

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

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

October 1, 2019

VIA ELECTRONIC MAIL

Roy T. Bishop, Interim Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Transient Unit/License Transfer Application – Key Cove Landings 4 - 10, Key West, Florida 33040

Mr. Bishop:

Please find enclosed a revised transient transfer application pages for the Key Cove Landings Development, Units 4 - 10. The Applicant is proposing several changes which will increase the number of licenses/units transferred onto the respective receiver sites. Specifically, the Applicant proposes to add two new transient units and two new transient licenses at the receiver sites, as well as agree to forfeit and return six transient licenses. The six transient licenses are owned by the Applicant in unassigned status. The additional licenses/units are proposed to be added to the existing applications as follows:


- 4 Key Cove Drive – Add Transient Unit License Number 31652
- 5 Key Cove Drive – Add Transient Unit License Number 34121
- 6 Key Cove Drive – Add Transient License from 307 Elizabeth Street, # 1
- 7 Key Cove Drive – Add Transient License from 1213 Georgia Street # 1
- 8 Key Cove Drive – Add as condition of approval that Transient License Numbers 32377 and 32115 shall be forfeited and returned to the City
- 9 Key Cove Drive – Add as condition of approval that Transient License Numbers 32378 and 31566 shall be forfeited and returned to the City
- 10 Key Cove Drive – Add as condition of approval that Transient License Numbers 30594 and 30595 shall be forfeited and returned to the City

The entire Key Cove Landings development consists of 10 single family homes with four bedrooms each. The prior proposal, along with the applications for units 1 – 3, proposed the transfer of one transient unit to each single-family home. Pursuant to the Code, this transfer counts as a minimum of 2 bedrooms per unit, or more if the Planning Board makes a finding that special conditions exist to allow additional bedrooms. The initial applications effectively covered 20 of the 40 total rooms on site. The revised applications now propose to effectively cover 34 of the 40 rooms at Key Cove Landings.

The transfers proposed in the applications satisfy the purpose outlined in Section 122-1336 of the Code. Specifically, the transfers propose to reduce legally non-compliant density at the Sender Site; allows for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services; its protective of environmentally sensitive lands; and the redevelopment is compatible with the existing rate of growth ordinance limits on the allowable number of residential and transient units.

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

Sincerely,



Richard McChesney

Enc:
Revised Applications

cc. via email

Vanessa Sellers
Erica Sterling
Michelle Cates

**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

421 Simonton Street / Unassigned

RE# 00006360-000000

Name(s) of Owner(s):

Simonton Partners, LLC

Key Cove Landings, LLC

Name of Agent or Person to Contact:

Richard McChesney - SSSS

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

Receiver Site

Address of Site

10 Key Cove Drive, #10

RE# 00002410-000510

Name(s) of Owner(s):

Key Cove Landings, LLC

Name of Agent or Person to Contact:

Richard McChesney - SSSS

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

For Sender Site:

“Local name” of property 421 Simonton Street / Unassigned Zoning district HNC-1

Legal description KW PT Lot 4 SQR 36

Current use: 2 Transient units and 3 unassigned transient units

Number of existing transient units: 2 transient units and 3 unassigned transient units / 2 transient licenses

Size of site 3,520 sq ft Number of existing city transient rental licenses: 5

What is being removed from the sender site? 1 transient unit with BTR

What are your plans for the sender site? Sender site has been redeveloped to consist of two transient units.

For Receiver Site:

“Local name” of property 10 Key Cove Dr., #10 Zoning district CG

Legal description Unit 10 Key Cove Landing

Current use One non-transient rental unit

Size of site: 4,550 sq ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1 Residential Unit

Existing non-residential floor area 0

What will be transferred to the receiver site? 1 transient unit with business tax receipt and 2 transient licenses

What are your plans for the receiver site? One transient 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 Simonton Partners LLC / Key Cove Landings, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Lloyd P. Brewer, Jr. - Manager Edwin O. Swift III - Manager
Lloyd P. Brewer, III - Manager _____

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:
Richard McChesney / Erica Sterling, 500 Fleming Street, Key West, FL 33040

TELEPHONE(S) (305) 293-8791 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 Key Cove Landings, LLC

B. STATE/COUNTRY OF INCORPORATION Florida

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

D. NAMES OF OFFICERS AND DESIGNATIONS

Edwin O. Swift III Manager

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:

Richard McChesney / Erica Sterling, 500 Fleming Street, Key West, FL 33040

TELEPHONE(S) (305) 293-8791 FAX _____

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 ~***

ransient License
Currently Assigned to Sender Site

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

Sender Site

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 SIMONTON PARTNERS LLC CtlNbr:0027665
Location Addr UNASSIGNED
Lic NBR/Class 19-00034124 UNASSIGNED TRANSIENT RENTAL
Issue Date: July 03, 2018 Expiration Date:September 30, 2019
License Fee \$28.00
Add. Charges \$28.00
Penalty \$0.00
Total \$28.00
Comments: ONE TRANSIENT RENTAL UNIT

This document must be prominently displayed.

BREWER MANAGEMENT LLC

SIMONTON PARTNERS LLC
3340 N ROOSEVELT BLVD #6
KEY WEST FL 33040

Oper: KEYWAFB Type: OC Drawer: 1
Date: 7/03/18 59 Receipt no: 17177
2019 34124
OR LIC OCCUPATIONAL RENEWAL
1.00 \$28.00
Trans number: 3128856
CY CHECK

**To be Transferred to
Key Cove Unit #10**

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 KEY COVE LANDINGS LLC
Location Addr 10 KEY COVE DR
Lic NBR/Class 30594 PROPERTY RENTAL
Issued Date 9/18/2019 Expiration Date: ~~September 30, 2020~~

TRANSIENT NO USE PERMITTED

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: NO TRANSIENT USE PERMITTED

KEY COVE LANDINGS LLC
201 FRONT ST #107

KEY WEST, FL 33040



This document must be prominently displayed.

