

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

**Application for Transfer of Transient Units and / or Licenses**

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

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

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

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

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

**Sender Site**

Address of Site  
Unassigned

RE# \_\_\_\_\_

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

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

Address: 221 Simonton Street  
Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com

**Receiver Site**

Address of Site  
215 Eanes Lane

RE# 00017950-000000

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

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

Address: 221 Simonton Street  
Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com

**For Sender Site:**

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

Legal description N/A-Unassigned

Current use: N/A-Unassigned

Number of existing transient units: One (1) Unit

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

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

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

**For Receiver Site:**

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

Legal description See attached Warranty Deed.

Current use Single-family residence

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

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

Existing non-residential floor area N/A

What will be transferred to the receiver site? Transient License

What are your plans for the receiver site? Transient Rental

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

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

**FOR CORPORATIONS**

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

**D. NAMES OF OFFICERS AND DESIGNATIONS**

Claude J. Gardner, Jr.  
Manager

**FOR PARTNERSHIPS**

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

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:  
Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC  
221 Simonton Street, Key West, FL 33040  
TELEPHONE(S) 305-294-0252 FAX 305-2945788

Receiver Site: Current Owner Information

**FOR INDIVIDUALS**

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

**FOR CORPORATIONS**

A. CORPORATE NAME 419 Truman, LLC  
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Claude J. Gardner, Jr.

Manager

**FOR PARTNERSHIPS**

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

---

**FOR CORPORATIONS AND PARTNERSHIPS**

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

Gregory S. Oropeza, Esq.

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

## **REQUIRED ATTACHMENTS**

### *Sender Site*

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

### *Receiver Site*

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

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

**CURRENT SURVEY**

# MAP OF BOUNDARY SURVEY

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

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
215 EANES LANE  
KEY WEST, FL 33040

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

## LEGEND

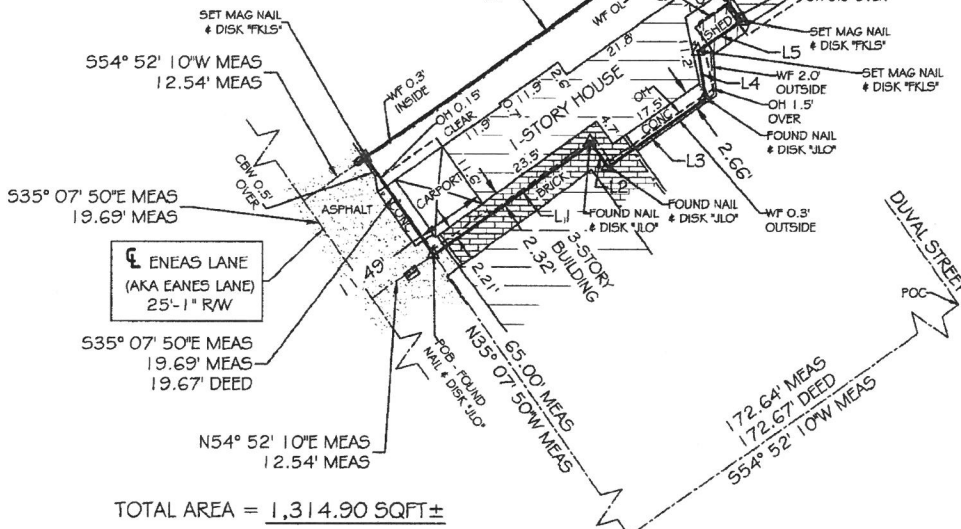
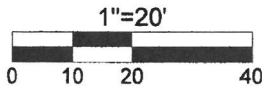
- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- - CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS  
SEC. 06-T685-R25E



TOTAL AREA = 1,314.90 SQFT±

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

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

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

CERTIFIED TO -

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

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

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

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

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

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

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

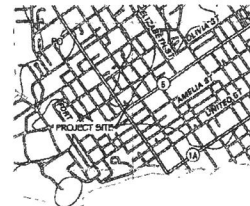
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7847



**FLORIDA KEYS  
LAND SURVEYING**

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

# REPORT OF BOUNDARY SURVEY



Whitehead Spit

LOCATION MAP - NTS  
SEC. 06-T685-R25E

## LEGAL DESCRIPTION -

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

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

### CERTIFIED TO -

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

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

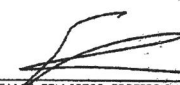
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

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

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

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

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

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

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

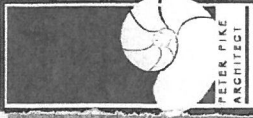


**FLORIDA KEYS  
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19960 OVERSEAS HIGHWAY  
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PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com



