

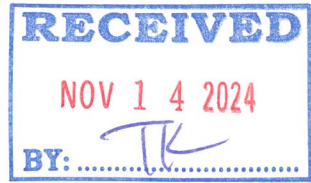


**TRANSFER OF TRANSIENT UNIT  
AND LICENSE APPLICATION**  
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



Application Fee Schedule

Transfer of Transient Unit and License Application	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

**Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department located at **1300 White Street, Key West, FL 33040**. 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

1004 Eaton St

512 Amelia St

RE# 00005290-000000

RE# 00027810-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

Key Endeavors LLC

Felix W/H & Zulema Pradas-Bergnes

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Trepanier & Associates Inc

Trepanier & Associates Inc

1421 First St, Unit 101

1421 First St, Unit 101

Address: Key West, FL 33040

Address: Key West, FL 33040

Telephone (305) 293-8983 Email owen@owentrepanier.com

**For Sender Site:**

Knowles House  
“Local name” of property 1004 Eaton St Zoning district HNC-2

Legal description KW PT LOT 3 SQR 32

Current use: 2 single-family vacation homes each with a transient license

Number of existing transient units: 2 physically existing & 2 unassigned

Size of site 4,020 sf Number of existing city transient rental licenses: 4

What is being removed from the sender site? 1 transient unit & license

What are your plans for the sender site? Remain as is

---

---

---

---

---

---

---

---

**For Receiver Site:**

“Local name” of property 512 Amelia St Zoning district HRCC-3

Legal description KW SUB 14 PT LT 4 SQR 5 TR 11

Current use Single Family Vacation Home

Size of site: 3,463 sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1

Existing non-residential floor area 0 sf

What will be transferred to the receiver site? 1 transient unit and 1 transient license

What are your plans for the receiver site? \_\_\_\_\_

---

**Single Family Vacation Home with 1 Transient License**

---

---

---

---

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS (LIMITED LIABILITY COMPANY)**

A. CORPORATE NAME Key Endeavors LLC  
B. STATE/COUNTRY OF INCORPORATION FL  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
MGR - Bryan Whitmore  
\_\_\_\_\_  
\_\_\_\_\_

**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:  
c/o Owen Trepanier, Trepanier & Associates Inc  
1421 First Street, Unit 101, Key West, FL 33040  
\_\_\_\_\_

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME Zulema Pradas-Bergnes    2. NAME Felix W/H Pradas-Bergnes  
ADDRESS 512 Amelia St                      ADDRESS 512 Amelia St  
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: \_\_\_\_\_  
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:  
c/o Owen Trepanier, Trepanier & Associates Inc  
1421 First Street, Unit 101, Key West, FL 33040  
\_\_\_\_\_

TELEPHONE(S) c/o (305) 293-8983                      FAX c/o (305) 293-8748



**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 (1) complete application package.***  
***Two (2) signed & sealed surveys and site plans are required ~***

# **Business Tax Receipts**

# CITY OF KEY WEST, FLORIDA Sender Site Docs

## 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      KNOWLES HOUSE  
Location Addr      1004 EATON ST  
Lic NBR/Class      LIC2021-              PROPERTY RENTAL  
                                 000517  
Issued Date        11/8/2024              **Expiration Date:    September 30, 2025**

TRANSIENT GUESTHOUSE UNITS

Comments:        2 GUESTHOUSE ROOMS

Restrictions:     BNB5402187 (10/01/25)

KNOWLES HOUSE  
KEY ENDEAVORS LLC  
702 COMMERCIAL ST STE 3A  
EMPORIA, KS 66801

This document must be prominently displayed.

KEY ENDEAVORS LLC

# CITY OF KEY WEST, FLORIDA Sender Site Docs

## 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      KNOWLES HOUSE  
Location Addr      1004 EATON ST  
Lic NBR/Class      LIC2023-      PROPERTY RENTAL  
                                 000504  
Issued Date      9/13/2024      Expiration Date:      **September 30, 2025**

TRANSIENT NO USE PERMITTED

Comments:      4 NO USE PERMITTED TRANSIENT UNITS

Restrictions:      NO USE PERMITTED

KNOWLES HOUSE  
KEY ENDEAVORS LLC  
702 COMMERCIAL ST STE 3A  
EMPORIA , KS 66801

This document must be prominently displayed.

KEY ENDEAVORS LLC

# **Consent To Sell**



Sender Site Docs

PO Box 458 • 1201 S. Missouri Ave.  
Marceline, MO 64658  
660-376-2077

September 20, 2023

City of Key West, Florida  
1300 White Street  
Key West, Florida 33040

RE: Consent to sell/transfer transient license

To Whom It May Concern:

Regional Missouri Bank consents to the sale or transfer of the transient license for the property located at 1004 Eaton Street, Key West, Florida commonly known as the Knowles House. If any additional information is required from us, please contact us at 660-376-2077.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Amer", written in a cursive style.

Marc Amer  
Vice-President  
Regional Missouri Bank

[www.regionalmo.bank](http://www.regionalmo.bank)

MEMBER FDIC



# **Memo from Applicant**

# MEMORANDUM

**Date:** 11/13/24  
**To:** City of Key West Planning Department  
**From:** Owen Trepanier  
**Re:** **1004 Eaton Street (RE #00005290-000000)**  
**Extinguishment of Transient Rental Unit Use**



---

Please be advised that the use of transient rental units located at 1004 Eaton Street has been extinguished in the following manner:

1004 Eaton has been renovated into two transient single-family vacation homes with BTR #LIC2023-000517.

The remaining units and licenses are in unassigned/ no use permitted status and are in the process of being transferred into permitted areas.

**Receiver Site  
Verification & Authorization  
Forms**



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*

I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Owen Trepanier and Associates, Inc.  
*(print name of entity)*

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:

512 Amelia Street; Key West FL, 33040

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 Applicant*

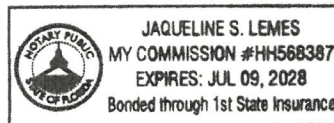
Subscribed and sworn to (or affirmed) before me on this 11/5/2024 by  
*date*

Owen Trepanier  
*Name of Applicant*

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

Jaqueline S. Lemes  
*Notary's Signature and Seal*

Jaqueline S. Lemes  
*Name of Acknowledger typed, printed or stamped*



HH568387  
*Commission Number, if any*



### City of Key West Planning Department

### Authorization Form (Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Zulema Pradas-Bergnes and Felix Pradas-Bergnes authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Trepanier & Associates, Inc., Bryan Whitmore, and Doug Dale  
*Please Print Name of Representative*

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

Zulema Pradas-Bergnes [Signature]  
*Signature of Owner* *Signature of Joint/Co-owner if applicable*

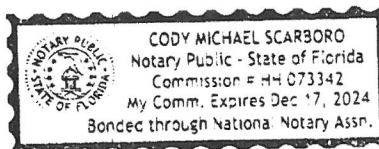
Subscribed and sworn to (or affirmed) before me on this November 5, 2024  
*Date*

by Zulema Pradas-Bergnes and Felix Pradas-Bergnes  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Name of Acknowledger typed, printed or stamped



Commission Number, if any

**Receiver Site Property Card**



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

Parcel ID 00027810-000000  
 Account# 1028584  
 Property ID 1028584  
 Millage Group 10KW  
 Location Address 512 AMELIA St, KEY WEST  
 Legal Description KW SUB 14 PT LT 4 SQR 5 TR 11 G67-512 OR948-1496 OR2419-1914/15 OR2551-770/71ORD OR2628-1092/93  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

PRADAS-BERGNES ZULEMA  
 512 Amelia St  
 Key West FL 33040  
 PRADAS-BERGNES FELIX W/H  
 512 Amelia St  
 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$472,347	\$444,365	\$448,946	\$383,894
+ Market Misc Value	\$4,477	\$4,578	\$4,680	\$4,782
+ Market Land Value	\$1,356,388	\$1,162,737	\$880,987	\$651,598
= Just Market Value	\$1,833,212	\$1,611,680	\$1,334,613	\$1,040,274
= Total Assessed Value	\$702,903	\$682,431	\$662,555	\$643,258
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$677,903	\$657,431	\$637,555	\$618,258

