

# Application

**City of Key West Planning Department**  
**P. O. Box 1409, Key West, FL 33041-1409**  
**305. 292. 8229**

**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 17 copies** to the Planning Department at 604 Simonton Street. 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

After going to the DRC and **before** going to the Planning Board we will need an **ADDITIONAL 18 complete sets of the application**

**A. Fill in the following information.**

***Sender Site***

Name(s) of Owner(s):  
Schroeder, Joseph J.

Name of Agent or Person to Contact:  
Owen Trepanier & Associates, Inc.

Address: 402 Appelrouth Ln.  
Key West, FL 33040

Telephone 305-293-8983

Fax 305-293-8748

Address of Site  
1013 Truman Ave.

RE# 00020990-000000

***Receiver Site***

Name(s) of Owner(s):  
Kemp C Todd Liv Tr, Boyer  
Brian K Liv Tr

Name of Agent or Person to Contact:  
Owen Trepanier & Associates, Inc.

Address: 402 Appelrouth Ln.  
Key West, FL 33040

Telephone 305-293-8983

Fax 305-293-8748

Address of Site  
506 Catherine St.

RE# 00028500-000000

**For Sender Site:**

"Local name" of property n/a Zoning district HNC-1

Legal description: KW PT LOT 12 SQR 3 TR 6 E1-152

Current use: Mixed-use  
Transient Rental

Number of existing transient units: 1

Size of site 12,875 sq. ft. Number of existing city transient rental licenses: 1

What is being removed from the sender site? 1 Transient License

What are your plans for the sender site? Continued mixed-use, non-  
transient rental

**For Receiver Site:**

"Local name" of property n/a

Legal description KW PT LOTS 6-7 SQR 8 TR 11 J1-332

Current use Non-transient residential

Size of site: 1,728 sq. ft. Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 3

Existing non-residential floor area 0 sq. ft.

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

What are your plans for the receiver site? Transient Residential. Will  
be renovated to be 2-bd/2ba

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME Schroeder, Joseph J. 2. NAME \_\_\_\_\_  
ADDRESS 1202 Thompson St. ADDRESS \_\_\_\_\_  
TELEPHONE(1) 305-293-9600 TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME  
\_\_\_\_\_  
B. STATE/COUNTRY OF INCORPORATION  
FL/US  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
\_\_\_\_\_  
\_\_\_\_\_

**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:

\_\_\_\_\_  
\_\_\_\_\_

TELEPHONE(S) \_\_\_\_\_ FAX \_\_\_\_\_



**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME <u>Brian K. Boyer</u>	2. NAME <u>Todd C. Kemp</u>
ADDRESS <u>401 S. 7th St.</u>	ADDRESS <u>401 S. 7th St.</u>
TELEPHONE(1) <u>904-910-1072</u>	TELEPHONE(1) <u>904-910-1072</u>
(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: \_\_\_\_\_

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:

\_\_\_\_\_

TELEPHONE(S) \_\_\_\_\_ FAX \_\_\_\_\_

## **REQUIRED ATTACHMENTS**

### ***Sender Site***

1. Current survey
2. Current to-scale floor plans which include: a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
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. Floor plans shall include a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
8. Detailed description of how use of transient rental units will be extinguished.
9. Other \_\_\_\_\_

### ***Receiver Site***

1. Current survey
2. Current to-scale floor plans which include: a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application

# **Sender Site Verification**

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. Floor plans shall include a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
8. Other \_\_\_\_\_

**~ NOTE: The above items constitute one complete application package. An additional 17 sets of this package is also required ~**

***Signature Page and Verification Form for Sender Site***

I (We) Trepanier & Associates, Inc.

owner(s) or authorized agent of the owner(s) of the real property located at

1013 Truman Ave. in the City of Key West , Florida,

RE# 00020990-000000 state that all of the

information contained in this application and all of the answers to the above

questions are true and correct to the best of my knowledge and belief.