SWIFT III, EDWIN O

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 KEY COVE LANDINGS LLC (NUP)
Location Addr 3 KEY COVE DR
Lic NBR/Class 30595 PROPERTY RENTAL
Issued Date 9/18/2019 ~~Expiration Date: September 30, 2020~~

TRANSIENT NO USE PERMITTED

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: NO TRANSIENT USE PERMITTED

KEY COVE LANDINGS LLC (NUP)
201 FRONT ST #107

KEY WEST, FL 33040

This document must be prominently displayed.

SWIFT III, EDWIN O



**Receiver Site
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 00002410-000510
 Account# 9090800
 Property ID 9090800
 Millage Group 10KW
 Location Address 10 KEY COVE Dr 10, KEY WEST
 Legal Description UNIT 10 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	\$622,833	\$629,320	\$465,156	\$462,355
+ Market Misc Value	\$43,807	\$45,228	\$48,050	\$42,208
+ Market Land Value	\$363,545	\$461,916	\$386,691	\$665,968
= Just Market Value	\$1,030,185	\$1,136,464	\$899,897	\$1,170,531
= Total Assessed Value	\$1,030,185	\$989,099	\$899,897	\$1,170,531
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,030,185	\$1,136,464	\$899,897	\$1,170,531

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	4,550.00	Square Foot	70	65

Buildings

Building ID 3443
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 5262
 Finished Sq Ft 2691
 Stories 3 Floor
 Condition EXCELLENT
 Perimeter 376
 Functional Obs 0
 Economic Obs 0
 Depreciation % 5
 Interior Walls DRYWALL
 Exterior Walls HARDIE BD with 30% C.B.S.
 Year Built 2007
 EffectiveYearBuilt 2012
 Foundation CONC PILINGS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type MARBLE
 Heating Type FCD/AIR DUCTED
 Bedrooms 4
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 650
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,755	0	0
FLA	FLOOR LIV AREA	2,691	2,691	0
GBF	GAR FIN BLOCK	460	0	0
SBF	UTIL FIN BLK	356	0	0
TOTAL		5,262	2,691	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2007	2008	1	497 SF	5
FENCES	2007	2008	1	384 SF	2
BRICK PATIO	2007	2008	1	867 SF	5
RES POOL GNIT	2007	2008	1	288 SF	5
FENCES	2007	2008	1	750 SF	2

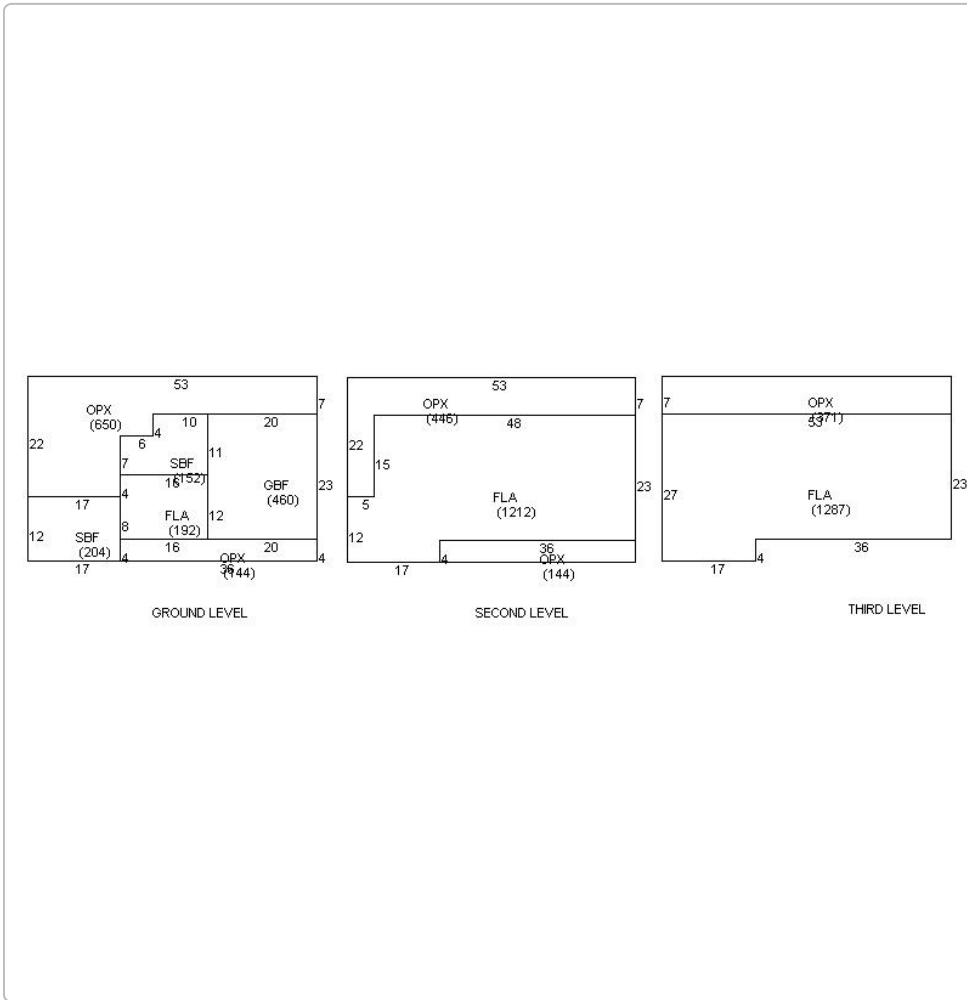
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002794	7/21/2017		\$1,975	Commercial	REMOVE EXISTING EXTERIOR DOOR AND REPLACE IMPACT EXTERIOR FRONT DOOR. NOC 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

