

Petition for Review
FDN-25-0000156-C
December 5, 2025

Petitioner's Hearing Exhibits

1. Situs Record – 4312 W Laurel St.
2. Polk Directory Records (1940 – 1976)
3. Aerial – 4300 Block of Laurel St. (showing pre-1963 construction dates)
4. 1951 Zoning Map
5. Caselaw
6. Powerpoint Presentation

Exhibit A

Situs Nbr: 51948 Status: STRU (STRUCTURE)

Address: 4312 W LAUREL ST A/B

Situs Type: CN (CONVENTIONAL)

House Nbr: 4312

Master Situs:

Master Address:

Res Units 2

Direction: W

Master Stat:

Zoning File:

Comm Units 0

Street Name: LAUREL

MSS Loc#: 517594

Zoning CH43: R-1, ,

Floors: 1

Street Type: ST

Atlas Map: H 09

Zoning CH43A: RS-50, ,

Add Struct: 0

Street Suffix:

Improved: Y

Overlay District: Unknown

Materials: C (CONCRETE BLOCK)

Unit Nbr: A/B

Tot Projects: 3

Setback:

Condition: 01 (SOUND)

County PIN: A-16-29-18-3JE-000002-000060

Zip Code: P 33607

Storm Redline:

Folio Nbr: 111055.0000

DRI Code: P

Curiosity Creek:

Owner: PALORI HOMES LLC (PROPAPP)

Aviation: P 35

Historic Distict:

Address: 238 E DAVIS BLVD STE 200
TAMPA, FL 33606-3756

County Plan Dist: P

Historic Bldg: 0 (NOT APPLICABLE)

Abbr Legal:

STR Nbr: 162918

Spec Features: L

SLUC Code: 1620 (DUPLX)

Firm Panel: 120114-0022-C

Wind District:

Flood Elevation: P

Street Auth: C (CITY)

Flood Zone: C (AREA OF MINIMUM FLOOD)

HENDERSON



COMPANY

Inc.

809

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and

810

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4494

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SAND — GRAVEL — COAL — COKE — FUEL OIL

P
H
O
N
E
4
6
4
5

LAUREL—Contd

- 804 Hill Ruby E
806 Herring Mozella
807 Gray Jas
808 Curry Herbert ©
809 Sippio Neal
810 Dasher Cherry ©
811 Moore Ellis
812 Jones Milton
813 Davis Gertrude
815 Brown Wm M
817 Anderson Lucy
819 Anderson Garifield
N Boulevard intersects

- 906 Vacant
906 1/2 Ferrell Andrew J
908 Bryant Ephriam M
908 1/2 Alexander Eva
910 Jackson John
912 Oates Jas
913 Henderson Johnson
914 Roccaforte Pietro ©
915 Williams Thaddeus
917 Brown Lillie
917 1/2 Williams Willie B
918 Cimino Tina Mrs ©
918 Cimino Santana drsmkr
919 Lane Fisher
920 Wilson Flossie
922 Vacant

- Munro intersects
933 Davis Lula
935 Alessandrio Angelo ©
937 Stephens Bozlie
941 Roiz Oscar ©
1002 Gonzales Santiago
1006 Patterson Oscar J
1008 Gilliam Theo ©
1012 Smith Andrew W
1014 Bethel A M E Church
1016 Hines Andrew

- N Delaware av intersects
1104 Welch Evangeline
1106 Sapp Annie M
1108 McKnight Eliza
1110 Sims Anna
1111 Forbes Arth E
1111 1/2 Lawson Mamie
1113 White Jennie
1113 1/2 Johnson Mary
1121 Wiggins Helen
1123 Mitchell Wm
1124 Collier Chas
1125 Brown Robt
1137 Mitchell Eva
1141 Moore McKinley

- Willow av intersects
1147 Macfarlane Public Sch
1301 Wells John B
1303 Patterson Ernest
1305 Stevenson Frank
1307 Anderson Edw
1309 Jones Patricia
1313 Steven Arth
1314 Burney Aaron Rev
1315 Alexander Jas
1316 Miller Wm
1317 Jones Farnces
1318 Payne Alberta ©
1319 Benjamin John
1320 DeWitt Wm
1321 Holmes Henry B
1322 Vacant
1327 Ginesta Emilia Mrs ©
1328 Pinkney John
1335 Warren Wm
1337 Hardy Wm
1339 Davis Gus
1343 Darsaw Edw

- Oregon av intersects
1501 Cole Anna
1501 1/2 Johnson Idella
1503 Adams Walter
1503 1/2 Grantlin Walter
1510 Webb Clarence
1530 Candleri Gaetano ©
1533 Lewis Ashby ©
1535 Gray Jas
1537 Jackson Wm

- Rome av intersects
1715 Simmons Geo W ©
1717 Perkins Leola
1721 Apartments
(A) Oliver Dorothy M
(B) Walters Mozelle
(C) Harding Henry
(D) Seabrooks Sol
(E) Boswell Thos
Street continued
1738 Johnson Sallie
1748 Johnson Jos

- Fremont av intersects
1902 Carolina Mattie
1904 Vaughn Jos
1904 1/2 Floyd Annie B
1905 Richardson Martha

- 1906 Morales Maude
1907 Sheehy Benj B ©
1908 Sims Rivana
1916 Glass Julius ©
1917 Van Lucius ©
1919 Gray Rosa
1920 Salinas Enrique ©
1921 Gibbons Edgar
1923 Fluitt Jas W
1924 Arenas Crescencio
Antoreha Oscar ©
1926 Chavis Mary
1927 Clemans Emelia
1928 Gethers Benj
1929 Walker Percy L ©
1930 Sheehy Jos W ©
1931 McCarter Virgil
1933 Gilliard Chris

- Albany av N inters
2105 Leek Theo
2107 Trumback Theo
2108 Rodriguez Clemente
2109 Varros Manuel
2111 Henry Theo
2117 Luis Manuela Mrs ©

- Howard av intersects
2305 Franco Ralph
2306 Espina Francisco
2309 Hernandez Felicidad Mrs ©
2310 Gibson Almira C Mrs ©
2311 Pasetti Theo
2312 Perez Luis ©
2313 Castro Antonio jr
2322 Hope Mission School
Hope Mission Church
2322 1/2 Corwin Carl H Rev
2330 Alvarez Jos
2336 DelRio Modesto ©
2339 Congregational Latin-Am
Inst mission sch
Pasetti Edw J
2343 Suarez Felix
2347 Suarez Angel

- Armenia av intersects
2510 Ragano Jos
2514 Grillo Rodolfo
2515 Mora Fernando ©
2516 Otero Victor
2518 Gonzalez Medardo
2519 Perez Jose
2521 Massey Arth M
2525 Garcia Antonio
2525 1/2 Whitehurst Mattie J Mrs
2527 Barerra Evelio
2535 Rodriguez Santiago ©
2537 Gonzalez Estella Mrs
2642 Canto Jose jr
2644 Canto Jose

- Tampania av intersects
2702 Roberts Wm W ©
2705 Alvarez Clementine Mrs ©
2706 Vacant
2709 Diaz John
2715 Llanes Antonio ©
2719 Capaz Manuel
2723 Alfonso Ernesto ©
2724 Fernandez Maria Mrs ©
2725 Valdez Calixto ©
2729 Vacant
2730 Borges Arturo G © notary
2732 Vedel Jos
2737 Iglesias Benigno ©

- Habana intersects
2903 Blanco Casimira Mrs ©
2905 Barbery Rogelio ©
2908 Valdes Antonio jr ©
2913 Rodriguez Josefa Mrs ©
2914 Carranza Ernestina Mrs ©
2923 Claridy Annie L Mrs
2928 Sullivan Cigar Co mfrs
2931 Sullivan Robt S ©
2932 Belasco Geo ©
2934 Ray Sidney O
2942 Heidt Louis C ©

- Roosevelt av intersects
3011 Paul Maxwell H
3012 Pine Health Hospital
3101 Vacant
3130 Fernandez Ramon ©
Davis Benj
3306 Rey Fannie Mrs ©
Lincoln av intersects

- LAWN AV (B Pt) — West from
Bay Shore blvd. I south of Har-
bor View
2935 Hudson Harry W ©
2938 Leach Gilbert D jr ©
3004 Richardson John O
3008 Montgomery Danl M ©
3012 Bodden Boswell A ©
3016 Hurd Francis ©
3121 McCormick Chas
Gadsden rd intersects
3203 Maxwell Harry B
3207 Spain Jos

- 3209 Williamson Augustus ©
3220 Cavanaugh Jas D

- LEE — From Hillsborough River
west to 220 Plant av
190 Wallace H Edwin

- 209 1/2 Griffin Gene
210 1/2 Holley Ralph L ©
floor surfacing contr
211 Chambers Harley P ©
rear Stout Elbert
212 Sapp Pope B ©
213 Phillips Wm T ©
215 Penabaker Geo A ©
216 Milton David W ©
Milton Ruth mus tchr
Milton Miriam E elocution
tchr
217 Noland Mae ©

- LEE PLACE—From W Hillsbor-
ough av north to River Shore dr,
3 west of the river
5407 McCook Jas A ©

- LELIA AV (B Pt)—From Russell
west to Gadsden rd, 2 south of
Tyson av
5703 Shepard Frankie Mrs ©

- LEMON—From Boulevard west to
Manhattan av, I south of Cy-
press
1010 Studenberg Emma Mrs
Delaware av intersects
1102 Gibson Arth H
1104 Torres Raymond F
Gilchrist av intersects
1110 Pierce Clyde B ©
Singletary Philip S
Newport av intersects
Willow av intersects

- 1312 Vacant
1322 Ortega Rafael ©
Orange av intersects
Rome av intersects
Fremont av intersects

- 1913 Rodriguez Rudy H
1914 Prida Enrique ©
1916 Busciglio Rosalie Mrs ©
1917 Luizos Jos ©
1918 Sosa John
1919 Vaccaro Jos
2112 Lupo Tony
2116 Castellano John
2314 Barter Cyrus G
2318 Pierce Edwin L

- Armenia intersects
2418 Noya Angel ©
N Tampania intersects
2514 Palo Jos
2516 Castillo Rafael ©
2706 Castro Jesus ©
N Habana intersects
Lincoln av intersects

- LEMON AL—From Cass north to
Harrison, 2 east of Governor
906 Brown Annie
907 Pilcher Robt
908 Summer Backmon
910 Sibley Alex
912 Brocks Saml
913 Edie Fred
915 Perry Dollie

- LEO—From Union north to Spruce,
I east of Garcia av

- LEONA — From ACLRR west to
Manhattan, I south of San Luis
3304 Neil Robt O ©
3310 Card Annie L Mrs
3314 Peacock Arth T ©
Concordia av intersects
3504 Buck Cummie C ©
3510 Matingley Bernard W ©
Midway blvd intersects

1940

LEONA—Contd
3615 Nell Robt J
3618 Burgess Jas
3704 Farie Jas
3707 Hutton Eu
4116 Gooding Ad

LEROY—From F
dent, 7 north of M
18 north of M
2508 Rodriguez
2510 Lopez Roge
2512 Perez Adel
2514 Gomez Ant
2516 Llamazales
2517 Todd Home
2520 Quella Jose
2531 Torres Man
2533 Iglesia Jose
Tamp

2701 Menendez F
2703 Rodriguez
Galindo Ab
2737 Marine Ann
2738 Julian Jos J
2740 Julian Jose
2744 Krause Luc
Hal
Gi

2926 Otero Maha
2929 Zambito Ne
2931 Diego Adol
3007 Connell Ed
Li

3122 Vacant
3130 Soto Antoni
3134 Miller Floy
3307 Castella Jac
3313 Shirley Ver
M
Lin

3500 Rodriguez
3524 Neeley R W
3600 Ezell Lloyd
3601 Connell Ed
3607 Miller Ollie

LEROY (BPT) —
av west to W
south of Grand
LILA AV — Fr
south of Osbor
3104 Gieselman A

LINCOLN AV —
hwy north to
of Himes av
N
N

460 Vacant
505 Mills Geo
507 Whitehurst

1699 Kelker Pau
1701 Diaz Adolfo

1306 Phillips Joe
1402 Neumann F
1409 Neumann E
McFarlane Par

2001 McElheny C
2013 Menendez M
2125 Norton W F
2154 Acketson J
2207 Klein Rockw
2208 Kleiner Edm
2204 Miller Lonni
2402 Doyle Wm H
2404 Davis Edgar
W Colum
St
S
StC

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LaSALLE—Contd
 2314 Guida Anna Mrs @
 2321 Costa Jose
 2329 Rivers Caleb A
 2330 Spoto S Co cigar mfrs
 ΔSpoto Salvatore @
 2331 Loscalzo Frank
 2332ΔSpoto Gaetano @
 2333 Almerico Louis @
 2335 Cotanda Jose jr @
 2336 Simone Dominico
 2337 Clementi Jos jr @
Armenia av intersects
 2506 Montesino Willie M
 2508 Guia Porfirio

LAURA (SS)—From Linebaugh av north, 1 west of Nebraska av (SS)
 10014 Vacant
 10018 Vacant
 10114 Lufkin C Edw @
 10117ΔPate Herman M @
 10118 Denny Elise @

LAUREL—From Hillsborough River west to Trask av, 1 north of Arch
 701 Bright Jos
 702 Paso Tony
 703 Green David
 704 Santana Laudelina Mrs
 705 Morris Ruby
 706 Kinnard Ruby
 707 Thomas Henry
 708 Papia Jennie Mrs
 709 Thomas Essie
 710 Pierola Armando
 711 Stokes Henry E
 712 Peres Gerardo
 713 Williams Minnie
 714 Espinola Erpidio
 715 Pickett Zola
 717 Billing Eliz
 717½ Thomas Henry
Garcia av intersects
 801 Clethen Roscoe
 802 Jones Inez
 803 Smith John
 804 Roberts Robt
 806 Vacant
 807 Gray Jas
 808 Oates Jas
 809 Carlton Wm
 810 Dasher Cherry @
 811 Mack Wm
 812 Stirrup Stella
 813 Davis Pete
 815 Brown Wm M
 817 Anderson Lucy
 819 Anderson Garifield
N Boulevard intersects
 906 Carrington's Grocery
 906½ Vacant
 908 Rowe Esther
 908½ Ross Bessie M
 910 Jackson John
 912 Mattox Lovett
 913 Henderson John @
 914 Merritt Eva
 915 Williams Thaddeus @
 917 Brown Lillie @
 917½ Williams Wm B
 918ΔCimino Tina Mrs @
 Cimino Santana drsmkr
 919 Lane Fisher @
 920 Vivian Lee
 922 Vacant
Munro intersects
 933 Robson Beulah M
 935 Alessandrio Angelo @
 937 Stephens Bozle Rev @
 941 Vacant
 1002 Gonzales Santiago
 1006 Douglas Mildred
 1008 Gilliam Theo @

1941

1012 Smith Andrew W Rev
 1014 Bethel A M E Church
 1016 Kirkland Kittle
N Delaware av intersects
 1104 Johnson John
 1105 Sampson Wm
 1108 Coleman Irene
 1110 Sams Anna
 1111 Forbes Arth E
 1111½ Wyle Annie
 1113 Jones Jas
 1113½ Vacant
 1121 Wiggins Helen
 1123 Kea Eleanor
 1124 Malphus Evangeline
 1137 Scott Lillie M
 1141 Moore McKinley @
Willow av intersects
 1147ΔMiddleton Senlor High Sch
 1301 Rodriguez Mamie
 1303 Patterson Ernest
 1305 Vacant
 1307 Anderson Edw
 1309 Davis Letitia
 1313 Steven Arth
 1314 Burney Aaron Rev
 1315 Alexander Jas
 1316 Miller Wm
 1317 Jones Frances
 1318 Payne Alberta @
 1319 Underwood Angus
 1320 Vacant
 1321 Vacant
 1322 Vacant
 1327 Ginesta Emilia Mrs @
 1328 Smith Loretta
 1335 Suber Henry
 1337 Coleman Julius
 1339 Jones Marcelino
 1343 Darsaw Edw
Oregon av intersects
 1501 Black Wm
 1501½ Williams Bessie
 1503 Adams Walter
 1503½ Grantlin Walter
 1510 Webb Clarence
 1530 Candleri Gaetano @
 1533 Gullej Jas
 1535 Gray Jas
 1537 Jackson Wm
Rome av intersects
 1715 Simmons Geo W @
 1717 Perkins Leola
 1721 Apartments
 (A) Vacant
 (B) Waiters Mozelle
 (C) Harding Henry
 (D) Seabrooks Sol
 (E) Bosewell Thos
Street continued
 1738 Harris Felix
 1748 Jones John
Fremont av intersects
 1902 Vacant
 1904 Jackson Rosa
 1904½ Floyd Annie B
 1905 McFarland Patk
 1906 Turner Sylvester
 1907 Sheehy Benj B @
 1908 Sims Rivana @
 1916ΔGlass Julius @
 1917 Van Lucius @
 1919 Lane John
 1920ΔSalinas Enrique @
 1921 Gibbons Edgar
 1923ΔWimberg Alex
 1924 Arenas Crescencio
 Antorcha Oscar @
 1926 Chavis Mary
 1927 Clemans Emelia
 1928 Gethers Benj
 1929 Walker Percy L @
 1930 Sheehy Jos W @
 1931 Stevens Henry
 1933 Barkley Wm
Albany av N intersects
 2105 Leek Theo
 2107 Trumbach Theo
 2108 Rodriguez Clemente
 2109 Bentley Cleveland
 2111 Barrios Manuel
 2117 Luis Manuela Mrs @
Howard av intersects
 2305 Franco Ralph
 2306 Espina Francisco @
 2309 Hernandez Felicidad Mrs @
 2310 Gibson Almira C Mrs @
 2311 Pasetti Theo
 2312 Perez Louis @
 2313 Castro Antonio jr
 2322 Hope Mission School
 Hope Mission Church
 2322½ΔCorwin Carl H Rev
 2330 Alvarez Jos @
 2336 DelRio Modesto @

2339 Congregational Latin-Am
 Inst mission sch
 Pasetti Edw J
 2341 West Tampa Congregational
 Church
 2343 Suarez Felix
 2347 Garcia Antonio
Armenia av intersects
 2510 Ragano Jos @
 2514 Grillo Rodolfo
 2515ΔMora Fernando @
 2516 Limas Ralph
 2518 Rivas Manuel
 2519 Vasquez Paulo
 2521 Whitehurst Albert L
 2525 Whitehurst Mattie J Mrs
 2525½ Perez Jose
 2527 Barerra Evelio
 2535 Santander Peter @
 2537 Gonzalez Estella Mrs @
 2642 Canto Jose M
 2644 Lopez Thos
Tampania av intersects
 2702 Roberts Wm W @
 2705 Alvarez Clementine Mrs @
 2709 Vacant
 2715 Llanes Antonio @
 2719 Capaz Manuel
 2723 Alfonso Ernesto @
 2724 Fernandez Maria Mrs @
 2725 Valdez Calixto @
 2729 Barce Manuel
 2730 Borges Arturo G @ notary
 2733 Vidal Jose
 2737 Iglesias Benigno @
Habana intersects
 2903 Cuervo Carlos
 2905 Barbery Rojello @
 2908ΔValdes Antonio jr @
 2911 Mendez Frank @
 2913 Valdez Ramon
 2914 Diaz Vincent
 2923 Holland Mark L
 2929ΔSullivan Cigar Co mfrs
 2931ΔSullivan Daisy Mrs @
 Gomez av intersects
 2932 Velasco Geo @
 2934 Wells Maude Mrs
 2942 Heidt Louis C @
Roosevelt av intersects
 3011 Vacant
 3012 Vacant
 3101 D'Arpa Jerome F @
 3130 Fernandez Ramon @
 Davis Benj
 3306ΔRey Fannie Mrs @
 3316 Pereira Antonio F
Lincoln av intersects

LAWN AV (B Pt) — West from Bay Shore Blvd, 1 south of Harbor View
 2933ΔMackenzie Robt H
 2934 Porton Edw @
 2935ΔHudson Harry W @
 2938ΔLeach Gilbert D jr @
 3004 Richardson Jas O
 3008ΔOwen Emmett M
 3011ΔCraig Lester D @
 3012ΔBodden Boswell A @
 3016ΔHurd Francis @
 3025ΔWakerfield Glenn O @
 3116ΔLeslie Edw H @
 3121ΔMcCormick Chas
Gadsden rd intersects
 3203 Deming John B
 3207 Vacant
 3209 Williamson Augustus @
 3220ΔCavanaugh Jas D @

LEE — From Hillsborough River west to 220 Grant av
 190ΔMagnus Cecil B @
 192ΔYoung Melvin A
 194 Kennedy Henry P @
 ΔRoberts Geo W
 196 Freeman Onnie M Mrs @
 198 Youngerman Geo H
 198½ Price Lonnie E
Parker intersects
 200 Lumb Eli T @
 202 Byrne Lucy @
 204 Grelle Larry P
 Lybass Frances Mrs @
 205 Koulouris Jas
 206 Hewitta Chas W
 207-09½ Henrietta Apartments
 207 Placier Henry W @
 207½ James Eliz Mrs
 208ΔReith Rita drsmkr
 209ΔCarroll Carolyn Mrs
 209½ Griffin Gene Mrs
 210ΔHolley Ralph L @
 floor surfacing contr
 211ΔChambers Harley P @
 rear Vacant

LEON — From Hillborough River west to 220 Grant av
 190ΔMagnus Cecil B @
 192ΔYoung Melvin A
 194 Kennedy Henry P @
 ΔRoberts Geo W
 196 Freeman Onnie M Mrs @
 198 Youngerman Geo H
 198½ Price Lonnie E
Parker intersects
 200 Lumb Eli T @
 202 Byrne Lucy @
 204 Grelle Larry P
 Lybass Frances Mrs @
 205 Koulouris Jas
 206 Hewitta Chas W
 207-09½ Henrietta Apartments
 207 Placier Henry W @
 207½ James Eliz Mrs
 208ΔReith Rita drsmkr
 209ΔCarroll Carolyn Mrs
 209½ Griffin Gene Mrs
 210ΔHolley Ralph L @
 floor surfacing contr
 211ΔChambers Harley P @
 rear Vacant

LEE—Contd
 212ΔSapp Pope B @
 212½ΔWebb Enoch M
 213ΔPhillips Wm T @
 213ΔPenabaker Geo A @
 214ΔMilton David W @
 215ΔMilton Ruth mus tchr
 Milton Miriam E elo
 tchr
 217ΔNoland Mae Mrs @
LEE PLACE—From W ough av north to River 3 west of the river
 2407ΔMcCook Jas A @
LELIA AV (B Pt)—From west to Gadsden rd, 2
LEMON—From Boulevard Manhattan av, 1 south
 1010 Studenberg Emma V
 Delaware av
 1102 Paddock Chas P
 1104 Torres Raymond F
 Gilchrist av
 1110 Pierce Clyde R @
 Blandy Nellie Mrs
 Newport av
 Willow av
 1312 Vacant
 1322ΔOrtega Rafael @
 Orange av
 Rome av
 Fremont av
 1913 Rodriguez Rudy H
 1914 Prida Enrique @
 1916 Busciglio Rosalie M
 1917 Luizzo Jos @
 1918ΔSosa John
 1919 Capello Henry
 N Albany
 2104 Fernandez Benj jr @
 2110 Vacant
 2112 Rivers Mary
 2116 Castellano John
 N Howard
 2314 Barter Cyrus G
 2316 Kanev Frank J
 2318 Pierce Edwin L
 2320 Rudd Ray V S
 Armenia
 2418 Noya Angel @
 N Tampania
 2514 Palo Jos
 2516 Vacant
 2706 Castro Jesus @
 N Habana
 Lincoln av

LEMON AL—From Cass Harrison, 2 east of Gov
 906 Brown Annie
 907 Matthews Lloyd
 908 Summer Backmon
 910 Miller Allen
 912 Mosely Andrew
 913 Cowart Edw
 915 Perry Dollie
LEO—From Union north to east of Garcia av
LEONA — From ACLRR
 210ΔNeil Robt O @
 210 Card Annie L Mrs
 2110ΔPeacock Arth T @
 Concordia av
 2102ΔBuck Cummie C @
 2102ΔMorris Herbert
 Midway Blvd
 2105 Neil Robt H @
 2108 Hills Philip
 2107ΔParie Sterling av
 2107ΔHaiton Eug E @
 2116 Gooding Ada H Mrs
 Vera av
 Grady av

LEO—From Perry west to north of W Colun
 210 Rodriguez Jose
 211 Alonso Rogelio @
 211 Gomez Frank
 211 Delanazales Jose @
 211 Todd Homer @
 211 Quella Jose

LEON AL—From Cass Harrison, 2 east of Gov
 906 Brown Annie
 907 Matthews Lloyd
 908 Summer Backmon
 910 Miller Allen
 912 Mosely Andrew
 913 Cowart Edw
 915 Perry Dollie
LEO—From Union north to east of Garcia av
LEONA — From ACLRR
 210ΔNeil Robt O @
 210 Card Annie L Mrs
 2110ΔPeacock Arth T @
 Concordia av
 2102ΔBuck Cummie C @
 2102ΔMorris Herbert
 Midway Blvd
 2105 Neil Robt H @
 2108 Hills Philip
 2107ΔParie Sterling av
 2107ΔHaiton Eug E @
 2116 Gooding Ada H Mrs
 Vera av
 Grady av

LEO—From Perry west to north of W Colun
 210 Rodriguez Jose
 211 Alonso Rogelio @
 211 Gomez Frank
 211 Delanazales Jose @
 211 Todd Homer @
 211 Quella Jose

LEO—From Perry west to north of W Colun
 210 Rodriguez Jose
 211 Alonso Rogelio @
 211 Gomez Frank
 211 Delanazales Jose @
 211 Todd Homer @
 211 Quella Jose

LA SALLE—Contd
 2307 Guida Frank N
 2309 Maniscalco Epifanio
 2310 Lee C
 2311 Hope David W
 2314 Guida Anna Mrs
 2321 Costa Jose
 2329 Rivers Caleb A
 2330 Spoto S Co cigar mfrs
 2330 Spoto Salvatore
 2331 Rodriguez Enrique
 2332 Spoto Gaetano
 2333 Vicari Salvatore
 2335 Cotanda Jose jr
 2336 Simone Dominico
 2337 Clementi Jos jr
Armenia av intersects
 2506 Cueto Grace Mrs
 2508 Guia Porfirio
 2512 Cruz Juan B
StPeters intersects

1942

Laura (SS)—From Linebaugh av north, 1 west of Nebraska av (S S)
 10006 Stocky David G
 10010 Cartmill Jas W
 10114 Lufkin C Edw
 10117 Pate Herman M
 10118 Vacant

LAUREL—From Hillsborough river west to Trask av, 1 north of Arch
 701 Bright Jos
 702 Harris Annie
 703 Green David
 704 Mitchell Jack
 705 Maxwell Gladys
 706 Johnson Chas
 707 Williams Glasco
 708 Walker Wilmer
 709 Thomas Louis
 710 Brown Robt
 711 Stokes Henry E
 712 Barkley John H
 713 Williams Minnie
 714 Vacant
 715 Pickett Zola
 717 Billing Eliz
 717½ Reeves Harry
Garcia av intersects

801 Clethen Roscoe
 802 Cason Wm
 803 White Angie
 804 Roberts Robt
 806 Herron Mozelle
 807 Gray Jas
 808 Oates Jas
 809 Peck Martha
 810 Dasher Cherry
 811 Mack Wm
 812 Sturup DeWitt
 813 Davis Pete
 815 Brown Wm M
 817 Anderson Lucy
 819 Anderson Garfield
N Boulevard intersects
 906 Carrington Herbert gro
 908 Rowe Esther
 908½ Ross Bessie M
 910 Carter Bessie
 912 Mattox Lovie
 913 Henderson John
 914 Merritt Eva
 915 Williams Thaddeus

917 Brown Lillie
 917½ Williams Willie B
 918 Cimino Tina Mrs
 Cimino Santina
 919 Lane Fisher
 920 Bivens Liberta
 922 Vacant

Munro intersects
 933 Robson Beulah M
 935 Alessandrio Angelo
 937 Stephens Bozie Rev
 941 Vacant
 1002 Gonzales Santiago
 1006 Douglas Arth A jr
 1008 Gilliam Theo
 1012 Sanchez Firman C Rev
 1014 Bethel AME Church
 1016 Vacant

N Delaware av intersects
 1104 Scott Lucius
 1106 Darns Damon
 1108 Coleman Irene
 1110 Sams Anna
 1111 Forbes Emily
 1111½ Davis Mae W
 1113 Forbes Peter
 1121 Wiggins Helen
 1123 Vacant
 1124 Norman Matthew
 1137 Coleman Julius
 Scott Lillie M
 1141 Moore McKinley

Willow av intersects
 1147 Middleton Senior High Sch
 1301 Rodriguez Mamie
 1303 Patterson Ernest
 1305 Stevenson Bessie Mrs
 1307 Anderson Edw
 1309 Davis Edw
 1313 Steven Arth
 1314 Burney Aaron Rev
 1315 McCloud Daisy
 1316 Miller Wm
 1317 Jones Frances
 1318 Payne Alberta
 1319 Underwood Angus H
 1320 Fleming Mark
 1321 King Jas T
 1322 Vacant
 1327 Givesta Emilia Mrs
 1328 Pinkney John T
 1335 Suber Henry
 1337 Coleman Julius
 1339 Jefferson Norman
 1343 Darsaw Edw

Oregon av intersects
 1501 Williams Morris
 1501½ Brown Carl L
 1503 Adams Walter
 1503½ Thomas Jeanne
 1510 Webb Clarence
 1530 Candilieri Maria A Mrs
 1533 Gully Jas
 1535 Gray Jas
 1537 Jackson Wm

Rome av intersects
 1715 Simmons Geo W
 1717 Wilder Manuel
 1721 Apartments
 (A) Hilliard Walter
 (B) Walters Wm
 (C) Harding Henry
 (D) Seabrooks Sol
 (E) Hawkins Abbie W Mrs

Street continued
 1738 Simms Wm
 1748 Hudson Lucy
Fremont av intersects
 1902 Carolina Peter
 1904 Jackson Rosa
 1904½ Floyd Annie B
 1905 McFarland Patk
 1906 Turner Sylvester
 1907 Sheehy Benj B
 1908 Sims Rivana
 1916 Glass Julius
 1917 Van Lucius
 1919 Lane John
 1920 Salinas Enrique
 1921 Gibbons Della
 1923 Wimberg Alex
 1924 Arenas Crescencio
 Antorcha Oscar
 1926 Charis Wm

1927 Clemans Emelia
 1928 Smith Owen
 1929 Walker Percy L
 1930 Sheehy Jos W
 1931 Gonzalez Jose
 1933 Barkley Wm

Albany av N intersects
 2105 Leek Theo
 2107 Trumbach Theo
 2108 Rodriguez Clemente
 2109 Garner Jas
 2111 James Peter
 2117 Luis Manuela Mrs

Howard av intersects
 2305 Franco Ralph
 2306 Espina Francisco
 2309 Hernandez Felicidad Mrs
 2310 Gibson Almira C Mrs
 2311 Pasetti Theo
 2312 Perez Louis
 2313 Castro Antonio jr
 2322 Hope Mission School
 Hope Mission Church

2322½ Corwin Carl H Rev
 2330 Alvarez Jos
 2336 DelRio Modesto
 2339 Congregational Latin-Am Institute mission sch
 Pasetti Edw J
 2341 West Tampa Congregational Church
 2343 Suarez Felix
 2347 Garcia Antonio

Armenia av intersects
 2510 Ragano Jos
 2514 Grillo Rodolfo
 2515 Mora Fernando
 2516 Limas Ralph
 2518 Rivas Manuel
 2519 Vasquez Paulo
 2521 Whitehurst Albert L
 2525 Whitehurst Harvey
 2525½ Perez Jose
 2527 Barerra Evelio
 2535 Santander Peter
 2537 Gonzalez Estella Mrs
 2642 Canto Jose M
 2644 Lopez Thos

Tampa av intersects
 2702 Roberts Wm W
 2705 Alvarez Clementine Mrs
 2709 Menendez Antonio
 2715 Llanes Antonio
 2719 Capaz Manuel
 2723 Alfonso Ernesto
 2724 Fernandez Maria Mrs
 2725 Valdez Calixto
 2729 Gil Danl
 2730 Borges Arturo G notary
 2733 Vacant
 2737 Iglesias Benigno

Habana intersects
 2903 Cuervo Casimira Mrs
 2905 Barbery Rojello
 2908 Valdes Antonio jr
 2911 Mendez Frank
 2913 Toledo Isidro
 2914 Diaz Vincent
 2923 Arias Modesto
 2929 Sullivan Cigar Co mfrs
 2931 Sullivan Daisy Mrs
Gomez av intersects
 2932 Velasco Geo
 2934 Smith Wm G
 2942 Heldt Louis C

Roosevelt av intersects
 3012 Vacant
 3101 D'Arpa Jerome F
 3130 Fernandez Ramon
 3306 Rey Fannie Mrs
 3316 Pereira Antonio F
Lincoln av intersects

LAWN AV (Bpt)—West from Bay Shore blvd, 1 south of Harbor View
 2924 Rye Chas L
 2932 Duncan Alex F
 2933 Mackenzie Robt H jr
 2934 Porton Edw
 2935 Hudson Harry W
 2938 Leach Gilbert D jr
 3001 Mack Ted
 3004 Vacant

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LAUREL—Contd
1715 Simmons Geo W ⊙
1717 Wilder Manuel C ⊙
1721 Apartments
(A) Hilliard Walter
(B) Walters Wm
(C) Hardy Henry
(D) Seabrooks Sol
(E) Hawkins Abbie W
Street continued
1738 Simms Wm
1748 Johnson Jos
Fremont av Intersects

1902 Carolina Peter
1904 Jackson Rosa
1904½ Floyd Annie B
1905 Cousseaux John ⊙
1906 Higgins Rufus
1907 Sheehy Benj B ⊙
1908 Sims Rivana
1916 Glass Julius ⊙
1917 VanLucius ⊙
1919 Lane John ⊙
1920 Salinas Enrique ⊙
1921 Gibbons Della
1923 Wimberly Alex
1924 Antorcha Oscar ⊙
1926 Charis Wm H
1927 Clemans Emelia ⊙
1928 Smith Owen
1929 Walker Percy L ⊙
1930 Sheehy Jos W ⊙
1931 Goodman Viola
1933 Walker Martha
Alhany av N Intersects

2105 Leek Theo
2107 Trumbach Theo
2108 Rodriguez Clemente
2109 Pinkney Lige
2111 Chestnut Chester
2116 Latteri Tony ⊙
2117 Luis Manuela Mrs ⊙
Howard av Intersects

2305 Scardino Saml ⊙
2306 Espina Francisco ⊙
2309 Hernandez Felicidad Mrs ⊙
2310 Gibson Almira C Mrs ⊙
2311 Pasetti Theo
2312 Perez Louis ⊙
2313 Castro Antonio jr
2322 Hope Mission School
Hope Mission Church
2322½ Corwin Carl H Rev
2330 Alvarez Jos ⊙
2336 DelRio Modesto ⊙
2339 Pasetti Edw J
2341 West Tampa Congregational
Church
2343 Suarez Felix
2347 Garcia Antonio
Armenia av Intersects

2510 Ragano Jos ⊙
2514 Grillo Rodolfo
2515 Mora Dora Mrs ⊙
2516 Limas Ralph
2518 Rivas Manuel
2519 Vasquez Paul
2521 Whitehurst Albert L
2525 Whitehurst Harvey
2525½ Perez Jose
2527 Barerra Evello
2535 Santander Peter ⊙
2537 Gonzalez Estella Mrs ⊙
2537½ Valdez Lucio
2542 Canto Jose M
2544 Lopez Thos
Tampania av Intersects

2702 Roberts Wm W ⊙
2705 Alvarez Clementine Mrs ⊙
2709 Saliva Adolfo
2715 Llanes Anthony ⊙
2719 Capaz Manuel
2723 Alfonso Ernesto
2724 Fernandez Maria Mrs ⊙
2725 Valdez Calixto ⊙
2729 Bebe Ramon
2730 Yglesias Jos
2733 Vacant
2737 Iglesias Benigno ⊙
Habana Intersects

2903 Cuervo Casimira Mrs ⊙
2905 Barbery Rogello ⊙
2908 Valdes Antonio jr ⊙
2911 Mendez Frank ⊙
2913 Elias Rene ⊙

2914 Diaz Vincent
2923 Arias Modesto ⊙
2929 Sullivan Cigar Co ⊙ mfrs
2931 Sullivan Dalsy M Mrs ⊙
Gomez av Intersects
2932 Velasco Geo ⊙
2934 Smith Wm G
2942 Heidt Louis C ⊙
Roosevelt av Intersects
3012 West Tampa Boys Club
3101 D'Arpa Jerome F ⊙
3130 Fernandez Ramon ⊙
3306 Rey Fannie Mrs ⊙
Lincoln av Intersects

**LAWN AV (Bay Shore)—West from
Bay Shore Blvd, I south of Har-
bor View**

2924 Rye Chas L ⊙
2932 Dunca
2933 Goldm
2934 Porton
2935 Hudso
2938 Leach
3001 Shuma
3004 Brown
3008 Webb
3011 Craig
3012 Bodde
3016 Hurd
3024 Whitle
3025 Wakef

3114 Leslie
3115 Betts
3116 Flemi
3121 McCor
3203 Sharpney
3207 Deane Julie
Lane Radford S
3209 Williamson Augustus ⊙
3220 Cavanaugh Jas D ⊙

**LEE — From Hillsborough River
west to Plant av**

180 Magnus Cecil B ⊙
192 Lewis Fred
194 Kennedy Henry P ⊙
Roberts Geo W
Tanner Lawrence O
Martin Herbert
196 Freeman Oscar W ⊙
198 Anderson Chas W
198½ Youngerman Laura E Mrs
Parker Intersects

200 McLeod Edwin A ⊙
202 Humphries Wm F ⊙
204 Lybass Frances H Mrs ⊙
205 Koulouris Jas ⊙
206 Nielubowicz Chas
207-09½ Henrietta Apts
207 Snell Chas E ⊙
207½ James Eliz Mrs
208 Reith Rita drsmkr
209 Smith Clara C Mrs
209½ Carey Geo E
210 Holley Ralph L ⊙ floor
surfacing contr
211 Chambers Harley P ⊙
rear Dewey Benj H bldg contr
212 Sapp Pope B ⊙
Goodman Harry W
212½ Cleider Paul
213 Phillips Wm T ⊙
rear Robbins John J
215 Penabaker Geo A ⊙
216 Milton David W ⊙
Milton Ruth mus tchr
Milton Miriam E elocation
tchr
217 Noland Mae Mrs ⊙

**LEE PLACE — From W Hillsbor-
ough av north to River Shore dr,
3 west of the river**
5407 McCook Jas A ⊙

**LELIA AV (Bpt) — From Russell
west to MacDill av, 2 south of
Tyson av**
3007 Pope Lonnie
3008 Robinette Neva V Mrs ⊙
3009 Daniels Trifford T ⊙
3011 Vacant
3012 Rogers Angus R ⊙

**LEMON—From Boulevard west to
Manhattan av, I south of Cy-
press**

1010 Studenberg Emma Mrs ⊙
Delaware av Intersects
1102 Jones Cecil ⊙
1104 Hrynkiwicz Jerzy
1110 Whldden Richd E
Gilchrist av Intersects
Newport av Intersects
Willow av Intersects
1312 Gill Francis N
1322 Ortega Rafael ⊙
Orange av Intersects
Rome av Intersects
Fremont av Intersects
1913 Rodriguez Rudy H ⊙
1914 Prida Enrique ⊙
1915 Rodriguez Raymond jr ⊙
Ilie Mrs ⊙

Ibany Intersects
jr ⊙
jr ⊙
Ils
A ⊙
I
ward Intersects
enia Intersects
ania Intersects
io ⊙

2700 Castro Jesus ⊙
N Habana Intersects
Lincoln av Intersects
3414 Mendez Oscar ⊙

**LEMON AL—From Cass north to
Harrison, 2 east of Governor**
906 Brown Richd
907 Pilcher Robt
908 Summer Blackmon
910 Robbins W Wesley
913 Eddie Fred
915 Washington Lewis

**LEO—From Union north to Spruce,
I east of Garcia av**

**LEONA — From ACLRR west to
Manhattan, I south of San Luis**
3304 Neil Robt O ⊙
3310 Card Annie L Mrs ⊙
3314 Peacock Arth T ⊙
Concordia av Intersects
3504 Buck Cummie C ⊙
3510 Joiner Paul F
Midway Blvd Intersects
3615 Neil Robt H ⊙
3618 Baldwin Thos G
Sterling av Intersects
3704 Farie J Gilbert ⊙
3707 Hatton Eug E ⊙
4116 Gooding Ada H Mrs ⊙
Vera av Intersects
Grady av Intersects

**LEROY—From Perry west to Ocel-
dent, 7 north of W Columbus dr,
18 north of Main**

2501 Alonso Manuel ⊙
2508 Rodriguez Jose ⊙
2510 Lopez Rogello ⊙
2511 Julian John ⊙
2512 Diego Adolfo ⊙
2514 Nunez Reinaldo ⊙
2516 Llamazales Jose ⊙
2517 Todd Homer ⊙
2520 Quella Jose ⊙
2521 Torres Manuel ⊙
2523 Yglesias Jose ⊙
Tampania av Intersects

2701 Vacant
2703 Gomez Antonio ⊙
2737 Menendez Manuel ⊙
2738 Julian Jose ⊙
2740 Julian Pauline Mrs ⊙
2744 Hayes Burnel Mrs
Krause Lucille Mrs ⊙
Habana av Intersects

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LAUREL—Contd

- 1927 Clemans Emelia
- 1928 Smith Owen
- 1929 Walker Percy L
- 1930 Sheehy Jos W
- 1931 Walker Martha
- 1933 Goodman Viola

Albany av N intersects

- 2105 Leek Theo
- 2107 Trumbach Theo
- 2108 Rodriguez Clemente
- 2109 Williams Wm
- 2109 1/2 Pinkney Lige
- 2111 Rogers Willa M
- 2116 Latteri Tony
- 2117 Luis Manuela Mrs

Howard av intersects

- 2305 Sardino Jos
- 2306 Espina Francisco
- 2309 Hernandez Felicidad Mrs
- 2310 Gibson Almira C Mrs
- 2311 Pasetti Theo
- 2312 Perez Louis
- 2313 Castro Antonio
- 2322 Hope Mission School
- 2322 1/2 Hope Mission Church
- 2322 1/2 Crown Carl H Rev
- 2330 Alvarez Jos
- 2336 DelRio Modesto
- 2339 Vacant
- 2341 West Tampa Congregation Church
- 2343 Suarez Felix
- 2347 Garcia Antonio

Armenia av intersects

- 2508 Ragano Peter
- 2510 Ragano Jos
- 2514 Grillo Rodolfo
- 2515 Mora Dora Mrs
- 2516 Limas Ralph
- 2518 Rivas Manuel
- 2519 Vasquez Paul
- 2521 Whitehurst Albert L
- 2525 Whitehurst Harvey
- 2525 1/2 Perez Jose
- 2527 Barnhart Jos
- 2535 Santander Pedro
- 2537 Franco Eug
- 2537 1/2 Valdez Lucio
- 2538 Barrera Evello
- 2641 Collera Emilio
- 2642 Canto Jose M
- 2644 Lopez Thos

Tampania av intersects

- 2702 Roberts Wm W
- 2705 Alvarez Clementine Mrs
- 2709 Salvia Adolfo
- 2715 Llanes Anthony
- 2719 Rodriguez Antonio
- 2723 Alfonso Ernest
- 2724 Fernandez Frank
- 2725 Valdez Calixto
- 2729 Borges Carmen Mrs
- 2730 Yglesias Jos
- 2733 Rodriguez Alfonso
- 2737 Iglesias Manuel

Habana intersects

- 2903 Cuervo Casimira Mrs
- 2905 Barbery Rogelio
- 2908 Valdes Antonio Jr
- 2911 Mendez Francisco
- 2913 Elias Rene
- 2914 Benitez John A
- 2923 Arias Modesto
- 2929 Sullivan Cigar Co mfrs
- 2931 Sullivan Daisy M Mrs

Gomez av intersects

- 2932 Velasco Geo
- 2934 Fairchild Allan
- 2942 Heidt Louis C

Roosevelt av intersects

- 3012 West Tampa Boys Club
- 3101 D'Arpa Jerome F
- 3130 Fernandez Ramon
- 3306 Rey Fannie Mrs

Lincoln av intersects

- LAUREL LANE—West from 1408
- Riverside Lane
- 713 Seymour Robt
- 715 Rivers Wm V

LAWN AV (Bay Shore)—West from

- 2924
- 2932
- 2933
- 2934
- 2935
- 2938
- 3001
- 3004
- 3008
- 3011
- 3012
- 3016
- 3024
- 3025

- 3114
- 3115
- 3116
- 3121
- 3203
- 3207
- 3209
- 3220

LECUONA COURT—From 16th to 17th

- 1603 Diaz Jesse
- 1604 Diaz Prospero
- 1605 Garcia Floyd
- 1606 Temes Clara D
- 1607 Gomez Julio
- 1608 Benitez Zoila
- 1609 Menendez Edw
- 1610 Menendez Richd
- 1611 Rodriguez Fernando
- 1612 Arduengo Matilda
- 1613 Reyes Gustavo
- 1614 Gallinar Roy
- 1615 Corral Humberto
- 1616 Hernandez Miguel
- 1617 Chavez Armando
- 1618 Diaz Santiago
- 1619 Vina Ralph
- 1620 Montero Nicholas
- 1621 Fernandez Ello
- 1622 Palermo Rosario
- 1623 Fabelo Reuben
- 1624 Riveiro Carlos
- 1629 Campina Luis
- 1630 Leone Antonio
- 1631 Salgado Armando
- 1632 Vega Armando
- 1633 Stark Wm
- 1634 Greco Jose
- 1635 Garcia Elvira
- 1636 Catana Manuel
- 1638 Ainsworth Henry
- 1639 Hernandez Eliseo
- 1640 LaBarber Jose
- 1641 Rivera Lucrecia
- 1642 Garcia Estella
- 1643 Mostezuma Francisco
- 1644 Baraballo Maria
- 1645 Garcia Tony
- 1646 Piffel Paul
- 1647 Pividal Hector
- 1648 Pizzo Julia
- 1649 Jorge Albert Jr
- 1650 Martinez Sarah

1944

- 209 Smith Clara C Mrs
- Geo E
- alph L floor
- ing contr
- nj H bldg contr
- ne B
- Paul
- Wm T
- an J
- ldwin A
- avid W
- ae Mrs

- Boulevard west to
- v. I south of Cy-
- John A
- laware av intersects
- 1104 Hrynkievicz Jerzy
- 1110 Whidden Richd E
- Gilchrist av intersects
- Newport av intersects
- Willow av intersects
- 1312 Gill Francis N
- 1322 Ortega Rafael
- Orange av intersects
- Rome av intersects
- Framont av intersects

- 1913 Rodriguez Rudy H
- 1914 Frida Enrique
- 1915 Rodriguez Raymond Jr
- 1916 Busciglio Rosalie Mrs
- 1917 Menendez Robt
- 1918 Sosa John
- 1919 Capello Henry
- N Albany intersects
- 2101 Lopez Jos V
- 2104 Fernandez Benj jr
- 2108 Martinez Roy
- 2110 Fernandez Louis
- 2112 Rivers Ernest A
- 2115 Beird Miguel A
- 2116 Castellano John
- N Howard intersects
- Armenia intersects

- 2418 Noya Angel
- N Tampania intersects
- 2514 Noguez Anselmo
- 2516 Polo Albert
- 2706 Castro Jesus
- N Habana intersects
- Lincoln av intersects
- 3414 Mendez Oscar

- LEMON ALLEY—From Cass north to Harrison, 2 east of Governor
- 906 Brown Richd
- 907 Pilcher Robt
- 908 Summer Blackmon
- 910 Robbins W Wesley
- 913 Eddie Fred
- 915 Washington Lewis

- LEO—From Union north to Spruce, 1 east of Garcia av

- LEONA — From ACLRR west to Manhattan, 1 south of San Luis
- 3304 Neil Robt O
- 3310 Card Annie L Mrs
- 3314 Peacock Arth T
- Concordia av intersects
- 3504 Buck Cummie C
- 3510 Mathews Sterling P
- Midway blvd intersects

- 3615 Nell Robt H
- 3618 Baldwin Thos G
- Sterling av intersects
- 3704 Whitmore Claude W
- 3707 Zangmaster Paul
- 4116 Gooding Ada H Mrs
- Vera av intersects
- Grady av intersects

- LEROY—From Perry west to Occident, 7 north of W Columbus dr, 18 north of Main
- 2501 Alonso Manuel
- 2508 Rodriguez Jose
- 2510 Vacant
- 2511 Julian John
- 2512 Aleman Francisco
- 2514 Nunez Reinaldo

- Henderson John
- Lane Fisher
- Bivens Levidia
- Byrd Mary
- Lolley Sylvester
- Allessandro Angelo
- Stephens Bozle Rev
- Vacant
- Gonzales Santiago
- Douglas Arth A Jr
- Gilliams Theo
- Cousin Lee A Rev
- Bethel A M E Church
- Pallbearers Center Lodge
- Nos 2, 7, 10
- N Delaware av intersects
- Scott Lucius
- Darns Damon
- Coleman Irene
- Sams Anna
- Forbes Emily
- Barber Lee
- Forbes Peter
- Wiggins Ella
- Haire Fallers
- Hatcher J M
- Brown Robt
- Scott Henry
- Moore McKinley
- Willow av intersects
- Carver Geo W Jr H Sch
- Rodriguez Mamie
- Womack Edw
- Carter Dennis
- Carter Richd
- Anderson Edw
- Peoples John
- Steven Arth
- Burney Aaron Rev
- McLeod Daisy drsmkr
- Miller Wm
- Handy Thaddeus
- Payne Alberta
- Underwood Sarah B Mrs
- Brown Chas
- King Jas T
- House of God
- Lombardia Leandro
- Pinkney John T
- Suber Henry
- Johnson Idella
- Jefferson Norman
- Darsaw Edw
- Oregon av intersects
- Williams Morris
- Brown Carl L
- Adams Walter
- Rogers Wm L
- Vacant
- Webb Clarence
- Candeler Maria A Mrs
- Brown Carl
- Gray Jas
- Jackson Wm
- Rome av intersects
- Simmons Geo W
- Wildor Manuel C
- Apartment
- Hilliard Walter
- Walters Wm
- Hardy Henry
- Seabrooks Sol
- Hawkins Abbie W
- et continued
- Simms Wm
- Johnson Jos
- Fremont av intersects
- Carolina Peter
- Jackson Rosa B
- Floyd Annie
- Cusseau John
- Cooper Wm
- Higgins Rufos
- Higgins Ben B
- Sheezy John
- Moton John
- Glass Julius
- Van Luchus
- Lano John
- Sallinas Enrique
- Whittaker Alex
- Wimberty Alex
- Wa H