## **CURRENT FLOOR PLANS**

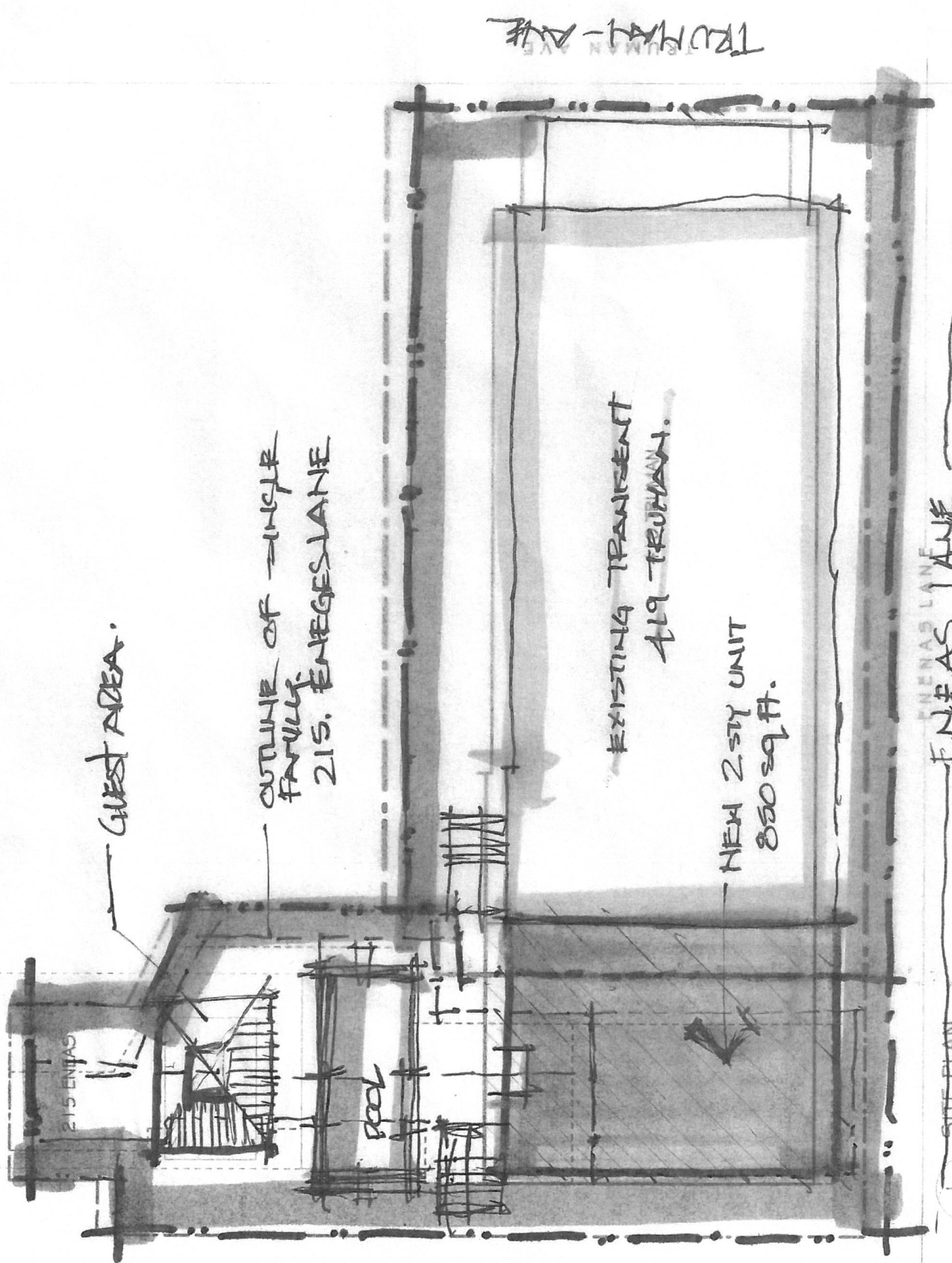
REVISIONS	DATE



PETER MIKE  
ARCHITECT  
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: 419 TRUMAN  
KEY WEST, FL 33040

DRAWING TITLE:  
PROJECT NUMBER:  
DATE: 06-05-15  
SHEET #



GUEST AREA.

OUTLINE OF SINGLE FAMILY 215. ENEAS LANE

EXISTING TRANSPARENT 419 TRUMAN.

NEW 2-STRY UNIT 850 sq. ft.

