

# MICHELLE CATES DEAL, P.A.

Attorney and Counselor at Law

Michelle Cates Deal, Esq.  
Email: michellecates@michellecates.com

201 Front Street, Ste. #333  
Key West, FL 33040  
Phone: (305) 453-6270

---

June 20, 2019

**VIA HAND DELIVERY**

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

RE: *Transient License Transfer Application - #3 Key Cove Dr., Key West, FL 33040*

Dear Mr. Wright:

Please find enclosed a completed Application for Transfer of Transient Units and/or Licenses for the transfer of one (1) unassigned transient unit business tax receipt to #3 Key Cove Dr., Key West, FL 33040 ("receiver site") which is located in the CG zoning district, along with a check in the amount of \$2,150.00. This application is made pursuant to City of Key West Code Section 122-1338. The receiver site currently contains one market rate residential unit. As such, it is understood that the underlying ROGO unit will be contributed to the City of Key West beneficial use pool with the transfer of the transient business tax receipt to the receiver site.

If you require any additional information on either the sender site or receiver site, or have any other questions regarding this application, please do not hesitate to contact me.

Sincerely,



Michelle Cates Deal, Esq.

# **APPLICATION**



**For Sender Site:**

“Local name” of property N/A Zoning district N/A

Legal description N/A- Unassigned

Current use: N/A- Unassigned

Number of existing transient units: \_\_\_\_\_

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

What is being removed from the sender site? \_\_\_\_\_

What are your plans for the sender site? N/A- Unassigned

**For Receiver Site:**

“Local name” of property #3 Key Cove Drive Zoning district CG

Legal description See warranty deed

Current use One rental unit

Size of site: 3375 Number of existing city transient rental licenses: 0

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

Existing non-residential floor area N/A

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

What are your plans for the receiver site? 1 rental unit

**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 Old Town Trolley Tours of Washington, Inc.

B. STATE/COUNTRY OF INCORPORATION DC

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO

D. NAMES OF OFFICERS AND DESIGNATIONS

<u>Edwin O. Swift, III</u>	<u>Christopher Belland</u>
<u>President/Director</u>	<u>Secretary/Director</u>

**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:

Michelle Cates Deal, P.A.

201 Front St. Suite 333, Key West, FL 33040

TELEPHONE(S) 305-453-6270 FAX 305-768-0168

**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 Key Cove Landings, 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  
Edwin O. Swift, III  
MGR

**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:

Michelle Cates Deal, P.A. 201 Front St. Suite 333, Key West, FL 33040

TELEPHONE(S) 305-453-6270 FAX 305-768-0168

## **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 ~**

**CORPORATION  
DETAIL**





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Foreign Profit Corporation  
 OLD TOWN TROLLEY TOURS OF WASHINGTON, INC.

### Filing Information

**Document Number** F9600000265  
**FEI/EIN Number** 52-1423204  
**Date Filed** 01/16/1996  
**State** DC  
**Status** ACTIVE

### Principal Address

2640 REED STREET NE  
 WASHINGTON, DC 20018

Changed: 01/31/1997

### Mailing Address

HISTORIC TOURS OF AMERICA, INC.  
 201 FRONT STREET  
 SUITE 224  
 KEY WEST, FL 33040

Changed: 04/07/2019

### Registered Agent Name & Address

SWIFT, EDWIN O., III  
 201 FRONT ST, SUITE 224  
 KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 02/15/2011

### Officer/Director Detail

#### **Name & Address**

Title PD

SWIFT, EDWIN O., III  
 201 FRONT ST SUITE 224  
 KEY WEST, FL 33040

Title SD

BELLAND, CHRISTOPHER C  
201 FRONT ST SUITE 224  
KEY WEST, FL 33040

### Annual Reports

Report Year	Filed Date
2017	03/22/2017
2018	03/06/2018
2019	04/07/2019

### Document Images

<a href="#">04/07/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/29/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/28/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/04/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/1996 -- DOCUMENTS PRIOR TO 1997</a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
KEY COVE LANDINGS, LLC

### Filing Information

Document Number	L02000031337
FEI/EIN Number	54-2112758
Date Filed	11/21/2002
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/03/2004
Event Effective Date	NONE

### Principal Address

201 FRONT STREET  
SUITE 224  
KEY WEST, FL 33040

Changed: 04/15/2008

### Mailing Address

201 FRONT STREET  
SUITE 224  
KEY WEST, FL 33040

Changed: 04/15/2008

### Registered Agent Name & Address

SWIFT, EDWIN O, III  
201 FRONT STREET  
SUITE 224  
KEY WEST, FL 33040

Name Changed: 02/17/2017

Address Changed: 04/15/2008

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SWIFT, EDWIN O, III  
201 FRONT STREET  
SUITE 224  
KEY WEST, FL 33040

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	02/17/2017
2018	02/28/2018
2019	04/07/2019

### **Document Images**

<a href="#"><u>04/07/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/28/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/17/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/24/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/14/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/23/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/11/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/07/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/13/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/05/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/20/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/15/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/05/2007 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/20/2006 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/17/2005 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>12/03/2004 -- Amendment</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/23/2004 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/11/2004 -- Name Change</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>07/11/2003 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>11/21/2002 -- Florida Limited Liabilities</u></a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
KEY COVE LANDINGS CONDOMINIUM ASSOCIATION, INC.

