

# **Application**



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

July 5, 2019

VIA e-mail to [pwright@cityofkeywest-fl.gov](mailto:pwright@cityofkeywest-fl.gov) and Hand-Delivery

Patrick Wright  
Director of Planning  
City of Key West  
1300 White Street  
Key West, FL 33041

Re: Application for Transient License Transfer to 601 Duval Street, Key West, FL

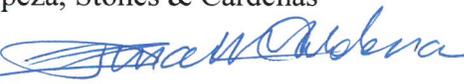
Dear Patrick:

This firm represents KW Zion, LLC and its principal, Kellie Alpert. Enclosed please find a completed Application for Transfer of Transient Licenses from “unassigned” to 601 Duval Street / 504-506 Southard Street, Units 203 and 204, Key West, Florida, together with all of the required attachments and the fees.

If you have any questions regarding this filing, or if you require any additional documentation in support of the application, please do not hesitate to contact me.

Sincerely,

Oropeza, Stones & Cardenas

By: 

Susan M. Cardenas, Esq.

c: KW Zion, LLC, via e-mail  
Will Langley, via e-mail

**City of Key West Planning Department  
P. O. Box 1409, Key West, FL 33041-1409  
(305) 809-3720**

**Application for Transfer of Transient Units and / or Licenses**

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There are also **separate fees of \$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 1300 White Street, Key West. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:  
Development Review Committee (DRC)  
Planning Board

**A. Fill in the following information.**

***Sender Site***

Address of Site  
UNASSIGNED

RE# N/A

Name(s) of Owner(s):  
SIMONTON 501, LLC and

SIMONTON 404, LLC

Name of Agent or Person to Contact:  
SUSAN M. CARDENAS, ESQ.

Address: OROPEZA, STONES CARDENAS  
221 SIMONTON STREET, KEY WEST, FL 33040

Telephone 305.294.0252

Email susan@oropezastonescardenas.com

***Receiver Site***

Address of Site  
601 Duval/504-506 Southard, Units 203 and 204

RE# 00012290-000000

Name(s) of Owner(s):  
KW ZION, LLC

Name of Agent or Person to Contact:  
SUSAN M. CARDENAS, ESQ.

Address: OROPEZA, STONES CARDENAS  
221 SIMONTON STREET, KEY WEST, FL 33040

Telephone 305.294.0252

Email susan@oropezastonescardenas.com

**For Sender Site:**

"Local name" of property N/A - UNASSIGNED Zoning district N/A

Legal description N/A - UNASSIGNED

Current use: N/A - UNASSIGNED

Number of existing transient units: TWO (2)

Size of site N/A Number of existing city transient rental licenses: 2

What is being removed from the sender site? N/A - UNASSIGNED

What are your plans for the sender site? N/A - UNASSIGNED

**For Receiver Site:**

"Local name" of property Key West Gallery Zoning district HRCC-1

Legal description See attached Warranty Deed

Current use First Floor - Commercial; Second Floor - 5 non-transient rental units

Size of site: 5,123 Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 5 existing residential units

Existing non-residential floor area Second floor is entirely residential - 5 units (2 transient)

What will be transferred to the receiver site? Two additional transient rental licenses

What are your plans for the receiver site? Two additional transient residential rental units, for a total of four (4) transient and one (1) non-transient residential rental unit.

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME Simonton 501, LLC and Simonton 404, LLC  
B. STATE/COUNTRY OF INCORPORATION Florida  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
Donna Dean Stevens Manager  
\_\_\_\_\_  
\_\_\_\_\_

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP: \_\_\_\_\_  
\_\_\_\_\_

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:  
Donna Dean Stevens, Manager c/o Chris Santry, Last Key Realty   
1121B Duval Street, Key West FL 33040   
TELEPHONE(S) 305.304.1933 / 305.292.6266 FAX 866.913.9302

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME KW ZION, LLC  
B. STATE/COUNTRY OF INCORPORATION Florida  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
Kellie Alpert Manager

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:  
\_\_\_\_\_

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Susan M. Cardenas, Esq. 221 Simonton St., Key West, FL 33040

TELEPHONE(S) 305.294.0252 FAX 305.294.5788

**REQUIRED ATTACHMENTS**

***Sender Site***

1. Current survey N/A - Unassigned.
2. Current floor plans N/A - Unassigned
3. Copies of current occupational license(s) for transient rental use See attached.  
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application N/A - Unassigned
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property N/A - Unassigned
6. Proposed site plan if changed for future use N/A - Unassigned.
7. Proposed floor plans if changed for future use N/A - Unassigned
8. Detailed description of how use of transient rental units will be extinguished. N/A - Unassigned.
9. Other \_\_\_\_\_

