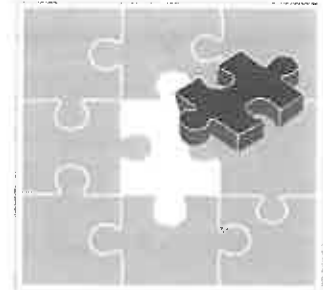


Application

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 09/14/2015
To: Director Thaddeus Cohen
From: Lori Thompson
CC: Mr. Ashish Soni, Esq.
Mr. Owen Trepanier
Re: **716-718 South Street**
Res. No. 15-090 & Res. No. 15-092
Development Plan Approval Extension Petition

Please consider this memo our petition to extend Resolution 15-090, a Major Development Plan Approval, and Resolution 15-092, a variance to maximum height, for the above referenced project at 716-718 South Street pursuant to Sec. 108-203 (b)¹. The Development Plan became effective on May 14, 2015 concurrent with the expiration of the DEO appeal period.

This one-year extension to the expiration of the development approval will allow the owners to plan accordingly over the next year, securing funds for increasing construction costs and establishing an efficient construction timeline which will also minimize the impact on the neighborhood. Key West Code Sec. 108-203(b) permits an initial 12-month extension and subsequent extensions if fully noticed in accordance with division 2 of article VIII of chapter 90¹.

We thank you in advance for your consideration in this matter.

Respectfully,

Lori L. Thompson

Sec. 108-203. Expiration, transferability and extension.

- (b) If the property receiving development plan approval shall be sold, transferred, leased, or the ownership thereof changes in any way whatsoever, the development plan approval shall be transferable. A development plan approval may be extended only one time for 12 months by a favorable vote by the body that granted the original approval, if



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 716 - 718 South Street

Zoning District: HRO Real Estate (RE) #: 00036870-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 402 Appelrouth Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: South Street Hospitality, LLC

Mailing Address: 830 Truman Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: ashishuf@yahoo.com

Description of Proposed Construction, Development, and Use: Amendment to Major development plan for site replacing existing buildings (21 units) with one building containing 17 units.

List and describe the specific variance(s) being requested:

Eight feet needed to allow for ADA access (elevator shaft) to green roof.

Three feet previously approved for entire roof structure.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Cross Easement (Res. No. 08-107) to allow for an ADA-accessible van parking

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

| Site Data Table | | | | |
|-------------------------------------|------------------|----------|----------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | HRO | | | |
| Flood Zone | X - AE 6 | | | |
| Size of Site | 13,743.6 sf | | | |
| Height | 30 feet | 33 ft | 38 ft | 8 ft |
| Front Setback | | | | |
| Side Setback | | | | |
| Side Setback | | | | |
| Street Side Setback | | | | |
| Rear Setback | | | | |
| F.A.R | | | | |
| Building Coverage | | | | |
| Impervious Surface | | | | |
| Parking | | | | |
| Handicap Parking | | | | |
| Bicycle Parking | | | | |
| Open Space/ Landscaping | | | | |
| Number and type of units | | | | |
| Consumption Area or Number of seats | | | | |

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City’s LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Special Conditions exist that are peculiar to the land, structure and building. This property is currently over dense and out of compliance with the code's dimensional regulations. The proposed project will bring it into better compliance.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Conditions were not created by the applicant. The applicant is seeking approval to bring the property further into compliance with the code.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred by the granting of this variance. The variance will allow for access of the green roof garden by people who need an elevator.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. If the variance is not granted, the green roof garden will not be accessible to those unable to use stairs.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

This variance is to allow only the portion of the structure related to the ADA access to exceed height.

City of Key West • Application for Variance

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Access to the green roof garden will not be injurious to the public welfare.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

No other existing nonconforming uses are considered as the basis for approval.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Authorization

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, Vasantlal Soni as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of South Street Hospitality, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier/ 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 on entity owner

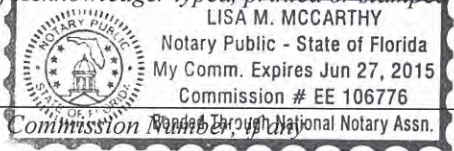
Subscribed and sworn to (or affirmed) before me on this April 01, 2014 by
date

Vasantlal Soni
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Lisa M. McCarthy
Name of Acknowledger typed, printed or stamped



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, Hansa Soni as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of South Street Hospitality, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier/ 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 of person with authority to execute documents on behalf on entity owner

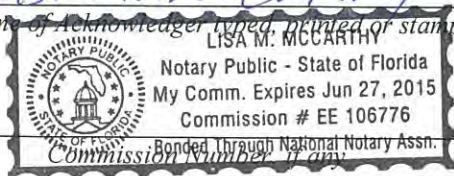
Subscribed and sworn to (or affirmed) before me on this April 01, 2014 by
date

Hansa Soni
Name of Authorized Representative

He She is personally known to me or has presented Florida Driver License as identification.


