



Community Redevelopment Area  
Application for of the Community Redevelopment Trust Fund  
Tax Increment Appropriation  
For the Bahama Village Subarea  
2014 Allocation Year

A. PROJECT NAME: Renovation and Addition, 213 Petronia St.

B. PROJECT LOCATION/ADDRESS:  
213 Petronia St., Key West

C. APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS)

Entity Edwards Family

Authorized Representative Yvonne Edwards, c/o Hugh Morgan

Role or Capacity of Authorized Representative Co-owner

Address 213 Petronia St.

Telephone Number (Morgan): 296-5676

Cellular Number \_\_\_\_\_

E-Mail Address (Morgan): HUGHCHJMORGANLAW.COM

D. PROJECT INFORMATION: Development Benefits and Costs

The direct and indirect benefits of any proposed community redevelopment project (including rehabilitation, infrastructure, redevelopment, development and programs) should, be determined and quantified based upon advancing the Primary Objectives of the Plan. All projects must be compliant with the Land Development Regulations, Historic Architectural Guidelines and other adopted City Plans.

a. What type of project is proposed: *Check one:*  Construction/Restoration  Program

b. Provide a description of the project: Demonstrate how the proposed project will alleviate blight in the subarea; Describe how the project has the long term ability to alleviate blight; Demonstrate how the proposed project meets or exceeds specific objectives of the CRA Plan for the subarea.

Description attached

c. Provide a map of the project and where it falls within the CRA boundary

Map attached

d. Provide a description of the population served by the project: How many people are affected by the project improvements? How is that population related to the subarea?

Description attached

e. Attach proper authorization and verification forms from the property owner(s) for the proposed project facility location.

Property location authorization and verification form attached

Monroe County Property Appraiser data for the site (<http://www.mcparfl.org>)

f. For **Construction/Restoration Projects**, provide information that fully describes the physical boundaries of the proposed project as follows:

Map(s) attached

Deeds(s) attached

Sunbiz printout at [www.sunbiz.org](http://www.sunbiz.org)

Boundary survey attached

Please indicate whether the proposed site is considered a contributing building or structure within the Historic district or is individually listed in the National Register of Historic Places (NHRP).

Locally contributing historic structure

Individually listed in the NHRP

#### E. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity requested the appropriation. Attach additional information if necessary.

See attached deed

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe or explain if facility or programs have limitations to access. Attach additional information if necessary.

This is a private home.

**F. PREAPPLICATION MEETING**

A pre-application with the Planning Department is required prior to application submittal. Please contact the Planning Department to make appointments. Provide below provide dates that the pre-application meetings were held:

\_\_\_\_\_ City Planner or designated Staff  
\_\_\_\_\_ Historic Preservation Planner  
\_\_\_\_\_ Sustainability Coordinator

**G. PROJECT BUDGET: Need for Public Contribution of Tax Increment**

The need for a tax increment appropriation must be demonstrated to the satisfaction of advisory committee, staff, and the CRA. Documentation, including development budgets, cash flow projections, market studies and other financial and market information will be carefully analyzed. The City, at its sole discretion, may choose to require a deed restriction in the form of a lien, restrictive covenant and promissory note for any funds awarded.

Applicants are encouraged to consider the total amount available for TIF funding in 2014 relative to their project request. This year the amount of funding that will be available is approximately \$ \_\_\_\_\_.

1. What type of funding is being requested?  
 Loan  
 Donation with matching funds  
 Donation without matching funds
  
2. What type of taxing classification entity are the improvements for?  
 Private Property – Residential  
 Private Property – Commercial  
 Not for profit organization  
 Publicly owned land
  
3. Is funding requested for multiple phases (over more than one funding cycle)?  
 yes  no

4. Project Cost for 2014 \$170,000<sup>+</sup>  
Total Project Cost same (if multiphase, for all years)

5. Amount of TIF Funding Requested for 2014 \$70,000  
Total Amount of TIF Funding Requested same  
(if multiphase, for all years)

6. Matching Funds: Amount of Tax Increment Contribution versus Private Investment – In order to promote the maximization of the ratio of private investment to public contribution, a redevelopment proposal requesting community redevelopment tax increment funding assistance should, provide a minimum match for the proposed request. In kind services (considered donated/free/ volunteered labor; materials; goods and services) can contribute to the match.

