

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

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There are also **separate fees of \$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 3140 Flagler Avenue. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

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

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

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

A. Fill in the following information.

Sender Site

Address of Site
Unassigned (formerly 425 Frances St. #3)

RE# 00004970-000103

Name(s) of Owner(s):
Rent Key West Vacations

Name of Agent or Person to Contact:

Paul Hayes

Address: 1075 Duval St. C-11

Key West, FL 33040

Telephone 305-294-0990

Email paul@rentkeywest.com

Receiver Site

Address of Site
219 Ann St. Rear

RE# 00001200-000500

Name(s) of Owner(s):
The Carlson 1989 Trust

Name of Agent or Person to Contact:

Dean Carlson

Address: 1625 Johnson St.

Key West, FL 33040

Telephone 305-304-1203

Email deankeywest@gmail.com

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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

Business Name RENT KEY WEST VACATIONS INCctlNbr:0000402
Location Addr UNASSIGNED
Lic NBR/Class 17-00030138 RENTAL-TRANSIENT RESIDENTIAL
Issue Date: August 30, 2016 Expiration Date: September 30, 2017
License Fee \$84.00
Add. Charges \$84.00
Penalty \$0.00
Total \$84.00
Comments: 3 TRANSIENT RENTAL UNITS

This document must be prominently displayed.

MANSCH, DAVID

RENT KEY WEST VACATIONS INC
1075 DUVAL ST C11

KEY WEST FL 33040

Oper: KEYWBLD Type: OC Drawer: 1
Date: 8/31/16 54 Receipt no: 27855
2017 30138
OR LIC OCCUPATIONAL RENEWAL
Trans number: 1.00 \$84.00
OK CHECK 3031028 \$84.00

Trans date: 8/31/16 Time: 7:43:16

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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

Business Name CARLSON 1989 TRUST CtlNbr:0024117
Location Addr 219 ANN ST R
Lic NBR/Class 17-00029697 RENTAL-NON-TRANSIENT RESIDENTIAL
Issue Date: September 15, 2016 Expiration Date: September 30, 2017
License Fee \$20.00
Add. Charges \$20.00
Penalty \$0.00
Total \$20.00

Comments: ONE NONTRANSIENT RENTAL UNIT

This document must be prominently displayed.

CARSON FAMILY TRUST

CARLSON 1989 TRUST
RENT KEY WEST VACATIONS
1075 DUVAL ST C-11
KEY WEST FL 33040

Oper: KEYWLD Type: OC Drawer: 1
Date: 9/23/16 51 Receipt no: 30137
2017 2957
LIC OCCUPATIONAL RENEWAL
Trans number: 1.00 \$20.00
OK CHECK 39570 \$1972.00
Trans date: 9/22/16 Time: 16:08:16

BILL OF SALE AND ASSIGNMENT

MICHAEL FLUKE AND DAVID MANSCH, for valuable consideration received and acknowledged, do hereby grant, sell, assign, transfer and deliver unto **Rent Key West Vacations, Inc.**, a corporation created under the laws of the State of Florida, the following:

All rights, title and interests to three (3) City of Key West Transient Rental Licenses and Medallions on License No. 15-00029985, a copy of which is attached hereto as Exhibit "A"

To have and to hold the same to **Rent Key West Vacations, Inc.** and its successors, to their use forever.

In witness, whereof, **Michal Fluke** and **David Manch**, hereunto set our hands, this 22 day of October, 2014.


Michael Fluke


David Mansch

RECEIVER ATTACHMENT # 4

This instrument prepared by:
Karleen A. Grant, Esq.
604 Whitehead Street
Key West, Florida 33040

Grantee's Social Security No:

Parcel I.D. No:
00001200-00050

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 2 4 0 5 3 5
BK# 1 7 0 2 PG# 2 3 3 6

RCD Jun 14 2001 08:49AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1610.00
06/14/2001 *HP* DEP CLK

(Space reserved for recording)

WARRANTY DEED

THIS INDENTURE,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 6th day of June, 2001

