



# Application For Variance

City of Key West, Florida • Planning Department

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

**RECEIVED**

DEC 31 2014

**CITY OF KEY WEST  
PLANNING DEPT.**

**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: 1212-1222 Simonton Street

Zoning District: HNC-1 Real Estate (RE) #: 00028730-000000 &

Property located within the Historic District?  Yes  No 00028750-000000

APPLICANT:  Owner  Authorized Representative

Name: Owen Trepanier

Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040

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

Email: Owen@OwenTrepanier.com

### PROPERTY OWNER: (if different than above)

Name: Casa Marina - 1220 Simonton Street LLC

Mailing Address: 6000 Executive Blvd.

City: Rockville State: MD Zip: 20852-3853

Home/Mobile Phone: 301-881-5003 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: mlm@meiselholdings.com

### Description of Proposed Construction, Development, and Use:

Construction of an elevator shaft on the second floor roof deck on a newly constructed hotel.

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

Variance to height for a total 5'2"

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

4

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	HNC-1			
Flood Zone				
Size of Site				
Height	35'	28'	40'2"	5'2"
Front Setback	5'	3.3'	5'	None required
Side Setback (United)	7.5'	7.5'	7.5'	None required
Side Setback (Louisa)	7.5'	5'	7.5'	None required
Street Side Setback				None required
Rear Setback	15'	.6'	15'	None required
F.A.R	1.0		.40	None required
Building Coverage	50% (10,429 sq ft)	41% (8,572 sq ft)	59% (10,183 sq ft)	None required
Impervious Surface	60% (12,514 sq ft)	>90%	60% (12,514 sq ft)	None required
Parking				None required
Handicap Parking				None required
Bicycle Parking				None required
Open Space/ Landscaping				None required
Number and type of units				None required
Consumption Area or Number of seats				None required

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](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 do exist that are peculiar to the land, structure and building. The variance is being requested for an uninhabited portion of a second floor roof deck elevator shaft. The portion of the shaft that is above the height limit will have no human occupation whatsoever. The purpose of the elevator shaft is to provide handicap access to the second floor roof deck.

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. Florida building code requires the requested height for the elevator shaft. ADA law and the owners intent for the roof deck use requires that access be provided for handicapped guests.

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 granting this variance. the variance will allow for access top the second floor roof deck area by allowing the construction of the elevator shaft to the height required by Florida Building Code standards.

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 do exist. If the variance is not granted handicapped guest will not have access to the second floor roof deck amenities. The portion of the elevator shaft that is above the maximum height requirement has no human occupation or use associated with it and is only exceeding the height limit by 5'2" to allow for elevator access to the second floor roof deck.

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 only to allow a portion of the structure which will have no human use or occupation, as is the minimum variance necessary to allow for ADA access.

# Verification

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

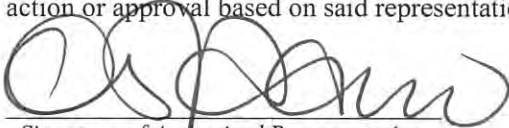
I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates, Inc.  
*(print name of entity serving as Authorized Representative)*

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:

1200 Simonton Street

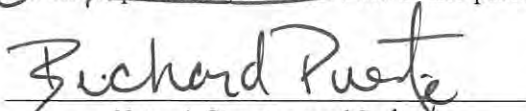
*Street Address of subject property*

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 06/02/14 by  
*date*  
Owen Trepanier, President  
*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*

# **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, Joel Meisel as  
*Please Print Name of person with authority to execute documents on behalf of entity*

MANAGING MEMBER of Casa Marina - 1220 Simonton Street LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize 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.

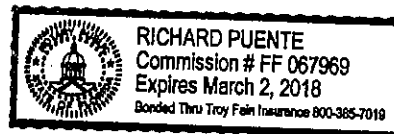
[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this January 20<sup>th</sup> 2015  
*Date*

by Mr. Joel Meisel  
*Name of person with authority to execute documents on behalf on entity owner*

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

Richard Puente  
*Notary's Signature and Seal*



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

FF 067969  
*Commission Number, if any*

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, MARVIN M. MELL as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Vice President of Harborside Motel & Marina, Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Meisel Holding FL, LLC, Trepanier & Assoc. Inc. Pike Architect  
*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 3-12-14 by  
*date*

MARVIN M. MELL  
*Name of Authorized Representative*

She is personally known to me or has presented Florida D.L. as identification.

