

Application



**TRANSFER OF TRANSIENT UNIT
AND LICENSE APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Transfer of Transient Unit and License Application	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 5,071.76

Deliver the original and 2 signed & sealed surveys and site plans to the Planning Department located at 1300 White Street, Key West, FL 33040. 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.

Following is the application process for a Transfer of Transient Unit and License:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

Address of Site

1004 Eaton St

921 Windsor Ln

RE# 00005290-000000

RE# 00020110-000103

Name(s) of Owner(s):

Name(s) of Owner(s):

Key Endeavors LLC

921 Windsor Lane LLC

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Owen Trepanier

Owen Trepanier

Trepanier & Associates Inc

Trepanier & Associates Inc

1421 First St #101

1421 First St #101

Address: Key West, FL 33040

Address: Key West, FL 33040

Telephone (305) 293-8983 Email owen@owentrepanier.com

For Sender Site:

“Local name” of property Knowles House (1004 Eaton) Zoning district HNC-2

Legal description KW PT LOT 3 SQR 32

Current use: Guesthouse

Number of existing transient units: 8

Size of site 4,020 sf Number of existing city transient rental licenses: 8

What is being removed from the sender site? 1 transient unit & license

What are your plans for the sender site? Single-family residence with 2 transient units & licenses

For Receiver Site:

“Local name” of property 921 Windsor Ln Zoning district HRCC-3

Legal description KW PT SUB 3-4 PT LOT 1 SQR 6 TR 11

Current use Vacant lot

Size of site: 5,230 sq ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 0

Existing non-residential floor area 0

What will be transferred to the receiver site? 1 transient unit & license

What are your plans for the receiver site? Construction of 1 transient unit

Sender Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS (LIMITED LIABILITY COMPANY)

A. CORPORATE NAME Key Endeavors LLC
B. STATE/COUNTRY OF INCORPORATION FL
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
MGR: Bryan Whitmore

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:

c/o Owen Trepanier, Trepanier & Associates Inc
1421 First Street, Unit 101, Key West, FL 33040

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

Receiver Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS (LIMITED LIABILITY COMPANY)

A. CORPORATE NAME 921 Windsor Lane LLC
B. STATE/COUNTRY OF INCORPORATION FL
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

AMBR - Ashish Soni
AMBR - Tejas Soni
SEC - Krishna T Soni

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:

c/o Owen Trepanier, Trepanier & Associates Inc
1421 First Street, Unit 101, Key West, FL 33040

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

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 _____

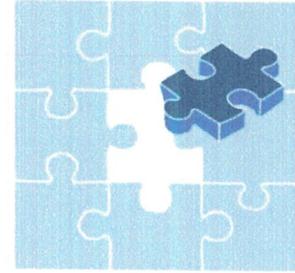
~ ***NOTE: The above items constitute one (1) complete application package. Two (2) signed & sealed surveys and site plans are required ~***

Cover Letter

MEMORANDUM



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: October 18, 2023
To: City of Key West Planning Department
From: Jeff Burgess, Associate
CC: Mr. Bryan Whitmore
Ms. Krishna Soni
Mr. Owen Trepanier
Mr. Thomas Francis-Siburg
Re: **Transfer of Transient Unit and License**
Sender Site – 1004 Eaton St (RE #00005290-000000)
Receiver Site – 921 Windsor Ln (RE #00020110-000103)

The attached application seeks to transfer one (1) transient unit and license from 1004 Eaton Street to 921 Windsor Lane.

The "Sender Site" is 1004 Eaton Street, Key West (RE #00005290-000000), which is located in the Historic Neighborhood Commercial 2 (HNC-2) zoning district. Transient uses are not a permitted or conditional use in HNC-2.

The "Receiver Site" is 921 Windsor Lane, Key West (RE #00020110-000103), which is located in the Historic Neighborhood Commercial-Truman/Simonton (HNC-1) zoning district. Transient uses are permitted in HNC-1 when no reduction in housing units for permanent residents occurs. The property is a 3,039 square foot vacant lot with a density of 1.1 dwelling units. The project proposes new construction of a transient single-family residence on the property. No reduction in housing units for permanent residents is proposed by this transfer.

All the required attachments indicated on page 5 of the application have been included as part of this application package.

Letter of Support



PO Box 458 • 1201 S. Missouri Ave.
Marceline, MO 64658
660-376-2077

September 20, 2023

City of Key West, Florida
1300 White Street
Key West, Florida 33040

RE: Consent to sell/transfer transient license

To Whom It May Concern:

Regional Missouri Bank consents to the sale or transfer of the transient license for the property located at 1004 Eaton Street, Key West, Florida commonly known as the Knowles House. If any additional information is required from us, please contact us at 660-376-2077.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Amer", written in a cursive style.

Marc Amer
Vice-President
Regional Missouri Bank

www.regionalmobank.com

MEMBER FDIC

**Receiver Site – Authorization &
Verification Forms**



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Ashish Soni / Tejas Soni / Krishna T Soni as
Please Print Name of person with authority to execute documents on behalf of entity

AMBR / AMBR / SEC of 921 Windsor Lane LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier / Thomas Francis-Siburg of Trepanier & Associates Inc
Please Print Name of Representative

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

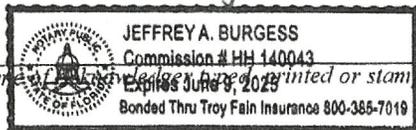
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10/11/23
Date

by KRISHNA SONI
Name of person with authority to execute documents on behalf of entity owner

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

Notary's Signature and Seal



Name of Notary Public, if not printed or stamped

Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

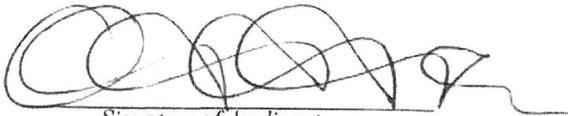
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates Inc
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

921 Windsor Lane, Key West, FL 33040
Street address of subject property

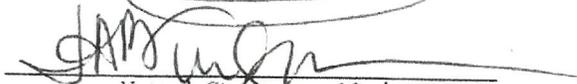
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application: that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

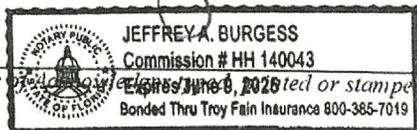
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 8/30/23 by
date
Owen Trepanier
Name of Applicant

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


Notary's Signature and Seal



Name of Notary Public (if not stamped or stamped)

Commission Number, if any

Receiver Site – Floor Plans



T.S. NEAL ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547

FOR REVIEW & COMMENT ONLY

**A NEW RESIDENCE AT
 921 WINDSOR LANE
 KEY WEST, FL 33040**

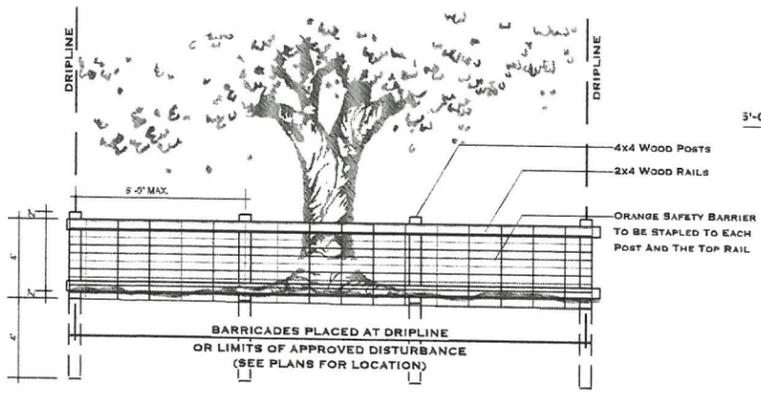
**DRAWING TITLE:
 ARCHITECTURAL
 SITE PLAN & SURVEY**

