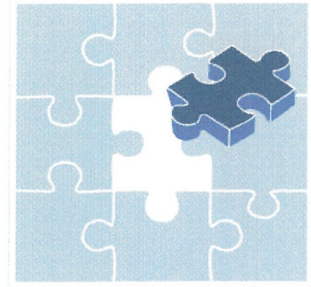


APPLICATION

MEMORANDUM

Date: 1/15/25
To: City of Key West Planning Department
From: Owen Trepanier
Re: **1220 Royal Street (RE #00029370-000000)**
Extinguishment of Transient Rental Unit Use

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Please be advised that the use of transient rental units located at 1220 Royal Street will be extinguished by transferring the transient unit and license to 510 Ameila and the space the unit currently occupies at 1220 will be incorporated in the existing non-transient dwelling unit.

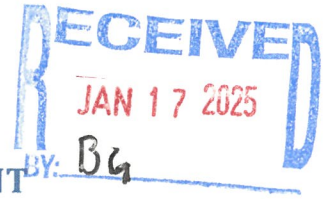


**TRANSFER OF TRANSIENT UNIT
AND LICENSE APPLICATION**
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

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

1220 Royal Street

RE# **00029370-000000**

Name(s) of Owner(s):

**Lagotta Bachman Living Trust 6/15/2012
C/o LaGotta Geraldine**

Name of Agent or Person to Contact:

Trepanier & Associates Inc

1421 First St, Unit 101

Address: **Key West, FL 33040**

Telephone **305-293-8983**

Email **owen@owentrepanier.com**

Receiver Site

Address of Site

510 Amelia Street

RE# **00027820-000000**

Name(s) of Owner(s):

Elba Cecilia Canalejo

Name of Agent or Person to Contact:

Trepanier & Associates Inc

1421 First St, Unit 101

Address: **Key West, FL 33040**

For Sender Site:

“Local name” of property 1220 Royal Zoning district HMDR

Legal description KW INVESTMENT CO SUB PB1-49 LOT 6 SQR 1 TR 12 H2-364

Current use: 1 transient & 2 non-transient

Number of existing transient units: One (1) Transient Rental Unit

Size of site 4,278 SF Number of existing city transient rental licenses: 1

What is being removed from the sender site? 1 transient unit and license

What are your plans for the sender site? _____

The transient use will terminate and the space will be incorporated into the exiting non-transient dwelling unit.

For Receiver Site:

“Local name” of property 510 Amelia Zoning district HRCC3

Legal description KW SUB 15 PT LOT 4 SQR 5 TR 11

Current use 1 Non-transient

Size of site: 3,463 SF Number of existing city transient rental licenses: 0

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

Existing non-residential floor area 0 sq. ft.

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

What are your plans for the receiver site? _____

Convert from non-transient to transient occupancy

Sender Site: Current Owner Information

FOR INDIVIDUALS

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

~~FOR CORPORATIONS~~ --- LIVING TRUST

Trust
A. CORPORATE NAME Lagotta Bachman Living Trust 6/15/12
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA __YES __NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Geraldine Lagotta - Trustee
Joseph S. Bachma - Trustee

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:

c/o Owen Trepanier, Trepanier & Associates Inc
1421 First Street, Unit 101, Key West, FL 33040

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Elba Cecilia Canalejo 2. NAME _____
ADDRESS 510 Amelia Street ADDRESS _____
TELEPHONE(1) c/o (305) 293-8983 TELEPHONE(1) _____
(2) _____ (2) _____
FAX c/o (305) 293-8748 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 (1) complete application package.
Two (2) signed & sealed surveys and site plans are required ~***

PROPERTY CARD

Monroe County, FL

****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 00027820-000000
 Account# 1028592
 Property ID 1028592
 Millage Group 10KW
 Location 510 AMELIA St, KEY WEST
 Address
 Legal KW SUB 15 PT LOT 4 5QR 5 TR 11 G12-282 OR1087-1617 OR1080-907
 Description OR1085-1528 OR1086-2056 OR1090-1008 OR1099-662 OR1099-663
 OR1099-664
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

CANALEJO ELBA CECILIA
 510 Amelia St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$130,568	\$120,352	\$122,175	\$105,765
+ Market Misc Value	\$204	\$204	\$204	\$204
+ Market Land Value	\$1,356,388	\$1,136,972	\$880,987	\$651,598
= Just Market Value	\$1,487,160	\$1,257,528	\$1,003,366	\$757,567
= Total Assessed Value	\$181,642	\$176,352	\$171,216	\$166,230
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$156,642	\$151,352	\$146,216	\$141,230

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,356,388	\$130,568	\$204	\$1,487,160	\$181,642	\$25,000	\$156,642	\$500,000
2023	\$1,136,972	\$120,352	\$204	\$1,257,528	\$176,352	\$25,000	\$151,352	\$500,000
2022	\$880,987	\$122,175	\$204	\$1,003,366	\$171,216	\$25,000	\$146,216	\$500,000
2021	\$651,598	\$105,765	\$204	\$757,567	\$166,230	\$25,000	\$141,230	\$500,000
2020	\$646,611	\$105,765	\$204	\$752,580	\$163,935	\$25,000	\$138,935	\$500,000
2019	\$674,419	\$107,321	\$204	\$781,944	\$160,250	\$25,000	\$135,250	\$500,000
2018	\$600,069	\$108,876	\$204	\$709,149	\$157,263	\$25,000	\$132,263	\$500,000

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,463.00	Square Foot	0	0

Buildings

Building ID	2163	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1995
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1416	Roof Type	GABLE/HIP
Finished Sq Ft	1064	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	132	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,064	1,064	0
OPU	OP PR UNFIN LL	256	0	0
OPF	OP PRCH FIN LL	96	0	0
TOTAL		1,416	1,064	0