*[Signature]*  
*Notary's Signature and Seal*

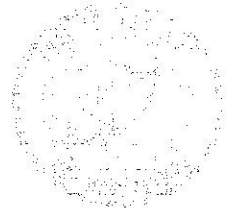


Name of

*Commission Number, if any*



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, Brad Rivet as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Rivet Enterprises, Inc  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize 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.

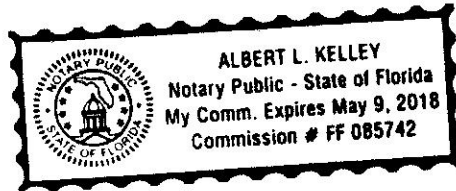
[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this Jun 9, 2014 by  
*date*

Brad Rivet  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*



Albert L. Kelley  
*Name of Acknowledger typed, printed or stamped*

FF 085742  
*Commission Number, if any*

## Detail by Entity Name

### Florida Limited Liability Company

CASA MARINA - 1220 SIMONTON STREET, LLC

### Filing Information

<b>Document Number</b>	L14000105683
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	07/02/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Effective Date</b>	07/02/2014

### Principal Address

6000 EXECUTIVE BLVD.  
700  
ROCKVILLE, MD 20852

### Mailing Address

6000 EXECUTIVE BLVD.  
700  
ROCKVILLE, MD 20852

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MEISEL, JOEL S  
6000 EXECUTIVE BLVD, SUITE 700  
ROCKVILLE, MD 20852

### Annual Reports

**No Annual Reports Filed**

**Deed**

Doc# 1996660 09/05/2014 2:29PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

09/05/2014 2:29PM  
DEED DOC STAMP CL: Krys \$45,237.50

Prepared by and return to:

Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 13-559-EJ  
Will Call No.:

Doc# 1996660  
Bk# 2701 Pg# 1900

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 3rd day of September, 2014 between Harborside Motel & Marina Inc., a Florida corporation whose post office address is 903 Eisenhower Drive, Key West, FL 33040, grantor, and Casa Marina - 1220 Simonton Street, LLC a Florida limited liability company whose post office address is 6000 Executive Blvd., Rockville, MD 20852, grantee:

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

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

**See Attached Exhibit "A"**

**Parcel Identification Number: 00028730-000000**

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

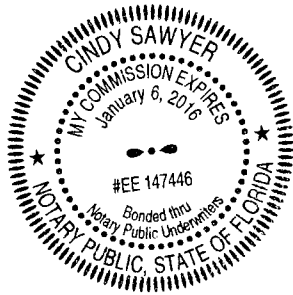
Alia V Stone  
Witness Name: \_\_\_\_\_  
Cindy Sawyer  
Witness Name: \_\_\_\_\_

Harborside Motel & Marina Inc., a Florida corporation  
By: Andreas Kwoke  
Andreas Kwoke, President

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of September, 2014 by Andreas Kwoke, President of Harborside Motel & Marina, Inc., a Florida corporation, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Cindy Sawyer  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Doc# 1996660  
Bk# 2701 Pg# 1902

1212 Simonton Street

PARCEL 1:

On the Island of Key West and in part of Tract Eleven (11) according to W. A. Whitehead's Map of said Island delineated in February, 1829, better known according to D. T. Sweeney's Subdivision of Lots One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11), recorded in Book 'L' Deeds, Page 215, of Monroe County Records, as Lots Twenty-Three (23) and Twenty-Seven (27).

PARCEL 2:

On the Island of Key West and known on Wm. A. Whitehead's Map, delineated in February, 1829, as part of Tract Eleven (11), but better known according to D. T. Sweeney's subdivision of Lots One (1), Two (2), Three (3) and Four (4) in Square Eight (8) of Tract Eleven (11), recorded in Book 'L' Deeds, Page 215, Monroe county Records, as Lot Twenty-Four (24), having a front on Simonton Street of 48 feet and extending back at right angles with Simonton Street 100 feet.