Total Amount of matching funds provided for 2014 \$100,000  
Total Amount of matching funds provided (if multiphased, for all years)  
same

Provide documentation describing the source and amount of matching funds and schedule of values for its use

Matching Funds Description attached

Provide documentation describing how the organization has attempted to raise funds for the project to date and what fund raising events and alternative funding sources are planned

Description of alternative funding pursuits attached

Total amount of in-kind contributions N/A  
Total Amount of in-kind contributions provided (if multi-phased, for all years) \_\_\_\_\_

Provide documentation describing the source, type and amount of in-kind contributions including schedule of values for unit of in-kind services/goods. The City reserves the right to deny the application of certain types of in-kind services and goods and to renegotiate a schedule of values for permissible items.

In-kind contribution description attached

7. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)

Detailed budget attached

8. As a result of the property improvements, how much property tax increase is expected?

Unknown

**H. PROJECT SCHEDULE**

Please provide a schedule for approvals, construction and implementation of proposal, including multi-year phasing if relevant.

Schedule attached

**I. GREEN FEATURES - Promote Sustainable Community Redevelopment - Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, recognizes the importance of and encourages sustainable development and "going green" within the context of implementation of community redevelopment. Going green means a conscious attempt to reduce overall negative environmental impacts by individuals, businesses and government.**

Pursuant to the City's adopted Climate Action Plan reduce greenhouse gas emissions by 15% and to demonstrate sustainable community leadership, applicants must document 15% water and energy use reductions. As a governmental entity the city is committed to being a responsible spending agent. By investing taxpayers money (TIF expenditures) in sustainable projects the City will ensure greater lifecycle longevity of a development project, healthier conditions for the occupants and the community as a whole, and the overall reduction of utility costs for the property owner. In order to ensure that tax payer funds are being used in a sustainable way attach the following documentation:

1. An energy and water baseline report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGuage or RESNET may be used to establish a baseline.

Energy and Water Baseline Report attached

2. Plans to reduce 15% of both water and energy use on the property.

Greenhouse Gas Reduction Plan attached

**J. MAINTENANCE**

For **Construction/Restoration Project**, please fully describe the plan for maintaining the proposed project, including but not limited to evidence as to how the appropriate repair and maintenance coverage for the improvements funded by the TIF request will be provided; and if the project has multiple construction phases, describe how subsequent phases will be funded.

Building Maintenance Plan attached

For a **Program** please fully describe the plan for maintaining the proposed project including but not limited to a financial plan describing how the program will sustain itself overtime

Program Maintenance Plan attached

**K. CERTIFICATION**

By making this application, Applicant certifies that he or she has read Chapter 163, Part III Florida Statutes and the City's Community Redevelopment Plan (including any amendment or restatement thereof), and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.

Applicant certifies that the proposed project shall be completed consistent with this application and representation made in order to obtain funding.

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statutes – False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

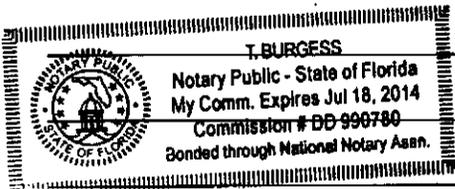
Applicant: Yvonne Edwards Date: 9-30-2013

Subscribed and sworn to (or affirmed) before me on 9-30-13 (date)

by YVONNE EDWARDS Please Print Name of Affiant

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

T. Burgess  
Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger printed or stamped

\_\_\_\_\_  
Title or Rank

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

K:\Community Redevelopment Area Plans\Application Materials\CRA - TIF Application 2013 - Draft.doc

**Project:** Renovation and Addition, 213 Petronia St.

**Project description:** Demolition of non-historic addition to existing residential structure; renovation of existing structure and addition of historically appropriate addition. The project will have an reduce blight by replacing a derelict structure with an attractive home.

**Population description:** This project affects residents of Bahama Village, specifically including the family members who have lived in this neighborhood for many generations.

**Description of physical boundaries:** The lot is located at the corner of Chapman Lane and Petronia St. and consists of 5,763 sq.ft. on the property described as KW Lot 19 and part of Lot 26, Square 2, Tract 3.

**Matching funds and description of fund raising:** Applicant will match up to \$100,000 of CRTF funds with Applicant's own funds, currently on deposit in the Trust Account of Hugh J. Morgan. Applicant raised these funds by land sale to energy-efficient the Land Authority.

