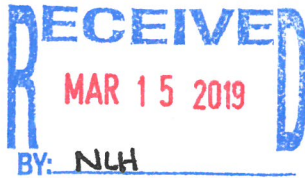


Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major ☐
Minor ☐

Conditional Use

☒

Historic District

Yes ☒
No ☐

Please print or type:

- 1) Site Address 150 Simonton Street
- 2) Name of Applicant Oropeza, Stones & Cardenas, PLLC
- 3) Applicant is: Owner ☐ Authorized Representative ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 221 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # 305-294-0252 Email greg@oropezastonescardenas.com
- 6) Email Address: greg@oropezastonescardenas.com
- 7) Name of Owner, if different than above Historic Tours of America, Inc./Hydro-Thunder of Key West, Inc.
- 8) Address of Owner 150 Simonton Street, Key West, FL 33040
- 9) Owner Phone # 305-294-0252 Email greg@oropezastonescardenas.com
- 10) Zoning District of Parcel HRCC-1 RE# 000000290-000000
- 11) Is Subject Property located within the Historic District? Yes ☒ No ☐
If Yes: Date of approval N/A HARC approval # N/A
OR: Date of meeting N/A
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Amending existing conditional use to decrease scooter count by 10
units and increase electric car count by 10 units.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



- 13) Has subject Property received any variance(s)? Yes ☐ No ☒

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ☐ No ☒

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

**PLANNING BOARD
RESOLUTION NO. 2016-60**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR THE RELOCATION OF A RECREATIONAL RENTAL VEHICLE USE ON PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 18-355, 122-62 AND 122-688 (17) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the subject property is located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1); and

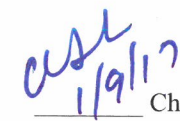
WHEREAS, pursuant to Sections 18-355, 122-62 and 122-688(17) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for the relocation of a 41 electric car and 46 moped recreational rental vehicle use within commercial retail space on property located at 150 Simonton Street; and

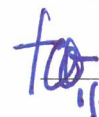
WHEREAS, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 15, 2016; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

Page 1 of 4
Planning Board Resolution No. 2016-60



Chairman


Planning Director

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

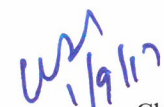

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That a conditional use request, pursuant to Sections 18-355, 122-62 and 122-688(17) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing relocation of a 21 vehicle recreational rental vehicle use on property located at 150 Simonton Street (RE # 00000290-000000; AK # 1000281), with the following conditions:

General conditions:

1. The conditional use and site improvements/renovations shall match approved plans dated July 14, 2016 by A20 Architecture.
2. The required off street parking spaces shall be used for automobile parking only and not for sales activity in accordance with Section 108-609 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City").
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE)


Chairman

Planning Director
1/4/17

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax

Receipt:

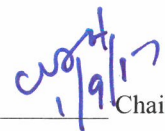
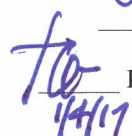
4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety and construction shall commence within 12 months after the date hereof.

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

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

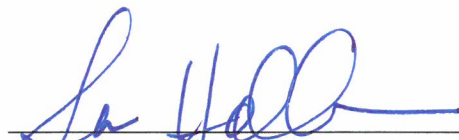
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory


Chairman

Planning Director

Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of December, 2016.

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




Sam Holland, Planning Board Chair




Date

Attest:



Thaddeus Cohen, Planning Director



Date

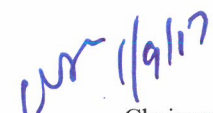
Filed with the Clerk:



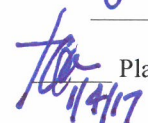
Cheryl Smith, City Clerk



Date



Chairman



Planning Director

CONDITIONAL USE APPLICATION

Monroe County, Florida
MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,450

Date: 7/14/2016

CITY OF KEY WEST PLANNING SUBMISSION

PROJECT ADDRESS: 150 SIMONTON STREET, KEY WEST, FLORIDA, 33040

SCOPE OF WORK

THIS PROJECT ENGAGES THE EXISTING CONDITIONS DOCUMENTATION OF FLOOR AREAS AND ALLOCATED PARKING FOR THE GROUND FLOOR LEVEL OF AN EXISTING COMMERCIAL UNIT, FOR THE PURPOSES OF ESTABLISHING A CONDITIONAL USE PERMIT BY THE CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT. NO CONSTRUCTION IS PROPOSED AS A RESULT OF THESE DOCUMENTS.

