

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
ROBERT A. 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
WILLIAM B. SPOTTSWOOD, JR. of Counsel

February 27, 2020

VIA ELECTRONIC MAIL AND
HAND DELIVERY:

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

Re: Transient Unit Transfer Application – 529 Caroline Street, Key West, Florida
33040 to 536 Fleming Street, Key West, Florida 33040

Mr. Bishop:

Please allow this letter to act as a formal request to revise the previously submitted application for the above-referenced properties. The Applicant would like to revise the sender site information and licenses by deleting what was initially provided and substituting in one (1) transient license with Business Tax Receipt #33847 that was previously associated with the property located at 1213 Georgia Street #2, Key West, Florida 33040 (the “Sender Site”).

This revision now makes this application pursuant to City of Key West Code Section (“Code”) 122-1339. The transfer of the transient license will be used for the development of one transient residential unit at the Receiver Site. The Receiver Site currently contains two market rate residential units. The sender site has previously been cleared of its transient use and converted to a single-family residential unit.

The transfer proposed in this application satisfies the purpose outlined in Section 122-1336 of the Code. Specifically, this transfer proposes to reduce legally non-compliant density at the Sender Site; allows for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services; its protective of environmentally sensitive lands; and the redevelopment is compatible with the existing rate of growth ordinance limits on the allowable number of residential and transient units. Furthermore, as outlined in the enclosed memorandum, no displacement issue exists related to this proposed transfer.

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

Sincerely,



Richard McChesney

Cc:
Daniel Sobczak (via email)

Enc:
Copy of new BTR

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KEY COVE LANDINGS LLC
Location Addr UNASSIGNED
Lic NBR/Class 33847 PROPERTY RENTAL
Issued Date 1/13/2020 **Expiration Date: September 30, 2020**

TRANSIENT UNASSIGNED

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: UNASSIGNED STATUS

KEY COVE LANDINGS LLC
C/O HISTORIC TOURS
201 FRONT ST STE 224
KEY WEST, FL 33040

This document must be prominently displayed.

KEY COVE LANDINGS LLC

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

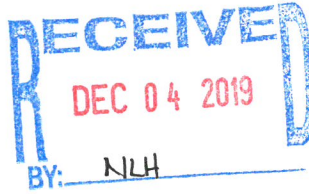
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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Facsimile | 305-504-2696

OF COUNSEL:

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



September 12, 2019

VIA ELECTRONIC MAIL AND
HAND DELIVERY:

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

Re: Transient Unit Transfer Application – 529 Caroline Street, Key West, Florida
33040 to 536 Fleming Street, Key West, Florida 33040

Mr. Bishop:

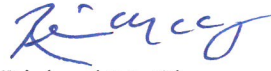
Please find enclosed a completed transient transfer application for the transfer of two (2) transient licenses and units, currently associated with 529 Caroline Street, Key West, Florida 33040 (“Sender Site”) which is located in the HRCC-1 zoning district, to 536 Fleming Street, Key West, Florida 33040 (“Receiver Site”), which is located in the HNC-1 zoning district. This application is made pursuant to City of Key West Code Section (“Code”) 122-1338. The transfer of the transient licenses and units 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 units will be donated to the City to be added to the beneficial use pool.

The structures at the Sender Site will undergo a renovation resulting in the property having five transient units. The Sender Site will not be held out for transient use until the proposed renovation is completed.

The transfer proposed in this application satisfies the purpose outlined in Section 122-1336 of the Code. Specifically, this transfer proposes to reduce legally non-compliant density at the Sender Site; allows for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services; its protective of environmentally sensitive lands; and the redevelopment is compatible with the existing rate of growth ordinance limits on the allowable number of residential and transient units. Furthermore, as outlined in the enclosed memorandum, no displacement issue exists related to this proposed transfer.

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

Sincerely,



Richard McChesney

Enc:
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

529 Caroline Street

RE# 00001220-000000

Name(s) of Owner(s):

SVR 529, LLC

Name of Agent or Person to Contact:

Richard McChesney

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

Receiver Site

Address of Site

536 Fleming Street

RE# 00009440-000000

Name(s) of Owner(s):

Spottswood Partners, LTD

Name of Agent or Person to Contact:

Richard McChesney

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

For Sender Site:

“Local name” of property 529 Caroline Street Zoning district HRCC-1

Legal description see attached deed

Current use: Multi-unit Transient

Number of existing transient units: 7

Size of site 5,650 sq ft Number of existing city transient rental licenses: 7

What is being removed from the sender site? 2 transient units/licenses

What are your plans for the sender site? Continue to operate as multi-unit transient property.

For Receiver Site:

“Local name” of property 536 Fleming Street Zoning district HNC-1

Legal description see attached deed

Current use Mixed-use

Size of site: 4,140 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 approximately 3,078

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

What are your plans for the receiver site? mixed-use; commercial on first floor
2 transient residential units, one on the second floor and
one on the third floor.

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 SVR 529, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Robert A. Spottswood - President William D. Spottswood, Jr - VP
John M. Spottswood, Jr - VP

FOR PARTNERSHIPS

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

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:
Richard McChesney
500 Fleming Street, Key West, FL 33040
TELEPHONE(S) (305) 293-8791 FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS

A. CORPORATE NAME _____
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, LTD.
B. STATE OF REGISTRATION: Florida
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:
Spottswood Partners, Inc., William B. Spottswood, Jr

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:
Richard McChesney, 500 Fleming Street, Key West, FL 33040
TELEPHONE(S) (305) 293-8791 FAX _____

REQUIRED ATTACHMENTS

Sender Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Detailed description of how use of transient rental units will be extinguished.
9. Other _____

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Other _____

~ NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required ~

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:

536 Fleming Street, Key West, Florida 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 9/10/19 by
date

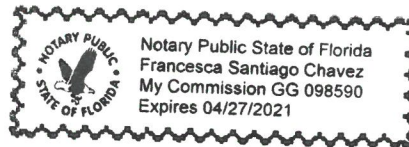
Richard McChesney
Name of Authorized Representative

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


Notary's Signature and Seal

Francesca S. Chavez

Name of Acknowledger typed, printed or stamped



GC 098590
Commission Number, if any

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 General Partner of Spottswood Partners, LTD
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard J. McChesney - Spottswood, Spottswood, Spottswood & Sterling
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this September 12, 2019
Date

by William Spottswood, Jr.
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.