Notary's Signature and Seal

Lisa M. McCarthy
Name of Acknowledger typed, printed or stamped



Verification

**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:

716-718 South St.
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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 1, 2014 by
Owen J. Trepanier
Name of Authorized Representative
date

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

[Signature]
Notary's Signature and Seal
Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

Deed

42,901.000 10

Doc# 1956035 10/31/2013 1:58PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 13-278-Ganton

10/31/2013 1:58PM
DEED DOC STAMP CL: Krya \$20,300.00

[Space Above This Line For Recording Data]

Doc# 1956035
Bk# 2656 Pg# 1908

Warranty Deed

This Warranty Deed made this 31st day of October, 2013 between Denise Ganton, a married woman whose post office address is 2140 Robinson Road, Jackson, MI 49203, grantor, and South Street Hospitality, LLC, a Florida limited liability company whose post office address is 830 Truman Avenue, Key West, FL 33040, grantee:

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

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

Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows:

Commencing at the Southernmost corner of the Intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, said parcel being the NE'ly 32.15 feet of Lot 3 in Block 15 of Key West Investment Co's Subdivision as recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida; and said parcel being more particularly described as follows:

COMMENCE at the intersection of the SW'ly right-of-way line (ROWL) of William Street with the SE'ly ROWL of South Street and run thence SW'ly along the ROWL of the said South Street for a distance of 100.00 feet to the Point of Beginning the parcel of land being described herein, thence continue SW'ly along the SE'ly ROWL of the said South Street for a distance of 32.15 feet; thence SE'ly and at right angles for a distance of 104.00 feet; thence NE'ly and at right angles for a distance of 32.15 feet; thence NW'ly and at right angles for a distance of 104.00 feet back to the Point of Beginning.

Parcel Identification Number: 00037880-000100 / 00036870-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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, 2012.

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:

Amelia Gull
Witness Name: AMELIA GULL
Jon A. Nowinski
Witness Name: JON A. NOWINSKI

Denise Ganton (Seal)
Denise Ganton

Doc# 1956035
Bk# 2656 Pg# 1909

State of Michigan
County of Jackson

The foregoing instrument was acknowledged before me this 3 day of October, 2013 by Denise Ganton, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Laurei Fisher
Notary Public

Printed Name: Laurei Fisher

My Commission Expires: 11/08/2019



LAUREI FISHER
Notary Public, Jackson County, MI
My Commission Expires Nov. 8, 2019

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT A

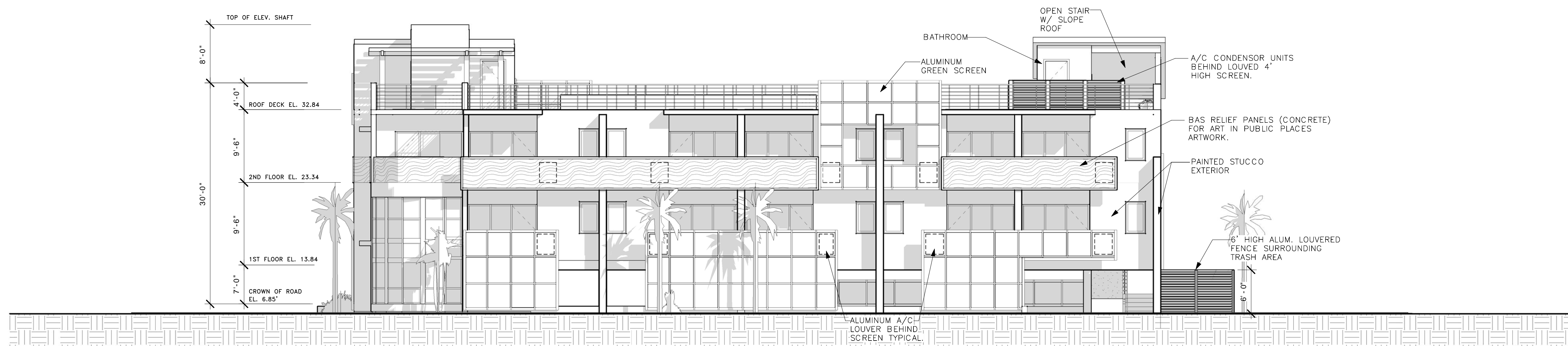
On the Island of Key West, and known as a part Lot One (1) and Two (2), of Square Fifteen (15), Tract Seventeen (17), as per plat recorded in Plat Book One (1), Page Sixty Nine (69) of the public records of Monroe County, Florida. COMMENCE at the intersection of the SW'ly right of way line of William Street with the SE'ly right of way line of South Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 10.00 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Williams Street for a distance of 25.00 feet; thence at right angles in a NE'ly direction for a distance of 16.00 feet; thence at right angles in a NW'ly direction for a distance of 25.00 feet; thence at right angles in a SW'ly direction for a distance of 16.00 feet back to the Point of Beginning.

EXHIBIT B

On the Island of Key West, and known as a part Lot One (1) and Two (2), of Square Fifteen (15), Tract Seventeen (17), as per plat recorded in Plat Book One (1), Page Sixty Nine (69) of the public records of Monroe County, Florida. COMMENCE at the intersection of the SW'ly right of way line of William Street with the SE'ly right of way line of South Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 10.00 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Williams Street for a distance of 25.00 feet; thence at right angles in a SW'ly direction for a distance of 1.00 feet; thence at right angles in a NW'ly direction for a distance of 25.00 feet; thence at right angles in a NE'ly direction for a distance of 1.00 feet back to the Point of Beginning.

