



**CITY OF KEY WEST**  
 PO Box 1409 (1300 White St.)  
 Key West, FL 33041  
 licensing@cityofkeywest-fl.gov

**PERMIT APPLICATION**  
**ENTERTAINMENT VEHICLES**

(Revised 1/2019)

Exhibit D

Application date: 12-10-24

**NON-REFUNDABLE APPLICATION FEE \$150.00**

**Action:**  New  Transfer of ownership  Transfer of location

Business Name: NOVA DRIFT, LLC  
 Owner Name: ADRIAN LAZA  
 Business Address: 1118 CATHERINE ST KEY WEST FL 33040  
 Mailing Address: 1118 CATHERINE ST KEY WEST FL 33040  
 Email Address: ADRIANLAZA@GMAIL.COM  
 Contact Phone #: 480 650 6211 EIN or last 4-digits of SSN: 0785

Other locales in which the business owner is engaged or associated with this same type of vehicle, and the names & business addresses of those businesses: \_\_\_\_\_

**Transfers only:**

Previous owner or previous location: \_\_\_\_\_

**Entertainment Vehicle information:**

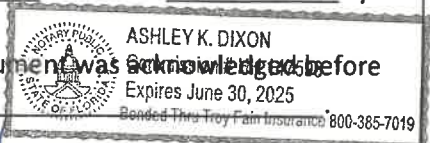
Number, type, make, model & description of each type of vehicle: MAIN STREET MEDICAL BOARDWALK  
3 SEATER, ORANGE COLOR

Location at which the vehicles will be loaded/unloaded: DUVAL ST, KEY WEST  
 Location where the vehicles will be stored when not in use: 1075 DUVAL SQUARE (GARAGE)  
 Days and hours of operation: 8 AM - 2 AM  
 Fare to be charged per passenger per ride or other fare schedule: \$10 - \$20 PER RIDE

By signing below, I certify that the above information is true, complete, and correct.

Signature: Adrian Laza Date: 12-10-24

**Notary:** State of FL, County of Monroe. The foregoing instrument was acknowledged before me on this 10th day of DEC, 2024 by Ashley Dixon



Notary signature: Ashley Dixon Personally known  Produced ID: drivers license



Required Approvals: \_\_\_\_\_  
 Police Department: Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Department: Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Commission: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- Back-up documents required after approval:**
- State name registrations (corporation/LLC/fictitious name) ([www.sunbiz.org](http://www.sunbiz.org))
  - Copy of lease, deed or Monroe County property card
  - Liability insurance with City of Key West named as additional insured
  - Sales tax registration ([www.floridarevenue.com](http://www.floridarevenue.com))

**OFFICE USE ONLY:**

# vehicles: \_\_\_\_\_  
 \$187.50 each: \_\_\_\_\_  
 Permit #: \_\_\_\_\_  
 Licensing Rep: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L24000503121  
FILED 8:00 AM  
December 02, 2024  
Sec. Of State  
snchatham

**Article I**

The name of the Limited Liability Company is:

NOVA DRIFT, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

1118 CATHERINE STREET  
KEY WEST, FL. 33040

The mailing address of the Limited Liability Company is:

1118 CATHERINE STREET  
KEY WEST, FL. 33040

**Article III**

The name and Florida street address of the registered agent is:

ADRIAN LAZA  
1118 CATHERINE STREET  
KEY WEST, FL. 33040

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ADRIAN LAZA

**Article IV**

**L24000503121  
FILED 8:00 AM  
December 02, 2024  
Sec. Of State  
snchatham**

The name and address of person(s) authorized to manage LLC:


Title: MGR  
ADRIAN LAZA  
1118 CATHERINE STREET  
KEY WEST, FL. 33040

Signature of member or an authorized representative

Electronic Signature: ADRIAN LAZA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

