

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



RECEIVED
MAR 15 2019
BY: NLH

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major
Minor

Conditional Use

Historic District

Yes
No

Please print or type:

- 1) Site Address 601 Front Street
- 2) Name of Applicant Oropeza, Stones & Cardenas, PLLC
- 3) Applicant is: Owner Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 221 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # 305-294-0252 Email greg@oropezastonescardenas.com
- 6) **Email Address:** greg@oropezastonescardenas.com
- 7) Name of Owner, if different than above IA Lodging Key West LLC/Hydro-Thunder of Key West, Inc.
- 8) Address of Owner 150 Simonton Street, Key West, FL 33040
- 9) Owner Phone # 305-294-0252 Email greg@oropezastonescardenas.com
- 10) Zoning District of Parcel HRCC-1 RE# 00000030-000000
- 11) Is Subject Property located within the Historic District? Yes No
If Yes: Date of approval N/A HARC approval # N/A
OR: Date of meeting N/A
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Transfer of existing license located at the Pier House or 1 Duval
Street to 601 Front Street to an existing recreational vehicle location.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes No

If Yes, describe and attach relevant documents.

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

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

KBP CONSULTING, INC.

March 11, 2019

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

**Re: HydroThunder of Key West – Recreational Vehicle Rentals
Conditional Use Application – Traffic Statement**

Dear Greg:

HydroThunder of Key West is an existing recreational vehicle rental business that operates at multiple locations in Key West, Monroe County, Florida. At the present time, their operations at the Pier House Resort and Spa located at One Duval Street has 70 recreational vehicle licenses. The current fleet mix at this location consists of 68 scooters and two (2) electric cars.

A conditional use application has been prepared to relocate these existing recreational vehicle licenses directly across Simonton Street to the Hyatt Centric Key West Resort & Spa which is located at 601 Front Street. The number of licenses (i.e. 70) will remain constant; however, the fleet mix will be altered to include 50 electric cars and 20 scooters. As part of the conditional use application process for the relocation of these licenses, a traffic statement is required. The purpose of this statement is to document the anticipated traffic impacts associated with the relocation of these vehicles and their associated licenses.

Based upon a review of the existing and proposed locations for the subject HydroThunder recreational vehicles and the surrounding roadway network, it is evident that the immediate area of influence (or, the area most greatly impacted by these vehicles) is essentially unchanged. Furthermore, since the number of vehicles offered will not change, the level of impact will be generally consistent. As such, the traffic impacts on the adjacent roadway network are considered to be negligible.

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

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

AUTHORIZATION AND VERIFICATION FORMS

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*
of Oropeza, Stones & Cardenas, PLLC
(print name of entity serving as Authorized Representative)

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

601 Front Street

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this March 15, 2018 by

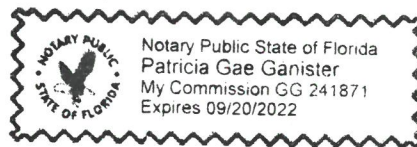
Gregory S. Oropeza

date

Name of Authorized Representative

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

CONDITIONAL USE CRITERIA

CONDITIONAL USE CRITERIA

601 Front Street (R.E. # 00000030-000000)

Title Block:

- a. Name of Development: Hyatt Centric Hotel
- b. Name of Owner: IA Lodging Key West, LLC
- c. Name of Tenant/Operator: Hydro-Thunder of Key West, Inc.
- d. Name of Applicant: Oropeza Stones & Cardenas, PLLC
- e. North Arrow: As identified on the survey

Identification of Key Persons:

- f. Owners: IA Lodging Key West, LLC
- a. Authorized Agent: Oropeza, Stones & Cardenas, PLLC
- b. Surveyor: Florida Keys Land Surveying

Project Description:

Project Description: The proposed project is to relocate existing electric car and scooter license from 1 Duval Street (Pier House) to 601 Front Street, where there exists a recreational vehicle use.

Other Project Information:

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

Sec. 122-62. Specific Criteria for Approval

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

(b) Characteristics of use described.

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

- a. Floor area ratio – No change.
- b. Traffic generation – The proposed project will not alter any roadways and not have a negative impact on the flow of traffic. The majority of traffic is walk-up foot traffic at Hydro-Thunder’s primary location at 150 Simonton Street. The subject location is primarily used to store vehicles for use. In addition, Hydro-Thunder provides a free shuttle service to and from local hotels for its customers. The proposed relocation of vehicles is a replacement of an existing location one block from the proposed location. As evidenced by Hydro-Thunder’s traffic engineer, Karl B. Peterson, there will be no change in traffic flow or impact.
- c. Square feet of enclosed building for each specific use – None.
- d. Proposed employment – Two employees at any given time.

e. Proposed number and type of service vehicles – Zero.

f. Off-street parking needs – Zero, as this site is used for storage and overflow from Hydro-Thunder’s primary location at 150 Simonton Street.

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

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

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

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

(c) Criteria for conditional use review and approval.

(1) Land use compatibility – The conditional use shall not adversely impact land use activities in the immediate vicinity and is compatible with the surrounding property. The property is located in a hotel complex in a strictly commercial corridor of Key West.

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

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

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

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

(6) Additional criteria applicable to specific land uses.

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

Site Plans

BEARING BASE:
ALL BEARINGS ARE BASED
ON S34°04'08"E ASSUMED
ALONG THE CENTERLINE
SIMONTON STREET

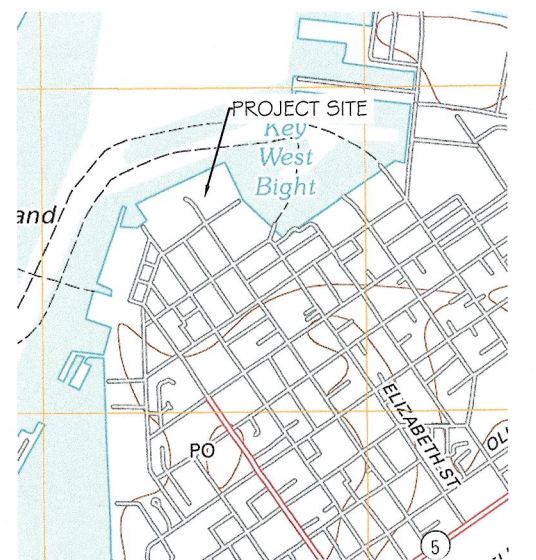
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

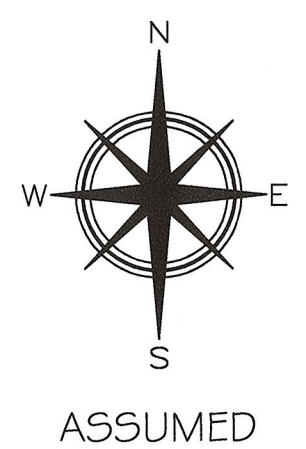
ADDRESS:
601 FRONT STREET,
KEY WEST, FL 33040

THIS IS NOT A BOUNDARY
SURVEY, ANY BOUNDARY OR
RIGHT OF WAY LINES SHOWN
HEREON ARE FOR REFERENCE
PURPOSES ONLY.

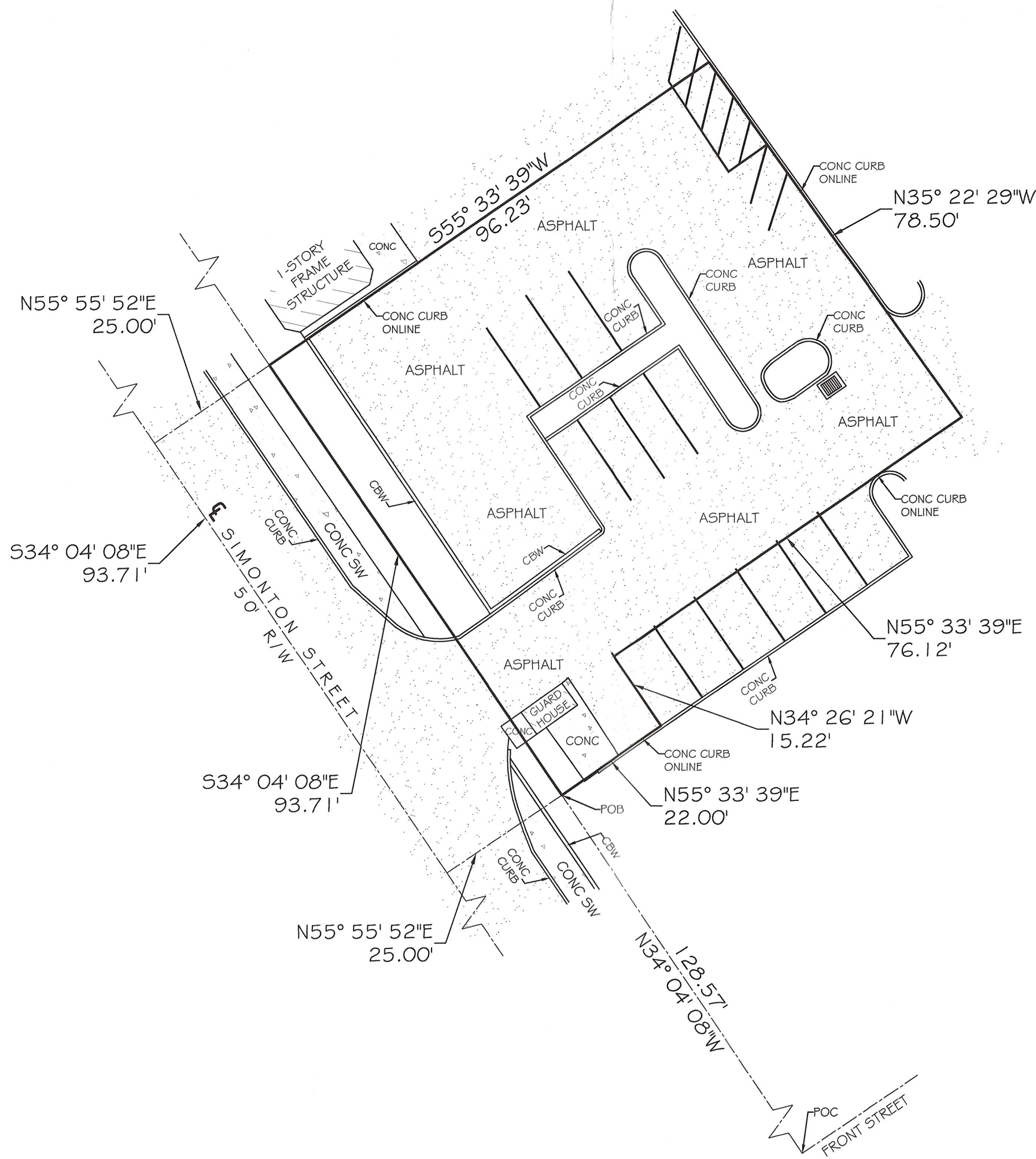
LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN



LOCATION MAP - NTS
SEC. 31-T675-R25E

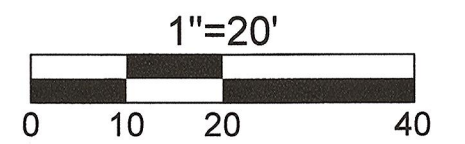


ASSUMED



LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN-OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE



TOTAL LEASE AREA: 7,958.14 SQFT±

CERTIFIED TO -

Oropeza Stones & Cardenas, PLLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GVY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HS = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IF = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CC = CENTERLINE	LS = LANSCHING	RAW = RIGHT OF WAY LINE
CF = CHAINLINK FENCE	MB = MAILBOX	RCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MS = MEASURED	RAW = RIGHT OF WAY LINE
CONC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
CP = CONCRETE POWER POLE	MHW = MEAN HIGH WATER LINE	TM = TEMPORARY BENCHMARK
CRD = COVERED	NGVD = NATIONAL GEODETIC	TOB = TOP OF BANK
CS = CONCRETE	NTS = NOT TO SCALE	TS = TOP OF SLOPE
CSW = CONCRETE SIDEWALK	OH = ROOF OVERHANG	TR = TRAFFIC SIGN
CSW = CONCRETE SIDEWALK	OW = OVERHANG	TY = TYPICAL
CSW = CONCRETE SIDEWALK	PC = POINT OF CURVE	UN = UNREADABLE
CSW = CONCRETE SIDEWALK	PM = PARKING METER	UE = UTILITY EQUIPMENT
CSW = CONCRETE SIDEWALK	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK
CSW = CONCRETE SIDEWALK	POB = POINT OF BEGINNING	WF = WOOD FENCE
CSW = CONCRETE SIDEWALK	POC = POINT OF COMMENCEMENT	WL = WOOD LANDING
CSW = CONCRETE SIDEWALK	POI = POINT OF INTERSECTION	WM = WATER METER
CSW = CONCRETE SIDEWALK		WP = WOOD POWER POLE
CSW = CONCRETE SIDEWALK		WALC = LINE OF DEBRIS ON SHORE
CSW = CONCRETE SIDEWALK		WV = WATER VALVE

LEGAL DESCRIPTION - (AUTHORED BY THE UNDERSIGNED)

A lease area on the Island of Key West, Monroe County, Florida, being a part of Lot 2 of Square 1, according to William A. Whitehead's map of the Island of Key West, delineated in February, 1829, and being more particularly described as follows:

Commencing at the point of intersection of the Northwesterly right of way line of Front Street and the Northeasterly right of way line of Simonton Street, thence N34°04'08"W along the said Northeasterly right of way line of Simonton Street for a distance of 128.57 feet to the Point of Beginning of the lease area hereinafter described; thence N55°33'39"E and along the face of an existing concrete curb and the extension thereof for a distance of 22.00 feet to a point; thence N34°26'21"W for a distance of 15.22 feet to a point; thence N55°33'39"E for a distance of 76.12 feet to a point on the extension of an existing concrete curb face; thence N35°22'29"W and along the said face of an existing concrete curb and the extension thereof for a distance of 78.50 feet to a point on the extension of an existing concrete curb face; thence 55°33'39"W and along the said face of an existing concrete curb and the extension thereof for a distance of 96.23 feet to the Northeasterly right of way line of Simonton Street; thence S34°04'08"E along the said Northeasterly right of way line of Simonton Street for a distance of 93.71 feet back to the Point of Beginning. Said lease area contains 7,958.14 Square Feet, more or less.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
MAP DATE:	11/09/2018
REVISION:	XXXXXXX
DATE:	
SHEET:	1 OF 1
DRAWN BY:	MFB
CHECKED BY:	EAI
JOB NO.:	18-236

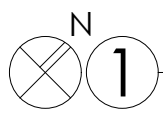
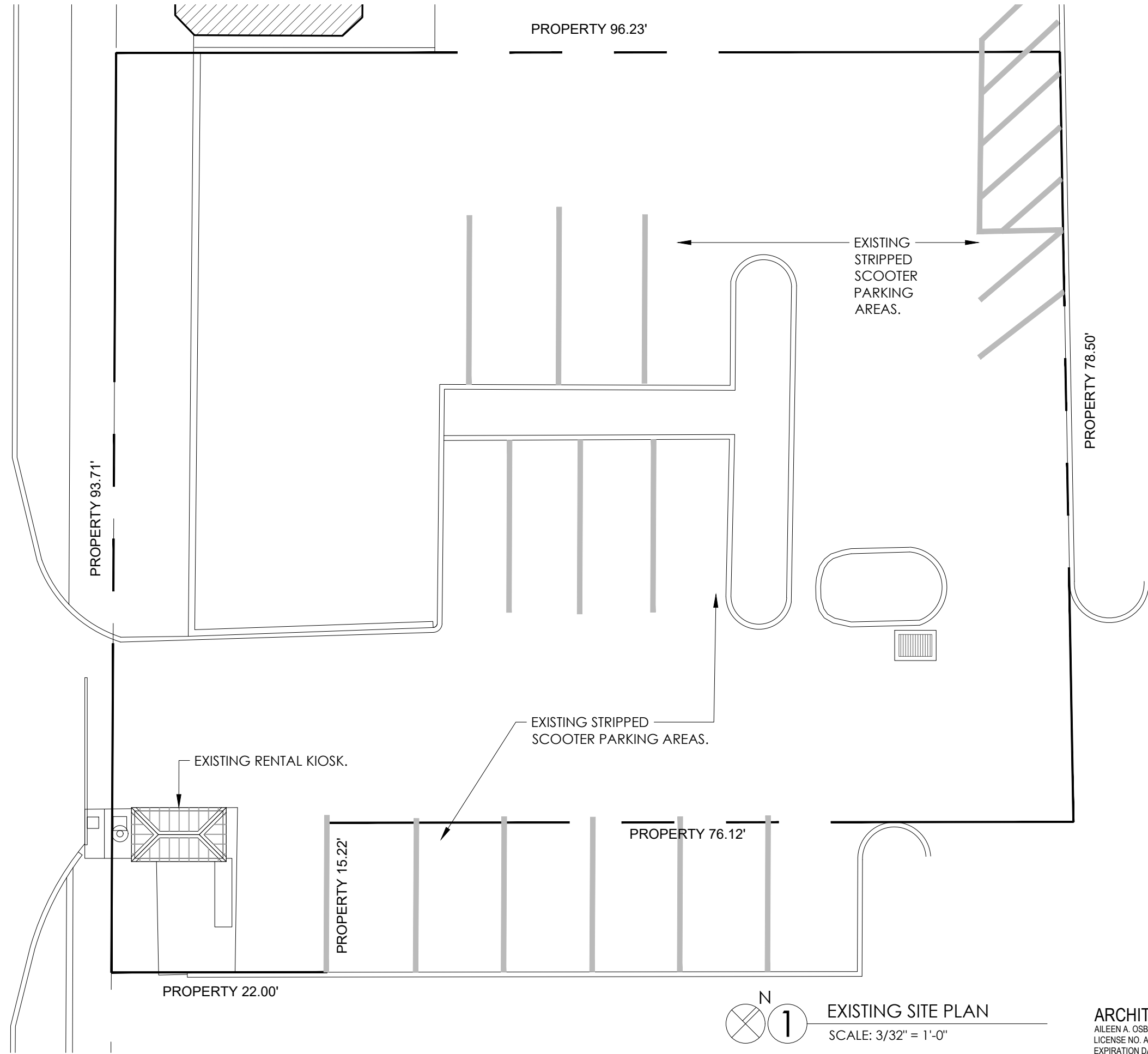
I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 51-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAAC, PSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, L&M 7847