Yard Items

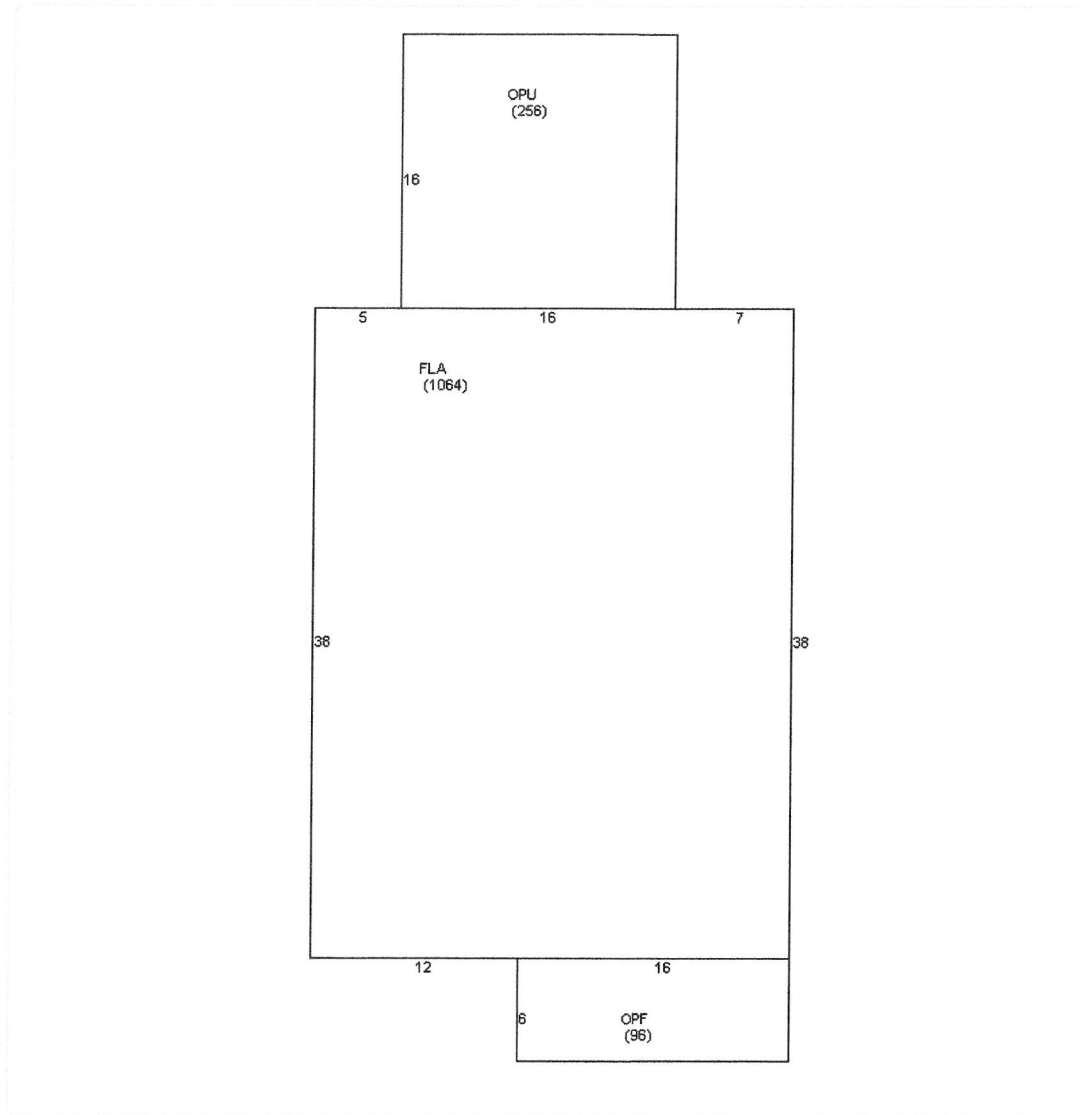
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1977	1978	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/1/1989	\$60,000	Warranty Deed		1099	662	H - Unqualified	Improved		

View Tax Info

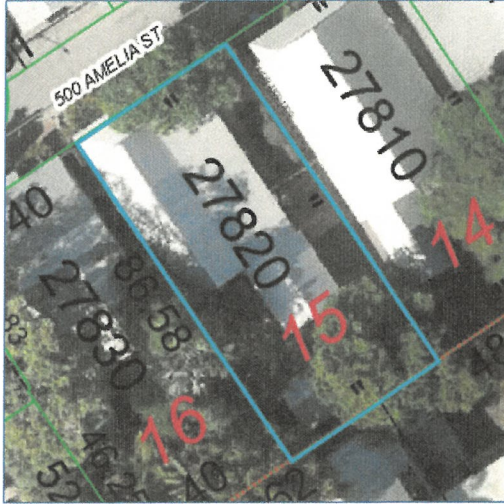
[View Taxes for this Parcel](#)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Permits.

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Monroe County, FL

PROPERTY RECORD CARD

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00029370-000000
Account# 1030139
Property ID 1030139
Millage Group 10KW
Location 1220 ROYAL St, KEY WEST
Address
Legal KW INVESTMENT CO SUB PB1-49 LOT 6 SQR 1 TR 12 H2-364 OR628-806
Description OR718-161 OR725-43 OR912-1995 OR1010-957 OR1444-1278/79
OR2509-486/87 OR2577-1551/52 OR2585-376/77
(Note: Not to be used on legal documents.)
Neighborhood 6096
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

LAGOTTA BACHMAN LIVING TRUST 6/15/2012
 C/O LA GOTTA GERALDINE
 145 Daketown Rd
 Greenfield Center NY 12833

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$241,041	\$227,418	\$229,864	\$185,001
+ Market Misc Value	\$1,108	\$1,115	\$1,101	\$1,107
+ Market Land Value	\$848,926	\$738,426	\$634,941	\$473,575
= Just Market Value	\$1,091,075	\$966,959	\$865,906	\$659,683
= Total Assessed Value	\$388,567	\$367,485	\$347,905	\$329,703
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$401,913	\$372,859	\$348,151	\$304,703

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$848,926	\$241,041	\$1,108	\$1,091,075	\$388,567	\$25,000	\$401,913	\$500,000
2023	\$738,426	\$227,418	\$1,115	\$966,959	\$367,485	\$25,000	\$372,859	\$500,000
2022	\$634,941	\$229,864	\$1,101	\$865,906	\$347,905	\$25,000	\$348,151	\$492,755
2021	\$473,575	\$185,001	\$1,107	\$659,683	\$329,703	\$25,000	\$304,703	\$329,980
2020	\$519,178	\$189,112	\$1,113	\$709,403	\$276,501	\$25,000	\$251,501	\$432,902
2019	\$514,857	\$143,890	\$1,127	\$659,874	\$268,606	\$25,000	\$243,606	\$391,268
2018	\$502,515	\$148,001	\$1,142	\$651,658	\$263,801	\$25,000	\$238,802	\$387,856