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,356,388	\$472,347	\$4,477	\$1,833,212	\$702,903	\$25,000	\$677,903	\$500,000
2023	\$1,162,737	\$444,365	\$4,578	\$1,611,680	\$682,431	\$25,000	\$657,431	\$500,000
2022	\$880,987	\$448,946	\$4,680	\$1,334,613	\$662,555	\$25,000	\$637,555	\$500,000
2021	\$651,598	\$383,894	\$4,782	\$1,040,274	\$643,258	\$25,000	\$618,258	\$397,016
2020	\$646,611	\$191,947	\$4,884	\$843,442	\$634,377	\$25,000	\$609,377	\$209,065
2019	\$674,419	\$193,886	\$4,985	\$873,290	\$620,115	\$25,000	\$595,115	\$253,175
2018	\$600,069	\$61,528	\$0	\$661,597	\$461,159	\$25,000	\$436,159	\$200,438

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,463.00	Square Foot	0	0

Receiver Site Docs

Buildings

Building ID	63226	Exterior Walls	HARDIE BD
Style	1 STORY ELEV FOUNDATION	Year Built	2018
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1500	Roof Type	GABLE/HIP
Finished Sq Ft	1120	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	0	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	1
Depreciation %	5	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	380	0	130
FLA	FLOOR LIVAREA	1,120	1,120	136
<b>TOTAL</b>		<b>1,500</b>	<b>1,120</b>	<b>266</b>

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	2018	2019	0x0	1	536 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/25/2013	\$100	Quit Claim Deed		2628	1092	11 - Unqualified	Improved		
11/28/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2551	770	11 - Unqualified	Improved		

Permits

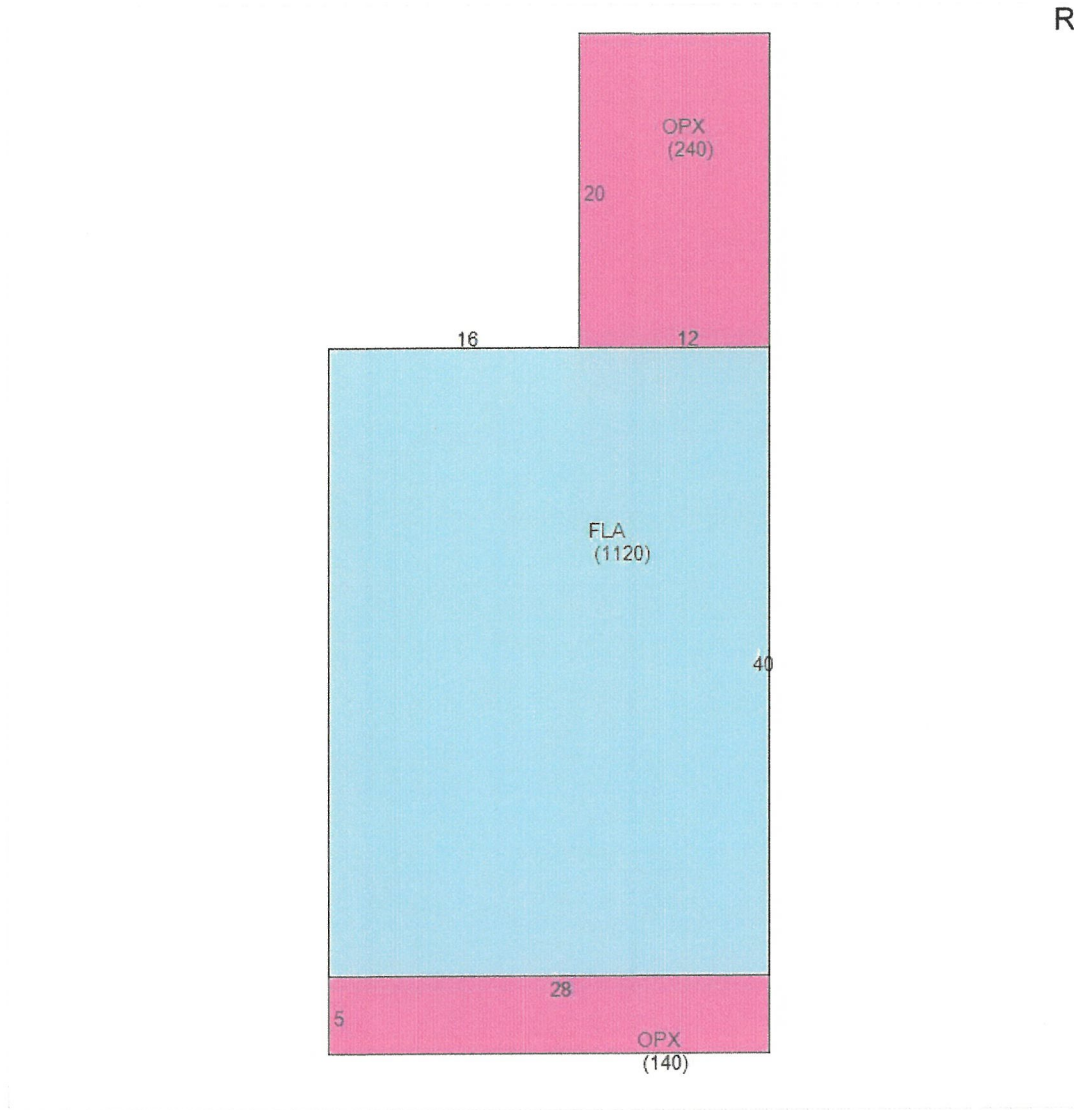
Number	Date Issued	Status	Amount	Permit Type	Notes
18-0581	02/15/2018	Completed	\$12,950	Residential	INSTALL 5 VCRIMP
18-287	01/27/2018	Completed	\$12,500	Residential	PROVIDE PLUMBING FOR THE FOLLOWING 3 TOILETS, 3 LAV SINKS, 2 SHOWER DRAINS, 1 KITCH SINK
18-099	01/17/2018	Completed	\$21,000	Residential	COMPLETE WIRING PER PLANS
17-3642	12/21/2017	Completed	\$14,600	Residential	DEMO EXISTING 572SF HOME
17-3762	12/21/2017	Completed	\$480,000	Residential	ONE NEW HOUSE ACCORDING TO PLANS
16-300022	03/02/2016	Completed	\$0	Residential	3/30/2016 12:00:00 AM DEMOLITION OF ONE STORY 1959 PRE-FAB 22' X 26' SUBSTANDARD WOOD FRAME FAMILY HOME AND REPLACEMENT WITH 28' X 37' WOOD FRAME SINGLE FAMILY HOME TO CODE, TO INCLUDE A 14' X 14' POOL, FISH POND AND 22' X 12' ATTACHED STUDIO AT THE REAR AND 6' FENCE ON THE RIGHT AND BACK OF LOT TO BUFFER NOISE FROM TRANSIENT RENTAL UNITS SURROUNDING LOT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Receiver Site Docs



Photos



Map



Receiver Site Docs

TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)  
Last Data Upload: 11/5/2024, 5:43:19 AM

# **Receiver Site Plans**





william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-890-6191  
Email: info@wsaarch.com

Seal:

Consultants:

Submissions / Revisions:  
N.A.R.C. APPROVAL: 10/17/16  
PERMIT SUBMISSION: 4/4/17