Signature Meldi Butler for OTAI Date: 11/11/10

\_\_\_\_\_  
print name

\_\_\_\_\_  
designation

Signature \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
print name

\_\_\_\_\_  
designation



# **Receiver Site Verification**

Subscribed and sworn to or affirmed before me on Nov 1 2010 by

Mehdi Benkhatar

personally known to me or

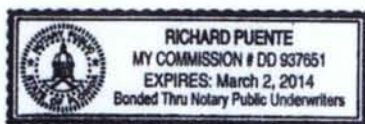
presenting \_\_\_\_\_ to me as identification.

Richard Puente

Notary Public Signature, Seal

Name printed Richard Puente Title Notary

Commission, Date DD 937651 - 3-2-2014



**Signature Page and Verification Form for Receiver Site**

I (We) Trepanier & Associates, Inc.

owner(s) or authorized agent of the owner(s) of the real property located at

506 Catherine St. in the City of Key

West, Florida, RE# 00028500-000000 state that all of the

information contained in this application and all of the answers to the above

questions are true and correct to the best of my(our) knowledge and belief.

Signature Mehdi Benkhatar for OTA Date: 11/2/10

Mehdi Benkhatar  
print name

designation

Signature \_\_\_\_\_ Date: \_\_\_\_\_

print name

designation

# **Sender Site Authorization**

Subscribed and sworn to or affirmed before me on November 2, 2010 by  
Mehdi Benkhafar, personally known to me or

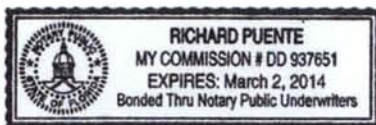
presenting \_\_\_\_\_ to me as identification.

Richard Puente

Notary Public Signature, Seal

Name printed Richard Puente Title Notary

Commission, Date 3-2-2010



**Agency Authorization Form for Owner of Sender Site**

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I / We), PLEASE SEE NEXT PAGE owner(s) of  
print name of owner

property located at 1013 Truman Ave., Key West,  
address

Florida, RE# 00020990-000000, hereby authorize

Trepanier & Associates, Inc., of 402 Appelrouth Ln.  
print name of agent address

to represent me/us and act as agent in all matters regarding the processing of this application for the transfer of transient units and/or licenses.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or Print Name



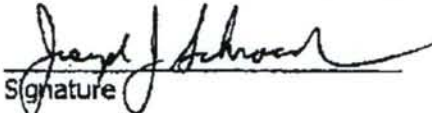
# **Receiver Site Authorization**

**Agency Authorization Form for Owner of Receiver Site**

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I / We), Joseph J. Schroeder, owner(s) of  
print name of owner  
property located at 1013 Truman Ave., Key West,  
address  
Florida, RE# 00020990-000000, hereby authorize

Trepanier & Associates, Inc., of 102 Appelrouth Ln., KW, FL,  
print name of agent address  
to represent me/us and act as agent in all matters regarding the processing of  
this application for the transfer of transient units and/or licenses.

  
Signature

\_\_\_\_\_  
Signatur

Joseph J. Schroeder  
Type or Print Name


\_\_\_\_\_  
Type or Print Name

Date 11/1/10


Date \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on 11-1-2010 (Date)  
by JOSEPH J. SCHROEDER personally known to me or presenting  
\_\_\_\_\_  
as identification.

Notary Public Signature and Seal

  
Printed Name of Notary ANDREW J. BROWN

Commission Number, State, and Expiration

  
Andrew J. Brown  
Notary Public, State of Florida  
Commission DD994439  
Expires 06/30/2014

Date \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on \_\_\_\_\_ (date)

by \_\_\_\_\_, personally known to me or presenting  
\_\_\_\_\_ as identification.