### Filing Information

**Document Number** N07000008334  
**FEI/EIN Number** 26-1138698  
**Date Filed** 08/23/2007  
**State** FL  
**Status** ACTIVE

### Principal Address

201 FRONT STREET STE 310  
KEY WEST, FL 33040

Changed: 12/20/2018

### Mailing Address

201 FRONT STREET STE 310  
KEY WEST, FL 33040

Changed: 12/20/2018

### Registered Agent Name & Address

HISTORIC PROPERTIES MGMT  
DEBBIE BATTY  
201 FRONT STREET STE 310  
KEY WEST, FL 33040

Name Changed: 12/20/2018

Address Changed: 12/20/2018

### Officer/Director Detail

#### **Name & Address**

Title PRES

SWIFT, EDWIN OIII  
3438 DUCK AVENUE  
KEY WEST, FL 33040

Title VP

BELLAND, CHRISTOPHER  
3438 DUCK AVENUE  
KEY WEST, FL 33040

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	01/28/2016
2017	04/05/2017
2018	03/12/2018

### **Document Images**

<a href="#"><u>12/20/2018 -- Reg. Agent Change</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/12/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/05/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/28/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/21/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/17/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/10/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/16/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/21/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/23/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/17/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/22/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>08/23/2007 -- Domestic Non-Profit</u></a>	<a href="#">View image in PDF format</a>

# **WARRANTY DEED**

DEED DOC STAMP CL: PW \$3,150.00

Prepared by and  
Return to:

John M. Spottswood, Jr.  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, Florida 33040

Doc# 1504691  
Bk# 2096 Pg# 1118

Space above this line for recording

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 2<sup>nd</sup> day of March, 2005, by H.L. Murphy, Inc., a Florida corporation (hereinafter referred to as "Grantor"), to Key Cove Landings, LLC, a Florida limited liability company (hereinafter referred to as "Grantee"), whose post office address is 201 Front Street, Suite 224, Key West, Florida 33040.

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00 and other valuable considerations, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, and convey to the Grantee, its successors and assigns forever, the following described real property in Monroe County, Florida:

A parcel of land in the City of Key West, Monroe County, Florida, being more particularly described by "metes and bounds" as follows: Commence at the intersection of the centerline of Dredgers Key Road and the northwesterly right-of-way line of North Roosevelt Boulevard (U.S. Highway No. 1); thence S-52°27'52"-W along said northwesterly right-of-way line for 1,320.00 feet; thence N-44°13'38"-W, 587.08 feet to the Point of Beginning; continue thence N-44°13'38"-W, 82.92 feet; thence N-52°27'52"-E, 670.00 feet; thence S-44°13'38"-E, 109.10 feet; thence S-52°27'52"-W, 505.79 feet; thence N-37°32'08"-W, 26.00 feet; thence S-52°27'52"-W, 167.26 feet to the Point of Beginning.

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



Space above this line for recording)

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT, HOWEVER, TO:

1. Taxes and assessments for the year 2005, and all subsequent years.
2. Applicable zoning laws, ordinances and governmental regulations.
3. Conditions, reservations, restrictions, limitations and easements of record.
4. All matters that would be shown by an accurate survey of the property.

AND the Grantor hereby covenants with the Grantee that, subject to the matters set forth above, the Grantor will warrant and defend the property described herein against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has duly executed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR

(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

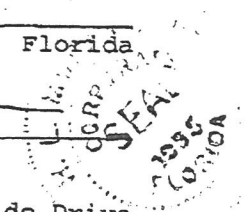
(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

H.L. Murphy, Inc., a Florida  
corporation

By: \_\_\_\_\_  
Its President

Address: 3130 Northside Drive  
Key West, FL 33040



---

Space above this line for recording)

STATE OF FLORIDA )

COUNTY OF MONROE )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2005, by Randy W. Moore, as President of H.L. Murphy, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced a Florida driver's license as identification and who did not take an oath.

  
\_\_\_\_\_  
Notary Public



Julie Ann Garber  
Commission #DD318537  
Expires: May 11, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

My Commission Expires:

(SEAL)

C:/GEY//closing documents/H.L.Murphy spec warr deed

**PROPERTY RECORD  
CARD**



**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 00002410-000503  
 Account# 9090793  
 Property ID 9090793  
 Millage Group 10KW  
 Location Address 3 KEY COVE Dr 3, KEY WEST  
 Legal Description UNIT 3 KEY COVE LANDINGS OR2320-427/586  
 (Note: Not to be used on legal documents.)  
 Neighborhood 8175  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 33/67/25  
 Affordable Housing No



**Owner**

KEY COVE LANDINGS LLC  
 201 Front St  
 Ste 224  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$542,588	\$548,240	\$406,851	\$404,402
+ Market Misc Value	\$30,712	\$31,783	\$33,909	\$29,599
+ Market Land Value	\$340,395	\$432,502	\$359,491	\$619,123
= Just Market Value	\$913,695	\$1,012,525	\$800,251	\$1,053,124
= Total Assessed Value	\$913,695	\$879,489	\$800,251	\$1,053,124
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$913,695	\$1,012,525	\$800,251	\$1,053,124

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	3,965.00	Square Foot	65	61

**Buildings**

Building ID 3461  
 Style  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 5102  
 Finished Sq Ft 2352  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 300  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 5  
 Interior Walls DRYWALL

Exterior Walls HARDIE BD with 42% C.B.S.  
 Year Built 2007  
 Effective Year Built 2012  
 Foundation CONC PILINGS  
 Roof Type IRR/CUSTOM  
 Roof Coverage METAL  
 Flooring Type MARBLE  
 Heating Type FCD/AIR DUCTED  
 Bedrooms 4  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 650  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,754	0	0
FLA	FLOOR LIV AREA	2,352	2,352	0
GBF	GAR FIN BLOCK	861	0	0
SBF	UTIL FIN BLK	135	0	0
<b>TOTAL</b>		<b>5,102</b>	<b>2,352</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2007	2008	1	242 SF	5
FENCES	2007	2008	1	325 SF	2
FENCES	2007	2008	1	448 SF	2
FENCES	2007	2008	1	176 SF	2
BRICK PATIO	2007	2008	1	102 SF	5
RES POOL GNIT	2007	2008	1	288 SF	5