Between, CHAPIN LEINBACH, A SINGLE MAN, SOLE SURVIVOR OF A JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP WITH RICHARD CASSEDDY, party of the first part, and DOREEN V. CARLSON, as TRUSTEE of THE CARLSON 1989 TRUST dated October 26, 1989, Trust A, c/o 729 Truman Avenue, Key West, Florida, party of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF "ANN STREET COMPOUND" as Recorded in Official Records Book 845 at Pages 1468-1490 of the Public Records of Monroe County, Florida

SUBJECT TO taxes and assessments for the year 2001 and subsequent years; Conditions, restrictions, limitation and easements of record, if any; Laws, zoning laws, regulations or ordinances affecting the subject real property.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

WITNESSES:

1. *Richard E. Drew*
Print Name: RICHARD E. DREW

2. *Sharon B. Mays*
Print Name: Sharon B. Mays

Chapin R. Leinbach by George M. M. Coburn
CHAPIN LEINBACH BY GEORGE M. M. COBURN,
COBURN, HIS ATTORNEY-IN-FACT
his attorney-in-fact.

FILE # 1 2 4 0 5 3 5
BK # 1 7 0 2 PG # 2 3 3 8

EXHIBIT "A"
LEGAL DESCRIPTION

On the Island of Key West, Monroe County, Florida known on William A. Whitehead's map of the Island delineated in February A.D. 1829, as part of Lot 4 in Square 13,

Commencing at a point the Northeast side of Ann Street, distant from the corner of Ann and Greene Streets, 266.83 feet; thence Northeasterly at right angles 69.00 feet to the Point of Beginning of the parcel of land herein being described; thence continue Northeasterly 23.00 feet to a point; thence Northwesterly at right angles 20.00 feet to a point; thence Northeasterly at right angles 21.00 feet to a point in a concrete block fence; thence Southeasterly at right angles and along said fence 55.00 feet to a point; thence Southwesterly at right angles 44.00 feet to a point; thence Northwesterly at right angles 35.00 feet back to the Point of Beginning.

Together with an undivided 1/6 interest in and to the following described common elements:

COMMON ELEMENT PART "A"

On the Island of Key West, Monroe County, Florida known on William A. Whitehead's map of the Island delineated in February A.D. 1829, as part of Lots 3 and 4 in Square 13,

Beginning at a point on the Northeast side of Ann Street, distant from the corner of Ann and Greene Streets, 189.16 feet; thence Southeasterly along Ann Street 13 feet to a point; thence Northeasterly at right angles 50 feet to a point; thence Easterly with a deflection angle of $36^{\circ}28'13''$ to the right 28.60 feet to a point; thence Southeasterly parallel with Ann Street 29 feet to a point; thence Southwesterly at right angles 73.00 feet to a point on the right-of-way boundary line of Ann Street; thence Southeasterly at right angles and along the said line of Ann Street 18.67 feet to a point; thence Northeasterly at right angles 92.00 feet to a point; thence Northwesterly at right angles 53.50 feet to a point; thence Northeasterly at right angles 1.25 feet to a point on a concrete block fence; thence Northwesterly at right angles along the said concrete block fence 66.33 feet to a point; said point being the corner of a chainlink fence; thence Southwesterly with a deflection angle of $91^{\circ}13'43''$ to the left and along said chainlink fence 45.25 feet to a point; thence Southeasterly parallel with Ann Street 32.66 feet to a point; thence Southeasterly at right angles 10.00 feet to a point; thence Southeasterly at right angles 8.50 feet to a point; thence Southwesterly at right angles 38.00 feet back to the Point of Beginning.

COMMON ELEMENT "B"

On the Island of Key West, Monroe County, Florida known on William A. Whitehead's map of the Island delineated in February A.D. 1829, as part of Lot 4 in Square 13,

Beginning at a point the Northeast side of Ann Street, distant from the corner of Ann and Greene Streets, 280.83 feet; thence Southeasterly along the right-of-way boundary line of Ann Street 21.00 feet to a point; thence Northwesterly at right angles 69.00 feet to a point; thence Northeasterly at right angles 3.00 feet to a point; thence Southwesterly at right angles 65.00 feet to a point; thence Northwesterly at right angles 18.00 feet to a point; thence Southwesterly at right angles 4.00 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

219-2 Ann Street, Key West, Florida 33010

12 December 2016

Dear Sir

Transfer of Transient License to 219 Ann St Rear

The majority interests of the Ann St Compound Homeowners Association have voted to approve the transfer of a transient license on the property designated above.

