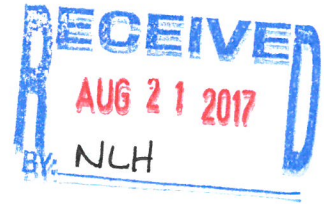


Application



THE CITY OF KEY WEST
Planning Department



**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD
MEMBERS ABOUT THE REQUEST
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception
Application***

Please print or type a response to the following:

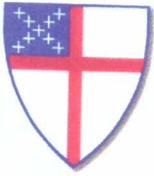
1. Site Address 414 Simonton Street Key West, FL 33040
2. Name of Applicant Adele V. Stones
3. Applicant is: Owner ☐ Authorized Representative ☒
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 221 Simonton St
Key West, FL 33040
5. Phone # of Applicant 305 294 0252 Mobile# 849 2352 Fax# 294 5788
6. E-Mail Address ginny@oropezastonescardenas.com
7. Name of Owner, if different than above Inter Ocean Holdings, LLC
8. Address of Owner 600 Fleming St
Key West, FL 33040
9. Phone Number of Owner 305 304 5757 Fax# _____
10. Email Address edeboer@bellsouth.net
11. Zoning District of Parcel HNC-1 RE# 00006470-000000
00006460-000000
00006390-000200
12. Description of Use and Exception Requested
The Marquesa 4-1-4 seeks approval of Special Exception in order to place
stocked mini-bars in the 14 guest rooms and 3 residential apartments located
within the expanded Marquesa Hotel. Alcohol sales will be limited to registered
guests of the hotel for in-room consumption.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:
Marquesa is not an "event" or "venue" hotel. It is surrounded by other
other guestshouses, theaters and galleries offering alcoholic beverages for sale
and consumption without causing conflict with 2 churches and funeral home
14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:
In room sales and consumption will pose no conflict with other activities
occurring within the hotel property, or uses occurring on nearby churches
or funeral home. Guestrooms are designed for comfort and privacy.
15. What are the mitigative measures proposed to be implemented by the applicant:
In the event that mini-bar sales result in disruption on or about the hotel
property, the hotel may elect to discontinue stocking the bars or limit
the quantity of product available for sale.

Letters of Support



*The Very Rev. Larry D. Hooper
St. Paul's Episcopal Church
401 Duval Street
Key West, FL 33040*

9 November 2017

To Whom it May Concern,

Recently we, St. Paul's Episcopal Church, received a notice from the City of Key West about Erik DeBoer and Carol Wightman from Hotel Marquessa about a new application for a liquor license.

With this letter I speak for the Vestry of St. Paul's to not oppose this application. Our only request to the state, county, and/or municipal agencies involved with granting the liquor license is that the license be attached to the owners of the property and not to the property itself.

Hotel Marquessa has been a good neighbor to us in the past and I have no doubt they will continue to be so under their new ownership and management. We commend them for their hospitality and preservation of the "Old Town" flavor of their establishment. It enriches the pride and good work many of us aspire to and wish for in Key West.

We are happy to have them as neighbors and wish them continued success in their business.

Thank you for your consideration.

Sincerely yours,

The Very Rev. Larry D. Hooper+

The Very Rev. Larry D. Hooper
Rector, St. Paul's Episcopal Church
Dean of the Keys Deanery of the
Episcopal Diocese of Southeast Florida
401 Duval Street
Key West, FL 33040

Cell (305) 731-4557
Office (305) 296-5142



Key West United Methodist Church

600 Eaton Street

Key West, Florida 33040

(305)296-2392 keywestumc@bellsouth.net

website: <http://keywestumchurch.org/>

November 14, 2017

To whom it may concern,

This letter is in reference to The Marquesa 414 request for an exception to the liquor license.

Please be advised that the Key West United Methodist Church council and staff have no objection to the special exception to the liquor license, as long as it pertains solely to the guests residing at the Marquesa 414.

Sincerely,

Larry Thompson (Church Council Chairperson)

Warranty Deed

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 12-312-McCloud

Doc# 1910111 12/03/2012 3:04PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

12/03/2012 3:04PM
DEED DOC STAMP CL: MT

\$5,740.00

Doc# 1910111
Bk# 2601 Pg# 1281

[Space Above This Line For Recording Data]

410 Simonton

Warranty Deed

This Warranty Deed made this 30th day of November, 2012 between Steven W. McCloud, also known as Steven Wayne McCloud, a single man whose post office address is 1709 NE 20th Avenue, Fort Lauderdale, FL 33305, grantor, and Inter-Ocean Holdings, LLC, a Florida Limited Liability Company whose post office address is 600 Fleming Street, Key West, FL 33040, 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:

On the Island of Key West, and is part of Lot 2, of Square 37, according to William A. Whitehead's map or plan of said Island delineated in February 1829, and described by metes and bounds as follows:

Commencing at a point on Simonton Street 100 feet Southeasterly from the corner of Eaton and Simonton Streets, and running thence on Simonton Street along the Western side in a Southeasterly direction 60 feet; then at right angles in a Southwesterly direction 106 feet; then at right angles in a Northwesterly direction 60 feet; then at right angles in a Northeasterly direction 106 feet; back to the Point of Beginning.

Parcel Identification Number: 00006470-000000

Subject to taxes for 2013 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.

Signed, sealed and delivered in our presence:


Witness Name: Susan M Cardenas

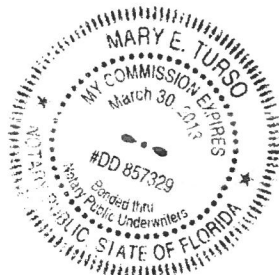
 (Seal)
Steven W. McCloud



Witness Name: Mary E. Turso

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 29th day of November, 2012 by Steven W. McCloud, who ☐ is personally known or ☐ has produced a drivers license as identification.

[Notary Seal]




Notary Public

Printed Name: Mary E. Turso

My Commission
Expires: _____

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 15-119-Pilot

Sales Price.: \$1,800,000.00

08/14/2015 2:42PM
DEED DOC STAMP CL: Krys \$12,600.00

Doc# 2041952
BKN 2756 Pgn 928

[Space Above This Line For Recording Data]

414 *Simonton*
Stones & Cardenas

Warranty Deed

This Warranty Deed made this 14th day of August, 2015 between Lynn H. Kephart, a single man whose post office address is 414 Simonton Street, Key West, FL 33040, grantor, and Inter-Ocean Holdings, LLC, a Florida Limited Liability Company whose post office address is 1109 Eaton Street, Key West, FL 33040, 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:

PARCEL 2:

On the Island of Key West, known on William A. Whitehead's map delineated in February, 1829, as a part of Square Thirty Seven.

COMMENCING at a point One Hundred (100) feet from the corner of Eaton and Bahama Streets and running thence in a Southeasterly direction along the line of Bahama Street 50.00 feet; thence at right angles in a Northeasterly direction 106 feet; thence at right angles and parallel with Bahama Street in a Northwesterly direction 50.00 feet; thence in a Southwesterly direction 106 feet to the Place of Beginning.

and also

On the Island of Key West, Monroe County, Florida and being a portion of Lot 4, Square 37, according to William A. Whitehead's map of the said island, delineated in February A.D. 1829, but being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Northeasterly Right-of-Way Line of Bahama Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Bahama Street for 150.00 feet; thence at a right angle and in a Northeasterly direction for 100.25 feet to the Point of Beginning, thence continue in a Northeasterly direction for 5.00 feet; thence at a right angle and in a Southeasterly direction for 16.00 feet; thence at a right angle and in a Southwesterly direction for 5.00 feet; thence at a right angle and in a Northwesterly direction for 16.00 feet to the Point of Beginning.

Parcel Identification Number: 00006390-000200

Subject to taxes for 2015 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, 2014**.

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

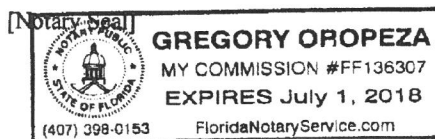
Signed, sealed and delivered in our presence:

Gregory Oropeza
Witness Name: Gregory Oropeza
Madison Fallon
Witness Name: Madison Fallon

Lynn H. Kephart (Seal)
Lynn H. Kephart

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12 day of August, 2015 by Lynn H. Kephart, who ☐ is personally known or ☐ has produced a driver's license as identification.



