

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)

January 16, 2019

VIA HAND DELIVERY:

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

Re: Transient License Transfer Application – 503 and 505 Duval Street, Key West,
FL 33040

Mr. Wright:

Please find enclosed a transient license transfer application for the transfer of two (2) unassigned transient licenses and Rogos, previously associated with Seaside Hospitality Corp., originally from the Saint 21067 (“Sender Site”), to 503 and 505 Duval Street, Key West, Florida 33040 (“Receiver Site”), which is located in the HRCC-1 Zoning District. The sender site information on the attached application notes that the license is in unassigned status and the configuration of the structure is unknown. This application is made pursuant to City of Key West Code Section 122-1338. The transfer of the unassigned transient licenses and Rogos will be used for the development of two transient residential units at the Receiver Site. The receiver site currently contains two market rate residential units, therefore, the underlying Rogo units will be donated to the City as part of the beneficial use pool of units.

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

Enc:
Completed Application

**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

Unassigned

RE# unassigned

Name(s) of Owner(s):

Seaside Hospitality Corp

Name of Agent or Person to Contact:

Mark Wyant

Address: 7151 Hill Forest Dr.

Dallas, TX 75230

Telephone _____

Email dmark22@mac.com

Receiver Site

Address of Site

503 and 505 Duval Street

RE# 00009570-000000

Name(s) of Owner(s):

Spottswood Partners II LTD

Name of Agent or Person to Contact:

Richard McChesney

Address: 500 Fleming St

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

For Sender Site:

“Local name” of property Unassigned Zoning district _____

Legal description Unassigned

Current use: _____

Number of existing transient units: N/A

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

What is being removed from the sender site? 2 transient licenses and Rogos

What are your plans for the sender site? _____

For Receiver Site:

“Local name” of property 503-505 Duval Street Zoning district HRCC-1

Legal description _____

Current use Mixed Use

Size of site: 4,180 sq ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 2 residential units

Existing non-residential floor area Approx. 3,400 sq. ft.

What will be transferred to the receiver site? 2 transient licenses

What are your plans for the receiver site? Mixed use

residential and commercial with 2 transient 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 Seaside Hospitality Corp.
B. STATE/COUNTRY OF INCORPORATION Florida, USA
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Mark Wyant President

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:

Mark Wyant

TELEPHONE(S) 214-762-7969 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 _____
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: Spottswood Partners II LTD
B. STATE OF REGISTRATION: Florida
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:
Robert A. Spottswood

FOR CORPORATIONS AND PARTNERSHIPS

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

Richard J. McChesney
TELEPHONE(S) 305-293-8791 FAX 305-504-2696

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

MONROE COUNTY
OFFICIAL RECORDS

FILE #1136471
BK#1588 PG#2038

RCD Jul 28 1999 12:19PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
07/28/1999 PP DEP CLK

This Document Prepared By and Return to:
JOHN M. SPOTTSWOOD, JR., ESQ.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 FLEMING STREET
KEY WEST, FL 33040

Parcel ID Number:

Warranty Deed

This Indenture, Made this 31st day of December, 1997 A.D. Between
JOHN M. SPOTTSWOOD, JR., WILLIAM B. SPOTTSWOOD and ROBERT A. SPOTTSWOOD,
Trustees of the Robert A. Spottswood Trust No. II u/a/d December
29, 1997,
of the County of Monroe, State of Florida, grantors, and
SPOTTSWOOD PARTNERS II, LTD., a Florida Limited Partnership,

whose address is: 500 Fleming Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to restrictions, reservations and easements of record, if
any, and taxes for the year 1997 and subsequent years.

Further subject to mortgages of record, if any.

This document was prepared without benefit of title search or
abstract and is based solely on facts provided by either of the
parties or their agent.

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

In Witness Whereof, the grantor has hereunto set
Signed, sealed and delivered in our presence:

hand and seal the day and year first above written.

