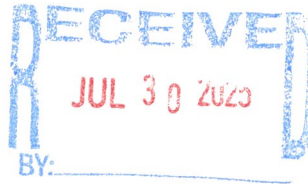




GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | AUDREY M. PERRY

VIA HAND DELIVERY

Katie Halloran, Planning Director
City of Key West
1300 White Street
Key West, Florida 33040



July 30, 2025

Re: Application for Transient License and Unit Transfer to
524 Front Street, Key West, Florida 33040:

Dear Ms. Halloran:

Enclosed please find the Application for Transfer of Transient Unit and License on behalf of this firm's clients, 524 Front Street, LLC and Red Palm Rentals, LLC ("Owners"), for the transfer of one (1) transient unit and license from the real property located at 719 South Street, Key West, Florida 33040 (the "Sender Site") to 524 Front Street, Key West, Florida 33040 (the "Receiver Site"). This Application proposes to transfer one (1) of four (4) transient licenses from the Sender Site to the Receiver Site.

Sender Site – 719 South Street

Currently, the Sender Site consists of one multi-family property consisting of five (5) total units, four (4) of which are transient rental units and one (1) of which is a non-transient rental unit. Each of the four (4) transient rental units are comprised of one-bedroom units. The Sender Site will retain three (3) of the four (4) transient rental units under LIC2025-000106.

The Sender site is located within the Historic Residential/Office District (HRO), which permits both residential and commercial uses, and further specifically allows for transient living accommodations. Properties within the HNC-1 are restricted to a max density of 16 dwelling units per acre and a maximum floor area of 1. There will be no change to the Sender Site.

Receiver Site – 524 Front

The Receiver Site is a mixed-use property consisting of 4,880 square feet of commercial floor space, the businesses for which are licensed under License Numbers 11824, LIC2019-000193, and LIC2025-000227, as well as one (1) non-transient rental unit under LIC2025-000257, and one (1) transient rental unit under LIC2025-000255 with Medallion under LIC2025-111256.

The Receiver Site is located in the Historic Residential Commercial Core District 1(HRCC-1), which permits single-family and two-family residential dwellings as well as hotels, motels and transient lodging, along with conditional uses for commercial retail and business and professional offices. Properties within the HRCC-1 district are restricted to a maximum density of 22 dwelling units per acre and a maximum floor area ratio of 1. The transfer will result in the Receiver Site operating with two transient rental units and no non-transient rental units.

Proposed Transfer

This application seeks to transfer one (1) of four (4) transient units under LIC2025-000106 from the Sender Site to the Receiver Site. The Sender Site will retain three (3) of the four (4) transient units under LIC2025-000106 as well as one (1) non-transient rental unit under LIC2025-000105. The transfer will not result in an increase in the total number of rooms at either the Sender Site or the Receiver Site.

The supporting documentation accompanying the Application includes:

- a. Legal Description for Sender Site
- b. Legal Description for Receiver Site
- c. Sender Site Documents
 - a. Authorization and Verification Forms
 - b. Current Survey
 - c. Current Floor Plans (No change after transfer)
 - d. Copies of current Licenses
 - e. Copy of the Last Recorded Deed
- d. Receiver Site Documents
 - a. Authorization and Verification Forms
 - b. Current Survey
 - c. Current Floor Plans (No Change)
 - d. Copies of Current Licenses
 - e. Copy of Last Recorded Deed

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



Gregory S. Oropeza

Enclosures as stated



TRANSFER OF TRANSIENT UNIT AND LICENSE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Transfer of Transient Unit and License Application	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Deliver the original and 2 signed & sealed surveys and site plans to the Planning Department located at **1300 White Street, Key West, FL 33040**. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

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

A. Fill in the following information.

Sender Site

Address of Site

719 South Street, Key West, FL 33040

RE# 00038260-000000

Name(s) of Owner(s):

Red Palm Rentals, LLC

Name of Agent or Person to Contact:

Gregory Oropeza, Esq.

Address: 221 Simonton Street
Key West, FL 33040

Telephone 305-294-0252

Receiver Site

Address of Site

524 Front Street, Key West, FL 33040

RE# 00000330-000000

Name(s) of Owner(s):

524 Front Street, LLC

Name of Agent or Person to Contact:

Gregory Oropeza, Esq.

Address: 221 Simonton Street
Key West, FL 33040

Email greg@oropezastonescardenas.com

For Sender Site:

"Local name" of property N/A Zoning district HRO

Legal description See Exhibit A

Current use: 4 transient rental units and 1 non-transient rental unit.