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,278.00	Square Foot	46	93

Buildings

Building ID	2257	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2014
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2122	Roof Type	GABLE/HIP
Finished Sq Ft	996	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	198	Bedrooms	3
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	10	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	56	0	36
FLA	FLOOR LIV AREA	996	996	198
OPU	OP PR UNFIN LL	688	0	142
OUU	OP PR UNFIN UL	40	0	28
OPF	OP PRCH FIN LL	252	0	66
PTO	PATIO	90	0	42
TOTAL		2,122	996	512

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1990	1991	20 x 3	1	60 SF	1
TIKI	2000	2001	5 x 4	1	20 SF	1
FENCES	1985	1986	5 x 92	1	460 SF	2

Sales

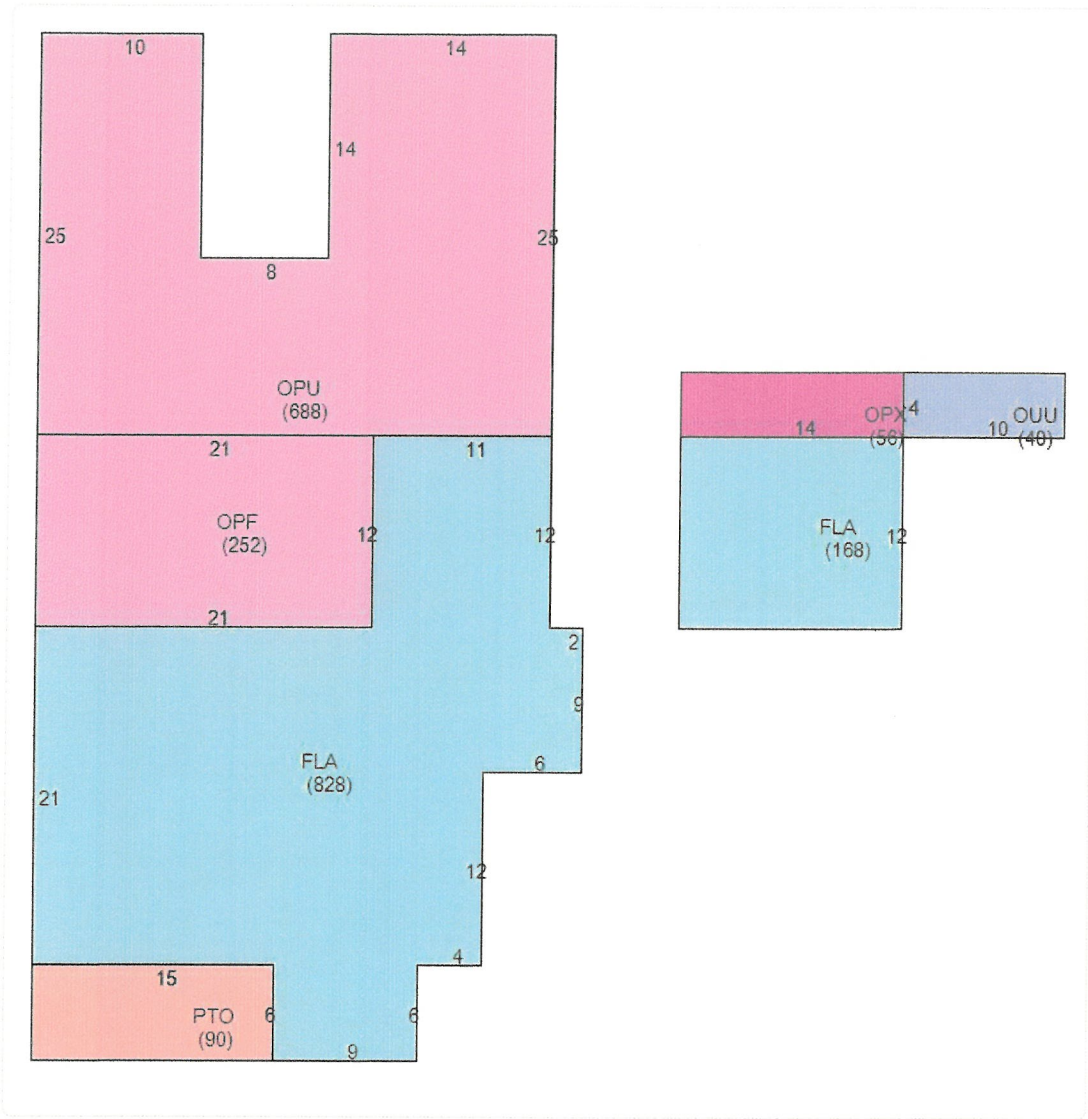
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/15/2012	\$0	Warranty Deed		2585	376	11 - Unqualified	Improved		
6/15/2012	\$100	Warranty Deed		2577	1551	11 - Unqualified	Improved		
3/11/2011	\$312,500	Quit Claim Deed		2509	486	11 - Unqualified	Improved		
4/1/1987	\$138,000	Warranty Deed		1010	957	U - Unqualified	Improved		
5/1/1984	\$70,000	Warranty Deed		912	1995	U - Unqualified	Improved		
2/1/1977	\$29,000	Conversion Code		725	43	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
06-0113	01/10/2006	Completed	\$2,000	Residential	REPLACE SIDING AND PAINT
A94270	01/01/1994	Completed	\$5,070	Residential	NEW ROOF
B933313	11/01/1993	Completed	\$17,000	Residential	ELEVATED ADDITION

View Tax Info

[View Taxes for this Parcel](#)



Photos



Map



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2024 TRIM Notice (PDF)

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AUTHORIZATION FORM



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Elba Cecilia Canalejo authorize
Please Print Name(s) of Owner(s) as appears on the deed

Owen Trepanier of Trepanier & Associates, Inc.
Please Print Name of Representative

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

Elba Canalejo
Signature of Owner

Signature of Joint/Co-owner if applicable

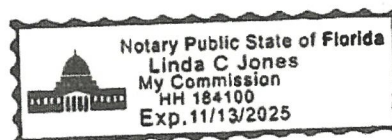
Subscribed and sworn to (or affirmed) before me on this 1/15/24
Date

by Elba Cecilia Canalejo
Name of Owner

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

Linda C Jones
Notary's Signature and Seal

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, GERALDINE LAGOTTA as
Please Print Name of person with authority to execute documents on behalf of entity

TRUSTEE of LAGOTTA BACHMAN Living TRUST 6/15/2012
Name of office (President, Managing Member) Name of owner from deed
authorize OWEN TREPANIER of OWEN TREPANIER & ASSOCIATES, INC.
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this January 13th, 2025
Date

by GERALDINE LAGOTTA
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Jonathan Savino
Name of Acknowledger typed, printed or stamped