Gregory Oropeza
Notary Public
Printed Name: _____
My Commission Expires: _____

Prepared by and return to:

06/03/2015 3:46PM
DEED DOC STAMP CL: Krys \$5,600.00

Stones & Cardenas
221 Simonton Street
Key West, FL 33040

Doc# 2031777
Bk# 2744 Pg# 204

File Number: 15-121-PilotHou
Consideration: \$800,000.00

[Space Above This Line For Recording Data]

Y/H Baham

Warranty Deed

This Warranty Deed made this 2nd day of June, 2015 between Pilot House, L.L.C., a Florida limited liability company whose post office address is 414 Simonton Street, Key West, FL 33040, grantor, and Inter-Ocean Holdings, LLC, a Florida Limited Liability Company whose post office address is 1109 Eaton Street, Key West, FL 33040, 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)

Witnesseeth, 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, and being a portion of Lot 4, Square 37, according to William A. Whitehead's Map of said Island, delineated in February, 1829, being more particularly described as follows:

COMMENCE at the Southeasterly right-of-way line of Eaton Street and the Southwesterly right-of-way line of Bahama Street (the "POINT OF BEGINNING"); thence Southeasterly along the said Southwesterly right-of-way line of Bahama Street, a distance of 201.00 feet; thence continue Southeasterly along the said Southwesterly right-of-way line of Bahama Street, a distance of 51.00 feet; thence at a right angle and in a Southwesterly direction, a distance of 94.25 feet; thence at a right angle and in a Northwesterly direction, a distance of 10.00 feet; thence at a right angle and in a Southwesterly direction, a distance of 22.00 feet; thence at a right angle and in a Northwesterly direction, a distance of 41.00 feet; thence at a right angle and in a Northeasterly direction, a distance of 116.25 feet to the said Southwesterly right-of-way line of Bahama Street and the POINT OF BEGINNING.

Parcel Identification Number: 00006520-000000

Subject to taxes for 2015 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, 2014.

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:

Gregory Oropeza
Witness Name: Gregory Oropeza
Madison Fallon
Witness Name: Madison Fallon

Pilot House, L.L.C., a Florida limited liability company

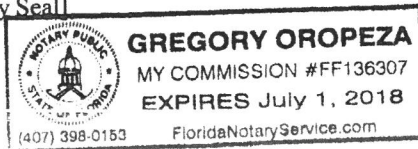
By: Lynn H. Kephart
Lynn H. Kephart, Managing Member

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 2 day of June, 2015 by Lynn H. Kephart, Manager of Pilot House, L.L.C., a Florida limited liability company, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Gregory Oropeza
Notary Public

Printed Name: _____

My Commission Expires: _____

Doc# 2063023
Bk# 2781 Pg# 392

UNITY OF TITLE

WHEREAS, INTER-OCEAN HOLDINGS, LLC, a Florida limited liability company, is the owner in fee simple of the property located in Key West, Monroe County, Florida, commonly referred to as 411 Bahama Street, and more particularly described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, 1829, as a part of Square Thirty Seven.

COMMENCING at a point One Hundred (100) feet from the corner of Eaton and Bahama Streets and running thence in a Southeasterly direction along the line of Bahama Street 50.00 feet; thence at right angles in a Northeasterly direction 106 feet; thence at right angles and parallel with Bahama Street in a Northwesterly direction 50.00 feet; thence in a Southwesterly direction 106 feet to the Place of Beginning.

and also

On the Island of Key West, Monroe County, Florida and being a portion of Lot 4, Square 37, according to William A. Whitehead's map of the said island, delineated in February A.D. 1829, but being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Northeasterly Right-of-Way Line of Bahama Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Bahama Street for 150.00 feet; thence at a right angle and in a Northeasterly direction for 100.25 feet to the Point of Beginning, thence continue in a Northeasterly direction for 5.00 feet; thence at a right angle and in a Southeasterly direction for 16.00 feet; thence at a right angle and in a Southwesterly direction for 5.00 feet; thence at a right angle and in a Northwesterly direction for 16.00 feet to the Point of Beginning.

PARCEL IDENTIFICATION NO: 00006390-000200

and, WHEREAS, INTER-OCEAN HOLDINGS, LLC, a Florida limited liability company, is also the owner in fee simple of the property located in Key West, Monroe County, Florida, commonly referred to as 410 Simonton Street, and described as follows:

On the Island of Key West, and is part of Lot 2, of Square 37, according to William A. Whitehead's map or plan of said Island delineated in February 1829, and described by metes and bounds as follows:

Commencing at a point on Simonton Street 100 feet Southeasterly from the corner of Eaton and Simonton Streets, and running thence on Simonton Street along the Western side in a Southeasterly direction 60 feet; then at right angles in a Southwesterly direction 106 feet; then at right angles in a Northwesterly direction 60 feet; then at right angles in a Northeasterly direction 106 feet; back to the Point of Beginning.

PARCEL IDENTIFICATION NO: 00006470-000000

and, WHEREAS, INTER-OCEAN HOLDINGS, LLC, a Florida limited liability company, is also the owner in fee simple of the property located in Key West, Monroe County, Florida, commonly referred to as 414 Simonton Street, and described as follows:

In the City of Key West, Monroe County, Florida, known and described on the Map or Plan of said City as delineated by William A. Whitehead in February, 1829, as in Lots 1 and 2, Square 37, beginning at a point on Simonton Street 160 feet from the corner of Eaton and Simonton Streets and running thence on Simonton Street in a Southeasterly direction 42 feet; thence at right angles in a Southwesterly direction 106 feet; thence at right angles in a Northwesterly direction, a distance of 42 feet; thence at right angles in a Northeasterly direction, a distance of 106 feet to the PLACE OF BEGINNING on Simonton Street.

PARCEL IDENTIFICATION NO: 00006460-000000

and, WHEREAS, the undersigned recognizes and acknowledges that the herein described property should not be divided into separate parcels owned by multiple owners as long as the same is put to the hereinafter use; and

WHEREAS, the undersigned hereby executes this written document to effect the above stated purpose.

NOW, THEREFORE, in consideration of other goods and valuable considerations, the undersigned hereby agrees to restrict the use of the above described real properties in the following manner:

1. Unless the City of Key West authorizes otherwise, the three parcels of property referred to herein above shall be considered as one plot and parcel of land, and that no portion of said lot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
2. The undersigned further acknowledges that this Unity of Title is being made to satisfy a condition for the issuance of development approval by the City of Key West, which approval is contingent on the requirement that the parcels be joined together in the herein described manner.
3. The undersigned further agrees that this condition, restriction, and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and shall be binding upon the undersigned, his heirs, and assigns in perpetuity.

SIGNED, SEALED, EXECUTED and acknowledged on this 8th day of February, 2016.

Witnesses:

INTER-OCEAN HOLDINGS, LLC, a Florida limited liability company

Adelle V. Stonas
Printed Name: Adelle V. Stonas

By: Erik DeBoer
Erik DeBoer, Manager

Mackenzie Williams
Printed Name: MACKENZIE WILLIAMS

STATE OF FLORIDA)
)
COUNTY OF MONROE)

Subscribed and acknowledged before me on this 8th day of February, 2016, by Erik DeBoer, as Manager of INTER-OCEAN HOLDINGS, LLC, a Florida limited liability company, who is personally known to me or who has produced drivers license (type of identification) as identification and who did not take an oath.

(SEAL)



Mackenzie Williams
Notary Public State of Florida
My Commission Expires:
My Commission Number is:

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Adele V. Stones, 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:

414 Simonton St. Key West, Florida

Street address of subject property

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.

Adele V. Stones
Signature of Authorized Representative

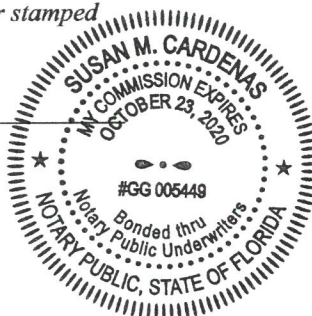
Subscribed and sworn to (or affirmed) before me on this 8. 21. 2017 by
Adele V. Stones
Name of Authorized Representative

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

Susan M. Cardenas
Notary's Signature and Seal

Susan M. Cardenas
Name of Acknowledger typed, printed or stamped

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, CAROL WIGHTMAN as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Inter Ocean Holdings LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Adele V. Stoners
Please Print Name of Representative

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

Carol Wightman
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 8.21.2017
Date

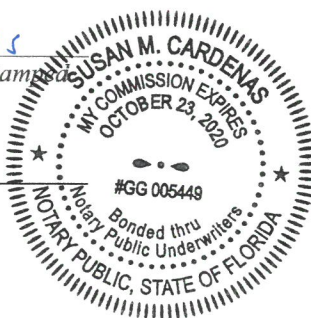
by Carol Wightman
Name of person with authority to execute documents on behalf on entity owner