***Receiver Site***

1. Current survey See attached.
2. Current floor plans See attached.
3. Copies of current occupational license(s). See attached.
4. Copy of last recorded deed to show ownership as listed on application. See attached.
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.) N/A
6. Proposed site plan if changed for future use N/A - no change.
7. Proposed floor plans if changed for future use N/A - no change.
8. Other \_\_\_\_\_

~ ***NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required ~***

**o Transient Units and Licenses  
(Unassigned)**









**Sender (Unassigned)  
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, Donna Dean Stevens as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Simonton 501, LLC and Simonton 404, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Susan M. Cardenas, Esq.  
*Please Print Name of Representative*

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

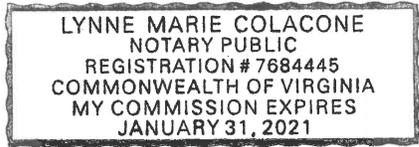
Donna Dean Stevens  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this June 26, 2019  
*Date*

by Donna Dean Stevens, Manager of Simonton 501, LLC and Simonton 404, LLC  
*Name of person with authority to execute documents on behalf on entity owner*

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

Lynne Marie Colacone  
*Notary's Signature and Seal*



LYNNE MARIE COLACONE  
*Name of Acknowledger typed, printed or stamped*

7684445  
*Commission Number, if any*

Lynne Marie Colacone  
6-26-2019



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SIMONTON 404 LLC

### Filing Information

**Document Number** L18000037029  
**FEI/EIN Number** NONE  
**Date Filed** 02/12/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

1160 RIVER BEND ROAD  
C/O CHAFFIN'S BLUFF FARM  
RICHMOND, VA 23231

### Mailing Address

1160 RIVER BEND ROAD  
C/O CHAFFIN'S BLUFF FARM  
RICHMOND, VA 23231

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DEAN STEVENS, DONNA  
1160 RIVER BEND ROAD  
RICHMOND, VA 23231

### Annual Reports

**No Annual Reports Filed**

### Document Images

[02/12/2018 -- Florida Limited Liability](#) [View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SIMONTON 501 LLC

### Filing Information

**Document Number** L18000037023  
**FEI/EIN Number** NONE  
**Date Filed** 02/01/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

1160 RIVER BEND ROAD  
C/O CHAFFINS BLUFF FARM  
RICHMOND, VA 23231

### Mailing Address

1160 RIVER BEND ROAD  
C/O CHAFFINS BLUFF FARM  
RICHMOND, VA 23231

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DEAN STEVENS, DONNA  
1160 RIVER BEND ROAD  
RICHMOND, VA 23231

### Annual Reports

**No Annual Reports Filed**

### Document Images

[02/01/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

**Receiver Site  
Property Record 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 00012290-000000  
 Account# 1012629  
 Property ID 1012629  
 Millage Group 10KW  
 Location 601 DUVAL St, KEY WEST  
 Address  
 Legal KW PT LOT 3 SQR 61 G6-340 G9-281 OR74-36/37 OR564-115/117/118 OR577-988 OR588-155  
 Description OR638-647/648 OR807-67/68 OR1844-1682/87AFFD OR2703-883/86  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32050  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

KW ZION LLC  
 1075 Duval St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$1,210,431	\$1,210,431	\$1,243,211	\$1,306,710
+ Market Misc Value	\$1,312	\$1,312	\$1,312	\$1,144
+ Market Land Value	\$770,936	\$548,221	\$551,657	\$551,657
= Just Market Value	\$1,982,679	\$1,759,964	\$1,796,180	\$1,859,511
= Total Assessed Value	\$1,935,960	\$1,759,964	\$1,796,180	\$1,859,511
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,982,679	\$1,759,964	\$1,796,180	\$1,859,511

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,114.00	Square Foot	42.8	125

**Commercial Buildings**

Style	APTS-A / 03A			
Gross Sq Ft	8,116			
Finished Sq Ft	7,976			
Perimeter	0			
Stories	2			
Interior Walls				
Exterior Walls	C.B.S.			
Quality	500 ()			
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	1938			
Year Remodeled				
Effective Year Built	1998			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	44	0	0
FLA	FLOOR LIV AREA	7,976	7,976	0
OJU	OP PR UNFIN UL	96	0	0
<b>TOTAL</b>		<b>8,116</b>	<b>7,976</b>	<b>0</b>

Style	OFF BLDG-1 STY-B / 17B
Gross Sq Ft	1,302
Finished Sq Ft	1,092
Perimeter	0
Stories	2
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	AB AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1919
Year Remodeled	
Effective Year Built	1992
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	210	0	0
FLA	FLOOR LIV AREA	1,092	1,092	0
<b>TOTAL</b>		<b>1,302</b>	<b>1,092</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1979	1980	1	1 UT	3
WALL AIR COND	1981	1982	1	4 UT	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/12/2014	\$5,900,000	Warranty Deed		2703	883	30 - Unqualified	Improved