SHEET INDEX

A1.0 COVER, AND SCOPE OF WORK
A2.1 EXISTING FLOOR PLAN

A20
ARCHITECTURE
P: 305-340-8644 | PROF. REG. AA26000972

CONDITIONAL USE APPLICATION
150 SIMONTON STREET
KEY WEST, FL 33040

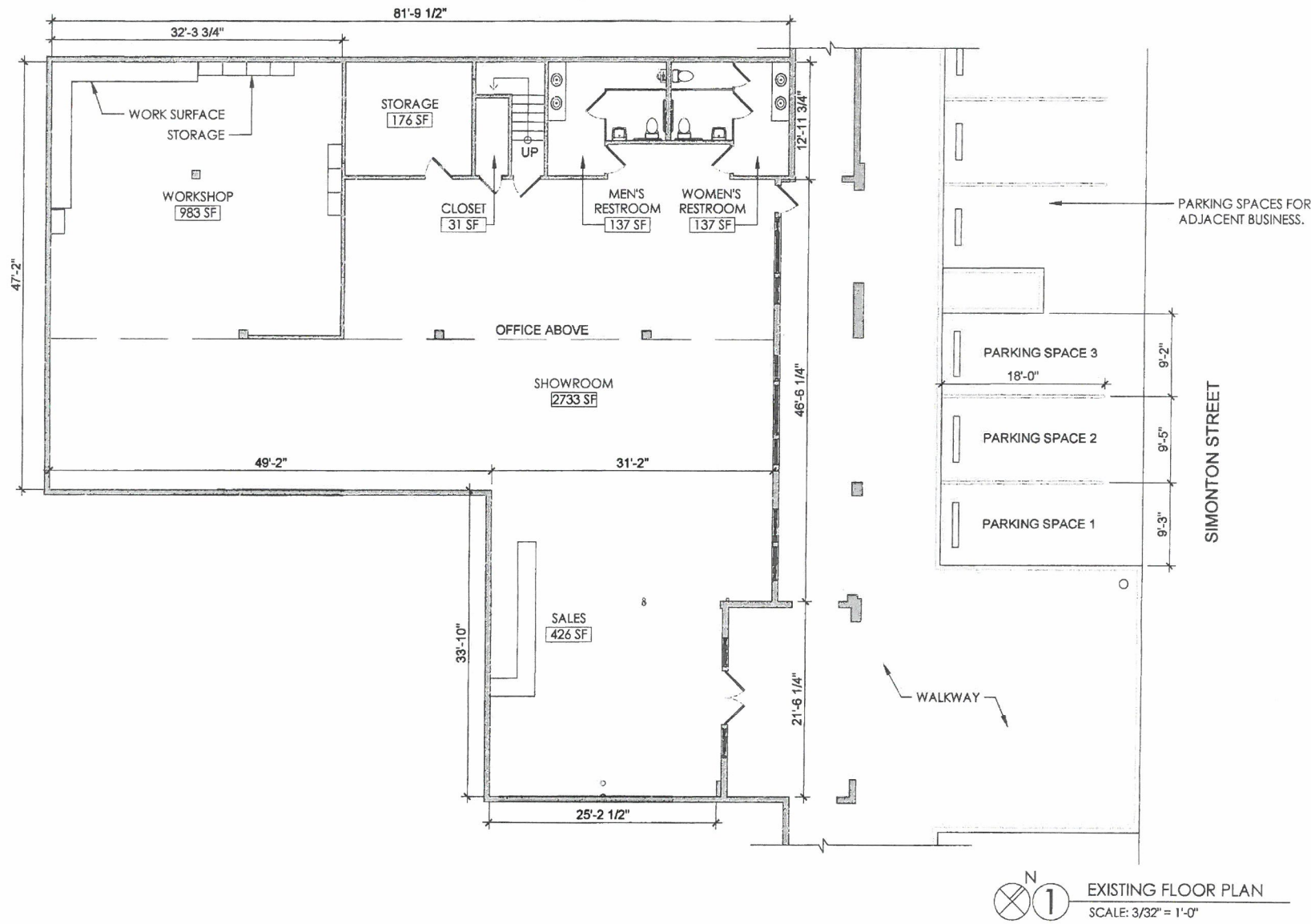
TITLE: COVER &
SCOPE OF WORK
PROJECT #: 16.26

SHEET:
A 1.0
JULY 14, 2016

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CF-4
1/9/17

100-1417



A2O
ARCHITECTURE
P: 305-560-8644 | PROF. REG. A.A.00000992

CONDITIONAL USE APPLICATION
150 SIMONTON STREET
KEY WEST, FL 33040

TITLE:
EXISTING FLOOR
PLAN
PROJECT #: 16.26

SHEET:
A 2.1
JULY 14, 2016

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*user
1/9/17*

10/1/17

AUTHORIZATION AND VERIFICATION FORMS

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, Esq., in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, PLLC
(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:

150 Simonton Street

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.

A handwritten signature in blue ink, appearing to read "Gregory S. Oropeza", is written over a horizontal line.

Signature of Authorized Representative

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

Gregory S. Oropeza

date

Name of Authorized Representative

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Edwin O. Swift, III as
Please Print Name of person with authority to execute documents on behalf of entity

President of Historic Tours of America, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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


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

Subscribed and sworn to (or affirmed) before me on this 3-14-19
Date

by Edwin O. Swift III
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



CONDITIONAL USE CRITERIA

CONDITIONAL USE CRITERIA

150 Simonton Street (R.E. # 00000290-000000)

Title Block:

- a. Name of Development: Hydro-Thunder of Key West, Inc.
- b. Name of Owner: Historic Tours of America, Inc.
- c. Name of Tenant/Operator: Hydro-Thunder of Key West, Inc.
- d. Name of Applicant: Oropeza Stones & Cardenas, PLLC
- e. North Arrow: As identified on the survey

Identification of Key Persons:

- f. Owners: Historic Tours of America, Inc.
- a. Authorized Agent: Oropeza, Stones & Cardenas, PLLC
- b. Surveyor: Florida Keys Land Surveying

Project Description:

Project Description: The proposed project is to decrease the existing scooter count by ten (10) units and increase the electric car count by ten (10) units. The proposed project is the same as the current use, which is storage and rental of electric cards and golf carts.

Other Project Information:

- a. Proposed Phases of Development and Target Dates: NA

Sec. 122-62. Specific Criteria for Approval

(a) The Planning Board may find that the Application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.”

(b) Characteristics of use described.

(1) Scale and intensity of the proposed conditional use as measured by the following:

- a. Floor area ratio – No change.
- b. Traffic generation – The proposed project will not alter any roadways and not have a negative impact on the flow of traffic. The majority of traffic is walk-up foot traffic. The subject location is primarily used to store vehicles for use. In addition, Hydro-Thunder provides a free shuttle service to and from local hotels for its customers. The proposed relocation of vehicles is a replacement of an existing location one block from the proposed location. As evidenced by Hydro-Thunder’s traffic engineer, Karl B. Peterson, there will be no change in traffic flow or impact.
- c. Square feet of enclosed building for each specific use – None.

- d. Proposed employment – No change.
- e. Proposed number and type of service vehicles – Zero.
- f. Off-street parking needs – The Property has four (4) off-street parking spaces.

(2) On-or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. Utilities – Current utility service is adequate to support the proposed relocation of licenses.
- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in Chapter 94 – No upgrades to public facilities are anticipated as a result of the proposed development.
- c. Roadway or signalization improvements, or other similar improvements – No upgrades to roadways or signalization are anticipated as a result of the proposed development.
- d. Accessory structures or facilities – None.
- e. Other unique facilities/structures proposed as part of site improvements – None known at this time.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

- a. Open space – No change.
- b. Setbacks from adjacent properties – No change.
- c. Screening and buffers – No change.
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites – No change.
- e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts – The proposed development is not anticipated to produce any smoke, odor, noise or noxious impacts.