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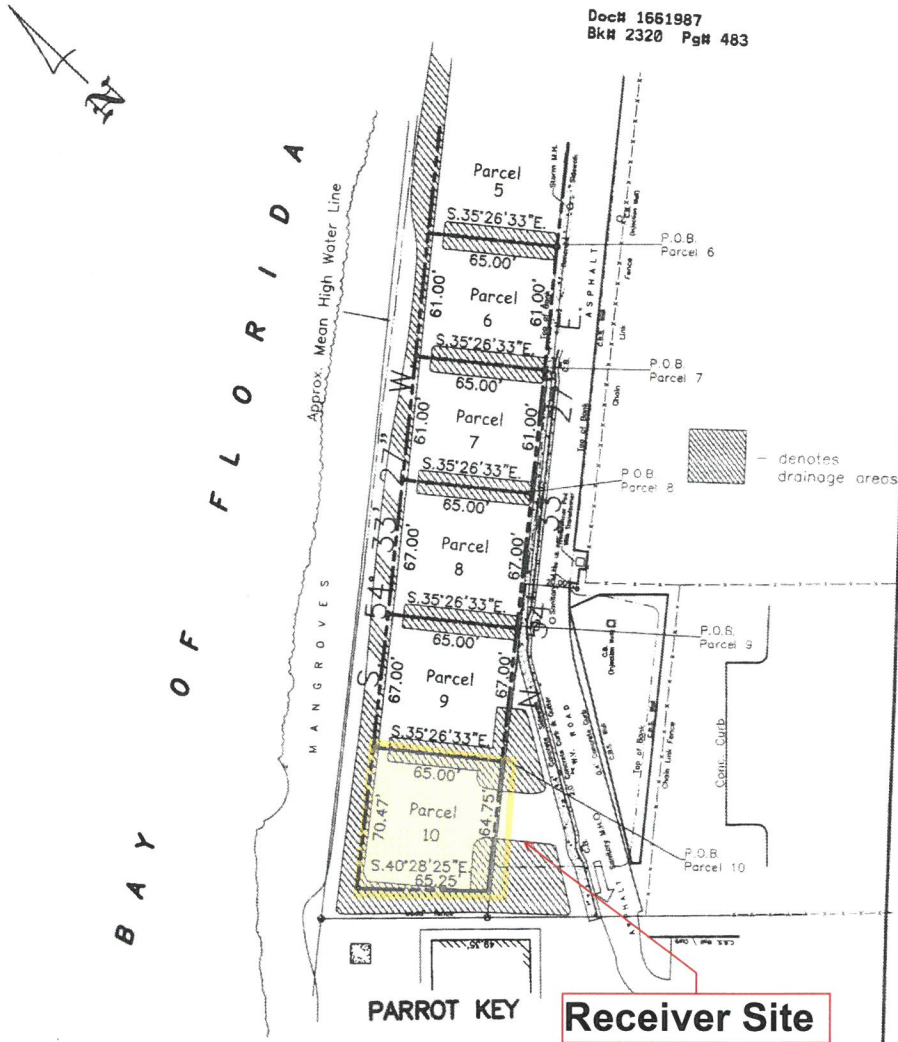


**Receiver Site
oundary Survey**

KEY COVE LANDINGS CONDOMINIUM SITE PLAN (CONT'D)

Receiver Survey

Doc# 1661987
BKM 2320 Pg# 483



SHEET 6 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	Drawn By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			
9/7/07: Lot areas, legale			
c:\drawings\key west\key cove landing\condo docs			

FREDEPICK 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

Receiver Survey

LEGAL DESCRIPTION

Doc# 1661987
Bk# 2320 Pg# 488

Parcel 9:

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 525.46 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 67.00 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 67.00 feet back to the Point of Beginning.

Parcel contains 4354 square feet or 0.100 acres, more or less.

Parcel 10:

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 592.46 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 70.47 feet; thence S 40°28'25" E, a distance of 65.25 feet; thence N 54°33'27" E, a distance of 64.75 feet back to the Point of Beginning.

Parcel contains 4394 square feet or 0.101 acres, more or less.

SHEET 11 OF 12

Key Cove Landings Condominium				FREDERICK H. HILDEBRANDT	
North Roosevelt Blvd. Key West FL 33040				ENGINEER PLANNER SURVEYOR	
CONDOMINIUM SURVEY			Dwg. No.	05-474	
Scale 1" = 10'	Ref.	Flood Panel No. 1509 K	Dwn. By	CMC	
Date 11/1/05	file	Flood Zone AE	Flood Elev	8'-9"	
REVISIONS AND/OR ADDITIONS					
9/5/07: Update, new road					
9/17/07: Lot areas, legals					
c:\drawings\key west\key cove landing\condo docs					

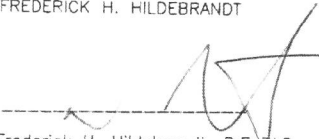
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax. (305) 293-0237

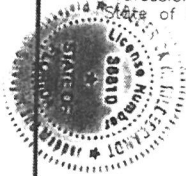
KEY COVE LANDINGS CONDOMINIUM SURVEYOR'S CERTIFICATE

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 13

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. 8-8'
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			

