



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

To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald L. Craig, AICP, Planning Director

Meeting Date: June 16, 2011

Agenda Item: **Change of Non-Conforming Use – 1511 Truman Avenue (RE# 00024270-000000)** – A change in nonconforming use from professional office to medical office in the HMDR zoning district per Section 122-32(e) of the Land Development Regulations of the City of Key West.

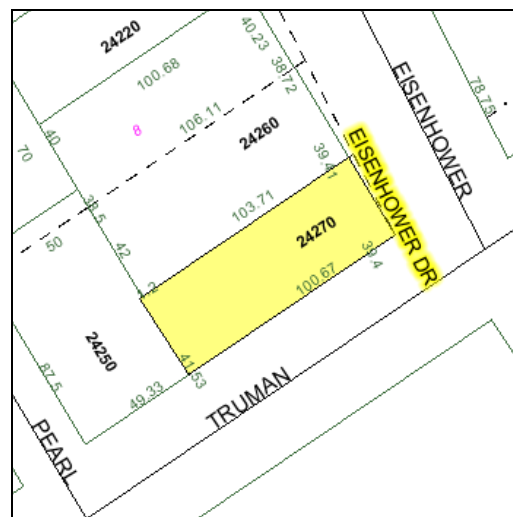
Request: To convert an existing nonconforming use from business and professional office space to a medical office

Applicant: Adele V. Stones

Property Owner: Special Acquisitions Holdings, Inc.

Location: 1511 Truman Avenue, RE # 00024270-000000

Zoning: Historic medium Density Residential Office (HMDR)



Background:

The property is located on Truman Avenue at the intersection with Eisenhower Drive. The structure was originally constructed for commercial purposes. In 2002, per Resolution 02-067, the Board of Adjustment permitted the property to be used as business and professional offices. Until recently, the property has been used for a real estate sales office. Prior to 2002, it was used as a group home.

Request: The request is for a change of nonconforming use for the property to serve as a medical office to be run by Womankind, Inc.

Surrounding Zoning and Uses:

| | | |
|---------------|-------|---|
| North: | HMDR: | Residential |
| South: | HPS: | Bayview Park |
| East: | CG: | Commercial uses |
| West: | HMDR: | Mixed residential and transient residential |

Uses Permitted in the HMDR Zoning District Per Section 122-597, Code of Ordinances:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in section 122-1246.

Conditional Uses Per Section 122-598, Code of Ordinances:

- (1) Group homes with seven to 14 residents as provided in section 122-1246.
- (2) Cultural and civic activities.
- (3) Educational institutions and day care.
- (4) Nursing homes, rest and convalescent homes.
- (5) Parks and recreation, active and passive.
- (6) Places of worship.
- (7) Protective services.
- (8) Public and private utilities.

Process:

| | |
|--|---------------|
| Development Review Committee Meeting: | May 26, 2011 |
| Planning Board: | June 16, 2011 |
| H.A.R.C: | TBD |

Analysis:

According to Section 122-32 (e) of the City of Key West Code of Ordinances, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds that:

- (1) *The new use is equally or more appropriate to the zoning district; and*
Although this zoning district is intended for residential uses, the current use is non-conforming business and professional sales offices. The proposed change would be

for a medical office that would serve the surrounding community. As such it would be an asset to the community as a whole.

- (2) *The change of use would not intensify the use of the premises by increasing vehicular traffic to the neighborhood; increasing the need for parking facilities; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.*

Intensity of Proposed Use: Traffic

The 7th Generation ITE Trip Generation Manual does address trip generation for clinics. The sample sizes used were 40 to in excess of 400 doctors and employees. This implies that clinics are anticipated to be similar to or the same in size as hospitals. The proposed medical office is much more modest. The building to be used for the use is only 2,900 square feet. The nurse practitioner will see 8-16 clients per day and there will be 2 part-time counselors seeing 12 people per week. This equates to approximately 15 trips a day including employees. Additionally, the property is located on a major arterial with available public transit which would have a potential mitigative effect.

Intensity of Proposed Use: Parking

The previous business and professional office had a requirement of 1 space per 300 square feet. At 2,900 square feet, ten spaces would be required. According to the parking requirements for doctors' and dentists' offices or clinics, five spaces per doctor or dentist. There is one off-site medical director associated with this medical office and there are four existing parking spaces.

Intensity of Proposed Use: Noise, Dust, Fumes and Other Environmental Hazards

The proposed use is not anticipated to produce noise, dust or fumes.

Intensity of Proposed Use: Drainage

No changes are proposed to the structure and a stormwater management plan is not proposed. The change in use will not have an adverse impact on drainage.

RECOMMENDATION

The Planning Department based on criteria outlined in Section 122-32 (e) (1) and (2) of the City of Key West Code of Ordinances, recommends **approval** of the Change of Nonconforming Use

Draft Resolution

**PLANNING BOARD RESOLUTION
2011-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CHANGE OF NON-CONFORMING USE IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL OFFICE ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTION 122-32(e) OF THE CODE OF ORDINANCES, FOR PROPERTY LOCATED AT 1511 TRUMAN AVENUE (RE# 00024270-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-32(e) of the Code of Ordinances provides that a nonconforming use of a building or structure may be changed to another nonconforming use under certain findings of the Planning Board; and

WHEREAS, the new use is equally or more appropriate to the zoning district; and

WHEREAS, the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage; and

WHEREAS, the granting of the change of nonconforming use will be in harmony with the

_____ Chairman

_____ Planning Director

general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

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

Section 1. That a change of nonconforming use in the HMDR zoning district, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: Allowing for a change in nonconforming use from a business and professional sales office to a medical office in the HMDR zoning district for property located at 1511 Truman Avenue per Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Section 2. Full, complete, and final application for all 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 3. This change of nonconforming use 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 4. This Resolution shall go into effect immediately upon its passage and adoption

_____ Chairman
_____ Planning Director

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 Community Affairs. 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 DCA 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 16th day of June, 2011.

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

Richard Klitenick, Chairman
Key West Planning Board

_____ Date

_____ Chairman

_____ Planning Director

Attest:

Donald L. Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____ Chairman
_____ Planning Director



Application



Application for Change of a Nonconforming Use

City of Key West Planning Department

Please print or type a response to the following:

1. Site Address: 1511 Truman Avenue, Key West, Florida 33040
2. Name of Applicant: Adele V. Stones
3. Applicant is: Owner _____ Authorized Representative
(attached Authorization Form must be completed)
4. Address of Applicant: 221 Simonton Street, Key West, Florida, 33040
5. Phone Number of Applicant: (305) 294-0252 Email: Ginny@keyslaw.net
6. Name of Owner, if different than above: Special Acquisitions Holdings, Inc.
7. Address of Owner: 6435 Naples Blvd
Naples, Florida 34109
8. Phone Number of Owner: (239) 598-5860 Fax Number: _____
9. Zoning District of Parcel: HMDR RE# 0004²⁵¹²⁷0000-000000
10. Is Subject Property located within the Historic District? Yes No _____
If Yes, Date of HARC: N/A HARC # _____
11. Are there easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach the documents. _____



12. Description of existing use and proposed use. Please be specific. If there is more than one use please describe each use (use a separate sheet of paper if necessary).
Pursuant to Res. No. 02-067 The Nonconforming use of this location was approved in 2002 to accommodate 2,922 sf. professional/office space when Exit Realty has operated at this location until March 2011. Applicant proposes a change to allow the nonconforming use for doctors, dentist and clinics to permit the owner to negotiate a long term lease to Womankind Medical Services (clinic).

13. Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds: (1) that the new use is equally or more appropriate to the

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary).

Doctor's offices and medical clinics have a parking requirement of one space for each doctor on premises. Womankind operates with a medical director whose role is supervisory and performed primarily off site, except for patient chart review several times per week. The clinic provides medical and other services Monday-Friday 8:00a.m. to 5 p.m., with hours extended to 6 p.m. two days per week. No evening or weekend services are provided. This location is on a city bus route and is adjacent to abundant public parking on Truman Avenue and Jose Marti Drive. It's centralized location will make the services more readily accessible to residents and visitors to Key West. There will be no increased impact for parking, traffic or other nuisance activity. No evening or weekend operations will result in a net decrease in activity at this location, where the real estate office was operational seven (7) days per week with no limitation on hours of operation.

