

Application



Application for Development Plan & Conditional Use

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

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan

Minor:	
Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Major:	\$ 4,200.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 1,470.00
Conditional Use (not part of a development plan)	\$ 2,940.00
Extension (not part of a development plan)	\$ 840.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	X _____	Yes X _____
Minor _____		No _____

Please print or type:

- 1) Site Address: 1325 Simonton Street, Key West, FL 33040
- 2) Name of Applicant: Owen Trepanier & Associates
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First Street
Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: thomas@owentrepanier.com
- 6) Email Address: thomas@owentrepanier.com
- 7) Name of Owner, if different than above: Meisel Holdings FL - 1321 Simonton Street, LLC
- 8) Address of Owner: 1321 Simonton Street, Key West, FL 33040
- 9) Owner Phone #: c/o 305-293-8983 Email: thomas@owentrepanier.com

- 10) Zoning District of Parcel: HCT RE# 00035950-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____ If Yes: Date of approval (To be heard soon)
 HARC approval # _____ OR: Date of meeting _____
- 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).
 This application is a request for a conditional use approval in order to redevelop approx. 2,093 sq. ft. of its existing raised pool and pool deck into a scooter rental service for 12 electric kick scooters, food truck, 160 sq. ft. of new consumption area, 987 sq. ft. of landscaping, 3 auto parking spaces, and 2 bicycle parking spaces at the 1325 Simonton Street property of Southwinds Motel, also locally referred to as "Spanish Gardens".
- 13) Has subject Property received any variance(s)? Yes _____ No X 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 X
 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.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

- I. **Existing Conditions.**
- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;

- 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.
- II. **Proposed Development:** Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.
- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
 - B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
 - C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
 - D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure 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. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (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;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance,

design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



Conditional Use

Chapter 122, Article III, Sections 122-61 and 122-62

Southwinds Motel (aka Spanish Gardens)
1325 Simonton Street, Key West, Florida
(RE# 00035950-000000)



Executive Summary:

This application is a request for a conditional use approval in order to redevelop approx. 2,093 sq. ft. of its existing raised pool and pool deck into a scooter rental service for 12 electric kick scooters, food truck, 160 sq. ft. of new consumption area, 987 sq. ft. of landscaping, 3 auto parking spaces, and 2 bicycle parking spaces at the 1325 Simonton Street property of Southwinds Motel, also locally referred to as "Spanish Gardens".

Background and Solution Statement:

1325 Simonton Street has been the site of a motel since at least 1953 and is one of three properties that make up the Southwinds Motel complex. This specific property is locally referred to as the Spanish Gardens motel with a principal use consisting of 25 transient residential units, an accessory retail and bar known as the "Topsy Rooster", a raised pool and pool deck at the corner of the lot, and 1 non-transient efficiency unit. The proposed project seeks conditional use approval for the Spanish Gardens to operate an accessory scooter rental service for 12 electric kick scooters as an amenity to its guests and to locate an accessory food truck onsite. To do so, the project proposes to redevelop approx. 2,093 sq. ft. of its existing raised pool and pool deck into 160 sq. ft. of new consumption area associated with the food truck, 987 sq. ft. of additional landscaping, 3 auto parking spaces, and 2 bicycle parking spaces.

The existing raised pool and pool deck are located at the property's southernmost corner, directly adjacent to the intersection of Simonton and South streets. The pool has been considered an eyesore due to the proximity of its location to the street intersection. The demolition of the pool and pool deck creates an opportunity to beautify this area by proposing to locate a charming vintage food truck that provides walk-up service, 160 sq. ft. of consumption area, 3 parking spaces, and add 987 sq. ft. of landscaping to the site. This trailer will add to the existing vintage-

themed ambiance. Additionally, the food truck will not create any new floor area as it will be fully contained in an FDOT-licensed vehicle.

- No new or converted floor area is proposed.
- An application for variance(s) accompanies this conditional use application.

Key persons and entities (Sec. 108-228) involved in this project are as follows:

Owner:	Meisel Holdings FL – 1321 Simonton Street, LLC
Entity Owner:	Marc Meisel & Joel Meisel
Authorized Agent:	Trepanier & Associates, Inc.
Architect:	T.S. Neal Architects, Inc.
Traffic Engineer:	KBP Consulting, Inc.

Project Description (Sec. 108-229):

This application is a request for a conditional use approval in order to redevelop approx. 2,093 sq. ft. of its existing raised pool and pool deck into a 12 electric kick scooter docking station, food truck, 160 sq. ft. of new consumption area, 987 sq. ft. of landscaping, 3 auto parking spaces, and 2 bicycle parking spaces at the 1325 Simonton Street property of Southwinds Motel, also locally referred to as “Spanish Gardens”.

Table 1: Existing and Proposed Conditions

Use	Existing	Proposed
Motel	25 Rooms	No Change
Non-Transient	1 Unit	No Change
Retail	226.5 sq. ft.	No Change
Bar	226.5 sq. ft.	No Change
Bar Consumption Area	730 sq. ft.	No Change
Auto Parking (Motel, Retail & Bar Consumption Area)	21 spaces	No Change
Food Truck Consumption Area	0 sq. ft.	160 sq. ft.
Scooter Rentals	0 Scooters Licensed	12 Scooters Licensed
Auto Parking (Food Truck Consumption Area & Scooter Rentals)	0 Spaces	3 Spaces
Bicycle Parking (Food Truck Consumption Area & Scooter Rentals)	0 Spaces	2 Spaces
Landscaping	3,084 sq. ft. (12.4%)	4,071 sq. ft. (16.4%)
Open Space	3,084 sq. ft. (12.4%)	4,071 sq. ft. (16.4%)
Building Coverage	9,106 sq. ft. (36.7%)	7,013 sq. ft. (28.3%)
Impervious Surfaces	21,716 sq. ft. (87.6%)	20,719 sq. ft. (83.5%)

Sec. 122-62. – Specific criteria for approval:

(a) Findings.

A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and the land development regulations.

(b) Characteristics of use:

(1) Scale and intensity

- a. Floor area ratio: 0.02 (453 sq. ft.)
Permitted: 1.0
Proposed: No Change
- b. Traffic generation:

Pursuant to Sec. 94-101(d)(5)g., the ITE Trip Generation Manual shall be used to calculate estimated generated trips. The ITE Trip Generation Manual (10th Edition) calculates the P.M. peak hour trip generation rate for the proposed food truck as 3.08 trips per food truck. The referenced ITE manual does not contain a daily trip generation rate nor an A.M. peak hour trip generation rate for this land use, however it identifies that food trucks typically serve lunch and dinner, with highest volumes of the day in the afternoon. The proposed food truck is estimated to generate 15 daily trips.

Food Truck Generated Trips

Trip Generation	Multiplier	Peak P.M. Hour Weekday	Estimated Daily Trips ¹
		3.08 trips per food cart	3.08 peak hr trips ÷ 20% daily trips per peak hr
Food Cart Pod (ITE 926)	1 Food Cart	3.08 P.M. peak hr trips	15 daily trips

12 Scooter Rental Service

The scooters to be rented are electric-assisted standing foot-powered scooters. These kick scooters operate consistent with bicycles along pathways and routes designated for bicycle use. As such, they do not occupy or consume roadway capacity.

- c. Enclosed building square footage

Use	Sq. Ft.
Hotel Rooms	6,048.6
Retail	226.5
Bar	226.5
Storage	378.5

- d. Proposed Employment: The proposed food truck proposes an approx. equivalent of 2 additional full-time employees onsite. The scooter rental service proposes no additional employees.
- e. Proposed Service Vehicles: This change is proposed to an existing resort operation no new or additional service vehicles or trips are anticipated.

¹ The ITE Trip Generation Manual typically estimates that each peak hour represents 10% of the daily trips, however food trucks do not have an A.M. peak hour. As such, it is estimated that the P.M. peak hour represents 20% of the daily trips. 3.08 peak hour trips ÷ 20% daily trips per peak hour = 15 daily trips.

- f. Off-street parking: Sec. 108-572. requires 1 auto space per 45 sq. ft. of consumption area for restaurants and bars and 25-percent the auto requirement for bicycle / scooter spaces and 1 auto space per 3 scooter rentals or 1 auto space per 200 sq. ft. of associated floor area, whichever is greater, and 10-percent the auto requirement for bicycle / scooter spaces. The proposed conditional use results in a requirement of 7.6 new auto spaces and 1.3 new bicycle / scooter spaces.