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LAUREL—Contd

2923 Arias Modesto @
2929 Vacant
2931 Perez Cigar Co
Gomez av intersects

2932 Velasco Geo @
2934 Herndon Geta A Mrs
2942 Heidt Louis C @
Roosevelt av intersects

3011 Barineau Jas @
3012 West Tampa Boys Club
3101 D'Arpa Jerome F @
3130A Fernandez Ramon @
3306A Rey Fannie Mrs @
Lincoln av intersects

LAUREL LANE — West from 1408
Riverside Lane
713 Seymour Robt
715 Rivers Wm

LAWN AV (Bay Shore) — West
from Bay Shore blvd, 1 south of
Harbor View

2924A Rye Chas L @
2932A Duncan Alex F @
2933 Mackensie Frances Mrs @
2934 Porton Edw @
2935A Hudson Harry W @
2938A Leach Gilbert D jr @
3001 Mack Edw R @
3004A Brown Clifford G @
3008A Pittman W Ross @
3011A Craig Lester D @
3012A Bodden Boswell A @
3016A Hurd Francis @
3024A Whitley Guy H
3025A Wakefield Glenn O @
MacDill av intersects

3114A Leslie Edw H
3115A Betts Frank @
3116A Kahler Erwyn J
3121A Baldwin Edwin B @
3203 Doty Arth J @
3207A Jones W Frank @
3209 Williamson Augustus @
3220A Cavanaugh Jas D @

LECUNA COURT—From 16th to
17th (Ponce de Leon Project)

1603 Diaz Jesse
1603 1/2 Rodriguez Isabel Mrs
1604 Valdez Roy
1605 Garcia Floyd
1606 Duran Ambrosia jr
1607 Gomez Julio
1608 Benitez Zolla
1609 Pividal Laureano
1610 Hernandez Armando
1611 Rodriguez Fernando
1612 Arduengo Manuel
1613 Reyes Gustavo
1614 Gallinar Roy
1615 Corral Humberto
1616 Hernandez Miguel
1617 Chavez Armando
1618 Diaz Santiago
1619 Vina Ralph
1620 Montero Nicholas
1621 Fernandez Ello
1622 Leon Lydia Mrs
1623 Fernandez Mary Mrs
1624 Riveiro Carlos
1629 Alfonso Tony
1630 Leone Antonio
1631 Saigado Armando
1632 Vega Armando
1633 Stark Wm L
1634 Greco Jos B
1635 Garcia Elvira Mrs
1636 Spano Joaquina Mrs
1638 Ainsworth Henry
1639 Hernandez Jennie M Mrs
1640 La Barbera Jose
1641 Rivera Lucretia Mrs
1642 Garcia Estela
1643 Mostezuma Francisco Z
1644 Caraballo Maria Mrs
1645 Laca Manuel
1646 Pilsel Paul
1647 Pividal Hector
1648 Pizzo Julia Mrs

292 Carolina Peter
294 Jackson Rosa
294 1/2 Floyd Annie B
295 Cusseaux John @
296 Cooper Wm
296 1/2 Higgins Rufus
297 Sheehy Benj B @
298 Moton John
299 Glass Lucy
300 Van Lucius @
301 Lane John @
302 Salinas Enrique @
303 Whitaker Eliz Mrs @
304 Wiberly Alex
305 Antorcha Inez @
306 Chavis Wm H @
307 Clemans Emelia @
308 McCloud Daisy
309 Walker Percy L @
310 Sheehy Jos W @
311 Walker Martha Mrs
312 Goodman Viola Mrs
Albany av N intersects

315 Williams Minnie L
316 Trumbach Theo
317 Rodriguez Clemente
318 Bigsby John
319 Johnson Lella
320 Bigsby Rufus
321 Latteri Tony @
322 Luis Manuela Mrs @
Howard av intersects

323 Scardino Jos @
324 Espina Francisco @
325 Hernandez Felicidad Mrs @
326 Holly Wm A insect powder
mfr
327 Pasetti Theo
328 Perez Louis @
329 Lemus Margt Mrs
330 Hope Church
331 1/2 Corwin Carl H Rev
332 Alvarez Jos @
333 DelRio Modesto M @
334 LaGarantia Cigar Factory
335 Pasetti Lawrence
336 Pulido Rene
337 Garcia Antonio @
20A

Armenia av intersects
338 Ragano Peter @
339 Ragano Jos @
340 Paternaster Frank @
341 Mora Dora Mrs @
342 Limas Ralph
343 Fernandez Rafael @
344 Alfonso Angel
345 Whitehurst Harvey B
346 Diaz Ramon
347 Perez Jose R
348 Salerne Lee @
349 Santander Pedro @
350 Franco Eug @
351 Valdez Lucio
352 Cuartro Antonio @
353 Barrera Evelio @
354 Collera Emilio @
355 Canto Jose M
356 Fernandez Ramando
Tampania av intersects

357 Roberts Wm W @
358 Lemus Armando
359 Alvarez Clementine Mrs @
360 Rodriguez Christobal @
361 Llanes Anthony @
362 Rodriguez Antonio
363 Alfonso Ernest @
364 Fernandez Frank @
365 Valdez Calixto @
366 Borges Carmen Mrs
367 Iglesias Jos @
368 Iglesias Manuel @
Habana intersects

369 Cuervo Casimira Mrs @
370 Barbery Rogello @
371 Valdes Antonio jr @
372 Mendez Francisco @
373 Elias Rene @
374 Benitez John A @

164
164
163
LE
19
19
19
19
198 Gillespie Millard L @
198 1/2 Wells Kath
Parker intersects

200A Cook Nellie Mrs
202A Howard Headlee L @
204 Lybass Frances H Mrs @
205 Koulouris Jas @
206A Prevatt Ruby A
207-09 1/2 Henrietta Apts
207A Snell Chas E @
207 1/2 James Eliz Mrs
208A Reith Reita drsmkr
209 Langford D L
209 1/2 Carey Geo E
210A Holley Ralph L @ floor
surfacing contr
211A Chambers Harley P @
rear Dewey Benj H bldg contr
212A Sapp Pope B @
212 1/2 Wissinger Roy
213A Phillips Wm S @
rear Vacant
215A McLeod Anna J Mrs @
216A Milton David W @
217A Noland Mae Mrs @

18B
LEMON—From Boulevard west to
Manhattan av, 1 south of Cy-
press
1010 Studenberg John A @
Delaware av intersects
1102A Jones Cecil @
1104 Kleiback John
1110 Whidden Richd E
Gilchrist av intersects
Willow av intersects

1312A Gill Francis N
1322A Ortega Rafael @
Orange av intersects
Fremont av intersects
1913 Rodriguez Rudy H @
1914 Prida Enrique @
1915A Rodriguez Raymond jr @
1916 Busciglio Rosalie Mrs @
1917 Menendez Robt A @
1918A Sosa John @
1919A Capello Henry @
N Albany intersects

2101 Lopez Jos V @
2104A Fernandez Benj jr @
2108 Martinez Roy @
2110 Fernandez Louis F @
2112A Flores Armando @
2115 Belro Miguel @
2116 Castellano John @
N Howard intersects
20B
Armenia intersects
2418 Vacant
N Tampania intersects
2514 Noguez Anselmo @
2516A Polo Albert @
2706 Castro America Mrs @
N Habana intersects
Lincoln av intersects
3414 Mendez Oscar @
3502 Heaton Le Grande @

1C
LEMON ALLEY—From Cass north
to Harrison, 2 east of Governor
905 Brown Riehd
907 Pflieger Robt
908 Summer Blackmon
910 Robbins W Wesley
913 Eddie Fred
915 Washington Lewis

18A
LEO—From Union north to Spruce,
1 east of Garcia av

DEALER FINANCING
—
INSURANCE FINANCING
—
Morris Plan Bank
of Tampa
MEMBER F. D. I. C.
310 Madison
PHONE 4225

HART MACHINERY CO.
Machinery for Rent
New and Used
Week, Day, Month
Heavy Hauling
Rigging
Dragline
Equipment
Dredging and
Exoavating
Contractors

2613 4th Ave.

FLORIDA ROOFING & METAL WORKS, INC.

Wainsetta
ack Wm @
turrup DeWitt @
rown Peter
rown Wm M
nderson Lucy
nderson Garfield
N Boulevard intersects
Johnson June
nty Jas
Wade Erma L
nty Saml @
rwers Jerry
ickett Fred @
illiams Thaddeus @
rown Lillie @
Tyson John
illiams Wm
ane Fisher @
ivens Levrirdia @
rwing Wm
Munro intersects
olley Sylvester
lessandro Angelo @
ephens Bozle Rev @
onzalez Santiago
ouglas Arth A jr
illiams Theo @
oberson Wm M Rev
ethel AME Church
allbearers Center Lodges
Nos 2, 7, 10
Irkland Peter
N Delaware av intersects
cott Lucius
arns Damon
tubbs Christine L
ams Annie Mrs
orbes Emily
Barber Lee
orbes Herman
Davis Jesse
Viggins Ella
laire Fallers
atchers J Mose
rown Robt @
cott Henry @
doore McKinley @
Willow av intersects
Carver Geo Washington jr
High School
Sorelga Juan @
Thompson Chester @
Richardson Saml @
arter Richd @
Peoples John
Cunningham Luella Mrs @
Burney Aaron Rev
Johnson Robt
Miller Wm
Handy Thaddeus
Payne Alberta @
Underwood Sarah B Mrs @
beauty shop
Brown Chas @
King Jas T @
House of God
Lombardia Leandro @
Pinkney John T @
Jones Willie M Mrs @
Johnson Idella
Jefferson Norman
Darsaw Edw
Oregon av intersects
Williams Morris
Brown Carl L
Adams Myra Mrs
ARogers Wm L
Webb Clarence @
Westcott Danl
Candeleri Maria A Mrs @
Butler Wm
Gray Jas @
Reed Wm @
Jackson Wm @
Rome av intersects
Simmons Geo W @
Wilder Manuel C
Apartment
Billard Lizzie Mrs
Walters Wm
Wardy Henry
Sols W Mrs
Abila W Mrs

**ABSTRACTS
OF
TITLE**

For

LAUREL—Contd

- 302 Cason Wm
 - 302½ Gillespie Viola Mrs
 - 303 Whit Angle Mrs
 - 304 Lane John
 - 305 Collins A J
 - 305½ Wilson Willie
 - 306 Eberhardt David
 - 307 Gray Jas E
 - 308 Oates Jas
 - 309 Latson Wm
 - 310 Smith Gussie
 - 311 Mack Wm
 - 312 Sturup DeWitt
 - 313 Brown Gertrude
 - 315 Brown Wm M
 - 317 Anderson Lucy
 - 319 Anderson Garfield
- N Boulevard intersects**
- 906½ Johnson June
 - 908 Canty Jas
 - 908½ Wade Erma L
 - 910 Canty Saml
 - 912 Powers Dorothy Mrs
 - 913 Brown Mahale
 - 914 Pickett Fred
 - 915 Williams Thaddeus
 - 917 Brown Lillie
 - 917½ Tyson John
 - 918 Williams Wm
 - 919 Lane Fisher
 - 920 Bivens Levirdia
 - 922 Ewing Wm
- Munro intersects**
- 933 Lolley Sylvester
 - 935 Alessandro Angelo
 - 937 Stephens Bozie Rev
 - 1002 Gonzalez Santiago
 - 1005 Douglas Arth A Jr
 - 1008 Gilliam Theo
 - 1012 Roberson Wm M Rev
 - 1014 Bethel AME Church
 - 1016 Palbearers Center Lodges
Nos 2, 7, 10
- McRae Daisy Mrs**
- N Delaware av intersects**
- 1101 Friendly Frances Corner Tea Room
 - Holmes Frances
 - 1104 Scott Lucius
 - 1106 Darns Damon
 - 1108 Stubbs Christine L
 - 1110 Sams Annie Mrs
 - 1111 Forbes Emily
 - 1111½ Barber Lee
 - 1112 Forbes Herman
 - 1113½ Davis Jesse
 - 1121 Wiggins Ella
 - 1123 Haire Fallers
 - 1124 Hatcher's Mose J
 - 1125 Brown Robt
 - 1135 Hill Lacey
 - 1137 Scott Henry
 - 1141 Moore McKinley
- Willow av intersects**
- 1147 Carver Geo Washington Sch
 - 1201 Noreiga Juan
 - 1203 Thompson Chester
 - 1205 Richardson Saml
 - 1206 Carter Richd
 - 1207 Bullard Gene
 - 1209 Peoples John
 - 1211 Wadley Mary
 - 1213 Cunningham Luella Mrs
 - 1214 Burney Aaron Rev
 - 1215 Pitts Christene Mrs
 - 1216 Miller Wm
 - 1217 Handy Thaddeus Mrs
 - 1218 Payne Alberta Mrs
 - 1219 Underwood Sarah B Mrs
 - 1220 beauty shop
 - 1221 Brown Chas
 - 1222 King Jas T notary pub
 - 1223 House of God
 - 1224 Lombardia Leandro
 - 1225 Pinkney John T
 - 1226 Warren Sam
 - 1227 Jones Willie M Mrs
 - 1228 Johnson Idella
 - 1229 Jefferson Norman
 - 1230 Darsaw Edw
- Oregon av intersects**
- 1231 Williams Morris
 - 1231½ Brown Thos

- 1503 Adams Myra Mrs
 - 1503½ Rogers Wm L
 - 1507 Webb Clarence
 - 1510 Westcott Danl
 - 1514 Thomas Will
 - 1530 Candelri Maria A Mrs
 - 1533 Butler Wm
 - 1535 Gray Jas
 - 1536 Reed Wm
 - 1537 Jackson Wm
- Rome av intersects**
- 1706 Davis Walter
 - 1706½ Iglesias John
 - 1715 Simmons Geo W
 - 1717 Wilder Manuel C
 - 1721 Apartments
(A) Hilliard Lizzie Mrs
(B) Walters Wm
(C) Hardy Henry
(D) Seabrooks Sol
(E) Hawkins Abbie W Mrs
- Street continued**
- 1738 Simms Wm W
 - 1748 Johnson Ethel Mrs
- Fremont av intersects**
- 1902 Carolina Peter
 - 1904 Jackson Rosa
 - 1904½ Floyd Annie B
 - 1905 Cusseau John
 - 1906 Cooper Wm T
 - 1906½ Higgins Rufus
 - 1907 Sheehy Benj B
 - 1908 Motton John
 - 1916 Glass Lucy
 - 1917 Van Lucius
 - 1919 Lane John
 - 1920 Sallnas Enrique
 - 1921 Whitaker Eliz Mrs
 - 1923 Wiberly Alex
 - 1924 Antorcha Inez
 - 1926 Carter Emma Mrs
 - 1927 Clemans Emelia Mrs
 - 1928 McLoud Daisy
 - 1929 Walker Percy L
 - 1930 Sheehy Jos W
 - 1931 Walker Martha Mrs
 - 1933 Goodman Viola Mrs
- Albany av N intersects**
- 2105 Williams Minnie L
 - 2107 Trumbach Theo
 - 2108 Rodriguez Clemente
 - 2109 Gray Clark
 - 2109½ Johnson Leila
 - 2111 Rigsby Rufus
 - 2111½ Rigsby John
 - 2116 Latterl Tony
 - 2117 Luis Manuela Mrs
- Howard av intersects**
- 2305 Scardino Jos
 - 2306 Espina Francisco
 - 2309 Hernandez Felicidad Mrs
 - 2310 Adcock Junie
 - 2311 Pasetti Theo
 - 2312 Perez Louis
 - 2313 Sanchez Ralph M
 - 2322 Hope Mission
 - 2322½ Corwin Carl H Rev
 - 2330 Alvarez Jos
 - 2336 DelRio Modesto M
 - 2339 LaGarantia Cigar Factory
 - 2339½ Pasetti Lawrence
 - 2343 Pulido Rene
 - 2347 Garcia Antonio
- Armenia av intersects**
- 2508 Ragano Peter
 - 2510 Ragano Jos
 - 2514 Patermaster Frank
 - 2515 Mora Dora Mrs
 - 2516 Limas Ralph
 - 2518 Fernandez Rafael
 - 2519 Trina Eduardo
 - 2523 Diaz Ramon
 - 2525 Alvarez Juan
 - 2525½ Perez Jose R
 - 2527 Salerne Pedro
 - 2535 Santander Pedro M
 - 2537 Pulido Dello M
 - 2537½ Franco Eug
 - 2539 Cuatro Antonio
 - 2638 Barrera Evello
 - 2641 Collera Emilio
 - 2642 Cortez Frank
 - 2644 Fernandez Ramondo

- 2646 Diaz Edillo
 - Tampania av intersects
 - 2702 Roberts Wm W
 - 2704 Lemus Armando
 - 2705 Alvarez Clementine Mrs
 - 2706 Montaesino Cecil
 - 2708 Banco Mario
 - 2709 Otero Marie Mrs
 - 2715 Llanes Anthony
 - 2719 Rodriguez Alicia Mrs
 - 2723 Alfonso Ernest
 - 2724 Fernandez Frank
 - 2725 Valdez Calixto
 - 2729 Borges Carmen Mrs
 - 2730 Yglesias Jos
 - 2733 Rodrigues Helen Mrs
 - 2737 Iglesias Manuel
 - 2738 Valdez Juan
- Habana intersects**
- 2903 Cuervo Casimira Mrs
 - 2905 Barbery Rogello
 - 2908 Valdes Antonio jr
 - 2911 Mendez Francisco
 - 2913 Elias Rene
 - 2914 Benitez John A
 - 2923 Arias Modesto
 - 2929 Bright Paul
 - 2931 Savage Henry
- Gomez av intersects**
- 2932 Velasco Geo
 - 2934 Herndon Geta A Mrs
 - 2942 Heidt Louis C
- Lisbon av intersects**
- 3011 Barineau Jas O
 - 3012 West Tampa Boys Club
 - 3101 D'Arpa Jerome F
 - 3130 Fernandez Ramon R
 - 3306 Rey Fannie Mrs
- Lincoln av intersects**
- 18A
 - LAUREL LANE — West from 1408
 - Riverside Lane
 - 713 Seymour Robt
 - 715 Rivers Wm
- LAWN AV (Bay Shore) — West from Bay Shore Blvd, 1 south of Harbor View**
- 2924 Ward David E
 - 2932 Duncan Alex F
 - 2933 Mackensie Frances Mrs
 - 2934 Porton Edw R
 - 2935 Hudson Harry W
 - 2936 Joseph Gilbert D

1947

ESCROW

TITLE INSURANCE

See

MPA RAC

TITLE INSURANCE CO.

405 MADISON

PHONE M-8234



Holtsinger Motor Co.

Sales — Service

1514 FLORIDA AVE.

TEL. M-1831

Phone M-1504

Armenia av intersects
St Peters intersects
Tampania av intersects
Habana av intersects
Lincoln av intersects
Glen intersects
Midway Blvd intersects
Hobert av intersects
Hillsborough intersects
From Hillsborough
er west to Trask av, 1 north of Arch

SONS

Ambulance Service

Walters Funeral Home

Formerly Greenman Home

Personal Service

106 CRESCENT PL. ELWALTERS, Mo. PHONE - H 1777

LAUREL —From Hillsborough River west to Trask av, 1 north of Arch

701 Pollard Edw @
702 Harris Anna I Mrs
703 Johnson Rosa M Mrs @
704 Mitchell Jack
705 Bright Jos @
706 Jones David
707 Mabley Josh @
708 Jackson Emma H Mrs
—Riverside al intersects
709 Collier Chas H @
710 Haynes Jas S @
711 Sapp Isaac @
712 Jones Jeffie L Mrs
713 Mabley Dean J @
714 Forbes Emma W Mrs
715 Gamble John @
717 Jackson Coleman
717 1/2 Bailey Adell P
—Garcia av intersects
801A Clethen Roscoe Bar & billiards
801 Pleazing Cafe
802 Cason Wm
802 1/2 Royal Homer
803 Holman Minnie L Mrs
804 Allen Eddie jr
805 Mitchell Millie A Mrs
805 1/2 Wilson Lillie M Mrs
806 Buggs Luella D Mrs
807 Gray Jas E @
808 Oates Jas @
809 Latson Wm @
810 Smith Gussie Mrs
811 Mack Willie @
812 Sturup DeWitt T @
813 Brown Peter
815 Vacant
815 1/2 Colbert Reen
817 Anderson Lucy M Mrs
819 Anderson Garfield @
—N Boulevard intersects
906 Aldrich Leonard J
908 Hernandez Richd
908 1/2 Peoples Fred
910 Canty Saml @
910 1/2 Latson Jesse D
912 Powers Dorothy E Mrs
913 Brown Mahale H Mrs @
914 Pickett Fred @
915 Williams Thaddeus @
917 Brown Lillie H Mrs @
917 1/2 Barnett Jas
918 Childs Joe @
919 Lane Fisher C @
920 Tanner Will @
922 Ewing Bertha Mrs
—Munro intersects
933 Wade Fletcher @
935 Williams Meeker @
937 Davis Lucy @
941 Rodriguez Mamie L Mrs
943 Hartsfield Thos W gro
943 1/2 Marshall James D @
1002 Gonzalez Santiago @
—Hand That Rocks the Cradle The nursery
1006 Douglas Arth A jr @
1008 Gilliam Lilla F Mrs @
1012 Neal Millard F Rev
1014 Bethel AME Church
1016 Pallbearers Center
Lodges Nos 2, 7, 10
McCray Daisy M Mrs
—N Delaware av intersects
1101 Frances Friendly Corner confr
—Holmes Rossil @
1104 Scott Lucius C
1106 Arnold Cleveland jr
1108 Bryant Leo
1110 Sams Annie J Mrs
1111 Duncan Dorsey @
1111 1/2 Duncan Cleveland
1113 Reese Ruby
1113 1/2 Johnson Green jr
1121 Mabley Harry M jr
1121 1/2 Wiggins Ella S Mrs
1123 Halre Fallers
1124 Ford Wm
1125 Brown Robt L @
1129 Rodriguez Francisco @
1135 Hill Fred J @
1137 Dupree Josephine W Mrs
1141 Moore McKinley R @
1147 Carver Geo W Jr High Sch
—N Willow av intersects
1301 Noreiga Juan @

1303 Thompson Chester @
1305 Richardson Saml @
1306 Carter Richd @
1307 Bullard Eug E @
1309 Biggins Dover
1309 1/2 Child Sam
1313 Cunningham Luella A Mrs @
1314 Burney Aaron Rev
1316 Pitts Christine J Mrs @
1316 Valdez Dorothy Mrs @
1317 Handy Thaddeus H @
1318 Purter Jackson
1319 Underwood Sarah B Mrs @ beauty shop
1320 Hildmon Lillie C Mrs @
1321 King James M @
1322 House of God
132 1/2 Lombardia Leandro @
1328 Canady Ell L
1330 Warren Wm Mc @
1335 Jones Willie M Mrs @
1337 Johnson Idella G Mrs @
1339 Roberson Mose L
1339 1/2 Ralford Eddie J
1341 Bowden John H
1341 1/2 Willis Idell W Mrs
1342 Under construction
1343 Hayes Corlton
1501 Williams Morris
1501 1/2 Jackson Saml
1503 Forster Jas
1503 1/2 Rogers Wm L
1507 Webb Clarence W @
1510 Murphy Lonzie
1514 Thomas Will @
1530 Candler Maria A Mrs @
1533 Butler Wm
1535 Gray Jas
1536 Reed Wm
1537 Jackson Wm

—Rome av intersects 18A
1706 Amaro Marcellino
1706 1/2 Chapple Ernest
1708 Andrews James
1710 Tremble James
1710 1/2 Gibbons Henry L
1715 Simmons Ascleor E Mrs @
1717 Wilder Geraldine M Mrs
1721 Apartments
(A) Hilliard Lizzie Mc Mrs
(B) Walters Wm
(C) Corker Jeff
(D) Seabrooks Sol
(E) Hawkins Abbie W Mrs
—Street continued
1734 Williams John @
1736 Scott Amos H @
1738 Corbett Wm
1742 Banks Cullie
1744 Moon Robt L Junk dir
1746 Johnson Marion W Mrs
1748 Johnson Ethel M Mrs
—Fremont av intersects
1902 Carolina Peter
1904 Jackson Rosa L Mrs
1904 1/2 Floyd Annie B Mrs
1905 Cusseau John @
1906 Cooper Wm T @
1906 1/2 Williams Annie B Mrs
1907 Sheehy Benj B @
1908 Moton John
1916 Glass Lucy L Mrs @
1917 Van Lucius H @
1919 Lane John H @
1920 Salinas Enrique @
1921 Whitaker Eliz B Mrs @
1923 Wimberly Alex @
1924 Antorcha Inez A Mrs @
Arenas Mariano M pntr
1926 Carter Emma C Mrs
1927 Clemans Emella T Mrs @
1928 Perkins Alma R Mrs
1929 Walker Bertha G Mrs @
1930 Sheehy Anna L Mrs @
1931 Williams Lucille Mrs
1933 Rawls Herbert @
—N Albany av intersects
2105 Miller Robt jr @
2107 Trumbach Theo @
2108 Garrido Oscar jr
2109 Floyd Prince
2109 1/2 Braston Hayward
2110 Haggins Mae C Mrs @
2111 Williams Casey pntr
2111 1/2 Rigby John
2116 Latteri Tony @
2117 Luis Lola N @

2118-20 Under construction
2125 West Tampa Lbr & Bldg Sups
—N Howard av intersects
2305 Scardino Joe T @
2306 Rodriguez Sadie M Mrs
2309 Scardino Sam
2309 1/2 Scardino John
2310 Bierer Robt W @
Holland Mildred M
2311 Pasetti Theo @
2312 Perez Louis @
2313 Sanchez Rafael M @
2322 Hope Mission
—Corwin Carl H Rev
rear Sherman Faye M Mrs
2322 1/2 Sturgeon Leroy
2330 Prendez Ysmael
2336 DelRio Modesto M @
2339 West Point Cigar Co mfrs
2343 Cox Sidney R @
2347 Garcia Antonio jr @
—N Armenia av intersects
2508 Ragano Peter @ pimbr
2510 Ragano Jos @
2514 Patrinostro Frank @
2515 Grygo Jack S @
2516 Busciglio Jas G @
2518 Fernandez Rafael @
Fernandez Ralph jr notary public
2519 Lemus Rafael
2523 Rolz Oscar
2525 Perez Jose E
2525 1/2 McRae Thos
2527 Saleme Lee @
2535 Santander Pedro @
2537 Franco Eug @
2538 Barrera Evello @
2539 Cuartero Antonia V Mrs @

2641 Coilera Emilie @
2644 Fernandez Armando @
2646 Valdez Lucio @
—Tampaia av intersects
2702 Roberts Wm W @
2794 Lemus Armando @
2795 Valdez Manuel G @
2796 Montesino Cecil @
2798 Hegedus Frank @
2799 Rodriguez Christobel @
2712 Vacant
2715 Llanes Anthony @
2719 Diaz Chas @
2723 Alfonso Ernesto @
2724 Lounders Maria M Mrs @
2725 Valdez Calixto @
2729 Diaz Maria @
2730 Yglesias Jos @
2733 Rodriguez Alfonso @
2737 Iglesias Benigno @
2738 Valacio Miguel @
—Habana intersects
2903 Cuervo Casinira R Mrs @
2905 Barbery Mercedes C Mrs @
2908 Valdes Antonio @
2911 Valdes Frank J @
2913 Elias Rene @
2914 Benitez John A @
2923 Arias Modesto @
2925 Savage Henry P @
2931 Phinny Malza P Mrs @
—Gomez av intersects
2932 Velasco Geo @
2934 Gonzalez Roy J @
2942 Hagin Paul E @
—New Jersey intersects
3011 Barineau Maude E Mrs @
3012 West Tampa Boys Club
—Lisbon av intersects
3101 Arpa Jerome F @ elec confr
—Maxwell pl intersects
3130 Fernandez Ramon R @
3136 Rey Fannie O Mrs @
—Matanzas intersects
—Renfrew av intersects
3309 Maas Ebba B Mrs @
3315 O'Reilly John F @
3320 Poulnot Lawrence A @
3321 Trammel Carlton
3324 No return
—Glen av intersects
3401 Zdoucks Walter D @
3404 Somellilian Carlos @
3408 Camara Lucila B Mrs @

LAUREL—Contd
3411 Young Bessie C Mrs @
3412 Camara Arcallo @
3415 Dominguez Jose @
3416 Marteliz Ramon @
3426 Dominguez Jose auto repr
—N Himes av intersects

LAUREL LANE — West from 1408 Riverside Lane
713 Miller Monnie B Mrs
715 Rivers Wm

LAUREL ROAD (Sunset Park) —From S West Shore Blvd east to Shamrock
4708 Peckham Paul S @
4712 Philon Robt H @
4726 James Hiley F @

LAWN AV (Bay Shore) — West from Bay Shore Blvd, 1 south of Harbor View

—MacDill av intersects
3106 Collier Chas V jr @
3107 Harvey Henry P @
3112 Leslie Jas J @
3114 Leslie Edw H @
3115 Bette Frank @
3115 1/2 Fleming Chas A @
—Noble intersects
3121 Baldwin Edwin B @
3203 Doty Louise S Mrs @
3207 Crumbley Aaron L @
3209 Williamson Augustus @
3220 Cavenaugh Jas D @
3224 Vacant
3306 Thomas Harry P @
3315 McKeehan Wesley O @

LECUONA COURT — From 16th to 17th (Ponce de Leon Project)
1603 Salarvio Joe
1603 1/2 Rodriguez Isabel Mrs
1604 Perez Renaldo
1604 1/2 Diaz Prospero M
1605 Garcia Floyd
1606 Diaz Danl
1607 Gomez Julio G
1608 Alfonso Amalia B Mrs
1609 Hernandez Joe
1610 Hernandez Armando
1611 Rodriguez Fernando
1612 Arduengo Manuel
1613 Reyes Gustavo
1614 Tamargo Armando
1615 Corral Humberto
1616 Valdivia Paul M
1617 Davila Josefa C Mrs
1618 Diaz Sanitago D
1619 Fernandez Rineida F Mrs
1620 Suarez Jose
1621 Andrade Waldo
1622 Lopez Andrew
1623 Virella Clementine Mrs
1624 Vasquez Fernando
1629 Castillo Nestor
1630 Diaz Manuel
1631 Salgado Armando
1632 Vejo Armando S
1633 Lewis Mildred L Mrs
1634 Greco Jos B
1635 Martinez Rufino
1636 Spano Joaquina P Mrs
1637 Menendez Ignacio
1638 Absworth Henry
1639 Hernandez Jennie Mrs
1642 Colado Oswald J
1640 Stark Wm L

HOME BUILDERS' SUPPLY

- STEEL SASH CASEMENTS PROJECTED AND PIVOTED
- ROOFING
- NAILS
- SCREEN WIRE
- CONCRETE BLOCK
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- YWOOD
- DORING
- Pine, Fir

Phone **9331**
1105 ELLAMAE AVE.

LESLIE H. BLANK Realtor



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- PHONE 2-3671

1011-13 FRANKLIN



PHONE 2-8507

COMPLETE HOME FURNISHERS

WOODWARD-CROWDER CO.

— GENERAL INSURANCE —

21A
LAUBER WAY N (Formerly N Russell) — North from Memorial hwy to W Crest av, 1 west of N Manhattan
—North B Intersects
3120 Lawson James H
—Cayden dr begins
—Gray Intersects

36
—Dazzo av Intersects
4102 Sutor Roger P
4109A Zenda Grotto
—W Ohio av Intersects
4204 Under construction
4212 Vacant
4213 Robinson Joseph E
4215 Under construction
—W Kentucky av Intersects
—W Virginia av Intersects
4301 Pettitt Howard F
4303 Vacant
4304A Cullingford Fred W
4306 —
4307A Wyatt Wilton D
4O Berry David E jr
—Orient Intersects
—W Buffalo av Intersects
4402 Currier Mary Mrs
—W Alva Intersects (not open)
—W Cayuga Intersects
4713 —
—W Osborne av Intersects
—Anderson av Intersects
—W South av Intersects (not open)
—W Crest av Intersects (not open)

23A
LAUBER WAY S — South from Memorial hwy, 1 west of Manhattan
107A Borden Ivy B Mrs
117 Worrall Ronald B
118 Arnett Cathrina S Mrs
120A Brock Otis A

180
LAUREL — From Hillsborough River west to Trask av, 1 north of Arch
701 Pollard Edw A
702A Harris Anna I Mrs
703 Johnson Rosa M Mrs
704 Mitchell Jack
705 Vacant
706 Jones David
707A Mobley Josh
708 Williams James L
—Riverside al Intersects
709A Collier Chas H
710 Haynes Jas S
711 Sapp Isaac
712 Jones Jeffie L Mrs
713A Mobley Dean J
714 Forbes Emma W Mrs
715A Gambie John
717 Jackson Coleman
717A Bailey Adell P Mrs
—Garcia av Intersects
801A Clethen Roscoe bar & billiards
801 Big Mama's Cafe
802A Porter Edith M Mrs
802 Royal Homer
803A Holman Minnie L Mrs
804 Allen Eddie jr
805A Mitchell Millie A Mrs
805A Wilson Lillie M Mrs
806 Jones Rudolph R
807A Gray Jas E
808A Oates Jas
809A Latson Wm
810A Smith Gussie Mrs
811A Mack Willie
812A Mayfield Edmond
813A Williams Callie Mrs
815 Davenport Zolite
815A Colbert Room
817 Coney Richd
819 Vacant
—N Boulevard Intersects
906 Vacant
908 Hernandez Richd
908A Jennings Leroy
910 Canty Saml
910A Latson Jesse D
912 Powers Dorothy E Mrs
913 Brown Mahale H Mrs
914A Pickett Fred
915A Williams Thaddeus
917A Barnett Jas
917 Brown Lillie H Mrs
918 Moore Esther Mrs
919A Lane Fisher C

820 Tanner Will
922 Ewing Bertha Mrs
—Munro Intersects
933A Wade Fletcher
935A Williams Meeker
937A Davis Eliza R Mrs
941 Rodriguez Mamie L Mrs
943 Hartsfield Thos W gro
943A Marshall James D
1002A Gonzalez Santiago
—Hand That Rocks the Cradle The nursery
1006 Underwood Theo
1008 Gilliam Lilla F Mrs
1012A Neal Millard F Rev
1014 Bethel AME Church
1016 Pallbearers Center Lodges Nos 2, 7, 10, 114
McCray Daisy M Mrs
1017A Wilson Goldie E
—N Delaware av Intersects
1101A Frances Friendly Corner confr
—Holmes Rossie
1104 Scott Dessie L Mrs
1106 Arnold Cleveland jr
1108 Bryant Leo E
1110 Sams Annie J Mrs
1111 Duncan Dorsey
1111A Duncan Cleveland
1113 Reese Ruby
1113A Johnson Green jr
1116 Mobley Harry M
1121 Vacant
1123 Haire Fallers
1124 Vacant
1125 Brown Robt L
1129 Rodriguez Francisco A
1135A Hill Fred J
1137 Dupree Josephine W Mrs
1141A Moore McKinley R
1147 Carver Geo W Jr High Sch
—N Willow av Intersects
1301 Norelga Juan
1303 Thompson Chester
1305 Richardson Saml
1306 Carter Amelia Mrs
1307 Bullard Eug E
1309 Biggins Dover
1309A Holland Rufus
1313A Wadkin Luella A Mrs
1314A Burney Aaron Rev
1315 Pitts Christine J Mrs
1316 Valdez Dorothy Mrs
1317 Handy Thaddeus H
1318 Nixon Oscar
1319 Vacant
1320 Hilldmon Lillie C Mrs
1321 King James M
1322 House of God ch
1327A Lombardia Leandro
1328 Miller Lizzie C Mrs
1330A Warren Wm Mc
1332 Lindsay Robt
1335 Jones Willie M Mrs
1337 Johnson Idella G Mrs
1339 Roberson Mose L
1339A Ralford Eddie J
1341A Bowden John H
1341A Willis Idell W Mrs
—Oregon av Intersects
1343 Hayes Carlton
1501 Williams Rosa A Mrs
1501A Vacant
1508 Forster Jas
1503A Rogers Wm L
1507 Webb Clarence W
1510 Murphy Lonzie
1514 Thomas Will
1580A Candelari Maria A Mrs
1583 Butler Wm
1585 Gray Jas
1586 Reed Wm
1587 Jackson Will

18A
—Rome av Intersects
1706 Amaro Marcellino
1706A Chapple Ernest
1708 Andrews Van W
1710 Thomas Primes
1710A Gibbons Henry L
1715A Simmons Aslener E Mrs
1717 Wilder Geraldine M Mrs
1721 Apartments
A Hillard Lizzie Mc Mrs
B Walters Wm
C Corker Jeff
D Seabrooks Sol
E A Hawkins Abbie W Mrs
Street continued
1734 Williams John
1736A Scott Amos H
1738 Anderson Edna M
1742A Johnson Ivory Mrs

1743 Under construction
1744 Moon Robt L junk dir
1746 Johnson Marion W Mrs
1748 Johnson Ethel M Mrs
—Framont av Intersects
1902 Carolina Peter
1904 Jackson Rosa L Mrs
1904A Salls Odell
1905A Cusseau John
1906 Trimble James
1906A Williams Annie B Mrs
1907A Sheehy Benj B
1908A Moton John
1910A Glass Lucy L Mrs
1917 Van Lucius
1919 Lane John B
1920 Sallinas Enrique
1920A Bumper Sam
1921 Whitaker Ellz B Mrs
1923A Wimberly Alex
1924 Antorcha Inez A Mrs
1925 Carter Emma C Mrs
1927 Clemans Emella T Mrs
1928 Perkins Alma R
1930A Walker Bertha G Mrs
1930A Sheehy Anna L Mrs
1931 Williams Lucille Mrs
1933A Rawls Carrie
—N Albany av Intersects
cor City Whse & Mtce Dept
2105 Miller Robt jr
2107A Trumbach Ethel Mrs
2108 Davis Jimmie
2109 Tate James
2109A Vacant
2110A Haggins Mae C Mrs
2111 Williams Casey
2111A Rigby John
2112A Lattieri Tony
2117 Luis Lola N
2118-20 Boza A P Funeral Home Garage
2125A West Tampa Lbr & Bldg Sups
—N Howard av Intersects
2305A Scardino Joseph T
2306A Rodriguez Sadie M Mrs
2309A Scardino Sam
2309A Scardino John
2310 Blerer Robt W
—Lerch Chas
2311A Pasetti Theo
2312A Perez Louis
2313A Sanchez Rafael M
2315A Sanchez Rafael jr
2322 Hope Mission
2323A Corwin Carl H Rev
rear Polo Albert
2330 Vacant
2335 Under construction
2336 DelRio Modesto M
2338A West Point Cigar Co mfrs
2343 White Thos
2347A Garcia Antonio jr
—N Armenia av Intersects

20
2501A Merino Albert
2502A Ragano Peter plmb
2510A Ragano Jos
2512A Patroistro Frank
2515A Grygo Jack S
2516 Busciglio Jas G
2518 Fernandez Rafael
2519 Lemus Rafael
2523 Carlino James
2525 Perez Esperanza Mrs
2527A Saleme Lee
2535A Santander Pedro
2537A Franco Eugenio
2538 Barrera Evello
2538A Cuartero Antonia V Mrs
2641A Collera Emilio
2644A Fernandez Armando
2646 Valdez Lucio
—Tampania av Intersects
2702A Roberts Wm W
2704 Lemus Armando
2705A Valdez Manuel G
2706 Montaine Cecil
2708 Hegedus Frank
2709A Rodriguez Christobel
2712 Fernandez Jose
2715A Dlanes Anthony
2718 Diaz Chas jr
2723 Alfonso Ernesto
2724 Lounders Maria M Mrs
2725 Valdez Callito
2729 Diaz Maria Mrs
2730 Yglesias Jos
2733 Rodriguez Alfonso
2737 Iglesias Benigno
2738 Palacio Miguel
—Habana Intersects
2903 Cuervo Casinra B Mrs

LAUREL—Contd
2905A Barbary Mercedes C Mrs
2908A Valdes Antonlo
2911A Mendez Frank J
2913A Elias Rene
2914A Benitez John A
2923A Arlas Modesto
2929 Osborn Walter
2931A Phinny Malza P Mrs
—Gomez av Intersects
2932A Velasco Geo
2934A Gonzalez Roy J
2942 Vacant
—New Jersey Intersects
2011A Barineau Maude E Mrs
3012 West Tampa Boys Club
3017 Hornberger Nance Mrs
—Lisbon av Intersects

20A
3101A Arpa Jerome F
3106 Under construction
—Maxwell pl Intersects
3130A Fernandez Ramon R
3136A Rey Fannie O Mrs
—Matanzas Intersects
—Renfrew av Intersects
3210A Judge Hillard M
—Lincoln av Intersects
3309 Mass Ebba E Mrs
3315 Vacant
3316A Kiker Pauline Mrs
3319 Homan Chas R
3320A MacKinley John O
3321 Mitchell Elmer B
3324A Gibbens Agnes M Mrs
—Glen av Intersects
3401 Zoucks Walter D
3404A Somerillian Carlos
3408 Camara Lucia B Mrs
3411 Young Bessie C Mrs
3412 Camara Arcadio
3415 Dominguez Lillian Mrs
3416 Martelz Ramon
3423 Vacant
3425 Dominguez Jose auto repr
3431 Dominguez Jose
—N Himes av Intersects

21A
—N Hesperides Intersects
—N Trask Intersects
—N West Shore Blvd Intersects
—N Occident Intersects
—N Ward Intersects
—N Sherrill Intersects
—N O'Brien Intersects
—Hoover Blvd Intersects
—Reo Intersects
—Mondigo Intersects

18D
LAUREL LANE — West from 1408 Riverside Blvd to dead end
712 Miller Maudie B Mrs

1951

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2nd Ave. at 18th St.

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157

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TEL.

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FLORIDA
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RESIDENTIAL
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LA SALLE—Contd

- N Hesperides intersects 21A
- N Trask intersects
- N West Shore Blvd intersects
- N Occident intersects
- N Ward intersects
- N Sherrill intersects
- N O'Brien intersects
- Hoover Blvd intersects
- Memorial hwy intersects
- 5509 Hall Walter C
- 5510 Wilson Walter C
- 5515 (5535) Bernal Raymond S
- 5518 Paquette Wm H
- 5526 Rankin Everett E
- Mondigo intersects

LAUBER WAY N (Formerly N Russell) — North from Memorial hwy to W Crest av, I west of N Manhattan

- North B intersects
- 3120 Lawson Jas H
- Canyden dr begins
- Gray intersects

- Dazzo av intersects 36
- 1102 Sutor Roger P
- 4109 Zenda Grotto
- A Kelley John H
- W Ohio av intersects
- 4203 Cater Jas J
- 4204 Jarvis Raymond E
- 4205 Kessler Donald R
- 4207-112 Anchor Litho Co
- 4212 Vacant
- 4213 Robinson Jos E
- 4215 Gleason John M
- W Kentucky av intersects

1952

LAUBER WAY S — South from Memorial hwy, I west of Manhattan

- 107 Borden Ivy B Mrs
- 117 Vacant
- 118 Arnett Cathrina S Mrs
- 120 Brock Otis A

LAUREL — From Hillsborough River west to Trask av, I north of Arch

- 701 Pollard Edw A
- 702 Harris Anna I Mrs
- 703 Johnson Rosa M Mrs
- 704 Mitchell Jack
- 705 Atkins Jas D
- 706 Jones David
- 707 Mobley Josh
- 708 Williams Jas L
- Riverside al intersects
- 709 Collier Chas H
- 710 Frost Leila
- 711 Sapp Isaac
- 712 Jones Jeffie L Mrs
- 713 Mobley Dean J
- 714 Forbes Emma W Mrs
- 715 Gumble John J
- Garcia av intersects
- 801 Clithen Roscoe bar & bil-hards
- 801 Big Mama's Cafe
- 802 Porter Edith M Mrs
- 803 Royal Homer
- 803 Holman Minnie L Mrs
- 804 Allen Eddie jr

- 805 Mitchell Millie A Mrs
- 805 Wilson Lillie M Mrs
- 806 Smart Jas J
- 808 Gray Jas E
- 809 Oates Jas
- 809 Latson Wm
- 810 Smith Gussie Mrs
- 811 Mack Willie
- 812 Harrison Ottilie C
- 814 Williams Callie Mrs
- 815 Coney Richd Jones Ethel
- 815 Colbert Reen
- 819 Vacant
- N Boulevard intersects
- 906 Bethune Mary McL Mrs
- 908 Hernandez Richd
- 908 Jennings Leroy
- 910 Canty Saml
- 910 Latson Jesse D
- 912 Powers Dorothy E Mrs
- 913 Brown Mahale H Mrs
- 914 Pickett Fred
- 915 Williams Thaddeus
- 917 Brown Lillie H Mrs
- 917 Barnett Jas
- 918 Moore Esther H Mrs
- 918 Lane Fisher C
- 920 Turner Will
- 922 Ewing Bertha M Mrs
- Munro intersects
- 933 Wade Fletcher
- 934 Herbin Willie I
- 935 Williams Meeker
- 937 Ford Wm L
- 941 Rodriguez Mamie L Mrs
- 943 Hartsfield Thos W gro
- 943 Marshall Jas D
- 1002 Gonzalez Santiago
- Δ Hands That Rocks the Cradle
- The day nursery
- 1006 Underwood Theo
- 1008 Davis Ernestine P Mrs
- 1012 Ross Benj F Rev
- 1014 Bethel AME Church
- 1016 McCray Daisy M Mrs
- 1017 Wilson Goldie E
- N Delaware av intersects
- 1101 Frances Friendly Corner confr
- Δ Holmes Rossie
- 1104 Scott Dessie L Mrs
- 1106 Arnold Cleveland jr
- 1108 Bryant Leo E
- 1110 Sams Annie J Mrs
- 1111 Duncan Dorsey
- 1111 Duncan Cleveland
- 1113 Reese Ruby
- 1113 Johnson Green jr
- 1116 Mobley Harry M
- 1121 Roberts Richd
- 1123 Smith Peter L
- 1124 Vacant
- 1125 Brown Robt L
- 1129 Rodriguez Francisco A notary
- 1135 Hill Fred J
- 1137 Miller Bill
- 1141 Moore McKinley R
- 1147 Carver Geo W Jr High Sch
- N Willow av intersects
- 1301 Norelga Juan
- 1303 Thompson Chester
- 1305 Richardson Saml
- 1306 Vacant
- 1307 Bullard Eug E
- 1309 Biggins Dover
- 1309
- 1313 Wadkin Luella A Mrs
- 1314 Burney Frances W Mrs
- 1315 Pitts Christine J Mrs
- 1316 Valdez Dorothy Mrs
- 1317 Handy Thaddeus H
- 1318 Nixon Oscar
- 1319 Latson Jas L
- 1320 Hildman Lillie C Mrs
- 1321 King Jas T
- 1322 House of God Ch
- 1327 Cooper Jas E
- 1328 Miller Lizzie C Mrs
- 1330 Warren Wm Mc
- 1332 Lindsay Robt F
- 1335 Jones Willie M Mrs
- 1337 Johnson Idella G Mrs
- 1339 Roberson Mose L
- 1339 Ralford Eddie J
- 1341
- 1341 Willis Idell W Mrs
- Oregon av intersects
- 1343 Hayes Carlton

- 1501 Weaver Thos
- Δ Knight Wm E
- 1501 Walker Ennis
- 1503 Forster Jas
- 1503 Johnson Jas
- 1507 Webb Clarence W
- Webbs Ruby J Mrs drs mkr
- 1510 Watkins Mose
- 1514 Thomas Will
- 1530 Candelari Maria A Mrs
- 1533 Prinzeley Albert
- 1535 Brown Janie Mrs
- 1536 Reed Wm
- 1537 Jackson Will
- Balley Adelle
- 1539 Austin Robt A
- Rome av intersects
- 1706 Amaro Marcellino
- 1706 Chapple Ernest
- 1707 Garrett Albert O
- 1708 Andrews Van W
- 1710 Henderson Willie B
- 1710 Dixon Ella M Mrs
- 1715 Simmons Aslener E Mrs
- 1717 Wilder Geraldine M Mrs
- 1721 Apartments
- A Lewis David P
- B Walters Wm
- C Corker Jeff
- D Seabrooks Sol
- E Hawkins Abbie W Mrs
- Street continued
- 1730-32 Under construction
- 1734 Williams John
- 1736 Scott Amos H
- 1738 Cherry Jas
- 1741 Vacant
- 1742 Johnson Ivory D Mrs
- 1743 Under construction
- 1744 Moon Robt L junk dlr
- 1746 Hudgins Willie M Mrs
- 1748 Johnson Ethel M Mrs
- Fremont av intersects
- 1902 Carolina Peter
- Carolina Nettie Mrs nurse
- 1904 Williams Danl H
- 1904 Williams Saml
- 1905 Cusseau John
- 1906 Porter Mack
- Δ Moses Izola D Mrs
- 1906 Williams Annie B Mrs
- 1907 Sheehy Benj B
- 1908 Moton John
- 1916 Glass Lucy L Mrs
- 1917 Van Lucius
- 1919 Lane John H
- 1920 Sallinas Enrique
- 1920 Bumper Sam
- 1921 Whitaker Eliz B Mrs
- 1923 Wimberly Alex
- 1924 Antorchia Inez A Mrs
- 1926 Carter Emma C Mrs
- 1927 Clemans Emella T Mrs
- 1928 Perkins Alma R
- 1929 Chaney Archie M
- 1930 Hollinger Prather
- 1931 Green Jeremiah
- 1933 Rawls Herbert
- N Albany av intersects
- cor City Whse & Mtee Dept
- 2105 Miller Robt jr
- 2107 Trumbach Ethel Mrs
- 2108 Williams Casey
- 2109 Mobley Carolyn Mrs
- 2111 McRoy Alf
- 2111 Galvin Eutavia Mrs
- 2116 Latterly Tony
- 2117 Vacant
- 2125 West Tampa Lbr & Bldg Sups
- N Howard av intersects
- 2305 Scardino Jos T
- 2306 Rodriguez Saddle M Mrs
- 2309 Scardino John
- 2309 McMinn Gertrude
- 2310 Blerer Robt W
- 2311 Pasettl Theo
- 2312 Perez Louis
- 2313 Sanchez Rafael M
- 2315 Sanchez Rafael jr
- 2322 Hope Mission
- 2323 Corwin Carl H Rev
- rear 2322 Neffler Lawrence L
- 2339 Vacant
- 2338 Del Rio Modesto M
- 2339 West Point Cigar Co mtrs
- 2343 Smith Clarence E jr
- 2347 Vacant