Doc# 1996660 09/05/2014 2:29PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

09/05/2014 2:29PM  
DEED DOC STAMP CL: Krys \$45,237.50

Prepared by and return to:

Spottswood, Spottswood & Spottswood  
500 Fleming Street  
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**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:

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**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:

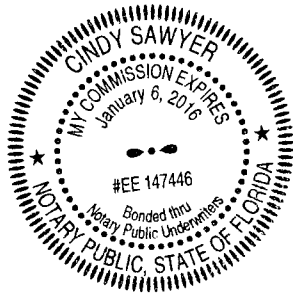
Alia V Stone  
Witness Name: \_\_\_\_\_  
Cindy Sawyer  
Witness Name: \_\_\_\_\_

Harborside Motel & Marina Inc., a Florida corporation  
By: Andreas Kwoke  
Andreas Kwoke, President

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of September, 2014 by Andreas Kwoke, President of Harborside Motel & Marina, Inc., a Florida corporation, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Cindy Sawyer  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Doc# 1996660  
Bk# 2701 Pg# 1902

1212 Simonton Street

PARCEL 1:

On the Island of Key West and in part of Tract Eleven (11) according to W. A. Whitehead's Map of said Island delineated in February, 1829, better known according to D. T. Sweeney's Subdivision of Lots One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11), recorded in Book 'L' Deeds, Page 215, of Monroe County Records, as Lots Twenty-Three (23) and Twenty-Seven (27).

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# **Property Appraiser Information**

## Detail by Entity Name

### Florida Limited Liability Company

CASA MARINA - 1220 SIMONTON STREET, LLC

### Filing Information

<b>Document Number</b>	L14000105683
<b>FEI/EIN Number</b>	NONE
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700  
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### Mailing Address

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ROCKVILLE, MD 20852

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MEISEL, JOEL S  
6000 EXECUTIVE BLVD, SUITE 700  
ROCKVILLE, MD 20852

### Annual Reports

**No Annual Reports Filed**



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

**Exhibit C**

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

The Offices of the Property Appraiser will be closed Monday the 19th for Martin Luther King Jr. Day.

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: 1029513 Parcel ID: 00028730-000000

**Ownership Details**

**Mailing Address:**

CASA MARINA - 1220 SIMONTON STREET LLC  
 6000 EXECUTIVE BLVD  
 ROCKVILLE, MD 20852-3853

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS

**Millage Group:** 10KW

**Affordable Housing:** No

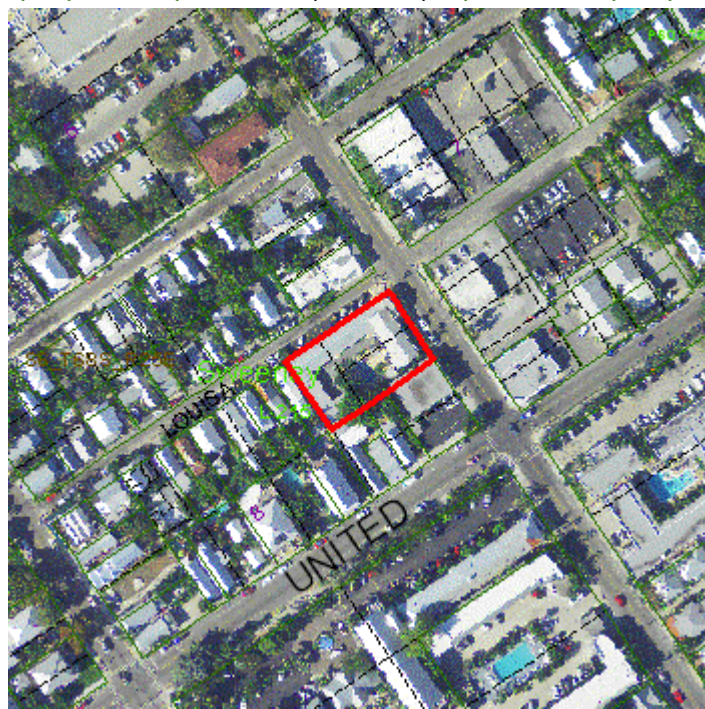
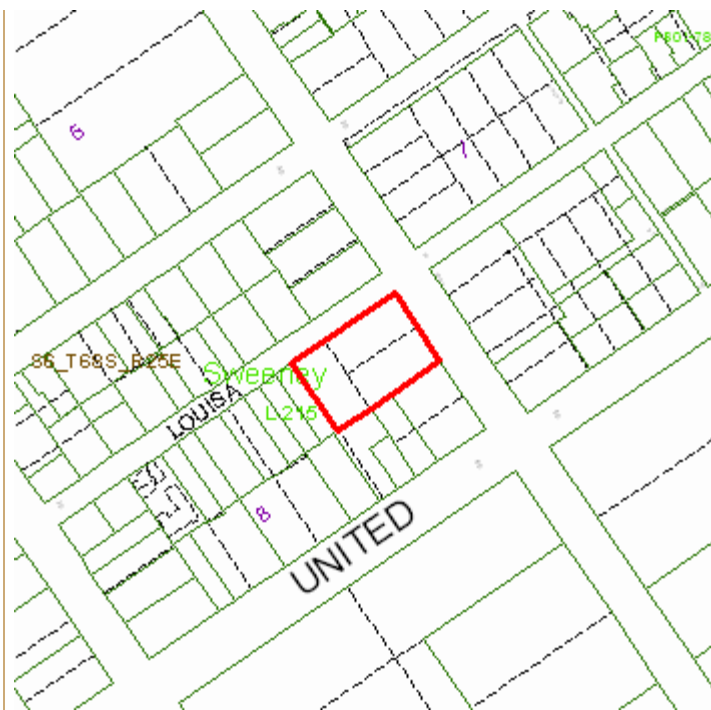
**Section-Township-Range:** 06-68-25