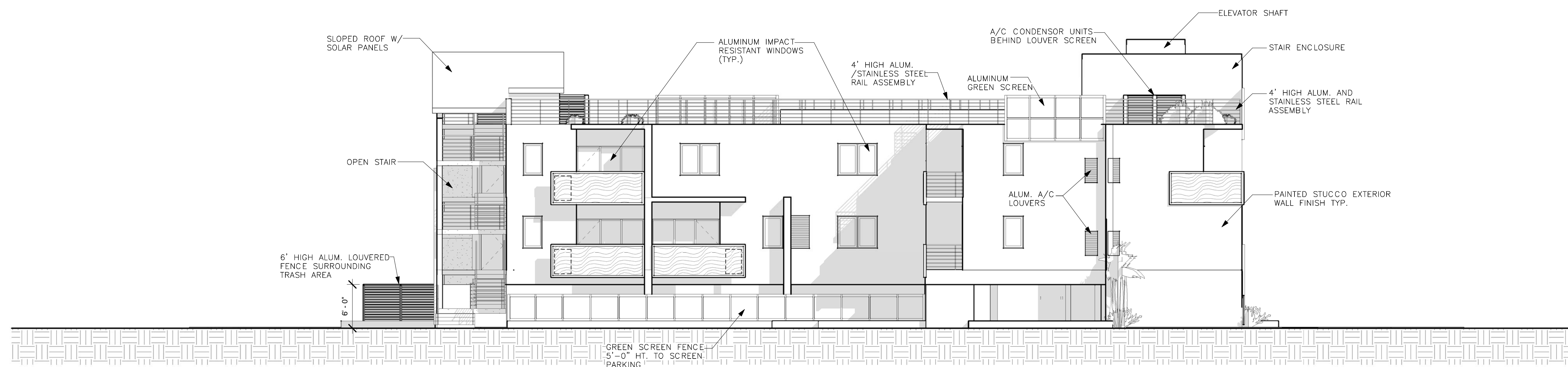
MONROE COUNTY
OFFICIAL RECORDS

Site Plans



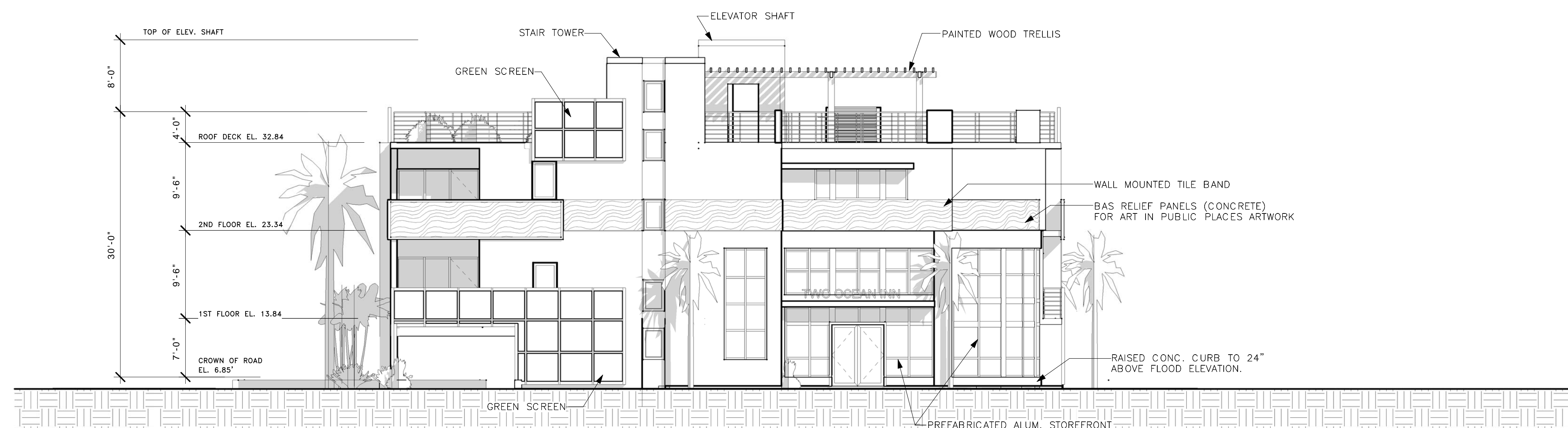
NORTH WEST ELEVATION- SOUTH ST. SIDE

1/8" = 1'-0"



