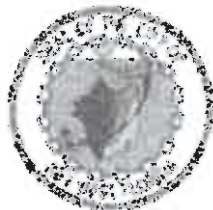


LUD Application



Application For Lawful Unit Determination

City of Key West, Florida • Planning Department

3110 Duval, Room 400 • Key West, Florida 33401-4000 • 305-292-3720 • www.cityofkeywest.com

Application Fee: \$1,000.00

Ordinance 15-18, Effective March 1, 2014



Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 812 Duval St. (contiguous with other parcels comprising Tropical Inn: 810 Duval, 809 Shavers Lane, 813R Shavers Lane)
 Real Estate (RE) #: 0001695-000000 Alternate Key: 1017361
 Zoning District: HRCC-3 Total Land Area (sq ft): 10701 sq ft (all parcels including alt. key #s: 1017353, 1017400; and 1017396)
 Property located within the Historic District? ☒ Yes ☐ No

APPLICANT:

☒ Owner ☐ Authorized Representative
 Name: Georgia/Karolina LP, LLC by Jane M. Lowe, Managing Member
 Mailing Address: 1215 Varada St.
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 305-292-4443 Office: 305-294-9117 Fax: _____
 Email: Jane@tropicalinn.com

PROPERTY OWNER: (if different than above)

Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Home/Mobile Phone: _____ Office: _____ Fax: _____
 Email: _____

Is this request based on a code case? ☐ Yes ☒ No Case Number: _____

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED ¹ / RECOGNIZED
Market-Rate Residential Dwelling Units		<u>1</u>
Affordable Residential Dwelling Units ²	<u>—</u>	<u>—</u>
Transient Units	<u>11</u>	<u>8</u>
Commercial Units		<u>1</u>

¹ Please provide City Licensing Records from the Building Department

² All units allocated as affordable are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

The review process for lawful unit determination is as follows:

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;
2. Staff will schedule a site visit to include the Building Official when the application is under review;
3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed; and
4. The lawful unit determination shall be rendered to the DEO for a determination of consistency with the principals for guiding development.

Application checklist:

- ☐ Application fee. Please make checks payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Survey
- ☐ Sketch of site and floor plan
- ☐ Supporting documentation that unit existed

Sec 108-991(4) - Units determined to have been in existence at the time the April 1, 2010 census was prepared are presumed not to be affected by BPAS. The City Planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

- ☐ Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- ☐ Building permits issued prior to April 1, 2010;
- ☒ Copies of city directory entries on or about April 1, 2010 (*City Staff will obtain*);
- ☐ Site visits which indication that the age of the structure and associated improvements likely pre-date 2010;
- ☐ Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- ☐ Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- ☒ Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010 (*City Staff will obtain*) ;
- ☒ Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010 (Green Card) (*City Staff will obtain*); and
- ☐ Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. **Provision of documents is the responsibility of the applicant.** The City Planner's decision shall be rendered to the Department of Economic Opportunity (DEO) for a determination of consistency with the principals for guiding development.

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the City Planner are presumed to be lawfully established per Chapter 122, Article II, Nonconformities, if the additional following requirements are met:

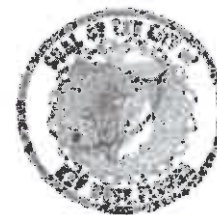
- a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; and
- b. Fees: All back fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).
- c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

Transient units which meet the criteria in subsection 108-991 will be licensed by the city.

Additional information that may be considered as evidence to prove existence of a unit(s) includes but is not limited to the following:

1. Official Appraisal Reports;
2. Inspection reports on company letterhead; and/or
3. Similar documentation.

City of Key West Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Jane M. Lowe, in my capacity as Managing Member
(print name) (print position: president, managing member)
of Georgia/Carolina I+D LLC dba Tropical Inn
(print name of entity serving as Authorized Representative)

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

812 Duval St., Key West, FL 33040
Street Address of subject property
(also 810 Duval, 809 Shavers Lane + 813R Shavers Lane)

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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this _____ by _____
date

Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Shelbi Suzanna Benedetti
Name of Acknowledger typed, printed or stamped



EE869835
Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, Jane M. Lowe as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Georgie/Caroline LTD LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Jane M. Lowe
Please Print Name of Representative

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

Jane M. Lowe
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this _____ Date

by Jane M. Lowe
Name of person with authority to execute documents on behalf on entity owner

