

**City of Key West Planning Department
P. O. Box 1409, Key West, FL 33041-1409
(305) 809-3720**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There are also **separate fees of \$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 1300 White Street, Key West. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Address of Site

Unassigned

RE# N/A

Name(s) of Owner(s):

Maximus Properties, LLC

Name of Agent or Person to Contact:

Gregory S. Oropeza, Esq.

Address: 221 Simonton St.

Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com

Receiver Site

Address of Site

805 Shavers Lane

RE# 00017000-000000

Name(s) of Owner(s):

805 Shavers Rental, LLC

Name of Agent or Person to Contact:

Gregory S. Oropeza, Esq.

Address: 221 Simonton St.

Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com

For Sender Site:

"Local name" of property N/A Zoning district N/A

Legal description N/A-Unassigned

Current use: N/A-Unassigned

Number of existing transient units: One (1) Unit

Size of site N/A Number of existing city transient rental licenses: 1

What is being removed from the sender site? One (1) Unit

What are your plans for the sender site? N/A-Unassigned

For Receiver Site:

"Local name" of property _____ Zoning district HRCC3

Legal description See attached Warranty Deed.

Current use Single-family residence

Size of site: 3,900 sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: One (1) residential

Existing non-residential floor area N/A

What will be transferred to the receiver site? Transient License

What are your plans for the receiver site? Transient Rental

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 **Maximus Properties, 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
Warren W. Dedrick, Manager

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:
Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC
221 Simonton Street, Key West, FL 33040
TELEPHONE(S) **305-294-0252** FAX **305-294-5788**

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 805 Shavers Rental, 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
Paul Murzyn, Manager

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:

Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC

TELEPHONE(S) 305-294-0252 FAX 305-294-5788

REQUIRED ATTACHMENTS

Sender Site

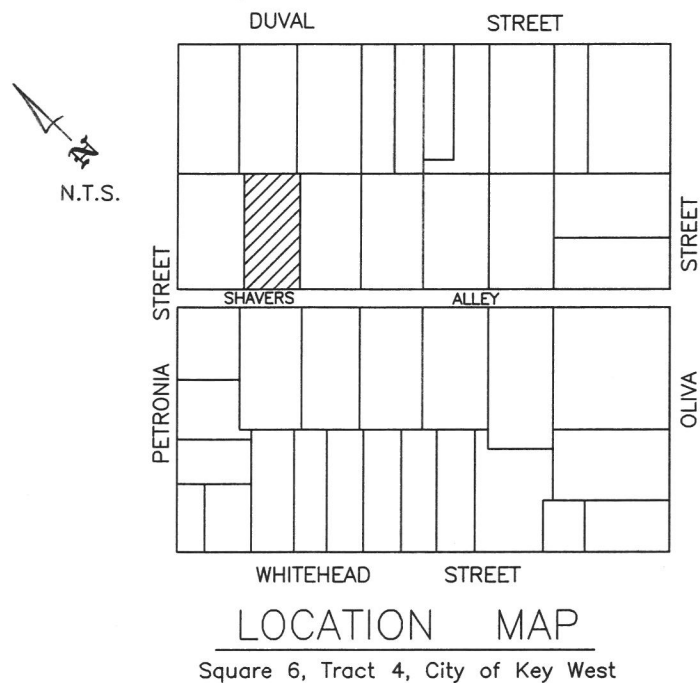
1. Current survey N/A-Unassigned
2. Current floor plans N/A-Unassigned
3. Copies of current occupational license(s) for transient rental use See attached
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application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

Receiver Site

1. Current survey See attached.
2. Current floor plans See attached.
3. Copies of current occupational license(s). N/A
4. Copy of last recorded deed to show ownership as listed on application See attached.
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.) N/A
6. Proposed site plan if changed for future use N/A
7. Proposed floor plans if changed for future use N/A
8. Other _____