01SA0020228
Commission Number, if any

JONATHAN SAVINO
Notary Public - State of New York
No. 01SA0020228
Qualified in Warren County
My Commission Expires Jan. 23, 2028



**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 JOSEPH S. BACHMAN as
Please Print Name of person with authority to execute documents on behalf of entity

TRUSTEE of LAGOTTA BACHMAN LIVING TRUST 6/15/2012
Name of office (President, Managing Member) Name of owner from deed

authorize OWEN TREPANIER OF TREPANIER & ASSOCIATES, INC.
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this January 13th, 2025
Date

by JOSEPH S. BACHMAN
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Jonathan Savino
Name of Acknowledger typed, printed or stamped

01SA0020228
Commission Number, if any

JONATHAN SAVINO
Notary Public - State of New York
No. 01SA0020228
Qualified in Warren County
My Commission Expires Jan. 23, 2028

**VERIFICATION
FORM**



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

I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)
of Owen Trepanier and Associates, Inc.
(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:

510 Amelia 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

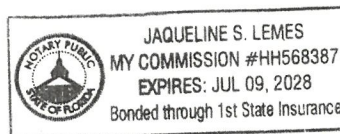
Subscribed and sworn to (or affirmed) before me on this January 9, 2025 by
date

Owen Trepanier
Name of Applicant

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

Notary's Signature and Seal

Jaqueline S. Lemes
Name of Acknowledger typed, printed or stamped



HH568387
Commission Number, if any



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

I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)
of Owen Trepanier and Associates, Inc.
(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:

1220 Royal 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

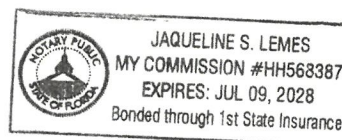
Subscribed and sworn to (or affirmed) before me on this January 9, 2025 by
date

Owen Trepanier
Name of Applicant

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

Jaqueline S. Lemes
Notary's Signature and Seal

Jaqueline S. Lemes
Name of Acknowledger typed, printed or stamped



#HH568387
Commission Number, if any

DEED



This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 3-2 day of July A.D. 19 89
Between CASSANDRA SANTANA, a married woman over age 21

of the County of Monroe in the State of Florida
party of the first part, and ELBA CECILIA CANALEJO, a single woman over age
18
whose address is 510 Amelia Street, Key West, Florida 33040
of the County of Monroe in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) other good and valuable consideration Receipts,
to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the
following described land, situate lying and being in the County of Monroe
State of Florida, to wit:

A 1/8 undivided interest in and to the following described property:

Part of Tract Eleven (11), but now better known on the map of Key
West, drawn by Charles W. Tift as Subdivision (15) of Lot Four (4)
in Square Five (5) of said Tract. Commencing on the South side of
Amelia Street, One Hundred Twenty-one (121) feet, three (3) inches
from the corner of Amelia and Duval Streets, and running thence in
a Northeasterly direction Forty (40) feet; thence at right angles
in a Southeasterly direction Eighty-six (86) feet, seven (7)
inches; thence at right angles in a Southwesterly direction Forty
(40) feet; thence at right angles in a Northwesterly direction
Eighty-six (86) feet, seven (7) inches to the point of beginning.

Subject property is not now nor has it ever been the constitutional
homestead of grantor.

Property Appraiser's Parcel Identification Number: 00027820-000000

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day
and year first above written.

Signed, Sealed and Delivered in Our Presence:

Dana J. Walkup L.S.
Cassandra Santana CASSANDRA SANTANA L.S.
Thomas J. Sireci, Jr. L.S.

State of Florida

County of MONROE

82-50 7-21-89
Daniel Madiedo
Notary Public

Recorded in Official Records Book
In Monroe County, Florida
Page 1011
DANIEL L. MADIEDO
Notary Public

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to
administer oaths and take acknowledgments, CASSANDRA SANTANA, a married woman
over age 21

to me well known and known to me to be the individual described in and who executed the foregoing
deed, and she acknowledged before me that she executed the same freely and
voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West County
of Monroe and State of Florida, this 3-2 day of
July, A.D. 19 89.

My Commission Expires 1-31-91

Notary Public

OFF 1099 REC 0564

598860

THIS INSTRUMENT PREPARED BY

THE LAW OFFICE OF THOMAS J. SIRECI, JR.

605 DUVAL ST., KEY WEST, FLORIDA 33040

✓ Doc# 1896076 08/20/2012 9:49AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1889515 06/28/2012 4:11PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

RECORD & RETURN TO:

This instrument prepared without
examination or legal opinion of title by:

Julie Ann Garber, Esq.
Becker & Poliakoff, P.A.
12140 Carissa Commerce Court, Suite 200
Fort Myers, FL 33966

06/28/2012 4:11PM
DEED DOC STAMP CL: DS

\$0.70

Parcel No. 00029370-000000

Doc# 1889515
Bk# 2577 Pg# 1551

Consideration: NONE

WARRANTY DEED

*BACHMAN THIS WARRANTY DEED is made this June 15, 2012, by and between **GERALDINE M. LA GOTTA**, also known as **GERALDINE LAGOTTA**, and **JOSEPH S. BACHMAN**, wife and husband, hereinafter called Grantor, whose address is 1220 Royal Street, Key West, FL 33040, and **GERALDINE LAGOTTA AND JOSEPH S. LAGOTTA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LAGOTTA BACHMAN LIVING TRUST DATED JUNE 15, 2012**, hereinafter called Grantee, whose address is 1220 Royal Street, Key West, FL 33040.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, Florida, to wit:

On the Island of Key West, according to William A. Whitehead's map of said Island delineated in February A.D. 1829, and known as part of Tract 12 of said Island, but more particularly described as follows: Lot 6, Square 1, Tract 12, according to Waddell's Subdivision of Tract 12, recorded in Plat Book 1, at Page 49 of the Public Records of Monroe County, Florida, COMMENCING at a point 90 feet distant from the corner of United and Royal Streets and running then in a Northwesterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; then at right angles in a Southwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet out to Royal Street back to the Point of Beginning.

BEING the same property described in the deed recorded in Official Records Book 2509, Page 486 of the Public Records of Monroe County, Florida.

Grantor represent that this is their homestead property. Grantee, as Trustees, have the power and authority under the terms of the trust agreement to create, grant and/or designate a beneficial interest for life in said real property to the Grantor as that term is used in F.S. §196.041 for purposes of the homestead exemption.

The Trustees named herein and all successor Trustees shall have the power to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described herein.