# CERTIFICATE OF INSURANCE

<b>PRODUCER:</b> LESTER KALMANSON AGENCY, INC. &/OR MITCHEL KALMANSON MAITLAND, FL 32794-0008 PH: (407) 645-5000 / FAX: (407) 645-2810 WWW.LKALMANSON.COM/MITCHELK25@HOTMAIL.COM	DATE ISSUED: 12/19/2024 COMPANY: NATIONAL FIRE & MARINE INSURANCE CO	
	POLICY NUMBER: PFL112121924	
<b>NAMED INSURED:</b>  NOVA DRIFT LLC 1118 CATHERINE ST KEY WEST, FL 33040	<b>EFFECTIVE DATE:</b>  12/18/2024	<b>EXPIRATION DATE:</b>  12/18/2025
<b>COVERAGE INFORMATION</b>		
THIS IS TO CERTIFY THAT THE POLICY(S) OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOT WITHSTANDING ANY REQUIREMENT, TERM(S) OR CONDITION(S) OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE(S) MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND/OR CONDITIONS OF SUCH POLICIES. LIMITS OF LIABILITY SHOWN MAY HAVE BEEN REDUCED BY ANY PAID CLAIMS.		
<b>TYPE OF INSURANCE:</b>	<b>LIMITS:</b>	
<input checked="" type="checkbox"/> GENERAL LIABILITY	GENERAL (ANNUAL) AGGREGATE: \$ 100,000.00 LIMITED PRODUCTS AGGREGATE: \$ INCL. MEDICAL EXPENSE (ANY 1 PERSON): \$ 1,000.00 EACH OCCURRENCE: \$ 100,000.00 FIRE DAMAGE (ANY ONE FIRE): \$ 100,000.00	
ADDITIONAL INSURED(S): <b>CITY OF KEY WEST</b> IS /ARE HEREBY ADDED AS ADDITIONAL INSURED(S) ONLY AS THEIR INTEREST MAY APPEAR IN RESPECTS TO THE OPERATION(S) PERFORMED BY THE NAMED INSURED AND/OR THEIR EMPLOYEE(S) ONLY.		
PEDICAB LIABILITY INSURANCE FOR ONE (1) SCHEDULED OWNED PEDICAB ONLY  EVENT DATE(S):           VARIOUS THROUGHOUT POLICY PERIOD  EVENT LOCATION(S):   VARIOUS TRAVELING KEY WEST, FL LOCATIONS ONLY		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE(S) AFFORDED BY THE POLICY(S) LISTED.		
SHOULD ANY OF THE ABOVE DESCRIBED POLICY(S) BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>0</u> DAYS' WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION(S) &/OR LIABILITY(S) OF ANY KIND UPON THE COMPANY, ITS AGENTS &/OR REPRESENTATIVES &/OR KALMANSON ET AL		
<b>CERTIFICATE HOLDER / PROOF OF INSURANCE:</b>  CITY OF KEY WEST 1300 WHITE ST. KEY WEST, FL 33040	<b>AUTHORIZED REPRESENTATIVE:</b>  <div style="text-align: center;">                   X _____                   MITCHEL KALMANSON / PRESIDENT             </div>	



Adrian Laza &lt;adrianlaza@gmail.com&gt;

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**Pedicab company & sales tax**

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FL Dept of Revenue Taxpayer Services &lt;fdortaxpayerservices@floridarevenue.com&gt;

Wed, Dec 11, 2024 at 12:26 PM

Reply-To: fdortaxpayerservices@floridarevenue.com

To: adrianlaza@gmail.com

To: Adrian Laza  
From: Florida Department of Revenue, Tallahassee

The Department has received your inquiry regarding the sales and use tax charges for your transportation services.

If the customer does not gain control or use of the item it would not be considered a rental so therefore, no sales tax charges. The service alone would not constitute a taxable transaction.

Thanks for the opportunity to respond to your inquiry. If you have additional questions, please reply to this email, or contact the Department at (850) 488-6800.



**Johnny Thomas III**  
*Tax Specialist II*  
General Tax Administration / Taxpayer Services Process  
Florida Department of Revenue  
FDORTaxpayerServices@FloridaRevenue.com

Your feedback is important to us. Please take our **SURVEY**

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**From:** adrianlaza@gmail.com  
**Sent:** Wednesday, December 11, 2024 12:00 PM  
**To:** fdortaxpayerservices@floridarevenue.com  
**Subject:** Re: Pedicab company & sales tax

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Good Afternoon,

Can you please confirm that Pedicab transportation service itself is exempt from sales and use tax and that I do not need to register an account with the Florida Department of Revenue for sales tax collection, if I only provide pedicab transportation services? There is no equipment or supplies, sales or rental services provided.

