

# **Application**

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
WILLIAM B. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD (of Counsel)  
WILLIAM B. SPOTTSWOOD (of Counsel)

October 1, 2019

VIA ELECTRONIC MAIL

Roy T. Bishop, Interim Planning Director  
City of Key West Planning Department  
1300 White Street  
Key West, Florida 33040

Re: Transient Unit/License Transfer Application – Key Cove Landings 4 - 10, Key West, Florida 33040

Mr. Bishop:

Please find enclosed a revised transient transfer application pages for the Key Cove Landings Development, Units 4 - 10. The Applicant is proposing several changes which will increase the number of licenses/units transferred onto the respective receiver sites. Specifically, the Applicant proposes to add two new transient units and two new transient licenses at the receiver sites, as well as agree to forfeit and return six transient licenses. The six transient licenses are owned by the Applicant in unassigned status. The additional licenses/units are proposed to be added to the existing applications as follows:

4 Key Cove Drive – Add Transient Unit License Number 31652

5 Key Cove Drive – Add Transient Unit License Number 34121

6 Key Cove Drive – Add Transient License from 307 Elizabeth Street, # 1

7 Key Cove Drive – Add Transient License from 1213 Georgia Street # 1

8 Key Cove Drive – Add as condition of approval that Transient License Numbers 32377 and 32115 shall be forfeited and returned to the City

9 Key Cove Drive – Add as condition of approval that Transient License Numbers 32378 and 31566 shall be forfeited and returned to the City


10 Key Cove Drive – Add as condition of approval that Transient License Numbers 30594 and 30595 shall be forfeited and returned to the City

The entire Key Cove Landings development consists of 10 single family homes with four bedrooms each. The prior proposal, along with the applications for units 1 – 3, proposed the transfer of one transient unit to each single-family home. Pursuant to the Code, this transfer counts as a minimum of 2 bedrooms per unit, or more if the Planning Board makes a finding that special conditions exist to allow additional bedrooms. The initial applications effectively covered 20 of the 40 total rooms on site. The revised applications now propose to effectively cover 34 of the 40 rooms at Key Cove Landings.

The transfers proposed in the applications satisfy the purpose outlined in Section 122-1336 of the Code. Specifically, the transfers propose to reduce legally non-compliant density at the Sender Site; allows for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services; its protective of environmentally sensitive lands; and the redevelopment is compatible with the existing rate of growth ordinance limits on the allowable number of residential and transient units.

If you have any additional information or have any questions regarding either the Sender Site or Receiver Site information, please do not hesitate to contact me.

Sincerely,



Richard McChesney

Enc:  
Revised Applications

cc. via email

Vanessa Sellers  
Erica Sterling  
Michelle Cates

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

**Application for Transfer of Transient Units and / or Licenses**

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

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

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

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

**A. Fill in the following information.**

***Sender Site***

Address of Site

1213 Georgia St #3 /Unassigned #34121

RE# 000035240-000000

Name(s) of Owner(s):

Susan J. Murphy

Old Town Trolley Tours of Washington Inc.

Name of Agent or Person to Contact:

Richard McChesney - SSSS

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

***Receiver Site***

Address of Site

5 Key Cove Drive, #5

RE# 00002410-000505

Name(s) of Owner(s):

Key Cove Landings, LLC

Name of Agent or Person to Contact:

Richard McChesney - SSSS

Address: 500 Fleming Street

Key West, FL 33040

Telephone (305) 293-8791

Email richard@spottswoodlaw.com

**For Sender Site:**

1213 Georgia St, #3  
and Unassigned License/unit  
"Local name" of property \_\_\_\_\_ Zoning district HMDR

Legal description KW Moffats Sub, PB 1-12, Lot 3 SQR 3 TR 14 G12

Current use: 3 transient rental units / 1 unassigned transient unit

Number of existing transient units: 3

Size of site 3,960 sq ft Number of existing city transient rental licenses: 3

What is being removed from the sender site? 1 transient unit with BTR

What are your plans for the sender site? Kitchen will be removed and unit will become  
an accessory structure to the main house

**For Receiver Site:**

"Local name" of property 5 Key Cove Dr., #5 Zoning district CG

Legal description Unit 5 Key Cove Landing

Current use One non-transient rental unit

Size of site: 3,965 sq ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1 Residential Unit

Existing non-residential floor area 0

What will be transferred to the receiver site? 2 transient units with business tax receipts

What are your plans for the receiver site? One transient rental unit

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME Susan J. Murphy

2. NAME \_\_\_\_\_

411 Walnut Street #10144  
ADDRESS Green Cove Spring, FL 32043

ADDRESS \_\_\_\_\_

TELEPHONE(1) (305) 293-8791

TELEPHONE(1) \_\_\_\_\_

(2) \_\_\_\_\_

(2) \_\_\_\_\_

FAX \_\_\_\_\_

FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME Old Town Trolley Tours of Washington Inc

B. STATE/COUNTRY OF INCORPORATION Florida

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO

**D. NAMES OF OFFICERS AND DESIGNATIONS**

Edwin O Swift III President

Christopher C. Belland Secretary

**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:

Richard McChesney / Erica Sterling, 500 Fleming Street, Key West, FL 33040

TELEPHONE(S) (305) 293-8791 FAX \_\_\_\_\_

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

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

**FOR CORPORATIONS**

A. CORPORATE NAME Key Cove Drive 5, LLC  
B. STATE/COUNTRY OF INCORPORATION Florida  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS

Edwin O. Swift III Manager  
Christopher C. Belland Manager

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

---

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Richard McChesney / Erica Sterling, 500 Fleming Street, Key West, FL 33040

TELEPHONE(S) (305) 293-8791 FAX \_\_\_\_\_

## **REQUIRED ATTACHMENTS**

### *Sender Site*

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

### *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 complete application package. Two signed & sealed surveys and site plans are required ~**



**Sender Site  
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 00035240-000000  
 Account# 1036099  
 Property ID 1036099  
 Millage Group 10KW  
 Location 1213 GEORGIA St, KEY WEST  
 Address  
 Legal KW MOFFATS SUB PB1-12 LOT 3 SQR 3 TR 14 G12-168/69 OR622-770 OR697-589/590 OR772-871 CASE #78-462 OR774-774/775 OR839-334/335 OR843-795/C OR850-1537 OR877-663/C OR877-662 OR906-1084Q/C OR919-14/15 OR1425-163/165 OR1569-927/30F/J-STL/AGR OR1592-500/502 OR2426-486/87Q/C OR2426-486/87Q/C  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision Moffat's Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

MURPHY SUSAN J  
 1200 4th St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$167,221	\$167,221	\$151,127	\$156,997
+ Market Misc Value	\$2,761	\$2,761	\$2,762	\$2,402
+ Market Land Value	\$316,721	\$316,721	\$472,005	\$426,226
= Just Market Value	\$486,703	\$486,703	\$625,894	\$585,625
= Total Assessed Value	\$486,703	\$486,703	\$447,585	\$406,896
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$486,703	\$486,703	\$625,894	\$585,625

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,960.00	Square Foot	44	90

**Buildings**

Building ID 2799	Exterior Walls ABOVE AVERAGE WOOD
Style GROUND LEVEL	Year Built 1928
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 1995
Gross Sq Ft 1196	Foundation WD CONC PADS
Finished Sq Ft 988	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 142	Heating Type FCD/AIR DUCTED with 0% NONE
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 1
Depreciation % 31	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 500
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	168	0	0
FLA	FLOOR LIV AREA	988	988	0
OPU	OP PR UNFIN LL	40	0	0
<b>TOTAL</b>		<b>1,196</b>	<b>988</b>	<b>0</b>

Building ID 2800	Exterior Walls WD FRAME
Style GROUND LEVEL	Year Built 1923
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 1995
Gross Sq Ft 530	Foundation WD CONC PADS
Finished Sq Ft 380	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 84	Heating Type NONE with 0% NONE
Functional Obs 0	Bedrooms 1
Economic Obs 0	Full Bathrooms 1
Depreciation % 31	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 450
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	380	380	0
OPF	OP PRCH FIN LL	16	0	0
PTO	PATIO	134	0	0
<b>TOTAL</b>		<b>530</b>	<b>380</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1927	1928	1	350 SF	1
BRICK PATIO	1984	1985	1	100 SF	2
FENCES	1984	1985	1	140 SF	2
FENCES	1984	1985	1	528 SF	2
LC UTIL BLDG	1984	1985	1	60 SF	1

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/30/2009	\$100	Quit Claim Deed		2426	486	11 - Unqualified	Improved
8/10/1999	\$282,500	Warranty Deed		1592	0500	Q - Qualified	Improved
9/1/1996	\$245,000	Warranty Deed		1425	0163	Q - Qualified	Improved
8/1/1984	\$98,000	Warranty Deed		919	14	Q - Qualified	Improved
4/1/1983	\$70,000	Warranty Deed		877	662	Q - Qualified	Improved
3/1/1982	\$35,000	Warranty Deed		850	1537	Q - Qualified	Improved
10/1/1978	\$30,000	Conversion Code		774	774	Q - Qualified	Improved