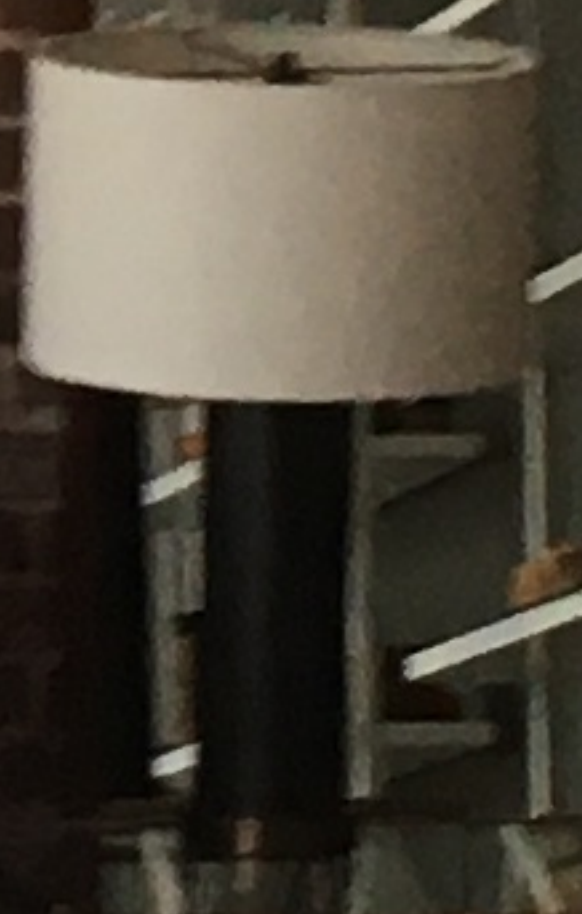
[Signature]
Notary's Signature and Seal

Diane T. Castillo
Name of Acknowledger typed, printed or stamped

Commission Number at Any
A rectangular notary seal for Diane T. Castillo, Notary Public for the State of Florida. The seal includes the text: "DIANE T. CASTILLO", "Commission # GG 158307", "Expires December 3, 2021", and "Bonded Thru Troy Fain Insurance 800-385-7019".
DIANE T. CASTILLO
Commission # GG 158307
Expires December 3, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Site visit/photos

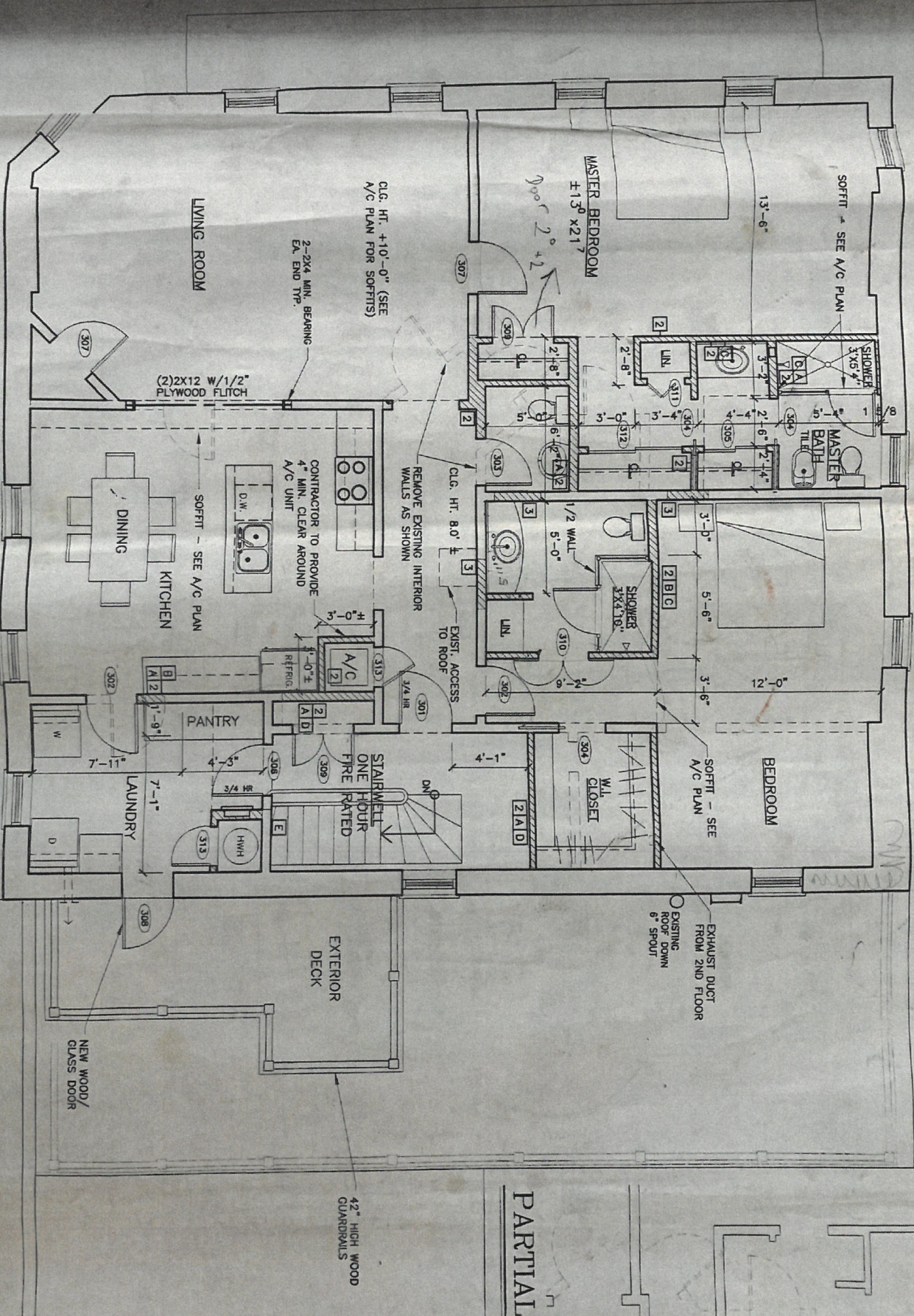
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Ukg' Rnc p



