

# Application

April 13, 2015

Mr. Thaddeus Cohen, Director  
Key West Planning Department  
3140 Flagler Avenue  
Key West, FL 33040

**RE: Change to Approval Conditions – Res. No. 08-131**  
119-159 Simonton St. (RE No. 00000240-000000)



Dear Mr. Cohen,

Thank you for meeting with Kevin and me on 04/09/15 to discuss development conditions at 119-159 Simonton St. Major Development Plan Approval was granted per Res. No. 08-131<sup>1</sup> and subsequent extensions. At the time of the approval the project did not anticipate transient tenancy and was approved by the City as a non-transient project with one of the four approval conditions: "there will be no transient licenses or use of said licenses at this location".

We would like to request a modification to that condition pursuant to Sec. 108-91.C.4<sup>2</sup> of the Land Development Regulations to allow transient tenancy. We understand that this request initiates a properly noticed approval hearing in front of the approving body with policy logic to carry out the spirit and purpose of the comprehensive plan and the land development regulations<sup>3</sup>.

In accordance with the above, we respectfully request your direction with regard to process, schedule and fees.

Thank you for your time and consideration in this matter.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Owen Trepazier', is written over a horizontal line.

Owen Trepazier

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<sup>1</sup> Attached

<sup>2</sup> "Changes to specific conditions required by the original approval shall require approval by the administrative body that originally approved the development and shall be noticed in accordance with division 2 of article VIII of chapter 90"

<sup>3</sup> Sec. 108-198. - Review and action by city commission. "A development plan shall be reviewed by the city commission either in its final approval capacity or its appellate capacity, as provided in section 108-196(b). The city commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the land development regulations and based on the intent of the land development regulations and comprehensive plan. The city commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the comprehensive plan and the land development regulations. Any condition shall be made a written record and affixed to the development plan as approved. If the city commission disapproves a development plan, the reasons shall be stated in writing."

## Kevin Bond

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**From:** Owen Trepanier <owen@owentrepanier.com>  
**Sent:** Tuesday, June 02, 2015 3:19 PM  
**To:** Kevin Bond; Venetia A. Flowers  
**Cc:** Richard Jones (richard@jewelconstruction.com)  
**Subject:** 119-159 Simonton Street - Condition Change  
**Attachments:** Verification.pdf; WD.pdf; Authorization - Brytex.pdf

Hi Kevin,

Thanks for the email regarding the proposed condition modification for Res. No. 08-131.

1. I am sending over the noticing fee right now.
2. The authorization and verification forms are attached.
3. The warranty deed is attached.
4. The specific modification we request is as follows: Section 3, Condition No. 4) "[T]here will be no transient licenses or use of said licenses at this location **unless transferred pursuant to Sec. 122-1339.**"

Owen Trepanier  
**Trepanier & Associates, Inc.**

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**From:** Kevin Bond [<mailto:kbond@cityofkeywest-fl.gov>]  
**Sent:** Friday, May 29, 2015 12:46 PM  
**To:** Owen Trepanier  
**Subject:** RE: 119-135 Simonton Street

Hi, Owen.

Just a summary of what we talked about.

Process: Will be reviewed by staff, then city commission.

Application Fees: \$100 noticing fee

Schedule: Could make 7/7/2015 CC meeting if we receive the app fee and requested information below in time.

Please submit the following documents as part of your request:

1. Need authorization and verification forms.
2. Need copy of recorded warranty deed.
3. Your request is to "modify" not delete condition #4. What modified language do you propose?
4. The non-transient units were planned to be 2 bedrooms each. If your request is approved, this may mean that each unit would need multiple (more than 1) transient licenses to meet the parity requirement of the transient transfer.

Let me know if I can help with anything. Thank you.

**Kevin Bond, AICP, LEED Green Associate, Senior Planner**

City of Key West Planning Department

3140 Flagler Avenue

Key West, Florida 33040-4602

P [305.809.3725](tel:305.809.3725) | F [305.809.3978](tel:305.809.3978)

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

# **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, Theodore J. Georgelas as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of BRYTREX LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier & Associates, Inc. & Jewel Construction Corporation  
*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 on entity owner*

Subscribed and sworn to (or affirmed) before me on this JUNE 2, 2015 by  
*date*

Theodore J. Georgelas  
*Name of Authorized Representative*

He/She is personally known to me or has presented VA driver's License as identification.

