

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board Members

From: Patrick Wright, Planner II

Through: Thaddeus Cohen, Planning Director

Meeting Date: July 16, 2015

Agenda Item: **Transient License Transfer – 1907 and 1913 Venetia Street (RE # 00063400-000000, AK # 1063835) to 716 Duval Street Rear (RE # 00016120-000000, AK # 1016501) – A request to transfer two transient licenses from property located within the Commercial Limited (CL) Zoning District to property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Site Data:

	<i>Sender Site</i>	<i>Receiver Site</i>
License Owner:	Richard Aaron Haskins	C. Todd Kemp living Trust and Brian K. Boyer Living Trust
Property Owner:	A.H. of Monroe County, Inc.	C. Todd Kemp living Trust and Brian K. Boyer Living Trust
Agent:	Richard McChesney, Spotswood, Spotswood and Spotswood	Richard McChesney, Spotswood, Spotswood and Spotswood
Location:	1907 and 1913 Venetia Street	716 Duval Street Rear
RE #:	00063400-000000	00016120-000000
AK #:	1063835	1016501
Zoning:	Commercial Limited (CL)	Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)
Existing Use:	Transient residential	Non-transient residential
Proposed Use:	Convalescent non transient residential	Transient rental within existing residential structure



Background:

The subject transient licenses (or business tax receipts) are two of nine transient licenses associated with the Marty’s Place / AIDS Help property located at 1521-1523-1525 Bertha Street, 1512-1516 Dennis Street and 1901-1903-1905-1907-1909-1911-1913 Venetia Street, which is the sender site. The transient use of the sender site units has ceased, but the associated nine transient licenses were sold to new owners to be transferred to eligible receiver sites. The licenses were then placed in “unassigned” status. Five of the nine transient licenses have already been transferred to receiver sites or extinguished after conversion for non-transient use. The subject request would be the sixth and seventh licenses to be transferred respectively, leaving two licenses in unassigned status. The following table summarizes the status of the nine transient licenses originating from the sender site.

AIDS HELP / MARTY'S PLACE-RELATED TRANSIENT UNITS AND LICENSES										
SENDER SITES		BPAS UNIT /	FLOOR		RECEIVER SITES		FLOOR			
LICENSE #	ADDRESS	EFU	AREA	BEDROOMS	ADDRESS	AREA	BEDROOMS	OWNER	PB RESO	NOTES
1	1901 VENETIA ST	N	312	±	913 DUVAL ST	323	1	913 DUVAL STREET LLC (WHITEHEAD & HANSEN)	2013-39	ONE LICENSE (CONVERTED MGR'S UNIT TO TRANSIENT AT WICKER GUESTHOUSE)
2	1903 VENETIA ST	N	312	±	1306 VILLA MILL ALLEY	N/A	N/A	KEMP & BOYER	N/A	CONVERTED 2 UNITS & LICENSES (@ 0.58 ESFU) TO 1 NON-TRANSIENT RESIDENTIAL UNIT
3	1905 VENETIA ST	N	312	±	1306 VILLA MILL ALLEY	N/A	N/A	KEMP & BOYER	N/A	CONVERTED 2 UNITS & LICENSES (@ 0.58 ESFU) TO 1 NON-TRANSIENT RESIDENTIAL UNIT
4	1907 VENETIA ST	N	384	±	716 DUVAL STREET REAR	900	2	KEMP & BOYER	2015-	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO A TWO BEDROOM TRANSIENT RENTAL
5	1909 VENETIA ST	Y/0.58 N ¹	312	1	UNASSIGNED			HASKINS		
6	1911 VENETIA ST	N	300	1	UNASSIGNED			HASKINS		
7	1913 VENETIA ST	N	520	±	716 DUVAL STREET REAR	900	2	KEMP & BOYER	2015-	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO A TWO BEDROOM TRANSIENT RENTAL
8	1512 DENNIS ST	Y/0.58	600	±	620 JOSEPHINE PARKER RD UNIT 3	735	2	FJ INVESTORS LLC (TROIKE)	2013-56; 2014-15	ONE TRANSIENT LICENSE (PART OF 615 DUVAL STREET CONDO)
9	1516 DENNIS ST	N	854	±	1124 DUVAL ST UNIT B	788	2	HASKINS	2014-49	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO TRANSIENT RENTAL

¹ The 0.58 ESFU was transferred to 913 Duval St and converted to non-transient per PB Res 2013-39

The receiver site at 716 Duval Street Rear consists of one single-family, non-transient, market-rate dwelling unit. The unit contains 2 bedrooms with two floors containing approximately 900 square feet of floor area. 716 Duval Street Rear would convert from non-transient to transient rental upon approval of the transient license transfer.

Relevant Code Sections:

The purpose of City Code Chapter 122, Article V, Division 6 “Transient Units” outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce noncomplying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;
- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;
- Protect environmentally sensitive lands; and
- Encourage redevelopment under the existing Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

City Code Section 122-1339(a) states that a business tax receipt (e.g., license) for transient use of a unit may itself be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit. In addition, licenses may be transferred from the HNC-1 and HNC-3 Zoning Districts. A transfer of a license under this section does not allow a loss of affordable housing at the receiver site.

City Code Section 122-1339(b) states that where a license alone is transferred, the Planning Board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

Analysis:

The proposed transient license transfer does not involve the transfer of transient units. The receiver site of 716 Duval Street Rear is an existing recognized dwelling unit.

The proposed transient license transfer would move a transient use of a residential dwelling unit from an area where transient uses are prohibited (CL Zoning District) to an area where transient uses are permitted (HRCC-1 Zoning District). The existing use of the receiver site at 716 Duval Street Rear is non-transient residential. The proposed transfer would not result in a loss of affordable housing because there is no existing deed-restricted affordable housing at the receiver site.

The sender site units are two one-bedroom units totaling in 904-square-feet of residential use. The receiver site is a two-bedroom, 900-square-foot residential use. Therefore, approximately the same or less net number of occupants would be maintained.

A consent by mortgagee for the sender site was included in the application, pursuant to the requirement in City Code Section 122-1345.

The following table summarizes the applicable approval criteria for a transient license transfer pursuant to City Code Section 122-1339.

Criteria	Analysis	Complies? (Yes or No)
Transient license transfer from an area where transient uses are prohibited	Sender site zoning is CL, which prohibits transient uses.	Yes
Transient license transfer from HNC-1 and HNC-3 Zoning Districts	N/A	N/A
Transfer would not result in a loss of affordable housing at the receiver site	No existing deed-restricted affordable housing at the receiver site.	Yes
Receiver site suitable for transient use	Receiver site zoning is HRCC-1, which permits transient uses.	Yes
Relative size of the unit from which the license is transferred	Sender site: 904 square feet total Receiver site: 900 square feet	Yes
Room configuration of both sites to maintain approximately the same or less net number of occupants	Sender site: 2 bedrooms total Receiver site: 2 bedrooms total	Yes

Recommendation:

Based on the above analysis of the standards for considering transfers of transient business tax receipts in Section 122-1339 of the Land Development Regulations, the Planning Department recommends the request to transfer two transient business tax receipts from 1907 and 1913 Venetia Street to 716 Duval Street Rear be **APPROVED** with the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 716 Duval Street Rear.
2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2015-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING THE TRANSFER OF TWO TRANSIENT LICENSES FROM PROPERTY LOCATED AT 1907 and 1913 VENETIA STREET (RE # 00063400-000000, AK # 1063835) WITHIN THE COMMERCIAL LIMITED (CL) ZONING DISTRICT TO PROPERTY LOCATED AT 716 DUVAL STREET REAR (RE # 00016120-000000, AK # 1016501) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTION 122-1339 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt (or “transient license”) to be transferred from an area where transient uses are prohibited to a receiver site where transient use is permitted; and

WHEREAS, the transient use at the sender site was a legal non-conforming use and transient uses at the receiver site are permitted; and

WHEREAS, the applicant proposes a transfer of two transient licenses from a sender site with a total of two-bedrooms and 904-square-feet of floor area to a receiver site with two-bedrooms and a total of 900-square-feet of floor area.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth

_____ Chairman

_____ Planning Director

herein.

Section 2. That a transfer of two transient licenses, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF TWO TRANSIENT LICENSES FROM 1907 AND 1913 VENETIA STREET (RE # 00063400-000000, AK # 1063835) TO 716 DUVAL STREET REAR (RE # 00016120-000000, AK # 1016501) SUBJECT TO THE FOLLOWING CONDITIONS:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 716 Duval Street Rear.

2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

Section 3. Full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of transient license does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regularly scheduled meeting held this ____ day of _____, 2015.

Authenticated by the Chair of the Planning Board and the Planning Director.

Richard Klitenick, Chair
Key West Planning Board

Date

Attest:

Thaddeus Cohen,
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

VIA HAND DELIVERY

April 28, 2015

Thaddeus Cohen, AICP, Planning Director
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: Transient License Transfer Application – 716 Duval Street, Rear, Key West,
Florida 33040

Dear Mr. Cohen,

Please find enclosed a completed transient license transfer application for the transfer of two (2) unassigned transient business tax receipts, previously associated with 1907 and 1913 Venetia Street, Key West, Florida 33040 (“Sender Site”), to 716 Duval Street, Rear, Key West, Florida 33040 (“Receiver Site”), which is located in the HRCC-1 District. This application is made pursuant to City of Key West Code Section 122-1339. The transfer of the two unassigned transient business tax receipts will be used for the development of one transient residential unit at the Receiver Site. The receiver site currently contains on market rate residential unit.

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

Very Truly Yours,



Richard McChesney, Esq.

RJM
Enc:
As stated



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720 www.keywestcity.com

Please read this Application thoroughly before submitting

This Application involves a transfer of transient units and/or licenses from one location (Sender Site) to another (Receiver Site). Multiple Sender or Receiver Sites require **SEPARATE** Applications for each Site.

It is strongly recommended to schedule a Pre-Application Meeting with Planning Staff to discuss the project prior to the submission of this Application.