**512 AMELIA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

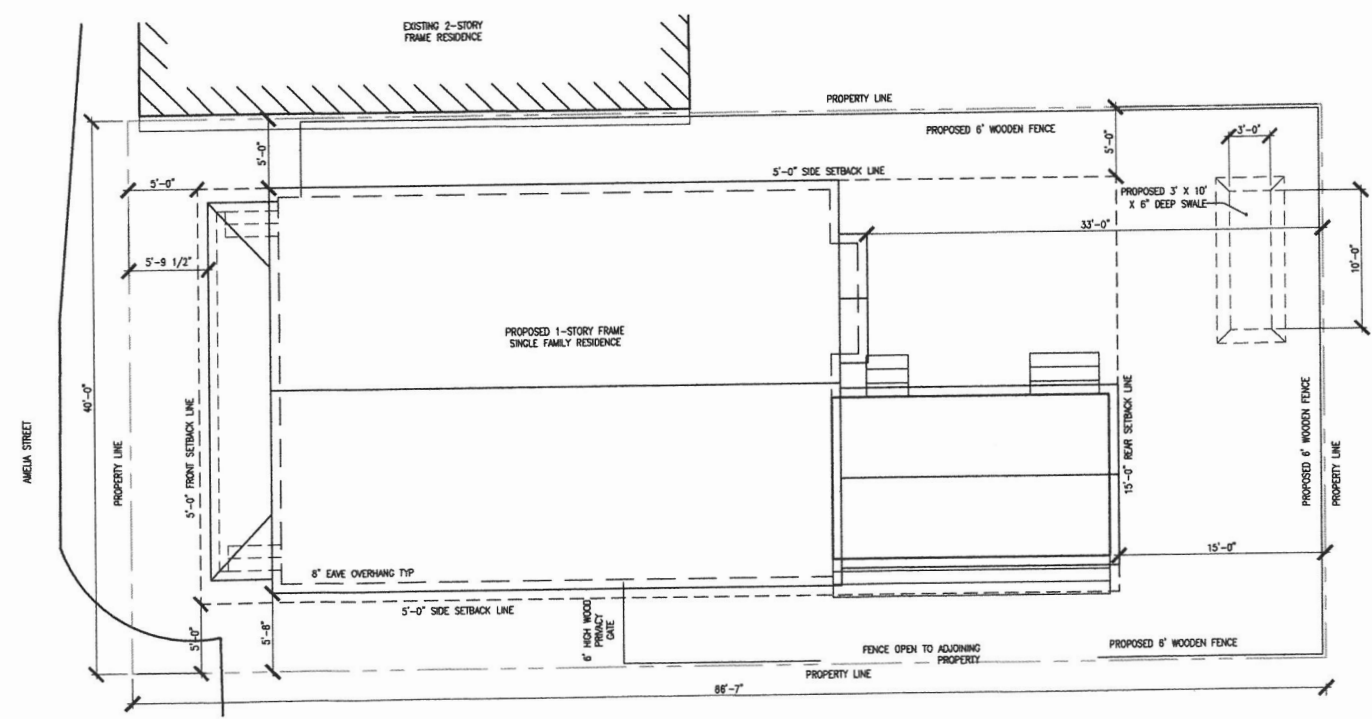
Drawing Size: 24x36 Project #: 17014

Title:  
**PROPOSED SITE AND DEMOLITION PLANS**

Sheet Number:  
**A-1.2**

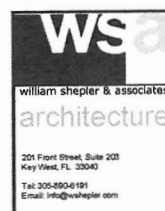
Date: - April 3, 2017  
©2017 by William Shepler Architect

DRAINAGE CALCS	
<u>REQUIRED INFORMATION:</u>	
TOTAL LOT AREA =	3,463 S.F.
INCREASED IMPERVIOUS AREA= ROOF	1,022 S.F.
% IMPERVIOUS = 1,022/ 3,463 =	.29%
<u>SWALE VOLUME REQUIRED:</u>	
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE	
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME	
3463 * 0.104 * .029 =	10.44 C.F.
<u>SWALE PROVIDED:</u>	
SWALE A = (3' X 10' X 0.5')=	15 C.F.
SWALE SIZE IS APPROX. 30% LARGER TO ALLOW FOR LANDSCAPING	



**1**  
**A1.2** PROPOSED SITE PLAN / ROOF PLAN  
SCALE: 3/16"=1'-0"





254 Front Street, Suite 205  
Key West, FL 33040  
Tel: 305.850.4191  
Email: info@wsaarch.com

Consultants:

Submissions / Revisions:  
H.A.E.C. SUBMISSION: 10/27/18

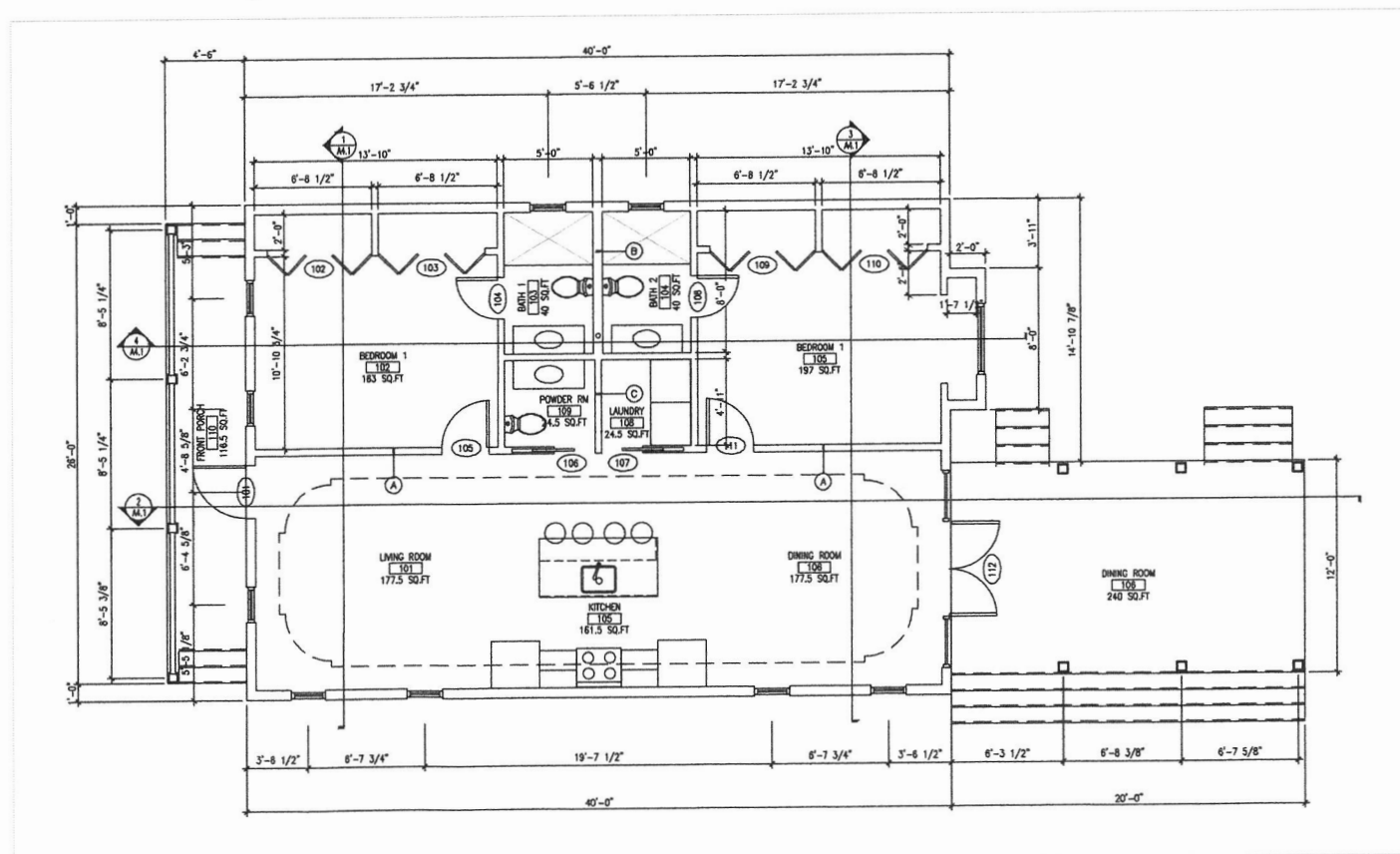
**512 AMELIA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 Project #: 17014