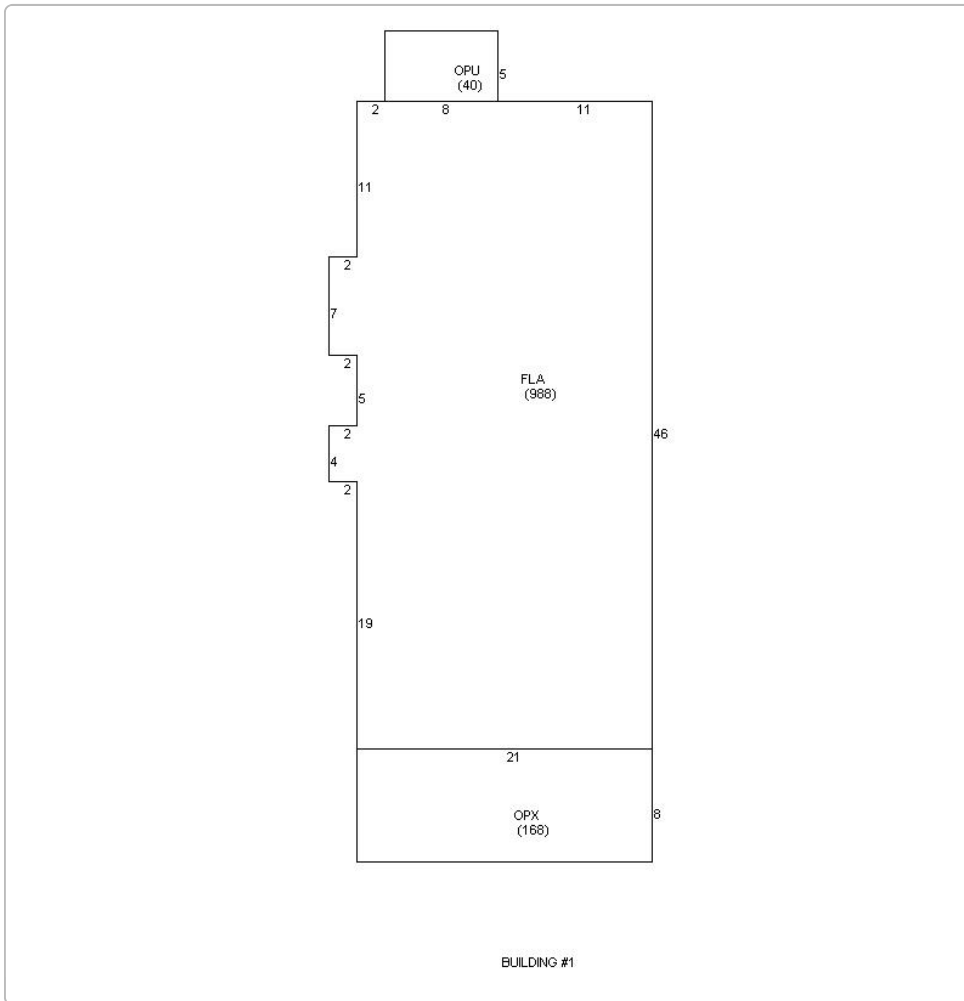
## Permits

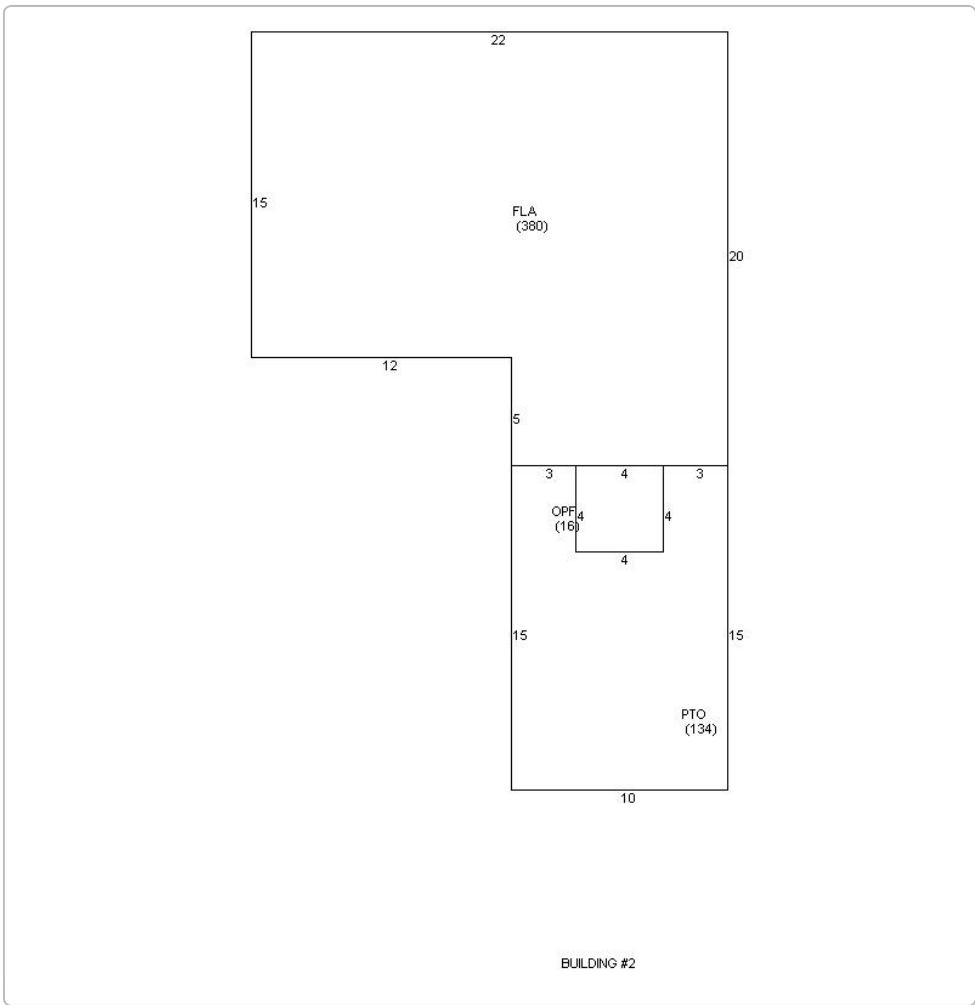
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-4901	11/3/2005	8/10/2006	\$200	Residential	*****HURRICANE WILMA DAMAGE***** REPLACE THE WEATHERHEAD
04-1418	5/3/2004	9/28/2004	\$2,400	Residential	SEWER LINE #1
04-1419	5/3/2004	9/28/2004	\$1,900	Residential	SEWER LINE
03-3909	11/12/2003	11/24/2003	\$1,500	Residential	RENEW SHOWER
9903405	9/29/1999	11/5/1999	\$4,800	Residential	ROOF
9701442	5/1/1997	7/1/1997	\$1	Residential	SECURITY ALARM

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





Photos



Map



## TRIM Notice

Trim Notice

**2018 Notices Only**

**No data available for the following modules:** Commercial Buildings, Mobile Home Buildings, Exemptions.

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

Last Data Upload: 7/25/2019 5:35:04 AM

Version 2.2.34

Developed by



**Sender Site  
oundary Survey**

# NORBY



**& Associates, Inc.**

Professional Land Surveyors

Thomas A. Norby, PLS

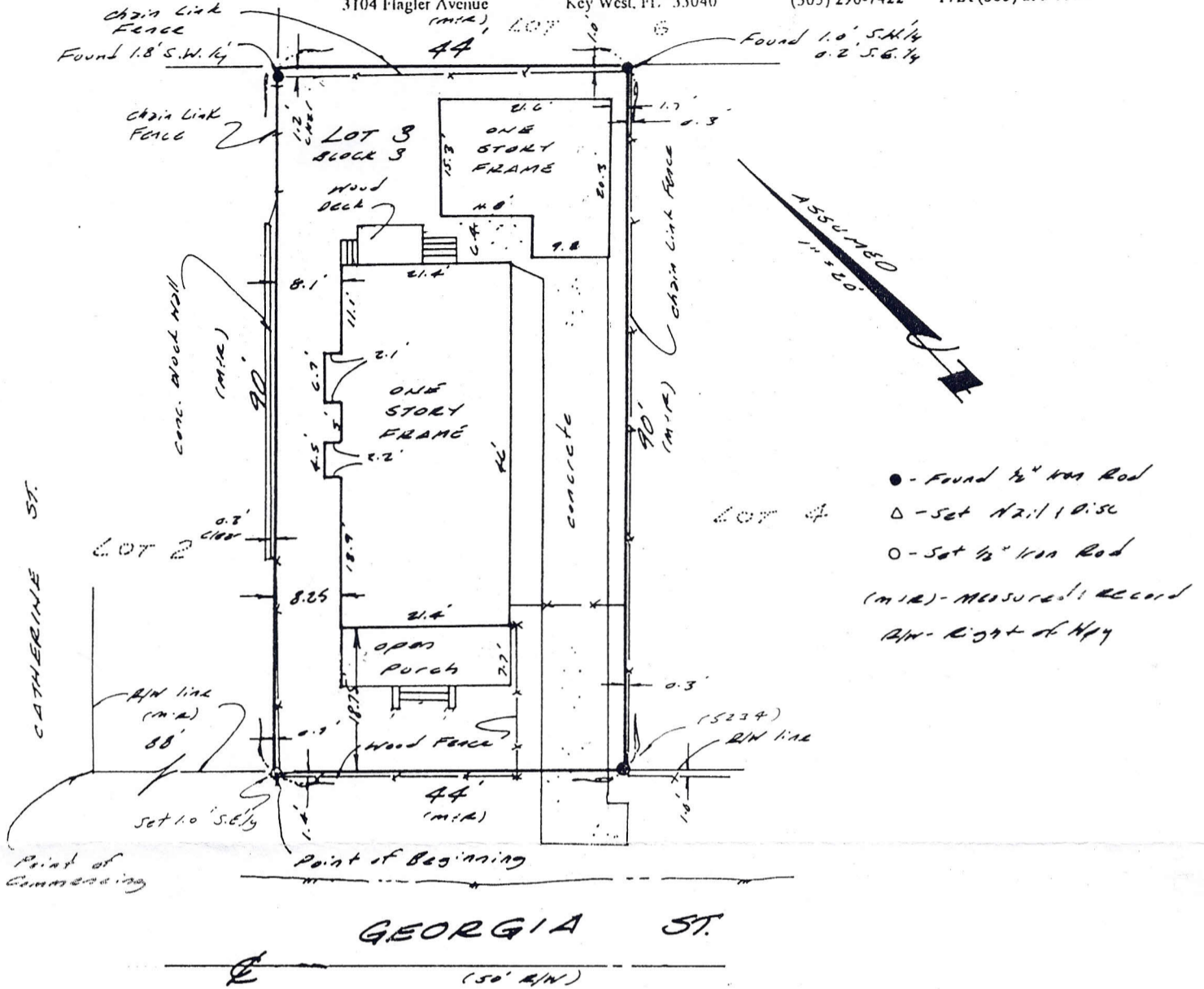
Reg. No. 5234

3104 Flagler Avenue

Key West, FL 33040

(305) 296-7422

FAX (305) 293-9924



**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. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 1213 Georgia Street, Key West, FL 33040.
7. Date of field work: August 9, 1999.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known on Wm. A. Whitehead's map of said Island, delineated in February, A.D., 1829 as a part of Tract Fourteen (14), but better known and described as Lot Three (3) of Square Three (3) of said Tract Fourteen (14), according to plat of the S.E. 1/3 of said Tract Fourteen (14), which plat is recorded in Plat Book One (1) at page Twelve (12) of Monroe County, Florida Public Records. Said Lot Three (3) being described by metes and bounds as follows: COMMENCING at a point on the Northeasterly side of Georgia Street, distant Eighty-eight (88) feet from the corner of Catherine and Georgia Streets and from said point run along the Northeasterly side of Georgia Street in a Southeasterly direction Forty-four (44) feet; thence run at right angles in a Northeasterly direction Ninety (90) feet; thence run at right angles in a Northwesterly direction Forty-four (44) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to the Point of Beginning on Georgia Street.

**BOUNDARY SURVEY FOR:** Michael J. Sanchez & Susan J. Murphy;  
 Cendant Mortgage, ISAOA ATIMA;  
 Keys Title & Abstract Company;  
 Commonwealth Land Title Insurance Company;

NORBY & ASSOCIATES, INC.