The owner(s) of the Sender Site must sign and have notarized the "Signature Page and Verification Form for Sender Site". Also, the owner(s) of the Receiver Site must sign the "Signature Page and Verification Form for Receiver Site" in the presence of a Notary Public. If this Application is presented by an agent on behalf of the owners, the owner(s) of the Sender Site must sign and notarize the "Agency Authorization Form for Owner of Sender Site" and the owner(s) of the Receiver Site must sign and notarize the "Agency Authorization Form for Owner of Receiver Site". If a corporate officer is signing any document, provide the corporate minutes or resolution showing the officer's authority along with the current corporate status check.

This Application and all required attachments must be submitted to the City Planning Department at 604 Simonton Street, Key West Florida. The Application will be reviewed by Staff and scheduled for a Development Review Committee (DRC) meeting and subsequent Planning Board meeting **ONLY** after the submission of complete applications and all supporting documentation, plans and appropriate processing fees by the appropriate deadline. Please call the Planning Department for application deadlines and meeting dates for the DRC and Planning Board. The applicant and/or agent should be present at the scheduled DRC meeting **AND MUST** be present at the Planning Board meeting.

The application process for a Transient unit and/or License Transfer is:

- (1) Suggested Pre-Application Meeting;
- (2) Submission of Application Material;
- (3) Development Review Committee (DRC);
- (4) Revise Plans if Needed; Submit Additional Applications and Plans;
- (5) Planning Board;
- (6) Rendering to the Florida Department of Community Affairs (DCA)

A thirty (30) calendar-day local appeal period **AND** a forty-five (45) calendar-day DCA appeal period for all approved Resolutions pertaining to this Application **MUST** be provided.

Copies required:

- Original Application
- 2 Signed and sealed copies of surveys (if survey is larger than 11" x 17", 18 copies will need to be provided, 2 of which need to be signed and sealed)
- Electronic version of any plans and/or surveys



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720 www.keywestcity.com

The Application package **MUST** include:

1A. Sender Site:

1. Current survey
2. Current floor plans and site plan
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 Monroe County Property Record Card (PRC)
5. Copy of last recorded deed to show ownership as listed on application
6. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
7. Proposed site plan if changed for future use
8. Proposed floor plans if changed for future use
9. Detailed description of how use of transient rental units will be extinguished.
10. Other as determined by Staff at Pre-Application Meeting _____

1B. Receiver Site:

1. Current survey
2. Current floor plans and site plan
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 Monroe County Property Record Card (PRC)
5. Copy of last recorded warranty deed to show ownership as listed on application
6. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
7. Proposed site plan if changed for future use
8. Proposed floor plans if changed for future use
9. Other as determined by Staff at Pre-Application Meeting _____

Additional copies of the Application Package will be required at a later date for the Planning Board and possibly later steps.

2. Three (3) separate fees payable to the City of Key West. The name, address, driver's license number and date of birth of the check writer must be on the back of the check:

\$2,000.00 Application Fee
\$50.00 Fire Department Review Fee
\$100.00 Advertising and Noticing Fee



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

I. CONTACT INFORMATION

Owner(s)

Sender Site: 1907 Venetia and 1913 Venetia Street, Key West, Florida 33040

Name: Holiday Get Away, Inc., a Florida corporation

Receiver Site: 716 Duval Street, Rear, Key West, Florida 33040

Name: C. Todd Kemp Living Trust and Brian K. Boyer Living Trust

Applicant:

Name: C. Todd Kemp

Address: 1316 Villa Mill Alley, Key West, Florida 33040

Phone:

Email: tkempjax@gmail.com

Agent (Notarized Agent Authorization Form MUST be submitted):

Name: Richard McChesney

Address: 138 Simonton Street, Key West, Florida 33040

Phone: (305) 296-7227

Email: richard@smithoropeza.com



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

II. PROPERTY INFORMATION

Sender Site:

Address of property (Business name if applicable): 1907 Venetia and 1913 Venetia Street, Key West

RE Number: 00063400-000000

Zoning district: Limited Commercial (CL)

Current use: Residential

Number of existing transient and/or residential units: 2

Size of unit(s) 1907 Venetia - 384 S. Ft. 1913 Venetia - 520 Sq. Ft.

Number of existing city transient rental licenses: 2

What is being removed from the sender site?

Transient License Business Tax Receipts only

What are your plans for the sender site?

Non-Transient Residential

Are there easements, deed restrictions or other encumbrances on the Property?

If Yes, describe and attach relevant documents.

N/A The Business Tax Receipts are unassigned and no longer attach to the Property.

Are there any code violations on the Property?

If Yes, describe and attach relevant documents.

N/A



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Receiver Site:

Address of property (Business name if applicable): 716 Duval Street, Rear, Key West, FL 33040

RE Number: 00016120-000000

Zoning district: HRCC-1

Current use: Single Family Residential

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

Size of unit(s) 900 Sq. Ft.

Number of existing city transient rental licenses: 0

Existing non-residential floor area (expressed in square feet):

What is being transferred to the receiver site?

2 Unassigned Transient License Business Tax Receipts

What are your plans for the receiver site?

One Unit Transient Residential Property

Are there easements, deed restrictions or other encumbrances on the Property?
If Yes, describe and attach relevant documents.

None.

Are there any code violations on the Property?
If Yes, describe and attach relevant documents.

None.



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

III. CURRENT OWNER INFORMATION

Sender Site

Individual

Name:

Address:

Phone:

Email:

Fax:

Corporations

Corporate Name: Holiday Get Away, Inc.

State/Country of Incorporation: Florida

Registered to conduct business in Florida? Yes

Names of Officers and Designations: Richard Haskins - President
Michael Kies - Director

Partnerships

Partnership Name:

State of Registration:

General Partner with Authority to bind Partnership:

Corporation & Partnerships

Name of Authorized Contact Person:

Address of Contact Person:

Phone:

Email

Fax:

Corporation or Partnership representatives MUST provide proof of legal right to make property commitments



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Receiver Site

Individual

Name: C. Todd Kemp Living Trust and the Brian K. Boyer Living Trust

Address: 1316 Villa Mill Alley, Key West, Florida 33040

Phone:

Email: tkempjax@gmail.com

Fax:

Corporations

Corporate Name:

State/Country of Incorporation:

Registered to conduct business in Florida?

Names of Officers and Designations:

Partnerships

Partnership Name:

State of Registration:

General Partner with Authority to bind Partnership:

Corporation & Partnerships

Name of Authorized Contact Person:

Address of Contact Person:

Phone:

Email

Fax:

Corporation or Partnership representatives MUST provide proof of legal right to make property commitments

SENDER SITE

Verification
and
Authorization
Forms



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Signature Page and Verification Form for Sender Site

I (We), Richard J. McChesney, being duly sworn, depose and say

Name of Owner(s) or Agent

that I am the (check one) _____ Owner(s) or Authorized Agent of owner(s) of the real property which is the subject matter of this Application and located at 1907 and 1913 Venetia Street, Key West Florida and having RE # 00063400-000000. All of the answers to the above questions, drawings, plans and any other attached data to this Application are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Richard J. McChesney
Signature of Owner/Authorized Agent

4-24-15
Date

Richard McChesney
Print Name

Attorney/Agent
Designation

Subscribed and sworn to (or affirmed) before me on this day 24 of April 2015 by Richard McChesney He/She is personally known to me OR has presented _____ as identification.

Madison Fallon
Signature and Seal of Notary Public



Name of Acknowledger typed, printed or stamped

Commission Number and Expiration Date



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Agency Authorization Form for Owner of Sender Site

This form **MUST** be completed if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

I (We), Richard Haskins, as President of Holiday Get Away, Inc., owner(s) of property located at
N/A, Key West, Florida and having

RE# N/A, hereby authorize:

Richard McChesney of _____
Name of Agent Name and Address of Company or Address of Agent

to represent me/us and act as agent in all matters regarding the processing of this application for the:
"Transfer of Transient Units and/or Licenses"

[Signature], PRES. 4/18/15
Signature of Owner Date

RICHARD A HASKINS, PRESIDENT HOLIDAY GETAWAY, INC.
Print Name Designation

Subscribed and sworn to (or affirmed) before me on this day 18 of April 2015 by _____ He/She is personally known to me OR has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Beverly Buonviri
Name of Acknowledger typed, printed or stamped

FF 133177 6/16/2018
Commission Number and Expiration Date



Beverly Buonviri
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF133177
Expires 6/16/2018

Consent of the Managers

UNANIMOUS WRITTEN CONSENT OF THE DIRECTORS
OF
HOLIDAY GET AWAY, INC.
AUTHORIZING THE TRANSFER OF TWO TRANSIENT LICENSES
TO
C. TODD KEMP

The undersigned, being all of the Directors of Holiday Get Away, Inc., a Florida corporation (the "Company"), do hereby approve and adopt the following resolutions through this action by written consent (in lieu of taking such action at a meeting of the directors):

CONTRACT FOR THE PURCHASE OF PROPERTY

RESOLVED, that the Directors hereby authorize and approve of a transient license transfer between the Company, as owner of two transient licenses under control number 5233 ("Transient Licenses"), and C. Todd Kemp, as owner of 716 Duval Street, Rear, Key West, Florida 33040 ("Receiver Site"); and

RESOLVED, that in connection with the transfer, C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust, is authorized and directed, acting singly, in the name and on behalf of the Company, to execute and deliver any and all documents needed to perfect the application and transfer the Transient Licenses to the Receiver Site;

GENERAL AUTHORIZATIONS

RESOLVED, that all actions taken by C. Todd Kemp on behalf of the Company in connection with the foregoing resolutions through the date hereof, are hereby ratified, confirmed and approved as the duly authorized acts of the Company;

RESOLVED, that C. Todd Kemp is authorized, empowered and directed, in the name and on behalf of the Company, to take such further action (including, without limitation, the payment of all expenses and fees pursuant to the transfer of the Transient Licenses, to hire professionals to assist in the transfer process, and to execute and deliver any and all agreements, instruments, certificates, applications, consents and other documents, and to make all filings, which C. Todd Kemp deems necessary, appropriate or convenient to effectuate the purpose and intent of the foregoing resolutions, the authority for the taking of such action, the execution and delivery of such agreements, instruments, certificates, applications, consents and other documents and the making of such filings to be conclusively evidenced thereby.

This instrument may be executed in any number of duplicate originals or counterparts and may be signed via PDF or Facsimile and all such duplicate originals, PDFs or facsimiles together shall be deemed to constitute one and the same instrument.