DRAWN: TSN
 CHECKED: EDSA
 DATE: 10-13-2023

REVISION # DATE
 C1.1
 SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



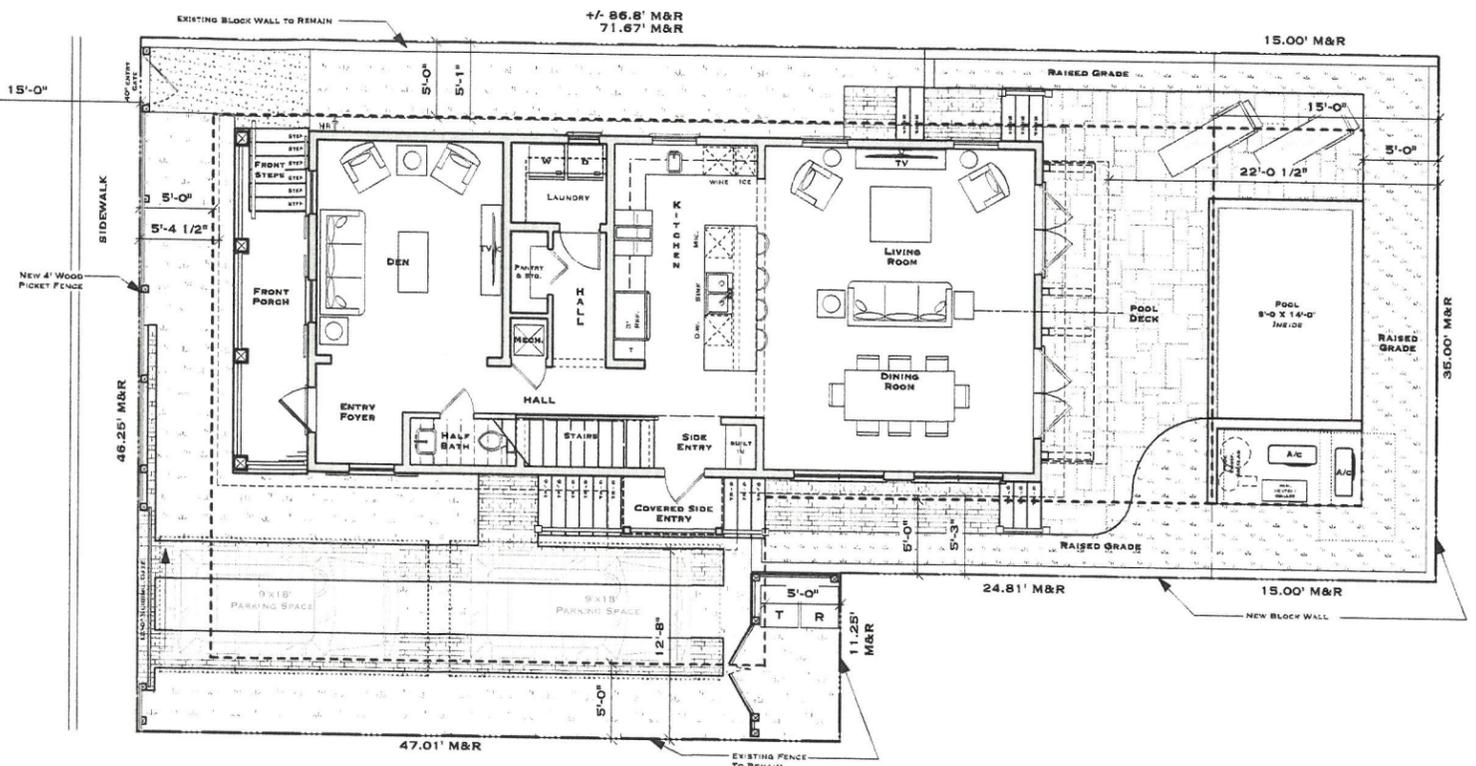
TREE PROTECTION AND PRESERVATION NOTES:

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCRoACHMENT WITHIN THE BARRICADE.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
- ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
- ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

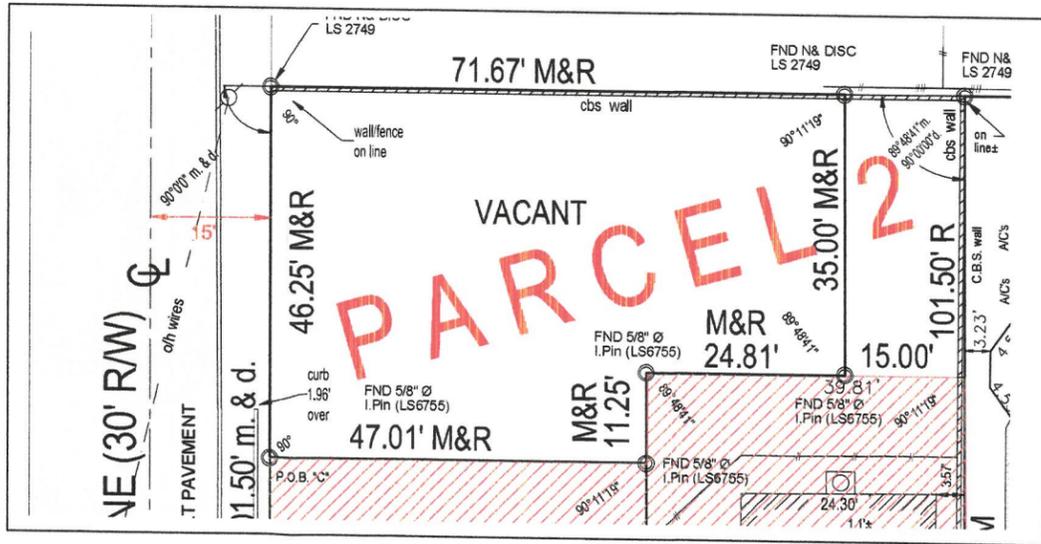
SITE NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, AND PORCHES IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
- THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
- THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM THE BUILDING AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS AS NECESSARY.
- THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & LANDSCAPE DESIGNER PRIOR TO REMOVAL. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION, SEE CIVIL.
- THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER. SEE MEP DRAWINGS.
- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.
- PERMANENT SITE STABILIZATION, SOD, OR GRAVEL, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O. FOR PROJECT.
- INSTALL SILT FENCE AROUND PERIMETER OF PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITIES ONSITE. SEE SILT FENCE DETAILS.
- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.

WINDSOR LANE 30' R/W



1 ARCHITECTURAL SITE PLAN
 C1.1 SCALE: 3/16" = 1'-0"



SURVEY PROVIDED BY OWNER FOR REF. ONLY.

**FOR REVIEW
 & COMMENT
 ONLY**

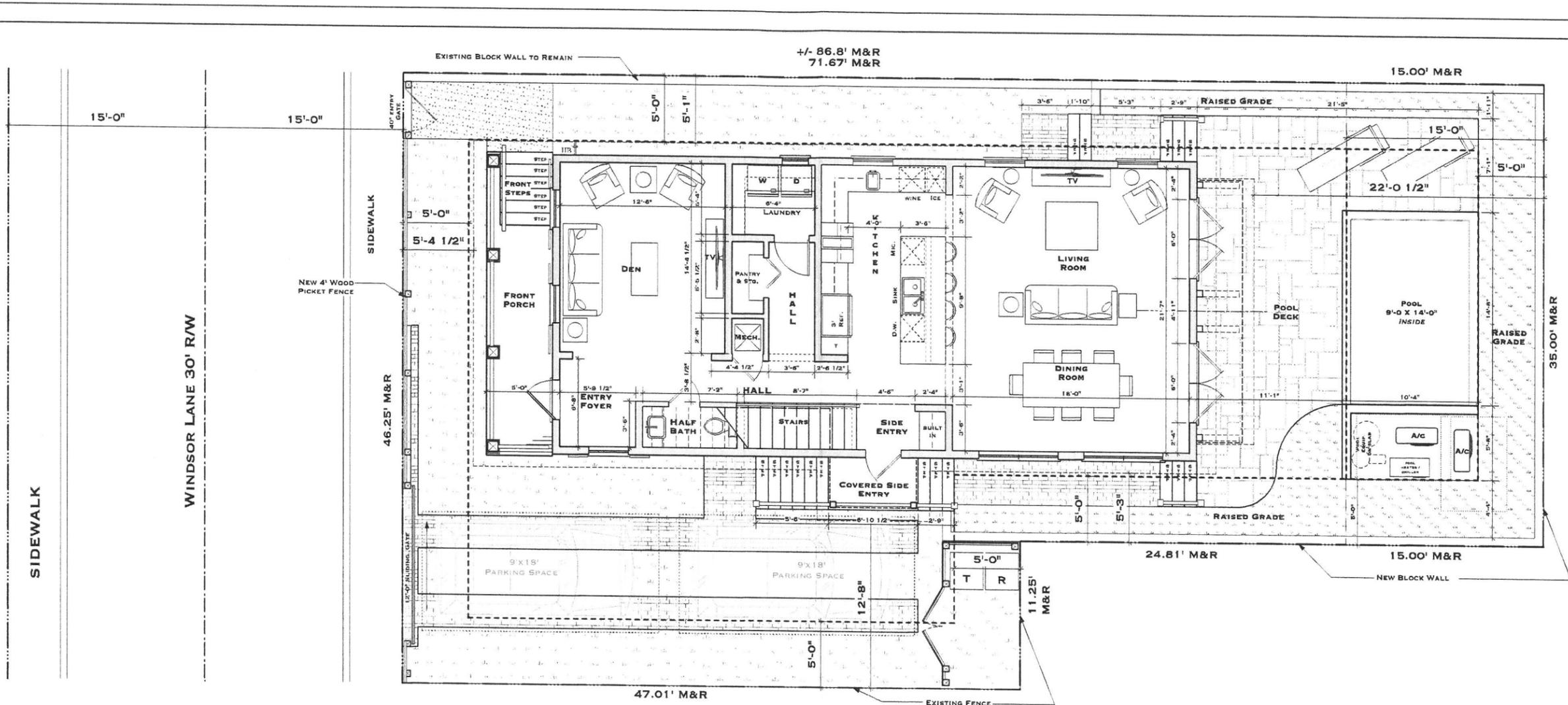
A NEW RESIDENCE AT
921 WINDSOR LANE
 KEY WEST, FL 33040

