

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

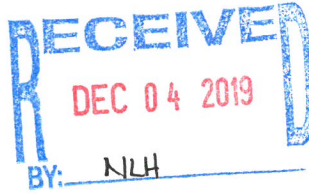
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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)



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:

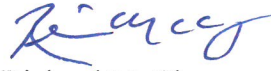
Please find enclosed a completed transient transfer application for the transfer of two (2) transient licenses and units, currently associated with 529 Caroline Street, Key West, Florida 33040 (“Sender Site”) which is located in the HRCC-1 zoning district, to 536 Fleming Street, Key West, Florida 33040 (“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 ~

SENDER SITE
DOCUMENTS

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

Vice President of Spottswood Management

as Manager

Name of office (President, Managing Member)

of SVR 529, LLC

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 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.

Notary's Signature and Seal

Diane T. Castillo

Name of Acknowledger typed, printed or stamped

Commission Number, if any



**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:

529 Caroline Street, Key West, Florida 33040

Street Address of subject property

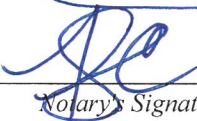
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

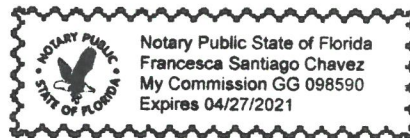
Richard McChesney
Name of Authorized Representative

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

Prepared by and return to:

Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 957-19.0002 RM

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of March, 2019 between Janet Mooney, Individually and as Successor Trustee of the Patricia T. Major Revocable Living Trust dated August 28, 2014, as Amended whose post office address is 44 Palmetto Drive, Key West, FL 33040. grantor. and SVR 529, LLC, a Florida limited liability company whose post office address is 506 Fleming Street, Key West, FL 33040. grantee:

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

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

Part of Lot Number Four (4) in Square Thirteen (13) in the City of Key West according to William A. Whitehead's Map of said City.

Commencing at a point on Caroline Street, which point is distant from the corner of Caroline and Ann Streets Fifty-six (56) feet and Six (6) inches, and running thence in a Northeasterly direction Fifty-Six (56) feet and Six (6) inches; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Fifty-Six (56) feet and Six (6) inches; thence at right angles in a Southeasterly direction One Hundred (100) feet to Point of Beginning; also known as 529 Caroline Street, Key West, Monroe County, Florida.

Parcel Identification Number: 00001220-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, easements, limitations and restrictions of record, if any.

GRANTOR HEREIN STATES SUBJECT PROPERTY IS NOT HER HOMESTEAD, NOR THE HOMESTEAD OF ANY OF HER DEPENDENTS, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA, NOR CONTIGUOUS THERETO.

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

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

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

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

Signed, sealed and delivered in our presence:

Paenda Dolez

Witness Name: *Paenda Dolez*

Monica Hornyak

Witness Name: *monica hornyak*

Janet Mooney

Janet Mooney, Individually and as Successor Trustee

State of Florida

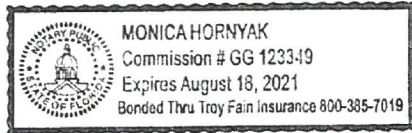
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of March, 2019 by Janet Mooney, Individually and as Successor Trustee of the Patricia T. Major Revocable Living Trust dated August 28, 2014, as Amended, who is personally known or has produced a driver's license as identification.

Monica Hornyak

Notary Public

[Notary Seal]



Printed Name: _____

My Commission Expires: _____

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 SVR 529 LLC
Location Addr 529 CAROLINE ST
Lic NBR/Class LIC2019- PROPERTY RENTAL
 000522
Issued Date 6/21/2019 **Expiration Date: September 30, 2019**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

SVR 529 LLC
513 WHITEHEAD ST

KEY WEST, FL 33040

This document must be prominently displayed.

SPOTTSWOOD MANAGEMENT
INC



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 00001220-000000
 Account# 1001244
 Property ID 1001244
 Millage Group 10KW
 Location 529 CAROLINE St, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 13 G10-430/431 OR636-724/726 OR744-708/09 OR744-710
 Description OR744-774/776 OR769-1516 OR790-1315 OR1120-1532/33 OR1125-1564/65
 OR1367-2001/13 OR2702-2128/29 OR2953-2274
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SVR 529 LLC
 506 Fleming St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$460,875	\$460,875	\$406,600	\$397,579
+ Market Misc Value	\$4,635	\$4,762	\$5,004	\$4,484
+ Market Land Value	\$880,270	\$880,270	\$855,224	\$855,224
= Just Market Value	\$1,345,780	\$1,345,907	\$1,266,828	\$1,257,287
= Total Assessed Value	\$1,345,780	\$1,345,907	\$1,266,828	\$1,257,287
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,345,780	\$1,345,907	\$1,266,828	\$1,257,287

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,650.00	Square Foot	56.5	105

Commercial Buildings

Style R8 / R8
 Gross Sq Ft 3,371
 Finished Sq Ft 2,798
 Perimeter 608
 Stories 2
 Interior Walls WALL BD/WD WAL
 Exterior Walls HARDIE BD
 Quality 650 ()
 Roof Type IRR/CUSTOM
 Roof Material METAL
 Exterior Wall1 HARDIE BD
 Exterior Wall2
 Foundation CONCR FTR
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover SFT/HD WD
 Full Bathrooms 3
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED with 0% NONE
 Year Built 1938
 Year Remodeled 0
 Effective Year Built 1995

Condition Code	AVERAGE Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	528	0	200
FLA	FLOOR LIV AREA	2,798	2,798	380
SBF	UTIL FIN BLK	45	0	28
TOTAL		3,371	2,798	608

Style	S.FR. - R1 / R1
Gross Sq Ft	312
Finished Sq Ft	200
Perimeter	106
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	METAL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONCRETE SLAB
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1966
Year Remodeled	
Effective Year Built	1987

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	200	200	60
OPU	OP PR UNFIN LL	112	0	46
TOTAL		312	200	106

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1937	1938	1	132 SF	3
CONC PATIO	1937	1938	1	200 SF	1
CONC PATIO	1937	1938	1	49 SF	2
CH LINK FENCE	1964	1965	1	228 SF	1
BRICK PATIO	1974	1975	1	352 SF	2
FENCES	1989	1990	1	84 SF	2
FENCES	2001	2002	1	300 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/15/2019	\$2,290,000	Warranty Deed	2211205	2953	2274	37 - Unqualified	Improved
9/10/2014	\$0	Quit Claim Deed		2702	2128	11 - Unqualified	Improved
10/1/1977	\$87,000	Conversion Code		790	1315	Q - Qualified	Improved