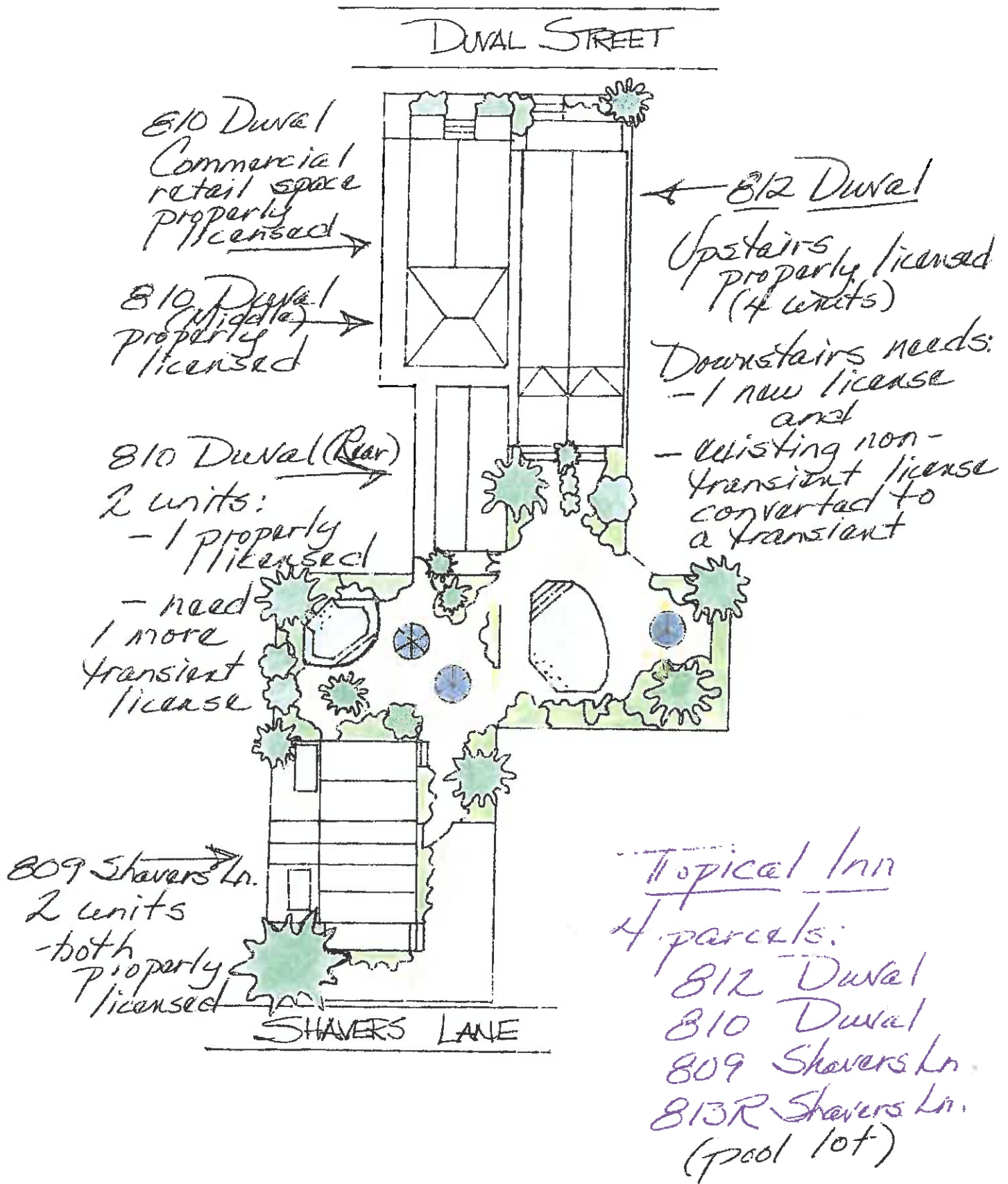
He/She is personally known to me or has presented _____ as identification.