Title:  
**FLOOR PLAN / RCP / WALL TYPES**

Sheet Number:  
**A-2.1**

Date: April 3, 2017  
©2017 by William Shepler Architect

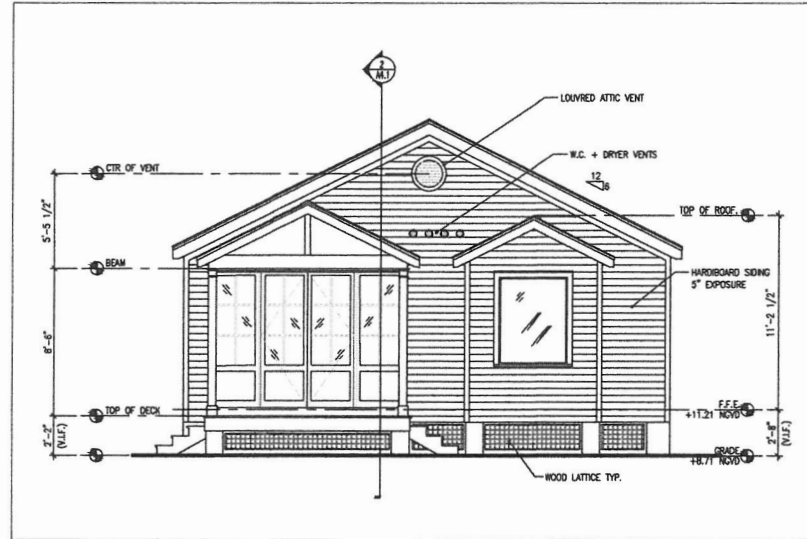


**1**  
A2.1  
**FIRST FLOOR PLAN - SITE PLAN**  
SCALE: 1/4"=1'-0"

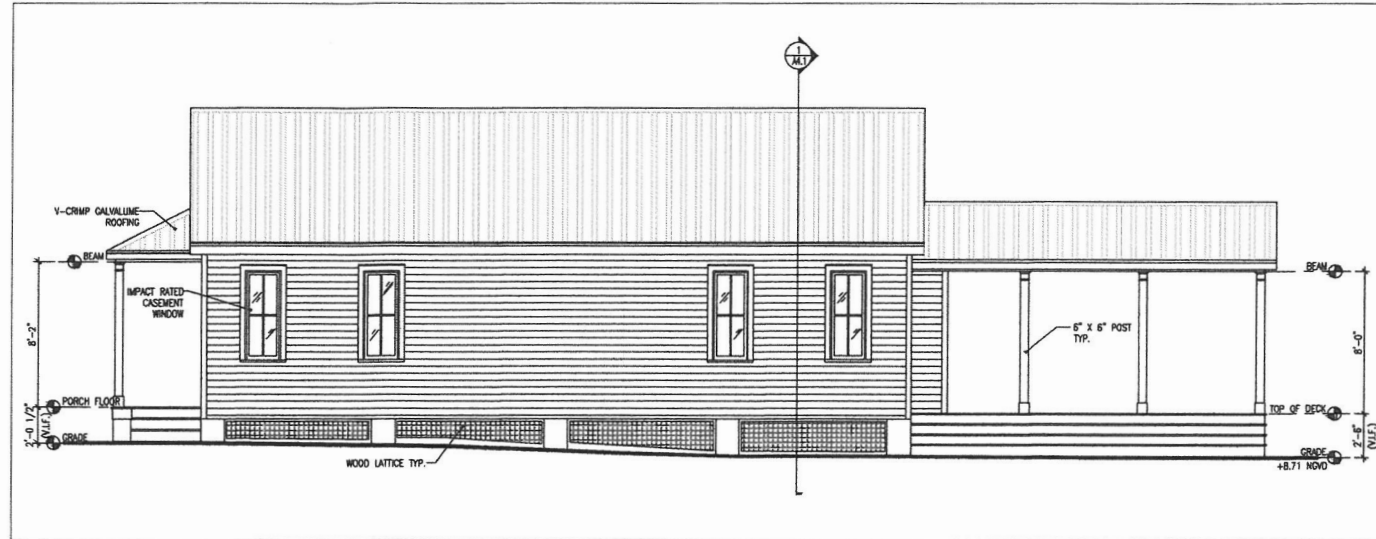
Sheet:

Consultants:

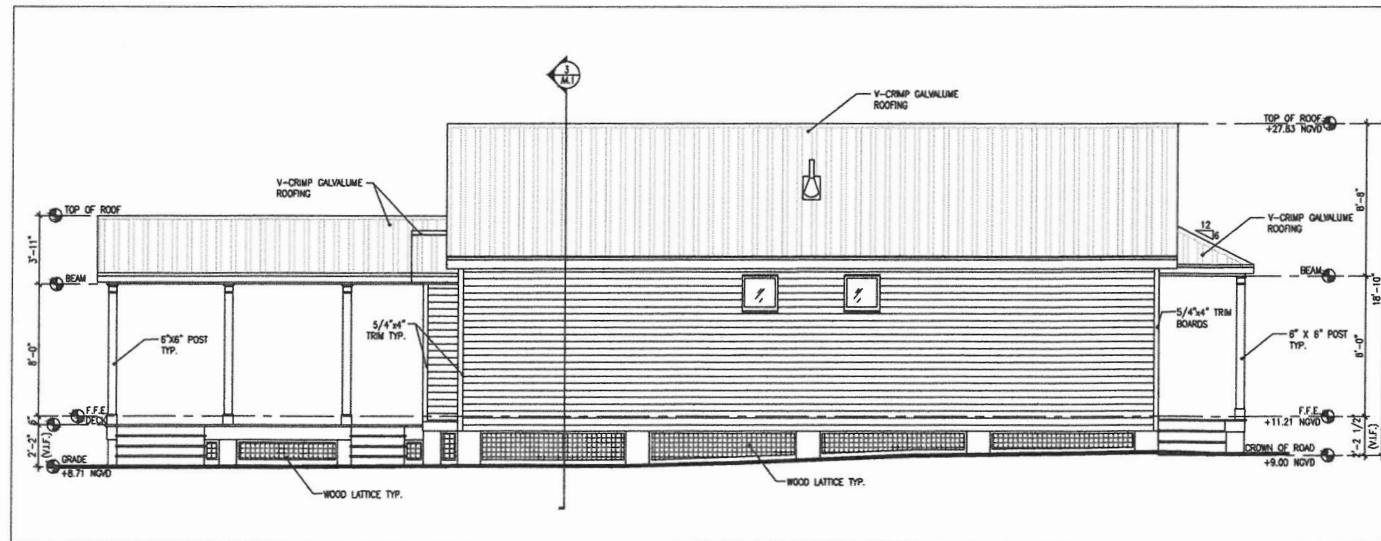
Submissions / Revisions:  
H.A.C. SUBMISSION: 10.31.16



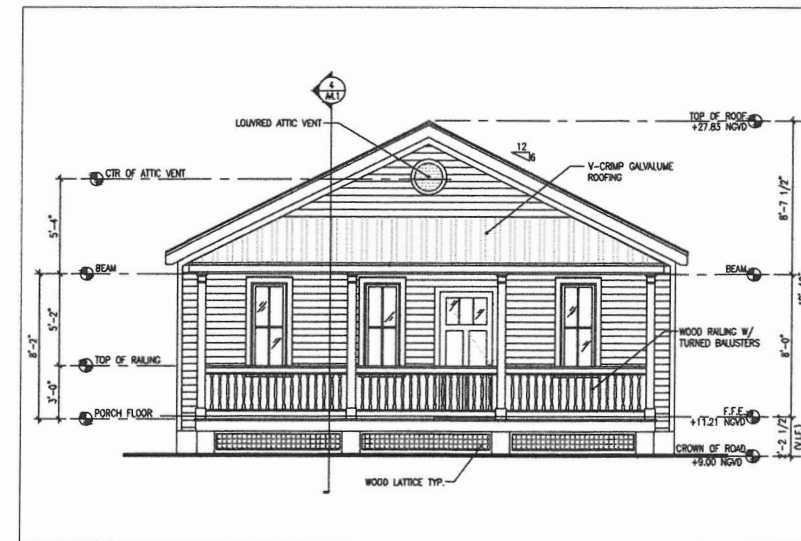
3 SOUTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



4 WEST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"

**512 AMELIA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 Project #: 17014

Title:

ELEVATIONS

Sheet Number:

**A-3.1**

Date: April 3, 2017

©2017 by William Shepler Architect

# **Receiver Site Deed**

After Recording Return to:

Doc# 1932741 05/10/2013 3:00PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Prepared By: \_\_\_\_\_

05/10/2013 3:00PM  
DEED DOC STAMP CL: DS \$0.70

File Number: \_\_\_\_\_

Parcel ID#: \_\_\_\_\_

Grantee(s) SS# \_\_\_\_\_

-----Above This Line Reserved For Official Use Only-----

**Quitclaim Deed**

Doc# 1932741  
Bk# 2628 Pg# 1092

THIS Quitclaim Deed is made on this 25th day of April, 2013 BETWEEN Elba C. Canalejo-Clayton, Address 510 Amelia Street, Key West and Gilda M. Boza, Address 2004 Harris Avenue, Key West of the County of Monroe, State of Florida, parties of the first part or "Grantor(s)", and Zulema Pradas-Bergnes and Felix Pradas-Bergnes, a married couple with joint rights of survivorship, Address 512 Amelia Street, Key West of the County of Monroe, State of Florida party of the second part.