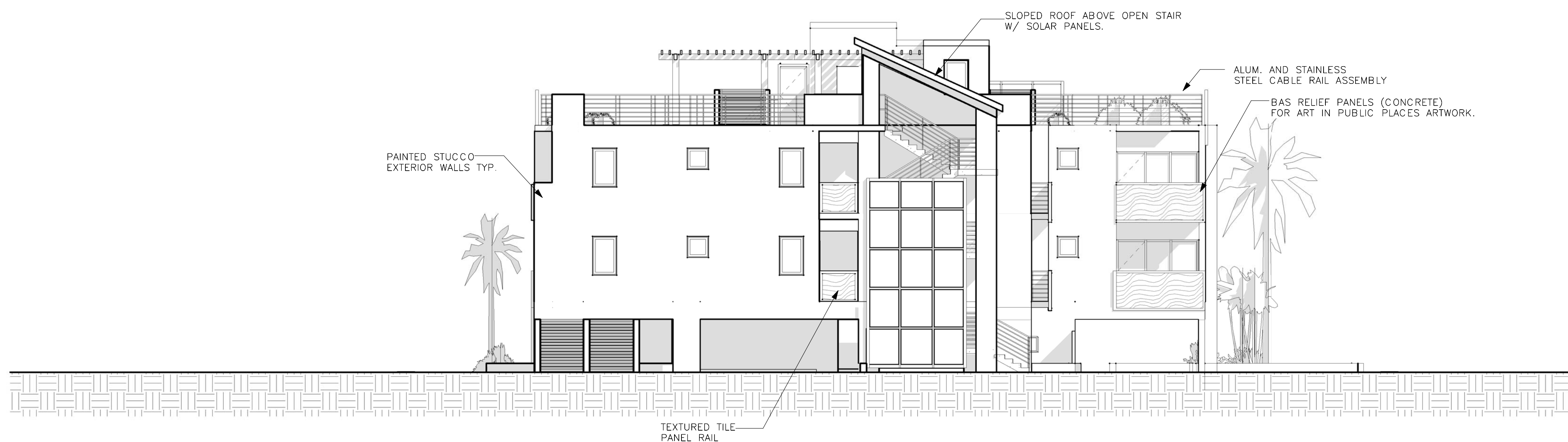
SOUTH EAST ELEVATION - GARDEN SIDE

1/8" = 1'-0"



NORTH EAST ELEVATION -WILLIAM ST. SIDE

1/8" = 1'-0"



SOUTH WEST ELEVATION

1/8" = 1'-0"

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

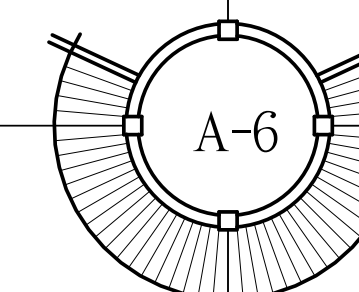
SEAL

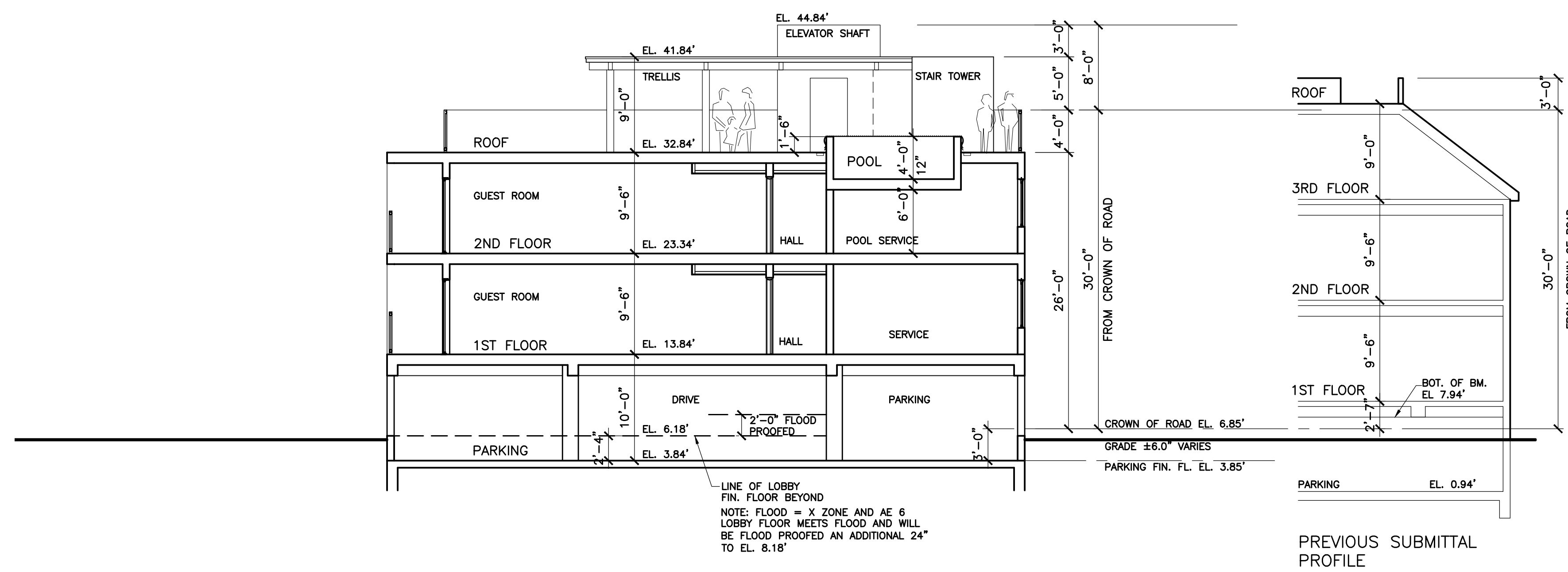
DATE
3-21-14 DRC
5-12-14 PL. BD.
8-25-14 HARC

REVISIONS

DRAWN BY
OE

PROJECT
NUMBER
1324





TWO OCEAN INN - 716, 718 SOUTH STREET

CONCEPTUAL SECTION

SCALE: 1/8"=1'-0"







TWO OCEAN INN



Site Photos







SEA SHOPS
Key West Youth Center

© 2013 Google

DRC Minutes/Comments

Development Review Committee Minutes

April 24, 2014 FINAL

7. **Height Variance – 716-718 South Street - (RE # 00036870-000000; AK # 1037681)** – A request for variance to maximum height in order to accommodate non-habitable hardware and utility structures as part of the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 90-395, 122-930(3) and 122-1149 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the height variance request.

The applicant, William Horn, Architect, gave members an overview of the height variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

BUILDING OFFICIAL:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa stated that the application needs original plans. She disclosed that she met with the applicants.

