

# **Application**



Revised 08/06/2021

# Application for Variance

City of Key West, Florida • Planning Department

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

**Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 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 305-809-3764.

**PROPERTY DESCRIPTION:**

Site Address: 1325 Simonton Street, Key West, FL 33040

Zoning District: HCT

Real Estate (RE) #: 00035950-000000

Property located within the Historic District.  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Trepanier & Associates, Inc. Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone:

Office: 305-293-8983 Fax: 305-293-8748

Email: thomas@owentrepanier.com

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

Name: Meisel Holdings FL - 1321 Simonton Street, LLC Mailing Address: 1321 Simonton Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone:

c/o 305-293-8983 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: c/o thomas@owentrepanier.com

**Description of Proposed Construction, Development, and Use:** \_\_\_\_\_

This project seeks a conditional use application to add a 12-scooter rental service for hotel guests, locate an ice cream trailer food truck, add 987 sq. ft. of landscaped area, and add 3 parking spaces in the redeveloped the existing pool and pool deck area and add 2 bicycle spaces in an underutilized portion of the existing pavement.

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

\_\_\_\_\_  
See attached.  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes     No

Yes     No

Is this variance request for habitable space pursuant to Section 122-1078?

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                              |                  |               |          |                  |
| Flood Zone                          |                  |               |          |                  |
| Size of Site                        |                  |               |          |                  |
| Height                              |                  |               |          |                  |
| Front Setback                       |                  |               |          |                  |
| Side Setback                        |                  |               |          |                  |
| Side Setback                        |                  |               |          |                  |
| Street Side Setback                 |                  |               |          |                  |
| Rear Setback                        |                  |               |          |                  |
| F.A.R                               |                  | See attached. |          |                  |
| 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](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: Please print your responses.**

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. This property was originally developed at a time when the current LDRs did not exist and so is currently a lawfully existing nonconformity. The current LDRs are inconsistent with the Comprehensive Plan specifically with regard to the multi-modal transportation and bike-pedestrian goals. The LDRs strive to bring auto parking into compliance with its internal requirements, whereas the Comprehensive Plan strives to minimize reliance on autos and encourage alternative forms of transportation. The LDRs include parking requirements for scooters with the assumption that scooter will be rented to the general public, which is not the case in this situation. The majority of traffic to and from the accessory uses of this property are by bicycle and foot.

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 existing parking, raised pool and pool deck, nonconforming impervious surface ratio, open space, and landscaped areas were not created by and predate the current owner of the property. This application proposes to improve these nonconforming aspects of the property. This application also proposes to offer 3 additional parking spaces.

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.

Special privileges will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in this district, and if others have the right to locate a scooter docking station for 12 electric kick scooter rentals, locate a food truck, add 3 new parking spaces, add additional landscaping and open space, and reduce impervious surface, they are entitled to the same process and consideration of fact.

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. The literal interpretation of the provision of the LDRs is inconsistent with the Comprehensive Plan and would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, i.e. the ability to seek a conditional use add a small accessory uses onsite.

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.

Only the minimum variance(s) are requested that would permit the applicant the opportunity to add a small accessory scooter rental service and a small accessory ice cream service onsite. This project proposes to improve the existing nonconforming landscape, open space, and impervious surface ratios.



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.

Granting of the variance(s) is not injurious to the public welfare nor would result in increased density or intensity.

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.

This application does not rely on other nonconforming lots and structures as justification.

**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."

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

- Variance to Sec. 108-575.(5) requiring that any parking deficiency shall be brought into conformity concurrently with the enlargement or change of use to allow parking as proposed.
- Variance to Sec. 108-572. off-street parking requirements of the 28.6 spaces required (21 existing) to the 24 proposed.
- Variance to Sec. 108-414.(c) interior parking landscape strips of 5 spaces from the required landscape strips every 10 spaces to the proposed landscape strips every 15 spaces (landscape strips every 15 spaces existing).
- Variance to Sec. 108-412. min. landscaped area of 3.4% from the 20% required to the 16.6% proposed (12.4% existing).
- Variance to Sec. 108-346. min. open space of 3.4% from the 20% required to the 16.6% provided (12.4% existing).
- Variance to Sec. 122-900(4)b. max. impervious surface ratio of 13.4% from the 70% required to the 83.4% proposed (87.6% existing).