Please include the following with this application:

1. A copy of a **recorded warranty deed** containing a legal description of the subject parcel,
2. An application fee of **\$1,000.00** plus a **separate** additional fee of **\$50.00** for Fire Department Review, and an advertising and noticing fee of **\$100.00**. If paying with a check, please make payable to the City of Key West and include your name, address, driver's license number and date of birth on the back of the check.
3. Elevations of proposed buildings or structures, including finished height above grade. Photo may be substituted for existing buildings.
4. Recent Survey of the site by a licensed Surveyor with:
 - Size of site
 - Buildings & structures
 - Topography
 - Easements
 - Parking arrangement & material
 - Utility Lines
- b. Site Plan of area showing:
 - Buildings on Site
 - Existing size, type and location of trees, hedges, and other features.
 - Existing storm-water retention areas and drainage flows
 - Adjacent land uses, buildings, and driveways.

If you have questions regarding this application, please contact the Planning Department at 809-3720.

Brendon Cunningham

From: Ginny Stones
Sent: Thursday, May 19, 2011 3:17 PM
To: 'Brendon Cunningham'
Cc: 'Bryan Green'
Subject: WomanKind description of services.

WomanKind was founded in 2001 to address the lack of accessible and affordable healthcare for women in our community. Based on a women-helping-women model, nurse practitioners provide care to women across the socio/ethnic and economic spectrum.

WomanKind provides comprehensive primary and reproductive health care (sore throats, pap tests, breast exams, gynecological exams) and mental health counseling services. WomanKind's nurse practitioner sees between 8 and 16 patients per day.

Two part-time mental health counselors see twelve (12) patients per week. There is no physician on-site; WomanKind's medical director, Dr. Kris Bly, does not provide direct patient services.

Brendon- I hope this helps, let me know if you need more.
Ginny

Adele V. Stones
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Phone: (305) 294-0252
Facsimile: (305) 292-5442
www.stonescardenas.com

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NOTICE: The sender intends the information contained in this electronic mail transmission for the use of the named individual or entity to which it is directed as it may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee. It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email to: ginny@keyslaw.net, or by telephone at 305-294-0252, so that our address records can be corrected. Thank you.

Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

1511 Truman Ave , Key West, Florida

Street Address and Commonly Used Name if any

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones
Signature of Owner/Legal Representative
FBN#331880

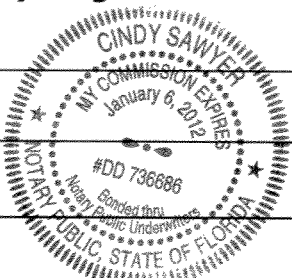
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on May 2, 2011
~~August 5, 2010~~ (date) by

Adele V. Stones (name). He/She is personally known to me or has
presented personally known as

identification.

Cindy Sawyer
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank

Commission Number, if any

Authorization Form

Authorization Form

Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

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

I, M. RINALDI for SPECIAL ACQUISITIONS HOLDINGS, INC.

authorize

Please Print Name(s) of Owner(s)

ADELE V. STONES 221 SIMONTON STREET KEYWEST FLORIDA 33040

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Michael Rinaldi Vice President
Signature of Owner Signature of Joint/Co-owner if applicable

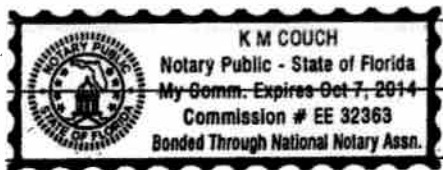
Subscribed and sworn to (or affirmed) before me on 04-29-11 (date) by

MICHAEL RINALDI
Please Print Name of Affiant

He/She is personally known to me or has

presented _____ as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Brendon Cunningham

From: Ginny Stones
Sent: Tuesday, June 07, 2011 12:28 PM
To: 'Brendon Cunningham'; 'Larry Erskine'
Subject: Emailing: www.sunbiz.org - Department of State.htm



Detail by Entity Name

Florida Profit Corporation

SPECIAL ACQUISITIONS HOLDINGS, INC.

Filing Information

Document Number P09000084454
FEI/EIN Number 320296173
Date Filed 10/13/2009
State FL
Status ACTIVE
Effective Date 10/09/2009
Last Event NAME CHANGE AMENDMENT
Event Date Filed 11/06/2009
Event Effective Date NONE

Principal Address

6435 NAPLES BOULEVARD
NAPLES FL 34109

Mailing Address

6435 NAPLES BOULEVARD
NAPLES FL 34109

Registered Agent Name & Address

SHUCKHART, ALMA
6435 NAPLES BOULEVARD
NAPLES FL 34109 US

Name Changed: 01/27/2011

Officer/Director Detail

Name & Address

Title DP

SHUCKHART, ALMA
6435 NAPLES BOULEVARD
NAPLES FL 34109

Title DVST

SPURLOCK, TERRY
6435 NAPLES BOULEVARD
NAPLES FL 34109

Title V

RINALDI, MICHAEL
6435 NAPLES BOULEVARD
NAPLES FL 34109

Title V

SHUCKHART, RODNEY
6435 NAPLES BLVD
NAPLES FL 34109

Title V

SCOTT, JOHN
6435 NAPLES BLVD
NAPLES FL 34109

Title V

STORTER, REX
6435 NAPLES BLVD
NAPLES FL 34109

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2010 | 01/30/2010 |
| 2011 | 01/27/2011 |

Document Images

- [01/27/2011 -- ANNUAL REPORT](#) [View image in PDF format]
- [01/30/2010 -- ANNUAL REPORT](#) [View image in PDF format]
- [11/06/2009 -- Name Change](#) [View image in PDF format]
- [10/13/2009 -- Domestic Profit](#) [View image in PDF format]

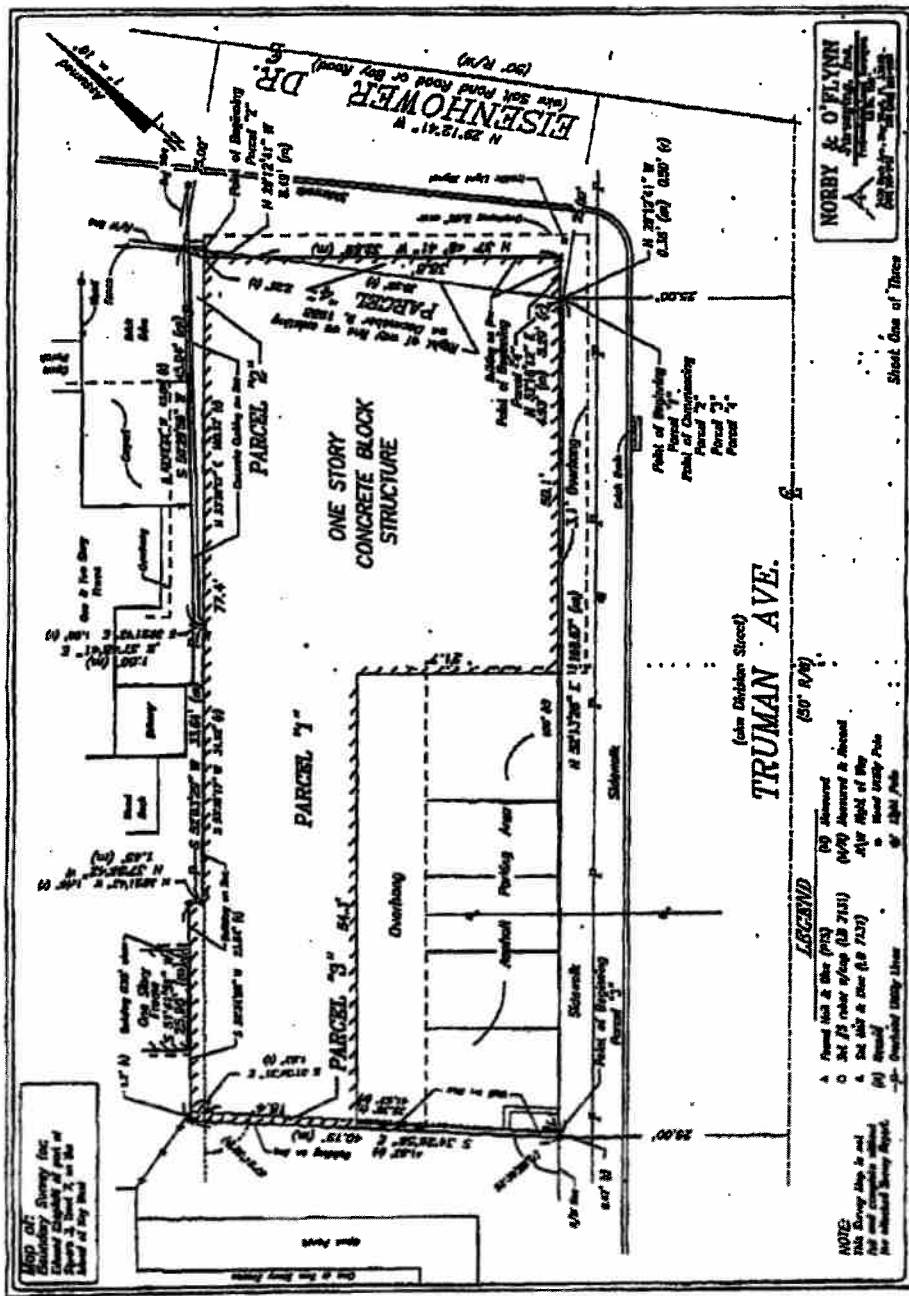
Note: This is not official record. See documents if question or conflict.