[Signature]  
*Notary's Signature and Seal*

William M. Galayda  
*Name of Acknowledger typed, printed or stamped*

363482  
*Commission Number, if any*

WILLIAM M. GALAYDA  
NOTARY PUBLIC  
REG. #363482  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES NOVEMBER 30, 2017

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

BRYTREX, LLC

### Filing Information

<b>Document Number</b>	L14000050515
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	03/27/2014
<b>Effective Date</b>	03/27/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	01/22/2015
<b>Event Effective Date</b>	NONE

### Principal Address

8405 GREENSBORO DRIVE  
SUITE P-130  
MCLEAN, VA 22102

### Mailing Address

8405 GREENSBORO DRIVE  
SUITE P-130  
MCLEAN, VA 22102

### Registered Agent Name & Address

SINGER, GARY M  
1391 SAWGRASS CORPORATE PARKWAY  
SUNRISE, FL 33323

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MGD SILVERPEAK, LLC  
8405 GREENSBORO DRIVE, SUITE P-130  
MCLEAN, VA 22102

### Annual Reports

**No Annual Reports Filed**

**Document Images**

[01/22/2015 -- LC Amendment](#)

View image in PDF format

[01/14/2015 -- LC Amendment](#)

View image in PDF format

[03/27/2014 -- Florida Limited Liability](#)

View image in PDF format

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Vwdh#: #Fcrulgd/#Ghsdwp hqW#: i#Vwdh

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

## Detail by Entity Name

### Florida Limited Liability Company

MGD SILVERPEAK, LLC

### Filing Information

<b>Document Number</b>	L14000194675
<b>FEI/EIN Number</b>	47-2751041
<b>Date Filed</b>	12/23/2014
<b>Effective Date</b>	12/23/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

8405 GREENSBORO DRIVE  
SUITE P-130  
MCLEAN, VA 22102

### Mailing Address

8405 GREENSBORO DRIVE  
SUITE P-130  
MCLEAN, VA 22102

### Registered Agent Name & Address

SINGER, GARY M  
1391 SAWGRASS CORPORATE PARKWAY  
SUNRISE, FL 33323

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GEORGELAS, THEODORE J  
8405 GREENSBORO DRIVE, SUITE P-130  
MCLEAN, VA 22102

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	03/24/2015

### Document Images



[03/24/2015 -- ANNUAL REPORT](#)

View image in PDF format

[12/23/2014 -- Florida Limited Liability](#)

View image in PDF format

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[Vwdwh#:##arugd/#G hsdwq hqwh#:#Vwdwh](#)

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*

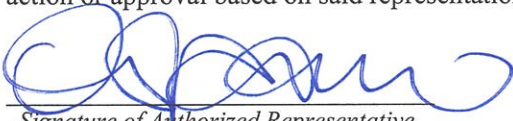
of Trepanier & Associates, Inc.  
*(print name of entity serving as Authorized Representative)*

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:

119-135 Siminton Street

*Street Address of subject property*

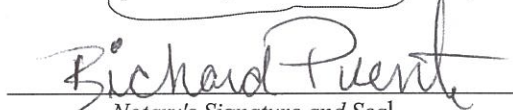
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, 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 06/01/15 by  
*date*

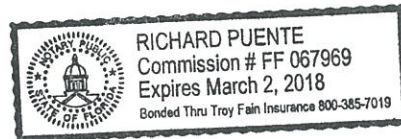
Owen Trepanier  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*

FF 067969  
*Commission Number, if any*



**Deed**

01/22/2015 4:53PM  
DEED DOC STAMP CL: Jenn \$47,600.00

Doc# 2013109  
Bkn 2721 Pgn 1202

Upon Recordation Return To:

JONES WALKER LLP  
201 S. BISCAYNE BLVD., SUITE 2600  
MIAMI, FL 33131  
ATTN: CHRISTOPHER M. HINSLEY, ESQ.