PHASE I WORK -
 INTERIOR 2ND. & 3RD. FL.

PHASE II WORK
 ADDITION & NEW DECK

DOOR SCHEDULE

PARTIAL

42" HIGH WOOD
 GUARDRAILS

EXISTING
 ROOF DOWN
 8" SPOUT
 EXHAUST DUCT
 FROM 2ND FLOOR

NEW WOOD/
 GLASS DOOR

EXTERIOR
 DECK

LAUNDRY

PANTRY

DINING

KITCHEN

LIVING ROOM

BEDROOM

MASTER
 BATH

MASTER BEDROOM
 ± 13'-0" x 21'

CLG. HT. +10'-0" (SEE
 A/C PLAN FOR SOFFITS)

2-2x4 MIN. BEARINGS
 EA. END TRP.

(2)2x12 W/1/2"
 PLYWOOD FLITCH

CONTRACTOR TO PROVIDE
 4" MIN. CLEAR AROUND
 A/C UNIT

REMOVE EXISTING INTERIOR
 WALLS AS SHOWN

CLG. HT. 8'-0" ±

EXIST. ACCESS
 TO ROOF

STAIRWELL
 ONE HOUR
 FIRE RATED

HWH

REFRIG.

A/C

SHOWER 3'x4'10"

LN.

LN.

SHOWER 3'x5'4"

LN.

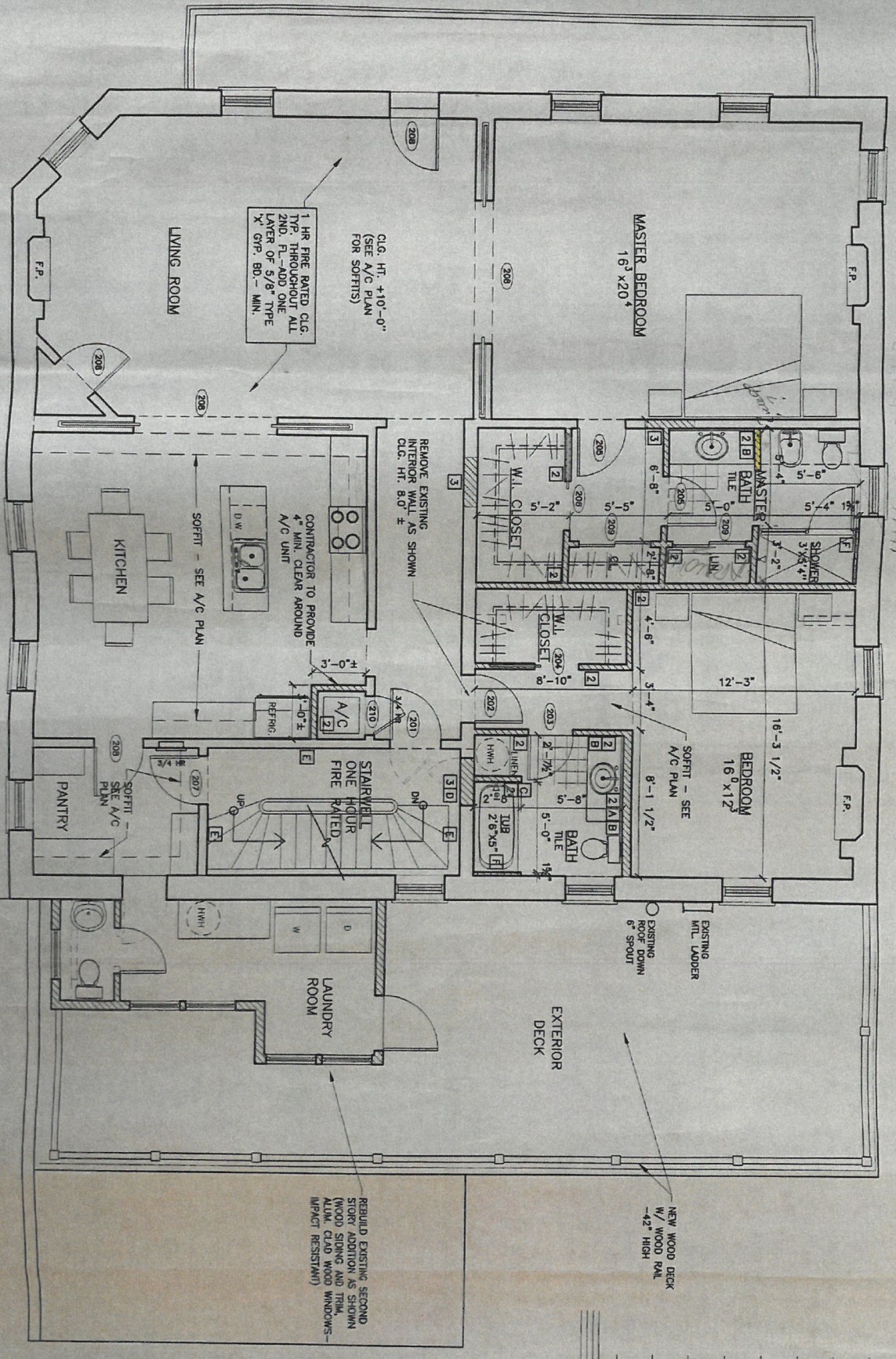
LN.

