

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD (of Counsel)
WILLIAM B. SPOTTSWOOD (of Counsel)

January 16, 2019

VIA HAND DELIVERY:

Patrick Wright, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Transient License Transfer Application – 503 and 505 Duval Street, Key West,
FL 33040

Mr. Wright:

Please find enclosed a transient license transfer application for the transfer of two (2) unassigned transient licenses and Rogos, previously associated with Seaside Hospitality Corp., originally from the Saint 21067 (“Sender Site”), to 503 and 505 Duval Street, Key West, Florida 33040 (“Receiver Site”), which is located in the HRCC-1 Zoning District. The sender site information on the attached application notes that the license is in unassigned status and the configuration of the structure is unknown. This application is made pursuant to City of Key West Code Section 122-1338. The transfer of the unassigned transient licenses and Rogos will be used for the development of two transient residential units at the Receiver Site. The receiver site currently contains two market rate residential units, therefore, the underlying Rogo units will be donated to the City as part of the beneficial use pool of units.

If you have any additional information or have any questions regarding either the Sender or Receiver Site information, please do not hesitate to contact me.

Sincerely,



Richard McChesney

Enc:
Completed Application

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 1300 White Street, Key West. 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

RE# unassigned

Name(s) of Owner(s):

Seaside Hospitality Corp

Name of Agent or Person to Contact:

Mark Wyant

Address: 7151 Hill Forest Dr.

Dallas, TX 75230

Telephone _____

Email dmark22@mac.com

Receiver Site

Address of Site

503 and 505 Duval Street

RE# 00009570-000000

Name(s) of Owner(s):

Spottswood Partners II LTD

Name of Agent or Person to Contact:

Richard McChesney

Address: 500 Fleming St

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

For Sender Site:

"Local name" of property Unassigned Zoning district

Legal description Unassigned

Current use:

Number of existing transient units: N/A

Size of site N/A Number of existing city transient rental licenses:

What is being removed from the sender site? 2 transient licenses and Rogos

What are your plans for the sender site?

For Receiver Site:

"Local name" of property 503-505 Duval Street Zoning district HRCC-1

Legal description

Current use Mixed Use

Size of site: 4,180 sq ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 2 residential units

Existing non-residential floor area Approx. 3,400 sq. ft.

What will be transferred to the receiver site? 2 transient licenses

What are your plans for the receiver site? Mixed use

residential and commercial with 2 transient units

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 Seaside Hospitality Corp.
B. STATE/COUNTRY OF INCORPORATION Florida, USA
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Mark Wyant 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:
Mark Wyant

TELEPHONE(S) 214-762-7969 FAX _____

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: Spottswood Partners II LTD
B. STATE OF REGISTRATION: Florida
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:
Robert A. Spottswood

FOR CORPORATIONS AND PARTNERSHIPS

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

Richard J. McChesney

TELEPHONE(S) 305-293-8791 FAX 305-504-2696

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 ~**

SENDER SITE DOCUMENTS

City of Key West Business Tax Receipt

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 SEASIDE HOSPITALITY CORP CtlNbr:0026735
Location Addr UNASSIGNED
Lic NBR/Class 18-00032898 RENTAL-GUESTHOUSE/BED & BREAKFAST
Issue Date: August 02, 2017 Expiration Date: September 30, 2018
License Fee \$56.00
Add. Charges \$56.00
Penalty \$0.00
Total \$56.00

Comments: 2 LICENSES & ROGOS (ORIGINALLY FROM SAINT 21067)

This document must be prominently displayed.

SEASIDE HOSPITALITY CORP
417 EATON ST

KEY WEST FL 33040

SEASIDE HOSPITALITY CORP

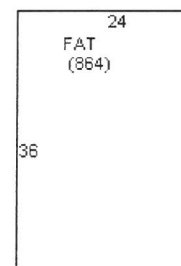
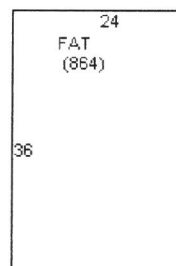
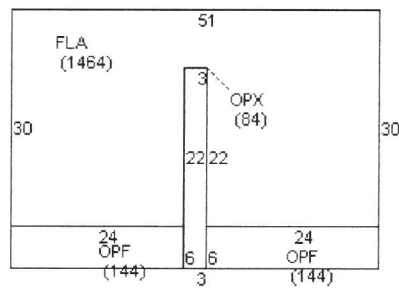
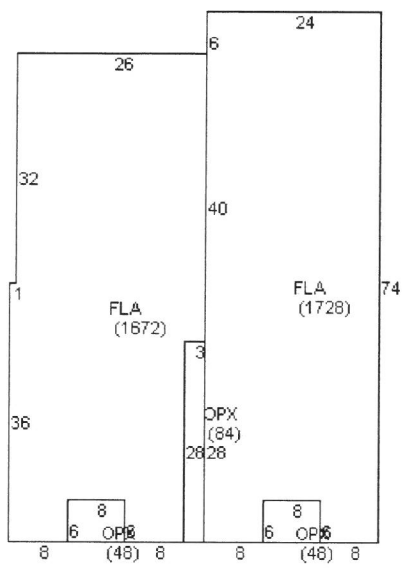
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Date: 8/02/17 63 Receipt no: 2610
2018 3000
OR LIC. OCCUPATIONAL RENEWAL
Trans number: 1.00 \$56.00
OK CHECK 2258 3111528 \$56.00