ENEAS LANE

TRUMAN AVE

SITE PLAN

A2 Scale: 1" = 10 ft

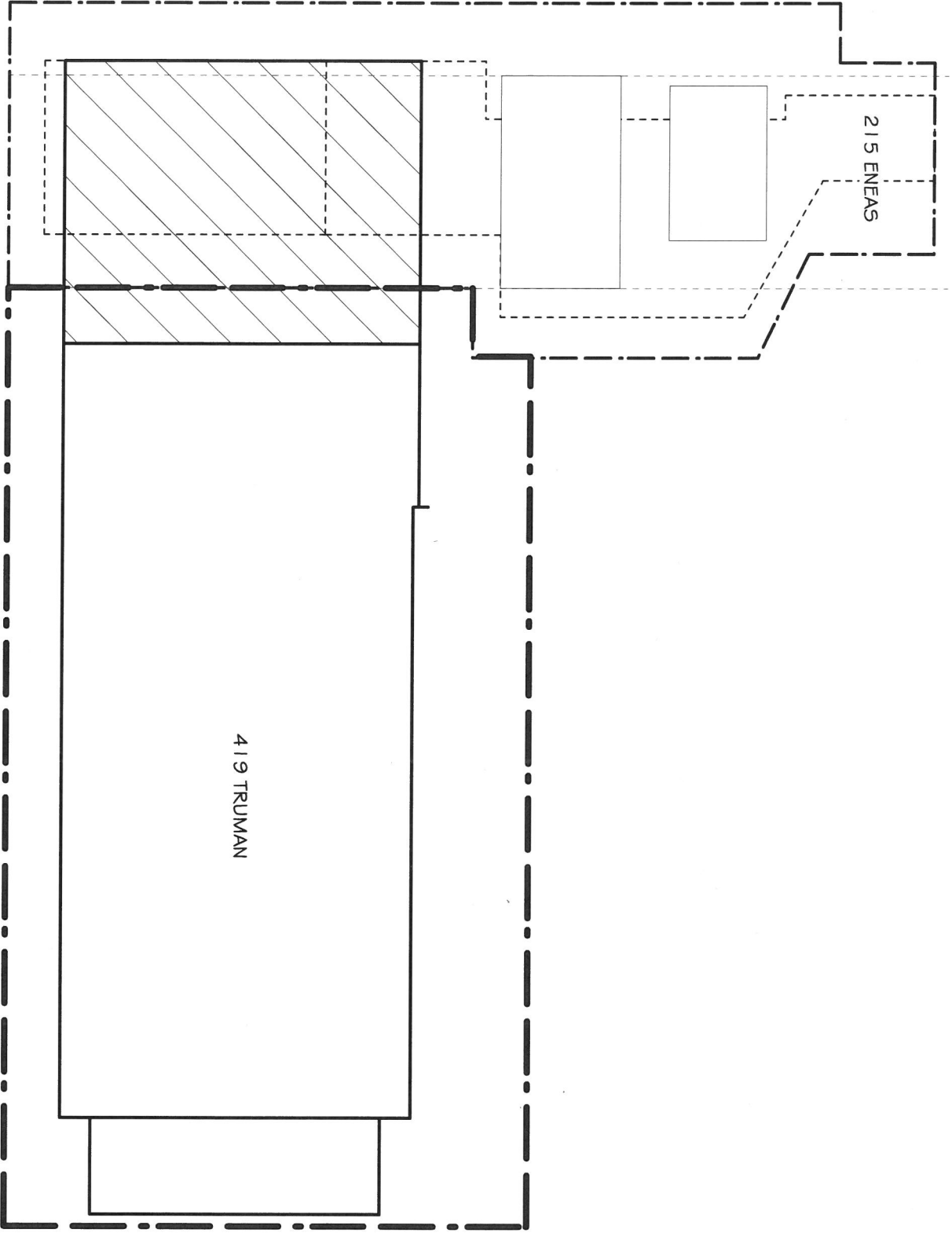
PETER M. PIKE  
FLA. REGISTRATION # AR0015190

1  
A2

SITE PLAN

Scale: 1" = 10 ft

ENENAS LANE



419 TRUMAN

215 ENENAS

TRUMAN AVE.

DRAWING TITLE:

PROJECT:

419 TRUMAN  
KEY WEST, FL 33040

471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PETER PIKE  
ARCHITECT



REVISIONS DATE

SHEET #

PROJECT NUMBER:

DRAWN:

CHECKED:

DATE: 02-05-15

**CURRENT OCCUPATIONAL LICENSE**

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

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

Comments: ONE TRANSIENT RENTAL UNIT

This document must be prominently displayed.