**WITNESSETH:** that the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and his/her/their heirs, successors and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of Florida, to-wit:

*On the Island of Key West, in Tract Eleven (11) according to the map or plan of William A. Whitehead, delineated in February A.D. 1829; Better know and described as subdivision Fourteen (14) of Stephney Austin's Diagram of Lot Three (3) and Part of Lot Four (4) of Square Five (5) of Tract Eleven (11) recorded in Book "M" Deeds, page 619 of Monroe County Records. Commencing at a point on Amelia Street distant from the corner of said Street and Duval Street One Hundred and Sixty-one (161) feet three (3) inches, running thence in a Northeasterly direction Forty (40) feet; thence at right angles in a Southeasterly direction Eighty-six (86) feet and seven (7) inches; thence at right angles in a Southwesterly direction Forty (40) feet; thence at right angles in a Northwesterly direction Eighty-six (86) feet and seven (7) inches to the point of beginning.*

*See Book "TT" page 105 and Book "TT" page 136 and Book "VV" page 289, Monroe Country Florida Public Records.*

Doc# 1932741  
Bk# 2628 Pg# 1093

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behalf of the said party of the second part, their heirs, successors and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written,

Signed and sealed in Our Presence:

Witnesses:

Dennis McNeill  
Quynh Bello

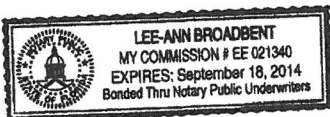
Grantors:

Elba C. Canalejo-Clayton  
Elba C. Canalejo-Clayton  
Gilda M. Boza  
Gilda M. Boza

State of Florida  
County of Monroe

I am a notary public of the state of Florida. THE FOREGOING INSTRUMENT was acknowledged before me on April 25<sup>th</sup>, 2013 by Elba Clayton + Gilda Boza, and who is personally known to me or who has produced DRIVERS LICENSE as identification and who, DID take an oath.

Notary Seal



Signature: Lee-C Broadbent  
Notary

Print Name: Lee-Ann Broadbent

MONROE COUNTY  
OFFICIAL RECORDS

# **Receiver Site Survey**



ZONING CALCULATIONS: HRCC-3 DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	12'	18'-10"	YES
BUILDING COVERAGE	40%	668 (19%)	1,385 s.f. (40%)	YES
IMPERVIOUS SURFACE RATIO	60%	1,052 s.f. (30%)	2,074 s.f. (60%)	YES
LOT SIZE		3,463 s.f.	NA	NA
LOT WIDTH		40.00'	NA	NA
LOT DEPTH		86.58'	NA	NA
FRONT SETBACK	Min. 5'	N/A	5'-9"	YES
SIDE SETBACK	Min. 5'	N/A	5'	YES
REAR SETBACK	Min. 15'	N/A	15'	YES
OPEN SPACE	Min. 35%	N/A	35%	YES



LOCATION MAP

PROJECT SITE

SCOPE OF WORK

THIS IS A NEW ONE STORY FRAME HOUSE. THERE WILL BE DEMOLITION OF EXISTING HOUSE AND SHED.

DRAWING INDEX

- A11 SITE PLAN, NOTES
- A12 PROPOSED SITE PLAN / DEMOLITION PLAN
- A21 FLOOR PLAN / ROOF PLAN
- A31 ELEVATIONS
- A41 SECTIONS
- A51 DETAILS
- A52 DETAILS STAIRS, RAILINGS & KITCHEN ELEV.
- A61 SCHEDULES / SPECS
- MEP1 MECHANICAL / ELECTRICAL / PLUMBING PLAN
- S1 STRUCTURAL PLAN
- S2 STRUCTURAL DETAILS

CODE INFORMATION

- THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:
1. CODE OF ORDINANCES - CITY OF KEY WEST, FL
  2. FLORIDA BUILDING CODE 2014:
    - 2.1. RESIDENTIAL BUILDING CODE 2014
    - EXISTING BUILDING CODE 2014



william shepler & associates  
201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-890-6191  
Email: info@wspepa.com

Seal:

Consultants:

Submissions / Revisions:

M.A.R.C. APPROVAL: 10/27/16  
FORMAL SUBMISSION: 11/17

**512 AMELIA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

Drawing Size | Project #:  
24x36 | 17014

Title:  
**SURVEY / NOTES / ZONING CALCS**

Sheet Number:  
**A-1.1**

Date: - April 3, 2017

©2017 by William Shepler Architect

**LEGAL DESCRIPTION:**  
On the Island of Key West in Tract Eleven (11) according to the map or plan of William A. Whitted, delineated in February A.D. 1829, better known and described as subdivision Fourteen (14) of Stephen Austin's Diagram of Lot Three (3) and part of Lot Four (4) of Tract Eleven (11), recorded in Book W Deeds, Page 619 of Monroe County Records, point on Amelia Street, distance from the corner of said Street and Duval Street, One-hundred and sixty-one (61) and Three (3) inches, running thence in a Northerly direction Forty (40) feet; thence at right angles in a Southeasterly direction Eighty-six (86) feet and Seven (7) inches; thence in a Northerly direction Eighty-six (86) feet and Seven (7) inches to the Point of Beginning.

**LEGEND**

A/C	Air Conditioner	LB	Licensed Business
BLK	Block	N	North Arrow
CB	Center Line	N.T.S.	Not To Scale
CD	Center of Circle	O.R.	Original Records
CONC	Concrete	P	Point of Beginning
CBS	Concrete Block Structure	P.O.B.	Point of Beginning
CDVD	Concrete Utility Vault	SP	Set Point
CONC	Concrete	STY	Set Iron Stake
F.F.L.	Finished Floor Elevation	UP	Utility Pole
FR	Found Footing	W	Water Meter
FRK	Found Footing	W.P.	Water Pole
IR	Irregular		

**SYMBOLS**

⊙	Concrete Utility Pole	⊙	Street Light
⊙	Fire Hydrant	⊙	West Utility Pole
⊙	Sanitary Sewer Clean Out	⊙	Wood Utility Pole

**LOCATION MAP**  
City of Key West, FL.  
Tract 11

Zulema Pradas-Bergnes and Felix Pradas-Bergnes  
512 Amelia Street, Key West, FL 33040

**BOUNDARY SURVEY**      Date: 3/28/16  
Scale: 1" = 10'      Ref: Flood panel No. 221-SI      Date: By: F.H.H.      Flood Elev.      Flood Elev.      Flood Elev.

REVISIONS: AND/OR ADDITIONS

Prof:\wp\keywest\block114\512amelia

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS  
3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0237  
info@island-surveying.com  
L.S. No. 7700

**SURVEYOR'S NOTES:**  
North arrow based on assumed median bearing based on R/W Duval Street & it denotes existing elevation. Elevations based on N.G.V.S. 1929 Datum. Mark No.: Basic Elevation: 14.324' Title search has not been performed on said or surrounding properties.  
Field Work performed on: 3/28/16

**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 SJ-17, Florida Statute Section 492.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida  
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

1 COPY OF SURVEY  
A1.1 SCALE: N.T.S.

**Sender Site  
Verification &  
Authorization Forms**



### 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, Sophak Ngov as  
*Please Print Name of person with authority to execute documents on behalf of entity*

MGR of Key Endeavors LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Trepanier & Associates Inc (Owen Trepanier / Thomas Francis-Siburg)  
*Please Print Name of Representative*

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

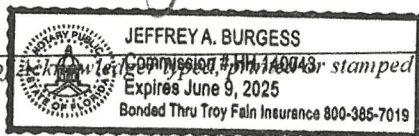
*Sophak Ngov*  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this August 1, 2024  
*Date*

by SOPHAK NGOV  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented FLORIDA 7L as identification.

