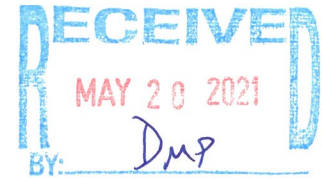


# **Application**



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

May 20, 2021

VIA e-mail to  
[katie.halloran@cityofkeywest-fl.gov](mailto:katie.halloran@cityofkeywest-fl.gov) and  
Hand-Delivery

Katie P. Halloran, Planning Director  
City of Key West Planning Department  
1300 White Street  
Key West, FL 33040

Re: Application for Transient License Transfer to 504-506 Catherine Street, Key West, FL

Dear Director Halloran:

Enclosed please find a completed Application for Transfer of Transient License No. LIC 2021-000374 from unassigned status to 504-506 Catherine Street, Key West, FL, together with all of the required attachments and the fees. This firm represents Michael A. Mele who recently purchased the Catherine Street receiver site.

By way of background, please be advised that this license was one of three transient licenses originally attached to the Ambrosia House which was located at 425 Frances Street. I have been advised of the following history:

In 2013 or 2014, Michael Fluke and David Mansch transferred to themselves, all three transient licenses from the Ambrosia House. Fluke and Mansch held the licenses in unassigned status until they sold them. On October 22, 2014, Rent Key West Vacations, Inc. purchased all three licenses from Fluke and Mansch, including current Transient License No. LIC 2021-000374.

On April 20, 2017, Rent Key West Vacations, Inc. received Planning Board approval for the transfer of License No. 29697 to 219 Ann Street, Key West, FL. License No. 29697 was attached to Unit #3 at the Ambrosia House. Paul Hayes, the owner of Rent Key West Vacations, Inc. filed the paperwork for that transfer and the transfer was completed in July 2017. I have not been provided with copies of the resolution but enclose the Planning Board minutes which discuss this transfer as item 10.

Katie P. Halloran, Planning Director  
City of Key West Planning Department  
May 20, 2021  
Page Two

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Mr. Hayes submitted the Declaration of Condominium Establishing the Ambrosia House Condominium to the City for the equivalency analysis for the transfer to 219 Ann Street. The Declaration of Condominium was recorded on March 11, 2005 in OR Book 2092, Page 2123 of the Public Records of Monroe County, FL. Floor plans for the three units at the Ambrosia House are shown in OR Book 2092, Pages 2178 -2184. We have attached the floor plans for Unit #2 to this application, and our equivalency analysis.

Unit #2 at the Ambrosia House, the original sender site for this application, was a two-bedroom, two bath unit with a living/dining room, kitchen and covered porch. The intended receiver site, 504 Catherine Street, consists of one structure with one bedroom, bath and small kitchenette downstairs, and a second bedroom and bath upstairs.

In May 2020, Rent Key West Vacations, Inc. sold License No. 34122 to C. Todd Kemp, and on February 24, 2021, C. Todd Kemp sold the license to Michael Mele who transferred it into his name as License No. LIC 2012-000374. Rent Key Vacations, Inc. still owns License No. 30138 (which was originally attached to Unit #1 at the Ambrosia House) in unassigned status.

If you have any questions regarding this filing, or if you require any additional documentation in support of the application, please do not hesitate to contact me.

Sincerely,

Oropeza, Stones & Cardenas

By: 

Susan M. Cardenas, Esq.

Enclosures as stated

c: Michael A. Mele, via e-mail

**Date:** May 18, 2021  
**To:** Michael A. Mele  
**From:** Susan M. Cardenas, Esq.  
**Re:** **Transient License Transfer Equivalency Analysis:**  
**Unassigned (originally Ambrosia House**  
**- 425 Frances Street) to 504 Catherine**  
**Street**

**Background:**

Oropeza Stones & Cardenas, PLLC has been retained to analyze the compliance of proposed sender and receiver sites for the transfer of a transient license (No. LIC 2021-000373), from unassigned status (originally placed at Ambrosia House, 425 Frances Street, Unit 2) to 504-506 Catherine Street. The room configuration of Ambrosia House Unit #2 is/was a two-bedroom, two bath unit with a living/dining room, kitchen and covered porch. 504 Catherine Street consists of one structure. The first floor consists of one bedroom, one bathroom and kitchenette. The second floor consists of one bedroom, one bathroom, and a sitting room. Transfer consideration are analyzed below pursuant to Sec. 122-1339 for both sites.

**Transfer Considerations:**

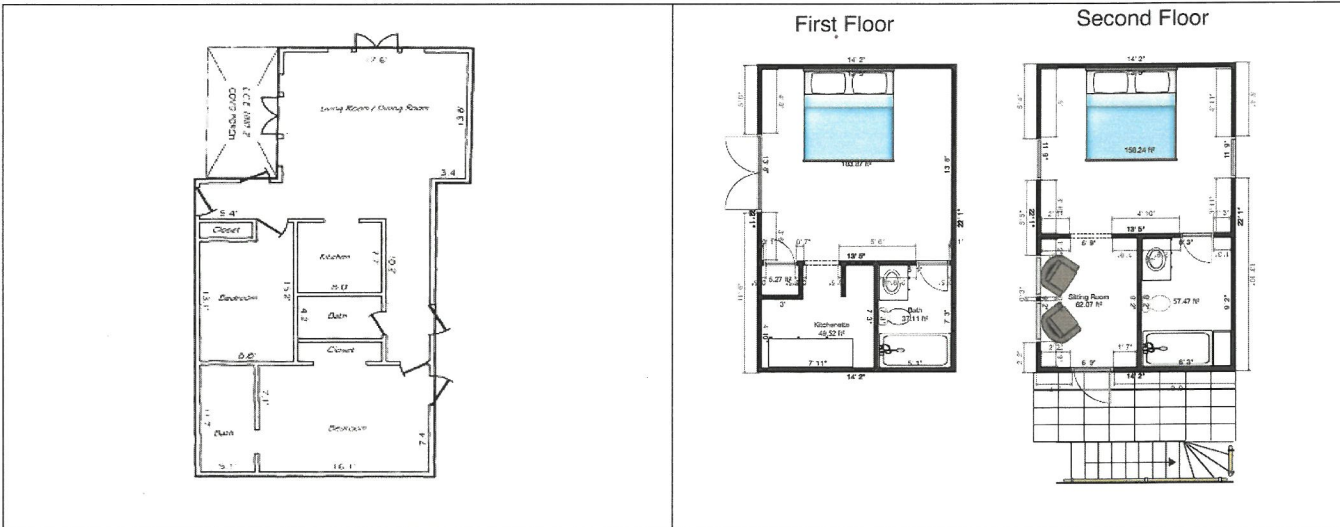
The transfer considerations pursuant to Sec. 122-1339 is as follows:

- (a) Transient use must be prohibited at Sender site;  
 No Loss of affordable housing allowed at receiver site;  
 Room configuration must be considered; and  
 Net number of occupants.
  