(c) Criteria for conditional use review and approval.

(1) Land use compatibility – The conditional use shall not adversely impact land use activities in the immediate vicinity and is compatible with the surrounding property. The property is located in a shopping center with other commercial businesses, solely contained within the existing building.

(2) Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use – The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested.

(3) Proper use of mitigative techniques – Adverse impacts will not affect surrounding properties.

(4) Hazardous waste – No hazardous waste will be generated or used on the Property. There shall be no fuel or products stored on site.

(5) Compliance with applicable laws and ordinances – All applicable federal, state, county and city laws shall be complied with for the proposed relocation of licenses.

(6) Additional criteria applicable to specific land uses.

- a. Land uses within a conservation area – Not applicable.
- b. Residential development – Not applicable.
- c. Commercial or mixed-use development. Not applicable.
- d. Development within or adjacent to Historic District – Not applicable as no new development is proposed.
- e. Public facilities or institutional development – Not applicable.
- f. Commercial structures, uses and related activities within tidal waters – Not applicable.
- g. Adult entertainment establishments – Not applicable.

KBP CONSULTING, INC.

March 14, 2019

Gregory S. Oropeza, Esq.
Oropeza Stones Cardenas
221 Simonton Street
Key West, Florida 33040

**Re: Hydro Thunder Recreational Vehicle Rentals
Conditional Use Application – Traffic Statement**

Dear Greg:

Hydro Thunder is an existing recreational vehicle rental business located in Key West, Monroe County, Florida. More specifically, the location that is the subject of this Conditional Use Application is 150 Simonton Street. This location currently has licenses for 41 electric cars and 46 scooters. A modification in this existing fleet mix is proposed. The number of electric cars is proposed to increase from 41 to 51 while the number of scooters is proposed to decrease from 46 to 36. The total number of vehicles (i.e. 87) at this location will remain unchanged. The purpose of this traffic statement is to document the anticipated traffic impacts associated with the proposed change in fleet mix.

As stated previously, the total number of vehicles (i.e. electric cars and scooters) at the 150 Simonton Street location will remain at 87. Furthermore, it is noted that these vehicle types have similar operating characteristics (as far as their speeds and travel patterns) while on the street network. Given that there will be no increase in the number of vehicles licensed at this site and the similarity in the operating characteristics of the subject vehicles, it is evident that the traffic impacts associated with the proposed change in the fleet mix will be negligible.

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.
Florida Registration Number 49897
Engineering Business Number 29939

Site Plans

CONDITIONAL USE APPLICATION

Monroe County, Florida
MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE



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1:1,450

Date: 7/14/2016

CITY OF KEY WEST PLANNING SUBMISSION

PROJECT ADDRESS: 150 SIMONTON STREET, KEY WEST, FLORIDA, 33040

SCOPE OF WORK

THIS PROJECT ENGAGES THE EXISTING CONDITIONS DOCUMENTATION OF FLOOR AREAS AND ALLOCATED PARKING FOR THE GROUND FLOOR LEVEL OF AN EXISTING COMMERCIAL UNIT, FOR THE PURPOSES OF ESTABLISHING A CONDITIONAL USE PERMIT BY THE CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT. NO CONSTRUCTION IS PROPOSED AS A RESULT OF THESE DOCUMENTS.

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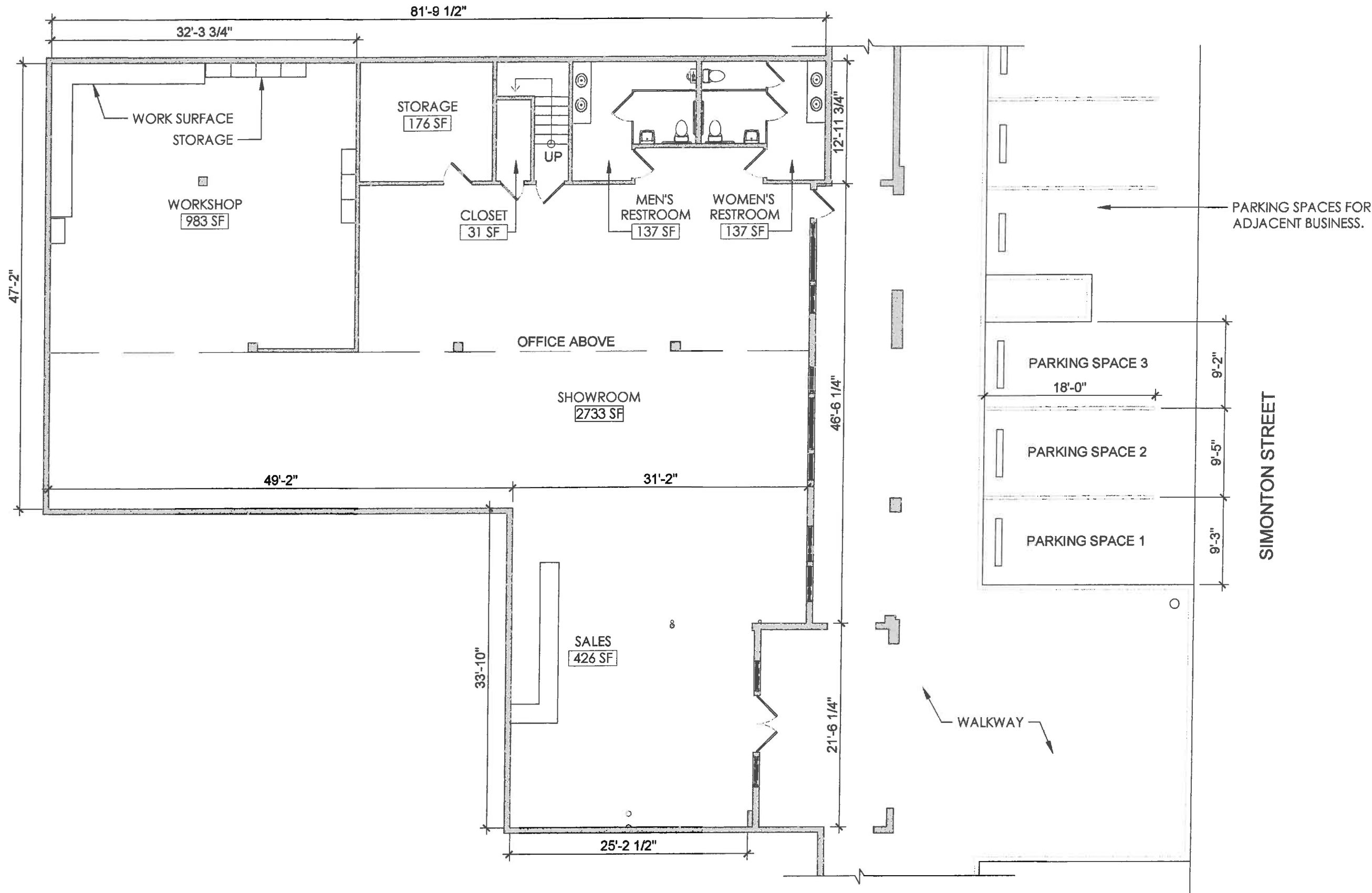
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|------|--------------------------|
| A1.0 | COVER, AND SCOPE OF WORK |
| A2.1 | EXISTING FLOOR PLAN |