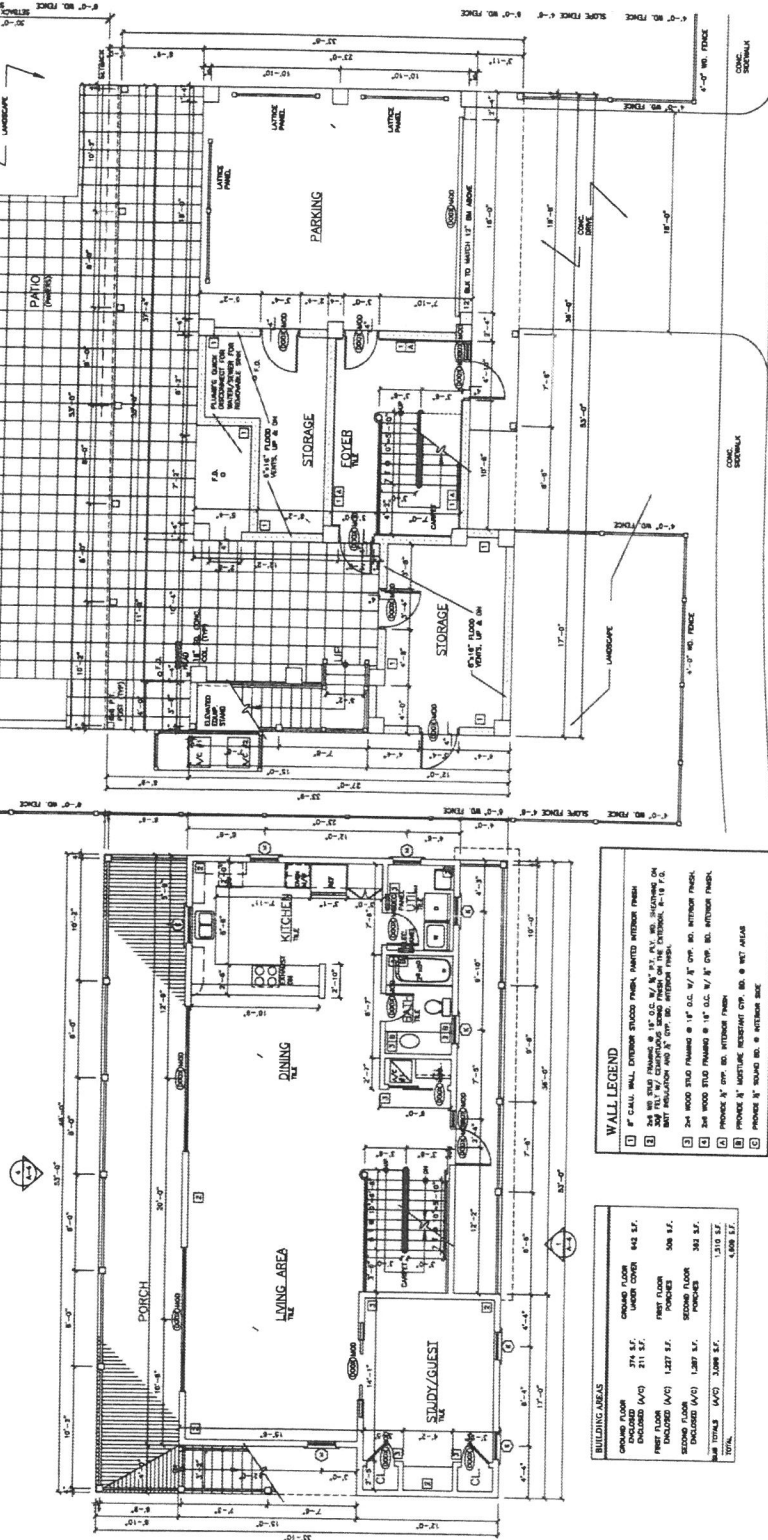
FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

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

**Receiver Site
Floor Plan**

Receiver

Receiver Site Floor Plan Key Cove Unit #10



BUILDING AREAS	
PERMANENT	374 S.F.
ENCLOSURE	211 S.F.
PERM. FLOOR	585 S.F.
PERM. FLOOR	1,227 S.F.
PERM. FLOOR	383 S.F.
PERM. FLOOR	1,610 S.F.
PERM. FLOOR	1,629 S.F.
TOTAL	4,839 S.F.

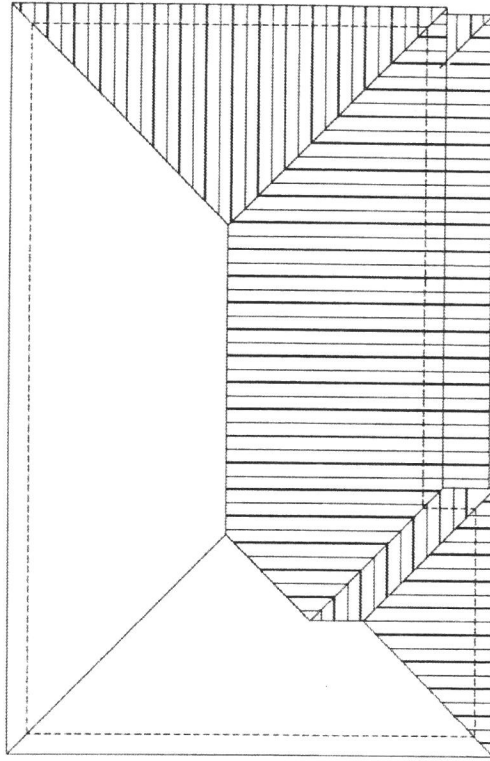
WALL LEGEND	
1	8" CALL. WALL, EXTERIOR STUDO FINISH, PAINTED INTERIOR FINISH
2	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
3	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
4	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
5	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
6	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
7	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
8	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
9	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100
10	24" WOOD STUD FINISH, 8" O.C. 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100