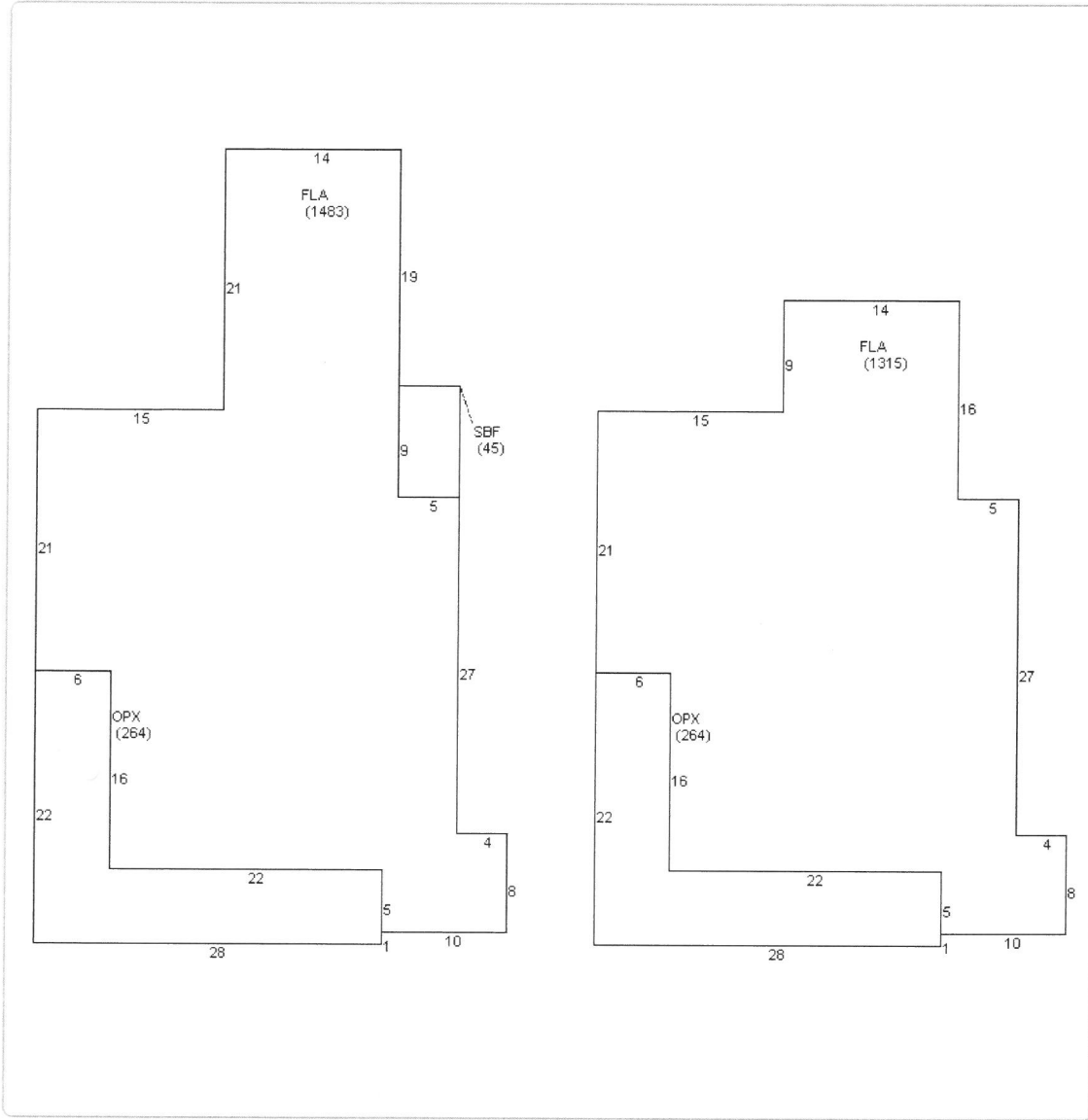
Permits

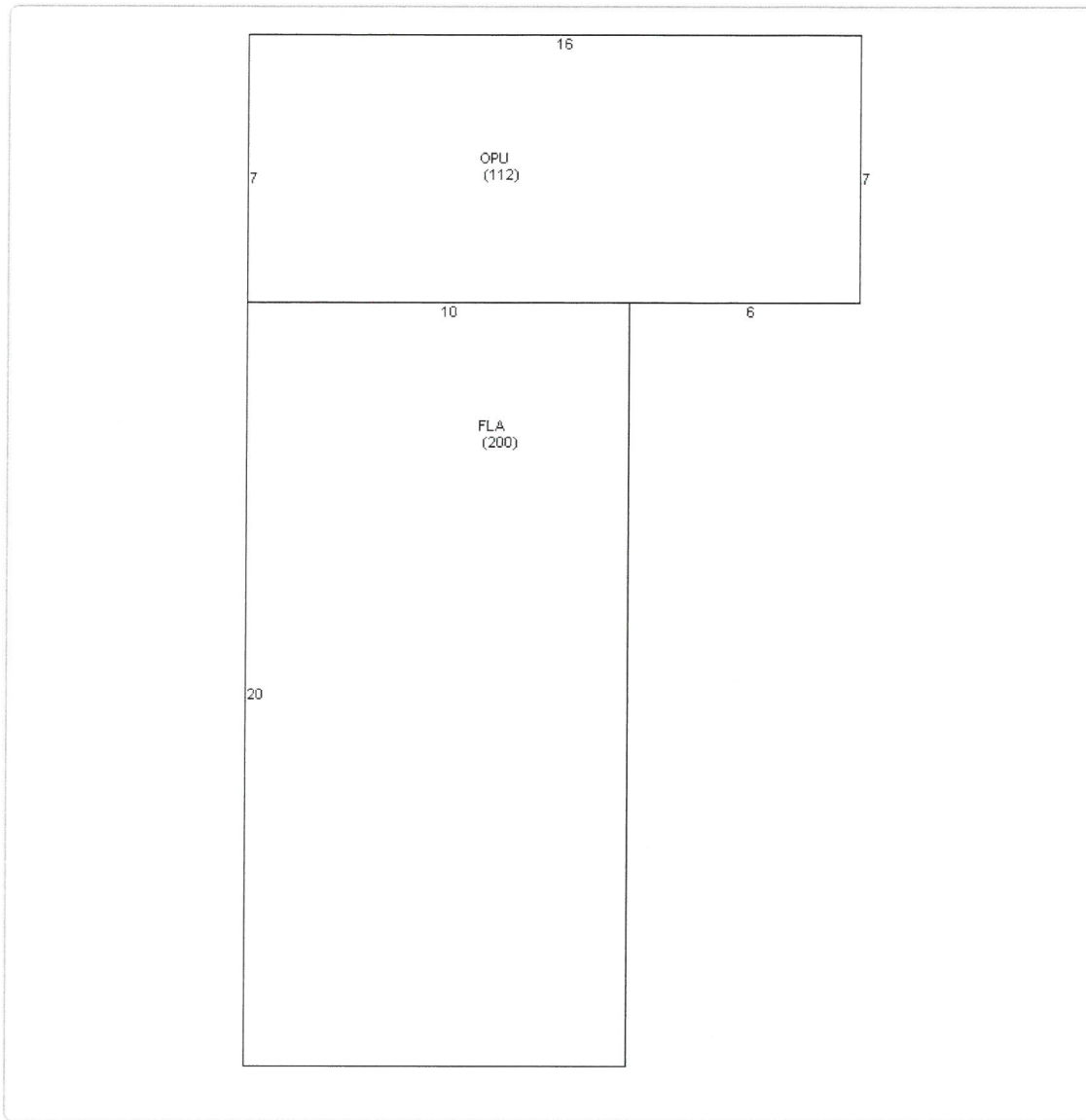
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0100719	2/23/2001	10/30/2001	\$3,600	Residential	REMOVE/REBUILD COLUMNS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