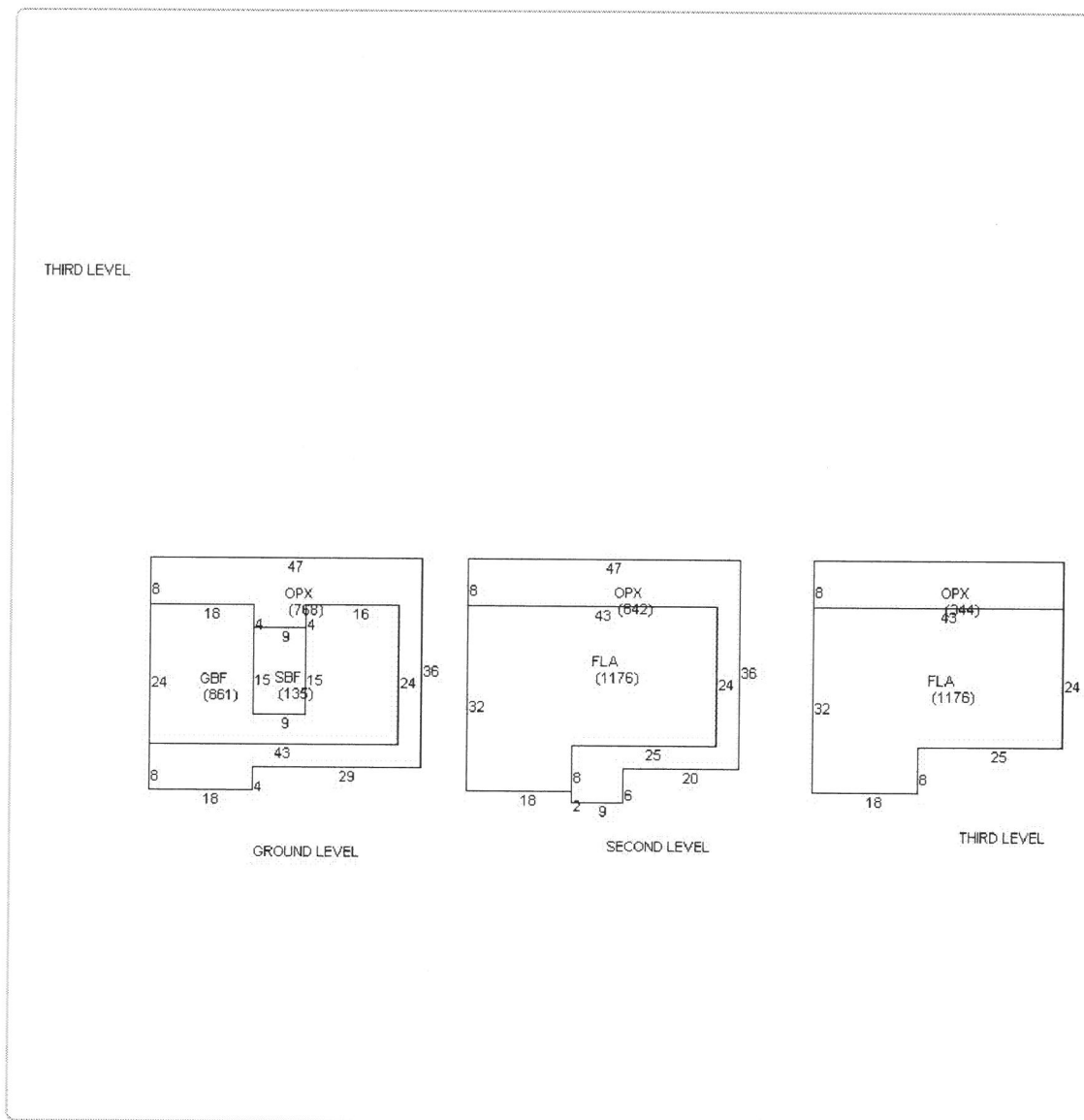
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002797	7/21/2017		\$1,975	Commercial	REMOVE EXISTING EXTERIOR FRONT DOOR AND REPLACE WITH IMPACT EXTERIOR FRONT DOOR. N.O.C EXEMPT. GH

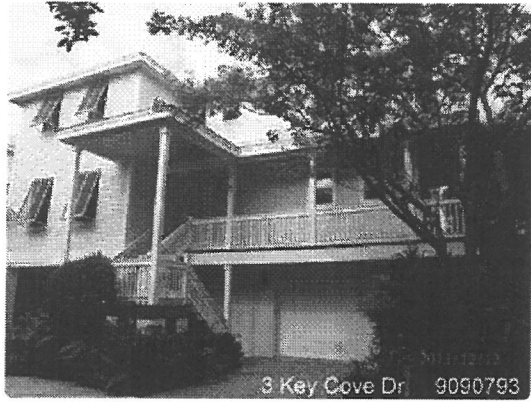
**View Tax Info**

[View Taxes for this Parcel](#)

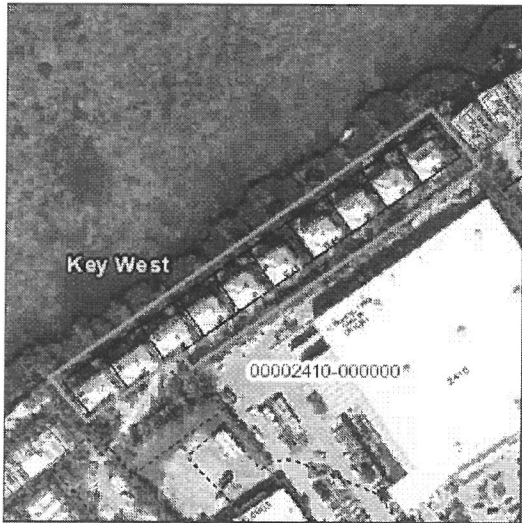
**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Sales.