Number of existing transient units: 4

Size of site 6,000 SF Number of existing city transient rental licenses: 4

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

What are your plans for the sender site? The unit will be rented as a long-term rental.

For Receiver Site:

"Local name" of property N/A Zoning district HRCC-1

Legal description See Exhibit B

Current use Mixed use - 1 commercial unit, 1 non-transient rental unit and 1 transient residential unit.

Size of site: 7,836 SF Number of existing city transient rental licenses: 1

Number of existing transient and/or residential units: 1 transient, 1 non-transient

Existing non-residential floor area 4,880 SF

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

What are your plans for the receiver site? Commercial use will remain, and the Property will

proceed with two transient rental units.

Sender Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS

A. CORPORATE NAME Red Palm Rentals, 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
Margaret Pedersen, 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:

TELEPHONE(S) _____ 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 524 Front Street, 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

Benton William Langley, Authorized Member

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:

Benton William Langley

TELEPHONE(S) 305-294-5155 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 (1) complete application package.
Two (2) signed & sealed surveys and site plans are required ~***

Exhibit A

Sender Site Legal Description

Lot 11 in Block 18 in Tract 17 according to the Diagram of the Key West Investment Co., Part of Tract 17 recorded in Plat Book 1, Page 88, Public Records of Monroe County, Florida. Said Lot commencing at a point 147 feet and 2 inches from the corner of William and South Streets and running thence along South Street in a Southwesterly direction 50 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Northeasterly direction 50 feet; thence at right angles in a Southeasterly direction and parallel with William Street 120 feet to the point of beginning.

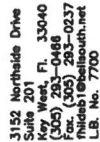
Exhibit B

Receiver Site Legal Description

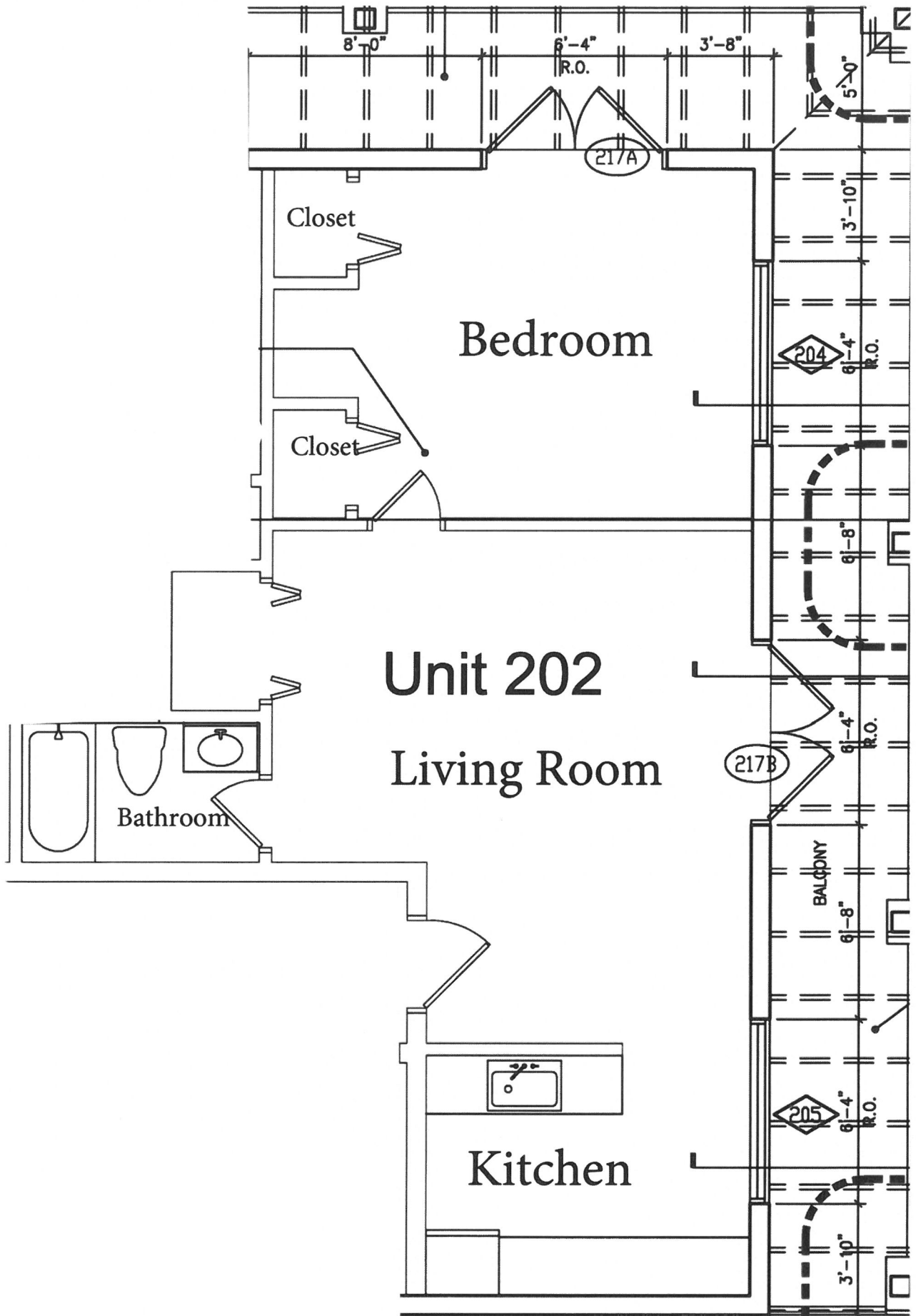
On the Island of Key West, County and State aforesaid, reference being had to C.W. Tift's map of the City of Key West, commencing at the point on Front Street, Fifty-three (53) feet, Six (6) inches, from Ann Street and running thence along said Front Street in a Northeasterly direction Eighty (80) feet; thence at right angles in a Southeasterly direction Ninety- two (92) feet; thence at right angles in a Southwesterly direction twenty (20) feet, six (6) inches; thence at right angles in a Southeasterly direction Eight (8) feet; thence at right angles in a Southwesterly direction Fifty-nine (59) feet Six (6) inches; thence at right angles in a Northwesterly direction One Hundred (100) feet back to the place of beginning.