- (b) Transient use must be permitted at receiver site;  
 Size of sender site;  
 Room configuration must be considered; and  
 Net number of occupants must be equal or less.

The Floor plans for both the sender and receiver sites were analyzed (please see attached).

Sender Site

Receiver Site





**Data:**

Sender Site Occupancy Analysis (Ambrosia House, Unit 2 – 425 Frances Street)						
Unit #	Room Configuration				Minimum Occupancy	Maximum Occupancy
	Room Configuration	Approx. Sq. Ft.	Primary Accommodations	Secondary Accommodations		
Ambrosia Unit 2	A two-bedroom, two bath unit on one floor, including living/dining room, kitchen and covered porch	962	1 king or 2 queen beds in each bedroom	Sofa bed	1	6
Net Occupancy					1	6

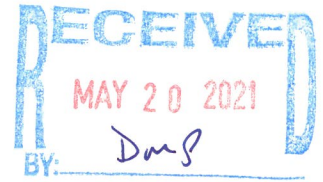
Receiver Site Occupancy Analysis (601 Duval Street)						
Unit #	Room Configuration	Approx. Sq. Ft.	Primary Accommodations	Secondary Accommodations	Minimum Occupancy	Maximum Occupancy
504 Catherine	A two-bedroom, two bath unit. First Floor-one bedroom, one bath and kitchenette Second Floor -one bedroom, one bathroom, and a sitting room	628	1 king or 2 queen beds in each bedroom	None	1	4
Net Occupancy					1	4

**Analysis:**

Criteria	Analysis	Compliance
Transient use must be prohibited at Sender site;	Original sender site is zoned HMDR; transient use is prohibited	<b><i>Complies</i></b>
No Loss of affordable housing allowed at receiver site;	Receiver site is not affordable housing.	<b><i>Complies</i></b>
Room configuration must be considered; and	Room configurations of both sites are typical two-bedroom residential units with one king or two queen beds, with two bathrooms.	<b><i>Complies</i></b>
Net number of occupants.	Sender: Min – 1, Max – 6 Receiver: Min – 1, Max – 4	<b><i>Complies</i></b>
Transient use must be permitted at receiver site;	Receiver site is zoned HRCC-3; transient use is permitted by right	<b><i>Complies</i></b>
Size of sender site: Size of receiver site:	Ambrosia Unit 2 is approx. 875 sq. ft. 504 Catherine Street is approx. 425 sq. ft. over two floors	<b><i>Complies</i></b>
Room configuration must be considered; and	Room configurations of both sites are typical two-bedroom residential units with one king or two queen beds, with two bathrooms.	<b><i>Complies</i></b>
Net number of occupants must be equal or less.	Sender: Min – 1, Max – 6 Receiver: Min – 1, Max – 4	<b><i>Complies</i></b>

**Conclusion:**

It is the opinion of the Oropeza, Stones & Cardenas, that the proposed transfer complies with the approval criteria of Sec. 122-1339.



# Application for Transfer of Transient Unit and License

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

**Application Fee: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application in its entirety accompanied by a check for **\$4,515.00** made out to the City of Key West. **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.

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 of Owner:

MICHAEL A. MELE

Name of Agent or Person to Contact:

SUSAN M. CARDENAS, ESQ.

Address: 221 SIMONTON STREET

KEY WEST, FL 33040

Telephone 305.294.0252

Email susan@oropezastonescardenas.com

### *Receiver Site*

Address of Site:

504 -506 CATHERINE STREET

RE# 00028500-000

Name of Owner:

MICHAEL A. MELE

Name of Agent or Person to Contact:

SUSAN M. CARDENAS, ESQ.

Address: 221 SIMONTON STREET

KEY WEST, FL 33040

Telephone 305.294.0252

Email susan@oropezastonescardenas.com

**For Sender Site:**

“Local name” of property N/A - UNASSIGNED Zoning district N/A

Legal description N/A - UNASSIGNED

Current use: N/A - UNASSIGNED

Number of existing transient units: 1

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

What is being removed from the sender site? N/A - UNASSIGNED

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

**For Receiver Site:**

“Local name” of property N/A Zoning district HRCC-3

Legal description \_\_\_\_\_

See attached Warranty Deed

Current use Two residential rental units - 1 transient and 1 non-transient

Size of site: 3,456 Number of existing city transient rental licenses: 1

Number of existing transient and/or residential units: 5 residential units (1 transient)

Existing non-residential floor area There is no non-residential floor area

What will be transferred to the receiver site? 1 additional transient rental license

What are your plans for the receiver site? Two transient residential rental units

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME <u>Michael Mele</u>	2. NAME _____
ADDRESS <u>1075 Duval Street, Suite C-11</u>	ADDRESS _____
TELEPHONE(1) <u>Key West, FL 33041</u>	TELEPHONE(1) _____
(2) <u>305-294-0990 (Property Manager)</u>	(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:

Susan M. Cardenas, Esq. 221 Simonton St., Key West, FL 33040 +

221 Simonton Street, Key West FL 33040 +

TELEPHONE(S) 305-294-0252 FAX 305-402-2802

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME <u>Michael A. Mele</u>	2. NAME _____
ADDRESS <u>910 S. Newport Avenue</u>	ADDRESS _____
TELEPHONE(1) <u>Tampa, FL 33606</u>	TELEPHONE(1) _____
(2) <u>813-462-4220</u>	(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:

Susan M. Cardenas, Esq. 221 Simonton St., Key West, FL 33040

TELEPHONE(S) 305.294.0252 FAX 305.402.2802



**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 transfer of the transient licenses and the proposed disposition of the property N/A - Unassigned
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). See attached.
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 - no change.
7. Proposed floor plans if changed for future use N/A - no change.
8. Other \_\_\_\_\_

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

***BILL OF SALE AND ASSIGNMENT***

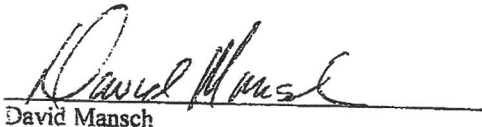
MICHAEL FLUKE AND DAVID MANSCH, for valuable consideration received and acknowledged, do hereby grant, sell, assign, transfer and deliver unto **Rent Key West Vacations, Inc.**, a corporation created under the laws of the State of Florida, the following:

All rights, title and interests to three (3) City of Key West Transient Rental Licenses and Medallions on License No. 15-00029985, a copy of which is attached hereto as Exhibit "A"

To have and to hold the same to **Rent Key West Vacations, Inc.** and its successors, to their use forever.