**Project schedule:** All approvals required for the project have been secured, including HARC approval (H08.02.28.245) and City of Key West Building permit approval. Construction will proceed within 90 days following issuance of the building permit, conditioned on applicant's obtaining the CRTF funding needed to supplement applicant's available funds, and will be completed during 2014.

**Project budget:** Construction cost is estimated at \$170,000 , exclusive of appliances and landscaping.

**Greenhouse gas reduction plan:** As depicted on the approved construction plans prepared by Bender & Associates, the project will reduce energy and water consumption by replacing existing doors and windows with new penetrations (incl. weatherstripping), replacing existing noninsulated roof with metal roof insulated between rafters, installing polyisocyanurate rigid insulation between floor joists, installing water-saving bathroom fixtures [see Plumbing Fixture Schedule on sheet A8: Ecoefficient showerheads (20% water reduction)and low-flow aerator lavatories] and energy-efficient appliances [see Appliance Schedule on sheet A3: Energy Star Rated kitchen and laundry fixtures], and reducing reliance on air-conditioning by installing 6 ceiling fans.

**Maintenance plan:** This will be an owner-occupied structure, maintained by the occupants. This newly-renovated structure will be built in compliance with current Building Code, so only routine maintenance is anticipated.

**REECE & WHITE LAND SURVEYING, INC.**

P.O. BOX 432123, BIG PINE KEY, FLORIDA 33043

PHONE (305) 872-1348

FACSIMILE (305) 872-5622

EMAIL [reeceps@aol.com](mailto:reeceps@aol.com)

**DESCRIPTION FOR 213 PETRONIA STREET  
NEWLY AUTHORED BY THE UNDERSIGNED ON February 29, 2012:**

A PARCEL OF LAND ON THE ISLAND OF KEY WEST AND BEING A PART OF LOT 19 ACCORDING TO T.J. ASHE'S PLAT AS RECORDED IN DEED BOOK "I" AT PAGE 77 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NE'LY RIGHT OF WAY LINE OF EMMA STREET AND THE NW'LY RIGHT OF WAY LINE OF PETRONIA STREET AND RUN THENCE IN A NE'LY DIRECTION ALONG THE SAID NW'LY RIGHT OF WAY OF SAID PETRONIA STREET A DISTANCE OF 89.27 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1550, PAGE 1463, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL LAND DESCRIBED IN OFFICIAL RECORD BOOK 1150, PAGE 1466 BOTH OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA;

THENCE CONTINUE ALONG THE SAID NW'LY RIGHT OF WAY LINE OF SAID PETRONIA STREET A DISTANCE OF 52.48 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER INTENDED TO BE DESCRIBED;

THENCE CONTINUE ALONG THE SAID NW'LY RIGHT OF WAY LINE OF SAID PETRONIA STREET A DISTANCE OF 45.75 FEET TO THE INTERSECTION OF THE SW'LY RIGHT OF WAY LINE OF CHAPMAN LANE AKA ELLEN STREET ACCORDING T.J. ASHE'S PLAT AFORESAID;

THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION AND ALONG THE SAID SW'LY RIGHT OF WAY LINE OF SAID CHAPMAN LANE A DISTANCE OF 54.00 FEET;

THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION A DISTANCE OF 47.36 FEET;

THENCE AT AN ANGLE DEFLECTED  $91^{\circ}42'29''$  TO THE LEFT AND IN A SE'LY DIRECTION A DISTANCE OF 54.02 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 2514.1 SQUARE FEET, MORE OR LESS.



\_\_\_\_\_  
Joe Robert White  
Professional Surveyor and Mapper No. 6688

Professional Surveyor and Mapper, LB 7846  
Robert E. Reece, PSM 5632, State of Florida  
Joe Robert White, LS 6688, State of Florida

Prepared by and return to:  
JOHN M. SPOTTSWOOD, JR.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 12-089-EJ

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 18<sup>th</sup> day of June, 2012 between The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statutes, as amended whose post office address is 1400 Kennedy Drive, Key West, FL 33040, grantor, and Eugene Edwards and Francina Edwards, husband and wife as to an undivided 50% interest and Yvonne Edwards, a single woman as to an undivided 50% interest, as tenants in common whose post office address is 213 Petronia 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following situate, lying and being in Monroe County, Florida to-wit:

All buildings and improvements as more particularly described on Exhibit "A"

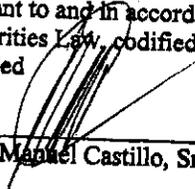
Subject to restrictions set forth in the attached Exhibit "B"

