

Application



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1321 Simonton Street, Key West, FL 33040

Zoning District: HCT

Real Estate (RE) #: 00035940-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc. Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone:

Office: 305-293-8983 Fax: 305-293-8748

Email: thomas@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Meisel Holdings FL - 1321 Simonton Street, LLC Mailing Address: 1321 Simonton Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone:

c/o 305-293-8983 Office: _____ Fax: _____

Email: c/o thomas@owentrepanier.com

Description of Proposed Construction, Development, and Use: _____

This project seeks a conditional use application to add a 12-electric kick scooter rental service for hotel guests.

List and describe the specific variance(s) being requested:

Variance to Sec. 108-575.(5) requiring any parking deficiency be brought into conformity concurrently with an enlargement or change of use.

Variance to Sec. 108-572. off-street parking requirements of the 21 auto spaces required (17 existing) to the 17 proposed.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

See attached.

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Special conditions exist. This property was originally developed at a time when the current LDRs did not exist and so it is currently a lawfully existing nonconformity. The current LDRs are inconsistent with the Comprehensive Plan specifically with regard to the multi-modal transportation and bike-pedestrian goals. The LDRs strive to bring auto parking into compliance with its internal requirements, whereas the Comprehensive Plan strives to minimize reliance on autos and encourage alternative forms of transportation. The LDRs include parking requirements for scooters with the assumption that scooter will be rented to the general public, which is not the case in this situation. The majority of traffic to and from the accessory uses of this property are by bicycle and foot.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Conditions were not created by the applicant. The inconsistencies between the current LDRs and the Comprehensive Plan specifically with regard to the multi-modal transportation and bike-pedestrian goals were not created by the current owner of the property. This application proposes to be consistent with the Comprehensive Plan.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Special privileges will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in this district, and if others have the right to locate a scooter docking station for 12 electric kick scooter rentals, they are entitled to the same process and consideration of fact.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. The literal interpretation of the provision of the LDRs is inconsistent with the Comprehensive Plan and would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, i.e. the ability to seek a conditional use add a small accessory use onsite.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance(s) are requested that would permit the applicant the opportunity to add a small accessory scooter rental service onsite.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Granting of the variance(s) is not injurious to the public welfare nor would result in increased density or intensity.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Site Data Table

	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HCT	HCT	No Change	Complies
FLUM	HC	HC	No Change	Complies
FEMA Flood Zone	Existing: AE 6 Preliminary AE 7 & 8	Existing: AE 6 Preliminary AE 7 & 8	No Change	Complies
Site Size	4,000 sq. ft.	24,800 sq. ft.	No Change	Complies
FAR	1.0 (24,800 sq. ft.)	0.0 (0 sq. ft.)	No Change	Complies
Density (du/acre)	22 du/acre (12.5 du)	18 units (transient)	No Change	Complies
Height	35 ft	< 35'	No Change	Complies
Building Coverage	50% (12,400 sq. ft.)	28.4% (7,032 sq. ft.)	28.5% (7,072 sq. ft.)	Complies
Impervious Area	70% (17,360 sq. ft.)	67.1% (16,647 sq. ft.)	67.2% (16,687 sq. ft.)	Complies
Landscape Area	20% (4,960 sq. ft.)	32.7% (8,113 sq. ft.)	32.7% (8,107 sq. ft.)	Complies
Open Space	20% (4,960 sq. ft.)	32.7% (8,113 sq. ft.)	32.7% (8,107 sq. ft.)	Complies
Front Setback	5 ft.	5 ft.	No Change	Complies
Side Setback	5 ft.	5 ft.	No Change	Complies
Rear Setback	15 ft.	15 ft.	No Change	Complies
Principal Use (Hotel) Auto Parking	19 spaces	17 spaces	No Change	Variance required of bringing site into conformity
Accessory Use (Scooter Rental) Auto Parking	4 spaces	N/A	0 spaces	Variance required of 4 spaces.
Bicycle/ Scooter Parking	7 spaces	7 spaces	0 spaces	Complies
Consumption Area or Number of Seats	-	N/A	No Change	Complies

KBP CONSULTING, INC.

April 8, 2021

Mr. Thomas Francis-Siburg, MSW, MURP, AICP
Planner / Development Specialist
Trepanier & Associates, Inc.
1421 First Street
Key West, Florida 33040-3648

**Re: Southwinds Motel – Key West, Florida
Traffic Statement for Electric Kick Scooters**

Dear Thomas:

The Southwinds Motel is an existing lodging facility located on the northeast side of Simonton Street between South Street and United Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 1321 Simonton Street. The proposed project seeks approval for the existing resort hotel to provide up to 12 electric kick scooter rentals (e-Kick Scooters) onsite as an amenity for their guests. The purpose of this traffic statement is to document the anticipated traffic impacts associated with the proposed electric kick scooters.

Location of Proposed Use

According to the preliminary plans the docking station for the proposed electric kick scooters will be located in an interior portion of the site. This location is presented in Attachment A to this memorandum. Traffic flow on this site enters and exits from Simonton Street and the anticipated flow of the electric kick scooters into and out of the site is anticipated to be consistent with this existing traffic operations plan.

Trip Generation

Concerning the electric kick scooters, it is estimated that most of these scooters at this location will be rented on a daily basis. That is, they will be rented in the morning or early afternoon and returned that same day. As such, these vehicles will typically result in one (1) exiting trip and one (1) entering trip per day. However, kick scooters operate consistent with bicycles along pathways and routes designated for bicycle use. As such, they do not occupy or consume roadway capacity. Based upon these operational characteristics, no further traffic analyses are warranted for this proposed use.