[The remainder of this page intentionally left blank. Signature page to follow.]

IN WITNESS WHEREOF, the undersigned have executed this unanimous written consent in lieu of holding a meeting of the Directors of the Company, effective this ___ day of April 2015.



By: Richard Haskins
As: President



By: Michael Kies
As: Director

LICENSES

Building #	Address	Rogo/BPAS?	Square Footage	Bedrooms	Transfer to
1	1909 Venetia	Yes- .58	312	1	Haskins
2	1905 Venetia	N	312	1	1306 Villa Mill Alley
3	1907 Venetia	N	384	1	Haskins
4	1903 Venetia	N	312	1	1306 Villa Mill Alley
5	1911 Venetia	N	300	1	Haskins
6	1913 Venetia	N	520	1	Haskins
7	1901 Venetia	N	312	1	913 Duval Street
8	1512 Dennis	Yes-.58	600	2	620 Josephine Parker Road Unit 3
	1510 Dennis	?	No Record		
9	1516 Dennis	N	854	2	Haskins

1 = 1909 Venetia- .58 BPAS (ROGO) Unit- 12x36

2 = 1905 Venetia

3 = 1907 Venetia

4 = 1903 Venetia

5 = 1911 Venetia

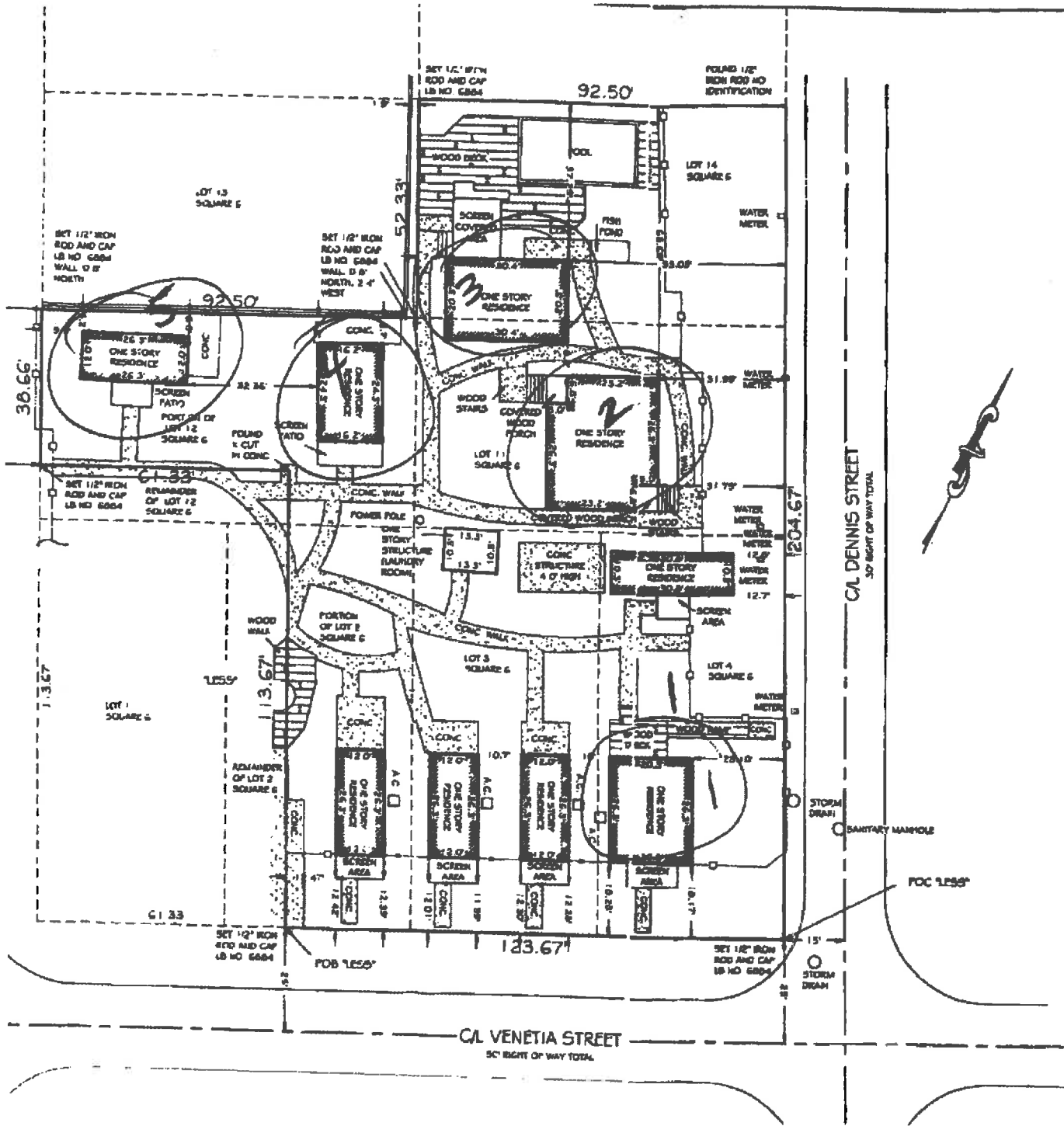
6 = 1913 Venetia

7 = 1901 Venetia

8 = 1512 DENNIS ST - .58 BPAS (ROGO) Unit

9 = 1516 DENNIS ST

Survey



- The following is a list of items. All are true and as shown on this map.
- 1. = CONCRETE
 - 2. = WOOD
 - 3. = METAL
 - 4. = BRICK
 - 5. = STONE
 - 6. = GLASS
 - 7. = IRON
 - 8. = STEEL
 - 9. = ALUMINUM
 - 10. = COPPER
 - 11. = LEAD
 - 12. = ZINC
 - 13. = GALVANIZED
 - 14. = BRASS
 - 15. = PLYWOOD
 - 16. = Gypsum
 - 17. = Cement
 - 18. = Asphalt
 - 19. = Bitumen
 - 20. = Tar
 - 21. = Gravel
 - 22. = Sand
 - 23. = Soil
 - 24. = Rock
 - 25. = Earth
 - 26. = Water
 - 27. = Sewer
 - 28. = Gas
 - 29. = Electric
 - 30. = Telephone
 - 31. = Cable
 - 32. = Power
 - 33. = Storm Drain
 - 34. = Alley
 - 35. = Fence
 - 36. = Wall
 - 37. = Gate
 - 38. = Ramp
 - 39. = Stair
 - 40. = Deck
 - 41. = Porch
 - 42. = Balcony
 - 43. = Terrace
 - 44. = Walkway
 - 45. = Driveway
 - 46. = Parking
 - 47. = Storage
 - 48. = Shed
 - 49. = Garage
 - 50. = Barn
 - 51. = Stable
 - 52. = Kennel
 - 53. = Pool
 - 54. = Spa
 - 55. = Hot Tub
 - 56. = Sauna
 - 57. = Hammock
 - 58. = Bench
 - 59. = Table
 - 60. = Chair
 - 61. = Bed
 - 62. = Sofa
 - 63. = Cabinet
 - 64. = Counter
 - 65. = Sink
 - 66. = Stove
 - 67. = Refrigerator
 - 68. = Dishwasher
 - 69. = Microwave
 - 70. = Freezer
 - 71. = Freezer
 - 72. = Freezer
 - 73. = Freezer
 - 74. = Freezer
 - 75. = Freezer
 - 76. = Freezer
 - 77. = Freezer
 - 78. = Freezer
 - 79. = Freezer
 - 80. = Freezer

LOCATION MAP - N.T.S.

SCALE	1" = 20'
FILE NO.	042805
DATE	11/11/05
BY	R.E. REECE
CHECKED BY	R.E. REECE
DATE	11/11/05

LEGAL DESCRIPTION:
 ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A. WHITEHEAD'S MAP DEDICATED IN FEBRUARY, A.D. 1829 AS PART OF TRACT THIRTY BUT NOW PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 11, 12, AND 14, IN SQUARE 6 ACCORDING TO W.D. CARROLL'S DIAGRAM IN TRACT THIRTY, AS RECORDED IN PLAT BOOK 1 PAGE 13, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT:
 ON THE ISLAND OF KEY WEST AND KNOWN AS LOT 1 AND PART OF LOTS 2 AND 12, IN SQUARE 6 ACCORDING TO W.D. CARROLL'S DIAGRAM OF LAND IN TRACT THIRTY, BY T. J. ROBE, DEPUTY COUNTY SURVEYOR, DATED MARCH 8, 1887, AS RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED BY LISTED AND BOUND AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE IMPLY RIGHT OF WAY LINE OF VENETIA STREET WITH THE IMPLY RIGHT OF WAY LINE OF DENNIS STREET AND RUN THENCE IN A SUDLY DIRECTION ALONG THE IMPLY RIGHT OF WAY LINE OF VENETIA STREET FOR A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING;
 THENCE NELY AND AT RIGHT ANGLES FOR A DISTANCE OF 113.67 FEET;
 THENCE IMPLY AND AT SLIGHT ANGLES FOR A DISTANCE OF 61.33 FEET TO THE IMPLY RIGHT OF WAY LINE OF DENNIS STREET;
 THENCE SELY AND AT RIGHT ANGLES ALONG THE IMPLY RIGHT OF WAY LINE OF DENNIS STREET FOR A DISTANCE OF 113.67 FEET TO THE IMPLY RIGHT OF WAY LINE OF THE SAID VENETIA STREET;
 THENCE NELY AT RIGHT ANGLES AND ALONG THE IMPLY RIGHT OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 61.33 FEET BACK TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:
 1501-1513 VENETIA STREET & 1512-1516 DENNIS STREET
 KEY WEST, FLORIDA.

SCALE: 1" = 20'
READING DATE:
 DERIVED FROM PLAT
 ALL ANGLES DEPICTED ARE SO REGARDED UNLESS OTHERWISE INDICATED

DESIGNED BY:
 ANDY HOLF, INC.
 KEY WEST, FLA., AS ENGINEER UNDER CONTRACT
 FIRST AMERICAN TITLE INSURANCE COMPANY

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FILED AND BY THE LATEST OR HIGHER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RECORDED BY THE SURVEYOR TO PREVENT THE ACCURACY OF THESE DESCRIPTIONS AND HAVE BEEN PREVIOUSLY FILED RECORDED IN 042805 ON 11-11-05.
 REVISIONS BETWEEN THE SURFACE AND THE IMPLY RIGHT OF WAY LINE, EXCEPT WHERE SHOWN ON THE DESCRIBED PARCELS, ARE INDICATED BY DASHES.

