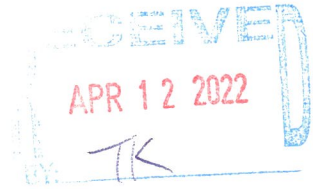


Application



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

VIA HAND DELIVERY

April 1, 2022

Katie Halloran, Planning Director
City of Key West
1300 White Street
Key West, Florida 33040

Re: Application for Transient License and Unit Transfer to
514 Louisa Street, Key West, Florida 33040:

Dear Ms. Halloran:

Enclosed please find the Application for Transfer of Transient Unit and License on behalf of this firm's client, James F. Brown ("Owner"), for the transfer of one (1) transient unit and license to the real property located at 514 Louisa Street, Key West, Florida 33040 (the "Property"). This Application proposes to transfer one (1) unassigned transient license pursuant to Planning Board Resolution 2015-23, commonly known as a "Hyatt License." On behalf of James F. Brown, I am submitting the enclosed Application for Transient License and Unit Transfer ("Application").

Currently, the Property consists of a single-family home. The Owner is proposing to transfer the Hyatt License and to utilize the home as a transient rental property.

The supporting documentation accompanying the Application includes:

- a. A copy of the current transient license,
- b. Planning Resolution No, 2015-23;
- c. The legal description of the sender site;
- d. A copy of the recorded deed for the sender site;
- e. A copy of the most recent survey and elevation certificate; and
- f. A copy of the proposed site plan for the sender site.

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Gregory S. Oropeza

Enclosures as stated



Application for Transfer of Transient Unit and License

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application in its entirety accompanied by a check for **\$4,830.25** made out to the City of Key West. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department located at **1300 White Street, Key West, FL 33040**. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

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

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

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

A. Fill in the following information.

Sender Site

Address of Site

License is currently unassigned

RE# _____

Name(s) of Owner(s):

Name of Agent or Person to Contact:

Gregory Oropeza, Oropeza Stones & Cardenas

Address: 221 Simonton Street

Key West, FL 33040

Telephone (305) 294-0252

Email greg@oropezastonescardenas.com

Receiver Site

Address of Site

514 Louisa Street, Key West, FL 33040

RE# 00028880-000000

Name(s) of Owner(s):

James F. Brown

Name of Agent or Person to Contact:

Gregory Oropeza, Oropeza Stones & Cardenas

Address: 221 Simonton Street

Key West, FL 33040

Telephone (305) 294-0252

Email greg@oropezastonescardenas.com

For Sender Site:

"Local name" of property N/A Zoning district N/A

Legal description N/A. The license is unassigned. See attached Planning Resolution attached as Exhibit B.

Current use: N/A. The license is unassigned.

Number of existing transient units: 1

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

What is being removed from the sender site? N/A. The license is unassigned.

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

For Receiver Site:

"Local name" of property 514 Louisa Street, Key West, FL 33040 Zoning district HRCC3

Legal description See Legal Description of Receiver Site attached hereto as Exhibit A.

Current use Residential Home

Size of site: 1,339 Sq. Ft. Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1

Existing non-residential floor area 0

What will be transferred to the receiver site? 1 Transient License/Unit

What are your plans for the receiver site? Transient rentals.

Sender 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 N/A. The license is unassigned.
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA __YES __NO
D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

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

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME James F. Brown

2. NAME _____

ADDRESS 5211 Auth Road, Ste. 204
Suitland, MD 20746

ADDRESS _____

TELEPHONE(1) _____

TELEPHONE(1) _____

(2) c/o Gregory S. Oropeza, Esq.,
305-294-0252

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____

B. STATE/COUNTRY OF INCORPORATION _____

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA __YES __NO

D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS

Sender Site

1. Current survey N/A.
2. Current floor plans N/A.
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 N/A.
5. If property is mortgaged, a letter from the mortgagee consenting to the
transfer of the transient licenses and the proposed disposition of the property N/A.
6. Proposed site plan if changed for future use N/A.
7. Proposed floor plans if changed for future use N/A.
8. Detailed description of how use of transient rental units will be extinguished. N/A.
9. Other Planning Resolution.