Consideration: \$6,800,000.00

Parcel Identification Nos.:

00000240-000000

00002970-000212

00002970-000215

00002970-000221

(Reserved for Clerk)

### WARRANTY DEED

**THIS WARRANTY DEED** is made as of this 14<sup>th</sup> day of January, 2015 between **KEY WEST '07 LLC**, a Florida limited liability company, having an address of 508 S.W. 12th Avenue, Deerfield Beach, Florida 33442 ("Grantor") and **BRYTREX, LLC**, a Florida limited liability company, having an address of 8405 Greensboro Drive, Suite P-130, McLean, Virginia 22102 ("Grantee").

**WITNESSETH** that said Grantors, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land, situate, lying and being in Monroe County, Florida, to-wit:

SEE EXHIBIT A ATTACHED.

**Together** with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise pertaining.

**To have and to hold** the same in fee simple forever.


**AND GRANTOR** hereby covenants with said Grantee that (a) the Grantor is lawfully seized of said land in fee simple; (b) the Grantor has good right and lawful authority to sell and convey said land; (c) 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 (i) Real property ad valorem taxes and assessments for the year 2015 and subsequent years; and (ii) those matters listed in Exhibit B attached hereto, none of which are re-imposed by this Deed.

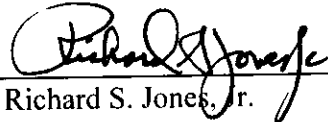
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

KEY WEST '07 LLC,  
a Florida limited liability company

  
\_\_\_\_\_  
Sign above and print name here:

By:   
\_\_\_\_\_  
Richard S. Jones, Jr.  
Manager

  
\_\_\_\_\_  
Sign above and print name here:

STATE OF FLORIDA }  
COUNTY OF Broward } SS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Richard S. Jones, Jr. as Manager of Key West '07 LLC, a Florida limited liability company, on its behalf, and who [] is personally known to me, or [] has produced \_\_\_\_\_ as identification as the person described in and who executed the foregoing instrument and acknowledged before me that he, with full authority to do so, executed the same and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of January, 2015.




Signature:   
Name: KATHLEEN E MCDONALD  
Title: Notary Public, State of Florida

EXHIBIT A

**Legal Description**

**PARCEL 1:**

Overall Description:

In the City of Key West, Monroe County, Florida, and known as part of Lots 1, 2, 3 and 4 of Square 5, according to the Map or Plan of said City of Key West, delineated by William A. Whitehead in February, A.D. 1829 and being more particularly described as follows:

Beginning at the intersection of the Northwestern Right-of-Way line of Greene Street and the Northeastly Right-of-Way line of Simonton Street; thence N 33°56'35" W along the said Northeastly Right-of-Way of Simonton Street for 298.10 feet; thence N 56°03'25" E for 75.50 feet; thence N 33°56'35" W for 39.25 feet; thence N 56°03'25" E for 128.50; thence S 33°56'35" E for 120.67 feet; thence S 56°03'25" W for 62.17 feet; thence S 33°56'35' E for 216.63 feet to the said Northwestern Right-of-Way line of Greene Street; thence S 56°03'25' W along the said Northwestern Right-of-Way line of Greene Street for 141.83 feet to the Point of Beginning.

Being the same property described in the following 8 paragraphs as follows:

On the Island of Key West and is part of Lot 2, Square 5, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829. Commencing at a point on Simonton Street 165 feet from the corner of Front Street, and running thence along Simonton Street in a Southeasterly direction 29 feet; thence at right angles in a Northeastly direction 74 feet; thence at right angles in a Northwesternly direction 29 feet; thence at right angles in a Southwesterly direction 74 feet out to Simonton Street to the Point of Beginning.

AND

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Lot 3 in Square 5. Commencing at a point distant 135 feet from the corner of Front and Simonton Streets and running thence along Simonton Street in a Southeasterly direction 28 feet and 2 inches; thence at right angles in a Northeastly direction 74 feet; thence at right angles in a Northwesternly direction 28 feet and 2 inches; thence at right angles in a Southwesterly direction 74 feet to the Point of Beginning.