A20
ARCHITECTURE
P: 305-360-8644 | PROF. REG. A26003092

CONDITIONAL USE APPLICATION
150 SIMONTON STREET
KEY WEST, FL 33040

TITLE: COVER &
SCOPE OF WORK
PROJECT #: 16.26

SHEET:
A 1.0
JULY 14, 2016



EXISTING FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET:	A 2.1	TITLE: EXISTING FLOOR PLAN		PROJECT #: 16.26
		CONDITIONAL USE APPLICATION		
JULY 14, 2016		150 SIMONTON STREET KEY WEST, FL 33040		
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ARCHITECTURE
P: 305-360-8644 | PROF. REG. AA26003092

150 Simonton Street, Key West, Florida 33040
SITE VISIT



150 Simonton Street, Key West, Florida 33040
SITE VISIT



150 Simonton Street, Key West, Florida 33040
SITE VISIT



150 Simonton Street, Key West, Florida 33040
SITE VISIT



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150 Simonton Street, Key West, Florida 33040
SITE VISIT



150 Simonton Street, Key West, Florida 33040
SITE VISIT



150 Simonton Street, Key West, Florida 33040
SITE VISIT



PROPERTY CARD



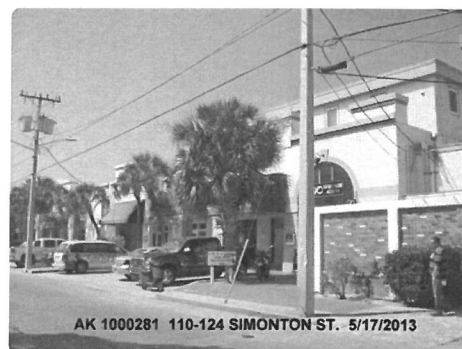
Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00000290-000000
 Account# 1000281
 Property ID 1000281
 Millage Group 10KW
 Location 110-124 SIMONTON St, KEY WEST
 Address
 Legal KW ALL LOT 1 & PT LOTS 2, 3 & 4 SQR 6 G24-399 BOOK OF WILLS XX-151 XX-154 XX-229 XX-235 D-90/91 G36-394/95 G67-414 OR89-491/92 OR150-450/51 OR228-483/84 OR283-219/20 OR316-174/77 OR350-368/69 OR578-789 OR749-145/46 OR1694-1955/56
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HISTORIC TOURS OF AMERICA INC
 201 Front St
 Ste 224
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$3,640,925	\$3,640,925	\$4,086,519	\$4,249,355
+ Market Misc Value	\$82,436	\$84,659	\$89,090	\$79,424
+ Market Land Value	\$4,728,940	\$3,783,152	\$3,748,089	\$3,748,089
= Just Market Value	\$8,452,301	\$7,508,736	\$7,923,698	\$8,076,868
= Total Assessed Value	\$8,259,610	\$7,508,736	\$7,923,698	\$8,076,868
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,452,301	\$7,508,736	\$7,923,698	\$8,076,868

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	57,670.00	Square Foot	386	93

Commercial Buildings

Style 1 STY STORE-A / 11A
 Gross Sq Ft 29,480
 Finished Sq Ft 23,968
 Perimeter 0
 Stories 4
 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 6
 Half Bathrooms 0
 Heating Type
 Year Built 1968
 Year Remodeled
 Effective Year Built 1998
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	1,056	0	0
FLA	FLOOR LIV AREA	23,968	23,968	0
OUU	OP PR UNFIN UL	775	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FIN LL	2,998	0	0
OUF	OP PRCH FIN UL	683	0	0
TOTAL		29,480	23,968	0

Style WAREHOUSE/MARINA B / 48B
 Gross Sq Ft 14,553
 Finished Sq Ft 14,511
 Perimeter 574
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1962
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	14,511	14,511	548
SBF	UTIL FIN BLK	42	0	26
TOTAL		14,553	14,511	574

Style OFF BLDG-1 STY-B / 17B
 Gross Sq Ft 4,204
 Finished Sq Ft 4,006
 Perimeter 366
 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 2
 Heating Type
 Year Built 1987
 Year Remodeled
 Effective Year Built 1998
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,006	4,006	286
OPF	OP PRCH FIN LL	198	0	80
TOTAL		4,204	4,006	366

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	594 SF	4
ASPHALT PAVING	1983	1984	1	6602 SF	2
CH LINK FENCE	1986	1987	1	270 SF	1
CONC PATIO	1993	1994	1	144 SF	2
TIKI	2001	2002	1	64 SF	5
CONC PATIO	2002	2003	1	5148 SF	2
FENCES	2004	2005	1	320 SF	4
BRICK PATIO	2002	2003	1	4130 SF	3