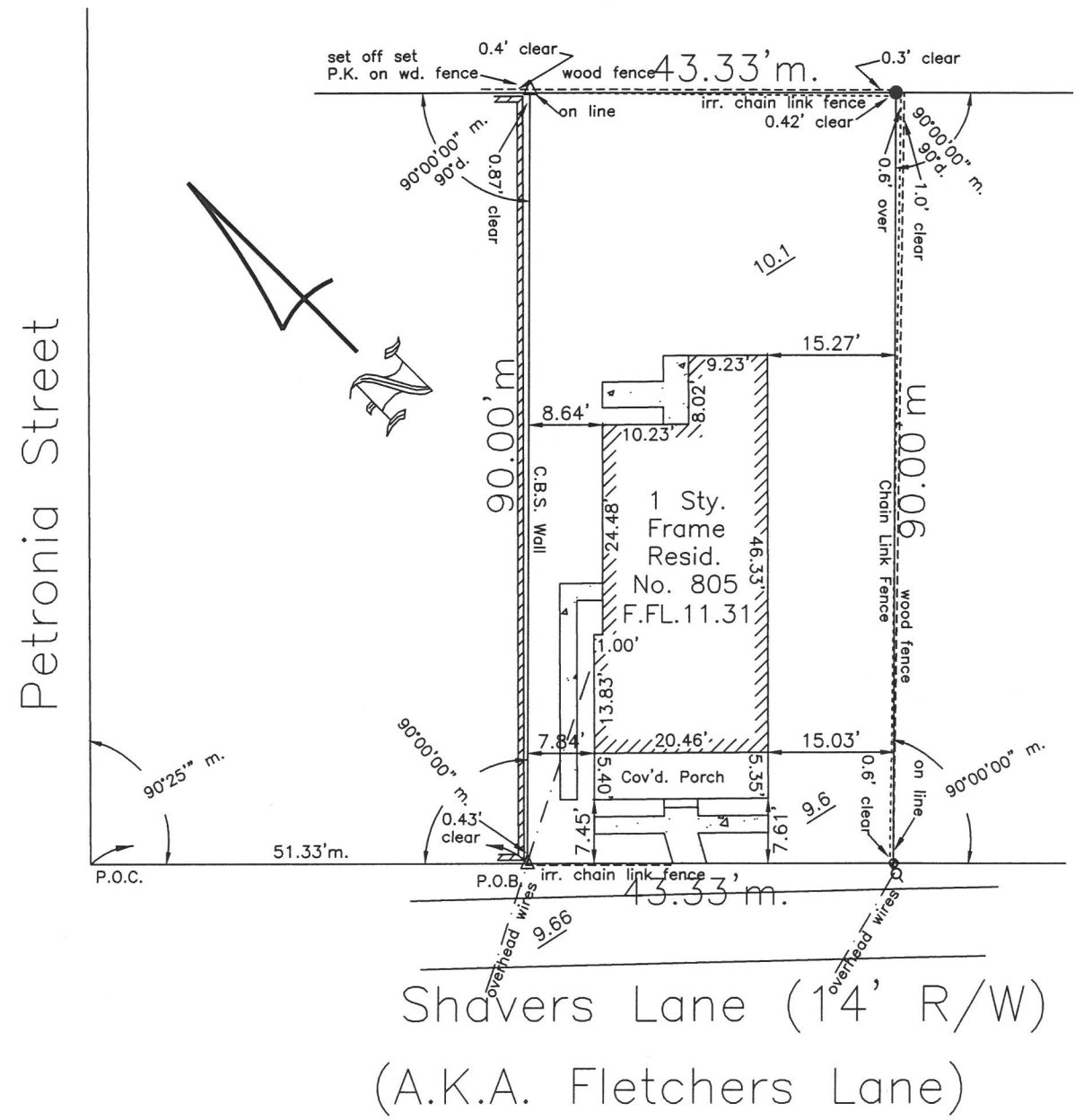
***~ NOTE: The above items constitute one complete application package. Two signed
& sealed surveys and site plans are required ~***