## Site Data

|   | Req'd / Permitted             | Existing   | Proposed                              | Compliance  |
|---|-------------------------------|--|---------------------------------------|---|
| Zoning  | HCT                           | HCT  | No Change                             | Complies  |
| FLUM  | HC                            | HC   | No Change                             | Complies  |
| Flood Zone  | Current: AE 6<br>Future: AE 7 |  | No Change                             | Complies  |
| Size of Site  | 24,800 sq. ft.                |  | No Change                             | Complies  |
| Height  | 35 ft. – 0 in.                |  | No Change                             | Complies  |
| Front Setback   | 5 ft.                         |  | No Change                             | Complies  |
| Side Setback  | 5 ft.                         |  | No Change                             | Complies  |
| Street Side Setback   | 5 ft.                         |  | No Change                             | Complies  |
| Rear Setback  | 10 ft.                        |  | No Change                             | Complies  |
| Building Coverage   | 50%<br>(12,400 sq. ft.)       | 36.7%<br>(9,106 sq. ft.)                           | 28.8%<br>(7,141 sq. ft.) <sup>1</sup> | Complies  |
| Impervious Surface  | 70%<br>(17,360 sq. ft.)       | 87.6%<br>(21,716 sq. ft.)                          | 83.4%<br>(20,677 sq. ft.)             | Variance required of 13.4%.<br>Improvement of 4.2%. |
| Open Space  | 20%<br>(4,960 sq. ft.)        | 12.4%<br>(4,123 sq. ft.)                           | 16.6%<br>(4,123 sq. ft.)              | Variance required of 3.4%.<br>Improvement of 4.2%.  |
| Landscaping   | 20%<br>(4,960 sq. ft.)        | 12.4%<br>(4,123 sq. ft.)                           | 16.6%<br>(4,123 sq. ft.)              | Variance required of 3.4%.<br>Improvement of 4.2%   |
| Density & Type  | -                             | 25 Transient<br>Units (Motel) +<br>1 Non-Transient | No Change                             | Complies  |
| Accessory Retail  | -                             | 226.5 sq. ft.                                      | No Change                             | Complies  |
| Accessory Bar   | -                             | 226.5 sq. ft.                                      | No Change                             | Complies  |
| Bar Consumption Area  | -                             | 730 sq. ft.  | No Change                             | -   |
| Auto Parking (Motel, Retail & Bar Consumption Area)             | -                             | 21 spaces<br>(1 ADA inclusive)                     | No Change                             | Variance required of bringing site into conformity  |
| Bicycle Parking (Motel, Retail & Bar Consumption Area)          | -                             | 3 spaces   | No Change                             | Variance required of bringing site into conformity  |
| Food Truck Consumption Area                                     | -                             | 0 sq. ft.  | 160 sq. ft.                           | -   |
| Scooter Rentals   | -                             | 0 Scooters<br>Licensed                             | 12 Scooters<br>Licensed               | -   |
| Auto Parking (Food Truck Consumption Area & Scooter Rentals)    | 7.6 spaces                    | 0 spaces   | 3 spaces                              | Variance required of 4.6 spaces.                    |
| Bicycle Parking (Food Truck Consumption Area & Scooter Rentals) | 1.3 space                     | 0 spaces   | 2 spaces                              | Complies  |

<sup>1</sup> Reduction in building coverage is due to the redevelopment of the raised pool and pool deck area.

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March 25, 2021

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

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

Dear Thomas:

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

### **Location of Proposed Uses**

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

### **Trip Generation Analysis**

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

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

#### **Food Cart Pod – ITE Land Use #926**

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

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

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

## **Traffic Impacts**

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

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

## **Capacity Analyses**

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

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

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

## **KBP CONSULTING, INC.**

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

### **Conclusions**

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

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

Sincerely,

**KBP CONSULTING, INC.**

A handwritten signature in blue ink, appearing to read 'Karl B. Peterson', with a large, stylized flourish extending to the right.