Notary Public Signature and Seal  
\_\_\_\_\_

Printed Name of Notary \_\_\_\_\_

Commission Number, State, and Expiration \_\_\_\_\_

**Agency Authorization Form for Owner of Receiver Site**

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I / We), PLEASE SEE NEXT PAGE, owner(s) of  
property located at 506 Catherine St., Key West,  
Florida, RE# 00028500-000000, hereby authorize  
print name of owner  
address

Trepanier & Associates, Inc., of 402 Appelrouth Ln.,  
print name of agent  
address  
to represent me/us and act as agent in all matters regarding the processing of  
this application for the transfer of transient units and/or licenses.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or Print Name

**Agency Authorization Form for Owner of Receiver Site**

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I / We), Todd Kemp & Brian Boyer, owner(s) of  
print name of owner  
property located at 506 Catherine Street, Key West,  
address  
Florida, RE# 00028500-000000, hereby authorize

Trepanier & Associates, Inc., of 402 Appelrouth Ln., KW, FL,  
print name of agent address  
to represent me/us and act as agent in all matters regarding the processing of  
this application for the transfer of transient units and/or licenses.

*Todd Kemp*  
Signature

\_\_\_\_\_  
Signature

Todd Kemp  
Type or Print Name

~~Brian Boyer~~  
Type or Print Name

Date \_\_\_\_\_

Date \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on Nov 1, 2010 (date)  
by Charles Todd Kemp, personally known to me or presenting  
KS10-158-63-055-0  
Florida Drivers Lic as identification.

Notary Public Signature and Seal

*Richard Puente*  
Printed Name of Notary Richard Puente

Commission Number, State, and Expiration DD 937651 Exp 3-2-2014





Date \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on \_\_\_\_\_(date)

by \_\_\_\_\_, personally known to me or presenting  
\_\_\_\_\_as identification.

Notary Public Signature and Seal

\_\_\_\_\_

Printed Name of Notary \_\_\_\_\_

Commission Number, State, and Expiration \_\_\_\_\_

# **Sender Site Survey**







### LOCATION MAP

PT. SO. 1 & PT. SO. 3, TRACT 6  
CITY OF KEY WEST

### LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida and being a part of Lot 6 according to William A. Whitehead's Map of Key West, delineated in February, A.D. 1829 and also known as part of Lot 12 in Square 3, according to John Lowe's subdivision of part of Tract 6 as recorded in Book "I", page 425 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Grinnell Street and the Northwesterly Right-of-Way Line of Truman Avenue; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Truman Avenue for 18.50 feet to the Point of Beginning; thence continue in a Northeasterly direction along said Northwesterly Right-of-Way Line of Truman Avenue for 27.50 feet to the Southwesterly Right-of-Way Line of Watson Street (Pearless Alley); thence at a right angle and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Watson Street for 56.00 feet; thence at a right angle and in a Southwesterly direction for 27.50 feet; thence at a right angle and in a Southeasterly direction for 50.00 feet to the said Northwesterly Right-of-Way Line of Truman Avenue and the Point of Beginning. Containing 1375.00 S.F.

### SURVEYOR'S NOTES:

North arrow based on assumed meridian  
elevation based on N.V.G.D. 1929 Datum  
B.M. No.: D-121 elevation 3.914

○ = Found 1/2" iron pipe, cap PLS 2749  
△ = Set P.R. Nail/PCP NO PLS 2749  
★ = Found P.R. Nail PLS 2749

STY = Story  
O/H = Overhead  
NTS = Not to Scale  
F.F.L = Finished floor elevation  
CONC = Concrete  
WD = Wood  
E = Centerline  
Field work performed 3/24/94

### CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Society of Professional Land Surveyors, Florida Statute Section 472.027, and the Florida Land Title Association; and that there are no encroachments unless shown hereon.