PLANNING DIRECTOR:

No comments.

ENGINEERING:

Ms. Ignaffo asked to please indicate how roof drains will be connected to stormwater management system and indicate how garage pump will operate, considering the depth of the water table in the exfiltration trench catch basin. Please estimate the volume of trash and recycle material to be produced for this proposed project, and provide dimensions for the quantity of solid waste material to be produced. Ensure trash and recycling area will be sufficient to meet the demands of this proposed development. Please show the clear zone sight distance at the intersection of South Street and William Street, noting unobstructed cross visibility shall be between 30 inches and six feet above the sidewalk grade.

TRANSPORTATION:

Mr. Whitaker stated that Key West transit will be able to travel safely during construction.

FIRE DEPARTMENT:

Mr. Barroso needs more information regarding the life safety plan.

URBAN FORESTRY MANAGER:

See major development plan comments.

KEYS ENERGY:



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

April 23, 2014

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF April 24, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 24, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 1112 Southard Street – Variance
COMMENT: KEYS has no objections to the variance request, however the customer will need to get in contact with KEYS about upgrading their riser to avoid possible code violations.
2. LOCATION: 1404 Olivia Street - Variance
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 808 Olivia Street - Variance
COMMENT: KEYS has no objections to the variance request.
4. LOCATION: 900 Packer Street - Variance
COMMENT: KEYS has no objections to the variance request.
5. LOCATION: 500 Duval Street - Variance
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 716-718 South Street – Major Development Plan
COMMENT: KEYS has no objections to the major development plan. KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about the location of underground facilities and other requirements.
7. LOCATION: 716-718 South Street – Height Variance
COMMENT: KEYS has no objections to the height variance request.

8. LOCATION: 2323 Staples Avenue – Variance
COMMENT: KEYS has no objections to the variance request.
9. LOCATION: 1516 Dennis Street – Transient License Transfer
COMMENT: KEYS has no objections to transient license transfer.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,



Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/mpd

Copied via electronic mail:

L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering & Control
A. Tejada, Director of Customer Services
File: PLI-132



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Engineering Services Comments
Development Review Committee
April 24, 2014

**2323 Staples Avenue
Detached Habitable Space Variance**

No comments.

**1112 Southard Street
Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back onto property.
Solid waste and recycle storage area shall be provided and/or maintained.

**1404 Olivia Street
Impervious Surface, Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back into swale.

**808 Olivia Street
Impervious Surface Variance**

Install and direct roof gutter downspouts back onto property.

**900 Packer Street
Impervious Surface, Front and Side-yard Setback Variance**

1. Property record card lists two addresses for this property; 846 Olivia Street and 900 Packer Street. Pursuant to Sec. 66-87, business tax is required for rental property. Please contact the Building Department to make an appointment to confirm second unit has been removed.
2. Pursuant to Sec. 108-452, clear zone sight distances at the intersection of right-of-ways shall be measured 30ft along each property line. Existing landscaping, located in the Packer Street right-of-way conflicts with Sec. 108-452.

**500 Duval Street
Side-yard Setback Variance**

No comments.

**716-718 South Street
Major Development Plan and Maximum Height Variance**

1. Please indicate how roof drains will be connected to stormwater management system.
2. Please indicate how garage pump will operate, considering the depth of the water table in the exfiltration trench catchbasin.
3. Please estimate the volume of trash and recycle material to be produced for this proposed project, and provide dimensions for the quantity of solid waste material to be produced. Ensure trash and recycling area will be sufficient to meet the demands of this proposed development.
4. Please show the clear zone sight distance at the intersection of South Street and William Street, noting unobstructed cross visibility shall be between 30 inches and six feet above the sidewalk grade.

**1516 Dennis Street to 1124 Duval Street
Transient License Transfer rev. 04.10.2014**

No comments.

SunBiz Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

SOUTH STREET HOSPITALITY, LLC.

Filing Information

Document Number L13000124834
FEI/EIN Number 46-3579496
Date Filed 09/04/2013
State FL
Status ACTIVE

Principal Address

830 TRUMAN AVENUE
KEY WEST, FL 33040

Mailing Address

830 TRUMAN AVENUE
KEY WEST, FL 33040

Registered Agent Name & Address

SONI, VASANTLAL
1301 ASHBY STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGRM

SONI, VASANTLAL
1301 ASHBY STREET
KEY WEST, FL 33040

Title MGRM

SONI, HANSA
1301 ASHBY STREET
KEY WEST, FL 33040

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2014 | 02/01/2014 |

Document Images

[02/01/2014 -- ANNUAL REPORT](#)

View image in PDF format

[09/04/2013 -- Florida Limited Liability](#)

View image in PDF format

[Frs | WikwE #lqg#Subydf | #SrofIly](#)

V wdw#r #H crulgd/#G hsdwp hqwh#i# wdw

**Property Appraiser
Record Card**



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: **1037681** Parcel ID: **00036870-000000**