Robin R. Gedin
Printed Name: ROBIN R. GEDMIN
Witness
Martha A. Gredinath
Printed Name: MARTHA A. GREDINATH
Witness

John M. Spottswood, Jr. (Seal)
JOHN M. SPOTTSWOOD, JR.
P.O. Address: 500 Fleming Street
Key West, FL 33040
William B. Spottswood (Seal)
WILLIAM B. SPOTTSWOOD
P.O. Address: 500 Fleming Street
Key West, FL 33040
Robert A. Spottswood (Seal)
ROBERT A. SPOTTSWOOD
P.O. Address: 500 Fleming Street
Key West, FL 33040

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 31st day of December, 1997 by
JOHN M. SPOTTSWOOD, JR., WILLIAM B. SPOTTSWOOD and ROBERT A.
SPOTTSWOOD, Trustees of the Robert A. Spottswood Trust No. II
u/a/d December 29, 1997,
who are personally known to me or who have produced Florida driver's license as identification.



Robin R. Gedin
MY COMMISSION # CC794170 EXPIRES
April 1, 2003
BONDED THRU TROY FARM INSURANCE, INC.

Robin R. Gedin
Printed Name: ROBIN R. GEDMIN
Notary Public

(503-505 DUVAL STREET)

EXHIBIT "A"

On the Island of Key West and known as Part of Lot 3, in Square 50, according to the map or plan of said City of Key West as delineated in February 1829. Beginning at a point on Duval Street 46 feet from the corner of Duval and Fleming Streets and running thence along Duval Street in a Southeasterly direction 55 feet; thence at right angles in a Northeasterly direction 74 feet; thence at right angles in a Northwesterly direction and parallel with Duval Street 55 feet; thence at right angles in a Southwesterly direction 74 feet back to place of beginning.

Subject to record encroachment along the Northeasterly boundary line along the entire length of caption premises, occasioned by Warranty Deed from Eva Golden Newhouse and Paul E. Newhouse, her husband, and George Robert Lee, a single man, as grantors, to Louise Elizabeth Lee Kopp and Mary Louise Graham, as grantees, filed for record August 11, 1969, in the Office of the Clerk of the Circuit Court, Monroe County, Florida, and recorded in Official Records 436, Pages 888 to 890, both inclusive, Monroe County, Florida Public Records.

MONROE COUNTY
OFFICIAL RECORDS

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 00009570-000000
 Account# 1009831
 Property ID 1009831
 Millage Group 10KW
 Location 505 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 50 OR544-144 OR941-2272/2273Q/C OR1566-1363/65 OR1585-1884/1902
 Description OR1585-1908/26 OR1585-1927/45 OR1588-2034/35 OR1588-2036/37 OR1588-2038/39
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[SPOTTSWOOD PARTNERS II LTD](#)
 500 Fleming St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$442,942	\$468,253	\$516,951	\$516,951
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,118,150	\$939,246	\$941,792	\$941,792
= Just Market Value	\$1,561,092	\$1,407,499	\$1,458,743	\$1,458,743
= Total Assessed Value	\$1,548,249	\$1,407,499	\$1,458,743	\$1,458,743
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,561,092	\$1,407,499	\$1,458,743	\$1,458,743

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,180.00	Square Foot	55	76

Commercial Buildings

Style 1 STY STORE-B / 11B
 Gross Sq Ft 7,144
 Finished Sq Ft 4,864
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1904
 Year Remodeled
 Effective Year Built 1995
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	264	0	0
FAT	FINISHED ATTIC	1,728	0	0
FLA	FLOOR LIV AREA	4,864	4,864	0
OPF	OP PRCH FIN LL	288	0	0
TOTAL		7,144	4,864	0