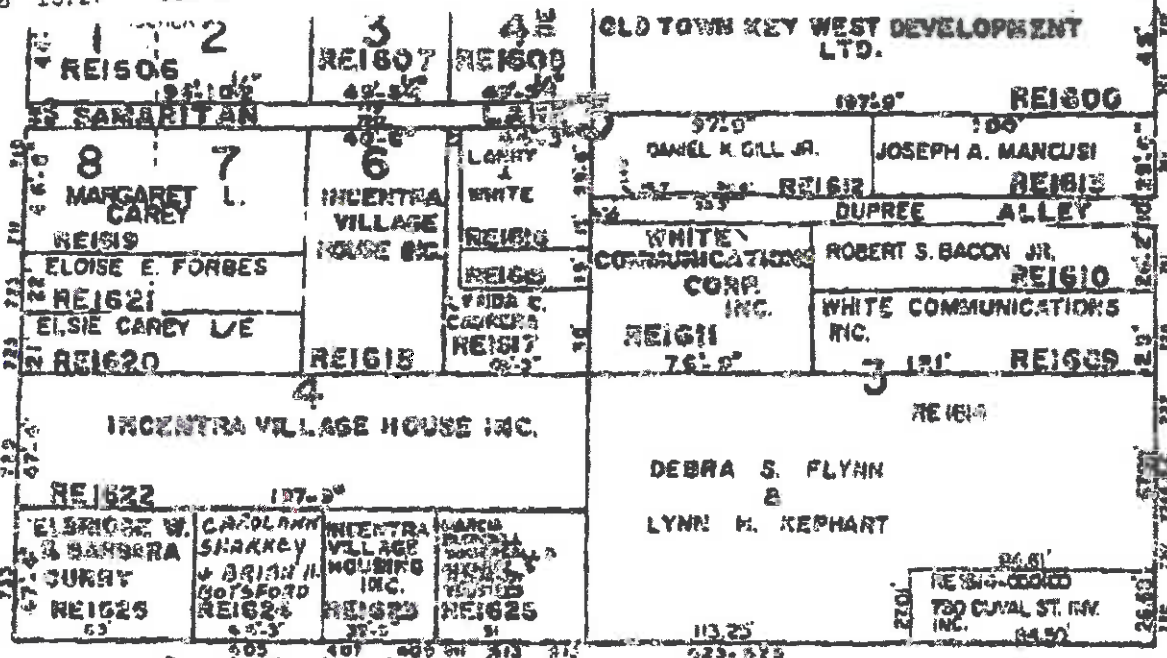
[Signature]
Notary's Signature and Seal

Shelbi Suzanna Benedetti
Name of Acknowledger typed, printed or stamped

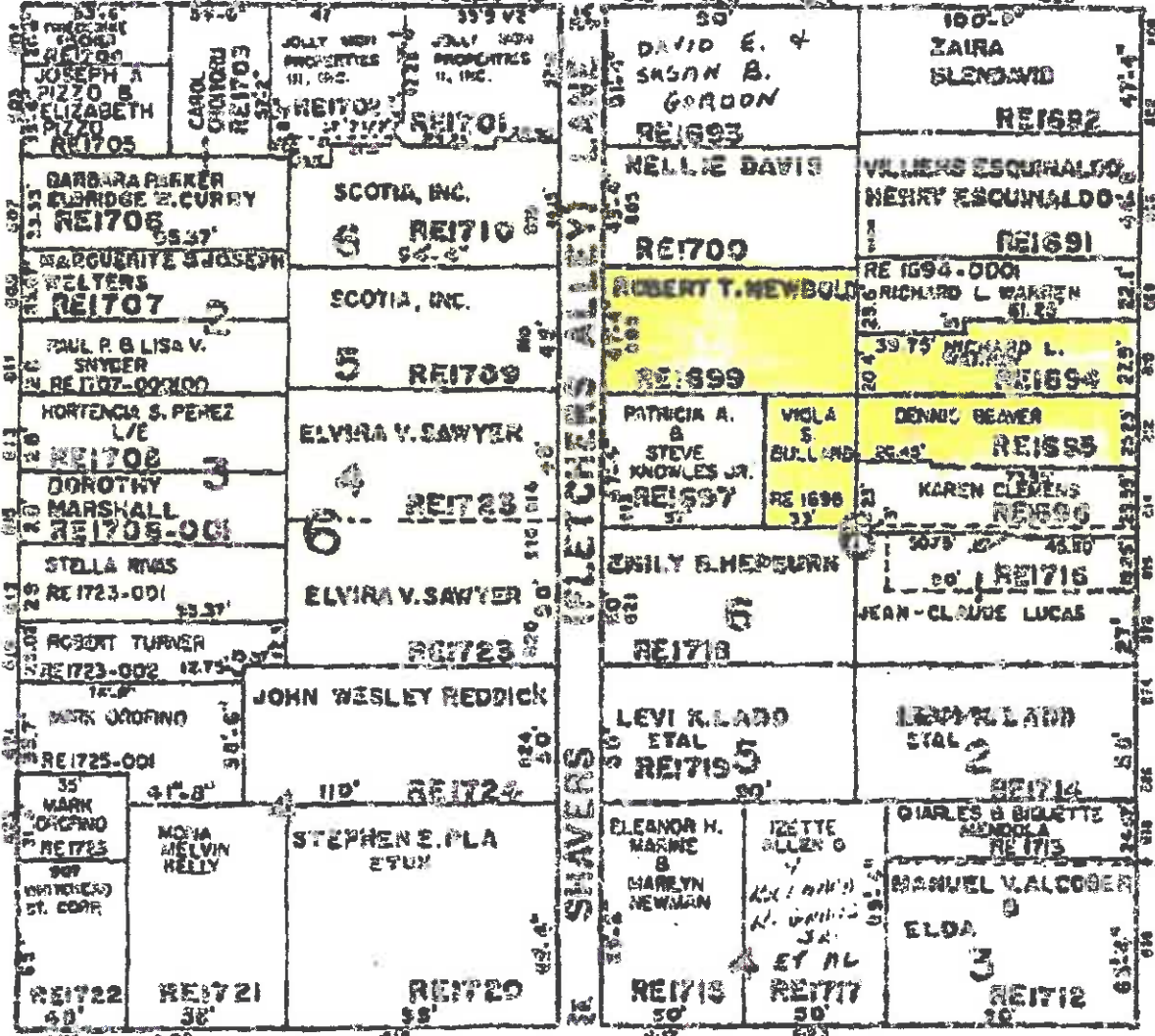
EE869835
Commission Number, if any







