

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)

February 12, 2019

VIA HAND DELIVERY:

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

Re: Revision of Transient License Transfer Application – 508 Virginia Street, Key West, FL 33040

Mr. Wright:

This application was initially submitted requesting a transfer of a transient license and unit pursuant to City of Key West Code Section 122-1339. However, the applicant is requesting to amend the application to reflect a transfer of the transient business tax receipt pursuant to City of Key West Code Section 122-1338. As such, the transient business tax receipt will be transferred, and the underlying ROGO unit will be contributed to the City of Key West beneficial use pool. The sender site was a three-bedroom, three bath property and the receiver site is a three bedroom, three bath property.

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

Sincerely,



Richard McChesney

Cc:
Vanessa Sellers

For Sender Site:

“Local name” of property _____ Zoning district _____

Legal description Maximus Properties - Unassigned

Current use: _____

Number of existing transient units: _____

Size of site _____ Number of existing city transient rental licenses: _____

What is being removed from the sender site? _____

What are your plans for the sender site? _____

For Receiver Site:

“Local name” of property 508 Virginia St Zoning district HRCC-3

Legal description _____

Current use Market rate residential housing

Size of site: 6,824 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 Approx. 4,453 sq. ft.

What will be transferred to the receiver site? transient license

What are your plans for the receiver site? Transient residential use

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Todd Kemp 2. NAME _____
ADDRESS ^{1316 Villa Mill Alley, Key West, FL 33040} _____ ADDRESS _____
TELEPHONE(1) (904) 910-1072 TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
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 Julie O'Neill 2. NAME _____
ADDRESS ^{508 Virginia St, Key West, FL 33040} _____ ADDRESS _____
TELEPHONE(1) (508) 954-4924 TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS

Sender Site

1. Current survey
2. Current 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 ~***

Warranty Deed

12

Doc# 2202225 01/16/2019 4:05PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Prepared by and return to:
Richard J. McChesney

2202225

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 64-18.00527 RM
Will Call No.:

01/16/2019 4:05PM
DEED DOC STAMP CL: Brit \$14 000.00

Doc# 2202225
Bk# 2945 Pg# 98

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of January, 2019 between Julia Kay O'Neill as Successor Trustee of the The Barbara Powell Qualified Personal Residence Trust dated 2/16/17, as amended and restated 10/16/14 whose post office address is 28A Pitts Street, Natick, MA 01760, grantor, and Coral Head Key West, LLC, a Florida limited liability company whose post office address is 1316 Villa Mill Alley, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification Number: 00027740-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property hereby conveyed does not constitute the homestead of any Grantor or any beneficiary of the Trust within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trust resides on property which is contiguous or adjacent thereto.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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:

Annette Oliveira
Witness Name: Annette Oliveira

Julia Kay O'Neill
Julia Kay O'Neill, Successor Trustee

Carey L. Valli
Witness Name: CAREY L. VALLI

State of Massachusetts
County of Middlesex

The foregoing instrument was acknowledged before me this 10th day of January, 2019 by Julia Kay O'Neill as Successor Trustee of the Barbara Powell Qualified Personal Residence (Trust) dated February 16, 2007, as Amended and Restated on October 16, 2014, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Carey L. Valli
Notary Public

Printed Name: CAREY L. VALLI

My Commission Expires: 5/30/2019

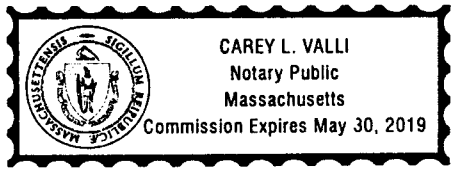


EXHIBIT "A"

PARCEL "A"

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829 as part of Tract 11, but now better known as Subdivision 8, of Stepney Austin's Diagram of Lot 3, Square 5, Tract 11, according to the Plat thereof recorded in Deed Book M, Page 619, of the Public Records of Monroe County, Florida.