Yours faithfully



Bruce Hunter
Vice President
Ann Street Compound Homeowners Association

The City of Key West Planning Dept

(305) 296 9808

AGREEMENT FOR PURCHASE AND SALE OF TRANSIENT LICENSE

THIS AGREEMENT FOR PURCHASE AND SALE OF TRANSIENT LICENSE (the "Agreement") is entered into as of the 4TH day of January, 2017, by and among RENT KEY WEST VACATIONS, INC., a Florida corporation, Seller (hereinafter referred to as "Seller"), and THE CARLSON FAMILY TRUST, Purchaser (hereinafter referred to as "Purchaser").

RECITALS:

WHEREAS, Purchaser desires to purchase from Seller and Seller desires to sell to Purchaser, one (1) transient rental license and associated medallion that is part of License No. 17-00030318, to be placed at 219 Ann Street (rear), Key West, Florida owned by Seller and currently unassigned, previously used in the operation of the former transient rental of property at 425 Frances Street #3, Key West, Florida.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, representations and warranties contained in this Agreement, the parties hereby agree as follows:

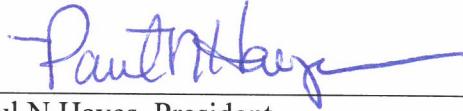
1. Seller agrees to sell, and Purchaser agrees to purchase one (1) transient rental license No. 17-00030318 currently issued and placed in the "unassigned" category with the City of Key West.
2. The agreed upon payment for the purchase and sale of the license is \$40,000.00. The entire balance of \$40,000.00 to be due and payable at closing, contingent upon receipt of Planning Board approval of the license transfer to 219 Ann Street (rear), Key West, Florida.
3. The obligation to purchase is contingent upon Purchaser receiving all governmental approvals required pursuant to City of Key West Ordinance 122-1344 (as amended). Purchaser will be responsible for the fee and processing of the application for transfer of Transient license.
4. Seller agrees to cooperate in the application process and to provide Purchaser with the Sender Site information and attachments as specified in the application attached hereto within seven (7) days of the execution of this agreement.
5. This Agreement shall be governed by the laws, including conflicts of laws, of the State of Florida, as an agreement between residents of the State of Florida to be performed in the State of Florida. If a party brings an action to enforce the provisions of the Agreement, such action shall be brought in Monroe County, Florida and the prevailing party to such dispute shall be entitled to recover from the losing party reasonable attorney's fees and costs.

6. A Bill of Sale shall be provided for the closing of the sale within ten (10) days after receipt of license transfer approval. All expenses of the transfer application and closing shall be paid by Purchaser. Seller agrees to pay any attorney's fees or other related expenses incurred by Seller, individually, in connection with the closing of this transaction.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on the date first above written.

SELLER:

RENT KEY WEST VACATIONS, a
Florida corporation

By: 
Paul N Hayes, President

PURCHASER:

THE CARLSON FAMILY TRUST

By: 
Joyce Heels, Trustee

For Sender Site:

"Local name" of property Unknown Zoning district HMDR

Legal description UNIT 3 AMBROSIA HOUSE CONDOMINIUM OR20961170/
71R/S

Current use: Vacant house

Number of existing transient units: 3

Size of site 710SF Number of existing city transient rental licenses: 1

What is being removed from the sender site? transient rental license only

What are your plans for the sender site? residential unit

For Receiver Site:

"Local name" of property Namaste Zoning district HRCC-1

Legal description KW PT LOT 4 SQR 13 (A/K/A LOT 5 ANN STREET COMPOUND AND 1/6TH INT IN COMMON ELEMENTS)
OR845-1468/1490DEC OR1016-2072/2073R/S OR1687-2281D/C OR1702-2336/38 OR2662-2102D/C

Current use non-transient rental

Size of site: 897 sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1 residential unit

Existing non-residential floor area 0

What will be transferred to the receiver site? 1 Transient license

What are your plans for the receiver site? 1 bedroom transient rental accommodating
2 people.