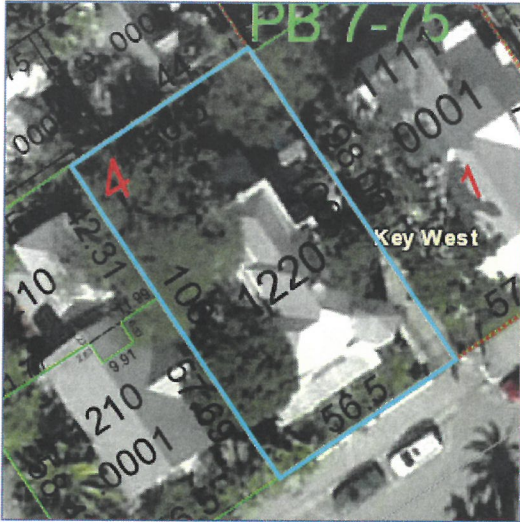




Photos



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



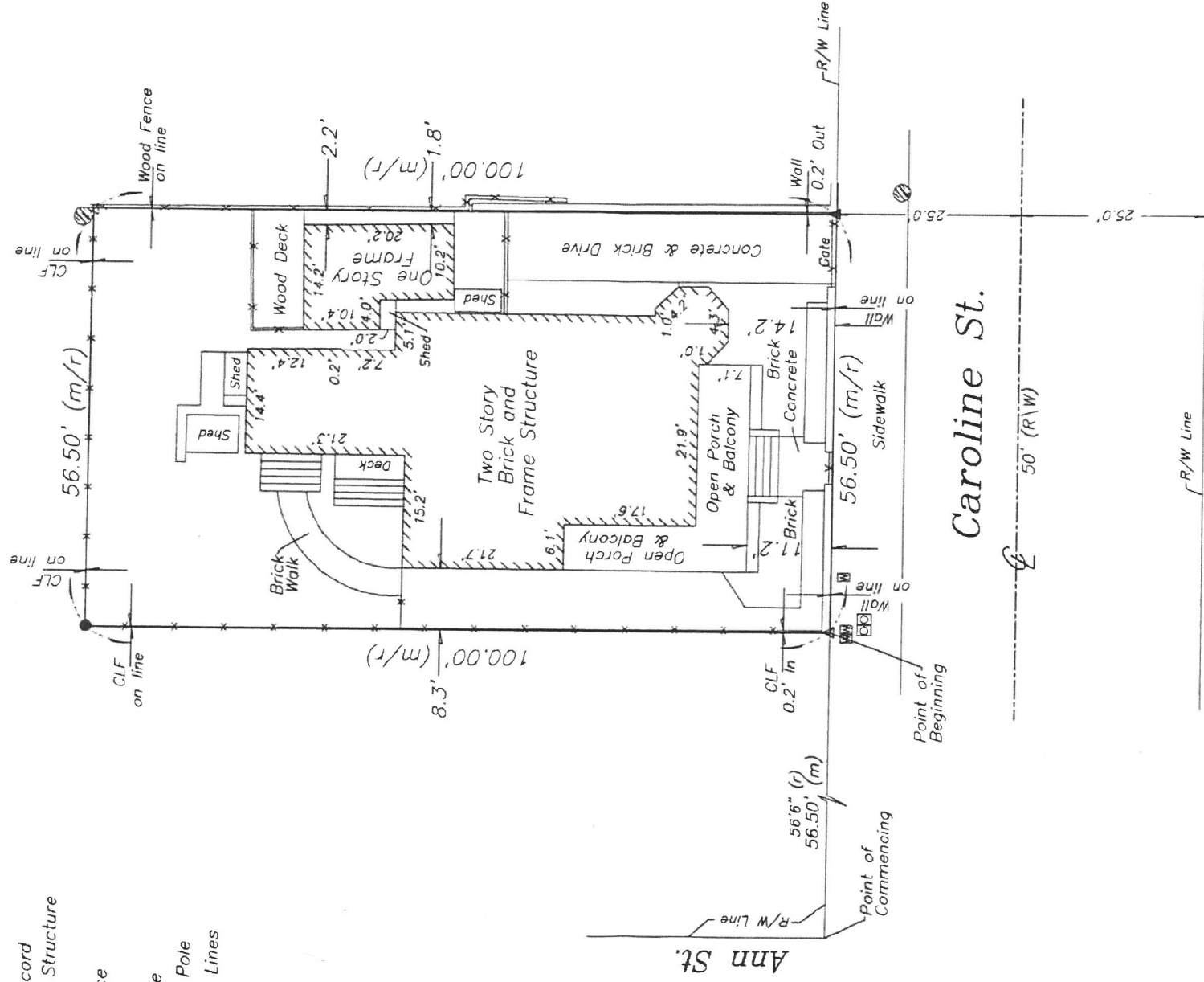
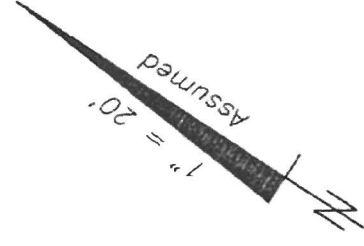
Last Data Upload: 7/22/2019, 12:41:09 AM