GARDNER JR, CLAUDE J

419 TRUMAN LLC  
336 DUVAL ST

Oper: KEWJMB Type: OC Drawer: J  
Date: 4/12/18 68 Receipt no: 12043  
CR 2018 34082  
LIC OCCUPATIONAL RENEWAL  
Trans Number: 1.00 \$3.00  
OK CHECK 1652 3125421 \$3.00

KEY WEST FL 33040

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

**RECORDED WARRANTY DEED**

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 15-102-McCoy

Sales price.: \$375,000.00

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

Doc# 2031393  
Bk# 2743 Pg# 1411

[Space Above This Line For Recording Data]

## Warranty Deed

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

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

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

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

Parcel Identification Number: 00017950-000000

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

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

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

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

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

Signed, sealed and delivered in our presence:

Adele V. Stone  
Witness Name: Adele V. Stone

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

Tania Ortiz  
Witness Name: Tania Ortiz

State of Florida  
County of Monroe

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

[Notary Seal]



Tania Ortiz  
Notary Public

Printed Name: Tania Ortiz

My Commission Expires: 2-10-16





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

## Detail by Entity Name

Florida Limited Liability Company  
419 TRUMAN, LLC

### Filing Information

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

### Principal Address

336 DUVAL STREET  
KEY WEST, FL 33040

### Mailing Address

336 Duval Street  
Key West, FL 33040

Changed: 01/23/2017

### Registered Agent Name & Address

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

Name Changed: 01/23/2017

Address Changed: 01/23/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

### Annual Reports

# PROPOSED SITE PLAN

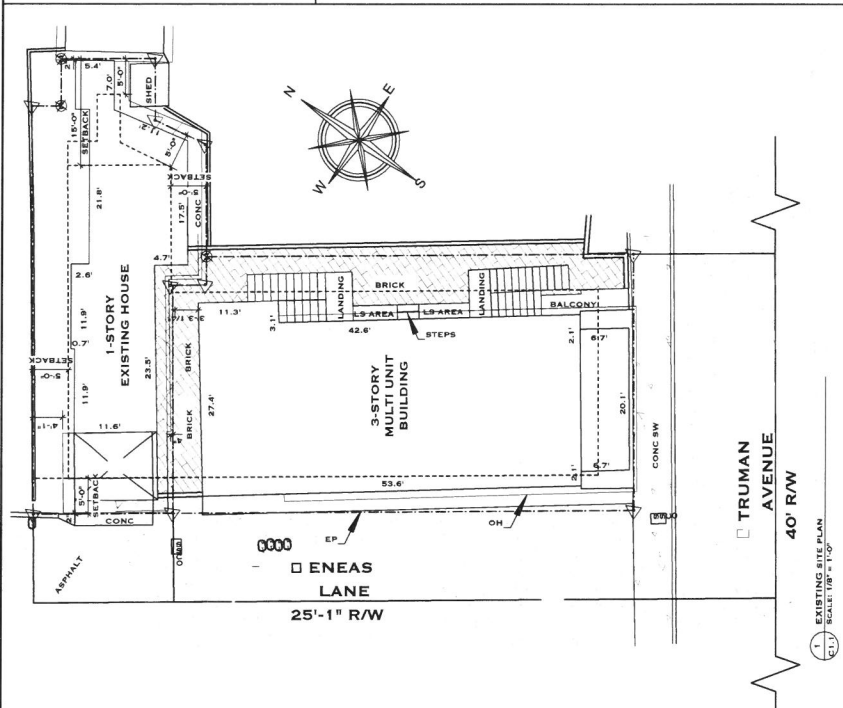
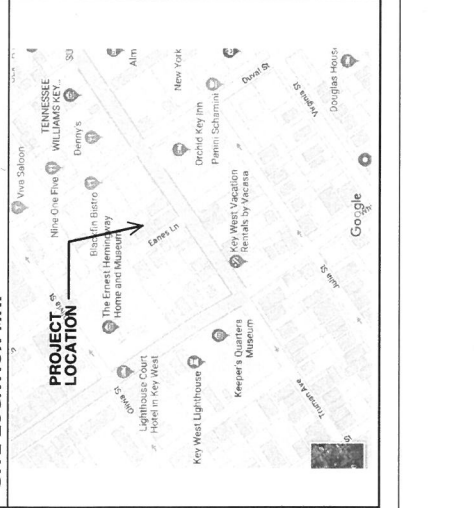
# SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	NRCCS	NRCCS	NRCCS	NRCCS DISTRICT
SITE AREA	1,318 SQ. FT.	4,000 SQ. FT.	EXISTING	CONFORMS
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	CONFORMS
INTERVIEWS	523 SQ. FT. (70% EXISTING)	799 (60% MAX)	611 (50% FT.)	CONFORMS
OPEN SPACE	382 SQ. FT. (50% EXISTING)	480 (35% MIN)	531 SQ. FT. (65%)	CONFORMS
BUILDING COV.	724 SQ. FT. (90% EXISTING)	857 (60% MAX)	420 SQ. FT. (50%)	CONFORMS
ACCESSORY	248 SQ. FT. (30% MAX COV.)	(30% MAX COV.)	80 SQ. FT. (25%)	CONFORMS
REAR YARD COV.	192 SQ. FT. (25% EXISTING)	(25% EXISTING)	92 SQ. FT. (30%)	CONFORMS
FRONT YARD BOX, OPEN SPACE COV.	192 SQ. FT. (25% EXISTING)	40 (50% MIN)	92 SQ. FT. (30%)	CONFORMS
SETBACKS				
FRONT SETBACK	2'	9'	9'-11 1/2'	CONFORMS
REAR SETBACK	2'	18'	28'-11"	CONFORMS
NORTH WEST	4'-11"	9'	4'-11"	VARIANCE REQ. SUBMITTED
SIDE SETBACK	4'	9'	4'-0" VARIANCE REQ. SUBMITTED	CONFORMS
BUILDING HEIGHT	10'-2"	38'	18'-1 1/2"	CONFORMS