**Property Location:** 1212 SIMONTON ST Unit Number: 20 KEY WEST

**Legal Description:** KW LOTS 23 24 AND 27 SQR 8 TR 11 G42-193/94 G43-414/15 G48-112/13 OR359-6/7 OR532-556 OR667-532 OR680-587/589 OR770-386/388 OR811-22/24 OR864-1949/1950C/T OR898-132 OR937-2154 OR1010-2043/44 OR2701-1900/01

**Click Map Image to open interactive viewer**

**Exhibit C**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	96	147	14,120.00 SF

**Building Summary**

**Number of Buildings:** 3  
**Number of Commercial Buildings:** 3  
**Total Living Area:** 6871  
**Year Built:** 1948

**Exhibit C**

**Building 1 Details**

**Building Type**  
**Effective Age** 32  
**Year Built** 1948  
**Functional Obs** 0

**Condition F**  
**Perimeter** 336  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 400  
**Depreciation %** 40  
**Grnd Floor Area** 3,143

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

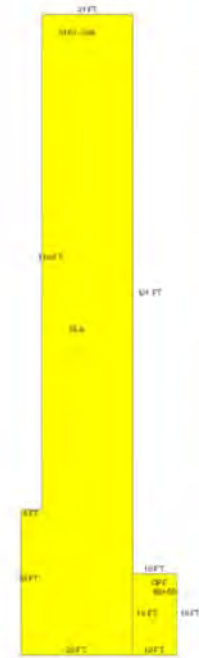
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 10  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**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	FLA		1	1947					3,143
2	OPF		1	1947					180

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4030	HOTEL/MOTEL B	100	N	Y
	4031	OPF	100	N	N

**Exterior Wall:**

**Exhibit C**

Interior Finish Nbr	Type	Area %
1073	C.B.S.	100

**Building 2 Details**

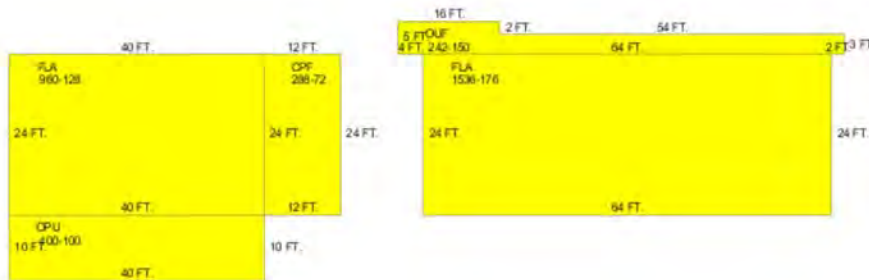
<b>Building Type</b>	<b>Condition</b> <u>F</u>	<b>Quality Grade</b> 450
<b>Effective Age</b> 32	<b>Perimeter</b> 304	<b>Depreciation %</b> 40
<b>Year Built</b> 1958	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,496
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 18	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>CPF</u>		1	1987					288
2	<u>FLA</u>		1	1987					960
3	<u>FLA</u>		1	1987					1,536
4	<u>OUF</u>		1	1987					242