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



Last Data Upload: 6/20/2019, 5:35:02 AM

Version 2.2.25

**SENDER SITE**

# 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      OLD TOWN TROLLEY TOURS OF WASHINGTON INC  
Location Addr      UNASSIGNED  
Lic NBR/Class      34118                      PROPERTY RENTAL  
Issued Date          4/19/2018                      Expiration Date:    September 30, 2019

TRANSIENT UNASSIGNED

Comments:          ONE TRANSIENT MOTEL UNIT FROM SANTA MARIA

Restrictions:        NO TRANSFER OF LOCATION AVAILABLE

OLD TOWN TROLLEY TOURS OF  
WASHINGTON INC  
201 FRONT ST #107

This document must be prominently displayed.

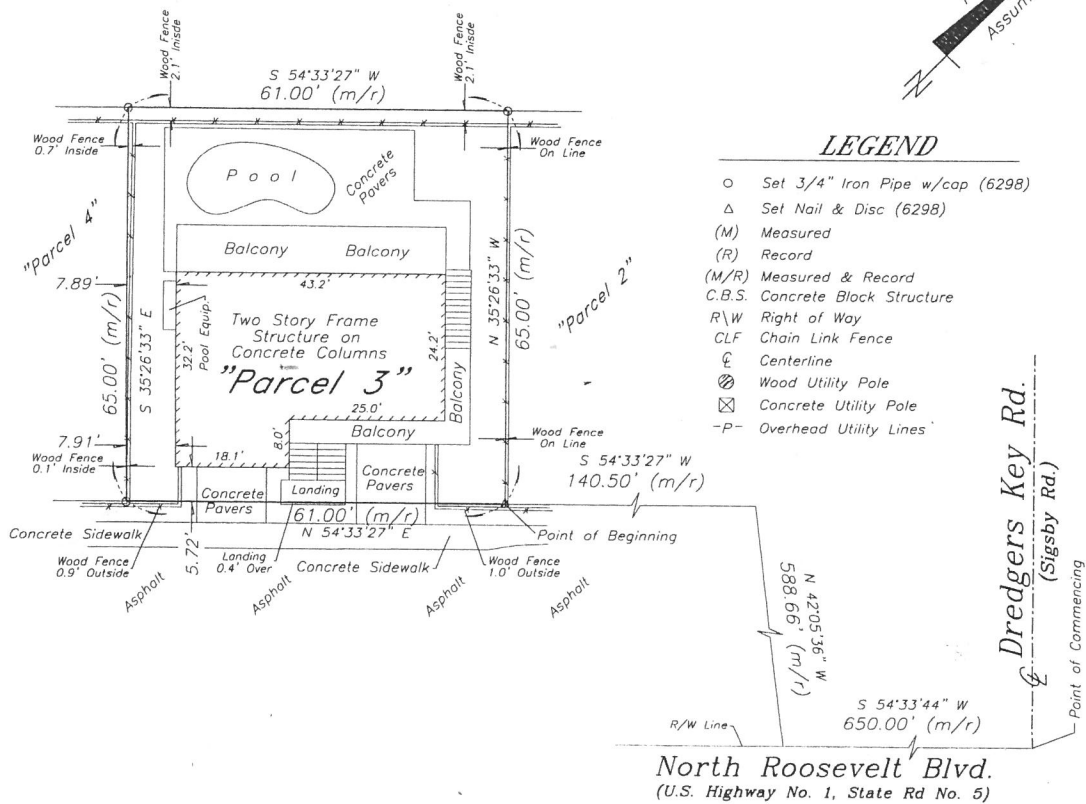
SWIFT III, EDWARD O

KEY WEST, FL 33040



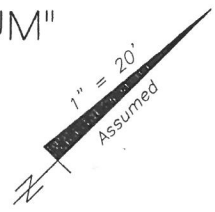
**RECEIVER SITE**

# Boundary Survey Map of "Parcel 3" of "KEY COVE LANDINGS CONDOMINIUM"



## LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



Dredgers Key Rd.  
(Sigsbee Rd.)  
Point of Commencing

North Roosevelt Blvd.  
(U.S. Highway No. 1, State Rd No. 5)

### 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: 3019 N. Roosevelt, Unit 3, 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. Bearings are assumed and based on the NW'ly R/W line of North Roosevelt Blvd as S 54°33'44" W.
8. This survey is not assignable.
9. Date of field work: August 24, 2007.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Property subject to "drainage areas" as shown on "Key Cove Landings" Condominium Documents.
12. Ingress and Egress to the subject property was not furnished to this surveyor.