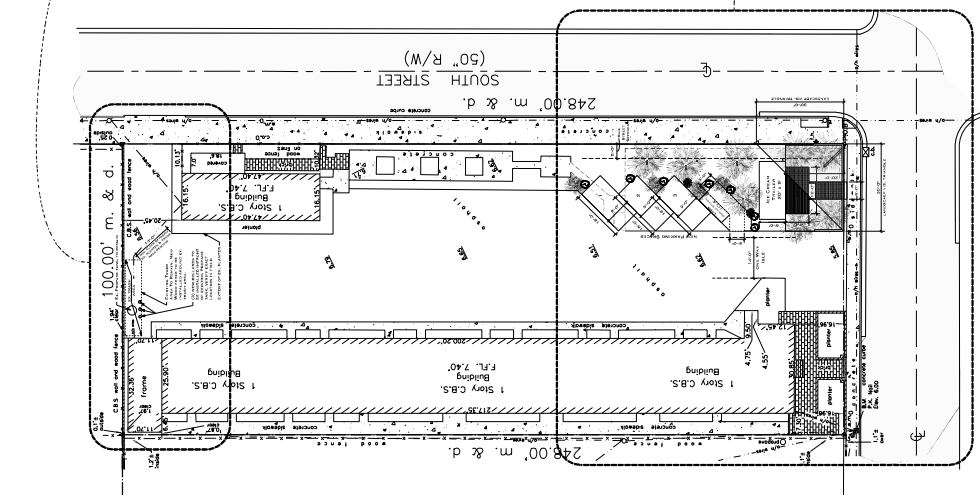
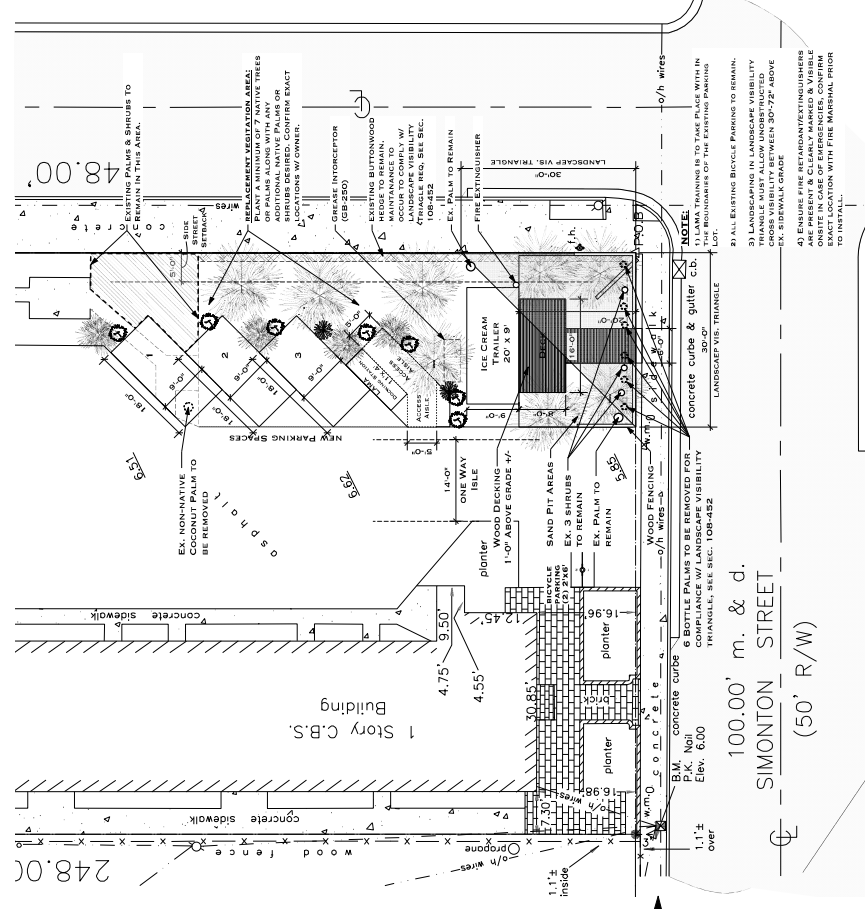
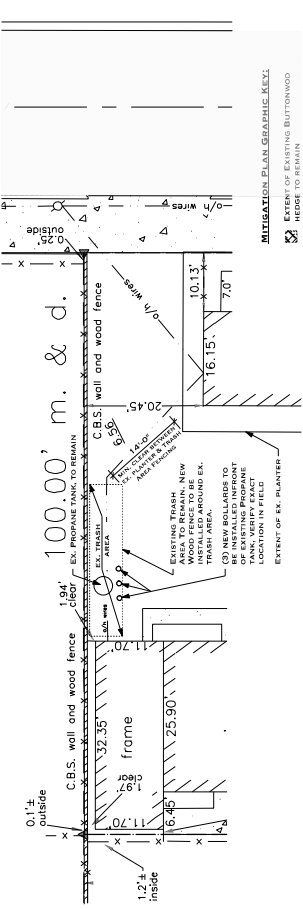
Karl B. Peterson, P.E.

Senior Transportation Engineer

# **Attachment A**

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

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |



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



# **Attachment B**

**Relevant Excerpts from the  
ITE Trip Generation Manual (10<sup>th</sup> Edition)**

## Land Use: 926 Food Cart Pod

### Description

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

### Additional Data

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

The sites were surveyed in the 2010s in Oregon.

