



TRANSFER OF TRANSIENT UNIT AND LICENSE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Transfer of Transient Unit and License Application
Advertising and Noticing Fee
\$ 325.50
Fire Department Review Fee
\$ 115.76
Total Application Fee
\$ 5,071.76



Deliver the original and 2 signed & sealed surveys and site plans to the Planning Department located at <u>1300 White Street, Key West, FL 33040</u>. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

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

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

Following is the application process for a Transfer of Transient Unit and License: Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

Address of Site

1901 S. Roosevelt Blvd., Unit 308N, Key West, FL

507 Amelia Street, Key West, FL

RE# 00064700-000324

RE# 00027730-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

Wendell Wall

Wendell Wall

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Gregory S. Oropeza, Esq., Oropeza

Stones & Cardenas, PLLC

Gregory S. Oropeza, Esq., Oropeza Stones &

Cardenas, PLLC

Address: 221 Simonton Street

Address: Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com:

lisa@oropezastonescardenas.com

For Sender Site:

"Local name" of property_	La Brisa	Zoning district MDR-C
Legal description Attached	I as Exhibit A	
Current use: Short-Term F	Rental Unit	
Number of existing transie	ent units: 1	
Size of site 1,392 SF	_Number of existing city	transient rental licenses: 1
What is being removed fro	om the sender site? 1 Tran	sient License/Unit
What are your plans for the		to become a long-term rental u
For Receiver Site:		
For Receiver Site: "Local name" of property	507 Amelia	Zoning district HRCC3
		Zoning district HRCC3
"Local name" of property ! Legal description Attached	as Exhibit B	Zoning district HRCC3
"Local name" of property	as Exhibit B	Zoning district HRCC3
"Local name" of property ! Legal description Attached	as Exhibit B	
"Local name" of property Stacked Legal description Attached Current use Long-Term Rer Size of site: 1,107 SF	ntal Number of existing ci	
"Local name" of property Stacked Legal description Attached Current use Long-Term Rer Size of site: 1,107 SF	ntal Number of existing cient and/or residential units	ty transient rental licenses:_0
"Local name" of property Stacked Legal description Attached Current use Long-Term Rer Size of site: 1,107 SF Number of existing transie	ntal Number of existing cient and/or residential units	ty transient rental licenses:_0
"Local name" of property Stacked Legal description Attached Current use Long-Term Removed Size of site: 1,107 SF Number of existing transie Existing non-residential flo	Number of existing cient and/or residential units oor area 0 the receiver site? 1 Trans	ty transient rental licenses:0 :: 0 sient License/Unit
"Local name" of property Stacked Legal description Attached Current use Long-Term Rem Size of site: 1,107 SF Number of existing transie Existing non-residential flow What will be transferred to	Number of existing cient and/or residential units oor area 0 the receiver site? 1 Trans	ty transient rental licenses:0 :: 0 sient License/Unit

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Wendell Wall	2. NAME	
ADDRESS 3732 Flagler Avenue, Key West, ADDRESS		
TELEPHONE(1) c/o 305-294-0252	TELEPHONE(1)	
(2)	(2)	
FAX	FAX	
FOR CORPORATIONS		
A.CORPORATE NAME		
	TION	
C. REGISTERED TO DO BUSINESS IN T		
D. NAMES OF OFFICERS AND DESIGNATIONS		
FOR PARTNERSHIPS		
A. NAME OF PARTNERSHIP:		
B. STATE OF REGISTRATION:		
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:		
FOR CORPORATIONS AND PARTNERSHIPS NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:		
TELEPHONE(S)	_FAX	

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Wendell Wall	2. NAME
ADDRESS 3732 Flagler Avenue, Key West	
TELEPHONE(1) c/o (305) 294-0252	TELEPHONE(1)
(2)	(2)
FAX	FAX
FOR CORPORATIONS	
A.CORPORATE NAME	
B. STATE/COUNTRY OF INCORPORAT	
C. REGISTERED TO DO BUSINESS IN T	
D. NAMES OF OFFICERS AND DESIGN	
FOR PARTNERSHIPS	
A. NAME OF PARTNERSHIP:	
B. STATE OF REGISTRATION:	
C. GENERAL PARTNER WITH AUTHOR	
FOR CORPORATIONS AND PARTNERS NAME AND ADDRESS OF PERSON "IN	
TELEPHONE(S)	FAX