P E T R O L I A

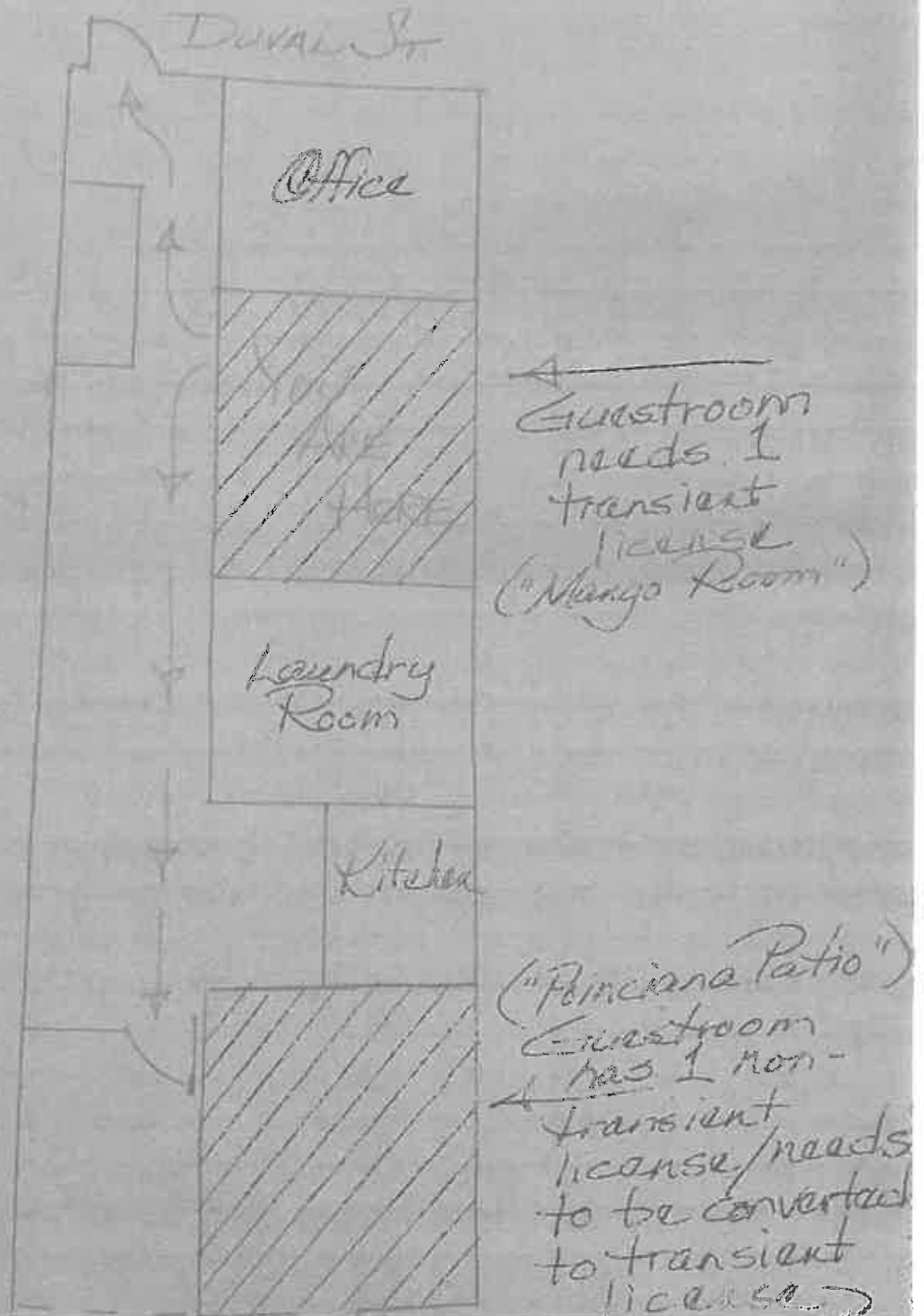


O L I V I A

W I L L I A M

T R A N D

TROPICAL INN GROUND FLOOR EMERGENCY EXITS



(formerly comprising an apartment w/ current laundry and kitchen)