LN.

LN.

LN.

ADJACENT BUILDING



PHASE I WORK
INTERIOR 2ND. & 3RD. FL.

PHASE II WORK
ADDITION & NEW DECK

1 HR FIRE RATED CLG. TYP. THROUGHOUT ALL 2ND. FL. - ADD ONE LAYER OF 5/8" TYPE X GYP. BD. - MIN.

CLG. HT. +10'-0" (SEE A/C PLAN FOR SOFFITS)

REMOVE EXISTING INTERIOR WALLS AS SHOWN CLG. HT. 8'-0" ±

CONTRACTOR TO PROVIDE 4" MIN. CLEAR AROUND A/C UNIT

NEW WOOD DECK W/ WOOD RAIL - 42" HIGH

REBUILD EXISTING SECOND STORY ADDITION AS SHOWN (WOOD SIDING AND TRIM, ALUM. CLAD WOOD WINDOWS - IMPACT RESISTANT)

* CEILING 1 2ND. FLOOR X PRIORITY INSULATION

W	A
1	T
2	T
3	T
A	P
B	P
C	P
D	P
E	P
F	P

NOTES:
PROVIDE ADJACENT ADD FIB

PAR

DOOR SCHEDULE

Warranty Deed

MONROE COUNTY
OFFICIAL RECORDS

FILE #1164718
BK#1617 PG#1219

33.70

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

RCD Feb 10 2000 11:29AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
02/10/2000 DEP CLK

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 u/a/d December 29, 1997, of the County of Monroe, State of Florida, grantors, and SPOTTSWOOD PARTNERS, 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. Gedmin
Printed Name: ROBIN R. GEDMIN
Witness
William B. Spottswood
Printed Name: WILLIAM B. SPOTTSWOOD
Witness

John M. Spottswood, Jr. (Seal)
JOHN M. SPOTTSWOOD, JR.
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
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. SPOTT SWOOD, JR., WILLIAM B. SPOTTSWOOD and ROBERT A. SPOTTSWOOD, Trustees of the Robert A. Spottswood Trust u/a/d December 29, 1997, who are personally known to me or who have produced Florida driver's license as identification.

Robin R. Gedmin
Printed Name: ROBIN R. GEDMIN
Notary Public MY COMMISSION # CC794170 EXPIRES April 1, 2003 BONDDED THRU TROY FAIR INSURANCE INC.

SPOTTSWO

Laser Generated by © Display Systems, Inc., 1998 (941) 763-5555 Form FLWD-8

FILE #116471'S
BK#1617 PG#1220

(204 SIMONTON STREET)

EXHIBIT "A"

On the Island of Key West, Monroe County, Florida and is part of Lots 2 and 3, Square 13 according to William A. Whitehead's Map of said Island delineated in February 1829 and is more particularly described as follows:

Begin at a point which is 50 feet from the corner of Simonton and Greene Streets, on the Southwest side of Simonton Street, and the Southeast side of Greene Street, and run thence in a Southeasterly direction along the Southwesterly side of Simonton Street 96 feet 1 inch; thence at right angles in a Southwesterly direction 120 feet; thence at right angles in a Northwesterly direction 96 feet 1 inch; thence at right angles in a Northeasterly direction 120 feet back to the point of beginning.

ALSO

On the Island of Key West, known on William A. Whitehead's Map, delineated in February, A.D. 1829, as a part of Lot 3, in Square 13; Commencing at a point on Greene Street which is 93 feet, 3 inches from the corner of Greene and Ann Streets, and run thence at right angles in a Southeasterly direction 50 feet to the point of beginning; thence continue in a Southeasterly direction 55 feet 6 inches; thence at right angles in a Northeasterly direction 12 feet 3 inches; thence at right angles in a Northwesterly direction 55 feet 6 inches; thence at right angles in a Southwesterly direction 12 feet, 3 inches back to the point of beginning.

FILE # 1 1 6 4 7 1 8
BK# 1 6 1 7 PG# 1 2 2 1

216 Simonton Street

EXHIBIT "A"

On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as a part of Lots Two (2) and Three (3) in Square Thirteen (13):

Commencing at a point on the Southwest side of Simonton Street distant One Hundred and forty-six (146) feet and one (1) inch from the corner of Simonton and Greene Streets, and running thence in a Southeasterly direction along said Simonton Street Fifty-five (55) feet and five (5) inches, more or less; thence at right angles in a Southwesterly direction One Hundred and twenty (120) feet and six (6) inches; thence at right angles in a Northwesterly direction Fifty-five (55) feet and five (5) inches, more or less; thence at right angles in a Northeasterly direction One Hundred and twenty (120) feet and six (6) inches to the point of beginning.

Reference being had to deed recorded in Book YY, page 154, Monroe County, Florida, Records and also to deed recorded in Book G-5, page 313, Monroe County, Florida Records.

FILE #1164718
BK#1617 PG#1222

(209 Ann Street)

EXHIBIT "A"

On the Island of Key West, Monroe County, Florida, and is Part of Lot 3, Square 13 (in some previous deed being erroneously described as part of Lot 2, Square 13):

Beginning at a point on the Northeast side of Ann Street, distant from the corner of Ann and Greene Streets 105 feet and 6 inches; running thence along Ann Street in a SE'ly direction 40 feet; thence at right angles in a NE'ly direction 103 feet and 3 inches, more or less; thence at right angles in a NW'ly direction 40 feet; thence at right angles in a SW'ly direction 103 feet and 3 inches, more or less, to the point of beginning on Ann Street.