REQUIRED ATTACHMENTS

Sender Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Detailed description of how use of transient rental units will be extinguished.
9. Other
1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Other
~ NOTE: The above items constitute one (1) complete application package. Two (2) signed & sealed surveys and site plans are required ~

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 COCONUT MALLORY MARINA AND RESORT TIMESH

Location Addr 1445 S Roosevelt Blvd 101

Lic NBR/Class 9587 PROPERTY RENTAL

Issued Date 1/31/2023 Expiration Date: September 30, 2023

TRANSIENT HOTEL MOTEL OR TIMESHARE

Comments: 1 TRANSIENT MOTEL UNIT / UNIT 102

Restrictions: PRXPI00878 (01/01/2024)

COCONUT MALLORY MARINA AND This document must be prominently displayed.

RESORT TIMESH PO BOX 12967

D BOX 12967 MILLER, TAD (PRES)

NEWPORT NEWS, VA 23612

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 VERNIERI, MATTHEW & JULIE

Location Addr 1901 S ROOSEVELT BLVD 308N

Lic NBR/Class LIC2021- PROPERTY RENTAL

000443

Issued Date 9/6/2022 Expiration Date: September 30, 2023

TRANSIENT RESIDENTIAL

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: CND5403821 (10/01/2023) CONCH COLLECTION

VERNIERI, MATTHEW & JULIE C/O CONCH COLLECTION

P O BOX 6516

KEY WEST, FL 33042

This document must be prominently displayed.

VERNIERI, MATTHEW & JULIE

Description of how use of transient rental units will be extinguished:

The sender site is currently used as a transient rental. The Owner intends to transfer the transient license to the receiver site, at which time the rental of the ender site shall immediately convert to a long-term rental unit.

Exhibit A

Unit No. 308, of La Brisa North, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 887, Page 1653, and all exhibits and amendments thereof, Public Records of Monroe County, Florida.

EXHIBIT B

On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's Map of said Island delineated in February 1829, as a part of tract Eleven but now better known and described according to Charles W. Tift's Map of the City of Key West as part of all Subdivisions Two, Five, Seven, Nine in Lot three of Square 5 of said tract Eleven, described by metes and bounds and is as follows: Commencing on the Northwesterly side of Amelia Street at a point 94 feet Northeast of the corner of Amelia Street and Duval St., and thence running Northwesterly 70 ft, thence run at right angles in a Northeasterly direction 27 ft and 3 inches; thence run at right angles in a Northwesterly direction 16 ft; thence run at right angles in a Northwesterly direction 86 ft out to Amelia Street; thence run at right angles on a Northwesterly side of Amelia St., in a Southwesterly direction 51 ft to the point of beginning.

Receiver Site- Copy of Last Recorded 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: 22-612

Consideration: \$1,875,000.00

Doc # 2382412 Bk# 3182 Pg# 1784 Recorded 7/5/2022 9:31 AM Page 1 of 2

Deed Doc Stamp \$13,125.00 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK, CPA

Parcel Identification No. 00027730-000000

[Space Above This Line For Recording Data]

Warranty Deed (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this day of June, 2022 between Michael G. Felling, a single man and Mary Ann Whishler, a single woman whose post office address is 11199 Overseas Highway, Marathon, FL 33050 of the County of Monroe, State of Florida, grantor*, and Wendell Wall, a single man whose post office address is 3732 Flagler Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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:

On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's Map of said Island delineated in February 1829, as a part of tract Eleven but now better known and described according to Charles W. Tift's Map of the City of Key West as part of all Subdivisions Two, Five, Seven, Nine in Lot three of Square 5 of said tract Eleven, described by metes and bounds and is as follows: Commencing on the Northwesterly side of Amelia Street at a point 94 feet Northeast of the corner of Amelia Street and Duval St., and thence running Northwesterly 70 ft, thence run at right angles in a Northeasterly direction 27 ft and 3 inches; thence run at right angles in a Northwesterly direction 16 ft; thence run at right angles in a Northeasterly direction 23 ft 9 inches; thence run at right angles in a Southeasterly direction 86 ft out to Amelia Street; thence run at right angles on a Northwesterly side of Amelia St., in a Southwesterly direction 51 ft to the point of beginning.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

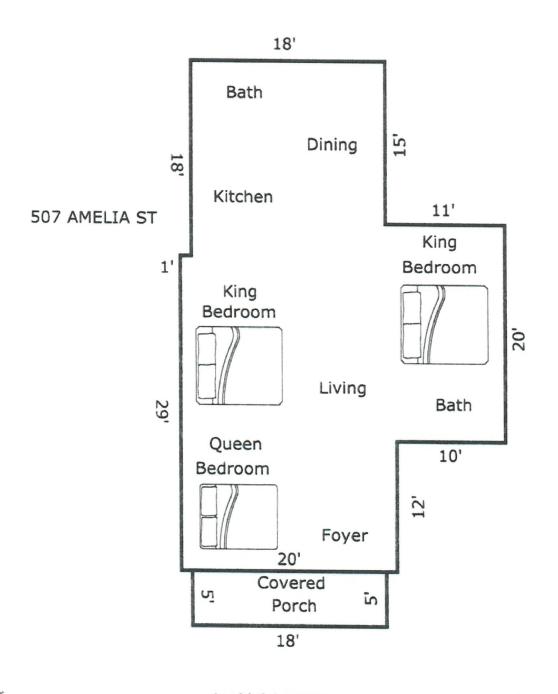
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Michael G. Felling State of Florida County of Monroe The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30th day of June, 2022 by Michael G. Felling and Mary Ann Whisler, who [] are personally known or [X] have produced a driver's license as identification. #HH 158717

**A Sonded Incomes & Subject Of State Of Stat [Notary Seal] Notary Public Printed Name: My Commission Expires:

Receiver Site Floor Plans



TOTAL Sketch by a la mode, inc.

Living Area

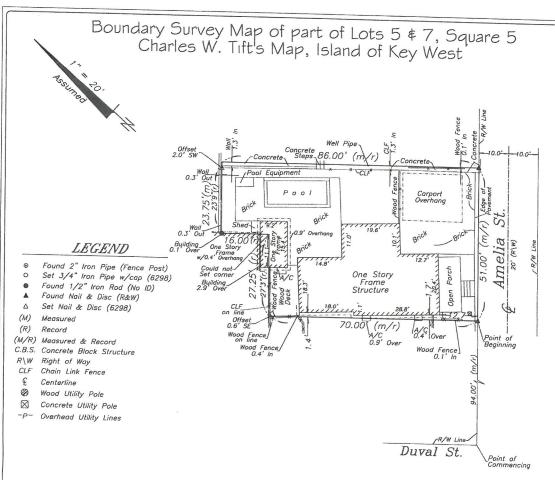
Area Calculations Summary

1107 Sq ft

Calculation Details

18 × 15 = 270 20 × 12 = 240 20 × 29 = 580 17 × 1 = 17

Receiver Site- Current Survey



1. The legal description shown hereon was furnished by the client or their agent. 2. Underground foundations and utilities were not located.

3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 507 Amelia 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.

North Arrow is assumed and based on the legal description.

8. The ownership of fences is undeterminable unless otherwise noted

9. Date of field work: March 9, 2023.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida. and known on Wm. A. Whitehead's Map of said Island delineated in February 1829, as a part of Tract Eleven but now better Whitehead's Map of said Island delineated in February 1829, as a part of Tract Eleven but now better known and described according to Charles W. Tift's Map of the City of Key West as part of all Subdivisions Two, Five, Seven, Nine in Lot Three of Square 5 of said Tract Eleven, described by metes and bounds and is as follows: COMMENCING on the Northwesterly side of Amelia Street at a point 94 feet Northeast of the corner of Amelia Street and Duval St., and thence running Northwesterly 70 ft, thence run at right angles in a Northeasterly direction 27 ft and 3 inches; thence at right angles in a Northwesterly direction 23 ft 9 inches; thence run at right angles in a Southeasterly direction 86 ft out to Amelia Street; thence run at right angles on a Northwesterly side of Amelia St., in a Southwesterly direction 51 ft to the point of beginning.