### Source Number

919

# Food Cart Pod (926)

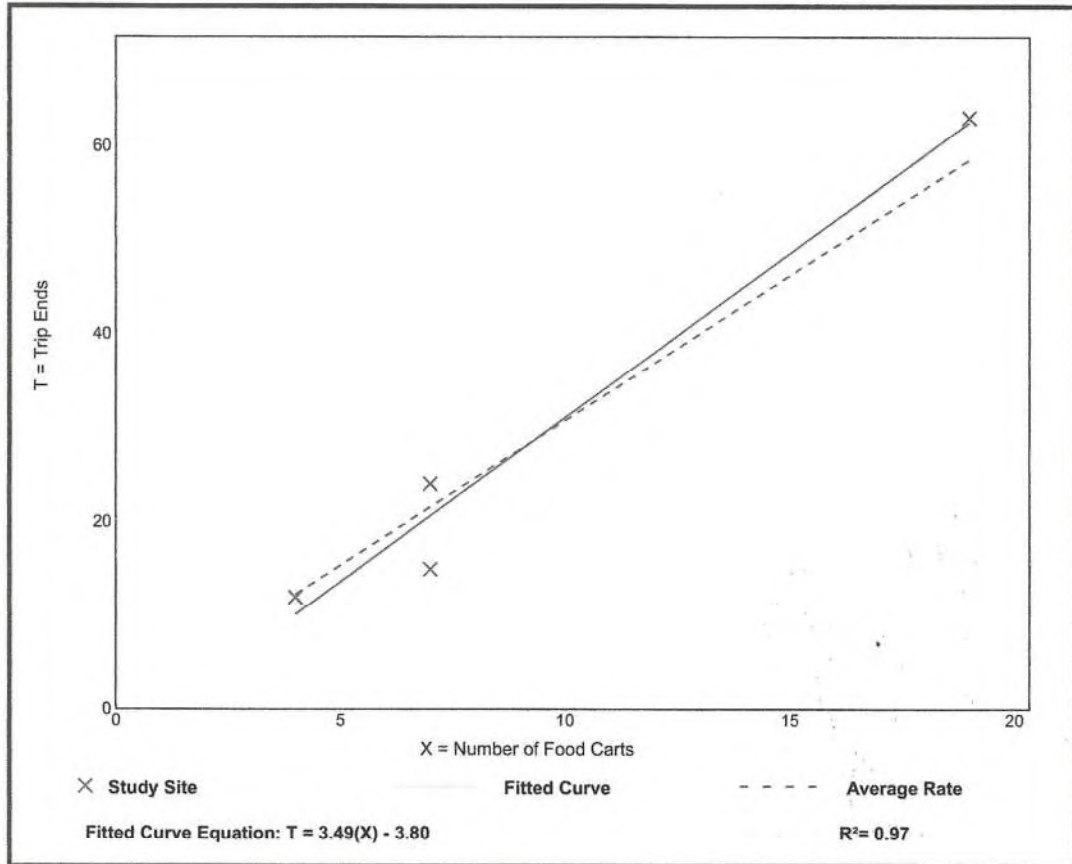
**Vehicle Trip Ends vs: Food Carts**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 4  
 Avg. Num. of Food Carts: 9  
 Directional Distribution: Not Available

## Vehicle Trip Generation per Food Cart

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

## Data Plot and Equation

*Caution – Small Sample Size*



# **Attachment C**

## **FDOT Traffic Counts**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2019 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2019 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

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

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

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

# **Attachment D**

## **FDOT Level of Service Tables**

TABLE 1

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

January 2020

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



TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas<sup>1</sup>

January 2020

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

# **Verification Form**



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

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

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

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

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

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

*Thomas Francis-Siburg*  
*Signature of Applicant*

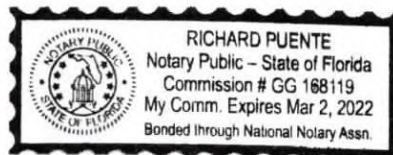
Subscribed and sworn to (or affirmed) before me on this March 12, 2021 by  
*date*

Thomas Francis-Siburg  
*Name of Applicant*

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

*Richard Puente*  
*Notary's Signature and Seal*

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



GG 168119  
*Commission Number, if any*

# **Authorization Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

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

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

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

authorize Owen Trepanier & Associates, Inc. \_\_\_\_\_  
*Please Print Name of Representative*

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

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

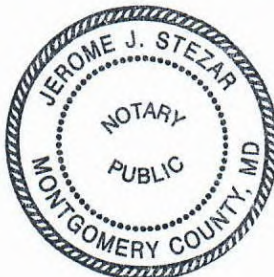
Subscribed and sworn to (or affirmed) before me on this 03/10/2021 \_\_\_\_\_  
*Date*

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

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

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

JEROME J STEZAR \_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*



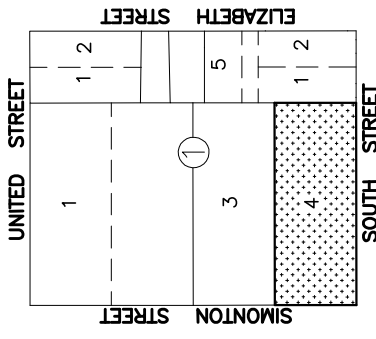
\_\_\_\_\_  
*Commission Number, if any*