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

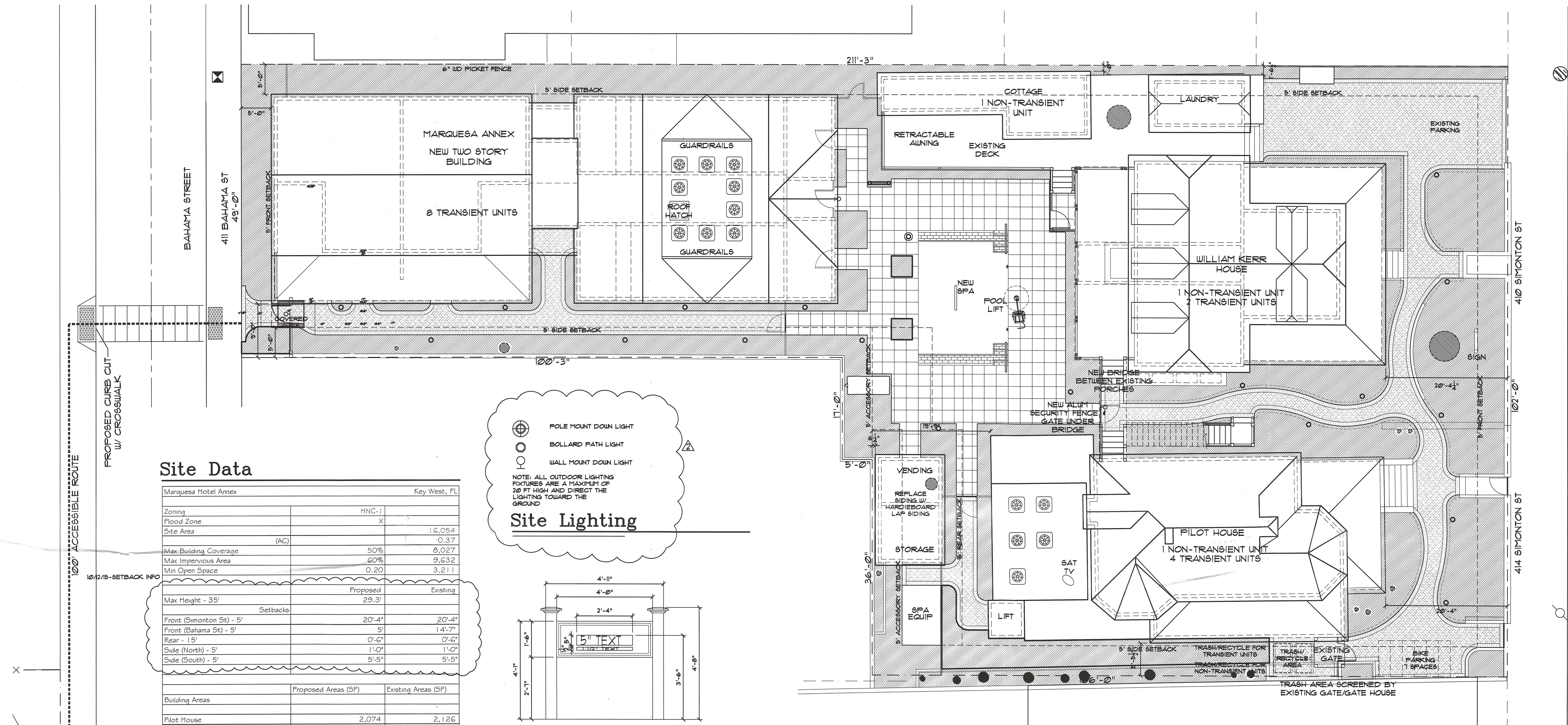
[Signature]
Notary's Signature and Seal

Susan M Cardenas
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Site Plans



Site Data

Marquesa Hotel Annex		Key West, FL
Zoning	HNC-1	
Flood Zone	X	
Site Area		16,054
	(AC)	0.37
Max Building Coverage	50%	8,027
Max Impervious Area	60%	9,632
Min Open Space	0.20	3,211

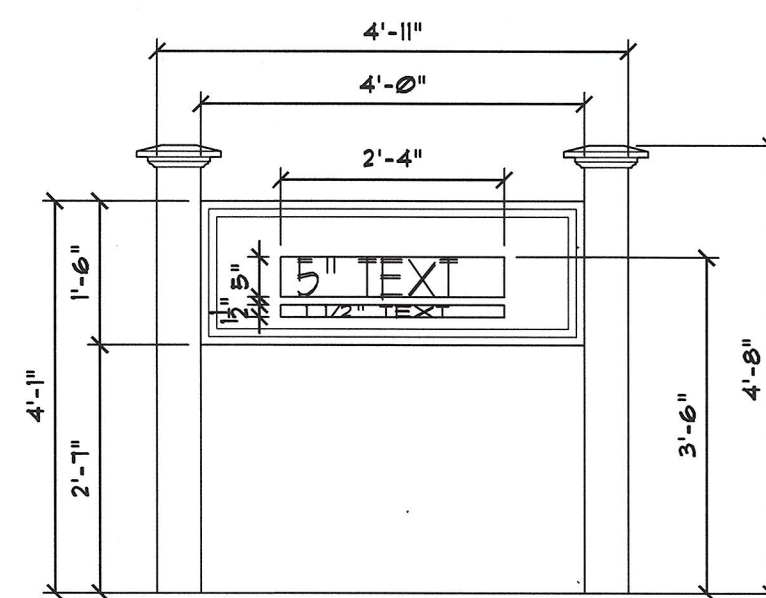
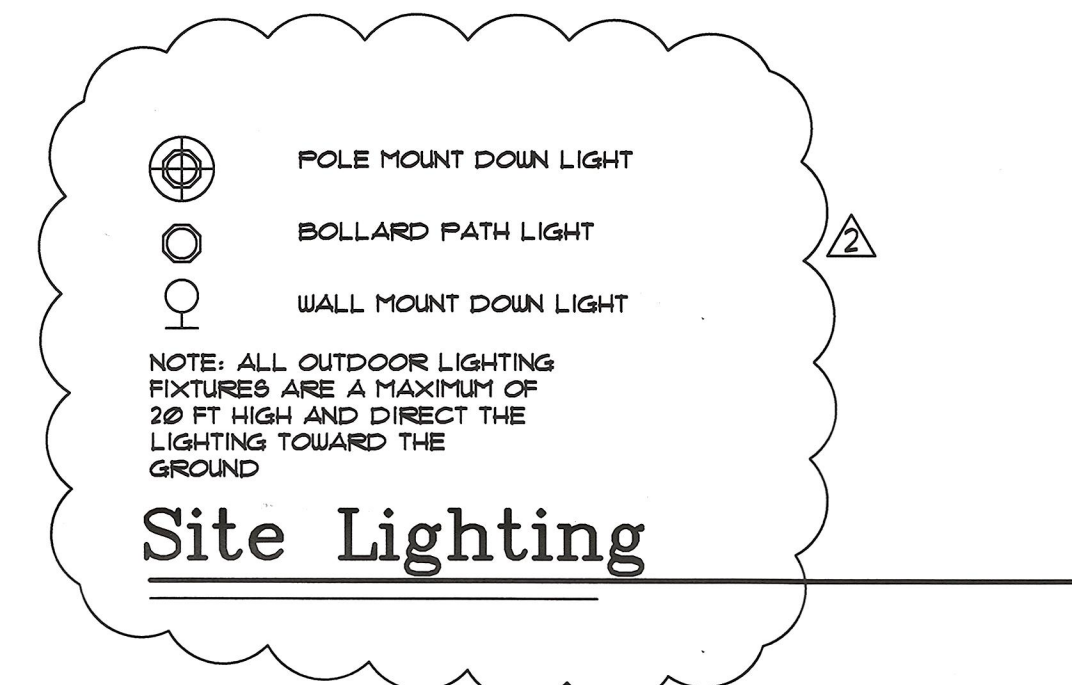
	Proposed	Existing
Max Height - 35'	29.3'	
Setbacks		
Front (Simonton St) - 5'	20'-4"	20'-4"
Front (Bahama St) - 5'	5'	14'-7"
Rear - 15'	0'-6"	0'-6"
Side (North) - 5'	1'-0"	1'-0"
Side (South) - 5'	5'-5"	5'-5"

	Proposed Areas (SF)	Existing Areas (SF)
Building Areas		
Pilot House	2,074	2,126
Kerr House	1,788	1,788
Exterior Stair/Bndge	158	90
Cottage	316	316
Laundry	163	163
Storage/Vending	215	215
Existing Building to be Demolished		1,840
New Building	3,241	
Lot Coverage Allowed (50%)	8,027	
Total Lot Coverage (SF)	7,955	6,538
Lot Coverage (%)	49.6%	40.7%