### BOUNDARY SURVEY OF: "Parcel 3, KEY COVE LANDINGS CONDOMINIUM"

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows:  
Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwesternly Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwesternly Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N 42°05'36" W, and leaving the said Northwesternly Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 140.50 feet to the Point of Beginning; thence N 35°26'33" W, a distance of 65.00 feet; thence S 54°33'27" W, a distance of 61.00 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 61.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Key Cove Landings, LLC; Community Bank of Florida;  
Gateway Title & Closing Company, LLC;  
Attorneys' Title Insurance Fund, Inc.;

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

October 2, 2007

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

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

# KEY COVE LANDINGS CONDOMINIUM

## LEGEND FOR GRAPHIC DESCRIPTION

Doc# 1661987  
Bk# 2320 Pg# 480

	Unit or Overall Boundary line
	Limited Common Element Boundary
	Building Line

SHEET 3 OF 12

Key Cove Landings Condominium North Roosevelt Blvd. Key West FL. 33040		FREDERICK H. HILDEBRANDT ENGINEER PLANNER SURVEYOR		
CONDOMINIUM SURVEY		Dwg. No. 05-474	3152 Northside Drive Suite 201 Key West, FL. 33040 (305) 293-0466 Fax. (305) 293-0237	
Scale 1" = 10'	Ref. file	Flood Panel No. 1509 K		Dwn. By CMC
Date 11/1/05		Flood Zone AE		Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS				
9/5/05 Update, new road				
9/7/05 Lot areas, legals				
c:\drawings\key west\key cove landing\condo docs				

# KEY COVE LANDINGS CONDOMINIUM

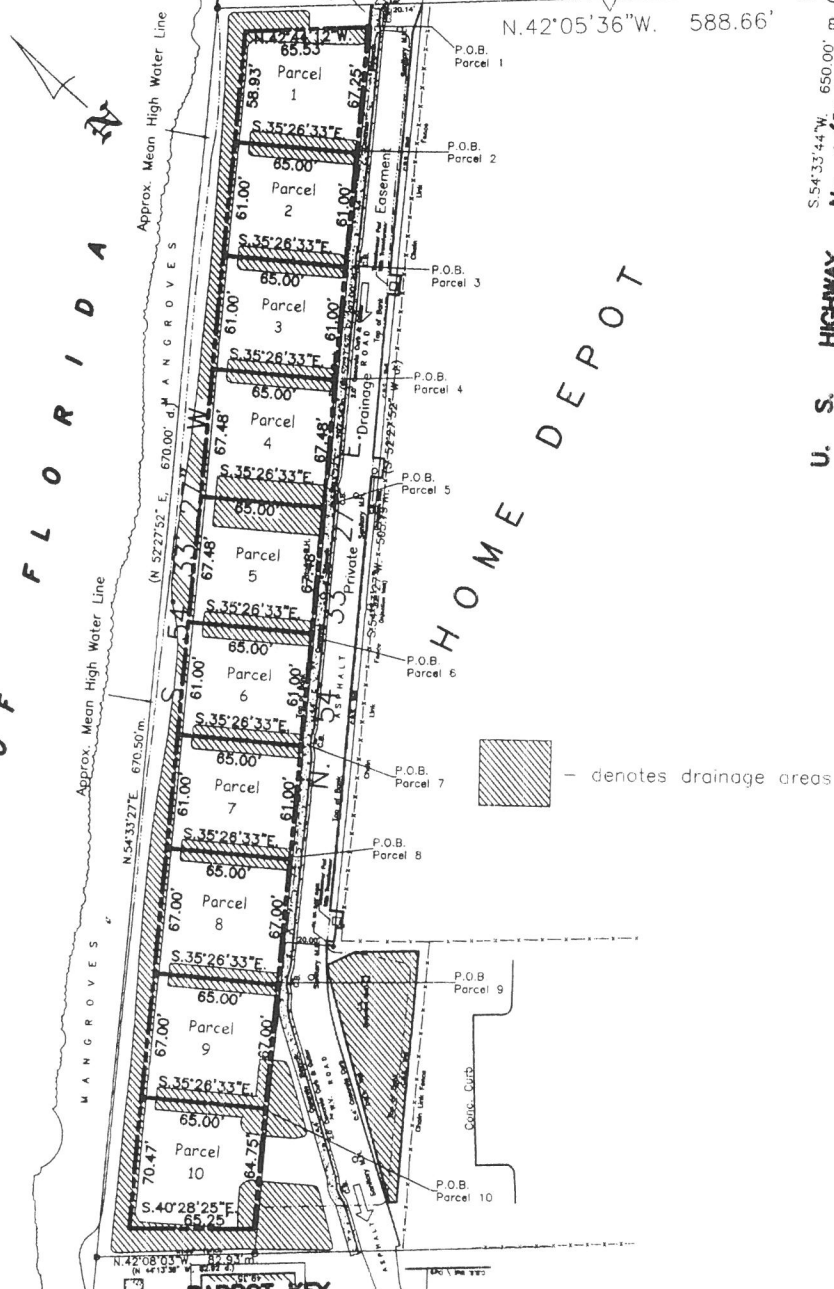
DREDGERS KEY ROAD

(Sigsbee Road)

## OVERALL SITE PLAN

Doc# 1661987  
BK# 2320 P#H 481

BAY OF FLORIDA



S.54°33'44"W. 650.00' m. (S.52°27'52"W. d.)