**Exhibit C**

5	<u>OPU</u>	1	1987	400
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**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4032	CPF	100	N	N
	4033	HOTEL/MOTEL B	100	N	N
	4034	HOTEL/MOTEL B	100	N	N
	4035	OUF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1074	AB AVE WOOD SIDING	38
1075	C.B.S.	62

**Building 3 Details**

**Building Type**  
**Effective Age** 32  
**Year Built** 1958  
**Functional Obs** 0

**Condition** F  
**Perimeter** 204  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 400  
**Depreciation %** 40  
**Grnd Floor Area** 1,232

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

**Roof Cover**  
**Heat 2**  
**Heat Src 2**

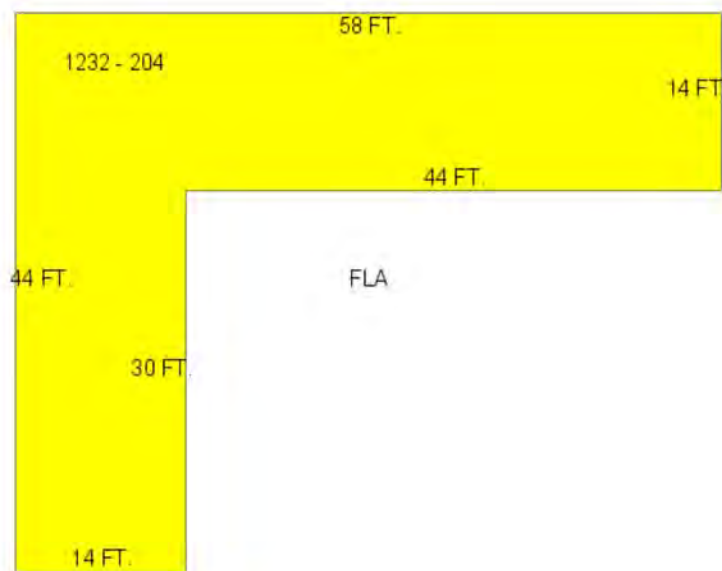
**Foundation**  
**Bedrooms** 0

**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** 18

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



**Exhibit C****Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1947					1,232

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4036	HOTEL/MOTEL B	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1076	AB AVE WOOD SIDING	38
1077	C.B.S.	62

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	295 SF	59	5	1977	1978	5	30
2	PO6:COMM POOL	450 SF	0	0	1976	1977	3	50
3	PT3:PATIO	880 SF	0	0	1976	1977	2	50
4	AP2:ASPHALT PAVING	2,984 SF	0	0	1975	1976	2	25

**Exhibit C****Appraiser Notes**

2003-01-16-SKI 22 MOTEL ROOMS

TPP 8517220 - SPINDRIFT MOTEL

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	04/20/2010	07/12/2010	2,429	Commercial	REPLASTER POOL
10-1819	06/02/2010		7,200	Commercial	REPLACE/INSTALL 12 SQS. WHITE M/B RUBBER ROLL ROOFING
10-2904	09/03/2010		2,300	Commercial	REMOVE FALSE PICKETS ON PARAPHET WALL APPROX 42LF BY 3-6" H. PATCH CRACKS IN STUCCO AND PAINT TO MATCH ORIGINAL COLOR.
08-1097	04/14/2008		2,400	Commercial	INSTALL 5 V-CRIMP METAL ROOF OVER SMALL STORAGE ROOM.
10-1246	04/20/2010		2,429	Commercial	REPLASTER COMMERCIAL SWIMMING POOL 79LF
1 B95-1605	05/01/1995	12/01/1995	1,000	Commercial	REPAIRS
2 96-1792	04/01/1996	08/01/1996	1,600	Commercial	RENOVATIONS
3 96-1783	04/01/1996	08/01/1996	400	Commercial	PAINTING
4 96-2005	05/01/1996	08/01/1996	27,160	Commercial	ELECTRIC
5 97-4246	12/19/1997	12/31/1997	2,000	Commercial	REPLACE ROOF
6 98-1253	04/22/1998	12/31/1998	3,500	Commercial	PAINT EXTERIOR
7 99-1686	05/25/1999	11/18/1999	150	Commercial	SIGN MAINTENANCE
8 99-2335	07/09/1999	11/18/1999	14,500	Commercial	INSTALL EMERG GENERATOR
9 99-2972	08/20/1999	11/18/1999	1,500	Commercial	ELECTRICAL
10 99-3251	10/22/1999	11/18/1999	14,250	Commercial	NEW POOL PUMP PACKAGE
11 06-6571	12/07/2006		4,800	Commercial	7 SQS OF V-CRIMP ROOFING
12 07-1293	03/16/2007		12,800	Commercial	INSTALL 27 SQS OF V-CRIMP ROOFING