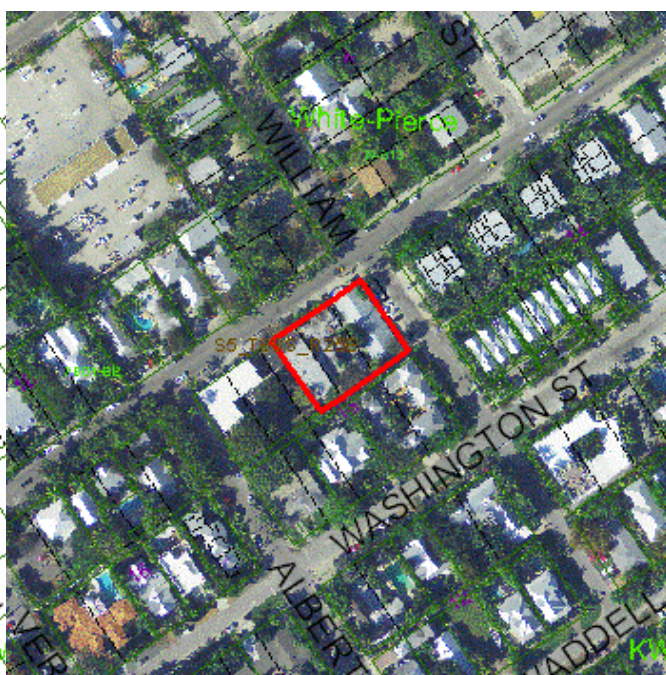
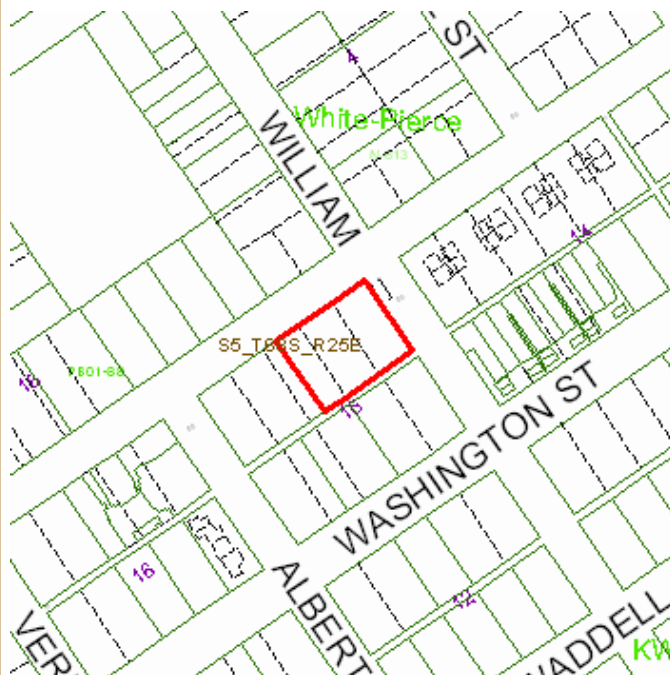
Ownership Details

Mailing Address:
SOUTH STREET HOSPITALITY LLC
830 TRUMAN AVE
KEY WEST, FL 33040-6426

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 718 SOUTH ST KEY WEST
Legal Description: KW INVESTMENT CO SUB PB1-69 PT LT 3 SQR 15 TR 17 AND KW WHITE AND PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17 OR53-405/06 OR171-294/95 OR471-633-634 OR655-249 OR746-171/72 OR752-1262/64 OR881-77 OR1007-699/700 OR1007-701/02 OR1121-759/60 OR1162-280/81 OR1410-1439/40 OR1663-707/08 OR2106-2411/13 OR2366-2352/58(RES NO 08-107) OR2656-1908/09

[Click Map Image to open interactive viewer](#)



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|--------------|
| 100D - COMMERCIAL DRY | | | 13,743.00 SF |

Building Summary

Number of Buildings: 4
Number of Commercial Buildings: 4
Total Living Area: 7270
Year Built: 1948

Building 1 Details

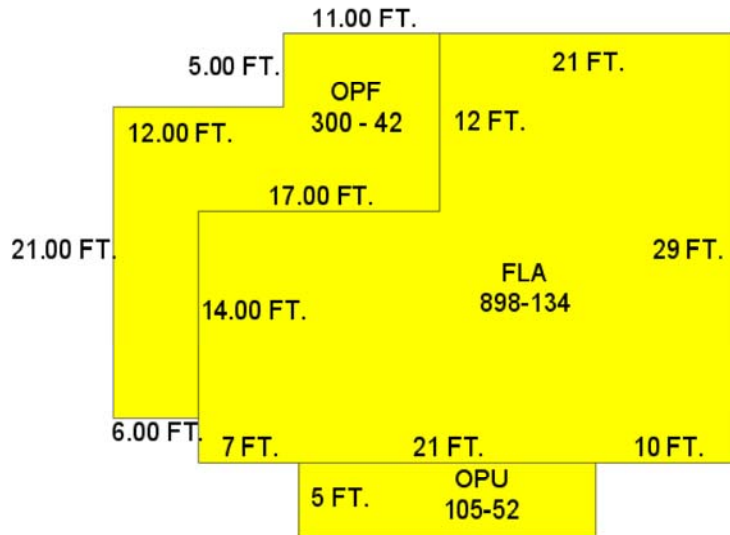
| | | |
|-------------------------|-----------------------|----------------------------|
| Building Type | Condition A | Quality Grade 350 |
| Effective Age 19 | Perimeter 134 | Depreciation % 23 |
| Year Built 1948 | Special Arch 0 | Grnd Floor Area 898 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions:

| | | |
|------------------|-------------------|-------------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | | | |
|------------|----|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 0 | Garbage Disposal | 0 |
| 4 Fix Bath | 0 | Compactor | 0 |
| 5 Fix Bath | 0 | Security | 0 |
| 6 Fix Bath | 0 | Intercom | 0 |
| 7 Fix Bath | 0 | Fireplaces | 0 |
| Extra Fix | 18 | Dishwasher | 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | OPU | | 1 | 1990 | | | | | 105 |
| 2 | FLA | | 1 | 1990 | | | | | 898 |

| | | | | |
|---|-----|---|------|-----|
| 3 | OPF | 1 | 1990 | 300 |
|---|-----|---|------|-----|

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 4702 | HOTEL/MOTEL C | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 1263 | C.B.S. | 100 |