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s). N/A.
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.) N/A.
6. Proposed site plan if changed for future use N/A.
7. Proposed floor plans if changed for future use N/A.
8. Other Exhibit A- Legal Description of Receiver Site

***~ NOTE: The above items constitute one (1) complete application package.
Two(2) signed & sealed surveys and site plans are required ~***



**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, James F. Brown _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Gregory S. Oropeza _____
Please Print Name of Representative

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

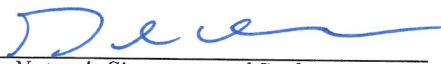

Signature of Owner

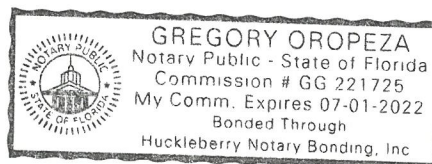
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 3-10-2022
Date

by James F. Brown _____
Name of Owner

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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 BROWN, JAMES F

Location Addr UNASSIGNED

Lic NBR/Class LIC2021-000575 PROPERTY RENTAL

Issued Date 7/15/2021

Expiration Date: September 30, 2021

TRANSIENT UNASSIGNED

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions:

BROWN, JAMES F
603 A MAID MARION RD

This document must be prominently displayed.

ANNAPOLIS, MD 21095

BROWN, JAMES F

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
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ANNAPOLIS, MD 21095

This document must be prominently displayed.

BROWN, JAMES F



Cash Register Receipt
City of Key West

Receipt Number
R42568

DESCRIPTION	ACCOUNT	QTY	PAID
LicenseTRAK			\$32.40
LIC2021-000575 Address: UNASSIGNED APN: -			\$32.40
			\$32.40
BTR TRANSFER FEE			\$3.00
TRANSIENT RESIDENTIAL			\$29.40
TOTAL FEES PAID BY RECEIPT: R42568			\$32.40

Date Paid: Thursday, July 15, 2021

Paid By: OROPEZA, GREGORY S

Cashier: JLM

Pay Method: CHECK 3883

Receiver Site

Licenses

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name BROWN, JAMES F

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City of Key West

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Date Paid: Thursday, July 15, 2021

Paid By: OROPEZA, GREGORY S

Cashier: JLM

Pay Method: CHECK 3883

Ukg'Rnc p

Receiver Site
Current Site Plans

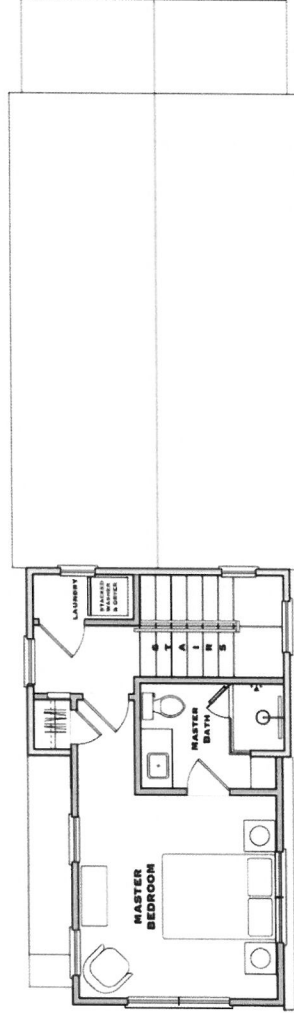
(R/W varies)
Louisa St.
(aka Wilson Street)

Edge of Pavement

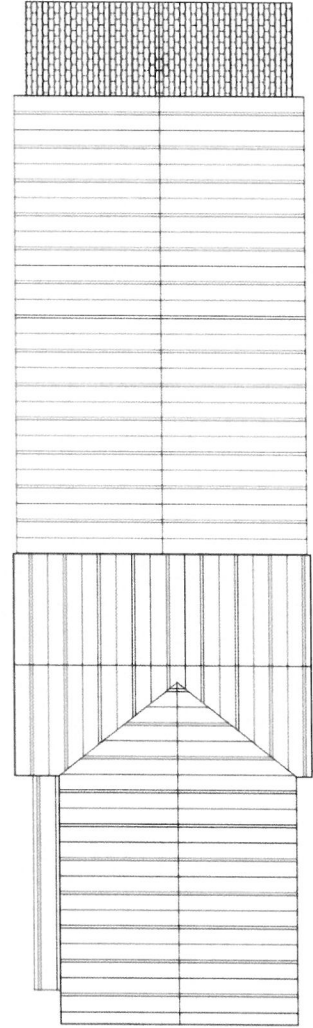


SQUARE FOOT TOTALS				
	HOUSE CONDITIONED	PORCH & DECK	POOL	
1ST FLOOR	805 sq. ft.	199 sq. ft.	106 sq. ft.	
2ND FLOOR	382 sq. ft.	-	-	
TOTAL	1,187 sq. ft.	199 sq. ft.	106 sq. ft.	