In witness, whereof, **Michael Fluke** and **David Mansch**, hereunto set our hands, this 22 day of October, 2014.

  
Michael Fluke

  
David Mansch

## **CURRENT LICENSES**

**Receiver Site – 504-506 Catherine Street**







## **CURRENT LICENSE**

**Sender Site – Unassigned**



# Verification Form



**City of Key West  
Planning Department**

**Verification Form**

*(Where Owner is the applicant)*

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

504-506 CATHERINE 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 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.

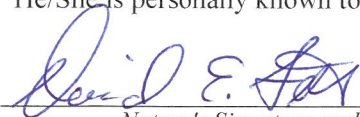
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
\_\_\_\_\_  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 5/19/21 by  
*date*

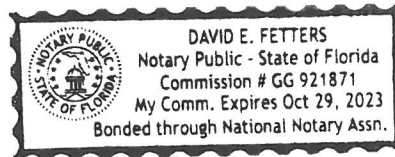
MICHAEL A, MELE  
\_\_\_\_\_  
*Name of Owner*

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

  
\_\_\_\_\_  
*Notary's Signature and Seal*

David E. Fetters  
\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

GG921871  
\_\_\_\_\_  
*Commission Number, if any*





**City of Key West  
Planning Department  
Verification Form**

*(Where Authorized Representative is an individual)*

I, SUSAN M. CARDENAS, ESQ., 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:

504-506 CATHERINE 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 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.

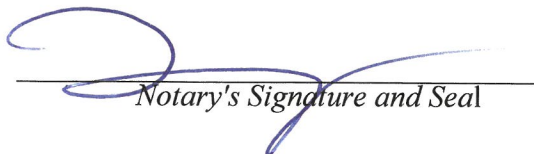
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this May 20, 2021 by \_\_\_\_\_ by  
date

Susan M. Cardenas  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

Tania Ortiz  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*



# **Authorization Form**



# **Warranty Deed**

**WARRANTY DEED**

**Receiver Site – 504-506 Catherine**

Doc # 2306327 Bk# 3078 Pg# 1639 Recorded 3/2/2021 at 10:05 AM Pages 3  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$27.00 Deed Doc Stamp \$14,000.00

Prepared by and return to:  
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 151-21.00013 RM  
Will Call No.:

\$2,000,000<sup>00</sup>

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 24th day of February, 2021 between Hukweem, LLC, a Florida limited liability company whose post office address is P. O. Box 527, Key West, FL 33041-0527, grantor, and Michael A. Mele, a married man whose post office address is 910 S Newport Ave, Tampa, FL 33606, 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:

**Parcel 1:**

On the Island of Key West and being a part of Subdivision 7 and part of Subdivision 6 in Square 8 of Tract 11 according to D.T. Sweeney's diagram of said tract eleven (11); said parcel being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly right of way line of Catherine Street and the Northeasterly right of way line of Duval Street and running thence Northeasterly along the said Southeasterly right of way line of Catherine Street for a distance of 66.00 feet to the Point of Beginning; thence continue Northeasterly along the said Southeasterly right of way line of Catherine Street for a distance of 34.00 feet; thence Southeasterly and at right angles for a distance of 72.00 feet; thence Southwesterly and at right angles for a distance of 27.00 feet; thence Northwesterly and at right angles for a distance of 37.00 feet; thence Southwesterly and at right angles for a distance of 7.00 feet; thence Northwesterly and at right angles for a distance of 35.00 feet back to the Point of Beginning.

**Parcel 2:**

Part of said subdivision 7 and part of subdivision 6 in said Square 8 of said Tract 11 according to D.T. Sweeney's diagram of said tract eleven (11) aforesaid, commencing at a point on Catherine Street 52 feet from corner of Catherine and Duval Streets and running thence Northeasterly along Catherine Street 48 feet; thence Southeasterly 72 feet; thence Southwesterly 48 feet; thence Northwesterly 72 feet to Catherine Street to the point of beginning.

**LESS AND EXCEPT:**

On the Island of Key West and being a part of Subdivision 7 and part of Subdivision 6 in Square 8 of Tract 11 according to D.T. Sweeney's diagram of said tract eleven (11); said parcel being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly right of way line of Catherine Street and the Northeasterly right of way line of Duval Street and running thence Northeasterly along the said

DoubleTime®



Southeasterly right of way line of Catherine Street for a distance of 66.00 feet to the Point of Beginning; thence continue Northeasterly along the said Southeasterly right of way line of Catherine Street for a distance of 34.00 feet; thence Southeasterly and at right angles for a distance of 72.00 feet; thence Southwesterly and at right angles for a distance of 27.00 feet; thence Northwesterly and at right angles for a distance of 37.00 feet; thence Southwesterly and at right angles for a distance of 7.00 feet; thence Northwesterly and at right angles for a distance of 35.00 feet back to the Point of Beginning.

Parcel Identification Number: 00028500-000000

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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.

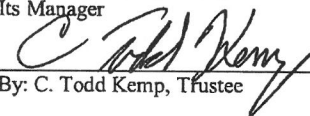
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

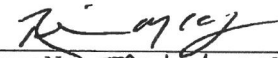
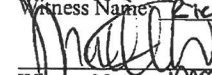
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Hukweem, LLC, a Florida limited liability company

By: C. Todd Kemp Living Trust u/a/d June 2, 2004  
Its Manager

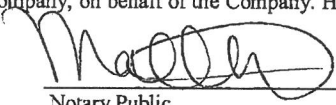
  
By: C. Todd Kemp, Trustee

  
Witness Name: Richard McChesney  
  
Witness Name: Monica Horn

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of February, 2021 by C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust dated June 2, 2004, as Manager of Hukweem, LLC, a Florida limited liability company, on behalf of the Company. He  is personally known or  has produced a driver's license as identification.