- LAUREL—Contd
- N Armenia av intersects 20
- 2501 Merino Albert
- 2508 Ragano Peter plmb
- 2510 Ragano Jos
- 2514 Patrinostro Frank
- 2515 Perez Ello
- 2516 Busciglio Jas G
- 2518 Fernandez Rafael
- 2519 Lemus Rafael
- 2523 Carloino Jas
- 2525 Perez Esperanza Mrs
- 2527 Saleme Lee
- 2535 Santander Pedro
- 2537 Franco Eugenio
- 2538 Barrera Evello
- 2539 Alvarez Louis
- 2641 Collera Emilio
- 2644 Fernandez Armando
- 2646 Valdez Lucio
- Tampania av intersects
- 2702 Roberts Wm W
- 2704 Lemus Armando
- 2705 Valdez Manuel G
- 2706 Montesino Cecil
- 2708 Hegedus Frank
- 2709 Rodriguez Christobel
- 2712 Fernandez Jose
- 2714 Fernandez Nestor
- 2715 Llanes Anthony
- 2719 Diaz Chas jr
- 2722 Alfonso Ernesto
- 2724 Lounders Maria M Mrs
- 2725 Valdez Calixto
- 2729 Diaz Maria Mrs
- 2730 Yglesias Jos
- 2733 Rodriguez Alfonso
- 2737 Iglesias Benigno
- 2738 Vacant
- Habana intersects
- 2903 Cuervo Casintra B Mrs
- 2905 Barbery Mecredes C Mrs
- 2908 Valdes Antonio
- 2911 Mendez Frank J
- 2913 Elias Rene
- 2914 Benitez John A
- 2923 Arias Modesto
- 2929 Tribus Ely
- 2931 Phinny Malza P Mrs
- Gomez av intersects
- 2932 Velasco Geo
- 2934 Gonzalez Roy J
- New Jersey intersects
- 3011 Barineau Maude E Mrs
- 3012 West Tampa Boys Club
- 3017 Hornberger Nance P Mrs
- Lisbon av intersects
- 3101 Arpa Jerome F
- 3102 Spikes Jas W
- 3106 Mascunama Antonio
- Maxwell pl intersects
- 3130 Fernandez Ramon R
- 3136 Rey Fannie O Mrs
- Matanzas intersects
- Renrew av intersects
- 3216 Judge Hillard M
- Lincoln av intersects
- 3309 Mass Ebba E Mrs
- 3315 Fenton Thos
- 3316 Kiker Pauline Mrs
- 3319 Vacant
- 3320 MacKinlay John O
- 3321 Vacant
- 3324 Gibbens Agnes M Mrs
- Glen av intersects
- 3401 Zoucks Walter D
- 3404 Somellman Carlos
- 3408 Camara Lucila B Mrs
- 3411 Vacant
- 3412 Camara Arcadio
- 3415 Dominguez Jose
- 3416 Martelliz Ramon
- 3423 Vacant
- 3425 Vacant
- 3431 Dominguez Jose used auto parts
- N Himes av intersects
- N Hesperides intersects
- N Trask intersects
- N West Shore Blvd intersects
- N Occident intersects
- N Ward intersects
- N Sherrill intersects
- N O'Brien intersects

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PHONE 85-2074



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OTTO P. STALLINGS & SON

ESTABLISHED 1906

2-3688

General Insurance — Surety Bonds

LAUREL—Contd

- 2709 1/2 McMinn Gertrude
- 2310 Blerer Robt W
- 2311 1/2 Pasetti Theo G
- 2312 1/2 Perez Louis V
- 2313 1/2 Sanchez Rafael M
- 2315 1/2 Sanchez Rafael M Jr
- 2322 1/2 Hope Church
- 2322 1/2 Corwin Viola L Mrs
- rear Vacant
- 2330 Vacant
- 2335 Suarez Guillermo
- 2336 1/2 Del Rio Modesto M
- 2339 Vacant
- 2343 1/2 Smith Clarence E Jr
- 2347 Greco Jack

N Armenia av intersects

- 2501 1/2 Busciglio Joe
- 2508 Hell Stanley U
- 2510 1/2 Ragano Jos
- 2514 1/2 Patrinostro Frank
- 2515 1/2 Murguia Caridad V Mrs
- 2516 1/2 Busciglio Jas G
- 2518 1/2 Fernandez Rafael Jr
- 2519 Lemus Rafael
- 2523 Carlino Jas
- 2525 1/2 Belluccio Maria Mrs
- 2527 1/2 Saleme Lee
- 2535 1/2 Santander Pedro
- 2537 1/2 Franco Eugenio
- 2538 1/2 Barrera Evello
- 2539 1/2 Alvarez Louis
- 2641 1/2 Coillera Emilio
- 2644 1/2 Fernandez Armando
- 2646 Valdez Lucio

Tampania av intersects

- 2702 1/2 Roberts Wm W
- 2704 Lemus Armando
- 2705 1/2 Valdez Manuel G
- 2706 Faircloth Emmett A
- 2708 Hegedus Frank
- 2709 1/2 Rodriguez Christobel
- 2712 Fernandez Jose
- 2714 Fernandez Nestor
- 2715 1/2 Llanes Anthony
- 2719 Diaz Chas Jr
- 2723 1/2 Alfonso Ernesto
- 2724 1/2 Lounders Maria M Mrs
- Martinez Frank tile str
- 2725 Valdez Clalxto
- 2729 Diaz Maria Mrs
- 2730 Yglesias Jos
- 2733 Rodriguez Alfonso
- 2737 Iglesias Benigno
- 2738 Vacant

Habana intersects

- 2902 Cuervo Casintra B Mrs
- 2905 1/2 Barbery Mecredes C Mrs
- 2908 1/2 Valdes Antonio
- 2911 1/2 Mendez Frank J
- 2913 1/2 Elias Rene
- 2914 1/2 Benitez John A
- 2923 1/2 Arias Modesto
- 2929 Tribus Ely
- 2931 1/2 Phinny Malza P Mrs

Gomez av intersects

- 2932 1/2 Velasco Geo
- 2934 1/2 Gonzalez Ray J
- New Jersey intersects
- 3002 Under construction
- 3003 Diaz Jose
- 3011 1/2 Barineau Maude E Mrs
- 3012 West Tampa Boys Club
- 3017 1/2 Hornberger Nance P Mrs

Lisbon av intersects

- 2919 1/2 D'Arpa Jerome F
- 3102 1/2 Spikes Jas W
- 3103 Vacant
- 3112 1/2 Lambardia Braulio
- Maxwell pl intersects
- 3130 1/2 Bridges Chas B
- 3136 1/2 Rey Fannie O Mrs
- Matanzas intersects
- Renfrew av intersects
- 3210 1/2 Judge Hilliard M
- 3218 1/2 Ragano Peter @ plmb contr
- 3224 1/2 Cassaro Dominic
- Lincoln av intersects
- 3309 Mass Ebba E Mrs
- 3313 1/2 Taunton Geo W
- 3316 1/2 Klinker Pauline D Mrs
- 3317 1/2 Rusha Ira J
- 3320 1/2 MacKinlay John O
- 3321 Feustel Joseph
- 3324 1/2 Gibbnes Agnes M Mrs

Glen av intersects

- 3401 Zoucks Walter D
- 3404 1/2 Somellian Carlos
- 3408 1/2 Camara Lucila B Mrs
- 3411 Vacant

- 3412 Camara Arcadio
- 3415 Dominguez Jose
- 3416
- 3419 Terzino Peter A
- 3423 Vacant
- 3421 Vacant

N Himes av intersects

- 21A
- N Hesperides intersects
- N Trask intersects
- N West Shore blvd intersects
- N Occident intersects
- N Ward intersects
- N Sherrill intersects
- N O'Brien intersects
- Hoover blvd intersects
- Reo intersects
- Mondigo intersects

LAUREL AV (Temple Terrace)— From 22d east to 30th, 2 north of Annie

LAUREL LANE — West from 1408 Riverside to dead end 713 Miller Monnie B Mrs 715 Rivers Wm

LAUREL ROAD (Sunset Park) — From S West Shore blvd east to Shamrok

- 4707 —
- 4708 1/2 Pekham Paul S
- 4711 1/2 Cameron John J
- 4712 Landen Marlon N
- 4726 1/2 Jame Hiley F

LAWN AV—West from Bay Shore blvd. I south of Harbor View

- 2923 1/2 Smith Meivin B
- 2924 1/2 Crowell Andrew M B Jr
- 2925 1/2 Cannon Kilby G
- 2927 1/2 Taylor Otto G
- 2929 1/2 Atkins Howard D
- 2930 1/2 Blackburn J Ross
- 2932 1/2 Dunan Alex F
- 2933 1/2 Ericksen Geo W
- 2934 1/2 Porton Edw
- 2935 1/2 Hudson Harry W
- 2936 1/2 Cyche Wm H
- 2938 1/2 Leach Gilbert D Jr
- 3001 1/2 Mak Edw R
- 3004 1/2 Brown C Gordon
- 3008 1/2 Harlow Lawrence I
- 3009 1/2 Olson Eric A
- 3011 1/2 Craig Lester D
- 3012 1/2 Rosner Ralph
- 3016 1/2 Galliard Saml S
- 3017 1/2 Mabry A Chester
- 3020 1/2 Anthony Gladys
- 3021 1/2 Stevens Marie H
- 3024 Whitley Guy H
- 3025 1/2 Swing Ernest C

MacDill av intersects

- 3106 1/2 Nonemacher Edythe S
- 3107 1/2 Harvey Henry P
- 3112 1/2 Leslie Jas J
- 3114 1/2 Leslie Edw H
- 3115 1/2 Betts Frank
- 3116 1/2 Fleming Chas A
- 3118 1/2 Klsinger Steve
- 3121 1/2 Baldwin Edwin B
- 3122 Small E Marshall

Noble intersects

- 3203 Vacant
- 3204 1/2 Luckie Michl J
- 3206 1/2 Walton Wm R
- 3207 1/2 Crumley Aaron L Jr
- 3209 Williamson Augustus
- 3213 1/2 Van Ness B Burnett
- 3214 1/2 Fuqua Cress C
- 3221 1/2 Herisch Robt A
- 3224 1/2 Petersen Robt L
- 3231 Cresenzo Blanche G Mrs
- 3233 1/2 McDonald Harold G
- 3235 1/2 Weinfurter Robt L
- 3238 1/2 Hackney Jas E
- 3303 1/2 Van Ness Emmerson A
- 3305 Deming Jas H
- 3306 1/2 Thomas Harry
- 3307 Wyzynski Jos J
- 3311 1/2 Guerry John W
- 3312 1/2 Beird Ober L
- 3315 1/2 McKeenan Wesley O
- 3402 1/2 Colner Jas H
- 3409 Putney Henry M

24 S Anita blvd ends

- 4402 Under construction
- 4403 Under construction

1953-54

- 4426 Under construction
- 4427 Under construction
- 4428 Under construction
- 4429 Under construction
- 4430 Under construction

S Trask intersects

- 4703 Clark Thos E
- 4704 1/2 Crosby Johnny Jr
- 4705 1/2 Simons Jack B
- 4706 1/2 Clason Fred W
- 4707 1/2 Abremski Michl C
- 4708 Fellows C H
- 4709 1/2 Nichols Serena L Mrs
- 4710 1/2 Coddington Walter H
- 4711 1/2 Hemby Vernon B
- 4712 1/2 Fisher Dennis F
- 4713 1/2 Foster Jas L
- 4714 Burmelster Elbert
- 4715 Vacant
- 4716 1/2 Cloman Robt E
- 4717 Edge Jos A
- 4718 1/2 Alongi Frank
- 4719 Vacant
- 4720 1/2 Wardlaw Alf G
- 4721 Godek Franklin
- 4722 1/2 Sharpsteen Pherold L
- 4723 1/2 Tokus Stephen J
- 4724 1/2 Loring Lucy T C
- 4725 Findley Robt J
- 4726 1/2 Pinsler Arth J
- 4727 Riley Robt S
- 4728 1/2 Johnson Ernest E
- 4729 1/2 Robbin Curry J
- 4730 1/2 Barksdale Henry R
- 4732 1/2 Hanlon Reginald W
- 4734 1/2 Smith Lyman W Jr

Renellie dr ends

- 37
- LAWRENCE — Begins at dead-
end, runs north to Hillsborough
- 5205 Whit Joel C
- 5209 Vacant
- 5210 1/2 Stephens Gerald
- 5211 Chaffin Paul R
- 5212 1/2 Stangle Jack Poultry Farm
- 5213 Wright Roger F
- Giddens av intersects
- 5319-21-23-25 Vacant

LECUONA COURT — From 16th to 17th (Ponce de Leon Project)

- 1603 Carabelle Evelyn
- 1603 1/2 Alfonso Luisa Mrs
- 1604 Rosello Ruben
- 1604 1/2 Valdez Edw
- 1605 Diaz Joe
- 1606 Ramos Antonio
- 1607 1/2 Miranda Roy
- 1608 1/2 Alfonso Amalia B Mrs
- 1609 Fernandez Joe
- 1610 Perez Joe
- 1611 Echeverria Jos
- 1612 La Russa Chiro
- 1613 1/2 Reyes Gustavo
- 1614 Dukes Ben H
- 1615 Corral Humberto
- 1616 1/2 Lemus Mary T Mrs
- 1617 Rodriguez Aurora Mrs
- 1618 1/2 Romaele Obdulla Mrs
- 1619 Castro Esperanza Mrs
- 1620 Cartaya Oscar A
- 1621 Lopez Antonina Mrs
- 1622 1/2 Castro Esperanza Mrs
- 1623 Virelle Dolores Mrs
- 1624 Rodriguez Fernin
- 1629 Balmaseda Nelson
- 1630 Martinez Joe
- 1631 Fernando Josephine Mrs
- 1632 1/2 Hero Lena S Mrs
- 1633 Arango Constantina Mrs
- 1634 Rosete Alberto
- 1635 Gonzalez Emilio
- 1636 1/2 Spano Joaquina P Mrs

LECUONA COURT—Contd

- Gonzalez Peter
- Alnsworth Henry
- Storey Madeline
- Rodriguez Ofelia Mrs
- Diaz Ben B
- Colado Oswald J
- Moetuzuma Francisco T
- Castillo Pascual C
- Carbonell Gumersindo
- Jones Sarah Mrs
- Reyas Baul
- Menendez Maria Mrs
- Duran Carida
- Vacant
- Martinez Donato
- Vacant

17th intersects

LEDGEWOOD DRIVE — From 5300 Thuber east to Ewing av 902 Merline Carl M barber 904 Under construction

Ramsey cir begins Eastus rd ends

LEE — From Hillsborough River west to Plant av

- 190 1/2 Kelly Jos P Rev
- 190 1/2 Howard Carlton L
- 192 Tritsch Pearl
- 192 1/2 Lawson W H
- 194 Apartments
- 1 Wallace James C
- 2 Bissell Jack K
- 2b Wallace Jas C
- 3 Vacant
- 4 Vacant
- 5 Ackerman Harry J
- 6 Ray Coy R
- Street continued
- 196 1/2 Freeman Oscar W
- 198 1/2 Gillespie Mae Mrs
- 198 1/2 Lindsey Clarice

Parker intersects

- 200 1/2 Strauss Edw G
- 200 1/2 Sessions Wm E
- 202 1/2 Howard Headlee L
- 204 1/2 Lybass Frances H Mrs
- 204 1/2 Crosby Mabel L
- 205 1/2 Kouloris Jas A
- 206 1/2 Prevatt Ruby A beauty shop
- 207 1/2 Erickson Henry J
- 207 1/2 Taylor Wm E
- 208 1/2 Panos Geo R
- 208 1/2 Reith Reta drsmkr
- 209 Jones Sidney
- 209 1/2 Vacant
- 210 1/2 Holley Ralph L floor
surfacing
- 210 1/2 Collins Wm T
- 210 1/2 Reith Reta drsmkr
- 211 1/2 Chambers Harley P
- 212 1/2 Szymanski Stanley T
- 212 1/2 Kirkpatrick John W
- 212 1/2 Kennedy Fredk W
- 212 1/2 Terry Flora M Mrs
- 213 1/2 Phillips Carrie J Mrs
- rear Durnin Geo
- 215 1/2 Carabelle W Sigmon
- 216 1/2 Lucas Cleo Mrs nurse
- 216 1/2 West Grace F Mrs
- rear Camp Mason
- 216 1/2 Milton David W
- 217 1/2 Noland Mae E Mrs
- 217 1/2 Jarvis Martha T Mrs

14C

- LEE PLACE — From Hillsborough
av north to River Shore dr, 4
west of Hillsborough River
- 5403 1/2 Noah Clyde R
- 5406 1/2 Bernhard Conrad W
- 5407 1/2 McCook Jos A
- River Shore dr intersects

LEILA (Ballast Point) (Formerly Lella) — West from Russell, 2 south of Tyson av

- 2703 Taylor Cora L
- 2707 Eugene Donald W
- 2709 1/2 Van Houten Geo W Jr
- Bloomingsburg intersects
- Elkins intersects
- 2907 Vacant
- 2909 1/2 Scarborough Harris F
- 2913 1/2 Scarborough Oren T
- 2917 Vacant
- Burney intersects
- 3001 Creutz Benj J
- 3005 Ahenmann Alf A

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LAUREL—Contd

- 908½ Belton Adessa
- 910A Cauty Saml
- 910½ Stewart Willie
- 912A Wilson Benj C
- 913 Brown Mahale H Mrs
- 914A Pickett Fred
- 915A Williams Thaddeus
- 917-17½ Vacant
- 918A Moore Esther H Mrs
- 918A Lane Fisher C
- 920 Turner Will
- 922 Williams Mary T Mrs Munro intersects
- 933A Wade Martha Mrs
- 933½ Vacant
- 935A Williams Meeker
- 937 Ford Wm L
- 941 Rodriguez Mamie L Mrs
- 943A Hartsfield Thos W gro
- 943½ Marshall Jas D
- 1002A Gonzalez Santiago
- Hands That Rocks The Cradle The day nursery
- 1006 Vacant
- 1008 Favors Judge
- 1012A Burton Ardy D Rev
- 1014 Bethel AME Ch
- 1016 Thomas Barbara
- Howard Aaron
- N Delaware av intersects**
- 1101A Frances Friendly Corner confr Holmes Rossie
- 1111 Duncan Dorsey
- 1111½ Duncan Cleveland
- 1113A Reese Ruby
- 1113½ Johnson Green jr
- 1116 Vacant
- 1121 Roberts Richd
- 1123 Smith Peter L
- 1125 Brown Robt L
- 1129 Rodriguez Francisco A
- 1135A Hill Fred J
- 1137 Miller Willie N
- 1141A Moore McKinley R
- 1147A Carver Geo W Jr High Sch
- N Willow av intersects**
- 1301A Noreiga Juan
- 1303 Thompson Chester
- 1305A Richardson Saml
- 1306 Vacant
- 1307 Bullard Eug E
- 1309 Johnson J D
- 1309½ James Harrison
- 1313A Wadkin Luella A Mrs
- 1314A Cox Willie H
- 1315 Pitts Christine J Mrs
- 1316 Valdez Dorothy Mrs
- 1317 Handy Thaddeus H
- 1318A Nixon Oscar
- 1318½ Grantham Jos
- 1319A Holloway Willie
- 1320A Hildmon Lillie C Mrs
- 1321- Howard Lee
- 1322 House of God Ch
- 1327 Vacant
- 1328A Wiggins Melvin
- 1330A Warren Wm Mc
- 1332A Lindsay Robt F
- 1335A Covington Willie M Mrs
- 1337A Johnson Idella G Mrs
- 1339 Bradford Lessie Rev
- 1339½ Wilson Paul J
- 1341A Thomas Mercer C
- 1341½ Willis Idell W Mrs
- Oregon av intersects**
- 1343A Hayes Carlton
- 1501 Weaver Lula Mrs
- 1501½ McGill Lubertha Mrs
- 1503 Forster Jas
- 1503½ Vacant

- 1504 Mercer Joe
- 1507 Webb Clarence W ice dir Webb Ruby J Mrs dramkr
- 1510A Watkins Mose
- 1510½ Black Willie M
- 1514 Thomas Will
- 1518A McDonald Geo B
- 1530 Vacant
- 1533 Garth Henry
- 1535 Brown Virginia Mrs
- 1536 Reed Wm
- 1537 Bailey Adelle
- 1539A Austin Robt A
- 1541 Under constn

**18A
Rome av intersects**

- 1706 Amaro Marcellino
- 1706½ Chapple Ernest
- 1707A Garrett Albert O
- 1708A Andrews Van W
- 1710A Henderson Willie B
- 1710½ Dixon Ella M Mrs
- 1714 Vacant
- 1714½ Chism Wm E
- 1715 Brown Chas
- 1717 Vacant
- 1721 Apartments (A) Sheppard Richd (B) Waiters Wm (C) Mims Arth (D) Seabrooks Sol (E) Hawkins Abbie W Mrs
- Street continued**
- 1734A Williams John
- 1736A Scott Amos H
- 1737A Jones Ivory L
- 1738A Cherry Jas
- 1739 Under constn
- 1742A Boston Russell
- 1744A Moon Robt L junk dir
- 1746A Hudgins Willie M Mrs
- 1748 Roundtree Jas

Fremont av intersects

- 1902A Carolina Peter
- 1904 Vacant
- 1904½ Vacant
- 1905A Cusseau John
- 1906A Porter Mack N
- 1906½ Lott Roscoe
- 1907A Sheehy Benj B
- 1908A Moton John
- 1916A Glass Lucy L Mrs
- 1917 Vann Lucius
- 1919A Lane John H
- 1920A Bates Edw
- 1921 Whitaker Eliz B Mrs
- 1923A Wimberly Alex
- 1924A Antorcha Inez A Mrs
- 1926 Bumpers Sam
- 1927A Clemans Emelia T Mrs
- 1928 Perkins Alma R
- 1929A Chaney Archie M
- 1930A Hollinger Prather
- 1931A Roberts Albert W
- 1933 Rawls Herbert

N Albany av intersects

- cor City Recreation Whse & Workshop
- 2105 Sylvester Gertrude
- 2107 McFarland Ellen W Mrs
- 2108A Crawford Abbott
- 2109 Thomas Jas
- 2109½ Williams Harry L
- 2110A Sams Curtis
- 2111 McRoy Alf
- 2111½ Galvan Euturpey L
- 2116A Latteri Tony
- 2117 Hayes Kate Mrs Jones Effie Mrs
- 2118-20A Latteri & Son Vault & Monument Co
- N Howard av intersects**
- 2305A Scardino Joe T
- 2306A Pereida Alguelles Mrs
- 2309A Scardino John
- 2309½ Vacant
- 2310 Bierer Robt W

- 2311A Pasetti Theo G
- 2312A Perez Louis V
- 2313A Sanchez Rafael M
- 2315A Sanchez Rafael M jr
- 2322A Hope Church
- 2322½ Corwin Viola L Mrs rear Vacant
- 2330 Vacant
- 2335 Suarez Guillermo
- 2336A DelRio Modesto M
- 2339 Vacant
- 2343A Smith Clarence E jr
- 2347 Greco Jack

N Armenia av intersects

- 2501A Busciglio Joe
- 2508 Sabella Matilda Mrs
- 2510A Ragano Jos
- 2514A Patrinostro Frank
- 2515A Murguia Caridad V Mrs
- 2516 Busciglio Jas G
- 2518A Fernandez Rafael
- 2519 Lemus Rafael
- 2523A Carlino Jas R
- 2525A Belluccio Maria Mrs
- 2527A Saleme Lee
- 2535A Santander Pedro D
- 2537 Franco Eugenio
- 2539A Garcia Albert
- 2541A Collera Emilio
- 2638A Barrera Evelio
- 2644A Fernandez Armando
- 2646 Valdez Lucio

Tampania av intersects

- 2702 Roberts Wm W
- 2704 Lemus Armando
- 2705 Valdez Manuel G
- 2706 Vacant
- 2708 Hegedus Frank
- 2709A Rodriguez Christobel
- 2712 Fernandez Jose
- 2714 Fernandez Nestor
- 2715A Llanes Anthony L
- 2719A Diaz Chas jr
- 2723 Alfonso Ernest E
- 2724 Lounders Maria M Mrs
- 2725 Valdez Claixto
- 2729A Diaz Maria Mrs
- 2730 Yglesias Jos
- 2733 Rodriguez Alfonso
- 2737 Iglesias Benigno
- 2738 Socio John

Habana intersects

- 2903A Cuervo Casintra B Mrs
- 2905A Barbery Mecredes C Mrs
- 2908A Valdes Anthony P
- 2911A Mendez Frank J
- 2913A Elias Rene
- 2914A Benitez John A
- 2923A Arias Modesto
- 2929A Tribus Ely
- 2931A Phinny Malza F Mrs
- Gomez av intersects**
- 2932A Velasco Geo
- 2934 Gonzalez Roy J

New Jersey intersects

- 3002 Vacant
- 3003 Diaz Jose
- 3008 Under constn
- 3010A Collero Steve @ bldg contr
- 3011 Barineau Maude E Mrs
- 3012 West Tampa Boys Club side ent
- 3017A Hornberger Nance P Mrs

Lisbon av intersects

- 3101A D'Arpa Jerome F
- 3102A Spikes Jas W
- 3108A Waters Cullen F
- 3112A Lambardia Braulio

LAUREL—Contd

Maxwell pl intersects

- 3130A Bridges Chas B
- 3136A Rey Fannie O Mrs

Matanzas intersects

- 3210A Judge Hilliard M
- 3218A Ragano Peter
- 3224A Cassaro Dominic

Lincoln av intersects

- 3309A Maas Ebba E Mrs
- 3313A Taunton Geo W
- 3316A Kilker Pauline D Mrs

**20
Rusha av intersects**

- 3317A Rusha Ira J
- 3320A MacKinlay John O
- 3321 Feustel Jos
- 3324A Gibbnes Agnes M Mrs

Glen av intersects

- 3401 Zoucks Walter D
- 3404A Domeillian Carlos
- 3408A Camara Lucila B Mrs

3411 —

- 3412 Camara Arcadio
- 3415 Dominguez Lillian I Mrs

3416 Martelli Raymond

- 3419A Terzino Peter A
- 3423 Vacant
- 3431 Dominguez Jose

N Himes av intersects

- 4746A Hale Toby

N Hesperides intersects

- N Trask intersects
- N West Shore blvd intersects
- N Occident intersects

N Ward intersects

- 5306A Runge Margt
- 5308 Runge Kurt

N Sherrill intersects

- N O'Brien intersects
- Hoover blvd intersects
- Reo intersects

- 5600 Marc Eurelle Anthony
- 5606 Pine Clarence
- 5608 Long Kenneth E

Mondigo intersects

**12D
LAUREL AV (Temple Terrace)—From 22d east to 30th, 2 north of Annie**

**18D
LAUREL LANE—West from 1408 Riverside to dead end**

1955

LAWN AV—West from Bay Shore blvd, 1 south of Harbor View

- 2923A Smith Melvin B
- 2924A Crowell Andrew M B jr

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1956

LAUREL--Contd

- 920 Vacant
- 922 Turner Bertha F Mrs
Munro intersects
- 933 Wade Martha Mrs @ 86-9021
- 935 Williams Meeker @
- 937 Ford Wm L
- 941 Allen Hubert
- 943 Mack's Gro
- 943 1/2 Marshall Jas D @ 84-7451
- 1002 Gonzalez Santiago @ 84-1371
Hands That Rocks The Cradle
The Day Nursery
- 1006 Sweeting Ruth Mrs
- 1008 Favors Judge
- 1012 Heath Julius J Rev 84-1372
- 1014 Bethel AME Ch
- 1016 Howard Marie Mrs 86-9492
Anderson Jas
- N Delaware av intersects**
- 1101 Frances Friendly Corner confr
85-6291
- 1109 Mt Pleasant Missionary
Bapt Ch
- 1111 Duncan Dorsey @
- 1111 1/2 Duncan Cleveland 87-8371
- 1113 Reese Ruby Mrs @ 86-8752
- 1113 1/2 Johnson Green jr 87-7594
- 1121 Roberts Richd @
- 1123 Smith Peter L @
- 1125 Brown Robt L @
- 1129 Rodriguez Francisco A @ 89-3091
- 1135 Hill Fred J @ 86-3604
- 1137 Miller Willie E
- 1141 Moore McKinley R @ 87-0791
- 1147 Carver Geo W Jr High Sch 8-3059
N Willow av intersects
- 1301 Noreiga Juan @ 82-4343
- 1303 Thompson Chester @
- 1305 Richardson Saml @ 82-4344
- 1306 Carter Richd
- 1307 Bullard Eug E @
- 1309 Scott James M
- 1309 1/2 James Harrison
- 1311 Under constn
- 1313 Wadkins Luella A Mrs @ 82-4341
- 1314 Cox Willie H @ 88-7763
- 1315 Pitts Christine J Mrs @ 82-4342
- 1316 Valdez Dorothy M Mrs @
- 1317 Handy Thaddeus H @
- 1318 Nixon Oscar @ 88-7761
- 1319 Holloway Willie
- 1320 Hildmon Lillie C Mrs @ 88-0973
- 1321 Vacant
- 1322 House of God Ch
- 1327 Vacant
- 1328 Wiggins Melvin @
- 1330 Warren Wm Mc @ 88-2714
- 1332 Lindsay Robt F @ 88-7011
- 1335 Covington Willie M Mrs @ 82-2934
- 1337 Johnson Idella G Mrs @
- 1339 Lee Jesse
- 1339 1/2 Wilson Paul J 88-7682
- 1341 Thomas Mercer C 88-7681
- 1341 1/2 Willis Idella W Mrs
- 1343 Hayes Carlton 88-2933
Oregon av intersects
- 1501 Weaver Lula Mrs
- 1501 1/2 Vacant
- 1503 Foster James
- 1503 1/2 Ray Frank
- 1504 McQuay Margt D Mrs
- 1507 Webb Clarence W @ ice
Webb Ruby J Mrs drsmkr
- 1510 Vacant
- 1510 1/2 Strickland Thos
- 1511 Baker Lucas @
- 1514 Thomas Will @
- 1519 McDonald Geo B @ 88-8622
- 1530 Brown Virginia Mrs
- 1533 Garth Henry @
- 1535 Vacant
- 1536 Reed Wm @
- 1537 Bailey Adelle @
- 1539 Austin Robt A @
- 1541 Vacant
- Rome av intersects**
- 1706 Barns Sidney
- 1706 1/2 Hopkins Wyoming
- 1707 Garrett Albert O @ 84-5194
- 1708 Andrews Van W @ 86-3764
- 1710 Henderson Willie B 86-4194

- 1710 1/2 Dixie
- 1714 Nixie
- 1714 1/2 Child
- 1715 Dixie
- 1717 Vacant
- 1721 Apa
- A Robinson Angel
- B Black Eliz Mrs
- C Mims Arth 84-5192
- D Seabrooks Sol
- E Hawkins Abbie W Mrs 86-4713
- Street continued**
- 1734 Williams John @ 86-4124
- 1736 Scott Amos H @ 86-9384
- 1737 Jones Ivory L @ 86-2884
- 1738 Bullard Leo
- 1739 Vacant
- 1742 Boston Russell A @ 86-4191
- 1744 Higgenbotham Harry
- 1746 Johnson Allen
- 1748 Singleton Harper
- Fremont av intersects**
- 1902 Carolina Peter 87-3252
- 1904 Benson Charlie
- 1904 1/2 Golden Beatrice Mrs
- 1905 Cusseau John @ 85-8421
- 1906 Porter Mack N @ 86-4193
- 1906 1/2 Henderson Alice B Mrs
- 1907 Sheehy Benj B @ 85-2424
- 1908 Moton John @ 87-3251
- 1916 Glass Lucy L Mrs @ 86-2783
- 1917 Vann Lucius @
- 1919 Lane John H @ 87-3291
- 1920 Farr Eug
- 1921 Whitaker Eliz B Mrs @
- 1923 Vacant
- 1924 Vacant
- 1926 Williams Edw
- 1927 Barker Theo
- 1928 Wren Julius
- 1929 Chaney Archie M @
- 1930 Hollinger Prather @ 83-4911
- 1931 Vacant
- 1933 Rawls Herbert @
- N Albany av intersects**
- cor City Recreation Whse & Workshop
86-3662
- 2105 Prentice Horace
- 2107 Jones Harriett Mrs
- 2108 Crawford Abbott @
- 2109 Vacant
- 2109 1/2 Vacant
- 2110 Vacant
- 2110 Forbes Lester
- 2111 1/2 Galvan Mary Mrs
- 2116 Latteri Tony @ 82-9923
- 2117 Wells Ella M
- 2118-20 Latteri & Son Vault & Monu-
ment Co 82-9923
- N Howard av intersects**
- 2305 Duran Roy 82-9921
- 2306 Pereida Alguelles Mrs
- 2309 Scardino John 84-4482
- 2309 1/2 Caruso Josephine
- 2310 Bierer Robt W @
- 2311 Valdez Alfredo @ 86-3651
- 2312 Perez Luis V @ 82-9924
- 2313 Sanchez Rafael M @ 86-3654
- 2315 Sanchez Rafael M jr @ 86-8204
- 2322 Hope Church
- 2322 1/2 Vacant
- rear Vacant
- 2330 Vacant
- 2335 Suarez Rafael
- 2336 DelRio Modesto M @ 85-6893
- 2343 Smith Clarence E jr @
- 2347 Greco Jack P
- N Armenia av intersects**
- 2501 Fernandez Chas
- 2508 Sabella Matilda Mrs 84-1383
- 2510 Ragano Jos @ 86-3494
- 2514 Patrinostro Frank @ 84-1012
- 2515 Murguia Caridad V Mrs @ 86-3492
- 2516 Busciglio Jas G @
- 2518 Fernandez Rafael @ 86-3491
- 2519 Lemus Rafael @ 81-1382
- 2523 Carlino Jas R @ 86-9334
- 2525 Belluccio Maria Mrs @ 84-1014
- 2527 Saleme Lee @ 86-2834
- 2535 Santander Pedro D @ 86-2833
- 2537 Franco Eugenio @
- 2539 Pullara Geo @ 86-3471

- L-Contd
- Collera Emilio @ 71-4854
- Barrera Evelio @ 86-2832
- Fernandez Armando @ 86-3473
- Valdez Lucio @
- Tampania av intersects**
- 2702 Roberts Wm W @
- 2704 Lemus Armando @ 84-0582
- 2705 Valdez Manuel G @
- 2706 Vacant
- 2708 Hegedus Frank @
- 2709 Rodriguez Christobel @ 84-0584
- 2712 Fernandez Jose @
- 2714 Fernandez Nestor @
- 2715 Lilanes Anthony L @ 84-0583
- 2719 Diaz Chas jr @ 84-0581
- 2723 Alfonso Ernest E @ 83-3483
- 2724 Lounders Maria M Mrs @ 74-0484
- 2725 Valdez Claixto @
- 2729 Diaz Maria Mrs @ 74-0141
- 2730 Yglesias Jos @
- 2733 Rodriguez Alfonso @
- 2737 Iglesias Benigno @
- 2738 Socio John @
- Habana intersects**
- 2903 Cuervo Casimira Mrs @
- 2905 Barbery Mecredes C Mrs @
Mrs @ 72-7479
- 2908 Valdes Anthony P @ 72-7483
- 2911 Mendez Frank J @ 71-7972
- 2913 Elias Rene @ 73-5442
- 2914 Benitez John A @ 72-7424
- 2923 Arias Modesto @ 73-5441
- 2929 Ables Clotilda T Mrs @ 72-7972
- 2931 Phinny Malza P Mrs @ 72-7973
- Gomez av intersects**
- 2932 Velasco Geo @ 72-7481
- 2934 Gonzalez Roy J @ 72-7482
- New Jersey intersects**
- 3003 Diaz Jose @
- 3008 Tornero Roland @ 71-4852
- 3010 Collero Steve @ 71-4854
- 3011 Barineau Maude E Mrs @ 74-4561
- 3012 West Tampa Boys Club side ent
- 3017 Hornberger Nance P Mrs @
72-8051
- Lisbon av intersects**
- 3101 D'Arpa Jerome F @ 71-8824
- 3102 Spikes Jas W @ 72-8053
- 3108 Waters Cullen F @ 74-5975
- 3112 Lambardia Braulio @ 71-7391
- Maxwell pl intersects**
- 3130 Bridges Chas B @ 71-8822
- 3136 Rey Fannie O Mrs @ 74-2802
- Matanzas intersects**
- Renfrew av intersects**
- 3202 Under constn
- 3210 Judge Hilliard M @ 74-1483
- 3218 Ragano Peter @ 74-1484
- 3224 Cassaro Dominick @ 72-2813
- Lincoln av intersects**
- 3309 Maas Ebba E Mrs @ 73-3383
- 3313 Taunton Geo W @ 73-3385
- 3315 Under constn
- 3316 Kilker Pauline D Mrs @ 74-5041
- 3317 Rusha Ira J @ 74-5045
- 3320 MacKinlay John O @ 74-5043
- 3321 Feustel Jos @ 73-3381
- 3324 Gibbnes Agnes M Mrs @ 74-5044
- Glen av intersects**
- 3401 Zoucks Walter D @
- 3404 Someillan Carlos @ 74-5802
- 3405 Rodriguez Nelson @
- 3408 Camara Lucila B Mrs @ 74-5801
- 3410 Camara Arcadio @
- 3411 Vacant
- 3415 Dominguez Lillian I Mrs @
- 3418 Martelli Maria Mrs @
- 3419 Terzino Peter A 74-5803
- 3423 Vacant
- 3431 Dominguez Jose @
- N Himes av intersects**
- 4746 Hale Toby 89-1552
- N Hesperides intersects**
- 4807 Mosley Walter @
- N Trask intersects**
- N West Shore blvd intersects**
- N Occident intersects**
- N Ward intersects**
- 5306 Runge Margt @ 74-7082
- 5308 Runge Kurt @

71

23

75

61

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LAUREL-Contd

- N Sherrill intersects
- N O'Brien intersects
- Hoover blvd intersects
- Reo intersects
- 5600 Marc-Aurele Anthony @ 74-7083
- 5606 Pine Clarence @ 89-1785
- 5608 Long Kenneth E @
- Mondigo intersects

102

LAUREL AV (Temple Terrace)-From 22d east to 30th, 2 north of Annie

65

LAUREL LANE-West from 1408 River-side to dead end
713 Miller Monnie B Mrs
715 Rivers Wm

19

LAUREL ROAD (Sunset Park)-From 4633 Leona south and west, 4 west of S Manhattan av

- 4707 Melton Gertrude D Mrs @ 62-3511
- 4708 Clamon Wilbur F @ 63-5363
- 4711 Cameron John J @ 62-1494
- 4712 Strickle Ross A @ 63-5361
- 4715 Thaxton Clarence R @ 63-5364
- 4726 James Hilsy F @ 62-1491

21

LAWN AV-West from Bay Shore blvd, 1 south of Harbor View

- 2923 Smith Melvin B @ 62-6081
- 2924 Crowell Andrew M B jr @ 62-1181
- 2925 Cannon Kilby G @ 63-3444
- 2927 Taylor Otto G @ 62-2131
- 2929 Atkins Howard D @ 61-0355
- 2930 Blackburn J Ross @ 62-6443
- 2932 Duncan Alex F @ 62-6442
- 2933 Ericksen Geo W @ 62-4191
- 2934 Porton Edw @ 62-6445
- 2935 Hudson Harry W @ 61-4003
- 2936 Dyche Wm H @ 63-0571
- 2938 Leach Gilbert D jr @ 63-0574
- 3001 Mack Edw R @ 63-3442
- 3003 Hendry H Asbury @ 61-7001
- 3004 Brown C Gordon @ 63-0575
- 3008 Harlow Lawrence P @ 62-4151
- 3009 Jones Clarence W
- 3011 Craig Lester D @ 61-2404
- 3012 Rosner Ralph @ 63-0373
- 3016 Gaillard Saml S @ 61-6091
- 3017 Mabry A Chester @ 62-2331
- 3020 Anthony Gladys @ 63-0372
- 3021 Stevens Marie H Mrs @ 62-4201
- 3024 Whitley Olive S Mrs @
- 3025 Swing Ernest C @ 63-7301

MacDill av intersects

- 3106 Kagee Arth G @ 64-5584
- 3107 Vacant
- 3110 Fricker Kenneth N @ 62-3311
- 3112 Leslie Jas J @ 63-5655
- 3114 Leslie Edw H @ 63-5653
- 3115 Betts Frank @ 61-3413
- 3116 Fleming Chas A @ 61-3414
- 3118 Kissinger Steve @ 61-3412
- 3121

- 3308
- 3310
- 3311
- 3312
- 3315
- 3401
- 3402
- 3403
- 3404
- 3405
- 3407
- 3408
- 3409

- 4006
- 4008
- 4009 Mick Malcolm F @ 62-6354
- 4010 Sanders Jas A @ 63-5573
- 4012 Markert Walter @ 63-5572
- S Hale av intersects**
- 4013 Lamon Jas A @ 62-6351
- 4014 Gillett Clay C @ 64-6092
- 4015 Smith Joseph
- 4016 Perkins Edw G @ 64-6091
- 4018 Stephens Martin D @ 63-8454

- 4101 Atkins Thos V @ 63-8453
- 4102 Plazewski Robt J @ 61-7583
- 4103 Thomas Geo H jr @ 64-8594
- 4104 Adams Cecil E @ 64-6881
- 4106 Raulerson Ernest P @ 64-8593

S Cameron av intersects

- 4107 Dekle John R @ 64-6721
- 4108 Pennell Marjorie Mrs @
- 4109 Stees Leland M @ 64-4072
- 4110 Alvarez Joseph M jr @ 64-6883
- 4112 Griffin Hal H jr @ 64-6884
- 4114 Kilgore Leonard L jr @ 64-2454

S Lois av intersects

S Anita blvd ends

- 4402 Cyphers Chas F
- 4403 Wooten Warren D @ 67-7743
- 4404 Evans Geo D jr @ 63-3642
- 4405 Drenberg Donald W @ 63-7742
- 4406 Bayne Arth R @ 63-3643
- 4407 Carranza E Laurence @ 63-4472
- 4408 White Evan J @ 63-3481
- 4409 Jones Heywood K @ 63-4471
- 4410 Dorchek Frank J @ 63-3483
- 4411 Downing Alf G @ 63-7623
- 4412 Vacant
- 4413 Reeds Tom B @ 63-7624
- 4414 McKenzie Wm @ 63-3482
- 4416 Vanderspiegel Raymond E @ 63-2092
- 4418 Overton Frank R jr @ 63-2091
- 4420 Brickey Lee J @ 63-1931
- 4422 Espina Hubert @ 63-1932
- 4424 Blossom Leonard H @ 63-1791

Harbor View av intersects

- 4425 Simmons Jas D @ 63-4981
- 4426 Broach Willie E @ 63-1792
- 4427 Mansell Lawrence E @ 63-4982
- 4428 Friedel Richd A @ 63-1793
- 4429 LaRosa Richd @ 63-4983
- 4430 Seeman Chas @

- AWN AV-Contd
- 728 Johnson I
- 729 Vacant
- 730 Trott Har
- 732 Hanlon R
- 734 Smith Ly
- Renelli

WRENCE-B north to Hills

- 101 White Jo
- 105 Vacant
- 108 Stephens
- 5109 Vacant
- 5113 Vacant
- 5136 Vacant
- 5211 Pace Wr
- 5212 Stangle
- Gidden
- 5319-21-23 Va

LECUONA COU (Ponce de L

- 1603 Blanco
- 1603½ Blanco
- 1604 Diaz Lu
- 1604½ Valdez
- 1605 Diaz Pr
- 1606 Vacant
- 1607 Vacant
- 1608 Vacant
- 1609 Fernan
- 1610 Vacant
- 1611 Alfonso
- 1612 Arroyo
- 1613 Roque
- 1614 Sears I
- 1615 Corral
- 1616 Pizzo
- 1617 Brooks
- 1618 Romae
- 1619 Vacant
- 1620 Vacant
- 1621 Lopez
- 1622 Corcor
- 1623 Virelle
- 1624 Pereir
- 1629 Balma
- 1630 Buggie
- 1631 Leon F
- 1632 Hero I
- 1633 Arango
- 1634 Rosete
- 1635 Gonzal
- 1636 Cardo
- 1637 Ramos
- 1638 Vacan
- 1639 Christ
- 1640 Rodrig
- 1641 Diaz E
- 1642 Colado
- 1643 Mocte
- 1644 Vacan
- 1645 Carbo

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LAUREL—Contd

- 1335 Covington Willie M Mrs @ 82-2934
- 1337 Johnson Idella G Mrs @
- 1339 Bigham Doby
- 1339 1/2 Wilson Paul J 88-7682
- 1341 Thomas Mercer C 88-7681
- 1341 1/2 Willis Idella W Mrs
- 1343 Hayes Carlton

Oregon av intersects

- 1501 Weaver Lula Mrs
- 1501 1/2 Royal Isaac jr
- 1503 Foster Jas
- 1503 1/2 Ray Frank
- 1504 McQuay Melvin
- 1507 Webb Clarence W @ ice
Webb Ruby J Mrs drsmkr
- 1510 Fitzpatrick Chapter No 6 (OES)
2-0356

- 1510 1/2 Black Willie T
- 1511 Baker Lucas @
- 1514 Thomas Will @
- 1519 McDonald Geo B @ 88-9822
- 1530 Vacant
- 1533 Garth Henry @
- 1535 Brown Virginia Mrs
- 1536 Reed Wm @
- 1537 Bailey Adelle Mrs @
- 1539 Austin Robt A @ 88-9821
- 1541 City Roofing & Mtl Wks 89-3211

Rome av intersects

- 1706 Amaro Marcellino
- 1706 1/2 Chapel Ernest
- 1707 Garrett Albert O @ 84-5194
- 1708 Andrews Van W @ 86-3764
- 1710 Henderson Willie B 86-4194
- 1710 1/2 Henderson Mayo
- 1714 King David 86-4121
- 1714 1/2 Chism Wm E
- 1715 Graham Bennie jr 86-8841
- 1717 Wilson Hester Mrs

Apartments

- A Sheppard Richd 86-8841
- B Waiters Wm
- C Mims Arth 84-5192
- D Stephens Ceola
- E Hawkins Abbie W Mrs 86-4713

Street continued

- 1734 Williams John @ 86-4124
- 1736 Scott Amos H @ 86-9384
- 1737 Jones Ivory L @ 86-2884
- 1738 Keeley Chas
- 1739 Vacant
- 1742 Cherry Jas 86-9381
- 1742 Moon Flossie M Mrs
- 1746 Stewart Flora L Mrs
- 1748 Rountree Jas

Fremont av intersects

- 1902 Carolina Peter 87-3252
- 1904 Baxter Bennie J
- 1904 1/2 Hordge L B 85-5484
- 1905 Cusseaux John @ 85-8421
- 1906 Porter Mack N @ 86-4193
- 1906 1/2 Goodman Louise
- 1907 Sheehy Benj B @ 85-2424
- 1908 Moton John @ 87-3251
- 1916 Williams Leke 86-2783
- 1917 Vann Lucius @ 86-2882
- 1919 Lane John H @ 87-3291
- 1920 Richardson Louise 87-3253
- 1921 Whitaker Eliz B Mrs @
- 1923 Vacant
- 1924 Antorcha Inez Mrs @ 86-9382
- 1926 Vacant
- 1927 Rupheis Saml
- 1928 Perkins Alma R Mrs
- 1929 Chaney Archie M @ 84-6592
- 1930 Hollinger Prather @ 84-5061
- 1930 Tillman Jessie 82-0091
- 1931 Rawls Herbert @ 86-4701
- 1933 N Alby av intersects

City Recreation Whse & Workshop 86-3662

- 2105 Robertson Erwin
- 2107 Thomas Frances Mrs
- 2108 Crawford Abbott @ 83-4914
- 2109 Heston John
- 2109 1/2 Williams Harry L
- 2110 Haggins Mae Mrs @ 86-2781
- 2111 Williams Liza Mrs
- 2111 1/2 Gaban Euturphey Mrs
- 2112 Howard Lee @ 83-4915
- 2116 Latteri Anthony @ 85-6281
- 2117 Hayes Kate Mrs @ 86-4131

2118-20 Latteri & Son Vault & Monument Co 85-6281

N Howard av intersects

- 2305 Scardino Joe @ 84-4481
- 2306 Duran Roy 82-9921
- 2309 Scardino John 84-4482
- 2309 1/2 Busciglio Bert
- 2310 Bierer Robt W @
- 2311 Valdes Alfredo @ 86-3651
- 2312 Perez Luis V @ 82-9924
- 2313 Sanchez Rafael M @ 86-3654
- 2315 Vacant
- 2322 Hope Church 85-6894
- 2322 1/2 Corwin Viola L Mrs rear Vacant
- 2330 Chavez Ralph F
- 2335 Suarez Rafael @ 85-8455
- 2336 DelRio Modesto
- 2337 Vacant
- 2343 Berry Dorothy E Mrs @ 86-8202
- 2347 Greco Jack P

N Armenia av intersects

- 2501 Fernandez Chas
- 2508 Sabella Matilda Mrs @ 84-1283
- 2510 Ragano Jos @ 86-3494
- 2514 Patrinostro Frank @ 84-1012
- 2515 Murguia Caridad V Mrs @ 86-3492
- 2516 Busciglio Jas G @
- 2518 Fernandez Rafael @ 86-3491
- 2519 Lemus Rafael @ 84-1382
- 2523 Carlino Jas R @ 86-9334
- 2525 Belluccio Jimmy @ 84-1014
- Belluccio Tony @ 84-1014
- 2527 Saleme Lee @ 86-2834
- 2535 Santander Pedro D @ 86-2833
- 2537 Franco Eugenio @
- 2539 Pullara Geo @ 86-3471
- 2541 Ynocenrio Quirino @ 71-4854
- 2638 Barrera Evelio @ 86-2832
- 2644 Fernandez Armando @ 86-3473
- 2646 Valdez Lucio @