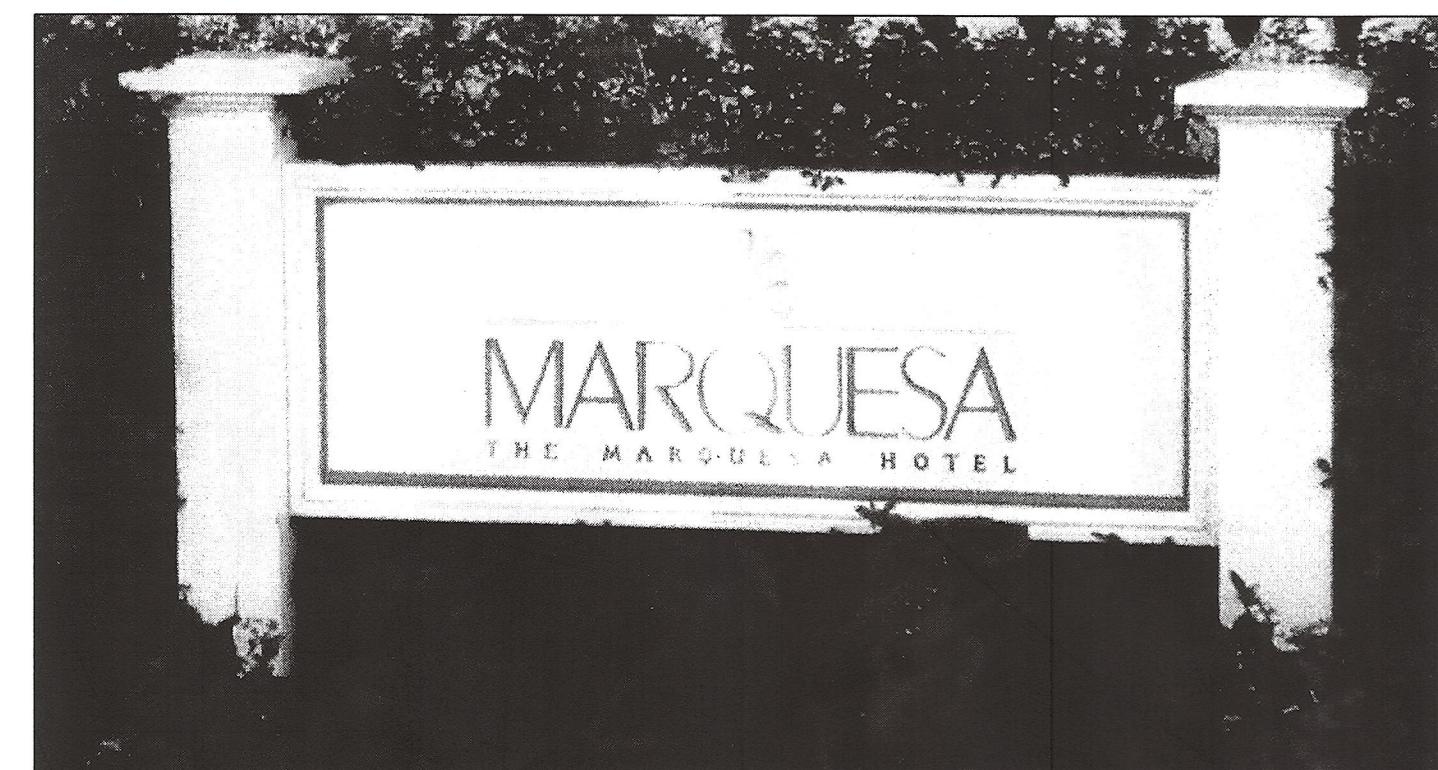
Site Areas		
Buildings	7,955	6,538
Spa	285	455
Pavers	2,742	5,482
Slabs (Equipment)	103	38
Driveway/Parking	292	1,005
Concrete Walkway	51	51
Stairs	59	59

Impervious Area Allowed (60%)	9,632	
Total Impervious Area (SF)	11,487	13,628
Impervious Area (%)	71.6%	84.9%

Wood Decks	478	478
Covered Areas	11,965	14,106
Open Space	4,089	1,948
Open Space Ratio	0.25	0.12

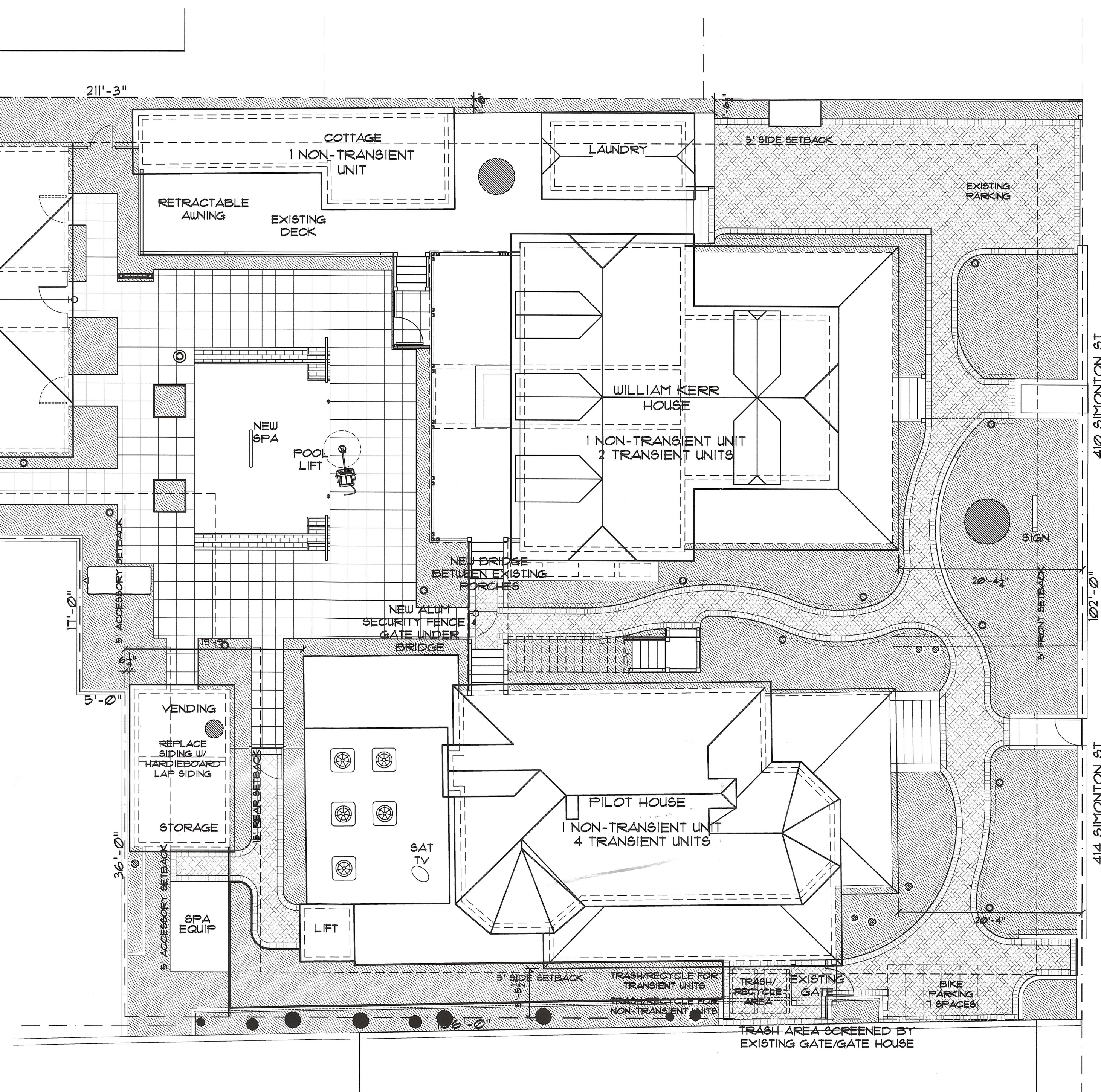


Sign Dimensions

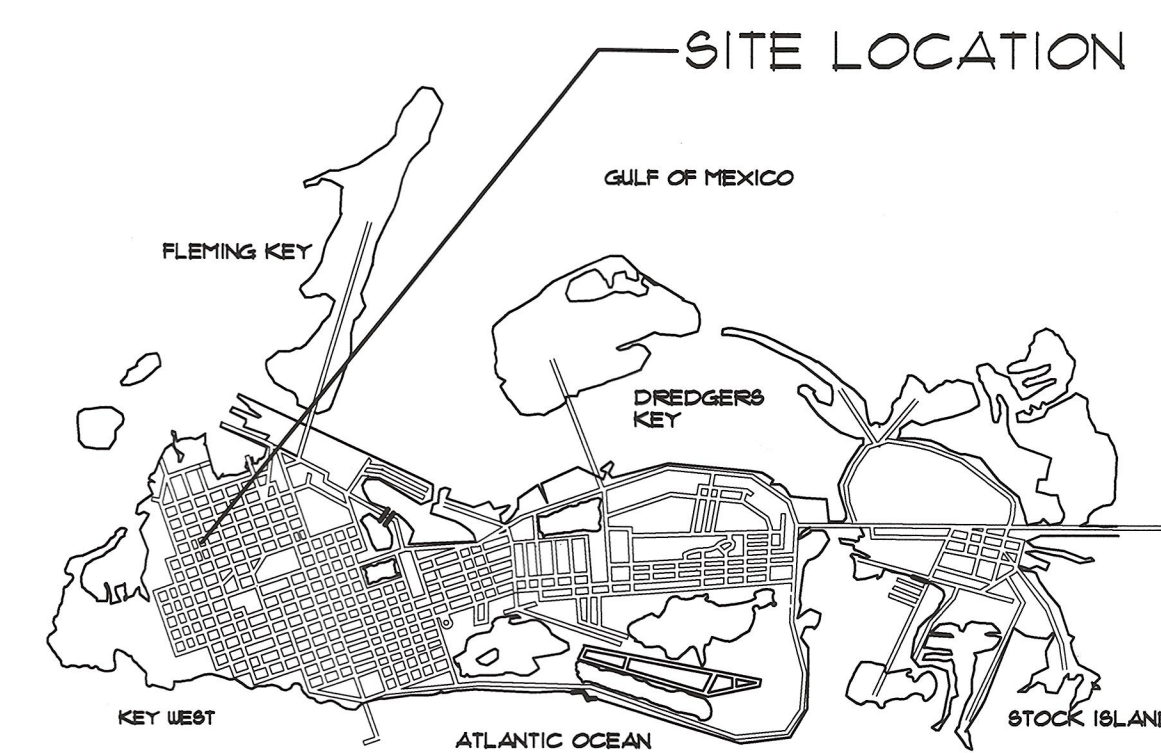
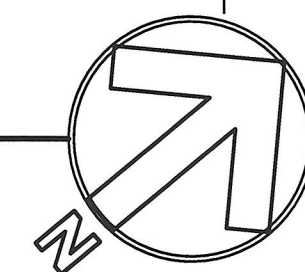