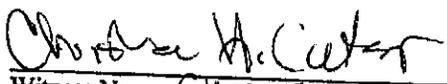
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

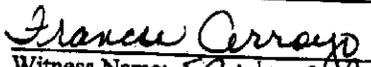
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statutes, as amended

By:   
J. Manuel Castillo, Sr., Executive Director

  
Witness Name: CHRISTINA A. CARTER

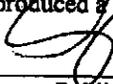
  
Witness Name: FRANCES ARROYO

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 18th day of June 2012 by J. Manuel Castillo, Sr., Executive Director of The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statutes, as amended. They  are personally known or  have produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA  
 Giselda Liotta-Brogli  
Commission #DD918292  
Expires: AUG. 19, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

  
\_\_\_\_\_  
Notary Public

Printed Name: Giselda Liotta-Brogli

My Commission Expires: Aug, 19, 2013

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

Key West (305) 292-3420

Marathon (305) 289-2550

Plantation Key (305) 852-7130

**Property Record Card -  
Maps are now launching the new map application version.**

Website tested on  
IE8, IE9, & Firefox.

Requires Adobe  
Flash 10.3 or higher

**Alternate Key: 9101071 Parcel ID: 00013680-000201**

**Ownership Details**

**Mailing Address:**

EDWARDS EUGENE AND FRANCINA  
213 PETRONIA ST  
KEY WEST, FL 33040-7325

**All Owners:**

EDWARDS EUGENE AND FRANCINA, EDWARDS YVONNE  
T/C

**Property Details**

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 11KW

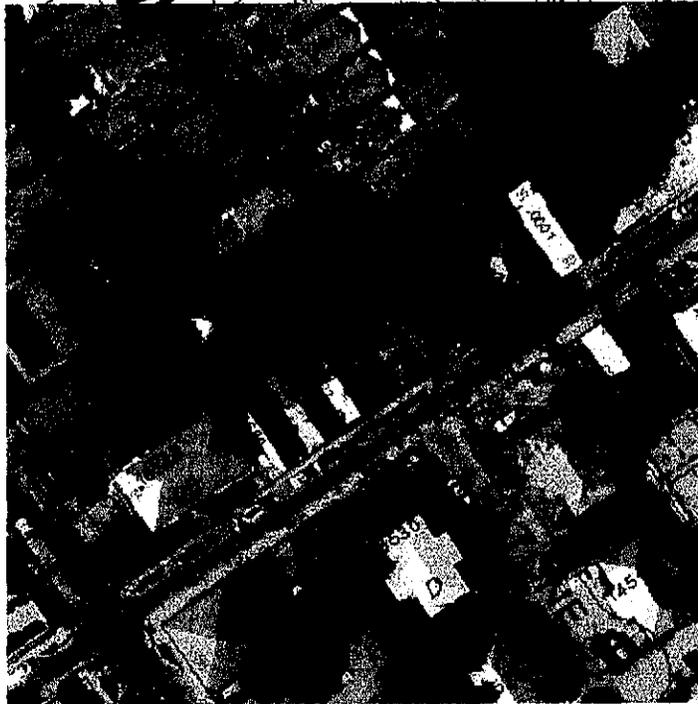
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 213 PETRONIA ST KEY WEST

**Legal Description:** BLDG ONLY AT 213 PETRONIA OR2577-2345/77LEASE OR2577-2378/81

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
00AH - AFFORDABLE HOUSING			1.00 LT

**Appraiser Notes**

PER OR2577-2345 GROUND LEASE BETWEEN THE HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIDA AND EUGENE AND FRANCINA EDWARDS AND YVONNE EDWARDS FOR 213 PETRONIA ST, THIS PARCEL IS FOR BLDG ONLY, LAND BEING ASSESSED UNDER RE00013680-000200; AK9101070