Tampania av intersects

- 2702 Roberts Wm W @
- 2704 Lemus Armando @ 84-0582
- 2705 Valdez Manuel G @
- 2706 Lopez Ralph
- 2708 Hegedus Frank @
- 2709 Rodriguez Christobel @ 84-0584
- 2712 Fernandez Jose @
- 2713 Vacant
- 2714 Fernandez Nestor @
- 2715 Lillanes Anthony L @ 84-0583
- 2719 Diaz Chas jr @ 84-0581
- 2723 Alfonso Ernest E @ 83-3483
- 2724 Lounders Maria M Mrs @ 74-0484
- 2725 Valdez Claixto @
- 2729 Diaz Maria Mrs @ 74-0141
- 2730 Yglesias Jos @
- 2733 Rodriguez Alfonso @
- 2737 Iglesias Benigno @
- 2738 Socio John @ 74-4483

Habana intersects

- 2903 Cuervo Casimira Mrs @
- 2905 Barbery Mecredes C Mrs @ 72-7479
- 2908 Valdes Anthony P @ 72-7483
- 2911 Mendez Frank J @ 71-7972
- 2913 Elias Rene @ 73-5442
- 2914 Benitez John A @ 72-7484
- 2923 Arias Modesto @ 73-5441
- 2925 Under Constn
- 2929 Ables Clotilda T Mrs @ 72-7972
- 2931 Phinny Malza P Mrs @ 72-7973
- Gomez av intersects
- 2932 Velasco Geo @ 72-7481
- 2934 Gonzalez Roy J @ 72-7482

New Jersey intersects

- 3003 Diaz Jose @
- 3008 Tornero Roland @ 71-4852
- 3009 Salario Joe L @ 74-4564
- 3010 Collero Steve @ 74-6392
- 3011 Barineau Maude E Mrs @ 74-4561
- 3012 West Tampa Boys Club (side)
- 3017 Hornberger Nance M Mrs @ 72-8051

Lisbon av intersects

- 3101 D'Arpa Jerome F @ 71-8824
- 3102 Spikes Jas W @ 72-8053
- 3108 Waters Cullen F @ 74-5975
- 3112 Lombardia Braulio J @ 71-5221
- Maxwell pl intersects
- 3130 Bridges Chas B @ 71-8822
- 3136 Rey Fannie O Mrs @ 74-2802

Matanzas intersects

- 3202 Mendez Wm B @ 74-2803
- 3210 Judge Hilliard M @ 74-1483
- 3218 Ragano Peter @ 74-1484
- 3224 Cassaro Dominic @ 72-2813

Lincoln av intersects

- 3309 Maas Ebba E Mrs @ 73-3383
- 3313 Taunton Geo W @ 73-3385
- 3315 Orihuela Manuel @ 73-3382
- 3316 Kilker Pauline D Mrs @ 74-5041
- 3317 Brokow Harold @
- 3320 MacKinlay Esther Mrs @ 74-5043
- 3321 Feustel Jos @ 73-3381
- 3324 Hatchett Edw V @ 74-5044

Glen av intersects

- 3401 Zoucks Walter D @
- 3404 Todo Andres E @ 74-5802
- 3405 Rodriguez Nelson @
- 3408 Camara Lucila B Mrs @ 74-5801
- 3410 Camara Arcadio @
- 3411 Blakeslee Lee F
- 3415 Dominguez Lillian I Mrs @
- 3416 Marteliz Mario L Mrs @ 73-1011
- 3419 Rodriguez Espranza Mrs
- 3423 Vacant
- 3431 Dominguez Jose @

N Himes av intersects

- 4746 Hale Toby 89-1552

N Hesperides intersects

- 4807 No Return

N Trask intersects

- 5209 Jackson Lewis @ 73-6194

N West Shore Blvd intersects

- 5306 Runge Margt @ 74-7082
- 5308 Runge Kurt @

N Ward intersects

- 5306 Runge Margt @ 74-7082
- 5308 Runge Kurt @

N Sherrill intersects

- 5600 Marc-Aurele Hilda @ 74-7083
- 5606 Pine Clarence A Mrs @ 72-0735
- 5608 Long Kenneth E @

N O'Brien intersects

- 5600 Marc-Aurele Hilda @ 74-7083
- 5606 Pine Clarence A Mrs @ 72-0735
- 5608 Long Kenneth E @

Hoover Blvd intersects

- 5600 Marc-Aurele Hilda @ 74-7083
- 5606 Pine Clarence A Mrs @ 72-0735
- 5608 Long Kenneth E @

Reo intersects

- 5600 Marc-Aurele Hilda @ 74-7083
- 5606 Pine Clarence A Mrs @ 72-0735
- 5608 Long Kenneth E @

Mondigo intersects

- 5600 Marc-Aurele Hilda @ 74-7083
- 5606 Pine Clarence A Mrs @ 72-0735
- 5608 Long Kenneth E @

LAUREL AV (Changed to 97th)

LAUREL LANE—West from 1408 Riverside to dead end

LAWN AV—West from Bay Shore Blvd, 1 south of Harbor View

- 2923 Smith Melvin B @ 62-6081
- 2924 Crowell Andrew M B jr @ 62-1181
- 2925 Cannon Kilby G @ 63-3444
- 2927 Taylor Otto G @ 62-2131
- 2929 Atkins Howard D @ 61-0355
- 2930 Blackburn J Ross @ 62-6443
- 2932 Duncan Alex F @ 62-6442
- 2933 Ericksen Geo W @ 62-4191
- 2934 Porton Edw @ 62-6445
- 2935 Hudson Harry W @ 61-4003
- 2936 Dyche Wm H @ 63-0571
- 2938 Leach Gilbert D jr @ 63-0574
- 3001 Mack Edw R @ 63-3442
- 3003 Hendry H Asbury @ 61-7001
- 3004 Brown C Gordon @ 63-0575
- 3008 Harlow Lawrence P @ 62-4151
- 3009 Vacant
- 3011 Craig Lester D @ 61-2404
- 3012 Rosner Ralph @ 63-0373
- 3016 Gaillard Saml S @ 61-6091
- 3017 Mabry Allen C @ 62-2331
- 3020 Anthony Gladys @ 63-0372

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LAUREL—Contd

- 1328 Wingo James N
- 1330 Warren Wm Mc @ 88-2714
- 1332 Lindsay Robt F @ 88-7011
- 1335 Covington Willie M Mrs @ 82-2934
- 1337 Johnson Idella G Mrs @ 88-7683
- 1339 Biggins Doby
- 1339 1/2 Wilson Paul J 88-7682
- 1341 Green Luther
- 1341 1/2 Willis Idella W Mrs
- 1343 Hayes Carlton

Oregon av intersects

- 1501 Weaver Lula Mrs
- 1501 1/2 Roberts Ida L
- 1503 Foster Jas
- 1503 1/2 Royal Frank
- 1504 Williams Willie
- 1507 Webb Ruby J Mrs drmkcr @
- 1510 Fitzpatrick Chapter No 6 (OES) 2-0356
- 1511 Baker Lucas @ 88-7941
- 1514 Thomas Will @
- 1519 McDonald Geo B @ 88-9822
- 1530 Vacant
- 1533 Carth Henry @
- 1535 Walker Virginia @
- 1536 Reed Wm @
- 1537 Bailey Adelle P Mrs @
- 1539 Austin Robt A @ 88-9821
- 1541 City Roofing & Mtl Wks 89-3211

Rome av intersects

- 1706 Amaro Marcellino
- 1706 1/2 Chapel Ernest
- 1707 Garrett Albert O @ 84-5194
- 1708 Andrews Van W @ 86-3764
- 1710 Henderson Willie B 86-4194
- 1710 1/2 Henderson Mayo 89-4599
- 1714 Masha Danl 86-4121
- 1714 1/2 Chism Wm E
- 1715 Brown Chas
- Young Toby 86-4712
- 1717 Wilson Hester Mrs
- 1721 Laurel Apartments

Apartments:

- A Graham Bennie 86-8843
- B Waiters Wm 84-5193
- C Cox Mamie B Mrs drsmkr
- D Stephens Ceola
- E Hawkins Abbie W Mrs 86-4713

Street continued

- 1734 Williams John @ 87-4161
- 1736 Scott Amos H @ 86-9384
- 1737 Jones Ivory L @ 86-2884
- 1738 Keeley Chas
- 1739 Vacant
- 1742 Jones Savannah
- 1744 Moon Flower M Mrs
- 1746 Stewart Flora L Mrs
- Walker Hazel 86-4191
- 1748 Rountree Jas

Fremont av intersects

- 1802 Carolina Peter 87-3252
- 1804 Baxter Bennie J
- 1904 1/2 Hordge L B 85-5484
- 1905 Cousseaux John @ 85-8421
- 1906 Porter Mack N @ 86-4193
- 1906 1/2 Thomas Lucille Mrs 85-8483
- 1907 Sheehy Benj B @ 85-8424
- 1908 Moton John @ 87-3251
- 1916 Williams Zeke 86-2785
- 1917 Vann Lucius @ 86-2882
- 1919 Lane John H @ 87-3291
- 1920 Thomas Ned 87-3253
- 1921 Whitaker Eliz B Mrs @
- 1923 Johnson Johnny
- 1924 Antorcha Inez Mrs @
- Arenas Inez 86-9382
- 1926 Loving Bill
- 1927 Clemons Amelia Mrs @
- 1928 Perkins Alma R Mrs
- 1929 Chaney Archie M @ 84-6692
- 1930 Hollinger Prather @ 84-5061
- 1931 Thomas Shelley 87-0091
- 1932 Green Jeremiah @ 86-2784
- 1933 Rawls Herbert @ 86-4701

N Albany av intersects

- 1935-37 City Recreation Whse & Workshop 86-3662
- 2105 Robertson Erwin
- 2107 Pope Willie R
- 2108 Simmons Flora Mrs
- 2109 Hunter Chas

- 2109 1/2 Harris Willie
- 2110 Higgins Mae Mrs @ 86-2781
- 2111 Williams Lisa Mrs
- 2111 1/2 Galvan Euturphy Mrs
- 2112 Howard Lee @ 83-4915
- 2116 Latteri Anthony @ 85-6281
- 2117 Hayes Kate Mrs @ 86-4131
- 2118-20 Latteri & Son Vault & Monument Co 85-6281

N Howard av intersects

- 2305 Scardino Joe @ 84-4481
- 2306 Duran Ray 82-9921
- 2309 Chavez Ralph C 84-4483
- 2310 Bierer Robt W @
- 2311 Menendez Chas @ 86-3651
- 2312 Perez Luis V @ 82-9924
- 2313 Sanchez Rafael M @ 86-3654
- 2315 Garrido Oscar jr @ 86-8024
- 2322 Hope Church
- 2322 1/2 Bartels Lambert Rev rear Vacant
- 2330 Langford James L
- 2335 Suarez Willie @ 85-8454
- 2336 DelRio Moesto
- 2339 Buff Matthew @
- 2343 Berry Dorothy E Mrs @ 86-8202
- 2347 Greco Jack P

N Armenia av intersects

- 2501 Fernandez Chas
- 2508 Sabella Matilda Mrs @
- Sabella Lillie C 84-1283
- 2510 Ragano Jos @ 86-3494
- 2514 Partrinoastro Frank @
- 2515 Murguia Caridad V Mrs @ 86-3492
- 2516 Busciglio Jimmy G @
- 2518 Fernandez Rafael @ 86-3491
- 2519 Lemus Rafael @ 84-1382
- 2523 Carlino Jas R @ 86-9334
- 2525 Belluccio Tony @ 84-1014
- 2527 Ayres Elbert H 86-2835
- 2535 Santander Pedro D @ 86-2833
- 2537 Franco Eugenio @
- 2539 Pullara Geo @ 86-3471
- 2541 Ynocenrio Quirino @ ARE6-0519
- 2638 Barrera Evelio @ 86-2832
- 2644 Fernandez Armando @ 88-1381
- 2646 Valdez Lucio @

Tampania av intersects

- 2702 Roberts Wm W @
- 2704 Lemus Armando @ 84-0582
- 2705 Valdez Manuel G @
- 2706 Lopez Ralph
- 2708 Hagedus Frank @
- 2709 Rodriguez Christobel @ 84-0584
- 2712 Fernandez Jose @
- 2714 Fernandez Nestor @
- 2715 Llanes Anthony L @ 84-0583
- 2719 Diaz Chas jr @ 84-0581
- 2723 Alfonso Ernest E @ ARE6-5475
- 2724 Lounders Maria M Mrs @ ARE6-9515

Valdez Claxto @

- 2729 Diaz Maria Mrs @
- 2729 Margo's Beauty Salon ARE7-1401
- 2730 Yglesias Jos @ 72-8593
- 2733 Rodriguez Alfonso @
- 2737 Yglesias Benigno @
- 2734 DeSocio John @ ARE6-9514

Habana intersects

- 2903 Cuervo Casimira Mrs @
- 2905 Barbery Medreces C Mrs @ 72-7479
- 2908 Valdes Anthony P @ ARE6-4934
- 2911 Mendez Frank J @ ARE6-4934
- 2913 Elias Rene @ ARE6-1873
- 2914 Benitez John A @ ARE6-4935
- 2915 Vacant
- 2922 Under Constn
- 2923 Arias Modesto @ ARE6-8036
- 2925 Under Constn
- 2925 1/2 Fernandez Manuel
- 2929 Ables Clotilda T Mrs @
- Acosta Roland J jr ARE6-5342
- 2931 Phinny Malza P Mrs @ ARE6-5342

Gomez av intersects

- 2932 Velasco Ethel M @ ARE6-4932
- 2934 Gonzalez Roy J @ ARE6-4933

New Jersey intersects

- 3003 Diaz Jose @
- 3007 Menendez Phillip D @
- 3008 Tornero Roland @ ARE6-0517
- 3009 Salarlo Joe L @ ARE7-2275
- 3010 Colloero Steve @ ARE7-2963

- 3011 Barineau Maude E Mrs @ ARE7-2272
- 3012 West Tampa Boys Club (side)
- 3017 Hornberger Nancy M Mrs @ ARE6-5361

Lisbon av intersects

- D'Arpa Jerome F @ elec contr ARE7-3129
- 3102 Spikes Jas W @ ARE6-6352
- 3108 Waters Cullen F @ ARE7-2918
- 3112 Lombardia Braulio J @ ARE6-1085

Maxwell pl intersects

- 3130 Bridges Chas B @ ARE6-2193
- 3136 Rey Fannie O Mrs @ 74-2702

Matanzas intersects

- Renfrew av intersects
- 3202 Mendez Wm B @ ARE7-1540
- 3210 Judge Hilliard M @ ARE6-9872
- 3218 Ragano Peter P ARE6-9873
- 3224 Cassaro Dominic @ ARE6-3204

Lincoln av intersects

- 3309 Maas Ebba E Mrs @ ARE6-7038
- 3313 Smith Wm E @ ARE6-4762
- 3315 Orihuela Manuel @ ARE6-7307
- 3316 Kilker Pauline D Mrs @ ARE7-2575
- 3317 Brokaw Harold D @ ARE7-2578
- 3320 Ferguson Wm P @ ARE7-2576
- 3321 Feustel Leona E Mrs ARE6-7306
- 3324 Hatchett Edw V ARE7-2577

Glen av intersects

- 3401 Zoucks Walter D @
- 3404 Martin Claude B
- 3405 Rodriguez Nelson @ ARE7-7826
- 3408 Camara Lucila B Mrs @ ARE7-2825
- 3410 Camara Arcadio @
- 3411 Pupello Peter jr @
- 3415 Nasco Miguel ARE6-4307
- 3416 Marteliz Maria ARE6-6528
- 3419 Rodriguez Espranza Mrs
- 3423 Vacant
- 3431 Dominguez Jose @

N Himes av intersects

- 4746 Vacant *Raquel 1958 81*

N Hesperides intersects

- N West Shore blvd intersects
- 5209 Jackson Lewis @ 73-6194

N Ward intersects

- 5306 Runge Margt @ 74-7082
- 5308 Runge Kurt @

Reo intersects

- 5600 Daniels Robt C @
- 5606 Pine Clarence A Mrs @ ARE6-2666
- 5608 Long Kenneth E @

Mondigo intersects

- LAUREL AV (Changed to 97th) 106

65

19

1958

4717 Wilson Clarence E @ 63-5362

4726 Hayer Irvin L @ 62-1495

LAURENCE—From 900 Pilgrim east to Anne

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21

LAWN AV—West from Bay Shore blvd, 1 south of Harbor View

- 2923 Smith Melvin B @ 62-6081
- 2924 Crowell Andrew M B jr @ 62-1181
- 2925 Cannon Kilby G @ 63-3444

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2508--Contd

- Sabella Lillie C 84-1283
- 2510 Ragano Jos @ 86-3494
- 2514 Partrinostr Frank @
- 2515 Murguia Caridad V Mrs @ 86-3492
- 2516 Busciglio Jimmy G @
- 2518 Fernandez Rafael @
- 2519 Lemus Rafael @ 84-1382
- 2520 Fernandez Ralph @ 86-3491
- 2523 Carlino Jas R @ 86-9334
- 2525 Belluccio Tony @
- 2527 DeBerardinis Anthony P 86-2831

StPeter intersects

- 2535 Santander Pedro D @ 86-2833
- 2537 Franco Eugenio G @
- 2539 Pullara Geo @ 86-3471
- 2541 Ynocenrio Quirino @ 86-3474
- 2638 Barrera Evelio @ 86-2832
- 2644 Fernandez Armando @ 88-1381
- 2646 Valdez Lucio @

Tampania av intersects

- 2702 Roberts Wm W @ 84-0582
- 2704 Vacant
- 2705 Valdez Manuel G @ 86-3473
- 2706 Castro Maria P Mrs @
- 2708 Hegedus Frank @
- 2709 Bolinaga Manuel @ 84-0584
- 2712 Fernandez Jose M @
- 2714 Fernandez Nestor @
- 2715 Llanes Anthony L @ 84-0583
- 2719 Diaz Chas jr @ 84-0581
- 2723 Alfonso Ernest E @ 83-3483
- 2724 Vacant
- 2725 Valdez Maria G Mrs @ 87-7034
- 2729 Diaz Maria @
- Margo's Beauty Salon ARE7-1401
- 2730 Yglesias Jos @ ARE6-5475
- 2733 Rodriguez Alfonso @
- 2737 Yglesias Benigno @
- 2738 DeSocio John @ ARE6-9514

Habana intersects

- 2903 Cuervo Casimira Mrs @
- 2905 Barbery Mercedes C Mrs @ ARE6-5343
- 2908 Valdes Anthony P @ ARE6-4934
- 2911 Mendez Frank J @ ARE6-5340
- 2913 Elias Rene @ ARE6-8037
- 2914 Benitez John A @ ARE6-4935
- 2915 Harper Roland J
- 2918 Gonzalez Manuel A @ ARE7-2963
- 2923 Arias Modesto @ ARE6-8036
- 2925 Ferlita Sam R ARE6-9050
- 2925 1/2 Fernandez Manuel
- 2929 Acosta Florentina Mrs @
- 2931 Phinny Malza P Mrs @ ARE6-5342

Gomez av intersects

- 2932 Velasco Ethel M @ ARE6-4932
- 2934 Gonzalez Mary V Mrs ARE6-4933
- 3001 Mesa Chas ARE7-2274
- 3007 Menendez Phillip D @
- 3008 Tornero Roland @ ARE6-0517
- 3009 Salario Jos L @ ARE7-2275
- 3010 Colloero Steve @ ARE7-2964
- Florida Masonry Contrs ARE7-2964
- 3011 Barineau Maude E Mrs @ ARE7-2272
- 3012 West Tampa Boys Club (side)
- 3017 Hornberger Nancy M Mrs @ ARE6-5361

MacDill av intersects

- 3101 D'Arpa Jerome F @ ARE7-3129
- D'Arpa Elec Contrs ARE7-3129
- 3102 Spikes Jas W @ ARE6-5362
- 3108 Waters Cullen F @ ARE7-2918
- 3112 Lombardia Braulio J @ ARE6-1085

Maxwell pl intersects

- 3130 Bridges Chas B @ ARE6-2193
- 3136 Vacant

Matanzas intersects

- Renfrew av intersects
- 3202 Mendez Wm B @ ARE7-1540
- 3210 Judge Hilliard M @ ARE6-9872
- 3218 Ragano Peter P ARE6-9873
- 3224 Cassaro Dominic @ ARE6-3204

Lincoln av intersects

- 3309 Maas Ebba E Mrs @ ARE6-7038
- 3313 Smith Wm E @ ARE6-4762
- 3315 Orihuea Manuel @ ARE6-7307
- 3316 Kiker Pauline D Mrs @ ARE7-2575
- 3317 Brokaw Harold D @ ARE7-2578
- 3320 Ferguson Wm P @ ARE7-2576

- 3321 Feustel Leona E Mrs ARE6-7306
- 3324 Hatchett Edw V ARE7-2577

Glen av intersects

- 3401 Zoucks Walter D @
- 3404 Todo Andre S @
- 3405 Rodriguez Nelson jr @ ARE7-2826
- 3408 Camara Lucila B Mrs @ ARE7-2825
- 3410 Camara Arcadio @
- 3411 Pupello Peter jr @
- 3415 Beasley Robt T
- 3416 Marteliz Maria C Mrs @ ARE6-6528
- 3419 Garcia Angel @
- 3431 Dominguez Jose @

N Himes av intersects

- 4746 Vacant

N Hesperides intersects

N West Shore blvd intersects

- 5209 Jackson Lewis @ ARE6-9207

N Ward intersects

- 5306 Runge Margt @ ARE6-2664
- 5308 Runge Kurt @

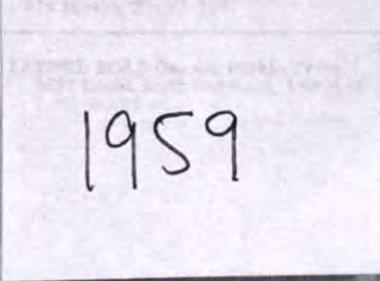
Reo intersects

- 5600 Daniels Robt C @
- 5606 Pine Clarence A @
- 5608 Long Kenneth E @

Mondigo intersects

LAUREL LANE--West from 1408 Riverside to dead end

- 713 Miller Monnie B Mrs



LAWN AVENUE--West from Bayshore blvd, 1 south of Harbor View

- 2923 Smith Melvin B @ 62-6081
- 2924 Crowell Andrew M B jr @ 62-1181
- 2925 Cannon Kilby G @ 63-3444
- 2927 Taylor Otto G @ 62-2131
- 2929 Atkins Howard D @ 61-0355
- 2930 Blackburn J Ross @ 62-6443
- 2932 Duncan Alex F @ 62-6442
- 2933 Gadsden Robt G @ 66-5871
- 2934 Forton Edw @ 62-6445
- 2935 Hudson Harry W @ 61-4003
- 2936 Dyche Wm H @ 63-0571
- 2938 Leach Gilbert D jr @ 63-0574
- 2991 Mack Edw R @ 63-0281
- 3003 Turner Gilbert @ 64-1231
- 3004 Brown C Gordon @ 63-0575
- 3008 Harlow Lawrence P @ 62-4151
- 3009 Rinaldi Clyde L @ 62-4732
- 3011 Craig Lester D @ 61-2404
- 3012 Rosner Ralph @ 63-0373
- 3016 Gaillard Saml S @ 61-6091
- 3017 Mabry A Chester @ 62-2331
- 3020 Anthony Gladys @ 63-0372
- 3021 Stevens Marie H @ 62-4201
- 3024 Whitley Olive S Mrs @
- 3025 Swing Ernest C @ 63-7301

MacDill av intersects

- 3104 Sanderson Robt B @ 64-5585
- 3106 Kagee Arth G @ 64-5584
- 3107 Vacant
- 3109 Roberts Harvey B @ 66-8811
- 3110 Dunwoody Eug C
- 3112 Leslie Jas J @ 63-5655
- 3114 Leslie Edw H @ 63-5653
- 3115 Betts Frank @ 61-3413
- 3116 Fleming Chas A @ 66-0191
- 3118 Kissinger Helice @ 61-3412
- 3119 Quayle Ralph J @ 61-3411
- 3121 Baldwin Edw B @ 63-5652
- 3122 Small E Marshall @

Noble intersects

- 3200 Rodriguez Alf @ 64-1672

- 3201 Nordgren Harold H @ genl contr 63-5654

- 3203 Johnson John E @ 64-1674
- 3204 Lukic Michl J @ 64-6043
- 3206 Walton Wm R @ 64-1673
- 3207 Crumley Aaron L jr @ 64-1671
- 3208 Carlson Gustav @
- 3209 Vacant
- 3212 Haltow Saml @ 63-8751
- 3213 VanNess E A @ 64-1461
- 3214 Graham Clarabel L Mrs @ 64-1463
- 3217 Holmes Carl E 64-1465
- 3220 Cavanaugh Jas D @ 64-6044
- 3221 Hertsch Robt A @ 64-6041
- 3222 Wood Miriam A Mrs @ 65-5573
- 3223 Farrell Horace A @ 65-5572
- 3224 Vacant
- 3225 Browning Wm @ 65-5571
- 3226 Bailey Frankye J 64-6042
- 3229 Savtek Stanley A @ 64-1464
- 3230 Spurlin Dennis E 64-6771
- 3231 DiCrescenzo Blanche G Mrs @ 63-2024

- 3233 Rose --
- 3235 Leaphart Frances Mrs @ 65-2663
- 3238 Hackney Jas E @ 63-2025
- 3303 Henry Edwin B @ 62-2421
- 3305 Fry Walter W @ 62-2423
- 3306 Thomas Harry P @ 62-2424
- 3307 Carter Albert W @ 62-2422
- 3308 Menard Robt W @ 62-4355
- 3310 McCready Richd B @ 62-4353
- 3311 Dey Matthew @ 64-8932
- 3312 Baird Ober L @ 66-3881
- 3315 McKeehan Wesley O @ 62-4351
- 3401 Albert Leonard J 62-4352
- 3402 Vacant
- 3403 Casey Jas F @ 64-8934
- 3405 Stitz Wm J @ 63-2023
- 3406 Vacant
- 3407 Lockwood Donald J @ 64-8935
- 3408 Forrester Wm H jr @ 64-8931
- 3409 Putney Henry M @ 63-2022
- 3410 Vacant
- 3412 Wittmeyer Chas E @ 65-0073
- 3414 Drake B Dale @ 65-0072

- 4006 Sorensen Earl O @ 63-8584
- 4008 Wade Oliver L jr @ 65-5881
- 4009 Mick Malcolm F @ 65-2764
- 4010 Sanders Jas A @ 65-8883
- 4012 Saad Paul A 65-3562

S Hale av intersects

- 4013 Ferreira Viriato @ 65-2761
- 4014 Gillett Clay C @ 65-8141
- 4015 Smith Jos A @ 65-3564
- 4016 Little Terrell W @ 65-3561
- 4018 Mersereau Scott W @ 65-6561

S Clark intersects

- 4101 Atkins Thos V @ 64-2015
- 4102 Plazewski Robt J @ plstr 65-7023
- 4103 Thomas Geo H jr @ 65-5874
- 4104 Todd Wm C @ 65-5871
- 4106 Raulerson Ernest P @ 64-0281

S Cameron av intersects

- 4107 Dekle John R @ 65-8561
- 4108 Pennell Marjorie @ 65-5872
- 4109 Stees Leland M @ 66-2021
- 4110 Alvarez Jos M @ 65-8563
- 4112 Griffin Harold H jr @ 65-8564
- 4114 Kilgore Leonard L jr @ 65-3544

S Lois av intersects

- 4402 Hissong Donald @ 65-8871
- 4403 Wootten Warren D @ 63-7743
- 4404 Evans Geo D jr @ 63-3642
- 4405 Drenberg Donald W @ 63-7742
- 4406 Gram Harriet Mrs @ 63-3484
- 4407 Carranza E Laurence @
- 4408 Hernandez Albert @ 63-3481
- 4409 Jones Heywood K @ 63-4471
- 4410 Dorchek Frank J @ 63-3483
- 4411 Downing Alf G @ 63-7623
- 4412 Leininger Robt D 65-0784
- 4413 Cyrill Frank P jr 67-4711
- 4414 Stone Welby L @ 63-3482
- 4416 Vanderspiegel Raymond E 63-2092

S Anita blvd ends

- 4418 Overton Frank R jr @ 63-2091
- 4420 Brickley Lee J @ 63-1931
- 4422 Espina Hubert @ 63-1932
- 4424 Howard Carlton L @ 63-1791



BOOKER & COMPANY, INC.

WHOLESALE

Hardware - Building Materials - Doors - Plywood

Morgan and Bell Sts.

Phone 2-0931



President
THOS. J. SHEEHAN, JR.
Secretary

302 TAMPA ST.



Ray Hearin, Inc., RESIDENTIAL - COMMERCIAL
REALTORS
PHONE 2-1861

LAUREL—Contd

- 1301 Noreiga Juan @ 82-4343
- 1303 Thompson Chester @ 86-3093
- 1304 McDuffie Charleston @ 88-9423
- 1305 Richardson Saml @ 82-4344
- 1307 Bullard Eug E @
- 1309 Biggins Dover 81-0631
- 1309 James Harrison
- 1311 McCall Thelma L Mrs @ 81-0633
- 1313 Wadkins Luella C Mrs @ 82-4341
- 1314 Cox Willie H @ 88-7762
- 1315 Pitts Christine J Mrs @
- 1315 Pirtle Sarah P Mrs 82-4342
- 1316 Burrell Ethel Mrs 84-0951
- 1317 Handy Thaddeus H @
- 1318 Nixon Oscar @ 88-7761
- 1319 Holloway Willie 81-0632
- 1320 Hildmon Lilla C Mrs @ 88-0973
- 1321 Scott Harvey
- 1322 House of God Ch
- 1327 Douglas Jas 88-7684
- 1328 Wingo Jas N
- 1330 Warren Wm M @ 88-2714
- 1332 Lindsay Aleasa F Mrs @ 88-7011
- 1334 Tollevir Willis @ 88-7012
- 1335 Covington Willie M Mrs @ 82-2934
- 1337 Johnson Idella G Mrs @ 88-7683
- 1339 Gouse Sarah L Mrs
- 1339 Wilson Paul J 88-7682
- 1341 Vacant
- 1341 Willis Idella W Mrs
- 1343 Daniels Walter

Oregon av intersects

- 1501 Ray Janie M Mrs
- 1501 Williams Jack
- 1503 Foster W Jas
- 1503 Glover Minnie P Mrs
- 1507 Webb Ruby J Mrs @ drsmkr
- 1510 Fitzpatrick Chapter No 6 (OES)
Islam Temple 84-0954
- 1511 Baker Lucas @
- 1511 Rogers Ernestine 88-7941
- 1512 Latson Hattie E Mrs @ 89-1525
- 1514 Thomas Will @
- 1519 McDonald Geo B @ 88-9822
- 1530 King Isalah
- 1533 Garth Henry @
- 1535 Walker Virginia @ 88-7944
- 1536 Reed Wm @
- 1537 Bailey Adell P @
- 1539 Austin Beatrice Mrs @ 88-9821
- 1541 City Roofing & Mtl Wks 89-3211

Rome av intersects

- 1706 Taylor Clyde
- 1706 Chapel Ernest
- 1707 Garrett Albert O @ 84-5194
- 1708 Andrews Van W @ 86-3764
- 1710 Henderson Willie B 86-4194
- 1710 Henderson Mayo 89-4591
- 1714 Masha Danl A 86-4121
- 1714 Chism Wm E
- 1715 Brown Chas R @
- 1715 Young Toby 86-4712
- 1717 Wilson Hester Mrs
- 1721 Laurel Apartments
- Apartment:
- A Graham Bennie Jr 86-8543
- B Walters Wm 84-5193
- C Cox Mamie B Mrs drsmkr
- D James Robt L
- E Hawkins Abbie W Mrs 86-4713

Street continued

- 1734 No return
- 1736 Scott Amos H @ 85-5483
- 1737 Jones Ivory L @ 86-2884
- 1738 Harris Willie J
- 1742 Jones Savannah Mrs
- 1744 Moon Flossie M Mrs @
- 1746 Stewart Flora L Mrs 86-4195
- 1748 Rountree Jas

Fremont av intersects

- 1902 Carolina Peter
- Carolina Margt @ 87-3252
- 1904 Baxter Bennie J
- 1904 Hodge L B 85-5484
- 1905 Cusseaux John @ 85-8421
- 1906 Porter Mack N @ 86-5193
- 1906 Page Frank
- 1907 Sheehy Benj B @ 85-8424
- 1908 Moton John M @ 87-3251
- McKnight Luwater @
- 1916 Everett Eug H 86-9385
- 1917 Vann Loucious @ 86-2882
- 1919 Lane John H @ 87-3291
- 1920 Thomas Ned 87-3253
- 1921 Whitaker Eliz B Mrs @
- Wimberly Alex furn rms 84-6603
- 1924 Arenas Inez M 86-9382
- 1926 Vacant
- 1927 Johnson Johnny
- 1928 Peterson Thos @ 85-5481
- 1928 Chaney Archie M @ 84-6692
- 1930 Hollinger Prather @

- 1831 Quarterman Robt 87-0092
- 1932 Green Jeremiah @ 86-2784
- 1933 Thomas Shellee 87-0091
- 1935-37 City Recreation Whse & Workshop
86-3662

N Albany av intersects

- 2105 Roberts Aaron @
- 2107 Pope Willie R
- 2108 Vacant
- 2109 Bryant Moses
- 2109 Lewis Johnny A
- 2110 Higgins Mae C Mrs @ 86-2781
- 2111 Brown Solomon
- 2111 Vacant
- 2112 Howard Lee @ 83-4915
- 2113 Raggs Leon @
- Cusick Theo @
- 2116 Latteri Anthony @ 85-6281
- 2117 Hayes Kate Mrs @ 86-4131
85-6281

N Howard av intersects

- 2305 Scardino Jos T @ 84-4481
- 2306 Salcido Jose
- 2309 Chavez Ralph C 84-4483
- 2310 Bear Robt @
- 2311 Menendez Dora C Mrs @ 86-3651
- 2312 Perez Luis V @ 82-9924
- 2313 Sanchez Rafael M @ 86-3654
- 2315 Garrido Oscar Jr @ 86-8024
- 2322 Hope Mission Ch
- Bartels Lambert L Rev 85-6894
- rear Vacant
- 2330 Valdez Gustavo 86-3751
- 2335 Suarez Guillermo @ 85-8454
- 2336 DelRio Modesto @ 86-2834
- 2339 Buff Matthew E @ 86-3652
- 2343 Berry Dorothy E Mrs @ 86-8202
- 2347 Greco Jack P

N Armonia av intersects

- 2501 Caraballo Albert @
- 2508 Sabella Matilda R Mrs @ 84-1383
- 2510 Ragano Joe @ 86-3494
- 2514 Partinostro Frank @
- 2515 Murguia Caridad V Mrs @ 86-3492
- 2516 Busciglio Jimmy G @
- 2518 Fernandez Rafael @
- 2519 Lemus Rafael @ 84-1382
- 2520 Fernandez Ralph @ 86-3491
- 2523 Carlino Jas R @ 86-9334
- 2525 Belluccio Tony @
- 2527 Dorsey Eug L

StPeter intersects

- 2535 Santander Pedro D @ 86-2833
- 2537 Franco Eug G @
- 2539 Paullara Geo @ 86-3471
- 2541 Ynocencio Quirino @
- 2636 Chappelaine Elwin J @ 86-4740
- 2638 Barrera Evello @ 86-2832
- 2646 Valdez Lucio @
- 2702 Roberts Wm W @ 84-0582
- 2704 Lemus Armando C @
- 2705 Valdez Manuel G @ 86-3473
- 2706 Castro Maria P Mrs @
- 2708 Hegedus Frank @
- 2709 Bollnaga Manuel @ 84-0584
- 2712 Fernandez Jose M @
- 2714 Vacant
- 2715 Llanes Anthony L @ 84-0583
- 2719 Diaz Chas Jr @
- 2723 Alfonso Ernest E @ 83-3483
- 2724 Rocha Laureano @ 86-5479
- 2725 Valdez Maria G Mrs @ 87-7034
- 2729 Diaz Maria @
- Margo's Beauty Salon @ 86-71401
- 2730 Yglesias Jos P @ 86-5475
- 2733 Rodriguez Alfonso @ 86-1624
- 2737 Yglesias Benigno @
- 2738 DeSocio John W @ 86-9514

Habana intersects

- 2903 Cuervo Casimira Mrs @
- 2905 Barbery Mercedes C Mrs @
@ 86-5343
- 2908 Valdes Anthony P @ 86-4934
- 2911 Mendez Frank J @ 86-5340
- 2913 Elias Rene @ 86-8037
- 2914 Benitez John A @ 86-4935
- 2915 Harper Roland J @ 86-1809
- 2918 Gonzalez Manuel A @ 86-72968
- 2923 Arias Modesto @ 86-8038
- 2925 Fernandez Manuel @ 86-6072
- 2925 Lane John M @ 86-5337
- 2929 Acosta Florentina Mrs @
- 2931 Phinny Malza P Mrs @ 86-5342
- Gomez av intersects
- 2932 Velasco Ethel M Mrs @ 86-4932
- 2934 Gonzalez Mary V Mrs @ 86-4933
- 3001 Mesa Chas @ 86-72274
- 3003 Perez Jose @
- 3007 Menendez Philip D @
- 3008 Tornero Roland @ 86-0517
- 3009 Salario Jos L @ 86-72275
- 3010 Colloera Steve @
- Florida Masonry contrs

- 3011 Barineau Maude E Mrs @ 86-72272
- 3012 West Tampa Boys Club (side)
- 3017 Hornbreger Nancy M Mrs @
@ 86-5361

MacDill av intersects

- 3101 D'Arpa Jerome F @ 86-73129
- D'Arpa Elec Contrs @ 86-73129
- 3102 Spikes Jas W @ 86-5362
- 3108 Chancellor Jas A @
- 3112 Lombardia Braulio J @ 86-1085
- Maxwell pl intersects
- 3130 Bridges Chas B @ 86-2193
- 3136 Hughes Thos J @ 86-7511
- Matanzas intersects
- Renfrew av intersects
- 3202 Mendez Wm B @ 86-71540
- 3210 Judge Hilliard M @ 86-9872
- 3214 Scuirba Sam @ 86-71244
- 3218 Ragano Peter P @ 86-9873
- 3224 Cassaro Dominic @ 86-83204
- 3221 Under construction
- Lincoln av intersects
- 3309 Maas Ebba E Mrs @ 86-7038
- 3313 Smith Wm E @ 86-4762
- 3315 Orihuela Manuel @ 86-7307
- 3316 Kilker Pauline D Mrs @ 86-72575
- 3317 Brokaw Harold D @ 86-72578
- 3320 Lee Robt E @ 86-5-9889
- 3321 Feustel Leona E Mrs @ 86-7306
- 3324 Hatchett Edw V @ 86-72577

Glen av intersects

- 3401 Zoucks Lillie B Mrs @
- 3404 Todo Andre S @
- 3405 Rodriguez Nelson Jr @ 86-7-2826
- 3408 Camara Lucila B Mrs @ 86-7-2825
- 3410 Camara Arcadio @
- 3411 Pupello Peter Jr @
- 3415 Porter Thos J @ 86-6622
- 3416 Martellz Maria C Mrs @ 86-6528
- 3419 Garcia Angel @
- 3431 Dominguez Jose @

N Himes av intersects

- 61
- N Hesperides intersects
- N West Snore blvd intersects
- 5209 Jackson Lewis @ 86-9207

Memorial hwy intersects

- 5508 Wilson Walter C @ 86-2776
- 5512 Daniels Robt C @
- 5516 Runge Margt @
- 5518 Runge Kurt @ 86-2664
- 5520 Pine Clarence A @ 86-2666
- 5522 Long Kenneth E @

**LAUREL LANE—West from 1408 Riverside to
dead end (Zone 7)**
713 Miller Monnie B Mrs
715 R

LAUREL

- Leona
- av (Z
- 4704 Di
- 4707 La
- 4708 Ch
- 4711 Be
- 4712 Wl
- 4714 Mc
- 4714 Be
- 4717 Wl
- 4726 Ho

1960

**LAWN AVE—West from Bayshore Blvd,
I south of Harbor View (Zone 11)**

- 2923 Smith Melvin B @ 82-6081
- 2924 Crowell Andrew M B Jr @ 82-1181
- 2925 Cannon Kilby G @ 83-3444
- 2927 Taylor Otto G @ 82-2131
- 2929 Atkins Howard D @ 81-0355
- 2930 Blackburn J Ross @ 82-6443
- 2932 Duncan Alex F @ 82-8442
- 2933 Gadsden Robt G @ 86-5871
- 2934 Porton Edw @ 82-8445
- 2935 Hudson Harry W @ 81-4003
- 2936 Dyech Wm H @ 83-0571
- 2938 Leach Gilbert D Jr @ 83-0574
- 3001 Mack Edw R @ 83-0281
- 3003 Turner Gilbert @ 84-1231
- 3004 Brown May Mrs @ 83-0575
- 3008 Harlow Lawrence P @ 82-4151
- 3009 Rinaldi Clyde L @ 82-4732
- 3011 Craig Lester D @ 81-2404
- 3012 Rosner Ralph @ 83-0973
- 3016 Gaillard Saml S @ 81-6091
- 3017 Mabry A Chester @ 82-2331
- 3020 Anthony Gladys @ 83-0372
- 3021 Stevens Marie H @ 82-4201
- 3024 Whitley Olive S Mrs @
- 3025 Swing Ernest C @ 83-7301



LAUREL—Contd

- 1738 Davidson James
- 1742 Jones Savannah Mrs
- 1744 Moon Flossie M Mrs @
- 1746 Stewart Florida L Mrs
Platt Alberta S Mrs
- 1748 Rountree Jas
- Fremont av intersects**
- 1902 Carolina Peter
Carolina Margt @ 256-4191
- 1904 Baxter Bennie J 254-8914
- 1904 1/2 Hordge L B 255-5484
- 1906 Porter Mack N @ 256-4193
- 1906 1/2 Page Frank
- 1908 Moton John M @ 257-3251
- 1908 McKnight Luwater Mrs @
McKnight Hayward
- 1916 Roberts Thomas Ned 257-3253
- 1924 Arenas Inez M 256-9382
- 1926 Postell James O
- 1928 Peterson Thos @ 255-5481
- 1930 Allen Clyde D
- 1932 Green Jeremiah @ 256-2784
- N Albany av intersects**
- 2105 Roberts Aaron @
- 2107 Pope Willie R
- 2108 Vacant
- 2110 Higgins Mae C Mrs @
- 2112 Howard Lee @ 254-8915
- 2114 Collins Fred @
- 2116 Latteri Anthony @ 255-6281
- 2118-20 Latteri & Son Vault & Monument
Co 255-6281
- N Howard av intersects**
- 2305 Scardino Jos T @ 254-4481
- 2306 Alvarez Robt 252-9922
Flores Mary V Mrs
- 2310 Bierer Robt W @
- 2311 MenendezDora C Mrs @ 255-5612
- 2312 Perez Maria Mrs @ 252-9924
- 2313 Sanchez Rafael M 256-3654
- 2322 Hope Mission Ch
Bartels Lambert L Rev 255-6894
Hope Mission Kindergarten
- rear Vacant
- 2330 Cardona John C
- 2336 DelRio Modesto @ 256-2834
- N Armenia av intersects**
- 2501 Vacant
- 2508 Sabella Matilda R Mrs @ 872-0127
- 2510 Ragano Joe @ 872-0133
- 2514 Partinostro Frank @
- 2515 Vacant
- 2516 Busciglio Jimmy G @ 877-6990
- 2518 Fernandez Rafael @
- 2519 Vacant
- 2520 Fernandez Ralph @ 876-9805
- 2525 Vacant
- 2527 Vacant
- St Peter intersects**
- 2535 Vacant
- 2537 Franco Eug G @ 876-9972
- 2538 Chapdelaine Sira M Mrs @ 876-4740
- 2538 Barrera Evelio @ 876-9806
- 2644 Fernandez Armando @ 876-9675
- 2646 Valdez Lucio @
- 2702 Roberts Wm W @ 872-0554
- 2704 Lemus Armando C @
- 2705 Montesino Cypriano C
- 2706 Castro Maria P Mrs @
- 2708 Hegeodus Frank @
- 2709 Vacant
- 2712 Fernandez Josefina M @
- 2714 Fernandez Nasto @
- 2715 Vacant
- 2719 Vacant
- 2723 Vacant
- 2724 Alfonso Raymondo
- 2725 Vacant
- 2729 Vacant
- 2730 Vacant
- 2730 Yglesias Jos P @ 876-5475
- 2733 Vacant
- 2737 Vacant
- 2738 DeSocio John W @ 876-9514
- Habana intersects**
- 2803 Cuervo Casimira Mrs @
- 2805 Vacant

- 2908 Valdes Anthony P @ 876-4934
- 2911 Vacant
- 2913 Elias Rene @ 876-8037
- 2914 Benitez John A @ 876-4935
- 2915 Vacant
- 2918 Gonzalez Manuel A @ 877-2963
- 2923 Vacant
- 2925 Vacant
- 2925 1/2 Vacant
- 2929 Vacant
- 2931 Vacant
- Gomez av intersects**
- 2932 Velasco Ethel Mrs @ 876-4932
- 2934 Gonzalez Mary V Mrs @ 876-4933
- 3007 Menendez Phillip D @ 877-2279
- 3008 Tornero Roland @ 876-0517
- 3010 Collero Steve @ 876-5053
Florida Masonry contrs 876-5053
- 3012 West Tampa Boys Club (side)
- MacDill intersects**
- 3101 D'Arpa Jerome F @ 877-2725
D'Arpa Elec Contrs
- 3102 Spikes Jas W @ 876-5362
- 3108 Chancellor Jas Q @
- 3112 Lombardia Braulio L @ 876-1085
- Maxwell pl intersects**
- 3130 Bridges Chas B @ 876-2193
- 3136 Hughes Thos J @ real est 876-7511
- Matanzas intersects**
- Renfrew av intersects**
- 3202 Mendez Wm B @ 877-1540
- 3210 Judge Hilliard M @ 876-9872
- 3214 Scuirba Sam @ 877-1244
- 3218 Ragano Peter P @ 876-9873
- 3221 Capitano Sam B @ 876-7591
- 3224 Cassaro Dominic @ 876-3204
- Lincoln av intersects**
- 3306 Young Wesley H @ 877-6876
- 3308 Mendoza Lorenzo E @ 877-4947
- 3310 Dominguez Adolph @ 877-6421
- 3316 Kilker Pauline D Mrs @ 877-2575
- 3320 Vacant
- 3322 Lee R E 872-9889
- 3324 Hamlett David A
- Glen av intersects**
- 3404 Todo Andre S @
- 3408 Camara Lucila B Mrs @ 872-0909
- 3410 Camara Arcadio @ 876-7564
- 3416 Marteliz Maria C Mrs @ 876-6528
- N Himes av intersects**
- 3944 Church of Our Lord Jesus Christ
- N Hesperides intersects**
- N West Shore blvd intersects**
- 5209 Jackson Lewis @ 876-9207
- Memorial hwy intersects**
- 5512 Daniels Robt C @
- 5516 Runge Margt @ 876-2664
- 5518 Runge Kurt @ 876-2664
- 5520 Pine Clarence A @ 876-2666
- 5522 Long Kenneth E @

73

75

61

65

19

**LAUREL LANE—West from 1408 Riverside
to dead end (Zone 7)**

- 713 Vacant
- 715 Rivers Wm 255-8554

**LAUREL ROAD (Sunset Park)—From 4633
Leona south and west, 4 west of S Man-
hattan av (Zone 9)**

- 4709 Diego Eug P @ elec contr 836-2641
- 4707 Lawson Dorothy C Mrs @ 832-1492
- 4708 Clamon Wilbur F @ 836-7071
- 4711 McCullian Wm @
- 4712 Wildgrube Arnold W @ 833-5361
- 4715 Gottfried Jacob L @ 834-9711
- 4717 Wilson Clarence E @ 833-5362
- 4720 McDonough Bart T @ 832-6931
Peninsular Fire Sprinkler Corp
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- 4722 Wilson Henry O @ 833-5363
- 4726 Hoyer Irvin L @ 832-1495

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1 south of Harbor View (Zone 11)**

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- 3008 Harlow Lawrence P @ 832-4151
- 3009 Rinaldi Clyde L @ 832-4732
- 3011 Craig Lester D @ 831-2404
- 3012 Rosner Ralph @ 833-0373
- 3016 Gaillard Saml S @ 831-6091
- 3017 Mabry A Chester @ 832-2331
- 3020 Anthony Gladys @ 833-0372
- 3021 Stevens Marie H @ 831-0351
- 3024 Whitley Olive Mrs 833-0371
- 3025 Swing Ernest C @ 833-7301

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- 3103 Wells Chesley H 836-8812
- 3104 Hutchins Frank D @ 833-0371
- 3106 Kagee Arth G @ 834-5584
- 3107 Harvey Fannie L Mrs @ 834-5583
- 3109 Roberts Harvey B @ 836-8811
- 3110 Vacant
- 3111 Hamilton Porter S @ 836-8813
- 3112 Leslie J as J @ 833-5655
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- 3117 Quayle LaVonne W Mrs @ 831-3411
- 3118 Kissinger N Helice @ 831-3412
- 3121 Baldwin Edwin B @ 833-5652
- 3122 Small E Marshall @ 831-3414

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- 3201 Nordgren Harold H @ genl contr
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- 3203 Johnson John E @ 834-1674
- 3204 Lukic Michl J @ 832-6043
- 3206 Wallis Marie F Mrs @ 834-1675
- 3207 Crumley Aaron L jr @ 834-1671
- 3208 Carlson Gustav G @
- 3209 Vacant
- 3212 Haitow Saml @ 833-8751
- 3213 VanNess Emerson A @ 834-1461
- 3214 Dean Robt J 833-8752
- 3217 Holmes Carl E @ 834-1465
- 3220 Cavanaugh Jas D @ 834-6044
- 3221 Hertsch Robt A @ 834-6041
- 3222 Wood Miriam A Mrs @ 835-4473
- 3223 Turley G Dean @ 835-5572
- 3224 Morter Gail J @ 832-2432
- 3225 Thompson John 837-4601
- 3226 Kennedy Robt E @ 834-6042
- 3229 Svatek Stanley A @ 835-2664
- 3230 DeHaan Rodney A 835-2662
- 3231 DiCrescenzo Blanche G Mrs @
833-2024