Use		Req'd Auto Spaces		Req'd Bicycle/ Scooter Spaces	
New Consumption Area	160 sq. ft.	1 sp per 45 sq. ft.	3.6 spaces	25% of auto	0.9 spaces
Scooter Rentals	12 Licensed	1 per 3 rentals	4 spaces	10% of auto	0.4 spaces
Total		7.6 spaces		1.3 spaces	

(2) On- or off-site improvement needs

- a. Utilities - Concurrency Facilities and Other Utilities or Services: The proposed commercial 12-scooter rental service and food truck area accessory uses to the principal transient residential use of the property.
- Potable water: Concurrency analysis finds the proposed project will increase demand for potable water by 7.1 gallons per day.
 - Wastewater: Concurrency analysis find the proposed project will increase demand for wastewater by 7.2 gallons per day.
 - Solid waste: No change in solid waste LOS will result from this conditional use.
 - Recyclable waste: No change in recyclable waste LOS will result from this conditional use.
 - No change in Stormwater LOS will result from this conditional use.
 - No change to Recreation LOS will result from this conditional use.
 - No new construction is proposed that will affect water pressure and flow for fire protection.
 - No adverse impacts to the quality of receiving waters are anticipated.
- b. Public facilities – N/A; No change in Public facilities LOS will result from this conditional use.
- c. Roadway or signalization improvements – N/A; No roadway or signalization improvements are required or proposed.
- d. Accessory structures or facilities – N/A; No accessory structures or facilities are required or proposed.
- e. Other unique facilities/structures proposed as part of site improvements – N/A; No other unique facilities/structures proposed as part of site improvements are required or proposed.

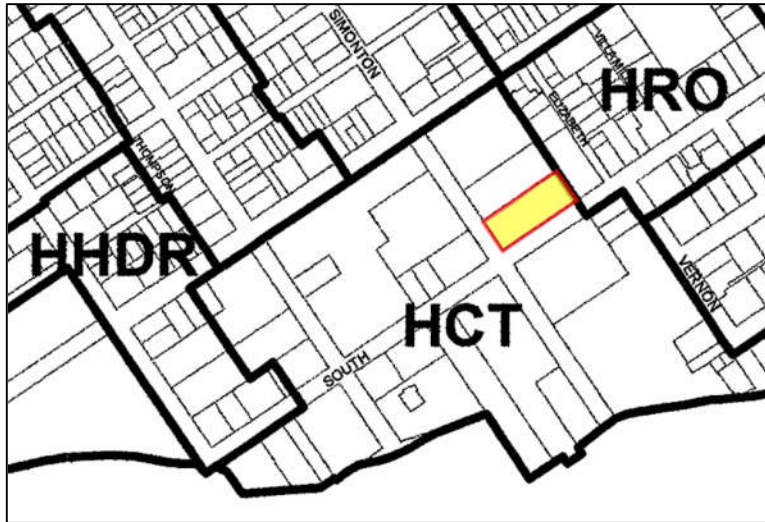
(3) On-site amenities proposed to enhance site and planned improvements

- a. Open space – Additional open space is proposed due to this project, increasing open space by 987 sq. ft. This is due to the redevelopment of the pool and pool deck area to include 987 sq. ft. of landscaped area.
- b. Setbacks – No change to setbacks are proposed. The proposed food truck and scooter docking station will comply with front and street-side setback requirements.
- c. Screening and buffers – Landscape hedges currently exist to screen and buffer the existing pool and pool deck at the intersection of Simonton and South Streets. Increased landscaping is proposed to buffer the proposed food truck, new consumption area, and scooter docking station.
- d. Landscaped berms proposed to mitigate against impacts to adjacent sites - Landscape hedges currently exist to mitigate the site of the existing pool and pool deck at the intersection of Simonton and South Streets. Increased landscaping is proposed to buffer the proposed food truck, new consumption area, and scooter docking station.
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts - This project proposes no use which would induce smoke, odor, noise or other noxious impacts.

(c) Criteria for conditional use review and approval:

- (1) Land use compatibility. – As mentioned above, the project site is located in the Historic Commercial Tourist District (HCT). The intent of the HCT zoning district is to implement comprehensive plan policies for areas designated “HCT” on the future land use map. The HCT district is comprised of areas having a high concentration of hotels, motels, and/or transient lodging facilities together with primarily tourist-oriented commercial services, including specialty shops, restaurant and drinking establishments, personal services, offices, and other similar activities. The HCT district may also accommodate customary accessory uses and community facilities. The district regulations include criteria for managing issues surrounding land use compatibility, historic preservation, access to public facilities with available capacity, urban design amenities, and related issues which must be managed to ensure effective implementation of the comprehensive plan goals, objectives, and policies.

Figure 2. Key West Zoning Map



- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. – The site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use by redeveloping the existing pool and pool deck. This area provides ample area for the proposed 12-scooter rental docking station, a food truck, 160 sq. ft. of new consumption area, 3 parking spaces, and 987 sq. ft. of new landscaped areas. Additionally, there is an underutilized portion of existing pavement that is proposed to be used as 2 bicycle parking spaces associated with the conditional use. No other changes are proposed.
- (3) Proper use of mitigative techniques. – No adverse impacts to adjacent land uses are anticipated. The community character is a mix of hotels, motels, tourist-oriented commercial services and their accessory uses.
- (4) Hazardous Waste. - The proposed uses will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances. - All applicable permits required from agencies other than the City of Key West will be obtained.
- (6) Additional criteria applicable to specific land uses. –
 - a. Land uses within a conservation area. – The proposed use is not located in a conservation area.
 - b. Residential development. – No changes are proposed to the existing 26 rooms of transient residential use at the motel nor any renovations are proposed to the existing motel buildings.
 - c. Commercial or mixed use development. – No new floor area is proposed as part of this project. The proposed 12-scooter rental service and food truck uses

are accessory to the existing transient residential use of the motel. The 12-scooter rental service and new consumption area have associated parking requirements. 3 new parking spaces and 2 new bicycle / scooter spaces are proposed for this conditional use application.

- d. Development within or adjacent to historic district. – The proposed is located in the Historic Commercial Tourist District (HCT).
- e. Public facilities or institutional development. – The proposed use is not a public facility or institutional development.
- f. Commercial structures, uses and related activities within tidal waters. – The proposed use is not located within tidal waters nor includes any activities within tidal waters.
- g. Adult entertainment establishments. – The proposed use is not an adult entertainment establishment.

CONCURRENCY ANALYSIS:

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed change from residential to civic & cultural activity.

Policy 2-1.1.1- Transportation

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 2-1.1.3 effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation

improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development. Notwithstanding, trip generation is laid out above in Sec. 122-62(b).

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to decrease with conditional use approval (pursuant to Policy 4-1.1.2.C, the potable water LOS for nonresidential uses is 650 gallons/acre/day).

The proposed conditional use is expected to increase the potable water level of service by **7.1 gal/day**.

Designation	LOS	Daily Capacity	Gal/day
New Nonresidential Uses ²	650 gal/acre/day	0.011 acre x (650 gal/acre/day)	7.1 gal/day

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase with conditional use approval (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day).

The sanitary sewer flow is expected to increase by **7.2 gal/day**.

Designation	LOS	Daily Capacity	Gal/day
New Nonresidential Uses ³	660 gal/acre/day	0.011 acre x (660 gal/acre/day)	7.2 gal/day

² The project proposes to convert a 474 sq. ft. area (or 0.011 acres) to nonresidential uses from existing accessory transient residential uses by redeveloping a 474 sq. ft. portion of the pool and pool deck area for a proposed 12-scooter docking station, a food truck, and new consumption area.

³ The project proposes to convert a 474 sq. ft. area (or 0.011 acres) to nonresidential uses from existing accessory transient residential uses by redeveloping a 474 sq. ft. portion of the pool and pool deck area for a proposed 12-scooter docking station, a food truck, and new consumption area.

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁴

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase with conditional use approval (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day).

Solid waste generated by the proposed conditional use will be handled within the existing contracted waste services.

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.⁵

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

⁴ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

⁵ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to decrease with conditional use approval (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for residential development is 0.25 lbs/capita/day).

Recyclable waste generated by the proposed conditional use will be handled within the existing contracted waste services.

Policy 4-1.1.2. E- Drainage Facilities Level of Service

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

KBP CONSULTING, INC.