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSeMail@gmail.com

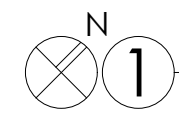
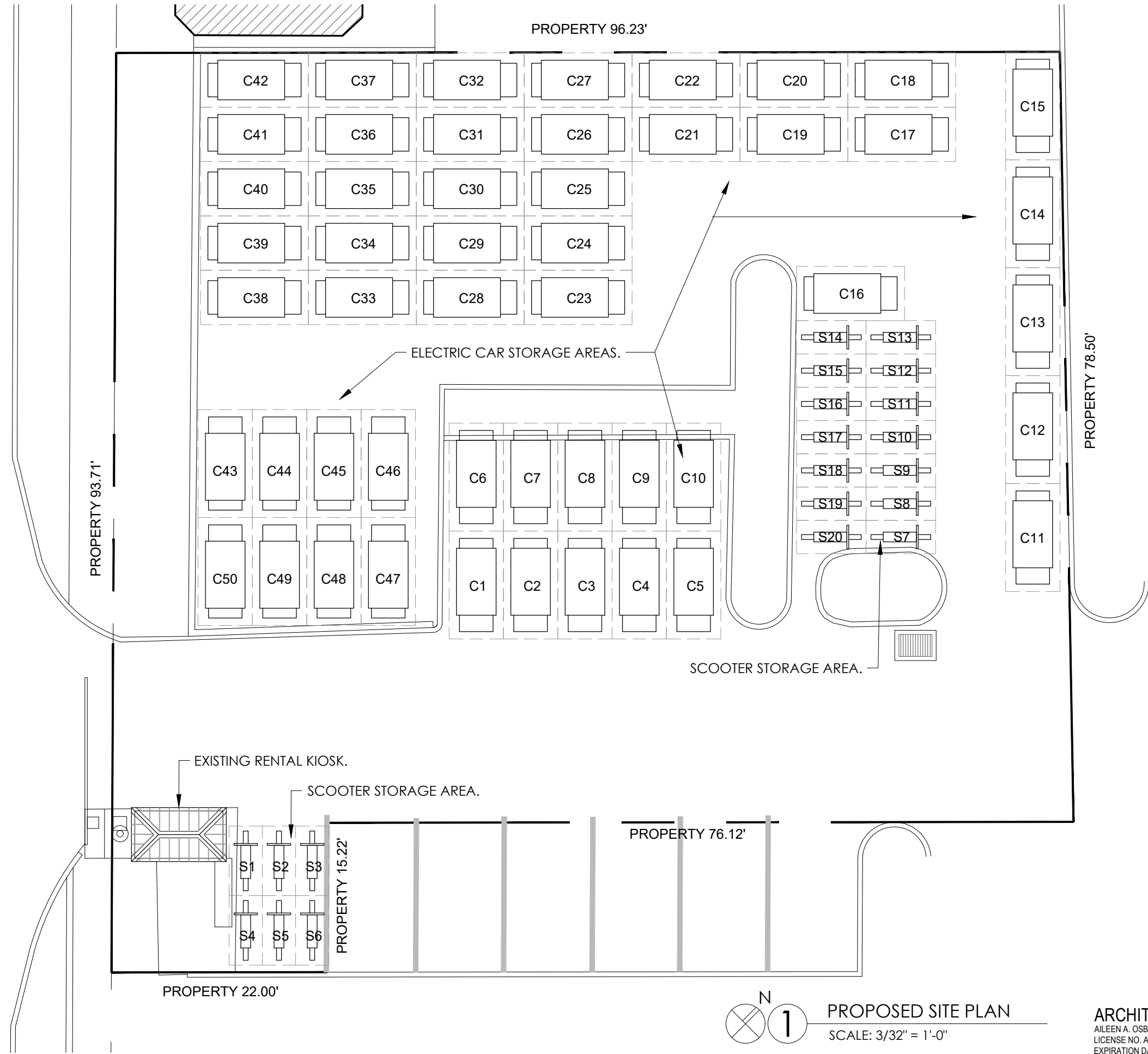


EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

ARCHITECT:
AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/21

SHEET: A2	TITLE: EXISTING SITE PLAN	A2O ARCHITECTURE <small>1107 KEY PLAZA #130, KEY WEST FL, 33040 PH: 305-360-8644 PROF. REG. AA26003092</small>
	PROJECT #: 18.24	HYDRO-THUNDER OF KEY WEST, INC. ELECTRIC CAR & SCOOTER PARKING 601 FRONT STREET, KEY WEST, FL 33040

© 2019 BY A2O ARCHITECTURE, LLC. DRAWING SIZE: 11X17 | DO NOT SCALE DRAWINGS | PLOTTED: 6/14/2019 4:39 PM



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

ARCHITECT:
AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/21

SHEET:
A3

TITLE:
PROPOSED SITE
PLAN
PROJECT #: 18.24

HYDRO-THUNDER OF KEY WEST, INC.
ELECTRIC CAR & SCOOTER PARKING
601 FRONT STREET, KEY WEST, FL 33040

A2O
ARCHITECTURE
1107 KEY PLAZA #130, KEY WEST FL, 33040
PH: 305-360-8644 | PROF. REG. AA26003092

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601 Front Street, Key West, Florida 33040
SITE VISIT



601 Front Street, Key West, Florida 33040
SITE VISIT



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SITE VISIT



601 Front Street, Key West, Florida 33040
SITE VISIT



601 Front Street, Key West, Florida 33040
SITE VISIT



601 Front Street, Key West, Florida 33040
SITE VISIT



601 Front Street, Key West, Florida 33040
SITE VISIT



PROPERTY CARD



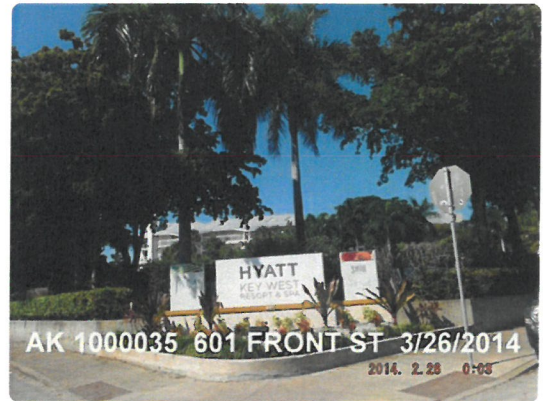
Disclaimer

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

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

Summary

Parcel ID 00000030-000000
 Account# 1000035
 Property ID 1000035
 Millage Group 10KW
 Location 601 FRONT St, KEY WEST
 Address
 Legal KW PT LOTS 1 AND 2 SQR 1 AND SUBMERGED LAND AND FILLED LAND ADJ G64-406/07 OR474-466(II DEED 24672) OR286-28/29 OR721-839/41 OR756-630/33 OR813-594/99 OR813-600/06 OR814-495/98 OR815-776 OR877-1446/47 OR980-1395/97 OR1293-377/81 OR1443-742/48 OR2658-2122/27
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 32010
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

IA LODGING KEY WEST LLC
 C/O XENIA HOTELS AND RESORT
 200 S Orange Ave STE 2700
 Orlando FL 32801

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$20,467,860	\$19,811,471	\$0	\$0
+ Market Misc Value	\$2,285,318	\$2,201,275	\$0	\$0
+ Market Land Value	\$22,853,177	\$22,012,745	\$43,489,010	\$37,062,517
= Just Market Value	\$45,606,355	\$44,025,491	\$43,489,010	\$37,062,517
= Total Assessed Value	\$45,606,355	\$41,687,576	\$37,897,796	\$34,452,542
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$45,606,355	\$44,025,491	\$43,489,010	\$37,062,517

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	105,350.00	Square Foot	245	530
ENVIRONMENTALLY SENS (000X)	0.32	Acreage	0	0

Commercial Buildings

Style SERVICE SHOPS-A- / 25A
 Gross Sq Ft 5,303
 Finished Sq Ft 5,303
 Perimeter 273
 Stories 7
 Interior Walls
 Exterior Walls REIN CONCRETE
 Quality 500 ()
 Roof Type
 Roof Material
 Exterior Wall1 REIN CONCRETE
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1988

Year Remodeled
Effective Year Built 2002
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,303	5,303	273
TOTAL		5,303	5,303	273

Style HOTELS/MOTEL A / 39A
Gross Sq Ft 2,848
Finished Sq Ft 2,941
Perimeter 0
Stories 4
Interior Walls
Exterior Walls REIN CONCRETE
Quality 500 ()
Roof Type
Roof Material
Exterior Wall1 REIN CONCRETE
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1988
Year Remodeled
Effective Year Built 2002
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	465	0	0
FLA	FLOOR LIV AREA	2,383	2,941	0
TOTAL		2,848	2,941	0