1 SITE & FIRST FLOOR PLAN
A1.1 SCALE 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A1.1 SCALE 1/8" = 1'-0"



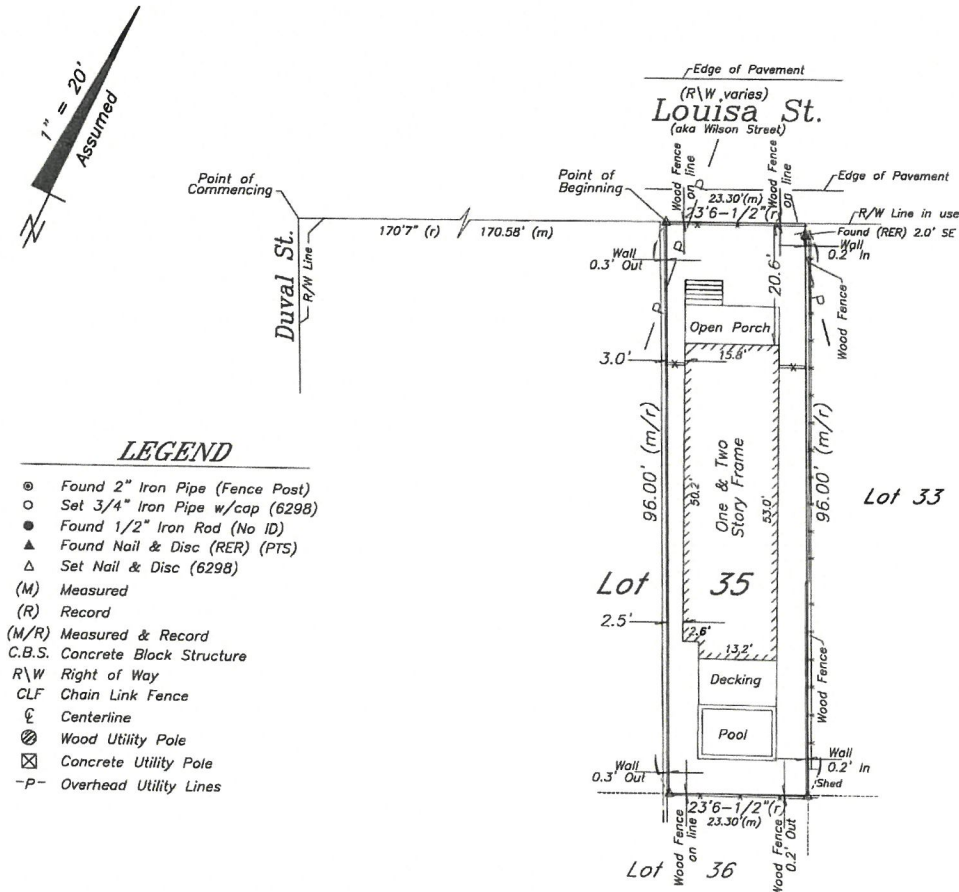
3 ROOF PLAN
A1.1 SCALE 1/8" = 1'-0"



Boundary Survey

Receiver Site
Current Survey

$1'' = 20'$
Assumed



- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (RER) (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- ⊗ Wood Utility Pole
- ☒ Concrete Utility Pole
- P- Overhead Utility Lines

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 514 Louisa Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 29, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West in Tract Eleven and is part of Square Eight of said Tract Eleven, according to W.A. Whitehead's map of said Island but better known as the East One-Half (1/2) of Lot Thirty-Five (35) of D.F. Sweeney's Diagram of said Square Eight in said Tract Eleven, said Diagram being recorded in Book L, Deeds, Page 215 of Monroe County Records. Commencing at a point on Wilson St. distant from the corner of Duval and said Wilson St, One Hundred and Seventy-Foot (170) and Seven inches (7 in.) and running thence in a N. East Direction Twenty-Three feet (23) and Six and One-Half inches (6 1/2); thence at right angles in a South East direction Ninety-Six Feet (96); thence at right angles in a South West direction Twenty-Three (23) feet and Six and one-half inches (6 1/2); thence at right angles in a North West direction, Ninety-Six (96) back to place of beginning.