March 25, 2021

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

**Re: Spanish Gardens Motel – Key West, Florida
Traffic Statement**

Dear Thomas:

The Spanish Gardens Motel (a.k.a. Southwinds Motel) is an existing lodging facility located in the northern quadrant of the intersection at Simonton Street and South Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 1325 Simonton Street. The proposed project seeks approval for the existing resort hotel to provide up to 12 electric kick scooter rentals onsite as an amenity for their guests and to locate an ice cream food truck onsite in the southernmost corner of the site adjacent to Simonton Street and South Street. The purpose of this traffic statement is to document the anticipated traffic impacts associated with these proposed uses.

Location of Proposed Uses

According to the latest plans the docking station for the proposed electric kick scooters will be located in an area of the site that is currently occupied by the swimming pool. Traffic flow on this site is currently one-way with all vehicles entering on Simonton Street and exiting on South Street. The flow of the kick scooters into and out of the site is anticipated to be consistent with this existing traffic operations plan. The proposed docking station location, traffic flow pattern and proposed ice cream truck location are presented on the latest survey contained in Attachment A to this memorandum.

Trip Generation Analysis

Concerning the kick scooters, it is estimated that most of these vehicles at this location will be rented on a daily basis. That is, they will be rented in the morning or early afternoon and returned that same day. As such, these vehicles will typically result in one (1) exiting trip and one (1) entering trip per day. However, kick scooters operate consistent with bicycles along pathways and routes designated for bicycle use. As such, they do not occupy or consume roadway capacity.

The trip generation for the ice cream food truck was determined utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. Based upon this information, the PM peak hour trip generation rate for the proposed ice cream food truck use is as follows:

Food Cart Pod – ITE Land Use #926

- PM Peak Hour Trip Generation Rate: $T = 3.08 (X)$
where T = number of trips and X = number of food carts

Relevant excerpts from the referenced ITE manual are presented in Attachment B. The resulting trip generation for the proposed ice cream food truck is three (3) vehicle trips in the PM peak hour. Given the pedestrian and tourist-oriented characteristics of this area, the results of this trip generation analysis appear to be reasonable.

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While the referenced ITE manual does not contain a daily trip generation rate for this land use, it is typically estimated that the peak hour represents 10% of the daily trips. In this case, the ice cream food truck will not be open in the AM peak hour. So, it is estimated that the PM peak hour trips in this case represent 20% of the daily trips, or 15 daily trips.

Traffic Impacts

In accordance with Section 18-358 of the City's Code of Ordinances, the traffic impacts associated with the proposed electric kick scooter rentals must be addressed. As noted previously, the traffic impacts associated with this use are negligible given that these vehicles do not travel on roadways and do not consume roadway capacity. And, although the proposed ice cream food truck is an insignificant traffic generator, the vehicle trips associated with this proposed use are considered in the overall context and analysis of the additional traffic to be generated by the Spanish Gardens Motel. More specifically, insignificant (or "de minimis") impacts are defined as those that constitute an impact of less than three percent (3.0%) of the capacity on the local transportation network.

Based upon the location of the existing resort and the proposed land uses, it is expected that the vehicles associated with the food truck will disperse throughout the City's street grid network in a variety of directions as to minimize their impacts to any single roadway or intersection. However, for the purposes of this analysis, our focus is on both Simonton Street and South Street in the vicinity of the Spanish Gardens Motel. For the purposes of this analysis, it has been assumed that all of the peak hour trips will impact both Simonton Street and South Street. Therefore, in a worst-case scenario, it is estimated that up to 15 daily vehicle trips and up to three (3) PM peak hour vehicle trips will impact these roadways.

Capacity Analyses

The Florida Department of Transportation (FDOT) maintains a traffic count station (#908112) on Simonton Street approximately 200 feet to the southeast of Petronia Street which is approximately 2,000 feet to the northwest of the subject motel site. The most recent annual traffic counts for this station indicate that there are approximately 5,300 vehicles on this roadway segment on a daily basis. Based upon the published K-Factor (peak-to-daily percentage) of 9.00, the peak hour traffic volume at this location is estimated to be approximately 477 vehicles.

The FDOT also maintains a traffic count station (#900004) within the South Street / Flagler Avenue / Atlantic Boulevard corridor. The most recent annual traffic counts for this station indicate that there are approximately 6,100 vehicles on this roadway segment on a daily basis. Based upon the published K-Factor (peak-to-daily percentage) of 9.00, the peak hour traffic volume at this location is estimated to be approximately 549 vehicles. The traffic count data for both of these count stations is presented in Attachment C to this memorandum.

According to the FDOT's 2020 Quality / Level of Service Handbook, in urbanized areas two-lane undivided, class II (35 miles per hour or slower posted speed limit), non-state roadways without exclusive turn lanes have a daily capacity of approximately 10,360 vehicles and a peak hour capacity of approximately 930 vehicles. (Please see Attachment D for the referenced level of service thresholds.) Given that the existing daily and peak hour volumes on the subject roadways (i.e. Simonton Street and South Street) are consuming slightly more than 50% of the roadway's capacities, it is evident that these roadways are currently operating at acceptable levels of service.

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Not all of the net new site-related traffic attributed to the food truck will impact both roadways but, assuming that it will (in other words, 100% of the new trips will utilize both Simonton Street and South Street), the projected daily and peak hour vehicle trips are substantially less than the 3.0% significance thresholds (i.e. 15 daily vehicle trips and 3 peak hour trips). These volumes translate to 0.14% of the roadway's daily capacity and 0.32% of the roadway's peak hour capacity. Therefore, these volumes will not constitute a significant impact on the local street network.

Conclusions

Based upon the foregoing analysis and assessment of the traffic operations associated with the proposed uses (i.e. electric kick scooter rentals and an ice cream food truck) at the Spanish Gardens Motel site, it is evident that the resulting daily and PM peak hour traffic can be easily accommodated within the City's 3.0% traffic impact threshold on local streets. Furthermore, based upon the most recent traffic counts reported by FDOT for the adjacent roadway network, there is ample remaining capacity on both Simonton Street and on South Street to accommodate the additional traffic attributed to the proposed uses.

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

Sincerely,

KBP CONSULTING, INC.



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

Attachment A

**Site Survey with Proposed e-Scooter Docking Station
Location, Ice Cream Food Truck Location
& Traffic Flow Pattern**

T.S. NEAL ARCHITECT INC.
 28274 OVERSEAS HWY
 GULF BAY, FL 33628
 305-340-9857
 305-340-9877

SOUTHWINDS MOTEL
 1321 SIMONTON ST
 KEY WEST, FL 33040

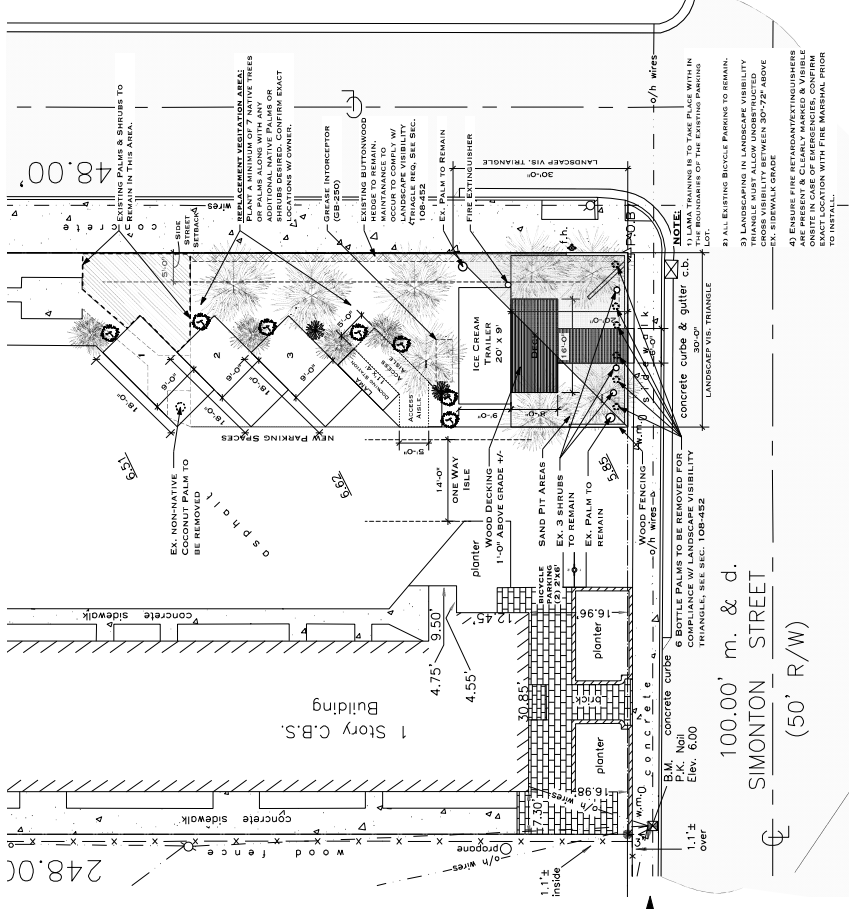
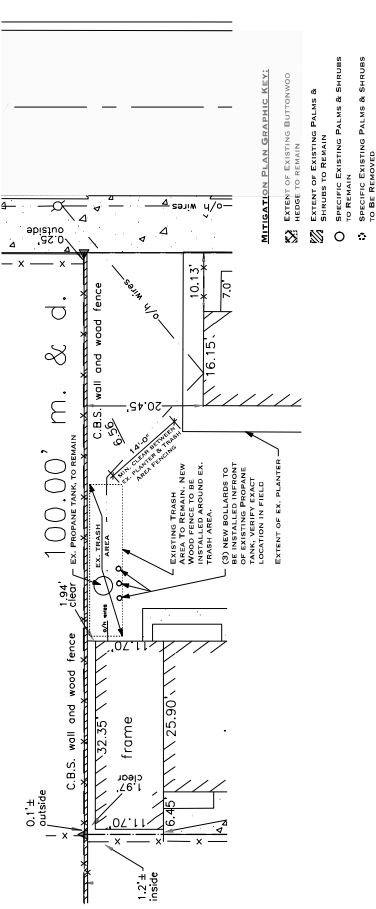
DRAWING TITLE:
 PARTIAL ENLARGED SITE PLAN & ARCHITECTURAL SITE PLAN