AND

In the City of Key West, Monroe County, Florida, and being a part of Lot Four (4), of Square Five (5), according to the map or plan of the City of Key West, beginning at the corner of Greene and Simonton Streets running thence along the Eastern side of Simonton Street in a Northwesternly direction 134 feet 3 inches for a Point of Beginning; thence continuing Northwesternly along the line of Simonton Street 104 feet 9 inches; thence at right angles in a Northeastly direction 74 feet; thence at right angles in a Southeasterly direction 104 feet and 9 inches; thence at right angles in a Southwesterly direction 74 feet out to Simonton Street, the Point of Beginning.

AND

In the City of Key West, Monroe County, Florida and being a part of Lot 3 of Square 5, according to the map or plan of the City of Key West. Commence at a point on Greene Street 141 feet, 10 inches from the corner of Greene and Simonton Streets and run thence in a Northwesterly direction 134 feet, 3 inches for a Point of Beginning; thence at right angles in a Southwesterly direction 67 feet, 10 inches; thence at right angles in a Northwesterly direction 81 feet, 9 inches; thence at right angles in a Northeasterly direction 67 feet, 10 inches; thence at right angles in a Southeasterly direction 81 feet, 9 inches to the Point of Beginning.

AND

In the City of Key West, County of Monroe, State of Florida, known as part of Lots 3 and 4 of Square 5, according to the map or plan of said City of Key West, delineated by William A. Whitehead in February A.D. 1829, and more particularly described as follows: Commencing at a point 55 feet and 5 inches from the Northerly corner of Simonton and Greene Streets, and running thence along the Northerly side of said Greene Street in a N.E.'ly direction 86 feet and 5 inches; thence at right angles in a N.W.'ly direction 134 feet and 3 inches; thence at right angles in a S.W.'ly direction 86 feet and 5 inches; thence at right angles in a S.E.'ly direction 134 feet and 3 inches out to Greene Street the point or place of beginning.

AND:

On the Island of Key West, known on William A. Whitehead's Map, delineated in February, A.D. 1829, as part of Lot Four (4), Square Five (5); Commencing at the corner of Simonton and - Greene Streets and running thence along the said Simonton Street in a Northwesterly direction One Hundred Thirty-Four (134) feet; thence at right angles in a Northeasterly direction Fifty-Five (55) feet; thence at right angles in a Southeasterly direction One Hundred Thirty-Four (134) feet to Greene Street; thence along Greene Street in a Southwesterly direction Fifty-Five (55) feet to the Point of Beginning.

AND:

On the Island of Key West and known on William A. Whitehead's Map delineated in February, A. D. 1829 as part of Lot One (1) in Square Five (5), to wit: COMMENCING at the easterly corner of the intersection of the southeasterly property line of Front Street and the northeasterly property line of Simonton Street, and running thence along the southeasterly line of Front Street in a northeasterly direction two hundred four (204) feet; thence at right angles in a southeasterly direction one hundred four (104) feet to the Point of Beginning; thence continue southeasterly for a distance of one hundred twelve (112) feet; thence at right angles in a southwesterly direction one hundred thirty (130) feet; thence at right angles in a northwesterly direction eighty-one (81) feet; thence at right angles in a northeasterly direction one and one-half ( 1.5) feet; thence at right angles in a northwesterly direction thirty-one (31) feet; thence at right angles in a northeasterly direction one hundred twenty-eight and one-half (128.5) feet back to the Point of Beginning.

AND



On the Island of Key West and known on William A, Whitehead's Map delineated in February, A.D. 1829 as part of Lot One (1) in Square Five (5), to wit: COMMENCING at the easterly corner of the intersection of the southeasterly property line of Front Street and the northeasterly property line of Simonton Street, and running thence along the southeasterly line of Front Street in a northeasterly direction two hundred four (204) feet; thence at right angles in a southeasterly direction ninety-six (96) feet to the Point of Beginning; thence continue southeasterly for a distance of eight (8) feet; thence at right angles in a southwesterly direction one hundred twenty-eight and one-half (128.5) feet; thence at right angles in a northwesterly direction eight (8) feet thence at right angles in a northeasterly direction one hundred twenty-eight and one-half (128.5) feet back to the point of beginning.