Style HOTELS/MOTEL A / 39A
Gross Sq Ft 16,890
Finished Sq Ft 17,778
Perimeter 0
Stories 5
Interior Walls
Exterior Walls REIN CONCRETE
Quality 500 ()
Roof Type
Roof Material
Exterior Wall1 REIN CONCRETE
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1988
Year Remodeled
Effective Year Built 2002
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	432	0	0
FLA	FLOOR LIV AREA	16,458	17,778	0
TOTAL		16,890	17,778	0

Style WAREHOUSE/MARINA A / 48A
Gross Sq Ft 600
Finished Sq Ft 560
Perimeter 0
Stories 1
Interior Walls
Exterior Walls C.B.S.
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area

Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1988
 Year Remodeled
 Effective Year Built 2002
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	560	560	0
OPU	OP PR UNFIN LL	40	0	0
TOTAL		600	560	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
EXP WATER FEAT	1987	1988	1	1 UT	1
WOOD DECK	1987	1988	1	1052 SF	2
CONC PATIO	1987	1988	1	1296 SF	2
WOOD DECK	1987	1988	1	1642 SF	1
TIKI	1987	1988	1	204 SF	5
FENCES	1987	1988	1	234 SF	2
TILE PATIO	1987	1988	1	2860 SF	4
ASPHALT PAVING	1987	1988	1	33949 SF	2
BRICK PATIO	1987	1988	1	4892 SF	5
WOOD DECK	1987	1988	1	884 SF	3
FENCES	1987	1988	1	927 SF	4
FENCES	1994	1995	1	264 SF	5
CONC PATIO	1994	1995	1	300 SF	2
WALL AIR COND	1999	2000	1	1 UT	1
TIKI	1999	2000	1	50 SF	4
HOT TUB	2003	2004	1	1 UT	3
WOOD DOCKS	2003	2004	1	3286 SF	5
COMM POOL	2003	2004	1	990 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/14/2013	\$72,414,000	Warranty Deed		2658	2122	37 - Unqualified	Improved
2/1/1997	\$9,037,000	Warranty Deed		1443	0742	K - Unqualified	Improved
2/1/1994	\$11,325,000	Warranty Deed		1293	0377	K - Unqualified	Improved
7/1/1986	\$1	Warranty Deed		980	1395	M - Unqualified	Improved
6/1/1980	\$40	Warranty Deed		813	594	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-00000902	3/27/2018		\$21,350	Commercial	INSTALL NEW SUPPORT PIERS AS PER PLANS ATTACHED IN ORDER TO LEVEL PER TO DECK SURFACES. N.O.C. REQUIRED. GH HARC INSPECTION REQUIRED. GH. IMPACTS NOT AUTHORIZED TO OCCUR TO ANY TREE OR PALMS. NO IMPACTS ARE ALLOWED TO OCCUR TO THE NEARSHORE WATER OF BENTHIC AREAS. ADDITIONAL INFO/CLARIFICATION-SUBMITTING AREA OF WORK
17-00004333	12/20/2017		\$114,500	Commercial	REPAIR EXISTING DOCK DAMAGED BY THE HURRICANE. DECKING TO BE 5/4 X 6 AZEK DECKING. **NOC REQUIRED** **HARC INSPECTION REQUIRED**
16-0191	2/4/2016		\$18,450	Commercial	DEMO OF ELECTRICAL. INSTALL NEW CEILING MOUNTED LIGHT FIXTURES, LED STRIP LIGHTS, TRANSFORMERS AND DIMMERS, ETC.
15-5052	1/12/2016		\$39,593	Commercial	relocate 3-sinks at pool bar. SPA CONVERSION-ROUGH & SET OF 2-NEW WATER CLOSETS, 4 NEW LAVATORIES AND 2 NEW SHOWERS. SPA RELOCATION
15-4964	12/28/2015		\$15,000	Commercial	INSTALL 2-TON SPLIT 1.5 TON SPLIT 2 9000 BTU MINI SPLITS. 3 EXHAUST FANS AND 2 FRESH AIR VENTS.
15-4491	11/24/2015		\$59,000	Commercial	RELOCATE EXISTING GUEST SPA FROM 2ND FLOOR TO EXISTING OFFICE (LOCATION DIRECTLY BELOW ON THE 1ST FLOOR). REMOVE EXISTING WALLS, CEILING AND FLOOR. REBUILD CORE SPACE.
15-2630	10/30/2015		\$50,000	Commercial	RESTAURANT REMOVE BAY WINDOWS 1ST FLOOR. FURR WALLS SO FOLDING WINDOWS CAN BE INSTALLED. REMAINING EXTERIOR DOORS AND WINDOWS BEING REPLACED. FLOORING AND EXTERIOR DECK BEING REPLACED WITH NEW TILE.
15-3169	10/30/2015		\$100,000	Commercial	SPA CONVERSION-CONVERT EXISTING SPA LOVCATED IN BLDG 2 BACK TO 2 GUEST ROOMS.
15-3174	10/30/2015		\$50,000	Commercial	RENOVATION-EXISTING BAR FINISHES & FURNITURE. EXTEND BAR. REMOVE SEMI CIRCULAR SEATING ALONG WEST EDGE
15-2553	8/10/2015		\$886,640	Commercial	REPLACEMENT OF WINDOWS AND SLIDING GLASS DOORS WITH IMPACT.
15-4911	2/7/2015		\$28,000	Commercial	SPA RELOCATION. DEMO OF EXISTING ELECTRICAL AND PANEL 2-S W/ FEEDERS ALL THE WAY TO MDP ON THE 1ST FLOOR. INSTALL NEW PANEL 2-S IN THE NEW LOCATION.