**Permits**

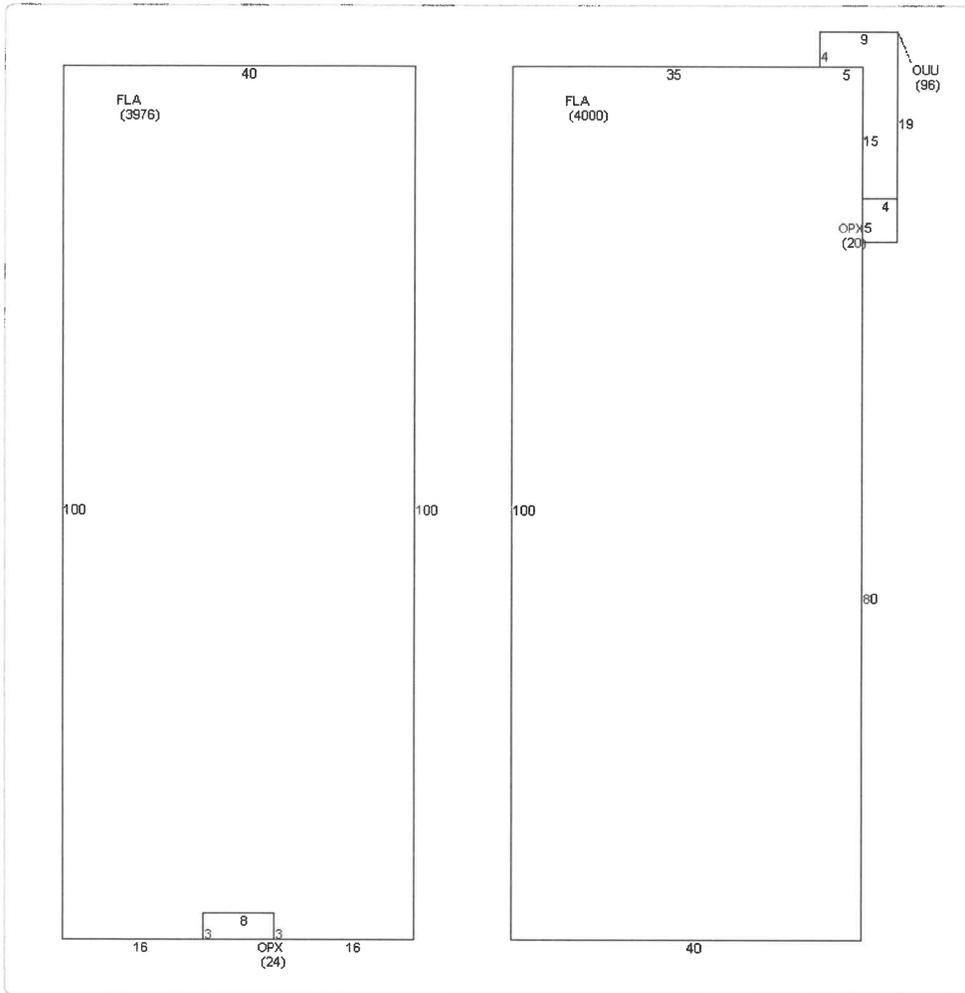
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
	1/6/2019		\$850	Commercial	AFTER THE FACT REMOVING EXISTING SHOWER ENCLOSURE INCLUDING ONE WOOD WALL. INSTALL NEW SHOWER. REPLACE VANITY CABINET. ***NOC WITH APP*** JYD **** CHANGE OF CONTRACTOR FROM PERFECTION ROOF AND CONTRUCTION CGC TO MCKENDRY BUILDERS. NOTE: NEW N.O.C REQUIRED. GH
18-2896	8/13/2018		\$5,600	Commercial	REPLACE KITCHEN CABINETS
18-3190	7/31/2018		\$2,500	Commercial	BATHROOM REMODEL PLUMBING
18-00002896	7/7/2018		\$5,600	Commercial	REPLACE KITCHEN CABINETS WITH LIKE KIND AND QUALITY AS PREVIOUS IN THE SAME POSTION. PLMB AND ELEC TO REMAIN IN EXISTING POSTION. R/R VANITY AND SHOWER IN BATHROOM. RESET TOILET (PLMB UNDER SEPARATE PERMIT BY OTHERS). REMOVE EXISTING WOOD FLOOR LEVERL W/2X6 GLUE AND SCREW 3/4 T&G DECKING. N.O.C. W/APPLICATION.
18-00002566	6/17/2018		\$3,000	Commercial	REMOVE APPROX. 3' OF FLOORING AND SHEETROCK AROUND 2 POST UNDER ABANDONED ELEVATOR FOR EXPLORATORY OBSERVATION SO ENGINEER MAY CREATE REPAIR PROTOCOL
17-00002217	3/22/2018		\$0	Commercial	EXISTING 10X4 KIT HOOD MAKE UP AIR FAN EXHAUST COOK FAN ON ROOF. 16 GA WALLED DUCT EXHUAUST GREASER DOOR 90 S. NOC WITH APPLICATION. HARC INSPECTION REQUIRED. GH.
17-00003277	2/5/2018		\$89,000	Commercial	CONSTRUCT APPROX. 42 IF O NEW 42' TALL SHEETED WITH 1/2 PLYWOOD SCREWED TO METAL STUDS 8" O/C COVERED 2/FRP PANEL ON INSIDE AND BAMBOO PANEL ON THE OUTSIDE AND BAMBOO PANEL ON INSIDE AND BAMBOO PANEL ON THE OUTSIDE. COVER EXISTING WALL APPROX. 48 IF W/FRP PANEL AND APPROX. 40 IF W/STAINLESS STEEL 20 GAUGE SHEETS. INSTALL 44 SHEETING OVER EXISTING OVER EXISTING FLOOR UPSTAIRS AND THEN INSTALL NEW VINYLE FLOORING. R/R (2) 2'6" INTERIOR DOORS, PATCH AND PAINT EXISTING CEILING AND ALL OTHER REMAING WALLS. ***NOC REQUIRED** AUGUST 17, 2017 2:48:27 PM KEYWVXC