#### **PARCEL 2 – BOAT SLIPS**

Units 12, 15 and 21, of CONCH HARBOR MARINA, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1978, Page 1900, amended by First Amendment to Declaration of Condominium, recorded in Official Records Book 2034, Page 1075, and further amended by Second Amendment to Declaration of Condominium recorded in Official Records Book 2108, Page 2195, of the Public Records of Monroe County, Florida, and further amended by Third Amendment to Declaration of Condominium recorded in Official Records Book 2281, Page 1114, of the Public Records of Monroe County, Florida, as further amended from time to time, together with an undivided interest in the common elements appurtenant thereto.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Chapter 76-190 laws of Florida, and Chapter 22F-8, Florida Administrative Code, regulating land planning for the Florida Keys Area of Critical State concern, recorded August 13, 1976, in Official Records Book 668, Page 43, of the Public Records of Monroe County, Florida. (as to Parcels 1 and 2)
2. City of Key West Area of Critical Concern, Rule 27F-15, of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, F.S. on February 7, 1984, effective February 28, 1984, recorded March 16, 1984, in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida. (as to Parcels 1 and 2)
3. Restrictions imposed on property lying within the Historical Preservation Area of the City of Key West (as to Parcels 1 and 2)
4. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment for and collection of waste in the City of Key West, Monroe County, Florida. (as to Parcels 1 and 2)
5. Oil and mineral reservations reserved unto the State of Florida in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded August 8, 1951, in Deed Book G-56, Page 22, as corrected by Official Records Book 15, Page 444, of the Public Records of Monroe County, Florida, said reservations having been imposed pursuant to Sec 270.11 (1) although not set forth in the deed, being Deed No. 19850. (as to Parcel 2)
6. Easement in favor of Chevron U.S.A., Inc., a Pennsylvania corporation recorded December 30, 1993, in Official Records Book 1287, Page 278, of the Public Records of Monroe County, Florida.
7. Restrictions as contained in that certain Special Warranty Deed recorded December 30, 1993, in Official Records Book 1287, Page 266, of the Public Records of Monroe County, Florida.
8. Resolution No. 95-324 Approving Preliminary Development Agreement recorded September 18, 1995, in Official Records Book 1369, Page 2119, of the Public Records of Monroe County, Florida. (as to Parcel 2)
9. Restrictive Covenants recorded October 21, 1996, in Official Records Book 1426, Page 2125, of the Public Records of Monroe County, Florida. (as to Parcel 2)
10. Restrictive Covenants set forth in that certain Warranty Deed recorded February 10, 1999, in Official Records Book 1560, Page 56, of the Public Records of Monroe County, Florida. (as to Parcel 2)