CERTIFICATION made to Barnett Bank of the Keys, Tropical Land Title Company, Fidelity National Insurance Company of Pennsylvania, Joseph J. Schroeder.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor No. 2749  
Professional Engineer No. 36810  
State of Florida



# **Sender Site Site Plans**

1013 Truman Street  
Key West, Florida

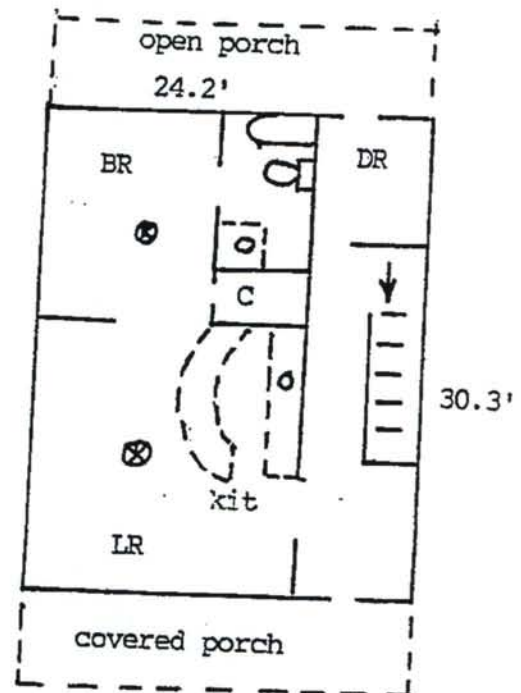
1st level = 730 SF  
2nd level = 730 SF  
Total = 1460 SF

Scale 1" = 12'

1st level



2nd level



Extras

2 refrigerators	=	1200
2 stoves	=	1200
2 dishwashers	=	800
2 washer/dryers	=	1400
3 ceiling fans	=	900

Site improvements

3 water/2 electric meters	=	4700
permit fees	=	4000
fence/landscape	=	3500

## **Sender Site Information**



# 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: SCHROEDER JOSEPH  
 Location Addr: 1013 THOMPSON ST  
 Lic NBR/Class: 11-00005084 TRANSIENT RENTAL UNIT (MEDALLION)  
 Issue Date: October 29, 2010 Expiration Date: September 30, 2011  
 License Fee: \$27.30  
 Add. Charges: \$27.30  
 Penalty: \$0.00  
 Total: \$27.30  
 Comments: 1 TRANSIENT RENTAL UNIT

This document must be prominently displayed.

SCHROEDER JOSEPH  
 1202 THOMPSON STREET  
 KEY WEST FL 33040

User: KEYMCK Type: 02 Drawer: 1  
 Date: 10/29/10 Receipt no: 3306  
 OR LID 00000000 4 427.30  
 Trans number: 3306137  
 CR CHECK 1000 6104.80  
 Trans date: 10/29/10 Time: 12:00:00



# CITY OF KEY WEST, FLORIDA

## Regulatory Permit / License

TRANSIENT LICENSE  
 City of Key West

Post Office Box 1409, Key West, FL 33040 (305) 809-3955

Business Name: SCHROEDER JOSEPH (TRANSIENT) Lic Nbr: 0013663  
 Location Addr: 1013 THOMPSON ST  
 Lic NBR/Class: 11-00005084 TRANSIENT RENTAL UNIT (MEDALLION)  
 Issue Date: October 29, 2010 Expiration Date: September 30, 2011  
 License Fee: \$137.50  
 Add. Charges: \$125.00  
 Penalty: \$12.50  
 Total: \$137.50  
 Comments: ONE TRANSIENT RENTAL UNIT

MEDALLION #381

This document must be prominently displayed.

SCHROEDER, JOSEPH (TRANSIENT)  
 1202 THOMPSON ST  
 KEY WEST FL 33040

User: KEYMCK Type: 02 Drawer: 1  
 Date: 10/29/10 Receipt no: 3306  
 OR LID 00000000 1 1127.50  
 Trans number: 3306137  
 CR CHECK 1000 1127.50  
 Trans date: 10/29/10 Time: 12:00:00