First Floor Plan - Type C - MARQUESA

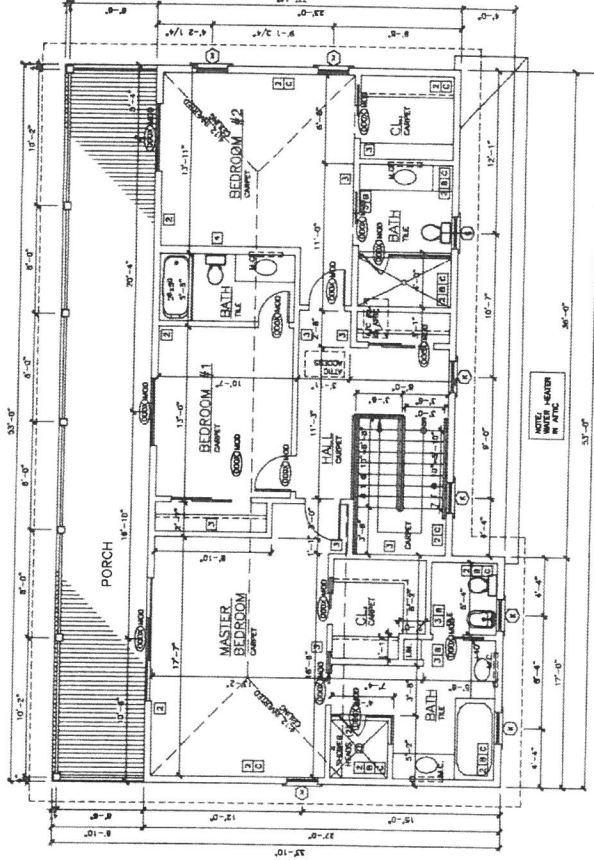
Ground Floor Plan - Type C - MARQUESA

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

**Receiver Site Floor Plan
Key Cove Unit #10**



Roof Plan - Type C - MARQUESA



Second Floor Plan - Type C - MARQUESA

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

Receiver

Licenses
Currently Assigned to Receiver 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 KEY COVE LANDINGS LLC
Location Addr 10 KEY COVE DR
Lic NBR/Class 30594 PROPERTY RENTAL
Issued Date 9/28/2017 **Expiration Date: September 30, 2019**

TRANSIENT NO USE PERMITTED

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: NO TRANSIENT USE PERMITTED

KEY COVE LANDINGS LLC
201 FRONT ST #107

This document must be prominently displayed.

KEY WEST, FL 33040

SWIFT III, EDWIN O

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

Receiver 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 KEY COVE LANDINGS LLC
Location Addr 10 KEY COVE DR
Lic NBR/Class 31595 PROPERTY RENTAL
Issued Date 9/28/2017 **Expiration Date: September 30, 2019**
NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

KEY COVE LANDINGS LLC
201 FRONT ST #107

This document must be prominently displayed.

KEY WEST, FL 33040

SWIFT III, EDWIN

**Receiver Site
arranty Deed**

Doc# 1504691 03/23/2005 3:40PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

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 ^{22nd} 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.

Doc# 1504691
Bk# 2096 Pg# 1119

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) _____

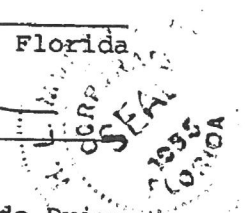
(Sign) _____

(Print) _____

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

By: _____
Its President

Address: 3130 Northside Drive
Key West, FL 33040



Doc# 1504691
Bk# 2096 Pg# 1120

Space above this line for recording)

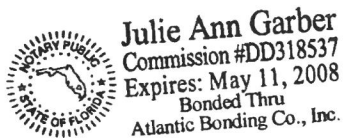
STATE OF FLORIDA)

COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 22nd 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



My Commission Expires:

(SEAL)

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

**First Amendment to
Declaration of Condominium
Establishing
Key Cove Landings Condominium**

This Instrument Prepared By
And Return to:
Debbie Swift-Batty
201 Front Street, Ste. 301
Key West, Florida 33040

Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

**FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM ESTABLISHING KEY COVE LANDINGS
CONDOMINIUM**

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM ESTABLISHING KEY COVE LANDINGS CONDOMINIUM ("this First Amendment") is made this 6th day of May, 2019, by KEY COVE LANDINGS, LLC, a Florida limited liability company ("Developer") with the joinder and consent of KEY COVE LANDINGS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Developer submitted to condominium ownership the Condominium Property situate in the County of Monroe, State of Florida, as more particularly described in that certain Declaration of Condominium Establishing Key Cove Landings Condominium (the "Declaration"), as recorded in Official Records Book 2320 at Page 427, of the Public Records of Monroe County, Florida; and

WHEREAS, this First Amendment is pursuant to and in compliance with terms and conditions of the Declaration.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby amends the Declaration as hereinafter set forth.

1. Unless otherwise defined in this Amendment, all capitalized terms used in this Amendment shall have ascribed to them the definitions as set forth in the Declaration and all references to Articles and Sections refer to Articles and Sections within the Declaration.
2. Article V, Section L is amended by the deletion (noted by strike-throughs) and insertions (noted by underlining) as set forth below:

L. Leases. Each Parcel shall be leasable, in whole but not in part, without the consent of the Association. Unless prohibited ~~Whether or not permitted~~ by governmental authorities having jurisdiction over the project, transient rentals of less than twenty-eight (28) days shall be permitted, subject to the following requirements ("Transient Rental") ~~: prohibited.~~

1. Any Parcel Owner who wants to rent their Parcel for periods of less than twenty-eight (28) days (a "Transient Parcel") shall obtain an Association Transient Rental Permit as provided herein (a "Transient Rental Permit"). Every Transient Parcel

shall provide for (24) hour management or supervision. To meet the management or supervision requirement, a designated individual(s) must be physically located within five (5) miles of the Transient Parcel, and must be available at all times to respond to complaints made against the Transient Parcel and/or its occupants (the "Transient Rental Manager). The Parcel Owner or Transient Rental Manager shall follow the procedures set forth below in response to any complaints received for a Transient Parcel or its occupant/tenants/lessees.