CURRENT SURVEY



LEGEND			
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



LEGAL DESCRIPTION:By underwriter, Org. Legal incorrect

On the Island of Key West, Monroe County, Florida and being known as part of Lot 1, Square 6, Tract 4 of Simonton's and Walls addition to the Island of Key West, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly Right-of-Way line of Petronia Street and the Northeastery Right-f-Way line of Shavers Lane (also known as Fletchers Lane); thence in a Southeasterly direction along the said Northeastery Right-of-Way line of Shavers Lane for 51.33 feet to the Point of Beginning; thence continue along the said Northeastery Right-of-Way line of Shavers Lane for 43.33 feet; thence at a right angle and in a Northeastery direction 90.00 feet; thence at a right angle and in a Northwestery direction for 43.33 feet; thence at a right angle and in a Southwestery direction for 90.00 feet to the said Northeastery Right-of-Way line of Shavers Lane and the Point of Beginning.

Containing 3,889.70 square feet.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Shavers Lane
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey preformed without benefit of title search for said or surrounding property's.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

Field Work performed on: 4/10/15

CERTIFICATION:

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

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810

State of Florida NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

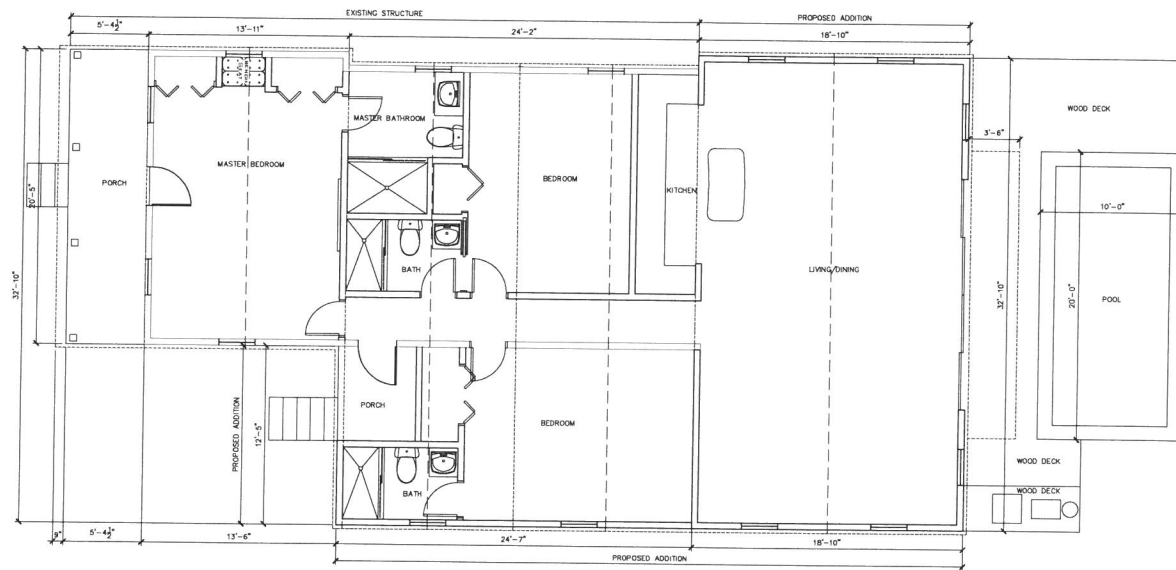
Michael Marino 805 Shavers Lane, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 15-207	
Scale: 1"=20'	Ref. 74-48 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/15/90		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/10/15: Updated, wall, reset corners			
f/datafred/dwg/keywest/block 73/805 Shavers			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

CURRENT FLOOR PLANS



Proposed Floor Plan
 1/4" = 1' - 0"