2010 / 2011  
**CITY BUSINESS TAX RECEIPT**  
**ISSUED SEPTEMBER 30, 2011**

RECEIPT# 25230-22320

Business Name: SCHROEDER JOE L

Owner Name: JOSEPH J SCHROEDER  
 Mailing Address: 1702 THOMPSON  
 KEY WEST, FL

Business Location: 1013 TRUMAN AVE UPST  
 KEY WEST, FL 33040  
 Phone: 305-293-9600  
 Business Type: APARTMENTS CONDOS HOUSES &  
 COMMERCIAL UNITS (RENTAL UNIT)

Rounds

1

Employees

Machines

Stalls

Number of Machines		Vending Type		Collection Cost		Total Paid	
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid	
20.00	0.00	20.00	0.00	0.00	0.00	22.00	

Paid 122-10-00000142 10/25/11 0.10 22.00

**THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS**

THIS BECOMES A TAX RECEIPT  
 WHEN VALIDATED

Daniel D. Henriquez, CFC, Tax Collector  
 PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.  
 YOU MUST MEET ALL  
 COUNTY AND/OR  
 MUNICIPALITY PLANNING  
 AND ZONING REQUIREMENTS.

# **Sender Site Deed**



# This Indenture.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100-AND OTHER VALUABLE CONSIDERATION Dollars, 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 his heirs and assigns forever, the following described land, situate lying and being in the County of MONROE State of Florida, to wit:

Made this 11th day of September A. D. 19 87

Between  
MARK DAVIS, III, a single man as to an undivided one-half interest

of the County of MONROE in the State of FLORIDA  
party of the first part, and

JOSEPH J. SCIMONE, a single man  
whose address is: 1202 Thompson St., Key West, FL 33040  
of the County of MONROE in the State of FLORIDA  
party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100-AND OTHER VALUABLE CONSIDERATION Dollars, 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 his heirs and assigns forever, the following described land, situate lying and being in the County of MONROE State of Florida, to wit:

\*\*LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"\*\*\*

SUBJECT TO: Taxes for the year 1987 and subsequent years.  
SUBJECT TO: Limitations, conditions, easements, restrictions of record, if any.  
SUBJECT TO: Purchase Money first mortgage made by grantee herein to Ronald Roberts, filed even date herewith.  
SUBJECT TO: Purchase money second mortgage made by grantee herein to grantors herein, filed even date herewith.

7-17-87  
7-17-87

WITNESSETH  
BY: *Colab. Notary Public*  
DEED

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 who may appear.

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

Signed, Sealed and Delivered in Our Presence

TWO WITNESSES:

*Mark Davis III*  
2. *Joseph J. Scimone*

*Mark Davis III* L.S.  
Mark Davis III

L.S.

L.S.

L.S.

State of Florida }

County of MONROE }

I, *Notary Public*, do hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments.

MARK DAVIS III

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, County of Monroe, State of Florida, this 11th day of September, A. D. 19 87.

My Commission Expires  
12/31/87

*Notary Public*

THIS INSTRUMENT PREPARED BY:

GREAT AMERICAN TITLE & MORTGAGE CO.

3300 N. ROOSEVELT BLVD., SUITE 200, MIAMI, FL 33130

DEED 026 REC 118

507049



On the Island of Key West, Monroe County, Florida and being a part of Lot 6, according to William A. Whitehead's Map of Key West, delineated in February A.D. 1829 and also known as part of Lot 12 in Square 3, according to John Lowe's Subdivision of part of Tract 6 as recorded in Book "I", page 425 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Grinnell Street and the Northwesterly Right-of-Way Line of Truman Avenue; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Truman Avenue for 150.50 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Truman Avenue for 27.50 feet to the Southwesterly Right-of-Way Line of Watson Street (Peerless Alley); thence at a right angle and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Watson Street for 50.00 feet; thence at a right angle and in a Southwesterly direction for 27.50 feet; thence at a right angle and in a Southeasterly direction for 50.00 feet to the said Northwesterly Right-of-Way Line of Truman Avenue and the Point of Beginning. Containing 1375.00 S.F.