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME Rent Key West Vacations, Inc.
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA XYES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Paul N. Hayes President

FOR PARTNERSHIPS

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

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:
Paul Hayes, 1075 Duval St. C-11, Key West, FL 33040

TELEPHONE(S) 305-294-0990 FAX 305-292-3723

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA __ YES __ NO
D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: The Carlson 1989 Trust
B. STATE OF REGISTRATION: None
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:
Dean Carlson or Joyce Heels, Trustees

FOR CORPORATIONS AND PARTNERSHIPS

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

Dean Carlson, 1625 Johnson St. Key West, FL 33040

TELEPHONE(S) 305-304-1203 FAX 305-295-9925

REQUIRED ATTACHMENTS

Sender Site

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

Receiver Site

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

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

PREPARED 2/09/17, 10:27:25	PAYMENTS DUE INVOICE
City of Key West	PROGRAM PZ821L

PROJECT NUMBER: 16-02000129	425 FRANCES TRANSIENT LICENSE TRANSFER

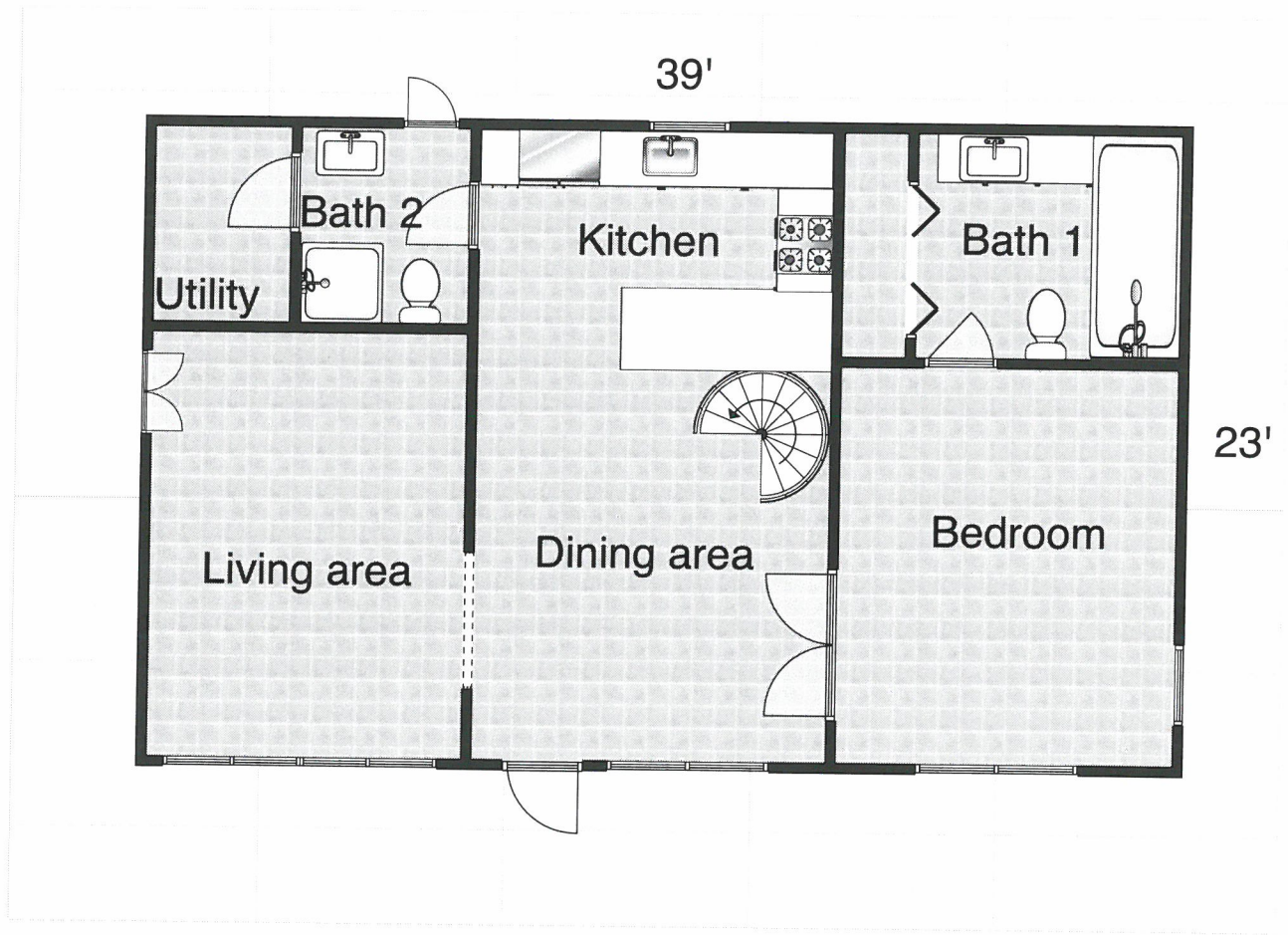
FEE DESCRIPTION	AMOUNT DUE
-----	-----
ADVERTISING AND NOTICE FEE	100.00
FIRE DEPARTMENT REVIEW FEE	50.00
TRANSIENT LICENSE TRANSFER	2000.00
TOTAL DUE	2150.00