Sales

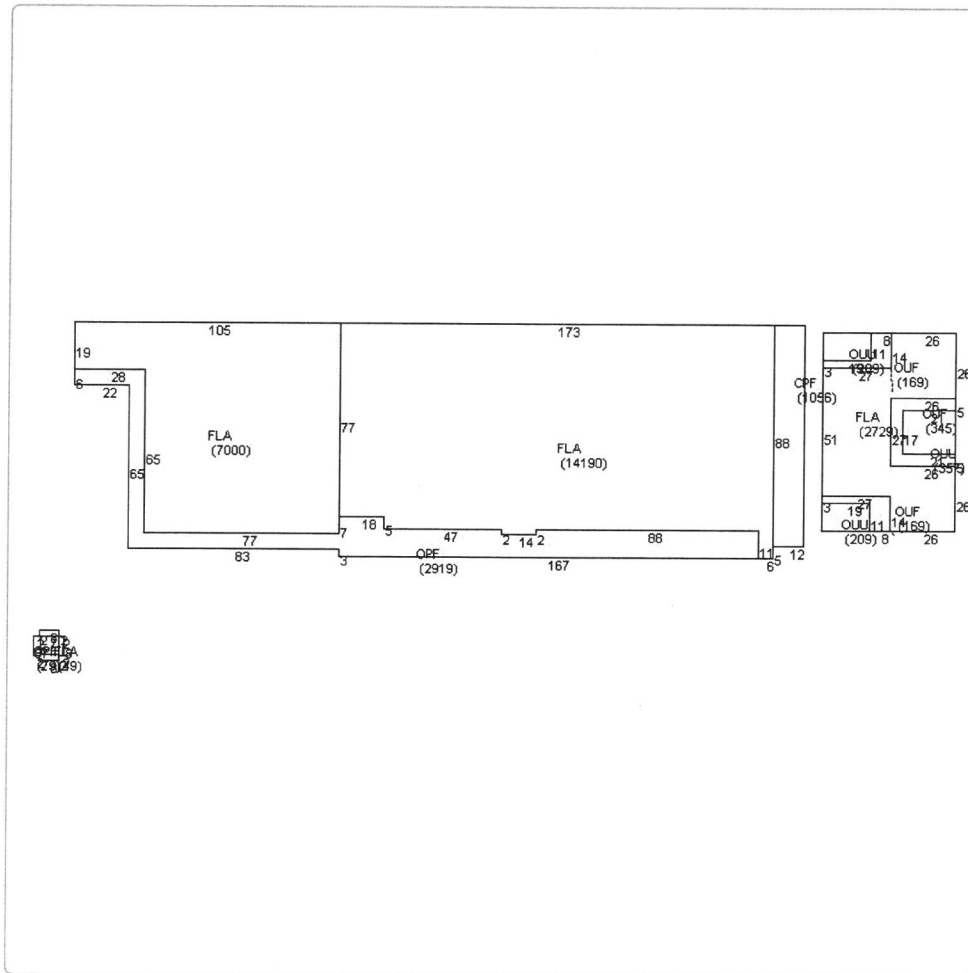
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/8/2001	\$4,900,000	Warranty Deed		1694	1955