Thank You

**Main Street Pedi-Cabs, Inc.**

11811 Upham St. #9  
Broomfield, CO 80020  
info@pedicab.com

**INVOICE**

Adrian Laza  
1118 Catherine st  
Key West, FL 33040

INVOICE 1-2012  
DATE 11/25/2024  
TERMS Due on receipt  
DUE DATE 11/25/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Boardwalk Pedicab	Boardwalk Pedicab, steel frame carriage with 48" wide passenger seat. Includes seatbelt, rear shocks, under seat storage and complete lighting system. (Base price does not include canopy or motor)	1	6,295.00	6,295.00T
	Discount	old stock clearance	1	-900.00	-900.00
	Canopy	Standard passenger sun shade canopy. Folding aluminum frame, roll-up rear window flap, canopy cover bag.	1	550.00	550.00T
	Upgrade to High-rise Handlebar	Change to 12" high-rise handlebar with 7/8" clamp BMX style stem	1	25.00	25.00T
	Shipping Truck	Does not include lift gate - three strong people (minimum) are required to lift pedicab from the back of a truck. Delivery location must allow for a 53-foot tractor trailer truck.	1	895.00	895.00T

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SUBTOTAL	6,865.00
TAX	0.00
TOTAL	6,865.00

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BALANCE DUE	<b>\$6,865.00</b>
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Parts orders are filled within 5 business days. Contact us if you do not receive a tracking email within 5 business days. In the rare event your order never arrives, notification of lost items must be received within 30 days of receipt.

RETURN POLICY: Main Street Pedicabs considers ALL SALES FINAL. In exceptional circumstances returns may be accepted minus shipping and 20% RESTOCKING FEE.

Doc# 1948583 09/04/2013 10:15AM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY AMY HEAVILIN

Prepared by and return to:  
 Name THE CLOSING DEPARTMENT, INC.  
 Address 3432 DUCK AVENUE  
 KEY WEST, FL. 33040

09/04/2013 10:15AM  
 DEED DOC STAMP CL: Krys \$3,350.00

\$ 480,000.00

## Warranty Deed

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

Made this 3<sup>rd</sup> day of September A. D. 2013,

Between, **ALICIA CANTRELL, joined by her husband, TIM F. CANTRELL and LORENZO NASEIRO, A married man**

Whose address is  
 the County of Monroe, in the State of Florida, party of the first part, and

**ADRIAN LAZA and CHRISTINA FORMICO, husband and wife**

Whose address is 8213 E. Chaparral Road, Scottsdale, AZ 85250-7307  
 the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ——— Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

**On the Island of Key West, and known as a part of Tract Thirteen (13), according to William A. Whitehead's map, delineated in February, A.D. 1829, but now better known as Lot Three (3) of Square Three (3) of said Tract Thirteen (13), according to a diagram recorded in Deed Book O, Page 195, Public Records of Monroe County, Florida. Commencing at a point on Catherine Street distance Fifty-five (55) feet and Four (4) inches from the corner of Catherine and Varela Streets, and running thence along said Catherine Street in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches; thence at right angles in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches to the Place of Beginning.**