Please present this invoice to the cashier with full payment.

Oper: KEYWDAW	Receipt no: 9791
Date: 2/10/17	72
Total tendered	\$2150.00
Total payment	\$2150.00

RECEIVER ATTACHMENT #2

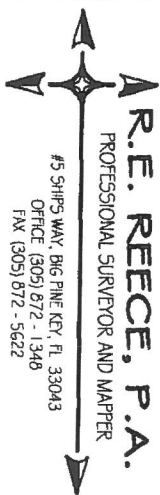
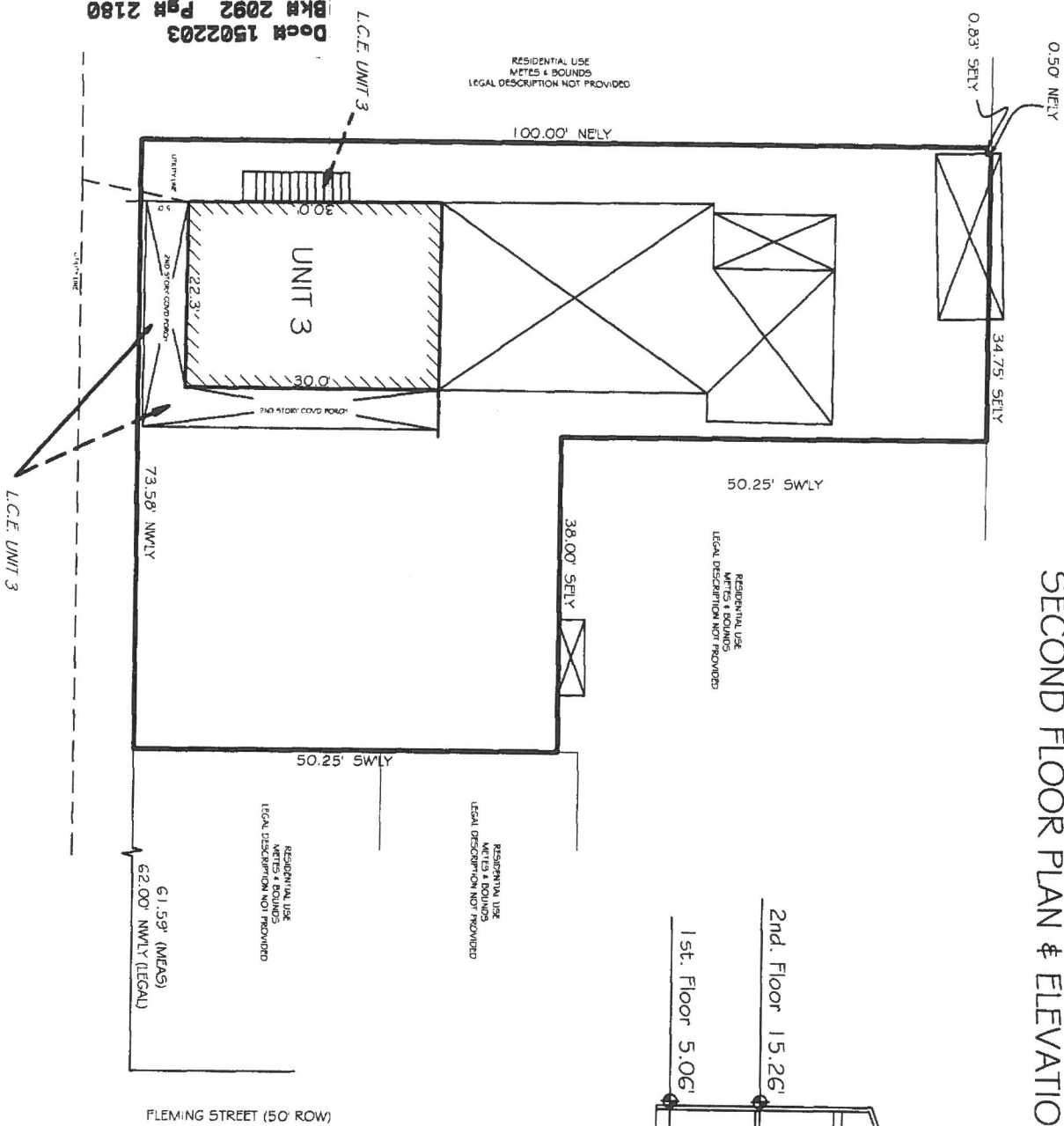
Namaste