Receiver Site Documents

Receiver Site Current Survey



Receiver Site Current Floor Plans (No Change)



Copies of Current Occupational Licenses

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 MONROE COUNTY BAIL BONDS
Location Addr 524 FRONT ST 2
Lic NBR/Class 11824 STATE LICENSED PROFESSIONAL
Issued Date 8/7/2024 Expiration Date: September 30, 2025

ATTORNEY, PHYSICIAN OR OTHER STATE LICENSED
PROFESSIONAL

Comments: BAIL BONDSMAN

Restrictions: A273793 (2/28/25)

MONROE COUNTY BAIL BONDS
ADALBERTO VIGIL
PO BOX 378980
KEY LARGO, FL 33037

This document must be prominently displayed.

FLORIDA AGENCY OF
INVESTIGATIO

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 MAGNUM BROADCASTING INC
Location Addr 524 FRONT ST 4
Lic NBR/Class LIC2019- PUBLIC SERVICES
 000193
Issued Date 11/8/2024 **Expiration Date: September 30, 2025**
RADIO STATION

Comments:

Restrictions:

MAGNUM BROADCASTING INC
C/O STAPLEFORD, MICHAEL
P.O. BOX 436
STATE COLLEGE, PA 16804

This document must be prominently displayed.

STAPLEFORD, MICHAEL

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 ADAM & EVE
Location Addr 524 FRONT ST
Lic NBR/Class LIC2025- RETAIL WHOLESALE OR MAIL ORDER
 000227
Issued Date 4/22/2025 **Expiration Date: September 30, 2025**
RETAIL ESTABLISHMENT 2001 TO 5000 SQ FT

Comments:

Restrictions: ADULT PRODUCTS CANNOT EXCEED 10% OF ALL PRODUCTS

ADAM & EVE
AEFL1 LLC
1646 MANHASSET FARM RD
DUNWOODY, GA 30338

This document must be prominently displayed.

AEFL1 LLC

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 524 FRONT STREET LLC
Location Addr 524 FRONT ST 201
Lic NBR/Class LIC2025- PROPERTY RENTAL
 000255
Issued Date 5/2/2025 **Expiration Date: September 30, 2025**
TRANSIENT RESIDENTIAL

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: DBPR #DWE5404847 (10/1/25) KEYS VACATION RENTALS

524 FRONT STREET LLC
C/O KEYS VACATION RENTALS
336 DUVAL ST
KEY WEST, FL 33040

This document must be prominently displayed.