BOUNDARY SURVEY FOR: Bryan Whitmore;
Oropeza Stones & Cardenas;
Old Republic National Title Insurance Company;

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

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

THIS SURVEY
IS NOT
ASSIGNABLE

Professional Surveyor & Mapper
PSM #6298

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

Deed

Receiver Site
Last Recorded Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 22-149
Consideration: \$1,875,000.00

Parcel Identification No. 00028880-000000

[Space Above This Line For Recording Data]

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

This Indenture made this 10 day of March, 2022 between 1008 South LLC, a Florida limited liability company whose post office address is 702 Commercial St , Suite 3A, Emporia, KS 66801 of the County of Lyon, State of Kansas, grantor*, and James F. Brown, a single man whose post office address is 5211 Auth Road, Ste. 204, Suitland, MD 20746 of the County of Prince Georges, State of Maryland, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West, Monroe County, Florida, in Tract Eleven and is part of Square Eight of said Tract Eleven, according to W.A. Whitehead's map of said island but better known as the East One-Half (1/2) of Lot Thirty-Five (35) of D.F. Sweeny's Diagram of said Square Eight in said Tract Eleven, said Diagram being recorded in Deed Book L, Page 215 Public Records of Monroe County, Florida: Commencing at a point on Wilson St. distant from the corner of Duval and said Wilson St, One Hundred and Seventy-Feet (170) and Seven inches (7 in.) and running thence in a N. East Direction Twenty-Three feet (23) and Six and One-Half inches (6 1/2); thence at right angles in a South East direction Ninety-Six Feet (96); thence at right angles in a South West direction Twenty-Three (23) feet and Six and one-half inches (6 1/2); thence at right angles in a North West direction, Ninety-Six (96) back to place of beginning.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

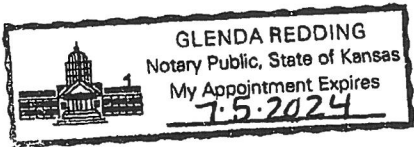
Glenda Redding
Witness Name: Glenda Redding
Breanna Redding
Witness Name: Breanna Redding

1008 South LLC, a Florida limited liability company
By: [Signature]
Bryan Whitmore, Manager

State of Kansas
County of Lyon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of March, 2022 by Bryan Whitmore, Manager of 1008 South LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Glenda Redding
Notary Public
Printed Name: Glenda Redding
My Commission Expires: 7-5-2024

Receiver Site
Legal Description

Exhibit A

On the Island of Key West, Monroe County, Florida, in Tract Eleven and is part of Square Eight of said Tract Eleven, according to W.A. Whitehead's map of said island but better known as the East One-Half (1/2) of Lot Thirty-Five (35) of D.F. Sweeny's Diagram of said Square Eight in said Tract Eleven, said Diagram being recorded in Deed Book L, Page 215 Public Records of Monroe County, Florida: Commencing at a point on Wilson St. distant from the corner of Duval and said Wilson St, One Hundred and Seventy-Feet (170) and Seven inches (7 in.) and running thence in a N. East Direction Twenty-Three feet (23) and Six and One-Half inches (6 1/2); thence at right angles in a South East direction Ninety-Six Feet (96); thence at right angles in a South West direction Twenty-Three (23) feet and Six and one-half inches (6 1/2); thence at right angles in a North West direction, Ninety-Six (96) back to place of beginning.

Parcel Identification Number:

Sender Site Exhibit B
Planning Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-23**

A RESOLUTION OF THE KEY WEST PLANNING BOARD DISSOLVING PREVIOUSLY-ADOPTED RESOLUTION NO. 2005-040, WHICH APPROVED A TRANSFER OF TWO (2) FULL-SIZE TRANSIENT UNITS FROM 914 FRANCES STREET (RE # 00020900-000000; AK # 1021644) TO 3591 SOUTH ROOSEVELT BOULEVARD (RE # 00054350-000000; AK # 1054968) FOR TWO (2) NON-TRANSIENT UNITS, AND RESOLUTION NO. 2006-019, WHICH APPROVED A TRANSFER OF ONE (1) FULL-SIZE TRANSIENT UNIT FROM 914 FRANCES STREET TO 3591 SOUTH ROOSEVELT BOULEVARD FOR ONE (1) NON-TRANSIENT UNIT, AND SUBSTITUTING IN ITS PLACE RECOGNITION OF THREE (3) TRANSIENT UNITS WITH LICENSES AS UNASSIGNED TO ANY SENDER SITE PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Planning Board Resolution Nos. 2005-040 and 2006-019 approved the transfer of a total of three (3) full-size transient units from 914 Frances Street to 3591 South Roosevelt Boulevard to be converted into three (3) non-transient market-rate units; and