- 3233 Waldrup Nell L Mrs @ 835-2661
Forsythe Ethel M Mrs @
- 3235 Leaphart Frances M Mrs @ 835-2663
- 3238 Hackney Jas E @ 833-2025
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- 3303 Forrester Bryan H @ 832-2421
- 3305 Vacant
- 3306 Thomas Harry P @ 832-2424
- 3307 Carter Frances J Mrs @ 832-2422
- 3308 Vacant
- 3310 Brown Wm R @ 832-4354
- 3311 Dey Matthew @ 834-8932
- 3312 Baird Ober L @ 836-3881
- 3315 McKeenan Wesley O @ 832-4351
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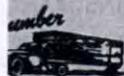
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 1514 HANDY JOHNNY •
 1516 HAYES CARLTON
 1530 FILLS ROLAND
 1532 TUCKER ORA M MRS • 254-9911
 1536 FEED WILL •
 1538 KAY WM H • 251-9265
 ---ROME INTERSECTS

67

---ROME INTERSECTS
 1706 TAYLOR CLYDE 258-5112
 1706½ FRAZIER EVA M MRS
 1708 ANDREWS NELLIE G MRS •
 256-3764
 1710 NUNNALLY ROBT • 256-3765
 1710½ HENDERSON MAYO F 258-4591
 1714 MASHA DANL
 1714½ RICHARDSON JOE
 1734 WILLIAMS LILLIE M MRS •
 257-3033
 1736 HARRIS ROSA L MRS 258-5111
 1738 VACANT
 1742 CARDOBA RAYMOND
 1744 ROBERTS RICHD 251-4105
 1746 EDGE MORRIS
 1748 NATAN FLORIDA MRS 253-3740
 ---FREMONT INTERSECTS

1902 CAROLINA MATTIE MRS • 251-1990
 WILLIAMS MARGT
 1904 SPENCER ANDREW J
 1904½ HORDGE L B • 255-5484
 1906 PORTER MACK N • 255-5483
 1906½ WILLIAMS ROBT
 1908 MC KNIGHT LUVATER MRS •
 256-4271
 1910 VANN MARY MRS • 257-3254
 1916 BAXTER MINNIE P MRS
 1920 THOMAS NED 257-3253
 1924 ARENAS YNES M MRS • 256-9382
 1926 VACANT
 1928 PETERSON THOS • 255-5481
 1930 HOLLINGER EVADNA B •
 1932 GREEN JEREMIAH • 256-2784
 1934½ WILLIAMS ROSE B 251-3289
 ---ALBANY INTERSECTS

2108 LESTER RACHEL M MRS • 251-4291
 2110 SAMS CURTIS • 254-8911
 2112 HOWARD LEE • 254-8915
 2114 COLLINS FRED • 254-8912
 2118 LATTERI & SON INC MONUMENTS &
 VAULTS 255-6281
 ---HOWARD INTERSECTS
 2306 PAZOS CARLOS P • 255-8233
 2310 DE LA NUEZ MOISES •
 2312 PEREZ MARIA MRS • 251-5575
 2320 BARNHILL BISHOP JR • 255-6895
 2322 BROWN A
 2322E YOUNG PAULINE MRS
 2324 HURLEY LOVE
 2324½ RICE HATTIE A MRS
 2330 SNEED ROSA MRS
 2336 NO RETURN
 ---ARMENIA INTERSECTS

57

---ARMENIA AV INTERSECTS
 2516 BUSCIGLIO JIMMY G • 877-6990
 2518 FERNANDEZ RAFAEL •
 2520 FERNANDEZ RALPH • 876-9805
 ---SAINT PETER INTERSECTS
 2636 CHAPDELAIN SIRA M MRS •
 2638 BARRERA EVELID • 876-9806
 2640 FRANCO EUG G • 877-1407
 2644 VACANT
 2646 VALDEZ LUCIO •
 ---TAMPANIA AV INTERSECTS

2702 ROBERTS WM W • 872-0554
 2704 LEMUS MATTIE J MRS •
 2706 CASTRO CARMEN MRS • 877-6238
 2708 CORTEZ ARTH •
 2712 FERNANDEZ JOSEFINA M •
 2714 VACANT
 2724 LOUNDERS MARIE MRS • 876-1574
 2730 YGLESIAS JOSEPH P • 876-5475
 2738 DU SHANE NAJIBE MRS • 877-3153
 ---HABANA AV INTERSECTS
 2908 VALDES ANTHONY P • 876-4934
 2914 MARRERO EVILED 876-1970
 2916 BENITEZ JOHN A • 876-4935
 2918 GONZALEZ MANUEL A • 872-8966
 ---GOMEZ AV INTERSECTS
 2932 VELASCO ETHEL M MRS • 876-4932
 2934 GONZALEZ MARY V MRS • 876-4933
 REAR VACANT
 3008 TORNERO ROLAND • 876-0517
 3010 ROJAS GERALD • 872-0367
 ---MAC DILL INTERSECTS
 3102 DIAZ KENNETH H • 877-8543
 3108 ROGANO THOMAS • 872-8133
 3112 LOMBARDIA BRAULIO J • 876-1085
 ---MAXWELL PL INTERSECTS
 3130 HENRIQUEZ RICHD M • 877-2462
 3136 VACANT
 ---MATANZAS INTERSECTS
 ---RENFREW INTERSECTS
 3202 MENDEZ WM B • 877-1540
 3210 JUDGE HILLIARD M • 876-9872
 3214 SCIURBA SAM • 877-1244
 3218 RAGANO PETER P • 876-9873
 3224 CASSARO DOMINIC • 876-3204
 ---LINCOLN INTERSECTS
 3306 YOUNG WESLEY H • 877-6876
 3308 MENDOZA LORENZO E • 877-4947
 3310 ALONZO ALBERT • 876-1805
 3316 KILKER PAULINE D MRS •
 877-2575

3320 LARIS CLAUDIO • 872-0500
 3322 MILITELLO JOE B • 876-2659
 3324 TRIAY ERNEST • 876-1878
 ---GLEN INTERSECTS
 3404 TODD ANDRES E •
 3408 LLANES BASILIO
 3410 CAMARA ARCADIO •
 3416 FERNANDEZ ALF • 876-8362
 ---HIMES INTERSECTS
 3920 PALMER MITCHELL JR • 872-8174
 3922 LEWIS RUFUS M •
 3944 CHURCH OF OUR LORD JESUS
 CHRIST

75

---GRADY INTERSECTS
 4002 WILLIAMS JOSEPH •
 4004 STARKES HELEN D MRS • 876-8674
 4006 PRESTON RAY • 876-1292
 4008 HICKS WILLIE L • 876-4228
 4010 CARNES BEN • 877-6639
 4014 HOWARD ANNIE M MRS • 877-7120
 4016 DUPREE JOHNNY • 872-0420
 4018 REYNOLDS EARL • 876-6867
 4020 BROOKS VIRGIL • 872-8005
 4022 GOWANS W CLARENCE •
 4024 JORDAN MELVIN • 877-6352
 4026 HYMES ESTAR JR • 872-8226
 ---CLARK AV INTERSECTS
 4104 CUTLER ALBERT E 877-2003
 4112 PEDDICK JOHNNY •
 4113 WHITE ABRAHAM • 877-7275
 4114 UNDER CONSTN
 4115 DAVIS HOWARD • 872-7538
 4116 UNDER CONSTN
 4117 HARRELL VIDLA MRS •
 4118 MASSEY LOUIS • 872-8726
 4120 ALLEN JIMMY • 872-7692
 ---LOIS AV INTERSECTS
 4201 COOPER SAML • 876-5591
 4202 CARTER AMELIA MRS • 876-5220
 4203 FREEMAN WALLACE • 876-5373
 4205 HAMILTON CHARLIE • 876-4541
 4207 CURRY JAMES • 876-5438
 4209 THOMAS COLEN •
 4210 SAFFOLD ULYSSES •
 4211 CAIN HERBERT • 877-2146
 4212 LEMONS WILLIE J • 872-7391
 4213 CONEY BERTIE MRS • 876-0423

4214 DAVIS WILL •
 4215 HYMES ESTAR • 877-4622
 4216 WILLIAMS RICHD JR
 4217 VINSON WM • 877-4813
 4218 BELL CLARENCE • 872-9902
 4219 DAWSON WARREN H • 872-8157
 4220 MC NAIR FELIX •
 4223 WIMBLEY ELBERT • 876-5412
 4224 ALLEN ANDERSON • 876-0133
 4226 GREEN LEROY •
 ---HUBERT AV INTERSECTS
 4303 PIERCE JESSE P
 4304 VACANT
 4305 WILLINGHAM MILTON • 876-9641
 4307 RHODES JOHN • 877-1126
 4308 BORDERS ADELL • 872-8159
 4309 SINGLETARY WILLIE JR •
 877-2759
 4310 WILLIAMS IDELLA N MRS •
 872-9800
 4311 PIERCE KAISER • 877-3947
 4312A WILLIAMS JEREMIAH 877-3102
 4312B NO RETURN
 4313 CANN AUBREY • 876-9063
 4314 JOHNSON TRUBY • 876-1139
 4315 PARKER HENRY • 876-1795
 4316 ARMSTRONG LUCILLE MRS •
 876-1421
 4318 ARMSTRONG CARLTON JR •
 4320 LONG VERNON • 876-1649
 4322 VACANT
 ---MANHATTAN AV INTERSECTS
 4807 BROWN LULA MAY MRS 877-5913
 4817 GREEN DAVID • 877-1113
 4823 ANDERSON ALF •
 4825 VACANT
 5001 SEPSCO SERVICES INC TEL BOOTH
 INSTALLATION & REPR 876-2873

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---WARD INTERSECTS
 5115 WILLIAMS THOS J 876-4852
 ---HESPERIDES INTERSECTS
 5209 JACKSON LEWIS • 876-9207
 5415 SUNSTATE SPORTSWEAR INC CLO
 MFG 872-7971
 ---MEMORIAL INTERSECTS
 5516 RUNGE MARGT • 876-2664
 5518 RUNGE KURT •
 5520 PINE EFFIE MRS • 876-8802
 5522 LONG KENNETH E • 876-6576

21

LAWN AV -WEST FROM BAYSHORE BLVD I

1968

2938 LEACH GILBERT D JR • 833-0574
 3001 MACK EDW R • 833-0281
 3003 TURNER GILBERT E • 839-6140
 3004 BROWN MAY W MRS • 833-0575
 3008 VACANT
 3009 RINALDI CLYDE L • 839-5606
 3011 CRAIG LESTER D • 831-2404
 3012 ROSNER RALPH R • 833-0373
 3016 GAILLARD SAMUEL S • 831-6091
 3017 MABRY A CHESTER • 832-2331
 3020 ANTHONY GLADYS • 833-0372
 3021 BARNHILL THOS A 836-9871
 3024 HIGGINS WM O • 839-3797
 3025 SWING ERNEST C • 833-7301
 ---MAC DILL INTERSECTS
 3103 WELLS CHESLEY H • 836-8812
 3104 VACANT
 3106 SCHENKEL JACK Y 839-6490

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4716 RUBIO ERNEST •
4717 BELL JIMMY H • 831-6662
4720 SOUTHERN SAFETY SUPPLY INC
832-6931
MC DONOUGH BART T • 832-6931
4722 BENNETT JUDITH C • 839-7756
4726 MOYER IRVIN L • 832-5305
---WESTSHORE BLVD INTERSECTS

LAUREL ST -FROM HILLSBOROUGH RIVER
WEST 1 NORTH OF ARCH

- ZIP CODE 33607
---RIVERSIDE AL INTERSECTS
---GARCIA AV INTERSECTS
---N BOULEVARD INTERSECTS
---MONROE INTERSECTS
1002 GONZALEZ SANTIAGO • 251-1227
HANDS THAT ROCK THE CRADLE THE
DAY NURSERY
1006 MORGAN JOHN L 257-1501
1008 GREEN GENE E
1012 GILLIANS FRED L REV •
1014 BETHEL A M E CHURCH 255-2252
1016 VACANT
1016½ ARMSTRONG CHARLIE
---DELAWARE INTERSECTS
1142 CARVER GED W ELEMENTARY SCHOOL
253-3059
---WILLOW INTERSECTS
1304 MC DUFFIE CHARLESTON • 257-8644
1306 BIGGINS ANNIE N MRS •
REAR BIGGINS ROBT
1308 SNEED ALGER C •
1314 COX WILLIE H • 258-0244
1316 BRUMFIELD BILL
1318 NIXON LEOLA A MRS • 251-3623
1320 HILDMON LILIA C MRS •
1322 HOUSE OF GOD CHURCH
1328 YOUNG MARY MRS
1330 WARREN WM M • 258-2714
1332 KELLY EILBUR 251-2887
1334 TOLLIVER WILLIS • 257-6762
---OREGON INTERSECTS
1502 WAITERS WM • 258-0241
1504 HARRIS EDDIE
1510 ISLAM TEMPLE
FITZPATRICK CHAPTER NO 6 (OES)
1512 BROWN BETTY J MRS 251-1569
LATSON HATTIE E MRS •
1514 HANDY JOHNNY •
1516 HAYES CARLTON 254-0804
1530 FILLS ROLAND
1532 TUCKER ORA M MRS • 254-9911
1536 REED WILL •
1538 KAY WM H • 251-9265

- ROME INTERSECTS
1706 TAYLOR CLYDE 258-4211
1706½ BOWEN HERBERT L
1708 ANDREWS NELLIE G MRS • 256-3764
1710 NUNNALLY ROBT • 256-3765
1710½ HENDERSON MAYO F 258-4591
1714 MASHA DANL 253-3020
1714½ RICHARDSON JOE
1734 WILLIAMS LILLIE M MRS •
254-9063
1736 HARRIS ROSA L MRS
1738 SOLOMON RUBY L MRS
1742 SHEPPARD GENE
1744 ROBERTS RICHD
1746 BARLOW DORETHA MRS
1748 NATHAN FLORIDA MRS
---FREMONT INTERSECTS
1902 CAROLINA MATTIE MRS • 251-1990
WILLIAMS MARGT G
1904 SPENCER ANDREW J
1904½ HODGE L B • 255-5483
1906 PORTER MACK N • 256-9381
1906½ LINCOLN NATL
1908 MC KNIGHT LUVATER MRS •
256-4271
1910 VANN MARY MRS • 257-3254
1916 BAXTER MINNIE P MRS
1920 THOMAS NED 257-3253
1924 ARENAS YNES M MRS • 256-9382
1926 MACK MARIE MRS
1928 PETERSON THOS • 255-5481
1930 HOLLINGER EVADNA B MRS •
1932 GREEN JEREMIAH • 256-2784
1934½ WILLIAMS ROSE • 251-3289
---ALBANY INTERSECTS

- 2108 LESTER RACHEL M MRS • 254-8914
2110 SAMS CURTIS • 251-3669
2112 HOWARD LEE • 254-8915
2114 COLLINS FRED • 254-8912
2118 LATTERI E SON INC MONUMENTS &
VAULTS 255-6281
---HOWARD INTERSECTS
2306 PAZOS CARLOS P • 254-8943
2310 DE LA NUEZ MOISES •
2312 PEREZ MARIA MRS • 251-5575
2320 BARNHILL BISHOP JR •
2322 WALKER WM H
YOUNG PAULINE MRS 251-5026
2324 HURLEY LOVE
2324½ RICE HATTIE A MRS
2330 SNEED ROSA MRS

- ARMENIA AV INTERSECTS
2504 VACANT
2516 BUSCIGLIO JIMMY G • 877-6990
2518 FERNANDEZ RAFAEL •
2530 FERNANDEZ RALPH • 876-9805
---SAINT PETER INTERSECTS
2636 CHAPELAIN SIRA M MRS •
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2638 BARRERA EVELIO • 876-9806
2640 FRANCO EUG G •
2644 GARCIA DANNY
2646 VALDEZ LUCID •
---TAMPANIA AV INTERSECTS
2702 ROBERTS WM W • 872-0554
2704 LEMUS MATTIE J MRS •
2706 CASTRO CARMEN MRS • 877-6238
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2712 FERNANDEZ JOSEFINA M •
2714 VACANT
2724 LOUNDERS MARIE MRS • 876-1574
---ARRAWANA INTERSECTS
2730 YGLESIAS JOSEPH P • 876-5475
2738 DU SHANE JANNIE MRS • 877-3153
---HABANA AV INTERSECTS
2908 VALDES ANTHONY P • 876-4934
2914 ESTRADA RAUL 877-6456
2916 BENITEZ JOHN A • 876-4935
2918 GONZALEZ MANUEL A • 872-8966
---GOMEZ AV INTERSECTS
2932 VELASCO ETHEL M MRS • 876-4932
2934 GONZALEZ MARY V MRS • 876-4933
REAR VACANT
3008 TORNERO ROLAND • 876-0517
3010 ROJAS GERALD •
3012 DEL RIO MARTINA MRS • 877-6925
---NEW JERSEY INTERSECTS
---MAC DILL INTERSECTS
3102 DIAZ KENNETH H •
3108 RAGAN THOMAS • 872-8133
3112 LOMBARDIA BRAULIO J • 876-1085
---MAXWELL PL INTERSECTS
3130 HENRIQUEZ RICHD M •
---MATANZAS INTERSECTS
---RENFREW INTERSECTS
3202 MENDEZ WM B •
3210 JUDGE HILLIARD M • 876-9872
3214 SCIURBA SAM • 877-1244
3218 RAGANO PETER P • 876-9873
3224 CASSARO DOMINIC • 876-3204
---LINCOLN INTERSECTS
3306 YOUNG WESLEY H • 877-6876
3308 MENDOZA LORENZO E • 877-4947
3310 ALONZO ALBERT • 876-1805
3316 KILKER PAULINE D MRS • 877-2575
3320 LARIS CLAUDIO • 872-0500
3322 MILITELLO JOE B • 876-2659
3324 DIAZ JUAN C
---GLEN INTERSECTS
3404 TODD ANDRES E •
3408 LLANES BASILIO
3410 CANARA ARCADIO •
3416 FERNANDEZ ALF • 876-8362
---HIMES INTERSECTS

- 3920 PALMER MITCHELL JR • 872-8174
3922 LEWIS RUFUS M •
3944 CHURCH OF OUR LORD JESUS CHRIST
---GRADY INTERSECTS
4002 WILLIAMS JOSEPH •
4004 STARKES HELEN D MRS • 876-8674
4006 PRESTON ROY • 876-1292
4008 HICKS WILLIE L • 876-0195
4010 BROZELTON SAM • 877-5639
4014 HOWARD ANNIE M MRS • 877-7120
4016 DUPREE JOHNNY • 872-0420
4018 REYNOLDS EARL • 876-6867
4020 BROOKS VIRGIL D • 872-8005
4022 GOWANS W CLARENCE •
4024 VACANT

- 4026 HYMES ESTAR JR • 872-8226
---CLARK AV INTERSECTS
4104 CUTLER ALBERT E 877-2003
4112 REDDICK JAMES • 872-8696
4113 WHITE ABRAHAM • 877-7275
4114 MITCHELL W F •
4115 DAVIS HOWARD • 872-7538
4117 NO RETURN
4118 MASSEY JENNIE L MRS • 872-8726
4120 ALLEN JIMMIE JR • 872-7692
---LOIS AV INTERSECTS
4201 COOPER SAML • 876-5591
4202 CARTER AMELIA MRS • 876-5220
4203 FREEMAN WALLACE • 876-5373
4205 HAMILTON CHARLES J • 876-4541
4207 DAVIS THEO 876-8610
4209 THOMAS COLEN • 877-6828
4210 SAFFOLD ULYSSES •
4211 CAIN HERBERT • 876-1135
4212 LEMONS WILLIE J • 872-7391
4213 CONEY BERTIE MRS • 876-0423
4214 DAVIS WILL •
4215 HYMES ESTAR • 877-4622
4216 WILLIAMS RICHD JR
4217 VINSON WM • 877-4813
4218 FIELDS PINKIE MRS • 872-9902
4219 NO RETURN
4220 MC NAIR FELIX •
4223 WIMBLEY ELBERT • 876-5412
4224 ALLEN ANDERSON • 877-6901
4226 GREEN LEROY •
---HUBERT AV INTERSECTS
4303 PIERCE JESSE P •
4304 VACANT
4305 WILLINGHAM MILTON • 876-9641
4307 RHODES JOHN • 877-1126
4308 BORDERS ADELL • 872-8159
4309 SINGLETARY WILLIE JR • 876-4816
4310 WILLIAMS IDELLA N MRS •
872-9800

- 4311 PIERCE KAISER • 877-3947
4312A LUMPKIN DORIS MRS
4312B ROBINSON JOHNNY
4313 CANN AUBREY • 876-9063
4314 JOHNSON TRUBY • 876-1139
4315 PARKER HENRY • 876-1795
4316 ARMSTRONG LUCILLE MRS •
4318 ARMSTRONG CARLTON JR •
4320 LONGS VERNON • 876-1649
4322 VACANT
4323 BLACK JOSEPH L 877-4194
---MANHATTAN AV INTERSECTS

- 4807 VACANT
4817 GREEN DAVID • 877-1113
4823 ANDERSON ALF •
4825 JONES ALBERT H •
5001 SEPCO SERVICES INC TEL BOOTH
INSTALLATION & REPR 876-2873
---WARD INTERSECTS
5115 VACANT
---HESPERIDES INTERSECTS
5209 JACKSON LEWIS • 876-9207
5211 SUDA MIKE C RESTR
5415 TAYLOR'S BENCH CO CLO MFG
872-7971
---MEMORIAL INTERSECTS
5516 RUNGE MARGT • 876-2664
5518 RUNGE KURT •
5520 PINE EFFIE MRS • 876-8802
5522 LONG KENNETH E • 876-6576

LAWN AV -FROM BAYSHORE BLVD WEST
SOUTH OF HARBOR VIEW

- ZIP CODE 33611
2922 WARD DAVID E JR 839-3635
2923 SMITH MELVIN B • 832-6081
SMITH WM L
2924 ITALIANO NELSON A • 834-9003
2925 JAMES WM L • 836-8712
2927 TAYLOR OTTO G • 832-2131
2929 ATKINS HOWARD O • 831-0355
2930 BLACKBURN J ROSS • 832-6443
2932 HALL MALCOLM J JR • 839-1324
2933 GADSDEN ROBT G • 836-5871
2934 PORTON EDW • 834-2565
2935 HUDSON HARRY W • 831-4003
2936 DYCHE WILLIAM H LANDSCAPE GONR
• 838-9751
2938 LEACH GILBERT D JR • 833-0574
3001 MACK EDW R • 833-0281
3003 TURNER GILBERT E • 839-6140
3004 JOHNSTON WILMER A JR • 839-2761
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HARVE
TIMOTH
PORT
SARAH
EDW H
ELIZ W
EUG
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3412
ADEL
MARS
INTER
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HAR
5654
JOHN
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WM E
AARO
ROSE
THOS
1671
SAML
EME
JOSE
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ROBT
MIRIAM
EXF
6271
GAIL
LO
8958
CHARI
ROBT
MEILER
COESSENZ
2024
VER
ROBT
VACANT
AV INT
JAN
KILLAN E
BROUGH F
HARG
FRAN
PAUL E
KAY
THERESA
OBER
WOOD INTER
GIL
WLM J
PRAN
C
HETER
HELEN
MYER
LIGHTLY
INTER

S LAUBER WAY—Contd

- 107 Borden Ivy B Mrs @ 876-1558
- 115 Yingling Mike
- 116 Peterson Barry R @ 876-0890
- 117 Dahlquist John F @ 876-2067
- 119 Colalucci Benj @ 872-7038
- 120 Cofer Ann M Mrs @ 876-8768
- 123 Beckett Marie C Mrs @ 876-3310

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- 1971
- 4717 Haggard Robt R @ 839-1142
 - 4720 Southern Safety Supply Inc sprinkler sys-
fire 832-6931
 - Mc Donough Bart T @ 839-7637
 - 4722 Stone Philippe @ 832-8563
 - 4726 Hoyer Irvin L @ 832-5305
- WESTSHORE BLVD INTERSECTS**

LAUREL ST —FROM HILLSBOROUGH RIVER WEST 1 NORTH OF ARCH

- ZIP CODE 33607
- RIVERSIDE AL INTERSECTS**
- GARCIA AV INTERSECTS**
- N BOULEVARD INTERSECTS**
- MONROE INTERSECTS**
- 1002 Gonzalez Santiago @ 251-1227
Hands That Rock The Cradle The day
nursery
 - 1006 Vacant
 - 1008 Vacant
 - 1012 Gillians Fred L Rev @ 255-2252
 - 1014 Bethel A M E Church 255-2252
 - 1016 Bates Walter
 - 1016½ Armstrong Carlton
- DELAWARE INTERSECTS**
- 1142 Carver Geo W Elementary School
253-3059
- WILLOW INTERSECTS**
- 1304 Mc Duffie Annie B Mrs @ 257-8644
 - 1306 Biggins Annie N Mrs @ 251-2152
 - Rear Biggins Robt
 - 1308 Sneed Alger C @
 - 1314 Vacant
 - 1316 Brumfield Virgil
 - 1318 Taylor Abe @ 251-3623
 - 1320 Hildmon Lilia C Mrs @ 258-2715
 - 1322 House Of God Church
 - 1328 Young Mary H Mrs
 - 1330 Warren Wm M @ 258-2714
 - 1332 Kelly Wilbur 251-2887
 - 1334 Tolliver Willis @ 257-6762
- OREGON INTERSECTS**
- 1502 Waiters Wm @ 258-0241
 - 1504 Harris Richd
 - 1510 Islam Temple
Fitzpatrick Chapter No 6 (OES)
 - 1512 No Return
Lataon Hattie E Mrs @
 - 1514 Handy Johnny @
 - 1516 Hayes Carlton
 - 1530 Fills Roland
 - 1532 Tucker Ora M Mrs @ 254-9911
 - 1534 Morgan John L @ 251-2269
 - 1536 Reed Mary Mrs @
 - 1538 Kay Wm H @ 251-6766

ROME INTERSECTS

- 1706 Taylor Clyde 258-4211
- 17061 Williams Ronald
- 1708 Andrews Nellie G Mrs @ 256-3764

- 1710 Nunnally Robt @ 256-3765
 - 1710½ Bryant Julius
 - 1714 Masha Danl 253-3020
 - 1714½ Richardson Joe
 - 1734 Williams Lillie M Mrs @ 254-9063
 - 1736 Harris Rosa L Mrs 251-9283
 - 1738 Vacant
 - 1742 Walton Willie J
 - 1744 Roberts Richd 251-0348
 - 1746 Simpson Willie
 - 1748 Nathan Florida Mrs 253-3740
- FREMONT INTERSECTS**
- 1902 Carolina Mattie Mrs @
Williams Margt G
 - 1904 Spencer Andrew J
 - 1904½ Hordge L B @ 255-5483
 - 1906 Porter Mack N @ 256-9381
 - 1906½ Vacant
 - 1908 Mc Knight Luvater Mrs @ 251-3270
 - 1910 Vann Mary Mrs @ 257-3254
 - 1916 Baxter Minnie P Mrs
 - 1920 Thomas Ned 257-3253
 - 1924 Arenas Ynes M Mrs @ 256-9382
 - 1926 Vacant
 - 1928 Peterson Thos @ 255-5481
 - 1930 Sheehy Van @
 - 1932 Green Jeremiah @ 256-2784
 - 1934½ Williams Rose B 251-3289

- ALBANY INTERSECTS**
- 2108 Murray Jim 253-5421
 - 2110 Sams Curtis @ 251-3669
 - 2112 Howard Lee @ 251-6158
 - 2114 Collins Fred @ 254-8912
 - 2118 Latteri & Son Inc monuments & vaults
255-6281
- HOWARD INTERSECTS**
- 2306 Pazos Carlos P @ 254-8943
 - 2312 Graham Benny @ 251-0203
 - 2320 Barnhill Bishop Jr @
 - 2322 Walker Wm H
Young Pauline Mrs 251-5026
 - 2324 Hurley Love
 - 2324½ Rice Hattie A Mrs
 - 2330 Cox W H 257-3114

- ARMENIA AV INTERSECTS**
- 2516 Busciglio Jimmy G @ 877-6990
 - 2518 Fernandez Rafael @
 - 2520 Fernandez Ralph @ 876-9805
- SAINT PETER INTERSECTS**
- 2636 Chapdelaine Sira M Mrs @
 - 2638 Barrera Evelio @ 876-9806
 - 2640 Franco Eug G @ 877-1407
 - 2644 No Return
 - 2646 Valdez Lucio @ 876-0909
- TAMPANIA AV INTERSECTS**
- 2702 Vacant
 - 2704 Vacant
 - 2706 Castro Carmen Mrs @ 877-6238
 - 2708 Cortez Arth @ 876-1561
 - 2712 Fernandez Joe L @
 - 2714 Fernandez Nestor @
 - 2724 Lounders Eug T 876-1574

- ARRAWANA INTERSECTS**
- 2730 Yglesias Joseph P @ 876-5475
 - 2738 Di Socio Najibe C Mrs @ 876-4733
- HABANA AV INTERSECTS**
- 2908 Valdes Anthony P @ 876-4934
 - 2914 Estrada Raul E @ 877-6456
 - 2916 Benitez John A @ 876-4935
 - 2918 Gonzalez Manuel A @ 872-8966
- GOMEZ AV INTERSECTS**
- 2932 Velasco Ethel M Mrs @ 876-4932
 - 2934 Gonzalez Mary V Mrs @ 876-4933
 - Rear Vacant
 - 3008 Tornero Roland @ 876-0517
 - 3010 Rojas Gerald @ 872-0367
 - 3012 Del Rio Martina Mrs @ 877-6925
- NEW JERSEY INTERSECTS**
- MAC DILL INTERSECTS**
- 3102 Jeter Thos J 876-7386
 - 3108 Ragano Thomas @ 872-8133
 - 4426 Kamerer Thos E @ 834-1141
 - 3112 Lombardia Braulio J @ 876-1085
- MAXWELL PL INTERSECTS**
- 3130 Henriquez Richd M @ 877-2462

MATANZAS INTERSECTS

- RENFREW INTERSECTS**
- 3202 Mendez Wm B @
 - 3210 Judge Hilliard M @ 876-9872
 - 3214 Scuirba Sam @ 877-1244
 - 3218 Ragano Peter P @ 876-9873
 - 3224 Cassaro Dominic @ 876-3204
- LINCOLN INTERSECTS**
- 3306 Piasecki Wm @ 876-0221
 - 3308 Mendoza Lorenzo E @ 877-4947
 - 3310 Alonzo Albert @ 876-1805
 - 3316 No Return
 - 3320 Laris Claudio @ 872-0500
 - 3322 Militello Joe B @ 876-2659
 - 3324 Diaz Juan C @ 876-1878
- GLEN INTERSECTS**
- 3404 Todo Andres E @
 - 3408 Lanes Basilio
 - 3410 Camara Arcadio @
 - 3416 Fernandez Alf @ 876-8362
- HIMES INTERSECTS**

- 3920 Palmer Mitchell Jr @ 872-8174
 - 3922 Lewis Rufus M @
 - 3924 Church Of Our Lord Jesus Christ
- GRADY INTERSECTS**
- 4002 Williams Joseph @ 877-7875
 - 4004 Starkes Helen D Mrs @
 - 4006 Preston Roy @ 876-1292
 - 4008 Hicks Willie L @
 - 4010 Brozelton Sam @ 877-6639
 - 4014 Howard Annie M Mrs @ 877-7120
 - 4016 Dupree Johnny @ 877-6407
 - 4018 Reynolds Earl @ 876-6867
 - 4020 Brooks Virgil O @ 872-8005
 - 4022 Gowins W Clarence @ 872-8118
 - 4024 Reaves Wayne @ 872-6111
 - 4026 Hymes Estar Jr @ 872-0194
- CLARK AV INTERSECTS**
- 4104 Cutler Albert E @ 877-2003
 - 4112 Reddick James @ 872-6333
 - 4113 White Abraham @ 876-4659
 - 4114 Mitchell Freddie @ 872-6131
 - 4115 Revels Edith Mrs @ 876-1564
 - 4117 Harold Viola Mrs @ 872-7305
 - 4118 Massey Jennie L Mrs @
 - 4120 Allen Jimmie Jr @ 872-7692
- LOIS AV INTERSECTS**
- 4201 Cooper Saml @ 876-5591
 - 4202 Vacant
 - 4203 Freeman Wallace @ 876-5373
 - 4205 Hamilton Charles J @ 876-4541
 - 4207 Scurry James @ 877-1110
 - 4209 Thomas Colon @
 - 4210 Saffold Ulysses @
 - 4211 Cain Herbert @ 876-1135
 - 4212 Lemons Willie J @ 872-7391
 - 4213 Coney Bertie Mrs @ 876-6398
 - 4214 Davis Mary D Mrs @
 - 4215 Hymes Estar Mrs @ 877-4622
 - 4216 Williams Richd Jr @
 - 4217 Vinson Wm @
 - 4218 Bell Pinkie Mrs @ 872-9902
 - 4219 Graham Henry @ 876-6757
 - 4220 Mc Nair Felix @ 876-7374
 - 4221 Allen Rosa E Mrs @ 876-4688
 - 4223 Wimbly Elbert @ 876-5412
 - 4224 Allen Anderson @ 877-5901
 - 4226 Green Leroy @ 876-6629
- HUBERT AV INTERSECTS**
- 4303 Pierce Jesse C @ 876-9159
 - 4304 Vacant
 - 4305 Willingham Milton @
 - 4307 Rhodes John @ 877-1126
 - 4308 Pease Adell B Mrs @ 876-2356
 - 4309 Sineltory Willie Jr @ 876-4816
 - 4310 Williams Idella N Mrs @ 872-9800
 - 4311 Pierce Kaiser @
 - 4312a Caldwell Shirley
 - 4312b Adkins Nathl 872-7317
 - 4313 Cann Audrey @ 876-9063
 - 4314 Johnson Truby @ 876-1139
 - 4315 Parker Henry Jr @ 876-9155
 - 4316 Armstrong Lucille Mrs @
 - 4318 Arnao Vivian Mrs @ 877-4286
 - 4320 Bryant James M @ 876-1649

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 2330 Cox W H 257-4361
- LAUREL ST—FROM HILLSBOROUGH
 2516 Busciglio Jimmy G @ 877-6990
 ARMANIA AV INTERSECTS
 2518 Fernandez Rafael @ 877-7258
 2520 Fernandez Ralph @ 876-9805
 SAINT PETER INTERSECTS
 2526 Chapdelaine Sira M Mrs @ 877-9806
 2538 Barrera Evelio @ 876-9806
 2540 Franco Eug G @ 877-1407
 2544 Menendez Ernesto 872-6571
 2546 Valdez Lucio @ 876-0809
 TAMPANIA AV INTERSECTS
 2704 La Barbara John
 *Perez Carmelo 877-2098
 2706 Castro Carmen Mrs @ 877-6238
 2708 Cortez Arth @ 876-6697
 2712 Fernandez Joe L @ 876-6697
 2714 Vacant
 2724 Lounders Eug T 876-1574
 ARRAWANA INTERSECTS
 2730 Yeghais Joseph P @ 876-5475
 2738 Di Socio Najibe C Mrs @ 877-2363
 HABANA AV INTERSECTS
 2908 Valdes Anthony P @ 876-4934
 2914 Estrada Raul E @ 877-6456
 2916 Benitez John A @ 876-4935
 2918 Gonzalez Manuel A @ 872-8966
 GOMEZ AV INTERSECTS
 2932 Valasco Ethel M Mrs @ 876-4932
 2934 Gonzalez Mary V Mrs @ 876-4933
 Rear Vacant
 3008 Torres Roland @ 876-0517
 3010 Rojas Gerardo @ 872-0367
 3012 Del Rio Martin Mrs @ 877-6925
 NEW JERSEY INTERSECTS
 3102 Jeter Thos J
 3108 Ragan Thomas @ 872-8133
 3112 Lombardi Brailio J @ 876-1085
 MAXWELL PL INTERSECTS
 3130 Henriquez Richd M @ 877-2462
 3132 Pineda Otilio @ 876-1087
 3134 Hernandez Domingo @ 879-7822
 3136 Thigpen Willard Jr @ 877-6861
 3138 Olenbitz David J @ 877-8660
 MATANZAS INTERSECTS
 3202 Mendez Wm B @ 972-6343
 3210 Vacant
 3214 Schurba Sam @ 877-1244
 3218 Ragan Peter P @ 876-9873
 3224 Cassaro Dominic @ 876-3204
 LINCOLN INTERSECTS
 3306 *Ellerbe Edgar L @ 879-5374
 3308 *Wagner Lucille L 872-0496
 3310 Alonso Albert @ 876-1805
 3316 *Rock Larry @ 879-5656
 3320 Larris Clarie @ 872-0500
 3322 Millille Joe B @ 876-2659
 3324 Diaz Juan C @ 876-1878
 GLEN INTERSECTS
 3404 Todo Andres E @ 876-6382
 3408 Howell Maude M Mrs 877-6509
 3410 Camarero Arcadio @ 876-8362
 3416 Fernandez Alf @ 876-8362
 HIMES INTERSECTS
 3920 No Return
 3924 Church Of Our Lord Jesus Christ
 GRADY INTERSECTS
 4002 Williams Joseph @ 877-7875
 4004 Starck Helen D Mrs @ 877-8679
 4006 Preston Roy @ 876-1292
 4008 Sampson Leroy A Jr @ 876-7642
 4010 Brazelton Sam @ 877-6639
 4014 *Massey Louis @ 877-7120
 4016 Dupree Johnnie @ 877-6407
 4018 Reynolds Earl @ 876-6667
 4020 Brooks Virgil O @ 872-9005
 4022 Gowins W Clarance @ 872-9005
 4024 Reaves Wayne @ 872-9005
 4026 Hynes Estar Jr @ 879-2265
 4104 Vacant
 CLARK AV INTERSECTS
 3001 Johnson Wilmer A Jr @ 839-2761
 3003 Turner Gilbert E @ 839-6140
 3001 Mack Edw R @ 833-0281
 2938 Leach Gilbert D Jr @ 833-0574
 839-0861
 2936 Dych William H landscaper gdnr @ 839-0861
 2935 Hudson Harry W @ 831-4003
 2934 Forton Edw @ 834-2565
 2933 Gadsden Robt G @ 837-2135
 2932 Hall Malcolm J Jr @ 839-8676
 Blackburn J Ross @ 832-6443
 2930 Blackburn Esther Realtor 832-6443
 2929 *Rice Gary R 837-5657
 2927 *Wilkins Richard Jr @ 834-4371
 2925 Kirby Edwin H @ 834-4371
 2924 Tauliano Nelson A @ 834-9003
 2923 Smith Melvin B @ 832-6081
 2922 Ward David E Jr @ 839-3635
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- 4817 Green David @ 877-1113
 4823 Powell Michl @ 877-7722
 4825 Jones Albert H @ (NOT OPEN)
 5001 Aaa Fire Protection Inc fire sprinkler sup serv 876-3869
 WARD INTERSECTS
 HESPERIDES INTERSECTS
 5415 Pathology Associates Inc 879-3400
 879-3400
 HUTCHISON Ruffolo Hooper & Assoc (NOT OPEN)
 5522 Long Kenneth E @ 876-6576
 MEMORIAL INTERSECTS

MANHATTAN AV INTERSECTS

- 4322 No Return
 4320 Bryant Janice M @ 876-0318
 4318 Arnao Vivian Mrs @ 877-1286
 4316 Armstrong Lucille Mrs @ 876-9155
 4315 Parker Henry Jr @ 876-9155
 4314 Johnson Trudy @ 877-4394
 4313 Cann Aubrey @ 876-9663
 4312b *Green Sherry Mrs
 4312a Caldwell Shirley
 4311 Pierce Patricia B Mrs @ 872-9800
 4310 Williams Idella N Mrs @ 872-9800
 4309 Singletary Willie @ 876-6832
 4308 Pease Adell B Mrs @ 876-6832
 4305 Williamson Milton @ 876-6832
 4304 Mathews Mary C @ 876-6227
 4303 Pierce Jesse C @ 876-6227
 HUBERT AV INTERSECTS
 4226 Vacant
 4224 Allen Anderson @ 877-6901
 4223 Windley Elbert @ 877-6833
 4221 Allen Rosa E Mrs @ 876-4688
 4220 Mc Nair Felix @ 872-9902
 4219 Graham Carrie Mrs @ 872-9902
 4217 Vinson Wm @ 879-3792
 4216 Williams Richd Jr @ 879-3792
 4215 Hynes Ester @ 877-4622
 4214 Davis Mary D Mrs @ 876-6398
 4213 Conroy Birdie M Mrs @ 876-6398
 4212 Lemons Willie J @ 876-1135
 4211 Cain Herbert L @ 876-1135
 4210 Saffold Ulysses @ 876-1541
 4209 Thomas Colon @ 876-5373
 4207 Robinson Lonnie @ 876-5373
 4203 Freeman Wallace @ 876-5373
 4202 Williams John @ 876-5591
 4201 *Baldwin Eva M Mrs @ 872-7692
 LOIS AV INTERSECTS
 4120 Allen Jimmie Jr @ 872-7692
 4118 Massey Jennie L Mrs @ 876-3341
 4117 Vacant
 4115 Revels Edith Mrs @ 876-9361
 4114 Mitchell Freddie @ 876-4631
 4113 White Abraham @ 877-5029
 4112 Reddy James @ 877-5029
 4108 *Doby Pearl S @ 877-1306

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ALBANY INTERSECTS

- 2108★Donaldson Viola 251-2783
- 2110 Sams Curtis @ 251-3669
- 2112 Howard Lee @ 251-6158
- 2114 Collins Fred @ 257-0902
- 2118 Letteri & Son Inc monuments & vaults 255-6281

HOWARD INTERSECTS

- 2306 Vacant
- 2310★Menendez Ernest 251-3433
- 2312★Richardson Joe @ 253-2304
- 2320 Barnhill Bishop Jr @
- 2322 Walker Wm H
- Young Pauline Mrs 251-5026
- 2324 Hurley Love
- 2324½★Walker Willie
- 2330★Martin Rosie 255-8231

ARMENIA AV INTERSECTS

- 2516 Busciglio Jimmy G @ 877-6990
- 2518 Fernandez Emilia C Mrs @ 877-7258
- 2520 Fernandez Ralph @ 876-9805

SAINT PETER INTERSECTS

- 2636 Chapelaine Sira M Mrs @
- 2638 Barrera Evelio @ 876-9806
- 2640 Franco Eug G @
- 2644★Puig Anthony V
- 2646 Valdez Lucio @ 876-0909

TAMPANIA AV INTERSECTS

- 2704 La Barbara John
- Perez Esnelio 877-2098

- 2706 Castro Carmen Mrs @
- 2708 Vacant
- 2712 Fernandez Joe L @
- 2714 Vacant
- 2724 Lounders Eug T 876-1574

ARRAWANA INTERSECTS

- 2730 Yglesias Joseph P @ 876-5475
- 2738 Di Socio Najibe C Mrs @ 879-2449

HABANA AV INTERSECTS

- 2908 Valdes Anthony P @ 876-4934
- 2914 Estrada Raul E @ 877-6456
- 2916 Benitez John A @ 876-4935
- 2918 Gonzalez Manuel A @ 872-8966

GOMEZ AV INTERSECTS

- 2932 Velasco Ethel M Mrs @ 876-4932
- 2934 Gonzalez Mary L Mrs @ 876-4933
- 3008 Tornero Roland @ 876-0517
- 3010 Rojas Gerald @ 872-0367
- 3012 Del Rio Martina Mrs @ 877-6925

NEW JERSEY INTERSECTS

- MAC DILL INTERSECTS
- 3102 Vacant
- 3108 Ragano Thomas @ 872-8133
- 3112 Lombardia Braulio J @ 876-1085
- Lombardia Virginia Mrs 872-6070

MAXWELL PL INTERSECTS

- 3130 Henriquez Richd M @ 877-2462
- 3132 Pinet Otilio @ 876-1087
- 3134 Hernandez Domingo @ 879-7822
- 3136 Thipgen Willard R Jr @ 877-6861
- 3138 Ollenbittle David F @ 877-8660

MATANZAS INTERSECTS

- RENFREW INTERSECTS
- 3202 Mendez Wm B @
- 3210★Pedretti Charles F 879-0795
- 3214 Scjurma Sam @ 877-1244
- 3218 Ragano Peter P @ 876-9873
- 3224 Cassaro Dominic @ 876-3204

LINCOLN INTERSECTS

- 3306 Ellerbe Edgar L @ 879-5374
- 3308 Wagner Lucille L 872-0495
- 3310 Alonso Albert @ 876-1805
- 3316 Rock Larry @ 879-5656
- 3320 Laris Clarie @ 872-0500
- 3322 Militello Joe B @ 876-2659
- 3324 Diaz Juan C @ 876-1878

GLEN INTERSECTS

- 3404 Todo Andres E @
- 3408 Howell Maudie M Mrs 877-6509
- 3410 Camara Arcadio @
- 3416 Fernandez Maria Mrs @ 876-8362

HIMES INTERSECTS

- 3920★Lattimore Vera
- 3922 Lewis Rufus M @
- 3924 Church Of Our Lord Jesus Christ
- GRADY INTERSECTS
- 4002 Williams Joseph @ 877-7875
- 4004 Starkes Helen D Mrs @ 877-8679
- 4006 Preston Roy @ 876-1292
- 4008 Sampson Douglas @
- 4010 Brazelton Sam @ 877-6639
- 4014 Massey Louis @ 877-7120
- 4016 Dupree Johnnie @
- 4018 Reynolds Earl @ 876-6867
- 4020 Brooks Virgil O @ 872-8005
- 4022 Gowins W Clarence @ 872-0836
- 4024 Reaves Wayne @
- 4026 Hymes Estar Jr @ 879-2265

CLARK AV INTERSECTS

- 4104★Worthen Brenda Mrs

- 4113 White Abraham @
- 4114 Mitchell Freddie @ 872-6131
- 4115 Revels Edith Mrs @
- 4117★Mathis Andrew J Jr @ 872-8781
- 4118 Massey Jennie L Mrs @ 876-3341
- 4120 Allen Jimmie Jr @ 872-7692
- 4121★Williams Ike @

LOIS AV INTERSECTS

- 4201 Baldwin Eva M Mrs @ 876-5591
- 4202 Williams John @
- 4203 Freeman Wallace @
- 4206 Hamilton Charles J @ 876-4541
- 4207 Robinson Lonnie @
- 4209 Transient
- 4210 Saffold Ulysses @
- 4211 Cain Herbert L @ 876-1135
- 4212 Lemons Willie J @
- 4213 Coney Birdie M Mrs @ 876-6398
- 4214 Davis Mary D Mrs @
- 4215 Hymes Estar @ 877-4622
- 4216 Williams Richd Jr @ 879-3297
- 4217 Vinson Wm @
- 4218 Bell Pinkie Mrs @ 872-9902
- 4219 Graham Carrie Mrs @
- 4220 Mc Nair Felix @
- 4221 Vacant
- 4223 Wimbley Elbert @ 877-6933
- 4224 Allen Anderson @ 879-1575
- 4226★Green Leroy @

HUBERT AV INTERSECTS

- 4303 Pierce Jesse C @ 876-6237
- 4304 Mathews Mary @ 876-8984
- 4305 Willingham Milton @ 876-5832
- 4307★Rhodes John @ 877-1126
- 4308 Pease Adell B Mrs @
- 4309 Singletary Willie @
- 4310 Williams Idella N Mrs @ 872-9800
- 4311 Pierce Patricia B Mrs @
- 4312a Caldwell Shirley
- 4312b Greene Sheryl V Mrs 877-1586
- 4313 Cann Aubrey @ 876-9063
- 4314 Johnson Truby @ 877-4394
- 4315 Vacant (4315-16)
- 4318 Arnao Vivian Mrs @ 877-4286
- 4319 Haynes Perry W @ 887-6940
- 4320 Bryant Janice M @ 876-0318
- 4321 Under Constn
- 4323★Sutton Jerome

MANHATTAN AV INTERSECTS

- 4817 Green David @ 877-1113
- 4823★Sampson Juanita M Mrs 879-5893
- 4825 Jones Albert H @ 879-2600
- (NOT OPEN)
- 5001 Aas Fire Protection Inc fire sprinkler sup serv 876-3869

WARD INTERSECTS

- HESPERIDES INTERSECTS
- (NOT OPEN)
- 5402 Under Constn
- 5415 Pathology Associates Inc 879-3400
- MEMORIAL HWY INTERSECTS
- 5522 Long Kenneth E @ 876-6576

LA VERA CT (TAMPA VILLAS

- APTS)—LOCATED AT 4546 S
- MANHATTAN AV

ZIP CODE 33611

- 4301★Me Harg Gertrude Mrs @ 837-2892
- 4303★Mercer David R @ 832-9264
- 4305★Culley David A 834-7881
- 4307★Blanco Rodney A @ 839-8160
- 4309★Townsend Robt D @ 836-8861
- 4311★Edwards Patricia L Mrs @ 837-5023
- 4313★Mayberry Robt J @ 837-2859
- 4315 Pesko James M @
- 4317 Murray J David @ 839-0951
- 4319★Reid Steph @ 839-2479

LA VILLA LA (TAMPA VILLAS

- APTS)—LOCATED AT 4546 S
- MANHATTAN AV EAST

ZIP CODE 33611

- 4501★Keyser Dale F @
- 4503★Rodrick Wm D @ 839-2064
- 4505★Stone Mary A @ 839-4824
- 4507★Kunze Frank @ 832-6011
- 4509★Shewan Clifford @ 837-5282
- 4511★Paslay H P @ 833-8564
- 4513★Loe Charles W Jr @ 839-3030
- 4515★Wyatt Gilbert @ 837-5917
- 4517★White Glenn C 839-0832
- 4519★Tucker Ronald P @ 839-8681
- 4521★Benton Lillian H Mrs @ 839-5843
- 4523★Galvin Thos P @ 832-1482
- 4524 Vacant (4524-4526)

1974

- 832-5844
- 6644
- 339-2916
- 37-4936
- 37-4936
- 39-6869

- 837-1841
- 4409
- WEST OF N

- 9730
- 1318
- 841

- 9172
- 144
- 77-5009
- 1119
- 176-7738

- 91

- 85

- 87

- 81

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- 11 Danquist Margt E Mrs @ 876-2067
- 119 Colalucci Benj @
- 120 Cofer Ann M Mrs @ 876-8768
- 123 Beckett Marie C Mrs @ 876-3310
- 124 Vacant

LAUREL RD (SUNSET PARK)
FROM 4633 LEONA SOUTH AND
WEST 4 WEST OF S MANHATTAN
AV

ZIP CODE 33609

- 4706 Diego Eug P @ 837-2151
- 4707 Reynolds Luther B @ 832-5302
- 4708 Clamon Wilbur F @ 837-3249
- 4711 No Return
- 4712 Wildgrube Arnold W @ 832-5301
- 4715 Gottfried Jacob L @ 834-9711
- 4716 Rubio Ernest A @
- 4717★Stambaugh Thos E @ 839-1142
- 4720 Southern Safety Supply Inc sprinkler sys-fire 832-6931
- Mc Donough Bart T @ 839-7637
- 4722 Stone Philippe R @ 837-5345
- 4726 Hoyer Irvin L @ 832-5305