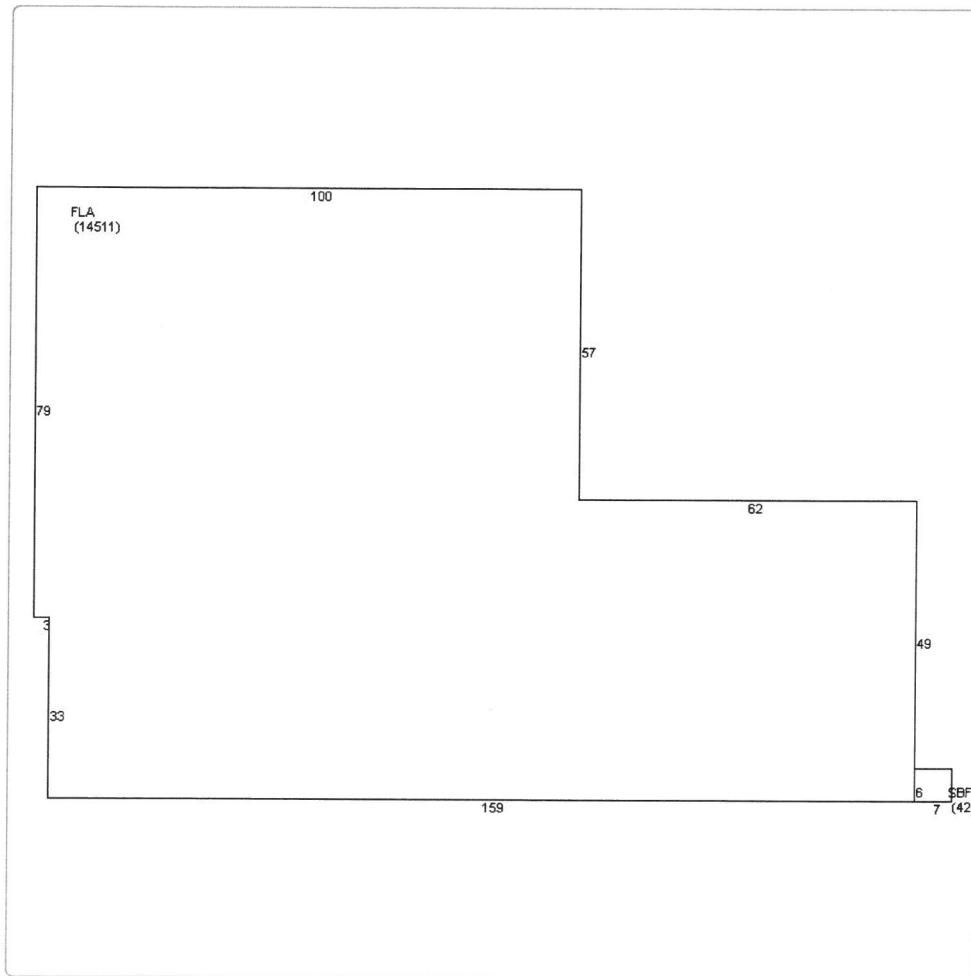
Permits

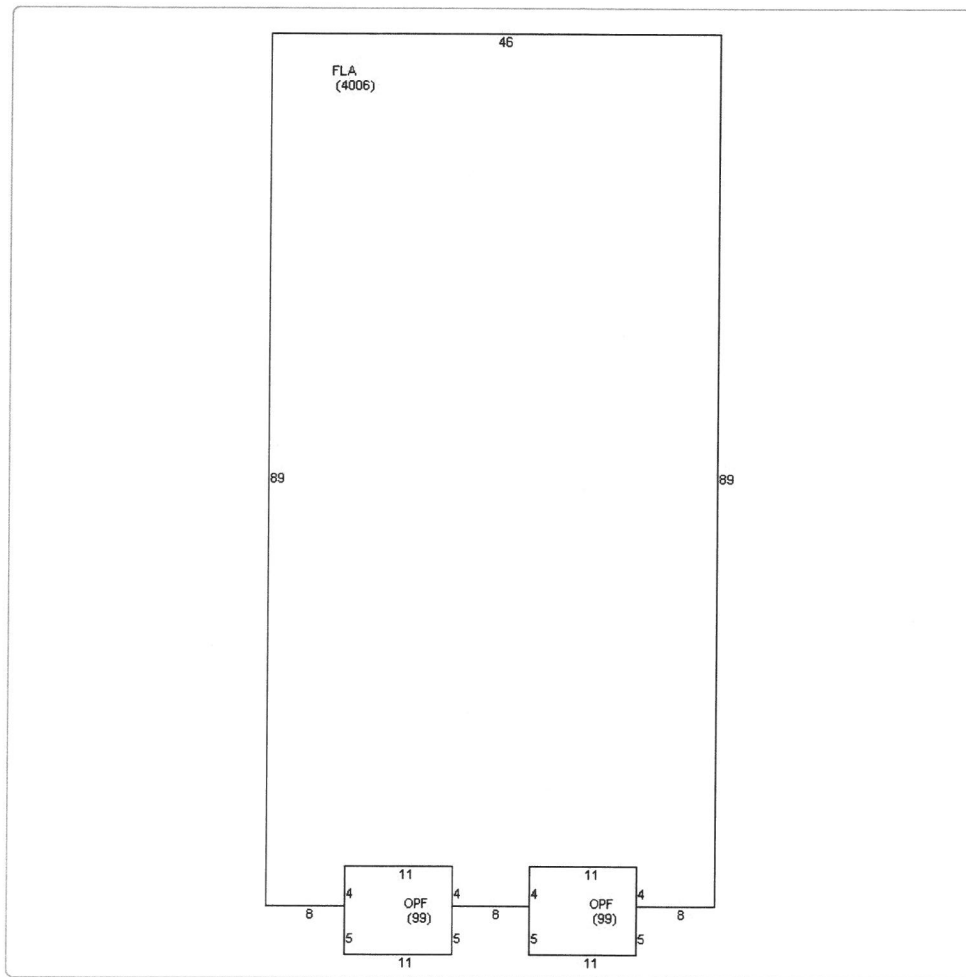
Number	Date Issued	Date Completed	Amount	Permit Type
17-00002328	6/26/2017		\$1,900	Commercial

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
16-4270	4/24/2017	12/13/2017	\$107,150	Commercial
17-867	3/8/2017		\$30,000	Commercial
16-1504	4/15/2016		\$75,000	Commercial
15-2025	5/27/2015		\$17,450	
14-5057	11/25/2014		\$4,400	
14-5059	11/25/2014		\$3,100	
13-5297	12/20/2013	1/17/2014	\$28,500	Commercial
13-4850	11/25/2013	3/12/2014	\$38,000	Commercial
13-2015	5/6/2013		\$500	Commercial
10-2035	6/29/2010		\$5,000	Commercial
10-2085	6/29/2010		\$4,884	Commercial
10-1000	3/26/2010		\$200	Commercial
09-00004298	12/23/2009		\$150	Commercial
09-3682	10/28/2009		\$1,200	Commercial
07-1167	3/13/2007		\$27,000	Commercial
06-1566	3/8/2006	10/4/2006	\$1,200	Commercial
06-0040	1/6/2006	10/5/2005	\$1,000	Commercial
05-5806	12/20/2005	10/5/2005	\$2,600	Commercial
05-5034	11/8/2005	10/5/2005	\$2,500	Commercial
05-4568	10/17/2005	10/4/2006	\$60,000	Commercial
05-3470	9/22/2005	10/5/2005	\$50,000	Commercial
05-3577	8/29/2005	10/5/2005	\$2,150	Commercial
05-3605	8/23/2005	10/5/2005	\$5,000	Commercial
05-3611	8/23/2005	10/5/2005	\$2,300	Commercial
05-3241	8/2/2005	10/4/2006	\$5,000	Commercial
05-3114	7/27/2005	10/5/2005	\$19,000	Commercial
05-1344	4/26/2005	10/5/2005	\$2,300	Commercial
05-0929	4/19/2005	12/6/2005	\$4,000	Commercial
04-3413	10/29/2004	11/12/2004	\$8,975	Commercial
04-2569	8/2/2004	11/12/2004	\$1,450	Commercial
04-2095	7/1/2004		\$500	
04-1391	6/30/2004	11/12/2004	\$31,275	Commercial
04-2095	6/30/2004	7/13/2004	\$3,500	
04-2095	6/30/2004	7/16/2004	\$3,500	Commercial
04-2043	6/23/2004	11/12/2004	\$4,000	Commercial
04-2051	6/23/2004		\$11,000	
04-2051	6/23/2004	11/12/2004	\$11,000	Commercial
04-1988	6/22/2004	11/12/2004	\$500	Commercial
04-2028	6/22/2004	11/12/2004	\$2,400	Commercial
04-2045	6/22/2004	11/12/2004	\$600	Commercial
03-2984	2/26/2004	5/8/2003	\$105,226	Commercial
03-2986	2/26/2004	5/8/2003	\$100,362	Commercial
03-2987	2/26/2004	5/8/2003	\$103,724	Commercial
03-2985	7/27/2003	11/12/2004	\$7,800	Commercial
03-2986	7/27/2003	11/12/2004	\$7,800	Commercial
03-2987	7/27/2003	11/12/2004	\$7,800	Commercial
03-2984	7/23/2003	11/12/2004	\$7,800	Commercial
03-1358	4/15/2003	5/8/2003	\$2,500	Commercial
03-0754	3/28/2003	5/8/2003	\$4,050	Commercial
03-0960	3/25/2003	5/8/2003	\$11,500	Commercial
03-0420	3/3/2003	5/8/2003	\$60,000	Commercial
03-0420	3/3/2003	5/8/2003	\$60,000	Commercial
02-2930	2/25/2003	6/5/2003	\$44,700	Commercial
02-2946	2/13/2003	6/5/2003	\$4,500	Commercial
02-2941	2/3/2003	6/5/2003	\$1,000	Commercial
03-0082	1/22/2003	6/5/2003	\$1,100	Commercial
02-3471	12/30/2002	6/5/2003	\$975	Commercial
02-3390	12/19/2002	6/5/2003	\$4,000	Commercial
02-3113	12/11/2002	4/3/2002	\$61,450	Commercial
02-2942	11/26/2002	12/12/2002	\$15,000	Commercial
02-2945	11/15/2002	12/12/2002	\$20,500	Commercial
02-2587	10/25/2002	12/12/2002	\$15,000	Commercial
02-2692	10/18/2002	12/12/2002	\$30,000	Commercial
02-2007	10/17/2002	12/12/2002	\$52,000	Commercial
02-2587	10/17/2002	12/12/2002	\$63,000	Commercial
02-1761	7/1/2002	12/12/2002	\$16,000	Commercial
01-2775	4/11/2002	12/12/2002	\$95,100	Commercial
02-0125	3/20/2002	12/12/2002	\$989,700	Commercial
02-0321	3/20/2002	12/12/2002	\$425,000	Commercial
01-3718	11/19/2001	12/12/2002	\$5,000	Commercial
01-3505	10/24/2001	12/12/2002	\$3,000	Commercial
01-3040	8/31/2001	4/3/2002	\$1,000	Commercial