U. S. HIGHWAY No. 1 (State Road No. 5)

SHEET 4 OF 12

Key Cove Landings Condominium			
North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 05-474	
Scale 1" = 80'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS			
3/5/07: Update, new road			
3/7/07: Lot areas, legals			
c:\drawings\key west\key cove landing\condo docs			

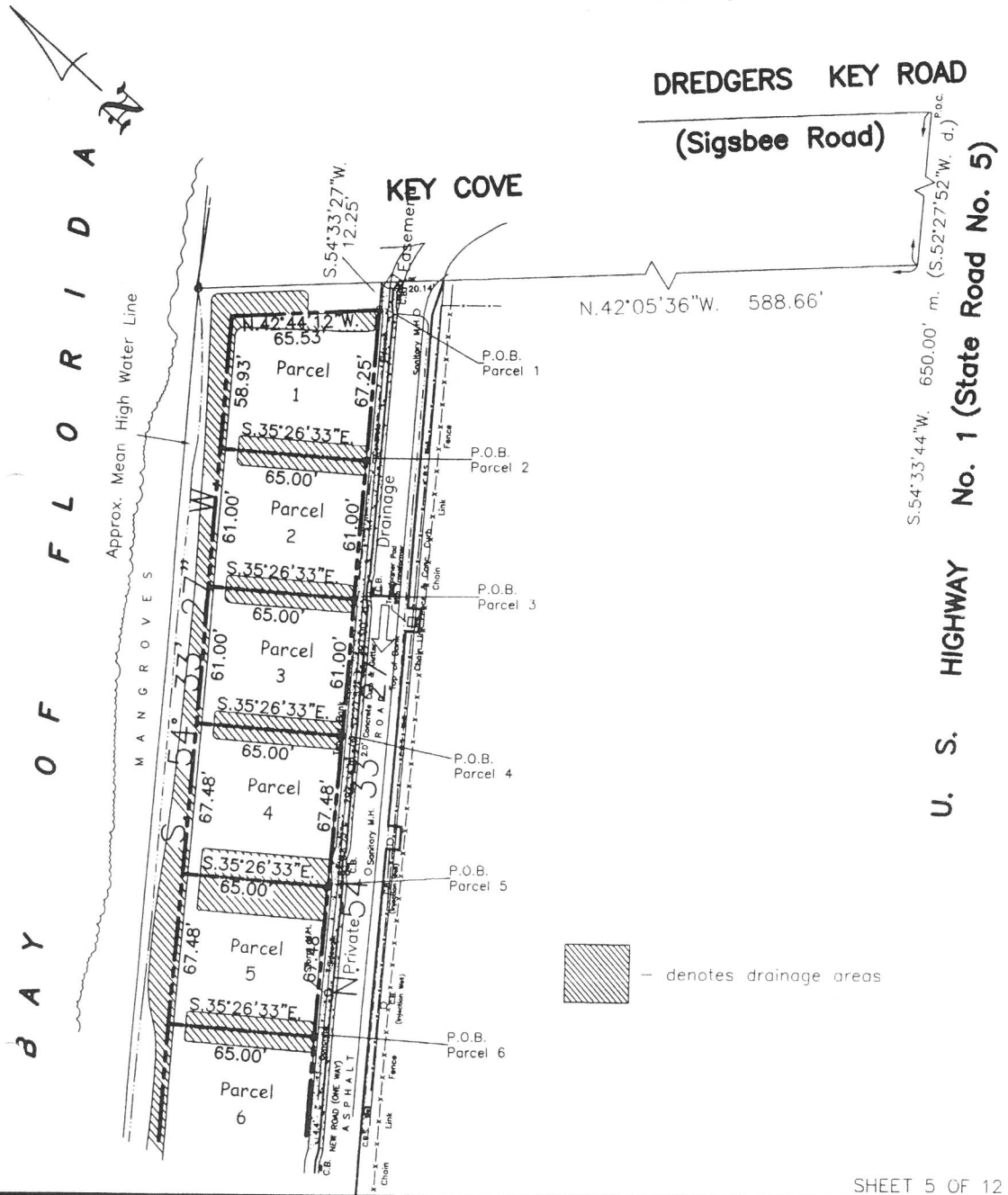
FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237

# KEY COVE LANDINGS CONDOMINIUM

## SITE PLAN

Doc# 1661987  
Bk# 2320 Pg# 482



SHEET 5 OF 12

Key Cove Landings Condominium			
North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 05-474	
Scale 1" = 60'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			
7: Lot areas, legals			
c:\drawings\key west\key cove landing\condo docs			

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237

# KEY COVE LANDINGS CONDOMINIUM

## LEGAL DESCRIPTION

Doc# 1661987  
Bk# 2320 Pg# 485

**Parcel 3:**

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwesterly Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwesterly Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 140.50 feet to the Point of Beginning; thence N.35°26'33"W., a distance of 65.00 feet; thence S.54°33'27"W., a distance of 61.00 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 61.00 feet back to the Point of Beginning.

Parcel contains 3964 square feet or 0.091 acres, more or less.

**Parcel 4:**

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwesterly Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwesterly Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 201.50 feet to the Point of Beginning; thence N.35°26'33"W., a distance of 65.00 feet; thence S.54°33'27"W., a distance of 67.48 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 67.48 feet back to the Point of Beginning.

Parcel contains 4386 square feet or 0.101 acres, more or less.

SHEET 8 OF 12

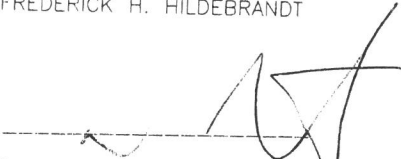
Key Cove Landings Condominium		North Roosevelt Blvd. Key West FL. 33040		FREDERICK H. HILDEBRANDT	
CONDOMINIUM SURVEY		Dwg. No. 05-474		ENGINEER PLANNER SURVEYOR	
Scale 1"= 10'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC	3152 Northside Drive Suite 201 Key West, FL. 33040 (305) 293-0466 Fax. (305) 293-0237	
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'		
REVISIONS AND/OR ADDITIONS					
9/5/07: Update, new road					
'07: Lot areas, legals					
c:\drawings\key west\key cove landing\condo docs					