WESTSHORE BLVD INTERSECTS

LAUREL ST —FROM
HILLSBOROUGH RIVER WEST 1
NORTH OF ARCH

ZIP CODE 33607

- RIVERSIDE AL INTERSECTS
- GARCIA AV INTERSECTS
- N BOULEVARD INTERSECTS
- MONROE INTERSECTS
- 1002 Hands That Rock The Cradle The day nursery 251-1227
- 1012★Wormack Robt L Rev @ 255-2252
- 1014 Bethel A M E Church
- DELAWARE INTERSECTS
- 1142 Carver Geo W Elementary School 253-3059

WILLOW INTERSECTS

- 1304 Mc Duffie Annie B Mrs @ 257-8644
- 1306 Biggins Annie N Mrs @ 251-3209
- 1308 Sneed Alger C @ 253-6571
- 1316★Whitehead Bernice Mrs
- 1318 Taylor Abe @ 251-3623
- 1320 Hildmon Lilia C Mrs @
- 1322 House Of God Church
- 1328 Young Mary H Mrs
- 1330 Warren Wm M @ 258-2714
- 1332 Vacant
- 1334 Tolliver Isabelle Mrs @ 257-6762
- OREGON INTERSECTS
- 1502 Waiters Mozelle Mrs @ 257-9661
- 1504 Harris Richd
- 1510 Landmark Lodge No 93
- 1512 Latson Hattie E Mrs @ 251-1569
- 1514 Handy Johnny @
- 1516 Hayes Carlton
- 1530 Fills Roland
- 1532 Tucker Ora M Mrs @
- 1534 Morgan John L @ 251-2269
- 1536 Reed Mary Mrs @
- 1538 Kay Wm H @ 251-9265

ROME INTERSECTS

- 1706 Brown Lloyd J
- 1706½★Terry James
- 1708 Andrews Nellie G Mrs @ 256-3764
- 1710 Nunnally Robt @ 256-3765
- 1710½★Kelly Leroy
- 1712 Under Constn
- 1714 Maasha Danl 253-3020
- 1714½ Richardson Joe
- 1734 Williams Lillie M Mrs @ 254-9063
- 1736 Scott Emanuel @
- 1738 Vacant

FREMONT INTERSECTS

- 1904 Vacant
- 1904½ Hordgen L B @ 255-5483
- 1906 Porter Mack N @ 256-9381
- 1906½ Vacant
- 1908 Mc Knight Luvater Mrs @
- 1910 Vann Mary Mrs @ 257-3254
- 1916★Thomas R
- 1920 Thomas Ned @ 257-3253
- 1924 Arenas Ynes M Mrs @ 256-9382
- 1926 Vacant
- 1928 Peterson Thos @ 255-5481
- 1930 Sheehy Van @

LAUREL ST—Contd

3924 Church Of Our Lord Jesus Christ
GRADY INTERSECTS

- 4002 Williams Joseph @ 877-7876
4004 Starkes Helen D Mrs @ 877-8679
4006 Preston Roy @ 876-1292
4008 Sampson Douglas @ 879-6175
4010 Brazelton Sam @ 877-6639
4014 Massey Louis @ 877-7120
4016 Dupree Johnnie @
4018 Reynolds Earl @ 876-6867
4020 Brooks Virgil O Jr @ 872-8005
4022 Gowins W Clarence @ 872-0836
4024 Reaves Wayne @
4026 Hynes Estar Jr @ 879-2265

CLARK AV INTERSECTS

- 4102*Singleton Doris @
4104 Worthen Brenda Mrs
4108 Doby Pearl S Mrs @ 877-1306
4112 Reddick James @ 877-5029
4113 White Abraham @
4114 Mitchell Freddie @ 872-6131
4115 Revels Edith Mrs @
4117 Mathis Andrew J Jr @ 872-8781
4118 Massey Jennie L Mrs @ 876-3341
4120 Allen Jimmie Jr @ 872-7692
4121 Williams Ike @

LOIS AV INTERSECTS

- 4201 Baldwin Eva M Mrs @ 876-5591
4202 Williams John @
4203 Freeman Wallace @
4205 Hamilton Charles J @ 876-4541
4207 Robinson Lonnie @
4209 Transient
4210 Saffold Ulysses @
4211 Smith Ralph
4212 Lemons Willie J @
4213 Coney Birdie M Mrs @ 876-6398
4214 Vacant
4215 Hynes Estar @ 877-4622
4216 Williams Richd Jr @ 879-3297
4217 Vinson Wm @
4218 Bell Pinkie Mrs @ 872-9902
4219 Graham Carrie Mrs @
4220 Mc Nair Felix @
4221 Vacant
4223 Wimbley Elbert @ 877-6933
4224 Allen Anderson @ 879-1575
4226 Green Leroy @

HUBERT AV INTERSECTS

- 4303 Pierce Jesse C @ 876-6237
4304 Mathews Mary @ 876-8984
4305 Willingham Milton @ 876-5832
4307 Rhodes John @ 877-1126
4308 Pease Adell B Mrs @
4309 Singletary Willie Jr @
4310 Williams Idella N Mrs @ 872-9800
4311 Pierce Patricia B Mrs @
4312a Transients (2 Hoes 43121-B)
4313 Cann Aubrey @ 876-9063
4314 Johnson Truby @ 877-4394
4315*Parker Henry
4316 Vacant
4318 Arnao Vivian Mrs @ 877-4286
4319 Haynes Perry W @ 887-6940
4320 Bryant Janice M @
4323 Sutton Jerome @ 879-3614

MANHATTAN AV INTERSECTS

- 4817 Green David @ 877-1113
4823 Sampson Juanita M Mrs 879-5693
4825 Jones Albert H @
(NOT OPEN)
5001 Aaa Fire Protection Inc fire
sprinkler sup serv 876-3869
WARD INTERSECTS
HESPERIDES INTERSECTS
(NOT OPEN)
5211 Pitney Bowes Inc mailing equip als
& serv 877-7635
5402 Under Constn
5415 Pathology Associates Inc 879-3400
MEMORIAL HWY INTERSECTS
5622 Long Kenneth E @ 876-6676

LA VERA CT (TAMPA VILLAS

APTS)—LOCATED AT 4648 S
MANHATTAN AV
ZIP CODE 33611

- 4301 Me Harg Gertrude Mrs @ 837-2892

1975

LAWN AV —FROM BAYSHORE BLVD

WEST 1 SOUTH OF HARBOR VIEW

- 4513 Loe Charles W Jr @ 839-3030
4515 Wyatt Gilbert J @ 837-5917
4517 White Glenn C 839-0832
4519 Tucker Ronald P @ 839-8681
4521 Benton Lillian H Mrs @ 839-5843
4523 Galvin Thos P @ 832-1462
4527*Arford Dennis C @ 837-6688
4529 Tomczykowski Sophie M Mrs

LAWN AV —FROM BAYSHORE BLVD
WEST 1 SOUTH OF HARBOR VIEW

ZIP CODE 33611

- 2922 No Return
2923 Smith Melvin B @ 832-6081
2924 Italiano Nelson A @ 834-9003
2925 Kirby Edwin H @ 834-4371
2927 Wilkins Richd G Jr @ 839-2327
2929 Rice Gary R 837-5857
2930 Blackburn Esther Realtor 832-6443
Blackburn Esther L Mrs @ 832-6443
2932 Hall Malcolm J Jr @ 839-8676
2933 Gadsden Robt G @ 837-2135
2934 Porton Edw @ 834-2565
2935 Hudson Otelia G Mrs @ 831-4003
2936 Vacant
2938 Leach Gilbert D Jr @ 831-8834
3001 Mack Edw R @ 833-0281
3003 Turner Gilbert E @ 839-6140
3004 Johnston Wilmer A Jr @ 839-2761
3008 Pelham John W @ 837-1443
3009 Rinaldi Clyde L @ 839-5606
3011 Craig Lester D @ 831-2404
3012 Rosner Ralph R @ 839-8581
3016 Gaillard Samuel S @ 831-6091
3017 Mabry A Chester @ 832-2331
3020*Rouse Steph @ 839-2798
3021 Mc Whirter T G 833-0373
3024 Higgins Wm O @ 839-3797
3025 Swing Ernest C @ 833-7301

MAC DILL INTERSECTS

- 3103 Palmer Gordon R @ 832-2484
3104 Turley Douglas C 832-2481
3106 Carray Terrence 837-1298
3107 Reid J Frank @ 839-6963
3109 Roberts Harvey B @ 839-1910
3110*Dolgin Ira 238-8339
3111 Hamilton Porter S @ 837-4786
3112 Leslie Sarah E Mrs @ 831-6895
3114 Leslie Edw H @ 831-4031
3115 Saatkamp Herman J @ 839-4628
3116 Transient
3117 Quayle La Vonne W Mrs @
831-3411

118 No Return

- 3121 Kurth Meriam E Mrs @ 831-3412
3122 Small E Marshall @ 831-3414

MATANZAS INTERSECTS

- 3200 Sarten Rufus H 834-6771
3201 Nordgren Harold H genl contr @
839-0609
3203 Hayes Donald B @
3204 Lukic Michl J @ 834-6043
3206 Brown Wm E @ 832-8661
3207 Crumley Aaron L @ 835-0044
3208 Carlson Rose L Mrs @ 832-2421
3209 Cullen Louise T Mrs @ 834-1671
3212 Bjork Olof @ 833-8962
3213 Van Ness Emerson A @ 835-5891
3214 Coleman Joseph M @ 831-6791
3217 Holmes Carl E @ 834-1465
3220 Cavanaugh James D @ 834-6044
3221 Hertach Robt A @ 834-6045
3222 Wood Miriam A Mrs @ 835-5573
3223 Material Expeditors mfra agta
835-6271
Turley G Dean @ 835-6271
3224 Morter Gail J @ 832-2423
3225 Browning Louise A Mrs @ 839-5958
3227*Benson E Alex @ 837-6246
3228 Kennedy Robert E @
3229 Parker Lynn G 839-1179
3230 Follweiler Willard K @ 835-5574

61

- 3230 Follweiler Willard K @ 835-5574

33

- 3305 No Return
3306 Thomas Harry P @ 832-2424
3307 Carter Frances Mrs 832-2422
3308*De Angelo Robt @ 837-9948
3310 Asbury Thos H @ 833-7332
3311 Dey Theresa S Mrs @ 835-0072
3312 Kelly James T @ 837-4495
3314 Hart Charles 839-4389
3315 Mc Keehan Wesley O @ 832-4351

LYNWOOD INTERSECTS

- 3401 Skoroszewski John J @ 832-8664
3402 Armstrong Geo 837-8743
3403 King Gloria Mrs @
3405 Stitz Wm J @ 833-2023
3406 Thompson Carl R @ 839-2784
3407 Smith Frances E Mrs @ 833-2925
3408 Roberts Andrew @
3409 Putney Wayne H 833-2022
3410 Burns Monette R 833-1274
3412 Wittmeyer Charles E @ 835-0073
3414 Bundy William D

HIMES INTERSECTS

- 4006 Browning Anne S Mrs @ 839-5142
4008 White Mattie M Mrs @ 839-7690
4009 Mick Martha P Mrs @
4010 Jackson Seaford F @ 839-4912
4012 Chunn Calvin C @ 837-1481

HALE AV INTERSECTS

- 4013 Shaughnessy Patk H @ 839-1769
4014 Gillett Mary M Mrs @ 835-8141
4016 Webb Donald L @ 839-1771
4018 Mersereau Scott W @ 837-2122

CLARK AV INTERSECTS

- 4101 Long Janice P Mrs @
4102 Bodo Charles F @ 839-1113
4103 Thomas Geo H Jr @ 835-5394
4104 Clayton Garland L @ 839-4651
4106 Young Zelda E Mrs @ 832-9862

CAMERON AV INTERSECTS

- 4107 No Return
4108 Pennell Marjorie M @ 839-6871
4109 Botkin Alice P Mrs @ 835-8562
4110 Alvarez Joseph M @ 835-8563
4112 Zimmerman Jesse D @ 839-6195
4114 Ferrall Allen N @ 837-3596

LOIS AV INTERSECTS

- 4402 Kundick Eug R @ 839-0056
4403 Wootten Warren D @ 837-3745
4404 Evans Geo D Jr @ 834-2052
4405 Vega Carlos F @ 837-9120
4406*Elkins Cheryl Mrs
4407 Phillips Andrew J @ 839-2278
4408 Kjellsen Gary C 837-9522
4409 Jones H Ken 834-2063
4410 Dorchek Frank J @ 839-4919
4411 Downing Alf G @ 833-4472
4412 Hampson Judy Mrs @
4413 Broach William E @
4414 Agard Daisey Mrs @ 837-6307
4416 Connelly James H @ 834-1244
4418 Whittler Eldon L @ 839-0309
4420 Riley Cornelius F @ 833-2095
4422 Hurst Richd I @
4424 Utter Helen E Mrs @ 837-2323

HARBOR VIEW INTERSECTS

- 4425 Transient
4426 Powers Marie A @ 835-8671
4427*Perdreauville Geo A Jr 839-6541
4428 Pitts John @ 839-7313
4429 La Rosa Dick @ 833-4811
4430 Seeman Mary B Mrs @ 833-2062
4432 Hinds Maurice J @ 833-1793

TRASK INTERSECTS

- 4703 Rabion Ben @ 837-2000
4704 No Return
4705 Weston Peter P @ 839-1690
4706 Bordonaro Santo @ 831-5593
4707 Abresaki Michl C @
4708 Swinson S Warrent @
4709 Hays Linda L Mrs @ 839-1168
4710 Bergeron Alice Mrs @ 839-5932
4711 Jones James I @ 834-8083
4712 Mobley Christopher L @ 834-5821
4713 Bell Richd I @ 839-4483
4714 Burmeister Olive M Mrs @ 839-6209
4715 Jugo Frank J @ 839-7163
4716 Force Homer A @ 837-3648
4717 Stevens Amanda Mrs 837-4587
4718 Tauchiera Rose M Mrs @
4719*Fuller David L 837-8324
4720 Gerould Eug M @
4721 Godek Frances S Mrs @ 837-2108

4732 Fineran Wm
4734 Plourde Edw
RENEILLIE INTE

LE COMPTE DR
ORLEANS AV
KNOLLWOOD

ZIP CODE 33604

- 1502 Buchanan Do
1503 Fessant Miary
1504 Smith Julian
1505*Kerr Michl I
1507 Krier Charles
1508 Fenimore Mic
1509*King Anthon
1510 Kirk Ralph L

LECUONA CT —I
EAST

ZIP CODE 33605

- 1603 Rosa Dominge
1603½ Suarez Joe
1604 Norton
1604½ Ryans Mary
1605 House Joseph
1606 Calvo Dalia N
1607 Nelson Glory
1608 Owens Willie
1609 Pineda Mary
1610 Rivers Elinor
1611 Garcia Gladys
1612 Mills Brenda
1613 Everett Cath
1614 Barnes Vera I
1615*Peacock Cyni
1616 Ordway Alice
1617 Castillo Felix
1618 Bellamy Cliffo
1619*Andrews Lar
1620 Guggino Grao
1621 House B O
1622 Causey Carrie
1623 Robinson Rufi
1624 Black Emma I
1629*Ballard Thos
1630 Perez Amparo
1631 Watson Clara
1632*Comer Genev
1633 Johnson Berth
1634 Hampton Ella
1635*Shower Beve
1636 Williams Anni
1637 Johnson Barto
1638*Smith Helen
1639 Lindsay Carlt
1640 Floyd Edna M
1641 Hall Patricia
1642 Esterling Anni
1643 Bostick Doris I
1644 Hopsos Ruby I
1645 Spikes Vera M
1646 Bullman Violet
1647*Thomas Barb
1648 Anderson Lind
1649 Knox Beulah I
1649½ Slater Betty
1650*Mc Rae Lillie

17TH ST INTERS

- 1650*Mc Rae Lillie

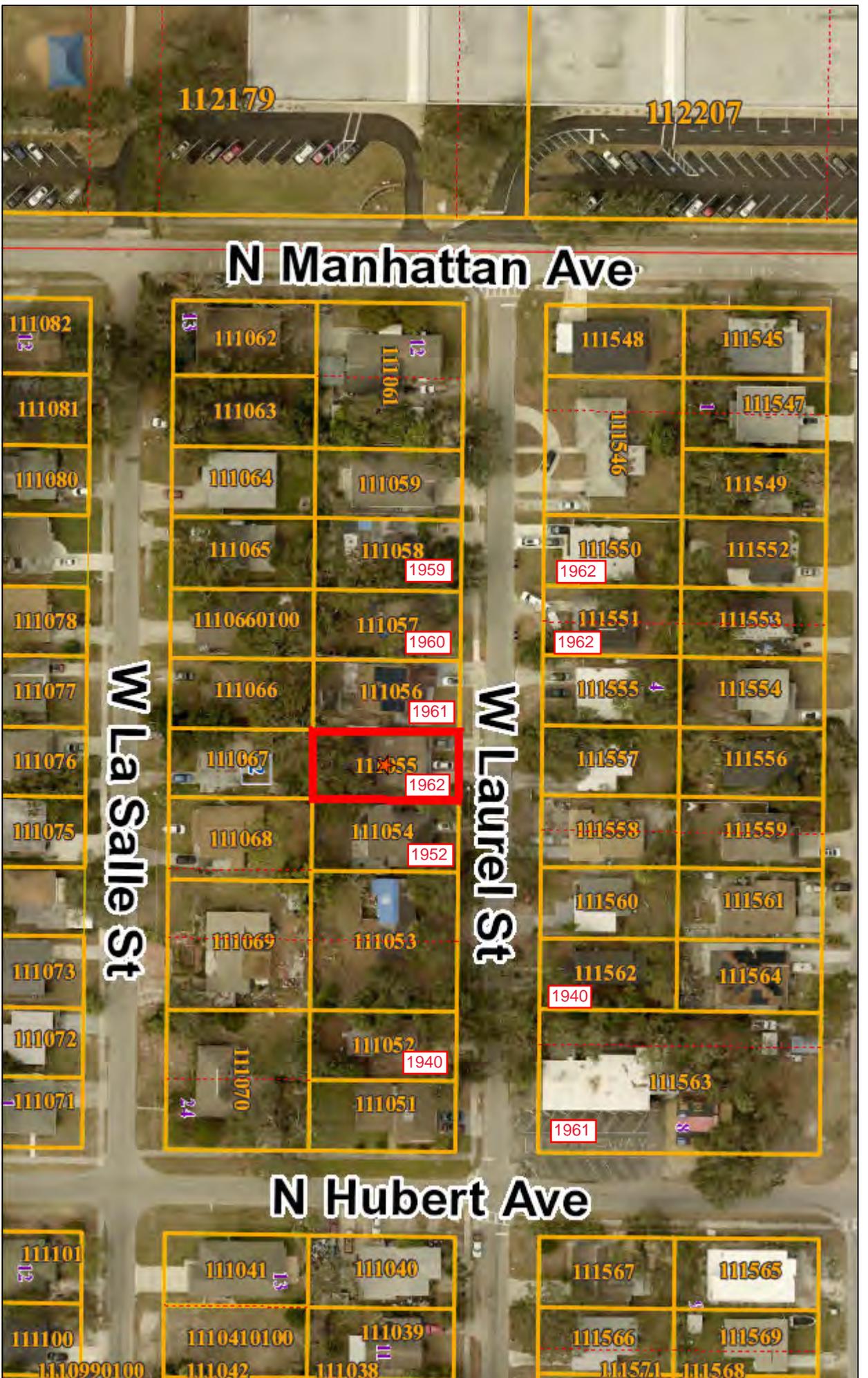
LEE CT —FROM I
RIVER WEST 2
BAY BLVD

ZIP CODE 33607

- 2200*Seeker Wm A
2202 Alley Gravel
2204 River Garden A
101 Richardson
102 Vacant (Apt
*Lorden Thos
202 Polinski Don
2206 River Garden A
103 Greene Adel
104 Dwyer Robt
203 Burw Wm E
204 Eaves James
RIVERVIEW AV II
2208 Apartments
105 Steinkrauss
106 Noell Michl
205 Bueis Janice
206 Ross Steph
2210 Apartments



December 4, 2025



Bob Henriquez, CFA

Hillsborough County Property Appraiser

This map is for assessment purposes only.

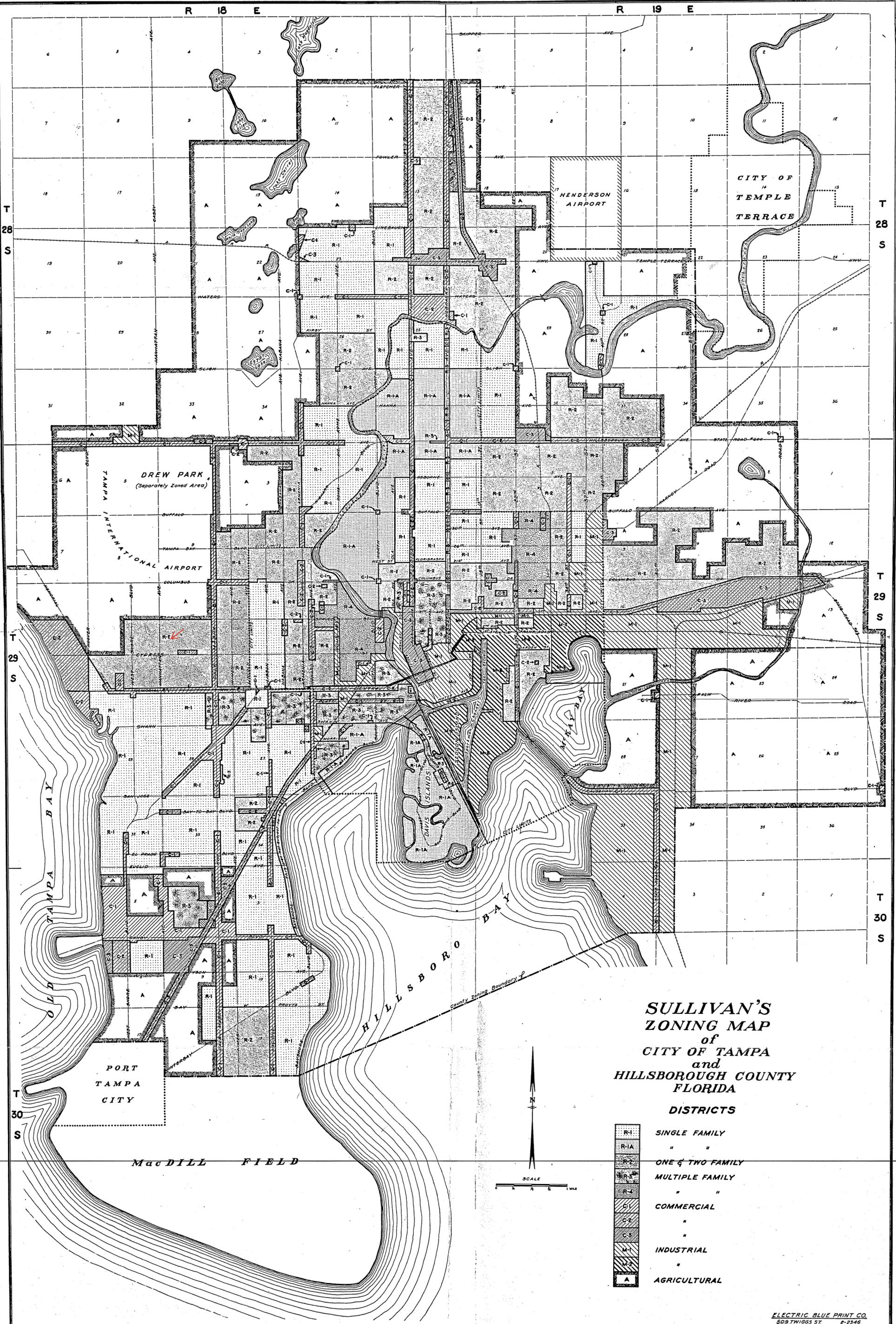
It is not a survey.

2025 Aerials

R 18 E R 19 E

T 28 S T 29 S T 30 S

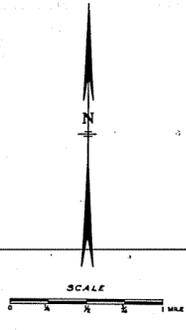
T 28 S T 29 S T 30 S



**SULLIVAN'S
ZONING MAP
of
CITY OF TAMPA
and
HILLSBOROUGH COUNTY
FLORIDA**

DISTRICTS

- R-1 SINGLE FAMILY
- R-1A " "
- R-2 ONE & TWO FAMILY
- R-3 MULTIPLE FAMILY
- R-4 " "
- C-1 COMMERCIAL
- C-2 " "
- C-3 " "
- M-1 INDUSTRIAL
- M-2 " "
- A AGRICULTURAL



User Name: ashleyp@jpfirm.com

Date and Time: Thursday, December 4, 2025 2:52 PM EST

Job Number: 269838632

Documents (6)

1. [*Mandelstam v. City Com. of South Miami*](#)

Client/Matter: -None-

2. [*Largo v. Imperial Homes Corp.*](#)

Client/Matter: -None-

3. [*Hollywood Beach Hotel Co. v. Hollywood*](#)

Client/Matter: -None-

4. [*Persaud Props. FL Invs., LLC v. Town of Fort Myers Beach*](#)

Client/Matter: -None-

5. [*City of Miami Beach v. Clevelander Ocean, L.P.*](#)

Client/Matter: -None-

6. [*Smith v. Clearwater*](#)

Client/Matter: -None-

[Mandelstam v. City Com. of South Miami](#)

Court of Appeal of Florida, Third District

November 1, 1988, Filed

Case No. 88-651

Reporter

539 So. 2d 1139 *; 1988 Fla. App. LEXIS 4783 **; 13 Fla. L. Weekly 2423

ROD and CAROL MANDELSTAM, VIOLET L. WILSON, and JOHN and VIRGINIA SHARP, Petitioners, v. THE CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, Respondent

Subsequent History: [****1**] Review Denied May 17, 1989.

Prior History: On Petition for Writ of Certiorari to the Appellate Division of the Circuit Court for Dade County, Robert P. Kaye, Steven D. Robinson, and Allen Kornblum, Judges.

Core Terms

circuit court, zoning ordinance, special use permit, appellate division, Dictionary, terms, dictionary meaning, writ of certiorari, ordinance, schools, Zoning, planned development, strict construction, deny a permit, permitted use, derogation, gymnastics, directing, inserted, words

Case Summary

Procedural Posture

Petitioners sought a writ of certiorari from a decision of the Circuit Court for Dade County (Florida) affirming the denial of a special use permit by respondent city to build a gymnastics school.

Overview

Petitioners applied to respondent city for a special use permit to build a children's gymnastics school. The area was zoned for single family residences, but the zoning ordinance provided that public and private schools were permitted uses. Respondent city denied petitioners' request and stated that petitioners' school was not permitted and was a commercial use incompatible with the existing character of the surrounding neighborhood. The court granted the writ, quashed the decision of the

trial court, and held that the term "school" as contained in the ordinance should have been given its ordinary, dictionary definition. The court held that courts and other governmental bodies were prohibited from inserting words or phrases into municipal ordinances to express intentions that did not appear. The court held that nowhere did respondent's code allow only those schools which were purely academic. The court held that the normal dictionary definitions of "school" encompassed petitioners' proposed gymnastics school.

Outcome

The court granted the writ of certiorari, quashed the decision below, and held that petitioners were entitled to a special use permit to erect their proposed gymnastics school as such a school was a permitted use within the zoning ordinance.

LexisNexis® Headnotes

Governments > Legislation > Interpretation

[HN1](#) [↓] **Legislation, Interpretation**

Courts and other governmental bodies are prohibited from inserting words or phrases into municipal ordinances to express intentions that do not appear.

Business & Corporate Compliance > Real Property > Zoning > Ordinances
Real Property Law > Zoning > Ordinances

Governments > Courts > Common Law

Real Property Law > Zoning > General Overview

[HN2](#)  **Zoning, Ordinances**

Zoning laws are in derogation of the common law and, as a general rule, are subject to strict construction in favor of the right of a property owner to the unrestricted use of his property.

Counsel: Fine Jacobson Schwartz Nash Block & England and Linda Ann Wells and Stanley B. Price, for Petitioners.

John R. Dellagloria, City Attorney, for Respondent.

Judges: Hubbart, Baskin, and Jorgenson, JJ.

Opinion by: JORGENSON

Opinion

[*1139] Rod and Carol Mandelstam, Violet Wilson, and John and Virginia Sharp petition for a writ of certiorari from a decision of the Dade County Circuit Court, Appellate Division, which affirmed the denial of a special use permit by the City of South Miami. For the reasons which follow, we grant the writ of certiorari and quash the decision below.

The Mandelstams, in late 1986, applied to the City of South Miami for a special use permit to build a children's gymnastics school on Red Road adjacent to Dante Fascell Park. The area is zoned RS-3 (single family residences). However, section 16-22-1 of the City of South Miami's Zoning Ordinance provides that in an RS-3 zone "schools, public and private," are permitted uses. Section 10-1-1.05 of the same ordinance provides [**2] that "words and terms not defined herein shall be interpreted in accord with their normal dictionary meaning."

The City Commission of the City of South Miami unanimously denied the permit, stating that "private schools of *this character*" (emphasis added) were not permitted under the zoning ordinance. The Commission further stated that the requested use was a "commercial use" incompatible with the existing character of the surrounding neighborhood. The Commission also denied the permit on the ground that the Mandelstams failed to satisfy the requirements of the planned development section of the zoning ordinance.

The Mandelstams appealed to the Circuit Court of the Eleventh Judicial Circuit, Appellate Division, which held

that the Mandelstams had satisfied all requirements of the planned development section. In affirming the City's denial of the special use permit, the appellate division relied upon *Wadsworth v. Board of Adjustment of [*1140] Bedminster Township, 11 N.J. Super. 502, 78 A.2d 619 (1951)*. The New Jersey court defined a school under the terms of a local zoning ordinance as an institution which is "purely academic" in character. [**3] The Mandelstams then sought relief by petitioning this court for a writ of certiorari. ¹

We find that the circuit court departed from the essential requirements of the law when it inserted additional terms into the City of South Miami's zoning ordinance and defined the term "school," which was undefined in the ordinance, in derogation of its ordinary dictionary meaning. [HN1](#)  Courts and other governmental bodies are prohibited from inserting words or phrases into municipal ordinances to express intentions that do not appear. *Rinker Materials Corp. v. City of North Miami, 286 So. 2d 552 (Fla. 1973)*. Nowhere does the City's code allow only those schools which are purely academic. ² Neither the City of South Miami nor the circuit court could, therefore, narrow the scope of the code to deny the Mandelstams a permit.

Moreover, the circuit court, ignoring the directive of the City's code which required that undefined terms be given their normal dictionary meaning, specifically rejected Webster's definition [**4] of a school as "any place of discipline or training," and "as a place where instruction is imparted to the young." *New Webster's Encyclopedic Dictionary* 751. See also *The Random House Dictionary of the English Language* 1278 (1966) ("a place, institution, or building where instruction is given"); *The Oxford English Dictionary* 212 (1933) ("an institution in which instruction of any kind is given . . . often with defining word indicating the special subject taught, as dancing, music, riding school"). ³ The normal dictionary definitions of "school" encompass the Mandelstams' proposed gymnastics school.

¹ The City did not file a cross-petition to challenge that portion of the court's decision which found that the Mandelstams complied with all requirements of the code.

² Although the Mandelstams offered evidence that their proposed school would offer some academic training to preschoolers, such a showing was not required under the terms of the code.

³ In his dissent from the panel opinion, Judge Robinson aptly noted that "obviously the city did not mean a school of fish."

Dissenting from the panel opinion of the circuit court, Judge Robinson stated that "permitted uses must be interpreted broadly, prohibited uses strictly, so that doubts are resolved in a property owner's favor." *Mandelstam v. City Comm'n of the City of South Miami, Florida*, No. 87-063 AP (Circuit Court of the Eleventh Judicial Circuit, Appellate Division, Jan. 11, 1988) (Robinson, J., dissenting). [HN2](#)^[↑] Zoning laws are in derogation of the common [^{**5}] law and, as a general rule, are subject to strict construction in favor of the right of a property owner to the unrestricted use of his property. [City of Miami Beach v. 100 Lincoln Rd., Inc., 214 So.2d 39 \(Fla. 3d DCA 1968\)](#). Strict construction of sections 10-1-1.05 and 16-22-1 of the South Miami Zoning Ordinance mandates the issuance of a special use permit to the Mandelstams.

We, therefore, grant the writ of certiorari and quash the decision of the circuit court with directions to enter an order directing the City of South Miami to grant the Mandelstams' special use permit.

Certiorari granted and cause remanded with directions.

End of Document

[Largo v. Imperial Homes Corp.](#)

Court of Appeal of Florida, Second District

March 14, 1975

No. 73-733

Reporter

309 So. 2d 571 *; 1975 Fla. App. LEXIS 14416 **

TOWN OF LARGO, Florida, a Municipal Corporation, et al., Appellants, v. IMPERIAL HOMES CORPORATION, Appellee

Core Terms

zoning, recommendations, Tract, single family, planner, master plan, high-rise, estoppel, rezoning, acre, multiple-family, density, notice

Case Summary

Procedural Posture

Appellant municipality sought review of the decision of the lower court (Florida), that entered a final judgment enjoining it from enforcing restrictive zoning requirements to prevent appellee developer from building high-rise apartments on certain property.

Overview

When appellee developer purchased property in appellant municipality, it was not zoned. After discussions with officials, appellant agreed to vote to zone the property to multiple family residential. After public hearings at which opposition to multiple family residential zoning was voiced, appellant voted to zone the property single family residential. Appellee filed suit, and the trial court ordered appellant enjoined from enforcing the zoning regulation. On appeal, the court held that equitable estoppel precluded appellant from rezoning the property because appellee had spent considerable money purchasing the property and obtaining architectural drawings and other permits needed to proceed with its project. The court found the fact that no showing was made that the property was unsuitable for the more restrictive zoning was not dispositive. The court affirmed the granting of the injunction that prohibited appellant from enforcing its more restrictive zoning classification on property owned

by appellee.

Outcome

The court affirmed the judgment enjoining appellant municipality from enforcing restrictive zoning conditions on land owned by appellee developer, holding that the record amply supported the granting of the injunction.

LexisNexis® Headnotes

Environmental Law > Land Use & Zoning > Equitable & Statutory Limits

Governments > Local Governments > Claims By & Against

Governments > Local Governments > Finance

Business & Corporate Compliance > Real Property > Zoning > Regional & State Planning
Real Property Law > Zoning > Regional & State Planning

[HN1](#) **Land Use & Zoning, Equitable & Statutory Limits**

The doctrine of equitable estoppel is applicable to a local government exercising its zoning power when a property owner relying in good faith upon some act or omission of the government has made such a substantial change in position or incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights he has acquired.

Business & Corporate Compliance > Real

Property > Zoning > Regional & State Planning
Real Property Law > Zoning > Regional & State
Planning

[HN2](#) Zoning, Regional & State Planning

The mere purchase of land does not create a right to rely on existing zoning.

Counsel: ^[**1] Tom R. Moore, Clearwater, for Appellants.

Charlie Luckie, Jr., Macfarlane, Ferguson, Allison & Kelly, Tampa, and R. Marlin Smith and Clifford L. Weaver, Ross, Hardies, O'Keefe, Babcock & Parsons, Chicago, Illinois, for Appellee.

Judges: Grimes, Judge. Boardman, Acting C.J., and Scheb, J., concur.

Opinion by: GRIMES

Opinion

^[*571] This is an appeal from a final judgment enjoining the Town of Largo (Town) from enforcing restrictive zoning requirements to prevent Imperial Homes Corporation (Imperial) from building high-rise apartments on certain property within the city limits. Since the lower court ruled against the Town, the facts shall be set forth in the light most favorable to Imperial.

On October 30, 1968, Imperial entered into a contract to purchase the twenty-five (25) acre "Trotter Tract" for \$ 200,000. ^[*572] The tract was zoned "UZ" (unzoned) which permitted development without restriction. Nevertheless, Imperial made the contract of sale contingent upon its obtaining zoning which would *expressly* allow a multiple family development.

Imperial requested the Town to rezone the tract to permit multiple family dwellings, including high-rise apartments, without limitation ^[**2] as to density or height. On December 17, 1968, based on the favorable recommendation of the Zoning Commission, the Largo Town Commission voted unanimously to approve the rezoning. Imperial then purchased the property.

In 1969, the adjoining sixteen (16) acre "Campbell Tract" was offered for sale. The Campbell Tract was zoned "UZ." Imperial contacted the appropriate officials of the Town and was told that multiple family

development was permissible on the Campbell Tract. Imperial then purchased the Campbell Tract at a cost of \$ 110,000.

In September of 1971, the Town retained a professional planner to prepare recommendations for overcoming deficiencies in the Largo zoning ordinance and to recommend rezoning where appropriate. Notice that public hearings would be held on the rezoning recommended by the planner was published on November 22, 1971.

In the meantime, Imperial submitted its detailed master plan to the Town engineer on November 15, 1971. The master plan came before the full Town Commission for approval on November 23, 1971. The plan was referred back to the Town engineer for review. According to the Town Manager, there was no suggestion in any of the discussion ^[**3] that the master plan did not comply with the ordinances and regulations of the Town as they then existed.

When several residents raised an objection to the proposed project at a commission meeting held on January 5, 1972, one of the Zoning Board members observed that he did not feel the Town could morally deny something which had already been given. On January 15, 1972, the Town Commission and the Zoning Board held a joint meeting to consider the planner's recommendations. The recommendation for Imperial's property was that it be zoned "RM-39" (39 units per acre), the highest density. When Imperial agreed to limit its construction to only twenty-four units per acre and to use the Campbell Tract only for recreational purposes, the majority voted in favor of RM-39 zoning.

A public hearing on the proposed zoning ordinance was held on March 21, 1972. At this time, a motion was made to change the proposed zoning for Imperial's property from RM-39 to RM-21.8 (21.8 units per acre). The hearing was continued until April 12, 1972, so that Imperial could be given notice of the suggested change. At the April 12th meeting, a motion was made to zone the property "R-2.5", *the most restrictive* ^[**4] *single family zone*. The hearing was again continued so that Imperial could be given the proper notice. On May 3, 1972, the Town Commission voted to zone the property R-2.5 (2.5 units per acre).

The trial court found that as a result of the representations made to Imperial that the land could be used for multiple-family high-rise apartment houses, the

Town was estopped from denying such use to Imperial. The court enjoined the Town from enforcing single family zoning classifications on the land and ordered it to rezone the property to a classification allowing construction of high-rise multiple-family dwellings reasonably consistent with the last master plan submitted.

[HN1](#) [↑] The doctrine of equitable estoppel is applicable to a local government exercising its zoning power when a property owner

- (1) relying in good faith
- (2) upon some act or omission of the government
- (3) has made such a substantial change in position or incurred such extensive obligations and expenses

[*573] that it would be highly inequitable and unjust to destroy the rights he has acquired. [City of Hollywood v. Hollywood Beach Hotel Company, Fla.App.4th, 1973, 283 So.2d 867](#). See [Texas \[*5\] Co. v. Town of Miami Springs, Fla.1950, 44 So.2d 808](#); [City of Naples v. Crans, Fla.App.2d 1974, 292 So.2d 58](#); [City of Gainesville v. Bishop, Fla.App.1st, 1965, 174 So.2d 100](#).

The Town asserts that before the doctrine of estoppel can be invoked to preclude a municipality from making a zoning change, the land owners must have either obtained a building permit or made physical changes in the land in reliance on the existing zoning. While it is likely that one or both circumstances will have occurred in most cases where the doctrine is applied, their existence cannot be deemed, as it were, a condition precedent. The trial judge put it well in the final judgment when he said:

"Stripped of the legal jargon which lawyers and judges have obfuscated it with, the theory of estoppel amounts to nothing more than an application of the rules of fair play. One party will not be permitted to invite another onto a welcome mat and then be permitted to snatch the mat away to the detriment of the party induced or permitted to stand thereon. A citizen is entitled to rely on the assurances and commitments of a zoning authority and if he does, the zoning authority is bound by its representations, [*6] whether they be in the form of words or deeds. . . ."

[HN2](#) [↑] The mere purchase of land does not create a right to rely on existing zoning. [City of Miami Beach v. 8701 Collins Ave., Fla.1954, 77 So.2d 428](#). But, there is more here. At Imperial's request, the Town zoned the Trotter Tract to a multiple-family classification. At that time the Town knew that Imperial planned a multiple-family high-rise development and that the purchase of the land by Imperial was contingent upon obtaining multiple-family zoning. With knowledge that Imperial would rely thereon, the Town approved the requested rezoning. Thereafter, Imperial bought the land and commenced the elaborate preparations necessary to the construction of a large development. Its master plan might well have been submitted earlier had the Town not changed certain setback requirements in 1971 which necessitated the redrawing of plans. Not until April 12, 1972, did Imperial have any notice that the Town officials contemplated a change in the zoning to single family. By that time Imperial had spent, or was obligated to spend, \$ 310,000 for the land and over \$ 69,000 in architectural fees, interest, taxes, sewer permits, and [*7] other direct development costs.

In point of fact, the Town concedes that there was some good faith reliance by Imperial, but claims that the reliance was not "substantial" enough to support estoppel. Specifically, the Town requests us to consider only those expenses made by Imperial prior to November 22, 1971, the date of the notice that public hearings would be held on the planner's recommendations. The Town asks us to determine that payments made after that date were not made in good faith in that there was "zoning in progress." Had the mission of the planner been to recommend zoning classifications of lower density for all vacant property in Largo, the Town might have a point. However, the job of this planner was primarily to update and revise the zoning ordinance to avoid duplication and confusion. As it turned out, the planner's recommendations were in harmony with Imperial's master plan, and the Town has not refuted Imperial's claim that its land was the only parcel upon which the permissible density was reduced.

Any contention that Imperial should have been alerted to the risk of expending further monies when members of the community appeared at the November 23, [*8] 1971 meeting to object to the proposed high-rise construction is set at rest by the case of [Sakolsky v. City of Coral Gables, Fla.1963, 151 So.2d 433](#). There, the Supreme Court [*574] rejected the contention that the builder "had good reason to believe" that the official mind might change because numerous persons had

raised objections at the meeting in which the requests were granted and because the city commission membership was subject to change in an upcoming election. The court held the builder had a right to rely on the actions of the current governing body regardless of the existence of public protest. In the instant case, even though the number of protesters increased at every subsequent meeting, at all times until April 12, 1972, the "official mind" of the Town Commission continued to reflect the view of permitting Imperial to go forward with its construction. In essence, the Town has asked us to rectify what it now considers to have been a "mistake" made by its 1968 commission and perpetuated thereafter. This, we cannot do. The record amply supports the findings of the trial court resulting in estoppel against the Town.

End of Document

As a second ground for the judgment, the court [**9] below concluded that single family zoning for the subject property was "unreasonable." The parties interpret this conclusion to mean that the zoning was not "fairly debatable." On this point we agree with the Town that the zoning was "fairly debatable." See [City of Miami Beach v. Lachman, Fla.1953, 71 So.2d 148](#). There was competent opinion given on both sides of the question. While the record reflects that the decision to go to single family zoning was more the result of public clamor than conscientious deliberation by the Town Commission, Imperial's property is totally surrounded by single family zoning districts, and no showing was made that the property is unsuitable for single family development. However, in view of our decision regarding estoppel, the fact that the zoning could be upheld as fairly debatable is of no avail to the Town.

Lest our decision be misconstrued, we recognize an increasing awareness on the part of local governments of the growth problems which vitally affect many of the communities in Florida. Therefore, nothing in this opinion should be construed as any impediment to the efforts of municipalities and other local governmental entities which exercise [**10] zoning authority from reducing the density provisions in their zoning regulations in an orderly and comprehensive manner, provided this is accomplished in the interest of the public health, safety and welfare and in a way as not to mislead innocent parties who in good faith rely to their detriment upon the acts of their governing bodies.

Affirmed.

BOARDMAN, Acting C.J., and SCHEB, J., concur.

[Hollywood Beach Hotel Co. v. Hollywood](#)

Supreme Court of Florida

January 21, 1976

No. 44642

Reporter

329 So. 2d 10 *; 1976 Fla. LEXIS 4285 **

The HOLLYWOOD BEACH HOTEL COMPANY, an Ohio Corporation, et al., Petitioners, v. The CITY OF HOLLYWOOD, a Municipal Corporation, organized and existing under the laws of the State of Florida,
Respondent

Subsequent History: ^[**1] Rehearing Denied April 13, 1976.

Core Terms

Zoning, rezoning, building permit, ordinance, voted, city commission, petitioners', site plan, reevaluate, destroy, elected, parties, temporary injunction, trial court, municipality, equitable, density, build, conditions, ninety-day, surrender, repeal

Case Summary

Procedural Posture

Petitioners sought review of a decision of the Fourth District Court of Appeal (Florida) that reversed the order of the trial court issuing a permanent injunction enjoining respondent city from enforcing rezoning ordinances against petitioners and ordering that respondent return the building permit fee paid by petitioners.

Overview

The trial court issued a permanent injunction enjoining respondent city from enforcing a density and subsequent rezoning ordinances against petitioners and ordered that respondent return the building permit fee paid by petitioners. The district court reversed and remanded. Petitioner sought review. The court affirmed in part and reversed in part. The court held that the district court improperly reevaluated the evidence and substituted its judgment for that of the trial court. The court held that the course of inaction chosen by respondent and its subsequent arbitrary actions should

be equated with "unfair dealing." The court held that unfair dealing by respondent could serve as the basis for the invocation of equitable estoppel. Therefore, the court found that the principle of equitable estoppel precluded respondent from enacting the disputed ordinances. However, the court held that the trial court erred in finding that respondent's retention of petitioners' permit fee constituted a forfeiture. The court affirmed that part of the district court's decision that found that the retention of the building permit fee by respondent did not constitute a forfeiture.

Outcome

The court affirmed in part and reversed in part. The court affirmed the decision of the district court that petitioners were not entitled to the return of the building permit fee. The court reversed the district court's reversal of the permanent injunction enjoining respondent from enforcing the rezoning ordinances.

LexisNexis® Headnotes

Civil Procedure > Appeals > Appellate Jurisdiction > General Overview

Civil Procedure > Appeals > Standards of Review

[HN1](#) Appeals, Appellate Jurisdiction

An appellate court cannot reevaluate the evidence and substitute its judgment for that of the trial court.

Environmental Law > Land Use & Zoning > Equitable & Statutory Limits

Governments > Local Governments > Claims By &

Against

Governments > Local Governments > Finance

Business & Corporate Compliance > Real Property > Zoning > Regional & State Planning
Real Property Law > Zoning > Regional & State Planning

[HN2](#) Land Use & Zoning, Equitable & Statutory Limits

The doctrine of equitable estoppel may be invoked against a municipality as if it were an individual. The doctrine of equitable estoppel will preclude a municipality from exercising its zoning power where a property owner (1) in good faith (2) upon some act or omission of the government (3) has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right he acquired.

Governments > Local Governments > Claims By & Against

[HN3](#) Local Governments, Claims By & Against

Every citizen has the right to expect that he will be dealt with fairly by his government. "Unfair dealing" by a municipality can serve as the basis for the invokement of equitable estoppel. While a city commission certainly possesses the prerogative of deciding to defer action on such a proposal over a long period of time, it must assume the attendant responsibility for the adverse effect it knows or should know its deliberate inaction will have upon the parties with whom it is dealing.

Counsel: Judson A. Samuels and Hugh S. Glickstein of the Law Offices of Judson A. Samuels and Hugh S. Glickstein, Hollywood, and Howard M. Neu, North Miami, for Petitioners.

J. Bart Budetti, City Atty., and Myron H Burnstein, Special Asst. City Atty., for Respondent.

Judges: Adkins, C.J., Roberts and Hatchett, JJ., and McCrary, Circuit Judge, concur. England, J., dissents with an opinion, with which Overton and Sundberg, JJ., concur.

Opinion by: PER CURIAM

Opinion

[*11] This cause is before us on a petition for writ of certiorari to review the decision of the Fourth District Court of Appeal. ¹ We have jurisdiction pursuant to [Article V, § 3\(b\)\(3\), Fla.Const.](#)

As a general rule, an outline of the sequence of events in chronological order is not of vital importance. However, the instant case represents a significant exception to this rule.

[*12] Petitioners-plaintiffs owned a 105 acre plot [**2] of real property in the City of Hollywood which was zoned RA-5 (golf course use) except for a 400 x 400-foot portion in the southwestern corner of same which was zoned RC-12 (multiple family). In late 1968, the petitioners decided to develop the property into a 6,000 unit complete community and petitioned the Hollywood Planning and Zoning Board to zone the entire plot as RC-12 (multiple family). This change was recommended to the Hollywood City Commission by the Planning and Zoning Board, whereupon the City Commission adopted Ordinance 0-69-46, hereinafter referred to, with the preamble reading in part, as follows:

WHEREAS, the City Commission, after several public hearings and only after an independent investigation and study, recognizes that *the character of the neighborhood has gone through a series of changes so as to require the granting of the change of zone as hereinafter provided in order to properly preserve and protect the public interest,* and

WHEREAS, *the City Commission, after careful study of all aspects of the petitioner's application, including traffic patterns, population density, aesthetic considerations, effect upon single family residences [**3] in the area, as well as the effect upon the business establishments in the downtown area, considers that the public interest not only justifies but requires that the change of zone be granted so as to permit construction of the complex in accordance with the circumstances recited herein*

¹ [City of Hollywood v. Hollywood Beach Hotel, 283 So.2d 867 \(Fla.App. 4th 1973\).](#)

and as the same appears on the site development plan, attached hereto and made a part hereof as though fully recited herein." (Emphasis supplied.)

On April 2, 1969, after numerous public hearings and conferences between the City and the petitioners, a comprehensive site plan was approved and the City Commission by a 4 to 1 vote adopted Ordinance 0-69-46 which rezoned said property to RC-12 uses. In early December of 1969 in a City election, two commissioners who voted for the ordinance were defeated by candidates publicly opposed to same. On December 17, 1969, at the second meeting following their election, the two newly elected commissioners joined with the commissioner who had originally voted against the ordinance and passed a motion to petition the Zoning Board to reevaluate the rezoning affected by the foregoing ordinance. This petition did not contain and was not grounded upon [**4] *any allegations* necessitating rezoning.