DRAWING TITLE:
 1ST & 2ND FLOOR PLANS

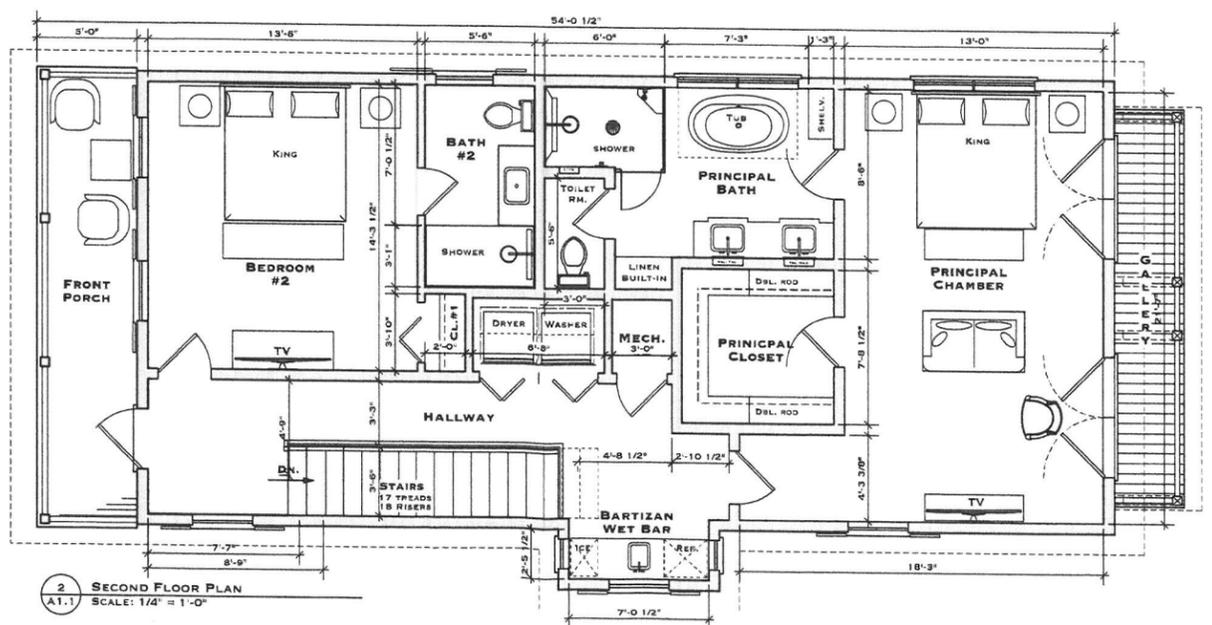
DRAWN: TSN
 CHECKED: EDSA
 DATE: 10-13-2023

REVISION # DATE

A1.1
 SHEET #



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Receiver Site – Quit Claim Deed

Doc # 2436953 Bk# 3247 Pg# 1185 Electronically Recorded 10/18/2023 at 1:47 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and return to:
Gregory S. Oropeza, Esq.
Oropeza, Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
Parcel ID #: 00020110-000103
Consideration: \$10.00

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 11th day of October 2023 between **Truman Inn, LLC, a Florida limited liability company**, whose post office address 830 Truman Avenue, Key West, FL 33040, grantor, and **921 Windsor Lane, LLC, a Florida limited liability company**, whose post office address is 1301 Ashby Street, Key West, FL 33040 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

A parcel of land located in the City of Key West, Monroe County, Florida and being a part of Tract 5 on William A. Whitehead's Map of the City of Key West delineated in February 1829, and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way line of Truman Avenue and the Northeasterly Right-of-Way Line of Windsor Lane; thence in a Northwesterly direction along the said Northeasterly right-of-way line of Windsor Lane a distance of 55.25 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Northeasterly Right-of-Way Line of Windsor Lane for 46.25 feet; thence at a right angle and in a Northeasterly direction for 71.67 feet; thence at an angle to the left of 90°11'19" and in a Southeasterly direction for 35.00 feet; thence at an angle to the left of 89°48'41" and in a Southwesterly direction for 24.81 feet thence at an angle to the right of 89°48'41" and In a Southeasterly direction for 11.25 feet; thence at an angle to the left of 89°48'41" and in a Southwesterly direction for 47.01 feet to the said Northeasterly Right-of-Way Line of Windsor Lane and the Point of Beginning.

AND ALSO:

A parcel of land located in the City of Key West, Monroe County, Florida and being a part of Tract 5 on William A. Whitehead's Map of the City of Key West delineated in February 1829, and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way line of Truman Avenue and the Northeasterly Right-of-Way Line of Windsor Lane; thence in a Northwesterly direction

along the said Northeasterly right-of-way line of Windsor Lane a distance of 101.50 feet; thence at a right angle and in a Northeasterly direction for 71.67 feet to the Point of Beginning; Thence continue for 15 feet; thence at an angle to the left of 89°48'41" for 35 feet; thence at an angle to the left of 90°11'19" for 15 feet; thence at an angle to the left of 89°48'41" for 35 feet to the Point of Beginning.

Subject to taxes for the year 2023 and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, expresses no opinion as to condition of title.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence for both:

[Signature]
Signature of Witness
Gregory Oropeza
Printed Name of Witness

[Signature]
Signature of Witness
Taylor Noe
Printed Name of Witness

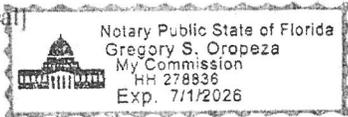
[Signature] (Seal)
Krishna T. Soni, Authorized Member

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11th day of October 2023 by **Krishna T. Soni, as Authorized Member of Truman Inn, LLC** by means of [] physical presence or [] online notarization who is personally known to me or has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

Receiver Site – Sunbiz



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
921 WINDSOR LANE, LLC

Filing Information

Document Number	L23000445129
FEI/EIN Number	NONE
Date Filed	09/26/2023
State	FL
Status	ACTIVE

Principal Address

921 WINDSOR LANE, LLC
KEY WEST, FL 33040

Mailing Address

1301 ASHBY ST
KEY WEST, FL 33040

Registered Agent Name & Address

SONI, TEJAS
830 TRUMAN AVE
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

SONI, ASHISH
830 TRUMAN AVE
KEY WEST, FL 33040

Title AMBR

SONI, TEJAS
830 TRUMAN AVE
KEY WEST, FL 33040

Title SEC

SONI, KRISHNA T
830 TRUMAN AVE
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

[09/26/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

Receiver Site – Survey

**Sender Site – Authorization &
Verification Forms**



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

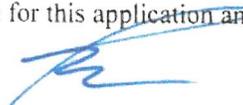
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Bryan Whitmore as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of Key Endeavors LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier / Thomas Francis-Siburg (Trepanier & Associates Inc)
Please Print Name of Representative

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


Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this August 31, 2023
Date

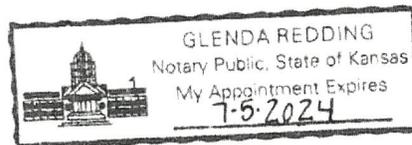
by Bryan Whitmore
Name of person with authority to execute documents on behalf of entity owner