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

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Thomas Francis-Siburg, in my capacity as Associate
(print name) *(print position; president, managing member)*
of Owen Trepanier & Associates, Inc.
(print name of entity)

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:

1321 Simonton Street, Key West, FL 33040 (RE# 00035940-000000)
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

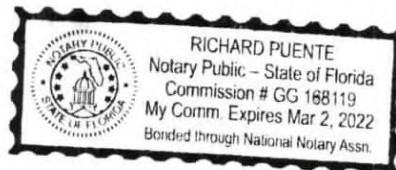
Thomas Francis-Siburg
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 06, 2021 by
date
Thomas Francis-Siburg
Name of Applicant

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

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



GG 168119 3-2-2022
Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Marc Meisel as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Meisel Holdings FL - 1321 Simonton Street LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier & Associates, Inc.
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 03/10/2021
Date

by Marc L. Meisel
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented driver license as identification.
STATE OF MARYLAND, COUNTY OF MONTGOMERY

[Signature]
Notary's Signature and Seal

JEROME J STEZAR
Name of Acknowledger typed, printed or stamped



Commission Number, if any

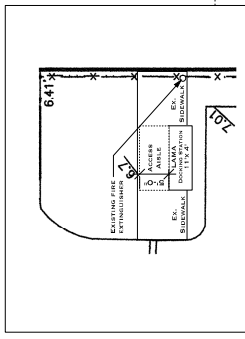
COMMISSION EXPIRES 5-18-2023

Boundary Survey



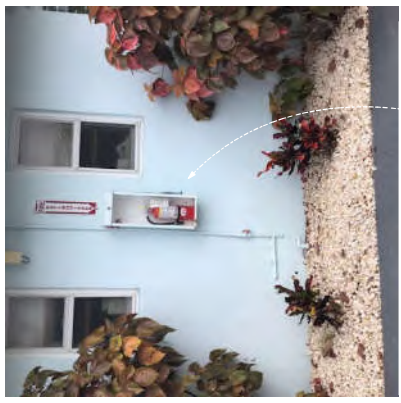
REVISION #	DATE

ENLARGED AREA



2. PARTIAL ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"

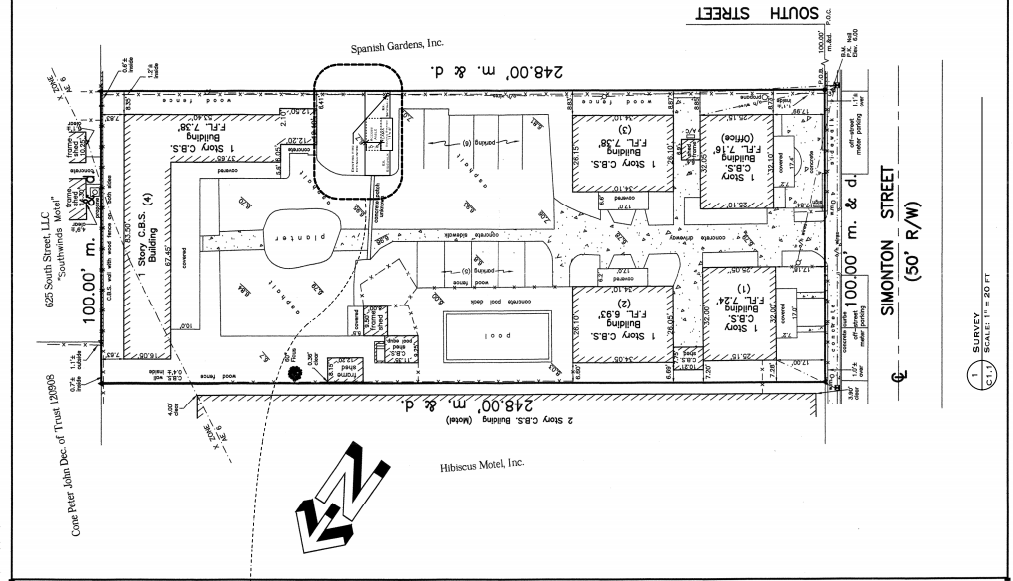
- NOTE:**
- 1) LAMA TRAINING IS TO TAKE PLACE WITH IN THE BOUNDARIES OF THE EXISTING PARKING LOT.
 - 2) ALL EXISTING BICYCLE PARKING TO REMAIN.
 - 3) ENSURE FIRE RETARDANT/TEXTING/INHIBITORS ARE PRESENT & CLEARLY MARKED & VISIBLE ON SITE IN CASE OF EMERGENCIES, INSTALL. CONTACT LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALL.
 - 4) NO VEGETATION WILL BE IMPACTED BY NEW WORK & WILL BE MAINTAINED TO PREVENT OVERTHROW



EX. FIRE EXTINGUISHER ON EX. BUILDING



PROPOSED SCOOTER RACK LOCATION BEHIND EXISTING BUILDING



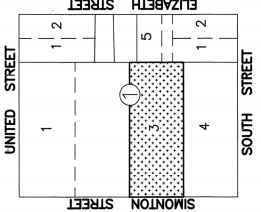
LEGAL DESCRIPTION: (O.R. 950 Pg. 1388) Port of Tract 16, according to Wm. A. Wheeler's map of said island but better described as Lot 3 of Square 1 of said Tract 16 according to the diagram of division of Tract 16 on the island of Key West, Florida, as shown on the Florida, but more particularly described; Commencing at a point on the Northeastern side of Simonton Street, distant 100 feet from the intersection of Simonton Street and South Street, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southwesterly direction 248 feet back to the place of beginning.