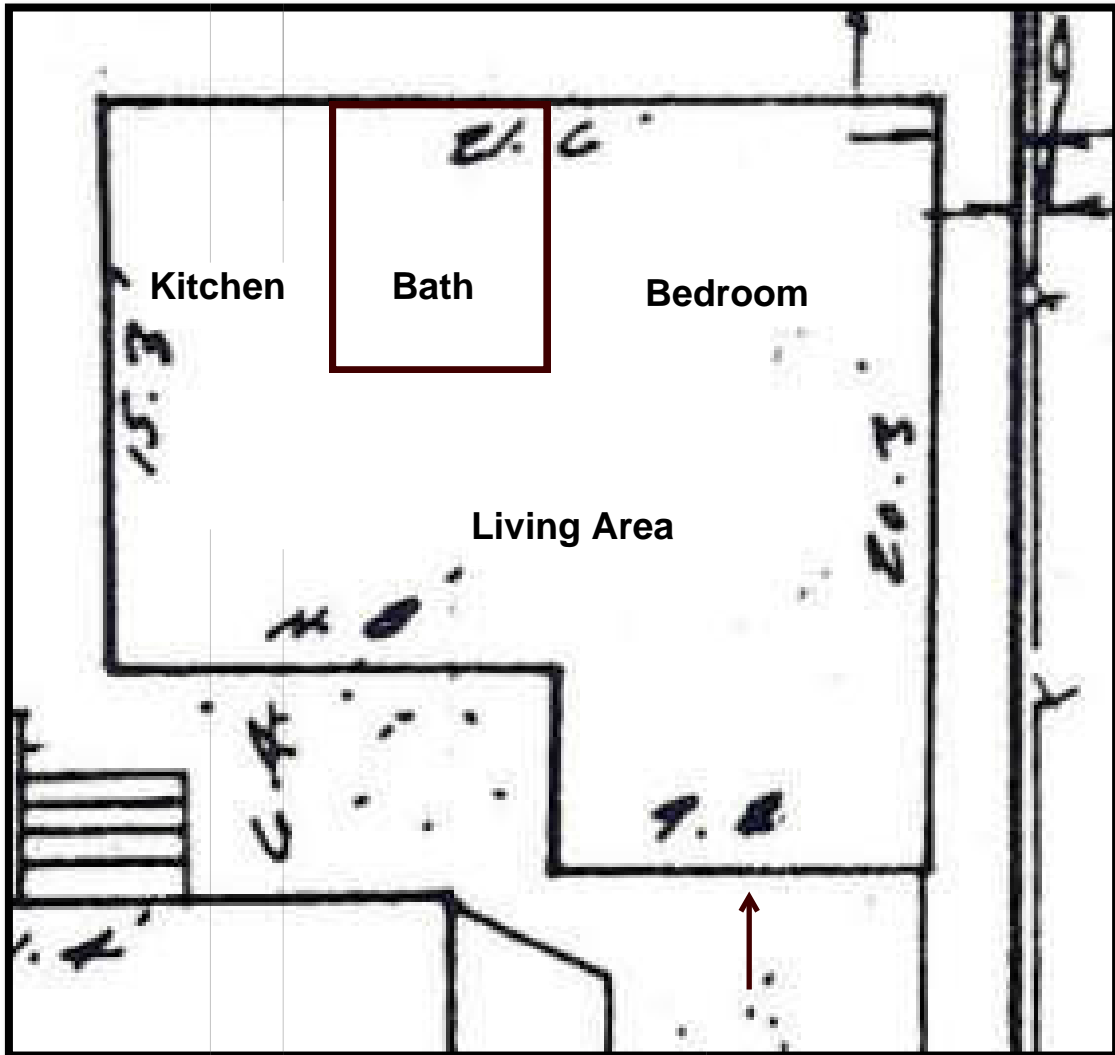
*Thomas A. Norby*  
 Thomas A. Norby, PLS  
 Florida Reg. #5234

August 10, 1999

**Sender Site  
Existing Floor Plan**



**Sender Site  
Floor Plan  
1213 Georgia Street – Unit 3, Cottage**



**Sender Site**  
**Proposed Floor Plan**



**ransient License**  
**Currently Assigned to Sender Site**

# CITY OF KEY WEST, FLORIDA

To be transferred to  
Key Cove Unit 5

## 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 MURPHY, SUSAN CtlNbr:0027453  
Location Addr 1213 GEORGIA ST 3  
Lic NBR/Class 18-00033849 RENTAL - TRANSIENT RESIDENTIAL  
Issue Date: February 21, 2018 Expiration Date:September 30, 2018  
License Fee \$21.00  
Add. Charges \$21.00  
Penalty \$0.00  
Total \$0.00

Comments: ONE TRANSIENT RENTAL UNIT

---

This document must be prominently displayed.

MURPHY, SUSAN

MURPHY, SUSAN  
411 WALNUT ST #10144

GREEN COVE SPRINGS FL 32043



# CITY OF KEY WEST, FLORIDA

## Regulatory Permit / License

TRANSIENT LICENSE

City of Key West

Post Office Box 1409, Key West, FL 33041 (305) 809-3955

Business Name MURPHY, SUSAN (TR) CtlNbr:0027456  
Location Addr 1213 GEORGIA ST 3  
Lic NBR/Class 18-00033852 TRANSIENT RENTAL UNIT (MEDALLION)  
Issue Date: February 21, 2018 Expiration Date:September 30, 2018  
License Fee \$125.00  
Add. Charges \$125.00  
Penalty \$0.00  
Total \$0.00

Comments: ONE TRANSIENT RENTAL UNIT

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MEDALLION #931

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This document must be prominently displayed.

MURPHY, SUSAN

MURPHY, SUSAN (TR)  
411 WALNUT ST #10144

GREEN COVE SPRINGS FL 32043

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      OLD TOWN TROLLEY TOURS OF WASHINGTON INC  
Location Addr      UNASSIGNED  
Lic NBR/Class      34121      PROPERTY RENTAL  
Issued Date      9/30/2019      **Expiration Date: September 30, 2020**

TRANSIENT UNASSIGNED

Comments:      ONE TRANSIENT MOTEL UNIT FROM SANTA MARIA

Restrictions:      NO TRANSFER OF LOCATION AVAILABLE

OLD TOWN TROLLEY TOURS OF WASHINGTON INC  
201 FRONT ST #107  
KEY WEST, FL 33040

This document must be prominently displayed.

SWIFT III, EDWIN O



**Sender Site  
arranty Deed**

Doc# 1754079 08/06/2009 10:41AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Assessor's Parcel No: 00035240-000000

**RECORDING REQUESTED BY:**

Stephen A. Bowers, Esq.  
9841 Airport Blvd  
Suite 1200  
Los Angeles CA 90045

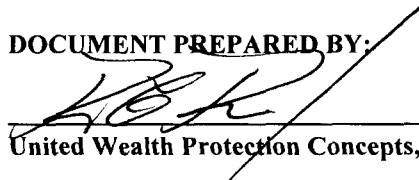
08/06/2009 10:41AM  
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1754079  
Bk# 2426 Pg# 486

**WHEN RECORDED MAIL AND SEND  
ALL TAX DOCUMENTS TO:**

Susan J. Murphy  
630 South Street  
Key West FL 33040

**DOCUMENT PREPARED BY:**

  
United Wealth Protection Concepts, LLC

**QUITCLAIM DEED**

This indenture witnesseth: Michael J. Sanchez and Susan J. Murphy, a husband and wife as their SOLE AND SEPARATE PROPERTY, hereby QUIT-CLAIM without consideration to Susan J. Murphy, a married woman all that real property situated in the County of Monroe, State of Florida, bounded and more particularly described as follows:

See Exhibit "A" attached

**SUBJECT TO:**

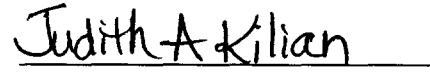
1. Taxes for the current year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any

Together with all and singular the tenements, hereditament and appurtenances hereunto belonging or in anywise appertaining.

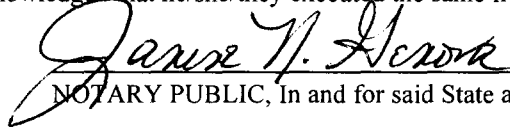
WITNESS my hand on this 30 day of May, 2009.

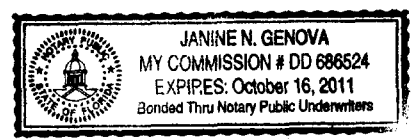
  
Michael J. Sanchez

STATE OF FLORIDA )  
) ss.  
COUNTY OF MONROE )

  
Witness Print name:  
EDWARD S. KILIAN JR.  
Witness Print name:


On this 30 day of MAY, 2009 personally appeared before me, a Notary Public, MICHAEL J. SANCHEZ who acknowledged that he/she/they executed the same freely and without reservation.

 (Seal)  
NOTARY PUBLIC, In and for said State and County





WITNESS my hand on this 30 day of May, 2009.

  
\_\_\_\_\_  
Susan J. Murphy

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF MONROE )

Judith A Kilian  
Witness Print name:  
EDWARD S. KILIAN JR.  
Witness Print name:

On this 30 day of MAY, 2009 personally appeared before me, a Notary Public,  
~~John~~ MICHAEL J. SANCHEZ SUSAN J. MURPHY who  
acknowledged that he/she/they executed the same freely and without reservation.

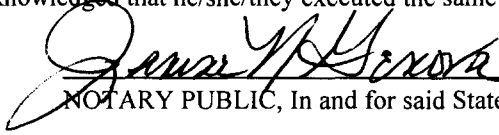
 (Seal)  
NOTARY PUBLIC, In and for said State and County



EXHIBIT "A"

On the Island of Key West, and known on Wm. A. Whitehead's Map of said Island, delineated in February, 1829 as a part of Tract Fourteen (14), but better known and described as Lot Three (3) of Square Three (3) of said Tract Fourteen (14), according to plat of the S.E. 1/3 of said Tract Fourteen (14), which plat is recorded in Plat Book One (1) at Page Twelve (12) of Monroe County, Florida Public Records. Said Lot Three (3) being described by metes and bounds as follows:

Commencing at a point on the Northeasterly side of Georgia Street, distant Eighty-eight (88) feet from the corner of Catherine and Georgia Streets and from said point run along the Northeasterly side of Georgia Street in a Southeasterly direction Forty-four (44) feet; thence run at right angles in a Northeasterly direction Ninety (90) feet; thence run at right angles in a Northwesterly direction Forty-four (44) feet; thence run at right angles in a Southwesterly direction Ninety (90) feet to the Point of Beginning on Georgia Street.