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

Glenda Redding
Notary's Signature and Seal

Glenda Redding
Name of Acknowledger typed, printed or stamped

Commission Number, if any





**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates Inc
(print name of entity)

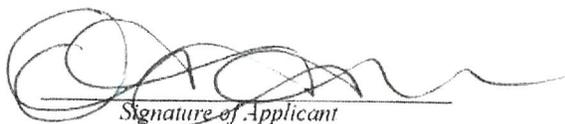
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1004 Eaton Street, Key West, FL 33040

Street address of subject property

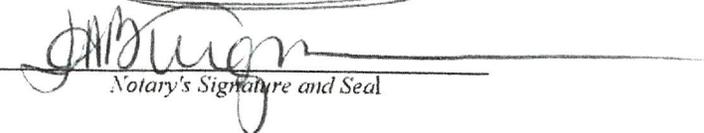
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

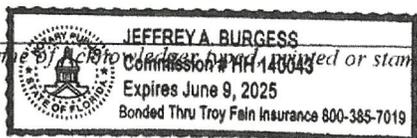
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 10/4/23 by
Owen Trepanier
Name of Applicant
date

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


Notary's Signature and Seal



Name of City or other jurisdiction in which notary is licensed or stamped

Commission Number, if any

Sender Site – BTR

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 KNOWLES HOUSE
Location Addr 1004 EATON ST
Lic NBR/Class LIC2021- PROPERTY RENTAL
 000517
Issued Date 8/15/2022 **Expiration Date: September 30, 2023**

TRANSIENT GUESTHOUSE UNITS

Comments: 2 GUESTHOUSE ROOMS

Restrictions: BNB5402187 (10/01/23)

KNOWLES HOUSE
KEY ENDEAVORS LLC
702 COMMERCIAL ST STE 3A
EMPORIA , KS 66801

This document must be prominently displayed.

KEY ENDEAVORS LLC

Sender Site – Floor Plans

RESIDENTIAL RENOVATION

1004 EATON ST.
KEY WEST, FL 33040

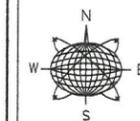


SITE LOCATION

3 LOCATION MAP
SCALE: NOT TO SCALE

PROJECT DATA				
RE NO	PROPOSED	EXISTING	REQUIRED	VARIANCES OBTAINED
RE NO	0006090-000000			
SETBACKS				
FRONT	8'-0"	8'-0"	10'	NONE
SIDE	3'-0"	3'-0"	5'	NONE
REAR	30'-10"	30'-10"	15'	NONE
LOT SIZE	4,020 SQ. FT.	4,020 SQ. FT.		NONE
BUILDING HEIGHT			30' MAX	NONE
BUILDING COVERAGE	1,886 SQ. FT. 42%	1,886 SQ. FT. 42%	40% MAX	NONE
FLOOR AREA				NONE
IMPERVIOUS AREA	2,844 SQ. FT. 71%	2,825 SQ. FT. 70%	80% MAX	NONE
OPEN SPACE	1,176 SQ. FT. 29%	1,195 SQ. FT. 30%	35% MIN	NONE

NOTES:
- TREES
- NO PROTECTED TREES IN WORK AREA
- CERTIFIED TO REMOVE ANY NON PROTECTED TREES



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #20401
PH: 305-293-3383 FAX: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE ENGINEER
RICHARD J. MILELLI
PE #538315

Current Notes

RESIDENTIAL
RENOVATION
1004 EATON ST.
KEY WEST, FLORIDA

Drawn By: FCS
Checked By: RJM
Project No: 14-034
Scale: AS NOTED
AutoCAD File No:

Revisions

Title:
EXISTING AND PROPOSED SITE PLAN, LOCATION MAP

Sheet Number:
C-1

Date: JANUARY 11, 2017

SITE DATA

SITE ADDRESS: 1004 EATON, KEY WEST, FL 33040
RE: 0006090-000000
ZONING: RWYR
FLOOD ZONE: AE7
FIRM: MAP & PANEL #13087C1516 SURF: K.K. DATE: 03-18-05
LEGAL DESCRIPTION: HWY LOT 3 SQR 32 BB-152
SECTION/TOWNSHIP/RANGE: 06-88-25

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph, 3.5 psf gulf exposure, R.O.F. LIVE LOAD 20 PSF, DEAD LOAD 15 PSF, FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED: 2000 LBS PER SQ. FT.

INDEX OF DRAWINGS

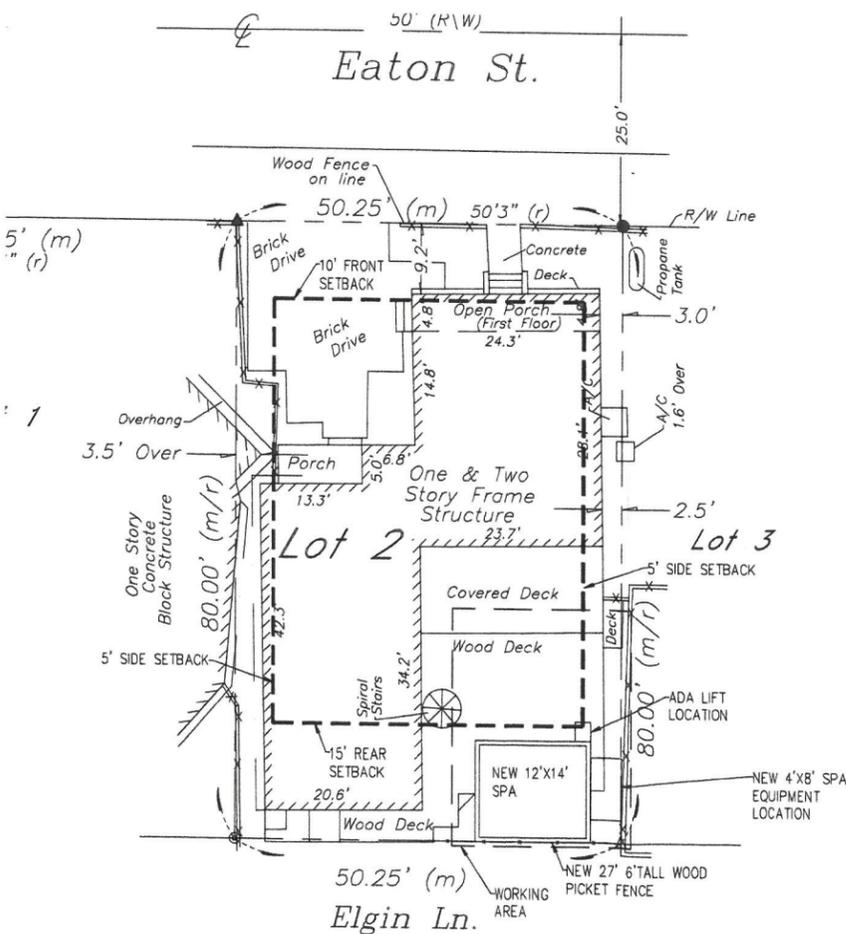
SHEET C-1 - SITE PLAN
SHEET C-2 - PROPOSED SITE PLAN AND DRIVEWAY DETAILS
SHEET C-3 - FENCE AND GATE DETAIL