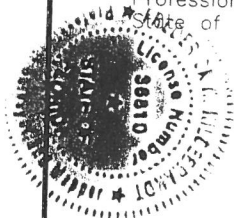
# KEY COVE LANDINGS CONDOMINIUM SURVEYOR'S CERTIFICATE

Doc# 1661987  
Bk# 2320 Pg# 489

THIS CERTIFICATION made this 6th. day of September, 2007 by the undersigned Professional Land Surveyor authorized to practice in the State of Florida, is made pursuant to the provisions of Section 718.04 (4) (E) of the Florida Statutes effective January 1, 1977, as amended, and certifies that the survey and Plot Plan, description, graphic descriptions, unit layouts, and other material, together with this declaration are in sufficient detail to identify the common elements and each Parcel, and their relative locations and approximate dimensions. Further, this is a certification that the plot plan, description, graphic description, Parcel layout and other material in connection herewith and the construction of the improvements (Private Road) is substantially complete so that the material, together with the provisions of the declaration describing the condominium property is an accurate representation of the location and dimensions of the common elements and of each Parcel can be determined from these materials.

FREDERICK H. HILDEBRANDT

  
Frederick H. Hildebrandt, P.E., PLS  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No 36810  
State of Florida



SHEET 12 OF 12

Key Cove Landings Condominium			
North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY			Dwg. No. 05-474
Scale 1" = 10'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8'-9"
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			

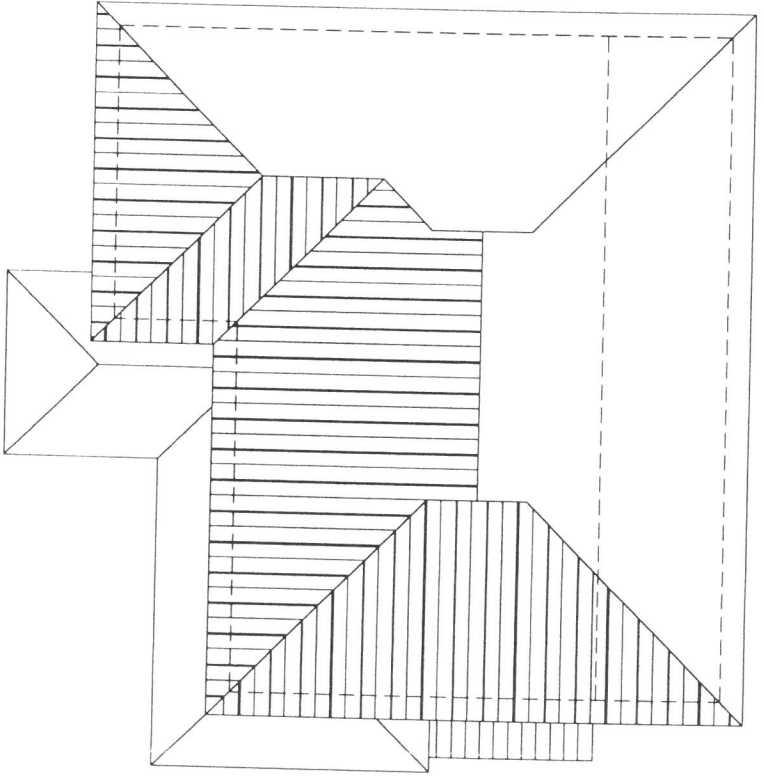
FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, FL. 33040  
(305) 293-0466  
Fax. (305) 293-0237

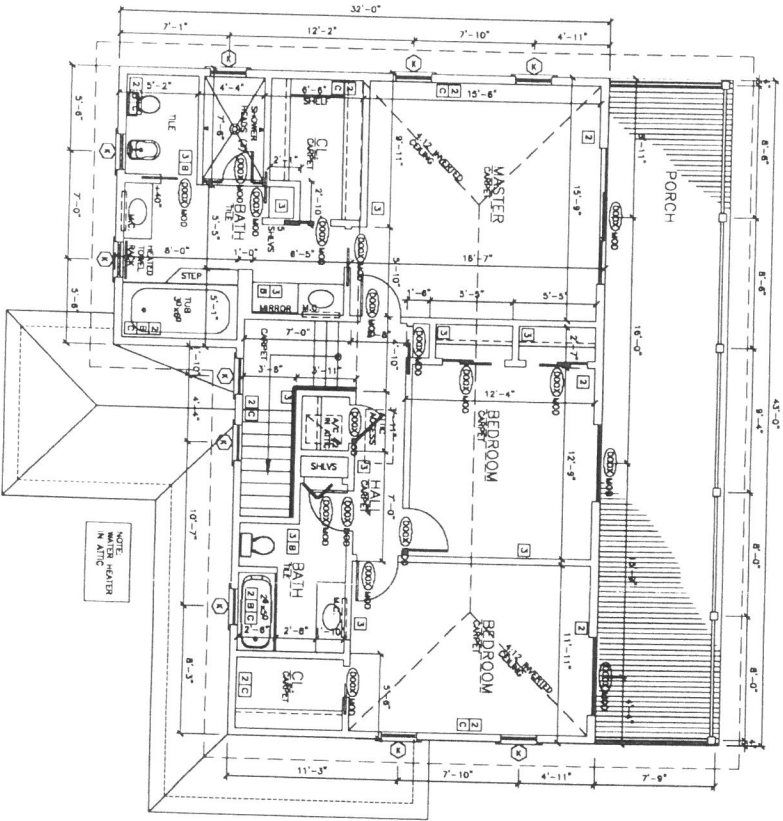








Roof Plan - Type A - MERIDIAN



Roof Plan - Type A - MERIDIAN

Room sizes, and square footage listed herein are approximate numbers. The plans are subject to change.