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State of
Florida,
Department
of State

Survey



NORBY & O'FLYNN
 Surveyors
 1000 N. Duval Street
 Key West, FL 33440-2200
 (305) 294-1111

Report of
Surveying Survey for
Grant Property of part of
Tract Seven (7) of
Key West, Fla.

NORRBY & O'FLYNN
Surveyors Inc.
A
1000
1000
1000

- NOTES:**
1. The legal descriptions shown herein were furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Recovered) unless otherwise noted.
 4. Street address: 101 Truman Avenue, 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. Leads shown herein were not abstracted for rights-of-way, easements, encumbrances, or other instruments of record.
 7. Readings are based on the certificate of Eleanore Drive 25, N 88°15'41" W, as per the legal descriptions.
 8. Error of closure exceeds one part in 10,000.
 9. Date of field work: January 24, 2002.
 10. Adjacent are not furnished.
 11. Subject property contains 6,122 square feet, more or less.

SUBJECT SURVEY ON

Parcel 17, on the island of Key West, and known as No. A. Whitehead's map or plan of said island, delineated in February, A.D. 1864, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), COMMENCING at the corner of Division and Salt Pond or Key Road, and having a front of Thirty-nine (39) feet and Two (2) inches and one-quarter (1/4) and a depth of One Hundred (100) feet on Division Street, and more particularly described by notes and bounds as follows:

A parcel of land on the island of Key West, and known as William A. Whitehead's map or plan of said island, delineated in February, A.D. 1868, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), said parcel being described by notes and bounds as follows: BEGIN at the intersection of the Northwesterly right of way line of Truman Avenue (also known as Division Street) as said right of way exists on December 6, 1868 with the Southwesterly right of way line of Eleanore Drive (also known as Salt Pond Road) and also known as Key Road) as said right of way line exists on December 6, 1868 and run thence Northwesterly along the Southwesterly right of way line of the said Eleanore Drive for a distance of 200.00 feet, thence run Southwesterly and parallel with the Northwesterly right of way line of the said Truman Avenue for a distance of 100.00 feet, thence run Southwesterly along a line defined 87°41'33" in the left for a distance of 39.28 feet to the Northwesterly right of way line of the said Truman Avenue, thence run Northwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 100 feet back to the Point of Beginning.

AND ALSO:

Parcel 17: A parcel of land on the island of Key West, and known as William A. Whitehead's map or plan of said island, delineated in February, A.D. 1868, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), said parcel being described by notes and bounds as follows: COMMENCING at the intersection of the Northwesterly right of way line of Truman Avenue (also known as Division Street) as said right of way exists on December 6, 1868 with the Southwesterly right of way line of Eleanore Drive (also known as Salt Pond Road) and also known as Key Road) as said right of way line exists on December 6, 1868 and run thence Northwesterly along the Southwesterly right of way line of the said Truman Avenue for a distance of 100.00 feet, thence run Southwesterly along a line defined 87°41'33" in the left for a distance of 39.28 feet to the Northwesterly right of way line of the said Truman Avenue, thence run Northwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 100 feet back to the Point of Beginning.

Parcel 17: A parcel of land on the island of Key West, and known as William A. Whitehead's map or plan of said island, delineated in February, A.D. 1868, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), said parcel being described by notes and bounds as follows: COMMENCING at the intersection of the Northwesterly right of way line of Truman Avenue (also known as Division Street) as said right of way exists on December 6, 1868 with the Southwesterly right of way line of Eleanore Drive (also known as Salt Pond Road) and also known as Key Road) as said right of way line exists on December 6, 1868 and run thence Northwesterly along the Southwesterly right of way line of the said Truman Avenue for a distance of 100.00 feet, thence run Southwesterly along a line defined 87°41'33" in the left for a distance of 39.28 feet to the Northwesterly right of way line of the said Truman Avenue, thence run Northwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 100 feet back to the Point of Beginning.

Sheet Two of Three

Deed

Prepared By, Record and Return To:
Richard Danese, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Ste. 1600
Miami, Florida 33131

Reserved for Recording Clerk

Parcel No. 00437491-003800

NOTE: The current outstanding indebtedness secured by the Mortgage is \$[REDACTED]. Documentary stamp tax is being paid on said amount pursuant to Rule 12B-4.013, Florida Administrative Code.

WARRANTY DEED IN LIEU OF FORECLOSURE

This Warranty Deed in Lieu of Foreclosure (hereinafter, the "**Deed**"), dated as of the [REDACTED] day of [REDACTED], 2011, is made by E.R.C. 1511, L.L.C., whose address is 1511 Truman Ave., Key West, Florida (hereinafter, "**Grantor**") to SPECIAL ACQUISITIONS HOLDINGS, INC., a Florida corporation, having its principal address at 6435 Naples Boulevard, Naples, Florida 34109 (hereinafter, "**Grantee**"). Wherever used herein, the terms "Grantor" and/or "Grantee" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, forever, the parcels of land situated in Monroe County, Florida more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF
(hereinafter, the "**Property**").**

TOGETHER with all the hereditaments, easements, rights-of-way, appurtenances, passages, water rights, drainage rights, and any and all other rights, liberties and privileges thereon including, if any, all right, title and interest of Grantor as it relates to the Property only and not to the extent that it relates to other land owned by Grantor in and to all rights-of-way, easements, public and private streets, roads, avenues, alley, passageways, and water rights

(including any of the foregoing lying in any road beds), in front of or abutting the Property or any portion thereof.

This conveyance is made by Grantor and accepted by Grantee subject only to the exceptions set forth in Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever, subject to the Permitted Exceptions. And Grantor does covenant with Grantee that at the time of the delivery of this Deed, Grantor is lawfully seized of the Property in fee simple, that the Property is free from all encumbrances, liens, easements, covenants, restrictions and other matters except the Permitted Exceptions, that Grantor has full legal right, power and authority to sell and convey the same and that Grantee shall have the peaceable and quiet possession of the Property, subject only to the Permitted Exceptions.

And Grantor does hereby fully warrant the title to the Property, except for the Permitted Exceptions, and will defend the title to the Property against the lawful claims of all persons whomsoever.

It is the intention of Grantor and Grantee that: (1) this Deed is an absolute conveyance of the title and is not intended to be additional security; (2) the consideration of this Deed is a release of Grantor and any guarantors from any and all debts, obligations and liabilities related to the Mortgage (as described in the Permitted Exceptions attached hereto as Exhibit "B"), including any loan documents related thereto subject to the terms and conditions of the Deed in Escrow Agreement and Forbearance Agreement of even date herewith (the "Agreements"); (3) that there not be a merger of the fee simple title with the lien of the Mortgage and/or any other associated documents encumbering the Property herein described, and the improvements and personal property situate thereon, so that the Mortgage lien is preserved in favor of TIB Bank and shall remain as a good and valid mortgage lien separate and apart from any other interest of TIB Bank, Grantee or any other person in the Property. Grantor hereby acknowledges that this instrument does not satisfy the indebtedness secured by the Mortgage. Grantor is conveying the Property to Grantee absolutely free of any right of redemption or any other right or interest of Grantor or anyone claiming by or through Grantor.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, with respect to the Property, other than this Deed, the Agreements between Grantor and TIB Bank and certain other documents bearing even date herewith executed in connection with the Agreement.

{Signature Page Follows}

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

E.R.C. 1511, L.L.C.

By: Edward Czaplicki
Edward Czaplicki, Managing Member

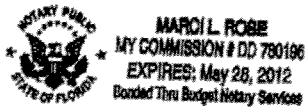
Signed, sealed and delivered
in the presence of:

Betsy Dyer
Print name: BESSY S DYER

Marci L. Rose
Print name: MARCI L. ROSE

STATE OF FLORIDA)
) ss.:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 17th day of MARCH, 2011, by Edward Czaplicki, Managing Member of E.R.C. 1511, L.L.C., on behalf of the said Company. He is personally known to me or has produced as identification.