* RE-RECORDED TO CORRECT LEGAL NAME OF A TRUSTEE

✓ Doc# 1896076
Bk# 2585 Pg# 376


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

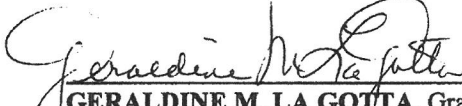
TO HAVE AND TO HOLD, the same in fee simple forever.

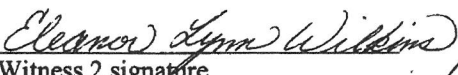
And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except current and all subsequent years' taxes, reservations, restrictions and easements of record, if any.

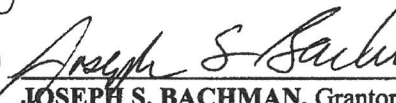
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness 1 signature
Print name: Patricia N. Garber


GERALDINE M. LA GOTTA, Grantor

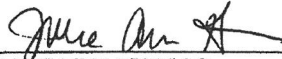

Witness 2 signature
Print name: Eleanor Lynn Wilkins


JOSEPH S. BACHMAN, Grantor

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this June 15, 2012, by GERALDINE LA GOTTA and JOSEPH S. BACHMAN, who (X) are personally known to me or () each produced a driver's license as identification.




NOTARY PUBLIC

My Commission Expires:

Address of property:
1220 Royal Street
Key West, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

✓ Doc# 1896076
Bk# 2585 Pg# 377

✓ MONROE COUNTY
OFFICIAL RECORDS

LAGOTTA BACHMAN LIVING TRUST

THIS AGREEMENT dated June 15, 2012, is by and between **GERALDINE LAGOTTA** and **JOSEPH S. BACHMAN**, residents of the State of Florida ("Grantors"), and **GERALDINE LAGOTTA** and **JOSEPH S. BACHMAN** ("Trustees"). In consideration of the agreements contained herein, the parties to this Agreement agree as follows:

ARTICLE FIRST:

Name of the Trust

This Agreement may be referred to as the **LAGOTTA BACHMAN LIVING TRUST DATED JUNE 15, 2012**. During the lifetimes of the Grantors, assets may be registered or titled to the Trust in the following manner:

GERALDINE LAGOTTA AND JOSEPH S. BACHMAN, TRUSTEES OF THE LAGOTTA BACHMAN LIVING TRUST DATED JUNE 15, 2012

Despite any conflicting provision in the Trust, when the Grantors are serving as Co-Trustees under the Trust, either Grantor/Trustee may act for and conduct business on behalf of the Trust as a Trustee without the consent of the other Grantor/Trustee.

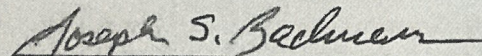
During the lifetimes of the Grantors, the Trust shall be identified for tax purposes by either Grantor's Social Security Number.

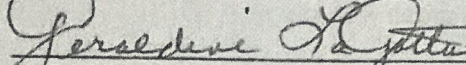
Pursuant to federal income tax law, while both of the Grantors are living they shall be treated as the owners of the Trust for tax reporting purposes because the Grantors have retained control of the assets transferred to the Trust (See IRC Sections 674-677). Also, federal income tax law specifically states that a trust income tax return should not be filed, and all income should be reported on the Grantors' personal 1040 income tax return (See IRC Regulation 1.671-4).

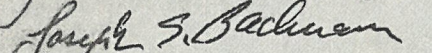
KAREN LAGOTTA and CAMILLE PORITZKY (acting jointly) for 90 days. If no successor Trustee has been nominated within 90 days of such vacancy or such notice of resignation, then a successor Trustee shall be nominated by a court of competent jurisdiction.

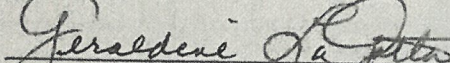
The foregoing changes reflected in this instrument are accepted by the Co-Trustees of the Trust as evidenced by the Co-Trustees' signatures below. Any notice requirement provided in the Declaration of Trust is hereby waived. In every other respect, the Grantors hereby confirm and republish the Trust.

IN WITNESS WHEREOF, the Grantors and the Co-Trustees have hereunto set their hands as of the date first above written.


JOSEPH S. BACHMAN, Grantor


GERALDINE LAGOTTA, Grantor


JOSEPH S. BACHMAN, Co-Trustee


GERALDINE LAGOTTA, Co-Trustee

SURVEY

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION:

FOLIO: 00027810-000000

ON THE ISLAND OF KEY WEST, IN TRACT ELEVEN (11) ACCORDING TO THE MAP OR PLAN OF WILLIAM A. WHITEHEAD, DELINEATED IN FEBRUARY A.D. 1829; BETTER KNOW AND DESCRIBED AS SUBDIVISION FOURTEEN (14) OF STEPHNEY AUSTIN'S DIAGRAM OF LOT THREE (3) AND PART OF LOT FOUR (4) OF SQUARE FIVE (5) OF TRACT ELEVEN (11) RECORDED IN BOOK "M" DEEDS, PAGE 619, OF MONROE COUNTY RECORDS. COMMENCING AT A POINT ON AMELIA STREET DISTANT FROM THE CORNER OF SAID STREET AND DUVAL STREET ONE HUNDRED AND TWENTY-ONE (121) FEET THREE (3) INCHES, RUNNING THENCE IN A NORTHEASTERLY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION EIGHTY-SIX (86) FEET AND SEVEN (7) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION EIGHTY-SIX (86) FEET AND SEVEN (7) INCHES TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

510 AMELIA STREET, KEY WEST, FLORIDA 33040

FLOOD ZONE: X COMMUNITY: 120168 PANEL: 1516
DATE OF FIRM: 02-18-2005 SUFFIX: K ELEVATION: N/A

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 16) FENCE TIES SHOWN ARE FROM THE INSIDE FACE OF THE FENCE TO THE PROPERTY LINE.

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SKETCH PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 53-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.