Floor 1

AMBROSIA HOUSE CONDOMINIUM

SECOND FLOOR PLAN & ELEVATION



425 FRANCES STREET, KEY WEST FL 33040

CONDOMINIUM SURVEY

FLOOD PANEL NO. 1716-H

FLOOD ZONE AE 6' & 7'

NO	DATE	REVISIONS	BY
SCALE	1"=20'	DATE	08/13/04
SHEET	5 OF 9	CHECKED BY	RR
		DRAWN BY	KB

RESIDENTIAL USE
METES & BOUNDS
LEGAL DESCRIPTION NOT PROVIDED

0.50' NE'LY

0.83 SE1Y

34.75' SELV

50.25' SWLY

RESIDENTIAL USE
METS & BOUNDS
LEGAL DESCRIPTION NOT PROVIDED

38.00' SELY

RESIDENTIAL USE
METES & BOUNDS
LEGAL DESCRIPTION NOT PROVIDED

100.00' NE'LY

UNIT 3

OPEN TO
2ND FLOOR

73.58' NWLY

50.25' SWLY

RESIDENTIAL USE
METES & BOUNDS
LEGAL DESCRIPTION NOT PROVIDED

RESIDENTIAL USE
METES & BOUNDS
LEGAL DESCRIPTION NOT PROVIDED

61.59' (MEAS)

62.00' NWLY (LEGAL)

FLEMING STREET (50' ROW)

Diagram illustrating the vertical elevations of a building structure:

- Roof 32.26'
- Loft 24.46'
- 2nd. Floor 15.26'
- 1st. Floor 5.06'
- Grade 3.43'