BOUNDARY SURVEY FOR: Wendell Wall:

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.

J. LYNN O'FLYNN, INC.

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

March 23, 2023

THIS SURVEY IS NOT ASSIGNABLE



Professional Surveyor & Mapper PSM #8298

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

Sender Site- Last Recorded Deed

Doc # 2405200 Bk# 3210 Pg# 979 Recorded 1/31/2023 at 9:36 AM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK REC: \$18.50 Deed Doc Stamp \$9,625.00

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: 22-961

Consideration: \$1,375,000.00

Parcel Identification No. 00064680-000302

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this day of January, 2023 between Steven B. Pearson, Individually and as Trustee of The Steven B. Pearson Trust dated June 1, 2011 whose post office address is 3815 Duck Ave, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Wendell Wall, a single man whose post office address is 3732 Flagler Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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:

UNIT NUMBER 202 in COCONUT MALLORY MARINA AND RESORT, a CONDOMINIUM, according to the Declaration of Condominium thereof, including all exhibits attached thereto, recorded in Official Records Book 1482, at Page(s) 0977, et seq., as amended by that certain First Amendment to Declaration of Condominium recorded in Official Records Book 1492, at Page(s) 0148, et seq., as further amended by that certain Second Amendment to Declaration of Condominium recorded in Official Records Book 2085, at Page(s) 1036, et seq., as further amended by that certain Third Amendment to Declaration of Condominium recorded in Official Records Book 2107, at Page(s) 1169, et seq., as further amended by that certain Fourth Amendment to Declaration of Condominium recorded in Official Records Book 2321, at Page(s) 1671, et seq., as further amended by that certain Fifth Amendment to Declaration of Condominium recorded in Official Records Book 2356, at Page(s) 0820, et seq., all of the Public Records of Monroe County, Florida,

and

Boat Slip Number 20, according to the Declaration of Covenants, Conditions and Restrictions for Coconut Mallory Marina and Resort Docking facilities and any exhibits attached thereof or referenced to herein, recorded in O.R. Book 2286, Page 1209, as amended, of the Public Records of Monroe County, Florida; as described as follows:

A parcel containing land and bay bottom at the Northeasterly end of the Island of Key West, Monroe County, Florida and being particularly described by metes and bounds as follows:

Commencing at the intersection of the centerline of Roosevelt Boulevard and Flagler Avenue shown on Key West Foundation Company Plat No. 1, according to the Plat thereof, recorded in Plat Book 1, Page 155; Bear S 21° 22' 30" E for a distance of 50.00 feet to a point on the Southerly Right-of-Way Line of Flagler Avenue, if extended Easterly; thence bear N 68° 56' 40" E for a distance of 37.50 feet to the Northeast right of way line of North Roosevelt Boulevard; thence N 68° 38' 40" E for a distance of 374.18 feet; thence N 46° 06' 43" E for a distance of 140.90 feet to the Point of Beginning; thence S 45° 18' 22" W for a distance of 15.15 feet; thence N 52° 47' 07" W for a distance of 33.13

feet; thence S 37° 12' 53" W for a distance of 15.00 feet; thence S 52° 47' 07" E for a distance of 31.00 feet back to the Point of Beginning.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