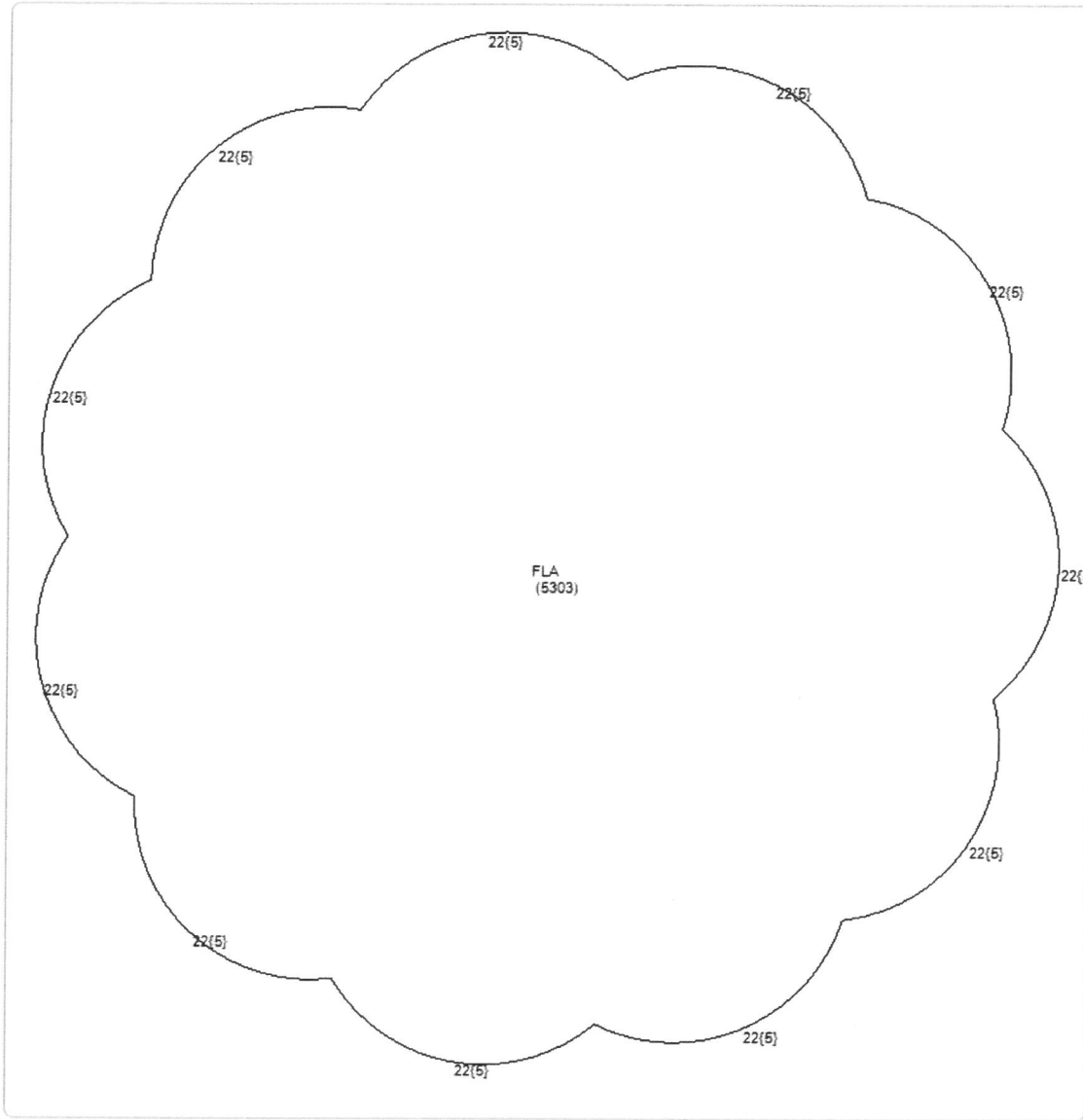
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-4667	10/20/2014	10/8/2016	\$139,999	Commercial	INSTALL NEW 200 AMP SERVICE AND METER CAN, TWO GROUND RODS AND TAKE DOWN EXISTING 100 AMP RISER. (NOC EXEMPT)
13-3343	8/22/2013		\$65,000	Commercial	REPLACE SEVEN SETS OF ALUMINUM DOORS WITH NEW IMPACT RATED, REPLACE 41 WINDOWS WITH NEW IMPACT RATED WINDOWS, REMOVE 1500SF OF KITCHEN TILE AND REPLACE WITH EPOXY FLOOR.
13-2647	6/24/2013		\$2,000	Commercial	REPAIR DAMAGED WOOD STAIRS
13-1606	4/22/2013		\$4,225	Commercial	60 FEET OF NEW POOL RAIL TO MATCH EXISTING HOTEL RAILING SOUTH SIDE OF THE POOL
11-4323	11/30/2011		\$18,000	Commercial	REMOVE STORE FRONTS ON GIFT SHOP & LOBBY & REPLACE W/NEW IMPACT ALUMINUM STORE FRONTS TO MATCH EXISTING WHITE FRAMES.
11-401	9/13/2011		\$5,800	Commercial	BUILD NEW SLIDING 19 X 80 GATE AND TWO OUTSTANDING GATES 8 X 80 SAME SIZE AS EXISTING USE EXISTING SUPPORT POLES
11-2111	7/19/2011		\$31,500	Commercial	UPGRADING EXISTING POOL AND SPA EQUIPMENT TO CURRENT CODE. CONVERTING SPA FROM A SUCTION SYSTEM TO A GRAVITY TANK SYSTEM CUTTING AND REMOVING TILE AND CONCRETE FROM POOL DECK, INSTALLING GRAVITY TANK AND SERVICE LINES FROM PUMP HOUSE. NEW LOCKERS AND POOL SPA EQUIPMENT.
10-3985	12/21/2010		\$4,800	Commercial	REPLACE 6 EXISTING WATER HEATERS AND STORAGE TANKS.
10-3451	10/22/2010		\$49,805	Commercial	INSTALL 2 NEW WALKIN COOLERS.
P2010-1082	9/3/2010		\$2,300	Commercial	TEAR OFF ONE SECTION OF ROOF, INSTALL SELF ADHESIVE BASE SHEET AND CAP SHEET
10-1909	7/6/2010		\$18,582	Commercial	INSTALL 10 SINGLE HUNG IMPACT WINDOWS AT OPENINGS IN STAFF TOWER.
10-1781	6/1/2010		\$1,450	Commercial	REPLACE 8 EACH EXISTING POND LIGHTS.
10-1534	5/26/2010		\$2,300	Commercial	RESURFACE BOTTOM OF TURTLE POND. ALSO NEW PLUMBING LINES.
09-1859	6/30/2009		\$3,100	Commercial	REMOVE FIVE EXISTING 1,000 GAL UNDERGROUND PROPANE TANKS AND INSTALL FIVE NEW PROPANE TANKS. 1,000 GAL WC ON ENGINEERED CONCRETE SLAB AND DOWN SYSTEM W/AN ENGINEERED TRAFFIC RATED CONCRETE TOP.
09-1794	6/24/2009		\$1,500	Commercial	CONSTRUCT 5X5 HANDICAP PAD OUT OF CURRENT TREX DECKING TO MATCH. APPROX. 18 TONS OF LOCAL SAND TO MAKE BEACH HANDICAP ACCESSIBLE TO WHEEL CHAIRS BOTH BEACHES WILL BE SAND ADDED.
08-3506	9/23/2008		\$87,000	Commercial	ADDITION OF RECESSED CANS AND RECEPTACLES.
08-3516	9/22/2008		\$1,500	Commercial	RELOCATE EXISTING FLOOR SINK AND SINK.
08-3362	9/18/2008		\$15,000	Commercial	INSTALL NEW CPVC FIRE SPRINKLER SYSTEM IN DING ROOM 20 HEADS. REPLACE EXISTING METAL FIRE SPRINKLER SECTION EXTERIOR DINING ROOM WALKWAY.
08-3163	8/29/2008		\$60,000	Commercial	REMOVE AND REPLACE SUPPORTING MEMBERS. REMOVE EXISTING WOOD DECKING AND REPLACE WITH TREX MATERIAL 1700SF.
08-3087	8/23/2008		\$5,720	Commercial	REMOVE DUCT SO THAT THE CONTRACTOR CAN POUR CONCRETE AND RE-INSTALL DUCT WHEN READY.
08-2937	8/20/2008		\$50,000	Commercial	REPAIR AND RESTORE DAMAGED CONCRETE SPALLING OF 150 CU FT.
08-1188	7/25/2008	10/16/2008	\$400,000	Commercial	RENOVATIONS OF EXISTING RESTAURANT
08-2166	6/18/2008	9/16/2008	\$11,000	Commercial	ELECTRICAL WORK
08-1798	5/22/2008		\$21,000	Commercial	INSTALL 20 SMOKE DETECTORS IN 4 ELEVATORS LANDING, FIVE LANDINGS PER ELEVATOR.
08-0230	1/30/2008	2/21/2008	\$11,000	Commercial	CONCRETE ISLAND TO SUPPORT ELECTRIC GATES
07-4918	11/19/2007		\$15,000	Commercial	REPLACE 2 X 6 DECK BOARDS AREA BETWEEN BAR AND JET SKI DOCK. APPROX 1045 SF.
07-449	9/24/2007		\$43,470	Commercial	INSTALLATION OF DOMESTIC BOOSTER SYSTEM.
07-3510	7/18/2007		\$30,000	Commercial	REPLACE 12 LIGHT POLES WITH NEW POLES.
07-3497	7/13/2007		\$250,000	Commercial	REPLACEMENT OF EXISTING 50 TON CHILLER ON TOP OF THE ROOF.
07-2819	6/14/2007		\$14,440	Commercial	INSTALLATION OF 1640SF OF BRICK PAVERS FOR HANDICAP PARKING SPACES AND REDESIGN HC PARKING TO MEET ADA REGULATIONS.
07-1054	3/1/2007		\$659,490	Commercial	REMOVE EXISTING METAL ROOFING AND INSTALL NEW STANDING SEAM METAL.
07-336	3/1/2007		\$22,613	Commercial	INSTALL ONE 5 TON SPLIT SYSTEM, A/C WITH 11 SUPPLY OPENINGS, 6 RETURN OPENINGS AND ONE EXHAUST FAN.
06-6533	12/7/2006		\$3,500	Commercial	REMOVE AND REPLACE EXISTING A/C SUSTEM. INSTALL NEW 3 TON UNIT.
06-5839	11/30/2006		\$0	Commercial	INTERIOR RENOVATION: DEMO AND WALL CHANGES, INSULATION, DRYWALL, TILE, PAINT, EXT RAILINGS AND TRIM WORK N 34 GUEST ROOMS PHASE III BUILDING 2
06-5635	10/19/2006		\$1,500	Commercial	install new fencing around pool equipment
06-5166	9/18/2006		\$2,000	Commercial	RELOCATE EXISTING CHEMICAL EQUIPMENTS FOR POOL.
06-5181	9/11/2006		\$2,500	Commercial	INSTALLATION OF NEW 3 PHASE 2 WIRE OUT DOOR ELECTRICAL PANEL. RUN PVC CONDUIT UNDER GROUND, INSTALL PROPER OUTDOOR BOXES AND COVER FOR POOLS AND SPA EQUIPMENT.
06-4900	8/31/2006		\$20,000	Commercial	REMOVE AND REPLACE 124 FIRE SPRINKLERS.
06-4901	8/31/2006		\$9,000	Commercial	REMOVE AND REPLACE 52 FIRE SPRINKLERS.
06-3854	8/9/2006		\$72,787	Commercial	REPAIR/REPLACE EXISTING A/C UNITS AND ASSOCIATED DUCT WORK: TWO 3 TON SPLIT SYSTEMS AND ONE 5 TON SPLIT UNIT 47 DUCTWORK OPENINGS.
06-2786	7/5/2006	9/14/2006	\$12,000	Commercial	PLUMBING FOR MENS & WOMENS BAHROOMS
06-3786	7/5/2006		\$12,000	Commercial	UNDERGROUND FOR BAR AREA INSTALLING FOUR FLOOR SINKS AND REVISING EXISTING PLUMBING IN THE WOMENS-MENS RESTROOMS. INSTALL ROUGH PLUMBING FOR BAR AREA INCLUDING 8 COLD AND 3 NEW HOT WATER LINES FINISH WITH ALL NEW RESTROOM AND BAR FIXTURES TOTAL NO. OF FIXTURES 24.
06-4045	7/5/2006	9/14/2006	\$8,100	Commercial	REDO FIXTURES IN SPA AREA
06-2116	5/10/2006	8/16/2006	\$95,000	Commercial	REPLACE 102 WET UNITS
06-00001697	5/4/2006	6/13/2006	\$1,000,000	Commercial	INTERIOR RENOVATION; WALL CHANGES, DRYWALL, TRIM, TILE, PAINT & MISC; EXTERIOR RAILINGS