Marci L. Rose
Notary Public, State of Florida
Print Name: MARCI L. ROSE
My Commission Expires: 5/28/12
[AFFIX SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

On the Island of Key West, and known on Wm. A. Whitehead's map or plan of said Island, delineated in February A.D. 1829, as part of Tract Seven (7), which is more fully described by Benj. Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7). Commencing at the corner of Division and Salt Pond or Bay Road and having a front of Thirty-nine (39) feet and Four (4) inches and one-quarter (1/4) and a depth of One Hundred (100) feet on Division Street, and more particularly described by metes and bounds as follows:

A parcel of land on the Island of Key West, and known on William A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), said parcel being described by metes and bounds as follows:

Begin at the intersection of the Northwesterly right of way line of Truman Avenue (also known as Division Street) as said right of way exists on December 9, 1988 with the Southwesterly right of way line of Eisenhower Drive (also known as Salt Pond Road and also known as Bay Road) as said right of way line exists on December 9, 1988; and run thence Northwesterly along the Southwesterly right of way line of the said Eisenhower Drive for a distance of 39.58 feet; thence run Southwesterly and parallel with the Northwesterly right of way line of the said Truman Avenue for a distance of 103.13 feet; thence run Southeasterly along a line deflected $87^{\circ} 24' 32''$ to the left for a distance of 39.38 feet to the Northwesterly right of way line of the said Truman Avenue; thence run Northeasterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 100 feet back to the Point of Beginning.

AND ALSO:

A parcel of land on the Island of Key West, and known on William A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), said parcel being described by metes and bounds as follows:

Commence at the intersection of the Northwesterly right of way line of Truman Avenue (also known as Division Street) as said right of way exists on December 9, 1988 with the Southwesterly right of way line of Eisenhower Drive (also known as Salt Pond Road and also known as Bay Road) as said right of way line exists on December 9, 1988; and run thence North $29^{\circ} 12' 41''$ West (all bearings in this legal description are based on a survey prepared by Carr Smith and Associates, Inc. as recorded in Official Records Book 778 at Pages 1060 and 1061 of the Public Records of Monroe County, Florida, and marked as Plaintiff's Exhibit No. 1 in Case No. 79-1044-CA-17 [hereafter referred to as "said case"] and Final Judgment as recorded in Official Records Book 823 at Pages 723 through 726 of the said Public Records) along the Southwesterly right of way line of the said Eisenhower Drive for a distance of 39.58 feet to the Point of Beginning of the land being described herein, said Point of Beginning also being the Southeasterly corner of land lands referred to in the said case; thence continue North $29^{\circ} 12' 41''$ West along the Southwesterly right of way line of the said Eisenhower Drive for a distance of 2.25 feet to the Northeasterly corner of the lands referred to in the said case; thence South $52^{\circ} 42' 22''$ West along the

EXHIBIT "A" (CONTINUED)

Northwesterly edge of the improvements referred to in the said case for a distance of 45.04 feet; thence South 36° 21' 43" East along the edge of the said improvements for a distance of 1.00 foot; thence South 53° 39' 17" West along the Northwesterly edge of the said improvements for a distance of 34.62 feet; thence North 36° 21' 43" West along the edge of the said improvements for a distance of 1.45 feet; thence South 52° 34' 58" West along the Northwesterly edge of the said improvements for a distance of 23.64 feet; thence South 31° 34' 31" East along the Southwesterly edge of the said improvements for a distance of 1.53 feet to the Southwesterly corner of the lands referred to in the said case; thence North 53° 38' 17" East along the Southeasterly boundary of the lands referred to in the said case for a distance of 103.13 feet back to the Point of Beginning.

AND ALSO:

A parcel of land on the Island of Key West, and known on William A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), said parcel being described by metes and bounds as follows:

Commence at the intersection of the Northwesterly right of way line of Truman Avenue (also known as Division Street) as said right of way exists on December 9, 1988 with the Southwesterly right of way line of Eisenhower Drive (also known as Salt Pond Road and also known as Bay Road) as said right of way line exists on December 9, 1988; and run thence Southwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 100.0 feet to the Point of Beginning; thence Northwesterly along a line deflected 92° 35' 28" to the right for a distance of 41.62 feet; thence Southwesterly and parallel with the said Truman Avenue for a distance of 1.2 feet; thence Southeasterly along a line deflected 88° 08' 22" to the left for a distance of 41.53 feet to the Northwesterly right of way line of the said Truman Avenue; thence Northeasterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 0.67 of a foot back to the Point of Beginning.

AND ALSO:

A parcel of land on the Island of Key West, and known on William A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829, as part of Tract Seven (7), which is more fully described by Benjamin Albury, Sr., diagram, as part of Lot Nine (9) in Square Three (3) of said Tract Seven (7), said parcel being described by metes and bounds as follows:

Commence at the intersection of the Northwesterly right of way line of Truman Avenue (also known as Division Street) as said right of way exists on December 9, 1988 with the Southwesterly right of way line of Eisenhower Drive (also known as Salt Pond Road and also known as Bay Road) as said right of way line exists on December 9, 1988; and run thence Northwesterly along the Southwesterly right of way line of the said Eisenhower Drive for a distance of 0.50 of a foot to the Southeasterly exterior face of an existing concrete block building and the Point of Beginning; thence Northeasterly along the said Southeasterly face of the said concrete block building for a distance of 5.20 feet; thence Northwesterly along the Northeasterly face of the said concrete block building for a distance of 38.80 feet to the said right of way line of Eisenhower Drive; thence Southeasterly along the said right of way of Eisenhower Drive for a distance of 39.08 feet back to the Point of Beginning.

A large rectangular frame with a double-line border. Two grey circular binder holes are positioned at the top edge of the frame. The text "Floor Plan" is centered within the frame.

Floor Plan



Carlos O. Rojas, AIA
 1511 Tuman Avenue
 Key West, FL 33040
 (305) 292-4970
 c.rosas@carlosrojas.com

Carlos O. Rojas, AIA
 1511 Tuman Avenue
 Key West, Florida

Project Number: 2003
 Date: 02/20/02
 Drawn By:
 COR:

A1

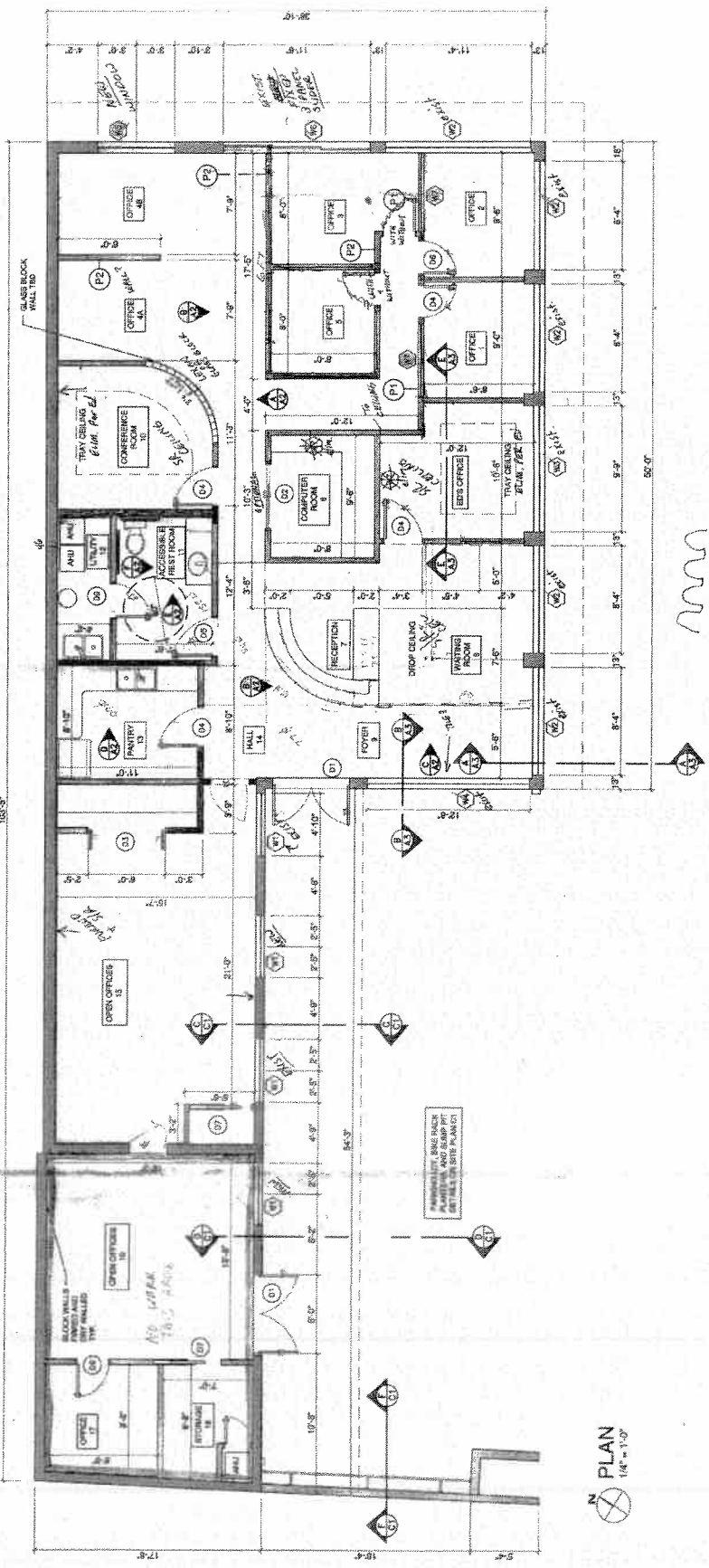
PLAN NOTES

- ✓ BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPPING OF ALL UTILITIES PROVIDED TO THE SITE.
- ✓ BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS.
- ✓ IF DURING THE DEMOLITION HAZARDOUS MATERIALS ARE FOUND, THE BUILDER IS TO DISPOSE OF THEM ACCORDING TO ALL APPLICABLE LAWS.
- ✓ ALL EXISTING EXTERIOR WINDOWS AND THE SLIDING GLASS DOOR, WG, ARE TO BE FIXED CLOSED.
- ✓ ALL ACCESSIBILITY FEATURES, INCLUDING PARKING SPACE AND REST ROOM, ARE TO BE IN FULL COMPLIANCE WITH ALL ADA AND LOCAL REQUIREMENTS. BUILDER SHALL ENSURE ALL FEATURES AND METHODS OF ATTACHMENT ARE IN COMPLIANCE.

| DOORS | WINDOWS | NOTES | COMMENTS |
|-------|---------|--------------------|--------------------|
| TD | W1 | DOOR TO CORridor | DOOR TO CORridor |
| TD | W2 | DOOR TO OFFICE 10 | DOOR TO OFFICE 10 |
| TD | W3 | DOOR TO OFFICE 11 | DOOR TO OFFICE 11 |
| TD | W4 | DOOR TO OFFICE 12 | DOOR TO OFFICE 12 |
| TD | W5 | DOOR TO OFFICE 13 | DOOR TO OFFICE 13 |
| TD | W6 | DOOR TO OFFICE 14 | DOOR TO OFFICE 14 |
| TD | W7 | DOOR TO OFFICE 15 | DOOR TO OFFICE 15 |
| TD | W8 | DOOR TO OFFICE 16 | DOOR TO OFFICE 16 |
| TD | W9 | DOOR TO OFFICE 17 | DOOR TO OFFICE 17 |
| TD | W10 | DOOR TO OFFICE 18 | DOOR TO OFFICE 18 |
| TD | W11 | DOOR TO OFFICE 19 | DOOR TO OFFICE 19 |
| TD | W12 | DOOR TO OFFICE 20 | DOOR TO OFFICE 20 |
| TD | W13 | DOOR TO OFFICE 21 | DOOR TO OFFICE 21 |
| TD | W14 | DOOR TO OFFICE 22 | DOOR TO OFFICE 22 |
| TD | W15 | DOOR TO OFFICE 23 | DOOR TO OFFICE 23 |
| TD | W16 | DOOR TO OFFICE 24 | DOOR TO OFFICE 24 |
| TD | W17 | DOOR TO OFFICE 25 | DOOR TO OFFICE 25 |
| TD | W18 | DOOR TO OFFICE 26 | DOOR TO OFFICE 26 |
| TD | W19 | DOOR TO OFFICE 27 | DOOR TO OFFICE 27 |
| TD | W20 | DOOR TO OFFICE 28 | DOOR TO OFFICE 28 |
| TD | W21 | DOOR TO OFFICE 29 | DOOR TO OFFICE 29 |
| TD | W22 | DOOR TO OFFICE 30 | DOOR TO OFFICE 30 |
| TD | W23 | DOOR TO OFFICE 31 | DOOR TO OFFICE 31 |
| TD | W24 | DOOR TO OFFICE 32 | DOOR TO OFFICE 32 |
| TD | W25 | DOOR TO OFFICE 33 | DOOR TO OFFICE 33 |
| TD | W26 | DOOR TO OFFICE 34 | DOOR TO OFFICE 34 |
| TD | W27 | DOOR TO OFFICE 35 | DOOR TO OFFICE 35 |
| TD | W28 | DOOR TO OFFICE 36 | DOOR TO OFFICE 36 |
| TD | W29 | DOOR TO OFFICE 37 | DOOR TO OFFICE 37 |
| TD | W30 | DOOR TO OFFICE 38 | DOOR TO OFFICE 38 |
| TD | W31 | DOOR TO OFFICE 39 | DOOR TO OFFICE 39 |
| TD | W32 | DOOR TO OFFICE 40 | DOOR TO OFFICE 40 |
| TD | W33 | DOOR TO OFFICE 41 | DOOR TO OFFICE 41 |
| TD | W34 | DOOR TO OFFICE 42 | DOOR TO OFFICE 42 |
| TD | W35 | DOOR TO OFFICE 43 | DOOR TO OFFICE 43 |
| TD | W36 | DOOR TO OFFICE 44 | DOOR TO OFFICE 44 |
| TD | W37 | DOOR TO OFFICE 45 | DOOR TO OFFICE 45 |
| TD | W38 | DOOR TO OFFICE 46 | DOOR TO OFFICE 46 |
| TD | W39 | DOOR TO OFFICE 47 | DOOR TO OFFICE 47 |
| TD | W40 | DOOR TO OFFICE 48 | DOOR TO OFFICE 48 |
| TD | W41 | DOOR TO OFFICE 49 | DOOR TO OFFICE 49 |
| TD | W42 | DOOR TO OFFICE 50 | DOOR TO OFFICE 50 |
| TD | W43 | DOOR TO OFFICE 51 | DOOR TO OFFICE 51 |
| TD | W44 | DOOR TO OFFICE 52 | DOOR TO OFFICE 52 |
| TD | W45 | DOOR TO OFFICE 53 | DOOR TO OFFICE 53 |
| TD | W46 | DOOR TO OFFICE 54 | DOOR TO OFFICE 54 |
| TD | W47 | DOOR TO OFFICE 55 | DOOR TO OFFICE 55 |
| TD | W48 | DOOR TO OFFICE 56 | DOOR TO OFFICE 56 |
| TD | W49 | DOOR TO OFFICE 57 | DOOR TO OFFICE 57 |
| TD | W50 | DOOR TO OFFICE 58 | DOOR TO OFFICE 58 |
| TD | W51 | DOOR TO OFFICE 59 | DOOR TO OFFICE 59 |
| TD | W52 | DOOR TO OFFICE 60 | DOOR TO OFFICE 60 |
| TD | W53 | DOOR TO OFFICE 61 | DOOR TO OFFICE 61 |
| TD | W54 | DOOR TO OFFICE 62 | DOOR TO OFFICE 62 |
| TD | W55 | DOOR TO OFFICE 63 | DOOR TO OFFICE 63 |
| TD | W56 | DOOR TO OFFICE 64 | DOOR TO OFFICE 64 |
| TD | W57 | DOOR TO OFFICE 65 | DOOR TO OFFICE 65 |
| TD | W58 | DOOR TO OFFICE 66 | DOOR TO OFFICE 66 |
| TD | W59 | DOOR TO OFFICE 67 | DOOR TO OFFICE 67 |
| TD | W60 | DOOR TO OFFICE 68 | DOOR TO OFFICE 68 |
| TD | W61 | DOOR TO OFFICE 69 | DOOR TO OFFICE 69 |
| TD | W62 | DOOR TO OFFICE 70 | DOOR TO OFFICE 70 |
| TD | W63 | DOOR TO OFFICE 71 | DOOR TO OFFICE 71 |
| TD | W64 | DOOR TO OFFICE 72 | DOOR TO OFFICE 72 |
| TD | W65 | DOOR TO OFFICE 73 | DOOR TO OFFICE 73 |
| TD | W66 | DOOR TO OFFICE 74 | DOOR TO OFFICE 74 |
| TD | W67 | DOOR TO OFFICE 75 | DOOR TO OFFICE 75 |
| TD | W68 | DOOR TO OFFICE 76 | DOOR TO OFFICE 76 |
| TD | W69 | DOOR TO OFFICE 77 | DOOR TO OFFICE 77 |
| TD | W70 | DOOR TO OFFICE 78 | DOOR TO OFFICE 78 |
| TD | W71 | DOOR TO OFFICE 79 | DOOR TO OFFICE 79 |
| TD | W72 | DOOR TO OFFICE 80 | DOOR TO OFFICE 80 |
| TD | W73 | DOOR TO OFFICE 81 | DOOR TO OFFICE 81 |
| TD | W74 | DOOR TO OFFICE 82 | DOOR TO OFFICE 82 |
| TD | W75 | DOOR TO OFFICE 83 | DOOR TO OFFICE 83 |
| TD | W76 | DOOR TO OFFICE 84 | DOOR TO OFFICE 84 |
| TD | W77 | DOOR TO OFFICE 85 | DOOR TO OFFICE 85 |
| TD | W78 | DOOR TO OFFICE 86 | DOOR TO OFFICE 86 |
| TD | W79 | DOOR TO OFFICE 87 | DOOR TO OFFICE 87 |
| TD | W80 | DOOR TO OFFICE 88 | DOOR TO OFFICE 88 |
| TD | W81 | DOOR TO OFFICE 89 | DOOR TO OFFICE 89 |
| TD | W82 | DOOR TO OFFICE 90 | DOOR TO OFFICE 90 |
| TD | W83 | DOOR TO OFFICE 91 | DOOR TO OFFICE 91 |
| TD | W84 | DOOR TO OFFICE 92 | DOOR TO OFFICE 92 |
| TD | W85 | DOOR TO OFFICE 93 | DOOR TO OFFICE 93 |
| TD | W86 | DOOR TO OFFICE 94 | DOOR TO OFFICE 94 |
| TD | W87 | DOOR TO OFFICE 95 | DOOR TO OFFICE 95 |
| TD | W88 | DOOR TO OFFICE 96 | DOOR TO OFFICE 96 |
| TD | W89 | DOOR TO OFFICE 97 | DOOR TO OFFICE 97 |
| TD | W90 | DOOR TO OFFICE 98 | DOOR TO OFFICE 98 |
| TD | W91 | DOOR TO OFFICE 99 | DOOR TO OFFICE 99 |
| TD | W92 | DOOR TO OFFICE 100 | DOOR TO OFFICE 100 |