COMMISSION EXPIRES 5-18-2023

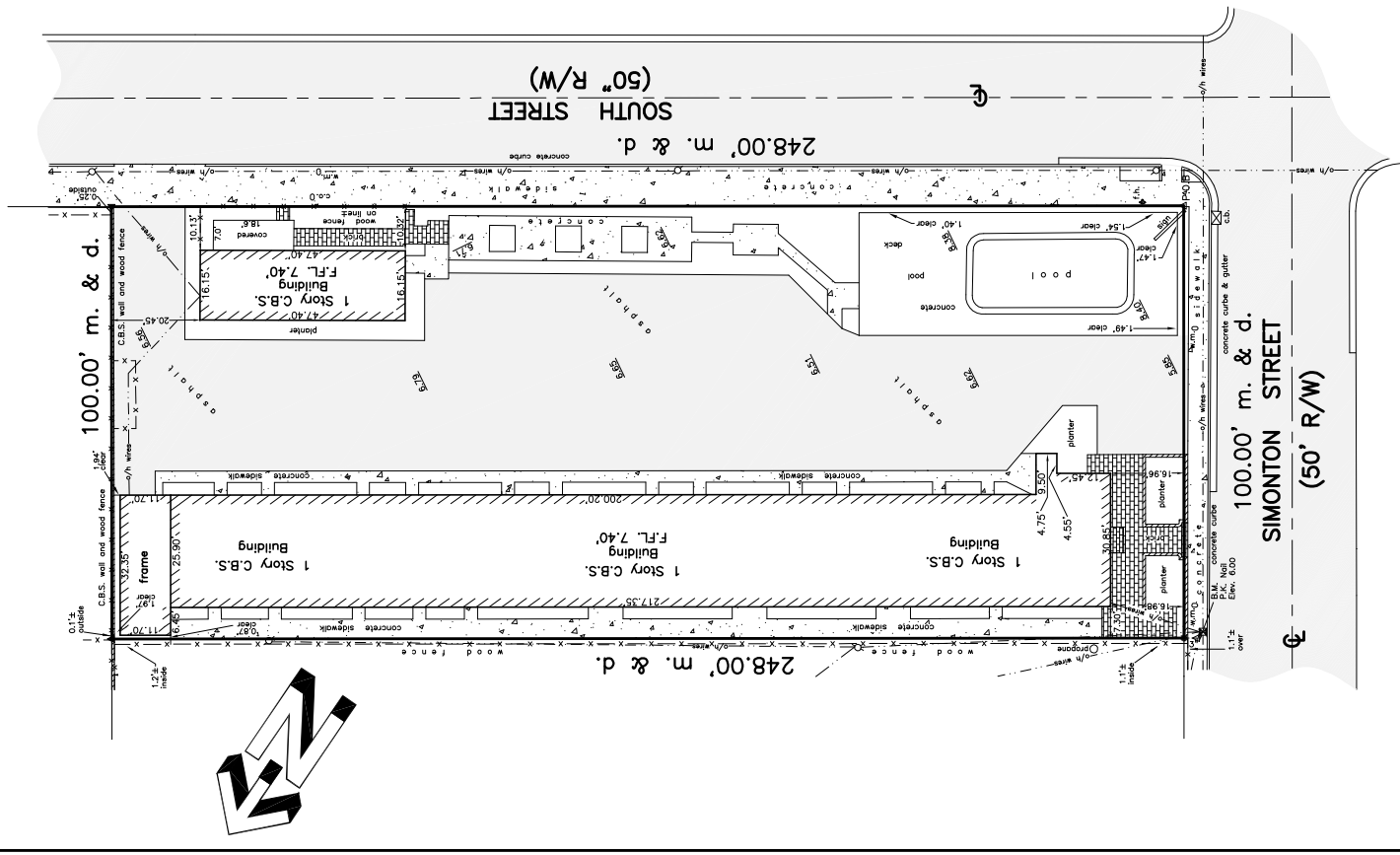
# **Boundary Survey**



**LEGAL DESCRIPTION:** (O.R. 698 Pg. 2):  
 On the Island of Key West, and being a part of Tract 16, according to Wm. A. Whitehead's map of said Island but better described as Lot 4 of Square Number 1 of said Tract 16 according to the diagram of division of Tract 16 on the Island of Key West between Frederick Flier and John Boyle, recorded in Book "N" page 476 of Monroe County Records, but more particularly described by metes and bounds as follows:  
 Commencing at the corner of South and Simonton Streets, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southeasterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet back to the place of beginning.



**LOCATION MAP**  
 A PORTION OF THE  
 CITY OF KEY WEST



**SURVEYOR'S NOTES:**  
 North line based on assumed median  
 Reference Based R/W Simonton  
 3/4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: D-121 Elevation: 3.914  
 Survey performed without benefit of title  
 search for said and surrounding property's.  
 All angles 90°00'00" unless otherwise specified

Field Work performed on: 3/14/14

**Abbreviations:**

- Sy. = Story
- R/W = Right-of-Way
- rd. = Road
- Pl. = Planter
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- cov'd. = Covered
- ☉ = Centerline
- Elev. = Elevation

- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B. = catch basin
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- P.O.C. = Point of Commence

- P.O.B. = Point of Beginning
- P.B. = Plat Book
- Pg. = page
- wd. = Wood
- Bal. = Balcony
- Pl. = Planter
- o/h = Overhead
- ☐ = Concrete Utility Pole

**CERTIFICATION:**

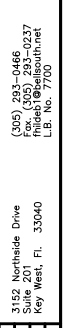
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida State Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Engineer No. 36810  
 State of Florida

Meisel Holdings Fl, Inc. (Spanish Gardens)  
 1325 Simonton Street, Key West, Florida 33040

|                            |                   |                  |        |
|----------------------------|-------------------|------------------|--------|
| <b>BOUNDARY SURVEY</b>     |                   | Draw No.:        | 33040  |
| Scale: 1"=20'              | Ref. File: 214-31 | Flood panel No.: | 14-191 |
| Date: 3/18/14              | File              | Draw. By: F.H.H. |        |
| REVISIONS AND/OR ADDITIONS |                   | Flood Elev.:     | 6'     |