524 FRONT STREET LLC

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

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 524 FRONT STREET LLC (TR)
Location Addr 524 FRONT ST 201
Lic NBR/Class LIC2025-000256 REGULATORY LICENSES AND PERMITS
Issued Date 5/2/2025 **Expiration Date: September 30, 2025**
TRANSIENT RENTAL MEDALLION

Comments: ONE TRANSIENT RENTAL UNIT/MEDALLION #881

Restrictions: DBPR #DWE5404847 (10/1/25) KEYS VACATION RENTALS

524 FRONT STREET LLC (TR)
C/O KEYS VACATION RENTALS
336 DUVAL ST
KEY WEST, FL 33040

This document must be prominently displayed.

524 FRONT STREET LLC

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 524 FRONT STREET LLC

Location Addr 524 FRONT ST 202

Lic NBR/Class LIC2025-
000257

PROPERTY RENTAL

Issued Date 5/2/2025

Expiration Date: September 30, 2025

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

524 FRONT STREET LLC
C/O KEYS VACATION RENTALS
336 DUVAL ST
KEY WEST, FL 33040

This document must be prominently displayed.

524 FRONT STREET LLC

Copy of Last Recorded Deed

Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: **25-155**
Consideration: **\$3,750,000.00**

Parcel Identification No.: **00000330-000000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 18 day of **March, 2025** between **524 Front, LLC, a Florida limited liability company** whose post office address is **513 W Broad St, Apt. 310, Falls Church, VA 22046** of the County of **Fairfax**, State of **Virginia**, grantor*, and **524 Front Street, LLC, a Florida Limited Liability Company** whose post office address is **336 Duval Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee*,

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

On the Island of Key West, County and State aforesaid, reference being had to C.W. Tift's map of the City of Key West, commencing at the point on Front Street, Fifty-three (53) feet, Six (6) inches, from Ann Street and running thence along said Front Street in a Northeasterly direction Eighty (80) feet; thence at right angles in a Southeasterly direction Ninety- two (92) feet; thence at right angles in a Southwesterly direction twenty (20) feet, six (6) inches; thence at right angles in a Southeasterly direction Eight (8) feet; thence at right angles in a Southwesterly direction Fifty-nine (59) feet Six (6) inches; thence at right angles in a Northwesterly direction One Hundred (100) feet back to the place of beginning.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

524 Front, LLC, a Florida limited liability company,

Cynthia Allen
Witness
Printed Name: Cynthia Allen
Address: 6018 Irish Hill Dr. Houston, Tx 77053

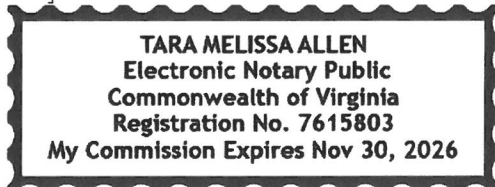
Fred Hassani
Fred Hassani, as Authorized Member

Tara Melissa Allen
Witness
Printed Name: Tara Melissa Allen
Address: 8125 Quail Hill Ln. Prince George VA 23875

State of Virginia
County of Prince George

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of March, 2025 by Fred Hassani, Authorized Member of 524 Front, LLC, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Tara Melissa Allen
Notary Public
Printed Name: Tara Melissa Allen
My Commission Expires: 11/30/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Verification & Authorization Forms



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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*
of Oropeza Stones & Cardenas, PLLC
(print name of entity)

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

524 Front Street, Key West, FL 33040
Street address of subject property

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

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

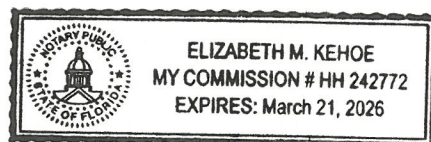

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 7/9/25 by
date
Gregory S. Oropeza
Name of Applicant

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


Notary's Signature and Seal

Elizabeth Kehoe
Name of Acknowledger typed, printed or stamped



Commission Number, if any



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, Benton William Langley as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member of 524 Front Street, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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

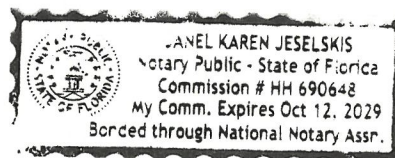

Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this July 23, 2025
Date

by Benton William Langley
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal
Janel K. Jeselskis
Name of Acknowledger typed, printed or stamped