SURVEYOR'S NOTES:
 North arrow based on assumed meridian
 9" = set 1/2" from Piles, P.L.S. No. 2749
 1" = set 1/2" from Piles, P.L.S. No. 2749
 3.4 denotes existing elevation
 Survey performed without benefit of title
 All angles 80°00'00" unless otherwise specified
 Field Work performed on 8/29/14

Abbrreviations:
 S/W = Stone
 R/W = Right-of-Way
 P. = Plot
 M. = Measured
 C. = Calculated
 E.L. = Elevation
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.B. = Iron Bar
 C.B.S. = Concrete Block Structure
 cov'd. = Covered
 P.O.B. = Point of Beginning
 P.B. = Plot Book
 pp. = page
 by = drawn
 Bal. = Balcony
 Pl. = Planter
 U.P. = Utility Pole
 # = Concrete Utility Pole

To Metel Holdings FL-1321 Simonton Street, LLC, Branch Banking & Trust Company, its successors, assigns, agents, attorneys-in-fact, may appear, Spottswood, Spottswood & Spottswood and Chicago Title Insurance Company and Chicago Title Insurance Company. This is to certify that this map or plat and the information contained hereon were prepared in accordance with the 2011 Minimum Standards for Professional Land Surveyors adopted by ALTA and NSPS and includes the following:
 1. The survey was conducted on 8/29/14.
 2. The field work was completed on August 20, 2014.
 3. Date of Plot or Map, August 21st, 2014

Frederick H. Hildebrandt
 P.E. 38810
 State of Florida
 Date: 8/23/14



LOCATION MAP
 A PORTION OF THE CITY OF KEY WEST

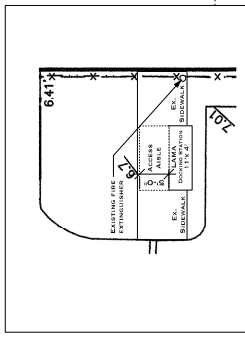
1. Firm: 120188 - 1516 K, 02/18/05 Zone X, AE Elev. 6'
2. Zoning: HCT, Historic Commercial Tourist District
3. Setbacks: Front: 5 feet Side: 5 feet Rear: 10 feet Street Setback: 5 feet Density: 22 units per acre, 50% Coverage
4. Max. Building height is 35 feet.
5. Area: 24,800 square feet, 0.57 acres
6. Contours 11 parking spaces, no handicapped
7. There are no Wetlands on the survey
8. There is no Cemetery or burial grounds on the survey
9. Utility locations are noted on survey
10. All parcels are contiguous with no gaps, gores or holidays.
11. The property has access to Simonton Street, being a publicly dedicated right-of-ways.
12. Encroachments: None
13. There are no known proposed street right-of-way changes.
14. There is no evidence of solid waste dump, sump or sanitary fill.
15. Island Surveying Inc. is covered by a bond in the amount of each claim of \$1,000,000.00 and \$2,000,000.00 aggregate.

Metel Holdings FL-1321 Simonton Street, LLC (Southwest)	
1321 Simonton Street, Key West, Florida 33040	
ALTA/NSCS Survey	Job No. 14-3588
Scale: 1"=20'	Plot Area: 14-3588
Date: 3/14/14	Plot Area: 14-3588
27/2714 - REVISIONS AND/OR ADDITIONS	ISLAND SURVEYING, INC.
3142 Naphale Drive	ENGINEERS PLANNERS SURVEYORS
Key West, FL 33040	(305) 233-0466
	Florida Professional Surveyor License No. 11147
	Exp. 08/31/15

Ukg' Rnc p

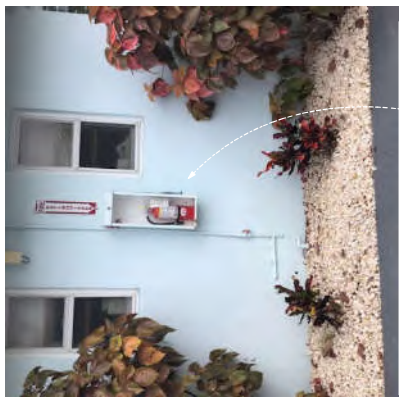


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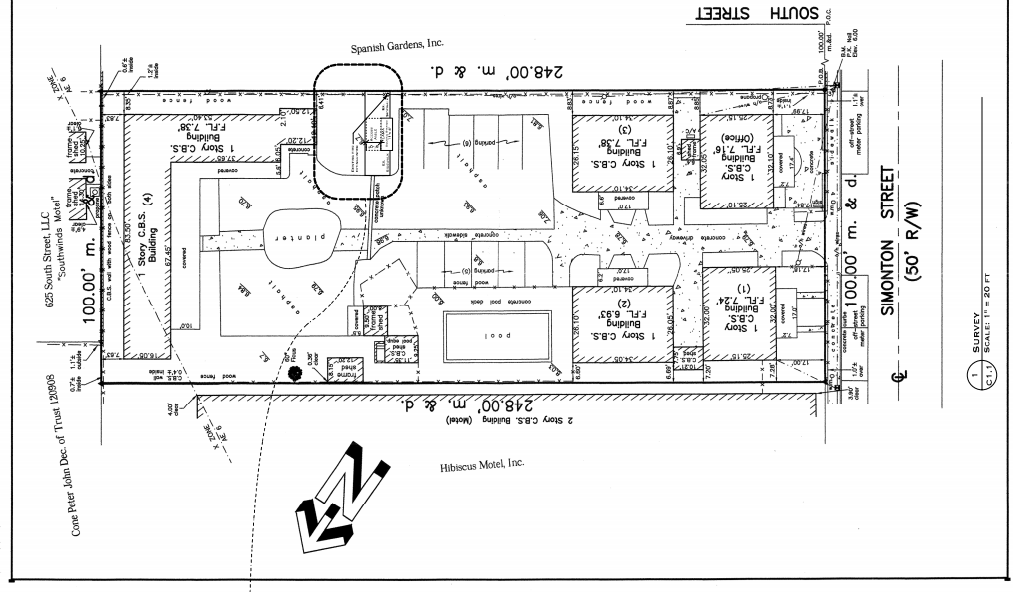
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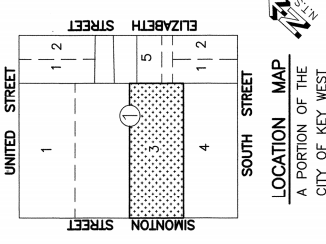


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 Date of Plat or Map, August 21st, 2014
 Frederick H. Hildebrandt
 Registered Professional Land Surveyor
 P.E. 38810
 State of Florida
 Date: 8/23/14