COMMENCING at a point on Virginia Street distant 121 feet, 3 inches, from the corner of Duval and Virginia Streets, and running thence along Virginia Street in a Northeasterly direction 40 feet; thence at right angles in a Southeasterly direction 86 feet, 7 inches; thence at right angles in a Southwesterly direction 40 feet; thence at right angles in a Northwesterly direction 86 feet, 7 inches, to the Place of Beginning.

AND

PARCEL "B"

On the Island of Key West, and known as part of Subdivision Ten (10), of Lot Three (3) in Square Five (5) of Tract Eleven (11), according to the diagram recorded in Deed Book M at Page 619, of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:

COMMENCING at the intersection of the Northeasterly right-of-way boundary line of Duval Street with the Southeasterly right-of-way boundary line of Virginia Street and running thence Northeasterly along said right-of-way boundary line of Virginia Street for a distance of 201.25 feet to a point; thence at right angles in a Southeasterly direction for a distance of 33.9 feet to the Point of Beginning; thence at right angles in a Southwesterly direction for a distance of 3.33 feet to a point; thence at right angles in a Southeasterly direction for a distance of 52.68 feet to a point; thence at right angles in a Northeasterly direction for a distance of 3.33 feet to a point; thence at right angles in a Northwesterly direction for a distance of 52.68 feet back to the Point of Beginning.

AND

PARCEL "C"

On the Island of Key West, and known as Subdivision 10 of Lot 3 in Square 5 of Tract 11:

COMMENCING at a point on Virginia Street, distant 161 feet, 3 inches from Duval Street and running thence along the Southeast side of Virginia Street in a Northeasterly direction 40 feet; thence at right angles in a Southeasterly direction 86 feet, 7 inches, more or less; thence at right angles in a Southwesterly direction 40 feet; thence at right angles in a Northwesterly direction 86 feet, 7 inches to the Point of Beginning.

LESS

PARCEL "D"

On the Island of Key West, and known as part of Subdivision Ten (10), of Lot Three (3) in Square Five (5) of Tract Eleven (11), according to the diagram recorded in Deed Book M at Page 619, of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:

COMMENCING at the intersection of the Northeasterly right-of-way boundary line of Duval Street with the Southeasterly right-of-way boundary line of Virginia Street and running thence Northeasterly along said right-of-way boundary line of Virginia Street for a distance of 198.25 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Virginia Street for a distance of 3.0 feet to a point; thence at right angles in a Southeasterly direction for a distance of 33.9 feet to a point; thence at right angles in a Southwesterly direction for a distance of 3.0 feet to a fence; thence at right angles in a Northwesterly direction along said fence for a distance of 33.9 feet back to the Point of Beginning.

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 00027740-000000
 Account# 1028517
 Property ID 1028517
 Millage Group 10KW
 Location 508 VIRGINIA ST, KEY WEST
 Address
 Legal KW SUBS 8 AND 10 PT LOT 3 SQR 5 TR 11 G37-82/83 OR130-272/74 OR343-76/77 CASE #88-66-CP-13GUARDIAN OR1043-2178ORD OR1077-2042/43 OR1078-1560/61 OR1112-1639 OR1155-2417/18C OR1151-2431/32 OR1157-1492/93C OR1213-1220/21 OR1252-992/94 OR1285-1026/27C OR1293-2166/68 OR1320-1114/16 OR1320-1111/13 OR1827-1743/45C OR1827-1746/48 OR2002-2464/65 OR2027-2321/23C OR2280-2369/71 OR2945-55D/C OR2945-63 OR2945-67 OR2945-71 OR2945-75 OR2945-83 OR2945-98
 Description
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

CORAL HEAD KEY WEST LLC
 1316 Villa Mill
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$336,933	\$340,944	\$298,291	\$313,205
+ Market Misc Value	\$32,667	\$33,534	\$36,017	\$31,617
+ Market Land Value	\$812,943	\$812,943	\$722,002	\$584,066
= Just Market Value	\$1,182,543	\$1,187,421	\$1,056,310	\$928,888
= Total Assessed Value	\$769,917	\$754,082	\$738,572	\$733,438
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$744,917	\$729,082	\$713,572	\$708,438