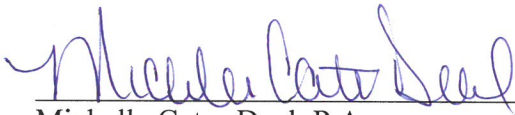
**CITY OF KEY WEST  
Planning Department**

**VERIFICATION FORM  
(Where Authorized Representative is an Entity)**

I, Michelle Cates Deal, in my capacity as President of Michelle Cates Deal, P.A. being duly sworn, depose and say that I am the Authorized Representative of the Owner (as it appears on the deed), for the following property identified as the subject matter of this Application:

#3 Key Cove Dr., Key West, Florida 33040

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, and any action or approval based on said representation shall be subject to revocation.

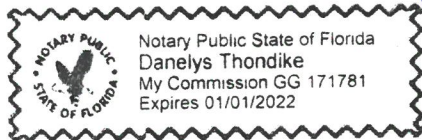


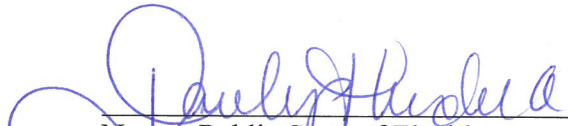
Michelle Cates Deal, P.A.  
By: Michelle Cates Deal, president  
201 Front Street, Ste. 224  
Key West, Florida 33040  
(305) 294-4142

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Michelle Cates Deal, president, who is personally known to me at the time of this notarization.

SEAL



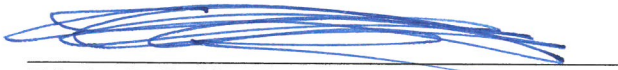
  
Notary Public State of Florida  
Print Name Danelys Thondike  
My Commission Expires 1/1/2022

**AUTHORIZATION TO REPRESENT  
PROPERTY OWNER  
Key Cove Landings, LLC**

I, Edwin O. Swift, III as Manager of Key Cove Landings, LLC, a Florida Limited Liability Company, owner of the property located at:

#3 Key Cove Dr., Key West, Florida 33040

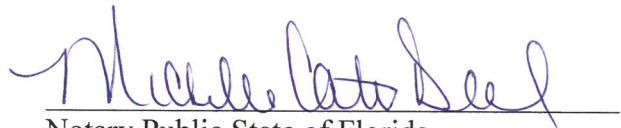
hereby appoint Michelle Cates Deal, Esq. of Michelle Cates Deal, P.A., 201 Front Street, Ste. #333, Key West, Florida 33040, to represent and act on the behalf of the property owner, Key Cove Landings, LLC, with respect to the application before the City of Key West.



Edwin O. Swift, III, Manager  
Key Cove Landings, LLC  
201 Front Street, Ste. 224  
Key West, Florida 33040  
(305) 294-4142

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Edwin O. Swift, III, as Manager on behalf of Key Cove Landings, LLC, who is personally known to me at the time of this notarization.



Notary Public State of Florida

Print Name \_\_\_\_\_

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

SEAL



**AUTHORIZATION TO REPRESENT  
PROPERTY OWNER  
Old Town Trolley Tours of Washington, Inc.**

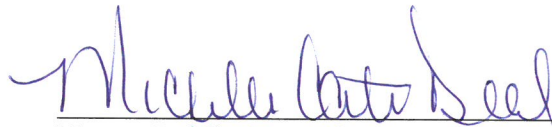
I, Edwin O. Swift, III as President of Old Town Trolley Tours of Washington, Inc, a Foreign Profit Corporation hereby appoint Michelle Cates Deal, Esq. of Michelle Cates Deal, P.A., 201 Front Street, Ste. #333, Key West, Florida 33040, to represent and act on the behalf of the Entity with respect to the application before the City of Key West.



Edwin O. Swift, III, President  
Old Town Trolley Tours of Washington, Inc.  
201 Front Street, Ste. 224  
Key West, Florida 33040  
(305) 294-4142

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Edwin O. Swift, III, as President, who is personally known to me at the time of this notarization.



Notary Public State of Florida

Print Name \_\_\_\_\_

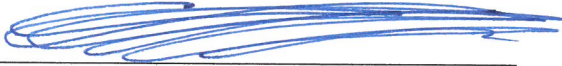
My Commission Expires \_\_\_\_\_

SEAL



**AUTHORIZATION TO REPRESENT  
Key Cove Landings Condominium Association, Inc.**

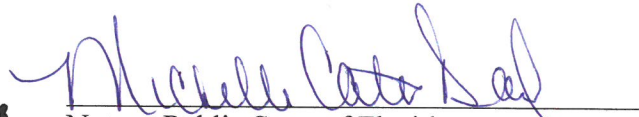
I, Edwin O. Swift, III as President of Key Cove Landings Condominium Association, Inc. a Corporation hereby appoints Michelle Cates Deal, Esq. of Michelle Cates Deal, P.A., 201 Front Street, Ste. #333, Key West, Florida 33040, to represent and act on the behalf of the Association with respect to the application before the City of Key West.



Edwin O. Swift, III, President  
Key Cove Landings Condominium Association, Inc.  
201 Front Street, Ste. 224  
Key West, Florida 33040  
(305) 294-4142

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Edwin O. Swift, III, as President of Key Cove Landings Condominium Association, Inc., who is personally known to me at the time of this notarization.



Notary Public State of Florida

Print Name \_\_\_\_\_

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

SEAL



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:

1, 2 and 3 Key Cove Drive, Key West, Florida 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 October 14, 2019 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*

**Diane T. Castillo**

*Name of Acknowledger typed, printed or stamped*

Commission Number (if any) Expires December 3, 2021 Bonded Third Party Insurance 900-385-7619  