2. The Transient Rental Manager shall be: (i) the designated contact for responding to complaints made against the Transient Parcel and/or its occupants; and (ii) responsible for maintaining the guest register, leases, and official complaint response records for the Transient Parcel as required by this First Amendment.

3. To obtain a Transient Rental Permit for a Parcel, the Parcel Owner shall submit a completed Transient Permit Application on a form prescribed by the Board ("Application") along with the payment of a nonrefundable application and initial Transient Rental Permit fee in the amount of \$200.00. The initial term of the Transient Rental Permit shall begin on the date that the application is approved and the Transient Rental Permit is issued by the Association, and shall expire on December 31st of that year (there shall be no proration of this fee). Thereafter, on January 1 of each subsequent year, provided the Parcel Owner wants to continue to lease their Parcel for periods of less than twenty-eight days, and provided there have been no violations of the Declaration, this First Amendment, and/or the Rules and Regulations against the Parcel and/or Parcel Owner, the Parcel Owner shall submit a request for renewal of their Transient Rental Permit along with the payment of the annual Association Transient Rental Permit Fee in the amount of \$200.00 to the Association. Each renewal of Transient Rental Permit issued shall expire on December 31st of the year in which it was issued; this annual fee shall not be prorated should a request for renewal be submitted after January 1st of any given year. The annual Transient Rental Permit Fee may be amended from time to time by the Board, but the annual fee shall not exceed \$600.00 per year without the consent of two-thirds of the Members of the Association. In addition to information that the Board proscribes for the Transient Rental Permit Application, the following shall be included:

(a) The complete legal description and street address of the Transient Parcel.

(b) The name, address and telephone number of each and every person or entity with an ownership interest in the Transient Parcel, including a copy of proof of ownership.

(c) An approved Florida Department of Business and Professional Regulation License and/or State Department of Health inspection or certification for use of the Parcel as a transient rental unit, as is applicable, copies of which shall be submitted with the Application.

(d) A valid and current Florida Department of Revenue sales tax identification number under F.S. Ch. 212 (Florida Tax and Revenue Act), and a valid permit, license or other approval of the City of Key West permitting the Parcel to license for transient rental, along with any

applicable permit or approval as may be required under F.S. Ch. 509 (Public Lodging Establishments), providing a copy of any verifying documentation with the Application.

(e) The name, address, and telephone number of the Transient Rental Manager, including a license number, if applicable.

(f) The Parcel Owner shall sign a written statement granting the Association authorization to inspect the Transient Parcel at any time after issuance of a Transient Rental Permit in order to verify compliance with the requirements of this First Amendment, the Declaration, and the Rules and Regulations for transient rentals. This authorization shall also include the right to inspect the premises in the event that a complaint has been.

(g) The application shall bear the signature of all Parcel Owner(s), any authorized agent(s) and the Transient Rental Manager for the Parcel Owner.

(h) Any additional information required for a Parcel Owner to comply with this First Amendment.

4. In addition to the Rules and Regulations of the Association, all Transient Parcels, and any occupants/tenants/lessees shall comply with the following additional rules and regulations at all times:

(a) No motorized watercraft, including a jèt ski or wave runner, shall be allowed.

(b) Vehicles shall not be placed on the streets or in yards. All vehicles must be parked or stored off-street in parking spaces specifically designated and approved by the Association. No boats and/or trailers are permitted within the Condominium Property.

(c) Occupants/Tenants/Lessees of the Parcel Owner shall be prohibited from making excessive or boisterous noise in or about any Transient Parcel at all times. Noise, which is audible beyond the boundaries of the residential Transient Parcel, shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. weekdays and 11:00 p.m. and 9:00 a.m. on weekends.

(d) Parcel Owners must post, and any occupants/tenants/lessees of Parcel Owner must comply with, all trash and recycling schedules and requirements applicable to the Transient Parcel. Trash containers must not be placed by the street for pick-up until 6:00 p.m. the night before pick-up and must be removed from the area by the street by 6:00 p.m. the next day. The Parcel Owner is responsible for including in their lease, or posting in the Transient Parcel the garbage pick-up day.

5. The Parcel Owner shall include in any lease or other written agreement with an occupant/tenant/lessee a copy of the Rules and Regulations of the Association, including the additional rules and regulations set forth in this First Amendment for Transient Parcels, and any applicable provisions of the Declaration. In addition, every

Transient Parcel shall have a copy of the Rules and Regulations of the Association, including the additional rules and regulations set forth in this First Amendment for Transient Parcels, and any applicable provisions of the Declaration, prominently posted within each Transient Parcel, along with the warning that should there be a complaint lodged against a Transient Parcel and/or its occupants/tenants/lessees, for violation of these rules and regulations, that a finding of violation by the Association could result in a violation of the Rules and Regulations of the Condominium, and subject the Parcel Owner to fines, costs and legal fees as provided in Article XII, Section F of the Declaration, and could result in the revocation of the Parcel Owner's Transient Rental Permit.

6. The Parcel Owner or Transient Rental Manager shall require that a written lease be executed with each transient rental of the Transient Parcel, and a guest and vehicle register ("Register") documenting all transient rental occupants' names, home addresses, telephone number(s) where they can be contacted during their transient rental stay, any vehicle license plates. Each lease or other written transient rental agreement and this Register shall be kept by the Parcel Owner or applicable Transient Rental Manager and available for inspection by the Association during business hours.