## FEMA MAP FLOOD ZONE X



## SITE LOCATION MAP



## DRAWING SCHEDULE:

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

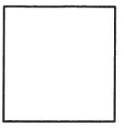
## SCOPE OF WORK:

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

## GENERAL NOTES:

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND NO REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER. THESE DOCUMENTS ARE TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.  
 ALL TRADES TO COORDINATE AND VERIFY EXISTING CONDITIONS AND OTHER TRADES PRIOR TO CONSTRUCTION ORDERING.  
 INSTALLATION OR ADDITION. ALL WORK MUST CONFORM TO ALL APPLICABLE CODES AND MINIMUM INDUSTRY STANDARDS.  
 ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.  
 ALL CHANGE ORDERS MUST BE APPROVED AND SIGNED PRIOR TO EXECUTION.  
 DO NOT SCALE PLANS. DIMENSIONS ARE MEANT TO BE A GUIDE ONLY - FIELD CONDITIONS AND PROPOSED CONSTRUCTION TAKE PRECEDENCE OVER DIMENSIONS ON PLANS. ANY DISCREPANCIES ARE TO BE RESOLVED BY ARCHITECT PRIOR TO CONSTRUCTION.

**T.S. NEAL ARCHITECTS INC.**  
 215 E. ENEAS LANE  
 KEY WEST, FLORIDA 33042  
 231-422-9847



215 ENEAS LANE  
 KEY WEST, FL 33042

**TITLE & PROJECT INFORMATION**

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

**T1.1 SHEET #**

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

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



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



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

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

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

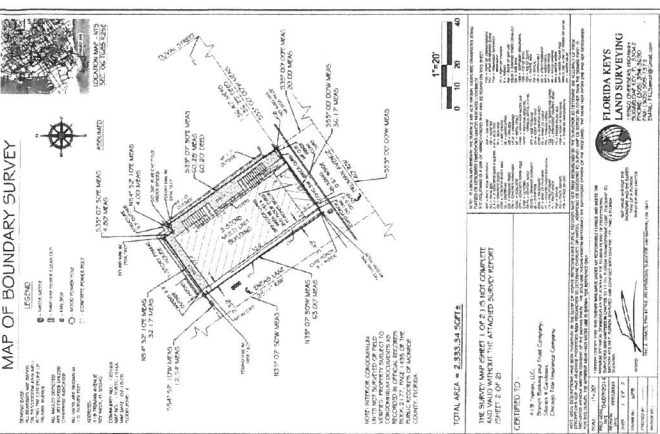
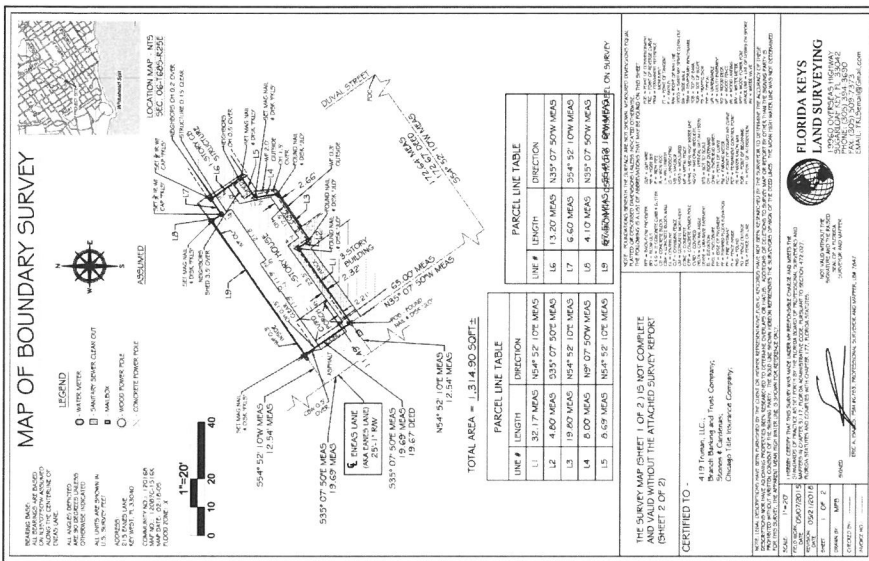
**REVISION #**  
**DATE**