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	6,824.00	Square Foot	0	0

Buildings

Building ID 2154
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3378
 Finished Sq Ft 2281
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 374
 Functional Obs 0
 Economic Obs 0
 Depreciation % 18
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD with 7% WD FRAME
 Year Built 1945
 EffectiveYearBuilt 2003
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 1
 Grade 650
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	570	0	0
FLA	FLOOR LIV AREA	2,281	2,281	0
OPU	OP PR UNFIN LL	184	0	0
OUU	OP PR UNFIN UL	180	0	0
SBF	UTIL FIN BLK	163	0	0
TOTAL		3,378	2,281	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WROUGHT IRON	1969	1970	1	87 SF	2
WALL AIR COND	1989	1990	1	1 UT	2
FENCES	1989	1990	1	108 SF	4
FENCES	1999	2000	1	1740 SF	2
TIKI	1999	2000	1	64 SF	3
FENCES	1999	2000	1	678 SF	2
BRICK PATIO	2000	2001	1	1347 SF	2
CUSTOM POOL	1999	2000	1	220 SF	5

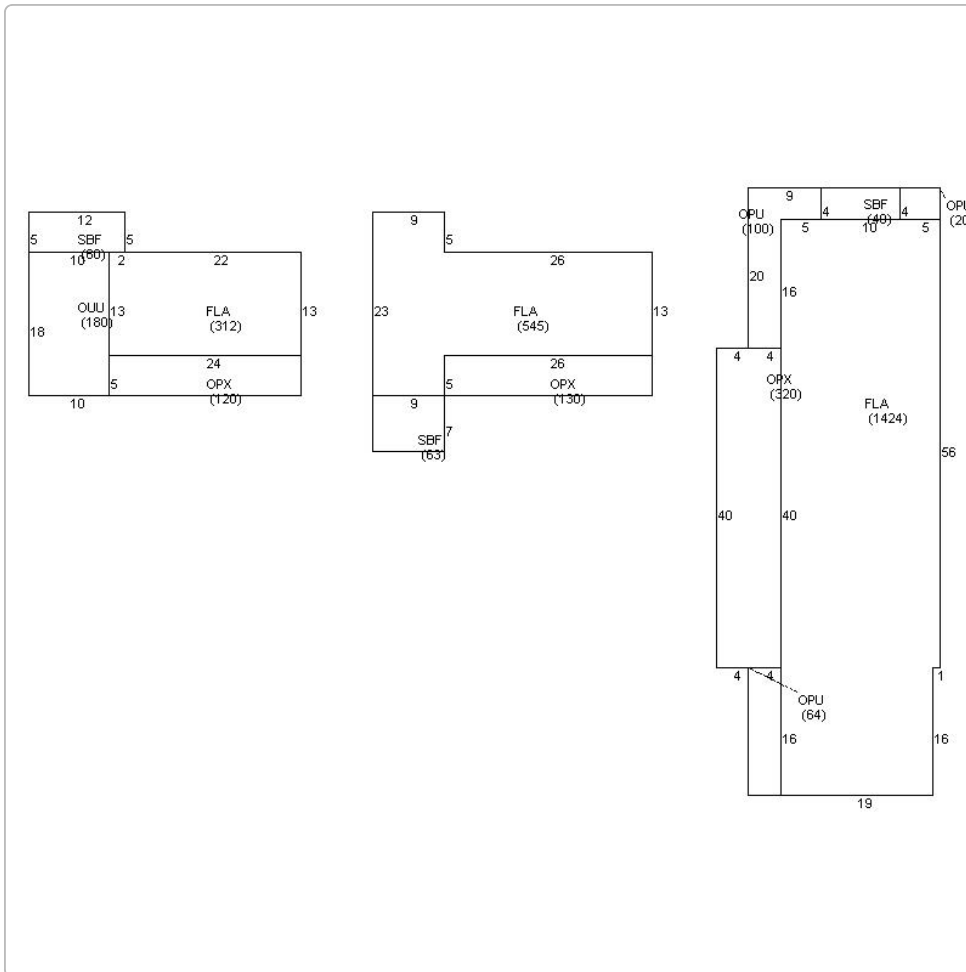
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/10/2019	\$2,000,000	Warranty Deed	2202225	2945	0098	01 - Qualified	Improved