7. Transient Dwellings must be registered, licensed and meet all applicable requirements of the City of Key West, County of Monroe, and any State requirements contained in F.S. Ch. 212 (Florida Tax & Revenue Act) and 509 (Public Lodging Establishments) as implemented by the Florida Administrative Code, as may be amended.

8. The name, address, and a 24-hour telephone number of the Parcel Owner or Transient Rental Manager shall be posted and visible from the front property line of the Transient Parcel.

9. Complaints to the Parcel Owner or Transient Rental Manager concerning the conduct of, or violations by the occupant/tenants/lessees of a Transient Parcel shall be responded to within one (1) hour. Upon receipt of the complaint, the Parcel Owner or Transient Rental Manager shall contact the person(s) who made the complaint by telephone or in person. Such appropriate action shall be taken by the Parcel Owner or Transient Rental Manager so as to bring resolution and remedy of the complaint, and inform the complainant as to the results of the actions taken. A record shall be kept by the Parcel Owner or Transient Rental Manager of the complaint and the response and action taken, which shall be preserved for a period of at least three (3) months after the incident, and shall be made available to the Association within twenty-four (24) hours of a request.

10. A Transient Rental Permit may be revoked by the Board and/or fines levied against the Parcel Owner of the Transient Parcel pursuant to Article XII, Section F of this Declaration, and as further set forth below, upon a finding of a violation of the terms of this First Amendment, the Declaration, or the Rules and Regulations of the Association, and/or a material misrepresentation on the permit application, after the

Parcel Owner(s) is given notice, and a opportunity to be heard at a hearing is held pursuant to Article XII, Section F of the Declaration. The Board shall have the sole discretion to levy fines, revoke a Transient Rental Permit, or both, upon the finding of violation, except that the revocation of a Transient Rental Permit upon a finding of a violation can only occur by unanimous consent of the Members at a duly called meeting of the Members. If the Board elects to impose a fine, the owner shall be subject to a fine of two hundred fifty dollars (\$250.00) per day per violation for the first offense and five hundred dollars (\$500.00) per day per violation for each subsequent offense. The Association, or any other party adversely affected by a violation of this First Amendment shall be entitled to any other remedies available to the them in law or equity. Attorney's fees and costs incurred in an action to enforce the regulations contained in this First Amendment concerning transient rental use(s) may be awarded to a substantially prevailing party at the discretion of the court.

3. This First Amendment shall be effective as of the recording of this First Amendment in the Public Records of Monroe County, Florida.

IN WITNESS WHEREOF, Key Cove Landings Condominium Association, Inc. has caused this First Amendment to the Declaration to be duly executed this 6th day of May, 2019.

Witnesses:
Hope Casas
Print Name: HOPE CASAS

Michelle Cates Deal
Print Name: Michelle Cates Deal

Key Cove Landings Condominium Association, Inc.

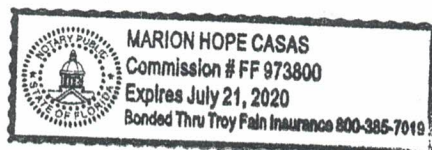
By: Edwin O. Swift, III, President

STATE OF FLORIDA)
COUNTY OF MONROE)

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared **Edwin O. Swift, III as President of Key Cove Landings Condominium Association, Inc.** who is () to me known to be the individuals described in, or () who produced Florida driver's licenses for identification, and () did () did not take an oath.

SWORN and subscribed to before me this 6th day of May, 2019.

Marion Hope Casas
Notary Public State of Florida
Print Name: MARION HOPE CASAS
My Commission Expires:
My Commission Number:



IN WITNESS WHEREOF, Key Cove Landings, LLC. has caused this First Amendment to the Declaration to be duly executed this 6th day of May, 2019.

Witnesses:

KEY COVE LANDINGS, LLC, a Florida limited liability company

Hope Casas
Print Name: Hope Casas

[Signature]

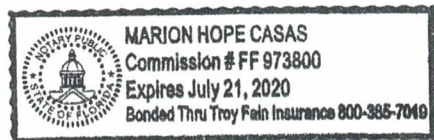
Michelle Cates Deal
Print Name: Michelle Cates Deal

STATE OF FLORIDA)
COUNTY OF MONROE)

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared **Edwin O. Swift, III** as President of KEY COVE LANDINGS, LLC, a Florida limited liability company who is () to me known to be the individuals described in, or () who produced Florida driver's licenses for identification, and () did () did not take an oath.

SWORN and subscribed to before me this 6th day of May, 2019.

Marion Hope Casas
Notary Public State of Florida
Print Name: MARION HOPE CASAS
My Commission Expires:
My Commission Number:



CONSENT AND JOINDER OF FIRST MORTGAGEE(S)

Subject to the provisions of the Declaration of Condominium Establishing Key Cove Landings, LLC., ("Declaration") with the joinder and consent of Key Cove Landings Condominium Association, Inc., a Florida not-for-profit corporation (the "Association"), as amended from time to time, and pursuant to and in accordance with Article XV(E) of the Declaration, the undersigned hereby acknowledges the following:

- 1) that it has received and reviewed a complete copy of the Declaration, along with a complete copy of the First Amendment to the Declaration of Condominium ("First Amendment"), and
2) that the First Amendment has been approved by unanimous consent of the unit owners, and
3) that the undersigned agrees that upon execution of this Consent and Joinder Agreement, that the undersigned hereby approves, consents and joins in the filing of the First Amendment.

This Joinder and Consent of Mortgagee(s) is executed at Miami, FL, this 28 day of May 2019.