Recorded in Official Record Book  
in Monroe County, Fla.  
Record Verified  
DANIEL L. HARRIS  
Clerk Circuit Court

EXHIBIT "A"







On the Island of Key West, Monroe County, Florida and being a part of Lot 6, according to William A. Whithead's Map of Key West, delineated in February A.D. 1829 and also known as part of Lot 12 in Square 3, according to John Lowe's Subdivision of part of Tract 6 as recorded in Book "I", page 425 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Grinnell Street and the Northwesterly Right-of-Way Line of Truman Avenue; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Truman Avenue for 158.50 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Truman Avenue for 27.50 feet to the Southwesterly Right-of-Way Line of Watson Street (Peerless Alley); thence at a right angle and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Watson Street for 50.00 feet; thence at a right angle and in a Southwesterly direction for 27.50 feet; thence at a right angle and in a Southeasterly direction for 50.00 feet to the said Northwesterly Right-of-Way Line of Truman Avenue and the Point of Beginning. Containing 1375.00 S.F.

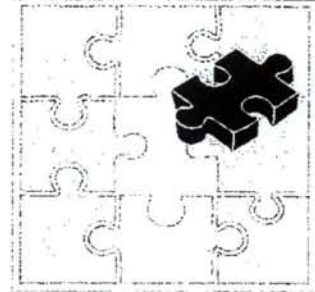
Recorded in Official Records Book  
in Monroe County, Florida  
Record Verified  
DALRY L. McFARLAND  
Clerk of Court

EXHIBIT "A"

# MEMORANDUM

**Date:** 11/1/10  
**To:** City of Key West Planning Dept.  
**From:** Mehdi Benkhatar  
**CC:** Owen Trepanier  
**Re:** **Description of how use of transient rental units  
will be extinguished- 1013 Truman Ave.**

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

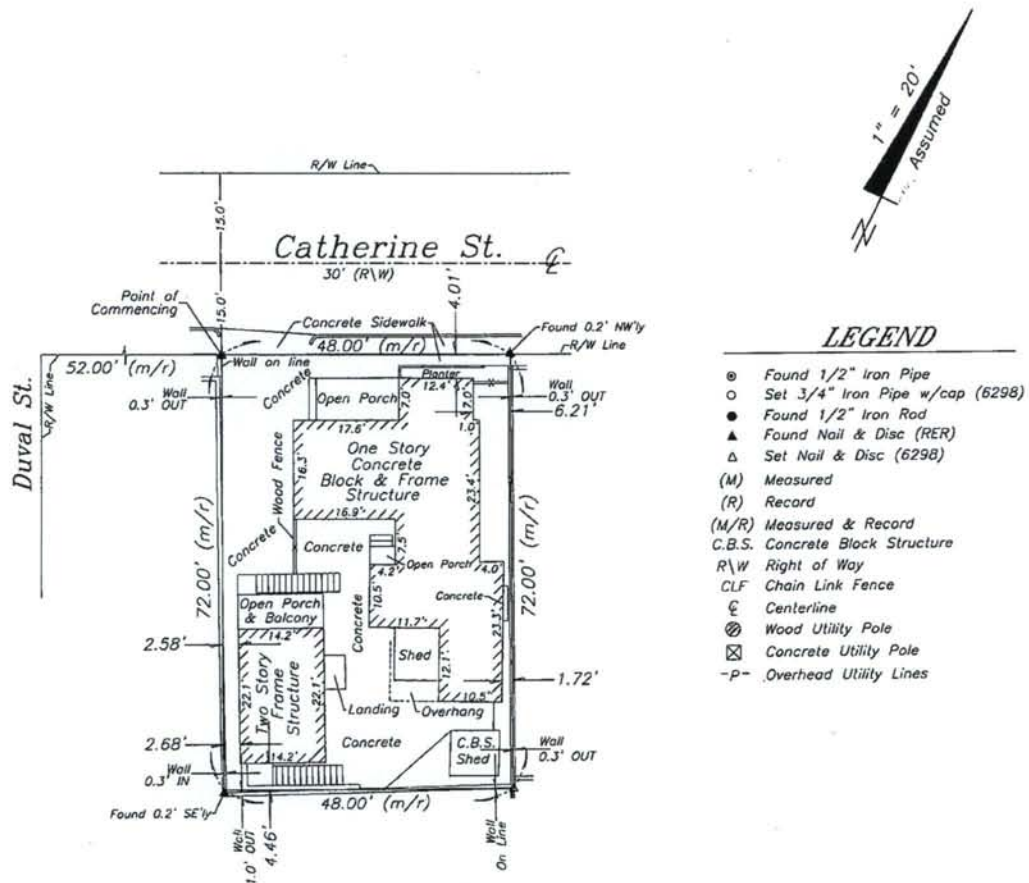
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Pursuant to the Application for Transfer of Transient Units and/or Licenses, the Sender site (1013 Truman Ave.) intends to acquire a non-transient rental license in order to extinguish its use of transient rental units.