17-00003636	11/4/2017		\$28,000	Commercial	INSTALL TPO ROOF DUE TO IRMA. EXISING ROOF WAS MODIFIED BITUMIN (4100 SQ FT) *** N.O.C REQUIRED*** HARC INSPECTION REQUIRED***
17-1260	4/3/2017		\$7,500	Commercial	INTERIOR EXPLORATORY DEMO
16-4288	12/22/2016	3/23/2017	\$50,000	Commercial	Demo as required and structural repairs to existing building, including 5 new foundation piers, new floor joists, replace existing interior staircase with new code compliant staircase and handrails. Repair floor section removed for piers, replace one exterior 6 x 6 porch column. Repaint interior
14-4060	8/28/2014	5/14/2017	\$2,400	Commercial	EMERGENCY REPLACEMENT***** *CHANGE OUT THREE (3. MC
10-3878	12/6/2010		\$200	Commercial	ADD TWO LAYERS OF 5/8 FIRE RATED DRYWALL IN KITCHEN
10-3391	11/30/2010		\$450	Commercial	RE-ROUTE SUPPLY AIR DUCT FOR THE GREASE HOOD FROM MUA LOWER AS PLANNED TO THE ROOF 10' IN FROM EDGE OF PROPERTY LINE. NEW DUCT WILL PARALLEL TEH NEW EXHAUST DUCT THAT WS JUST INSTALLED LAST WEEK.
10-3391	11/10/2010		\$9,800	Commercial	INSTALL ONE HOOD, ONE EXHAUST FAN, ONE SUPPLY FAN.
10-3381	11/4/2010		\$900	Commercial	ADD SIGNAGE TO AWNING.
10-3381	10/27/2010		\$900	Commercial	FABRICATE AND INSTALL AWNING ON EXISTING OVER SIDEWALK
10-3424	10/26/2010		\$300	Commercial	PLACE CONCRETE IN A HOLE WITH REBAR.
10-3426	10/25/2010		\$1,500	Commercial	SET HORIZONTAL 120 TANK AND CONCRETE PAD. RUN 100' GASOLINE FROM TANK TO LINE OF APPLIANCES IN KITCHEN.
10-3405	10/15/2010		\$3,000	Commercial	WIRE NEW HOOD EXHAUST SUPPLY. WIRING.
10-3323	10/8/2010		\$2,200	Commercial	INSTALL GREASE TRAP, MOVE FLOOR DRAIN, REPLACE HAND SINK AND MOVE SINK.