WHEREAS, the purpose for the transfer was to construct non-transient residential units for a major development plan approved through City Commission Resolution No. 05-342; and

WHEREAS, the development approvals for that project have expired; and

WHEREAS, the applicant wishes to divest himself of the transferred transient units to a second party; and

WHEREAS, the units shall be held as unassigned to any sender site until such time as a transient transfer is approved pursuant to Code Chapter 122, Article V, Division 6; and

 Vice Chair
 Planning Director

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 herein.

Section 2. That Planning Board Resolution Nos. 2005-040 and 2006-019 are hereby dissolved.

Section 3. That a transfer of transient units and associated business tax receipts, pursuant to Code Chapter 122, Article V, Division 6, is hereby granted as follows: Allowing a transfer of three (3) transient units and associated business tax receipts from property located at 3591 South Roosevelt Boulevard (RE # 00054350-000000; AK # 1054968) to a status of unassigned to any particular sender site with the following conditions:

1. The future development of the three (3) transient units shall not exceed three (3) bedrooms.
2. The three (3) unassigned transient units shall be subject to a transient transfer approval pursuant to Code Chapter 122, Article V, Division 6.

Section 4. This resolution shall not constitute a finding as to ownership or right to possession of real property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting any real property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the City Clerk.

Section 6. 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

 Vice Chair
 Planning Director

period has expired, this development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this development order is not effective for 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 45-day review period the DEO can appeal the development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the development order until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of May, 2015.

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


Sam Holland, Vice Planning Board Chair

6/17/15
Date

Attest:


Thaddeus Cohen, Planning Director

6/22/15
Date


Filed with the Clerk:


Cheryl Smith, City Clerk

6-23-15
Date

 Vice Chair
 Planning Director

TRANSFERABLE TRANSIENT ROGO EXEMPTIONS TRANSFER AGREEMENT


THIS INDENTURE is made as of this 27th day of April, 2016, by and between **HYATT & HYATT, INC.** a Florida corporation ("Grantor"), with an address of 3591 South Roosevelt Boulevard, Key West, Florida 33040 in favor of **MAXIMUS PROPERTIES, LLC.**, a Florida limited liability company (hereinafter referred to as "Grantee"), with an address of 727 Washington Street, Key West, Florida 33040 ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits). 

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, convey and confirm unto Grantee all of Grantor's right, title and interest in and to those certain six (6) market rate Transferable Transient ROGO Exemptions ("TRES") identified by the City of Key West Florida under license number 16-00021490 (three unassigned units) and 16-00024628 (three unassigned units) and further defined by the City of Key West Planning Board Resolutions number 2005-040 & 2006-019 (a copy of which is an exhibit to this Agreement) together with Grantor's rights to transfer the TRES to another site, and any and all claims of Grantor with respect thereto and together with all right, title and interest of Grantor in and to any and all extensions and renewals of any of the foregoing.

TO HAVE AND TO HOLD, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described TRES unto the said Grantee against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the Grantor has signed and sealed this Indenture as of the date first above written.

WITNESS:

Janel K. Jeselskis
Name:
[Signature]
Name

Hyatt & Hyatt, Inc., a Florida corporation

By: [Signature]
Name: Mark B. Hyatt
Title: President

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 27th day of April, 2016 by Mark B. Hyatt, as President of Hyatt & Hyatt, Inc., a Florida corporation, who is personally known to me or who provided a Driver's License as identification, and who did take an oath.