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



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

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



**CERTIFIED TO:**  
 419 Towne, LLC,  
 Branch Banking and Trust Company,  
 Chicago Life Insurance Company.

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

**FLORIDA KEYS LAND SURVEYING**  
 12000 N.W. 11TH AVENUE  
 SUITE 100  
 MIAMI, FLORIDA 33157  
 (305) 551-1100  
 WWW.FKLSURVEYING.COM

**CERTIFIED TO:**  
 419 Towne, LLC,  
 Branch Banking and Trust Company,  
 Chicago Life Insurance Company.

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

**FLORIDA KEYS LAND SURVEYING**  
 12000 N.W. 11TH AVENUE  
 SUITE 100  
 MIAMI, FLORIDA 33157  
 (305) 551-1100  
 WWW.FKLSURVEYING.COM

**PROPOSED FLOOR PLANS**



**T.S. NEAL ARCHITECTS INC.**  
 6548 POWELL AVENUE  
 LITTLE ROCK, AR 72205  
 (501) 222-3647



215 EANES LANE  
 KEY WEST, FL 33040

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

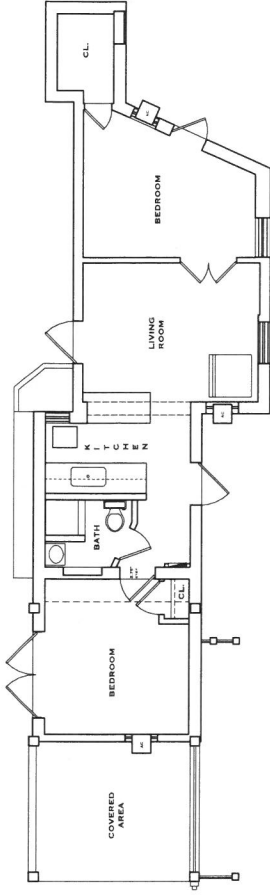
**DRAWN:** TM  
**CHECKED:** TM  
**DATE:** 04-28-2011

REVISION #	DATE

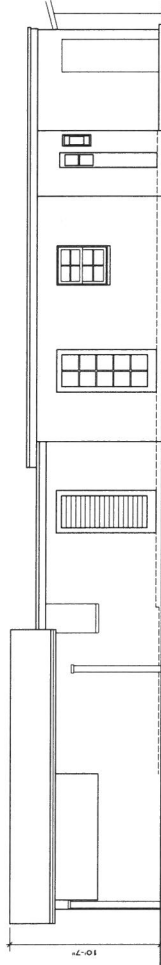
**EX1.1**  
 SHEET #



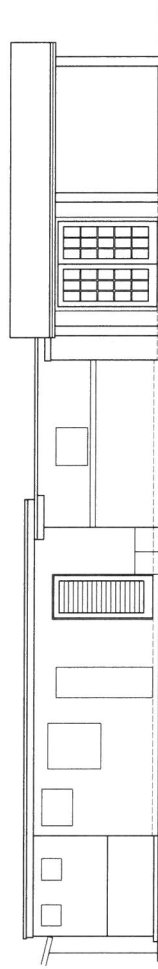
T.S. NEAL ARCHITECTS, INC.