Building 2 Details

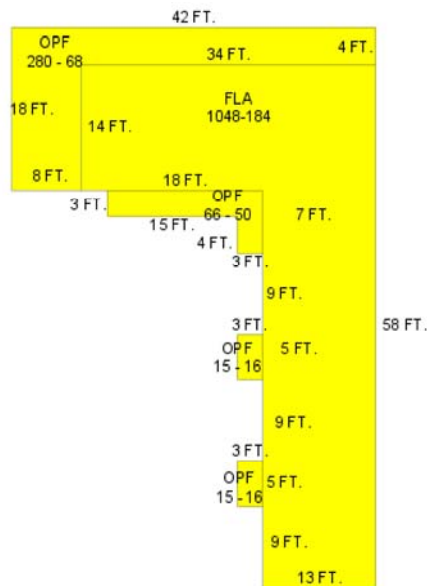
| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type | Condition A | Quality Grade 350 |
| Effective Age 19 | Perimeter 184 | Depreciation % 23 |
| Year Built 1948 | Special Arch 0 | Grnd Floor Area 1,048 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions:

| | | |
|------------------|-------------------|-------------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | | | |
|------------|----|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 0 | Garbage Disposal | 0 |
| 4 Fix Bath | 0 | Compactor | 0 |
| 5 Fix Bath | 0 | Security | 0 |
| 6 Fix Bath | 0 | Intercom | 0 |
| 7 Fix Bath | 0 | Fireplaces | 0 |
| Extra Fix | 12 | Dishwasher | 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | | 1 | 1990 | | | | | 1,048 |
| 2 | OPF | | 1 | 1990 | | | | | 280 |

| | | | | |
|---|-----|---|------|----|
| 3 | OPF | 1 | 1990 | 66 |
| 4 | OPF | 1 | 1990 | 15 |
| 5 | OPF | 1 | 1990 | 15 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 4704 | HOTEL/MOTEL C | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 1264 | C.B.S. | 100 |

Building 3 Details

Building Type
 Effective Age 19
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 240
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 23
 Grnd Floor Area 2,304

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 30

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|------|
| | | | | | | | | |

| | | | | |
|---|-----|---|------|-------|
| 1 | OPF | 1 | 1990 | 445 |
| 2 | FLA | 1 | 1990 | 2,304 |
| 3 | OPF | 1 | 1990 | 480 |
| 4 | SBF | 1 | 1990 | 180 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | 4707 | HOTEL/MOTEL C | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| 1265 | C.B.S. | 100 |

Building 4 Details

| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type | Condition A | Quality Grade 350 |
| Effective Age 19 | Perimeter 376 | Depreciation % 23 |
| Year Built 1963 | Special Arch 0 | Grnd Floor Area 3,020 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions:

| | | |
|------------------|-------------------|-------------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | | | |
|------------|----|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 0 | Garbage Disposal | 0 |
| 4 Fix Bath | 0 | Compactor | 0 |
| 5 Fix Bath | 0 | Security | 0 |
| 6 Fix Bath | 0 | Intercom | 0 |
| 7 Fix Bath | 0 | Fireplaces | 0 |
| Extra Fix | 24 | Dishwasher | 0 |

Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 0 | FLA | | 1 | 1963 | | | | | 1,458 |
| 0 | FLA | | 1 | 1963 | | | | | 1,562 |
| 0 | OUF | | 1 | 1963 | | | | | 55 |
| 0 | OUF | | 1 | 1963 | | | | | 280 |
| 0 | OUF | | 1 | 1963 | | | | | 128 |
| 0 | SBF | | 1 | 1963 | | | | | 100 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | | HOTEL/MOTEL B | 100 | N | Y |
| | | HOTEL/MOTEL B | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------|--------|
| | C.B.S. | 50 |
| | CUSTOM | 50 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | FN2:FENCES | 222 SF | 37 | 6 | 1988 | 1989 | 2 | 30 |
| 2 | AC2:WALL AIR COND | 6 UT | 0 | 0 | 1983 | 1984 | 1 | 20 |
| 3 | UB3:LC UTIL BLDG | 20 SF | 5 | 4 | 1981 | 1982 | 1 | 30 |

Appraiser Notes

| |
|--|
| OR2366-2352/2358(RES NO 08-107) EASEMENT FOR ADA ACCESSIBLE PARKING SPACE ON CITY OF KEY WEST'S RIGHT OF WAY |
| BLDG #3 HAS THE OFFICE AND IS LEFT OF #1 |
| 2004-07-27-ASKING \$4,500,000 FROM THE KW CITIZEN FOR MOTEL & YOUTH HOSTEL AND 21 TRANSIENT LICENSES. FOUR BUILDS TOTAL 7300SF ON A 13,744SF CORNER LOT.-SKI |
| BLDG #1 IS RIGHT OF OFFICE |
| AK 8785682 (RE 00037880-000100) IS NOW COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES, COMPLETED FOR THE 2014 TAX ROLL. (1/16/2014 SCJ) |
| BLDG #2 IS DIRECTLY BEHIND #1 |