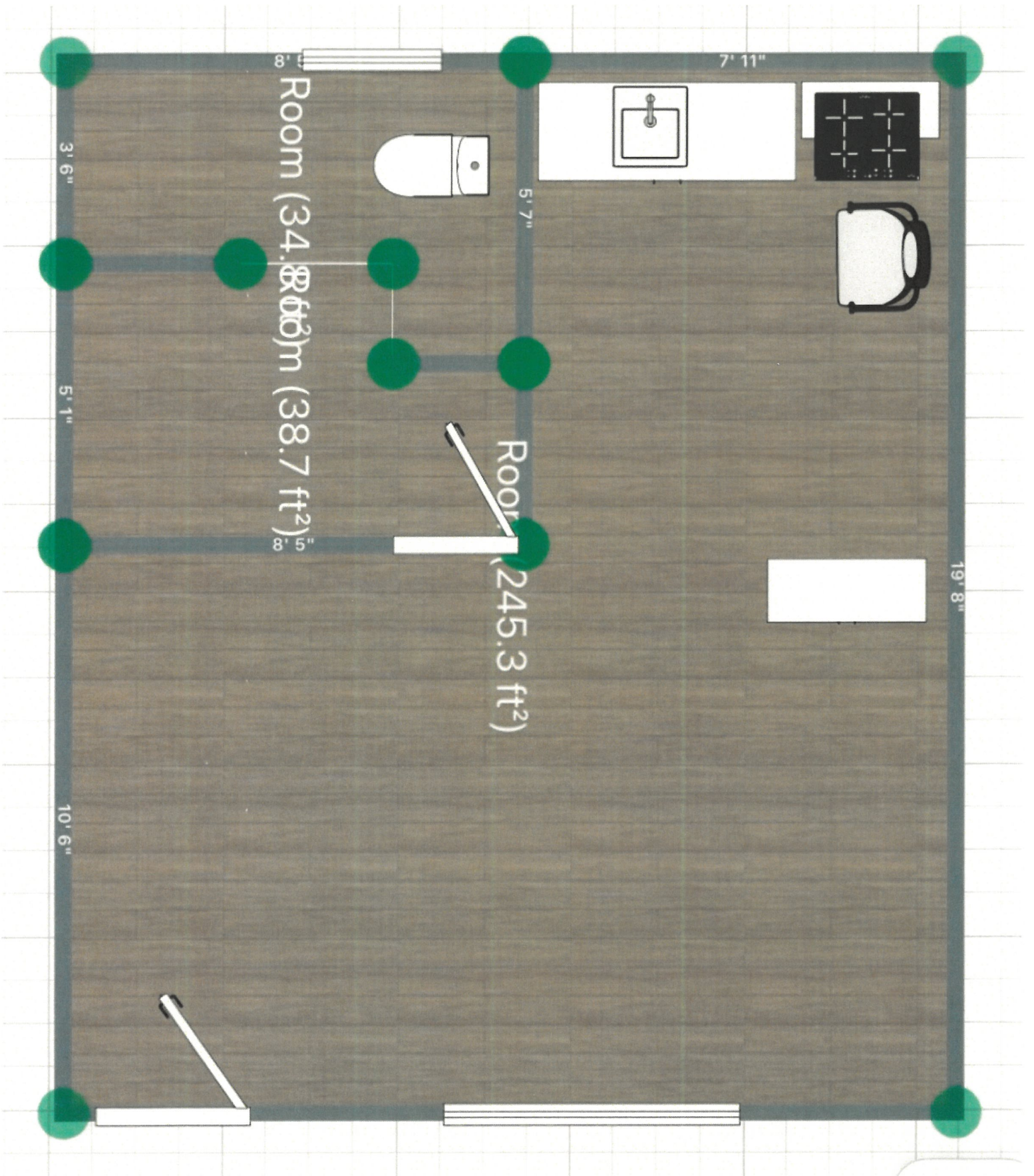
HH 690648
Commission Number, if any

Sender Site Current Survey

MARGARET PETERSEN:

21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

Sender Site Current Floor Plans (No Change)



Copies of Current Occupational Licenses

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 RED PALM RENTALS LLC
Location Addr 719 SOUTH ST
Lic NBR/Class LIC2025- PROPERTY RENTAL
 000105
Issued Date 2/24/2025 **Expiration Date: September 30, 2025**
NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

RED PALM RENTALS LLC
MARGARET PEDERSON
341 WARTON RD
ESSEX , MD 21221

This document must be prominently displayed.