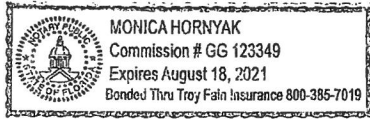
[Notary Seal]



Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# Site Plans

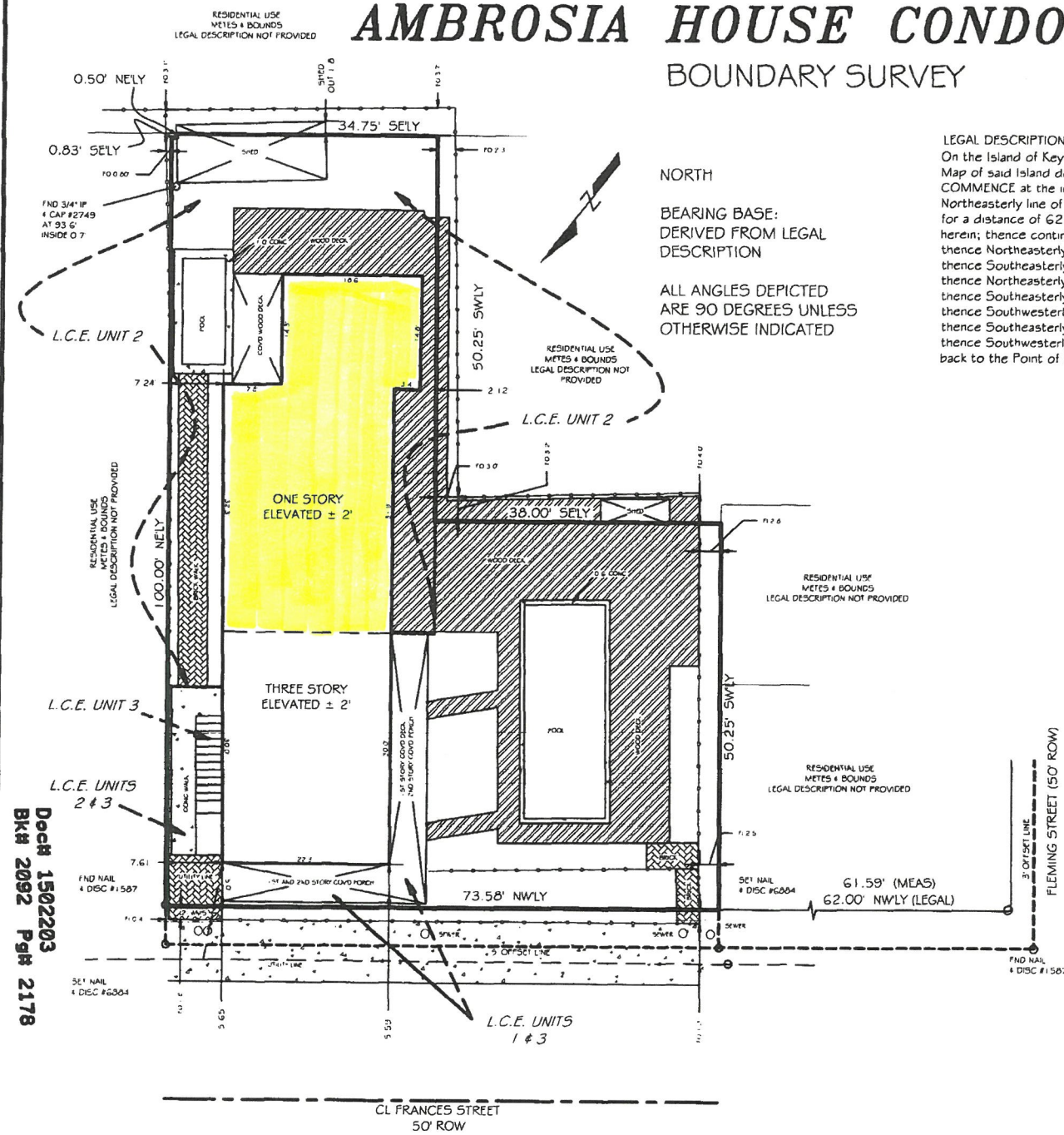
# **SURVEY**

**Sender Site – Unassigned**

**Original Sender Site – Ambrosia House  
425 Frances Street, Unit 2**

# AMBROSIA HOUSE CONDOMINIUM

## BOUNDARY SURVEY



NORTH

BEARING BASE:  
DERIVED FROM LEGAL  
DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

### LEGAL DESCRIPTION -

On the Island of Key West and is part of Lot 4, Square 31, according to William A. Whitehead's Map of said Island delineated in 1829, and is more particularly described as follows:  
COMMENCE at the intersection of the Northwestern line of Fleming Street and the Northeastly line of Frances Street and run thence Northwesternly along said Frances Street for a distance of 62 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northwesternly along said Frances Street for a distance of 73.58 feet; thence Northeastly and at right angles for a distance of 100 feet; thence Southeastly and at right angles for a distance of 0.83 feet; thence Northeastly and at right angles for a distance of 0.50 feet; thence Southeastly and at right angles for a distance of 34.75 feet; thence Southwesterly and at right angles for a distance of 50.25 feet; thence Southeastly and at right angles for a distance of 38 feet; thence Southwesterly and at right angles for a distance of 50.25 feet; back to the Point of Beginning. Also known as 425 Frances Street.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                           |  |                                    |
|---------------------------|--|------------------------------------|
| DELTA = CENTRAL ANGLE     | IP = IRON PIPE                                 | PRC = POINT OF REVERSE CURVE       |
| ASPH = ASPHALT            | IR = IRON ROD                                  | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH            | MEAS = MEASURED                                | PT = POINT OF TANGENT              |
| CL = CENTERLINE           | NOVD = NATIONAL GEODESIC VERTICAL DATUM (1928) | R = RADIUS                         |
| CM = CONCRETE MONUMENT    | NTS = NOT TO SCALE                             | RES = RESIDENCE                    |
| CONC = CONCRETE           | PC = POINT OF CURVE                            | RCL = ROOF OVERHANG LINE           |
| COVD = COVERED            | FCC = POINT OF COMPOUND CURVE                  | ROW = RIGHT OF WAY LINE            |
| DEASE = DRAINAGE EASEMENT | PCP = PERMANENT CONTROL POINT                  | TRF = TYPICAL                      |
| EL = ELEVATION            | PR = PARKER GALVAN NAIL                        | UEASE = UTILITY EASEMENT           |
| ENCL = ENCROACHMENT       | PL = PROPERTY LINE                             | UP = UTILITY POLE                  |
| EDP = EDGE OF PAVEMENT    | POB = POINT OF BEGINNING                       | WM = WATER METER                   |
| FF = FINISHED FLOOR       | PI = POINT OF INTERSECTION                     |                                    |
| FI = FENCE INSIDE         | POC = POINT OF COMMENCEMENT                    |                                    |
| FND = FOUND               |  |                                    |
| FO = FENCE OUTSIDE        |  |                                    |
| FOR = FENCE ON LINE       |  |                                    |