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

Warranty Deed

This Indenture,

Made this 16th day of July, A.D. 1990

900
150
4372 50

Between, **BRANCHIK ENTERPRISES, INC.**,
a corporation existing under the laws of the State of OHIO and State of Ohio having its principal place of business in the County of party of the first part, and
AIDS HELP, INC.

of the County of MONROE and State of FLORIDA part of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and heirs and assigns forever, all that certain parcel of land lying and being in the County of MONROE and State of Florida, more particularly described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit:

Lots 1,2,3,4,11,12, and 14, in Square 6, according to W.D. Cash's Diagram of land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

SUBJECT TO restrictions, easements, limitations, conditions of record if any, and taxes for the year 1990 and subsequent years.

THIS INSTRUMENT PREPARED BY:
ROBERT T. FELDMAN, ESQUIRE
ATTORNEY AT LAW
FELDMAN & KOENIG, P.A.
417 EATON STREET, KEY WEST, FLORIDA 33040

REC 138 FILE 1952

647990

FILED FOR RECORD

30 JUL 19 04:09

MONROE COUNTY

DS Paid 4372 50 Date 7-19-90
MONROE COUNTY
DANNY H. KOLMOE, CLERK CIR. CT.
By *[Signature]* D.C.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its
the day and year above written.

BRANCHIK ENTERPRISES, INC.

Attest:

Signed, Sealed and Registered in Our Presence:

By *[Signature]*
JONATHAN BRANCHIK President.



REC-138 PINE 1953

647990

State of Florida
County of Monroe

I Hereby Certify That on this 16th day of July A.D. 1990, before me personally appeared JONATHAN BRANCHIK and respectively of BRANCHIK ENTERPRISES, INC. a corporation under the laws of the State of Ohio, to me known to be the persons described in and who executed the foregoing conveyance to AIDS HELP, INC., a Florida Corporation

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Key West in the County of Monroe and State of Florida, the day and year last aforesaid.

My Commission Expires May 3, 1992

[Signature]
Notary Public



Recorded in Official Record Book
In Monroe County, Florida
Record Verified
DANNY J. KOLPA JR.
Clerk Circuit Court

Warranty Deed

FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

Property Record Card



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305)
852-7130

**Property Record Card -
Maps are now launching the new map application version.**

Alternate Key: 1063835 Parcel ID: 00063400-000000

Ownership Details

Mailing Address:
A.H. OF MONROE COUNTY INC
PO BOX 4374
KEY WEST, FL 33041-4374

Property Details

PC Code: 74 - HOMES FOR THE AGED
Millage Group: 10KW
Affordable Housing: No
Section-Range: 05-68-25
Township-Range:
Property Location: 1521 BERTHA ST KEY WEST
1523 BERTHA ST KEY WEST
1525 BERTHA ST KEY WEST
1516 DENNIS ST KEY WEST
1905 VENETIA ST KEY WEST
1907 VENETIA ST KEY WEST
1911 VENETIA ST KEY WEST
1901 VENETIA ST KEY WEST
1909 VENETIA ST KEY WEST
1915 VENETIA ST KEY WEST
1512 DENNIS ST KEY WEST
Legal Description: KW DIAG PB1-13 PT LOT 2 & ALL LOTS 3 & 4 & 11 & PT LOT 12 & ALL LOT 14 SQR 6 TR 30 G26-184
G30-254/255 G33-408/409 OR629-174 OR654-569 OR1138-1952/1953 OR1198-1899/1900(LG)
OR1235-1857/61(RES NO 92-493)(LG)

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,093,059.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	26,050.00 SF

Building Summary

Number of Buildings: 10
 Number of Commercial Buildings: 0
 Total Living Area: 5460
 Year Built: 1943

Building 1 Details

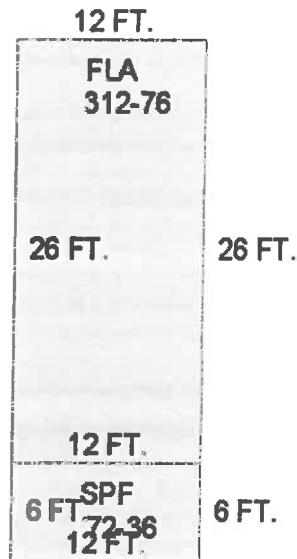
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade <u>500</u>
Effective Age <u>17</u>	Perimeter <u>76</u>	Depreciation % <u>22</u>
Year Built <u>1943</u>	Special Arch <u>0</u>	Grnd Floor Area <u>312</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type <u>GABLE/HIP</u>	Roof Cover <u>METAL</u>	Foundation <u>CONC BLOCK</u>
Heat 1 <u>NONE</u>	Heat 2 <u>NONE</u>	Bedrooms <u>1</u>
Heat Src 1 <u>NONE</u>	Heat Src 2 <u>NONE</u>	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
----------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	312
2	SPF		1	1990	N	N	0.00	0.00	72

Building 2 Details

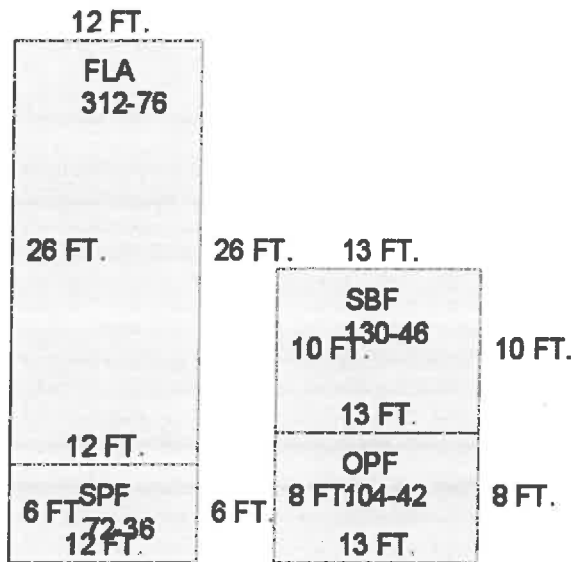
Building Type R1	Condition G	Quality Grade 500
Effective Age 17	Perimeter 76	Depreciation % 22
Year Built 1943	Special Arch 0	Grnd Floor Area 312
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312

2	SPF		1	1990	N	Y	0.00	0.00	72
3	SBF	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	130
4	OPF		1	1990	N	N	0.00	0.00	104

Building 3 Details

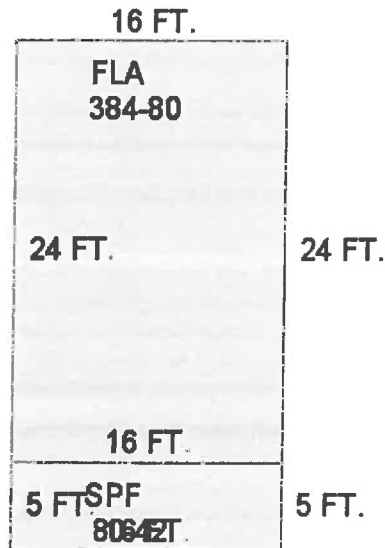
Building Type R1	Condition G	Quality Grade 500
Effective Age 17	Perimeter 80	Depreciation % 22
Year Built 1943	Special Arch 0	Grnd Floor Area 384
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
----------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	384
2	SPF		1	1990	N N	0.00	0.00	80

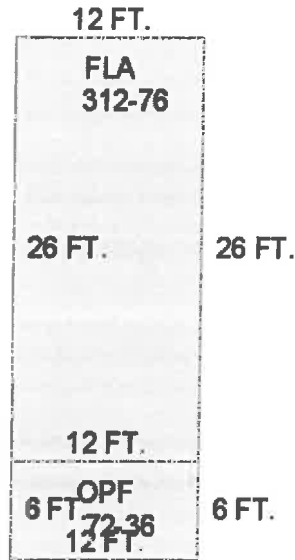
Building 4 Details

Building Type R1 **Condition** G **Quality Grade** 500
Effective Age 17 **Perimeter** 76 **Depreciation %** 22
Year Built 1943 **Special Arch** 0 **Grnd Floor Area** 312
Functional Obs 0 **Economic Obs** 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** CONC BLOCK
Heat 1 NONE **Heat 2** NONE **Bedrooms** 1
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312

2	OFF	1	1990	N	N	0.00	0.00	72
---	-----	---	------	---	---	------	------	----

Building 5 Details

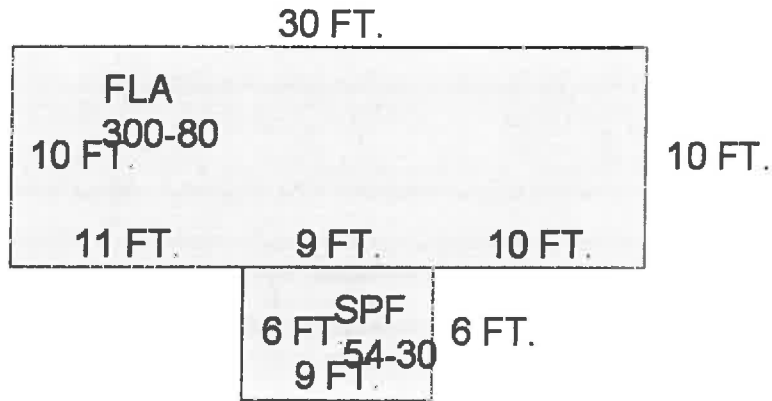
Building Type R1	Condition G	Quality Grade 500
Effective Age 17	Perimeter 80	Depreciation % 22
Year Built 1943	Special Arch 0	Grnd Floor Area 300
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12: ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	300
2	SPF		1	1990	N N	0.00	0.00	54