10/1/2018	\$0	Death Certificate	2202215	2945	55	88 - Unqualified	Improved
5/4/2004	\$1,950,000	Warranty Deed		2002	2464	Q - Qualified	Improved
8/1/1994	\$570,000	Warranty Deed		1320	1114	U - Unqualified	Improved
2/1/1994	\$553,200	Warranty Deed		1293	2166	F - Unqualified	Improved
11/1/1990	\$1	Warranty Deed		1151	2431	M - Unqualified	Improved
12/1/1988	\$1	Warranty Deed		1077	2042	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
03-1506	5/5/2003	10/9/2003	\$3,200		POOL COPING
9902988	8/23/1999	12/27/1999	\$1,000		SECURITY ALARM
9901213	6/11/1999	12/27/1999	\$2,000		ROOFING
9901604	5/10/1999	12/27/1999	\$30,000		REMOVE/REPLACE ROOF SYSTE
9901213	4/9/1999	12/27/1999	\$2,000		RENOVATIONS
9900585	2/24/1999	12/27/1999	\$15,000		NEW POOL
9900072	1/14/1999	12/27/1999	\$28,000		ADDITION OF PORCH ROOF
9801969	6/22/1998	12/27/1999	\$100		TEMP SERVICE
9801540	5/15/1998	12/27/1999	\$375		SEC ALARM
9800978	3/26/1998	12/27/1999	\$7,000		CENTRALAC (2 UNITS)
9800018	2/10/1998	12/27/1999	\$84,600		RENOVATIONS
9702700	8/1/1997	12/1/1997	\$7,180		18 SQS V-CRIMP ROOF