FILE #1164718
BK#1617 PG#1223

(536 Fleming Street)

EXHIBIT "A"

On the Island of Key West and is part of lot numbered Two (2) of Square Fifty (50), according to the map or plan of W. A. Whitehead, delineated in February, A.D. 1829; better known and described as lot numbered One (1) and part of lot numbered Two (2) of Square Fifty (50) according to Gordon's sub-division of said square.

Commencing at the corner of Simonton and Fleming Streets and running thence along the line of Simonton Street in a S. E'ly direction Fifty (50) feet and six (6) inches; thence at right angles in a S. W.'ly direction sixty-three (63) feet and three quarter (3/4) inches; thence at right angles in a N. W'ly direction fifty (50) feet and six (6) inches to Fleming Street; thence at right angles in a N. E'ly direction sixty-three (63) feet and three quarter (3/4) inches to the place of beginning.

FILE #1164718
BK#1617 PG#1224

(RAMROD KEY)

EXHIBIT "A"

Government Lots 4 and 7, Section 31, Government Lots 5 and 6, Section 32; Township 66 South, Range 29 East, containing 87.25 acres, more or less, Monroe County, Florida.

AND ALSO:

Lots 1, 2 and 3, Section 5, Township 67 South, Range 29 East, situate, lying and being in Monroe County, Florida.

ALSO: Lot 1, Section 6, Township 67 South, Range 29 East, situate, lying and being in Monroe County, Florida.

FILE #1164718
BK#1617 PG#1225

(Sand Island)

EXHIBIT "A"

Three small keys in Newfound Harbor Channel in the SW 1/4 of SW 1/4 of Section 4, Township 67 South, Range 29 East, Monroe County, Florida, commonly called Cupon Keys. Containing a total of 0.51 acres, more or less.

SAVING AND RESERVING unto the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on, or under the above described land, with the privilege to mine and develop the same.

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 00009440-000000
 Account# 1009695
 Property ID 1009695
 Millage Group 10KW
 Location 536 FLEMING St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 50 G28-107/08 G29-351/52 OR890-295/96 OR998-32/34L/E
 Description OR1116-2485/86 OR1585-445/54 OR1585-455/64 OR1585-465/74 OR1617-1205/11 OR1617-1212/18 OR1617-1219/25
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SPOTTSWOOD PARTNERS LTD
 500 Fleming St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$569,586	\$0	\$0	\$0
+ Market Misc Value	\$2,686	\$0	\$0	\$0
+ Market Land Value	\$786,600	\$1,200,000	\$1,200,000	\$1,200,000
= Just Market Value	\$1,358,872	\$1,200,000	\$1,200,000	\$1,200,000
= Total Assessed Value	\$1,320,000	\$1,200,000	\$1,200,000	\$1,200,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,358,872	\$1,200,000	\$1,200,000	\$1,200,000

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,140.00	Square Foot	50.5	68.4

Commercial Buildings

Style OFF BLDG MULT STY-B / 18B
 Gross Sq Ft 7,917
 Finished Sq Ft 7,348
 Perimeter 1,077
 Stories 7
 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 4
 Half Bathrooms 0
 Heating Type
 Year Built 1908
 Year Remodeled
 Effective Year Built 1996

Condition Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	411	0	150
FLA	FLOOR LIV AREA	7,348	7,348	831
OPF	OP PRCH FIN LL	22	0	20
OUF	OP PRCH FIN UL	136	0	76
TOTAL		7,917	7,348	1,077

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1989	1990	1	1 UT	2
FENCES	1989	1990	1	481 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/1/1990	\$100,000	Warranty Deed		1116	2485	P - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-1028	4/28/2009		\$15,000	Commercial	REBUILD EXISTING ADDITION WITH NEW DECK ABOVE EXISTING ROOF
08-1799	5/20/2008		\$800	Commercial	ADDING OF TWO METERS BANK (TOTAL COUNT OF SIX) SECOND STORY ADDITION
08-1418	5/5/2008		\$23,075	Commercial	ROOFING
08-1284	4/23/2008		\$1,500	Commercial	INSTALL 10 SMOKE DETECTORS
08-0699	3/13/2008		\$2,261	Commercial	ROOFING
08-0296	2/7/2008		\$20,000	Commercial	COMPLETE INSTALLATION OF 800A/208V FOUR GANG METER CENTER WITH NEW RISER
08-0227	2/6/2008		\$10,000	Commercial	INSTALL TWO 5 TON AC WITH 34 DROPS
08-0312	2/6/2008		\$24,950	Commercial	ROUGH AND TRIM TWENTY THREE FIXS.
06-6716	1/12/2007	10/29/2007	\$200,000	Commercial	INTERIOR RENOVATION
05-2438	6/20/2005	10/4/2005	\$10,000	Commercial	UNIT#2 INTERIOR RENOVATIONS
03-3631	10/17/2003	11/7/2003	\$1,500	Commercial	REPAIRED EXISTING AWNIN
03-3130	9/4/2003	9/7/2003	\$5,000	Commercial	DUCT WORK
03-2839	8/15/2003	9/7/2003	\$900	Commercial	UPGRADE ELEC SERVICE
03-1664	5/8/2003	8/7/2003	\$4,000	Commercial	REMOVE INTERIOR PARTITION
02-1451	6/11/2002	8/21/2002	\$1,500	Commercial	REPAIR SEWER MAIN
02-1395	5/31/2002	8/21/2002	\$700	Commercial	PAINT EXTERIOR
98-3303	11/4/1998	12/21/2000	\$6,800	Commercial	EXPIRED
96-4623	12/1/1996	8/1/1997	\$850	Commercial	ROOF REPAIRS
96-2526	6/1/1996	11/1/1996	\$375	Commercial	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