DRAWN BY: TSN
CHECKED BY: TSN
DATE: 08-03-2021

REVISION #	DATE

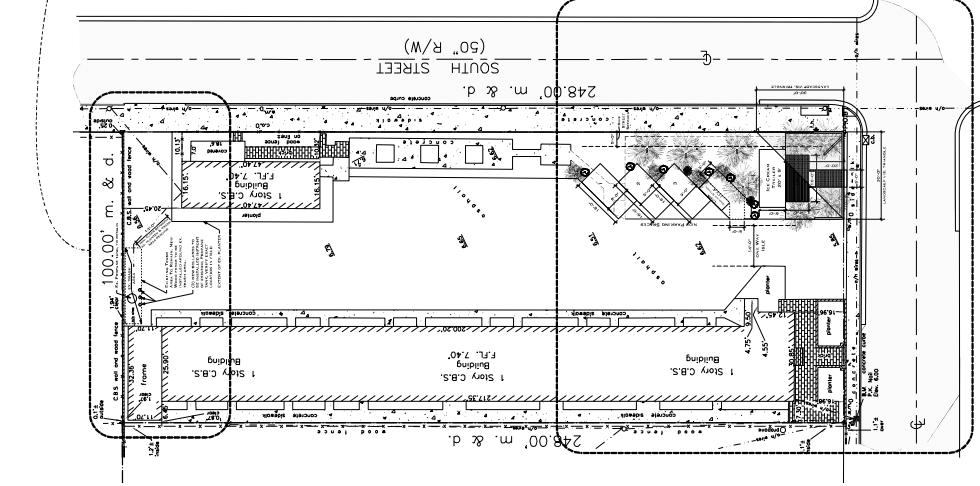
C1.1
 SHEET #

T.S. NEAL ARCHITECT INC.



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

2. PARTIAL ENLARGE SITE & MITIGATION PLAN
 SCALE: 1" = 10'-0"



Attachment B

**Relevant Excerpts from the
ITE Trip Generation Manual (10th Edition)**

Land Use: 926 Food Cart Pod

Description

A food cart pod is a group of food carts or food trucks congregated in an established location such as a parking lot on a semi-permanent or regular basis. Food pods typically serve lunch and dinner with lunchtime typically generating the highest volumes of the day. Food cart pods often include limited covered seating or dining area and may include the sale of alcoholic beverages.

Additional Data

All data was collected in the summer months. Most sites were located along public transit routes and some were accessible by bike or multi-use paths. The independent variable "food cart" is defined for the purpose of this land use as the number of food carts open at the time of the study.

The sites were surveyed in the 2010s in Oregon.

Source Number

919

Food Cart Pod (926)

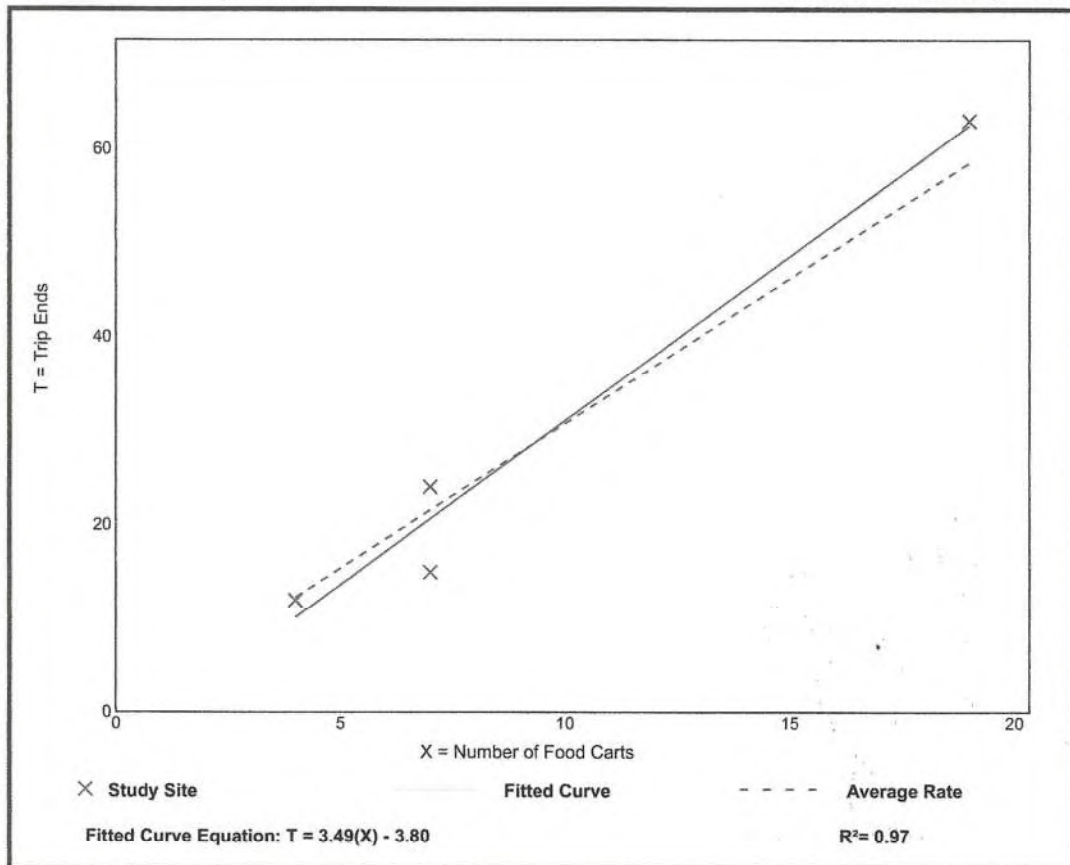
Vehicle Trip Ends vs: Food Carts
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 4
 Avg. Num. of Food Carts: 9
 Directional Distribution: Not Available

Vehicle Trip Generation per Food Cart

Average Rate	Range of Rates	Standard Deviation
3.08	2.14 - 3.43	0.54

Data Plot and Equation

Caution – Small Sample Size



Attachment C

FDOT Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 8112 - SIMONTON ST, 200' SOUTH OFPETRONIA ST (2011 OFF SYSTEM CYCLE)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	5300 T	N 2700	S 2600	9.00	54.70	4.70
2018	5300 S	N 2700	S 2600	9.00	55.10	6.60
2017	5300 F	N 2700	S 2600	9.00	53.90	4.70
2016	5300 C	N 2700	S 2600	9.00	54.90	8.80
2015	6600 T	0	0	9.00	54.30	8.10
2014	6300 S	0	0	9.00	55.20	3.80
2013	6200 F	0	0	9.00	54.80	7.30
2012	6100 C	N 0	S 0	9.00	55.00	8.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0004 - ATLANTIC BLVD, 200' E WHITE ST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	6100 C	E 3100	W 3000	9.00	54.70	4.20
2018	6400 F	E 3200	W 3200	9.00	55.10	6.60
2017	6400 C	E 3200	W 3200	9.00	53.90	4.70
2016	5100 C	E 2600	W 2500	9.00	54.90	8.80
2015	6100 C	E 3000	W 3100	9.00	54.30	8.10
2014	5700 C	E 2900	W 2800	9.00	55.20	3.80
2013	5500 C	E 2900	W 2600	9.00	54.80	7.30
2012	4800 C	E 2400	W 2400	9.00	55.00	8.20
2011	4600 C	E 2200	W 2400	9.00	55.10	8.30
2010	5300 C	E 2700	W 2600	10.26	56.84	10.30
2009	4900 C	E 2600	W 2300	10.23	56.56	8.40
2008	5600 C	N 2700	S 2900	10.45	54.98	8.60
2007	4800 C	N 2600	S 2200	10.00	55.10	9.80
2006	4400 C	N 2000	S 2400	10.08	55.69	12.30
2005	6700 C	N 3500	S 3200	10.40	55.70	6.20
2004	5200 C	N 2600	S 2600	10.00	56.00	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Attachment D