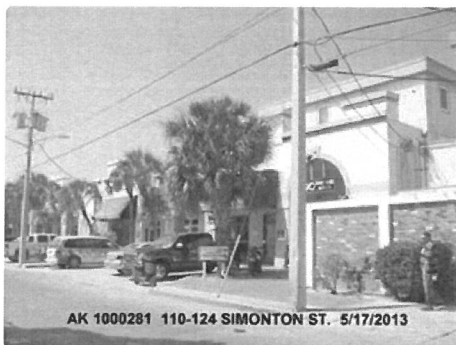
Sketches (click to enlarge)



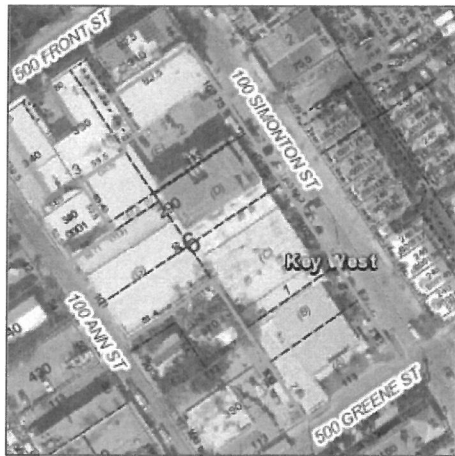




Photos



Map



TRIM Notice

[Trim Notice](#)

2018 Notices Only

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: 3/14/2019 1:54:52 AM

Version 2.2.5

Developed by



WARRANTY DEED

This instrument prepared by:
Karleen A. Grant, Esq.
604 Whitehead St.
Key West, Florida 33040

Parcel I.D. No:
00000290-000000

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 2 3 4 2 5 8
BK# 1 6 9 4 PG# 1 9 5 5

RCD May 09 2001 01:36PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 34300.00
05/09/2001 PA DEP CLK

(Space reserved for recording)

WARRANTY DEED

THIS INDENTURE,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 8 day of May, 2001

Between **STRUNK LUMBER YARD, INC.** a Florida corporation, P.O. Box 1199, Key West, Florida, party of the first part, and **HISTORIC TOURS OF AMERICA, INC.,** a Florida Corporation, 201 Front Street, Suite 224, Key West, Florida 33040, party of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of Florida, to wit:

A Parcel of Land located on the Island of Key West and also known as Lot 1, and a portion of Lots 2,3, & 4, Square Six (6), William A. Whitehead's Map of the Town of Key West, together with the Island as surveyed and delineated in February, A.D. 1829, and being more particularly described as follows:

Begin at the intersection of the Northwestern Right-of-Way Line of Greene Street and the Southwestern Right-of-Way Line of Simonton Street; thence N33°56'35"W (bearings based on an assumed bearing) along the said Southwestern Right-of-Way Line of Simonton Street a distance of 387.20 feet to a point lying 46.00 feet Southeasterly from Front Street; thence S 56° 03'25"W , and leaving the said Southwestern Right-of-Way Line of Simonton Street a distance of 92.50 feet; thence S33°56'35"E , a distance of 46.00 feet; thence S56°03'25"W, a distance of 23.00 feet; thence S33°56'35"E, a distance of 7.57 feet; thence S56°03'25"W a distance of 53.50 feet; thence S33°56'35"E, a distance of 63.43 feet; thence S56°03'25" W, a distance of 56.71 feet to the Northeastly Right-of-Way Line of Ann Street; thence S33°56'35"E, and along the said Northeastly Right-of-Way Line of Ann Street a distance of 101.00 feet; thence N56°03'25"E, and leaving the said Northeastly Right-of-Way Line of Ann Street a distance of 81.40 feet; thence N33°56'35"W, a distance of 3.00 feet; thence N56°03'25"E, a distance of 31.31 feet; thence S33°56'35"E, a distance of 172.20 feet to the said Northwestern Right-of-Way Line of Greene Street ; thence N56°03'25"E, and along the said Northwestern Right-of-Way Line of Greene Street a distance of 113.00 feet to the Point of Beginning.