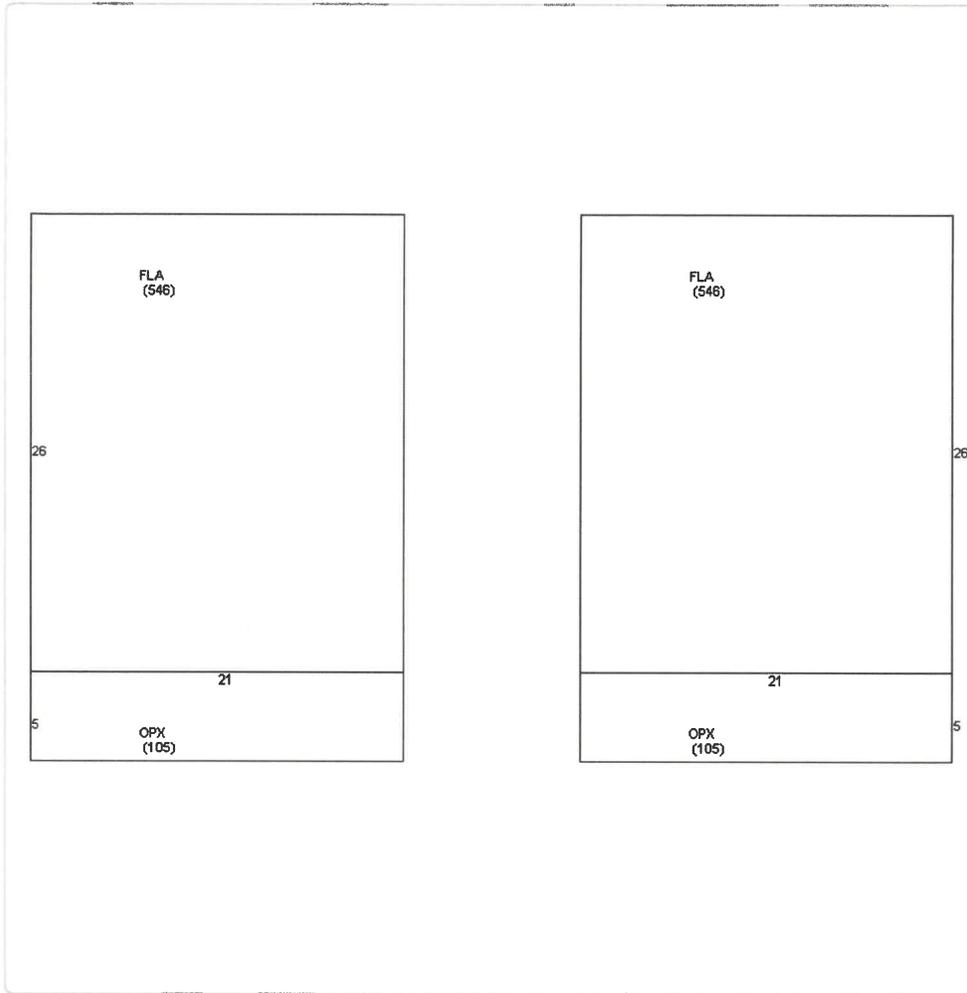
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
10-3288	10/5/2010		\$6,000	Commercial	INSTALL 5/8 DRYWALL 2 LAYER IN KITCHEN PER SK-1-A. INSTALL NON LOAD BEARING PARTITION PER SK-1&2 DETAIL.
10-3018	9/14/2010		\$900	Commercial	DEMO/REMOVE FIRST FLOOR COUNTERTOPS AND CABINETS. ALL INTERIOR WORK/NON STRUCTURAL.
10-1950	6/17/2010		\$2,200	Commercial	REMOVE AND REPLACE ROTTEN WINDOW FRAME AND PAINT TO MATCH EXISTING 10LF. CAULK BOX CRACKS IN WALL AND APPLY TO P COAT 100SF. REPAIR DRYWALL AND REPAINT 40SF.
08-0131	1/18/2008		\$2,500	Commercial	INSTALL 64' OF TRACK LIGHTS & 4 SMOKE DETECTORS,
07-5383	1/4/2008		\$2,500	Commercial	CONSTRUCTION OF APPROX 64 SF OF 7' 2" WIDE X 8' HIGH NEW CBS WALL
07-5397	12/19/2007		\$3,000	Commercial	CONSTRUCT 22' X 7'6" HIGH NEW WALL WITH POCKET DOOR
07-2208	5/9/2007		\$20,000	Commercial	INSTALL 4 ACCORDIAN SHUTTERS
06-6819	12/28/2006		\$480	Commercial	REPLACE 118 FIXTURES
06-4038	7/6/2006	7/26/2006	\$2,500	Commercial	REPLACE PANEL AND METER CAN
06-1936	3/26/2006	7/26/2006	\$1,000	Commercial	NEW 200 AMP PANEL
06-1518	3/6/2006	7/26/2006	\$600	Commercial	INSTALL EXISTG BRANCH CIRCUITS INTO CONDUIT
06-0342	1/23/2006	7/26/2006	\$7,000	Commercial	ALUMINUM GUTTER
05-5999	12/30/2005	7/26/2006	\$2,100	Commercial	REPAIR ROTTED WINDOW JAMS AND PAINT FRONT OF COFFEE SHOP
05-2945	11/14/2005	12/31/2005	\$20,000	Commercial	REPLACE THE 2ND.STORY WINDOWS (24)
05-3761	9/1/2005	7/26/2006	\$2,300	Commercial	REPAIR 3 SQRS
05-2945	7/19/2005	7/26/2006	\$20,000	Commercial	REPLACE 2ND STORY WINDOWS
05-1780	5/23/2005	7/26/2006	\$1,800	Commercial	INTERIOR WORK ONLY - BLD COUNTER
05-1964	5/23/2005	7/26/2006	\$1,500	Commercial	RUN SIX DEDICATED OUTLETS FOR NEW BAKERY
05-1676	5/16/2005	7/26/2006	\$200,000	Commercial	REPAIR/REPLACE DETERIORATION PARAPET AND EXTERIOR WALLS OF STRUCTURE 500SF