ENGINEERS PLANNERS SURVEYORS

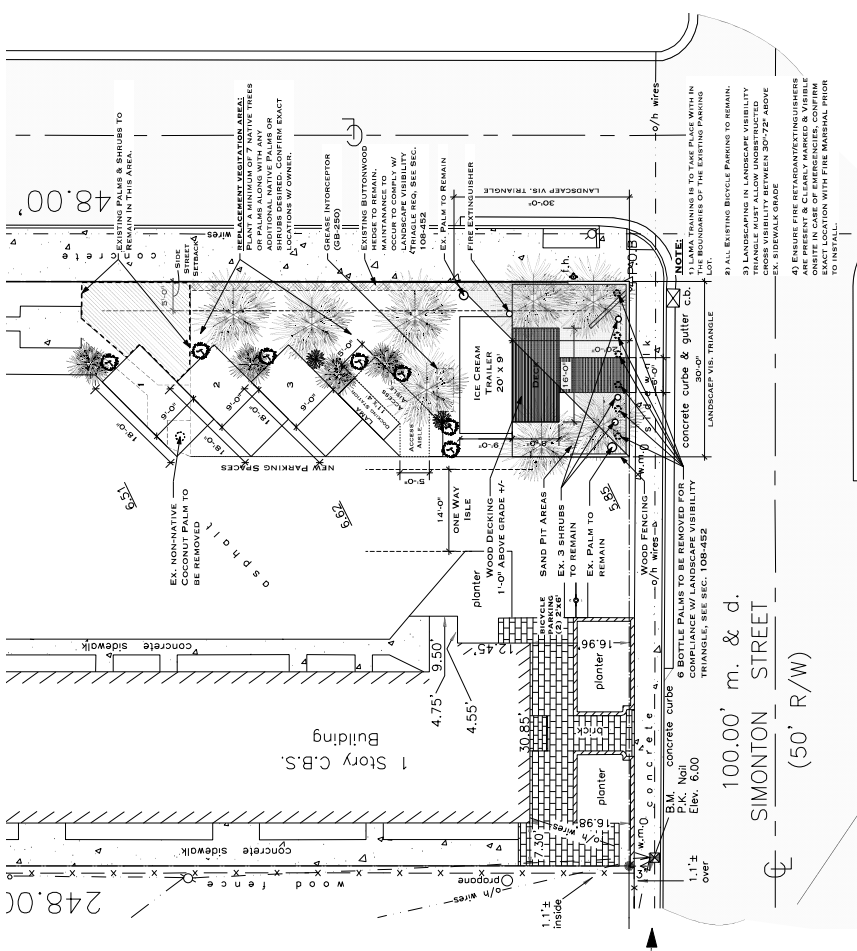
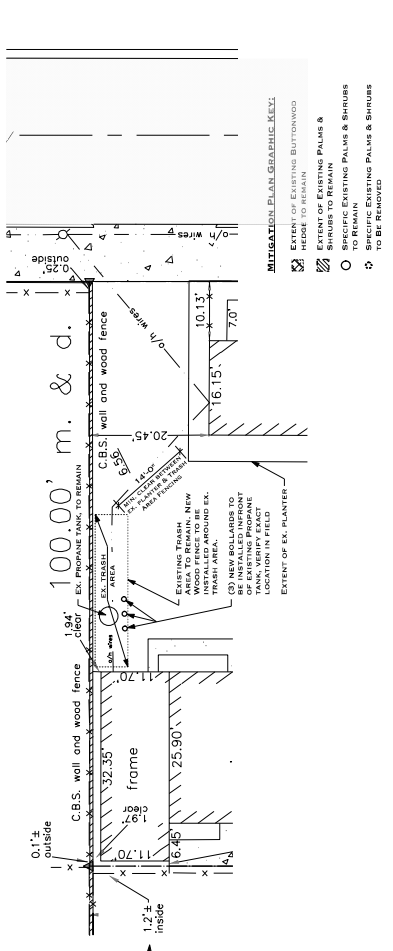


ISLAND SURVEYING INC.  
 ENGINEERS PLANNERS SURVEYORS  
 3152 Northside Drive  
 Key West, FL 33040  
 (305) 293-0446  
 fhl@islandsurveying.net  
 L.B. No. 7700

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**Ukg' Rnc p**





**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 10'-0"

**PARTIAL ENLARGED SITE & MITIGATION PLAN**  
 SCALE: 1" = 10'-0"

**TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505**

**Deed**

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

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

Doc# 2074519  
Bk# 2795 Pg# 953

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

[Space Above This Line For Recording Data]

## Warranty Deed

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

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

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

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

Parcel Identification Number: 00035950-000000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Spanish Gardens, Inc. a Florida corporation

