720,731	\$207,315	\$6,286	\$934,332	\$565,459	\$0	\$934,332	\$0
2020	\$679,899	\$209,698	\$6,286	\$895,883	\$514,054	\$0	\$895,883	\$0
2019	\$609,414	\$214,464	\$6,286	\$830,164	\$467,322	\$0	\$830,164	\$0
2018	\$562,151	\$219,230	\$6,286	\$787,667	\$424,838	\$0	\$787,667	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,808.00	Square Foot	48	96

Buildings

Building ID	1539	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Gross Sq Ft	1857	Foundation	CONC BLOCK
Finished Sq Ft	1039	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	186	Heating Type	FCD/AIR NON-DC
Functional Obs	0	Bedrooms	2

Economic Obs 0
 Depreciation % 4
 Interior Walls WALL BD/WD WAL

Full Bathrooms 2
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	34	0	22
FHS	FINISH HALF ST	196	0	56
FLA	FLOOR LIV AREA	1,039	1,039	192
OPU	OP PR UNFIN LL	196	0	56
OPF	OP PRCH FIN LL	204	0	110
PTO	PATIO	188	0	74
TOTAL		1,857	1,039	510

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1983	1984	0 x 0	1	720 SF	2
BRICK PATIO	1986	1987	0 x 0	1	30 SF	2
WOOD DECK	1986	1987	0 x 0	1	635 SF	2
WALL AIR COND	1992	1993	0 x 0	1	1 UT	1
WALL AIR COND	1992	1993	0 x 0	1	1 UT	2
FENCES	1993	1994	6 x 25	1	150 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/1/1985	\$39,000	Warranty Deed		950	83	U - Unqualified	Improved		
2/1/1973	\$6,000	Conversion Code		557	977	Q - Qualified	Improved		

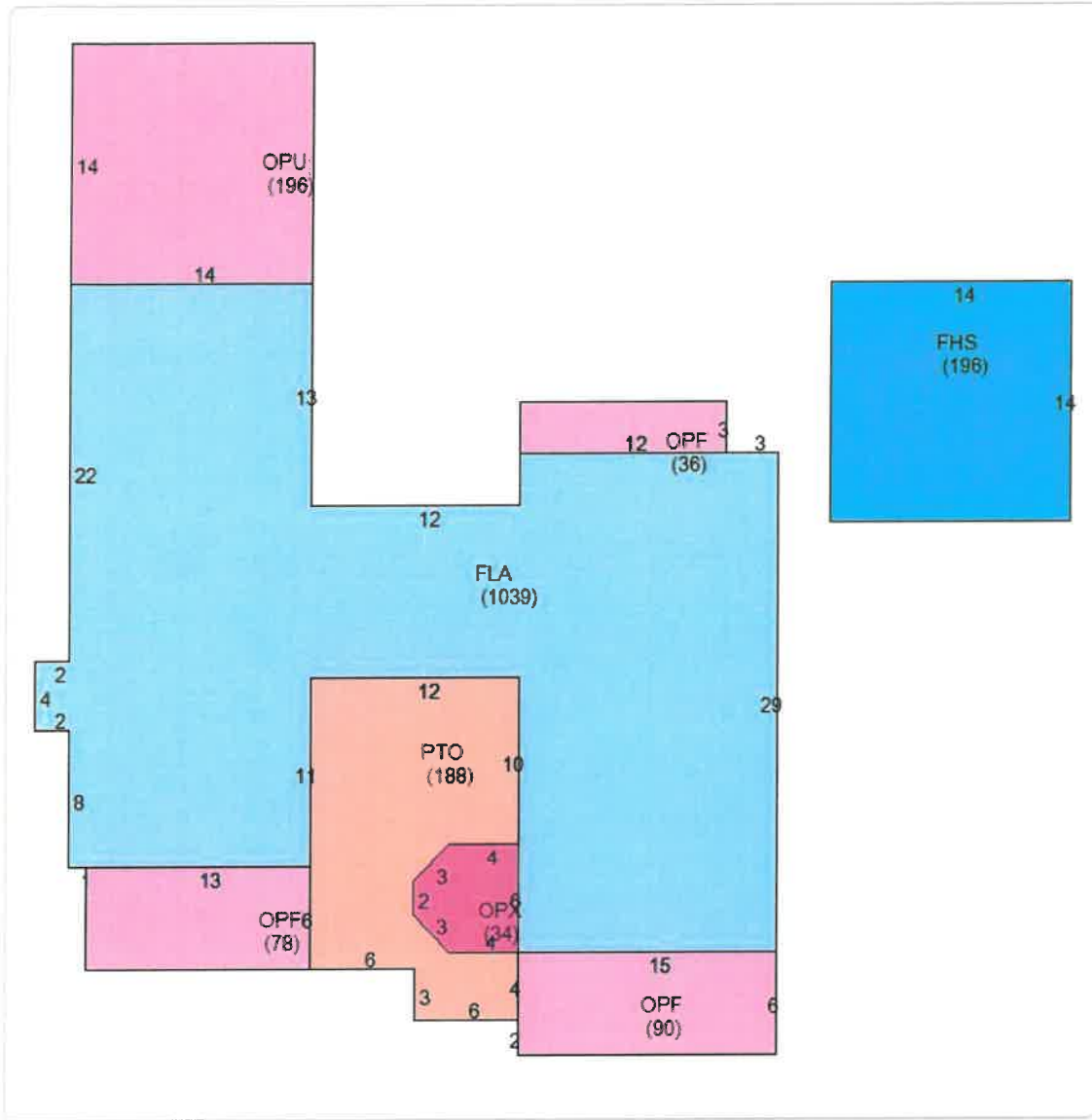
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-3509	6/14/2006	8/15/2006	\$2,000		UPGRADE SVC FROM 100 TO 200 AMP
0002266	8/30/2000	11/16/2000	\$200		REPAIR FENCE
A940246	1/1/1994	11/1/1994	\$950		FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