SUBJECT TO THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS dated May 8, 2001, recorded May 9, 2001, in Official Records Book 1694 at Page 957, of the Public Records of Monroe County, Florida.

SUBJECT TO other conditions, limitations and restrictions and easements of record, if any,

however this shall not serve to reimpose same.
SUBJECT TO taxes and assessments for the year 2001 and subsequent years.

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

In Witness Whereof, the said party of the first part has hereunto caused its appropriate officer to set his hand and seal the day and year first above written.

WITNESSES:

STRUNK LUMBER YARD, INC.
a Florida corporation

1. Karleen A Grant
Print Name: KARLEEN A GRANT


By: Stephen S Strunk
STEPHEN S. STRUNK, President

2. Donna Knull
Print Name: DONNA KNULL

STATE OF FLORIDA)
)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 8 day of May, 2001, by
STEPHEN S. STRUNK, as President of STRUNK LUMBER YARD, INC., a Florida corporation,
on behalf of said corporation, who is personally known to me or who produced _____
_____ as identification.

My Commission Expires:

 Karleen A Grant
My Commission CC724841
Expires April 29, 2002

Karleen A Grant
NOTARY PUBLIC - State of Florida
KARLEEN A GRANT
Print Name:

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1234258
BK# 1694 PG# 1956

EXISTING BUSINESS LICENSES OF APPLICANT

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

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 WEST TOYZ LLC (RRV)
Location Addr 150 SIMONTON ST
Lic NBR/Class 28773 REGULATORY LICENSES AND PERMITS
Issued Date 7/11/2018 Expiration Date: May 30, 2019

SCOOTERS ELECTRIC CARS OR OTHER RECREATIONAL RENTAL
VEHICLES

Comments: 18/19: 41 OF 41 E-CARS (DECALS #7215-#7254)#7260

Restrictions: 18/19: 46 OF 46 MOPEDS (#7261-#7301)#7255-#7259

KEY WEST TOYZ LLC (RRV)
3725 EAGLE AVE

This document must be prominently displayed.

KEY WEST, FL 33040

LAND & SEA SPORTS LLC

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 WEST TOYZ LLC
Location Addr 150 SIMONTON ST
Lic NBR/Class 32900 TRANSPORTATION SERVICES
Issued Date 7/11/2018 **Expiration Date: September 30, 2019**

SCOOTERS JET SKIS AND OTHER MOTOR DRIVEN VEHICLE
RENTALS

Comments: AUTHORIZED FOR 41 E-CARS / 46 MOPEDS

Restrictions:

KEY WEST TOYZ LLC
3725 EAGLE AVE

This document must be prominently displayed.

KEY WEST, FL 33040

LAND & SEA SPORTS LLC

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

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 WEST TOYZ LLC (CUP)
Location Addr 150 SIMONTON ST
Lic NBR/Class 34344 REGULATORY LICENSES AND PERMITS
Issued Date 7/11/2018 Expiration Date: May 31, 2019

CONDITIONAL USE PERMIT

Comments: RES#2016-60

Restrictions:

KEY WEST TOYZ LLC (CUP)
3725 EAGLE AVE

This document must be prominently displayed.

KEY WEST, FL 33040

LAND & SEA SPORTS LLC

CORPORATE REGISTRATIONS OF APPLICANT



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Detail by Entity Name

Florida Profit Corporation

HISTORIC TOURS OF AMERICA, INC.

Filing Information

Document Number	G83640
FEI/EIN Number	59-2512154
Date Filed	02/07/1984
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	04/22/1994
Event Effective Date	NONE

Principal Address

201 FRONT ST
STE 224
KEY WEST, FL 33040

Changed: 03/26/2002

Mailing Address

201 FRONT ST
STE 224
KEY WEST, FL 33040

Changed: 03/26/2002

Registered Agent Name & Address

SWIFT, EDWIN O., III
201 FRONT ST
STE 224
KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 03/26/2002

Officer/Director Detail

Name & Address

Title PD

SWIFT, EDWIN O., III
201 FRONT STREET SUITE 224
KEY WEST, FL

Title SVPD

BELLAND, CHRISTOPHER C
201 FRONT STREET SUITE 224
KEY WEST, FL

Title T

MCPHERSON, BENJAMIN
201 FRONT STREET SUITE 107
KEY WEST, FL 33040

Title D

DOLAN-HEITLINGER, JOHN
201 FRONT STREET SUITE 224
KEY WEST, FL 33040

Title D

COHEN, RONALD MD
201 FRONT STREET SUITE 224
KEY WEST, FL 33040

Title Director

SWIFT, Edwin O., IV
201 FRONT ST
STE 224
KEY WEST, FL 33040

Title Director

BELLAND, CHRISTIAN C.
201 FRONT ST
STE 224
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2016	03/15/2016
2017	03/22/2017
2018	03/06/2018

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Detail by Entity Name

Florida Profit Corporation

HYDRO-THUNDER OF KEY WEST, INC.

Filing Information

Document Number	P01000101801
FEI/EIN Number	52-2356034
Date Filed	10/15/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/17/2012
Event Effective Date	NONE

Principal Address

3725 Eagle Ave
KEY WEST, FL 33040

Changed: 03/02/2015

Mailing Address

3725 Eagle Ave
KEY WEST, FL 33040

Changed: 03/02/2015

Registered Agent Name & Address

EVANS, JOHN
3725 Eagle Ave
KEY WEST, FL 33040

Name Changed: 09/17/2012

Address Changed: 03/02/2015

Officer/Director Detail

Name & Address

Title PSDT

EVANS, JOHN
3725 Eagle Ave
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2017	01/16/2017
2018	02/28/2018
2019	02/07/2019

Document Images

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<u>09/17/2012 -- Amendment</u>	View image in PDF format
<u>04/14/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/27/2011 -- REINSTATEMENT</u>	View image in PDF format
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<u>05/30/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/15/2001 -- Domestic Profit</u>	View image in PDF format