Doc# 1502203  
 Bk# 2092 P# 2178

**R.E. REECE, P.A.**  
 PROFESSIONAL SURVEYOR AND MAPPER

#5 SHIPS WAY, BIG PINE KEY, FL 33043  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622

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425 FRANCES STREET, KEY WEST FL 33040

---

CONDOMINIUM SURVEY

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FLOOD PANEL NO.	1716-H
FLOOD ZONE	AE 6 # 7

---

NO	DATE	REVISIONS	BY

---

SCALE	1" = 20'	DATE	08/13/04	INVOICE NO.	4062302
SHEET	3 OF 9	CHECKED BY:	RR	DRAWN BY:	KB

# **FLOOR PLANS**

**Sender Site – Unassigned**

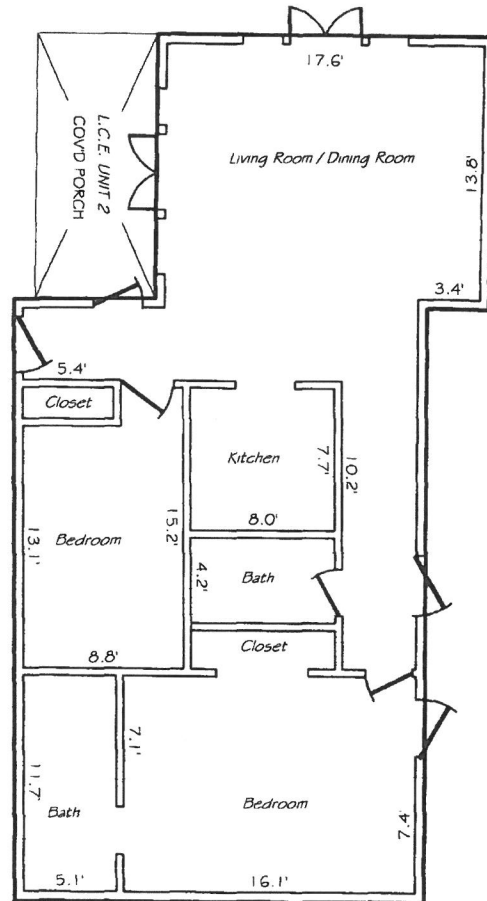
**Original Sender Site – Ambrosia House  
425 Frances Street, Unit 2**






# AMBROSIA HOUSE CONDOMINIUM

## UNIT #2 - LAYOUT



All dimensions are 0.5' +/-

 <p><b>R.E. REECE, P.A.</b> PROFESSIONAL SURVEYOR AND MAPPER #5 SHIPS WAY, BIG PINE KEY, FL 33043 OFFICE (305) 872 - 1348 FAX (305) 872 - 5622</p>			
425 FRANCES STREET, KEY WEST FL 33040			
CONDOMINIUM SURVEY			
FLOOD PANEL NO.		1716-H	
FLOOD ZONE		AE 6' & 7'	
NO	DATE	REVISIONS	BY
SCALE:	1" = 10'	DATE	08/13/04
SHEET	8 OF 9	CHECKED BY:	RR
		INVOICE NO.	4062302
		DRAWN BY:	KB

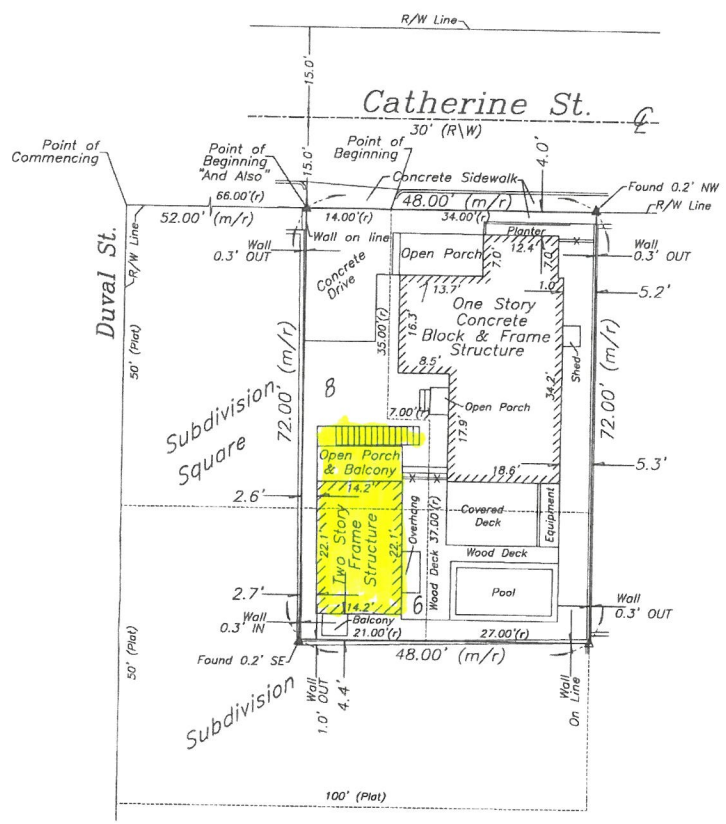
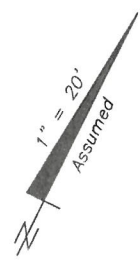
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 Bk# 2092 P# 2183



# **SURVEY**

**Receiver Site – 504-506 Catherine Street**

# Boundary Survey Map of part of Subdivisions 6 & 7, Square 8, Tract 11, D.T. Sweeney's Diagram



### LEGEND

- ⊙ Found 1/2" Iron Pipe
- Set 3/4" Iron Pipe w/cap (629B)
- Found 1/2" Iron Rod
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (629B)
- (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

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

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #629B

3430 Duck Ave., Key West, FL 33040  
(305) 296-1422 FAX (305) 296-2244

Boundary Survey Report of part of Subdivisions 6 & 7,  
Square 8, Tract 11, D.T. Sweeney's Diagram

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: 504-506 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 8, 2021.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West and being a part of Subdivision 7 and part of Subdivision 6 in Square 8 of Tract 11 according to D.T. Sweeney's diagram of said tract eleven (11); said parcel being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeasterly right of way line of Catherine Street and the Northeasterly right of way line of Duval Street and running thence Northeasterly along the said Southeasterly right of way line of Catherine Street for a distance of 66.00 feet to the Point of Beginning; thence continue Northeasterly along the said Southeasterly right of way line of Catherine Street for a distance of 34.00 feet; thence Southeasterly and at right angles for a distance of 72.00 feet; thence Southwesterly and at right angles for a distance of 27.00 feet; thence Northwesterly and at right angles for a distance of 37.00 feet; thence Southwesterly and at right angles for a distance of 7.00 feet; thence Northwesterly and at right angles for a distance of 35.00 feet back to the Point of Beginning.