A R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

425 FRANCES STREET, KEY WEST FL 33040

CONDOMINIUM SURVEY

FLOOD PANEL NO. 1716-H

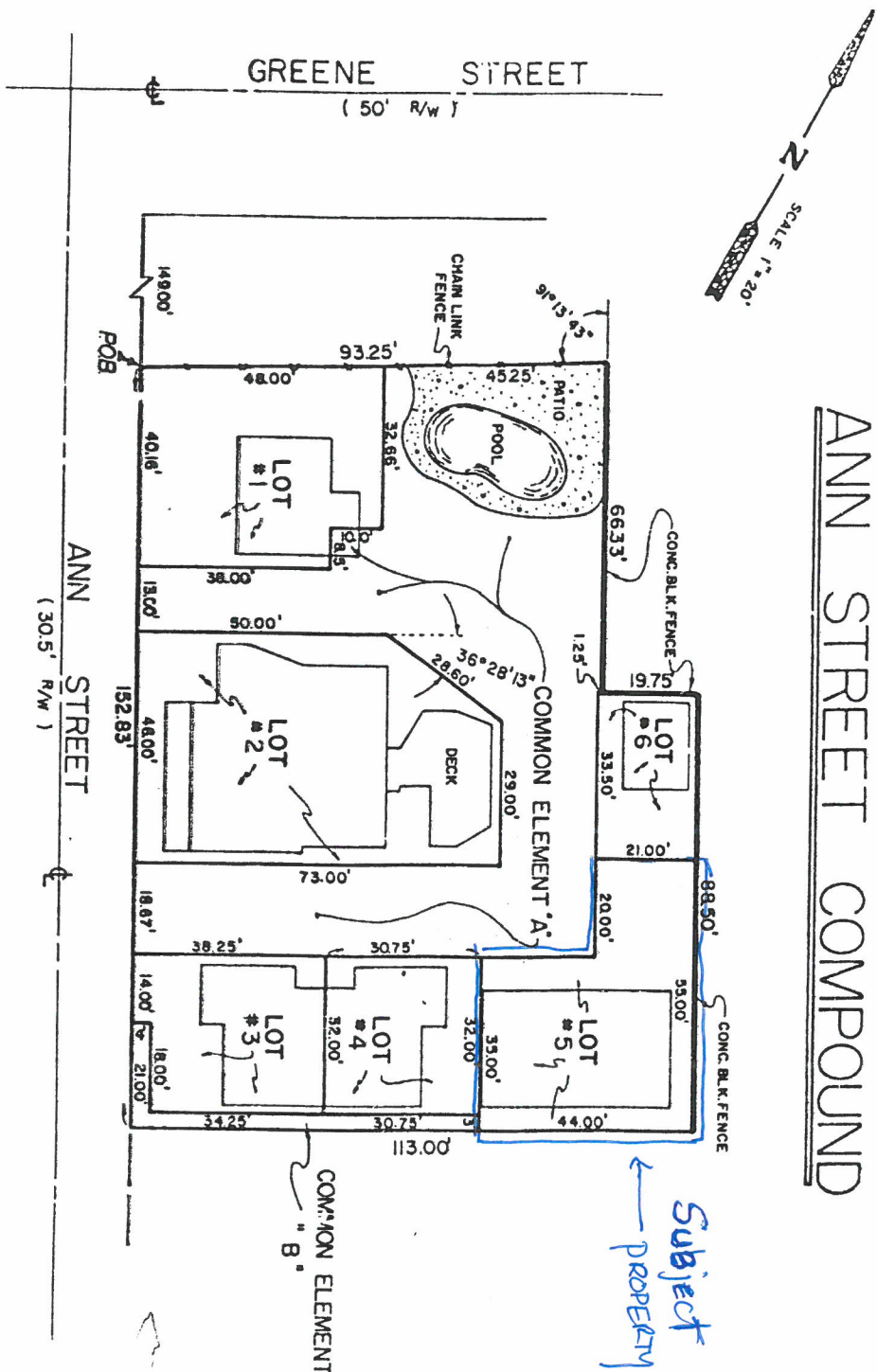
FLOOD ZONE	AE 6: # 7

NO	DATE	REVISIONS

SCALE: 1"=20' DATE: 08/13/04 INVOICE NO: 4062302

SHEET	6 OF 9	CHECKED BY:	RR	DRAWN BY:	KB
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ANN STREET COMPOUND



PHILLIPS & TRICE SURVEYING, INC.
1204 SIMONTON ST.
KEY WEST, FLA.
EXHIBIT NO. 1 OF 5

THIRD FLOOR (LOFT)



L.C.E. UNIT 2
EXT. STAIRS 4
LANDING

DRAWN BY: KB