*Jeffrey A. Burgess*  
*Notary's Signature and Seal*



Name of Notary Public Jeffrey A. Burgess stamped

*Commission Number, if any*



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*

I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates Inc  
*(print name of entity)*

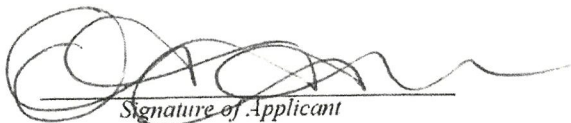
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1004 Eaton Street, Key West, FL 33040

*Street address of subject property*

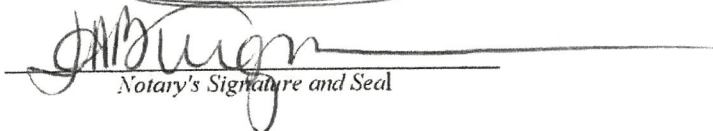
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

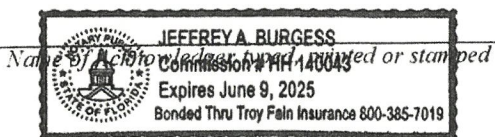
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 10/4/23 by  
*date*  
Owen Trepanier  
*Name of Applicant*

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

  
*Notary's Signature and Seal*

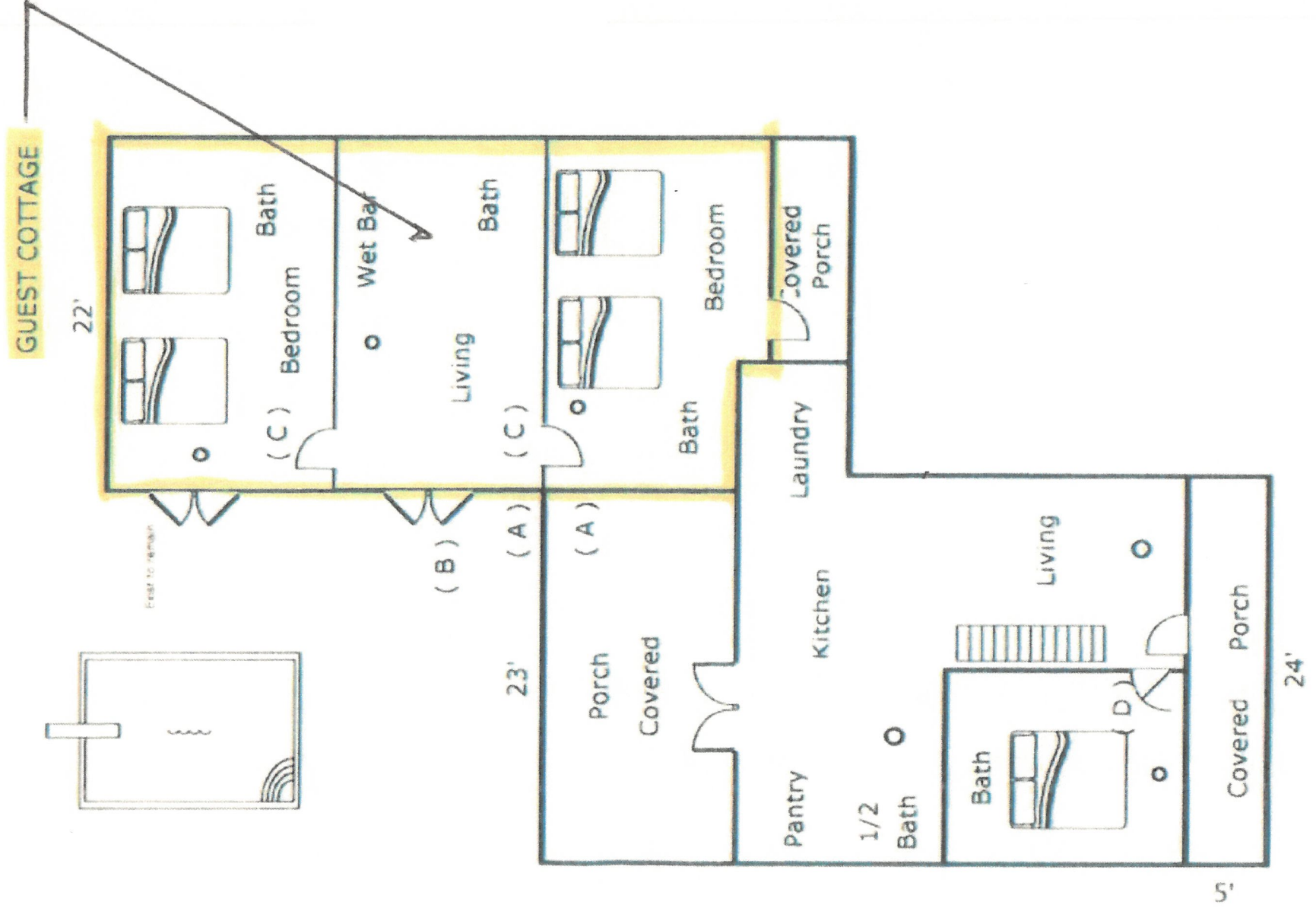


*Commission Number, if any*

# **Sender Site Plans**



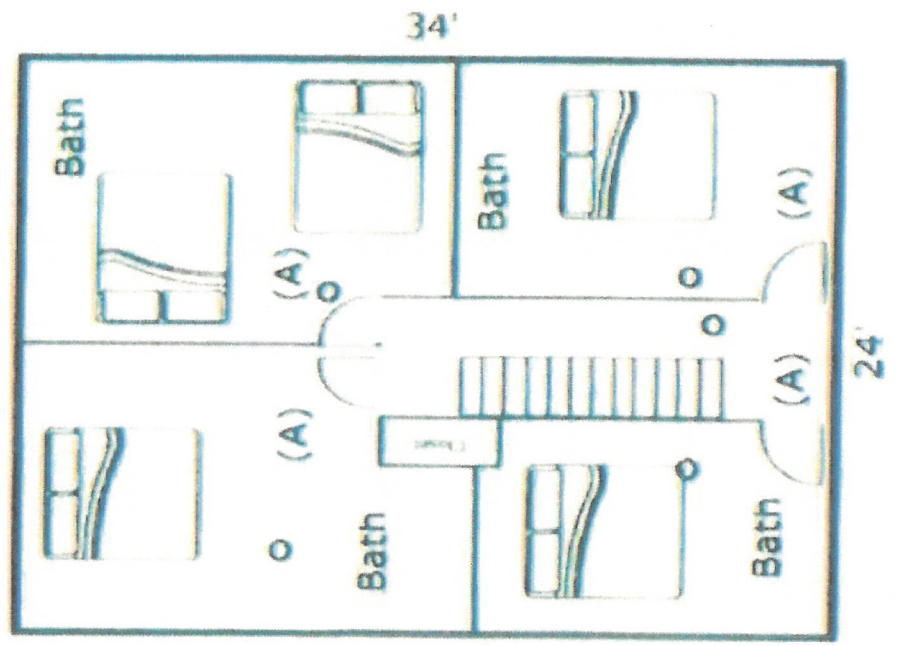
KNOWLES HOUSE  
 1004 EATON ST.  
 Key West, FL



Drawn by: MM  
 Date: JUN 2, 2023  
 305 - 797 - 1066

KNOWLES HOUSE  
1004 EATEN ST.  
KEY WEST, FL

SECOND FLOOR PLAN



Drawn By: M.M.  
Date: June, 2023  
305 797-1066

# **Sender Site Property Card**



# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

Parcel ID 00005290-000000  
 Account# 1005479  
 Property ID 1005479  
 Millage Group 10KW  
 Location 1004 EATON St, KEY WEST  
 Address  
 Legal KW PT LOT 3 SQR 32 B5-192 OR923-1576/77 OR924-241/44 OR939-2027/29  
 Description OR961-1423 OR1010-1435 OR1070-2435 OR1129-1651 OR1207-2209/12  
 OR1207-2213/14 OR1224-1412 OR1436-1493/94 OR1436-1495/97  
 OR1440-1892/94 OR2496-524/25 OR2511-470/71 OR3097-0471  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32090  
 Property Class HOTEL - GUEST HOUSE (10 ROOMS OR LESS) (3907)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

KEY ENDEAVORS LLC  
 702 Commercial St  
 Ste 3A  
 Emporia KS 66801

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$893,332	\$971,506	\$969,517	\$1,172,972
+ Market Misc Value	\$382,856	\$138,787	\$138,502	\$130,330
+ Market Land Value	\$1,276,188	\$1,665,439	\$1,662,029	\$1,303,302
= Just Market Value	\$2,552,376	\$2,775,732	\$2,770,048	\$2,606,604
= Total Assessed Value	\$2,552,376	\$2,775,732	\$2,770,048	\$2,606,604
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,552,376	\$2,775,732	\$2,770,048	\$2,606,604

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,276,188	\$893,332	\$382,856	\$2,552,376	\$2,552,376	\$0	\$2,552,376	\$0
2023	\$1,665,439	\$971,506	\$138,787	\$2,775,732	\$2,775,732	\$0	\$2,775,732	\$0
2022	\$1,662,029	\$969,517	\$138,502	\$2,770,048	\$2,770,048	\$0	\$2,770,048	\$0
2021	\$1,303,302	\$1,172,972	\$130,330	\$2,606,604	\$2,606,604	\$0	\$2,606,604	\$0
2020	\$1,278,417	\$1,420,464	\$142,046	\$2,840,927	\$2,717,229	\$0	\$2,840,927	\$0
2019	\$1,235,105	\$1,111,594	\$123,510	\$2,470,209	\$2,470,209	\$0	\$2,470,209	\$0
2018	\$1,207,318	\$1,086,586	\$120,732	\$2,414,636	\$2,414,636	\$0	\$2,414,636	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	4,020.00	Square Foot	50	80