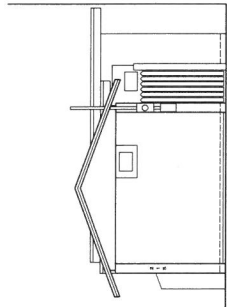
1.1 EXISTING FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



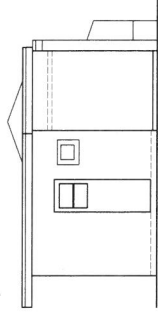
2.1 EXISTING SOUTHEAST ELEVATION  
 SCALE: 1/4" = 1'-0"



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



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



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



TIMOTHY SETH NEAL P.L.A. REGISTRATION # ARB7505



**T.S. NEAL ARCHITECTS INC.**  
 848 AVENUE A  
 LITTLE ROCK, AR 72616  
 (501) 325-2822  
 (501) 325-2827

KEY WEST, FL 33040

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

**DRAWN:** TM  
**CHECKED:** JH  
**DATE:** 08-20-2018

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

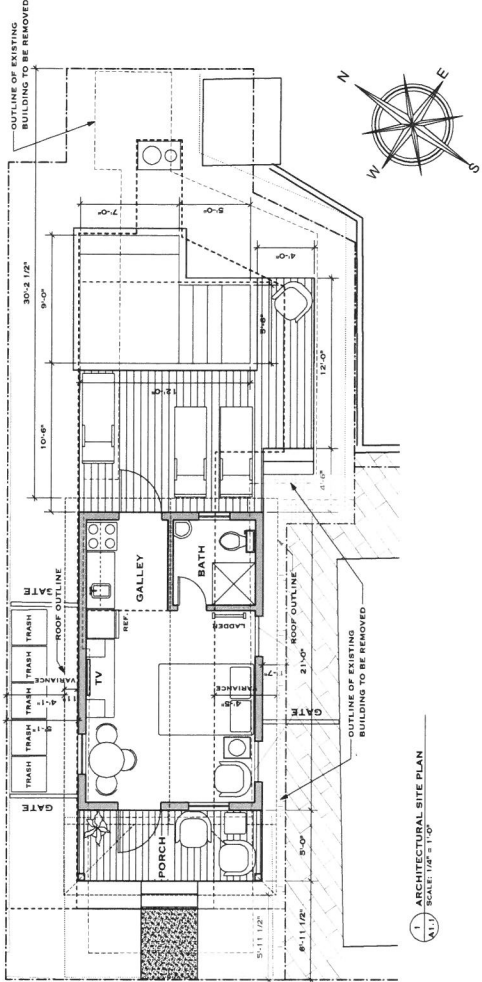
**A1.1**  
 SHEET #



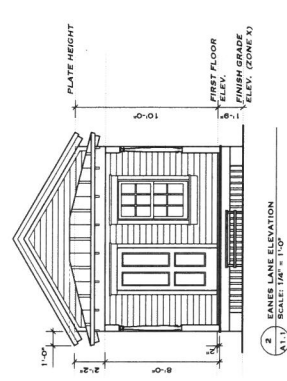
TIMOTHY SETH NEAL P.L.A. REGISTRATION # AR97508

"WEEKENDER"			
ITEM	EXISTING	PROPOSED	REMARK
DISTRICT	NRCCS	NRCCS	DUAL STREET SCENARIUM DISTRICT
SITE AREA	1,315 SQ. FT.	4,000 SQ. FT.	
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	
IMPERVIOUS	935 SQ. FT. (70% EXISTING)	611 SQ. FT. (15%)	CONFORMS
OPEN SPACE	380 SQ. FT. (29%)	511 SQ. FT. (13%)	CONFORMS
BUILDING COV.	274 SQ. FT. (21%)	420 SQ. FT. (11%)	CONFORMS
STRUCTURE	288 SQ. FT. (22%)	527 (100% MAX)	CONFORMS
REAR YARD COV.	182 SQ. FT. (14%)	79 SQ. FT. (2%)	CONFORMS
FRONT YARD COV.	182 SQ. FT. (14%)	95 SQ. FT. (2%)	CONFORMS
REAR YARD AREA	182 SQ. FT. (14%)	49 (10% MIN)	CONFORMS
FRONT YARD AREA	182 SQ. FT. (14%)	95 SQ. FT. (2%)	CONFORMS
SETBACKS			
FRONT SETBACK	3'	5'-11 1/2"	CONFORMS
REAR SETBACK	3'	18'	CONFORMS
NORTH WEST	4'-1"	4'-1"	VARIANCE REQUESTED
SIDE SETBACK	4'	5'	VARIANCE REQUESTED
REAR SETBACK	4'	4'-5"	VARIANCE REQUESTED
BUILDING HEIGHT	10'-7"	14'-1 1/2"	CONFORMS