KEY

- FINISHED FLOOR
- FINISHED CEILING
- FINISHED WALL
- FINISHED FLOOR FINISH
- FINISHED CEILING FINISH
- FINISHED WALL FINISH
- FINISHED FLOOR FINISH
- FINISHED CEILING FINISH
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- FINISHED CEILING FINISH
- FINISHED WALL FINISH



PLAN
 1/4" = 1'-0"

Resolution 02-067

RESOLUTION NO. 02-067

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT GRANTING A CHANGE OF NON-CONFORMING USE UNDER SECTION 2-8.7.E OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW CONVERSION OF AN EXISTING 2,922 SQUARE FOOT RESIDENT GROUP HOME TO BUSINESS AND PROFESSIONAL OFFICE SPACE, IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT. FOR PROPERTY LOCATED AT 1511 TRUMAN AVENUE (RE#00043900-000000); PROVIDING CONDITIONS.

REAL ESTATE PARCEL #00043900-000000,
ALSO KNOWN AS 1511 TRUMAN AVENUE,
KEY WEST, MONROE COUNTY, FLORIDA

WHEREAS, Ordinance No. 00-10 of the City of Key West, Florida, amending the Key West Land Development Regulations, added Section 2-8.7E. which provides that a nonconforming use of a building or structure may be changed to another nonconforming use under certain findings of the Board of Adjustment; and

WHEREAS, the Board of Adjustment finds that reasons set forth in the application justify the granting of the change of nonconforming use; and

WHEREAS, the Board of Adjustment finds that the new use is equally or more appropriate to the zoning district; and

WHEREAS, the Board of Adjustment finds that the change of use would not intensify the use of the premises by increasing the need for parking facilities; by increasing vehicular traffic to the neighborhood; by increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage; and

WHEREAS, the Board of Adjustment finds that the granting of the change of nonconforming use will be in harmony with the general purpose and intent of the Land Development Regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That a change of nonconforming use for property in the HMDR, Historic Medium Density Residential Zoning District, under Section 2-8.7.E of the Land Development Regulations of the City of Key West, Florida, is hereby granted as follows: TO ALLOW CONVERSION OF AN EXISTING 2,922 SQUARE FOOT RESIDENT GROUP HOME TO BUSINESS AND PROFESSIONAL OFFICE SPACE. FOR PROPERTY LOCATED AT, 1511 TRUMAN AVENUE (RE#00043900-000000); PROVIDING CONDITIONS.

REAL ESTATE PARCEL #00043900-000000, ALSO KNOWN AS 1511 TRUMAN AVENUE, KEY WEST, MONROE COUNTY, FLORIDA

Section 2. That the grant of variance is conditioned upon the applicant fulfilling the following conditions:

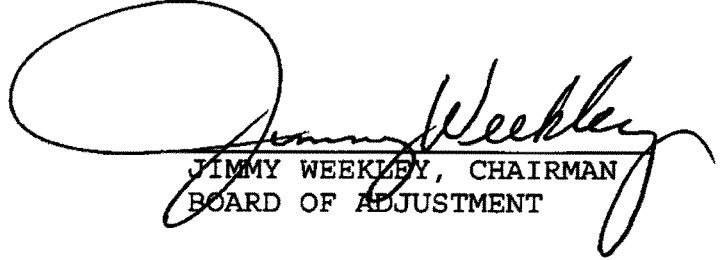
1. Stormwater improvements must be shown for on-site retention rather than continued use of the City's street stormwater system, and be acceptable to the City Engineer;
2. A planter area will be removed to restore use of one parking space, so some landscaping enhancement shall be done in consultation with the City's Landscape Coordinator;
3. Signage or other future illumination must not have an impact on neighboring residential properties;
4. If expanded for a larger unit, the waste disposal area must be less visible from Truman Avenue;
5. Any additional air conditioning units must be baffled to protect residential neighbors;
6. Additional bicycle parking shall be added in consultation with the City Bicycle/Pedestrian/ADA Coordinator.

Section 3. 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.

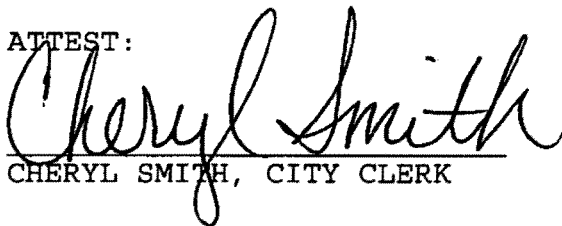
Read and passed on first reading at a regular meeting held this 6th day of March, 2002.

Authenticated by the presiding officer and Clerk of the Board on 18th day of March, 2002.

Filed with the Clerk on March 18, 2002.


JIMMY WEEKLEY, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1025062 Parcel ID: 00024270-000000

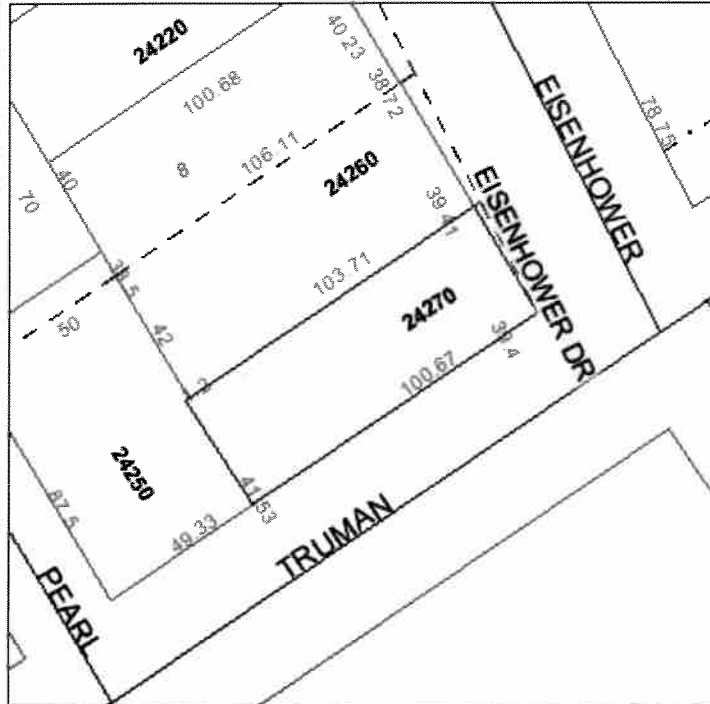
Ownership Details

Mailing Address:
ERC 1511 LLC
1511 TRUMAN AVE
KEY WEST, FL 33040

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township -Range: 05-68-25
Property Location: 1511 TRUMAN AVE KEY WEST
Legal Description: KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 9 SQR 3 TR 7 G12-428 OR639-126/127 OR867-687 OR1078-1479/1480Q/C OR1083-1229/1231 OR1083-1232/1233Q/C OR1083-1221/28(RES NO 89-65) OR1781-2365/66(LG)