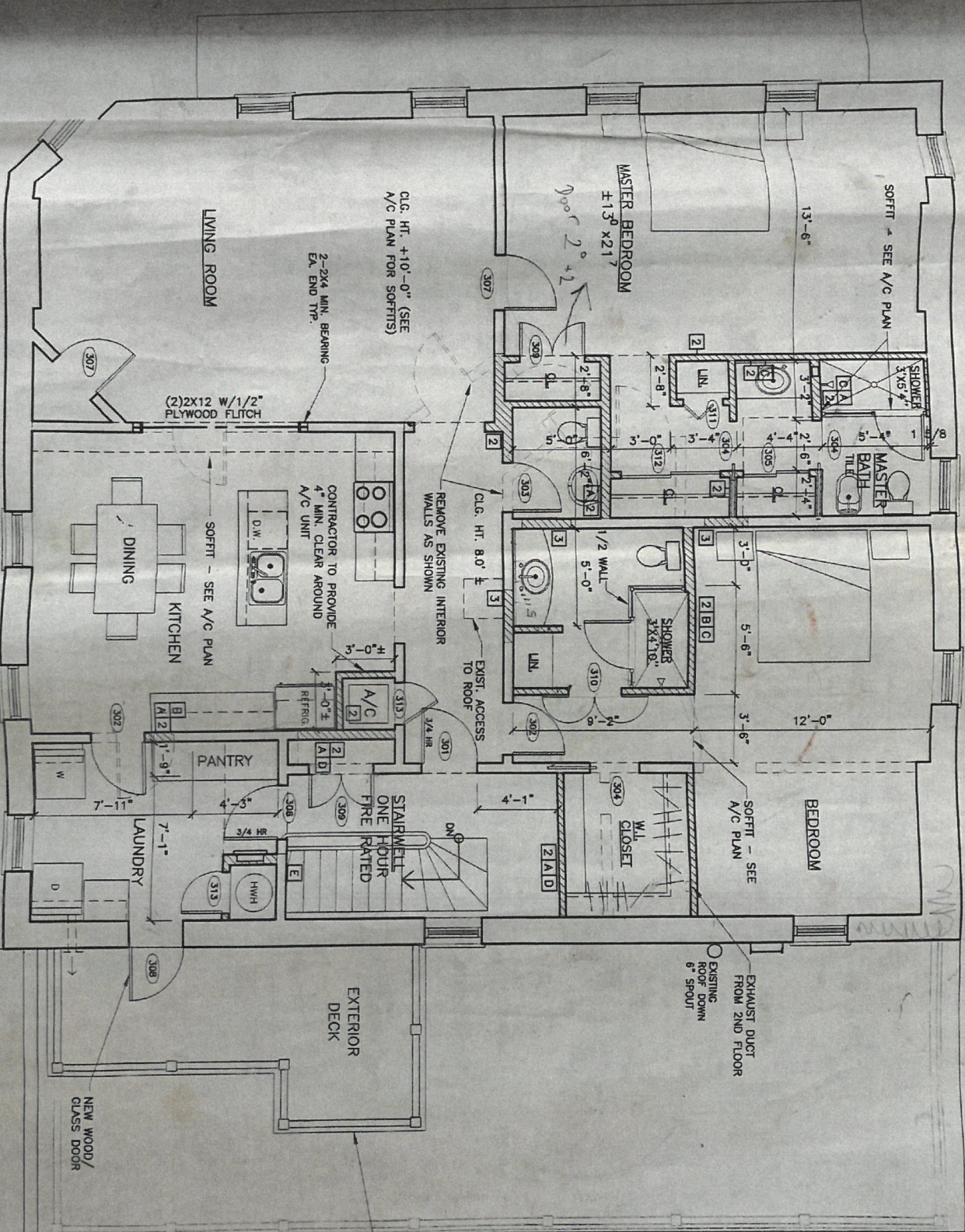
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its 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: 7/22/2019, 12:41:09 AM

Version 2.2.34

Boundary Survey



PHASE I WORK -
 INTERIOR 2ND. & 3RD. FL.

PHASE II WORK
 ADDITION & NEW DECK

DOOR SCHEDULE

PARTIAL

42" HIGH WOOD
 GUARDRAILS

EXISTING
 ROOF DOWN
 8" SPOUT
 EXHAUST DUCT
 FROM 2ND FLOOR

NEW WOOD/
 GLASS DOOR

EXTERIOR
 DECK

LAUNDRY

PANTRY

DINING

KITCHEN

SOFFIT - SEE A/C PLAN

CONTRACTOR TO PROVIDE
 4" MIN. CLEAR AROUND
 A/C UNIT

(2)2X12 W/1/2"
 PLYWOOD FLITCH

2-2X4 MIN. BEARINGS
 EA. END TRF.

CLG. HT. +10'-0" (SEE
 A/C PLAN FOR SOFFITS)

MASTER BEDROOM
 ±13'-0" x 21'

SOFFIT - SEE A/C PLAN

BEDROOM

SOFFIT - SEE
 A/C PLAN

W.I.
 CLOSET

SHOWER
 3'x4'3"

1/2 WALL
 5'-0"

REMOVE EXISTING INTERIOR
 WALLS AS SHOWN

CLG. HT. 8'-0"

EXIST. ACCESS
 TO ROOF

D.W.

STAIRWELL
 ONE HOUR
 FIRE RATED

HW/H

REFRIG.

A/C

SHOWER
 3'x5'

MASTER
 BATH

LN.

LN.

LN.

LN.

LN.

LN.