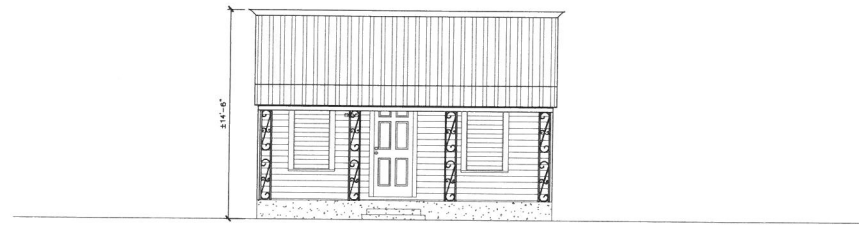
THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West, FL
 (305) 296 3611
 TEPopePA@aol.com

date:
 07/13/15
 revision:

sheet:
 A2.0

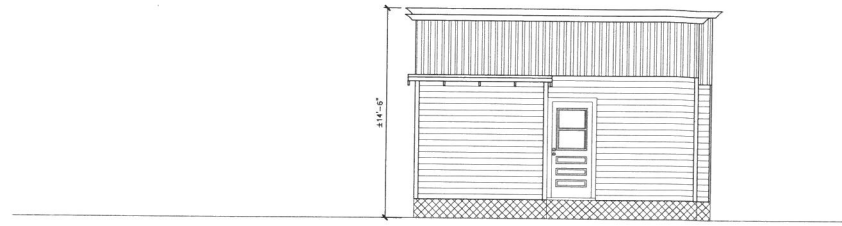
Marino Residence
 805 Shavers Ln Key West, FL





Existing Front Elevation

1/4" = 1' - 0"



Existing Rear Elevation

1/4" = 1' - 0"



Proposed Front Elevation

1/4" = 1' - 0"



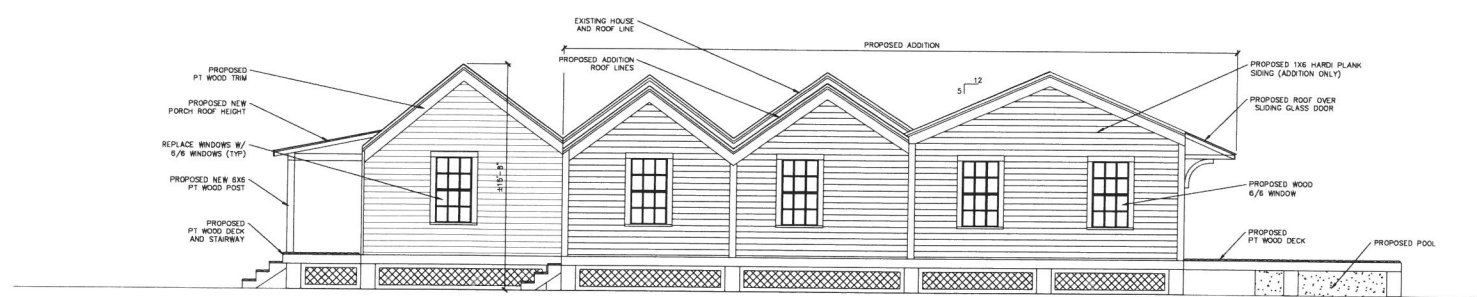
Proposed Rear Elevation

1/4" = 1' - 0"



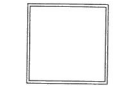
Existing Right Side Elevation

1/4" = 1' - 0"



Proposed Right Side Elevation

1/4" = 1' - 0"