Parcel Map



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|-------------|
| 100D - COMMERCIAL DRY | 42 | 101 | 3,963.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2922
 Year Built: 1953

Building 1 Details

Building Type
 Effective Age 12
 Year Built 1953
 Functional Obs 0

Condition E
 Perimeter 286
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 2,922

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

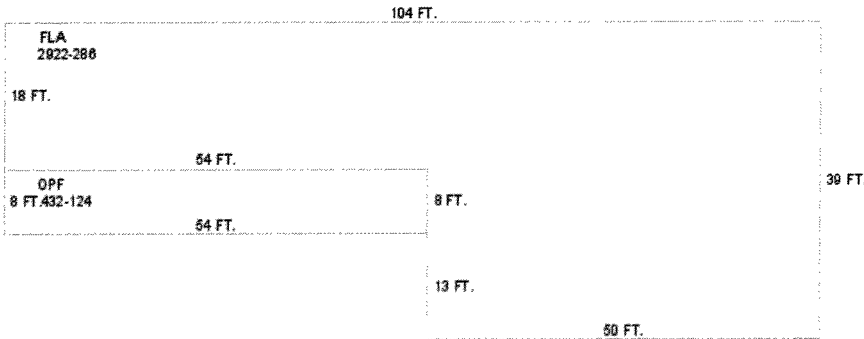
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 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 | | 1 | 1988 | | | | | 2,922 |
| 2 | OPF | | 1 | 1988 | | | | | 432 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|------------------|--------|-----------|-----|
| | 3640 | OFF BLDG 1 STY-A | 93 | N | Y |

| | | | | |
|------|--------------------|---|---|---|
| 3641 | WAREHOUSE/MARINA A | 7 | N | Y |
|------|--------------------|---|---|---|

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| | C.B.S. | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|--------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | AP2:ASPHALT PAVING | 810 SF | 54 | 15 | 1983 | 1984 | 2 | 25 |
| 2 | FN2:FENCES | 88 SF | 22 | 4 | 1969 | 1970 | 4 | 30 |

Appraiser Notes

2002-12-18 - CHANGE OF USE TO PC17 AND ALTERED AFTER SALE.BS

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|---------|-------------|----------------|--------|-------------|---------------------------------|
| | 05-1968 | 05/27/2005 | 12/15/2005 | 7,000 | | install 15 panel units shutters |
| | B943931 | 11/01/1994 | 12/01/1994 | 325 | | SIGN |
| | 9701031 | 04/01/1997 | 08/01/1997 | 300 | | SIGN |
| | 9702400 | 07/01/1997 | 08/01/1997 | 1,400 | | SIGN |
| 1 | 9800718 | 05/15/1998 | | 90,000 | Commercial | REMODEL EXISTING BLDG ELE |
| 1 | 9800718 | 05/08/1998 | | 90,000 | Commercial | REMODEL INTERIOR WALLS |
| 1 | 9801747 | 06/04/1998 | | 5,000 | Commercial | INSTALL CENTRAL AC UNIT |
| 1 | 9800718 | 06/16/1998 | | 90,000 | Commercial | INSTALL 12 NEW FIXTURES |
| 1 | 9801929 | 06/19/1998 | | 4,500 | Commercial | CHANGE OUT WINDOWS |
| 1 | 9801970 | 08/10/1998 | | 3,135 | Commercial | INSTALL FIRE ALARM SYSTEM |
| 1 | 9802276 | 08/13/1998 | | 1 | Commercial | ONE SET 12 LETTERS |
| 1 | 9800718 | 05/15/1998 | 12/11/1998 | 90,000 | Commercial | REMODEL BLDG TO 3 APTS |
| 1 | 9801747 | 06/03/1998 | 12/11/1998 | 5,000 | Commercial | CENTRAL AC |
| 1 | 9801929 | 06/19/1998 | 12/11/1998 | 4,500 | Commercial | RENOVATIONS |
| 1 | 9801970 | 06/22/1998 | 12/11/1998 | 3,135 | Commercial | FIRE ALARM |
| 1 | 9802276 | 08/10/1998 | 12/11/1998 | 1 | Commercial | SIGNS |
| | 01-2520 | 08/20/2001 | 11/15/2001 | 4,500 | | PAINT EXTERIOR |
| 17 | 02/2990 | 11/01/2002 | | 2,400 | | ROOFING |
| | 0201487 | 06/05/2002 | 11/08/2002 | 2,400 | | DEMO INTERIOR |
| | 0201193 | 07/12/2002 | 11/08/2002 | 90,780 | | REMODEL INTERIOR |
| | 0201846 | 07/15/2002 | 11/08/2002 | 2,200 | | CHANGE DUCT WORK |
| | 0202082 | 07/31/2002 | 11/08/2002 | 4,400 | | INSTALL COMPUTER CABLES |
| | 04-1827 | 06/07/2004 | 12/15/2005 | 7,800 | | CHANGE 2-5-TON A/C' |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2010 | 355,685 | 982 | 227,904 | 584,571 | 584,571 | 0 | 584,571 |
| 2009 | 355,685 | 982 | 478,155 | 834,822 | 834,822 | 0 | 834,822 |
| 2008 | 359,773 | 982 | 622,195 | 982,950 | 982,950 | 0 | 982,950 |
| 2007 | 283,698 | 982 | 693,525 | 978,205 | 978,205 | 0 | 978,205 |
| 2006 | 290,003 | 982 | 317,040 | 769,274 | 769,274 | 0 | 769,274 |
| 2005 | 302,611 | 982 | 237,780 | 699,340 | 699,340 | 0 | 699,340 |
| 2004 | 242,032 | 982 | 158,520 | 639,400 | 639,400 | 0 | 639,400 |
| 2003 | 242,032 | 982 | 110,964 | 590,750 | 590,750 | 0 | 590,750 |
| 2002 | 174,372 | 982 | 110,964 | 460,690 | 460,690 | 0 | 460,690 |
| 2001 | 117,366 | 982 | 188,243 | 489,682 | 489,682 | 0 | 489,682 |
| 2000 | 117,366 | 426 | 99,075 | 400,623 | 400,623 | 0 | 400,623 |
| 1999 | 117,366 | 426 | 99,075 | 365,285 | 365,285 | 0 | 365,285 |
| 1998 | 170,249 | 462 | 99,075 | 282,860 | 282,860 | 0 | 282,860 |
| 1997 | 168,867 | 498 | 89,168 | 282,860 | 282,860 | 0 | 282,860 |
| 1996 | 153,515 | 533 | 89,168 | 282,860 | 282,860 | 0 | 282,860 |
| 1995 | 153,515 | 569 | 89,168 | 282,860 | 282,860 | 0 | 282,860 |
| 1994 | 153,515 | 605 | 89,168 | 282,860 | 282,860 | 0 | 282,860 |
| 1993 | 153,515 | 640 | 89,168 | 282,860 | 282,860 | 0 | 282,860 |
| 1992 | 153,515 | 676 | 89,168 | 282,860 | 282,860 | 0 | 282,860 |
| 1991 | 153,515 | 712 | 89,168 | 282,860 | 282,860 | 0 | 282,860 |
| 1990 | 168,841 | 747 | 60,436 | 282,860 | 282,860 | 0 | 282,860 |
| 1989 | 156,781 | 783 | 59,445 | 217,009 | 217,009 | 0 | 217,009 |
| 1988 | 79,994 | 0 | 51,181 | 131,175 | 131,175 | 0 | 131,175 |
| 1987 | 78,312 | 0 | 36,677 | 117,381 | 117,381 | 0 | 117,381 |
| 1986 | 78,510 | 0 | 35,339 | 113,849 | 113,849 | 0 | 113,849 |
| 1985 | 75,637 | 0 | 19,266 | 94,903 | 94,903 | 0 | 94,903 |
| 1984 | 73,969 | 0 | 19,266 | 93,235 | 93,235 | 0 | 93,235 |
| 1983 | 74,218 | 0 | 19,266 | 93,484 | 93,484 | 0 | 93,484 |
| 1982 | 57,224 | 0 | 19,266 | 76,490 | 76,490 | 0 | 76,490 |

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 |
|-----------|----------------------------|---------|------------|---------------|
| 4/30/2002 | 1781 / 2365 | 695,000 | WD | Q |
| 2/1/1989 | 1083 / 1229 | 350,000 | WD | Q |

This page has been visited 823 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., June 16, 2011 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:

Change of Non-Conforming – 1511 Truman Avenue (RE# 00024270-000000) – A change in nonconforming use from professional office to medical office in the HMDR zoning district per Section 122-32(e) of the Land Development Regulations 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 on the following requests:

Request: **Change of Non-Conforming – 1511 Truman Avenue (RE# 00024270-000000) – A change in nonconforming use from professional office to medical office in the HMDR zoning district per Section 122-32(e) of the Land Development Regulations of the City of Key West.**

Applicant: Adele Stone, Stones & Cardenas **Owner:** Special Acquisitions Holdings, Inc.