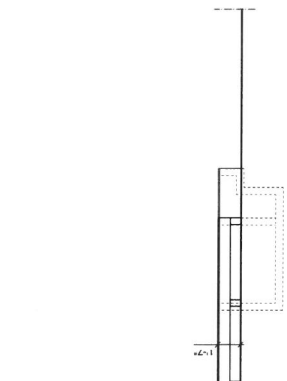
**NOTE:**  
 EXISTING ONE STORY BLOCK BUILDING TO BE REMOVED



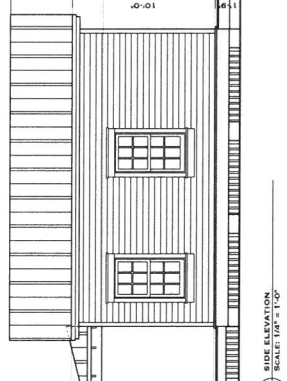
1 ARCHITECTURAL SITE PLAN  
 SCALE: 1/8" = 1'-0"



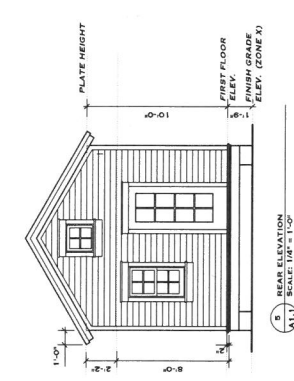
2 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



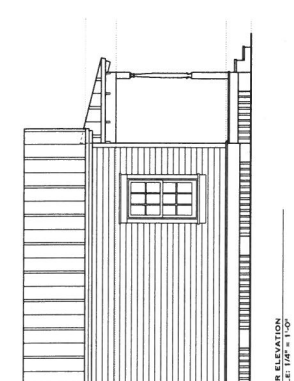
3 SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



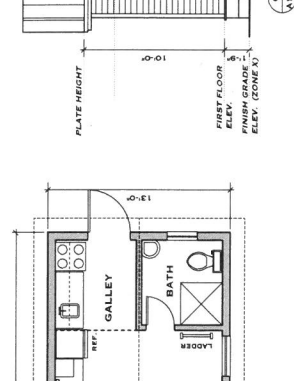
4 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



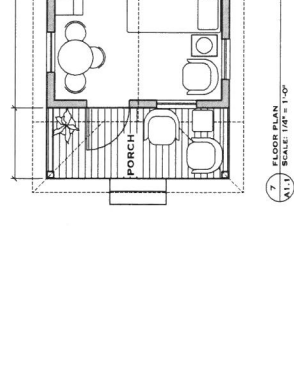
5 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



6 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



7 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



8 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**AUTHORIZATION FORMS  
AND  
VERIFICATION FORM**



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

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

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

215 Eanes Lane, Key West

*Street Address of subject property*

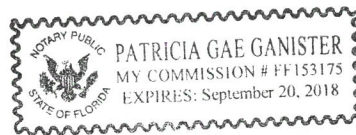
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

  
*Signature of Authorized Representative*

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

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

  
*Notary's Signature and Seal*



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

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

**City of Key West  
Planning Department**



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


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

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

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

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

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

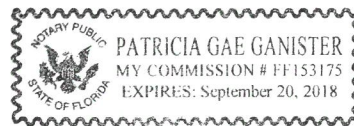
  
*Signature of person with authority to execute documents on behalf on entity owner*

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

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

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

  
*Notary's Signature and Seal*



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

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

PREPARED 7/31/18, 15:59:58  
City of Key West

PAYMENTS DUE INVOICE  
PROGRAM PZ821L

PROJECT NUMBER: 18-02000055 215 EANES LANE - TRANS LIC TRANS

FEE DESCRIPTION	AMOUNT DUE
ADVERTISING AND NOTICE FEE	100.00
FIRE DEPARTMENT REVIEW FEE	50.00
TRANSIENT LICENSE TRANSFER	2000.00
TOTAL DUE	2150.00

Please present this invoice to the cashier with full payment.

Oper: KEYWMCN Type: OC Drawer: 1  
Date: 7/31/18 85 Receipt no: 20468  
2018 2000055  
PZ PLANNING & ZONING  
1.00 \$2150.00  
Trans number: 3132308  
CK CHECK 5210 \$2150.00  
Trans date: 7/31/18 Time: 16:26:12