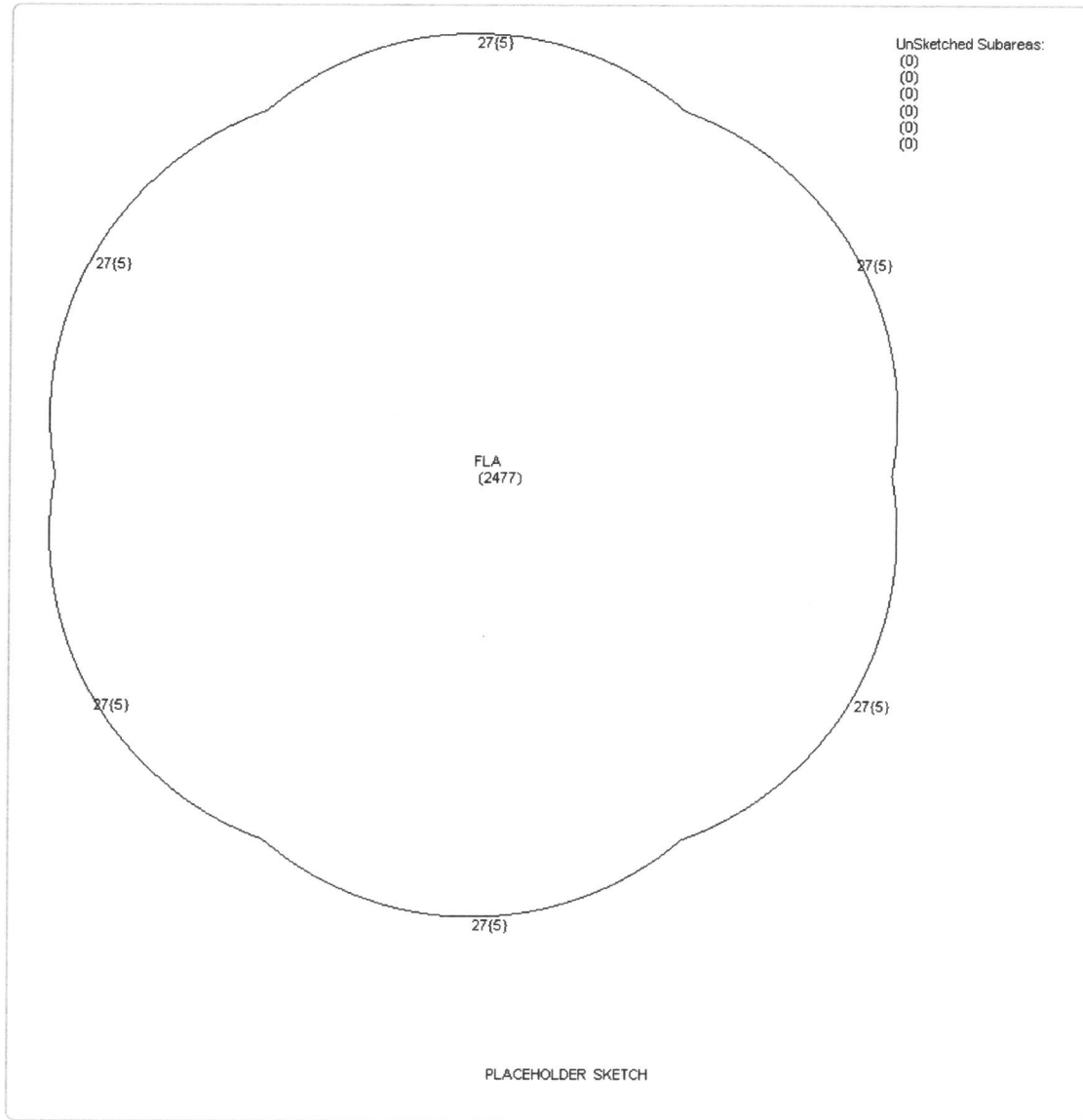
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-00002111	5/4/2006	6/13/2006	\$20,000	Commercial	RENOVATE (34) HOTEL ROOMS, 34 ESHAUST FANS & SPLIT SYSTEM A/C'S
06-00002117	5/4/2006	6/13/2006	\$75,000	Commercial	RENOVATIONS & ALTERATIONS 34 ROOMS, 5 LIGHTS, 12 REC., 1 FAN, REWORKING EXISTING PANEL BOARDS AND 1 NEW 225 AMP PANEL BOARD
05-5756	4/17/2006	9/6/2006	\$28,000	Commercial	BUILDING #3-CHANGE OUT ALL HEADS
06-2181	4/7/2006	6/15/2006	\$35,000	Commercial	PLUMBING INSTALL NEW FIXTURES IN 39 HOTEL ROOMS (117)
05-5801	3/7/2006	10/12/2006	\$150,000	Commercial	PHASE II RENOVATION PUBLIC RESTROOMS,BAR AREA.COMMON CORRIDORS
05-5802	3/7/2006	9/21/2006	\$50,000	Commercial	PHASE II-RENOVATIONS:RESTROOMS,BAR AREA
06-0956	2/22/2006	3/22/2006	\$56,550	Commercial	AWNING REPLACEMENT
06-954	2/22/2006		\$516,550	Commercial	PAINTING EXTERIOR BUILDING, CEILINGS AND WALLS, REPLACEMENT OF ALL BUILDING SEALANTS, MINOR STUCCO REPAIR
05-5592	1/31/2006	5/11/2006	\$44,000	Commercial	INSTALL FIRE ALARM SYSTEM
05-5184	1/4/2006	5/9/2006	\$15,000	Commercial	REMODEL OLD PAVERS & INSTALL NEW PAVERS
05-3189	10/13/2005		\$800,000	Commercial	PHASE I BUILDING #3. INTERIOR WORK ONLY DEMO AND RENOVATED FIFTY TWO TOOMS.
05-4569	10/13/2005		\$150,000	Commercial	PHASE I: BLDG. 3: 52 ROOMS ROUGH AND SET IN EXISTING SPACE.
05-4290	9/28/2005		\$25,000	Commercial	DEMO, BLDG #3, INTERIOR ROOMS AND EXTERIOR BALCONY.
05-2162	6/10/2005		\$1,300	Commercial	EXTEND 2 FIRE SPRINKLER SIDEWALKS BY 8" TO RELOCATE WALL.
05-1577	5/11/2005		\$1,500	Commercial	REMOVE AND REPLACE EXISTING FIXTURES WITH NEW IN MODEL ROOMS.
05-1582	5/11/2005		\$2,500	Commercial	REPLACE THE EXISTING RECEPTACLES AND LIGHT FIXTURES, ADD ONE CEILING FAN IN MODEL ROOMS.
03-4063	2/8/2005	2/8/2005	\$9,000	Commercial	RE-PLASTER POOL
04-2306	7/21/2004	12/17/2004	\$351,500	Commercial	RE-DO DOCKS
02-3332	10/27/2003	10/7/2003	\$3,300	Commercial	FIRE SPRINKLER SYSM
03-2030	6/19/2003	10/7/2003	\$21,000	Commercial	REPALCED INTERIOR DOORS
03-1261	4/10/2003	10/7/2003	\$15,000	Commercial	CHANGE OUT A/C
03-1104	3/28/2003	10/7/2003	\$1,000	Commercial	INSTALL NEW BOILER
03-0408	2/10/2003	10/7/2003	\$1,200	Commercial	DOCK-ELECTRIC
03-0408	2/10/2003	10/7/2003	\$1,500	Commercial	ELECTRICAL
02-3332	12/27/2002	10/7/2003	\$3,300	Commercial	INSTALL FIRE SUPPRESSION
02-1808	7/2/2002	8/30/2002	\$1,279	Commercial	REPAIR ROOF
01-3127	12/12/2001	8/30/2002	\$4,000	Commercial	MANHOLE LINER ONLY
01-2130	11/7/2001	8/30/2002	\$168,892	Commercial	INTERIOR WORK
01-1808	5/10/2001	11/28/2001	\$42,000	Commercial	REPLACE ROOF DECK
99-4032	12/14/1999	7/22/2000	\$3,500	Commercial	CHANGEOUT AC
98-1865	6/3/1999	8/17/1999	\$10,000	Commercial	PARKING KIOSK
99-1352	4/26/1999	8/17/1999	\$10,000	Commercial	AWNINGS
99-1242	4/13/1999	8/17/1999	\$4,000	Commercial	RENOVATIONS
97-3147	9/1/1997	12/1/1997	\$5,900	Commercial	RESURFACE EXISTING POOL
B953338	10/1/1995	12/1/1995	\$9,500	Commercial	CONSTRUCT WALL
B953469	10/1/1995	12/1/1995	\$6,000	Commercial	BRIDGE BALC TO BALC
B952542	8/1/1995	10/1/1995	\$6,300	Commercial	FIRE SPRINKLER
B951063	4/1/1995	10/1/1995	\$700	Commercial	POUR CONCRETE PAD
B942977	9/1/1994	12/1/1994	\$60,000	Commercial	REPLACE TILE (34 UNITS)
M941607	5/1/1994	12/1/1994	\$4,000	Commercial	INSTALL 2/2 TON AC
B941243	4/1/1994	12/1/1994	\$1,600	Commercial	REMOVE UNDERGROUND TANK