Marino Residence
Key West, FL
805 Shavers Ln

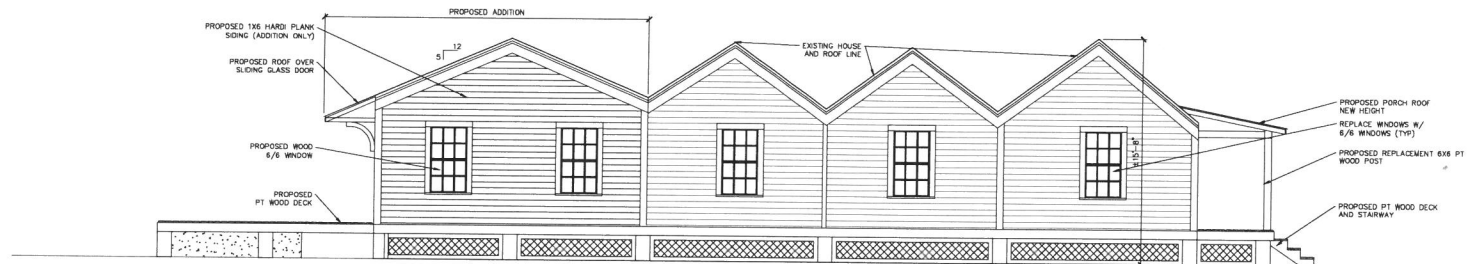
THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West, FL
(305) 296 3611
TEFPopePA@aol.com

date: 07/09/15
revision:

sheet:
A3.0



Existing Left Side Elevation
1/4" = 1' - 0"



Proposed Left Side Elevation
1/4" = 1' - 0"

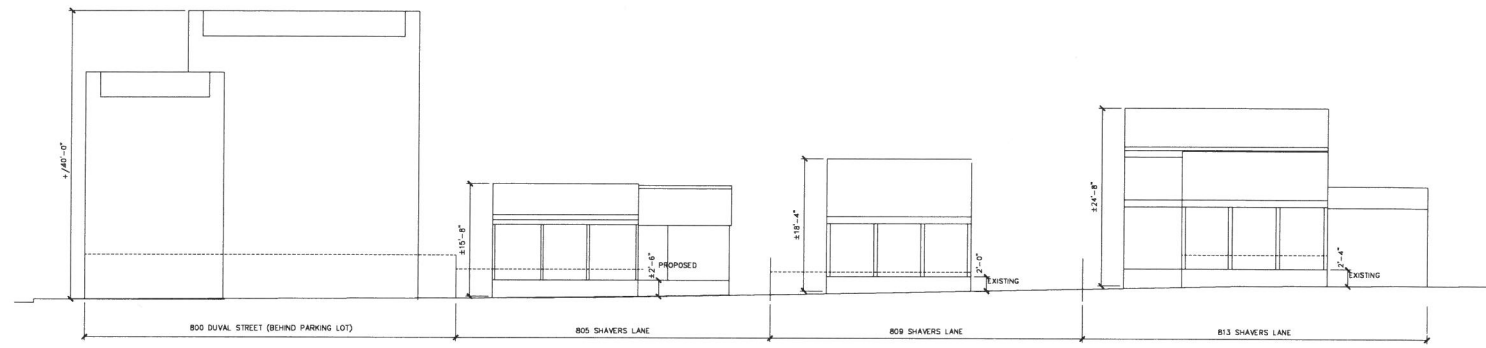


Marino Residence
Key West, FL
805 Shavers Ln

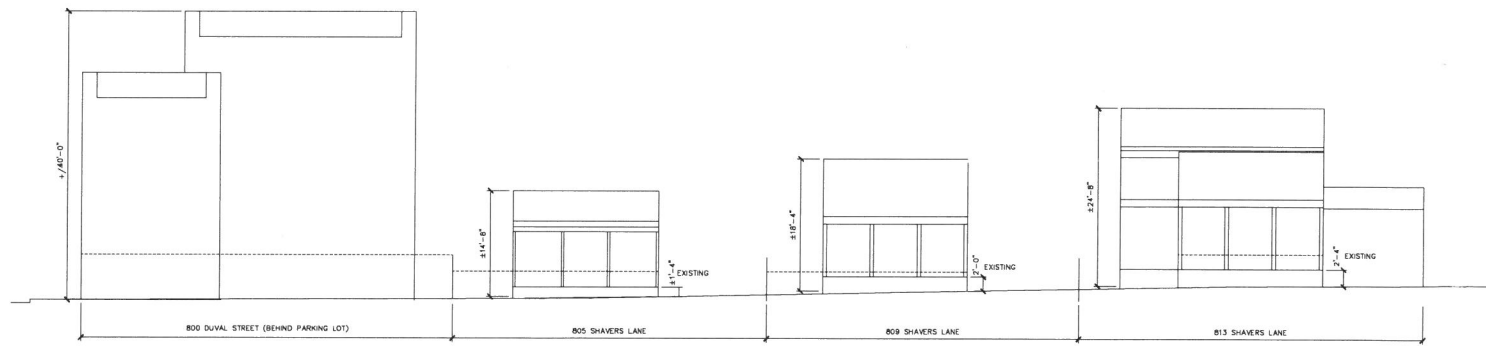
THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West, FL
(305) 296 3611
TEPopePA@aol.com