SIGNED:  FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No. 5701-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

CERTIFIED TO:

512 Amelia LLC, a Florida Limited Liability Company
First International Title - Viera
Fidelity National Title Insurance Company
Heritage Bank

ABBREVIATIONS AND LEGEND:

A/C	= DENOTES AIR CONDITIONING UNIT
CONC.	= DENOTES CONCRETE
(Meas)	= DENOTES MEASURE
(Rec)	= DENOTES RECORD
(Calc)	= DENOTES CALCULATED
R/W	= DENOTES RIGHT - OF - WAY
CL	= DENOTES CENTERLINE
U.E.	= DENOTES UTILITY EASEMENT
P.B.	= DENOTES PLAT BOOK
PG.	= DENOTES PAGE
CL	= DENOTES CLEAR
N.	= DENOTES NORTH
S.	= DENOTES SOUTH
E.	= DENOTES EAST
W.	= DENOTES WEST
D	= DENOTES DELTA
R	= DENOTES RADIUS
L	= DENOTES ARC LENGTH
CH	= DENOTES CHORD LENGTH
O/S	= DENOTES OFFSET
ID.	= DENOTES IDENTIFICATION
	= DENOTES WATER METER
	= DENOTES WOOD POWER POLE
	= DENOTES WOOD FENCE
	= DENOTES CHAIN LINK FENCE
	= DENOTES IRON FENCE
	= DENOTES OVERHEAD WIRES
	= DENOTES FOUND IRON PIPE (NO ID.)

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

MIGUEL ESPINOSA LAND SURVEYING INC.

PROFESSIONAL SURVEYOR AND MAPPER
10200 S.W. 134 STREET, MIAMI, FLORIDA 33176
PHONE: (305) 262-2992

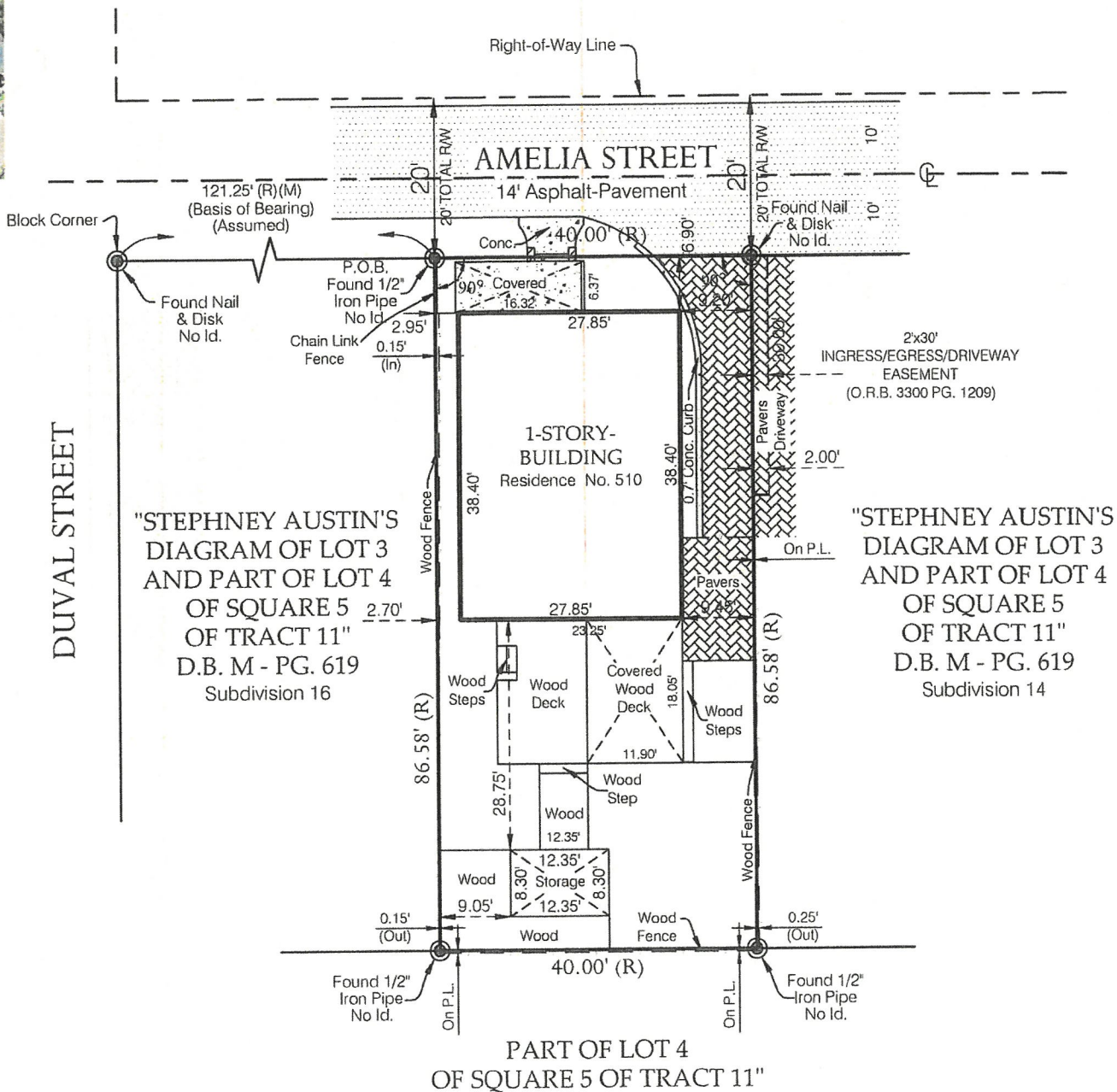
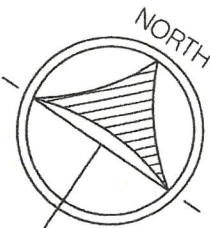
L.B. No. 6463

BOUNDARY SURVEY

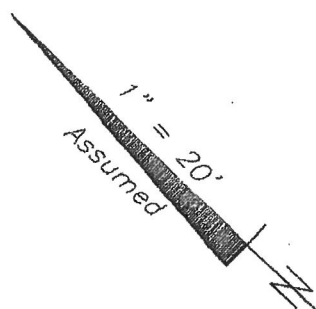
Original Date:	Revision Date:	Drawn by:	Job No.
01/13/2025	01/13/2025	E.V.	S-15587

MAP OF SURVEY

Scale: 1" = 20'