1. Firm: 120188 - 1516 K, 02/18/05 Zone X, AE Elev. 6'
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Mettel Holdings FL-1321 Simonton Street, LLC (Southwest)	
1321 Simonton Street, Key West, Florida 33040	
ALTA/NSPS Survey	File No. 14-3588
Scale: 1"=20'	Plot Area: 14-3588
Date: 3/14/14	Plot Area: 14-3588
27271E-SCOPE TO ALTA SURVEY	ROVISIONS AND/OR ADDITIONS
ISLAND SURVEYING, INC.	ENGINEERS PLANNERS SURVEYORS
3142 Naphale Drive	Key West, FL 33040
(305) 233-0466	FL REG. NO. 11147
www.islandsurveying.com	LSB No. 7700

Deed

Doc# 1996654 09/05/2014 2:26PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/05/2014 2:26PM
DEED DOC STAMP CL: Krys \$37,012.50

Prepared by and return to:

Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 13-558-EJ
Will Call No.:

Doc# 1996654
Bk# 2701 Pg# 1846

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of September, 2014 between Harborside Motel & Marina Inc., a Florida corporation whose post office address is 903 Eisenhower Drive, Key West, FL 33040, grantor, and Meisel Holdings FL - 1321 Simonton Street, LLC, a Florida limited liability company whose post office address is 6000 Executive Blvd, Rockville, MD 20852, 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 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:

See Attached Exhibit "A"

Parcel Identification Number: 00035940-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

DoubleTimee

Signed, sealed and delivered in our presence:

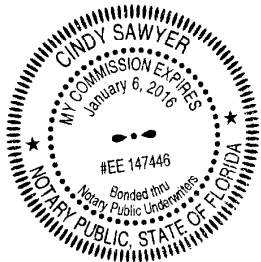
Cindy Sawyer
Witness Name: Cindy Sawyer
Tahja Ortiz
Witness Name: Tahja Ortiz

Harborside Motel & Marina Inc., a Florida corporation
By: Andreas Kwoke
Andreas Kwoke, President

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of September, 2014 by Andreas Kwoke, President of Harborside Motel and Marina Inc., a Florida corporation, on behalf of said corporation. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]



Cindy Sawyer
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

EXHIBIT A

1321 Simonton Street:

On the Island of Key West and being a part of Tract 16 according to Wm. A. Whitehead's map of said Island, but better described as Lot 3 of Square 1 of said Tract 16, according to the diagram of Division of Tract 16 on the Island of Key West between Frederick Filer and John Boyle, recorded in Book 'N', Page 476, Public Records of Monroe County, Florida, but more particularly described: Commencing at a point on the Northeasterly side of Simonton Street, distance 100 feet Northwesterly from the corner of South and Simonton Streets, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 248 feet back to the place of beginning.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

MEISEL HOLDINGS FL - 1321 SIMONTON STREET, LLC

Filing Information

Document Number	L14000109907
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Date Filed	07/11/2014
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	05/01/2017
Event Effective Date	NONE

Principal Address

1321 SIMONTON STREET
KEY WEST, FL 33040

Mailing Address

6000 EXECUTIVE BLVD
7TH FLOOR
ROCKVILLE, MD, MD 20852

Changed: 01/14/2015

Registered Agent Name & Address

HUGHES-STERLING, ERICA
500 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

MEISEL, MARC L
6000 EXECUTIVE BLVD., 7TH FLOOR
ROCKVILLE, MD 20852

Title MGR

MEISEL, JOEL S

6000 EXECUTIVE BLVD., STE 700
ROCKVILLE, MD 20852

Annual Reports

Report Year	Filed Date
2019	02/08/2019
2020	01/13/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- Merger	View image in PDF format
01/15/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
09/02/2014 -- LC Amendment	View image in PDF format
07/11/2014 -- Florida Limited Liability	View image in PDF format

Property Record Card

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 00035940-000000
 Account# 1036803
 Property ID 1036803
 Millage Group 10KW
 Location 1321 SIMONTON St, KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 LOT 3 SQR 1 TR 16 OR8-48/49 OR523-423 OR717-99/100 OR840-675/76 OR950-1898/99 OR955-903 OR1036-538/39 OR2701-1846/48
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32110
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



AK 1036803 1321 SIMONTON STREET 10/2/2014

Owner

[MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC](#)

6000 Executive Blvd
 Rockville MD 20852

	2020	2019	2018	2017
+ Market Improvement Value	\$1,976,149	\$1,714,787	\$0	\$0
+ Market Misc Value	\$197,615	\$190,532	\$0	\$0
+ Market Land Value	\$1,778,534	\$1,905,318	\$3,505,094	\$3,505,094
= Just Market Value	\$3,952,298	\$3,810,637	\$3,505,094	\$3,505,094
= Total Assessed Value	\$3,952,298	\$3,810,637	\$3,505,094	\$3,505,094
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,952,298	\$3,810,637	\$3,505,094	\$3,505,094

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	24,800.00	Square Foot	100	248

Commercial Buildings

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 935
 Finished Sq Ft 850
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 935
 Finished Sq Ft 850
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 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 2,688
 Finished Sq Ft 1,920
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,920	1,920	0
OPF	OP PRCH FIN LL	608	0	0
SBF	UTIL FIN BLK	160	0	0
TOTAL		2,688	1,920	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 935
 Finished Sq Ft 850
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 935
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 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	760 SF	2
WOOD DECK	1977	1978	1	1440 SF	2
TIKI	1982	1983	1	350 SF	3
FENCES	1986	1987	1	576 SF	2
COMM POOL	1975	1976	1	450 SF	1