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.

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: 2/5/2019 1:57:02 AM

Developed by



Survey

BEARING BASE:
ALL BEARINGS ARE BASED ON
N51°13'10"E ASSUMED ALONG THE
CENTERLINE OF VIRGINIA STREET.

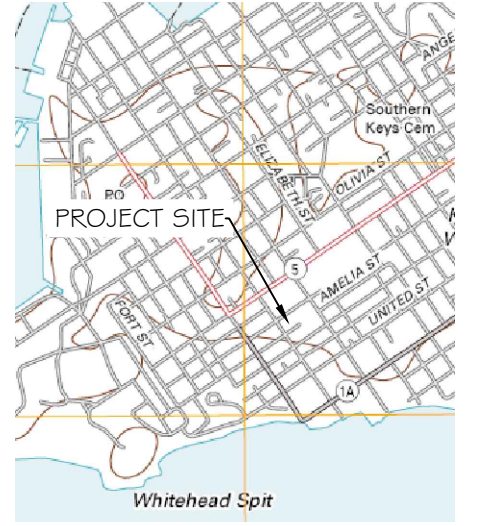
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

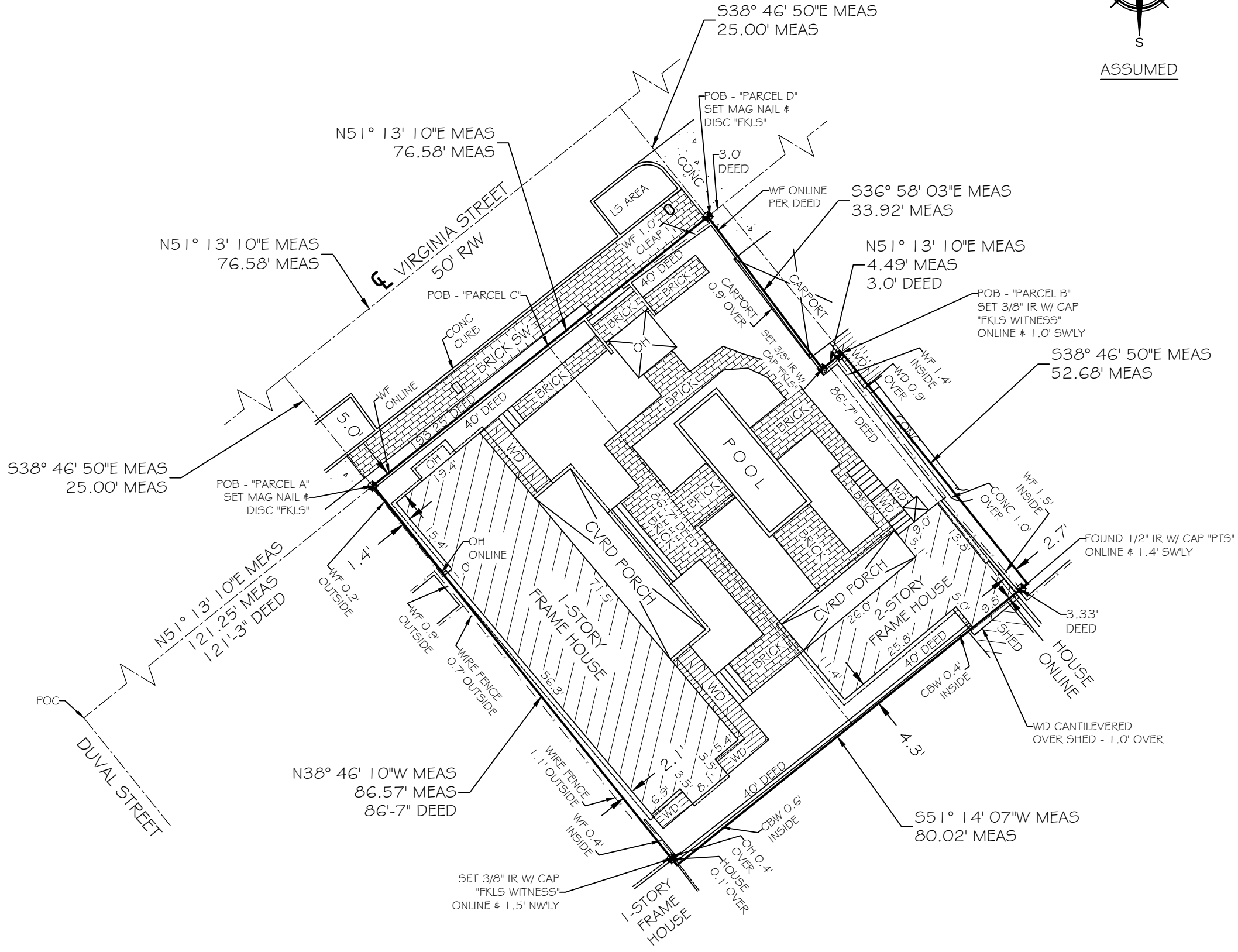
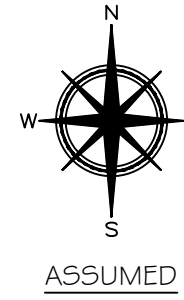
ADDRESS:
508 VIRGINIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

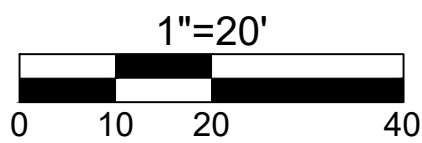


SURVEYOR'S NOTES:

- "PARCEL B" IS WHOLLY CONTAINED WITHIN "PARCEL C".