PATRONS STREET

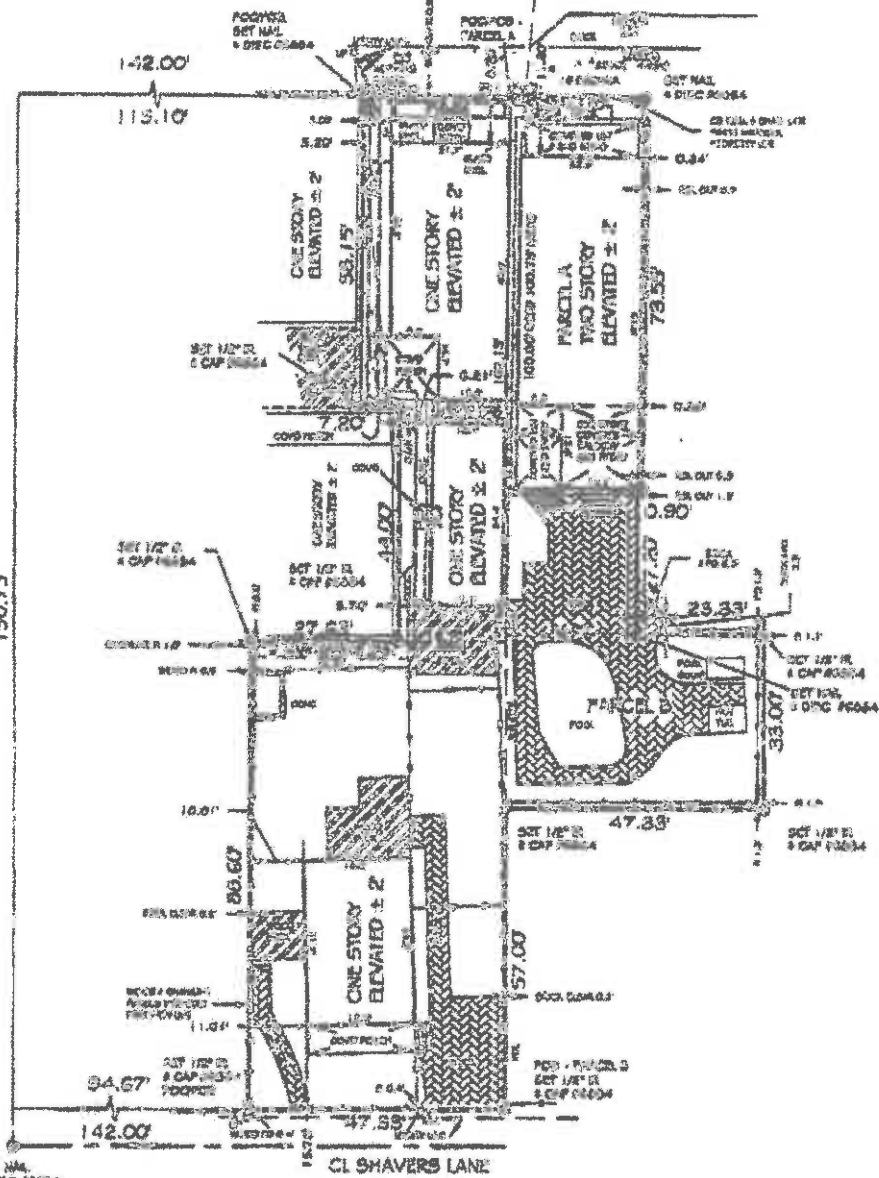
190.75

142.00
142.00
142.00

CL SHAVERS LANE

CL DUVAL STREET

50' RIGHT-OF-WAY




S
DI
AI
O
AI
S
AI
KE


DATE	11/10/03
PROJECT	01/2104
CLIENT	AI
NO. OF PAGES	1 OF 1
DATE	11/10/03
PROJECT	01/2104
CLIENT	AI
NO. OF PAGES	1 OF 1

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



25 SOUTH WAY, 2ND FLOOR, P.O. BOX 800
OFFICE (800) 872-1116
FAX (800) 872-3632

[Home](#)
[Rooms & Rates](#)
[Specials](#)
[Property map](#)
[Location](#)
[Enhance your stay](#)
[Key West wedding](#)
[About us](#)
[Contact us](#)
[View video](#)
[Blog](#)
[... and for Extended Stays](#)


TROPICAL INN
 812 Canal Street, Key West, Florida 33090

Toll Free: 1-888-611-4510 (9 a.m. to around 8 p.m.)
 Tel: 305-294-2977 | Fax: 305-292-1456
 or Email: Tropical@tropicalinn.com

Location • Quality • Comfort • Style

**Tropical Inn, Key West Bed & Breakfast
 Accommodation Types & Rates**

Standard Queen Room	All En-suite Queen Room & Suites	Garden En-suite Suites
Three categories of accommodations are provided, each beautifully equipped for your comfort and convenience.		
<ul style="list-style-type: none"> • private bath • complimentary breakfast in the morning (Hawley and Gato's Garden) • cable TV (flat-screen LCD) • telephone and wireless high-speed internet access (free local calls and internet) • air conditioning and ceiling fan • quality furnishings and appliances • luxurious pillow-top bedding • plush, 100% cotton bed and bath linens • alarm clock radios • hair and nail dryer • free and direct access to rooms and garden 		

Not available: single, child, continental breakfast. Included is one daily room only, to be used for sleeping and the bath. Enjoy it privately, in the garden, or in the privacy of your room, suite, or private outdoor area.

The Tropical Inn is located on the historic site of the original property. The site is not open for public viewing. The Tropical Inn is located on the historic site of the original property. The site is not open for public viewing.

Ground floor Standard Queen Rooms
 One queen bed, Main House or garden cottage location.