Version 2.2.34

Boundary Survey Map of part of Lot 4, Square 13 Island of Key West, Florida

LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (FIH)
- △ Set Nail & Disc (6298)
- (C) Calculated
- (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
- ⊠ Sewer Cleanout
- ⊠ Water Meter



Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298



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

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Boundary Survey Report of part of Lot 4, Square 13 Island of Key West, Florida

NOTES:

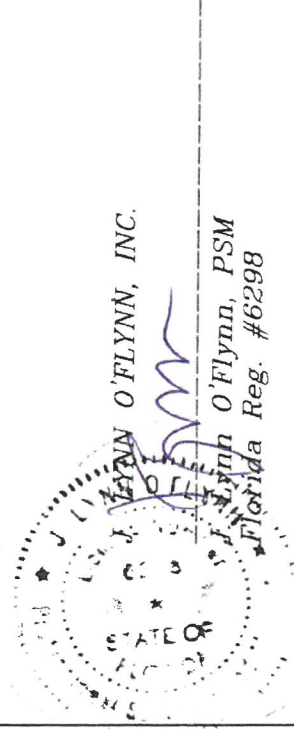
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 529 Caroline Street, Key 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: February 19, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: Part of Lot Number Four (4) in Square Thirteen (13) in the City of Key West according to William A. Whitehead's Map of said City.

COMMENCING at a point on Caroline Street, which point is distant from the corner of Caroline and Ann Streets Fifty-six (56) feet and Six (6) inches, and running thence in a Northeasterly direction Fifty-six (56) feet and Six (6) inches; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Fifty-six (56) feet and Six (6) inches; thence at right angles in a Southeasterly direction One Hundred (100) feet to Point of beginning, also known as 529 Caroline Street, Key West, Monroe County, Florida.

BOUNDARY SURVEY FOR: SVR 529, LLC, a Florida limited liability company; Spottswood, Spottswood, Spottswood & Sterling, PLLC; Chicago Title Insurance Company.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



February 21, 2019

THIS SURVEY
IS NOT
ASSIGNABLE

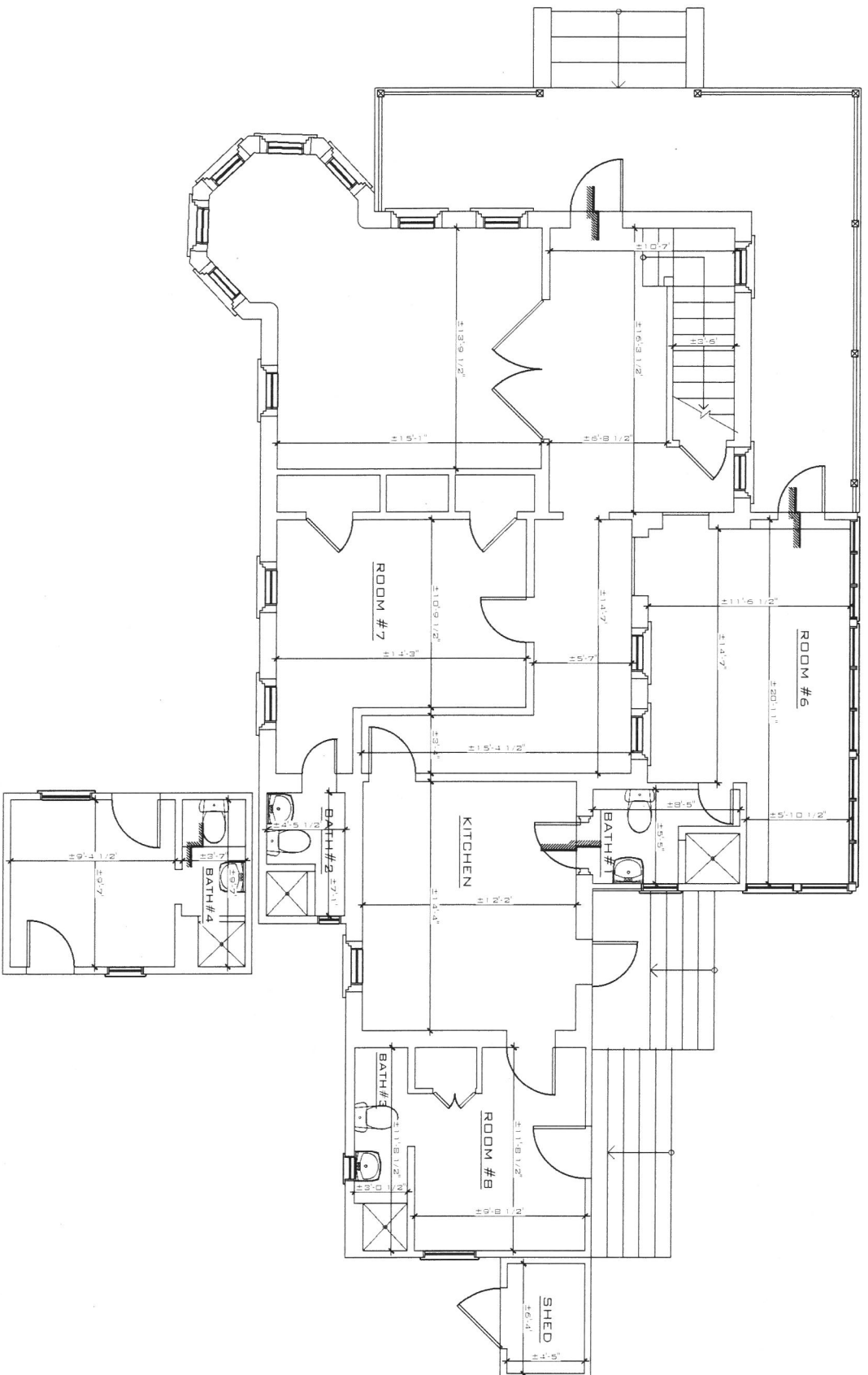
Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