LN.

LN.

LN.

LN.

LN.

LN.

Sunbiz.org

**Division of Corporations, an
official State of Florida website**

**Public
Notice**

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, June 18, 2020. THIS MEETING WILL BE VIRTUAL. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: donna.phillips@cityofkeywest-fl.gov
Phone: (305) 809-3764.

The purpose of the hearing will be to consider a request for:

Transient License Transfer – One (1) license in Unassigned Status to 536 Fleming Street (RE# 00009440-000000) – A request to transfer one (1) transient license in unassigned status at Key Cove Drive to property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 122-776 and 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

On June 18, 2020, the Key West Planning Board meeting will be conducted via Communications Media Technology (CMT) as authorized by Governor Desantis' Executive Order 20-69 and City of Key West State of Local Emergency Directive 2020-04.

***Representatives on agenda items will need to make their own arrangements to have a notary in their presence to administer the Oath. You will need to provide identification. Please contact the clerk's office at 305-809-3832 if you need further instruction.**

To participate in the Planning board Meeting on June 18, 2020, which begins at 5 p.m., you have the following options:

1. Listen to or join the meeting via phone:

You may listen to the audio only from your phone by dialing 1-646-558-8656 and when the meeting ID is requested, enter 982 2438 0420 and then press the # key.

2. Tune in live to Key West Comcast channel 77 or AT&T channel 99

3. Watch the meeting online:

You may access Key West City TV live by visiting: <https://www.cityofkeywest-fl.gov>, click on meetings/live TV then click on "watch Key West City TV Live"

or browse here: <https://www.cityofkeywest-fl.gov/department/index.php?structureid=14>

Click on the play button to view. *Note: You may have to adjust your browser settings for optimal streaming. Not all browsers support flash.*

How to provide public comment:

-Comment prior to the meeting: To make an eComment, visit <http://keywest.legistar.com/Calendar.aspx> and click on the eComment link on the right side of the screen for the appropriate meeting. You may also provide written comments by emailing City Clerk Cheri Smith by 4:00 p.m. June 17, 2020 at csmith@cityofkeywest-fl.gov. All written comments received by the deadline will be distributed to the Board Members and the appropriate staff prior to the start of the meeting. Time limits will be enforced so written comments must be limited to 3 minutes.

-Comment during the meeting: To request to speak during the virtual meeting, you must sign up to speak through eComments prior to the start of the meeting to be placed on a list. The last 4 digits of the phone number you will call in on will need to be provided in your eComment, this will be used to identify you as the speaker. Or during the meeting you can raise your hand by dialing *9 when it is time to make your comment. You may also sign-up to speak by calling the City Clerk's Office at 305-809-3835 before the meeting.

You will need to follow the instructions on listening to the meeting via phone, when your name is called, you will be unmuted and you will have 3 minutes to speak.

4. Connecting with Zoom instructions:

For the June 18, 2020 meeting, please use the meeting link <https://zoom.us/j/9822438042> to virtually attend and watch the meeting by computer, tablet, or smartphone. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device's app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 982 2438 0420.

For additional information or assistance please contact the City Clerk's office csmith@cityofkeywest-fl.gov prior to the meeting.

For those individuals who may not have access to view the meeting by any of the virtual means provided above, there will be a monitor setup outside of City Hall for live streaming. Please practice social distancing and keep six feet away from those around you. Residents planning to attend who need special assistance please contact the City Clerk's Office at 305-809-3835 no later than 24 hours preceding the meeting.



↑
Feed one sheet at a time

↑
Sens d'introduction une feuille à la fois



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

Front Side

Recto



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

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Date of Hearing: June 18, 2020 Time of Hearing: 5:00 PM

Location of Hearing: THIS MEETING WILL BE CONDUCTED VIRTUALLY

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Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Back Side