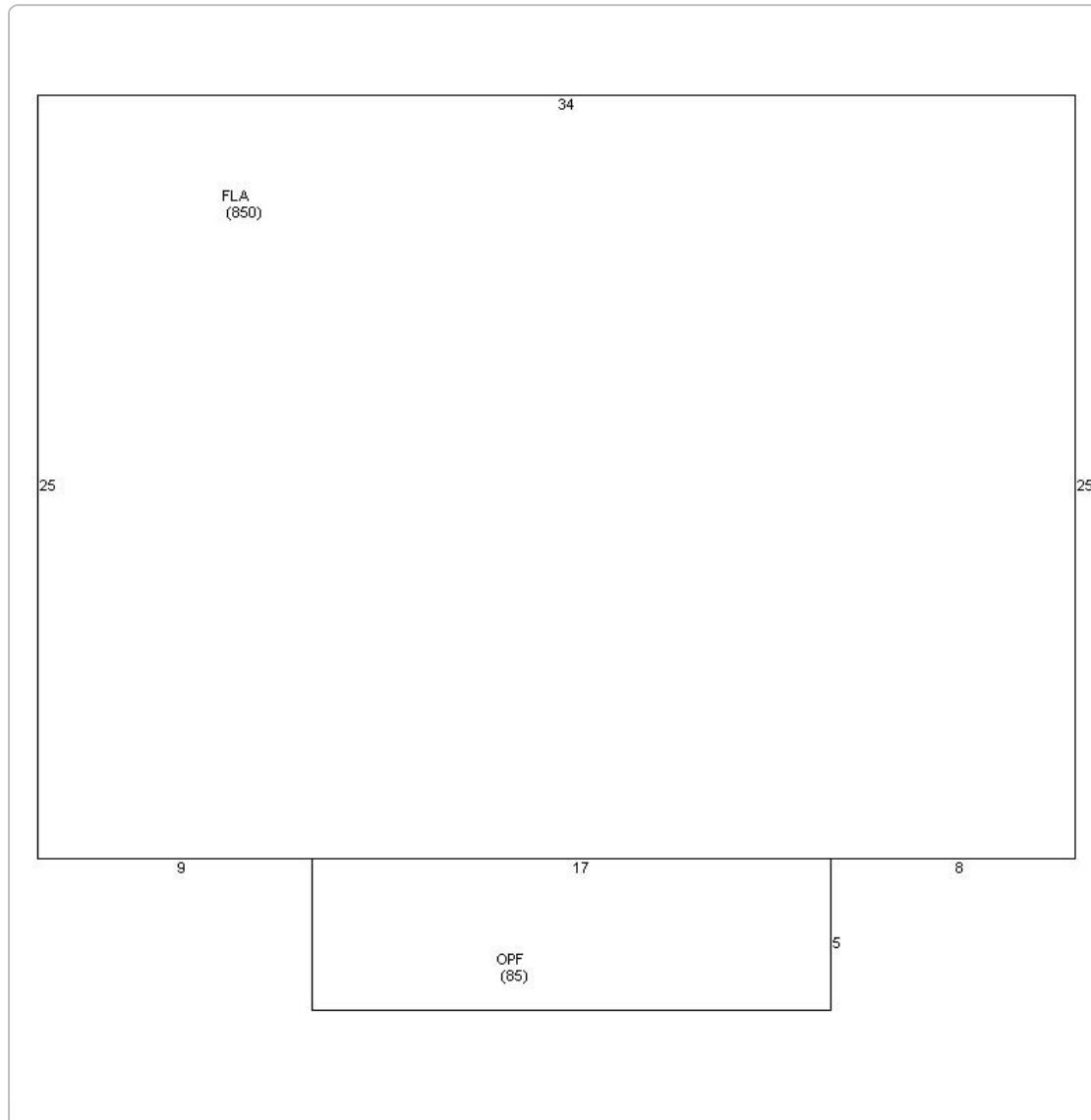
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/3/2014	\$5,287,500	Warranty Deed		2701	1846	37 - Unqualified	Improved
12/1/1987	\$775,000	Warranty Deed		1036	538	Q - Qualified	Improved
8/1/1985	\$570,000	Warranty Deed		950	1898	Q - Qualified	Improved
9/1/1981	\$340,000	Warranty Deed		840	675	Q - Qualified	Improved
2/1/1977	\$150,000	Conversion Code		717	99	Q - Qualified	Improved