By: [Signature]  
Julius C. Masfello, President

[Signature]  
Witness Name: Gregory Dropezza

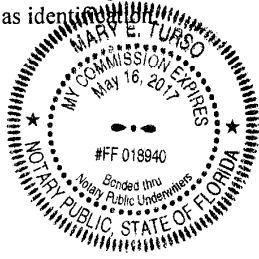
[Signature]  
Witness Name: ERICA R. STERLING

(Corporate Seal)

State of Florida  
County of Monroe

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

[Notary Seal]



[Signature]  
Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/17

MONROE COUNTY  
OFFICIAL RECORDS

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

---

### **LIMITED LIABILITY COMPANY AFFIDAVIT**

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

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

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

3. The only Managers of the Company are:

Joel S. Meisel  
Marc L. Meisel

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

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


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

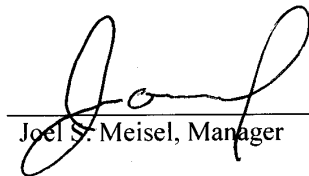
7. The Company is not one of a family or group of entities, or if one of a family or group of related entities, none of such entities is a debtor in bankruptcy.

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

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

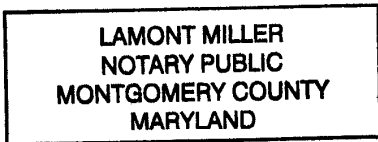
Dated as of the 5<sup>th</sup> day of May, 2017, the undersigned, do hereby consent to the transaction contemplated by this Affidavit.

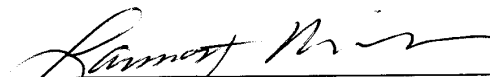
  
By: Marc L. Meisel, Manager

  
Joel S. Meisel, Manager

STATE OF FLORIDA  
COUNTY OF MONROE

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



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

Personally Known  (OR) Produced Identification   
Type of identification produced \_\_\_\_\_

**EXHIBIT "A"**

Parcel 1:  
1321 Simonton Street:

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

Parcel 2:  
1325 Simonton Street:

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

Parcel 3:  
625 South Street:

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

ALSO:

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

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



# State of Florida



Department of State

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

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

The document number of this corporation is L14000109907.

Doc# 2122039  
Bk# 2353 Pg# 357

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



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State



Doc# 2122039  
Bk# 2853 Pg# 358

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 3, 2017

CAPITAL CONNECTION INC  
WALK IN  
TALLAHASSEE, FL

Re: Document Number L14000109907

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

The certification you requested is enclosed.

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

Rebekah White  
Regulatory Specialist II  
Division of Corporations

Letter Number: 317A00008706

[www.sunbiz.org](http://www.sunbiz.org)

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

Articles of Merger  
For  
Florida Limited Liability Company

17-11-17

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

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

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

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

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

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

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

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

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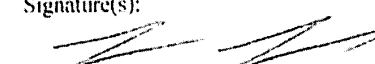
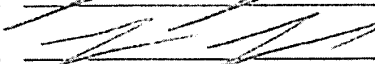
**FIFTH:** This entity agrees to pay any members with appraisal rights the amount, to which members are entitled under ss.605.1006 and 605.1061-605.1072, F.S.

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

---

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

**SEVENTH:** Signature(s) for Each Party:

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

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

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

COVER LETTER

Doc# 2122039  
Bk# 2853 Pg# 361

TO: Amendment Section  
Division of Corporations

SUBJECT: Meisel Holdings FL- 1321 Simonton Street, LLC

\_\_\_\_\_  
Name of Surviving Party

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

Please return all correspondence concerning this matter to:

Erica H. Sterling

\_\_\_\_\_  
Contact Person

Spottswood, Spottswood, Spottswood & Sterling

\_\_\_\_\_  
Firm/Company

500 Fleming Street

\_\_\_\_\_  
Address

Key West, Florida 33040

\_\_\_\_\_  
City, State and Zip Code

erica@spottswoodlaw.com

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

For further information concerning this matter, please call:

Erica H. Sterling

at ( 305 ) 797-6825

\_\_\_\_\_  
Name of Contact Person

\_\_\_\_\_  
Area Code

\_\_\_\_\_  
Daytime Telephone Number

Certified copy (optional) \$30.00

**STREET ADDRESS:**

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

**MAILING ADDRESS:**

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

Articles of Merger  
For  
Florida Limited Liability Company

17/11/2013 10:11:33

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

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

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

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

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

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

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

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

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

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

---

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

**SEVENTH:** Signature(s) for Each Party:

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

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

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



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

## Detail by Entity Name

Florida Limited Liability Company

MEISEL HOLDINGS FL - 1321 SIMONTON STREET, LLC

### Filing Information

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

### Principal Address

1321 SIMONTON STREET  
KEY WEST, FL 33040

### Mailing Address

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

Changed: 01/14/2015

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

Title MGR

MEISEL, JOEL S



6000 EXECUTIVE BLVD., STE 700  
ROCKVILLE, MD 20852

### **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2019               | 02/08/2019        |
| 2020               | 01/13/2020        |
| 2021               | 02/01/2021        |