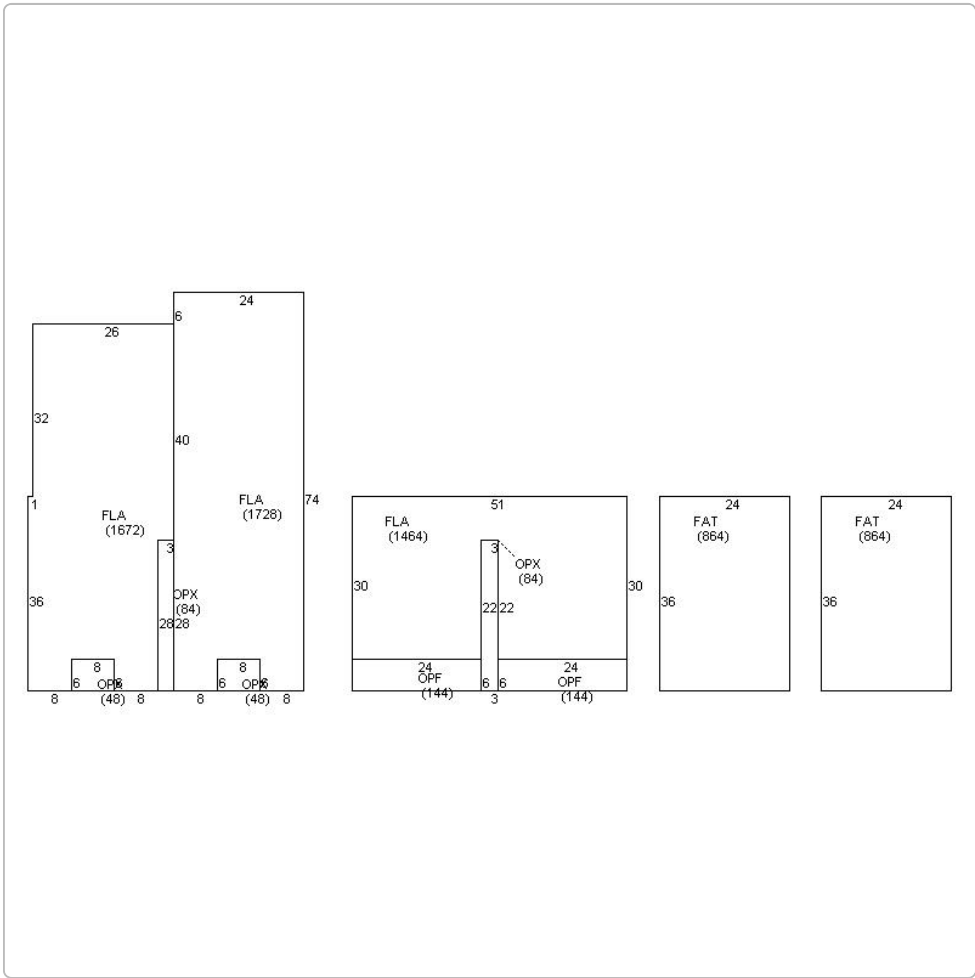
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1973	\$31,000	Conversion Code		544	144	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3741	10/26/2017		\$1,200	Commercial	EXTEND EXISTING A/C WIRING AN ADDITIONAL 10' OVER FROM THE EDGE OF THE BUILDING ROOF. CONNECT WIRING AND INSTALL 50 AMP BREAKER.
17-413	2/6/2017		\$31,750	Commercial	REMOVE AND REPLACE 26 SQ 5 V-CRIMP. INSTALL 24 SQ HYDROSTOP TO EXISTING FLAT ROOF
11-3446	10/4/2011		\$2,000	Commercial	1-SINGLE FACED HANGING SIGN 60"X12"X 1 1/2 RED CEDAR 5 SQ/FT. 1-DOUBLE FACED HANGING SIGN 33"X11"X1/12" RED CEDAR "KILWINS"
11-2918	9/16/2011		\$1,800	Commercial	REMOVE PART OF OLD DUCT, RE-INSTALL THREE SUPPLY & TWO RETURN DUCT'S, INSTALL TWO EXHAUST FAN'S, VENT DRYER EXHAUST ,INSTALL REFRIGERATION EQUIPMENT
11-2918	8/15/2011		\$1,800	Commercial	REMOVE PART OF OLD DUCT, RE-INSTALLED THREE SUPPLY & TWO RETURN DUCT'S. INSTALLED TWO EXHAUST FANS, VENT DRYER EXH. INSTALL REFRIGERATION EQUIPMENT
11-2579	7/19/2011		\$20,000	Commercial	COMPLETE ELECTRICAL INSTALLATION OF NEW EQUIPMENT NEW BRANCH CIRCUITS. UPGRADE OF EXISTING ELECTRICAL TO 600A/240V 3PH. NEW WIRING INSTALLATION PER DRAWINGS.
11-2580	7/16/2011		\$20,000	Commercial	PLUMBING FOR 1-TOILET 1-LAV 1-MOP SINK 1-WATER HEATER 1-3 COMP SINK 1-GREASE TRAP 1-ICE MACHINE 1-LAUNDRY WASHER 2-PREP SINKS 4-HAND SINKS 4-FLOOR DRAINS 1-ICE BIN 2-DIPPER WELLS AND 1-EXPRESS MACHINE
11-2104	6/30/2011		\$30,000	Commercial	INTERIOR RENOVATIONS, WALLS, DRYWALLS, CEILINGS, CUT FLOOR FOR PLUMBING (PLUMBING NO INCLUDED) & PAINTING AS PER PLANS.
11-1190	4/15/2011		\$4,000	Commercial	REPLACE ONE FIVE TON A/C SPLIT W/EQUAL C/U ON ROOF.