Building 6 Details

Building Type R1
Effective Age 17
Year Built 1943
Functional Obs 0

Condition G
Perimeter 92
Special Arch 0
Economic Obs 0

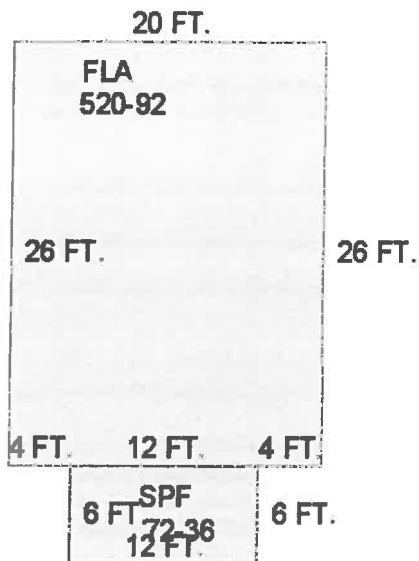
Quality Grade 500
Depreciation % 22
Grnd Floor Area 520

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** CONC BLOCK
Heat 1 NONE **Heat 2** NONE **Bedrooms** 1
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12: ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	520
2	SPF		1	1990	N N	0.00	0.00	72

Building 7 Details

Building Type R1
Effective Age 17

Condition G
Perimeter 76

Quality Grade 500
Depreciation % 22

Year Built 1943
Functional Obs 0

Special Arch 0
Economic Obs 0

Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

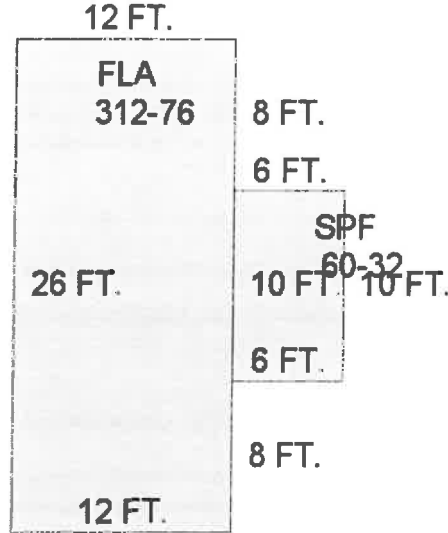
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N N	0.00	0.00	60

Building 8 Details

Building Type R1
Effective Age 17
Year Built 1943
Functional Obs 0

Condition G
Perimeter 100
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 22
Grnd Floor Area 600

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

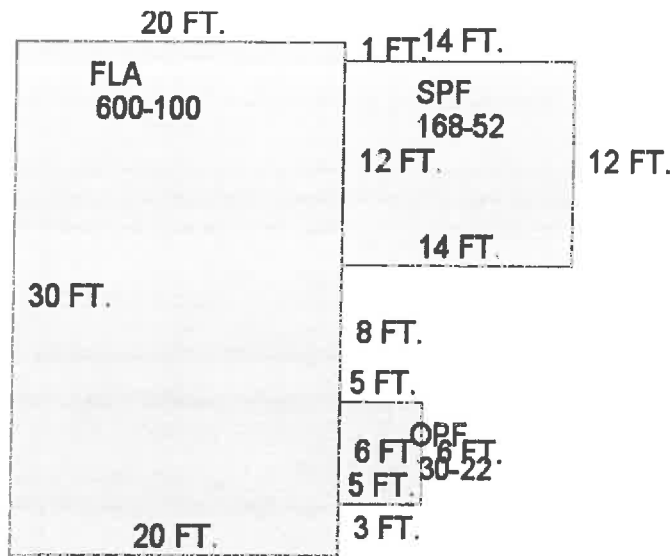
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	600
2	OPF		1	1990	N N	0.00	0.00	30
3	SPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	168

Building 9 Details

Building Type R2
Effective Age 11
Year Built 1992
Functional Obs 0

Condition G
Perimeter 122
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 10
Grnd Floor Area 854

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

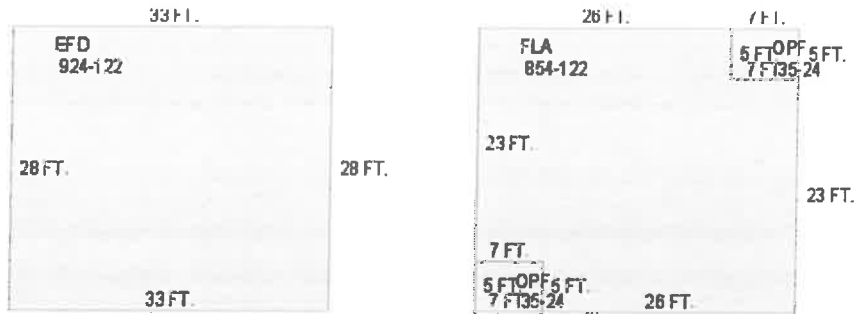
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	EFD		1	1992	N Y	0.00	0.00	924
2	FLA	12:ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	854
3	OPF		1	1992	N Y	0.00	0.00	35
4	OPF		1	1992	N Y	0.00	0.00	35

Building 10 Details

Building Type R3
Effective Age 8
Year Built 2006

Condition G
Perimeter 158
Special Arch 0

Quality Grade 500
Depreciation % 6
Grnd Floor Area 1,554

Functional Obs 0

Economic Obs 0

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

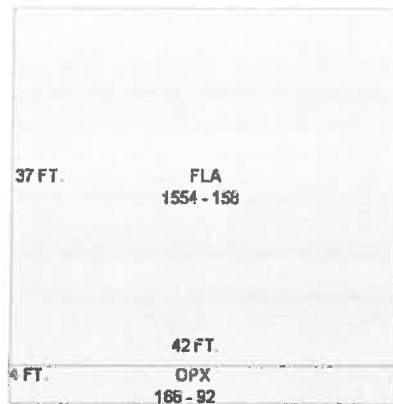
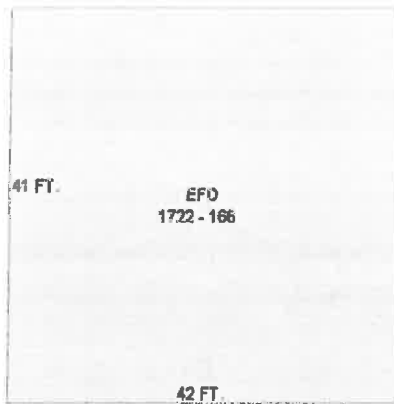
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EFD		1	2006					1,722
2	FLA	10:HARDIE BD	1	2006		Y			1,554
3	OPX		1	2006					168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	450 SF	30	15	1984	1985	3	50
2	WD2:WOOD DECK	687 SF	0	0	1984	1985	2	40
3	FN2:FENCES	462 SF	0	0	1985	1986	2	30

4	AC2:WALL AIR COND	5 UT	0	0	1982	1983	1	20
5	PT3:PATIO	804 SF	0	0	1949	1950	1	50
6	FN2:FENCES	300 SF	0	0	1991	1992	2	30
7	AC2:WALL AIR COND	6 UT	0	0	1994	1995	2	20
8	UB2:UTILITY BLDG	140 SF	14	10	2006	2007	3	50
9	FN2:FENCES	92 LF	0	0	2012	2013	5	30

Appraiser Notes

BUILDING 1 = 1909 2 = 1905 3 = 1907 4 = 1903 5 = 1911 6 = 1913 7 = 1901 8 = 1512 DENNIS ST 9 = 1516 DENNIS ST

2006-01-17 2005-01-30 WAS APPROVED BY THE CITY FOR A CONDITIONAL USE EXPANSION AND MINOR DEVELOPEMENT PLAN FOR 1512 DENNIS ST.-SKI

2003-01-30 - 1901 VENETIA ST=9 TRANSIENT UNITS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
62	08-0139	01/23/2008	04/10/2008	45,000 Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,RAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
63	08-0060	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
64	08-0058	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION,550SF REMOVE CONCH SHINGLES AND REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
65	08-0140	01/23/2008	04/10/2008	45,000 Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,RAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
66	08-0059	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
61	08-0141	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 1100 SF REMOVE & REPLACE V-CRIMP & MODIFIED RUBBER, REPLACE APPROX 100 SF ROTTEN ROOF SHEATHING
61	06-6829	01/02/2007	06/17/2007	700 Residential	DISCONNECT PLUMBING TO RAISE THE HOME AND RECONNECT SEWER AND WATER SUPPLY
62	08-3765	10/13/2008	12/15/2008	3,500 Residential	CONSTRUCT 24' X 18' CONCRETE PARKING PAD
63	08-3766	10/13/2008	12/15/2008	1,200 Residential	BUILD 3' X 8' CLOSET IN BEDROOM
64	08-3556	09/24/2008	12/15/2008	4,500 Residential	CHANGE OUT TWO 1.5 TON A/C UNITS
65	08-2679	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
66	08-2678	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
67	08-2676	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
68	08-2677	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE

69	08-2675	07/24/2008	12/15/2008	500	Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
70	08-3003	08/16/2008	12/15/2008	1,500	Residential	REPLACE CONDENSOR
71	08-3004	08/16/2008	12/15/2008	900	Residential	REMOVE AND RE-INSTALL CONDENSOR
72	08-3005	08/16/2008	12/15/2008	400	Residential	REMOVE AND RE-INSTALL CONDENSOR
73	08-3006	08/16/2008	12/15/2008	900	Residential	REPLACE CONDENSOR
74	08-3007	08/16/2008	12/15/2008	900	Residential	REMOVE AND RE-INSTALL CONDENSOR
75	08-3009	08/16/2008	12/15/2008	1,500	Residential	REPLACE CONDENSOR
76	07-1856	04/16/2007	12/15/2008	3,500	Residential	REMOVE WALL A/C AND ADD CENTRAL SYSTEM
77	07-1855	04/16/2007	12/15/2007	4,200	Residential	REWIRE EXISTING 400 SF COTTAGE
78	07-1852	04/16/2007	12/15/2007	6,250	Residential	REMOVE EXISTING FIXTURES & RE-PLUMB WATER SERVICE AND CONNECTIONS.
79	07-1687	04/12/2007	12/15/2007	48,000	Residential	RENOVATE 400 SF COTTAGE ENCLOSE 60 SF PORCH AND ADD 65 SF PORCH. REPLACE WALL A/C WITH CENTRAL SYSTEM
80	06-6306	12/28/2006	05/01/2007	20,000	Residential	RAISE BUILDING TO MEET 8' ELEVATION. ROTATE STRUCTURE 90 DEGREES. RECONNECT UTILITIES AND ADD STAIRS.
81	06-6830	01/02/2007	05/01/2007	700	Residential	DISCONNECT PLUMBING TO RAISE STRUCTURE AND RE-PLUMB TO MEET ELEVATION.
82	08-6727	07/09/2008	07/09/2008	0	Residential	ISSUED C/O
83	07-4217	04/10/2007		0	Residential	ISSUED C/O
61	12-1679	05/10/2012	05/10/2012	3,000	Commercial	INSTALL APPROX 92 LF OF VINYL FENCE W/ 6 X 6 POST IN BETWEEN
	13-4233	10/03/2013		2,786	Residential	CHANGE OUT 1 AND 1/2 TON AC SYSTEM USING EXISTING ELECTRICAL, STAND AND DUCTING
41	05-4334	12/06/2005	12/01/1997	10,000	Residential	INSTALL FOUNDATION STEPS FOR MODULAR HOUSERENOVATIONS
1	97-0304	02/01/1997	12/01/1997	1,200	Residential	ELECTRICAL
2	98-2803	09/10/1998	12/31/1998	250	Residential	REPLACE REMEX WIRING
4	98-3355	10/27/1998	12/31/1998	500	Residential	STORM DAMAGE LIGHTING
3	98-3017	10/02/1998	12/31/1998	1,000	Residential	STORM DAMAGE
11	01-2660	07/27/2001	11/06/2001	18,000	Residential	RENOVATIONS
10	01-2132	05/31/2001	11/06/2001	5,000	Residential	16 SQS BUILTUP
9	01-1040	03/12/2001	11/06/2001	12,000	Residential	RENOVATIONS
5	00-4547	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
12	01-2728	08/17/2001	11/06/2001	8,000	Residential	RENOVATIONS
6	01-0105	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
7	01-0106	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
8	01-0108	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
13	02-1548	06/14/2002	10/09/2002	5,000	Residential	INTERIOR WOOD WORK
15	02-1969	08/14/2002	10/09/2002	2,000	Residential	2-SMOKE DEDECTORS
14	02-2151	08/12/2002	10/09/2002	8,000	Residential	PLUMBING
22	03-3002	08/26/2003	11/17/2003	400	Residential	ELE. FOR A/C 1905
23	03-3003	08/26/2003	11/17/2004	400	Residential	ELE. FOR A/C, 1903

24	03-3001	08/26/2003	11/17/2004	400	Residential	ELE FOR A/C 1909
17	03-2856	08/18/2003	11/17/2004	3,650	Residential	NEW A/C UNIT 1901
18	03-2858	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1905
19	03-2860	08/18/2003	11/17/2004	3,650	Residential	NEW 2-TON FOR 1913
16	03-2630	07/28/2003	11/17/2004	950	Residential	REPLACE SEWER LINE
26	04-1129	04/08/2004	11/17/2004	3,974	Residential	INSTALL SHUTTERS FOR 1911
27	04-1130	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1913
28	04-1131	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1909
29	04-1132	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1901
30	04-1133	04/08/2004	11/17/2004	5,010	Residential	INSTALL SHUTTERS FOR 1903
31	04-1134	04/08/2004	11/17/2004	7,160	Residential	INSTALL SHUTTERS FOR 1907
32	04-1128	04/08/2004	11/17/2004	9,432	Residential	SHUTTERS FOR 1512 DENNIS
33	04-1127	04/08/2004	11/17/2004	8,368	Residential	INSTALL SHUTTERS FOR 1516
21	03-3004	08/25/2003	11/17/2004	400	Residential	ELECTRICAL HEAT
25	03-2857	10/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1903
20	03-2859	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1909
37	05-1161	04/12/2005	07/07/2006	7,000	Residential	install a 10'X14' teds shed
38	05-2252	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1907 VENETIA ST.
39	05-2253	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1911 VENETIA ST.
40	05-2254	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1913 VENETIA ST.
50	06-4210	07/11/2006	11/01/2006	2,300	Residential	INSTALL 1.5 TON A/C
42	05-4332	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULAR HOME 1521 BETHA ST
43	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULA HOUSR FOR 1525 BERTHA ST
53	06-4401	07/21/2006	07/07/2006	1,500	Residential	SEWER CONNECT
47	06-3184	05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC
54	06-4402	07/21/2006	11/01/2006	1,500	Residential	HOOK UP SEWER LINE + WATER METER CAN
51	97-0304	07/11/2006	11/01/2006	2,300	Residential	A/C INSTALL 5 DROPS
48	06-3185	05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC CENTRAL A/C
44	06-4334	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION + MODULAR STEPS
46	06-2898	05/15/2006	07/07/2006	2,300	Residential	HOOK UP SEWER + WATER LINE
52	06-4201	07/11/2006	11/01/2006	2,300	Residential	1.5 TON A/C 5 DROPS
49	06-3186	05/25/2006	07/07/2006	1,700	Residential	200 AMP SVC
45	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION + STEPS
55	06-6823	12/28/2006	02/21/2007	500	Residential	RELOCATE EXISTING 100AMP SERVICE
56	06-6824	12/28/2006	02/21/2007	500	Residential	RELOCATE EXISTING 100 AMP SERVICE FOR 1907 VENETIA ST
58	07-168	04/12/2007	08/16/2007	48,000	Residential	RENOVATE EXISTING 400SF COTTAGE AND ENCLOS EXISTING PORCH ADD CENTAL A/C
57	06-6531	12/28/2006	04/10/2007	20,000	Residential	RAISE EXISTING SFR TO FEMA FLOOD ELEV,8.0 NGVD
59	07-2419	05/17/2007	06/17/2007	3,978	Residential	INSTALL 600 SF OF V-CRIMP ROOFING TO 1907 VENETIA ST
60	07-2511	05/22/2007	06/17/2007	150	Residential	ADD 3 MORE OPENINGS IN PERMIT #07-1856

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	813,619	26,157	247,371	1,087,147	1,087,147	1,087,147	0
2013	828,570	26,922	247,371	1,102,863	1,102,863	1,102,863	0
2012	838,778	26,738	247,371	1,112,887	1,112,887	1,112,887	0
2011	843,519	27,475	494,742	1,365,736	1,365,736	1,365,736	0
2010	852,890	28,211	789,419	1,670,520	1,670,520	1,670,520	0
2009	862,260	28,979	986,774	1,878,013	1,878,013	1,878,013	0
2008	871,633	30,026	986,774	1,888,433	1,888,433	1,888,433	0
2007	883,719	25,473	1,693,250	2,602,442	2,602,442	2,602,442	0
2006	1,006,934	24,187	1,563,000	2,594,121	2,594,121	2,594,121	0
2005	1,205,148	25,062	859,650	2,089,860	2,089,860	2,089,860	0
2004	656,346	26,014	859,650	1,542,010	1,542,010	1,542,010	0
2003	596,678	26,927	416,800	1,040,405	1,040,405	1,040,405	0
2002	616,508	27,956	390,750	1,035,214	1,035,214	1,035,214	0
2001	506,009	28,869	390,750	925,628	925,628	925,628	0
2000	442,464	26,100	325,625	794,189	794,189	794,189	0
1999	489,534	29,848	325,625	845,007	845,007	845,007	0
1998	423,635	26,703	325,625	775,963	775,963	775,963	0
1997	399,298	21,408	273,525	694,231	694,231	694,231	0
1996	288,904	15,913	273,525	578,341	578,341	578,341	0
1995	288,904	16,290	273,525	578,719	578,719	578,719	0
1994	258,369	15,047	273,525	546,941	546,941	546,941	0
1993	257,352	16,382	346,721	620,455	620,455	620,455	0
1992	197,270	18,066	346,721	562,057	562,057	562,057	0
1991	197,270	18,610	346,721	562,600	562,600	562,600	0
1990	26,082	13,492	36,300	75,874	75,874	0	75,874
1989	23,711	12,539	35,090	71,340	71,340	0	71,340
1988	14,466	9,829	26,620	50,915	50,915	0	50,915
1987	14,289	10,039	18,513	42,841	42,841	0	42,841
1986	14,370	10,271	17,485	42,126	42,126	0	42,126
1985	9,596	0	17,651	27,247	27,247	0	27,247
1984	8,976	0	17,651	26,627	26,627	0	26,627
1983	8,976	0	17,651	26,627	26,627	0	26,627
1982	9,150	0	11,655	20,805	20,805	0	20,805

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/1/1990	1138 / 1952	795,000	WD	Q

This page has been visited 192,672 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

RECEIVER SITE

Verification
and
Authorization
Forms



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

**City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com**

Signature Page and Verification Form for Receiver Site

I (We), Richard J. McChesney, being duly sworn, depose and say

Name of Owner(s) or Agent

that I am the (check one) _____ Owner(s) or Authorized Agent of owner(s) of the real property which is the subject matter of this Application and located at 716 Duval Street, Rear, Key West Florida and having RE # 00016120-000000. All of the answers to the above questions, drawings, plans and any other attached data to this Application are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Richard J. McChesney

Signature of Owner/Authorized Agent

4-24-15

Date

Richard McChesney

Print Name

Attorney/Agent

Designation

Subscribed and sworn to (or affirmed) before me on this day 24 of April 2015 by Richard McChesney. He/She is personally known to me OR has presented _____ as identification.

Madison Fallon

Signature and Seal of Notary Public



Name of Acknowledger typed, printed or stamped

Commission Number and Expiration Date



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

**City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com**

Agency Authorization Form for Owner of Receiver Site

This form **MUST** be completed if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

I (We), C. Todd Kemp, Trustee of the C. Todd Kemp Living Trust, owner(s) of property located at 716 Duval Street, Rear, Key West, Florida and having

RE# 00016120-000000, hereby authorize:

Richard McChesney, of _____,
Name of Agent Name and Address of Company or Address of Agent

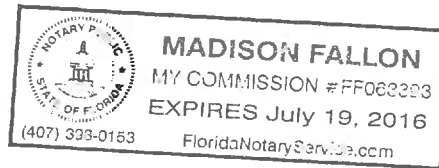
to represent me/us and act as agent in all matters regarding the processing of this application for the:
"Transfer of Transient Units and/or Licenses"

C Todd Kemp _____ Date 4-24-15
Signature of Owner

C Todd Kemp _____ Designation
Print Name

Subscribed and sworn to (or affirmed) before me on this day 24 of April 2015 by C. Todd Kemp. He/She is personally known to me OR has presented _____ as identification.