MONROE COUNTY  
OFFICIAL RECORDS

**Receiver Site  
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 00002410-000505  
 Account# 9090795  
 Property ID 9090795  
 Millage Group 10KW  
 Location Address 5 KEY COVE Dr 5, KEY WEST  
 Legal Description UNIT 5 KEY COVE LANDINGS OR2320-427/586 OR2401-450/53OR2812-133/335 OR2925-0023  
 (Note: Not to be used on legal documents.)  
 Neighborhood 8175  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 33/67/25  
 Affordable No  
 Housing



9090795 5 Key Cove Dr 10/10/18

**Owner**

KEY COVE DRIVE 5 LLC  
 201 Front St  
 Ste 224  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$542,743	\$548,396	\$402,360	\$399,937
+ Market Misc Value	\$30,754	\$31,827	\$33,957	\$29,644
+ Market Land Value	\$361,626	\$459,477	\$381,516	\$657,056
= Just Market Value	\$935,123	\$1,039,700	\$817,833	\$1,086,637
= Total Assessed Value	\$935,123	\$1,039,700	\$817,833	\$1,086,637
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$935,123	\$1,039,700	\$817,833	\$1,086,637

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	4,386.00	Square Foot	68	65

**Buildings**

<b>Building ID</b> 3457	<b>Exterior Walls</b> HARDIE BD with 35% C.B.S.
<b>Style</b> 2 STORY ELEV FOUNDATION	<b>Year Built</b> 2007
<b>Building Type</b> S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b> 2012
<b>Gross Sq Ft</b> 4888	<b>Foundation</b> CONC PILINGS
<b>Finished Sq Ft</b> 2400	<b>Roof Type</b> IRR/CUSTOM
<b>Stories</b> 2 Floor	<b>Roof Coverage</b> METAL
<b>Condition</b> EXCELLENT	<b>Flooring Type</b> MARBLE
<b>Perimeter</b> 280	<b>Heating Type</b> FCD/AIR DUCTED
<b>Functional Obs</b> 0	<b>Bedrooms</b> 4
<b>Economic Obs</b> 0	<b>Full Bathrooms</b> 4
<b>Depreciation %</b> 5	<b>Half Bathrooms</b> 0
<b>Interior Walls</b> DRYWALL	<b>Grade</b> 650
	<b>Number of Fire Pl</b> 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,652	0	0
FLA	FLOOR LIV AREA	2,400	2,400	0
GBF	GAR FIN BLOCK	598	0	0
SBF	UTIL FIN BLK	238	0	0
<b>TOTAL</b>		<b>4,888</b>	<b>2,400</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2007	2008	1	242 SF	5
BRICK PATIO	2007	2008	1	102 SF	5
FENCES	2007	2008	1	176 SF	2
FENCES	2007	2008	1	448 SF	2
FENCES	2007	2008	1	340 SF	2
RES POOL GNIT	2007	2008	1	288 SF	5

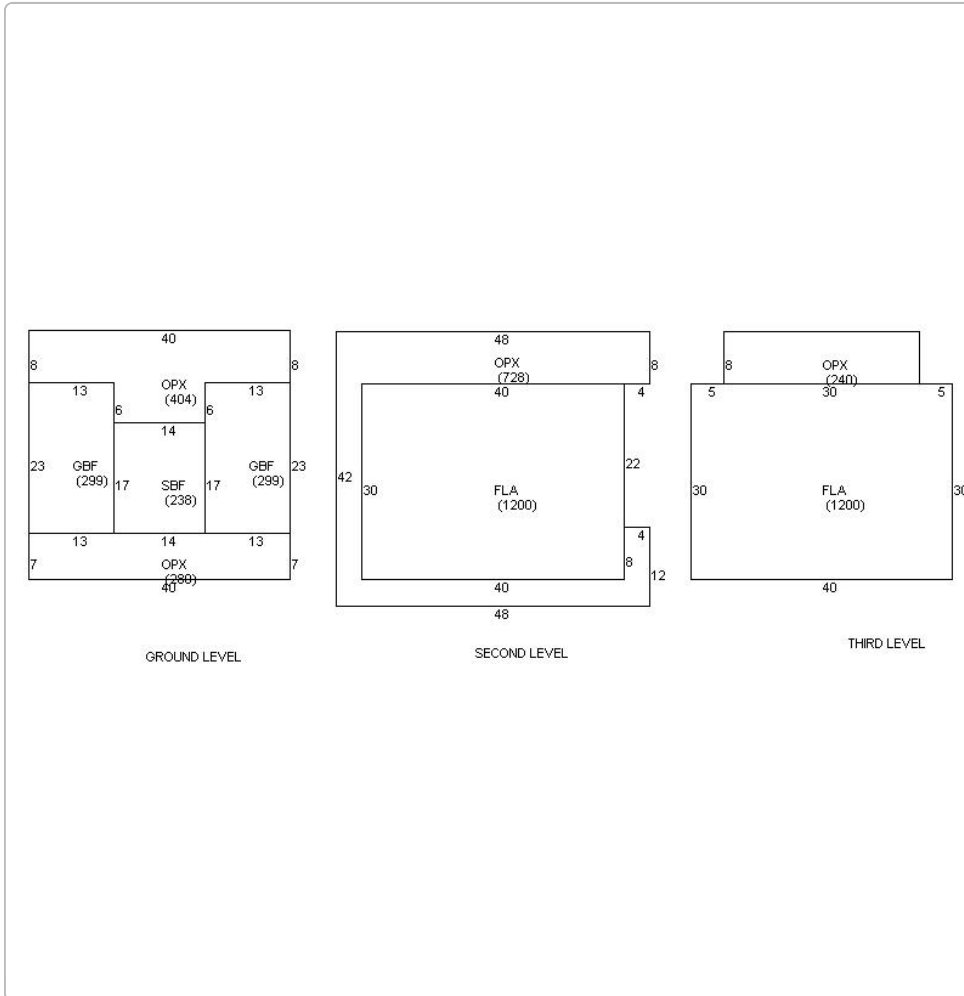
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/25/2018	\$1,600,000	Warranty Deed	2184943	2925	0023	30 - Unqualified	Improved
8/15/2016	\$1,225,000	Warranty Deed		2812	133	37 - Unqualified	Improved
2/20/2009	\$1,300,000	Warranty Deed		2401	450	01 - Qualified	Improved

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



## Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Permits.

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Last Data Upload: 7/25/2019 5:35:04 AM

Version 2.2.34

Developed by



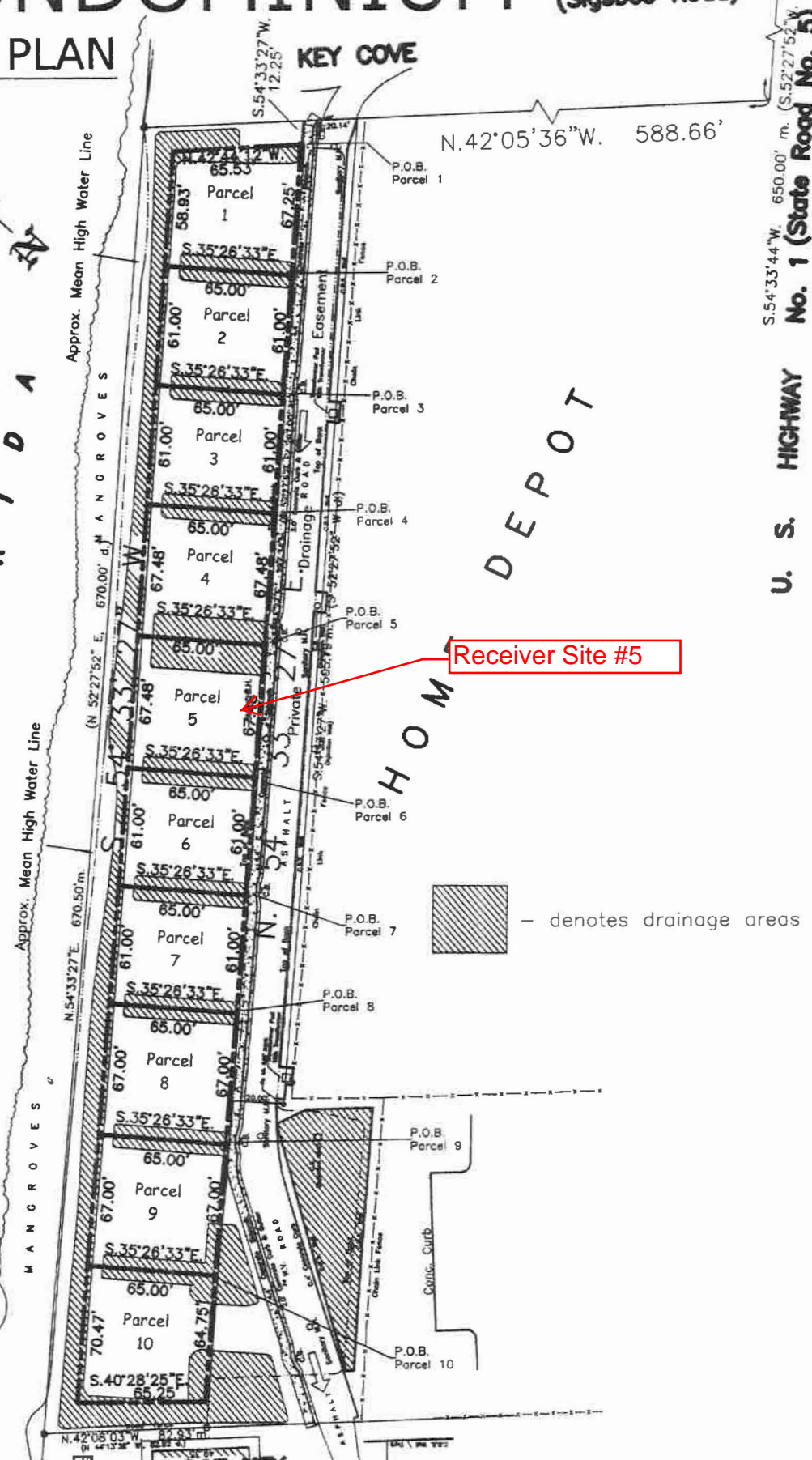
**Receiver Site  
oundary Survey**

# KEY COVE LANDINGS CONDOMINIUM

DREDGERS KEY ROAD  
(Sigsbee Road)

## OVERALL SITE PLAN

BAY OF FLORIDA



Doc# 1661987  
BK# 2320 P# 481

SHEET 4 OF 12

Key Cove Landings Condominium			
North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 05-474	
Scale 1" = 80'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			
9/7 Lot areas, legals			
c:\drawings\key west\key cove landing\condo docs			

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237

Receiver

# KEY COVE LANDINGS CONDOMINIUM

## LEGAL DESCRIPTION

Doc# 1661987  
Bk# 2320 Pg# 486

### Parcel 5:

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwesterly Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwesterly Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 268.98 feet to the Point of Beginning; thence N.35°26'33"W., a distance of 65.00 feet; thence S.54°33'27"W., a distance of 67.48 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 67.48 feet back to the Point of Beginning.