## 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
2013	0	0	1	1	1	0	1

## Parcel Sales History

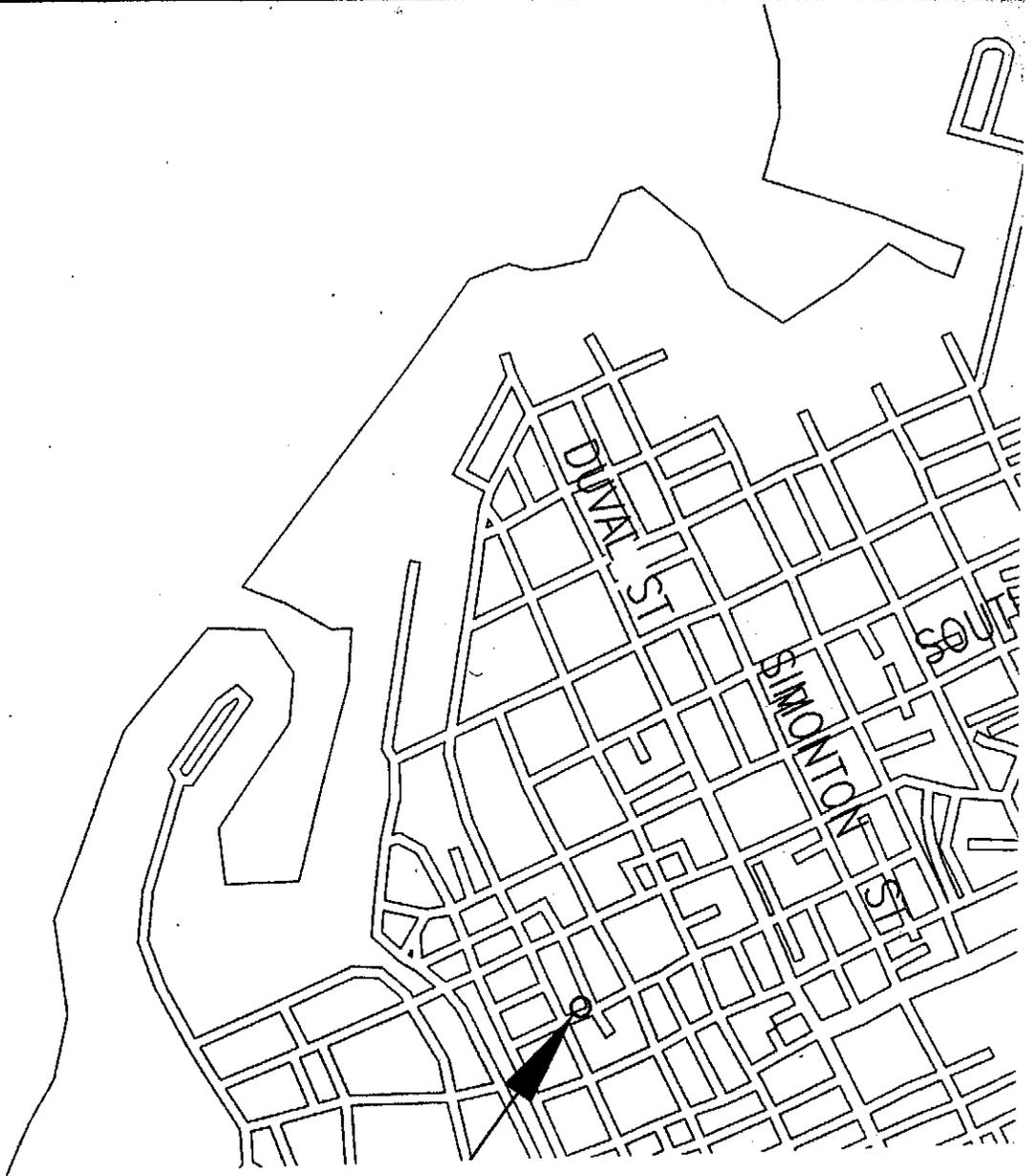
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/18/2012	2577 / 2378	42,800	QC	17

This page has been visited 231,444 times.

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

S I T E M A P - K E Y W E S T



# Castro Construction

of the Florida Keys, Inc.

2301 Seidenberg Avenue  
Key West, FL 33040  
License #RB-0066842

Cell: 305 522-5581  
Email: jcastro3@aol.com

Date: September 1, 2013  
Location: 213 Petronia Street

## Proposal

---

213 Petronia Street renovation and addition:

Description of work to be done by Castro Construction:

- Demo –assist in demo and brace up the front porch.
- Build new foundation piers.
- New floor framing as per plans.
- New porches and railings.
- New windows (screens not included).
- Interior petitions as per plans.
- Drywall throughout house.
- Insulation.
- New interior doors.
- Tile bathroom floors and around shower.
- New roofing, AC, plumbing, and electrical.
- Removal of construction debris (not including demo debris).

(Not included in the proposal is – demolition, propane gas, gutters, lattice skirting, kitchen cabinets, painting, finish flooring.)

total price for labor and materials=.....\$168,790.00