Madison Fallon _____
Notary's Signature and Seal

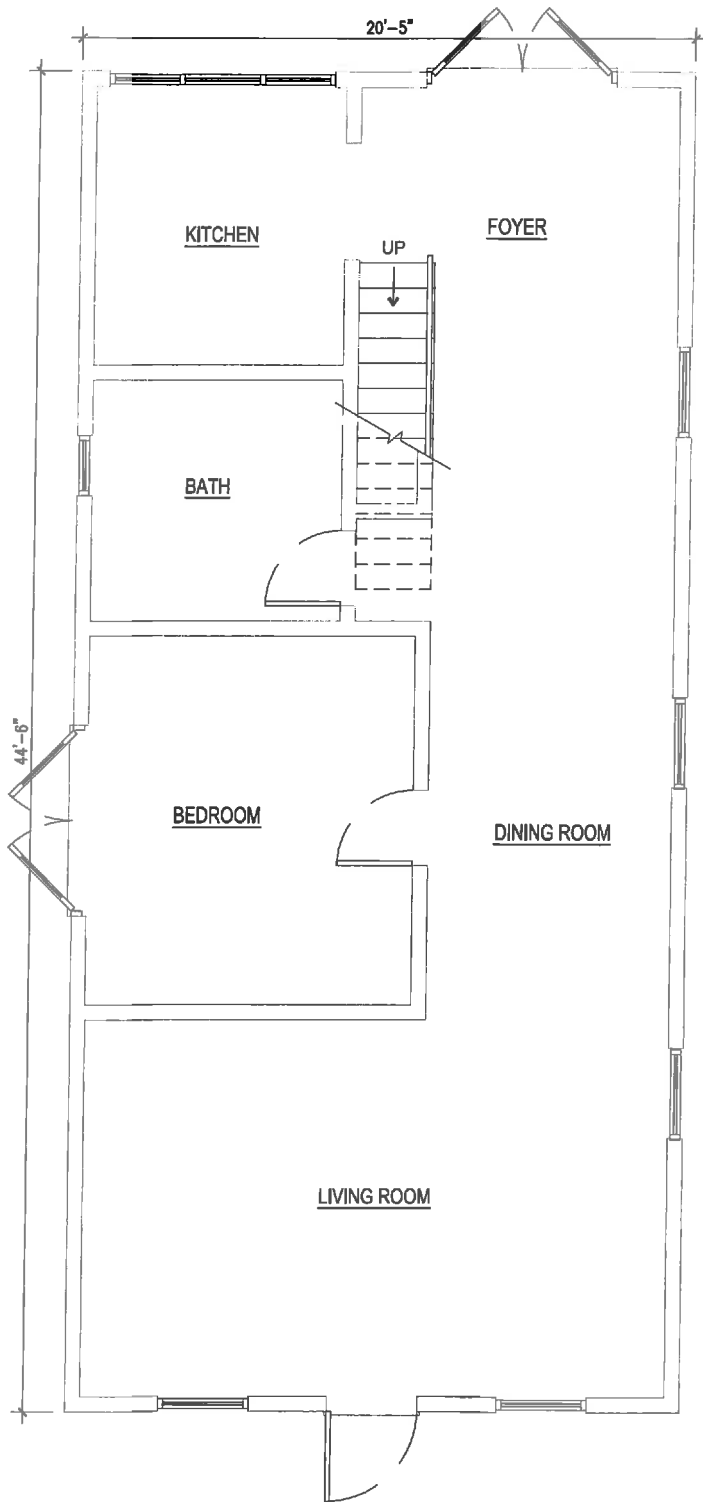


Name of Acknowledger typed, printed or stamped

Commission Number and Expiration Date

Survey

Site Plans

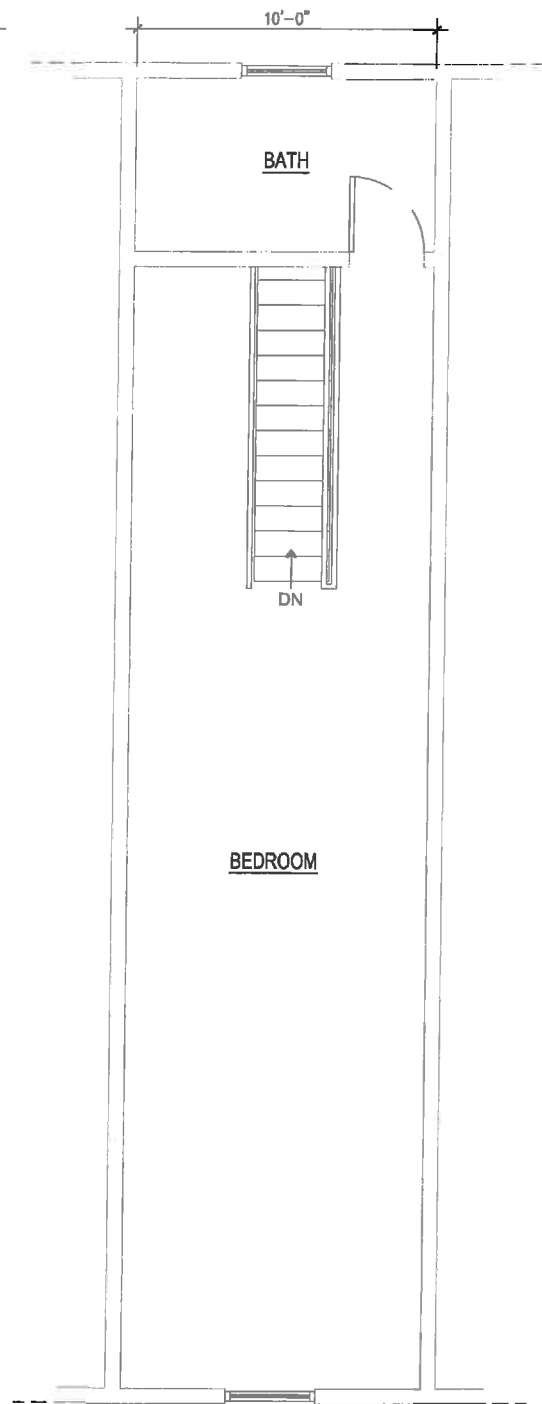


FIRST FLOOR

SCALE: 1/4" = 1'-0"

716 DUVAL STREET

ISSUED FOR CLIENT REVIEW: APRIL 23, 2015
 ISSUED FOR CLIENT USE: APRIL 24, 2015



SECOND FLOOR

SCALE: 1/4" = 1'-0"

Warranty Deed

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE15-003
RECORDING FEE: \$27.00
DOCUMENTARY STAMPS PAID: \$4,907.00

02/13/2015 12:16PM
DEED DOC STAMP CL: Krys \$4,907.00

Doc# 2015806
BKN 2724 Pg# 1882

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 6th day of February, 2015, between DANIEL K. GILL, JR., a married man, joined by his spouse, ISABELLE F. SIXTUS, whose address is P.O. Box 5205, Key West, FL 33045 (hereinafter collectively referred to as 'Grantor'), and BRIAN K. BOYER, AS TRUSTEE OF THE BRIAN K. BOYER LIVING TRUST U/A/D 6/2/2004, AS TO AN UNDIVIDED 50% INTEREST; and, C. TODD KEMP, AS TRUSTEE OF THE C. TODD KEMP LIVING TRUST U/A/D 6/2/2004, A/K/A THE C. TODD KEMP LIVING TRUST, U/A/D 6/2/2004, AS TO AN UNDIVIDED 50% INTEREST, whose address is P.O. Box 527, Key West, FL 33041 (hereinafter collectively referred to as "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 SEVEN HUNDRED ONE THOUSAND & 00/100^{ths} DOLLARS (\$701,000.00) and other good and valuable consideration 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, with the street address 716 Duval Street, Rear, Key West, FL 33040, and more particularly described as:

ON THE ISLAND OF KEY WEST AND IS A PART OF LOT 3 OF SQUARE 3 OF SIMONTON AND WALL'S ADDITION TO THE CITY OF KEY WEST. COMMENCING AT A POINT ON THE SOUTHWEST SIDE OF DUVAL STREET DISTANT ONE HUNDRED EIGHTY-NINE (189) FEET FOUR (4) INCHES FROM THE NORTHWEST CORNER OF DUVAL AND PETRONIA STREETS AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT THREE (3) ONE HUNDRED (100) FEET FROM THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION NINETY-SEVEN (97) FEET NINE (9) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION TWENTY-NINE (29) FEET AND SIX (6) INCHES TO A TEN (10) FOOT ALLEY-WAY; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG SAID ALLEY-WAY NINETY-SEVEN (97) FEET AND NINE (9) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION TWENTY-NINE (29) FEET AND SIX (6) INCHES TO THE POINT OF BEGINNING.

PARCEL 1: LESS AND EXCEPT

ON THE ISLAND OF KEY WEST AND BEING PART OF LOT 3, IN SQUARE 3, SIMONTON AND WALL'S ADDITION TO KEY WEST RECORDED IN DEED BOOK "E" AT PAGE 245 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; COMMENCING AT A POINT ON THE SOUTHWEST SIDE OF DUVAL STREET DISTANT 159.83 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF DUVAL AND PETRONIA STREETS; THENCE SOUTHWESTERLY AT A RIGHT ANGLE 131.45 FEET TO A POINT

ON THE NORTHEASTERLY FACE OF A FRAME STRUCTURE AND THE POINT OF BEGINNING; THENCE CONTINUE THE SAME COURSE THROUGH THE STRUCTURE 53.3 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF THE SAID STRUCTURE THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY FACE 1.40 FEET TO A CORNER; THENCE NORTHEASTERLY ALONG THE

NORTHWESTERLY FACE 16.9 FEET TO A CORNER; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY FACE 0.30 FEET TO A CORNER; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY FACE 36.4 FEET TO A CORNER THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY FACE 0.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2: AND ALSO

ON THE ISLAND OF KEY WEST AND BEING PART OF LOT 3 , IN SQUARE 3, SIMONTON AND WALL'S ADDITION TO KEY WEST RECORDED IN DEED BOOK "E" AT PAGE 245 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; COMMENCING AT A POINT ON THE SOUTHWEST SIDE OF DUVAL STREET DISTANT 159.83 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF DUVAL AND PETRONIA STREETS; THENCE SOUTHWESTERLY AT A RIGHT ANGLE 187.75 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE NORTHEASTERLY FACE OF A FRAME SHED; THENCE CONTINUE 9.10 FEET TO A POINT ON THE SOUTHWEST FACE OF THE SHED; THENCE SOUTHWESTERLY AT A RIGHT ANGLE 5.50 FEET TO A POINT; THENCE NORTHEASTERLY AT A RIGHT ANGLE ALONG THE SOUTHWESTERLY FACE OF THE SHED 9.10 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY FACE 5.5 FEET BACK TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00016120-000000; ALTERNATE KEY ("AK") NO.: 1016501

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

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.