GENERAL NOTES

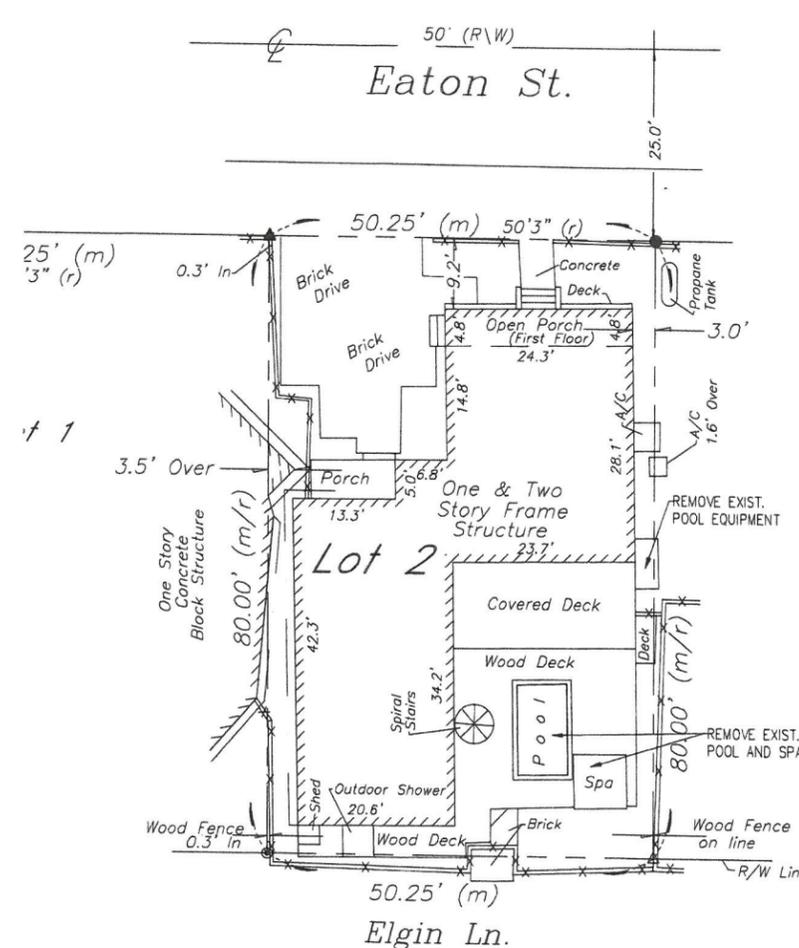
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREBIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK, SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUBS IN UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN ALLOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		S AND AT APPROX. APPROXIMATELY
		FT. FOOTFEET
		FIN. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON-CENTER
		LB. POUND
		PSI. POUND PER SQUARE INCH
		PT. POUND PER SQUARE INCH
		PRE. PRESSURE TREATED
		SF. SQUARE FOOTFEET
		T & G. TONGUE AND GROOVE
		W.W.M. WELDED WIRE MESH



2 PROPOSED SITE PLAN
SCALE: 1"=10'

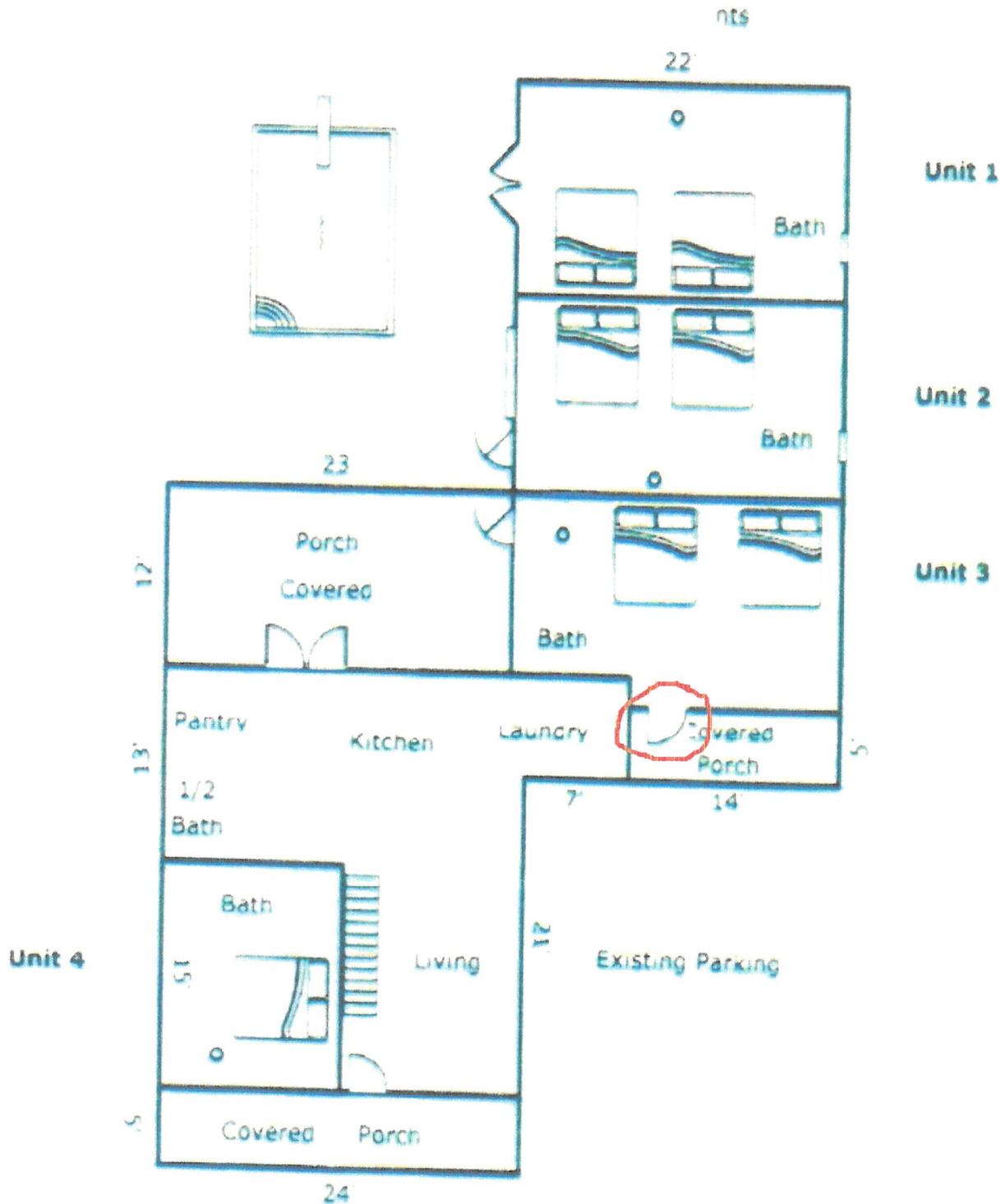


1 EXISTING SITE PLAN
SCALE: 1"=10'

KNOWLES HOUSE
1004 EATON ST.
KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
GUEST HOUSE TO TRANSIENT SINGLE
FAMILY w/ ACCESSORY COTTAGE,