Proposed Signage

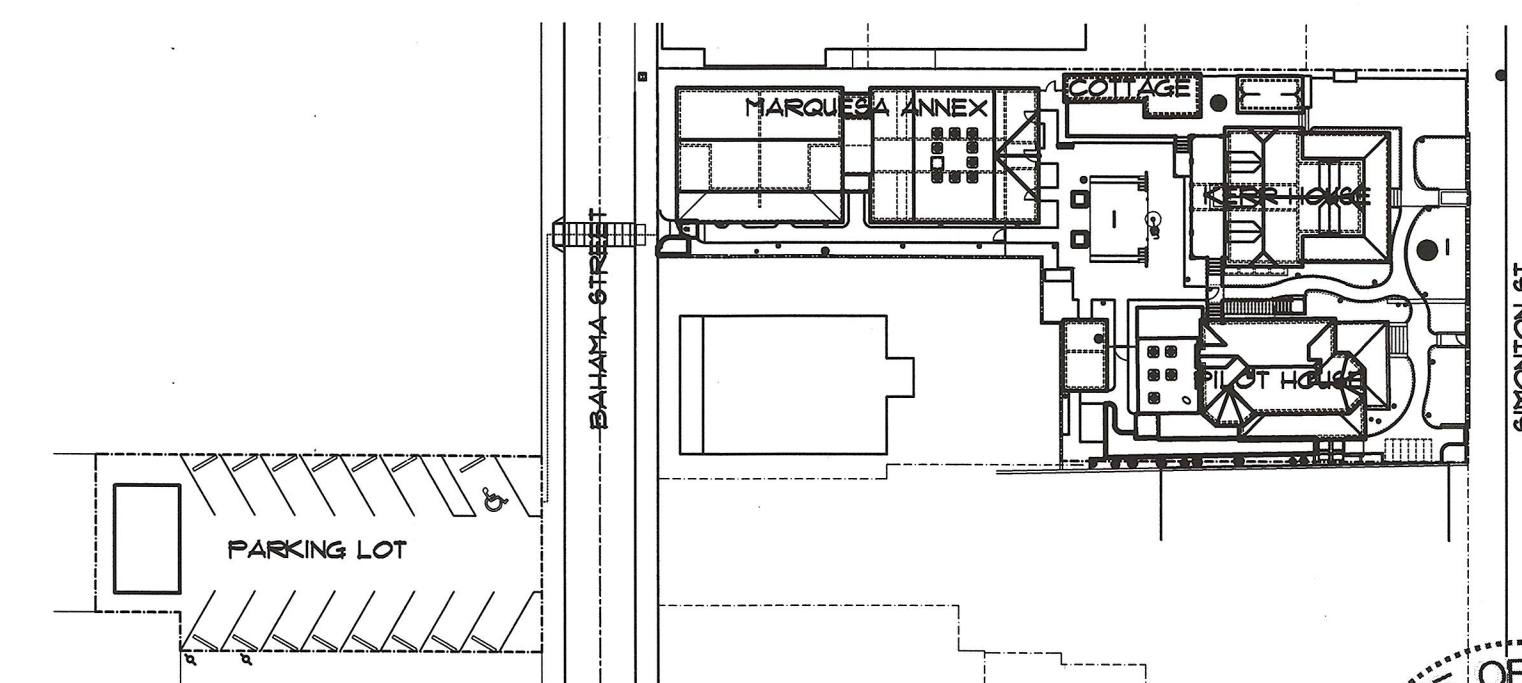
DIMENSIONS 48" WIDE X 18" TALL
TEXT 42" ABOVE GRADE
TEXT LENGTH 28"
LARGE FONT: 5" SMALL FRONT: 1 1/2"



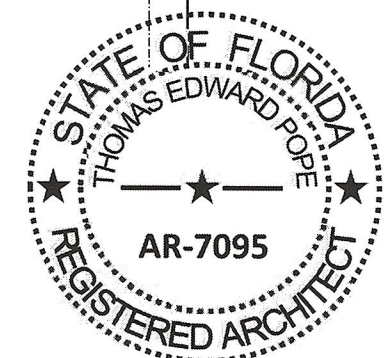
Proposed Site Plan

$$1/8''' = 1' - 0'''$$


 LOCATION MAP



Reference Plan

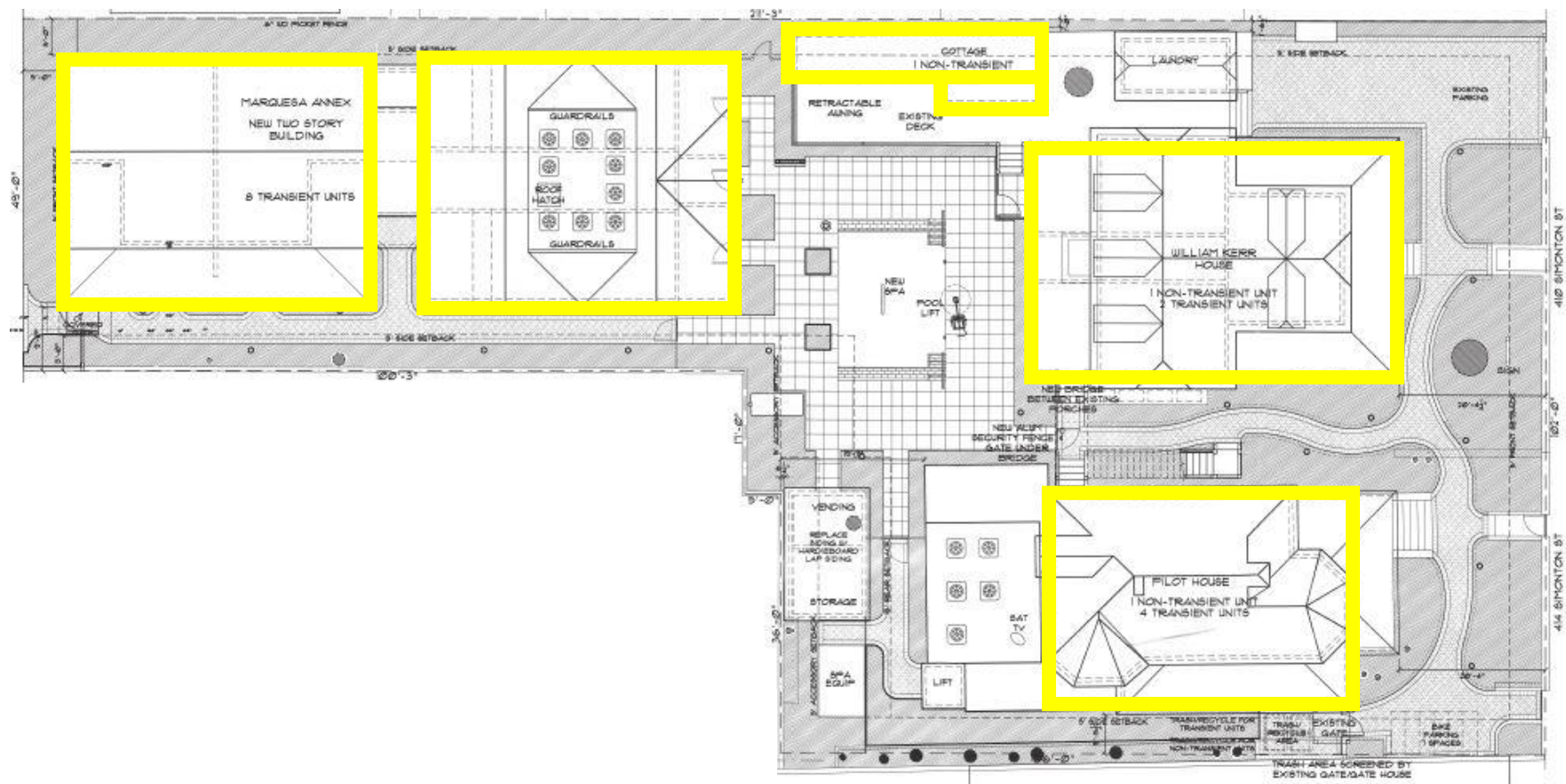
$$I^{\text{II}} = 5\phi' - \phi'$$


THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
6/30/15
revision:
9/8/15
10/22/15 HARC
10/30/15 HARC
2/6/16

sheet:
A0.1

3/15/16 PERMIT



Site Visit

414 Simonton Street, Key West, Florida 33040
SITE VISIT



414 Simonton Street, Key West, Florida 33040
SITE VISIT





Additional Information



Summary

Parcel ID 00006470-000000
 Account # 1006700
 Property ID 1006700
 Millage Group 10KW
 Location 414 SIMONTON ST, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 37 B OF W B-146 OR106-5-6 OR254-421/22 CO
 Description JUDGE DOCKET 9-74A2 OR606-364 OR687-104/05 OR1418- 450/51
 OR1525-1556C OR2330-1225D/C OR2348-1068ORD OR2386-40ORD
 OR2387-883/84 OR2601-1281/83 OR2673-1941/50MERGER
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1006700 410 SIMONTON ST 12/15/15