Project Location: 1511 Truman **Date of Hearing:** Thursday, June 16, 2011

Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, City Commission Chambers
510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.** Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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510 Greene St

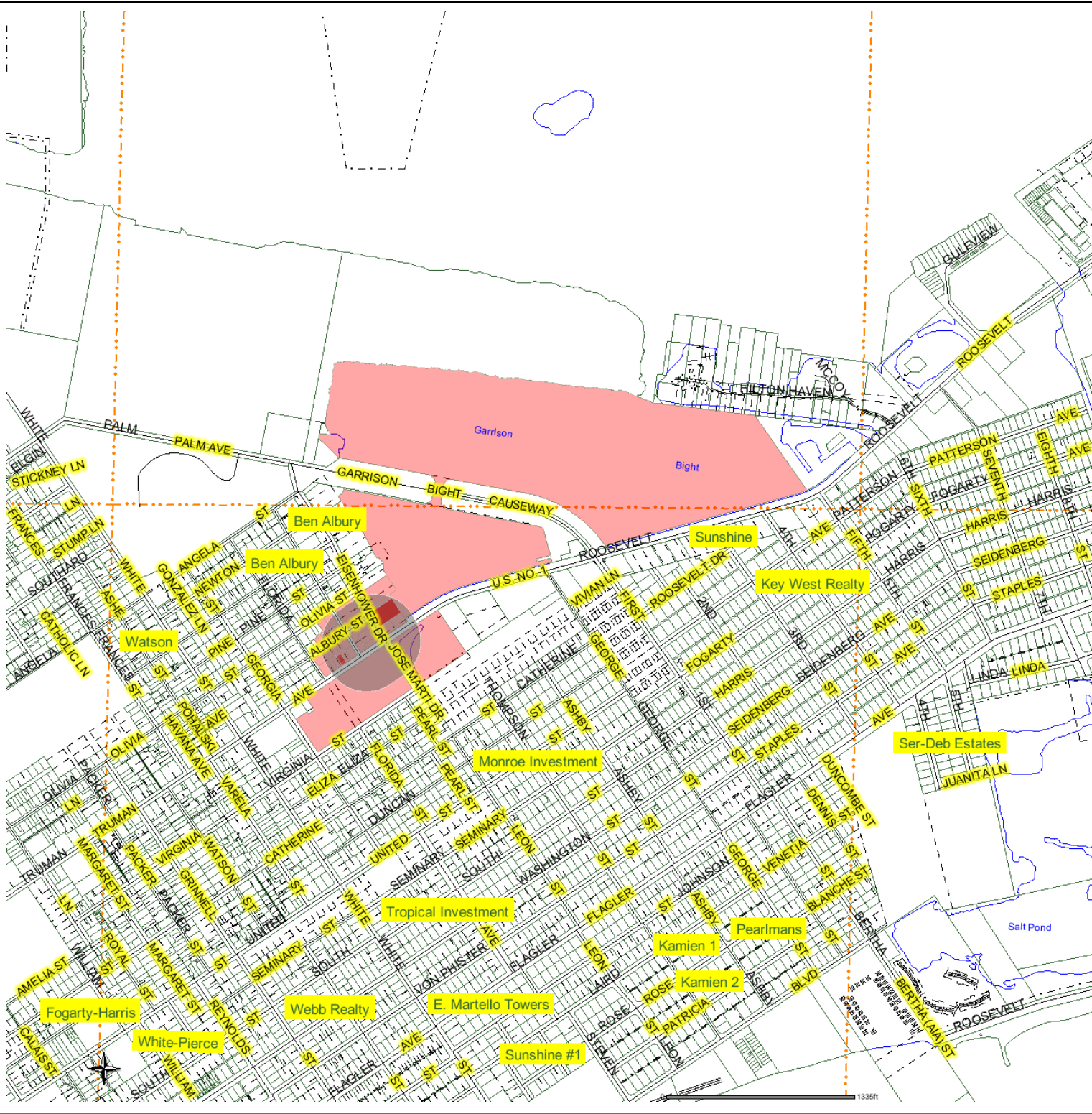
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1511 Truman

- Legend**
- theBuffer
 - theBufferTarget
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.

Date Created: June 6, 2011 2:27 PM

1511 Truman

ATHANAS PAUL
2 PALMER RD
SWAMPSCOTT, MA 01907

BAHAMA CONCH COMMUNITY
LAND TRUST
201 TRUMAN AVE
KEY WEST, FL 33040

COVAN DIANE TOLBERT
1901 FOGARTY AVE STE 1
KEY WEST, FL 33040

CURRAN ADRIENNE M
3808 EAGLE AVE
KEY WEST, FL 33040

DALLAIRE LAURENT
167 CHURCH ST
TORONTO ONTARIO M5B 1Y6
CANADA

DENNISON HAROLD C AND ALICE C
5304 26TH ST
KENOSHA, WI 53144

DOOLEY KENNETH
1410 ALBURY ST
KEY WEST, FL 33040

EADEH LESLIE W (REVOC) DEED OF
TR 6/29/04 AMENDED
511 OLD LANCASTER RD
BERWYN, PA 19312

FEUER JEFFREY M
PO BOX 831387
MIAMI, FL 33283

GARRISON BIGHT INVESTORS LTD
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040

GC LLC
1823 HARRIS AVE
KEY WEST, FL 33040

GILLETTE WILLIAM R
1415 TRUMAN AVE
KEY WEST, FL 33040

HARBORSIDE MOTEL AND MARINA
INC
903 EISENHOWER DR
KEY WEST, FL 33040

HETTINGER JAMES
905 TRUMAN AVE
KEY WEST, FL 33040

HOGAN JAMES W
1417 ALBURY ST
KEY WEST, FL 33040

HORTON RODNEY O AND JANE H/W
2557 LAKESIDE CT
PALM HARBOR, FL 34684

JOHNSON HENRY J JR T/C
1404 ALBURY ST
KEY WEST, FL 33040

JP MORGAN ALTERNATIVE LOAN
TRUST 2005-SI
3415 VISION DR
COLUMBUS, OH 43219

KLEIN FRED C AND JOANNE D
33 THE BIRCHES
ROSLYN ESTATES, NY 11576

KW ALBURY LLC
75 N BOUNTY LN
KEY LARGO, FL 33037

LACEY ROBIN L & DIANA M
MELLON-LACEY
PO BOX 5181
KEY WEST, FL 33045

LAFRENIERE ERIC AND MEGAN T
916 EISENHOWER DR
KEY WEST, FL 33040

LORAH DENNIS H
4420 W POTTSVILLE PIKE
READING, PA 19607

MACDOUGALL ANN H
32 TERRACE AVE
WARREN, RI 02885

MALOUIN FERNAND
6 HUNTS LN
KEY WEST, FL 33040

MATTOX JEFFREY A TRUSTEE
2830 COBBLESTON DR
PALM HARBOR, FL 34684

RUSSELL JOHN P JR
3231 NE 40 ST
FT LAUDERDALE, FL 33308

RUSSELL MARTIN
915 EISENHOWER DR
KEY WEST, FL 33040

SCHIFF HERMAN S TRUSTEE
5090 COLD SPRING LANE
WEST BLOOMFIELD, MI 48322

SNEED ROBERT B JR AND GLENDA G
12 DRIFTWOOD DR
KEY WEST, FL 33040

SPECIAL ACQUISITIONS HOLDINGS
INC
6435 NAPLES BLVD
NAPLES, FL 34109

THIRUMALAI DEVARAJAN AND
CYNTHIA K
9220 CLEMATIS CT
GAITHERSBURG, MD 20882

WALKER MARTIN S
PO BOX 6163
KEY WEST, FL 33041

WILLIS TIMBER LTD PARTNERSHIP
2416 WINTHROP RD
TALLAHASSEE, FL 32312