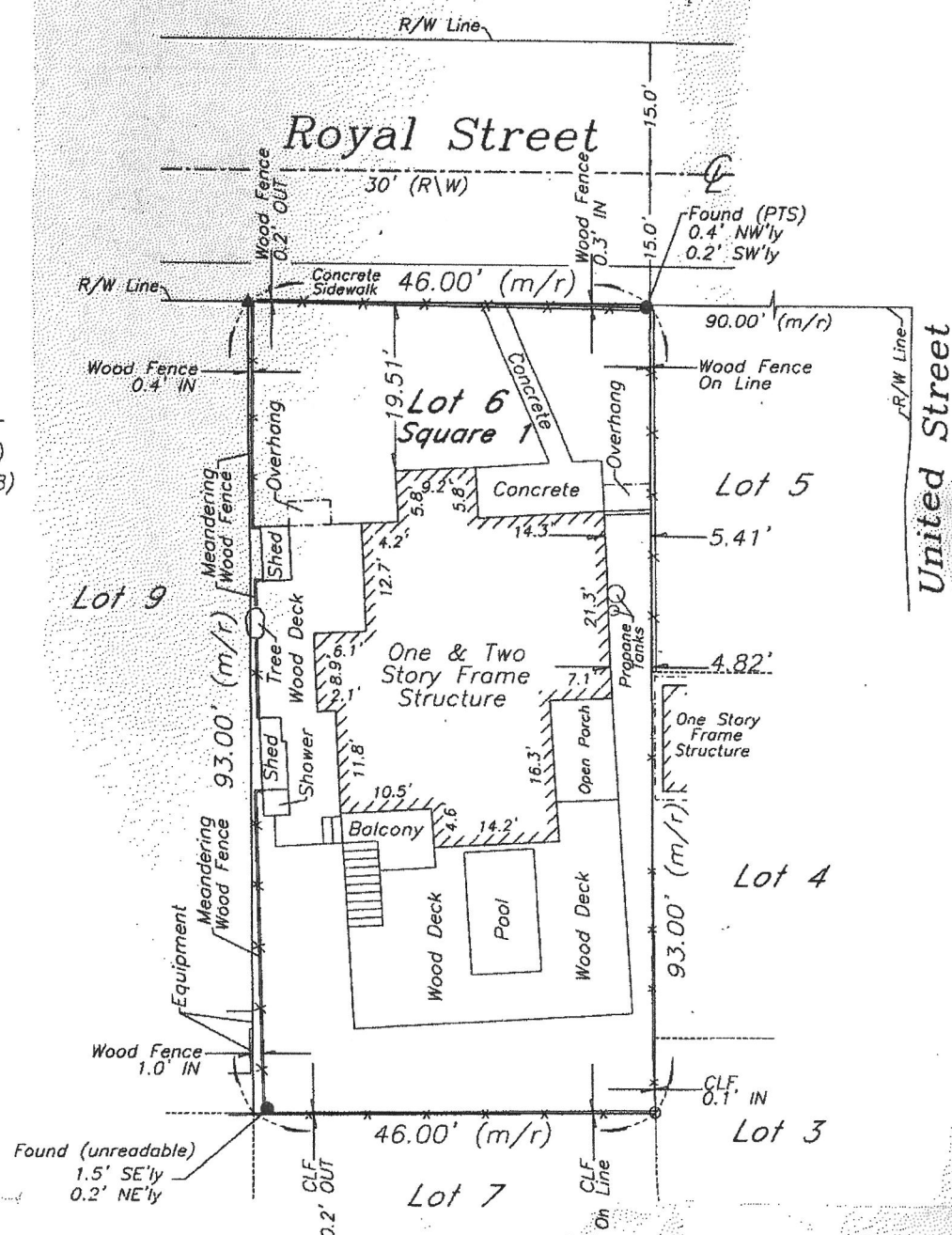


Boundary Survey Map of Lot 6, Square 1, Tract 12 Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1220 Royal Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 2, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, according to William A. Whitehead's map of said Island delineated in February A.D. 1829, and known as part of Tract 12 of said Island, but more particularly described as follows: Lot 6, Square 1, Tract 12, according to Haddell's Subdivision of Tract 12, recorded in Plat Book 1 Page 49 of the Public Records of Monroe County, Florida, COMMENCING at a point 90 feet distant from the corner of United and Royal Streets and running thence in a Northwesterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Southeasterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet out to Royal Street back to the Point of Beginning.

BOUNDARY SURVEY FOR: Geraldine La Gotta;
Centennial Bank;
Feldman, Koenig, Highsmith, & Van Loon, PA;
Chicago Title;

J. LYNN O'FLYNN, INC.

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

March 4, 2011

THIS SURVEY
IS NOT
ASSIGNABLE

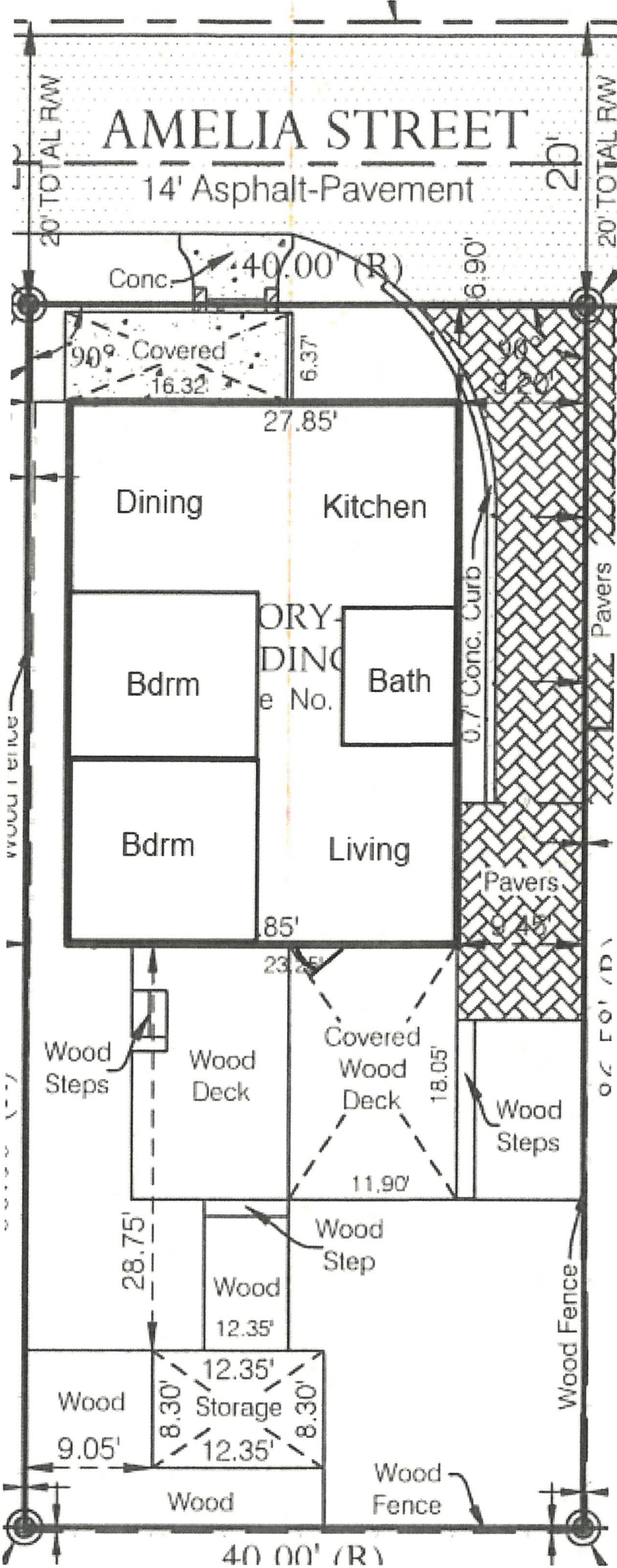
J. LYNN O'FLYNN, Inc.