Owner

INTER-OCEAN HOLDINGS LLC
 600 FLEMING ST
 KEY WEST FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$402,045	\$120,921	\$355,166	\$400,144
+ Market Misc Value	\$6,495	\$842	\$23,139	\$23,586
+ Market Land Value	\$629,389	\$487,487	\$311,275	\$289,558
= Just Market Value	\$1,037,929	\$609,250	\$689,580	\$713,288
= Total Assessed Value	\$717,728	\$609,250	\$689,580	\$713,288
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,037,929	\$609,250	\$689,580	\$713,288

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI-FAMILY SUPERIOR (08SD)	6,360.00	Square Foot	60	106

Buildings

Building ID	428	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1933
Building Type	M.F. - R2 / R2	Foundation	WD CONC PADS
Gross Sq Ft	4589	Roof Type	GABLE/HIP
Finished Sq Ft	990	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	156	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	5	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	1,632	0	0
OPX	EXC OPEN PORCH	678	0	0
FHS	FINISH HALF ST	900	0	0
FLA	FLOOR LIV AREA	990	990	0
OPU	OP PR UNFIN LL	32	0	0
OUU	OP PR UNFIN UL	345	0	0
OUF	OP PRCH FIN UL	12	0	0
TOTAL		4,589	990	0

Building ID	430	Exterior Walls	CUSTOM
Style		Year Built	1998

Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS
Gross Sq Ft	900	Roof Type	IRR/CUSTOM
Finished Sq Ft	401	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	138	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	5	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	401	401	0
OPU	OP PR UNFIN LL	499	0	0
TOTAL		900	401	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1969	1970	1	90 SF	2
BRICK PATIO	2015	2016	1	646 SF	2