Parcel contains 4386 square feet or 0.101 acres, more or less.

### Parcel 6:

A portion of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Intersection of the centerline of Dredgers Key Road (Sigsbee Road) and the Northwesterly Right-of-Way Line of North Roosevelt Blvd. (U.S. Highway No. 1, State Road No. 5); thence S 54°33'44" W along the said Northwesterly Right-of-Way Line of North Roosevelt Blvd. for 650.00 feet; thence N.42°05'36"W., and leaving the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 a distance of 588.66 feet; thence S 54°33'27" W for a distance of 336.46 feet to the Point of Beginning; thence N.35°26'33"W., a distance of 65.00 feet; thence S.54°33'27"W., a distance of 61.00 feet; thence S 35°26'33" E, a distance of 65.00 feet; thence N 54°33'27" E, a distance of 61.00 feet back to the Point of Beginning.

Parcel contains 3964 square feet or 0.091 acres, more or less.

SHEET 9 OF 12

Key Cove Landings Condominium				FREDERICK H. HILDEBRANDT	
North Roosevelt Blvd. Key West FL 33040				ENGINEER PLANNER SURVEYOR	
CONDOMINIUM SURVEY			Dwg. No.	05-474	
Scale 1" = 10'	Ref.	Flood Panel No. 1509 K	Dwn. By	CMC	
Date 11/1/05	file	Flood Zone AE	Flood Elev.	8-9'	
REVISIONS AND/OR ADDITIONS					
9/5/07: Update, new road					
9/11/07: Lot areas, legals					
c:\drawings\key west\key cove landing\condo docs					
				3152 Northside Drive Suite 201 Key West, Fl. 33040 (305) 293-0466 Fax. (305) 293-0237	

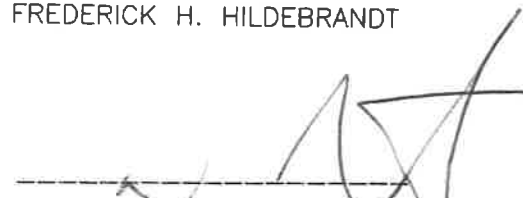


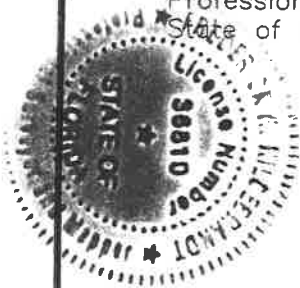
# KEY COVE LANDINGS CONDOMINIUM SURVEYOR'S CERTIFICATE

Doc# 1661987  
Bk# 2320 Pg# 489

THIS CERTIFICATION made this 6th. day of September, 2007 by the undersigned Professional Land Surveyor authorized to practice in the State of Florida, is made pursuant to the provisions of Section 718.04 (4) (E) of the Florida Statutes effective January 1, 1977, as amended, and certifies that the survey and Plot Plan, description, graphic descriptions, unit layouts, and other material, together with this declaration are in sufficient detail to identify the common elements and each Parcel, and their relative locations and approximate dimensions. Further, this is a certification that the plot plan, description, graphic description, Parcel layout and other material in connection herewith and the construction of the improvements (Private Road) is substantially complete so that the material, together with the provisions of the declaration describing the condominium property is an accurate representation of the location and dimensions of the common elements and of each Parcel can be determined from these materials.

FREDERICK H. HILDEBRANDT

  
 \_\_\_\_\_  
 Frederick H. Hildebrandt, P.E., PLS  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No 36810  
 State of Florida



SHEET 12 OF 12

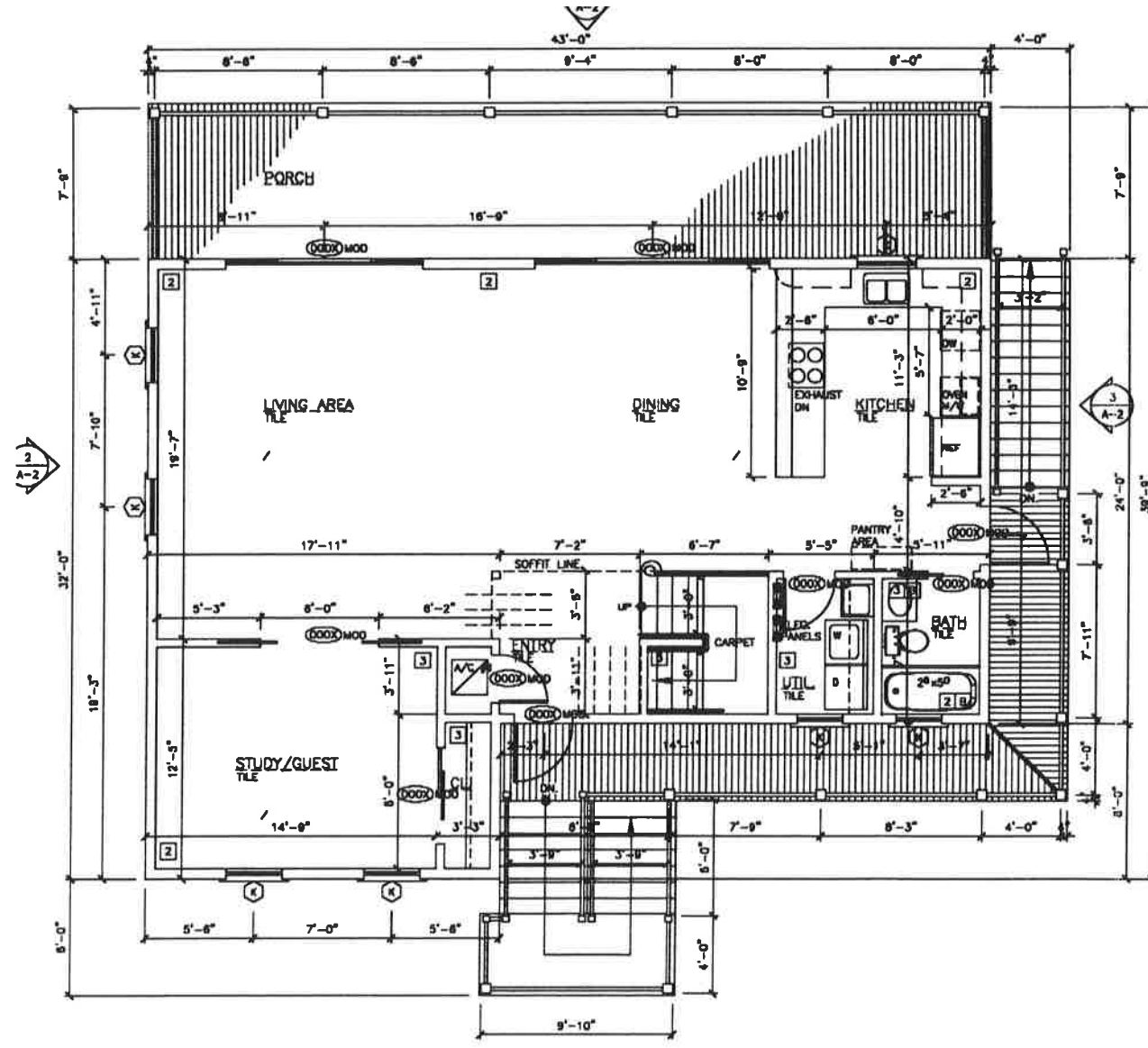
Key Cove Landings Condominium			
North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 05-474	
Scale 1" = 10'	Ref. file	Flood Panel No. 1509 K	Dwn. By CMC
Date 11/1/05		Flood Zone AE	Flood Elev. 8-9'
REVISIONS AND/OR ADDITIONS			
9/5/07: Update, new road			

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

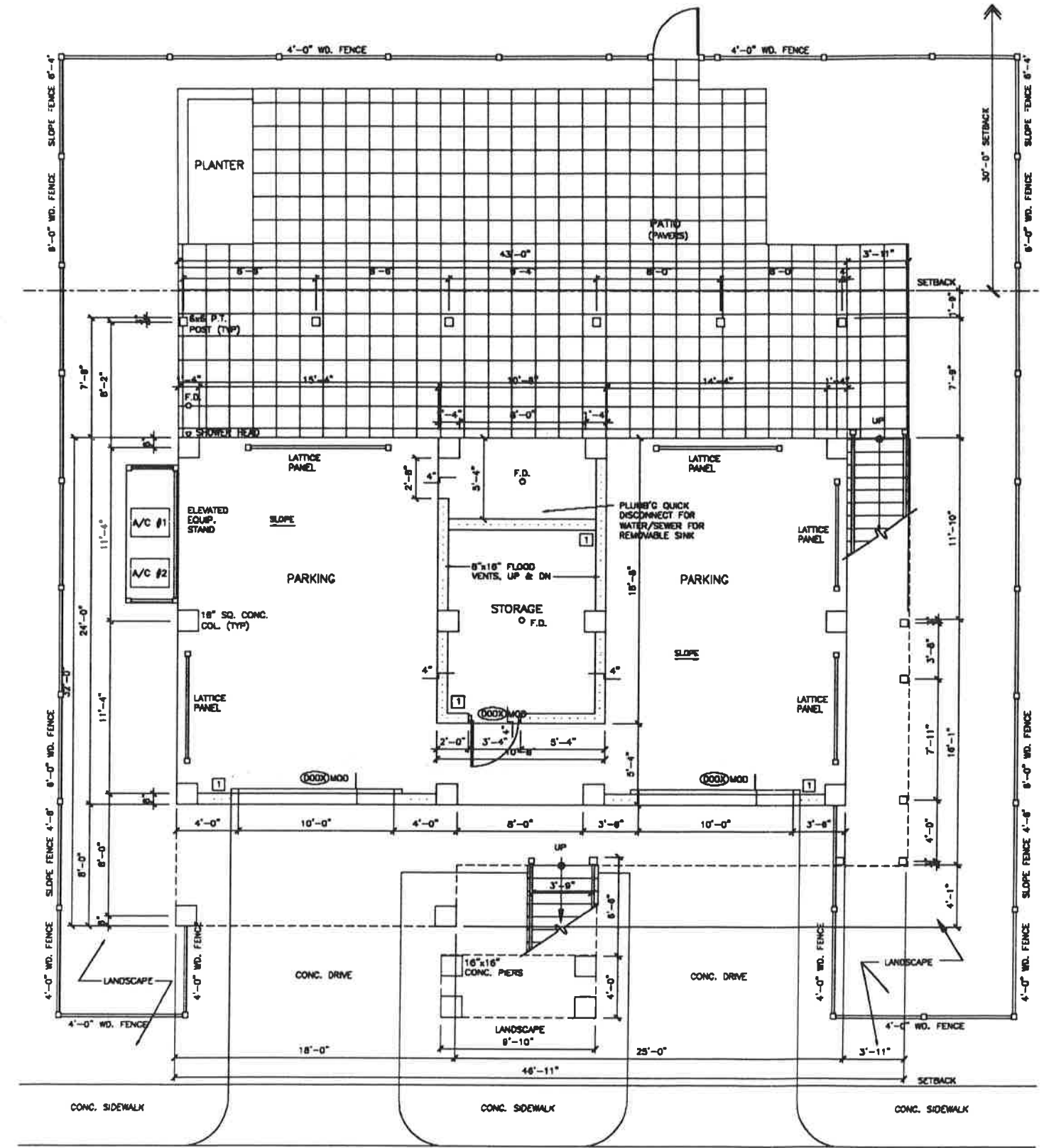
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237