Sender Site Docs

Buildings

Building ID	39345	Exterior Walls	MIN WOOD SIDING
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S,F,R - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3325	Roof Type	GABLE/HIP
Finished Sq Ft	2438	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	393	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	27	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,438	2,438	412
OPU	OP PR UNFIN LL	65	0	36
OUU	OP PR UNFIN UL	405	0	84
OPF	OP PRCH FIN LL	408	0	130
SBF	UTIL FIN BLK	9	0	12
<b>TOTAL</b>		<b>3,325</b>	<b>2,438</b>	<b>674</b>

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0 x 0	1	12 SF	2
FENCES	1985	1986	0 x 0	1	1207 SF	2
WOOD DECK	1985	1986	0 x 0	1	486 SF	2
FENCES	1996	1997	25 x 5	1	125 SF	2
WOOD DECK	1996	1997	0 x 0	1	272 SF	2
WALL AIR COND	1996	1997	0 x 0	1	3 UT	2
BRICK PATIO	1999	2000	25 x 25	1	625 SF	2
COMM POOL	1999	2000	8 x 13	1	104 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/10/2021	\$100	Quit Claim Deed	2324676	3104	1559	11 - Unqualified	Improved		
4/30/2021	\$2,700,000	Warranty Deed	2319433	3097	0471	01 - Qualified	Improved		
3/8/2011	\$100	Warranty Deed		2511	470	11 - Unqualified	Improved		
11/26/2010	\$100	Warranty Deed		2496	524	11 - Unqualified	Improved		
12/1/1996	\$400,000	Warranty Deed		1436	1493	Q - Qualified	Improved		
3/1/1992	\$163,000	Warranty Deed		1207	2209	U - Unqualified	Improved		
4/1/1990	\$199,000	Warranty Deed		1129	1651	Q - Qualified	Improved		
12/1/1985	\$89,900	Warranty Deed		961	1423	Q - Qualified	Improved		
4/1/1985	\$85,000	Warranty Deed		939	2027	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2023-2800	10/10/2023	Completed	\$22,000	Commercial	Paint and crown moulding and door trim. Repair bathroom tile, there is no structural beam work it's water damage to tongue and groove.
BLD2023-1992	09/01/2023	Completed	\$1,000		Upgrade smoke detectors for conversion of 8 unit guest house to a transient single family residence with accessory cottage.
BLD2023-1885	08/17/2023	Completed	\$73,500	Residential	CONVERT 8 UNIT TRANSIENT GUESTHOUSE TO A SINGLE FAMILY TRANSIENT RESIDENCE WITH A ACCESSORY COTTAGE. APPROVAL OF WORK OUTLINED IN 7/12/23 CLARIFICATION SHEET AND INTERIOR WORK OUTLINED ON PAGE 2 OF THE DRAWINGS. . IN ITS PROPOSED CONFIGURATION THE PROPERTY OWNER IS REQUIRED TO RETAIN A MINIMUM OF TWO TRANSIENT UNITS AND TWO TRANSIENT LICENSES AT 1004 EATON STREET. RENTAL ACTIVITY MUST BE COMPLIANT WITH RESPECT TO CITY OF KEY WEST CODE 86-9 ENTITLED "DEFINITION OF TERMS" FAMILY:"DP"**** CERTIFICATE OF APPROPRIATENESS APPROVED FOR THE REPLACEMENT OF WINDOWS TO DOORS AS SUBMITTED IN THE PLANS AND ONE DOOR REMOVAL AND REPLACE WITH WOOD SIDING. PAINT TO MATCH.
2017-00004589	11/28/2021	Completed	\$0		HURRICANE REPAIRS TO ROOF. INSTALLED 300 SF OF 26 VCRIMP METAL ROOFING.
BLD2018-1395	12/20/2018	Completed	\$0		CLARIFICATION FORM SUBMITTED POOL TO BE RE-PLASTERED AND RE-TILED
05-3700	08/29/2005	Completed	\$500		EMERGENCY ELECTRIC REPAIRS
03-2264	03/26/2003	Completed	\$2,300		REPLACED A/C UNIT
0003490	10/24/2000	Completed	\$1,500		PAaint EXTERIOR
0002609	09/13/2000	Completed	\$1,750		RESURFACE POOL
9901001	05/21/1999	Completed	\$1,000		INSTALL BRICK PAVING
9900849	03/09/1999	Completed	\$53,800		NEW SEWER LINE
9802351	08/04/1998	Completed	\$9,000		8 WINDOWS/JACUZZI
9702772	10/01/1997	Completed	\$115,000		NEW ADDITION

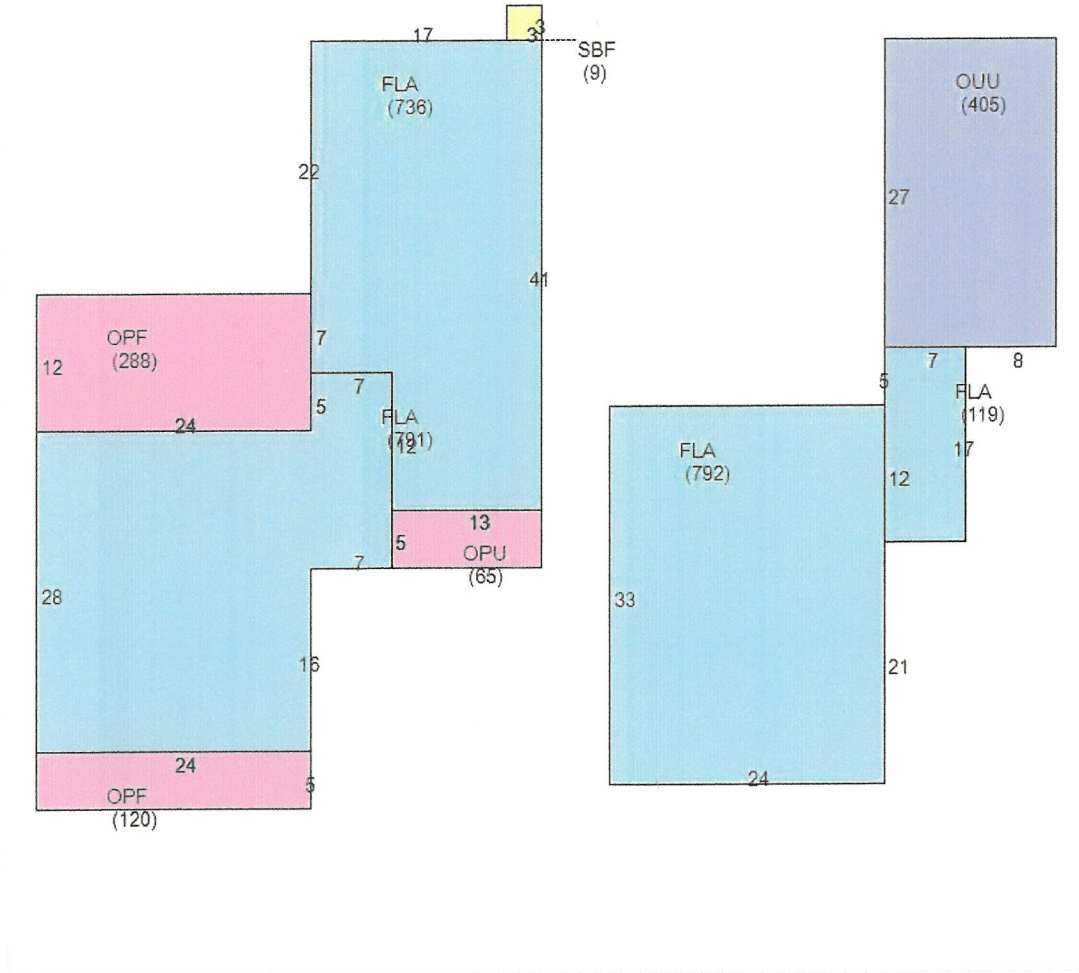
Number	Date Issued	Status	Amount	Permit Type	Notes	Sender Site Docs
9703312	10/01/1997	Completed	\$3,966		ROOF	
9703380	10/01/1997	Completed	\$4,500		PLUMBING	
9703577	10/01/1997	Completed	\$5,000		2ND FLOOR BATH	
9703703	10/01/1997	Completed	\$11,500		ELECTRICAL	
9703736	10/01/1997	Completed	\$1,500		PLUMBING	
9700160	01/01/1997	Completed	\$500		SIGN	

