



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

November 25, 2013

VIA ELECTRONIC MAIL

Mr. Hugh Morgan
317 Whitehead Street
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
213 Petronia Street Renovation and Addition Project
Request for Additional Information and Clarification**

Dear Mr. Morgan:

The City is in receipt of your application, submitted incomplete, but granted an additional week by the City Planner, Donald L. Craig, for the 213 Petronia Street Renovation and Addition Project for a single family home located within the Bahama Village Community Redevelopment Area sub-district (BVCRA). Staff has conducted a review of the application and is requesting the following information regarding the submitted materials:

- Please provide notarized Authorization and Verification forms from property owners Eugene and Francesca Edwards authorizing Yvonne Edwards to make decisions on behalf of all property owners.
- Please provide a list of all mortgages, liens or any other encumbrances on the property.
- Please note: For private property improvements the total amount of the allocation will likely be amortized. Please provide approval by the Key West Housing Authority to place a mortgage on the property. Also note: three written quotes are required for the proposed construction.

This additional information is requested by December 4, 2013.

Your project presentation will be scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on Thursday, December 5, 2013, starting at 5:30 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The Bahama Redevelopment Advisory Committee is expected to meet on January 2, 2014, to recommend funding allocations.

Please do not hesitate to contact me with any questions or concerns.

November 25, 2013

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Sincerely,

Nicole Malo - on behalf of Don Craig

Donald Leland Craig, AICP
Director of Development Services

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA File

Nicole Malo

From: Tanya
Sent: Friday, December 06, 2013 4:53 PM
To: 'Nicole Malo'
Cc: donna.bosold@att.net; 'Hugh'
Subject: 213 PETRONIA STREET

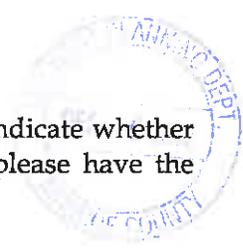
Please be advised that there are no mortgages, encumbrances, or liens of any nature on 213 Petronia Street, Key West, Florida 33040.

Tanya Burgess

Legal Assistant
Law Office of Hugh J. Morgan
317 Whitehead Street
Key West, Florida 33040
(305) 296-5676
burgsst@hjmorganlaw.com

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Verification Form



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, Yvonne Edwards, being duly sworn, depose and say
Name(s) of Applicant(s)

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

213 Petronia Street, Key West, Florida 33040
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.

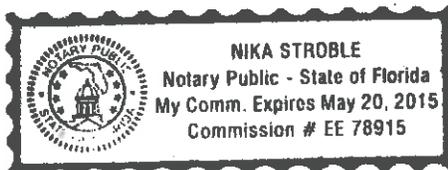
Yvonne Edwards Signature of Owner/Legal Representative
Yvonne Edwards
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on DEC. 4, 2013 (date) by

YVONNE EDWARDS (name). He/She is personally known to me or has

presented _____ as identification.

Nika Stroble
Notary's Signature and Seal



Nika Stroble Name of Acknowledger typed, printed or stamped

Notary Public Title or Rank EE 78915 Commission Number (if any)

Authorization Form



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

I, Eugene and Francine Edwards, co-owners _____ authorize
Please Print Name(s) of Owner(s)

Yvonne Edwards, co-owner _____
Please Print Name of Representative

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

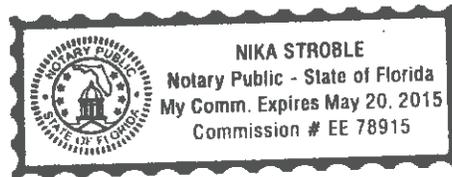
Eugene Edwards _____ Francine Edwards _____
Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on DEC. 4, 2013 (date) by

EUGENE EDWARDS AND FRANCI NE EDWARDS _____
Please Print Name of Affiant

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

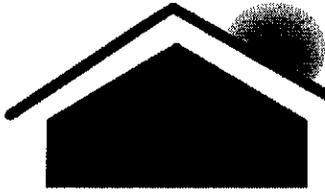
Nika Stroble _____
Notary's Signature and Seal



Nika Stroble _____ Name of Acknowledger printed or stamped

Notary Public _____ Title or Rank

EE 78915 _____ Commission Number (if any)



Housing Authority of the City of Key West, Florida

1400 Kennedy Drive, Key West, FL 33040
Phone: (305) 296-5621 Fax: (305) 296-0932
TTY/Florida Relay Service (FRS) 1-800-955-8771

Board of Commissioners

Frank Toppino
Bob Dean
Mary Sanchez
John G. Parks, Jr.
Roosevelt Sands, Jr.

Executive Director

J. Manuel Castillo, Sr.

December 3, 2013

Bahama Village Redevelopment Advisory Committee
Att: Vivian Perez, Executive Aide
Key West City Hall
3132 Flagler Avenue
Key West, FL 33040

Re: 213 Petronia St.

Dear Ms. Perez:

As previously stated in my letter to your of October 4, 2013, The Housing Authority of the City of Key West, as owner of the land located at 213 Petronia St., which is leased to the Edwards, has granted consent to the filing by Yvonne Edwards, on behalf of the owners of the building located on said property, of an application to the CRA for a Tax Increment Appropriation to fund improvements to the building. Further, in the event that the Edwards application is approved by the CRA, consent is given to place a mortgage on the building (and/or the Leasehold) to secure repayment of those funds i.e. the mortgage will be secured by the Lease to the Edwards and will not be a lien on the land.

Sincerely,

J. Manuel Castillo, Sr.
Executive Director



SALINERO ENTERPRISES INC.

5570 3rd Ave. - Key West, Florida 33040

(305) 294-7618 -FAX (305) 294-7207

DECEMBER 4, 2013

RE: 213 PETRONIA STREET HOUSE RENOVATIONS
PLANS BY BENDER & ASSOCIATES ARCHITECTS DATED 10/13/12

Salinero Enterprises Inc. will renovate the house as per plan as follows:

Permits: by Salinero Enterprises Inc.

Demolition as per plan and removal of material.

Foundation as per plan with poured concrete footings and piers.

New Air-conditioning, Plumbing and Electric as per plan.

All wall framing as per plan.

New windows and shutters as per plan.

New hardy board siding as per plan.

Drywall and insulation as per plan.

New 5 V crimp metal roof.

Tile as per plan. Tile material allowance is \$3.00 per square foot.

NOT INCLUDED IN BID:

Carpet, Appliances, Kitchen Cabinets, Painting and Gas.

Landscaping, any impact fees

THE COST OF THE RENOVATION IS TWO HUNDRED ONE THOUSAND NINE
HUNDRED AND SIXTY DOLLARS (\$201,960.).

PAYMENT BY DRAW SCHEDULE.

THANK YOU FOR ALLOWING US TO BID YOUR PROJECT.



FREDERICK A. SALINERO, PRESIDENT