date:
07/09/15
revision:

sheet:
A3.1



Proposed
Shaver Lane Streetscape
1/8" = 1' - 0"



Existing
Shaver Lane Streetscape
1/8" = 1' - 0"



Marino Residence
805 Shavers Ln
Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West, FL
(305) 296 3611
TEPopeFA@aol.com

date:
07/13/15
revision:

sheet:
A3.2

CURRENT OCCUPATIONAL LICENSE

Sender Site

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

2-A

Business Name	MAXIMUS PROPERTIES, LLC	Ctinbr:0017539
Location Addr	UNASSIGNED	
Lic NBR/Class	17-00031971 RENTAL-TRANSIENT RESIDENTIAL	
Issue Date:	June 13, 2017	Expiration Date:September 30, 2017
License Fee	\$84.00	
Add. Charges	\$84.00	
Penalty	\$0.00	
Total	\$0.00	
Comments:	2 TRANSIENT RENTAL UNITS	

This document must be prominently displayed.

MAXIMUS PROPERTIES, LLC
727 WASHINGTON ST

KEY WEST FL 33040

Duplicate

RECORDED WARRANTY DEED

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 18-48
Consideration: \$1,650,000.00

Doc# 2156313
Eck# 2392 Pg# 2211

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Warranty Deed

This Warranty Deed made this 16th day of February, 2018 between Michael J. Marino, a married man and Sanibel Glass & Mirror, Inc., a Florida corporation whose post office address is 824 Shavers Lane, Key West, FL 33040, grantor, and 805 Shavers Rental, a Florida limited liability company whose post office address is 221 Simonton 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE STATE OF FLORIDA, COUNTY OF MONROE, AND CITY OF KEY WEST, AND BEING A PART OF CITY LOT NO. ONE (1), SQUARE SIX (6) OF SIMONTON'S AND WALL'S ADDITION TO THE CITY OF KEY WEST, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ONE HUNDRED (100) FEET FROM DUVAL STREET, AND FORTY SEVEN (47) FEET AND FOUR (4) INCHES FROM PETRONIA STREET, AND RUNNING IN A SOUTHEASTERLY DIRECTION PARALLEL WITH DUVAL STREET FORTY-SEVEN (47) FEET AND FOUR (4) INCHES; THENCE AT RIGHT ANGLES WITH DUVAL STREET IN A SOUTHWESTERLY DIRECTION NINETY (90) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FORTY-SEVEN (47) FEET AND FOUR (4) INCHES; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION TOWARD DUVAL STREET AND PARALLEL WITH PETRONIA STREET, NINETY (90) FEET BACK TO THE POINT OF BEGINNING.

LESS AND EXCEPT

IN THE CITY OF KEY WEST AS DESIGNATED ON WILLIAM A. WHITEHEAD'S MAP OF SAID CITY DELINEATED FEBRUARY, A.D. 1829, A PART OF TRACT FOUR (4), BUT NOW MORE PARTICULARLY DESCRIBED IN SIMONTON AND WALL'S ADDITION TO THE CITY OF KEY WEST AS PART OF LOT ONE (1) IN SQUARE SIX (6) OF SAID TRACT FOUR (4), FROM THE CORNER OF PETRONIA AND DUVAL STREETS RUN SOUTHWESTERLY FOR A DISTANCE OF ONE HUNDRED NINETY (190) FEET NINE (9) INCHES TO AN ALLEYWAY FOURTEEN (14) FEET WIDE; THENCE AT RIGHT ANGLES ALONG SAID ALLEYWAY IN A SOUTHEASTERLY DIRECTION FORTY-SEVEN (47) FEET FOUR (4) INCHES TO THE POINT OR PLACE OF BEGINNING; FROM THENCE CONTINUE ALONG SAID ALLEYWAY IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF FOUR (4) FEET; THENCE AT RIGHT ANGLES TO SAID ALLEYWAY IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF NINETY (90) FEET MORE OR LESS TO A POINT WHICH