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



TOTAL AREA = 6,825.42 SQFT ±

LEGAL DESCRIPTION(S) -

"PARCEL A"
On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829 as part of Tract 11, but now better known as Subdivision 8, of Stapney Austin's Diagram of Lot 3, Square 5, Tract 11, according to the Plat thereof recorded in Deed Book M, Page 619, of the Public Records of Monroe County, Florida.
COMMENCING at a point on Virginia Street distant 121 feet, 3 inches, from the corner of Duval and Virginia Streets, and running thence along Virginia Street in a Northeasterly direction 40 feet; thence at right angles in a Southeasterly direction 86 feet, 7 inches; thence at right angles in a Southwesterly direction 40 feet; thence at right angles in a Northwesterly direction 86 feet, 7 inches, to the Place of Beginning.

"PARCEL B" - AND
On the Island of Key West, and known as part of Subdivision Ten (10), of Lot Three (3) in Square Five (5) of Tract Eleven (11), according to the diagram recorded in Deed Book M at Page 619, of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:
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"PARCEL C" - AND
On the Island of Key West, and known as Subdivision 10 of Lot 3 in Square 5 of Tract 11. COMMENCING at a point on Virginia Street, distant 161 feet, 3 inches from Duval Street and running thence along the Southeast side of Virginia Street in a Northeasterly direction 40 feet; thence at right angles in a Southeasterly direction 86 feet, 7 inches, more or less; thence at right angles in a Southwesterly direction 40 feet; thence at right angles in a Northwesterly direction 86 feet, 7 inches to the Point of Beginning.

"PARCEL D" - LESS
On the Island of Key West, and known as part of Subdivision Ten (10), of Lot Three (3) in Square Five (5) of Tract Eleven (11), according to the diagram recorded in Deed Book M at Page 619, of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:
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CERTIFIED TO -

CORAL HEAD KEY WEST, LLC, a Florida limited liability company;
IBERIABANK MORTGAGE COMPANY, ISAOA
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	LS = LANDSCAPING	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	MB = MAILBOX	R = RADIUS
CL = CENTERLINE	MEAS = MEASURED	RW = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MF = METAL FENCE	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MHWL = MEAN HIGH WATER LINE	SW = SIDE WALK
CONC = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	NTS = NOT TO SCALE	TOB = TOP OF BANK
CVRD = COVERED	OH = ROOF OVERHANG	TOS = TOE OF SLOPE
DELT = CENTRAL ANGLE	OHV = OVERHEAD WIRES	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	PF = FINISHED FLOOR ELEVATION	TYP = TYPICAL
EL = ELEVATION	PI = FENCE INSIDE	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PI = FENCE OUTSIDE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PI = FENCE ON LINE	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	WL = WOOD LANDING
FH = FIRE HYDRANT	POB = POINT OF BEGINNING	WM = WATER METER
FI = FENCE INSIDE	POI = POINT OF INTERSECTION	WPP = WOOD POWER POLE
FND = FOUND		WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE		WV = WATER VALVE
FOL = FENCE ON LINE		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 12/07/2018
MAP DATE: 12/20/2018
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: MPB
JOB NO.: 18-425

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED:
ERIC A. ISAACS, P.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

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, C. Todd Kemp as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Coral Head Key West, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Richard McChesney
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this _____
Date

by C Todd Kemp
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.

Mary E. Turso
Notary's Signature and Seal

MARY E. TURSO
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Verification Form

**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)*

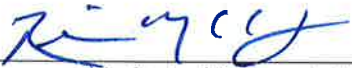
of Spottswood, Spottswood, Spottswood & Sterling PLLC
(print name of entity serving as Authorized Representative)

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:

508 Virginia Street, Key West, FL 33040

Street Address of subject property

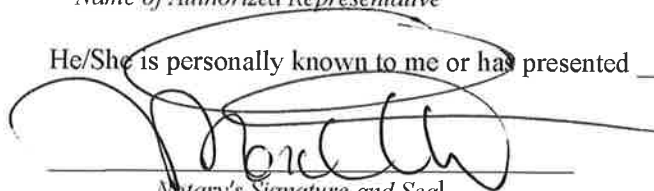
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/6/19 by _____
date

Richard McChesney
Name of Authorized Representative

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