05-1681	5/16/2005	7/26/2006	\$300	Commercial	RUN COPPER TUBING LINE TO CONVECTION OVEN
05-1343	5/12/2005	7/26/2006	\$2,000	Commercial	INSTALL SINKS AND GREASE TRAP
05-1103	4/7/2005	7/26/2006	\$2,500	Commercial	REMOVE ROTTED FLOOR IN 2ND FLR STORAGE AREA
04-2852	3/2/2005	7/27/2006	\$2,500	Commercial	plumbing
04-2852	9/1/2004	2/16/2004	\$30,000	Commercial	REPAIR FIRE DAMAGE
03-1451	4/28/2003	9/29/2003	\$500	Commercial	ELE. #508
03-1017	3/20/2003	9/29/2003	\$1,400	Commercial	ELE. #506
00-3420	10/23/2000	11/16/2001	\$20,000	Commercial	REPLASTER/REPLACE WOOD
00-0743	4/5/2000	11/1/2000	\$4,000	Commercial	PAINT ROOF
04-3160	1/4/2000	2/16/2004	\$28,000	Commercial	ROOF
99-3731	11/8/1999	12/7/1999	\$1,800	Commercial	CHANGEOUT AC UNIT
99-1806	5/27/1999	11/3/1999	\$3,860	Commercial	REPAIR/REPLACE ROOF
98-2757	9/18/1998	1/1/1999	\$2,900	Commercial	REMOVE NON-BEARING WALL
98-2408	8/4/1998	1/1/1999	\$350	Commercial	RELOCATE ELEC METER ETC
98-1688	6/8/1998	1/1/1999	\$875	Commercial	CANVAS AWNING
98-1435	6/3/1998	1/1/1999	\$400	Commercial	SIGN
98-0973	3/27/1998	1/1/1999	\$150	Commercial	RELOCAT 2 FRONT DOORS ETC
97-1064	4/1/1997	7/1/1997	\$600	Commercial	REPLACE EXTERIOR DOORS
97-1137	4/1/1997	7/1/1997	\$850	Commercial	SECURITY ALARM
9604844	1/1/1997	7/1/1997	\$3,000		MECHANICAL
9700244	1/1/1997	7/1/1997	\$1,500		1500
97-0116	1/1/1997	7/1/1997	\$250	Commercial	SIGN
9602743	7/1/1996	8/1/1996	\$1,950		MECHANICAL
9603053	7/1/1996	8/1/1996	\$450		ELECTRICAL
9602619	6/1/1996	8/1/1996	\$500		ELECTRICAL
M953068	9/1/1995	11/1/1995	\$6,000		2-2.5 TON AC'S
B942728	8/1/1994	8/1/1995	\$50		REPAIR TIE BEAM
M942303	7/1/1994	12/1/1994	\$5,000		REPLACE A/C 7/DROPS,DUCT
B941833	6/1/1994	12/1/1994	\$2,000		RENOVATIONS
B941891	6/1/1994	12/1/1994	\$16,000		RENOVATIONS