11. Easement in favor of the City of Key West, Florida recorded June 2, 1999, in Official Records Book 1579, Page 547, of the Public Records of Monroe County, Florida. (as to Parcel 2)
12. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in that Declaration of Condominium Establishing CONCH HARBOR MARINA, A CONDOMINIUM, and any Exhibits annexed thereto, including all amendments and modifications thereto, including, but not limited to, provisions for a private charge or assessments and a right of first refusal or the prior approval of a future purchaser or occupant, recorded February 27, 2004, in Official Records Book 1978, Page 1900; as affected by First Amendment to Declaration of Condominium of CONCH HARBOR MARINA, A CONDOMINIUM, recorded August 12, 2004, in Official Records Book 2034, Page 1075; and as affected by that certain Second Amendment to Declaration of Condominium of CONCH HARBOR MARINA, A CONDOMINIUM, recorded April 29, 2005, in Official Records Book 2108, Page 2195; and as affected by Third Amendment to Declaration of Condominium of CONCH HARBOR MARINA, A CONDOMINIUM, recorded March 22, 2007, in Official Records Book 2281, Page 1114, all of the Public Records of Monroe County, Florida. (as to Parcel 2)
13. Declaration of Non-Exclusive Easements recorded February 27, 2004, in Official Records Book 1978, Page 1870, of the Public Records of Monroe County, Florida. (as to Parcel 2)
14. Public navigation easement in favor of the State of Florida pursuant to that case filed in Monroe County Circuit Court under Case No. 94-220-CA-09, recorded April 5, 1995, in Official Records Book 1347, Page 2436; and affirmed on appeal by the Court of Appeal of Florida, Third District under Case No. 95-1275, recorded January 15, 1997, in Official Records Book 1439, Page 224, all of the Public Records of Monroe County, Florida. (as to Parcel 2)
15. Assignment, Assumption and Indemnification Agreement recorded March 30, 2004, in Official Records Book 1988, Page 236, of the Public Records of Monroe County, Florida. (as to Parcel 2)
16. Transfer of Development Rights (ROGO Allocation) in the City of Key West, Florida, recorded March 26, 2007, in Official Records Book 2282, Page 564, of the Public Records of Monroe County, Florida. (as to Parcel 1)
17. Transfer of Development Rights (ROGO Allocation) in the City of Key West, Florida, recorded May 23, 2007, in Official Records Book 2296, Page 1258, of the Public Records of Monroe County, Florida. (as to Parcel 1)
18. Transfer of Development Rights(ROGO Allocation) in the City of Key West, Florida, recorded June 22, 2007, in Official Records Book 2303, Page 2047, of the Public Records of Monroe County, Florida. (as to Parcel 1)

19. Deed for Conveyance of Transfer of Development Rights and ROGO Allocations in the City of Key West, Florida, recorded June 22, 2007, in Official Records Book 2303, Page 2055, of the Public Records of Monroe County, Florida. (as to Parcel 1)
20. Transfer of Development Rights(ROGO Allocation) in the City of Key West, Florida, recorded June 22, 2007, in Official Records Book 2303, Page 2084, of the Public Records of Monroe County, Florida. (as to Parcel 1)
21. Assignment and Assumption of Parking Agreement by and between Key West Conch Harbor, Inc., a Florida corporation and Conch Harbor Marina Associates, Ltd., a Florida limited partnership was recorded February 10, 1999, in Official Records Book 1560, Page 114, of the Public Records of Monroe County, Florida. (as to Parcel 1)
22. Rights of tenants in possession, if any, under leases unrecorded in the Public Records.

# **Public Notice**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1000230** Parcel ID: **00000240-000000**

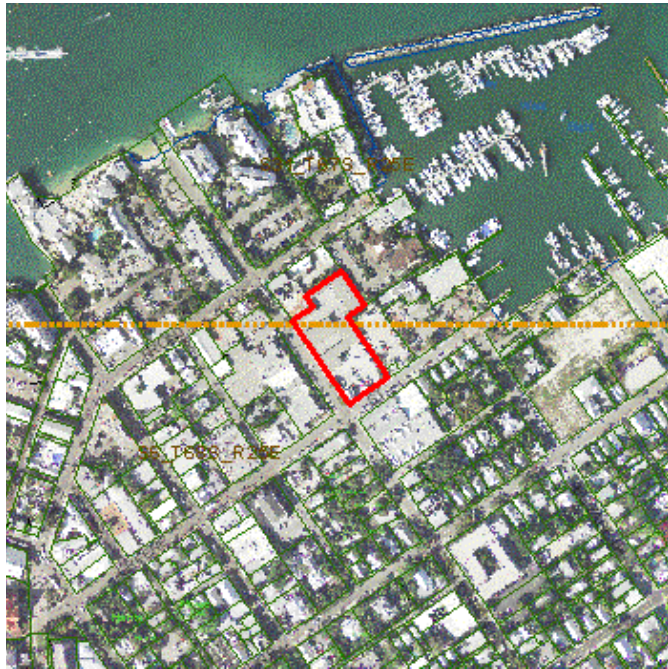
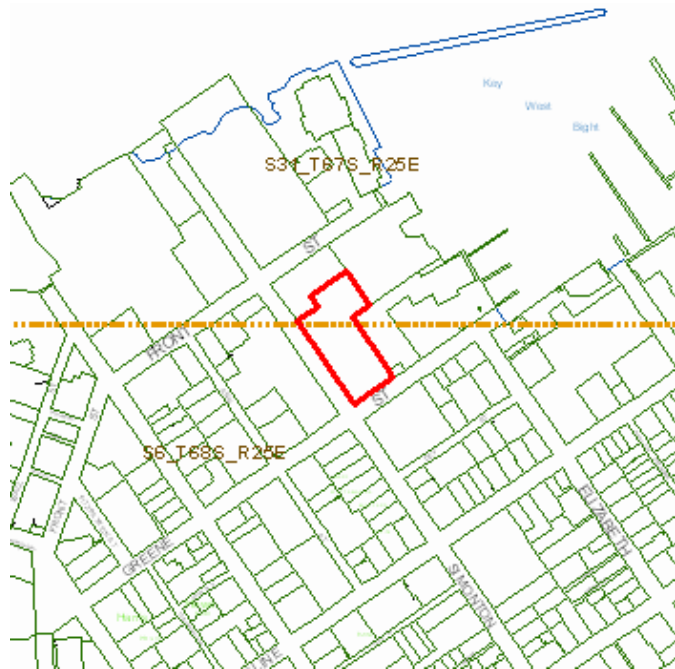
### Ownership Details