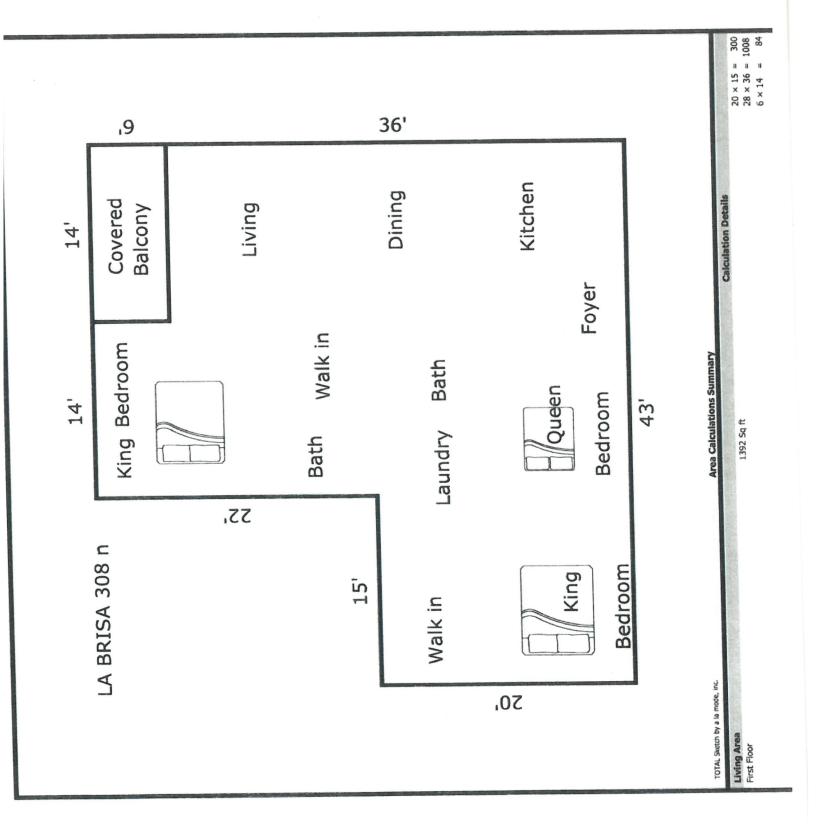
THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's har	nd and seal the day and year first above written.
Signed, sealed and delivered in our presence: Witness Name:	Steven B. Pearson, Trustee and Fndividua ((1))
State of Florida County of Monroe The foregoing instrument was acknowledged before me by n At day of January, 2023 by Steven B. Pearson, Trustee who is personally known or [X] has produced a driver's lice	neans of [X] physical presence or [_] online notarization, this e, Trustee of The Steven B. Pearson Trust dated June 1, 2011, ense as identification. Notary Public
Notary Public State of Florida Gregory S. Oropeza My Commission HH 278836 Exp. 7/1/2026	Printed Name: My Commission Expires:

Sender Site Floor Plans



Sender Site Current License

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

COCONUT MALLORY MARINA AND RESORT TIMESH

Location Addr

1445 S Roosevelt Blvd 101

Lic NBR/Class

9587

PROPERTY RENTAL

Issued Date

3/2/2021

Expiration Date: September 30, 2021

TRANSIENT HOTEL MOTEL OR TIMESHARE

Comments:

4 TRANSIENT MOTEL UNITS

Restrictions:

PRXPI00878 (01/01/2022)