On December 30, 1969, petitioners obtained a building permit from the State for the construction of the first five million dollar building. The Zoning Board met on January 12, 1970, and considered the Commission's petition to reevaluate the zoning affected by the above ordinance. At this meeting, the Board stressed the need for zoning stability and stated that the Commission had never "come back" with a request for a change in a duly enacted zoning ordinance. The motion was tabled and the Board at its February 9th meeting requested clarification from the Commission.

In the meantime, on January 23, 1970, the City issued a building permit for same. At this point, it must be noted the uncontroverted testimony established that it had taken some nine or ten months (April 1969-Jan. 1970) for the petitioners to complete the necessary preparations to begin construction. During this period and subsequently, petitioners expended some \$191,269.66.

On February 18, 1970, the Commission in response to the request for clarification by the Zoning Board passed a motion to petition the Zoning Board to rezone the western one-third of the tract to [**5] multiple family and the eastern two-thirds to single family golf course use. On February 19 the City filed this petition with the Zoning Board.

[*13] On February 21, the petitioners brought an action for a permanent injunction with an accompanying request for a temporary injunction against the City. At

the hearing on the temporary injunction and the City's motion to dismiss on March 4, the following pertinent testimony was given: The architect for the project testified that the entire site plan would be destroyed by rezoning part of the property; a member of the Zoning Board testified that the City's petition for rezoning did not contain any allegations that a change in the area where the property was situate necessitated rezoning; and the petitioner, Ben Tobin, testified as to the amount of money expended and that all activities had been brought to a halt because of the City's petition to rezone.

The trial court denied the temporary injunction on the grounds that the application was premature on March 5th. On March 13th, the City's Motion to Dismiss was denied. The City then voted to file an interlocutory appeal on March 16th and such appeal was filed on March 19th.

[**6] On March 23rd, the Zoning Board denied the petition to rezone.

The Commission next voted on March 25, 1970, to appeal this denial to the Zoning Board of Appeals, the members of which were comprised solely of the City Commissioners. Such appeal was filed but no definitive action was taken by the Board of Appeals until Feb. 17, 1971. However, at its April 5, 1970, meeting, the Board of Appeals voted to table the appeal for thirty to sixty days. On June 17th, the Board of Appeals discussed the tabled appeal and voted that it be tabled no longer than the first meeting in August.

On July 15th, the City Commission, in response to a request for an extension of the building permit, *voted to extend the building permit indefinitely until the litigation was completed.*

At the August 8th meeting of the Board of Appeals, the appeal was left tabled due to the possibility that the City might purchase the property in dispute.

Then, on August 21st, the District Court affirmed the trial court's denial of the City's motion to dismiss.

At its September 2nd meeting, the City Commission voted to petition the District Court for rehearing and if unsuccessful, to petition the Supreme Court [**7] for certiorari. Prior to the taking of this vote, one of the Commissioners who voted in the majority, stated that these actions should be taken since "the City could operate with more leverage as to the purchase of the property if the case remains in Court." The District Court

denied rehearing on September 29, 1970; this Court denied certiorari on January 7, 1971; and the City filed its answer to petitioner's complaint on February 17, 1971.

On the same day the Board of Appeals (City Commissioners) *without prior notice to the petitioners*, affirmed the Zoning Board's denial of petition to rezone; and then the (same people sitting as) City Commissioners rescinded its motion of July 15, 1970 which had extended the permit until the end of the litigation between the parties and mandated that the petitioners exercise their rights under the building permit within ninety days.

Prior to the vote on the petition for rezoning and the ninety-day motion, one of the Commissioners who voted for the petition by the City to rezone, stated that he would "now vote" to affirm the Zoning Board's denial since he did not think the project would ever be built without deviations which would have to^[**8] come before the Commission for approval. On March 17th, the petitioners requested the return of the permit fee until building conditions improved. This was denied.

In regard to the City's repeal of the building permit allowing an extension to the end of the litigation, it is important to note that during the ninety-day period referred to above, the injunction suit was^[*14] actively prosecuted by both parties, to-wit: on March 12, 1971, petitioners moved to strike parts of City's Answer; on March 29, 1971, the petitioners moved to amend Complaint; on April 12, City moved for judgment on the pleadings; and on April 20, City's motion for judgment on pleadings was denied and the petitioners' motion for leave to amend was granted.

From June 23, 1971 to January 5, 1972, the City negotiated with the petitioner for the purchase of the property. In the December 1971 City elections, the remaining two Commissioners who had voted for Ord. 0-69-46 were defeated by candidates publicly opposed to it. At its January 5, 1972 meeting, the Commission voted not to buy the property even though a verbal understanding had been reached as to both price and method of financing. The Commission^[**9] again then passed unanimously a motion requesting the Zoning Board to reconsider the zoning implemented by Ord. 0-69-46, and, in addition thereto, to recommend suitable rezoning (a matter which was not raised in its first request for reevaluation). The Commission also then took the first vote on a new density ordinance which

would have the effect of rendering the petitioners' site plan useless. Petitioners sought a "temporary injunction" (incorporating all prior pleadings before the court) on February 12. On February 14, the Zoning Board approved a rezoning plan and recommended same to the City Commission.

It is significant to note that at the Zoning Board meeting there was no allegation of a change in the neighborhood as basis for the rezoning.

At the hearing on the temporary injunction, the petitioners submitted testimony: that during the almost one year that the Commission had considered action on the petition to rezone, this delay coupled with newspaper coverage of same made it impossible to obtain financing and discouraged investors; that no prior notice had been given of the City's decision on January 5, 1972, not to purchase the property; and that due to these prolonged^[**10] negotiations, the development had been kept in limbo; that the proposed new density ordinance destroyed the site plan and rendered the building permit useless.

The temporary injunction filed on February 12, 1972, was denied on February 18, 1972. The density ordinance received final passage on March 1, 1972, and on March 15, the Commission voted unanimously to petition the Zoning Board to rezone the property in question. The Zoning Board approved same on April 17 and on June 28, the Commission enacted the rezoning ordinance.

On April 27, the trial court held a hearing at which the petitioners submitted the following testimony: \$191,269.66 had been expended in reliance on the rezoning and the permit; that the density ordinance and proposed rezoning completely destroy the site plan; and that if the injunction was granted, the petitioners intended to build if financing and the market were suitable. The City Planner testified that the disputed ordinances did not destroy the site plan; however, at the continuation of the hearing on May 11, the City Planner then admitted that said ordinances did destroy the petitioners' site plan.

On July 19, the trial court issued a permanent injunction^[**11] enjoining the City from enforcing both the density and subsequent rezoning ordinances against the petitioners and ordered that the City return the building permit fee.

The District Court of Appeal, Fourth District, reversed

and remanded with instructions and this Court granted certiorari.

Three issues require our attention: First, whether the Fourth District Court of Appeal reevaluated the evidence and substituted its judgment for that of the chancellor; Second, whether the principle of equitable estoppel precluded the City of Hollywood from enacting the disputed ordinances; and Third, whether the chancellor [**15] erred in finding as a matter of law that the City's retention of the petitioners' permit fee constituted a forfeiture? All three queries must be answered in the affirmative. Accordingly, the decision of the Fourth District Court of Appeal is quashed as to the first and second issues and affirmed as to the third.

It is the prevailing rule in this jurisdiction that [HN1](#) an appellate court cannot reevaluate the evidence and substitute its judgment for that of the trial court. *Westerman v. Shell's City, Inc.*; ² *Greenwood v. Oates*. ³ After comparing the chancellor's [**12] findings with the recital of facts by the Fourth District, it is only too clear that the District Court violated this rule. The chancellor found that because of the delays caused by the City the developer was unable to build within the required ninety days due to the economic conditions which precluded same. Whereas, the District Court in its reevaluation stated that the developer "elected not" to proceed and "surrendered" his building permit. ⁴

"To elect" is defined [**13] as to choose by preference a course of action. ⁵ In turn, "choice" is defined as the "voluntary and purposive or deliberate action of picking, singling out, or selecting from two or more that which is favored or superior." ⁶ Petitioners "chose" not to build within the ninety-day period; correspondingly, it is

² [265 So.2d 43 \(Fla.1972\)](#).

³ [251 So.2d 665 \(Fla.1971\)](#). e.g. [First Atlantic National Bank v. Cobbett, 82 So.2d 870 \(Fla.1955\)](#); [In Re Baldrige's Estate, 74 So.2d 658 \(Fla.1954\)](#); [Povia v. Melvin, 66 So.2d 494 \(Fla.1953\)](#); [Ford Motor Co. v. Waters, 273 So.2d 96 \(Fla.App. 3d 1973\)](#); [Nixon Construction Co. v. Dover, 218 So.2d 458 \(Fla.App. 1st 1969\)](#); [St. Paul Mercury Ins. Co. v. Conley, 201 So.2d 618 \(Fla.App. 4th 1967\)](#); 2 Fla.Jur. Appeals, § 346 (1963).

⁴ [City of Hollywood, supra, at 868-870](#).

⁵ Webster's Third New International Dictionary 731 (1961).

⁶ Id. at 395.

undisputable that the trial court found this "choice" to be due to the unstable economic and financial conditions which faced the petitioners because of the delays caused by the City, and not because of a "voluntary choice" by the petitioners. The petitioners' situation is best described in the proverbial terms of being put between a "rock and a hard spot" by the City. The trial court also found that the petitioners had not surrendered the permit, whereas the District Court in effect found that such a surrender had been made on the basis of its reevaluation. Thus, the principles enunciated by this Court in *Westerman, supra*, and *Greenwood, supra*, require reversal on this point alone.

[**14] [HN2](#)

The doctrine of equitable estoppel may be invoked against a municipality as if it were an individual, *Salkolsky v. City of Coral Gables*; ⁷ [**15] *Texas Co. v. Town of Miami Springs*; ⁸ *City of North Miami v. Marguiles*; ⁹ and the City's contention that the doctrine is inapplicable where actual physical construction has not yet begun, is without merit. [Salkolsky, supra](#); *Bregar v. Britton*; ¹⁰ *Frink v. Orleans Corporation*; ¹¹ *Marguiles, supra*; [City of Hollywood, supra](#); *City of Gainesville v. Bishop*. ¹² As correctly stated by the Fourth District in [City of Hollywood, supra, at 869](#), the doctrine of equitable estoppel will preclude a municipality from exercising its zoning power where

". . . [A] property owner (1) in good faith (2) upon some act or omission of the government (3) has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right [**16] he acquired. [Salkolsky v. City of Coral Gables, 151 So.2d 433 \(Fla.1963\)](#)."

This Court has never had the occasion to decide if the

⁷ [151 So.2d 433 \(Fla.1963\)](#).

⁸ [44 So.2d 808 \(Fla.1950\)](#).

⁹ [289 So.2d 424 \(Fla.App. 3d 1974\)](#).

¹⁰ [159 Fla. 646, 75 So.2d 753 \(Fla.1954\)](#).

¹¹ [159 Fla. 646, 32 So.2d 425 \(Fla.1947\)](#).

¹² [174 So.2d 100 \(Fla.App. 1st 1965\)](#).

exception to the Salkolsky rule alluded to, but not invoked, by the Fourth District should be established, i.e., that a city may revoke a building permit even after good faith reliance by the landowner on the zoning law and even after a substantial change has been made in his position or incurring extensive obligations, ". . . if the municipality can show that some new peril to the health, safety, morals, or general welfare of the municipality has arisen between the granting of the building permit and the subsequent change [in] zoning. . . ." ¹³

[**16] While we cannot preclude the adoption of such an exception in the future, we have no reason to consider it in the instant case.

In applying the *Salkolsky* rule, the Fourth District found that,

" . . . The plaintiffs obtained a building permit from the City of Hollywood on January 23, 1970. *Without actual or constructive knowledge of any impending zoning change, the plaintiffs spent almost two hundred thousand dollars on a site plan, models of the community, architect's plans and specifications and building permits. This money was spent in good faith reliance on the city's rezoning of the plaintiffs' land to RC-12 multiple family. Under these circumstances the City of Hollywood was equitably estopped from changing the zoning of the plaintiffs' land from RC-12. The plaintiffs had a vested property right in the continuation of the RC-12 zoning.*" ¹⁴

With this conclusion we agree. However, the District Court then held that [**17]

" . . .
 ". . . When the city commission decided not to change the zoning classification of the plaintiffs' property and notified the plaintiffs that they could start construction under their building permit and the plaintiffs having elected not to proceed or initiate construction on the land and voluntarily surrendering their building permit to the city in March 1971, the plaintiffs thereby relinquished and

¹³ *City of Hollywood, supra, at 870* interpreting *Texas Co.*, supra, at 809-810. It seems clear that this Court in *Texas Co.*, supra, was speaking of the exception in the City's charter for the procedure of enacting emergency ordinances and not to an exception to the rule now under consideration.

¹⁴ *City of Hollywood, supra at 870*. (Emphasis added.)

forfeited their vested right under the building permit and in the continuance of the RC-12 zoning classification of their land. The city could then validly rezone plaintiffs' property from RC-12 to another classification."

15

It would be unconscionable to allow such a holding to endure since it fails to take into account the unique facts which dominate the instant case. First, it is undeniable that the only circumstance which necessitated the ultimate rezoning was the adverse political climate which wrought the defeat of every commissioner who had voted for Ord. 0-69-46. [**18] Second, the delays caused by the City Commissioners in having allowed the appeal from the Zoning Board's denial of its rezoning petition to its own members sitting as the Board of Appeals to languish in limbo for some eleven months, were countenanced with a full understanding that any immediate rezoning would meet with adverse legal consequences. This conclusion is borne out by the City attorney's repeated warnings to the Commission that any such ordinance would be invalidated under this Court's decision in *Salkolsky, supra*. Thus, it is [*17] clear that the City sought to accomplish by delay that which it could not effect by an immediate rezoning. Indeed, we must agree with the conclusion of the Fourth District that the City affirmed the Zoning Board's denial of its rezoning petition on February 17, 1971, only

" . . .

"*After it became apparent to the city commission that the plaintiffs could not profitably carry out their project because of the prevalent poor economic conditions*" ¹⁶

[**19] It is only too clear that the City was aware of the adverse effects that the resulting delays were having on the petitioners' projects in light of the testimony adduced at the trial court's March 4, 1970, hearing on the City's motion to dismiss, i.e., that all activities had been brought to a halt until the City made up its mind; that a partial rezoning of the property would destroy the petitioners' site plan; and that a one-year delay in construction would add three quarters of a million dollars to the cost of the first building. It must, therefore, be assumed in light of this and other testimony that the

¹⁵ *Id.*

¹⁶ *City of Hollywood, supra, at 868*. (Emphasis added.)

Commission knew that the petitioners could not proceed to build or attract financing from potential investors until the matter of rezoning was definitely decided. It is also reasonable to assume that the City was aware that with each day it deferred action that the building market and the national economy were constantly deteriorating into a recessionary state.

It must also be remembered that at its February 17, 1971, meeting the Commission in one fell swoop *without prior notice to the petitioners*: affirmed after an eleven month delay the Zoning Board's denial of its petition [\[**20\]](#) to rezone; repealed its motion of July 15, 1970, which had extended the life of the permit until the *completion of the litigation between the parties*, and mandated that the petitioner proceed with construction within ninety days.

Under the circumstances, these actions were arbitrarily taken. The affirmance of the Zoning Board's decision had the dual effect of lifting the petitioners out of limbo but casting them into the depths of the inferno. This is especially true when the affirmance is coupled with the repeal of the motion extending the permit. Such an indefinite extension was a municipal action upon which the petitioners in good faith had substantially altered their position from one of readiness to build to one of necessarily dismantling their construction organization in order to actively assert their rights in the prosecution of their suit against the City. Such an action and reliance thereon satisfies the requirements of the *Salkolsky* rule.

The City's contention that the Commission intended this extension to remain in effect only until the end of the litigation on its interlocutory appeal is without merit. The motion was not so worded, but clearly stated that [\[**21\]](#) the permit was to be extended until the litigation between the parties was completed. If the City intended to limit this extension, it should have worded the motion accordingly. On this point, the applicable analogy must be drawn to the doctrine of statutory and constitutional interpretation of *expressio unius est exclusio alterius*. Furthermore, if the motion was so limited, its repeal would have been automatically affected when this Court notified the parties that we had denied certiorari, and there would have been no need for the Commission to expressly repeal the motion.

As noted previously, the suit was actively prosecuted by both parties during the ninety-day period and litigation thereon has continued up until the present time.

The mandated ninety-day period was an unreasonable lack of time in view of the above arbitrary actions by the City and its knowledge that it had taken the petitioners some nine or ten months to complete the necessary preparations to achieve a state of readiness to begin construction on January [\[*18\]](#) 23, 1970, when they paid some \$15,000.00 for the building permit. Under these circumstances the petitioners' failure to build and even their [\[**22\]](#) request for the return of the permit fee, until economic conditions improved did not constitute a surrender of their permit or a relinquishment of their vested right in the continuance of the RC-12 zoning.

This Court would be undeserving of its equitable powers if we did not enjoin the two disputed ordinances. Indeed, as this Court stated in *Texas Co.*, *supra*, at 809, we find the petitioners' cause to be "pregnant with equity." The arbitrary action by the City Commission sub judice has not even produced an embryo and thus will not be countenanced by this Court. [Salkolsky, supra](#); *Texas Co.*, *supra*.

[HNS](#)  Every citizen has the right to expect that he will be dealt with fairly by his government. *Marguiles*, *supra*, at 425-26. "Unfair dealing" by a municipality can also serve as the basis for the invocation of equitable estoppel. *City of Jacksonville v. Wilson*.¹⁷ While a City Commission certainly possesses the prerogative of deciding to defer action on such a proposal over a long period of time, it must assume the attendant responsibility for the adverse effect it knows or should know its deliberate inaction will have upon the parties with whom it is dealing. In [\[**23\]](#) the instant case, the course of *inaction* chosen by the City and its subsequent arbitrary actions must necessarily be equated with "unfair dealing." *Wilson*, *supra*; *Marguiles*, *supra*.

For the reasons expressed in its opinion the District Court correctly reversed the chancellor's finding as a matter of law that the retention of the building permit fee by the City would constitute a forfeiture. [City of Hollywood, supra, at 871](#). The case of *City of Miami v. Miller*,¹⁸ relied upon by the petitioners, is inapplicable to the cause now before us. The record does not reveal whether or not the City has returned the fee to the petitioners. In the event the fee is in the petitioners'

¹⁷ [157 Fla. 838, 27 So.2d 108 \(1946\)](#).

¹⁸ [148 Fla. 349, 4 So.2d 369 \(1944\)](#).

possession, it must be returned to the City, and in this regard the District Court is affirmed.

[**24] In other respects the opinion of the Fourth District Court of Appeal is quashed and this cause is remanded for entry of an opinion consistent with the views hereinabove expressed.

Affirmed in part and reversed in part.

It is so ordered.

ADKINS, C.J., ROBERTS and HATCHETT, JJ., and McCRRARY, Circuit Judge, concur.

ENGLAND, J., dissents with an opinion, with which OVERTON and SUNDBERG, JJ., concur.

Dissent by: ENGLAND

Dissent

ENGLAND, Justice.

I dissent. There is no direct conflict between the district court's decision and the decision of any other Florida appellate court. The majority below carefully analyzed the decisions alleged by petitioners as a basis for the exercise of our jurisdiction. It found, however, that they did not appropriately apply to command the result which petitioners there sought.

I view our constitutional role as being more narrow than providing litigants with a second appeal in select cases, as is done here, and I would discharge the writ of certiorari.

OVERTON and SUNDBERG, JJ., concur.

End of Document

[Persaud Props. FL Invs., LLC v. Town of Fort Myers Beach](#)

Court of Appeal of Florida, Second District

December 11, 2020, Opinion Filed

Case No. 2D19-1282

Reporter

310 So. 3d 493 *; 2020 Fla. App. LEXIS 17619 **; 45 Fla. L. Weekly D 2772; 2020 WL 7310765

PERSAUD PROPERTIES FL INVESTMENTS, LLC,
Appellant, v. TOWN OF FORT MYERS BEACH,
Appellee.

Subsequent History: Rehearing denied by [Persaud Props. FL Invs., LLC v. Town of Fort Myers Beach, 2021 Fla. App. LEXIS 2472 \(Fla. Dist. Ct. App. 2d Dist., Jan. 20, 2021\)](#)

Dismissed by, Without prejudice [Persaud Props. FL Invs., LLC v. Town of Fort Myers Beach, 2022 U.S. Dist. LEXIS 54587 \(M.D. Fla., Mar. 25, 2022\)](#)

Prior History: [**1] Appeal from the Circuit Court for Lee County; Alane C. Laboda, Judge.

[Persaud Props. FL Invs., LLC v. Town of Fort Myers Beach, 2017 U.S. Dist. LEXIS 177596, 2017 WL 4868908 \(M.D. Fla., Oct. 26, 2017\)](#)

Core Terms

abandonment, nonconforming use, ordinance, zoning, common law, alcohol, discontinuance, renovations, alcoholic beverage, declaratory, license, Beach, trial court, regulations, premises

Case Summary

Overview

ISSUE: Whether, when the property owner closed its restaurant and bar for nine months while renovations occurred, the trial court erred in finding that the property owner had abandoned its right to sell alcohol on the property pursuant to Town of Fort Myers Beach, Fla., Code of Ordinances, § 34-1264, which had permitted a grandfathered nonconforming use of the property. HOLDINGS: [1]-The trial court had erred because abandonment of the nonconforming use required more

than the passage of nine months while the property was closed for renovations, and it required voluntary cessation of the nonconforming use with the intent that the cessation of such use be permanent; [2]-The property owner was entitled to declaratory judgment because there was no evidence that it had abandoned the nonconforming use by intending to discontinue selling alcohol in the environmental conservation zone.

Outcome

Judgment reversed and action remanded.

LexisNexis® Headnotes

Business & Corporate Compliance > Real Property > Zoning > Ordinances
Real Property Law > Zoning > Ordinances

Civil Procedure > ... > Declaratory Judgments > State Declaratory Judgments > Appellate Review

Real Property Law > Zoning > Judicial Review

Civil Procedure > Appeals > Standards of Review > De Novo Review

Civil Procedure > ... > Declaratory Judgments > Federal Declaratory Judgments > Appellate Review

[HN1](#) **Zoning, Ordinances**

The appellate court will review de novo the trial court's determination that a town was entitled to—and that the plaintiff was not entitled to—a judgment as a matter of law. Review of the legal conclusions in a declaratory

judgment is de novo. Municipal ordinances are subject to the same rules of construction as are state statutes. However, since zoning regulations are in derogation of private rights of ownership, words used in a zoning ordinance should be given their broadest meaning when there is no definition or clear intent to the contrary and the ordinance should be interpreted in favor of the property owner.

Business & Corporate Compliance > Real Property > Zoning > Ordinances
Real Property Law > Zoning > Ordinances

Governments > Legislation > Interpretation

Governments > Local Governments > Ordinances & Regulations

[HN2](#)  **Zoning, Ordinances**

Since zoning laws are in derogation of the common law, as a general rule they are subject to strict construction in favor of the right of a property owner to the unrestricted use of his property. Moreover, zoning ordinances, like statutes that are in derogation of the common law, will not be interpreted to displace the common law further than is clearly necessary. Rather, the courts will infer that such a statute or ordinance was not intended to make any alteration other than was specified and plainly pronounced. The presumption is that no change in the common law is intended unless the statute is explicit in this regard.

Governments > Courts > Common Law

[HN3](#)  **Courts, Common Law**

Unless a statute unequivocally states that it changes the common law, or is so repugnant to the common law that the two cannot coexist, the statute will not be held to have changed the common law.

Business & Corporate Compliance > Real Property > Zoning > Nonconforming Uses
Real Property Law > Zoning > Nonconforming Uses

Governments > Local Governments > Ordinances & Regulations

[HN4](#)  **Zoning, Nonconforming Uses**

Town of Fort Myers Beach, Fla., Code of Ordinances, § 34-1264 is specific to the sale or service for on-premises consumption of alcoholic beverages, and it provides that an establishment engaged in the sale or service of alcoholic beverages may thereafter become a nonconforming use due to a change in regulations, as provided in Town of Fort Myers Beach, Fla., Code of Ordinances, ch. 34, art. V, div. 3.

Business & Corporate Compliance > Real Property > Zoning > Nonconforming Uses
Real Property Law > Zoning > Nonconforming Uses

Governments > Local Governments > Ordinances & Regulations

[HN5](#)  **Zoning, Nonconforming Uses**

Town of Fort Myers Beach, Fla., Code of Ordinances, § 34-1264(h)(2) provides that nonconforming uses may continue until there is an abandonment of the permitted location for a continuous nine-month period and that abandonment means failure to use the location for consumption on the premises purposes as authorized by the special exception, administrative approval, or other approval. Town of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code ch. 34, art. IV, div. 5, § 34-1264(h)(2).

Business & Corporate Compliance > Real Property > Zoning > Nonconforming Uses
Real Property Law > Zoning > Nonconforming Uses

Environmental Law > Land Use & Zoning > Nonconforming Uses

Governments > Local Governments > Ordinances & Regulations

[HN6](#)  **Zoning, Nonconforming Uses**

Town of Fort Myers Beach, Fla., Code of Ordinances, § 34-3244, governing nonconforming uses generally, provides that when a nonconforming use is discontinued or abandoned for nine consecutive months, the use shall not thereafter be carried out or reestablished except in conformance with all current regulations. Town

of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code ch. 34, art. V., div. 3, § 34-3244 (2019). However, section 34-3244 does not define discontinue or abandon.

Business & Corporate Compliance > Real Property > Zoning > Nonconforming Uses
Real Property Law > Zoning > Nonconforming Uses

Environmental Law > Land Use & Zoning > Nonconforming Uses

[HN7](#) **Zoning, Nonconforming Uses**

Abandonment occurs when the landowner intentionally and voluntarily foregoes further nonconforming use of the property and that temporary cessation of a nonconforming use or the temporary vacancy of buildings used for the nonconforming use does not operate to effect abandonment of the nonconforming use.

Business & Corporate Compliance > Real Property > Zoning > Nonconforming Uses
Real Property Law > Zoning > Nonconforming Uses

[HN8](#) **Zoning, Nonconforming Uses**

A nonconforming use is abandoned by the property owner only when there is an intent to do so.

Business & Corporate Compliance > Real Property > Zoning > Nonconforming Uses
Real Property Law > Zoning > Nonconforming Uses

Environmental Law > Land Use & Zoning > Nonconforming Uses

Civil
Procedure > ... > Justiciability > Mootness > Voluntary Cessation Exception

Governments > Local Governments > Ordinances & Regulations

[HN9](#) **Zoning, Nonconforming Uses**

Strictly construing the Town of Fort Myers Beach, Fla.,

Code of Ordinances, § 34-1264 in favor of the property owner, as the court must, abandonment of a nonconforming use requires more than the passage of nine months while the property was closed for renovations; it requires voluntary cessation of the nonconforming use with the intent that the cessation of such use be permanent.

Counsel: Jennifer R. Cowan, Kevin S. Hennessy, and Richard P. Green of Lewis, Longman & Walker, P.A., St. Petersburg; and Nicole J. Poot of Lewis, Longman & Walker, P.A., St. Petersburg (substituted as counsel of record), for Appellant.

Hudson C. Gill and Jeffrey L. Hochman of Johnson, Anselmo, Murdoch, Burke, Piper & Hochman, P.A., Fort Lauderdale, for Appellee.

Judges: BLACK, Judge. SMITH, J., and CASE, JAMES R., ASSOCIATE SENIOR JUDGE, Concur.

Opinion by: BLACK

Opinion

[*494] BLACK, Judge.

Persaud Properties FL Investments, LLC, owns beachfront property in the Town of Fort Myers Beach. The property includes a restaurant and bar with a license to sell alcohol on the premises, including permitting alcohol sale on the part of the property which extends into the Environmentally Critical zone—the beach. The property, by virtue of the ability to allow the sale and consumption of alcohol in the Environmentally Critical (EC) zone, had been a nonconforming use under the Town's municipal code of ordinances until a 2019 determination by the Town that Persaud had abandoned the nonconforming [*495] use of the property. Upon the abandonment determination, the property lost its status [**2] as a grandfathered nonconforming use and was required to comply with current zoning regulations, which prohibit alcohol sales in the EC zone. The trial court ruled in the Town's favor in Persaud's action for declaratory relief, inverse condemnation, deprivation of due process rights, and injunction and entered a judgment finding that the Town had properly determined that Persaud had abandoned the nonconforming use of the property. We reverse.

Persaud's property is located in two zoning districts in

the Town: downtown, which permits the sale of alcohol and its consumption on premises, and EC, which prohibits alcohol sales. The Town adopted the ordinance at issue in 1995. At the time of the adoption, the property in question operated with a liquor license and sold and served alcohol in what was later zoned as EC. The prior owner of the property had a valid liquor license and when Persaud purchased the property it obtained the license, transferring it to the company. In October 2014, Persaud closed the bar and restaurant to begin extensive renovations. The Town was well aware of the renovations as various construction permits had to be issued and inspections had to occur; additionally, [**3] during the renovation period, multiple stop-work orders were issued by the Town. Upon completion of the renovations in October 2015, Persaud sought the necessary approval to reopen and begin selling alcohol on the premises, including in the EC zone. During the one-year period of closure and at the request of Persaud, the property's liquor license had been held in escrow or "inactive status" by the Department of Alcoholic Beverages and Tobacco, a fact which had been known to the Town and which was important to a Town planner for purposes of the abandonment issue. Nonetheless, the Town advised Persaud that it could not sell alcohol in the EC zone because the nonconforming use had been abandoned pursuant to a provision of the Town's land development code. Persaud then filed suit against the Town.

The operative complaint included a count for declaratory relief, as well as counts alleging a taking under state law and deprivation of due process under the Florida Constitution and a count seeking a mandatory injunction. Both Persaud and the Town moved for summary judgment. After a hearing, the court entered judgment in favor of the Town on all counts.

The parties agree that there are no factual [**4] issues in dispute. Because our conclusion as to the entry of judgment in favor of the Town on the declaratory relief count renders moot the remaining issues on appeal, we address only the issue of whether the trial court incorrectly determined, as a matter of law, that Persaud had abandoned the nonconforming use of its property pursuant to the Town's land development code. [HN1](#) [↑] "We review de novo the trial court's determination that the [Town] was entitled to—and that [Persaud] was not entitled to—a judgment as a matter of law." See [Highlands-In-The-Woods, L.L.C. v. Polk County](#), 217 So. 3d 1175, 1178 (Fla. 2d DCA 2017); see also [Harkless v. Laubhan](#), 278 So. 3d 728, 732 (Fla. 2d DCA

2019) (stating that review of the legal conclusions in a declaratory judgment is de novo (citing [Reed v. Honoshofsky](#), 76 So. 3d 948, 951 (Fla. 4th DCA 2011))). "Municipal ordinances are subject to the same rules of construction as are state statutes." [Angelo's Aggregate Materials, Ltd. v. Pasco County](#), 118 So. 3d 971, 975 (Fla. 2d DCA 2013) (quoting [Rinker Materials Corp. v. City of North Miami](#), 286 So. 2d 552, 553-54 (Fla. 1973)). However, "[s]ince zoning regulations are in derogation of private rights of ownership, words used in a [*496] zoning ordinance should be given their broadest meaning when there is no definition or clear intent to the contrary and the ordinance should be interpreted in favor of the property owner." [Rinker Materials Corp.](#), 286 So. 2d at 553; see also [City of Miami Beach v. 100 Lincoln Rd., Inc.](#), 214 So. 2d 39, 39 (Fla. 3d DCA 1968) ("Since zoning laws are in derogation of the common law, as a general rule they are subject to strict construction in favor of the right of a property owner [**5] to the unrestricted use of his property." (citing [Wright v. De Fatta](#), 244 LA. 251, 152 So. 2d 10, 14 (La. 1963))). [HN2](#) [↑] Moreover, zoning ordinances, like statutes that are in derogation of the common law, "will not be interpreted to displace the common law further than is clearly necessary. Rather, the courts will infer that such a statute [or ordinance] was not intended to make any alteration other than was specified and plainly pronounced." See [Essex Ins. Co. v. Zota](#), 985 So. 2d 1036, 1048 (Fla. 2008) (quoting [Carlile v. Game & Fresh Water Fish Comm'n](#), 354 So. 2d 362, 364 (Fla. 1977)), superseded on other grounds by statute as recognized in [Essex Ins. Co. v. Integrated Drainage Sols., Inc.](#), 124 So. 3d 947, 951 (Fla. 2d DCA 2013). "[T]he presumption is that no change in the common law is intended unless the statute is explicit in this regard." *Id.* (emphasis omitted) (quoting [Carlile](#), 354 So. 2d at 364; see also [Major League Baseball v. Morsani](#), 790 So. 2d 1071, 1078 (Fla. 2001) ("The presumption is that no change in the common law is intended unless the statute is explicit and clear in that regard. [HN3](#) [↑] Unless a statute unequivocally states that it changes the common law, or is so repugnant to the common law that the two cannot coexist, the statute will not be held to have changed the common law." (quoting [State v. Ashley](#), 701 So. 2d 338, 341 (Fla. 1997))).

At issue is the proper interpretation of [section 34-1264\(h\)\(2\)](#) of the Town's land development code.¹ [HN4](#) [↑]

¹ Although Persaud argues that [section 34-1264\(h\)\(2\)](#) does not

[↑](#)] [Section 34-1264](#) is specific to the "sale or service for on-premises consumption" of alcoholic beverages, and it provides that "[a]n establishment engaged in the sale or service of alcoholic beverages [^{**6}] may thereafter become a nonconforming use due to a change in regulations, as provided in division 3 of article V of this chapter." [Town of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code ch. 34, art. IV, div. 5, § 34-1264\(h\)\(2\)](#) (2019); see [Town of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code ch. 34, art. V, div. 3, § 34-3241\(a\)](#) (2019) ("Nonconforming uses generally. . . . For purposes of this division, the term 'nonconforming use' means a use or activity which was lawful prior to the adoption of any ordinance from which this code is derived, or the adoption of any revision or amendment to this code, . . . but which fails, by reason of such adoption, revision, or amendment, to conform to the use requirements where the property is located."). [HN5](#)[↑](#)] [Section 34-1264\(h\)\(2\)](#) further provides that "[n]onconforming uses may continue until there is an abandonment of the permitted [^{*497}] location for a continuous nine-month period" and that abandonment "mean[s] failure to use the location for consumption on the premises purposes as authorized by the special exception, administrative approval, or other approval." [Town of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code \[^{**7}\] ch. 34, art. IV, div. 5, § 34-1264\(h\)\(2\)](#).²

apply to its property because the nonconforming use was not authorized by "special exception, administrative approval, or other approval" as defined in [section 34-1264](#), we do not address that assertion because it was not before the trial court. We therefore resolve this case without deciding whether [section 34-1264\(h\)\(2\)](#) is applicable to nonconforming uses, like Persaud's property, that were not authorized by "special exception, administrative approval, or other approval" but were preexisting lawful uses that become nonconforming uses through changes in the code and are permitted to continue pursuant to [section 34-3241\(c\)](#). See [Town of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code ch. 34, art. IV, div. 3, § 34-3241\(c\)](#) (2019).

² [HN6](#)[↑](#)] [Section 34-3244](#), governing nonconforming uses generally, similarly provides that "[w]hen a nonconforming use is discontinued or abandoned for nine consecutive months, the use shall not thereafter be carried out or reestablished except in conformance with all current regulations." [Town of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code ch. 34, art. V, div. 3, § 34-3244](#) (2019). However, [section 34-3244](#) does not define discontinue or abandon.

Persaud contends that a correct interpretation and application of the abandonment provision of the Town's code requires an intent to have abandoned the nonconforming use. In support of this argument, Persaud cites [City of Miami Beach v. State ex rel. Parkway Co.](#), 128 Fla. 118, 174 So. 443 (Fla. 1937), [Peters v. Thompson](#), 68 So. 2d 581 (Fla. 1953), [Sarasota County v. Bow Point on the Gulf Condominium Developers, LLC](#), 974 So. 2d 431 (Fla. 2d DCA 2007), [Hobbs v. Department of Transportation](#), 831 So. 2d 745 (Fla. 5th DCA 2002), and [Lewis v. City of Atlantic Beach](#), 467 So. 2d 751 (Fla. 1st DCA 1985). Persaud argues that the trial court erred in refusing to apply the common law as discussed in these cases to the issue of abandonment.

In [City of Miami Beach](#), the supreme court concluded that the word "discontinued," as used in the city's nonconforming use ordinance, did not mean "a temporary cessation for the purpose of making repairs or extensions"; rather, it meant "a discontinuance of business of that sort at that place." [174 So. at 445](#). [Peters](#) similarly addressed a nonconforming use zoning regulation that included an "abandonment, or discontinuance" provision. [68 So. 2d at 582](#). In [Peters](#), the court upheld the county's finding that the nonconforming use, the sale of alcoholic beverages within 1500 feet of another establishment selling alcoholic beverages, had been discontinued. *Id.* In reaching its conclusion, the court "noted that no effort [had been] made to renew the [liquor] license" during the period in which the property was closed. *Id.* This court, in [^{**8}] [Bow Point](#), very clearly held that the trial court had applied the correct law when it determined "that the suspension of Bow Point's motel operation for sixteen months during necessary repairs and renovations did not constitute a discontinuance of the nonconforming use." [974 So. 2d at 433](#).³ [HN7](#)[↑](#)] [Lewis](#)

³ Although [City of Miami Beach](#), [Peters](#), and [Bow Point](#) address "discontinuance" as applied to nonconforming uses, discontinue is defined as "to abandon or terminate," see [Discontinue](#), Merriam-Webster.com, <https://www.merriam-webster.com/dictionary/discontinue> (last visited Oct. 15, 2020), and discontinuance provisions and abandonment provisions have been interpreted without distinction, compare [Bow Point](#), [974 So. 2d at 432](#) ("[A] discontinuance provision is one of the methods by which nonconforming uses may be gradually eliminated over the course of time. Other methods include attrition, destruction, and obsolescence."), with [Crandon v. State ex rel. Uricho](#), 158 Fla. 133, 28 So. 2d 159, 160 (Fla. 1946) ("[W]e are not required to determine whether

expressly states that "[a]bandonment [*498] occurs when the landowner intentionally and voluntarily foregoes further nonconforming use of the property" and that "[t]emporary cessation of a nonconforming use or the temporary vacancy of buildings used for the nonconforming use does not operate to effect abandonment of the nonconforming use." [467 So. 2d at 755](#) (first citing *82 Am. Jur. 2d Zoning and Planning* § 216 (1985); then citing *City of Miami Beach*, [174 So. at 445](#)); and then citing *Quinnelly v. City of Prichard*, [292 Ala. 178, 291 So. 2d 295, 299 \(Ala. 1974\)](#)). The final case cited by Persaud, *Hobbs*, reiterates the state of the law with regard to abandonment provisions in zoning ordinances. [HN8](#) [↑] Citing both *Peters* and *Lewis*, as well as *Crandon v. State ex rel. Uricho*, [158 Fla. 133, 28 So. 2d 159 \(Fla. 1946\)](#), *Hobbs* reaffirms that a nonconforming use is abandoned by the property owner only when there is an intent to do so. [831 So. 2d at 748-49](#); see also *Abandon*, Black's Law Dictionary (11th ed. 2019) (defining "abandon" as "[t]o relinquish or give up with the intention of never again reclaiming one's rights or interest in"); *Abandon*, Black's Law Dictionary (5th ed. 1979) ("[Abandon] [**9] includes the intention, and also the external act by which it is carried into effect."); *Abandonment*, Black's Law Dictionary (5th ed. 1979) ("In determining whether one has abandoned his property or rights, the intention is the first and paramount object of the inquiry, for there can be no abandonment without the intention to abandon.").

The zoning regulations in each of the cases cited by Persaud are indistinguishable from the ordinance at issue here in that each provided that a grandfathered nonconforming use would lose its grandfathered status upon the discontinuance or abandonment of the use for a set period of time. And like those ordinances, the abandonment provision of the Town's code does not explicitly and unequivocally announce that the common

'discontinuance' as used in the resolution contemplates an intent to abandon the use of the property."), and [Lewis](#), [467 So. 2d at 754-55](#) ("The general rule is that nonconforming uses may be eliminated by attrition (amortization), abandonment, and acts of God as speedily as is consistent with proper safeguards and the rights of those persons affected." (first citing *Bixler v. Pierson*, [188 So. 2d 681, 683 \(Fla. 4th DCA 1966\)](#); and then citing *82 Am. Jur. 2d Zoning and Planning* § 179 (1985))). *But cf.* *Crandon*, [28 So. 2d at 160](#) (noting that the court was not "required to say that discontinuance is synonymous with abandonment"). Moreover, it is clear in each of these cases that the intent of the property owner was considered when determining whether the nonconforming use had been discontinued.

law does not apply to it; in fact, the Town's code of ordinances provides as a general rule that "[a]ll words and phrases shall be construed and understood according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in the law shall be construed and understood [**10] according to such peculiar and appropriate meaning." Town of Fort Myers Beach, Fla., Code of Ordinances ch. 1, § 1-2.(a) (2019).

Further supporting our conclusion that abandonment as used in the Town's ordinance includes an intent element is the definition of "used for" in *section 1-2* of the code: "The term 'used for' includes the term 'arranged for,' 'designed for,' 'maintained for,' and 'occupied for.'" Town of Fort Myers Beach, Fla., Code of Ordinances, Appendix A—Land Development Code ch. 1, § 1-2.(c) (2019). The evidence unequivocally supports the conclusion that Persaud was both maintaining and occupying the property for the sale of alcoholic beverages on the premises, including within the EC zone, as it had done previously and as the Town was fully aware.

[HN9](#) [↑] Strictly construing the Town's ordinance in favor of the property owner, as we must, abandonment of a nonconforming use requires more than the passage of nine months while the property was closed for renovations; it requires voluntary cessation of the nonconforming use with the intent that the cessation of such use be permanent. The trial court erred in failing to apply the common law and in determining, as a matter of law, that Persaud had abandoned [**11] the nonconforming use of its property where there was no evidence that [*499] Persaud intended to discontinue selling alcohol in the EC zone.

Persaud did not abandon or discontinue the nonconforming use of the property during the one-year period of closure where renovations and construction were ongoing. Persaud is therefore entitled, under the applicable provisions of the Town's municipal code, to maintain the property's status as a grandfathered nonconforming use. Our conclusion with regard to the declaratory action requires a reversal of the judgment as to all other counts. *Cf.* [Lewis](#), [467 So. 2d at 755-56](#). Accordingly, we reverse the judgment in favor of the Town and remand for entry of a judgment in favor of Persaud on the declaratory relief count.

Reversed and remanded.

SMITH, J., and CASE, JAMES R., ASSOCIATE
SENIOR JUDGE, Concur.

End of Document

[City of Miami Beach v. Cleveland Ocean, L.P.](#)

Court of Appeal of Florida, Third District

March 2, 2022, Opinion Filed

No. 3D21-1345

Reporter

338 So. 3d 16 *; 2022 Fla. App. LEXIS 1460 **; 47 Fla. L. Weekly D 552; 2022 WL 610218

City of Miami Beach, Appellant, vs. Cleveland Ocean, L.P., Appellee.

that the obligations and expenses incurred by the hotel would have rendered it arguably inequitable or unjust to enforce the repeal of the noise ordinance.

Subsequent History: Appeal dismissed by [City of Miami Beach v. Cleveland Ocean, LP, 353 So. 3d 598, 2022 Fla. App. LEXIS 8093 \(Fla. Dist. Ct. App. 3d Dist., Mar. 10, 2022\)](#)

Outcome

Appeal dismissed in part, and judgment affirmed in part.

Prior History: [**1] An appeal from a non-final order from the Circuit Court for Miami-Dade County, Beatrice Butchko, Judge. Lower Tribunal No. 21-11642.

[Cleveland Ocean Lp v. City of Miami Beach, 2022 Fla. Cir. LEXIS 6227 \(Fla. Cir. Ct., Mar. 2, 2022\)](#)

LexisNexis® Headnotes

Business & Corporate Compliance > Real Property > Zoning > Local Planning
Real Property Law > Zoning > Local Planning

Core Terms

noise, ordinance, hotel, entertainment, injunction, Exemption, Eastbound, repeal, board order, vested right, estoppel, trial court, decibel, outdoor, Alcohol, Sales

[HN1](#) [↓] Zoning, Local Planning

The City of Miami Beach, Florida has designed the MXE Mixed Use Entertainment District to encourage the substantial restoration of existing art deco structures and pave the way for new construction. City of Miami Beach, Fla., Code § 142-540 (2021). The main permitted uses in the District are apartments, apartment hotels, hotels, hostels, and suite hotels, commercial development, and religious institutions, while restaurants and bars are authorized as either main permitted or accessory uses. City of Miami Beach, Fla., Code § 142-541 (2021); City of Miami Beach, Fla., Code §§ 142-543 and 142-546(a)(2) (2021).

Case Summary

Overview

ISSUE: Whether a hotel was entitled to a preliminary prohibitive injunction effectively restraining the enforcement of ordinances enacted by a city—one which rolled back the hours of alcohol sales for all businesses located in the MXE Mixed Use Entertainment District and one which repealed an eastbound noise exemption in the District. HOLDINGS: [1]-Because the alcohol sales rollback had expired by its own terms, that portion of the injunction restraining its enforcement no longer had any legal effect, rendering the first point on appeal moot. The hotel was entitled to a preliminary prohibitive injunction effectively restraining the enforcement of the eastbound noise exemption on the theory of estoppel because the hotel demonstrated

Environmental Law > Land Use & Zoning > Conditional Use Permits & Variances

Governments > Local Governments > Administrative Boards

[HN2](#) [↓] Land Use & Zoning, Conditional Use Permits & Variances

Property owners in the MXE Mixed Use Entertainment District of the City of Miami Beach, Florida seeking to renovate and preserve their property or expand the existing use must undertake the process of acquiring a conditional use permit (CUP). City of Miami Beach, Fla., Code § 118-191 (2021). The CUP application process requires the submission of plans, payment of fees, and participation in a duly noticed, quasi-judicial public hearing before the responsible city board. City of Miami Beach, Fla., Code §§ 118-192 and 118-193 (2021).

Business & Corporate Compliance > Real Property > Zoning > Local Planning
Real Property Law > Zoning > Local Planning

Governments > Local Governments > Ordinances & Regulations

[HN3](#)  **Zoning, Local Planning**

It shall be unlawful in the MXE Mixed Use Entertainment District of the City of Miami Beach, Florida for any person to make, continue or cause to be made or continued any unreasonably loud, excessive, unnecessary or unusual noise. City of Miami Beach, Fla., Code § 46-152 (2021). The ordinance further provides that the operation of any instrument, phonograph, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such manner as to be plainly audible at a distance of 100 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of the section. City of Miami Beach, Fla., Code § 46-152(b) (2021).

Business & Corporate Compliance > Real Property > Zoning > Local Planning
Real Property Law > Zoning > Local Planning

Governments > Local Governments > Ordinances & Regulations

[HN4](#)  **Zoning, Local Planning**

The City of Miami Beach, Florida has enacted the Eastbound Noise Exemption in the MXE Mixed Use Entertainment District of the City of Miami Beach, Florida, which exempts from the ambit of the general noise ordinance all live or amplified sound projecting east of the east property line from each property from

1st Street to 5th Street on the east side of Ocean Drive, from 9th Street to 11th Street on the west side of Ocean Drive, from 15th Street to 73rd Street on the east side of Collins Avenue, from 73rd to 75th Streets on the west side of Ocean Terrace, and from 76th to 87th Streets on the east side of Collins Avenue. City of Miami Beach, Fla., Code § 46-157(11) (2021).

Civil Procedure > Appeals > Standards of Review > Abuse of Discretion

Civil Procedure > Remedies > Injunctions > Preliminary & Temporary Injunctions

Civil Procedure > Judicial Officers > Judges > Discretionary Powers

[HN5](#)  **Standards of Review, Abuse of Discretion**

The issuance of a preliminary injunction is an extraordinary remedy that should be granted sparingly. Nonetheless, trial courts enjoy broad discretion in granting, denying, dissolving, or modifying injunctions, and unless a clear abuse of discretion is demonstrated, an appellate court must not disturb the trial court's decision.

Civil Procedure > Remedies > Injunctions > Preliminary & Temporary Injunctions

[HNG](#)  **Injunctions, Preliminary & Temporary Injunctions**

The primary purpose of entering a temporary injunction is to preserve the status quo pending the final outcome of a cause. Such an injunction may only be entered if the party seeking relief establishes the following criteria: (1) a substantial likelihood of success on the merits; (2) the likelihood of irreparable harm; (3) the unavailability of an adequate remedy at law; and (4) that the issuance of the temporary injunction will not disserve the public interest.

Business & Corporate Compliance > Real Property > Zoning > Local Planning
Real Property Law > Zoning > Local Planning

Civil Procedure > ... > Defenses, Demurrers & Objections > Affirmative Defenses > Estoppel

[HN7](#)  **Zoning, Local Planning**

In limited circumstances, private landowners may acquire vested rights in the use of their land that protect them against the enforcement of subsequent legislation. In this context, Florida courts have viewed such asserted rights through the lens of equitable estoppel. Stripped of the legal jargon which lawyers and judges have obfuscated it with, the theory of estoppel amounts to nothing more than an application of the rules of fair play. One party will not be permitted to invite another onto a welcome mat and then be permitted to snatch the mat away to the detriment of the party induced or permitted to stand thereon. A citizen is entitled to rely on the assurances or commitments of a zoning authority and if he does, the zoning authority is bound by its representations, whether they be in the form of words or deeds.

Civil Procedure > ... > Defenses, Demurrers & Objections > Affirmative Defenses > Estoppel

Civil Procedure > ... > Defenses, Demurrers & Objections > Affirmative Defenses > Waiver

[HN8](#)  **Affirmative Defenses, Estoppel**

Like laches or waiver, equitable estoppel ordinarily turns on underlying factual determinations.

Business & Corporate Compliance > Real Property > Zoning > Local Planning
Real Property Law > Zoning > Local Planning

Civil Procedure > ... > Defenses, Demurrers & Objections > Affirmative Defenses > Estoppel

[HN9](#)  **Zoning, Local Planning**

Although Florida courts have allowed vested rights claims against government, equitable estoppel should be applied narrowly and with some reluctance. Estoppel is designed to shield a property owner from enforcement of a subsequent regulation where the owner has received approval for and made substantial efforts to undertake a property use consistent with a prior

regulation, but the public interest involved in such an analysis is not strictly between the municipality and the individual litigant. All residents of the community have a personal interest in maintaining the character of an area as established by comprehensive zoning plans and preventing one property from being damaged or diminished in value by the use of an adjacent property. Balancing these competing interests, a property owner asserting vested rights against a government agency must establish a good faith reliance upon some act or omission by the government and a substantial change in position or the incurring of such extensive obligations and expenses that would render it highly inequitable or unjust to destroy the acquired right.