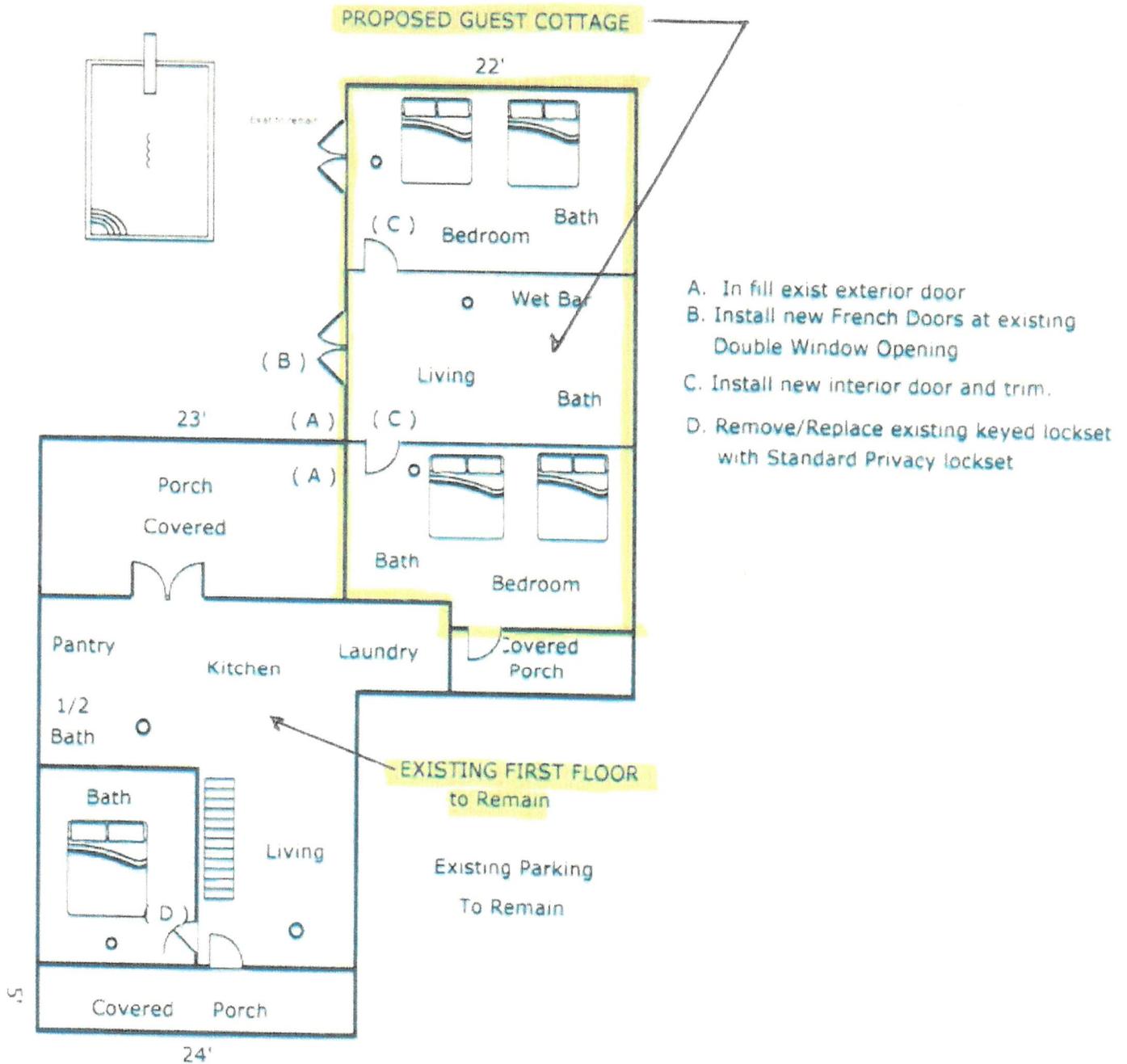
EXISTING FIRST FLOOR PLAN



DRAWN BY: MM
DATE: JUNE, 2023
305-797-1066

KNOWLES HOUSE
 1004 EATON ST.
 KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
 GUEST HOUSE TO TRANSIENT SINGLE
 FAMILY W/ ACCESSORY COTTAGE.



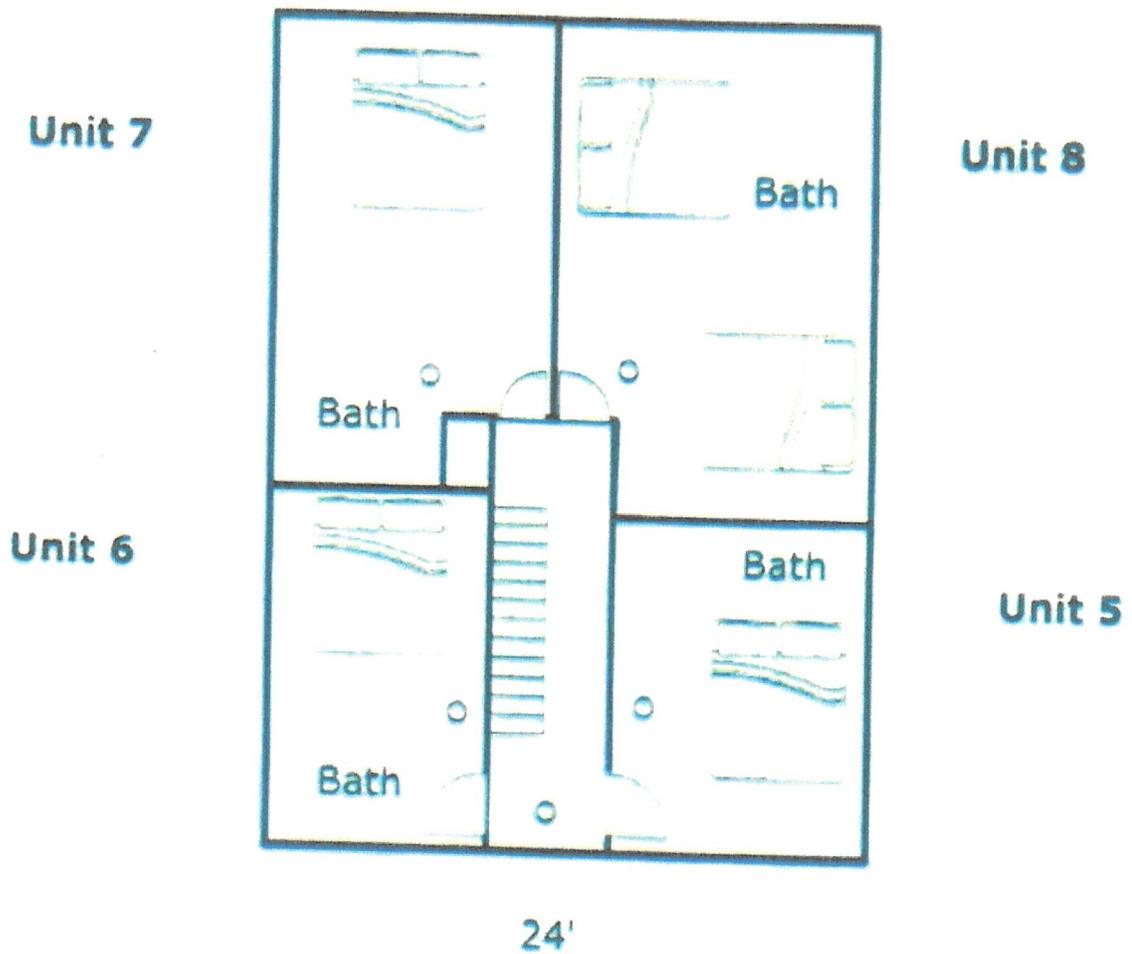
DRAWN BY: mm
 DATE: JUNE 2023
 305-797-1066

KNOWLES HOUSE
1004 EADON ST.
KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
GUEST HOUSE TO TRANSIENT SINGLE
FAMILY W/ ACCESSORY COTTAGE.

EXISTING SECOND FLOOR PLAN

nts

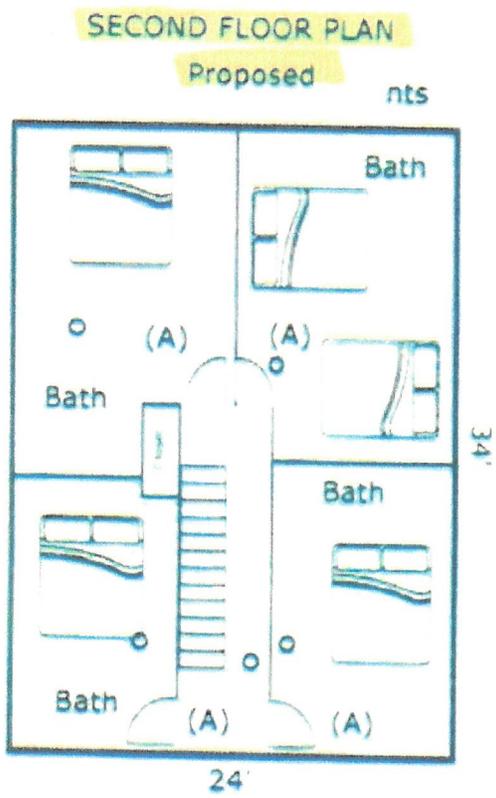


Drawn by: MM
DATE: JUNE, 2023
305-797-1066

P. 3 OF 4

KNOWLES HOUSE
1004 EATON ST.
KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
GUEST HOUSE TO TRANSIENT SINGLE
FAMILY W/ ACCESSORY COTTAGE.



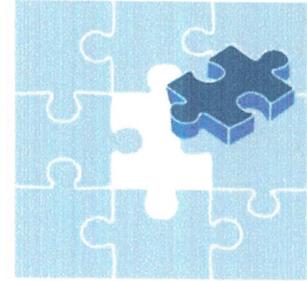
A. Remove/Replace exist keyed
lockset with standard privacy

DRAW BY: MM
DATE: JUNE, 2023
305 797-1066

Sender Site – Memorandum

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: October 18, 2023
To: City of Key West Planning Department
From: Jeff Burgess, Associate
CC: Mr. Owen Trepanier
Mr. Thomas Francis-Siburg
Re: **1004 Eaton Street (RE #00005290-000000)**
Extinguishment of Transient Rental Unit Use

Please be advised that the use of transient rental units located at 1004 Eaton Street will be extinguished in the following manner:

Current licensing:

BTR #LIC2023-000517	2 Transient Rental Units
BTR #LIC2023-000504	6 Transient Rental Units

The 2 transient rental units referenced on BTR #LIC2023-000517 will remain at 1004 Eaton Street, which has been renovated into a single-family home with one guest cottage.