**Mailing Address:**  
BRYTREX LLC  
8405 GREENSBORO DR STE P130  
MCLEAN, VA 22102-5105

### Property Details

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 119-159 SIMONTON ST KEY WEST  
**Legal Description:** KW PT LOTS 1, 2, 3 & ALL LOT 4 SQR 5 G23-204/05 G34-78/79 G40-283/84 G44-394/95 G58-298/99 H3-329 OR61-344/45 COUNTY JUDGE'S DOCKET 12-167 A OR316-174/77 OR514-690/92 OR544-498/99 OR702-192 OR798-1141/42 OR998-451/52 OR1887-253/255 OR1902-368/370 OR2278-1965/67QC OR2278-1977/82 OR2282-564/565(TDR) OR2296-1258/1261 OR2721-1202/09

**Click Map Image to open interactive viewer**



## Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	305	150	52,385.03 SF

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	9,854 SF	0	0	1986	1987	2	25
2	FN2:FENCES	807 SF	0	0	1986	1987	4	30
3	PT2:BRICK PATIO	391 SF	23	17	2005	2006	2	50

## Appraiser Notes

2015-03-24 DEMO OF ALL IMPROVEMENTS COMPLETE.DKRAUSE
OR2282-564/565 IS A TRANSFER OF DEVELOPMENT RIGHTS (12 TRANSIENT ROGO UNITS) FROM 2801 N ROOSEVELT BLVD (AK 8609892) TO 119-135 SIMONTON ST (AK 1000230)
PER CITY OF KEY WEST LETTER DTD 2/5/2015, THE ASSIGNMENT FOR THE 20 RESIDENTIAL UNITS TO BE DEVELOPED ON THIS PROPERTY SHALL REFLECT: 119 - 157 SIMONTON STREET AND THE ADDRESS OF 159 SIMONTON STREET IS BEING ASSIGNED FOR THE COMMON AREA IMPROVEMENTS. THIS IS NOT A CONDOMINIUM DEVELOPMENT BUT RATHER SINGLE FAMILY RESIDENCES THAT SHARE A COMMON AREA. PER CITY OF KEY WEST RESOLUTION NO 08-131 THERE WILL BE NO TRANSIENT LICENSES OR USE OF SAID LICENSES AT THIS LOCATION.
PER OR2296-1258/1261 THIS PARCEL HAS ACQUIRED 2 TRANSIENT LICENSES AND ROGO UNITS FROM AK 1003875 DTD 4/26/2007
2006-3-2 - ELECTRIC CAR RENTAL KIOSK BEING LIVED IN BY EMPLOYEES.BCS