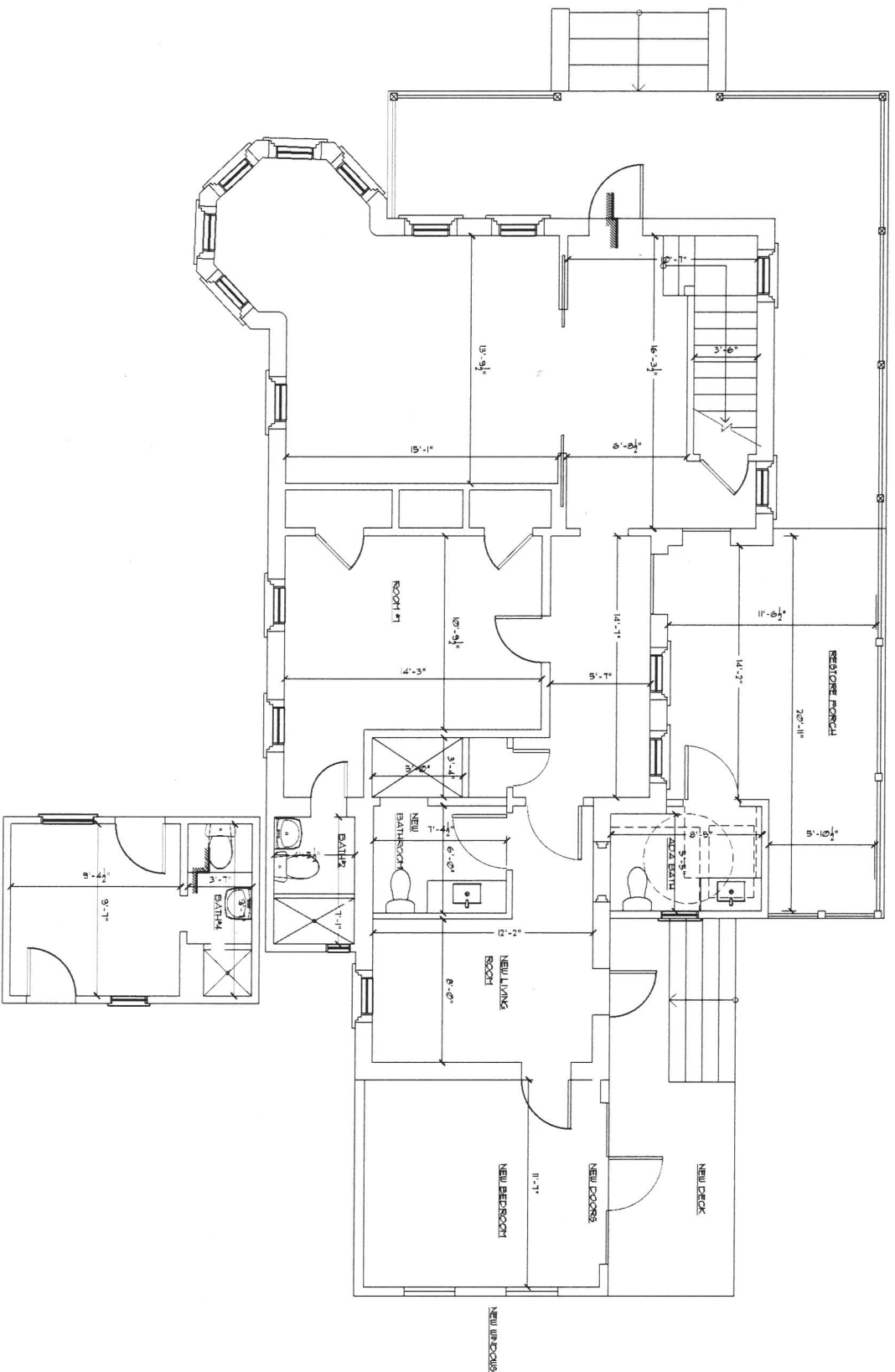
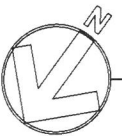
Professional Surveyor & Mapper
PSM #6298



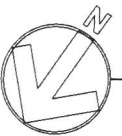
3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 296-2244



Existing Floor Plan



Proposed Floor Plan

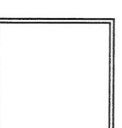


THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 610 White St, Key West FL
 (305) 296 3611

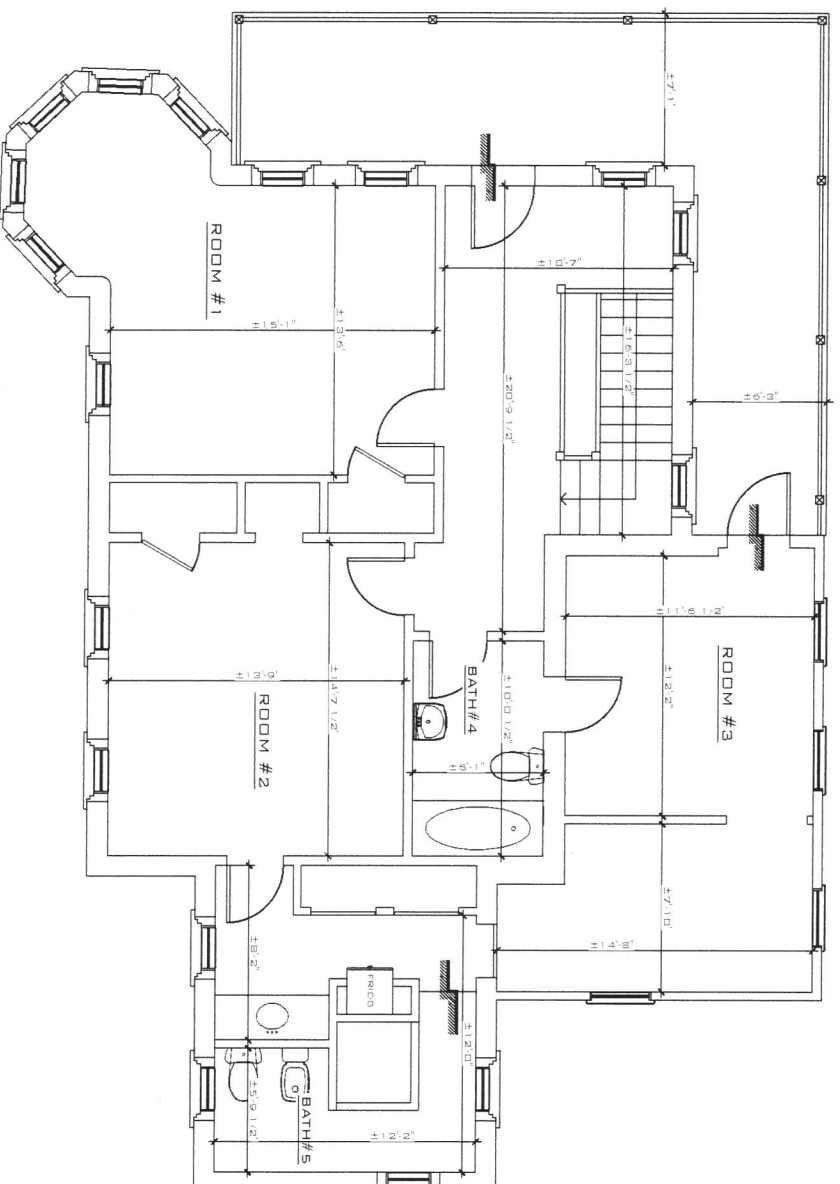
529 Caroline St
 Key West, FL
 529 Caroline Ste