Trans date: 8/02/17 Time: 14:39:18

RECEIVER SITE DOCUMENTS

Floor Layout

Warranty Deed



MONROE COUNTY
OFFICIAL RECORDS

FILE #1136471
BK#1588 PG#2038

RCD Jul 28 1999 12:19PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
07/28/1999 PP DEP CLK

This Document Prepared By and Return to:

JOHN M. SPOTTSMOOD, JR., ESQ.
SPOTTSMOOD, SPOTTSMOOD & SPOTTSMOOD
500 FLEMING STREET
KEY WEST, FL 33040

Parcel ID Number:

Warranty Deed

This Indenture, Made this 31st day of December, 1997 A.D. Between
JOHN M. SPOTTSMOOD, JR., WILLIAM B. SPOTTSMOOD and ROBERT A. SPOTTSMOOD,
Trustees of the Robert A. Spottswood Trust No. II u/a/d December
29, 1997,
of the County of Monroe, State of Florida, grantors, and
SPOTTSMOOD PARTNERS II, LTD., a Florida Limited Partnership,

whose address is: 500 Fleming Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to restrictions, reservations and easements of record, if
any, and taxes for the year 1997 and subsequent years.

Further subject to mortgages of record, if any.

This document was prepared without benefit of title search or
abstract and is based solely on facts provided by either of the
parties or their agent.

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

In Witness Whereof, the grantor has hereunto set

hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robin R. GEDMIN
Printed Name: ROBIN R. GEDMIN

Witness

MARTHA A. GEDMIN
Printed Name: MARTHA A. GEDMIN

Witness

JOHN M. SPOTTSMOOD, JR.

P.O. Address: 500 Fleming Street
Key West, FL 33040

WILLIAM B. SPOTTSMOOD

P.O. Address: 500 Fleming Street
Key West, FL 33040

ROBERT A. SPOTTSMOOD

P.O. Address: 500 Fleming Street
Key West, FL 33040

ROBERT A. SPOTTSMOOD

P.O. Address: 500 Fleming Street
Key West, FL 33040

ROBERT A. SPOTTSMOOD

P.O. Address: 500 Fleming Street
Key West, FL 33040

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 31st day of December, 1997 by
JOHN M. SPOTTSMOOD, JR., WILLIAM B. SPOTTSMOOD and ROBERT A.
SPOTTSMOOD, Trustees of the Robert A. Spottswood Trust No. II
u/a/d December 29, 1997,
who are personally known to me or who have produced Florida driver's license as identification.



Robin R. GEDMIN
MY COMMISSION # CC794170 EXPIRES
April 1, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

Robin R. GEDMIN
Printed Name: ROBIN R. GEDMIN
Notary Public

(503-505 DUVAL STREET)

EXHIBIT "A"

On the Island of Key West and known as Part of Lot 3, in Square 50, according to the map or plan of said City of Key West as delineated in February 1829. Beginning at a point on Duval Street 46 feet from the corner of Duval and Fleming Streets and running thence along Duval Street in a Southeasterly direction 55 feet; thence at right angles in a Northeasterly direction 74 feet; thence at right angles in a Northwesterly direction and parallel with Duval Street 55 feet; thence at right angles in a Southwesterly direction 74 feet back to place of beginning.

Subject to record encroachment along the Northeasterly boundary line along the entire length of caption premises, occasioned by Warranty Deed from Eva Golden Newhouse and Paul E. Newhouse, her husband, and George Robert Lee, a single man, as grantors, to Louise Elizabeth Lee Kopp and Mary Louise Graham, as grantees, filed for record August 11, 1969, in the Office of the Clerk of the Circuit Court, Monroe County, Florida, and recorded in Official Records 436, Pages 888 to 890, both inclusive, Monroe County, Florida Public Records.

MONROE COUNTY
OFFICIAL RECORDS

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, William B. Spottswood, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

Secretary of Spottswood Partners Inc, as GP of Spottswood Partners II
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard McChesney
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]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 6th day of February 2019
Date

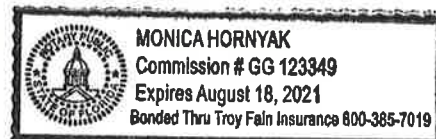
by William B. Spottswood, Jr.
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) (print position; president, managing member)

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(print name of entity serving as Authorized Representative)

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:

503-505 Duval Street, Key West, FL 33040

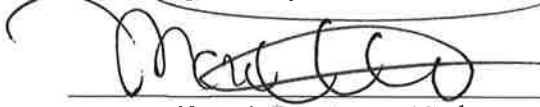
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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 Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/6/19 by
date
Richard McChesney
Name of Authorized Representative

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