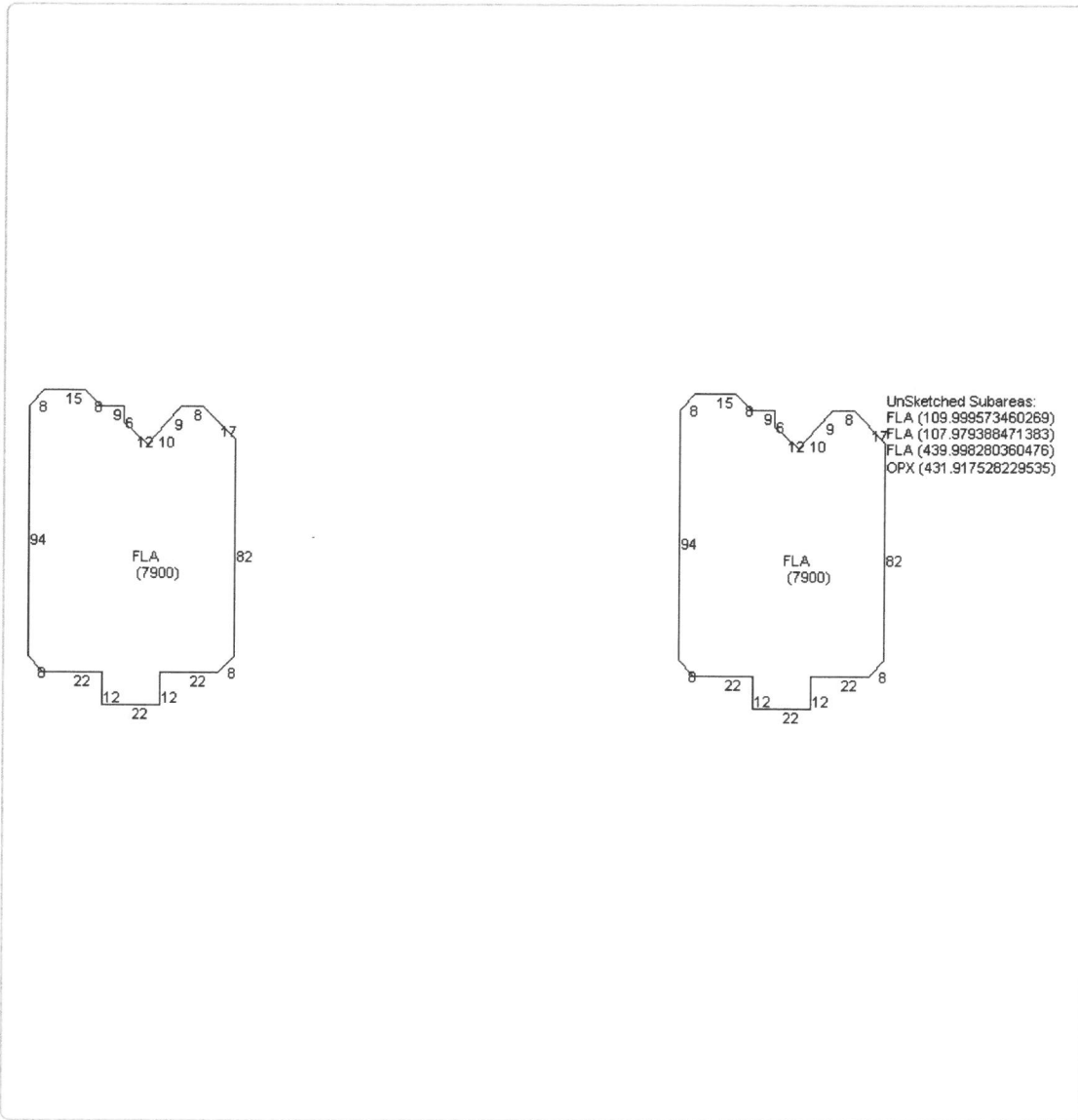
View Tax Info

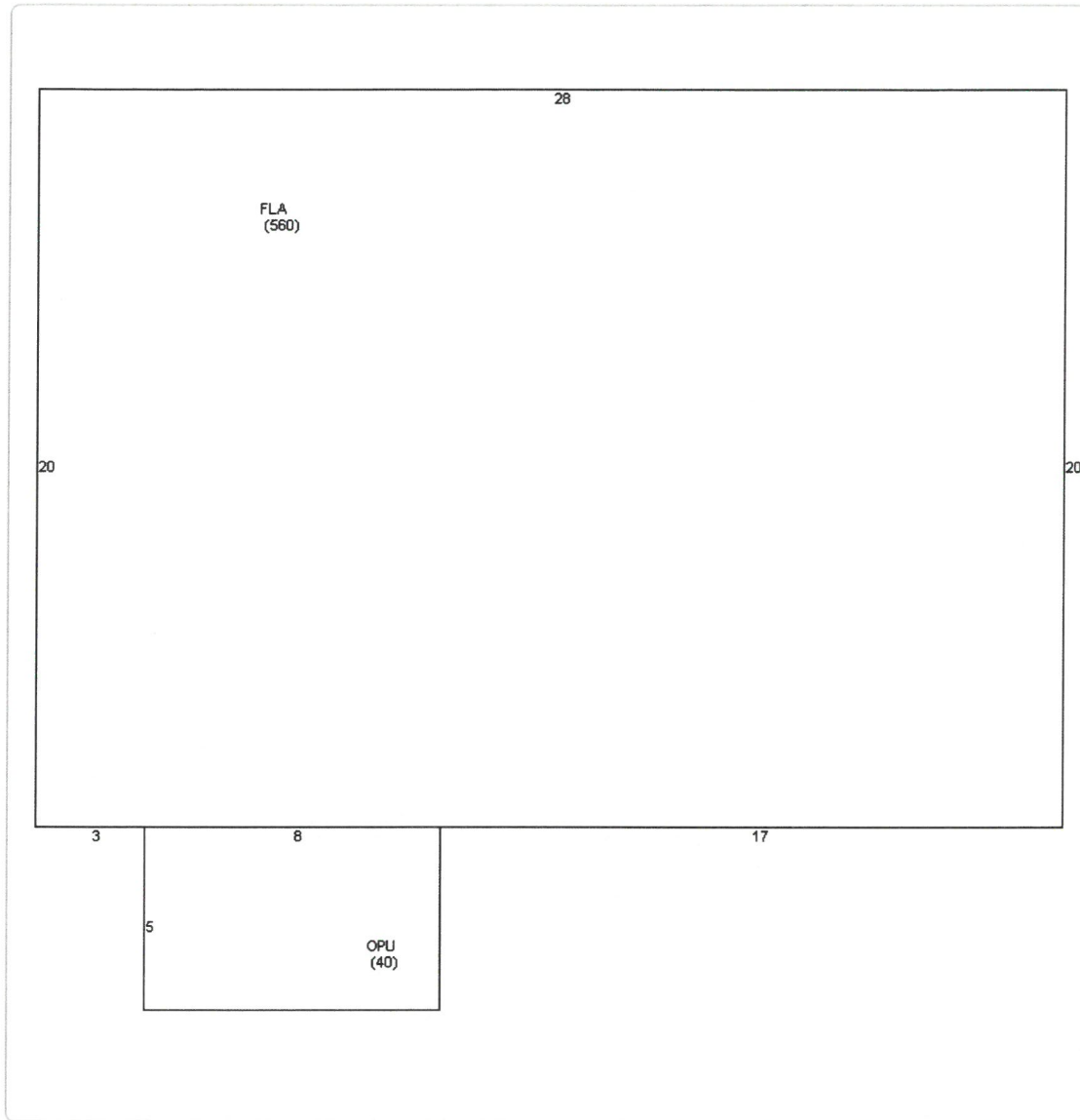
[View Taxes for this Parcel](#)

Sketches (click to enlarge)









Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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



Last Data Upload: 6/12/2019, 5:42:18 AM

Version 2.2.23

WARRANTY DEED

After recording, please return to:
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
P.O. Box 2809
Orlando, Florida 32801
Attention: Richard J. Fildes

11/18/2013 1:03PM
DEED DOC STAMP CL: Kryz \$506,898.00

Consideration: ~~\$10.00~~ # 72,44,000
Tax Parcel ID No: 00000030-000000-0316725

Doc# 1957934
Bk# 2658 Pg# 2122

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15th day of November, 2013, by HYATT EQUITIES, L.L.C., a Delaware limited liability company ("**GRANTOR**"), whose mailing address is c/o Hyatt Corporation, Hyatt Center, 71 South Wacker Drive 12th Floor, Chicago, Illinois 60606, to IA LODGING KEY WEST, L.L.C., a Delaware limited liability company ("**GRANTEE**"), whose mailing address is c/o Investors Property Tax Services, Inc., P.O. Box 9271, Oak Brook, IL 60523; the terms "GRANTOR" and "GRANTEE" to include their respective successors, successors-in-title, heirs, executors, administrators, legal representatives, and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by GRANTEE to GRANTOR at and before the sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto the said GRANTEE all that tract or parcel of land lying and being in Monroe County, Florida, as more particularly described on **Exhibit "A"** (the "**Land**") attached hereto and incorporated herein by this reference, TOGETHER WITH all fixtures, buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, privileges, easements, licenses, benefits and rights-of-way appurtenant thereto, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining the Land to the centerline thereof, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, easements, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE forever in FEE SIMPLE; subject only to the matters set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Exceptions").