RED PALM RENTALS LLC

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 RED PALM RENTALS LLC
Location Addr 719 SOUTH ST
Lic NBR/Class LIC2025- PROPERTY RENTAL
 000106
Issued Date 2/24/2025 **Expiration Date: September 30, 2025**
TRANSIENT RESIDENTIAL

Comments: FOUR TRANSIENT RENTAL UNITS

Restrictions: APPLICATION IN PROGRESS PER CLO

RED PALM RENTALS LLC
MARGARET PEDERSON
341 WARTON RD
ESSEX, MD 21221

This document must be prominently displayed.

RED PALM RENTALS LLC

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

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 RED PALM RENTALS LLC (TR)
Location Addr 719 SOUTH ST
Lic NBR/Class LIC2025- REGULATORY LICENSES AND PERMITS
 000107
Issued Date 2/24/2025 **Expiration Date: September 30, 2025**
TRANSIENT RENTAL MEDALLION

Comments: FOUR TRANSIENT RENTAL UNITS/MD #305,#306,#307,#308

Restrictions: APPLICATION IN PROCESS PER CLO

RED PALM RENTALS LLC (TR)
MARGARET PEDERSON
341 WARTON RD
ESSEX , MD 21221

This document must be prominently displayed.

RED PALM RENTALS LLC

Copy of Last Recorded Deed

Prepared by and return to:
Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, P.L.L.C.
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-80
Consideration: \$2,600,000.00

Parcel Identification No.: 00038260-000000

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Warranty Deed

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

This Indenture made this 23rd day of February, 2024 between Brugman Holdings, LLC, a Florida Limited Liability Company whose post office address is 7894 Stow Rd, Hudson, OH 44236 of the County of Summit, State of Ohio, grantor*, and Red Palm Rentals, LLC, a Florida Limited Liability Company whose post office address is 341 Worton Rd, Essex, MD 21221 of the County of Baltimore, State of Maryland, grantee*,

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

Lot 11 in Block 18 in Tract 17 according to the Diagram of the Key West Investment Company of Part of Tract No. 17 recorded in Plat Book 1, Page 88, Monroe County, Florida, Public Records: Said Lot commencing at a point 147 feet and 2 inches from the corner of William and South Streets and running thence along South Street in a Southwesterly direction 50 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Northeasterly direction 50 feet; thence at right angles in a Southeasterly direction and parallel with William Street 120 feet to the point of beginning.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

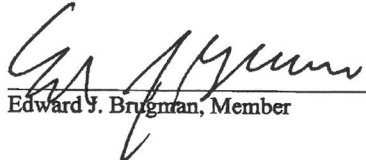
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Brugman Holdings, LLC, a Florida Limited Liability Company


Witness
Printed Name: LAURA BESSON
Address: 224 SIMONTON ST
Key West FL 33040


Edward J. Brugman, Member


Witness
Printed Name: Elizabeth Kehoe
Address: 224 Simonton Street, Key West,
FL 33040

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2024 by Edward J. Brugman, Member of Brugman Holdings, LLC, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: _____
My Commission Expires: _____

Detailed Description of How Use of Transient Rental Will be
Extinguished:

It is the intent of the Property Owner to continue to utilize the unit as a rental unit, however, it will be rented as a non-transient rental only.

Verification & Authorization Forms



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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza Stones & Cardenas, PLLC
(print name of entity)

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

719 South Street, Key West, FL 33040

Street address of subject property

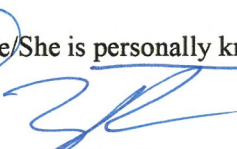
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

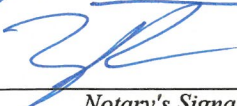
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

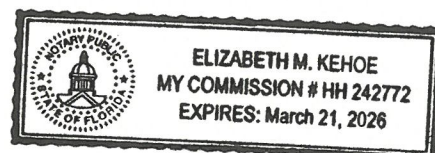
Subscribed and sworn to (or affirmed) before me on this 7/10/25 by
date

Gregory S. Oropeza
Name of Applicant


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


Notary's Signature and Seal

Elizabeth Kehoe
Name of Acknowledger typed, printed or stamped



Commission Number, if any



**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, Margaret Pedersen as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Red Palm Rentals, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this July 22, 2025
Date

by Margaret Pedersen
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented [Signature] LLC as identification.

[Signature]
Notary's Signature and Seal

DARRYLE A. EDWARDS
Name of Acknowledger typed, printed or stamped

[Signature]
Commission Number, if any