**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	844,114	22,421	491,122	2,194,624	2,194,624	0	2,194,624
2013	844,114	22,421	491,122	2,126,492	2,126,492	0	2,126,492
2012	844,114	22,421	491,122	2,126,492	2,126,492	0	2,126,492
2011	892,349	22,421	491,122	2,054,582	2,054,582	0	2,054,582
2010	892,349	22,421	456,563	2,054,582	2,054,582	0	2,054,582
2009	928,526	22,421	1,161,370	2,209,228	2,209,228	0	2,209,228
2008	928,526	22,421	1,284,920	2,209,228	2,209,228	0	2,209,228
2007	747,713	18,263	1,235,500	2,241,122	2,241,122	0	2,241,122
2006	763,798	18,998	1,200,200	2,280,711	2,280,711	0	2,280,711

Year	Value	Area	Value	Value	Value	Value	Value
2005	763,798	19,733	988,400	2,042,178	2,042,178	0	2,042,178
2004	755,440	20,467	776,600	1,949,558	1,949,558	0	1,949,558
2003	755,440	21,202	409,480	1,938,003	1,938,003	0	1,938,003
2002	755,440	21,937	409,480	1,845,717	1,845,717	0	1,845,717
2001	755,440	22,672	409,480	1,845,717	1,845,717	0	1,845,717
2000	749,421	14,735	324,760	1,845,717	1,845,717	0	1,845,717
1999	749,421	15,221	324,760	1,552,154	1,552,154	0	1,552,154
1998	500,783	15,707	324,760	1,453,997	1,453,997	0	1,453,997
1997	500,783	16,193	296,520	1,181,944	1,181,944	0	1,181,944
1996	455,257	16,680	296,520	1,056,235	1,056,235	0	1,056,235
1995	414,592	17,188	296,520	1,056,235	1,056,235	0	1,056,235
1994	414,592	17,704	296,520	1,173,807	1,173,807	0	1,173,807
1993	414,592	18,212	296,520	1,271,617	1,271,617	0	1,271,617
1992	414,592	18,720	296,520	1,271,617	1,271,617	0	1,271,617
1991	414,592	19,236	296,520	1,271,617	1,271,617	0	1,271,617
1990	414,626	19,876	215,330	1,271,617	1,271,617	0	1,271,617
1989	317,394	20,515	211,800	1,271,617	1,271,617	0	1,271,617
1988	252,295	16,530	183,560	1,018,567	1,018,567	0	1,018,567
1987	214,643	15,486	129,728	434,965	434,965	0	434,965
1986	149,577	0	43,200	324,362	324,362	0	324,362
1985	146,759	0	43,200	477,539	477,539	0	477,539
1984	139,260	0	43,200	182,460	182,460	0	182,460
1983	139,260	0	22,752	162,012	162,012	0	162,012
1982	127,023	0	21,696	136,016	136,016	0	136,016

**Exhibit C**

## 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
9/3/2014	2701 / 1900	6,462,500	WD	30
5/1/1987	1010 / 2043	1,325,000	WD	U

This page has been visited 172,970 times.

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



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

**Exhibit C**

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

The Offices of the Property Appraiser will be closed Monday the 19th for Martin Luther King Jr. Day.