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the fee simple estate in and to the Property; and that GRANTOR will warrant and forever defend the right and title to the Property unto GRANTEE against the claims

of all persons whomsoever, claiming by, through or under GRANTOR, subject only to claims arising under or by virtue of the Permitted Exceptions.

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**Doc# 1957934
BK# 2658 Pg# 2123**

Exhibit "A"

Legal Description of the Land

PARCEL 1:

A parcel of land on the Island of Key West, Monroe County, Florida, being part of Square 1, according to William A. Whitehead's map of said Island delineated in February, 1829, and adjacent filled (accreted) land and is more particularly described as follows:

From the intersection of the Northwesterly line of Front Street and the Northeasterly line of Simonton Street go North $56^{\circ} 03' 25''$ East along the Northwesterly line of Front Street a distance of 100 feet to a point which point is the Point of Beginning; thence continue Northeasterly along the Northwesterly line of Front Street a distance of 145 feet to a point; thence North $33^{\circ} 56' 35''$ West and at right angles a distance of 389.55 feet, more or less, to a point in the Northwesterly shoreline of the Island of Key West; thence North $55^{\circ} 18' 08''$ West along the said shoreline 27.33 feet to a point; thence South $77^{\circ} 35' 20''$ West along the said shoreline 27.11 feet to a point; thence South $68^{\circ} 29' 21''$ West along the said shoreline 17.79 feet to a point; thence North $67^{\circ} 16' 35''$ West along the said shoreline 16.94 feet to a point; thence South $48^{\circ} 03' 50''$ West along the said shoreline 27.42 feet to a point; thence South $25^{\circ} 28' 29''$ East along the said shoreline 6.23 feet to a point; thence South $45^{\circ} 00' 25''$ West along the said shoreline 55.91 feet to a point; thence South $54^{\circ} 59' 05''$ West along the said shoreline 28.11 feet to a point; thence South $69^{\circ} 08' 02''$ West along the said shoreline 34.51 feet to a point; thence South $80^{\circ} 20' 44''$ West along the said shoreline 34.43 feet to a point; thence North $46^{\circ} 54' 04''$ West along the said shoreline 18.83 feet to a point; thence South $62^{\circ} 26' 56''$ West along the said shoreline 2.89 feet to a point, said point being the point of intersection of the said shoreline with the Easterly right-of-way boundary line of Simonton Street; thence South $33^{\circ} 56' 35''$ East along the said line of Simonton Street 162.37 feet to a point; thence North $56^{\circ} 03' 25''$ East 100 feet to a point; thence South $33^{\circ} 56' 35''$ East 300 feet to the Point of Beginning on Front Street.

ALSO

PARCEL 2:

A parcel of submerged land in Key West Harbor, Northwesterly and adjacent to a part of Square 1, in the City of Key West, Florida, Township 67 South, Range 25 East, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Northwesterly property line of Front Street and the Northeasterly property line of Simonton Street, bear North 38° West along the Northeasterly property line of Simonton Street for a distance of 380 feet, more or less, to the shoreline of Key West Harbor, said point also to be known as the Point of Beginning of the Tract of submerged lands hereinafter described; from said Point of Beginning, continue bearing North 38° West for a distance of 150 feet, more or less; thence bear North 52° East for a distance of 245 feet; thence bear South 38° East for a distance of 150 feet, more or less, back to the shoreline; thence meander the shoreline in a Southwesterly direction for a distance of 255 feet, more or less, back

to the Point of Beginning.

Doc# 1957934
Bk# 2658 Pg# 2126

ALSO

PARCEL 3:

That parcel of land lying in the County of Monroe, State of Florida, more particularly described as follows:

On the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as part of Lots One (1) and Two (2) in Square One (1), said property being described by metes and bounds as follows:

Commencing at the Northerly corner of the intersection of the Northwesterly property line of Front Street and the Northeasterly property line of Simonton Street and running thence along Simonton Street in a Northwesterly direction three hundred (300) feet; thence at right angles in a Northeasterly direction one hundred (100) feet; thence at right angles in a Southeasterly direction three hundred (300) feet; thence at right angles along the Northwesterly property line of Front Street one hundred (100) feet to the Point or Place of Beginning.

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
3. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43. (As to All Parcels)
4. State Law under Chapter 27F-15, of the Florida Administrative Code for Land Planning for the City of Key West Area of Critical State Concern, recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida. (As to All Parcels)
5. Reservations of certain undivided interests in phosphate, minerals, metals and petroleum by The Trustees of the Internal Improvement Fund of the State of Florida, contained in Deed No. 24672 (1995-44), dated September 27, 1967, and recorded in Official Records Book 474, Page 466; *the right of entry for mining, drilling and exploration has been released pursuant to section 270.11(2)(b), Florida Statutes.* (As to Parcel 2)
6. Restrictions, covenants and conditions as contained in the Equipment Leases and Gas Purchase Agreement recorded September 22, 1987 in Official Records Book 1026, Page 1836.
7. Rights of Tenant, as Tenant only, under unrecorded Lease Agreement dated February 16, 2009, by and between Hyatt Equities, LLC, a Delaware limited liability company, and Courtney Collins, an individual.
8. Public easement or servitude for commerce, navigation and fisheries over all navigable waters within the boundaries of the land described.
9. Agreement for Grant of Easement to TCI Cablevision of Georgia Inc. recorded December 17, 2001 in Official Records Book 1746, Page 525.
10. Hotel/Motel Bulk Services Agreement by and between Comcast of California/Colorado/Florida/Oregon, Inc. and Hyatt Corporation as agent of Hyatt Equities LLC, d/b/a Hyatt Key West, recorded January 23, 2008 in Official Records Book 2342, Page 97.

EXISTING BUSINESS LICENSES OF APPLICANT

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name HYDRO-THUNDER OF KEY WEST (RRV)
Location Addr 1 DUVAL ST
Lic NBR/Class 28766 REGULATORY LICENSES AND PERMITS
Issued Date 10/10/2018 Expiration Date: May 30, 2019

SCOOTERS ELECTRIC CARS OR OTHER RECREATIONAL RENTAL
VEHICLES

Comments: 2018-19: 68 MOPEDS 7188-7212/7344-7373/7382-7394

Restrictions: 2018-19: 2 E-CARS DECALS #7213-#7214

HYDRO-THUNDER OF KEY WEST

(RRV)

3725 EAGLE AVE

KEY WEST, FL 33040

This document must be prominently displayed.

HYDRO THUNDER OF KEY WEST
INC

CORPORATE REGISTRATIONS OF APPLICANT



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

Detail by Entity Name

Foreign Limited Liability Company
IA LODGING KEY WEST, L.L.C.

Filing Information

Document Number M13000006753
FEI/EIN Number 46-3932377
Date Filed 10/24/2013
State DE
Status ACTIVE

Principal Address

200 S. Orange Avenue,
SUITE 2700
Orlando, FL 32801

Changed: 10/17/2016

Mailing Address

200 S. Orange Avenue,
SUITE 2700
Orlando, FL 32801

Changed: 10/17/2016

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Sole Member

XHR LP
200 S. Orange Avenue,
SUITE 2700
Orlando, FL 32801

Annual Reports

Report Year	Filed Date
2016	03/15/2016

2017 02/06/2017
2018 01/29/2018

Document Images

01/29/2018 -- ANNUAL REPORT	View image in PDF format
02/06/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
06/11/2014 -- ANNUAL REPORT	View image in PDF format
10/24/2013 -- Foreign Limited	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation

HYDRO-THUNDER OF KEY WEST, INC.

Filing Information

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Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/17/2012
Event Effective Date	NONE

Principal Address

3725 Eagle Ave
KEY WEST, FL 33040

Changed: 03/02/2015

Mailing Address

3725 Eagle Ave
KEY WEST, FL 33040

Changed: 03/02/2015

Registered Agent Name & Address

EVANS, JOHN
3725 Eagle Ave
KEY WEST, FL 33040

Name Changed: 09/17/2012

Address Changed: 03/02/2015

Officer/Director Detail

Name & Address

Title PSDT

EVANS, JOHN
3725 Eagle Ave
KEY WEST, FL 33040