FDOT Level of Service Tables

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	16,800	17,700	**	4	47,600	66,400	83,200	87,300	
4	Divided	*	37,900	39,800	**	6	70,100	97,800	123,600	131,200	
6	Divided	*	58,400	59,900	**	8	92,200	128,900	164,200	174,700	
8	Divided	*	78,800	80,100	**	10	115,300	158,900	203,600	218,600	
						12	136,500	192,400	246,200	272,900	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	7,300	14,800	15,600	4	45,900	62,700	75,600	85,400	
4	Divided	*	14,500	32,400	33,800	6	68,900	93,900	113,600	128,100	
6	Divided	*	23,300	50,000	50,900	8	91,900	125,200	151,300	170,900	
8	Divided	*	32,000	67,300	68,100	10	115,000	156,800	189,300	213,600	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 20,000					
						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	11,700	18,000	24,200	32,600
2	Undivided	No	No	-20%		4	Divided	36,300	52,600	66,200	75,300
Multi	Undivided	Yes	No	-5%		6	Divided	54,600	78,800	99,400	113,100
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments					
-	-	-	Yes	+5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
		B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%		*	2,900	7,600	19,700	* Cannot be achieved using table input value defaults.					
50-84%		2,100	6,700	19,700	>19,700	** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%		9,300	19,700	>19,700	**	<i>Source:</i> Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage		B	C	D	E						
0-49%		*	*	2,800	9,500						
50-84%		*	1,600	8,700	15,800						
85-100%		3,800	10,700	17,400	>19,700						
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage		B	C	D	E						
0-84%		> 5	≥ 4	≥ 3	≥ 2						
85-100%		> 4	≥ 3	≥ 2	≥ 1						

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's
Urbanized Areas¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	1,510	1,600	**	4	4,050	5,640	6,800	7,420	
4	Divided	*	3,420	3,580	**	6	5,960	8,310	10,220	11,150	
6	Divided	*	5,250	5,390	**	8	7,840	10,960	13,620	14,850	
8	Divided	*	7,090	7,210	**	10	9,800	13,510	17,040	18,580	
						12	11,600	16,350	20,930	23,200	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	660	1,330	1,410	4	4,130	5,640	7,070	7,690	
4	Divided	*	1,310	2,920	3,040	6	6,200	8,450	10,510	11,530	
6	Divided	*	2,090	4,500	4,590	8	8,270	11,270	13,960	15,380	
8	Divided	*	2,880	6,060	6,130	10	10,350	14,110	17,310	19,220	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%						Freeway Adjustments Auxiliary Lanes Present in Both Directions + 1,800 Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	1,050	1,620	2,180	2,930
2	Undivided	No	No	-20%		4	Divided	3,270	4,730	5,960	6,780
Multi	Undivided	Yes	No	-5%		6	Divided	4,910	7,090	8,950	10,180
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments					
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Multi	Undivided	Yes	-5%		
Paved						Multi	Undivided	No	-25%		
Shoulder/Bicycle						PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
Lane Coverage						Sidewalk Coverage	B	C	D	E	
0-49%						0-49%	*	*	250	850	
50-84%						50-84%	*	150	780	1,420	
85-100%						85-100%	340	960	1,560	>1,770	
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)						Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
Sidewalk Coverage						0-84%	> 5	≥ 4	≥ 3	≥ 2	
0-84%						85-100%	> 4	≥ 3	≥ 2	≥ 1	
85-100%						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
* Cannot be achieved using table input value defaults.						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					

Verification Form



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

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

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1325 Simonton Street, Key West, FL 33040 (RE# 00035950-000000)
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Thomas Francis-Siburg
Signature of Applicant

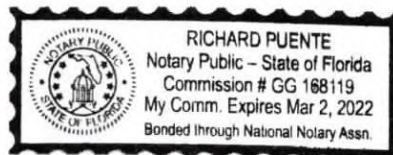
Subscribed and sworn to (or affirmed) before me on this March 12, 2021 by
date

Thomas Francis-Siburg
Name of Applicant

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

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



GG 168119
Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

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

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

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

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

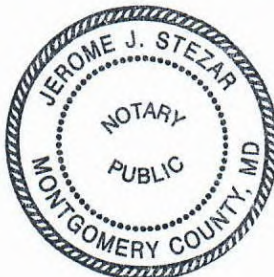
Subscribed and sworn to (or affirmed) before me on this 03/10/2021 _____
Date

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

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

[Signature] _____
Notary's Signature and Seal

JEROME J STEZAR _____
Name of Acknowledger typed, printed or stamped



Commission Number, if any

COMMISSION EXPIRES 5-19-2023

Boundary Survey

Ukg' Rnc p

Deed

Doc# 2074519 05/06/2016 9:36AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

05/06/2016 9:36AM
DEED DOC STAMP CL: Krys \$65,800.00

Doc# 2074519
BK# 2795 Pg# 953

Prepared by and return to:
Erica Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-100-EB
Purchase Price: 9,400,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of May, 2016 between Spanish Gardens, Inc., a Florida corporation whose post office address is 31 Cypress Avenue, Key West, FL 33040, grantor, and Meisel Holdings FL - 1325 Simonton Street, LLC, a Florida limited liability company whose post office address is 6000 Executive Blvd., Rockville, MD 20852, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, and being a part of Tract 16 according to Wm. A. Whitehead's Map of said Island but better described as Lot 4 of Square Number 1 of said Tract 16 on the Island of Key West between Frederick Filer and John Doyle, recorded in Book "N", Page 476 of Monroe County Records, but more particularly described by metes and bounds as follows: Commencing at the corner of South and Simonton Street, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southeasterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet to the place of beginning.

Parcel Identification Number: 00035950-000000

Subject to taxes for 2016 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, 2015.

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:

Spanish Gardens, Inc. a Florida corporation

By: [Signature]
Julius C. Masfello, President

[Signature]
Witness Name: Gregory Dropezza

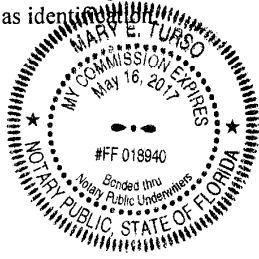
[Signature]
Witness Name: ERICA R. STERLING

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 4th day of May, 2016 by Julius C. Masiello, as President of Spanish Gardens, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/17

MONROE COUNTY
OFFICIAL RECORDS

This Instrument Prepared By:
Erica H. Sterling, Esq.
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, Florida 33040
File No. 14-100-EB

LIMITED LIABILITY COMPANY AFFIDAVIT

BEFORE ME, the undersigned Notary Public, personally appeared Marc L. Meisel and Joel S. Meisel (collectively "Affiants"), to me well known and who, after being by me first duly sworn, deposed and stated that:

1. Affiants are the Managers of Meisel Holdings FL – 1321 Simonton Street, LLC, a Florida limited liability company (the "Company").

2. The Company is currently in existence and good standing under valid Articles of Organization. Affiants represent that there is an operating agreement for the Company. The Company has not been dissolved, and is currently in full force and effect. The Company was merged with Meisel Holdings FL – 1325 Simonton Street, LLC with Company being the surviving entity. Management of the Company is vested in its Managers.

3. The only Managers of the Company are:

Joel S. Meisel
Marc L. Meisel

4. The Company owns and is refinancing the property commonly referred to as 1321 Simonton Street, 1325 Simonton Street and 625 South Street, Key West, FL 33040 and more particularly described in the attached **Exhibit A** ("Property").