08-0477	2/22/2008		\$7,500	Commercial	REMOVE & REPLACE TWO ENTRY DOORS AND PAINT
07-4877	10/30/2007		\$7,500	Commercial	CHANGE OUT 1 TON AND 10 TON AC UNITS
07-3550	7/18/2007		\$2,300	Commercial	CHANGE OUT A TEN TON A/C UNIT ON TOP OF REAR ROOF.
07-1573	4/2/2007	4/30/2007	\$19,376	Commercial	INSTALL COOLEY C-3 PVC ROOFING
06-3521	6/15/2006	7/26/2006	\$2,000	Commercial	ALUMINUM HURRICANE PANELS 3 OPENINGS
06-3524	6/9/2006	7/26/2006	\$2,000	Commercial	ALUMINUM HURRICANE PANELS 3 OPENINGS
0001381	5/25/2000	7/14/2000	\$2,600	Commercial	PAINT FRONT OF STORE
0001307	5/23/2000	7/14/2000	\$1,400	Commercial	CANVAS AWNINGS
0000944	4/17/2000	7/14/2000	\$1,200	Commercial	PAINING
9900243	12/10/1999	7/14/2000	\$273,000	Commercial	INSTALL NEW AC
9903840	11/22/1999	12/7/1999	\$4,000	Commercial	INTERIOR REPAIRS
9903840	11/22/1999	7/14/2000	\$4,000	Commercial	ELECTRICAL
9901280	4/15/1999	11/3/1999	\$5,000	Commercial	TILE FLOORS
9803383	10/28/1998	1/1/1999	\$110,000	Commercial	SINGLE PLY ROOF
9800555	3/17/1998	1/1/1999	\$1,500	Commercial	REPAINT EXTERIOR
9803220	10/29/1996	1/1/1999	\$20,000	Commercial	INSTALLATION OF ROOF
9600457	1/1/1996	8/1/1996	\$1,000	Commercial	AWNINGS
B954032	11/1/1995	11/1/1995	\$43,295	Commercial	UPGRADE PMTS FOR SUBCONT.
B953720	10/1/1995	11/1/1995	\$700	Commercial	SIGNAGE
E953320	10/1/1995	11/1/1995	\$26,025	Commercial	ELECTRICAL
E953580	10/1/1995	11/1/1995	\$1,000	Commercial	SECURITY ALARM
M953530	10/1/1995	11/1/1995	\$15,000	Commercial	1.5 TON & 10 TON AC'S
P953283	9/1/1995	11/1/1995	\$2,900	Commercial	6 NEW FIXTURES
B952715	8/1/1995	11/1/1995	\$53,000	Commercial	BUILD OUT TENANT SPACE
B933406	12/1/1993	11/1/1994	\$3,000	Commercial	RENOVATIONS
M933545	12/1/1993	11/1/1994	\$7,800	Commercial	REPL-2-5 TON A/CUNITS