AND ALSO:

Part of said subdivision 7 and part of subdivision 6 in said Square 8 of said tract 11 according to D.T. Sweeney's diagram of said tract eleven (11) aforesaid, commencing at a point on Catherine Street 52 feet from the corner of Catherine and Duval Streets and running thence Northeasterly along Catherine Street 48 feet; thence Southeasterly 72 feet; thence Southwesterly 48 feet; thence Northwesterly 72 feet to Catherine Street to the point of beginning.

LESS AND EXCEPT:

On the Island of Key West and being a part of Subdivision 7 and part of Subdivision 6 in Square 8 of Tract 11 according to D.T. Sweeney's diagram of said tract eleven (11); said parcel being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeasterly right of way line of Catherine Street and the Northeasterly right of way line of Duval Street and running thence Northeasterly along the said Southeasterly right of way line of Catherine Street for a distance of 66.00 feet to the Point of Beginning; thence continue Northeasterly along the said Southeasterly right of way line of Catherine Street for a distance of 34.00 feet; thence Southeasterly and at right angles for a distance of 72.00 feet; thence Southwesterly and at right angles for a distance of 27.00 feet; thence Northwesterly and at right angles for a distance of 37.00 feet; thence Southwesterly and at right angles for a distance of 7.00 feet; thence Northwesterly and at right angles for a distance of 35.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Michael Mele; Valley National Bank;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
Fidelity National Title Insurance Company; Chicago Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

February 10, 2021



THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

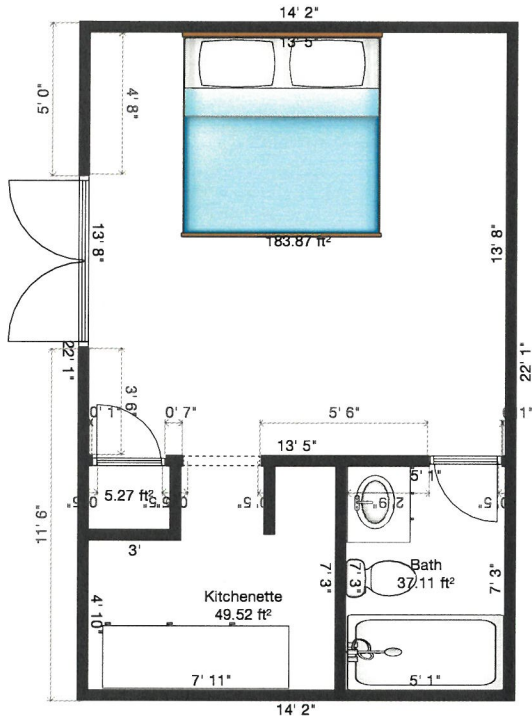
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# **FLOOR PLANS**

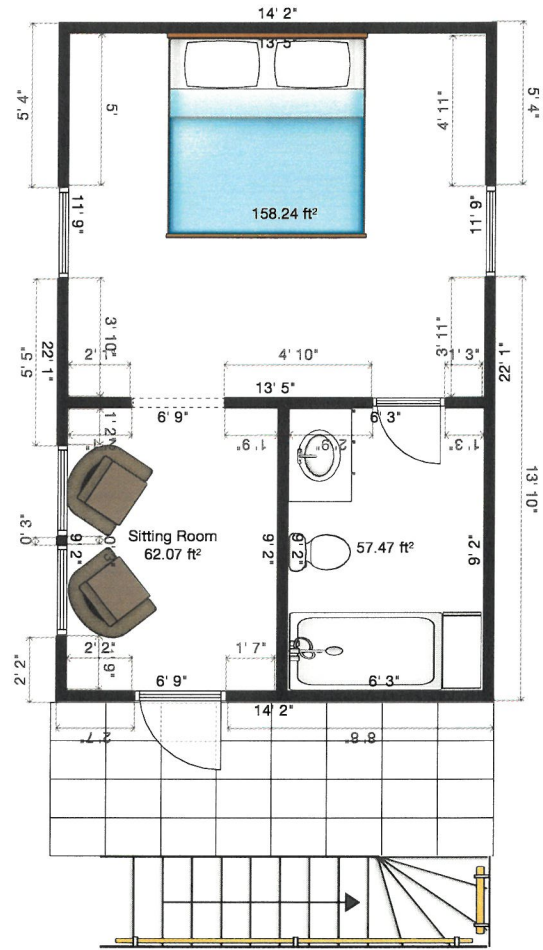
**Receiver Site – 504 Catherine Street**

# 504 CATHERINE

## First Floor



## Second Floor



## Floor 1

# **Site Visit**

# **Additional Information**

**PROPERTY RECORD CARD**

**Receiver Site – 504-506 Catherine Street**





### 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 00028500-000000  
 Account# 1029297  
 Property ID 1029297  
 Millage Group 10KW  
 Location 506 CATHERINE ST, KEY WEST  
 Address  
 Legal KW PT LT 6 AND 7 SQR 8 TR 11 G22-37 H3-218 J1-332 OR830-645 OR1298-73/74 OR1298-75/76 OR1320-1123/25 OR1508-2135/38 OR2481-899 OR2492-2049/50 OR2566-1057/59 OR2566-1060/62  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

HUKWEEM LLC  
 PO Box 527  
 Key West FL 33041

### Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$278,198	\$281,510	\$288,133	\$291,445
+ Market Misc Value	\$21,315	\$21,769	\$22,224	\$22,678
+ Market Land Value	\$339,085	\$343,094	\$302,124	\$302,124
= Just Market Value	\$638,598	\$646,373	\$612,481	\$616,247
= Total Assessed Value	\$638,598	\$646,373	\$612,481	\$616,247
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$638,598	\$646,373	\$612,481	\$616,247