[seal]



JANEL K. JESELSKIS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF057279
Expires 9/25/2017

Janel K. Jeselskis
Notary Public - State of Florida
Printed Name: Janel K. Jeselskis

[Signature]



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

(Where Authorized Representative is an individual)

I, Gregory S. Oropeza, 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:

514 Louisa Street, Key West, FL 33040

Street address of subject property

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

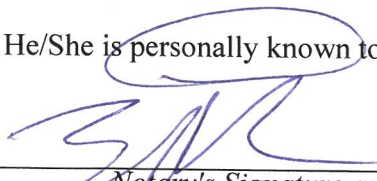
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/30/22 by
date

Gregory S. Oropeza
Name of Authorized Representative

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



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 00028880-000000
Account# 1029661
Property ID 1029661
Millage Group 10KW
Location 514 LOUISA St, KEY WEST
Address
Legal KW PT LOT 35 SQR 8 TR 11 G11-34 OR494-631 OR2073-906 OR2921-1149 OR2921-1151 OR3144-0517 OR3161-1225
Description (Note: Not to be used on legal documents.)
Neighborhood 6108
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

BROWN JAMES F
 5211 Auth Rd
 Ste 204
 Suitland MD 20746

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$26,436	\$26,884	\$27,332	\$17,120
+ Market Misc Value	\$0	\$0	\$618	\$618
+ Market Land Value	\$469,538	\$465,944	\$491,098	\$436,485
= Just Market Value	\$495,974	\$492,828	\$519,048	\$454,223
= Total Assessed Value	\$495,974	\$492,828	\$519,048	\$445,535
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$495,974	\$492,828	\$519,048	\$454,223

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,260.00	Square Foot	0	0

Buildings

Building ID 2223
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1339
Finished Sq Ft 1227
Stories 2 Floor
Condition EXCELLENT
Perimeter 154
Functional Obs 0
Economic Obs 0
Depreciation % 1
Interior Walls DRYWALL

Exterior Walls CUSTOM
Year Built 1933
EffectiveYearBuilt 2020
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED
Bedrooms 3
Full Bathrooms 1
Half Bathrooms 1
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	112	0	46
FLA	FLOOR LIV AREA	1,227	1,227	281
TOTAL		1,339	1,227	327

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	2021	2022	1	110 SF	4
RES POOL	2021	2022	1	114 SF	3
FENCES	2021	2022	1	96 SF	2
BRICK PATIO	2021	2022	1	169 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/10/2022	\$1,875,000	Warranty Deed	2366133	3161	1225	01 - Qualified	Improved
12/14/2021	\$1,600,000	Warranty Deed	2353559	3144	0517	01 - Qualified	Improved
8/6/2018	\$549,000	Warranty Deed	2181903	2921	1151	03 - Qualified	Improved