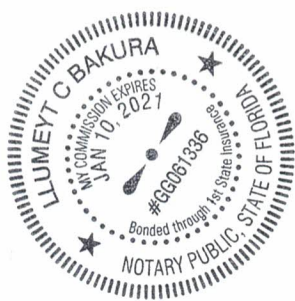
City National Bank of Florida

[Signature]
By: Carlos Ramos
Title: SVP

STATE OF Florida)
COUNTY OF Miami)
Dade

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared Carlos Ramos, as SVP of City National Bank of Florida, a DL corporation to me known to be the individuals described in, or who produced DL for identification, and () did () did not take an oath.

SWORN and subscribed to before me this 28 day of May, 2019.



[Signature]
Notary Public State of Florida
Print Name:
My Commission Expires
My Commission Number

**Sender Site
Verification Form**

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Erica H Sterling in my capacity as Partner
(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:

421 Simonton St

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.

[Handwritten Signature]
Signature of Authorized Representative

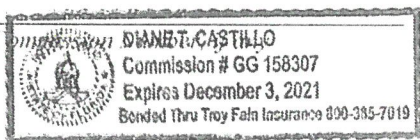
Subscribed and sworn to (or affirmed) before me on this July 3 2019 by
Erica Sterling
Name of Authorized Representative

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

[Handwritten Signature]
Notary's Signature and Seal

Diane T. Castillo

Name of Acknowledger typed, printed or stamped



**Sender Site
Authorization Form**

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, Lloyd P Brewer as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of SIMONTON PARTNERS LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Erica Sterling of Spottswood & Spottswood
Please Print Name of Representative

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

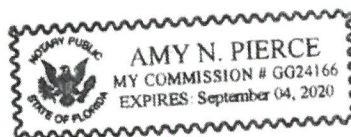
Lloyd P Brewer
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3/13/19
Date

by Lloyd P Brewer
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.

Amy N. Pierce
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

**City of Key West
Planning Department**

Sender Site



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, LLoyd P Brewer as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of Brewer Management, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Erica Sterling of Spottswood & Spottswood
Please Print Name of Representative

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

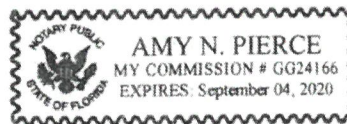
Lloyd P Brewer
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3/13/19
Date

by LLoyd P Brewer
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.

Amy N. Pierce
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Detail by Entity Name

Florida Limited Liability Company
SIMONTON PARTNERS, LLC

Filing Information

Document Number	L16000081004
FEI/EIN Number	81-2417613
Date Filed	04/26/2016
Effective Date	04/26/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/03/2016
Event Effective Date	NONE

Principal Address

3340 N. ROOSEVELT BLVD, STE 6
KEY WEST, FL 33040

Mailing Address

3340 N. ROOSEVELT BLVD, STE 6
KEY WEST, FL 33040

Registered Agent Name & Address

BREWER, PRESTON
3340 N. ROOSEVELT BLVD, STE 6
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

BREWER MANAGEMENT, LLC
3340 N. ROOSEVELT BLVD, STE 6
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2017	03/14/2017
2018	02/22/2018

Document Images

02/22/2018 -- ANNUAL REPORT	View image in PDF format
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05/03/2016 -- LC Amendment	View image in PDF format
04/29/2016 -- LC Amendment	View image in PDF format
04/26/2016 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
BREWER MANAGEMENT, LLC

Filing Information

Document Number L12000143328
FEI/EIN Number N/A
Date Filed 11/13/2012
State FL
Status ACTIVE

Principal Address

3340 NO. ROOSEVELT BLVD.
SUITE 6
KEY WEST, FL 33040

Mailing Address

3340 NO. ROOSEVELT BLVD.
SUITE 6
KEY WEST, FL 33040

Registered Agent Name & Address

BREWER, LLOYD PJR.
3340 NO. ROOSEVELT BLVD.
SUITE 6
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

BREWER, LLOYD PJR.
3340 NO. ROOSEVELT BLVD., STE 6
KEY WEST, FL 33040

Title MGR

BREWER, LLOYD PIII
3340 NO. ROOSEVELT BLVD., STE 6
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2016	03/31/2016
2017	03/14/2017
2018	02/22/2018

Document Images

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[03/31/2016 -- ANNUAL REPORT](#)

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**Receiver Site
Verification Form**

Receiver

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Enca Sterling, in my capacity as Partner
(print name) (print position: president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, LLC
(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:

10 Key Cove #10

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]
Signature of Authorized Representative

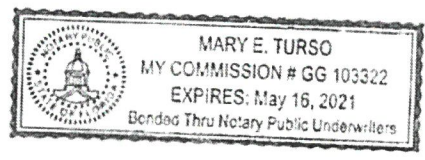
Subscribed and sworn to (or affirmed) before me on this March 13, 2019 by
ERICA H. STERLING
Name of Authorized Representative
date

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

[Signature]
Notary's Signature and Seal

MARY E. TURSO

Name of Acknowledger typed, printed or stamped



Commission Number, if any

**Receiver Site
Authorization Form**

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, Edwin O Swift, III as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of Key Cove Landings, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Erica Sterling of Spottswood & Spottswood
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 on entity owner

Subscribed and sworn to (or affirmed) before me on this 3-11-19
Date

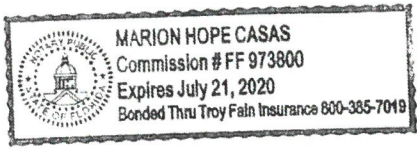
by Edwin O Swift III
Name of person with authority to execute documents on behalf on entity owner

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

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any





[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

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

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01/13/2011 -- ANNUAL REPORT	View image in PDF format
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12/03/2004 -- Amendment	View image in PDF format
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03/11/2004 -- Name Change	View image in PDF format
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