Civil Procedure > ... > Standards of Review > Substantial Evidence > Sufficiency of Evidence

[HN10](#)  **Substantial Evidence, Sufficiency of Evidence**

An appellate court is not charged with considering the evidence that lends itself to a contrary finding of a trial court. Instead, an appellate court must determine only whether there is competent, substantial evidence to support the finding that was made. In this regard, it is the function of the trial court, not the appellate court, to evaluate and weigh the evidence and render such findings.

Counsel: Rafael A. Paz, City Attorney, and Aleksandr Boksner, Chief Deputy City Attorney, and Mark A. Fishman, First Assistant City Attorney, Weiss Serota Helfman Cole & Bierman, P.L., and Jamie A. Cole (Fort Lauderdale), and Edward G. Guedes, and Eric P. Hockman, and Richard B. Rosengarten, for appellant.

Akerman LLP, and Gerald B. Cope, Jr., and Joni Armstrong Coffey, and Wesley Hevia, Shutts & Bowen LLP, and Alexander I. Tachmes, for appellee.

Judges: Before LINDSEY, MILLER, and GORDO, JJ.

Opinion by: MILLER

Opinion

[*18] MILLER, J.

This is an appeal from a grant of a preliminary prohibitive injunction in favor of appellee, the Clevelander Ocean, L.P., effectively restraining the enforcement of two ordinances enacted by appellant, the City of Miami Beach. The first ordinance (the "Alcohol Sales Rollback") rolled back the hours of alcohol sales from 5:00 a.m. to 2:00 a.m. for all businesses located in the MXE Mixed Use Entertainment District, while the second repealed an eastbound noise exemption (the "Eastbound Noise Exemption") enacted over a decade ago. This repeal left the Clevelander subject to **[**2]** the general noise ordinance, which prohibits unreasonable noise. The trial court found the Alcohol Sales Rollback was invalidly enacted because it was a regulation of land use requiring a supermajority rather than a simple majority commission vote. It further enjoined enforcement of the repeal, finding the Clevelander possessed a vested right to emit noise from outdoor entertainment up to a certain decibel, in conformity with a decades-old order of the City's Planning Board, two previously issued conditional use permits, and the Eastbound Noise Exemption. On appeal, the City contends the trial court abused its discretion in granting injunctive relief because the Clevelander failed to establish the requisite elements supporting injunctive relief, and the trial court granted greater relief than that sought.¹ Because **[*19]** the Alcohol Sales Rollback has expired by its own terms, that portion of the injunction restraining its enforcement no longer has any legal effect, rendering the first point on appeal moot. See *Godwin v. State*, 593 So. 2d 211, 212 (Fla. 1992). We affirm on the remaining issue, finding there is competent, substantial evidence to support the temporary grant of injunctive relief prohibiting the City from enforcing certain **[**3]** provisions of the general noise ordinance against the Clevelander.

BACKGROUND

The resolution of this appeal rests on whether there is competent, substantial evidence to support the trial court's vested rights determination. Thus, the facts require some elaboration. [HN1](#)[↑] In the early 1980s,

¹ Because the complaint, motion for temporary injunction, and supplement to the motion for temporary injunction all assert vested rights consistent with that authorized under the board order and conditional use permits, and the City invited a decibel limit determination, we summarily reject the contention the trial court granted broader relief than that sought.

the City designed the MXE Mixed Use Entertainment District (the "District") in order to encourage the substantial restoration of existing art deco structures and pave the way for new construction. City of Miami Beach, Fla., Code § 142- 540 (2021). "The main permitted uses in the . . . [D]istrict are apartments[,] apartment hotels, hotels, hostels, and suite hotels[,] . . . commercial development[,] . . . and religious institutions," while restaurants and bars are authorized as either main permitted or accessory uses. City of Miami Beach, Fla., Code § 142-541 (2021); see City of Miami Beach, Fla., Code §§ 142-543, 142-546(a)(2) (2021).

[HN2](#)[↑] District property owners seeking to renovate and preserve their property or expand the existing use must undertake the process of acquiring a conditional use permit (a "CUP"). See City of Miami Beach, Fla., Code § 118-191 (2021). The CUP application process requires the submission of plans, payment **[**4]** of fees, and participation in a duly noticed, quasi-judicial public hearing before the responsible City board. See City of Miami Beach, Fla., Code §§ 118-192, 118-193 (2021).

The Clevelander is a multi-story hotel located within the District. The hotel houses a restaurant and bar and has operated as an outdoor entertainment facility, hosting live music and disc jockeys, since at least 1986. The noise generated from this entertainment is often amplified and has consistently exceeded ambient levels.

Until 1995, the City's noise ordinance set forth limits on noise based upon decibel readings. In 1995, however, the City enacted a new noise standard, which repealed the decibel standard and replaced it with a prohibition on unreasonable noise. See City of Miami Beach, Fla., Code § 24-2 (1995). This ordinance made it unlawful for any person or business to emit "any sound which crosses a real property line at a volume which is [u]nreasonably [l]oud." *Id.*

While this ordinance remained in effect, in late 1999, the prior owner of the Clevelander applied for a certificate of appropriateness and design review approval from the City. The Historic Preservation Board approved the application, allowing for the **[**5]** placement of outdoor speakers on the property, with the caveat that the level of noise generated by the hotel would not exceed "more than . . . 72 db sustained . . . with a maximum peak of an additional six (6) db" and "the subject project [would] separately satisfy the requirements of the City Noise Ordinance, as presently enforced and as may be

amended in the future." The board specified, however, that it retained jurisdiction and discretion to further regulate noise issues.

[*20] The City Planning Board subsequently incorporated the board order into two CUPs, issued in 2000 and 2010, respectively. The initial CUP approved certain expansion plans, including the "relocation of an existing stage for live entertainment," and reimposed the same decibel limit reflected in the board order, while the second further authorized a platform over a portion of the existing swimming pool.

In 2006, the City once again amended its noise ordinance. The new noise ordinance remains in effect today and currently reads, in pertinent part: [HN3](#) [↑] "[i]t shall be unlawful for any person to make, continue or cause to be made or continued any unreasonably loud, excessive, unnecessary or unusual noise." City of Miami Beach, [*6] Fla., Code § 46-152 (2021). It further provides that

[t]he operation of any . . . instrument, phonograph, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such manner as to be plainly audible at a distance of 100 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this section.

City of Miami Beach, Fla., Code § 46-152(b) (2021).

[HN4](#) [↑] At the same time, the City enacted the Eastbound Noise Exemption, which exempted from the ambit of the general noise ordinance all

[l]ive or amplified sound projecting east of the east property line from each property from 1st Street to 5th Street on the east side of Ocean Drive, from 9th Street to 11th Street on the west side of Ocean Drive, from 15th Street to 73rd Street on the east side of Collins Avenue, from 73rd to 75th Streets on the west side of Ocean Terrace, and from 76th to 87th Streets on the east side of Collins Avenue.

City of Miami Beach, Fla., Code § 46-157(11) (2021).

The Eastbound Noise Exemption remained in effect for the next fifteen years and was traditionally enforced until 5:00 a.m. During that time, the Planning Board issued the second, modified 2010 CUP to the Clevelander, again reincorporating [*7] all conditions of the board order and further "allowing for the installation of the proposed pool platform measuring approximately 370 feet." The CUP, however, further provided that "receipt of . . . a notice of violation of section 46-152, Code of the City of Miami Beach, Florida (a/k/a 'noise

ordinance'), as amended . . . shall be deemed a violation of this Conditional Use Permit," and "[n]othing in this [permit] authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code."

In January 2021, despite a negative recommendation from the Land Use and Sustainability Committee, the City rolled back the Eastbound Noise Exemption from 5:00 a.m. to 2:00 a.m. Some four months later, in accordance with a twelve-point plan designed to curb the detrimental effects of a constant influx of visitors, the City enacted the two challenged ordinances. The first ordinance, the Alcohol Sales Rollback, was temporarily enacted and expired on December 8, 2021. The second ordinance, repealing the Eastbound Noise Exemption, had the effect of subjecting the Clevelander and other entertainment venues located on Ocean Drive between 9th Street [*8] and 11th Street to the unreasonable noise regulations codified in section 46-152 of the City Code and contained no expiration date. The Eastbound Noise Exemption remains in place in other parts of the City and applies to the Clevelander's competitors on Ocean Drive from 1st Street to 5th Street, along with several oceanfront hotels [*21] on Collins Avenue from 16th Street to 87th Street.

After the repeal, the City sought to enforce the general noise ordinance against the Clevelander. Relying upon vested rights purportedly derived from the board order and CUPs, the hotel filed suit seeking injunctive and declaratory relief to prevent the enforcement of the repeal, along with a separate motion for a temporary injunction.² The City opposed the motion, contending that the very documents cited by the Clevelander could be equally construed as authorizing application of the repeal of the Eastbound Noise Exemption and enforcement of the general noise ordinance against the hotel.

The lower court convened a hearing. During the hearing, the Clevelander presented the board order and CUPs, along with a 2018 email from the City's Planning Director, acknowledging the Clevelander was authorized to project noise above ambient [*9] levels from its pool deck.³ It further produced declarations attesting that

²The Clevelander raised other claims that are not relevant to this appeal.

³As the December 2010 modified CUP reflects, noise at an ambient level is such that it "assur[es] no interference with

enforcement of the repeal would wholly vitiate its ability to provide outdoor entertainment and that the 2018 purchase price and acquisition of the hotel were based, in significant part, on "the portions of the permits and other government approvals for the Clevelander which allow outside live entertainment and music . . . as well as the permissibility to play easterly-directed music at above ambient levels." Relying upon the ability to present outdoor entertainment at the Clevelander, the hotel demonstrated a related entity purchased the adjacent Essex House Hotel under a plan to physically combine the two facilities and operate them as an expanded hotel. Finally, the Clevelander produced evidence it relied upon the board order and CUPs in investing in infrastructure for outdoor entertainment, creating a business and brand, and remodeling the hotel to allow noise to project eastward.

At the conclusion of the hearing, the trial court determined the Clevelander possessed a vested right to generate sound in conformity with the board order, CUPs, and Eastbound Noise Exemption. A subsequently rendered order enjoined ^[**10] the City "from enforcing [its] general [n]oise [o]rdinance against the Clevelander to the extent that the limitations therein conflict with Clevelander's vested right to provide live entertainment at volumes up to seventy-eight (78) decibels from its property line." The instant appeal ensued.

STANDARD OF REVIEW

^[HN5] ^[↑] The issuance of a preliminary injunction is an extraordinary remedy that should be granted sparingly. Fla. High Sch. Activities Ass'n v. Kartenovich, 749 So. 2d 1290, 1291 (Fla. 3d DCA 2000). Nonetheless, trial courts enjoy "broad discretion in granting, denying, dissolving, or modifying injunctions, and unless a clear abuse of discretion is demonstrated, an appellate court must not disturb the trial court's decision." Jackson v. Echols, 937 So. 2d 1247, 1249 (Fla. 3d DCA 2006).

ANALYSIS

^[HN6] ^[↑] "The primary purpose of entering a temporary injunction is to preserve the status quo pending the final outcome of a cause." Yardley v. Albu, 826 So. 2d 467, 470 (Fla. 5th DCA 2002). Such an injunction may only

be entered if the party seeking relief establishes the following criteria: (1) a substantial likelihood of success ^[*22] on the merits; (2) the likelihood of irreparable harm; (3) the unavailability of an adequate remedy at law; and (4) that the issuance of the temporary injunction will not disserve the public interest. *Id.*

Here, only the first element merits further discussion. Some background ^[**11] regarding vested rights against government is necessary to our analysis. ^[HN7] ^[↑] In limited circumstances, private landowners may acquire vested rights in the use of their land that protect them against the enforcement of subsequent legislation. In this context, Florida courts have viewed such asserted rights through the lens of equitable estoppel. See Hollywood Beach Hotel Co. v. City of Hollywood, 329 So. 2d 10 (Fla. 1976); Franklin County v. Leisure Props., Ltd., 430 So. 2d 475 (Fla. 1st DCA 1983); City of Lauderdale Lakes v. Corn, 427 So. 2d 239 (Fla. 4th DCA 1983). As our sister court has cogently explained,

Stripped of the legal jargon which lawyers and judges have obfuscated it with, the theory of estoppel amounts to nothing more than an application of the rules of fair play. One party will not be permitted to invite another onto a welcome mat and then be permitted to snatch the mat away to the detriment of the party induced or permitted to stand thereon. A citizen is entitled to rely on the assurances or commitments of a zoning authority and if he does, the zoning authority is bound by its representations, whether they be in the form of words or deeds

Town of Largo v. Imperial Homes Corp., 309 So. 2d 571, 573 (Fla. 2d DCA 1975).

^[HN8] ^[↑] Like laches or waiver, equitable estoppel ordinarily turns on underlying factual determinations. 1 Gregory E. Upchurch, *IP Litigation Guide: Patents & Trade Secrets* § 11:8 (2021); see Bishop v. Progressive Exp. Ins. Co., 154 So. 3d 467, 468 (Fla. 1st DCA 2015) (holding "coverage by estoppel" requires a representation ^[**12] of material fact, reasonable reliance, and a detrimental change in position as a result of reliance, which are generally questions for trier of fact).

^[HN9] ^[↑] Although we have allowed vested rights claims against government, equitable estoppel should be applied narrowly and with some reluctance. See State Dep't of Revenue v. Anderson, 403 So. 2d 397, 400 (Fla. 1981); Calusa Golf, Inc. v. Dade County, 426 So.

normal conversation."

[2d 1165, 1167 \(Fla. 3d DCA 1983\)](#). Estoppel is designed to shield a property owner from enforcement of a subsequent regulation where the owner has received approval for and made substantial efforts to undertake a property use consistent with a prior regulation, but the public interest involved in such an analysis is not strictly between the municipality and the individual litigant. See [Council Bros., Inc. v. City of Tallahassee, 634 So. 2d 264, 266 \(Fla. 1st DCA 1994\)](#). All residents of the community have a personal interest in maintaining the character of an area as established by comprehensive zoning plans and preventing one property from being damaged or diminished in value by the use of an adjacent property.

Balancing these competing interests, a property owner asserting vested rights against a government agency must establish a good faith reliance upon some act or omission by the government and a substantial change in position or the incurring of such extensive obligations and expenses that would render **[**13]** it highly inequitable or unjust to destroy the acquired right. See [Franklin County, 430 So. 2d at 479](#).

Applying these principles here, it is not our role to adjudicate the ultimate rights of the parties. Rather, given the grant of relief below, we must glean whether there **[*23]** is sufficient evidence to support the Clevelander's theory of estoppel. To this end, the Clevelander contended below it had never been subject to the City's general noise ordinance. Instead, the sound parameters set forth in the initial board order and reincorporated into both CUPs always controlled. To support this proposition, the Clevelander presented evidence establishing that although the Eastbound Noise Exemption was not in place when the hotel began operating, the noise generated by live entertainment was consistently in excess of that authorized under the general noise ordinance, and that the operative documents and the City's historical approach, including its Planning Director's recent pronouncement of authority, created an economic inducement for the initial \$66 million acquisition of the hotel and the later \$1 million renovations and improvements to the sound system and night club. To enforce the repeal, the hotel argued, would divest the **[**14]** hotel of its ability to present outdoor entertainment and severely disrupt, if not destroy, its business operations and brand. Moreover, since the exclusive authority to modify, revoke, or impose additional conditions on CUPs lies not with the City Commission, but with the Planning Board, the Planning Board was required to take action.

See *City of Miami Beach, Fla.*, Code § 118-194(c) (2021).

Conversely, the City argued that the provisions of the board order and CUPs, requiring compliance with the noise ordinance "as presently enforced and as may be amended in the future," suggest the Clevelander has always been subject to the general noise ordinance. The Clevelander countered by arguing that harmonizing that language with the competing decibel provision compels the conclusion the CUPs intended to merely restrain the hotel from violating other provisions of the general noise ordinance, including engaging in the prohibited use of loudspeakers, power tools, and landscaping equipment.

We need not resolve these competing interpretations today because, under controlling precedent, the facts adduced below were sufficient to sustain the Clevelander's theory of estoppel. The hotel demonstrated **[**15]** that it acted in reliance upon the decibel limit in the board order and its CUPs, along with the actions of the City, in incurring extensive obligations and expenses, and those obligations and expenses would render it arguably inequitable or unjust to enforce the repeal. See [Franklin County, 430 So. 2d at 479](#).

While the City further asserts on appeal that the evidence could have equally supported a denial of injunctive relief, that conclusion is not relevant to the scope of our review. [HN10](#)[↑] We are not charged with considering the evidence that lends itself to a contrary finding. Instead, we must determine only whether there is competent, substantial evidence to support the finding that was made. See [Swanigan v. Dobbs House, 442 So. 2d 1026, 1027 \(Fla. 1st DCA 1983\)](#). In this regard, "it is the function of the trial court, not the appellate court, . . . to evaluate and weigh the . . . evidence" and render such findings. *Smith v. Sears, Roebuck & Co.*, 681 So. 2d 871, 871 (Fla. 1st DCA 1996).

Accordingly, we conclude competent, substantial evidence supports the decision by the trial court to preserve the status quo pending the final resolution of the issues presented. Thus, we dismiss that part of the appeal relating to the Alcohol Sales Rollback and affirm that portion bearing on the enforcement of the repeal of the Eastbound Noise Exemption.

Dismissed in part; **[**16]** affirmed in part.

[Smith v. Clearwater](#)

Court of Appeal of Florida, Second District

April 16, 1980

No. 78-1501

Reporter

383 So. 2d 681 *; 1980 Fla. App. LEXIS 15989 **; 19 A.L.R.4th 745

DERWIN B. SMITH, II, Individually, etc., et al.,
Appellants, v. CITY OF CLEARWATER, FLORIDA, et
al., Appellees

Subsequent History: [****1**] Rehearing Denied May 21,
1980.

Prior History: Appeal from the Circuit Court for Pinellas
County; David Seth Walker, Judge.

Core Terms

zoning, property owner, ordinance, municipality, building
permit, Planning, Cooper's, zoning ordinance, planning
department, cases, zoning change, aquatic, residential,
estopped, issuance, equitable estoppel, substantial
change, appellants', regulations, rezoned, acre

Case Summary

Procedural Posture

Appellant property owners sought review of a judgment
from the Circuit Court for Pinellas County (Florida),
which rejected their challenge to certain amendments to
appellee city's zoning ordinances regarding property
that had been originally classified as a general business
district and then reclassified to the more restrictive uses
of a single family residential zone and aquatic land.

Overview

On review, the appellate court affirmed the judgment
against appellant property owners in their action to
challenge the validity of appellee city's amended zoning
ordinances, which imposed a more restrictive
classification on appellants' land. The appellate court
found that the disputed ordinances did not have the
effect of denying appellants the beneficial use of their
property in violation of the state and federal
constitutions and that the decision to subject appellants'
property to rezoning had been "fairly debatable." The

appellate court then held that appellee was not equitably
estopped from applying the amendments to its zoning
ordinances to appellants' property where appellants had
not demonstrated that they made a substantial change
in position or incurred large expense in good faith
reliance of any act or omission by appellee. The
appellate court concluded that the new ordinances were
properly applicable to appellants' property, finding that
appellee was not equitably estopped from imposing the
amended ordinances where the proposed change in
zoning had been pending at the time appellants sought
their building permit.

Outcome

The appellate court affirmed the judgment for appellee
city in appellant property owners' challenge to the
validity of appellee's amended zoning ordinances;
appellee had not been equitably estopped from
retroactively applying the amendments in order to deny
appellants' building permit application where the
changes were pending at the time of the application and
appellants failed to show detrimental reliance on any act
or omission by appellee.

LexisNexis® Headnotes

Real Property Law > Zoning > General Overview

[HN1](#) [↓] **Real Property Law, Zoning**

Municipalities cannot be required to adjust their ordinary
residential zoning classifications to take into account
every peculiar land elevation and configuration.

Environmental Law > Land Use &
Zoning > Equitable & Statutory Limits

Governments > Local Governments > Claims By & Against

Contracts Law > ... > Estoppel > Equitable Estoppel > General Overview

Governments > Local Governments > Finance

Business & Corporate Compliance > Real Property > Zoning > Regional & State Planning
Real Property Law > Zoning > Regional & State Planning

[HN2](#) Land Use & Zoning, Equitable & Statutory Limits

The doctrine of equitable estoppel will limit a local government in the exercise of its zoning power when a property owner (1) relying in good faith (2) upon some act or omission of the government (3) has made such a substantial change in position or incurred such excessive obligations and expenses that it would be highly inequitable and unjust to destroy the rights he has acquired.

Real Property Law > Zoning > Constitutional Limits
Business & Corporate Compliance > Real Property > Zoning > Constitutional Limits

Real Property Law > Zoning > General Overview

Business & Corporate Compliance > Real Property > Zoning > Ordinances
Real Property Law > Zoning > Ordinances

[HN3](#) Zoning, Constitutional Limits

All that one who plans to use his property in accordance with existing zoning regulations is entitled to assume is that such regulations will not be altered to his detriment, unless the change bears a substantial relation to the health, morals, welfare or safety of the public.

Contracts Law > ... > Estoppel > Equitable Estoppel > General Overview

Governments > Local Governments > Claims By & Against

Governments > Local Governments > Licenses

Business & Corporate Compliance > Real Property > Zoning > Regional & State Planning
Real Property Law > Zoning > Regional & State Planning

[HN4](#) Estoppel, Equitable Estoppel

Where a property owner meets the requirements for the doctrine of equitable estoppel, the municipality will be estopped from denying him a building permit on the grounds that his project constitutes a non-conforming use. However, even if he has not made the substantial expenditures in reliance upon the city's position necessary to create an estoppel, he is still entitled to obtain a building permit which is within the provisions of existing zoning so long as the rezoning ordinance which would preclude the intended use is not pending at the time when a proper application is made.

Governments > Local Governments > Duties & Powers

Real Property Law > Zoning > General Overview

Governments > Local Governments > Employees & Officials

[HN5](#) Local Governments, Duties & Powers

For a zoning change to be pending, it does not have to be before the city council, provided the appropriate administrative department of the city is actively pursuing it. Of course, mere thoughts or comments by city employees concerning the desirability of a change are not enough. There must be active and documented efforts on the part of those authorized to do the work which, in the normal course of municipal action, culminate in the requisite zoning change. The city council or the applicable city planning board must at least be aware that these efforts are going forward.

Contracts Law > ... > Estoppel > Equitable Estoppel > General Overview

Real Property Law > Zoning > General Overview

[HN6](#) Estoppel, Equitable Estoppel

For a zoning change to be pending, it is not essential that the property owner be advised of such activities, except that to the extent that he is unaware of them, he might justifiably continue to expend funds upon his project which, if the matter does not in due time become public, may result in the application of equitable estoppel.

Business & Corporate Compliance > Real Property > Zoning > Regional & State Planning
Real Property Law > Zoning > Regional & State Planning

Contracts Law > ... > Estoppel > Equitable Estoppel > General Overview

Governments > Local Governments > Licenses

[HN7](#)  **Zoning, Regional & State Planning**

A city is prevented from retroactively applying a zoning amendment to deny a building permit unless the amendment was pending at the time of the application for the permit.

Counsel: Joseph P. McNulty of McNulty, Moritz & Dickey, Largo, and John T. Allen, Jr., P. A., St. Petersburg, for appellants.

Tom R. Moore, Clearwater, for appellee City of Clearwater.

Andrew J. Rodnite, Asst. County Atty., Clearwater, for appellee Pinellas County Planning Council.

Judges: Before GRIMES, Chief Judge. SCHEB and CAMPBELL, JJ., Concur.

Opinion by: GRIMES

Opinion

[*683] This is an appeal from a judgment rejecting an attack by three property owners on certain amendments to the zoning ordinances of the City of Clearwater.

Appellants each own one of three contiguous parcels on a low-lying peninsula in upper Tampa Bay known as Cooper's Point. The property lies on the eastern shore of the City of Clearwater and just north of the Courtney

Campbell Causeway (State Road 60). Appellants or their families have owned the three parcels for many years. Prior to the amendments at issue in this case, the city had placed all of the land in a CG zone (general business district). ¹ This classification permitted single family or multiple dwelling uses with a density [^{**2}] restriction which limited residential development to thirty-four units per acre.

During 1973 appellants combined their resources in order to develop the three parcels under a unified plan. ² They employed an architect and planner, Robert C. Wielage, to design the project, and on December 5, 1973, he first contacted city officials to advise them of the plan he had developed. He testified that he talked with City Planning Director Paul Bergman and had several discussions with him over the next two months during which they pledged each other full cooperation in the protection of the ecology and the interest of the landowners. Mr. Wielage said that these discussions gave him no reason to believe that the city would oppose the development provided there was adequate protection for the environment.

[^{**3}] On April 11, 1974, Mr. Wielage submitted an initial site plan to the city's planning department. Further meetings ensued between Mr. Wielage and representatives of the planning department concerning certain mangrove areas and the precise locations of the high water mark since the city's regulations required that developments be no less than thirty feet away from mangroves and begin at an elevation of not less than 1.65 feet above the mean high water mark. On June 19, 1974, Mr. Wielage tentatively submitted final plans to the city's planning department which told him that he should [^{*684}] make application to the state for a determination that the plan was not a "development of regional impact" (DRI). Mr. Wielage acceded to the city's request and made an application to the Division of State Planning. The Division of State Planning initially determined that the proposal was a DRI and that this would require the property owners to formally comply

¹A comprehensive plan prepared for the city in 1962 designated the property as low density residential, but the city never changed the official zoning classification to reflect this recommendation.

²The year before, appellants had obtained the city's support for their plan to ask the state to purchase the land as an area of critical state concern. However, their efforts had been unavailing.

with the provisions of Chapter 380, Florida Statutes (1973), relating to approval for such a development.

Appellants amended their proposal but the state advised them that the project continued to have DRI status. Appellants then made ^[**4] further changes to the proposal, and on January 9, 1975, the Division of State Planning ruled that the proposal as then constituted was not a development of regional impact.

In the meantime, the city had not processed the first applications for the development submitted on November 6, 1974, because of the position taken by the Division of State Planning. Also some of the personnel of the planning department were interested in stopping the project altogether. In fact, they encouraged the Division of State Planning to continue to declare the project to be a DRI. On December 9, 1974, the planning department recommended in writing to the city manager that the city commission downzone Cooper's Point so that all upland area except the frontage on State Road 60 would fall in an RS-200 (single family residential) zone and that all non-upland areas would be classified as aquatic land. On January 6, 1975, the city commission expressed its approval of these recommendations and directed that the appropriate officials prepare ordinances to this effect.

On April 21, 1975, the city commission adopted ordinance 1561 which made its existing "aquatic lands" zoning applicable to four new wetlands ^[**5] areas around the city, including approximately ninety acres of Cooper's Point or more than fifty percent of appellants' property. The aquatic lands designation essentially limited use of the property placed in that zone to recreational pursuits. Then, on May 19, 1975, the commission enacted ordinance 1566 which directly affected only appellants' property. This ordinance rezoned eight and one half acres near State Road 60 from CG to CP (Parkway Business District) which was a more restricted use than CG. ³ It also rezoned the balance of the property from CG to RS-100 which restricted use of the land to single family residences with lots of not less than 10,000 square feet. The RS-100 zone was a less restrictive classification than the RS-200 zone which the planning department had earlier recommended. However, it should be noted that while up to 4.3 units per acre were permissible under RS-100, because of the peculiar geographic configuration of Cooper's Point, not more than 2.2 units per acre were

physically possible. Appellant's problems were exacerbated by the fact that the Cooper's Point area is in a "Flood Plain" so that federal regulations require all residences to have their ^[**6] first floor of living area not less than eleven feet above mean high water. The net effect of the two ordinances was that appellants could no longer build highrise units with parking below but could only construct a limited number of single family structures on stilts.

Appellants submit that Cooper's Point is now, for all practical purposes, undevelopable. Thus, they contend that the downzoning of their property to RS-100 was void as being capricious, arbitrary, unreasonable and confiscatory. The trial court ruled against appellants on this issue, and we find no reason to disturb its decision. There was sufficient evidence from which the court could find that the disputed ordinance did not have the effect of denying appellants the beneficial use of their property in violation of the state and federal constitutions. Cf. [*Estuary Properties, Inc. v. Askew*, 381 So.2d 1126 \(Fla.1st DCA 1979\)](#), in which the property owner lost essentially all practical ^[**7] use of his property. Moreover, we cannot say that the decision ^[*685] to subject Cooper's Point to RS-100 zoning was not "fairly debatable" within the well-established rules for amendments to zoning ordinances. See e. g. [*Central Bank & Trust Co. v. Board of County Commissioners*, 340 So.2d 503 \(Fla.3d DCA 1976\)](#); [*Town of North Redington Beach v. Williams*, 220 So.2d 22 \(Fla.2d DCA 1969\)](#). In this connection it should be observed that the land on the mainland to the west of Cooper's Point carried a residential zoning classification. The fact that Cooper's Point is so low that the flood plain and setback requirements work against the economies of residential development does not mean that the City of Clearwater cannot zone the property for residential use. As a practical matter, [HNI](#)  municipalities cannot be required to adjust their ordinary residential zoning classifications to take into account every peculiar land elevation and configuration.

Appellants also argue that the ordinance which rezoned their wetlands as aquatic lands constituted a "taking" for public use, requiring an inverse condemnation remedy. Once again we believe the record supports the trial court's conclusion. While ^[**8] there is no doubt that appellants will not be able to do much with their wetlands in the face of aquatic zoning, there wasn't very much they could have done with this land without such zoning. Except for a thirty foot strip above the high water mark, all of the property involved was submerged land.

³ Appellants do not attack the CP rezoning in this appeal.

There were no bulkhead lines, and the record reflects that it was most unlikely that appellants would have been able to obtain permission to fill the land. Also, as the trial court pointed out, there were serious environmental considerations which justified the placing of appellants' wetlands within the aquatic lands zone.

Appellants' third point requires more elaboration.⁴ They argue that because of the manner in which city officials dealt with them, the doctrine of equitable estoppel should prevent the city from applying the amendments to its zoning ordinance to their property. In rejecting this claim, the trial court said:

[**9] From the outset the plaintiffs have complained that the city was estopped to deny to them the development of the peninsula to which they aspire. The plaintiffs complained that the old zoning, Commercial-General, would have allowed the full development of Cooper's Point in accordance with their plans subject only to the final determination of the aquatic land boundaries. The plaintiffs also complained that throughout their official negotiations with the city they were lulled into a sense of security by the words and actions of the agents and employees of the city, who seemed to indicate acceptance of their plans subject only to a determination by the state that their plans did not constitute a "development of regional impact." The plaintiffs complained that as a direct result of the prior zoning of the peninsula and of the apparent tentative approval by the city of their proposed development, they materially changed their position, to their detriment, in reliance thereon. However, at the end of the plaintiffs' case in chief, this court granted the defendant city's motion for directed verdict with regard to the plaintiffs' allegations that the defendant should be estopped to deny [**10] to them the zoning which previously existed upon the peninsula. In our ruling, which we hereby reconfirm, we found that the optimistic interpretation by the plaintiffs of what can best be described as bare innuendo voiced by the employees and agents of the city did not give rise to a circumstance upon which the plaintiffs could legally rely. We also found and again state that the city spoke no word, committed no overt act or deed

upon which the plaintiffs could have reasonably relied. Further, we found that the lack of discouragement on the part of the city did not equal the active official encouragement upon which the plaintiffs could [*686] have legally relied. Finally, it was the finding of this court that the city's failure to preliminarily discourage a developer from a project which did not bask in the sunshine of city approval did not constitute, in the court's mind, an official activity or indicia as could be legally relied upon by the plaintiffs. In substance, and as was stated before, we find there simply was no hard evidence to substantiate the plaintiffs' allegations that the city should be estopped. Therefore, and again, the plaintiffs' complaint for relief under [**11] the theory of estoppel, is denied.

[HN2](#) [↑] The doctrine of equitable estoppel will limit a local government in the exercise of its zoning power when a property owner (1) relying in good faith (2) upon some act or omission of the government (3) has made such a substantial change in position or incurred such excessive obligations and expenses that it would be highly inequitable and unjust to destroy the rights he has acquired. *Town of Largo v. Imperial Homes Corp.*, 309 So.2d 571 (Fla.2d DCA 1975); *City of Hollywood v. Hollywood Beach Hotel Co.*, 283 So.2d 867 (Fla.4th DCA 1973). Measuring the facts of the present case against this standard, we cannot quarrel with the court's conclusion that appellants did not present enough evidence to get past a motion for directed verdict (strictly speaking, a motion for involuntary dismissal). There simply was no showing that appellants substantially changed position or incurred large expenses in reliance upon an act or omission of the city. The most that the city did was to engage in some general "foot dragging." While it is true that some members of the city planning department were working behind the scenes to thwart the project, their overt [**12] words and actions could not be said to have affirmatively misled appellants so as to cause them to incur the legal and architectural fees that would not have been required in any event. Although there was nothing in the city ordinances which required appellants to first obtain a determination that their project was not a development of regional impact, they cannot seriously contend that this was not a reasonable suggestion, and Mr. Wielage certainly acquiesced in it. Moreover, as originally conceived, the project was a DRI which would have required that appellants obtain approval under Chapter 380 before construction could begin. Hence, appellants did not prove the elements necessary for

⁴Appellants raise a fourth point concerning their claims against the Pinellas County Planning Council, but in view of our disposition of the case it is not necessary to discuss this point.

equitable estoppel.

Our inquiry cannot stop here, however, because there is a large body of law, closely related to the doctrine of equitable estoppel, which deals with the question of whether a municipality may delay the issuance of a permit for an allowable use when it is lawfully applied for in order to gain the time necessary to enact an amendment to its zoning ordinance which would frustrate the applicant's plans for developing his property.⁵ While often acknowledging the fact that a city [**13] should have issued a building permit when requested to do so, many courts apply the zoning as it exists at the time of their decision in determining whether the city should then be required to do so. Annot., [50 A.L.R.3d 596, 605 \(1973\)](#); 4 R. Anderson, *American Law of Zoning* 309 (2d ed. 1977); 8 E. McQuillin, *Municipal Corporations* 455-456 (3d ed. 1976). Thus, in discussing delay or the refusal to issue a permit, Anderson states

The decisions relating to building permits and work commenced on the faith of such permits support the conclusion that nothing short of actual use of [**14] land, or a substantial change of position pursuant to a permit, prior to the enactment or effective date of a restrictive ordinance, will entitle a landowner to a nonconforming use. This premise has been challenged in cases involving administrative delay in the handling of permit applications. A typical dispute arises when a landowner [*687] applies for a permit to erect a building or commence a use which is authorized at the proposed site, but which is not acceptable to adjacent owners, or is not consistent with some feature of the community plan for the development of the area. While there is some authority for the denial of a permit where a pending amendment would render issuance unlawful, most courts say that a municipality is without authority to deny a permit for a currently legal use. Municipal officials can, and sometimes do, delay issuance of a permit until the zoning ordinance is amended to prohibit the proposed use, or a court orders issuance of a

⁵We shall assume for the purpose of our discussion that as of January 9, 1975, appellants' application for its initial permit was in full compliance with existing regulations. Actually, this was not quite so because a topographical survey was still required. However, the city did not deny the permit for lack of a survey, and, presumably, with the cooperation of the city, appellants could have furnished one within a short time.

permit. This administrative procrastination, calculated to deny a property owner the right to use his land in a currently lawful manner, is supportable neither by law nor by sound and ethical practice. But its use is [**15] common enough to have provided the materials for a number of judicial opinions.

Where a municipal corporation unlawfully withholds a permit, the applicant can by mandamus force the appropriate official to issue it. But the zoning power of the municipality is not suspended during the pendency of the permit application, or an action for a writ ordering issuance of the permit. This power may be employed to amend the zoning ordinance to outlaw the use. If it is so used, a court will not order a municipal official to issue the permit unless the applicant has established a right to nonconforming use of the land. This situation squarely presents the question whether such a vested right can be perfected by a timely application for a permit to establish a lawful use, followed by unwarranted administrative delay which prevents any actual use of the land prior to the restrictive ordinance. The courts have usually not upheld the applicant's claim to a nonconforming use.

1 Anderson, *supra*, at 421-423 (footnotes omitted).

On the other hand, although a general rule is hard to determine, Florida has in the past been more sympathetic to the property owner in cases involving this [**16] issue. In two cases in which the facts only become apparent from reading the concurring and dissenting opinions, our supreme court ordered cities to issue building permits which were within existing zoning when the property owner applied for them but which failed to comply with a rezoning ordinance passed after the applicant had commenced legal proceedings. [Broach v. Young, 100 So.2d 411 \(Fla.1958\)](#); [Aiken v. Davis, 106 Fla. 675, 143 So. 658 \(1932\)](#). Our own court appeared to adopt this approach in [City of Hollywood v. Pettersen, 178 So.2d 919 \(Fla.2d DCA 1965\)](#). In [Sharrow v. City of Dania, 83 So.2d 274 \(Fla.1955\)](#), and [Miami Shores Village v. Post No. 124 of American Legion, 156 Fla. 673, 24 So.2d 33 \(Fla.1945\)](#), the supreme court did hold that a city could revoke a building permit already issued because the use did not comply with a new ordinance which was enacted after its issuance, but the court seems to have decided these cases on the premise that when the property owners obtained the permit, they knew of the likelihood that the

city was about to amend the zoning ordinances. Yet, in [City of Miami Beach v. 8701 Collins Ave., Inc., 77 So.2d 428 \(Fla.1954\)](#), the supreme court upheld [**17] the city's right to prohibit the usage of property in violation of a zoning change which it had not adopted until after it had issued a permit, and the court made no reference to forewarnings to the property owner. The court said:

This Court has never gone so far as to hold that a City will be estopped to enforce an amendment to a zoning ordinance merely because a party detrimentally alters his position upon the chance and in the faith that no change in the zoning regulations will occur. It is our view that such a doctrine would be an unwise restraint upon the police power of the government. [HN3](#) [↑] All that one who plans to use his property in accordance with existing zoning regulations is entitled to assume is that such regulations will not be altered to his detriment, unless the change bears a substantial relation to the health, morals, welfare or safety of the [**688] public. See author's comments and cases cited in 138 A.L.R. 500 (II).

[77 So.2d at 430.](#)

[City of Miami Beach v. Jonathon Corp., 238 So.2d 516 \(Fla.3d DCA 1970\)](#), also suggests that the Florida courts are backing away from any absolute rule with respect to the status of the zoning which is existent [**18] at the time the property owner requests a permit. There, the city had refused the property owner a building permit which was within existing zoning. One day after the trial court had issued an alternative writ of mandamus, the city council passed a resolution authorizing eminent domain proceedings which were commenced nine days later. The court later entered a peremptory writ of mandamus upon summary judgment directing the city to issue the permit. While this case involved eminent domain, the appellate court applied the reasoning of those cases involving the retroactive effect of zoning changes upon prior applications for building permits. Based upon these authorities, the court concluded that there was a genuine issue of material fact as to whether the decision to institute eminent domain proceedings constituted either an arbitrary or a bad faith act of the city.

There is an interplay between those situations in which the city is estopped because the property owner has spent large sums in reliance on the city's original position and those in which the city refuses to issue a

permit for a use which is permissible under existing zoning. If the city has refused to issue the permit, [**19] the property owner often cannot run the risk of spending the money which might create the estoppel, because he is then on notice of the possibility that the city may take an adverse position. Carried to its extreme, a city could arbitrarily continue to refuse a permit and permanently deprive a property owner of the right to use his property according to existing zoning. The opinion in [Naumovich v. Howarth, 92 Ill.App.2d 134, 234 N.E.2d 185 \(1968\)](#), illustrates this anomaly:

Considerable difficulty is experienced in reconciling the rules announced in the authorities that, (a) rights are fixed at the time the application for a building permit is made; (b) no resolution suspending existing zoning ordinances is effective; (c) an applicant has no complaint regarding retroactive zoning unless he experienced a substantial change of position relying on existing zoning, and (d) where the City's wrongful act prevents one from acquiring a vested right, the City cannot take advantage of a situation which it caused.

...

While the decided cases state that the rights of the parties are fixed at the time of the application for the building permit, that a municipality cannot suspend the operation of [**20] the existing law, and that the city may not take advantage of its own acts to prevent the acquisition of a vested right, so that no actual change of position is necessary to enforce the right to the building permit, nevertheless, the opposite conclusion is reached by logically applying the principles that no one has a vested right in the continuance of a law and that the ordinance applicable at the time of the decision governs. [Phillips Petroleum Co. v. City of Park Ridge, 16 Ill.App.2d 555 on 565, 149 N.E.2d 344.](#)

It, therefore, appears that the principles are made workable by inquiry into such factors as, (1) a substantial change of position before an orderly change in the law, (2) a notice of likelihood of

change in the law prior to change in position of the applicant, (3) the regularity of the proceeding of the municipality to make the change, and (4) the promptness with which the municipality takes action.

234 N.E.2d at 188.

After careful consideration, we believe that the better rule and one which is consistent with most if not all Florida decisions can be stated as follows. [HN4](#) Where a property owner meets the requirements specified in [Town of Largo v. Imperial](#) [[**21](#)] [Homes Corp.](#), [309 So.2d 571 \(Fla.2d DCA 1975\)](#), the municipality will be estopped from denying him a building permit on the grounds that his project constitutes a non-conforming [[*689](#)] use. However, even if he has not made the substantial expenditures in reliance upon the city's position necessary to create an estoppel, he is still entitled to obtain a building permit which is within the provisions of existing zoning so long as the rezoning ordinance which would preclude the intended use is *not* pending at the time when a proper application is made. [HN5](#) For a zoning change to be pending within this rule, it does not have to be before the city council, provided the appropriate administrative department of the city is actively pursuing it. Of course, mere thoughts or comments by city employees concerning the desirability of a change are not enough. There must be active and documented efforts on the part of those authorized to do the work which, in the normal course of municipal action, culminate in the requisite zoning change. The city council or the applicable city planning board must at least be aware that these efforts are going forward. [HN6](#) For a zoning change to be pending, however, [[**22](#)] it is not essential that the property owner be advised of these activities, except that to the extent that he is unaware of them, he might justifiably continue to expend funds upon his project which, if the matter does not in due time become public, may result in the application of equitable estoppel. See Annot., [50 A.L.R.3d 596, 620-632 \(1973\)](#), for cases discussing when a proposed change is deemed pending.⁶

This rule would prevent [HN7](#) a city from retroactively applying a zoning amendment to deny a building permit unless the amendment was pending at the time of the application for the permit. Thus, if a zoning change is deemed desirable, a city cannot wait to activate the machinery ultimately necessary to bring about the change until a property owner submits an application for a use which would only be precluded as a result of the change. This will encourage cities to keep their [[**23](#)] zoning current and at the same time provide property owners with a reasonable amount of stability upon which they can rely in making decisions concerning the use of their property.

Applying these principles to the case at hand, we think it is evident that the proposed changes in zoning were pending at the time the Division of State Planning notified appellants that their project was no longer considered a DRI. By that time the planning department had recommended the zoning changes, and the city commission had directed the department to go forward with the drafting of appropriate ordinances. Hence, the new ordinances were applicable to appellants' property.

AFFIRMED.

SCHEB and CAMPBELL, JJ., concur.

End of Document

⁶To the extent that it conflicts with these statements, we hereby recede from our opinion in *City of Hollywood v. Pettersen*.

FDN-25-0000156C

PETITION FOR REVIEW

4312 W. Laurel Street

Mark S. Bentley, Esq., B.C.S., AICP – Johnson Pope

Ryan Manasse, Director of Planning – Johnson Pope



Introduction

From City's Comprehensive Plan – Vested Rights

- That the person or legal entity owned the parcel proposed for development at the date of adoption of this Comprehensive Plan, or the person had a contract or option or purchase the parcel on such date; and
- That there was a valid, unexpired act of an agency or authority of the City of Tampa upon which the person or legal entity reasonably relied upon in good faith; and
- That the person or legal entity, in reliance upon this act of government, has made a substantial change in position or has incurred extensive obligations or expenses; and
- That it would be inequitable, unjust or fundamentally unfair to destroy the rights acquired by the person or legal entity

What the Code Requires

- Section 27-43: Use must have been legal when established – this can also be established through vested rights or estoppel analysis and evidence.
- Section 27-291: Must show use once conforming, later made nonconforming
- Section 27-297(3): Multiple forms of acceptable proof
- No requirement for pre-1956 evidence in the code. Per caselaw, zoning regulations are interpreted in favor of owners liberal use of the property.

The 1956 Requirement Is a Misreading of the Code

- Denial assumes duplex must pre-date 1956
- Code does not impose that requirement
- Missing City permit doesn't mean proof of illegality – City has purged its records so it's impossible to satisfy City's request
- Alternative historical circumstantial evidence must be credited

City Has No Evidence of Illegality in 1962

- City has no proof duplex was illegally constructed – Unfair to shift burden to Owner when City purges permits
- Historic permit archives often purged or incomplete
- Applicant provided Code-recognized evidence
- Burden is to provide credible documentation, not prove a negative

Duplex May Have Existed Pre-1956 and Reconstructed in 1962

- Property card & Situs records identify a duplex
- Occupancy begins immediately after 1962
- Scenario consistent with pre-1956 duplex reconstruction
- Section 27-297 protects rebuilt nonconforming uses

City Recognized Duplex Use for Over 50 Years

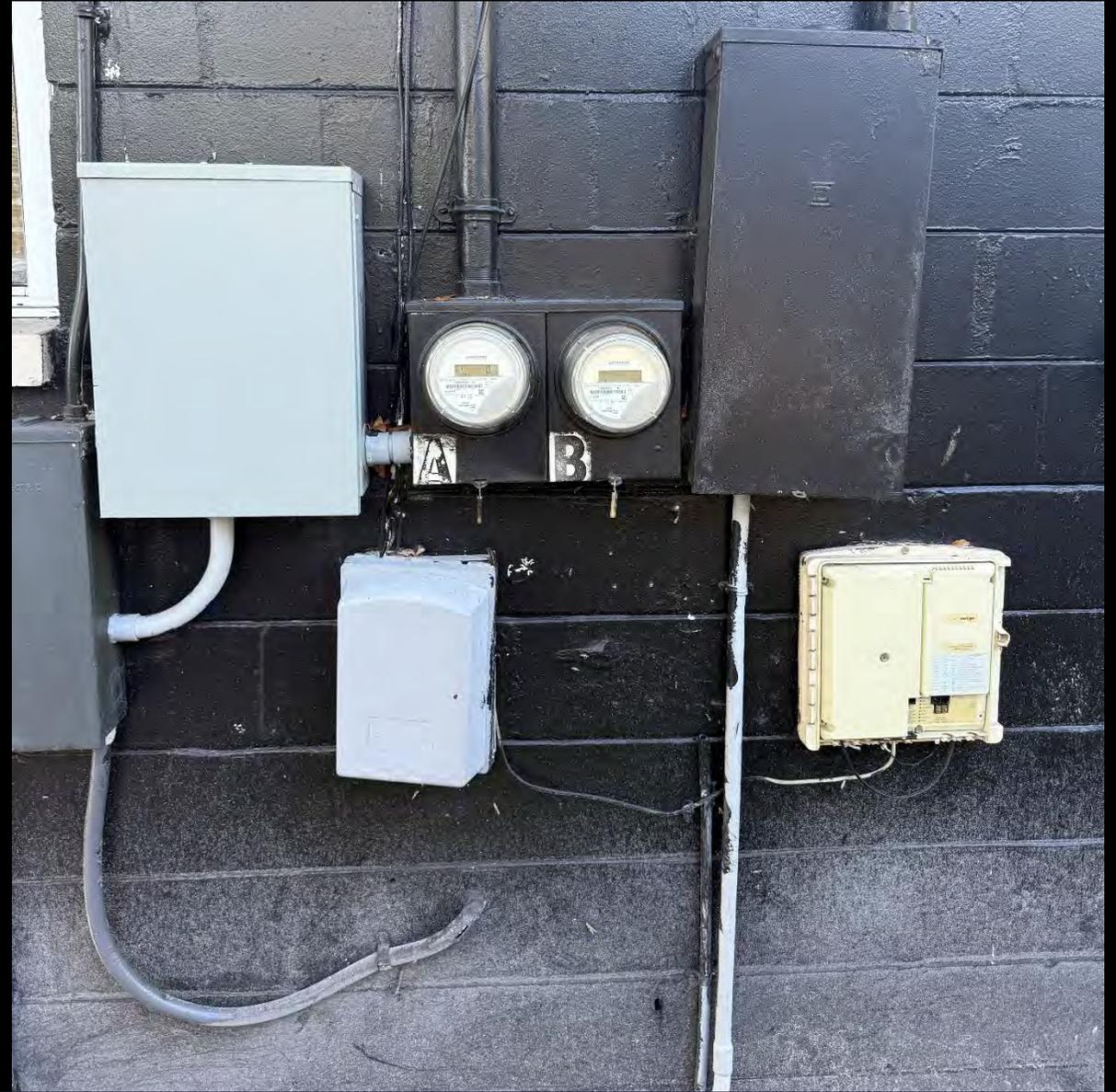
- Situs database: duplex
- Property appraiser card: duplex
- Polk Directories: continuous A/B occupancy
- No enforcement action for decades
- Estoppel against City – City issued permit and in reliance owner established vested rights per Florida Law

City Recognized Duplex Use for Over 50 Years

- City internal record (SITUS)
- Identifies use as “duplex”
- Acceptable under Section 27-297(3)

Original Property Card Lists Use as a Duplex

- 1962 card checks “duplex dwelling”
- Concurrent with construction
- Early acknowledgement of legal status of duplex
- Supports estoppel/vested rights that city issued permit under code



JOHNSON
POPE
BOKOR
RUPPEL &
BURNES, LLP

COUNSELORS AT LAW

Documented Continuous Duplex Occupancy

- 18 separate entries across 5 decades
- Unit A and Unit B consistently occupied
- Supports continuous use, no abandonment

Section 27-297 Requirements Are Met

- **Continual operation:** proven
- **Continual maintenance:** supported
- **Permitting activity:** demonstrated through City records
- **No evidence of abandonment**

Conclusion

- City has no evidence of illegality
- Evidence shows legal duplex
- Evidence supports pre-1956/non-abandoned duplex
- 55 years of government recognition
- Code standards fully satisfied
- Florida law
 - a. Vested rights
 - b. City estopped from enforcing single-family districts

THANK YOU



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