date:
 4/1/19

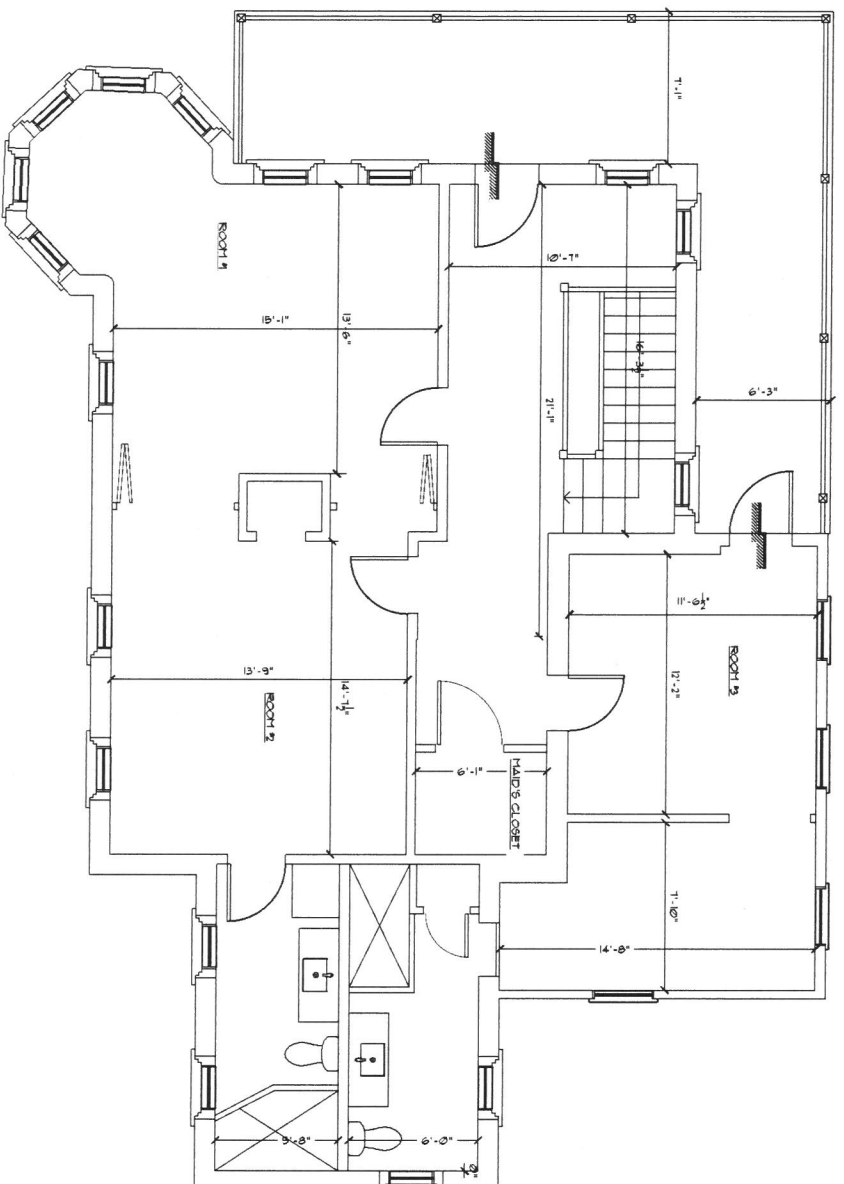
revision:



Existing
Second Floor Plan



Proposed
Second Floor Plan

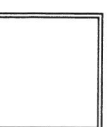


date:
4/1/13

revision:

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611
610 White St, Key West FL

529 Caroline St
Key West, FL
529 Caroline Ste



sheet:
A1.2

RECEIVER SITE
DOCUMENTS

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

Name of office (President, Managing Member)

of Spottswood Partners, LTD

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.

A handwritten signature in blue ink, appearing to read "WBS Jr.", written over a horizontal line.

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.

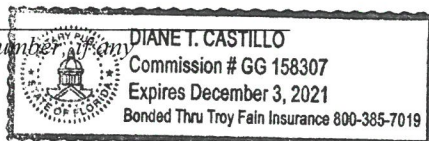
A handwritten signature in blue ink, appearing to read "Diane T. Castillo", written over a horizontal line.

Notary's Signature and Seal

Diane T. Castillo

Name of Acknowledger typed, printed or stamped

Commission Number at Any



**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

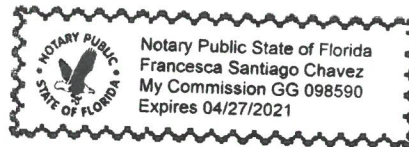
Richard McChesney
Name of Authorized Representative

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

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.

[Signature]
Printed Name: ROBIN R. GEDMIN
Witness
[Signature]
Printed Name: WALTER A. CALDWELL
Witness

[Signature] (Seal)
JOHN M. SPOTTSWOOD, JR.
P.O. Address: 500 Fleming Street
Key West, FL 33040
[Signature] (Seal)
WILLIAM B. SPOTTSWOOD
P.O. Address: 500 Fleming Street
Key West, FL 33040
[Signature] (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.

[Signature]
Printed Name: ROBIN R. GEDMIN
Notary Public
MY COMMISSION # CC794170 EXPIRES April 1, 2003
BONDED THRU TROY FAIR INSURANCE INC.