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, 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: 2/19/2019 1:51:32 AM

Version 2.2.2

Developed by



Sunbiz.org Search Result



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

Detail by Entity Name

Florida Limited Partnership
 SPOTTSWOOD PARTNERS II, LTD.

Filing Information

Document Number A97000001375
FEI/EIN Number 65-0806748
Date Filed 06/23/1997
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 11/19/1998
Event Effective Date NONE

Principal Address

506 FLEMING STREET
 KEY WEST, FL 33040

Changed: 04/30/2008

Mailing Address

506 FLEMING STREET C/O KENNETH DOOLEY
 KEY WEST, FL 33040

Changed: 04/19/2018

Registered Agent Name & Address

Spottswood, William, Jr.
 500 FLEMING STREET
 KEY WEST, FL 33040

Name Changed: 04/29/2016

Address Changed: 04/29/2016

General Partner Detail

Name & Address

Document Number P98000030413
 SPOTTSWOOD PARTNERS, INC.
 506 FLEMING STREET
 KEY WEST, FL 33040

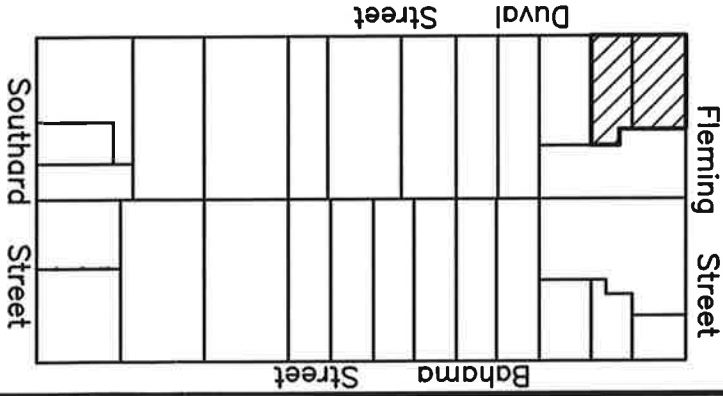
Annual Reports

Report Year	Filed Date
2016	04/29/2016
2017	05/01/2017
2018	04/19/2018

Document Images

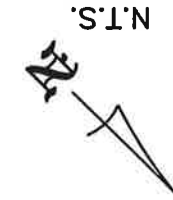
04/19/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/20/2014 -- ANNUAL REPORT	View image in PDF format
03/08/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
04/22/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
04/20/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/01/2004 -- ANNUAL REPORT	View image in PDF format
04/09/2003 -- ANNUAL REPORT	View image in PDF format
05/22/2002 -- ANNUAL REPORT	View image in PDF format
04/16/2001 -- ANNUAL REPORT	View image in PDF format
04/12/2000 -- ANNUAL REPORT	View image in PDF format
11/19/1998 -- Amendment	View image in PDF format
11/18/1998 -- ANNUAL REPORT	View image in PDF format
09/29/1997 -- ANNUAL REPORT	View image in PDF format

Survey



Lots 3 & 4, Square 50,
City of Key West

LOCATION MAP



LEGAL DESCRIPTION:

Parcel A:
On the island of Key West and is part of Lot 3 in Square 50 according to William A. Whitehead's map of said island delineated in February, A.D., 1829; Commencing at the corner of Duval and Fleming Streets and running thence along Duval street in a Southeastern direction 46 feet; thence at right angles in a Northeastern direction 65 feet; thence at right angles in a Northwestern direction 46 feet out to Fleming Street; thence at right angles in a Southwesterly direction and along Fleming Street 65 feet to place of beginning.
Parcel "B":
On the island of Key West and known as Part of Lot 3, in Square 50, according to the map or plan of said City of Key West as delineated in February 1829. Beginning at a point on Duval Street 46 feet from the corner of Duval and Fleming Streets and running thence along Duval Street in a Southwesterly direction 55 feet; thence at right angles in a Northeastern direction 74 feet; thence at right angles in a Northwestern direction and parallel with Duval Street 55 feet; thence at right angles in a Southwesterly direction 74 feet back to place of beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- O.R. = Official Records
- N.T.S. = Not to Scale
- ℄ = Centerline
- B.M. = Bench Mark
- o/h = Overhead
- u/g = Underground
- wd. = Wood
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- Elev. = Elevation
- B.M. = Bench Mark

Monumentation:
● = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749
△ = Found P.K. Nail
Field Work performed on: 2/7/14

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

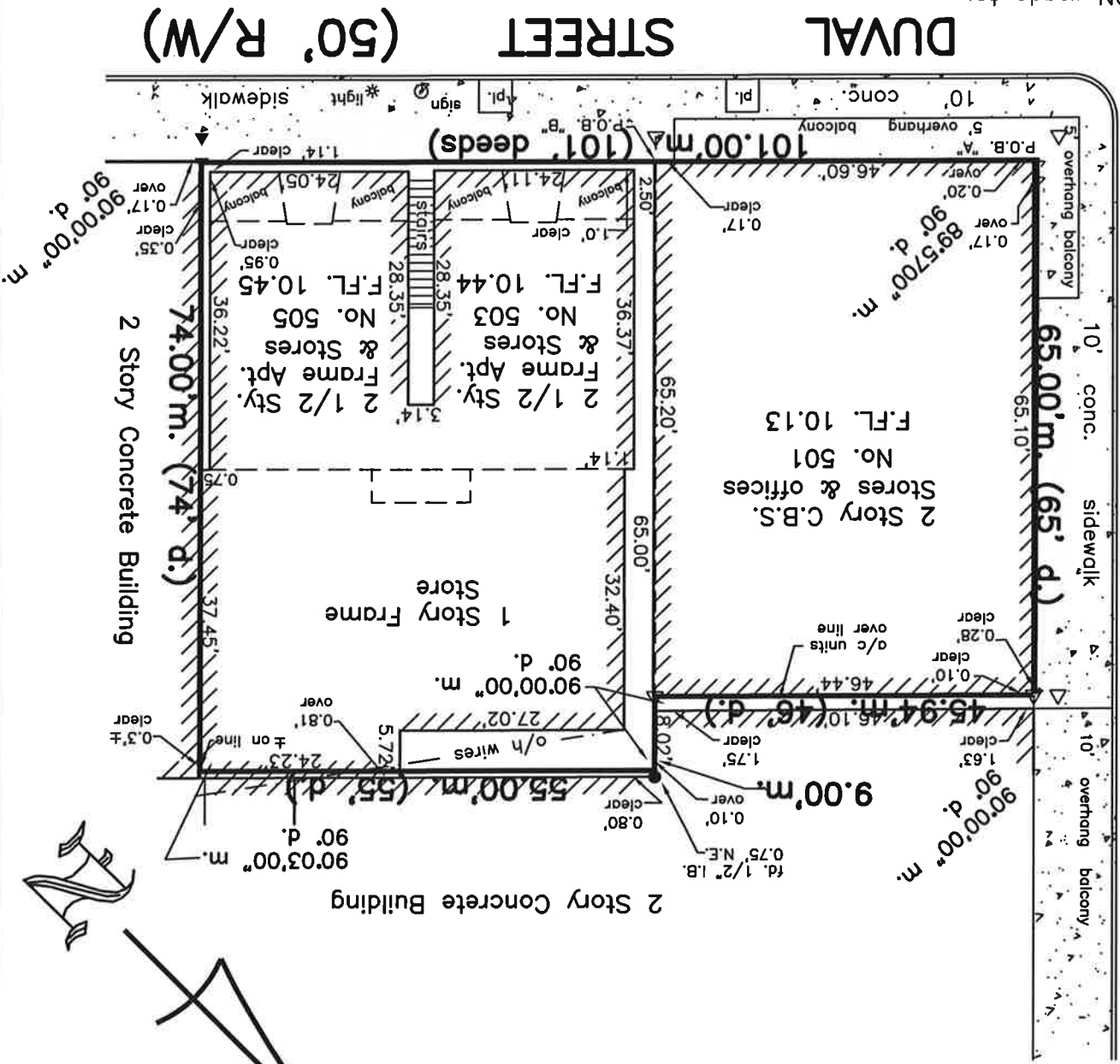
FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