812 Duval App.239

MONROE COUNTY
OFFICIAL RECORDS

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

FILE #11149596
BK#1602 PG#114

REC Oct 27 1999 10:00 AM
DANNY J. KOLHAGE CLERK

Parcel ID Number: 00016950-000000

Grantee #1 TIN:

Grantee #2 TIN:

DEED REC STAMPS 1999 10
10/27/1999 DEP CL

Warranty Deed

This Indenture, Made this 21st day of October, 1999 A.D., Between
DENNIS BEAVER, a single man

of the County of Monroe, State of Florida, grantor, and
GEORGIA/CAROLINA I & D, LLC, a corporation existing under the laws of
the State of Georgia
whose address is: 22 LONDON LANE, Savannah, GA 31410

of the County of Chatham, State of Georgia, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

That piece, parcel or lot of land being a part of lot numbered One in
Square numbered Six, Tract 4, of Simonton & Wall's Addition to the
City of Key West, according to the plan of said city delineated by
William A. Whitehead in February, 1829; COMMENCING at a point on
Duval Street which is 142 feet from the corner of Duval Street
continued and Petronia Street and running thence along Duval Street
in a Southeasterly direction 24 feet; thence at right angles in a
Southwesterly direction 100 feet; thence at right angles in a
Northwesterly direction 24 feet; thence at right angles in a
Northeasterly direction 100 feet to the Point of Beginning on Duval
Street.

AND ALSO: A parcel of land being a part of Lot Number One, Square
Number Six, Tract Four, of Simonton and Wall's Addition to the City
of Key West, Monroe County, Florida, according to the plan of said
city delineated by William A. Whitehead in February, 1829; COMMENCING
at the intersection of the Southwesterly right of way line of Duval
Street with the Southeasterly right of way line of Petronia Street
and run thence in a Southeasterly direction along the Southwesterly
right of way line of said Duval Street for a distance of 166.0 feet
to the point of beginning; thence continue Southeasterly and along
the Southwesterly right of way line of the said Duval Street for a
distance of 0.90 feet; thence Southwesterly and at right angles for a
(Continued on Attached)

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

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

Signed, sealed and delivered in our presence:

Lynd G. Case
Printed Name: Lynd G. Case
Witness

Dennis Beaver (Seal)
DENNIS BEAVER
P.O. Address: 812 DUVAL STREET, Key West, FL 33040

William B. Spottswood
Printed Name: William B. Spottswood
Witness

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 21st day of October, 1999 by
DENNIS BEAVER, a single man

he is personally known to me or he has produced his Florida driver's license as identification.



Jo Polston Tickle
MY COMMISSION # CC795608 EXPIRES
December 7, 2002
BONDED TRUSTEES INSURANCE, LLC

Jo Polston Tickle
Printed Name: Jo Polston Tickle
Notary Public
My Commission Expires:

Parcel ID Number: 00016950-000000

FILE #11 19596
B741.602 P411.5

distance of 73.55 feet; thence Northwesterly and at right angles for a distance of 0.90 feet; thence Northeasterly and at right angles for a distance of 73.55 feet back to the Point of Beginning.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1999.

This conveyance is part of an I.R.C. Section 1031 Tax Deferred Exchange.

HOOPER COUNTY
OFFICIAL RECORDS

This Document Prepared By and Return to:
JOHN M. SPOTTSMOOD, JR., ESQ.
500 FLEMING STREET
KEY WEST, FL 33040
(305) 294-9556

Parcel ID Number:
Grantor #1 TIN:
Grantor #2 TIN:

Warranty Deed

This Indenture, Made this 14th day of January, 2004 A.D., Between
RICHARD L. WARREN, a married man

of the County of _____, State of Arizona, grantor, and
GEORGIA/CAROLINE I & D, LLC, a Georgia limited liability company,
authorized to do business in the State of Florida
whose address is: 1215 Varela Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee,

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

On the Island of Key West and known as a part of Lot One (1) in Square
Six (6) of Simonton and Wall's Addition to the City of Key West.

Beginning at a point on Duval Street distant 115.10 feet from the
Southeast corner of Duval and Petronia Streets, thence in a
Northeasterly direction along the Southwesterly right-of-way line of
Duval Street a distance of 26.90 feet to a point; thence at right
angles in a Southwesterly direction 102.15 feet to a point; thence at
right angles in a Northwesterly direction a distance of 19.70 feet;
thence at right angles in a Northeasterly direction a distance of
44.00 feet; thence at right angles in a Northwesterly direction 7.20
feet to a point; thence at right angles in a Northeasterly direction
58.15 feet to a point on the Southwesterly right-of-way line of Duval
Street and the POINT OF BEGINNING.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is 9021 N.
48th Place, Paradise Valley, AZ.

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

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

Signed, sealed and delivered in our presence:

JAVAD KHODDARI
Printed Name: JAVAD KHODDARI
Witness

Margo E. Day
Printed Name: MARGO E. DAY
Witness

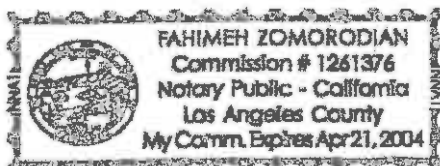
Richard L. Warren (Seal)
RICHARD L. WARREN
P.O. Address: 9021 N. 48th Place, Paradise Valley, AZ

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this
RICHARD L. WARREN, a married man
Arizona

14 day of January, 2004 by

Notary Public in and for the State of Arizona who is personally known to me or he has produced his Arizona driver's license as identification



Fahimeh Zomorodian
Printed Name: Fahimeh Zomorodian
Notary Public
My Commission Expires April 21, 2004

EXHIBIT "A"

On the Island of Key West and known as a part of Lot One (1) in Square Six (6) of Simonton and Wall's Addition to the City of Key West.