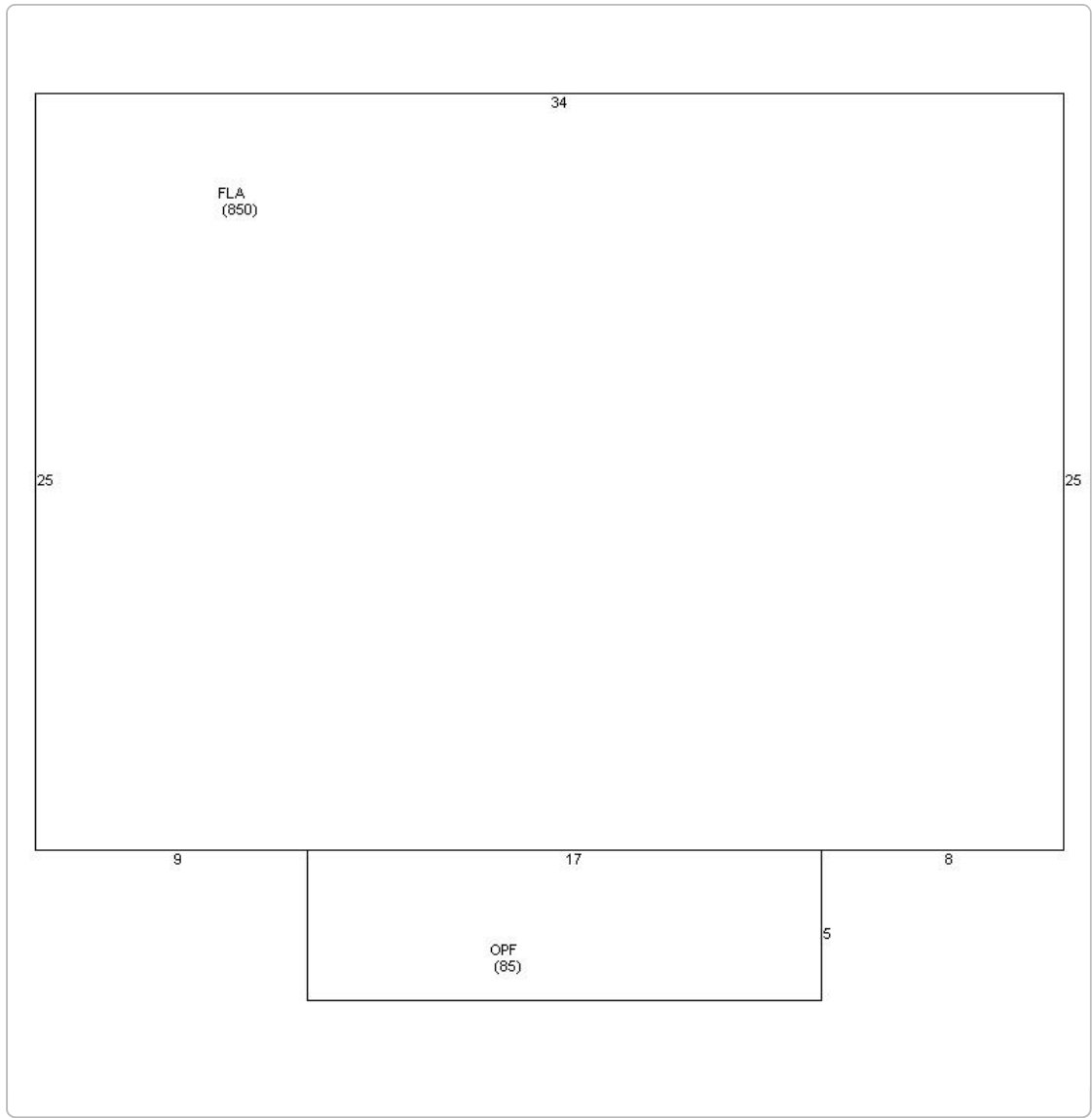
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002351	6/22/2017	6/22/2019	\$5,600	Commercial	INSTALL NEW 18,000 MODEL 4TXM2218A12NOA WITH 2-9,000 MODEL 4MXW8509A10NOC. *NOC REQUIRED***HARC INSPECTION REQUIRED** CONDENSER TO BE 1' + ABOVE GRADE TO COMPLY WITH AE6 FLOOD ZONE REQUIRMENTS. (JT).
16-3760	10/20/2016	4/16/2017	\$14,800	Commercial	REMOVE CEILINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS. (APPROX SQ/FT DRYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. Addition of double layer of 5/8 Typex drywall on ceiling and party wall. All mechanical is existing. NOC FILED W/ORIGINAL
14-5044	11/5/2014	5/14/2017	\$8,000	Commercial	Remove existing fence on Northside of SouthWind Motel. Approx. 58LF - Install new fence like the standard Key West style railing approx. 110FL. 3' high. (noc rec'd w/application). HARC #14-01-1739-HSA-11/3/14-KP. Railing will be 3' tall, painted white, & located in the property lines. (KP)** T/S: 11/03/2014 09:22 AM KEYVWXC ---
13-3300	8/12/2013		\$1,400	Commercial	INSTALL 4X6 SIGN ONTO EXISTING POLE AS PER PLANS SIGN COPY SOUTHWINDS MOTEL POOL, ROOMS, EFFICIENCIES
13-3142	8/2/2013		\$32,000	Commercial	REPLACE TEN WINDOWS WITH IMPACT WINDOWS. DEMO INTERIOR AND INSTALL NEW WALLS IN SAME LOCATION, REMODEL FOUR BATHROOMS, NEW TILE, EACH ROOM IS 11 X 15.
13-1866	5/1/2013		\$14,000	Commercial	REMOVE EXISTING 4 X 4 POSTS AND REPLACE WITH 27 6 X 6 POSTS AND CAP. REMOVE EXISTING FENCE PANELS AND REPLACE WITH SHADOW BOX PANELS.
13-0749	3/1/2013		\$1,175	Commercial	INSTALL 6" SEAMLESS AND DOWNSPOUTS APPROX 100' GUTTER 40' DOWNSPOUT
13-0620	2/19/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS, INSTALL 2 NEW 2 TON DUCTLESS A/C SYSTEMS. CONDENSERS TO BE INSTALLED ON CONCRETE PAD. MOUNTING HARDWARE WILL BE INCLUDED IN INSTALLATION UPON FINAL INSPECTION.
13-0498	2/8/2013		\$2,400	Commercial	ROOMS # 1, 2, 3, & 4, REMOVE EXISTING FIXS. RE-PIPE AS REQUIRED, PROVIDE NEW FIXTURES: FOUR (4) WATER CLSOETS, FOUR (4) LAVATORIES, & FOUR (4) SHOWERS
13-0145	1/16/2013		\$1,100	Commercial	INSTALL 4 VIDEO CAMERAS