SPOTTSWO

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

FILE #1164718
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

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



1009695 536 FLEMING ST 08/13/12

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

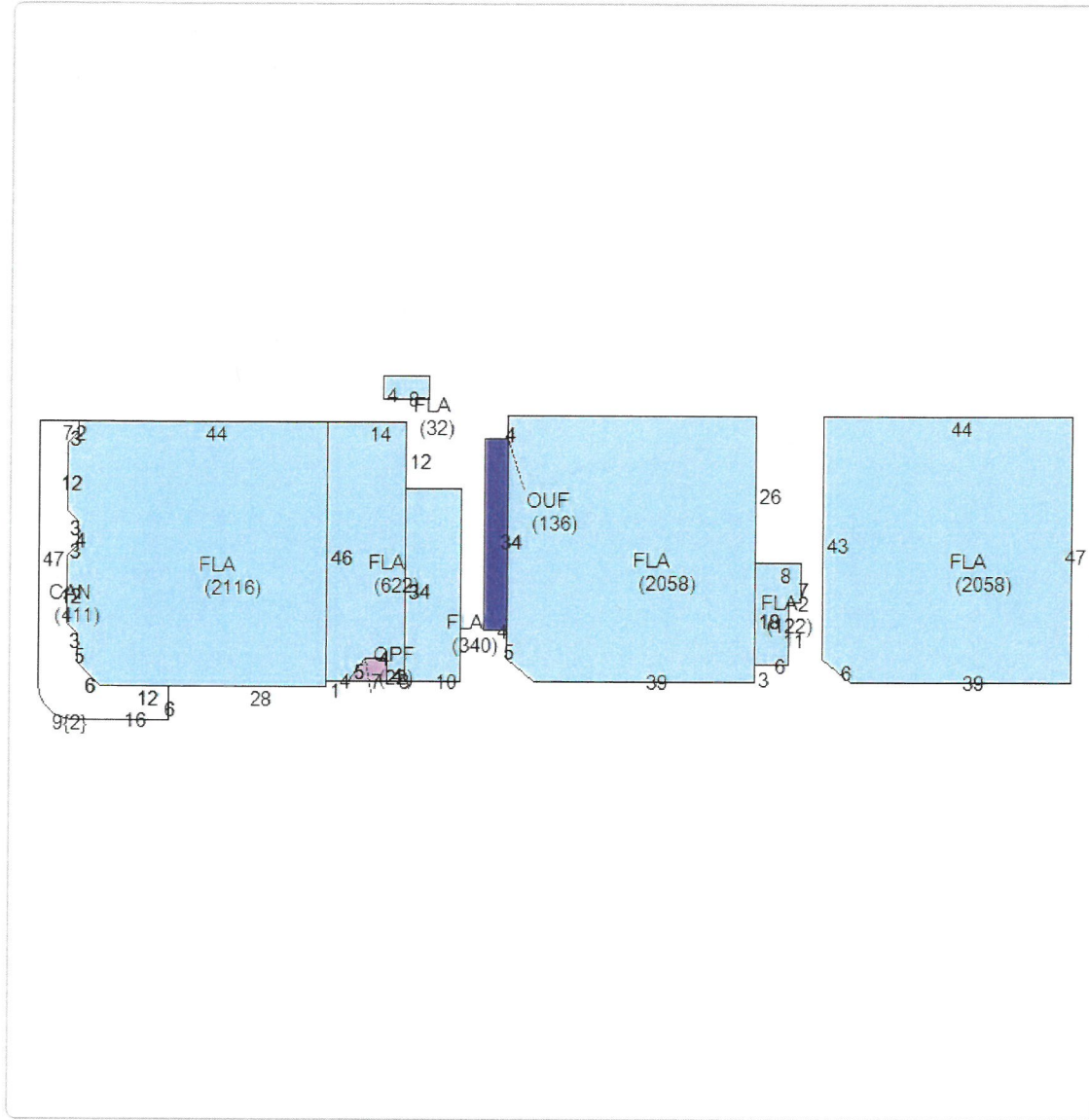
Permits

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](#)

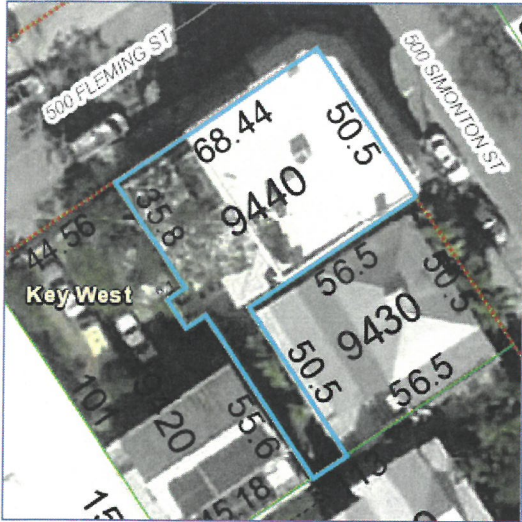
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

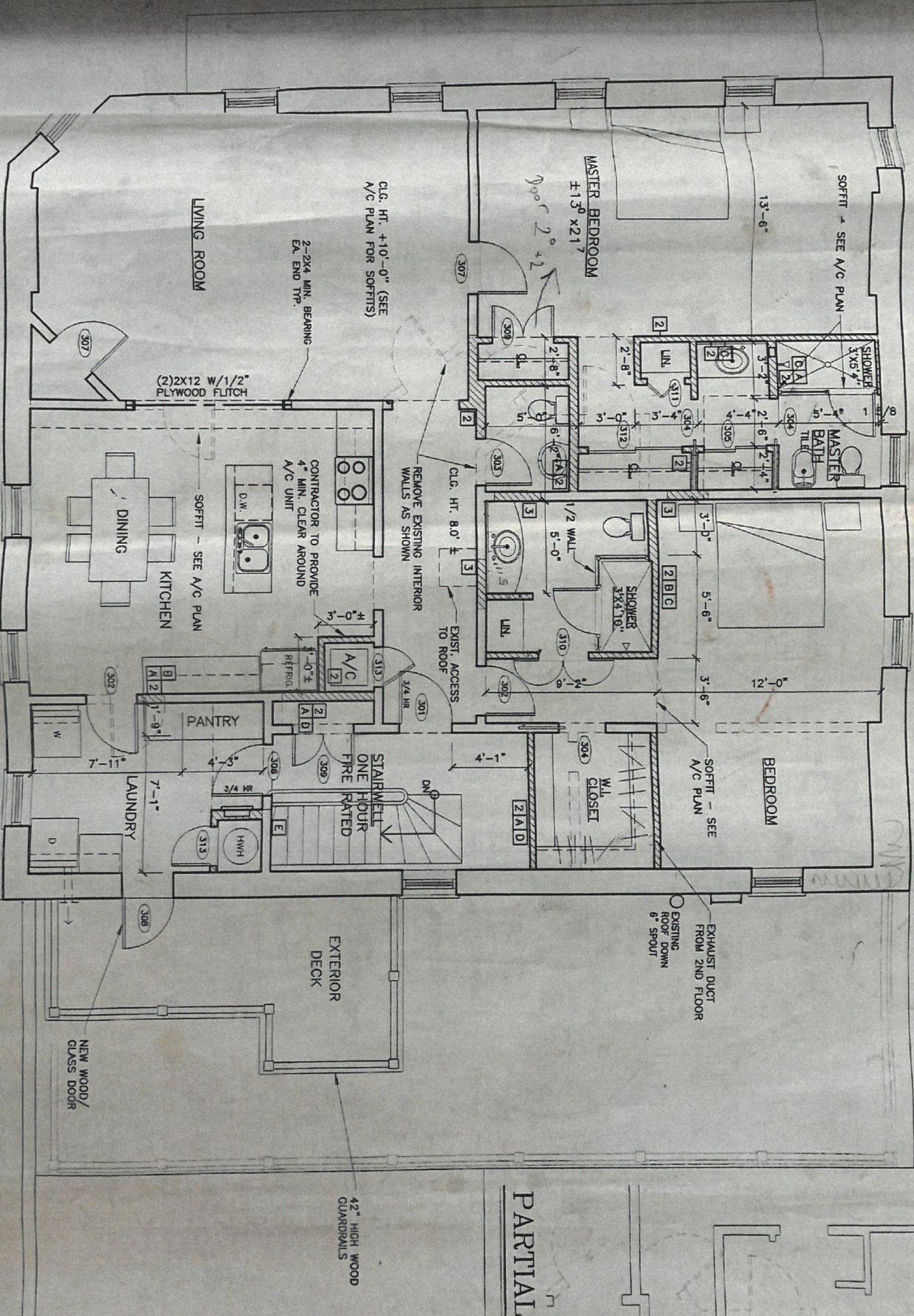
No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Last Data Upload: 7/22/2019, 12:41:09 AM