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

Last Data Upload: 5/11/2023, 2:05:56 AM

Version 3.1.8

Developed by
 Schneider
GEOSPATIAL

WARRANTY DEED
816 JOHNSON LANE

808242

REC 1278 PAGED 468

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(testate -- single personal representative)

THIS INDENTURE made this 30 day of September, 1993, by and between Christian Alderson, whose post office address is 608 Angela Street, Key West, Florida 33040 the duly qualified and acting personal representative of the estate of Manfred Ibel deceased, party of the first part and Susan Beth Sugar Simon, whose post office address is 178 Fifth Avenue, Apt. 10B, New York, N.Y. 10010 and whose social security or tax identification number is _____, party of the second part.

WITNESSETH: That WHEREAS, Manfred Ibel died testate a resident of Monroe County, Florida, on November 24 1992, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and recorded by the Circuit Court for Monroe County, Florida, Probate Division, in Case No. 92-272--CP-10, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, her heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Monroe County, Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

FILED FOR RECORD

93 OCT 25 P4:17

MONROE COUNTY

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NOS. 00020190-000000
00020200-000000

808242

REC 1278 PAGE 469

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the said decedent, has executed this instrument under seal on the date aforesaid.


Signed, sealed and delivered in the presence of

Michael Cannon
MICHAEL CANNON
Darryl Fohrman
DARRYL FOHRMAN

Christian Alderson
CHRISTIAN ALDERSON
As personal representative of the estate of
MANFRED IBEL
deceased

STATE OF FLORIDA
COUNTY OF MONROE

That the foregoing instrument was acknowledged before me this day of September,
19 93, by CHRISTIAN ALDERSON, being personally known to me,
as personal representative of the estate of Manfred Ibel
deceased.

Darryl Fohrman
Darryl Fohrman
Notary Public, State of Florida at Large
My Commission Expires  **DARRYL FOHRMAN**
MY COMMISSION EXPIRES
JUNE 4, 1994
BONDED 10000 NOTARY PUBLIC LICENSE

This instrument prepared by:
Darryl Fohrman
Attorney at Law
322 Elizabeth St.
Key West, Florida 33040

[Print or type names under all signature lines.]

808242

REF 1278 PAGED 470

EX "A"

Part of Lot One (1) of Eugene R. Albury's Subdivision of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Tract 5, according to Plat recorded in Plat Book 1, Page 100. Monroe County, Florida Records:

BEGINNING at a point on Johnson's Alley One Hundred Eighty-eight (188) feet and Three (3) inches from Windsor Lane and running thence in a Northeasterly direction along the Southerly side of Johnson's Alley Twenty-four (24) feet and Three (3) inches; thence at right angles in a Southeasterly direction Ninety-six (96) feet; thence at right angles in a Southwesterly direction Fourteen (14) feet and Six (6) inches; thence at right angles in a Southeasterly direction Twenty (20) feet; thence at right angles in a Southwesterly direction

AND ALSO

Lot Two (2) of Tract Five (5) Albury's Subdivision, according to the records of Monroe County, Plat Book One (1) Page 100, and Deed Book XY Page Two Hundred seventy one (271) Monroe County, Florida, Records.

RECORDS SECTION
LIBRARY OF RECORDS, TITLE, & PLAT BOOKS
DEPARTMENT OF COUNTY CLERK
MONROE COUNTY, FLORIDA

Recorded in Official Records
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court