IS 100 FEET FROM DUVAL STREET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF FOUR (4) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION NINETY (90) FEET, MORE OR LESS BACK TO THE POINT OR PLACE OF BEGINNING ON THE SAID FOURTEEN (14) FOOT ALLEYWAY

Parcel Identification Number: 00017000-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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, 2017**.

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

**Doc# 2156313
Bk# 2392 Pg# 2212**

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Name: Chris Kendall

[Handwritten Signature]

Witness Name: Tracey Poldan

_____(Seal)

Michael J. Marino

_____(Seal)

Sanibel Glass & Mirror, Inc., a Florida corporation

By: Kevin Munden, President

State of Florida

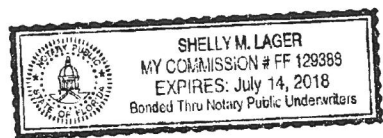
County of ~~Monroe~~ Lee

The foregoing instrument was acknowledged before me this 15th day of February, 2018 by Kevin Munden ~~Michael J. Marino~~, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Handwritten Signature]

Notary Public



Printed Name: Shelly Lager

My Commission Expires: July 14, 2018

Signed, sealed and delivered in our presence:

Patricia Mae Harris

Witness Name: Patricia Mae Harris

Deon

Witness Name: Gregory Oropeza

[Signature] (Seal)

Michael J. Marino

_____ (Seal)

Sanibel Glass & Mirror, Inc., a Florida corporation

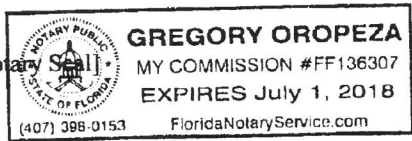
By: Kevin Munden

Doc# 2156313
Bk# 2892 Pg# 2214

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 10 day of February, 2018 by Michael J. Marino, who is personally known or has produced a driver's license as identification.



[Notary Seal]

[Signature]

Notary Public

Printed Name: _____

My Commission Expires: _____

**AUTHORIZATION FORMS
AND
VERIFICATION 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, Warren W. Dedrick as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Maximus Properties, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Oropeza Stones & Cardenas, PLLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this Feb 15, 2018
Date

by Warren W. Dedrick
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.

Brenda Dedrick
Notary's Signature and Seal

FF 912073
Commission Number, if any

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, 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:

805 Shavers Lane

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 3/21/2018 by

Gregory S. Oropeza

Name of Authorized Representative

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

PREPARED 4/05/18, 14:30:43
City of Key West

PAYMENTS DUE INVOICE
PROGRAM PZ821L

PROJECT NUMBER: 17-02000098 TRANSIENT LICENSE TRANSFER - 805 SHAVERS

FEE DESCRIPTION	AMOUNT DUE
-----	-----
ADVERTISING AND NOTICE FEE	100.00
FIRE DEPARTMENT REVIEW FEE	50.00
TRANSIENT LICENSE TRANSFER	2000.00
TOTAL DUE	2150.00

Please present this invoice to the cashier with full payment.

Oper: KEYWCM Type: OC Drawer: 1
Date: 4/05/18 85 Receipt no: 11513
2017 2000098
PZ PLANNING & ZONING
1.00 \$2150.00
Trans number: 3125093
CK CHECK 2966 \$2150.00
Trans date: 4/05/18 Time: 14:47:07