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,456.00	Square Foot	34	72

### Buildings

Building ID	6910	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2010
Gross Sq Ft	771	Foundation	WD CONC PADS
Finished Sq Ft	616	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	144	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	10	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	616	616	0
OPF	OP PRCH FIN LL	15	0	0
OUF	OP PRCH FIN UL	70	0	0
SBF	UTIL FIN BLK	70	0	0
TOTAL		771	616	0

Building ID	2203	Exterior Walls	C.B.S. with 39% CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005

Gross Sq Ft	1118
Finished Sq Ft	840
Stories	1 Floor
Condition	GOOD
Perimeter	144
Functional Obs	0
Economic Obs	0
Depreciation %	18
Interior Walls	DRYWALL

Foundation	CONCR FTR
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	CONC S/B GRND
Heating Type	FCD/AIR DUCTED
Bedrooms	2
Full Bathrooms	1
Half Bathrooms	0
Grade	500
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	248	0	0
FLA	FLOOR LIV AREA	840	840	0
SBF	UTIL FIN BLK	30	0	0
<b>TOTAL</b>		<b>1,118</b>	<b>840</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1969	1970	1	429 SF	2
RES POOL	2011	2012	1	170 SF	5
CONC PATIO	1969	1970	1	234 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/23/2012	\$100	Quit Claim Deed		2566	1057	11 - Unqualified	Improved
11/10/2010	\$100	Warranty Deed		2492	2049	11 - Unqualified	Improved
8/24/2010	\$420,500	Warranty Deed		2481	899	02 - Qualified	Improved
4/1/1998	\$1	Warranty Deed		1508	2135	M - Unqualified	Improved