**Receiver Site  
Floor Plan**

# Receiver Site Key Cove Landing Unit #5

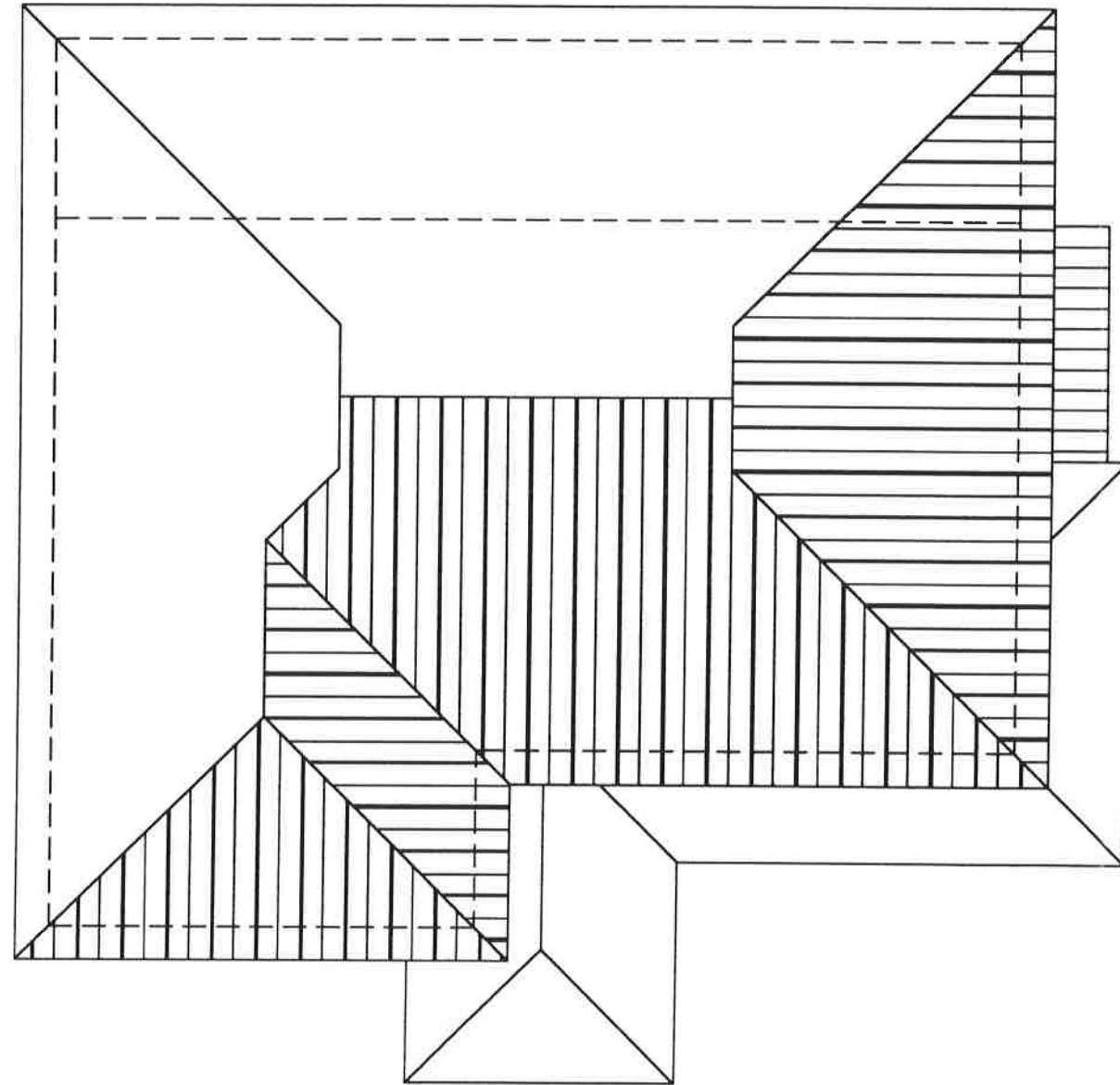


First Floor Plan - Type A - MERIDIAN

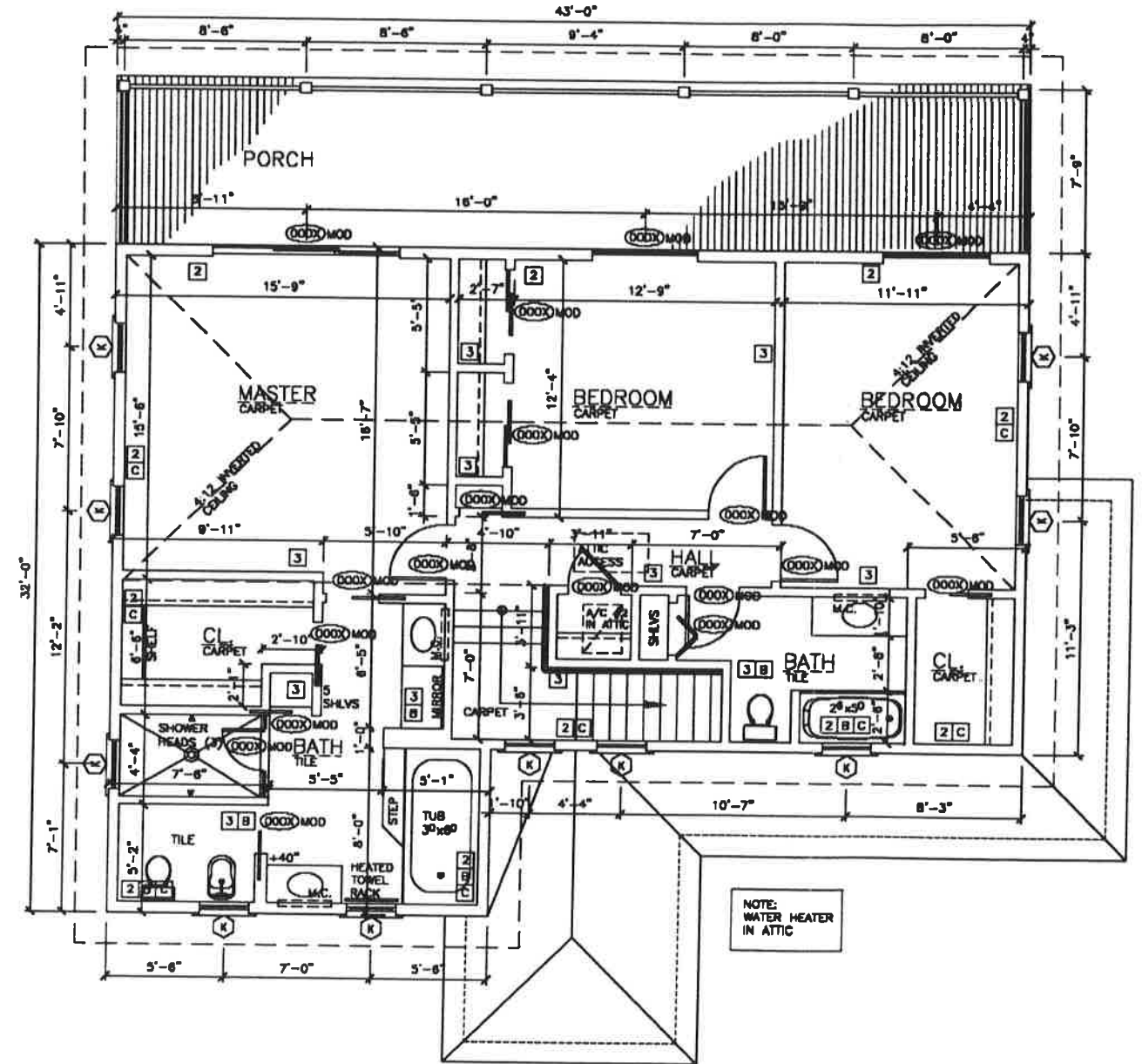


Ground Floor Plan - Type A - MERIDIAN

Room sizes, and square footage listed herein are approximate numbers. The plans are subject to change.



Roof Plan - Type A - MERIDIAN



Roof Plan - Type A - MERIDIAN

Room sizes, and square footage listed herein are approximate numbers. The plans are subject to change.

**Licenses**  
**Currently Assigned to Receiver Site**

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      KEY COVE LANDINGS LLC  
Location Addr      5 KEY COVE DR  
Lic NBR/Class      34198                      PROPERTY RENTAL  
Issued Date          5/24/2018                      **Expiration Date: September 30, 2019**

NON TRANSIENT RESIDENTIAL

Comments:      ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

KEY COVE LANDINGS LLC  
201 FRONT ST #107

KEY WEST, FL 33040

This document must be prominently displayed.

SWIFT III, EDWIN

**Receiver Site  
arranty Deed**

Doc# 1504691 03/23/2005 3:40PM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY DANNY L. KOLHAGE

DEED DOC STAMP CL: PW \$3,150.00

Prepared by and  
 Return to:

John M. Spottswood, Jr.  
 Spottswood, Spottswood & Spottswood  
 500 Fleming Street  
 Key West, Florida 33040

Doc# 1504691  
 BK# 2096 Pg# 1118

Space above this line for recording

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the <sup>22<sup>nd</sup></sup> day of March, 2005, by H.L. Murphy, Inc., a Florida corporation (hereinafter referred to as "Grantor"), to Key Cove Landings, LLC, a Florida limited liability company (hereinafter referred to as "Grantee"), whose post office address is 201 Front Street, Suite 224, Key West, Florida 33040.

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00 and other valuable considerations, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, and convey to the Grantee, its successors and assigns forever, the following described real property in Monroe County, Florida:

A parcel of land in the City of Key West, Monroe County, Florida, being more particularly described by "metes and bounds" as follows: Commence at the intersection of the centerline of Dredgers Key Road and the northwesterly right-of-way line of North Roosevelt Boulevard (U.S. Highway No. 1); thence S-52°27'52"-W along said northwesterly right-of-way line for 1,320.00 feet; thence N-44°13'38"-W, 587.08 feet to the Point of Beginning; continue thence N-44°13'38"-W, 82.92 feet; thence N-52°27'52"-E, 670.00 feet; thence S-44°13'38"-E, 109.10 feet; thence S-52°27'52"-W, 505.79 feet; thence N-37°32'08"-W, 26.00 feet; thence S-52°27'52"-W, 167.26 feet to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.