Version 2.2.34



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

PHASE II WORK
 ADDITION & NEW DECK

DOOR SCHEDULE

PARTIAL

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

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

(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

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

42" HIGH WOOD GUARDRAILS

NEW WOOD/GLASS DOOR

EXTERIOR DECK

LAUNDRY

PANTRY

DINING

KITCHEN

SOFFIT - SEE A/C PLAN

SOFFIT - SEE A/C PLAN

SOFFIT - SEE A/C PLAN

SOFFIT - SEE A/C PLAN

SOFFIT - SEE A/C PLAN

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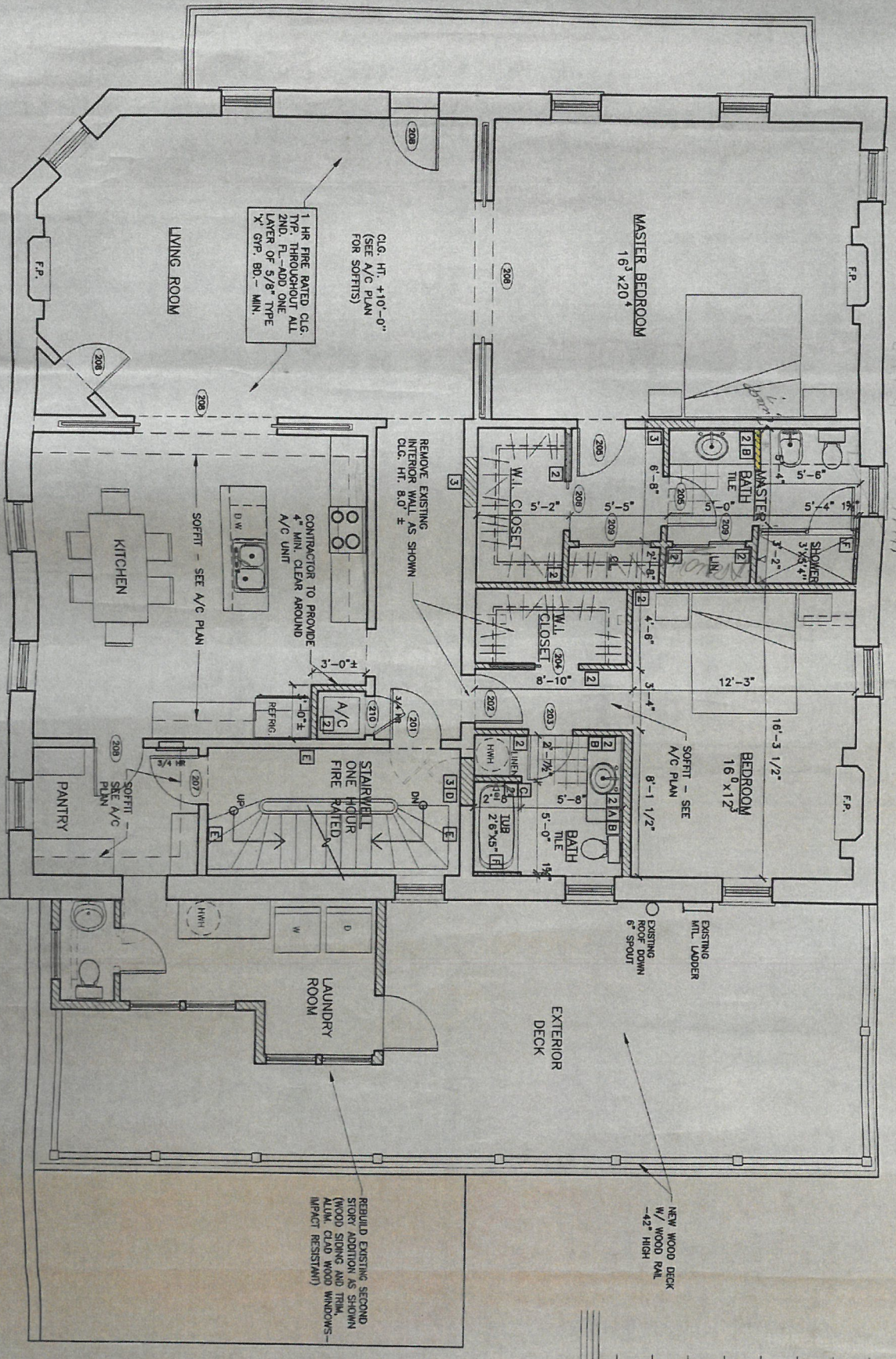
SOFFIT - SEE A/C PLAN

SOFFIT - SEE A/C PLAN

SOFFIT - SEE A/C PLAN

SOFFIT - SEE A/C PLAN

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