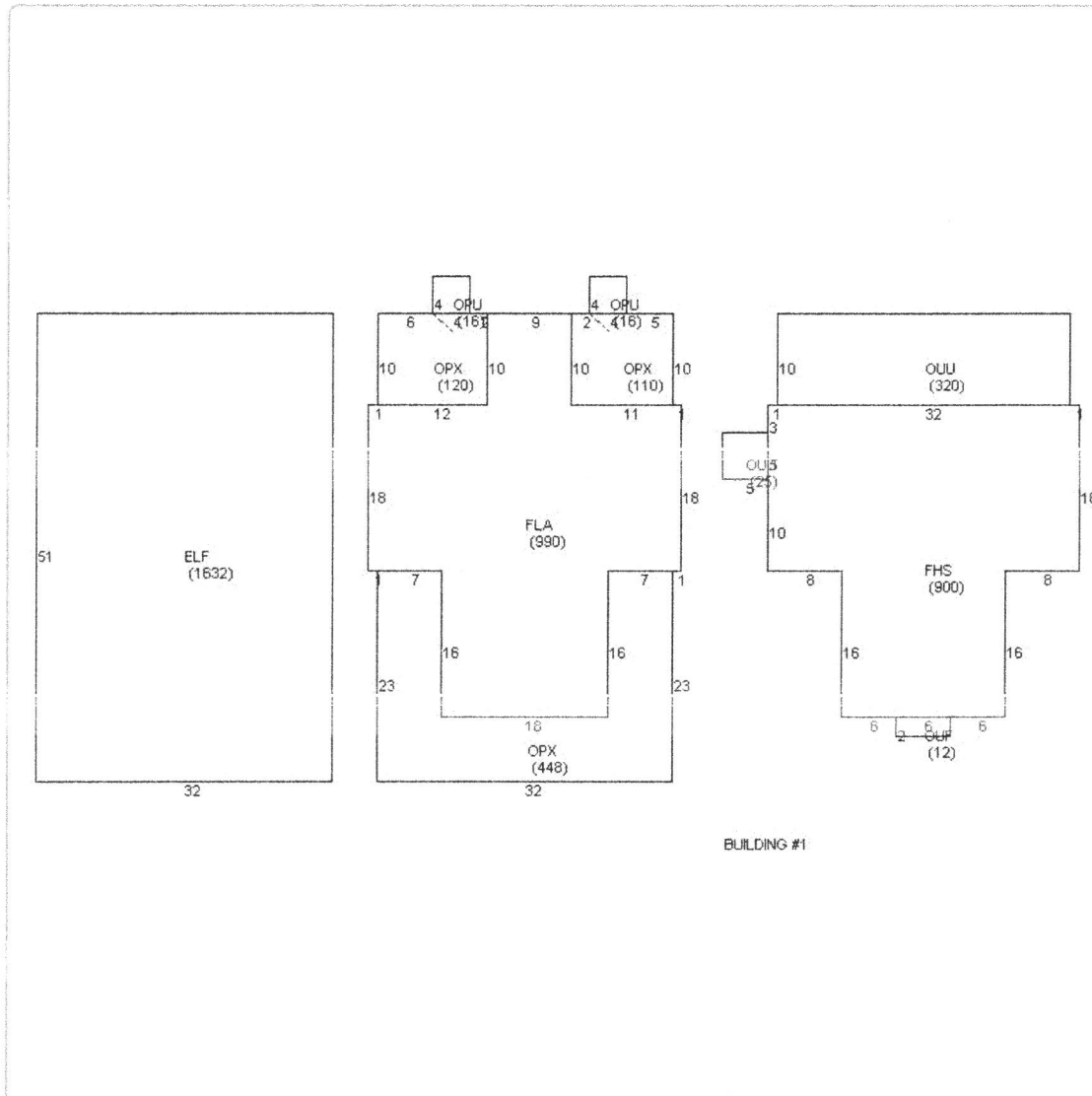
Sales

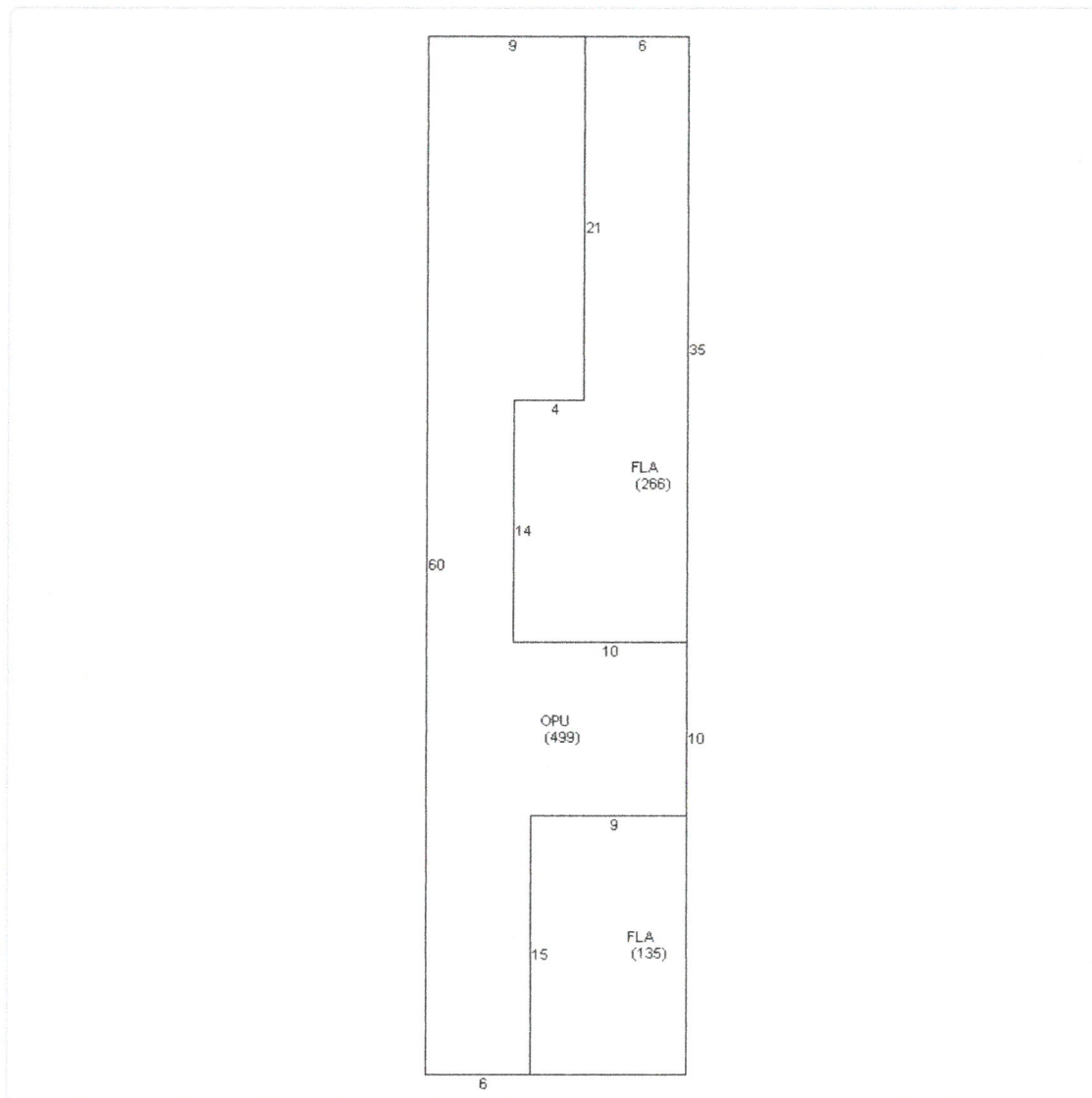
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/29/2012	\$820,000	Warranty Deed		2601	1281	02 - Qualified	Improved
8/1/1996	\$325,000	Warranty Deed		1418	0450	01 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-1530	5/6/2016		\$1,000,000		NEW WOOD FRAME 8-UNIT GUEST HOUSE BUILDING, 4700SF
16-1602	4/25/2016		\$40,000		10 TOILETS, 10 LAVS, 7 BATH TUBS, 7 SHOWERS, 1 OUTDOOR SHOWER, 6 FLOOR DRAINS, 1 MAIN SEWER CONNECTION.
16-1428	4/22/2016		\$75,000		PLMBING FOR 5 TUBS, 6 TOILETS, 6 LAVATORIES, 12 KITCHEN SINKS, 12 WATER HEATER, 12 HOSE BIDS, 1 FLOOR DRAINS, 1 SHOWER 1 MAIN SEWER CONNECTIONS (CONNECT TO EXISTING MAIN 2" WATER METER, 1-3 COMP SINKS, 1 HAND SINK, 5 BAR SINKS AND 4 WATER HEATERS.
16-1103	4/18/2016		\$375,000		2,600 SF A/C AREA. TOTAL INTERIOR & EXTERIOR RENOVATION OF 5-UNIT GUEST-HOUSE.
16-1295	4/18/2016		\$65,000	Commercial	SHOTCRETE COMMERCIAL SWIMMING POOL
16-1189	4/8/2016		\$100,000	Commercial	3,111 SF SLAB ON GRADE CONCRETE FOUNDATION W/ AUGER PILES
15-1704	5/13/2015	12/15/2015	\$15,000		2200 SQ FT OF BRICK PAVING (OLD HAVANA BRICK).DRIVEWAY IS BRICK OVER CONCRETE. ALL JOISTS SANDED.
14-4683	10/23/2014	12/15/2015	\$7,259		INSTALL FIRE ALARM
14-4803	10/23/2014	12/15/2015	\$10,000		11 SQ INS FALL LUNCH SHINGLES AND GRACE
14-4279	9/18/2014	12/15/2015	\$12,000		INSTALL 3 MINI SPLIT SYSTEMS, ONE TWO TON CENTRAL AND 5 EXHUST FANS
14-3640	8/15/2014	12/15/2015	\$3,000		REVISION: REPLACE REAR PORCH WITH 2NDFLOOR ROOF DECK CHANGE ONE WINDOW TO A DOOR, CHANGE ONE DOOR TO WINDWO
14-3106	7/7/2014	12/15/2015	\$15,000		REWIRE HOUSE
14-2630	6/7/2014	12/15/2015	\$325,000		COMPLETE RENOVATION OF ALL STRUCTURES, APPROVED H SHUTTERS ON ALL OPENINGS.
14-2003	5/16/2014	12/15/2015	\$15,000		REPAIR EXISTING SILLS, JOISTS AS NEEDD REPLACE FIRST FLOOR SHEATHING FRAME NEW REAR ADDITION FLOOR REPLACE FRONT PORCH DECKING INSTALL REAR PORCH DECKING
14-1561	4/22/2014	7/18/2014	\$15,000		REPLACE UP TO 21 PIERS AND CONSTRUCT 16 NEW PORCH FOUNDATION PIERS.
14-1561	4/22/2014	12/15/2015	\$15,000		REPLACE UP TO 21 PIERS AND CONSTRUCT 16 NEW PORCH FOUNDATION PIERS
14-0332	2/3/2014	12/15/2015	\$10,000		EXTERIOR & INTERIOR DEMO PER PLANS TO PREPARE STRUTURE FOR RENOVATIONS.
04-1839	6/8/2004	10/22/2004	\$2,475		ROOFING
0000896	4/7/2000	8/7/2000	\$1,500		PLUMBING
9901245	4/13/1999	8/7/2000	\$2,500		ELECTRICAL
9803228	10/16/1998	12/29/1998	\$1,500		ELECTRICAL
9800989	5/15/1998	12/29/1998	\$103,500		NEW COTTAGE/DECK
9704258	12/18/1997	12/29/1998	\$4,200		ELECTRICAL
9704040	12/16/1997	12/29/1998	\$400	Residential	PAINT HOUSE
9703727	11/10/1997	12/29/1998	\$15,100		POOL
9703349	10/2/1997	12/29/1998	\$2,800		ELECTRICAL
9702353	8/20/1997	12/29/1998	\$35,000	Residential	BUILD POOL PAVILION/ADDIT
9604309	11/5/1996	12/29/1998	\$1,500		DECK

Sketches (click to enlarge)





Photos



Map



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

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

Last Data Upload: 8/19/2017 12:11:20 AM


Schneider
Developed by
The Schneider
Corporation



Summary

Parcel ID 00006460-000000
Account # 1006696
Property ID 1006696
Millage Group 10KW
Location 414 SIMONTON ST, KEY WEST
Address
Legal KW PT LOTS 1 & 2 SQR 37 OR282-475 OR406-373-374 OR483-861/864
Description OR728-784 OR708-612 OR716-800/802 OR818-1967 OR849-797Q/C
 OR1910-1359/61 OR2286-127C OR2756-930/31
 (Note: Not to be used on legal documents)
Neighborhood 32040
Property Class HOTEL/MOTEL (3900)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

INTER-OCEAN HOLDINGS LLC
 1109 EATON ST
 KEY WEST FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,731,827	\$2,731,827	\$2,686,931	\$866,526
= Just Market Value	\$2,731,827	\$2,731,827	\$2,686,931	\$866,526
= Total Assessed Value	\$2,731,827	\$1,048,495	\$953,178	\$866,526
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,731,827	\$2,731,827	\$2,686,931	\$866,526

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,452.00	Square Foot	42	106

Commercial Buildings

Style HOTEL/MOTEL B / 39B
Gross Sq Ft 5,226
Finished Sq Ft 2,828
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 400 (400)
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 8
Half Bathrooms 0
Heating Type
Year Built 1933
Year Remodeled 0
Effective Year Built 1991
Condition AVERAGE

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1964	1965	1	1 UT	3
WROUGHT IRON	1964	1965	1	136 SF	2
PATIO	1964	1965	1	176 SF	2
BRICK PATIO	1964	1965	1	210 SF	4
FENCES	1964	1965	1	372 SF	3
BRICK PATIO	1964	1965	1	579 SF	2
TILE PATIO	1964	1965	1	68 SF	3
WATER FEATURE	1988	1989	1	1 UT	1
TIKI	1988	1989	1	273 SF	4
TILE PATIO	1998	1999	1	300 SF	3
TIKI	1998	1999	1	35 SF	1
HOT TUB	1998	1999	1	1 UT	3