COCONUT MALLORY MARINA AND

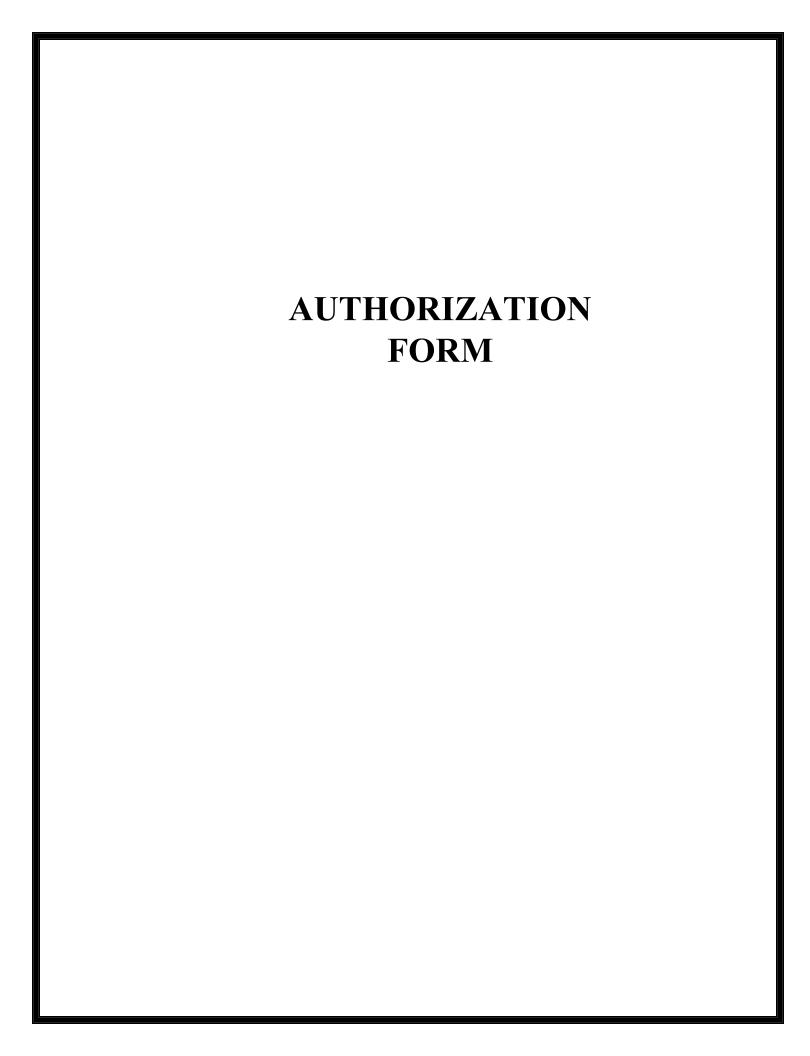
RESORT TIMESH

1445 S ROOSEVELT BLVD

This document must be prominently displayed.

MILLER, TAD (PRES)