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

Sender Site Docs

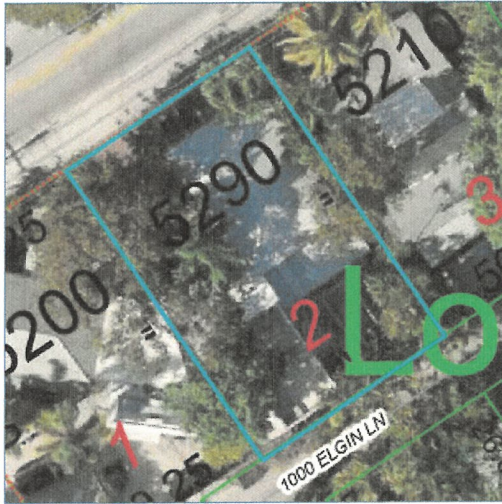


Photos





Map



Sender Site Docs

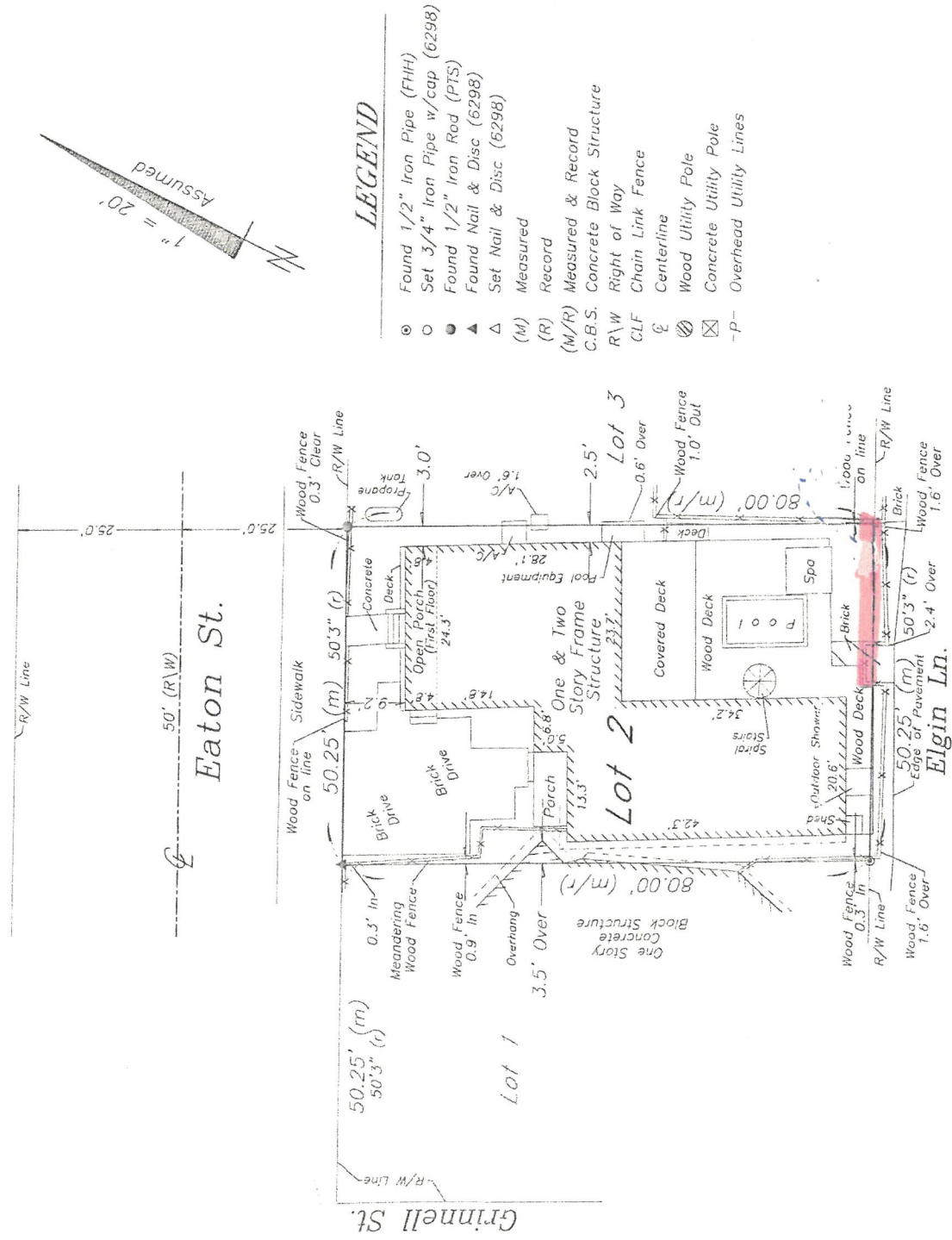
TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)  
Last Data Upload: 11/5/2024, 5:43:19 AM

# **Sender Site Survey**

Boundary Survey Map of part of Lot 3, Square 32  
Island of Key West, known as Lot 2 of John Lowe, Jr. Subdivision



**LEGEND**

- Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (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

**NOTES:**

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: 1004 Eaton 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. All concrete and bricking is not shown.
9. Date of field work: July 25, 2016
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** In the City of Key West, and being a part of Lot Three (3) of Square Thirty-Two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

**BOUNDARY SURVEY FOR:** Leslie J. Vollmert;

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

August 6, 2016

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

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

# **Sender Site Deed**



Doc # 2319433 Bk# 3097 Pg# 471 Recorded 5/14/2021 at 10:10 AM Pages 2  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$18.50 Deed Doc Stamp \$18,900.00

Prepared by and return to:

Oropeza Stones Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 21-449  
Consideration: \$2,700,000.00

Parcel Identification No. 00005290-000000

[Space Above This Line For Recording Data]

### Warranty Deed

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

This Indenture made this 30 day of April, 2021 between Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010 whose post office address is 1004 Eaton Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Key Endeavors LLC, a Florida limited liability company whose post office address is 702 Commercial Street, Suite 3A, Emporia, KS 66801 of the County of Lyon, State of Kansas, 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:

In the City of Key West, Monroe County, Florida, and part of Lot Three (3) of Square Thirty-two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

Subject to taxes for 2021 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.


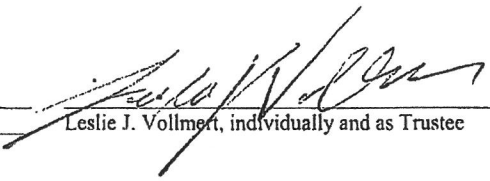
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

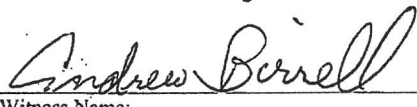
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

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:

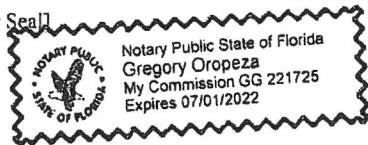
  
 Witness Name: Gregory Oropeza
  
 Leslie J. Vollmert, individually and as Trustee

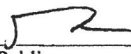
  
 Witness Name: \_\_\_\_\_

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of April, 2021 by Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
 Notary Public  
 Printed Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

# **SunBiz Info**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
KEY ENDEAVORS LLC

### Filing Information

<b>Document Number</b>	L21000150913
<b>FEI/EIN Number</b>	86-2973199
<b>Date Filed</b>	03/31/2021
<b>Effective Date</b>	03/31/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1004 EATON STREET  
KEY WEST, FL 33040

### Mailing Address

1004 Eaton Street  
Key West, FL 33040

Changed: 05/01/2024

### Registered Agent Name & Address

NGOV, MICHAEL  
425 GREENE ST  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Ngov, Sophak  
425 GREENE ST.  
KEY WEST, FL 33040

Title Member

Ngov, Michael  
425 GREENE ST.  
KEY WEST, FL 33040

### Annual Reports

Report Year	Filed Date	Sender Site Docs
2022	01/29/2022	
2023	02/13/2023	
2024	05/01/2024	

**Document Images**

<a href="#">05/01/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>