**Property Record Card -**  
**Maps are now launching the new map application version.**

Alternate Key: 1029530 Parcel ID: 00028750-000000

**Ownership Details**

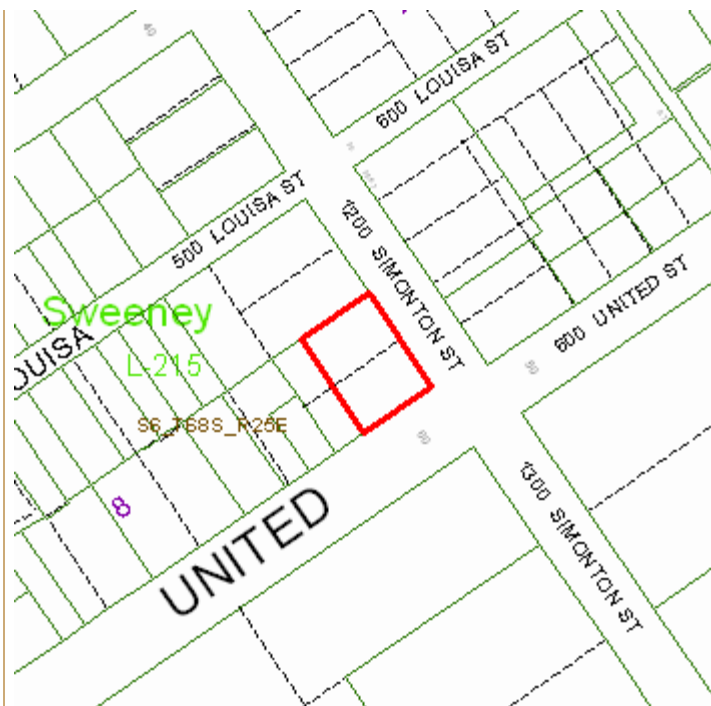
**Mailing Address:**  
CASA MARINA - 1220 SIMONTON STREET LLC  
6000 EXECUTIVE BLVD  
ROCKVILLE, MD 20852-3853

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 1220 SIMONTON ST KEY WEST  
1222 SIMONTON ST KEY WEST  
**Legal Description:** KW PT LOTS 25 AND 26 SQR 8 TR 11 OR290-455/456 OR1424-1542 OR2696-1439/40 OR2699-1715/17C

**Click Map Image to open interactive viewer**

**Exhibit C**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	48	70	3,360.00 SF
100D - COMMERCIAL DRY	48	70	3,360.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 3616  
 Year Built: 1963

**Exhibit C**

**Building 1 Details**

**Building Type**  
**Effective Age** 24  
**Year Built** 1963  
**Functional Obs** 0

**Condition** A  
**Perimeter** 356  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 450  
**Depreciation %** 30  
**Grnd Floor Area** 3,616

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

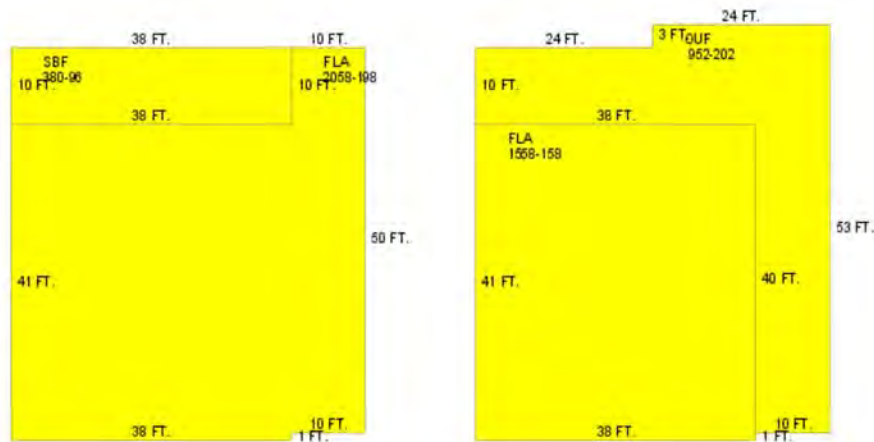
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 2  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 15

**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	FLA		1	1990					2,058
2	SBF		1	1990					380
3	FLA		1	1990					1,558
4	OUF		1	1990					952

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4041	PROFESS BLDG-B	76	N	Y

**Exhibit C**

4042	1 STY STORE-B	24	N	Y
4043	SBF	100	N	N
4044	APTS-B	100	N	Y
4045	OUF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1079	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	492 SF	82	6	1985	1986	5	30
2	PT3:PATIO	480 SF	0	0	1962	1963	1	50
3	AP2:ASPHALT PAVING	2,915 SF	0	0	1971	1972	1	25
4	CA2:CARPORT	200 SF	20	10	1994	1995	4	50
5	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
6	AC2:WALL AIR COND	1 UT	0	0	1985	1986	3	20
7	FN2:FENCES	1,140 SF	190	6	1995	1996	2	30
8	UB3:LC UTIL BLDG	100 SF	10	10	1996	1997	1	30