**SUBJECT TO** taxes for the year 2013 and subsequent years.

**SUBJECT TO** easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

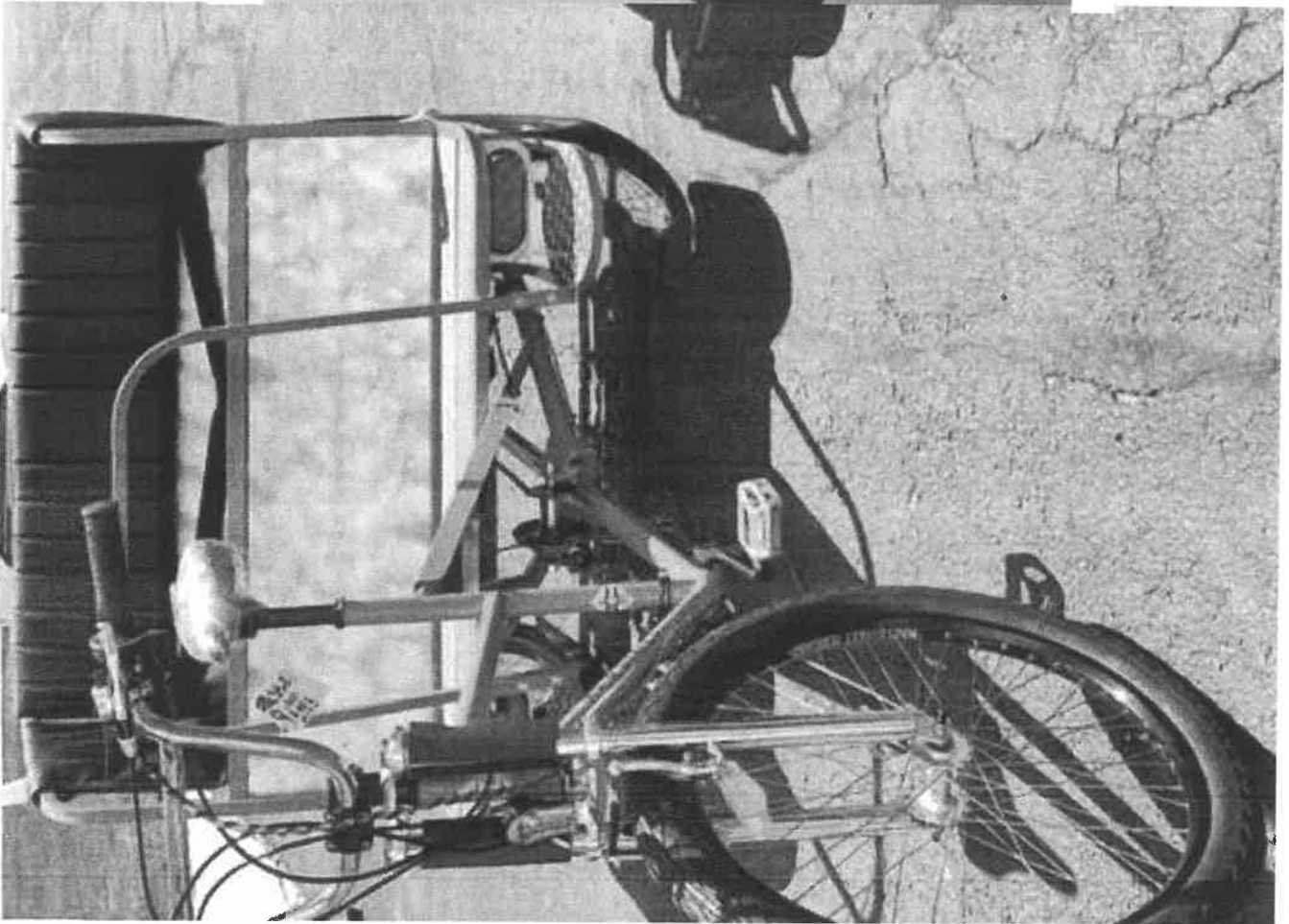
**THIS IS NOT THE HOMESTEAD OF LORENZO NASEIRO. HIS HOMESTEAD IS LOCATED AT 2521 PATTERSON AVENUE, KEY WEST, FL 33040**

Doc# 1948583  
 Bk# 2647 Pg# 2374

**Parcel Identification Number: 00033030-000000**

**Alternate Key Number: 1033791**

**Property Address: 1118 Catherine Street, Key West, FL 33040**





## Parking Space Lease

Parking Space Rental Agreement for 1075 Duval St unit C10, Key West FL 33040  
between:

**Lessor Marakana91 LLC** with the address: 1075 Duval St unit C10, Key West Florida  
33040 and

**Lessee Nova Drift LLC** with the address: 1118 Catherine St, Key West FL 33040.

Subject Property:

The Lessor agrees to rent to the Renter the parking space located at 1075 Duval St, Unit C10 (garrage) for the period of 3 years, starting Dec 20th 2024, until Dec 19th 2027 for the annaul rent of \$100 + applicable sales tax in the amount of 3.5%

Security Deposit (if applicable):

The Renter shall pay a refundable security deposit of \$100 prior to the commencement of the term. The deposit will be returned within 30 days after termination, less any damages or unpaid rent.

Use of Space:

The parking space is to be used exclusively for parking a single non-motorized Pedicab  
Subleasing or sharing the space is prohibited without prior written consent.

Access:

Tenant will be given a fob to access the garrage.

Maintenance and Damages:

The Renter agrees to keep the space clean and free from debris. The Renter is responsible for any damages caused to the space during the rental term.

Termination:

Either party may terminate this Agreement with 60 days written notice.

Liability:

The Owner is not responsible for loss, theft, or damage to the Renter's vehicle or its contents while parked in the rented space.

Governing Law:

This Agreement shall be governed by the laws of the State of Florida.

Signatures

Owner/Lessor:

Signature: Melan Gacesa MILAN GACE'SA 305'3937617

Name: Marakana91 LLC

Date: 12-22-2024

Renter/Lessee:

Signature: Adrian Lara ADRIAN LARA

Name: Nova Drift LLC

Date: 12-22-2024