Doc# 1504691  
Bk# 2096 Pg# 1119

Space above this line for recording)

TO HAVE AND TO HOLD the same in fee simple forever.

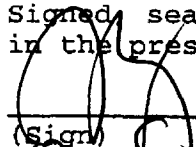
SUBJECT, HOWEVER, TO:

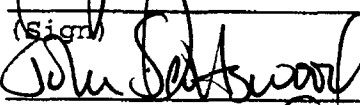
1. Taxes and assessments for the year 2005, and all subsequent years.
2. Applicable zoning laws, ordinances and governmental regulations.
3. Conditions, reservations, restrictions, limitations and easements of record.
4. All matters that would be shown by an accurate survey of the property.

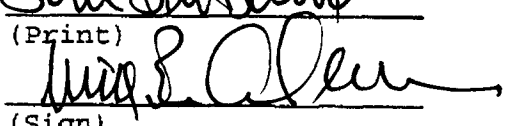
AND the Grantor hereby covenants with the Grantee that, subject to the matters set forth above, the Grantor will warrant and defend the property described herein against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

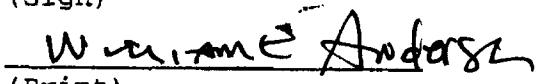
IN WITNESS WHEREOF, the said Grantor has duly executed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
(Sign)

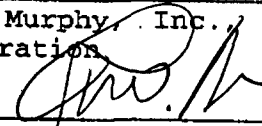
  
\_\_\_\_\_  
(Print)

  
\_\_\_\_\_  
(Sign)

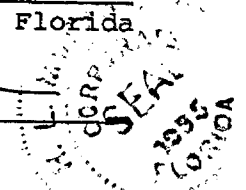
  
\_\_\_\_\_  
(Print)

GRANTOR

H.L. Murphy, Inc., a Florida  
corporation

By:   
\_\_\_\_\_  
Its President

Address: 3130 Northside Drive  
Key West, FL 33040



Doc# 1504691  
Bk# 2096 Pg# 1120

Space above this line for recording)

STATE OF FLORIDA )

COUNTY OF MONROE )

The foregoing instrument was acknowledged before me this 22nd day of March, 2005, by Randy W. Moore, as President of H.L. Murphy, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced a Florida driver's license as identification and who did not take an oath.

  
\_\_\_\_\_  
Notary Public



Julie Ann Garber  
Commission #DD318537  
Expires: May 11, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

My Commission Expires:

(SEAL)

C:/GEY//closing documents/H.L.Murphy spec warr deed

**First Amendment to  
Declaration of Condominium  
Establishing  
Key Cove Landings Condominium**

This Instrument Prepared By  
And Return to:  
Debbie Swift-Batty  
201 Front Street, Ste. 301  
Key West, Florida 33040

Filed and Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK, CPA

**FIRST AMENDMENT TO DECLARATION OF  
CONDOMINIUM ESTABLISHING KEY COVE LANDINGS  
CONDOMINIUM**

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM ESTABLISHING KEY COVE LANDINGS CONDOMINIUM ("this First Amendment") is made this 6<sup>th</sup> day of May, 2019, by KEY COVE LANDINGS, LLC, a Florida limited liability company ("Developer") with the joinder and consent of KEY COVE LANDINGS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

**WITNESSETH:**

WHEREAS, Developer submitted to condominium ownership the Condominium Property situate in the County of Monroe, State of Florida, as more particularly described in that certain Declaration of Condominium Establishing Key Cove Landings Condominium (the "Declaration"), as recorded in Official Records Book 2320 at Page 427, of the Public Records of Monroe County, Florida; and

WHEREAS, this First Amendment is pursuant to and in compliance with terms and conditions of the Declaration.

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby amends the Declaration as hereinafter set forth.

1. Unless otherwise defined in this Amendment, all capitalized terms used in this Amendment shall have ascribed to them the definitions as set forth in the Declaration and all references to Articles and Sections refer to Articles and Sections within the Declaration.
2. Article V, Section L is amended by the deletion (noted by strike-throughs) and insertions (noted by underlining) as set forth below:

L. Leases. Each Parcel shall be leasable, in whole but not in part, without the consent of the Association. Unless prohibited ~~Whether or not permitted~~ by governmental authorities having jurisdiction over the project, transient rentals of less than twenty-eight (28) days shall be permitted, subject to the following requirements ("Transient Rental") ~~: prohibited.~~

1. Any Parcel Owner who wants to rent their Parcel for periods of less than twenty-eight (28) days (a "Transient Parcel") shall obtain an Association Transient Rental Permit as provided herein (a "Transient Rental Permit"). Every Transient Parcel

shall provide for (24) hour management or supervision. To meet the management or supervision requirement, a designated individual(s) must be physically located within five (5) miles of the Transient Parcel, and must be available at all times to respond to complaints made against the Transient Parcel and/or its occupants (the "Transient Rental Manager). The Parcel Owner or Transient Rental Manager shall follow the procedures set forth below in response to any complaints received for a Transient Parcel or its occupant/tenants/lessees.

2. The Transient Rental Manager shall be: (i) the designated contact for responding to complaints made against the Transient Parcel and/or its occupants; and (ii) responsible for maintaining the guest register, leases, and official complaint response records for the Transient Parcel as required by this First Amendment.

3. To obtain a Transient Rental Permit for a Parcel, the Parcel Owner shall submit a completed Transient Permit Application on a form prescribed by the Board ("Application") along with the payment of a nonrefundable application and initial Transient Rental Permit fee in the amount of \$200.00. The initial term of the Transient Rental Permit shall begin on the date that the application is approved and the Transient Rental Permit is issued by the Association, and shall expire on December 31st of that year (there shall be no proration of this fee). Thereafter, on January 1 of each subsequent year, provided the Parcel Owner wants to continue to lease their Parcel for periods of less than twenty-eight days, and provided there have been no violations of the Declaration, this First Amendment, and/or the Rules and Regulations against the Parcel and/or Parcel Owner, the Parcel Owner shall submit a request for renewal of their Transient Rental Permit along with the payment of the annual Association Transient Rental Permit Fee in the amount of \$200.00 to the Association. Each renewal of Transient Rental Permit issued shall expire on December 31st of the year in which it was issued; this annual fee shall not be prorated should a request for renewal be submitted after January 1st of any given year. The annual Transient Rental Permit Fee may be amended from time to time by the Board, but the annual fee shall not exceed \$600.00 per year without the consent of two-thirds of the Members of the Association. In addition to information that the Board proscribes for the Transient Rental Permit Application, the following shall be included:

(a) The complete legal description and street address of the Transient Parcel.

(b) The name, address and telephone number of each and every person or entity with an ownership interest in the Transient Parcel, including a copy of proof of ownership.

(c) An approved Florida Department of Business and Professional Regulation License and/or State Department of Health inspection or certification for use of the Parcel as a transient rental unit, as is applicable, copies of which shall be submitted with the Application.

(d) A valid and current Florida Department of Revenue sales tax identification number under F.S. Ch. 212 (Florida Tax and Revenue Act), and a valid permit, license or other approval of the City of Key West permitting the Parcel to license for transient rental, along with any

applicable permit or approval as may be required under F.S. Ch. 509 (Public Lodging Establishments), providing a copy of any verifying documentation with the Application.

(e) The name, address, and telephone number of the Transient Rental Manager, including a license number, if applicable.

(f) The Parcel Owner shall sign a written statement granting the Association authorization to inspect the Transient Parcel at any time after issuance of a Transient Rental Permit in order to verify compliance with the requirements of this First Amendment, the Declaration, and the Rules and Regulations for transient rentals. This authorization shall also include the right to inspect the premises in the event that a complaint has been.

(g) The application shall bear the signature of all Parcel Owner(s), any authorized agent(s) and the Transient Rental Manager for the Parcel Owner.

(h) Any additional information required for a Parcel Owner to comply with this First Amendment.

4. In addition to the Rules and Regulations of the Association, all Transient Parcels, and any occupants/tenants/lessees shall comply with the following additional rules and regulations at all times:

(a) No motorized watercraft, including a jèt ski or wave runner, shall be allowed.

(b) Vehicles shall not be placed on the streets or in yards. All vehicles must be parked or stored off-street in parking spaces specifically designated and approved by the Association. No boats and/or trailers are permitted within the Condominium Property.

(c) Occupants/Tenants/Lessees of the Parcel Owner shall be prohibited from making excessive or boisterous noise in or about any Transient Parcel at all times. Noise, which is audible beyond the boundaries of the residential Transient Parcel, shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. weekdays and 11:00 p.m. and 9:00 a.m. on weekends.

(d) Parcel Owners must post, and any occupants/tenants/lessees of Parcel Owner must comply with, all trash and recycling schedules and requirements applicable to the Transient Parcel. Trash containers must not be placed by the street for pick-up until 6:00 p.m. the night before pick-up and must be removed from the area by the street by 6:00 p.m. the next day. The Parcel Owner is responsible for including in their lease, or posting in the Transient Parcel the garbage pick-up day.

5. The Parcel Owner shall include in any lease or other written agreement with an occupant/tenant/lessee a copy of the Rules and Regulations of the Association, including the additional rules and regulations set forth in this First Amendment for Transient Parcels, and any applicable provisions of the Declaration. In addition, every

Transient Parcel shall have a copy of the Rules and Regulations of the Association, including the additional rules and regulations set forth in this First Amendment for Transient Parcels, and any applicable provisions of the Declaration, prominently posted within each Transient Parcel, along with the warning that should there be a complaint lodged against a Transient Parcel and/or its occupants/tenants/lessees, for violation of these rules and regulations, that a finding of violation by the Association could result in a violation of the Rules and Regulations of the Condominium, and subject the Parcel Owner to fines, costs and legal fees as provided in Article XII, Section F of the Declaration, and could result in the revocation of the Parcel Owner's Transient Rental Permit.

6. The Parcel Owner or Transient Rental Manager shall require that a written lease be executed with each transient rental of the Transient Parcel, and a guest and vehicle register ("Register") documenting all transient rental occupants' names, home addresses, telephone number(s) where they can be contacted during their transient rental stay, any vehicle license plates. Each lease or other written transient rental agreement and this Register shall be kept by the Parcel Owner or applicable Transient Rental Manager and available for inspection by the Association during business hours.