**View Tax Info**

[View Taxes for this Parcel](#)

**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: 6/20/2019 5:35:02 AM

Developed by



Version 2.2.25

**Receiver Site  
Current Licenses**

# 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      KW ZION LLC  
Location Addr      601 DUVAL ST 203  
Lic NBR/Class      33709                      PROPERTY RENTAL  
Issued Date        7/11/2018                      **Expiration Date: September 30, 2019**  
NON TRANSIENT RESIDENTIAL

Comments:      ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

KW ZION LLC  
1075 DUVAL ST #C21-212  
KEY WEST, FL 33040

This document must be prominently displayed.

ALPERT, KELLIE & SMITH,  
EVERETT

# 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      KW ZION LLC  
Location Addr      601 DUVAL ST 204  
Lic NBR/Class      33710                      PROPERTY RENTAL  
Issued Date        7/11/2018                      **Expiration Date: September 30, 2019**  
NON TRANSIENT RESIDENTIAL

Comments:      ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

KW ZION LLC  
1075 DUVAL ST #C21-212  
KEY WEST, FL 33040

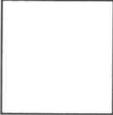
This document must be prominently displayed.

ALPERT, KELLIE & SMITH,  
EVERETT

# **Receiver Site Survey**



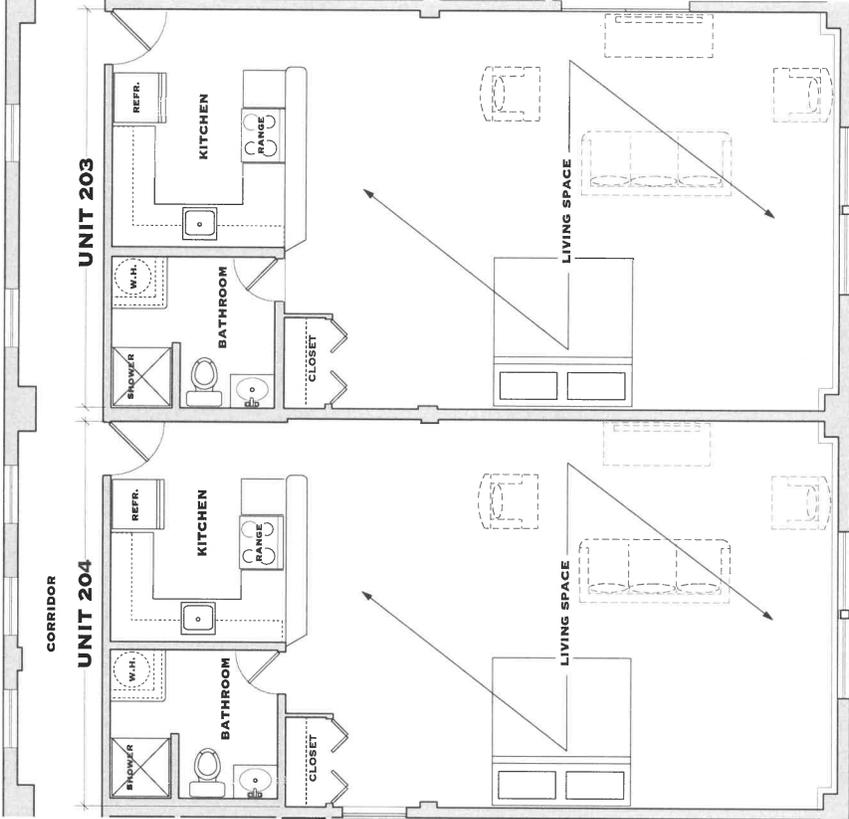
**Receiver Site  
Floor Plans**



UNITS 203 + 204  
 601 DUVAL STREET  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
 EXISTING FLOOR PLAN,  
 UNIT 203 + 204  
 DRAWN: TNA & RBA  
 CHECKED:  
 DATE: 05-10-19

REVISION #	DATE



1 EXISTING FLOOR PLAN: UNIT 203 + 204  
 1/8" = 1'-0" SCALE: 200% TOP

**Receiver Site  
Warranty Deed**

09/17/2014 10:25AM  
DEED DOC STAMP CL: Krys \$41,300.00

Prepared by and return to:  
JOHN M. SPOTTSWOOD, JR.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 14-220-ej  
Will Call No.:

Doc# 1997965  
Bk# 2703 Pg# 883

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of September, 2014 between Old Town Key West Development, Ltd., a Florida limited partnership whose post office address is 201 Front Street, Key West, FL 33040, grantor, and KW Zion LLC, a Florida limited liability company whose post office address is 1075 Duval 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:

See Attached Exhibit "A"

Parcel Identification Number: 00012290-000000

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.

Signed, sealed and delivered in our presence:

Old Town Key West Development, Ltd., a Florida limited partnership

*S. Monsalvatge*  
Witness Name: S. MONSALVATGE

By: [Signature]  
Edwin O. Swift, III, General Partner

*Hope Casat*  
Witness Name: Hope CASAT

By: *Gerald R. Mosher*  
Gerald R. Mosher, General Partner

*Nancy Aspinwall*  
Witness Name: NANCY ASPINWALL

*Hope Casat*  
Witness Name: Hope CASAT

By: *Christopher C. Belland*  
Christopher C. Belland, General Partner

*Nancy Aspinwall*  
Witness Name: NANCY ASPINWALL

*Hope Casat*  
Witness Name: Hope CASAT

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of September, 2014 by Edwin O. Swift, III, General Partner of Old Town Key West Development, Ltd., a Florida limited partnership, on behalf of said limited partnership. He  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*S. Monsalvatge*  
Notary Public

Printed Name: S. MONSALVATGE  
Commission # EE 034932  
Expires November 23, 2014  
Bonded Thru Troy Fair Insurance 800-385-7019