Verso

C AND D PROP OF KEY WEST II LLC
PO BOX 4125
KEY WEST, FL 33041

618-622 FLEMING STREET LLC
622 FLEMING ST
KEY WEST, FL 33040

519 DUVAL LLC
809 FLEMING ST
KEY WEST, FL 33040

TAYLOR DAVID F
1702 LINDEN AVE
NASHVILLE, TN 37212

WARD MICHAEL L
1702 LINDEN AVE
NASHVILLE, TN 37212

WISH EARTH BIG HOUSE LLC
1411 ELIZA ST
KEY WEST, FL 33040

MULBERG LTD
C/O GREG A WALKER
727 HARNESS CREEK VIEW DR
ANNAPOLIS, MD 21403

MEANS CHARLES
20 KEY HAVEN RD
KEY WEST, FL 33040

HARDEN GREGORY J
524 BAHAMA ST
KEY WEST, FL 33040

CARR JOE ALAN
PO BOX 6404
KEY WEST, FL 33041

IRWIN MICHAEL SCOTT
REVOCABLE LIVING TRUST
1008 SEMINARY ST
KEY WEST, FL 33040

IRWIN MICHAEL SCOTT
REV LIV TR
1008 SEMINARY ST
KEY WEST, FL 33040

IRWIN MICHAEL SCOTT
507 WHITEHEAD ST
KEY WEST, FL 33040

HARDEN GREGORY JOSEPH
524 BAHAMA ST
KEY WEST, FL 33040

GAEDICKE-RHOADES CINDY M
REV LIV TR
507 WHITEHEAD ST
KEY WEST, FL 33040

TANDA LLC
1521 BUCHANAN ST NW
WASHINGTON, DC 20011

GODOY HECTOR
529 BAHAMA ST
KEY WEST, FL 33040

ZUECHNER MEIKE
529 BAHAMA ST
KEY WEST, FL 33040

PERRY BEATTIE ANN
614 FLEMING ST
KEY WEST, FL 33040

PERRY LINCOLN
614 FLEMING ST
KEY WEST, FL 33040

230 EAST 7TH ST ASSOCIATES
C/O COHEN JOSEPH
45 NW 21ST ST
MIAMI, FL 33127

ADOLPHUS-WARFIELD INC
513 SOUTHARD ST
KEY WEST, FL 33040

INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040

ANDERSON CATHERINE M & GLENN
522 SIMONTON ST
KEY WEST, FL 33040

CHENG YUK
3327 RIVIERA DR
KEY WEST, FL 33040

FAUSTO'S FOOD PALACE INC
522 FLEMING ST
KEY WEST, FL 33040

37 COURT INVESTMENTS INC
PO BOX 4147
KEY WEST, FL 33041

APPLE TREE HOLDINGS OF KEY WEST LLC
512 SIMONTON ST
KEY WEST, FL 33040

SHEA JR JOSEPH
PO BOX 4644
KEY WEST, FL 33041

EZMIRLY D SHIRLEE REV INTER VIVOS TR
532 FLEMING ST
KEY WEST, FL 33040

GODOY HECTOR EDUARDO
529 BAHAMA ST
KEY WEST, FL 33040

ZUECHNER MEIKE
529 BAHAMA ST
KEY WEST, FL 33040

INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040

BRIXEY DELBERT P
614 FLEMING ST
KEY WEST, FL 33040

ARTIST HOUSE ANNEX LLC
1132 SE 2ND AVE
FORT LAUDERDALE, FL 33316

516 FLEMING LLC
702 COMMERCIAL ST
EMPORIA, KS 66801

SPOTTSWOOD PARTNERS LTD
500 FLEMING ST
KEY WEST, FL 33040

FIRST UNITED METHODIST CHURCH
600 EATON ST
KEY WEST, FL 33040

SANFELIPPO MICHAEL L
REV LIVING TRUST
646 S 2ND ST
MILWAUKEE, WI 53204

ROBERTS GREG
606 FREE SCHOOL LN
KEY WEST, FL 33040

KEY WEST ROX LLC
8217 MARSHALL AVE
MARGATE CITY, NJ 08402

CARLOUGH WILLIAM ARTHUR REV TR
AGREE C/O RAYMOND JAMES TRUST
PO BOX 23559
SAINT PETERSBURG, FL 33742

RAPPAPORT ROBERT
1107 KEY
KEY WEST, FL 33040

531 FLEMING LLC
531 FLEMING ST
KEY WEST, FL 33040

INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040

FLORIDA KEYS FUNERAL SERVICES LLC
418 SIMONTON ST
KEY WEST, FL 33040

C AND D PROPERTIES OF KEY WEST I LLC
PO BOX 4125
KEY WEST, FL 33041

615 FLEMING STREET LLC
615 FLEMING ST
KEY WEST, FL 33040

ONDERDONK DIANE M & GARY
513 FLEMING ST
KEY WEST, FL 33040

BAHAMA 415 LLC
2919 26TH ST W
BRADENTON, FL 34205

SHARPE HUMAN SOLUTIONS LLC
908 FLEMING ST
KEY WEST, FL 33040

SZOT DAWN & WALTER
PO BOX 208
MECHANICSVILLE, MD 20659

SZOT DAWN & WALTER
617 FLEMING ST
KEY WEST, FL 33040

HENNING SANDRA J
2211 CHICO RD
RATON, NM 87740

SPOTTSWOOD PARTNERS II LTD
500 FLEMING ST
KEY WEST, FL 33040

ST PAULS CHURCH
401 DUVAL ST
KEY WEST, FL 33040

INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040

TABAG ERLINDA S
19 EMERALD DR
KEY WEST, FL 33040

TABAG ARLENE P
19 EMERALD DR
KEY WEST, FL 33040

SECRET VILLA II LLC
630 ELIZABETH ST
KEY WEST, FL 33040

LAST RESORT KW LLC
1109 DUVAL ST
KEY WEST, FL 33040

BOLAK JAMIE MARIE & ROBERT
246 E NINTH ST
TRAVERSE CITY, MI 49684

HUMPHRIES CARL A & LUANNE
2883 MOUNT OAK RD
ARAB, AL 35016

OGDEN KAREN J & SCOTT
20593 CYPRESS DR
FARMINGTON, MN 55024

DETWILER ERIC R
617 FLEMING ST
KEY WEST, FL 33040

FORD ELIZABETH
617 FLEMING ST
KEY WEST, FL 33040

POLATZ JOHN J & SUSAN
719 FLEMING ST
KEY WEST, FL 33040

VEREB PAMELA M & PAUL
701 SPANISH MAIN DR
CUDJOE KEY, FL 33042

INGHAM JONATHAN
617 FREE SCHOOL
KEY WEST, FL 33040

SIMONTON PARTNERS LLC
3340 N ROOSEVELT BLVD
KEY WEST, FL 33040

MMR PROPERTIES OF KEY WEST LLC
PO BOX 4125
KEY WEST, FL 33041

IRWIN MICHAEL SCOTT
507 WHITEHEAD ST
KEY WEST, FL 33040

SECRET VILLA I LLC
630 ELIZABETH ST
KEY WEST, FL 33040

FAR NIENTE LLC
C/O FIDUCIARY COUNSELING INC
30 E 7TH ST STE 2000
SAINT PAUL, MN 55101

CONVERTITO CORIANN
504 BAHAMA ST
KEY WEST, FL 33040

512 FLEMING LLC
34 ALLAMANDA AVE
KEY WEST, FL 33040

EANG LLC
C/O CLARK ANITA
5 ARBUTUS DR
KEY WEST, FL 33040

DEAN JAMES ROBERT REV TR
14 W CYPRESS TER
KEY WEST, FL 33040



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Public
Notice

MOTOCICANI