7. Transient Dwellings must be registered, licensed and meet all applicable requirements of the City of Key West, County of Monroe, and any State requirements contained in F.S. Ch. 212 (Florida Tax & Revenue Act) and 509 (Public Lodging Establishments) as implemented by the Florida Administrative Code, as may be amended.

8. The name, address, and a 24-hour telephone number of the Parcel Owner or Transient Rental Manager shall be posted and visible from the front property line of the Transient Parcel.

9. Complaints to the Parcel Owner or Transient Rental Manager concerning the conduct of, or violations by the occupant/tenants/lessees of a Transient Parcel shall be responded to within one (1) hour. Upon receipt of the complaint, the Parcel Owner or Transient Rental Manager shall contact the person(s) who made the complaint by telephone or in person. Such appropriate action shall be taken by the Parcel Owner or Transient Rental Manager so as to bring resolution and remedy of the complaint, and inform the complainant as to the results of the actions taken. A record shall be kept by the Parcel Owner or Transient Rental Manager of the complaint and the response and action taken, which shall be preserved for a period of at least three (3) months after the incident, and shall be made available to the Association within twenty-four (24) hours of a request.

10. A Transient Rental Permit may be revoked by the Board and/or fines levied against the Parcel Owner of the Transient Parcel pursuant to Article XII, Section F of this Declaration, and as further set forth below, upon a finding of a violation of the terms of this First Amendment, the Declaration, or the Rules and Regulations of the Association, and/or a material misrepresentation on the permit application, after the

Parcel Owner(s) is given notice, and a opportunity to be heard at a hearing is held pursuant to Article XII, Section F of the Declaration. The Board shall have the sole discretion to levy fines, revoke a Transient Rental Permit, or both, upon the finding of violation, except that the revocation of a Transient Rental Permit upon a finding of a violation can only occur by unanimous consent of the Members at a duly called meeting of the Members. If the Board elects to impose a fine, the owner shall be subject to a fine of two hundred fifty dollars (\$250.00) per day per violation for the first offense and five hundred dollars (\$500.00) per day per violation for each subsequent offense. The Association, or any other party adversely affected by a violation of this First Amendment shall be entitled to any other remedies available to the them in law or equity. Attorney's fees and costs incurred in an action to enforce the regulations contained in this First Amendment concerning transient rental use(s) may be awarded to a substantially prevailing party at the discretion of the court.

3. This First Amendment shall be effective as of the recording of this First Amendment in the Public Records of Monroe County, Florida.

IN WITNESS WHEREOF, Key Cove Landings Condominium Association, Inc. has caused this First Amendment to the Declaration to be duly executed this 6<sup>th</sup> day of May, 2019.

Witnesses:  
Hope Casas  
Print Name: HOPE CASAS

Michelle Cates Deal  
Print Name: Michelle Cates Deal

**Key Cove Landings Condominium Association, Inc.**

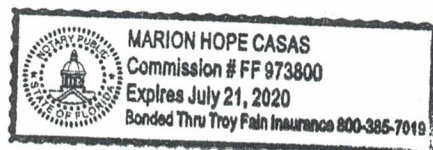
By: Edwin O. Swift, III, President

STATE OF FLORIDA)  
COUNTY OF MONROE)

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared **Edwin O. Swift, III as President of Key Cove Landings Condominium Association, Inc.** who is (✓) to me known to be the individuals described in, or ( ) who produced Florida driver's licenses for identification, and ( ) did ( ) did not take an oath.

SWORN and subscribed to before me this 6<sup>th</sup> day of May, 2019.

Marion Hope Casas  
Notary Public State of Florida  
Print Name: MARION HOPE CASAS  
My Commission Expires:  
My Commission Number:





IN WITNESS WHEREOF, Key Cove Landings, LLC. has caused this First Amendment to the Declaration to be duly executed this 6<sup>th</sup> day of May, 2019.

Witnesses:

KEY COVE LANDINGS, LLC, a Florida limited liability company

Hope Casas  
Print Name: Hope Casas

[Signature]

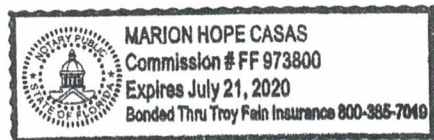
Michelle Cates Deal  
Print Name: Michelle Cates Deal

STATE OF FLORIDA)  
COUNTY OF MONROE)

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared **Edwin O. Swift, III** as President of KEY COVE LANDINGS, LLC, a Florida limited liability company who is () to me known to be the individuals described in, or ( ) who produced Florida driver's licenses for identification, and ( ) did ( ) did not take an oath.

SWORN and subscribed to before me this 6<sup>th</sup> day of May, 2019.

Marion Hope Casas  
Notary Public State of Florida  
Print Name: MARION HOPE CASAS  
My Commission Expires:  
My Commission Number:



CONSENT AND JOINDER OF FIRST MORTGAGEE(S)

Subject to the provisions of the Declaration of Condominium Establishing Key Cove Landings, LLC., ("Declaration") with the joinder and consent of Key Cove Landings Condominium Association, Inc., a Florida not-for-profit corporation (the "Association"), as amended from time to time, and pursuant to and in accordance with Article XV(E) of the Declaration, the undersigned hereby acknowledges the following:

- 1) that it has received and reviewed a complete copy of the Declaration, along with a complete copy of the First Amendment to the Declaration of Condominium ("First Amendment"), and
2) that the First Amendment has been approved by unanimous consent of the unit owners, and
3) that the undersigned agrees that upon execution of this Consent and Joinder Agreement, that the undersigned hereby approves, consents and joins in the filing of the First Amendment.

This Joinder and Consent of Mortgagee(s) is executed at Miami, FL, this 28 day of May 2019.

City National Bank of Florida

By: Carlos Ramos
Title: SVP

STATE OF Florida
COUNTY OF Miami
Dade

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared Carlos Ramos, as SVP of City National Bank of Florida, a corporation to me known to be the individuals described in, or who produced DL. for identification, and ( ) did ( ) did not take an oath.

SWORN and subscribed to before me this 28 day of May, 2019.



Llumeyt Bakura
Notary Public State of Florida
Print Name:
My Commission Expires
My Commission Number

**Sender Site  
Verification Form**

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Erica H Sterling, in my capacity as Partner  
*(print name)* *(print position; president, managing member)*  
of Spottswood, Spottswood, Spottswood & Sterling, PLLC  
*(print name of entity serving as Authorized Representative)*

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

1213 Georgia #3

*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Signature of Authorized Representative*  
ERICA H. STERLING

Subscribed and sworn to (or affirmed) before me on this July 25, 2019 by  
Erica Sterling  
*date*

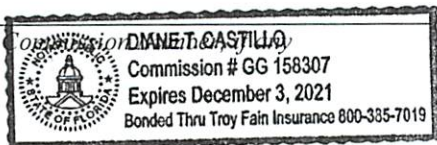
*Name of Authorized Representative*

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

*Notary's Signature and Seal*

Diane T. Castillo

*Name of Acknowledger typed, printed or stamped*



**Sender Site  
Authorization Form**

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, Susan J Murphy authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Erica Sterling of Spottswood & Spottswood  
*Please Print Name of Representative*

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

*Susan J Murphy*  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 3-11-19  
*Date*

by Susan J Murphy  
*Name of Owner*

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

*Alvina Covington*  
*Notary's Signature and Seal*

Alvina Covington  
*Name of Acknowledger typed, printed or stamped*

FF913801  
*Commission Number, if any*



Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2019  
WWW.AARONNOTARY.COM



**Receiver Site  
Verification Form**



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Erica H Sterling, in my capacity as Partner  
*(print name)* *(print position; president, managing member)*  
of Spottswood, Spottswood, Spottswood & Sterling, PLLC  
*(print name of entity serving as Authorized Representative)*

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

5 Key Cove Dr. #5

*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this July 3, 2019 by  
*date*  
ERICA H. STERLING  
*Name of Authorized Representative*

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

*Notary's Signature and Seal*

Diane T. Castillo

*Name of Acknowledger typed, printed or stamped*

Commissioner of Notary Public  
  
DIANE T. CASTILLO  
Commission # GG 158307  
Expires December 3, 2021  
Bonded Thru Troy Fain Insurance 800-385-7019

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an entity)*

I, Richard McChesney, in my capacity as Associate Attorney  
*(print name)* *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling PLLC  
*(print name of entity serving as Authorized Representative)*

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

4, 5, 6, 7, 8, 9, 10 Key Cove Drive, Key West, Florida 33040  
*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

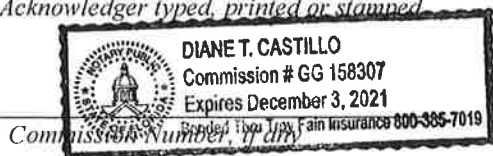
Subscribed and sworn to (or affirmed) before me on this September 19, 2019 by  
*date*  
Richard McChesney  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

Diane T. Castillo

*Name of Acknowledger typed, printed or stamped*



**Receiver Site  
Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

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

I, Edwin O Swift, III as  
*Please Print Name of person with authority to execute documents on behalf of entity*

MGR of Key Cove Drive 5, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Spottswood & Spottswood - Erica Sterling  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this July 26, 2019  
*Date*

by Edwin O Swift III  
*Name of person with authority to execute documents on behalf on entity owner*

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

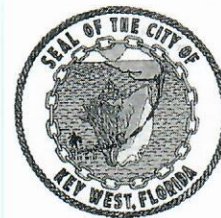
Marion Hope Casas  
*Notary's Signature and Seal*

MARION HOPE CASAS  
*Name of Acknowledger typed, printed or stamped*

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



**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, Edwin O. Swift III as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Key Cove Drive 5, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 9-19-19  
*Date*

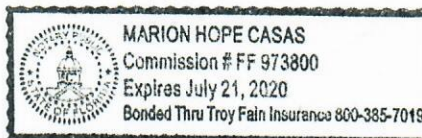
by Edwin O. Swift III  
*Name of person with authority to execute documents on behalf on entity owner*

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

Marion Hope Casas  
*Notary's Signature and Seal*

MARION HOPE CASAS  
*Name of Acknowledger typed, printed or stamped*

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





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
KEY COVE DRIVE 5, LLC

### Filing Information

**Document Number** L18000178187  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 07/24/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

201 FRONT ST #201  
KEY WEST, FL 33040

### Mailing Address

201 FRONT ST #201  
KEY WEST, FL 33040

### Registered Agent Name & Address

HUGHES STERLING, ERICA  
500 FLEMING ST  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SWIFT, EDWIN O, III  
201 FRONT ST #201  
KEY WEST, FL 33040

Title MGR

BELLAND, CHRISTOPHER  
201 FRONT ST #201  
KEY WEST, FL 33040

### Annual Reports

Report Year	Filed Date
2019	07/12/2019

### Document Images

[07/12/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/24/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)