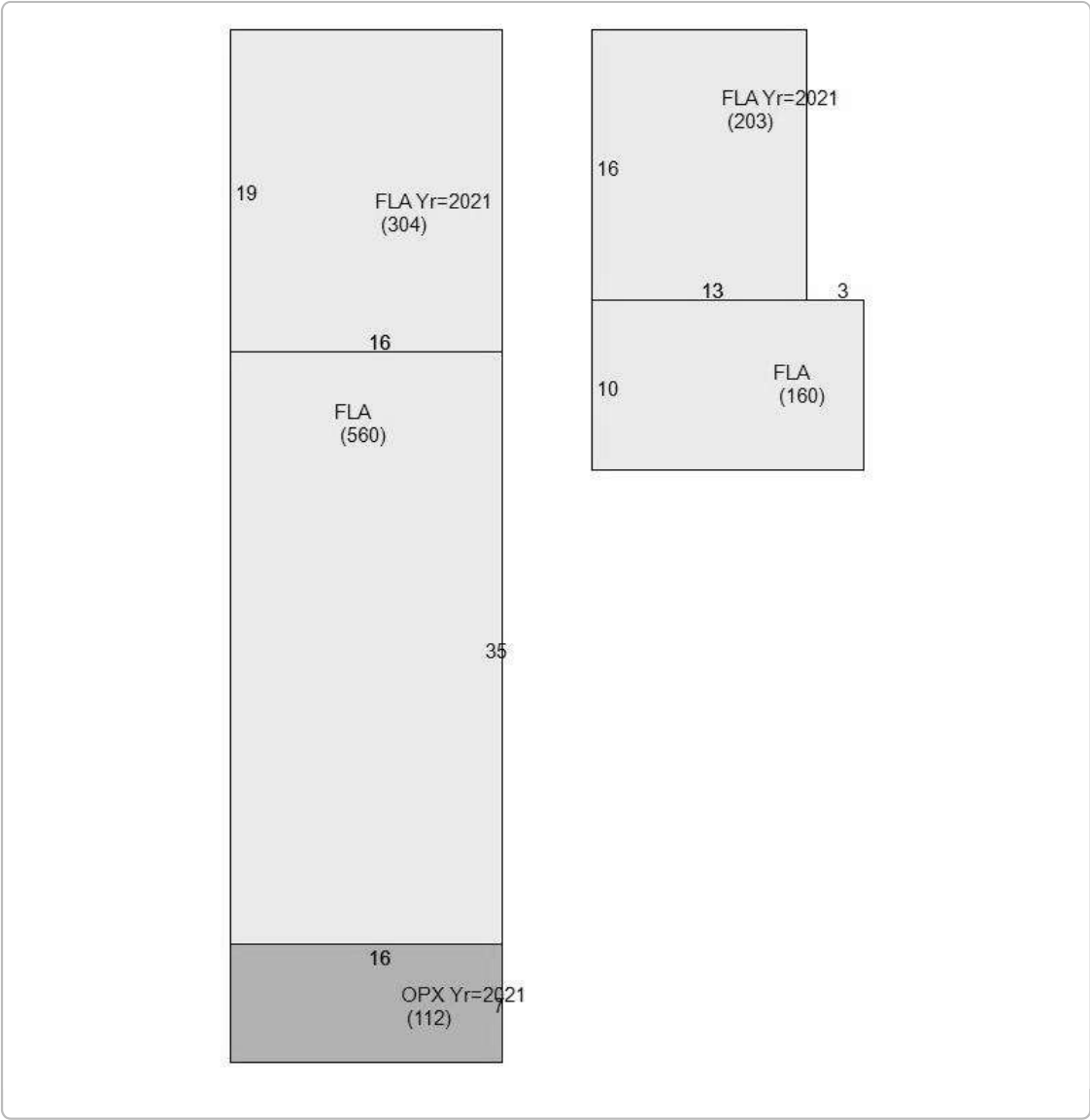
Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
21-0984	1/18/2022	12/10/2021	\$0	Residential	Installation of interior fire sprinkler system. 14 heads, 1" backflow device, flow switch and control valve with tamper.
20-3278	5/10/2021	12/13/2021	\$0	Residential	Replace 12.5SQ 5V on main, 1SQ Metal Shingles on porch. Remove 12.5SQ existing 5v-Crimp metal roofing on main roof and replace with new 5V. Install 1SQ Berridge Metal Shingles on porch roof.
21-0164	5/10/2021	12/14/2021	\$0	Residential	re rough in and trim out of 3 toilets, 1 shower, 1 tub, 4 lavatories, 1 kitchen sink, 1 washer box, and 1 water heater
21-0486	5/10/2021	11/23/2021	\$0	Residential	to install a multi zone mitsubishi minisplit ***
21-0650	5/10/2021	12/9/2021	\$2,350	Residential	Install 24LF of 4Ft. white picket fence with one 3ft. gate.
19-1269	11/25/2019	12/14/2021	\$186,250	Residential	Renovation of existing back residence and new pool (separate permit) & deck at rear of yard. (including new kitchen, 2 bathrooms, windows, shutters, siding as needed.
19-1270	11/25/2019		\$0	Residential	new pool as per plans. **NOC REQUIRED**JYD
19-1286	11/25/2019	11/24/2021	\$20,000	Residential	Install wiring for house renovation lights, switches, and outlets per plans. Install new 200 amp service. **NOC REQUIRED
18-1144	4/1/2019	11/13/2019	\$1,800	Residential	INT DEMO OF FINISHES

View Tax Info

[View Taxes for this Parcel](#)

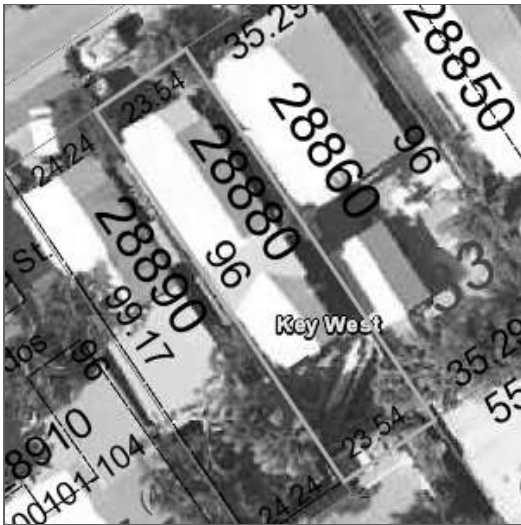
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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