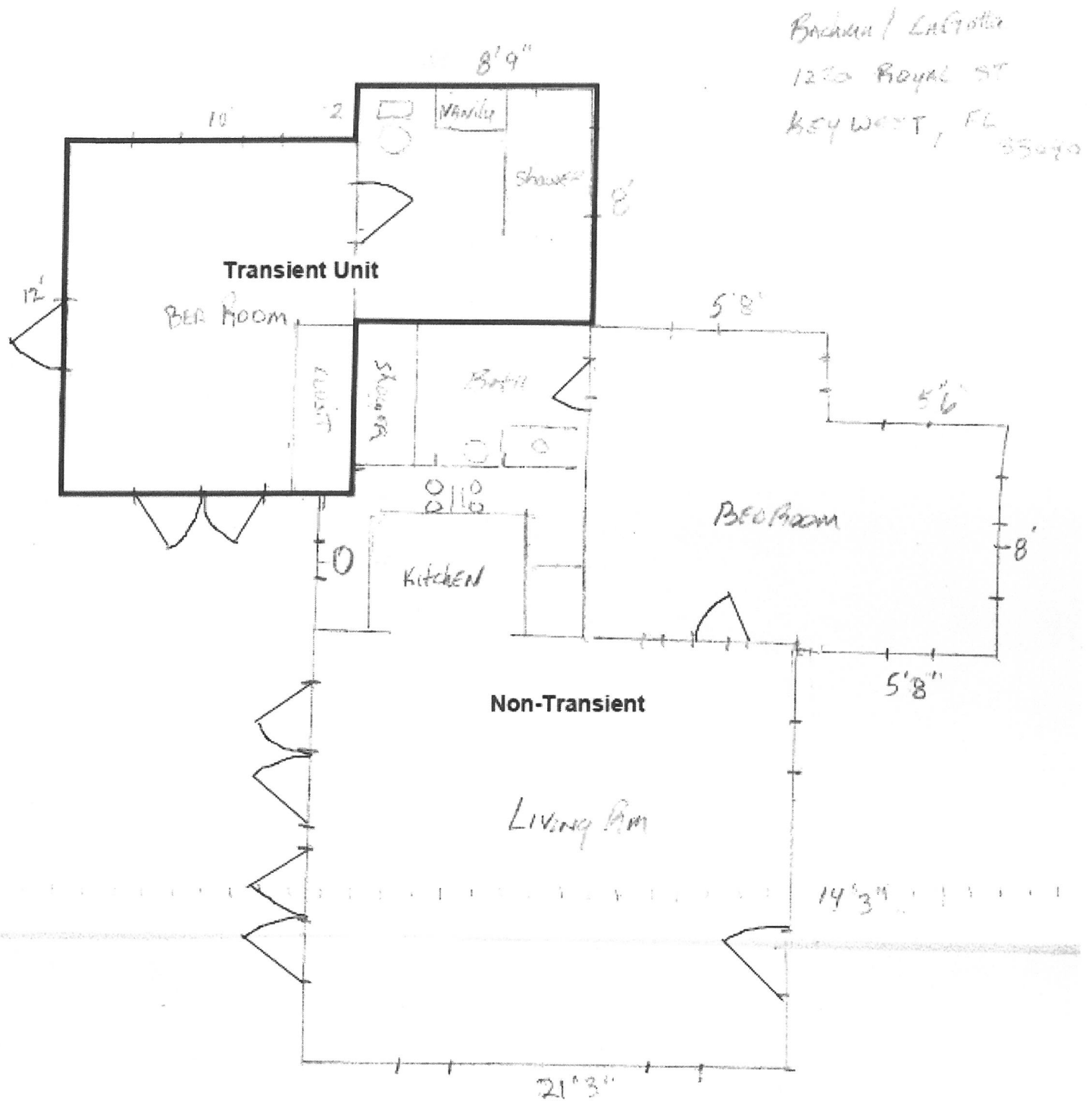
Professional Surveyor & Mapper
PSM #6298

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

SITE PLAN



SENDER SITE



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 LAGOTTA BACHMAN LIVING TRUST
Location Addr 1220 ROYAL ST 1
UBR/Class 30249 PROPERTY RENTAL
Issued Date 7/10/2024 Expiration Date: September 30, 2025
NON TRANSIENT RESIDENTIAL

Comments: TWO NON-TRANSIENT RENTAL UNITS

Restrictions:

LAGOTTA BACHMAN LIVING TRUST
145 DAKETOWN RD

GREENFIELD, NY 12833

This document must be prominently displayed.

LAGOTTA, GERALDINE

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 LAGOTTA BACHMAN LIVING TRUST 6
Location Addr 1220 ROYAL ST 3
ID Number/Class 33364 PROPERTY RENTAL
Issued Date 7/10/2024 Expiration Date: September 30, 2025

TRANSIENT RESIDENTIAL

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: DBPR #DWE5000001 (6/1/25)

LAGOTTA BACHMAN LIVING TRUST 6
145 DAKETOWN RD

GREENFIELD, NY 12833

This document must be prominently displayed.

LAGOTTA, GERALDINE

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 LAGOTTA BACHMAN LIVING TRUST 6
Location Addr 1220 ROYAL ST 3
Lic#/Class 33365 REGULATORY LICENSES AND PERMITS
Issued Date 7/10/2024 Expiration Date: September 30, 2025

TRANSIENT RENTAL MEDALLION

Comments: ONE TRANSIENT RENTAL UNIT/MEDALLION #841

Restrictions: DBPR #DWE5000001 (6/1/25)

LAGOTTA BACHMAN LIVING TRUST 6
145 DAKETOWN RD

GREENFIELD, NY 12833

This document must be prominently displayed.

BACHMAN, JOSEPH