BOUNDARY SURVEY		Dwn No.: 14-142
Scale: 1"=20'	Ref. 131-20	Flood panel No. 1516 K
Date: 12/17/97	Flood Zone: X	Dwn. By: F.H.H.
REVISIONS AND/OR ADDITIONS		
2/10/14: Updated, no changes, certification		
f:/datatred/dwg/keywest/block44/501-505 Duval		

CERTIFICATION made to:
Spottswood Partners, Ltd.
Spottswood, Spottswood & Spottswood
Old Republic National Title Insurance Company
Wells Fargo Bank, N.A.
WEISBUJRD, EISEN & POSSENTI, P.A.

FLEMING STREET (50' R/W)



DUVAL STREET (50' R/W)

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
(305) 293-0466
Suite 201
Key West, FL 33040
Fhildeb1@bellsouth.net
(305) 293-0237
L.B. No. 7700

Business Tax Receipts

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 SEASIDE HOSPITALITY CORP
Location Addr UNASSIGNED
Lic NBR/Class 32898 PROPERTY RENTAL
Issued Date 7/10/2018 Expiration Date: September 30, 2019
TRANSIENT UNASSIGNED

Comments: ONE TRANSIENT RENTAL UNIT & ROGO

Restrictions: ORIGINALLY FROM SAINT 21067

SEASIDE HOSPITALITY CORP
417 EATON ST

KEY WEST, FL 33040



This document must be prominently displayed.

SEASIDE HOSPITALITY CORP

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 SEASIDE HOSPITALITY CORP
Location Addr UNASSIGNED
Lic NBR/Class 34123 PROPERTY RENTAL
Issued Date 7/10/2018 Expiration Date: September 30, 2019
TRANSIENT UNASSIGNED

Comments: ONE TRANSIENT RENTAL LICENSE & ROGO

Restrictions: ORIGINALLY FROM SAINT 21067

SEASIDE HOSPITALITY CORP
417 EATON ST

KEY WEST, FL 33040



This document must be prominently displayed.

WYANT, MARK

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, William B. Spottswood, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

Secretary of Spottswood Partners Inc, as GP of Spottswood Partners II
Name of office (President, Managing Member) Name of owner from deed

authorize Richard McChesney
Please Print Name of Representative

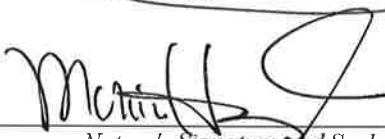
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this 6th day of February 2019
Date

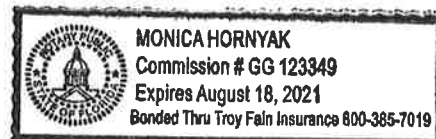
by William B. Spottswood, Jr.
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal

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:

503-505 Duval 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