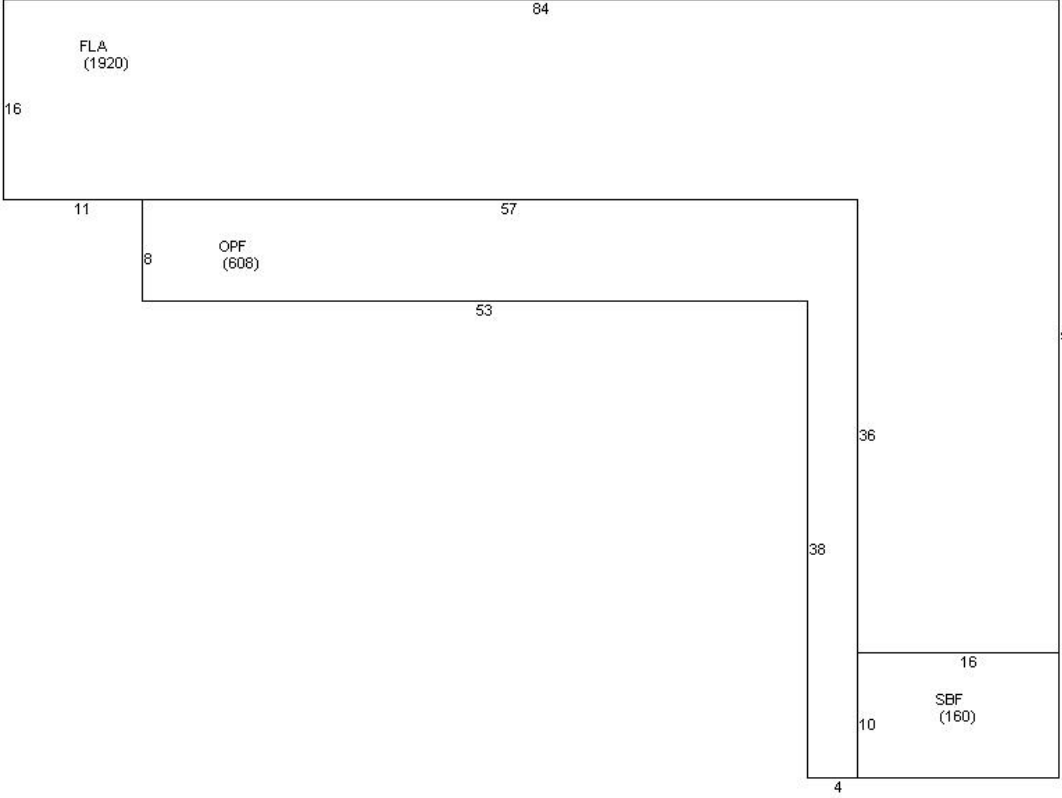
12-4542	1/11/2013		\$35,000	Commercial	REPLACE SOFFIT AND FACIA AS NEEDED USING WOOD FACIA AND PLYWOOD SOFFIT APPROX. 160 L.F. PAINT TO MATCH EXISTING.
12-4571	1/7/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS. INSTALL TWO NEW 2-TON DUCTLESS A/C SYSTEMS. CONDENSERS INSTALLED. MOUNTING HARDWARE WILL BE INCLUDED IN INSTALLATION INSTRUCTIONS UPON FINAL INSPECTION.
13-0016	1/4/2013		\$1,800	Commercial	REMOVE ONE TUB/SHOWER, ONE LAVATORY, ONE WATER CLOSET, PROVIDE & INSTALL ONE (1) BAR/KITCHEN SINK & FAUCET, REPLACE ONE (1) EXISTING SHOWER VALVE.
13-0017	1/4/2013		\$1,800	Commercial	REMOVE EXISTING BATHROOM PLUMBING TRIM AND ROUGH ABOVE GROUND, REPLACE SHOWER VALVE, W/CLOSET, LAVATORY & FAUCET
12-4608	1/2/2013		\$4,000	Commercial	REMOVE TWELVE SHINGLE HUNG ALUMINUM WINDOWS & REPLACE WITH IMPACT WINDOWS, REMOVE TWO STEEL DOORS & REPLACE WITH WOOD DOORS
12-4580	12/27/2012		\$15,000	Commercial	TO MAKE A NEW ELECTRICAL WIRING - ROUGH IN - AND PUT ON DECIDE (RECEPTACLES, SWITCHES, LIGHTS) IN UNITS #5, #6, & #7 APPROX. 840 S.F., RUN NEW POWER TO A.C. UNITS AND CONDENSER & HOOK UP TWO (2) MOTORS
08-0804	3/25/2008		\$9,800		28 SQ. ROLL ROOFING.
08-0512	2/26/2008		\$0		REWIRE 7 ROOMS AND UPGRADE SERVICE AND INSTALLATION OF A 200 AMP PANEL.
06-6062	11/4/2006	12/18/2006	\$6,400	Commercial	INSTALL 16 SQS OF V-CRIMP ROOFING
03-3655	10/21/2003	10/2/2003	\$1,600	Commercial	RUBBER ROOF
98-2178	7/14/1998	11/24/1998	\$2,000	Commercial	ROOFING
96-2008	5/1/1996	8/1/1996	\$3,135	Commercial	FIRE ALARM
A954222	11/1/1995	8/1/1996	\$2,800	Commercial	ROOF