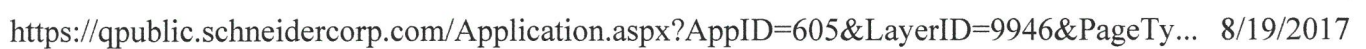
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/12/2015	\$2,400,000	Warranty Deed		2756	930	37 - Unqualified	Improved
8/1/1980	\$130,000	Warranty Deed		818	1967	Q - Qualified	Improved
2/1/1977	\$25,000	Conversion Code		716	800	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-1657	2/11/2016		\$20,000	Commercial	RENOVATIONS, NEW WOOD STAIR CONNECTION, NEW SPA AND WALKWAYS, DEMO OF NON-HISTORIC BUILDING REPLACED WITH A NEW 2-STORY WOOD FRAME BUILDING.
16-0515	2/11/2016		\$20,000	Commercial	REMOVE PLUMBING ELECTRICAL, HVAC EQUIPMENT, INTERIOR FINISHES AND WALL
13-3749	9/13/2013		\$9,850	Commercial	REPAIR WATER LEAK IN BACK WALL AND DECK ADD WOOD WINDOW FOR OFFICE. REPAIR WOOD STRINGERS OF EXISTING FIRE ESCAPE IN REAR OF 414 SIMONTON STREET.
10-736	12/7/2010		\$0		PAINT NORTHSIDE OF PILOT HOUSE GUESTHOUSE TRIM WHITE AND GREEN
07-3529	7/16/2007		\$0		PAINT ONE SIDE OF PILOT HOUSE AND GENERAL REPAIR OF 50SF OF ROTTED HOLES AROUND WINDOWS AND DOORS
01-2546	7/19/2001	10/31/2001	\$750		REPAIR SIDING & PAINT
01-2501	7/10/2001	10/31/2001	\$2,000		electrical
9901245	4/14/1999	11/19/1999	\$2,500		ELECTRICAL
9804041	12/23/1998	11/19/1999	\$16,000		3 CENTRAL AC UNITS
9803697	11/30/1998	11/19/1999	\$15,000		REPAIR SIDING
9700903	4/1/1997	7/1/1997	\$6,000		FIRE ESCAPE

Sketches (click to enlarge)



Map



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

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

Last Data Upload: 8/19/2017 12:11:20 AM


Schneider
Developed by
The Schneider
Corporation



Summary

Parcel ID 00006390-000200
Account # 8613482
Property ID 8613482
Millage Group 10KW
Location 414 SIMONTON ST, KEY WEST
Address
Legal KW PT LOTS 1 AND 2 SQR 37 OR837-994 OR1168-1416 OR1177-
Description 2019/2022 OR1177-2023 OR1318-1866 OR2756-928/29
 (Note: Not to be used on legal documents)
Neighborhood 32040
Property Class HOTEL/MOTEL (3900)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

INTER-OCEAN HOLDINGS LLC
 1109 EATON ST
 KEY WEST FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$895,210	\$895,210	\$895,210	\$895,210
= Just Market Value	\$895,210	\$895,210	\$895,210	\$895,210
= Total Assessed Value	\$895,210	\$895,210	\$895,210	\$895,210
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$895,210	\$895,210	\$895,210	\$895,210

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,250.00	Square Foot	50	105

Commercial Buildings

Style HOTELS/MOTEL A / 39A
Gross Sq Ft 3,730
Finished Sq Ft 2,772
Perimeter 0
Stories 2
Interior Walls
Exterior Walls C.B.S.
Quality 450 (450)
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 6
Half Bathrooms 0
Heating Type
Year Built 1995
Year Remodeled 0
Effective Year Built 1995
Condition EXCELLENT

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TILE PATIO	1994	1995	1	1338 SF	5
FENCES	1994	1995	1	1608 SF	5
RVV2	1994	1995	1	52 SF	3
PATIO	1994	1995	1	548 SF	5
RES POOL	1994	1995	1	378 SF	3

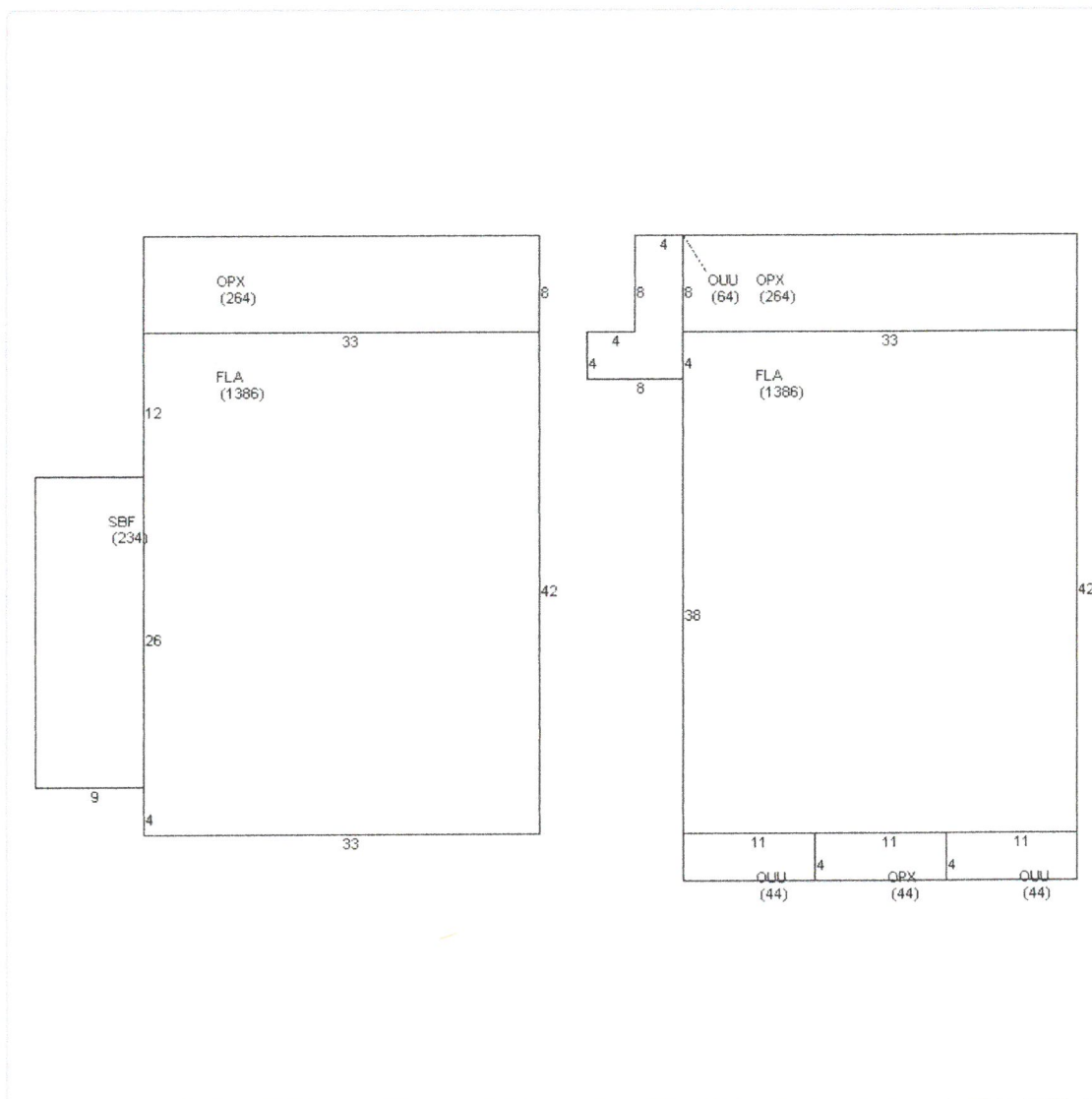
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/12/2015	\$1,800,000	Warranty Deed		2756	928	37 - Unqualified	Improved
6/1/1991	\$1	Warranty Deed		1177	2019	M - Unqualified	Vacant
5/1/1981	\$41,000	Warranty Deed		837	994	U - Unqualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-0612	2/26/2016	3/2/2016	\$56,000		DEMO OF TWO STORY NON CONTRIBUTING STRUCTURE AND POOL
M950010	1/1/1995	3/1/1995	\$8,900		6 TON AC
B942300	7/1/1994	3/1/1995	\$200,000	Commercial	2 STORY BUILDING
B941842	6/1/1994	3/1/1995	\$1,200		DEMO GARAGE
B942180	6/1/1994	3/1/1995	\$20,000		CONSTRUCT SWIMMING POOL

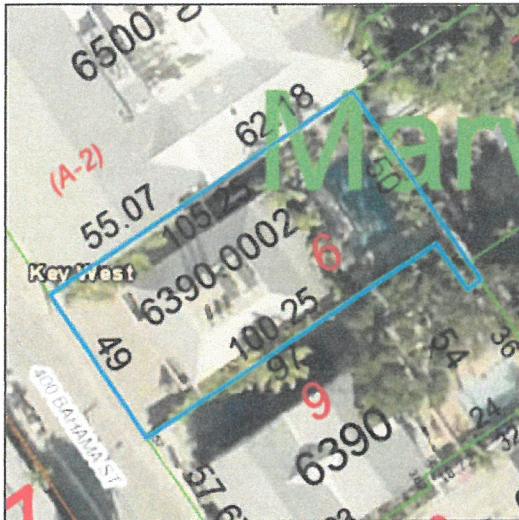
Sketches (click to enlarge)



Photos



Map



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

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

Last Data Upload: 8/19/2017 12:11:20 AM


Schneider
Developed by
The Schneider
Corporation