# **Receiver Site Survey**



# Boundary Survey Map of part of Square 8, Tract 11 D.T. Sweeney's Diagram



## 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: 504-506 Catherine 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. Date of field work: August 19, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** Part of said subdivision 7 and part of subdivision 6 in said Square 8 of said tract 11 according to D.T. Sweeney's diagram of said tract eleven (11) aforesaid, commencing at a point on Catherine Street 52 feet from the corner of Catherine and Duval Streets and running thence Northeasterly along Catherine Street 48 feet; thence Southeasterly 72 feet; thence Southwesterly 48 feet; thence Northwesterly 72 feet to Catherine Street to the point of beginning.

**BOUNDARY SURVEY FOR:** Brian K. Boyer Living Trust & C. Todd Kemp Living Trust;  
Stones & Cardenas;  
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

August 19, 2010

THIS SURVEY  
IS NOT  
ASSIGNABLE

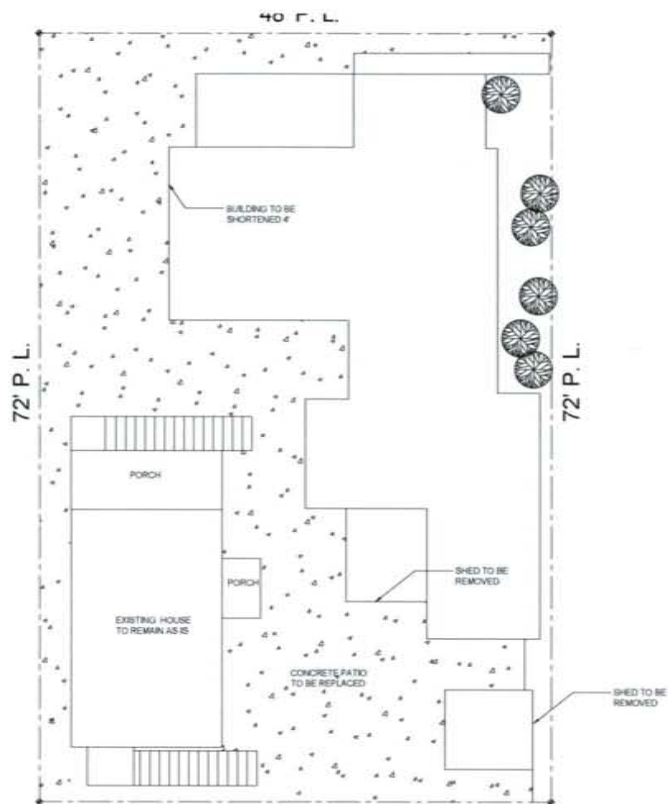
J. LYNN O'FLYNN, Inc.