5. Affiants, are authorized to mortgage the Property and to execute as Managers any and all documents in connection with the refinance of the Property and that certain loan in the amount of \$16,567,500.00, by Meisel Holdings FL – 1321 Simonton Street, LLC, a Florida limited liability company, as Borrower, to Branch Banking and Trust Company, Lender of even date herewith, to be secured by a mortgage on the Property, including but not limited to a Closing Statement, Closing Statement Addendum, Consolidated, Amended and Restated Promissory Note, Consolidated, Amended and Restated Mortgage, Consolidated, Amended and Restated Assignment of Rents and any other documents or loan documents necessary for the refinance.


6. Neither the Company nor the Members of the Company have been debtors in any bankruptcy proceeding during the existence of the Company. Additionally, no creditors have acquired or are attempting to acquire control of the Company by executing on or seizing the members' interest in the Company. No other event has occurred causing any member to become disassociated.

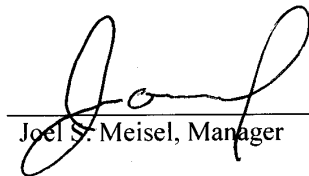
7. The Company is not one of a family or group of entities, or if one of a family or group of related entities, none of such entities is a debtor in bankruptcy.

8. The company has neither executed nor intends to execute and record a Statement of Authority limiting the power of the Managers executing the Consolidated, Amended and Restated Mortgage.

9. That Spottswood, Spottswood, Spottswood & Sterling, PLLC, First American Title Insurance Company and Branch Banking & Trust Company are authorized to reply upon this Affidavit to establish the truth of the matters set forth herein pursuant to Florida Statute 605.04074 (3).

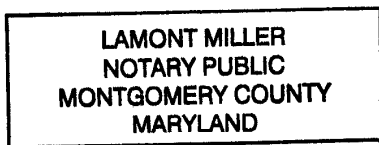
Dated as of the 5th day of May, 2017, the undersigned, do hereby consent to the transaction contemplated by this Affidavit.

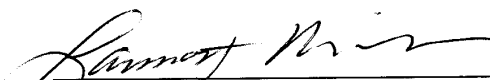

By: Marc L. Meisel, Manager


Joel S. Meisel, Manager

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 2nd day of May, 2017, by Marc L. Meisel, and Joel S. Meisel as Managers on behalf of Meisel Holdings FL - 1321 Simonton Street, LLC.




Notary Public
Print Name: Lamont Miller
My Commission Expires: 8-3-2019

Personally Known (OR) Produced Identification
Type of identification produced _____

EXHIBIT "A"

Parcel 1:
1321 Simonton Street:

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

Parcel 2:
1325 Simonton Street:

On the Island of Key West, and being a part of Tract 16 according to Wm. A. Whitehead's Map of said Island but better described as Lot 4 of Square Number 1 of said Tract 16 on the Island of Key West between Frederick Filer and John Doyle, recorded in Book "N", Page 476 of Monroe County Records, but more particularly described by metes and bounds as follows: Commencing at the corner of South and Simonton Street, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southeasterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet to the place of beginning.

Parcel 3:
625 South Street:

In the City of Key West and known as Lots 1 and 2, in Block 18, Tract 17, according to Key West Investment Company's Subdivision of part of Tract 17 recorded in Plat Book 1, Page 88, (sometimes referred to as page 82) Monroe County, Florida Public Records and described by metes and bounds as follows: COMMENCING at the corner of Elizabeth and South Streets and running thence along South Street in a SW'ly direction 88 feet; thence at right angles in a NW'ly direction 120 feet; thence at right angles in a NE'ly direction 88 feet; thence at right angles in a SE'ly direction 120 feet along Elizabeth Street to the Point of Beginning.

ALSO:

In the City of Key West and known as Lots 6 and 7, Square 5 of Tract 17 according to D.T. Sweeney's Diagram of part of Tract 17 recorded in Book "O" of Deeds, Page 327, of Monroe County, Florida Records: COMMENCING at a point on the Southwestern side of an alley known as Elizabeth Street, distant 120 feet from the corner of South and Elizabeth Streets and running thence along Elizabeth Street in a NW'ly direction 66 feet; thence at right angles in a

SW'ly direction 88 feet; thence at right angles in a SE'ly direction 66 feet; thence at right angles in a NE'ly direction 88 feet, out to the Point of Beginning on Elizabeth Street.

State of Florida



Department of State

Doc# 2122039 05/08/2017 3:01PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

I certify the attached is a true and correct copy of the Articles of Merger, filed on May 1, 2017, for MEISEL HOLDINGS FL - 1321 SIMONTON STREET, LLC, the surviving Florida entity, as shown by the records of this office.

The document number of this corporation is L14000109907.

Doc# 2122039
Bk# 2353 Pg# 357

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Third day of May, 2017



CR2EO22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State



Doc# 2122039
Bk# 2853 Pg# 358

FLORIDA DEPARTMENT OF STATE
Division of Corporations

May 3, 2017

CAPITAL CONNECTION INC
WALK IN
TALLAHASSEE, FL

Re: Document Number L14000109907

The Articles of Merger for MEISEL HOLDINGS FL - 1321 SIMONTON STREET, LLC, the surviving Florida entity were filed on May 1, 2017.

The certification you requested is enclosed.

Should you have any questions regarding this matter, please feel free to telephone (850) 245-6050, the Amendment Section.

Rebekah White
Regulatory Specialist II
Division of Corporations

Letter Number: 317A00008706

www.sunbiz.org

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

Articles of Merger
For
Florida Limited Liability Company

17-11-17 - 11-1-17

The following Articles of Merger is submitted to merge the following Florida Limited Liability Company(ies) in accordance with s. 605.1025, Florida Statutes.

FIRST: The exact name, form/entity type, and jurisdiction for each merging party are as follows:

<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>
Meisel Holdings FL-1321 Simonton Street, L.L.C	Florida	Limited Liability Company
Meisel Holdings FL-1325 Simonton Street, L.L.C	Florida	Limited Liability Company
_____	_____	_____
_____	_____	_____

SECOND: The exact name, form/entity type, and jurisdiction of the surviving party are as follows:

<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>
Meisel Holdings FL-1321 Simonton Street, L.L.C	Florida	Limited Liability Company

THIRD: The merger was approved by each domestic merging entity that is a limited liability company in accordance with ss.605.1021-605.1026; by each other merging entity in accordance with the laws of its jurisdiction; and by each member of such limited liability company who as a result of the merger will have interest holder liability under s.605.1023(1)(b).

FOURTH: Please check one of the boxes that apply to surviving entity: (if applicable)

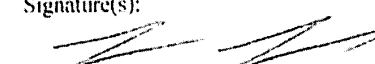
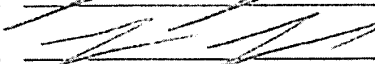
- This entity exists before the merger and is a domestic filing entity, the amendment, if any to its public organic record are attached.
- This entity is created by the merger and is a domestic filing entity, the public organic record is attached.
- This entity is created by the merger and is a domestic limited liability partnership or a domestic limited liability partnership, its statement of qualification is attached.
- This entity is a foreign entity that does not have a certificate of authority to transact business in this state. The mailing address to which the department may send any process served pursuant to s. 605.0117 and Chapter 48, Florida Statutes is:

FIFTH: This entity agrees to pay any members with appraisal rights the amount, to which members are entitled under ss.605.1006 and 605.1061-605.1072, F.S.

SIXTH: If other than the date of filing, the delayed effective date of the merger, which cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State:

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

SEVENTH: Signature(s) for Each Party:

Name of Entity/Organization:	Signature(s):	Typed or Printed Name of Individual:
Meisel Holdings FL-1321 Simonton Street, LLC		Marc L. Meisel
Meisel Holdings FL-1325 Simonton Street, LLC		Marc L. Meisel

- Corporations: Chairman, Vice Chairman, President or Officer
(If no directors selected, signature of incorporator.)
- General partnerships: Signature of a general partner or authorized person
- Florida Limited Partnerships: Signatures of all general partners
- Non-Florida Limited Partnerships: Signature of a general partner
- Limited Liability Companies: Signature of an authorized person

Fees:	For each Limited Liability Company:	\$25.00	For each Corporation:	\$35.00
	For each Limited Partnership:	\$52.50	For each General Partnership:	\$25.00
	For each Other Business Entity:	\$25.00	Certified Copy (optional):	\$30.00

COVER LETTER

Doc# 2122039
Bk# 2853 Pg# 361

TO: Amendment Section
Division of Corporations

SUBJECT: Meisel Holdings FL- 1321 Simonton Street, LLC

Name of Surviving Party

The enclosed Certificate of Merger and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to:

Erica H. Sterling

Contact Person

Spottswood, Spottswood, Spottswood & Sterling

Firm/Company

500 Fleming Street

Address

Key West, Florida 33040

City, State and Zip Code

erica@spottswoodlaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Erica H. Sterling

at (305) 797-6825

Name of Contact Person

Area Code

Daytime Telephone Number

Certified copy (optional) \$30.00

STREET ADDRESS:

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:

Amendment Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

Articles of Merger
For
Florida Limited Liability Company

17/11/2013 10:00:00 AM

The following Articles of Merger is submitted to merge the following Florida Limited Liability Company(ies) in accordance with s. 605.1025, Florida Statutes.