Beginning at a point on Duval Street, distant 115.10 feet from the Southeast corner of Duval and Petronia Streets, thence in a Northeasterly direction, along the Southwesterly right-of-way line of Duval Street a distance of 26.90 feet to a point; thence at right angles in a Southwesterly direction 102.15 feet to a point; thence at right angles in a Northwesterly direction a distance of 19.70 feet; thence at right angles in a Northeasterly direction a distance of 44.00' feet; thence at right angles in a Northwesterly direction 7.20 feet to a point; thence at right angles in a Northeasterly direction 58.15 feet to a point on the Southwesterly right-of-way line of Duval Street and the POINT OF BEGINNING.

809 Shavers Ln App.243

This Document Prepared By and Return to:
JOHN M. SPOTTSWOOD, JR., ESQ.
500 FLEMING STREET
KEY WEST, FL 33040
(305) 294-9556

Parcel ID Number:
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 14 day of January, 2004 A.D., Between
DENNIS A. BEAVER, TRUSTEE OF THE DENNIS A. BEAVER LIVING TRUST u/t/d
June 6, 2003
of the County of Monroe, State of Florida, grantor, and
GEORGIA/CAROLINA I & D, LLC, a Georgia limited liability company,
authorized to do business in the State of Florida
whose address is: 1215 Varela Street, Key West, FL 33040
of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:
See attached Exhibit "A"

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

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

Signed, sealed and delivered in our presence:

DENNIS A. BEAVER LIVING TRUST u/t/d
June 6, 2003

Printed Name: John Spottswood
Witness

By: Dennis A. Beaver (Seal)
DENNIS A. BEAVER, Trustee
P.O. Address:

Printed Name: JO POLSTON TICKLE
Witness

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 14 day of January, 2004 by
DENNIS A. BEAVER, Trustee on behalf of said Florida trust

he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: JO POLSTON TICKLE
Notary Public
My Commission Expires:

EXHIBIT "A"

On the Island of Key West and is part of Lot One in Square Six of Simonton and Wall's Addition to the City of Key West, according to map or plan of said city delineated by William A. Whitehead in February, 1829.

COMMENCING at a point on an alley-way which is fourteen feet wide, Ninety four feet and eight inches from Petronia Street and running thence along the line of said alley-way in a Southeasterly direction 47.33 feet; thence at right angles in a Northeasterly direction 88.60 feet; thence at right angles in a Northwesterly direction 47.33 feet; thence at right angles in a Southwesterly direction 88.60 feet to the POINT OF BEGINNING, with the privilege of said alley-way as a means of egress and ingress.

AND ALSO:

On the Island of Key West and is part of Lot One in Square Six of Simonton and Wall's Addition to the City of Key West, according to map or plan of said city delineated by William A. Whitehead in February, 1829.

COMMENCING at a point on an alley-way which is fourteen feet wide, Ninety four feet and eight inches from Petronia Street and running thence at right angles in a Northeasterly direction 88.60 feet; thence at right angles in a Southeasterly direction 27.63 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue in a Southeasterly direction 19.70 feet; thence at right angles in a Northeasterly direction 1.40 feet; thence at right angles in a Northwesterly direction 19.70 feet; thence at right angles in a Southwesterly direction 1.40 feet back to the POINT OF BEGINNING.

6-1
70

83R Shavers Ln

John J. Wolfe
Cunningham, Miller, McFarren,
Hamilton & Wells, LLP
1978 Overseas Highway, P.O. Box 500933
Maxthon, Florida 33053

For US Dollars: 00316980-000000

Quoted as: JN

Curlew 7/20/01

Warranty Deed

This Indenture, Made the 16th day of February, 2001, Between
ELOISE KEE F.K.A. ELOISE THOMPSON

of the County of Monroe, State of California, grantor, and
GEORGIA/CAROLINA I&D, LLC, a corporation existing under the laws of the
State of Georgia
Case Number: 1383 Long Beach Drive, Big Pine Key, FL 33043

of the County of Monroe, State of Florida, grantee.

Witnesseth that a GRANTOR, for and in compliance with the law of

-----TEN DOLLARS (\$10)----- DOLLARS,
and the grantor and the other consideration as GRANTOR has paid by GRANTEE the receipt of which is hereby acknowledged, has
granted, conveyed and sold to the said GRANTEE and GRANTEES, heirs, assigns and assigns forever the following described land, situated
being and being in the County of MONROE
State of Florida
Commencing at a point on an Alleyway, Fourteen (14) feet wide,
running from Petronia Street, and distant One hundred and forty-two
(142) feet from said Petronia Street, on the Northeastly side of
said Alleyway, and running thence in a Northeastly direction
Fifty-seven (57) feet for a point of beginning; and running thence in
a Southeastly direction Forty-seven (47) feet, Four (4) inches;
thence at right angles in a Northeastly direction Thirty-three (33)
feet; thence at right angles in a Northwestly direction Forty-seven
(47) feet, Four (4) inches; and thence at right angles in a
Southwestly direction Thirty-three (33) feet to the point of
beginning.