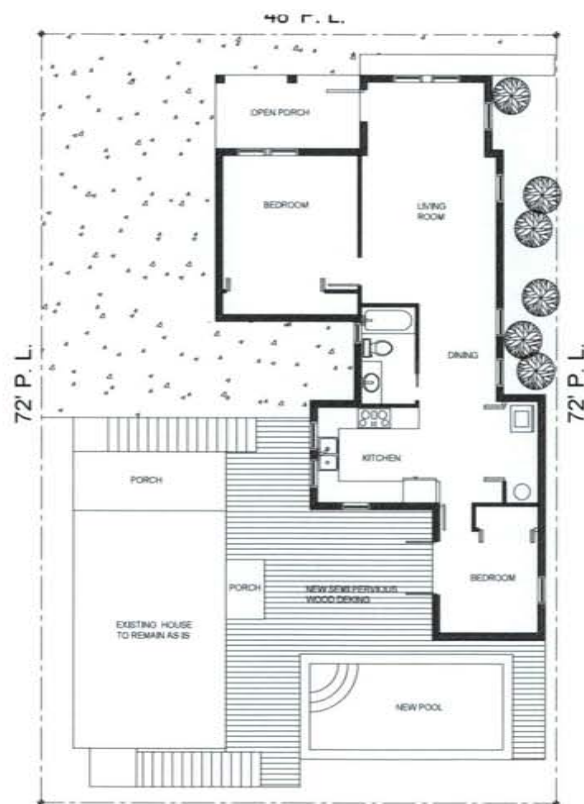
Professional Surveyor & Mapper  
PSM #6298

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

# **Receiver Site Site Plan**



**AS-BUILT SITE PLAN**  
3/16" = 1'-0"



**PROPOSED SITE/ FLOOR PLAN**  
3/16" = 1'-0"



Carlos O. Rojas, AIA  
AIA 2015746  
540 White Street  
Key West, FL 33040  
(305) 282-4870  
arobas@aia.com

Revisions

**Carlos O. Rojas, AIA**  
**504 Catherine Street**  
**Key West, Florida 33040**

Project Number  
504 Cath  
Date  
10/28/2010  
Drawn By  
COR

**C1**

# **Receiver Site Information**





# **Receiver Site Deed**

08/30/2010 4:16PM  
DEED DOC STAMP CL: TRINA \$2,943.50

Prepared by and return to:  
Adele Virginia Stones, Esq.

Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040

Doc# 1803832  
Blk# 2481 Pgh 899

File Number: 10-231 Salinero

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 24th day of August, 2010 between Idilio Manuel Salinero, Jr., and Jeffrey Irwin Birn, both single men whose post office address is 649 Quince Circle, Boulder, CO 80304, grantor, and Brian K. Boyer as Trustee(s) of the Brian K. Boyer Living Trust and C. Todd Kemp as Trustee(s) of the C. Todd Kemp Living Trust whose post office address is 401 S. 7th Street, Fernandina Beach, FL 32034, 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 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 **Duval County, Florida** to-wit:

Part of said subdivision 7 and part of subdivision 6 in said Square 8 of said Tract 11 according to D.T. Sweeney's diagram of said tract eleven (11) aforesaid, commencing at a point on Catherine Street 52 feet from corner of Catherine and Duval Streets and running thence Northeasterly along Catherine Street 48 feet; thence Southeasterly 72 feet; thence Southwesterly 48 feet; thence Northwesterly 72 feet to Catherine Street to the point of beginning.

Parcel Identification Number: 00028530-000000

Subject to taxes for 2010 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 THE GRANTOR HEREIN, 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.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

**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:

Adele V. Stone  
Witness Name: Adele V. Stone

Mary E. Turso  
Witness Name: MARY E. TURSO

Adele V. Stone  
Witness Name: Adele V. Stone

Mary E. Turso  
Witness Name: MARY E. TURSO

Idilio Manuel Salinero, Jr.  
(Seal)  
By: Jeffrey Irwin Birn, his Attorney in Fact

Jeffrey Irwin Birn (Seal)  
Jeffrey Irwin Birn

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 24th day of August, 2010 by Jeffrey Irwin Birn, who ☐ are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Mary E. Turso  
Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: \_\_\_\_\_