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of September, 2014 by Gerald R. Mosher, General Partner, of Old Town Key West Development, Ltd., on behalf of said limited partnership who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

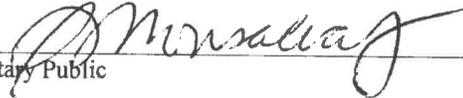
*S. Monsalvatge*  
Notary Public

Printed Name: S. MONSALVATGE  
Commission # EE 034932  
Expires November 23, 2014  
Bonded Thru Troy Fair Insurance 800-385-7019

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of September, 2014 by Christopher C. Belland, General Partner, of Old Town Key West Development, Ltd. on behalf of said limited partnership who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: S. MONSALVATGE  
Commission # EE 034932  
My Commission Expires November 23, 2014  
Bonded Third Troy Fair Insurance 800-385-7019

**EXHIBIT "A"**

**Doc# 1997965**  
**Bk# 2703 Pg# 886**

**PARCEL A**

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, A.D. 1829, and being more particularly described by metes and bounds as follows: Begin at the intersection of the Northeasterly Right of Way Line of Duval and Street the Southeasterly Right of Way Line of Southard Street; thence Southeasterly along the Northeasterly Right of Way line of Duval Street for 42.85 feet; thence at a right angle and in a Northeasterly direction for 78.50 feet; thence at angle to the Right of 89° 57' 40" and in a Northwesterly direction 1.35 feet; thence at a right angle in a Northeasterly direction 22.50 feet; thence at a right angle and in a Northwesterly direction 41.50 feet to the said Southeasterly Right of Way Line of Southard Street; thence at a right angle and in a Southwesterly direction along the said Southeasterly Right of Way Line of Southard Street for 101.00 feet to the Point of Beginning.

**AND ALSO**

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly Right of Way Line of Duval and Street the Southeasterly Right of Way Line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right of Way Line of Southard Street for 101.00 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly Right of Way Line of Southard Street for 24.00 feet; thence at a right angle and in a Southeasterly direction for 34.00 feet; thence at a right angle and in a Southwesterly direction for 24.00 feet; thence at a right angle and in a Northwesterly direction for 34.00 feet to the said Southeasterly Right of Way Line of Southard Street and the Point of Beginning.

**MONROE COUNTY  
OFFICIAL RECORDS**



**Receiver Site  
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, Kellie Alpert as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of KW Zion, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Susan M. Cardenas, Esq.  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 7/2/19  
*Date*

by Kellie Alpert, Manager of KW Zion, LLC  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented Driver's license. as identification.

Marian Gonzalez  
*Notary's Signature and Seal*

A rectangular notary seal stamp for Marian Gonzalez, Notary Public. The seal includes the text: "MARIAN GONZALEZ", "MY COMMISSION # GG 344281", "EXPIRES: June 12, 2023", and "Bonded Thru Notary Public Underwriters".

Kellie Alpert  
*Name of Acknowledger typed, printed or stamped*

GG 344281  
*Commission Number, if any*



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company

KW ZION LLC

### Filing Information

<b>Document Number</b>	L14000109125
<b>FEI/EIN Number</b>	47-1567758
<b>Date Filed</b>	07/10/2014
<b>Effective Date</b>	09/01/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/22/2016

### Principal Address

1075 DUVAL ST  
 212 C21  
 KEY WEST, FL 33040

### Mailing Address

1075 DUVAL ST  
 212 C21  
 KEY WEST, FL 33040

### Registered Agent Name & Address

Alpert, Kellie  
 1075 DUVAL STREET  
 212 C21  
 KEY WEST, FL 33040

Name Changed: 10/22/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ALPERT, KELLIE  
 1075 DUVAL STREET 212 C21  
 KEY WEST, FL 33040

Title MGR

Smith, Everett Hudson  
 1075 Duval Street  
 212 C21  
 Key West, FL 33040

### Annual Reports

Report Year	Filed Date
-------------	------------

2017	01/11/2017
2018	02/28/2018
2019	03/09/2019

**Document Images**

<a href="#">03/09/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/22/2016 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/10/2014 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an Entity)*

I, Susan M Cardenas, in my capacity as Attorney  
(print name) (print position; president, managing member)  
of Simonton 501, LLC and  
Simonton 404, LLC and KW Zion, LLC  
(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:

601 Duval / 504-506 Southard Streets, Units 203 and 204, Key West, FL  
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.

*Susan M Cardenas*  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 16, 2019 by  
Susan M. Cardenas, Esq.  
date Name of Authorized Representative

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

*Terry A Clark*  
Notary's Signature and Seal

Terry A. Clark  
Name of Acknowledger typed, printed or stamped

GG 117372  
Commission Number, if any