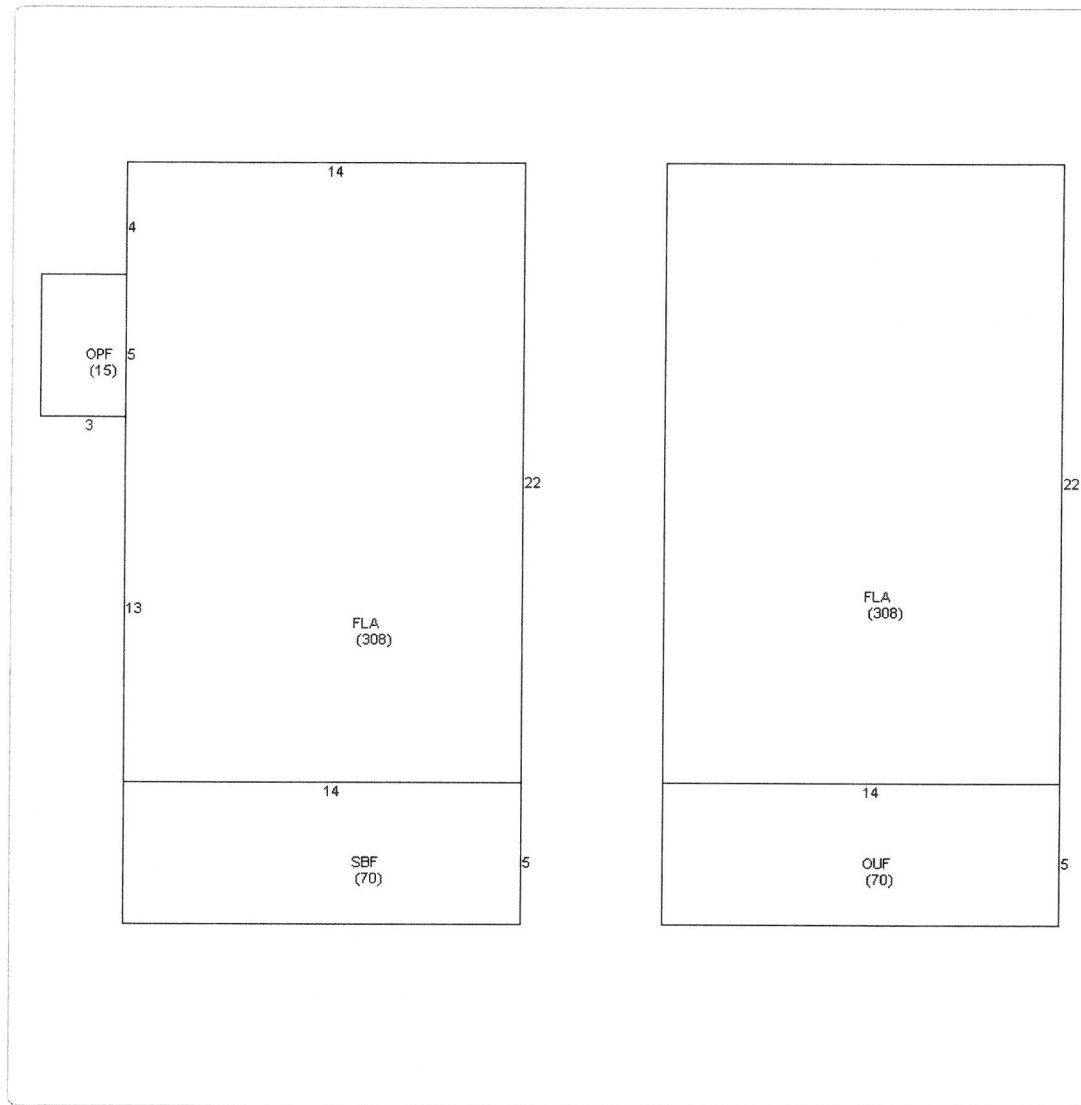
**Permits**

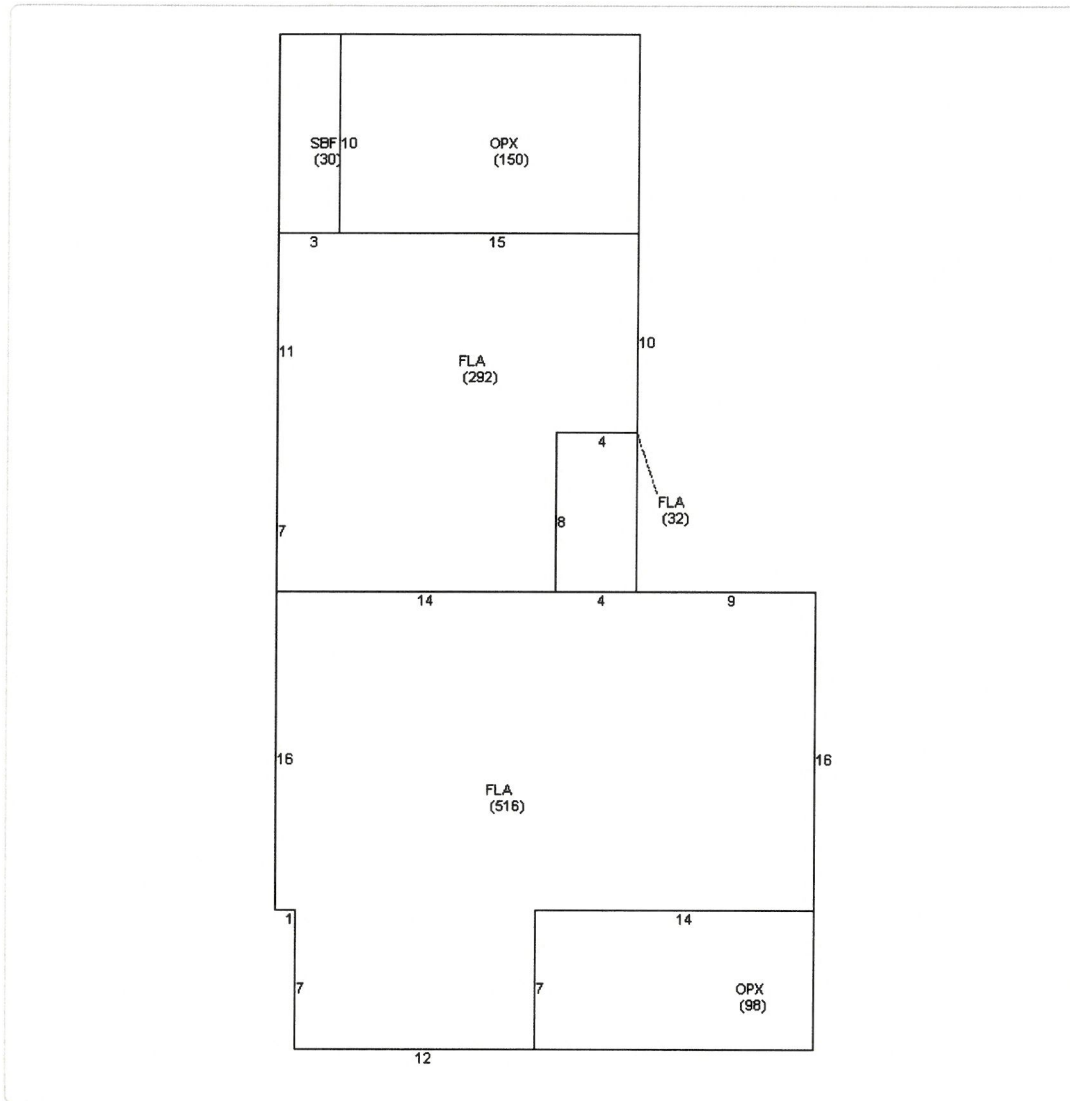
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-4161	11/14/2011	12/22/2011	\$5,400		INSTALL 2 DUCTLESS 12000 BTU A/C SYSTEMS.
11-3123	8/31/2011	11/10/2011	\$2,800		FILL IN DECK AREA AROUND POOL 280sf
11-1232	8/10/2011	11/10/2011	\$38,000		REPLACE 9 WINDOWS PER HARC, BUILD REAR ADDITION, REVISION: FOUNDATION AND FLOOR JOISTS
11-2845	8/10/2011	11/10/2011	\$4,500		REMOVE 4' OF CONCRETE BUILDING & FINISH. ADD RAILING, SHUTTERS
11-1793	5/31/2011	11/10/2011	\$2,400		COMPLETE ELECTRICAL INSTALLATION PER DRAWINGS
11-1730	5/25/2011	11/10/2011	\$3,500		TO REAR OF MAIN HOUSE NEW CONSTRUCTION. INSTALL GRACE AND ICE AND VCRIMP
11-1406	4/29/2011	11/10/2011	\$1,200		REPAIR & STUCCO EXISTING CONCRETE STAIRS
11-1231	4/25/2011	11/10/2011	\$2,500		PART ONE OF LARGER PROJECT: DEMO EXISTING REAR PORTION OF STRUCTURE
11-1306	4/19/2011	11/10/2011	\$1,000		HOOK UP KITCHEN SINK, D/W, FRIDGE, GARBAGE DISPOSAL
11-0967	3/25/2011	11/10/2011	\$2,400		CHANGE OUT OF EXISTING 3 TON AIR HANDLER AND ALL DUCTWORK
11-0880	3/21/2011	11/10/2011	\$3,500		INSTALL 200A/240V WITH NEW METER
11-0408	2/7/2011	11/10/2011	\$2,000		BOND NEW POOL PER NEC, WIRE ONE POOL LIGHT, POOL PUMP
11-0090	1/21/2011	11/10/2011	\$21,600		8X16 POOL. DEMO EXISTING CONCRET BLOCK SHED AND DECKING
07-2133	5/7/2007	6/29/2007	\$5,000		DIG UP CONCRETE IN DRIVEWAY TO RE ROUTE SEWER LINE
07-1694	4/10/2007	2/20/2008	\$5,000	Residential	SEWER REPLACEMENT
97-3583	10/1/1997	10/1/1997	\$5,800	Residential	UPGRADE WIRING FOR 2 APTS
E95-3064	9/1/1995	11/1/1995	\$1,100	Residential	UPGRADE SERVICE

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



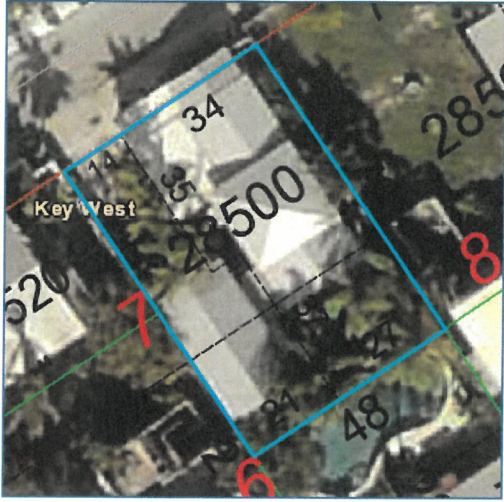


Photos





Map



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