FIRST: The exact name, form/entity type, and jurisdiction for each merging party are as follows:

<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>
Meisel Holdings FL-1321 Simonton Street, LLC	Florida	Limited Liability Company
Meisel Holdings FL-1325 Simonton Street, LLC	Florida	Limited Liability Company
_____	_____	_____
_____	_____	_____

SECOND: The exact name, form/entity type, and jurisdiction of the surviving party are as follows:

<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>
Meisel Holdings FL-1321 Simonton Street, LLC	Florida	Limited Liability Company

THIRD: The merger was approved by each domestic merging entity that is a limited liability company in accordance with ss.605.1021-605.1026; by each other merging entity in accordance with the laws of its jurisdiction; and by each member of such limited liability company who as a result of the merger will have interest holder liability under s.605.1023(1)(b).

FOURTH: Please check one of the boxes that apply to surviving entity: (if applicable)



- This entity exists before the merger and is a domestic filing entity. the amendment, if any to its public organic record are attached.
- This entity is created by the merger and is a domestic filing entity. the public organic record is attached.
- This entity is created by the merger and is a domestic limited liability limited partnership or a domestic limited liability partnership. its statement of qualification is attached.
- This entity is a foreign entity that does not have a certificate of authority to transact business in this state. The mailing address to which the department may send any process served pursuant to s. 605.0117 and Chapter 48, Florida Statutes is:

FIFTH: This entity agrees to pay any members with appraisal rights the amount. to which members are entitled under ss.605.1006 and 605.1061-605.1072. F.S.

SIXTH: If other than the date of filing, the delayed effective date of the merger, which cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State:

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

SEVENTH: Signature(s) for Each Party:

Name of Entity/Organization:	Signature(s):	Typed or Printed Name of Individual:
Meisel Holdings FL-1321 Simonton Street, LLC		Marc L. Meisel
Meisel Holdings FL-1325 Simonton Street, LLC		Marc L. Meisel

- Corporations: Chairman, Vice Chairman, President or Officer
(If no directors selected, signature of incorporator.)
- General partnerships: Signature of a general partner or authorized person
- Florida Limited Partnerships: Signatures of all general partners
- Non-Florida Limited Partnerships: Signature of a general partner
- Limited Liability Companies: Signature of an authorized person

Fees:	For each Limited Liability Company:	\$25.00	For each Corporation:	\$35.00
	For each Limited Partnership:	\$52.50	For each General Partnership:	\$25.00
	For each Other Business Entity:	\$25.00	Certified Copy (optional):	\$30.00



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

Detail by Entity Name

Florida Limited Liability Company

MEISEL HOLDINGS FL - 1321 SIMONTON STREET, LLC

Filing Information

Document Number	L14000109907
FEI/EIN Number	47-1321132
Date Filed	07/11/2014
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	05/01/2017
Event Effective Date	NONE

Principal Address

1321 SIMONTON STREET
KEY WEST, FL 33040

Mailing Address

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

Changed: 01/14/2015

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

MEISEL, JOEL S

6000 EXECUTIVE BLVD., STE 700
ROCKVILLE, MD 20852

Annual Reports

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

Document Images

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

Property Record Card

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

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

Summary

Parcel ID 00035950-000000
Account# 1036811
Property ID 1036811
Millage Group 10KW
Location 1325 SIMONTON St 26, KEY WEST
Address
Legal KW FILER BOYLE SUB N-476 LOT 4 SQR 1 TR 16 G49-577/78 G63-130/31 OR332-278
Description OR547-278 OR698-1/2 OR971-829/30 OR2795-953/54 OR2853-357
(Note: Not to be used on legal documents.)
Neighborhood 32110
Property HOTEL/MOTEL (3900)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

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

6000 Executive Blvd
 Ste 700
 Rockville MD 20852

	2020	2019	2018	2017
+ Market Improvement Value	\$2,019,576	\$2,019,576	\$1,736,764	\$1,736,764
+ Market Misc Value	\$224,397	\$224,397	\$192,974	\$192,974
+ Market Land Value	\$2,243,974	\$2,243,974	\$1,929,738	\$1,929,738
= Just Market Value	\$4,487,947	\$4,487,947	\$3,859,476	\$3,859,476
= Total Assessed Value	\$4,487,947	\$4,245,423	\$3,859,476	\$3,859,476
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,487,947	\$4,487,947	\$3,859,476	\$3,859,476

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

Commercial Buildings

Style HOTEL/MOTEL C / 39C
Gross Sq Ft 5,821
Finished Sq Ft 5,758
Perimeter 0
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 1953
Year Remodeled
Effective Year Built 1995
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,758	5,758	0
SBF	UTIL FIN BLK	63	0	0

TOTAL	5,821	5,758	0
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Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 878
 Finished Sq Ft 752
 Perimeter 0
 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 1953
 Year Remodeled
 Effective Year Built 1995
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	752	752	0
OPF	OP PRCH FIN LL	126	0	0
TOTAL		878	752	0

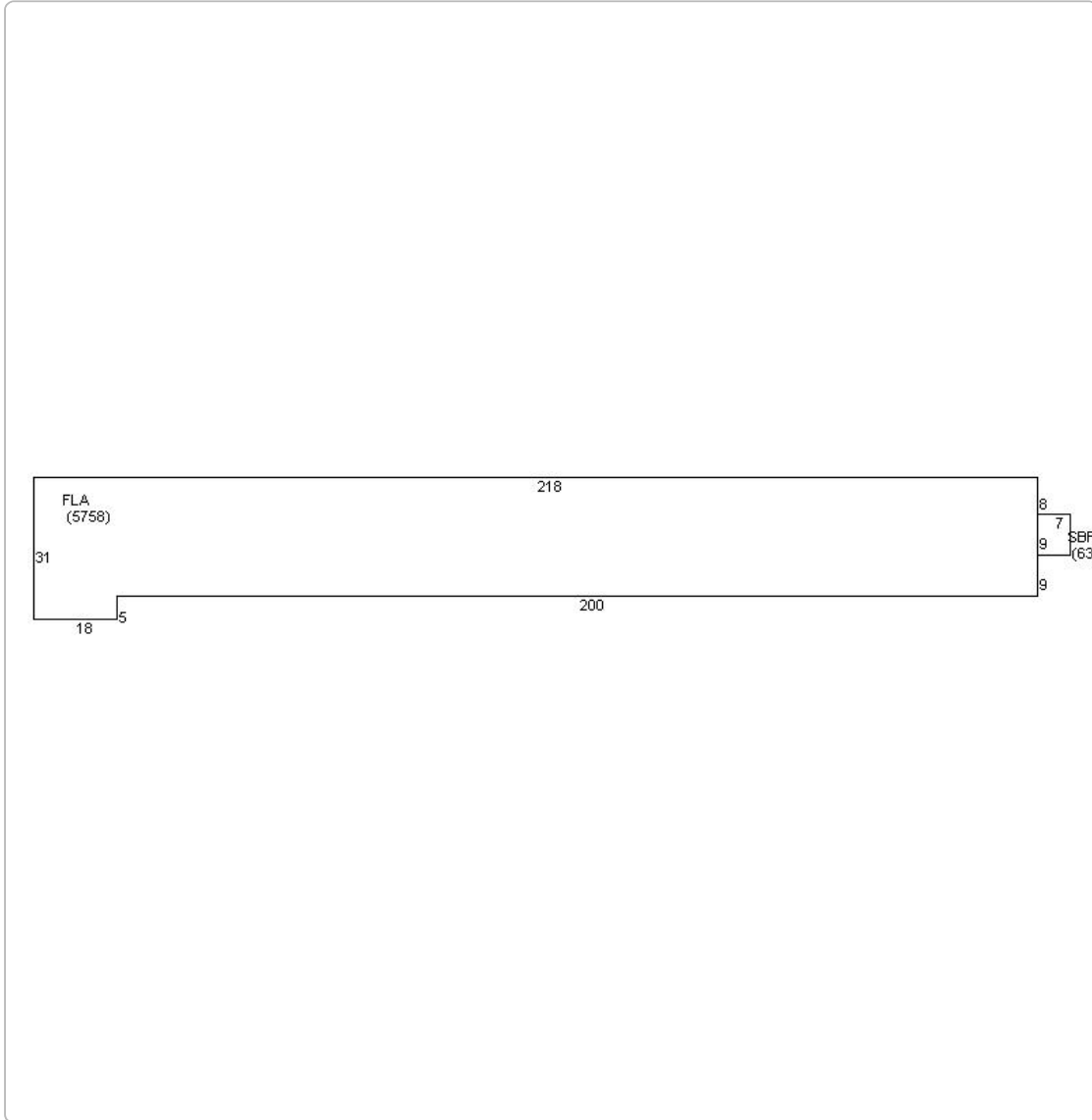
Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1969	1970	1	690 SF	1
CONC PATIO	1975	1976	1	1443 SF	4
FENCES	1975	1976	1	300 SF	4
CUSTOM PATIO	1980	1981	1	260 SF	4
ASPHALT PAVING	1981	1982	1	9120 SF	2
FENCES	1984	1985	1	564 SF	2
BRICK PATIO	1985	1986	1	323 SF	4
COMM POOL	1985	1986	1	629 SF	2
WOOD DECK	1994	1995	1	270 SF	1
WALL AIR COND	1997	1998	1	1 UT	2
BRICK PATIO	2003	2004	1	450 SF	2