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
3	01-3437	10/22/2002	11/01/2002	6,700	Commercial	DEMO MATERIAL RACKS
1	05-0957	05/02/2005	12/31/2005	150,000	Commercial	KIOSK FOR 3 RETAIL SPACES & BATH
2	04-3653	11/25/2004	12/16/2004	2,200	Commercial	9 ELEC CARS RECEPES
4	05-1431	05/03/2005	10/12/2005	5,000	Commercial	BUILD ADA BATH
5	05-1433	05/03/2005	10/12/2005	5,000	Commercial	NEW SERVICE & TEMPORARY ELECTRIC
6	05-1412	05/05/2005	10/12/2005	500	Commercial	INSTALL 180" OF TEMPORARY FENCE
7	05-1427	05/03/2005	10/12/2005	3,500	Commercial	INSTALL 5 SQS OF V-CRIMP ROOFING
8	06-3036	05/19/2006	12/18/2006	2,000	Commercial	INSTALL BRICK PAVER PARKING SPACE
9	06-6313	11/21/2006	12/18/2006	500	Commercial	ATF - 4 TIE BEAMS.

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	1,111,627	13,413	3,342,060	4,467,100	4,467,100	0	4,467,100
2013	1,094,432	13,472	3,201,909	4,309,813	4,309,813	0	4,309,813
2012	1,136,015	13,531	3,201,909	4,351,455	4,351,455	0	4,351,455
2011	1,136,015	13,589	3,557,677	4,707,281	4,246,158	0	4,707,281
2010	1,188,689	13,648	2,657,807	3,860,144	3,860,144	0	3,860,144
2009	1,188,689	13,707	3,675,848	4,878,244	4,878,244	0	4,878,244
2008	1,233,062	13,765	7,043,744	7,200,000	7,200,000	0	7,200,000

2007	812,009	13,824	6,941,016	6,200,000	6,200,000	0	6,200,000
2006	697,250	13,883	3,920,400	4,631,533	4,631,533	0	4,631,533
2005	603,521	10,950	3,920,400	4,534,871	4,534,871	0	4,534,871
2004	761,775	11,180	3,143,102	3,916,057	3,916,057	0	3,916,057
2003	696,371	11,486	3,247,872	3,955,729	3,955,729	0	3,955,729
2002	696,371	11,717	3,235,408	3,943,496	3,943,496	0	3,943,496
2001	696,371	12,736	3,235,408	3,944,515	3,944,515	0	3,944,515
2000	758,271	6,123	2,191,728	2,956,122	2,956,122	0	2,956,122
1999	758,271	6,604	1,862,969	2,627,844	2,627,844	0	2,627,844
1998	506,909	7,087	1,862,969	2,376,965	2,376,965	0	2,376,965
1997	506,909	7,584	1,774,256	2,288,749	2,288,749	0	2,288,749
1996	460,829	8,067	1,774,256	2,243,152	2,243,152	0	2,243,152
1995	460,829	8,549	1,774,256	2,243,634	2,243,634	0	2,243,634
1994	460,829	9,047	1,774,256	2,244,132	2,244,132	0	2,244,132
1993	460,829	9,529	1,774,256	2,244,614	2,244,614	0	2,244,614
1992	460,829	10,011	1,774,256	2,245,096	2,245,096	0	2,245,096
1991	475,591	10,509	1,774,256	2,260,356	2,260,356	0	2,260,356
1990	475,815	10,991	1,563,563	2,050,369	2,050,369	0	2,050,369
1989	489,808	11,473	1,552,474	2,053,755	2,053,755	0	2,053,755
1988	278,329	7,718	50,537	336,584	336,584	0	336,584
1987	17,519	898	25,529	43,946	43,946	0	43,946
1986	17,591	908	25,008	43,507	43,507	0	43,507
1985	17,096	918	22,507	40,521	40,521	0	40,521
1984	16,629	927	22,507	40,063	40,063	0	40,063
1983	16,629	937	13,468	31,034	31,034	0	31,034
1982	13,260	947	11,935	26,142	26,142	0	26,142

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/19/2015	2721 / 1202	6,800,000	WD	03
3/1/2007	2278 / 1977	10,000,000	WD	Q
6/18/2003	1902 / 0368	629,900	WD	P
5/13/2003	1887 / 0253	4,350,000	WD	Q
12/1/1986	998 / 451	1	WD	M

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176