**Appraiser Notes**

TPP8901291-RENTAL 8516681-DDS

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-2514	07/17/2008		150		INSTALL NEW DISCONNECT & WIRE TO NEW COMPRESSOR.
08-464	02/21/2008		500		HOOK UP 3-BAY SINK AND GREASE TRAP.
08-1661	05/14/2008		250		APPLICATION OF WHITE LETTERING AND BLACK BACKGROUND NAME: BAD BOY BURRITO CAFE.
08-3602	09/25/2008		1,800		INSTALL NEW 200 AMP SERVICE TO REPLACE EXISTING 100 AMP PANEL.
B944006	12/01/1994	06/01/1995	1,100		CARPORT 20 X 10
9603733	09/01/1996	12/01/1997	500		PAINTING
0200363	02/14/2002	10/03/2002	10,000		REMOVE/REPLACE ROOF
03-0450	02/13/2003	10/02/2003	500		GREASE TRAP
03-0595	02/27/2003	10/02/2003	2,200		DEMO BLOCK
03-0946	03/20/2003	10/02/2003	20,000		REPLACE WALL

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)**Exhibit C**

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	447,763	9,200	432,552	889,515	889,515	0	889,515
2013	473,349	9,402	432,552	915,303	915,303	0	915,303
2012	473,349	9,638	432,552	915,539	915,539	0	915,539
2011	506,698	9,836	432,552	949,086	949,086	0	949,086
2010	506,698	10,038	399,426	916,162	916,162	0	916,162
2009	506,698	10,274	724,221	1,241,193	1,241,193	0	1,241,193
2008	506,698	10,472	873,600	1,390,770	1,390,770	0	1,390,770
2007	365,858	9,838	840,000	1,215,696	1,215,696	0	1,215,696
2006	365,858	10,052	571,200	947,110	947,110	0	947,110
2005	392,959	10,228	470,400	639,000	639,000	0	639,000
2004	397,462	10,408	369,600	639,000	639,000	0	639,000
2003	361,532	10,770	194,880	639,000	639,000	0	639,000
2002	374,292	11,142	194,880	557,421	557,421	0	557,421
2001	374,292	11,470	194,880	557,421	557,421	0	557,421
2000	374,292	5,158	154,560	557,421	557,421	0	557,421
1999	400,217	5,284	154,560	449,113	449,113	0	449,113
1998	267,351	5,399	154,560	449,113	449,113	0	449,113
1997	251,878	3,861	141,120	449,113	449,113	0	449,113
1996	194,956	3,948	141,120	206,024	206,024	25,000	181,024
1995	194,956	2,823	141,120	206,024	206,024	25,000	181,024
1994	194,956	2,874	141,120	206,024	206,024	25,000	181,024
1993	194,956	2,937	141,120	206,024	206,024	25,000	181,024
1992	194,956	3,010	141,120	206,024	206,024	25,000	181,024
1991	194,956	3,082	141,120	206,024	206,024	25,000	181,024
1990	152,588	338	51,240	206,024	206,024	25,000	181,024
1989	152,588	338	50,400	203,648	203,648	25,000	178,648
1988	119,182	338	43,680	174,477	174,477	25,000	149,477
1987	114,544	338	30,870	156,549	156,549	25,000	131,549
1986	115,052	338	30,240	145,630	145,630	25,000	120,630
1985	107,635	338	30,240	138,213	138,213	25,000	113,213
1984	94,795	338	30,240	125,373	125,373	25,000	100,373
1983	94,795	338	15,926	111,059	111,059	25,000	86,059
1982	81,983	338	15,893	98,214	98,214	25,000	73,214

**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
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<b>7/8/2014</b>	2696 / 1439	1,685,000	<u>WD</u>	<u>3</u>	<b>Exhibit C</b>
<b>7/8/2014</b>	2699 / 1715	0	<u>WD</u>	<u>11</u>	
<b>10/1/1996</b>	1424 / 1542	639,000	<u>WD</u>	<u>Q</u>	

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