

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

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

OF COUNSEL:

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

February 27, 2020

VIA ELECTRONIC MAIL AND
HAND DELIVERY:

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

Re: Transient Unit Transfer Application – 529 Caroline Street, Key West, Florida
33040 to 536 Fleming Street, Key West, Florida 33040

Mr. Bishop:

Please allow this letter to act as a formal request to revise the previously submitted application for the above-referenced properties. The Applicant would like to revise the sender site information and licenses by deleting what was initially provided and substituting in one (1) transient license with Business Tax Receipt #33847 that was previously associated with the property located at 1213 Georgia Street #2, Key West, Florida 33040 (the “Sender Site”).

This revision now makes this application pursuant to City of Key West Code Section (“Code”) 122-1339. The transfer of the transient license will be used for the development of one transient residential unit at the Receiver Site. The Receiver Site currently contains two market rate residential units. The sender site has previously been cleared of its transient use and converted to a single-family residential unit.

The transfer proposed in this application satisfies the purpose outlined in Section 122-1336 of the Code. Specifically, this transfer proposes to reduce legally non-compliant density at the Sender Site; allows for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services; its protective of environmentally sensitive lands; and the redevelopment is compatible with the existing rate of growth ordinance limits on the allowable number of residential and transient units. Furthermore, as outlined in the enclosed memorandum, no displacement issue exists related to this proposed transfer.

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

Sincerely,



Richard McChesney

Cc:
Daniel Sobczak (via email)

Enc:
Copy of new BTR

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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

Business Name KEY COVE LANDINGS LLC
Location Addr UNASSIGNED
Lic NBR/Class 33847 PROPERTY RENTAL
Issued Date 1/13/2020 **Expiration Date: September 30, 2020**

TRANSIENT UNASSIGNED

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: UNASSIGNED STATUS

KEY COVE LANDINGS LLC
C/O HISTORIC TOURS
201 FRONT ST STE 224
KEY WEST, FL 33040

This document must be prominently displayed.

KEY COVE LANDINGS LLC