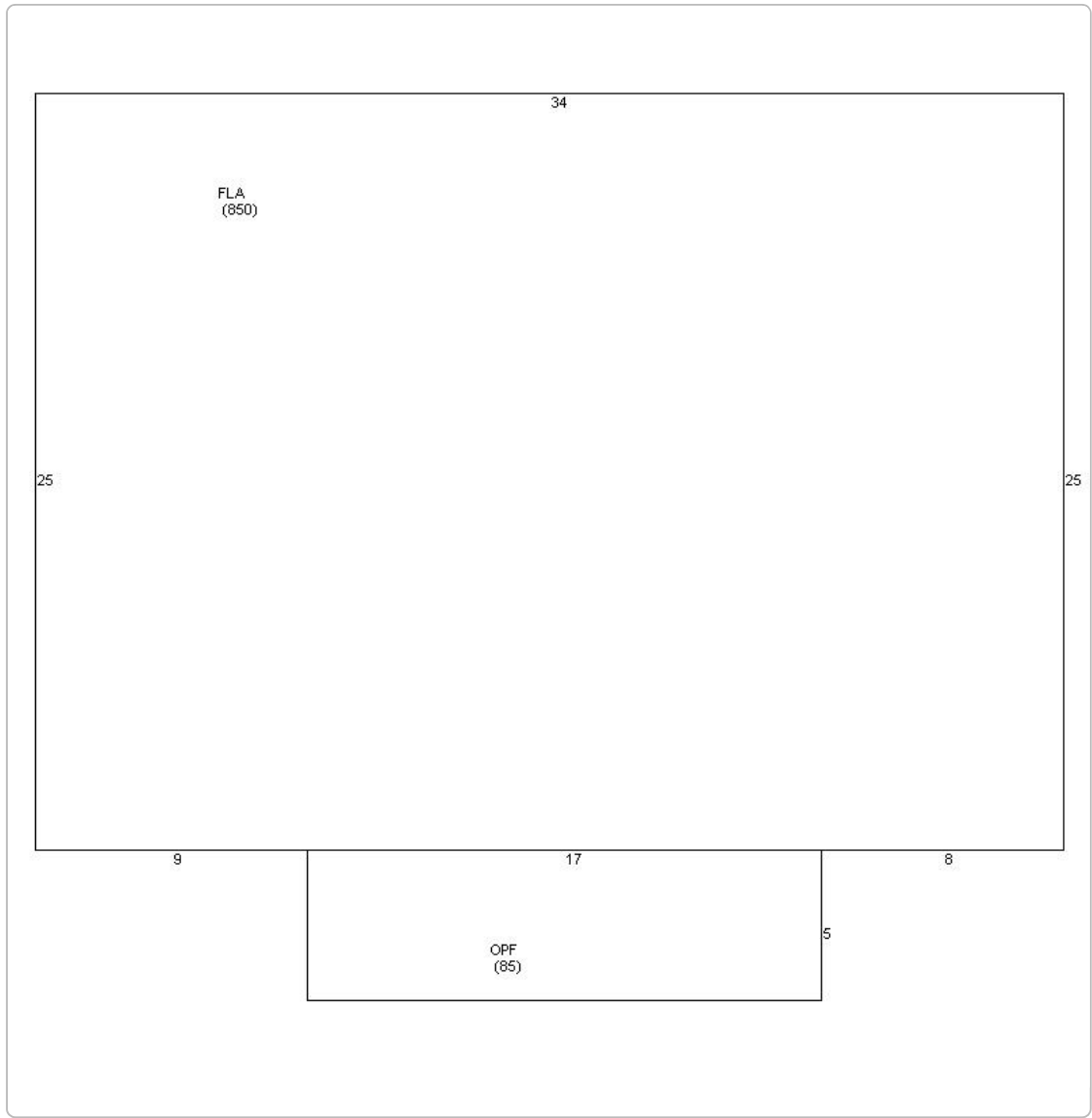
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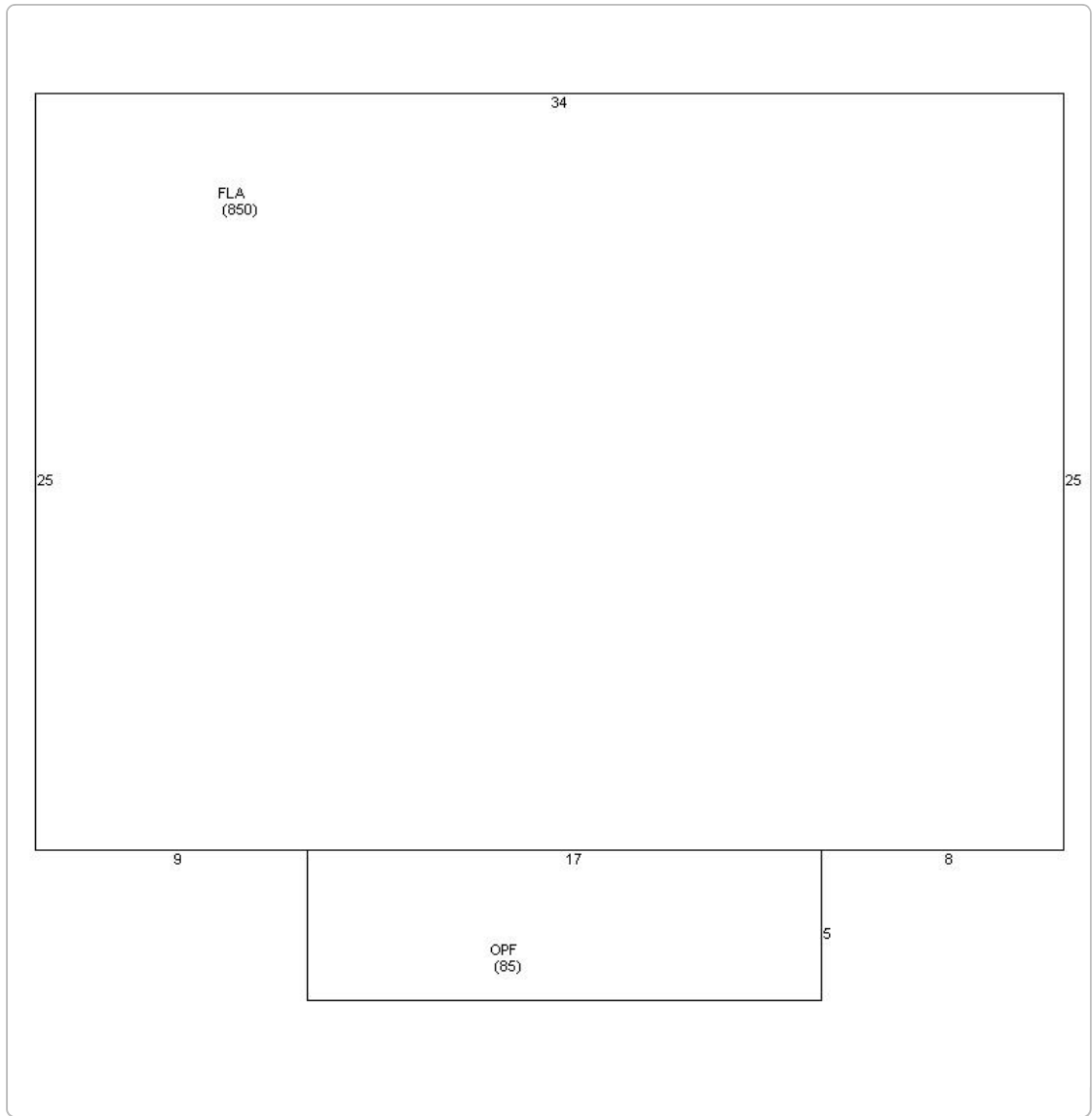
Sketches (click to enlarge)













[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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