5 of the 6 transient rental units referenced on BTR #LIC2023-000504 are in the process of being transferred to the following receiver sites:

1128/1130 Duval St (2 transient units & licenses)
921 Windsor Ln (1 transient unit & license)
610 Duval St (2 transient units & license)

Sender Site – Property Card

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00005290-000000
 Account# 1005479
 Property ID 1005479
 Millage Group 10KW
 Location 1004 EATON St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 32 B5-192 OR923-1576/77 OR924-241/44 OR939-2027/29
 Description OR961-1423 OR1010-1435 OR1070-2435 OR1129-1651 OR1207-2209/12
 OR1207-2213/14 OR1224-1412 OR1436-1493/94 OR1436-1495/97 OR1440-1892/94 OR2496-524/25 OR2511-470/71 OR3097-0471
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property Class HOTEL - LUXURY (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

[KEY ENDEAVORS LLC](#)
 702 Commercial St
 Ste 3A
 Emporia KS 66801

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$971,506	\$969,517	\$1,172,972	\$1,420,464
+ Market Misc Value	\$138,787	\$138,502	\$130,330	\$142,046
+ Market Land Value	\$1,665,439	\$1,662,029	\$1,303,302	\$1,278,417
- Just Market Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,840,927
- Total Assessed Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,717,229
- School Exempt Value	\$0	\$0	\$0	\$0
- School Taxable Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,840,927

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,662,029	\$969,517	\$138,502	\$2,770,048	\$2,770,048	\$0	\$2,770,048	\$0
2021	\$1,303,302	\$1,172,972	\$130,330	\$2,606,604	\$2,606,604	\$0	\$2,606,604	\$0
2020	\$1,278,417	\$1,420,464	\$142,046	\$2,840,927	\$2,717,229	\$0	\$2,840,927	\$0
2019	\$1,235,105	\$1,111,594	\$123,510	\$2,470,209	\$2,470,209	\$0	\$2,470,209	\$0
2018	\$1,207,318	\$1,086,586	\$120,732	\$2,414,636	\$2,414,636	\$0	\$2,414,636	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use (3900)	Number of Units	Unit Type	Frontage	Depth
	4,020.00	Square Foot	50	80

Buildings

Building ID	39345	Exterior Walls	MIN WOOD SIDING
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1998
Building Name		Foundation	
Gross Sq Ft	3325	Roof Type	GABLE/HIP
Finished Sq Ft	2438	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD

Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	393	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOORLIV AREA	2,438	2,438	412
OPU	OP PR UNFIN LL	65	0	36
OUU	OP PR UNFIN UL	405	0	84
OPF	OP PRCH FIN LL	408	0	130
SBF	UTIL FIN BLK	9	0	12
TOTAL		3,325	2,438	674

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0 x 0	1	12 SF	2
FENCES	1985	1986	0 x 0	1	1207 SF	2
WOOD DECK	1985	1986	0 x 0	1	486 SF	2
FENCES	1996	1997	25 x 5	1	125 SF	2
WOOD DECK	1996	1997	0 x 0	1	272 SF	2
WALL AIR COND	1996	1997	0 x 0	1	3 UT	2
BRICK PATIO	1999	2000	25 x 25	1	625 SF	2
COMM POOL	1999	2000	8 x 13	1	104 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/10/2021	\$100	Quit Claim Deed	2324676	3104	1559	11 - Unqualified	Improved		
4/30/2021	\$2,700,000	Warranty Deed	2319433	3097	0471	01 - Qualified	Improved		
3/8/2011	\$100	Warranty Deed		2511	470	11 - Unqualified	Improved		
11/26/2010	\$100	Warranty Deed		2496	524	11 - Unqualified	Improved		
12/1/1996	\$400,000	Warranty Deed		1436	1493	Q - Qualified	Improved		
3/1/1992	\$163,000	Warranty Deed		1207	2209	U - Unqualified	Improved		
4/1/1990	\$199,000	Warranty Deed		1129	1651	Q - Qualified	Improved		
12/1/1985	\$89,900	Warranty Deed		961	1423	Q - Qualified	Improved		
4/1/1985	\$85,000	Warranty Deed		939	2027	Q - Qualified	Improved		

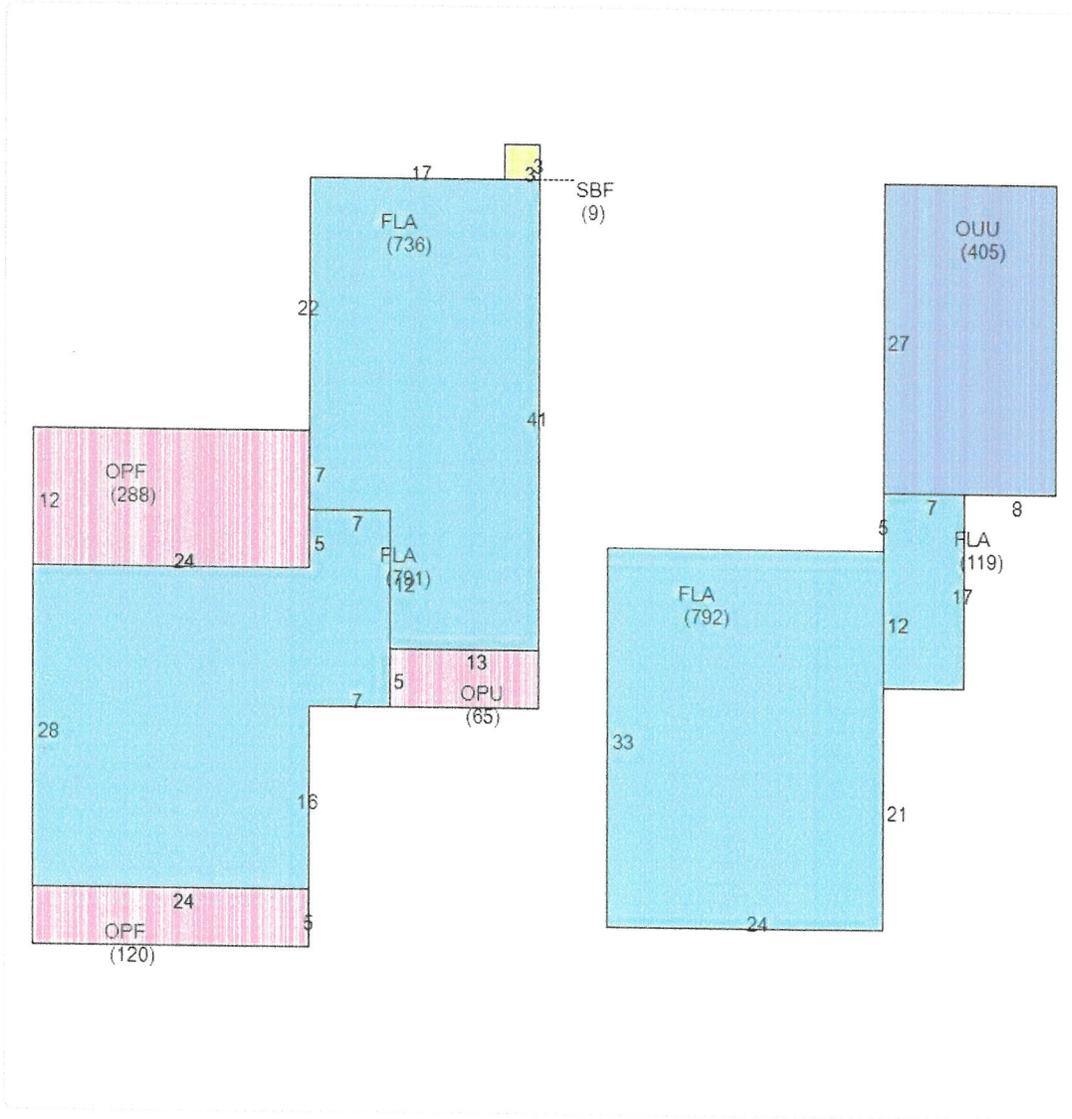
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-1992	9/1/2023	9/15/2023	\$1,000		Upgrade smoke detectors for conversion of 8 unit guest house to a transient single family residence with accessory cottage.
2017-00004589	11/28/2021	11/3/2020	\$0		HURRICANE REPAIRS TO ROOF. INSTALLED 300 SF OF 26 VCRIMP METAL ROOFING.
BLD2018-1395	12/20/2018	5/21/2019	\$0		CLARIFICATION FORM SUBMITTED POOL TO BE RE-PLASTERED AND RE-TILED
05-3700	8/29/2005	10/31/2005	\$500		EMERGENCY ELECTRIC REPAIRS
03-2264	3/26/2003	10/7/2004	\$2,300		REPLACED A/C UNT
0003490	10/24/2000	11/3/2000	\$1,500		PAAINT EXTERIOR
0002609	9/13/2000	11/3/2000	\$1,750		RESURFACE POOL
9901001	5/21/1999	8/16/1999	\$1,000		INSTALL BRICK PAVING
9900849	3/9/1999	8/16/1999	\$53,800		NEW SEWER LINE
9802351	8/4/1998	11/3/1998	\$9,000		8 WINDOWS/JACUZZI
9702772	10/1/1997	12/1/1997	\$115,000		NEW ADDITION
9703312	10/1/1997	12/1/1997	\$3,966		ROOF
9703380	10/1/1997	12/1/1997	\$4,500		PLUMBING
9703577	10/1/1997	12/1/1997	\$5,000		2ND FLOOR BATH
9703703	10/1/1997	12/1/1997	\$11,500		ELECTRICAL
9703736	10/1/1997	12/1/1997	\$1,500		PLUMBING
9700160	1/1/1997	12/1/1997	\$500		SIGN