THE HEREIN DESCRIBED PROPERTY IS VACANT LAND AND NOT THE HOMESTEAD OF
THE GRANTOR.

and the grantor and the other consideration as GRANTOR has paid by GRANTEE the receipt of which is hereby acknowledged, has

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

Signed, sealed and delivered in our presence.

DORRIS JANSEN
Printed Name: Dorris Jansen
Witness

And: R. R. McNeer
Printed Name: R. R. McNeer
Witness

Eloise Kee F.K.A. Eloise Thompson
ELOISE KEE F.K.A. ELOISE THOMPSON
P.O. #10000 411 BADER AVE. APT 304-314
SOUTH BAY SAN FRANCISCO, CA 94134

STATE OF California
COUNTY OF SAN MATEO

The foregoing document was acknowledged before me on the 16th day of February, 2001, by
ELOISE KEE F.K.A. ELOISE THOMPSON

This document is a true and correct copy of the original as the same was produced before me in the presence of the undersigned.



GREEN T. TORRES
Printed Name: Green T. Torres
Notary Public
My Commission Expires Feb 18, 2001



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

App.246

DIVISION OF HOTELS AND RESTAURANTS
1940 NORTH MONROE STREET
NORTHWOOD CENTRE
TALLAHASSEE FL 32399-1015

850-487-1395

TROPICAL INN
TROPICAL INN
812 DUVAL ST
KEY WEST FL 330407406

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

BNB5401470 ISSUED: 08/17/2014

BED AND BREAKFAST (2005)
GEORGIA/CAROLINA I&D LLC
TROPICAL INN

IS LICENSED under the provisions of Ch.509 FS.
Expiration date : OCT 1, 2015 L1408170000077

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
BNB5401470	NBR. OF UNITS: 11

The BED AND BREAKFAST (2005)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2015

GEORGIA/CAROLINA I&D LLC
TROPICAL INN
812 DUVAL ST
KEY WEST FL 330407406

NON-
TRANSFERABLE



ISSUED: 08/17/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1408170000077

RESOLUTION NO. 87-314

A RESOLUTION ALLOWING A VARIANCE TO HP-2, COMMERCIAL HISTORIC PRESERVATION DISTRICT, UNDER SECTION VII OF THE ZONING ORDINANCE OF THE CITY OF KEY WEST, FLORIDA (ORDINANCE NO. 69-29) ALLOWING A VARIANCE TO INCREASE LOT COVERAGE FROM 52 PERCENT TO 62 PERCENT (50 PERCENT ALLOWED) AND TO INCREASE DENSITY FROM 4 UNITS (EXISTING) TO 5 UNITS (NO OFF-STREET PARKING), ON THE FOLLOWING DESCRIBED PROPERTY: THAT PIECE, PARCEL OR LOT OF LAND BEING A PART OF LOT NUMBERED ONE ON SQUARE NUMBERED SIX, TRACT 4, OF SIMONSON & WALL'S ADDITION TO THE CITY OF KEY WEST, ACCORDING TO THE PLAN OF SAID CITY DELINEATED BY WILLIAM A. WHITEHEAD IN FEBRUARY 1829, COMMENCING AT A POINT ON DUVAL STREET WHICH IS 142 FEET FROM THE CORNER OF DUVAL STREET CONTINUED AND PETRONIA STREET AND RUNNING THENCE ALONG DUVAL STREET IN A SOUTHEASTERLY DIRECTION 24 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 100 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 24 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 100 FEET TO THE POINT OF BEGINNING ON DUVAL STREET. ALSO KNOWN AS 812 DUVAL STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

Whereas, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

Whereas, the special exceptions and circumstances do not result from the actions of the applicant.

Whereas, the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district, now therefore,

BE IT RESOLVED by the City Commission of the City of Key West, Florida:

Section 1. That a variance to HP-2, Commercial Historic Preservation District, to increase lot coverage from 52 percent to 62 percent (50 percent allowed) and to increase density from 4 units (existing) to 5 units (no off-street parking), under Section VII of the Zoning Ordinance of the City of Key West, Florida (Ordinance No. 69-

29), be on the following described property:

That piece, parcel or lot of land being a part of lot numbered One on Square numbered Six, Tract 4, of Simonton & Wall's Addition to the City of Key West, according to the plan of said city delineated by William A. Whitehead in February, 1829; COMMENCING at a point on Duval Street which is 142 feet from the corner of Duval Street continued and Petronia Street and running thence along Duval Street in a Southeasterly direction 24 feet; thence at right angles in a Southwesterly direction 190 feet; thence at right angles in a Northwesterly direction 24 feet; thence at right angles in a Northeasterly direction 100 feet to the Point of Beginning on Duval Street. Also known as 812 Duval Street, Key West, Monroe County, Florida.

Section 2. 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.

Read and passed on first reading at a regular meeting held this 4th day of November, 1987.


 TOM SAWYER, MAYOR

ATTEST:


 JOSEPHINE PARKER, CITY CLERK