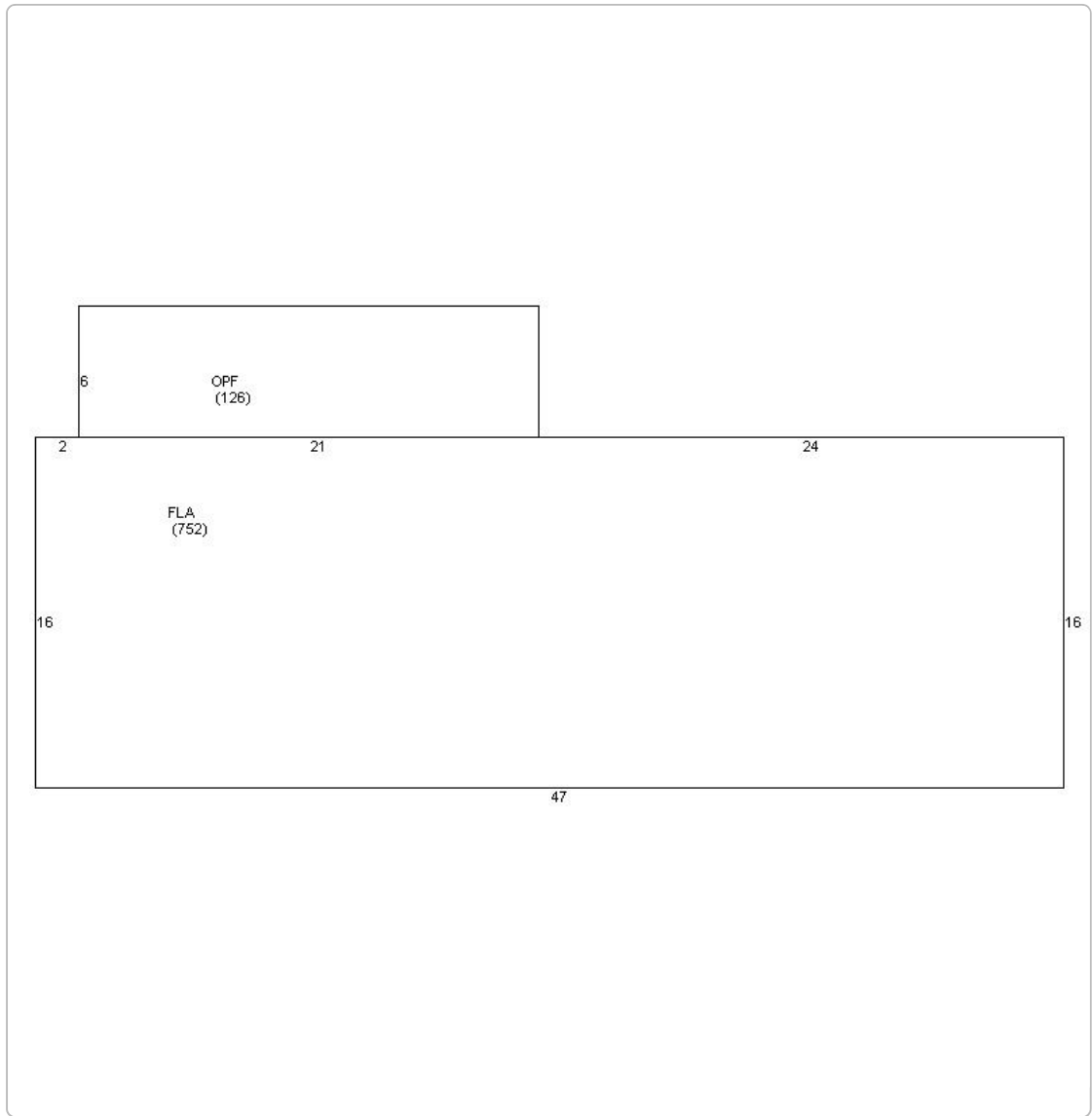
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/4/2016	\$9,400,000	Warranty Deed		2795	953	37 - Unqualified	Improved

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3169	10/10/2017	12/14/2017	\$6,800	Commercial	REMOVE AND REPLACE ONE RUDD 5 TON SPLIT SYSTEM COMPLETE AND REPLACE DUCKWORK IN ATTIC AS NEEDED FOR RENOVATION. CONDENSING UNIT ALUMINUM STAND ABOVE FLOOD LEVEL.
17-2887	8/2/2017	12/14/2017	\$1,700	Commercial	REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH 1/4 X 4 PICKET STYLE FENCE TO HIDE DUMPSTER IN REA PROP. PICKETS WILL BE 6' HIGH AND APPROX 14 L X 15W W/A 6/ GATE
17-2879	7/24/2017		\$8,000	Commercial	Rough drain, vent and water lines for (1) three compartment sink, (1) ice bin and (1) floor sink. Replace existing handicap toilet, lavatory and mop sink. **NOC filed by the cgc
17-00002655	7/20/2017	12/27/2017	\$16,000	Commercial	COMPLETE WIRING AS PER PLANS RELOCATE EXISTING 400 AMP. SERVICE. N.O.C. RECVD 7/20/17. GH
16-00003760	9/27/2016	4/16/2017	\$13,000	Commercial	REMOVE CELINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS. (APPROX SQ/FT DEYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. N.O.C. REQUIRED. GH.
16-1986	7/1/2016	4/11/2017	\$5,850	Commercial	REMOVE 40LF OF CBS PLANTER. INSTALL 40LF OF 2X2 PT WOOD FENCE TO MATCH EXISTING.
13-0345	1/30/2013		\$2,200	Commercial	REPLACE 200 AMP METER CAN AND RISER
11-1973	6/10/2011		\$1,000		INSTALL 8 RECESSED LIGHTS IN NEW SOFFIT.
11-1490	5/10/2011		\$8,898		TRAFFIC BUMPERS MADE WITH 6 X 6 POSTS, AUGERS INTO ASPHALT & CEMENT BY POOL AREA PARKING. INSTALL CUT CORAL ON FRONT OF BLDG. UPSTAIRS TO WINDOWS & BATH CORNERS. INSTALL SOFFITT FRONT BLDG AND PAINT.
03-3545	10/6/2003	12/12/2003	\$1,000		DEMO WD FACADE, STUCCO
03-2943	9/12/2003	10/2/2003	\$2,500		BRICK PLANTERS, WALKWAYS
9603655	9/1/1996	11/1/1996	\$1		ELECTRIC
9603667	9/1/1996	11/1/1996	\$2,000		RENOVATIONS
9603691	9/1/1996	11/1/1996	\$1		PLUMBING
9601080	3/1/1996	11/1/1996	\$1,500		SIGN

[View Taxes for this Parcel](#)

Sketches (click to enlarge)







2020 TRIM Notice (PDF)

2020 Notices Only

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

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