KEY WEST, FL 33040





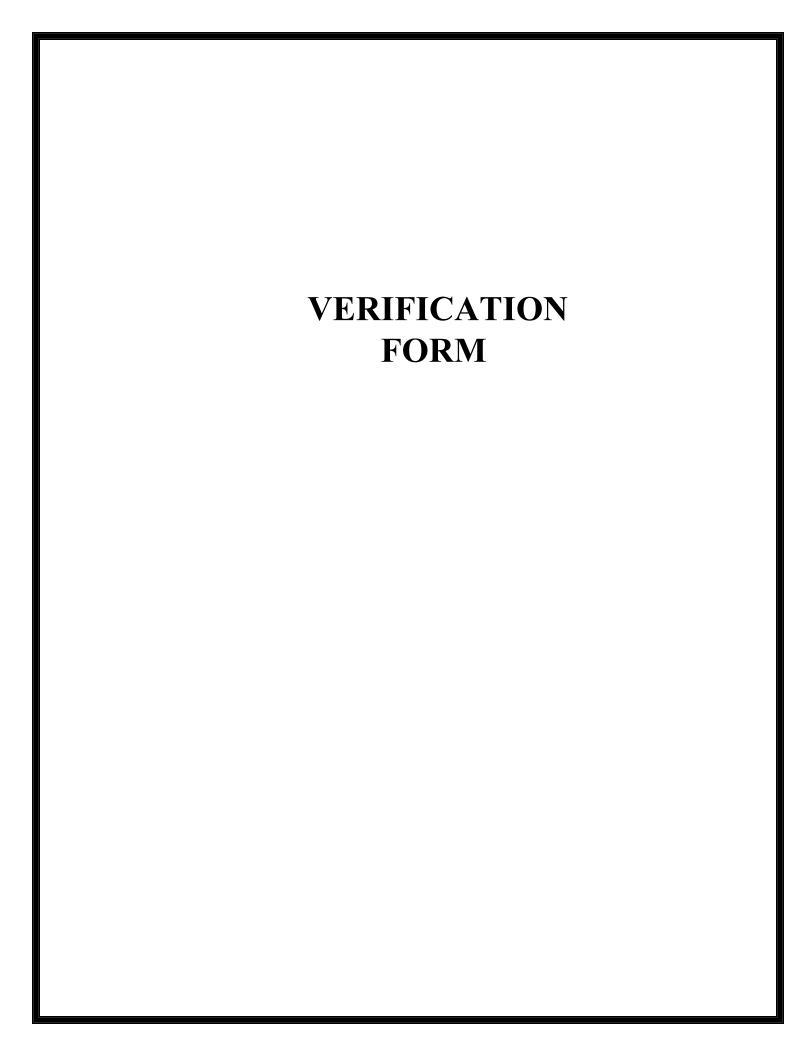
City of Key West Planning Department

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,} Wendell Wall	as		
Please Print Name of person with authority to	execute documents on behalf of entity		
	of 507 Amelia Street, LLC		
Name of office (President, Managing Member)	Name of owner from deed		
authorize Gregory S. Oropeza, Esq., Oropeza Stone	es & Cardenas, PLLC		
Please Print Name of	Representative		
to be the representative for this application and act on m			
Signature of person with authority to execute	e documents on behalf of entity owner		
Subscribed and sworn to (or affirmed) before me on this	5.3.2025		
	Date		
by Wendell Wall			
Name of person with authority to execute a	documents on behalf of entity owner		
He/She is personally known to me or has presented	as identification.		
50~			
Notary's Signature and Seal			
Name of Acknowledger typed, printed or stamped	Notary Public State of Florida Gregory S. Oropeza My Commission HH 278836 Exp. 7/11/2026		
Commission Number, if any			





City of Key West Planning Department Verification Form

(Where Applicant is an entity)

_{I,} Gregory S. Oropeza	_, in my capacity as Mar	naging Partner	
(print name)		rint position; presiden	t, managing member)
of Oropeza, Stones & Carde	enas, PLLC		
	(print name of en	tity)	
being duly sworn, depose and say the deed), for the following proper	that I am the Authorized ty identified as the subject	Representative of the ct matter of this appli	e Owner (as appears on cation:
1901 S. Roosevelt Blvd., Unit	308N, Key West, FL Street address of subjec	., and 507 Amelia	Street, Key West, FL
I, the undersigned, declare under Authorized Representative of the drawings and sketches attached her true and correct.	property involved in this	application; that the	e information on all plans,
In the event the City or the Plann untrue or incorrect, any action or a	ing Department relies on approval based on said rep	any representation presentation shall be	herein which proves to be subject to revocation.
Signature of Applicant			
Subscribed and sworn to (or affirm	ned) before me on this Ma	ay 3, 2023	by
Gregory S. Oropeza Name of Applicant		date	
He/She is personally known to me	or has presented		as identification.
Notary's Signature and Sea	- Is	TARY PUBLIC	Manager Constitution of the Constitution of th
Name of Acknowledger typed, printe	d or stamped	MY COMMISS! MY COMMISS! EXPIRES 3-21-	ON SO SECULIAR SECULI
Commission Number, if an	ny	ATE OF F	A C.



Cash Register Receipt City of Key West

Receipt Number R67612

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$5,071.76
TULT2023-0002 Address: 507 AMELIA ST	APN: 00027730-000000		\$5,071.76
ADMINISTRATIVE			\$441.26
FIRE DEPARTMENT REVIEW FEE		0	\$115.76
ADVERTISING AND NOTICING FEE		0	\$325.50
TRANSFER OF TRANSIENT UNIT AND OR LICENSE			\$4,630.50
TRANSFER OF TRANSIENT UNIT ANDOR LICENSEAPPILCATION FEE		0	\$4,630.50
TOTAL FEES PAID BY RECEIPT: R67612			\$5,071.76

Date Paid: Friday, May 05, 2023

Paid By: Oropeza, Stones & Cardenas

Cashier: JML

Pay Method: CHECK 5174

Printed: Friday, May 05, 2023 9:44 AM