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|---------|-------------|----------------|--------|-------------|--------------------|
| | E950172 | 01/01/1995 | 09/01/1995 | 800 | | MINIMUM ELECTRIC |
| | E950983 | 03/01/1995 | 09/01/1995 | 1,000 | | LIGHT FIXTURES |
| | 9604076 | 10/01/1996 | 12/01/1996 | 3,600 | | ROOF |
| | 03-4068 | 12/02/2003 | 12/31/2003 | 2,000 | | ELECTRICAL UPGRADE |
| | 04-0217 | 01/29/2004 | 10/22/2004 | 5,500 | | 200 AMP + POLE |

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 | 915,397 | 1,307 | 714,250 | 2,169,956 | 2,169,956 | 0 | 2,169,956 |
| 2013 | 512,423 | 1,307 | 636,513 | 1,906,050 | 1,906,050 | 0 | 1,906,050 |
| 2012 | 512,423 | 1,307 | 636,513 | 2,131,469 | 1,797,791 | 0 | 2,131,469 |
| 2011 | 539,042 | 1,307 | 1,094,007 | 1,634,356 | 1,634,356 | 0 | 1,634,356 |
| 2010 | 539,042 | 1,307 | 1,144,000 | 1,684,349 | 1,684,349 | 0 | 1,684,349 |
| 2009 | 565,662 | 1,307 | 1,344,200 | 1,911,169 | 1,911,169 | 0 | 1,911,169 |
| 2008 | 565,662 | 1,307 | 1,768,000 | 1,849,601 | 1,849,601 | 0 | 1,849,601 |
| 2007 | 454,566 | 1,307 | 1,768,000 | 1,849,601 | 1,849,601 | 0 | 1,849,601 |
| 2006 | 465,262 | 1,330 | 936,000 | 1,644,879 | 1,644,879 | 0 | 1,644,879 |
| 2005 | 465,262 | 1,361 | 676,000 | 1,424,913 | 1,424,913 | 0 | 1,424,913 |
| 2004 | 464,309 | 1,385 | 520,000 | 1,424,913 | 1,424,913 | 0 | 1,424,913 |
| 2003 | 464,309 | 1,408 | 228,800 | 1,424,913 | 1,424,913 | 0 | 1,424,913 |
| 2002 | 464,309 | 1,439 | 228,800 | 1,357,060 | 1,357,060 | 0 | 1,357,060 |
| 2001 | 464,309 | 1,462 | 228,800 | 1,357,060 | 1,357,060 | 0 | 1,357,060 |
| 2000 | 464,309 | 1,162 | 215,800 | 1,357,060 | 1,357,060 | 0 | 1,357,060 |
| 1999 | 501,193 | 1,176 | 215,800 | 952,262 | 952,262 | 0 | 952,262 |
| 1998 | 334,130 | 1,186 | 215,800 | 791,173 | 791,173 | 0 | 791,173 |
| 1997 | 334,130 | 1,196 | 195,000 | 650,058 | 650,058 | 0 | 650,058 |
| 1996 | 246,801 | 1,210 | 195,000 | 605,196 | 605,196 | 0 | 605,196 |
| 1995 | 246,801 | 1,340 | 195,000 | 605,196 | 605,196 | 0 | 605,196 |
| 1994 | 246,801 | 1,470 | 195,000 | 601,354 | 601,354 | 0 | 601,354 |
| 1993 | 246,801 | 1,603 | 195,000 | 631,074 | 631,074 | 0 | 631,074 |
| 1992 | 246,801 | 1,734 | 195,000 | 631,074 | 631,074 | 0 | 631,074 |
| 1991 | 246,801 | 1,864 | 195,000 | 631,074 | 631,074 | 0 | 631,074 |
| 1990 | 213,396 | 0 | 158,600 | 631,074 | 631,074 | 0 | 631,074 |
| 1989 | 213,396 | 0 | 156,000 | 631,074 | 631,074 | 0 | 631,074 |
| 1988 | 64,754 | 0 | 65,000 | 129,754 | 129,754 | 0 | 129,754 |
| 1987 | 63,650 | 0 | 42,307 | 105,957 | 105,957 | 0 | 105,957 |
| 1986 | 63,598 | 0 | 40,435 | 104,033 | 104,033 | 0 | 104,033 |
| 1985 | 62,281 | 0 | 23,660 | 85,941 | 85,941 | 0 | 85,941 |
| 1984 | 61,153 | 0 | 23,660 | 84,813 | 84,813 | 0 | 84,813 |
| 1983 | 61,153 | 0 | 23,660 | 84,813 | 84,813 | 0 | 84,813 |
| 1982 | 57,321 | 0 | 22,932 | 80,253 | 80,253 | 0 | 80,253 |

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 |
|------------|----------------------------|-----------|------------|---------------|
| 10/29/2013 | 2656 / 1908 | 2,900,000 | WD | Q |
| 4/21/2005 | 2106 / 2411 | 4,190,000 | WD | M |
| 11/20/2000 | 1663 / 0707 | 452,900 | WD | M |
| 2/1/1990 | 1121 / 759 | 655,000 | WD | Q |
| 3/1/1987 | 1007 / 701 | 275,000 | WD | M |
| 5/1/1983 | 881 / 77 | 180,000 | WD | M |

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