View Tax Info

[View Taxes for this Parcel](#)

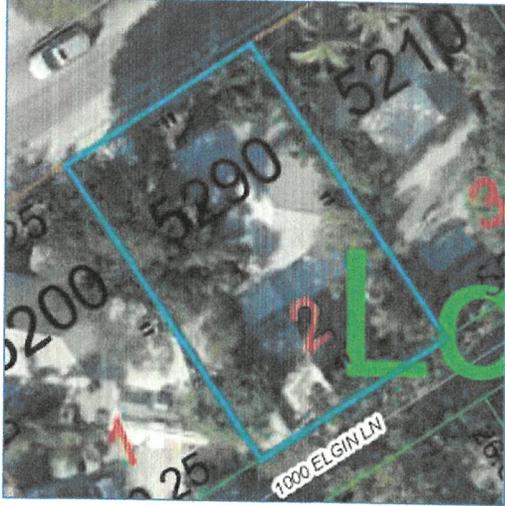
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 10/17/2023, 4:02:28 AM

[Contact Us](#)



Sender Site – Sunbiz



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KEY ENDEAVORS LLC

Filing Information

Document Number L21000150913
FEI/EIN Number 86-2973199
Date Filed 03/31/2021
Effective Date 03/31/2021
State FL
Status ACTIVE

Principal Address

1004 EATON STREET
KEY WEST, FL 33040

Mailing Address

702 COMMERCIAL ST
SUITE 3A
EMPORIA, KS 66801

Registered Agent Name & Address

NGOV, MICHAEL
425 GREENE ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

WHITMORE, BRYAN
702 COMMERCIAL ST
EMPORIA, KS 66801

Annual Reports

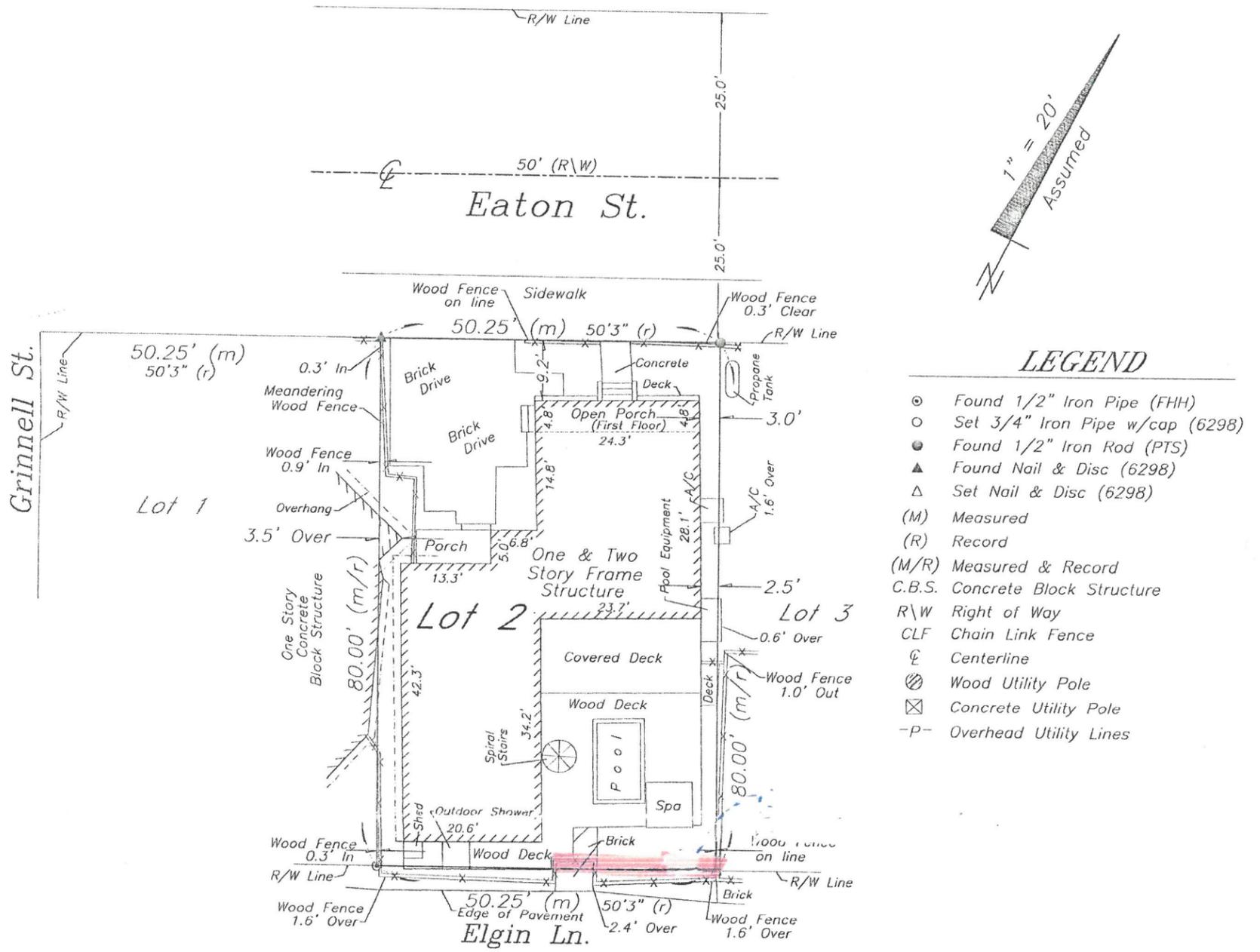
Report Year	Filed Date
2022	01/29/2022
2023	02/13/2023

Document Images

02/13/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- Florida Limited Liability	View image in PDF format

Sender Site – Survey

Boundary Survey Map of part of Lot 3, Square 32
Island of Key West, known as Lot 2 of John Lowe, Jr. Subdivision



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1004 Eaton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: July 25, 2016
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjainers are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and being a part of Lot Three (3) of Square Thirty-Two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

BOUNDARY SURVEY FOR: Leslie J. Vollmert;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

August 6, 2016

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Sender Site – Warranty Deed

Doc # 2319433 Bk# 3097 Pg# 471 Recorded 5/14/2021 at 10:10 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$18,900.00

Prepared by and return to:

Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-449
Consideration: \$2,700,000.00

Parcel Identification No. 00005290-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30 day of April, 2021 between Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010 whose post office address is 1004 Eaton Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Key Endeavors LLC, a Florida limited liability company whose post office address is 702 Commercial Street, Suite 3A, Emporia, KS 66801 of the County of Lyon, State of Kansas, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, Monroe County, Florida, and part of Lot Three (3) of Square Thirty-two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

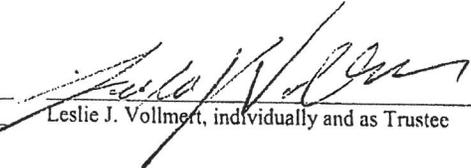
THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

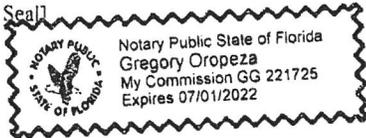

 Witness Name: Gregory Oropeza  Leslie J. Vollmert, individually and as Trustee


 Witness Name: _____

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2021 by Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010, who is personally known or has produced a driver's license as identification.

[Notary Seal]




 Notary Public _____
 Printed Name: _____
 My Commission Expires: _____