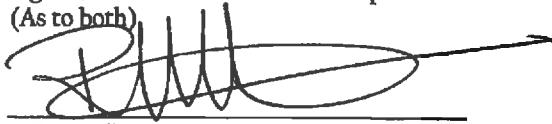
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and

(Balance of this page intentionally left blank)

that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and those items listed above.

In Witness Whereof, Grantors have hereunto set their hands and seals the day and year first above written.

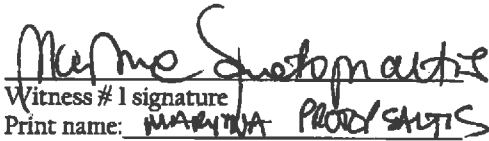
Signed, sealed and delivered in our presence:
(As to both)



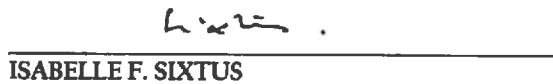
Witness # 1 signature
Print name: RICHARD M KLITENICK



DANIEL K. GILL, JR.



Witness # 1 signature
Print name: MARJORIE PROBST SIXTUS



ISABELLE F. SIXTUS

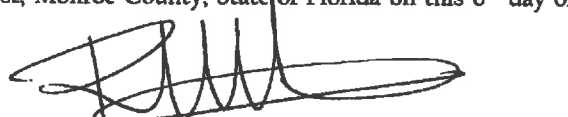
STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements DANIEL K. GILL, JR. & ISABELLE F. SIXTUS, who are personally known to me; or, who produced N/A, as identification, to be the same persons who are the named Grantors described in the foregoing Warranty Deed, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and Official Seal at Key West, Monroe County, State of Florida on this 6th day of February, 2015.

(STAMP/SEAL)




Notary Public-State of FL
Commission Expires: 11.11.16

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305)
852-7130

**Property Record Card -
Maps are now launching the new map application version.**

Alternate Key: 1016501 Parcel ID: 00016120-000000

Ownership Details

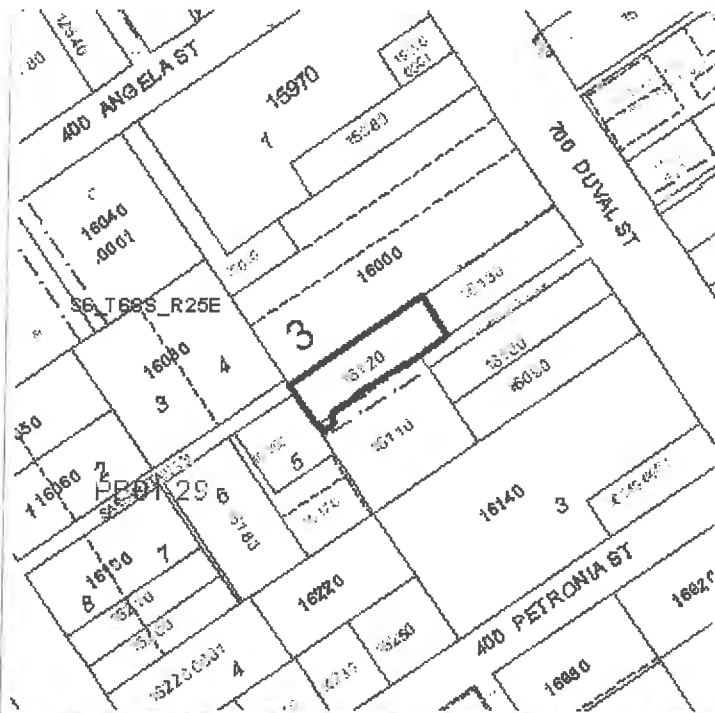
Mailing Address:
BOYER BRIAN K LIVING TRUST 6/2/2004
PO BOX 527
KEY WEST, FL 33041-0527

All Owners:
BOYER BRIAN K LIVING TRUST 6/2/2004, KEMP C TODD
LIVING TRUST 6/2/2004

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 716 DUVAL ST REAR: KEY WEST
Legal Description: KW PT LOT 3 SQR 3 TR 4 G41-90/92 B4-385 ORDERS OF CHAMBERS OF CO JUDGE I-223 OR535-10
OR785-1753-1754E OR848-2055 OR848-2056/57 OR1159-974R/S OR1169-426 OR1474-2031 OR1474-2034
OR1474-2037/39 OR2724-1882/84

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	30	98	2,884.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 900
Year Built: 1933

Building 1 Details

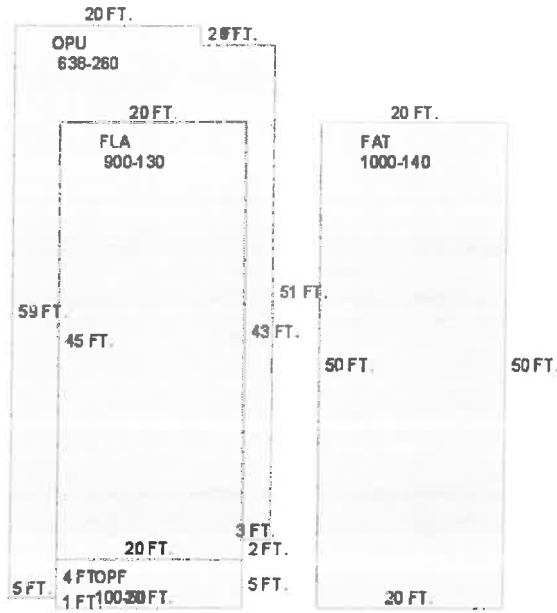
Building Type R1	Condition A	Quality Grade 450
Effective Age 16	Perimeter 130	Depreciation % 18
Year Built 1933	Special Arch 0	Grnd Floor Area 900
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	900
2	<u>OPU</u>	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	638
3	<u>OPF</u>	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	100
4	<u>FAT</u>	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	1,000

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	180 SF	30	6	2014	2015	2	30
1	PO4:RES POOL	165 SF	0	0	1992	1993	5	50
2	PT5:TILE PATIO	645 SF	0	0	1992	1993	4	50
3	FN2:FENCES	180 SF	30	6	1990	1991	2	30
5	FN2:FENCES	588 SF	98	6	1992	1993	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount Description	Notes
------	--------	-------------	----------------	--------------------	-------

	13-00003096	08/15/2013	02/27/2015	4,000	Residential	INSTALL 30LF 6' HI FENCE CLOSED PICKET ON BOTH SIDES.
1	00-1855	07/02/2000	11/02/2000	3,000	Residential	ROTTEN SIDING REPAIR
2	07-4976	11/07/2007	12/13/2009	5,600	Residential	INSTALL 14 SQS V-CRIMP ROOFING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	130,009	16,339	341,177	487,525	299,747	25,000	274,747
2013	131,556	16,809	294,777	443,142	295,317	25,000	270,317
2012	134,652	17,278	141,930	293,860	290,381	25,000	265,381
2011	134,652	17,747	129,524	281,923	281,923	25,000	256,923
2010	136,200	18,380	142,916	297,496	297,496	25,000	272,496
2009	142,867	19,065	214,486	376,418	376,418	25,000	351,418
2008	132,971	19,740	536,679	689,390	689,390	0	689,390
2007	215,228	17,309	675,675	908,212	908,212	0	908,212
2006	282,399	17,951	366,795	667,145	667,145	0	667,145
2005	264,783	18,538	289,575	572,896	572,896	0	572,896
2004	214,951	19,140	270,270	504,362	504,362	0	504,362
2003	227,848	19,780	96,525	344,154	344,154	0	344,154
2002	220,567	20,368	96,525	337,460	337,460	0	337,460
2001	204,229	20,968	96,525	321,722	321,722	0	321,722
2000	178,863	24,969	65,637	269,469	269,469	0	269,469
1999	151,877	21,758	65,637	239,272	239,272	0	239,272
1998	128,656	18,913	65,637	213,206	213,206	0	213,206
1997	112,966	17,051	57,915	187,933	187,933	0	187,933
1996	77,194	11,933	57,915	147,042	145,429	25,000	120,429
1995	77,194	12,224	57,915	147,332	141,882	25,000	116,882
1994	69,035	11,202	57,915	138,152	138,152	25,000	113,152
1993	69,035	723	57,915	127,673	127,673	25,000	102,673
1992	69,035	756	57,915	127,706	127,706	25,000	102,706
1991	37,699	217	57,915	95,831	95,831	25,000	70,831
1990	23,999	230	51,158	75,387	75,387	25,000	50,387
1989	21,817	218	50,193	72,228	72,228	25,000	47,228
1988	17,792	158	44,402	62,352	62,352	25,000	37,352
1987	17,565	0	28,958	46,523	46,523	25,000	21,523
1986	17,663	0	27,799	45,462	45,462	25,000	20,462
1985	17,108	0	20,849	37,957	37,957	25,000	12,957
1984	15,946	0	20,849	36,795	36,795	25,000	11,795

1983	15,946	0	12,995	28,941	28,941	25,000	3,941
1982	16,273	0	12,995	29,268	29,268	25,000	4,268

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/6/2015	2724 / 1882	701,000	WD	02
8/1/1997	1474 / 2037	320,000	WD	Q
2/1/1991	1159 / 974	80,000	WD	U
2/1/1973	785 / 1753	7,000	00	Q

This page has been visited 192,656 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176