### **Document Images**

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

# **Property Record Card**

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

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

### Summary

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



### Owner

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

6000 Executive Blvd  
 Ste 700  
 Rockville MD 20852

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

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

### Commercial Buildings

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 5,821  
 Finished Sq Ft 5,758  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1953  
 Year Remodeled  
 Effective Year Built 1995  
 Condition

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

|       |       |       |   |
|-------|-------|-------|---|
| TOTAL | 5,821 | 5,758 | 0 |
|-------|-------|-------|---|

Style HOTEL/MOTEL C / 39C  
 Gross Sq Ft 878  
 Finished Sq Ft 752  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1953  
 Year Remodeled  
 Effective Year Built 1995  
 Condition

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

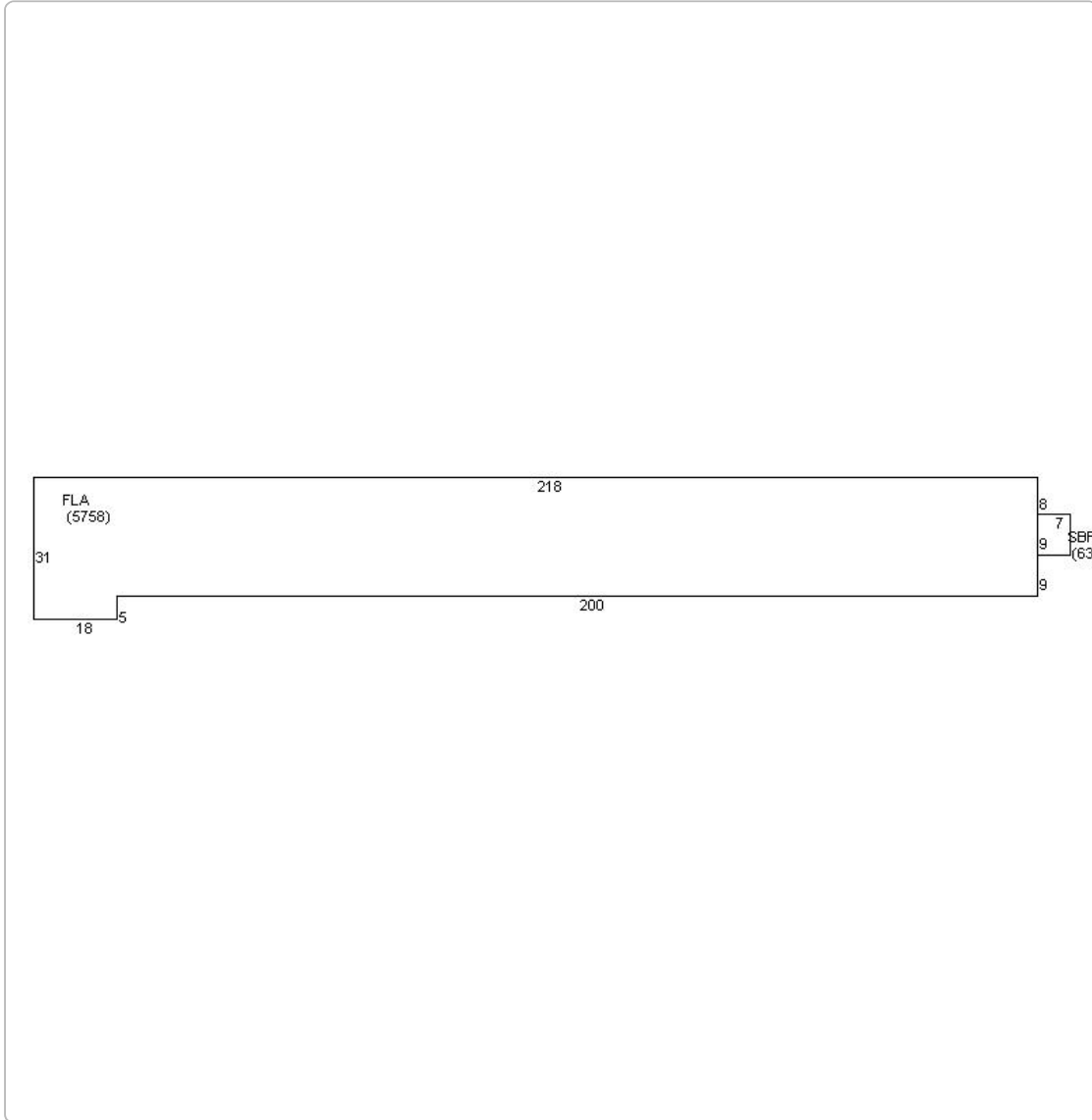
| Description    | Year Built | Roll Year | Quantity | Units   | Grade |
|----------------|------------|-----------|----------|---------|-------|
| CONC PATIO     | 1969       | 1970      | 1        | 690 SF  | 1     |
| CONC PATIO     | 1975       | 1976      | 1        | 1443 SF | 4     |
| FENCES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

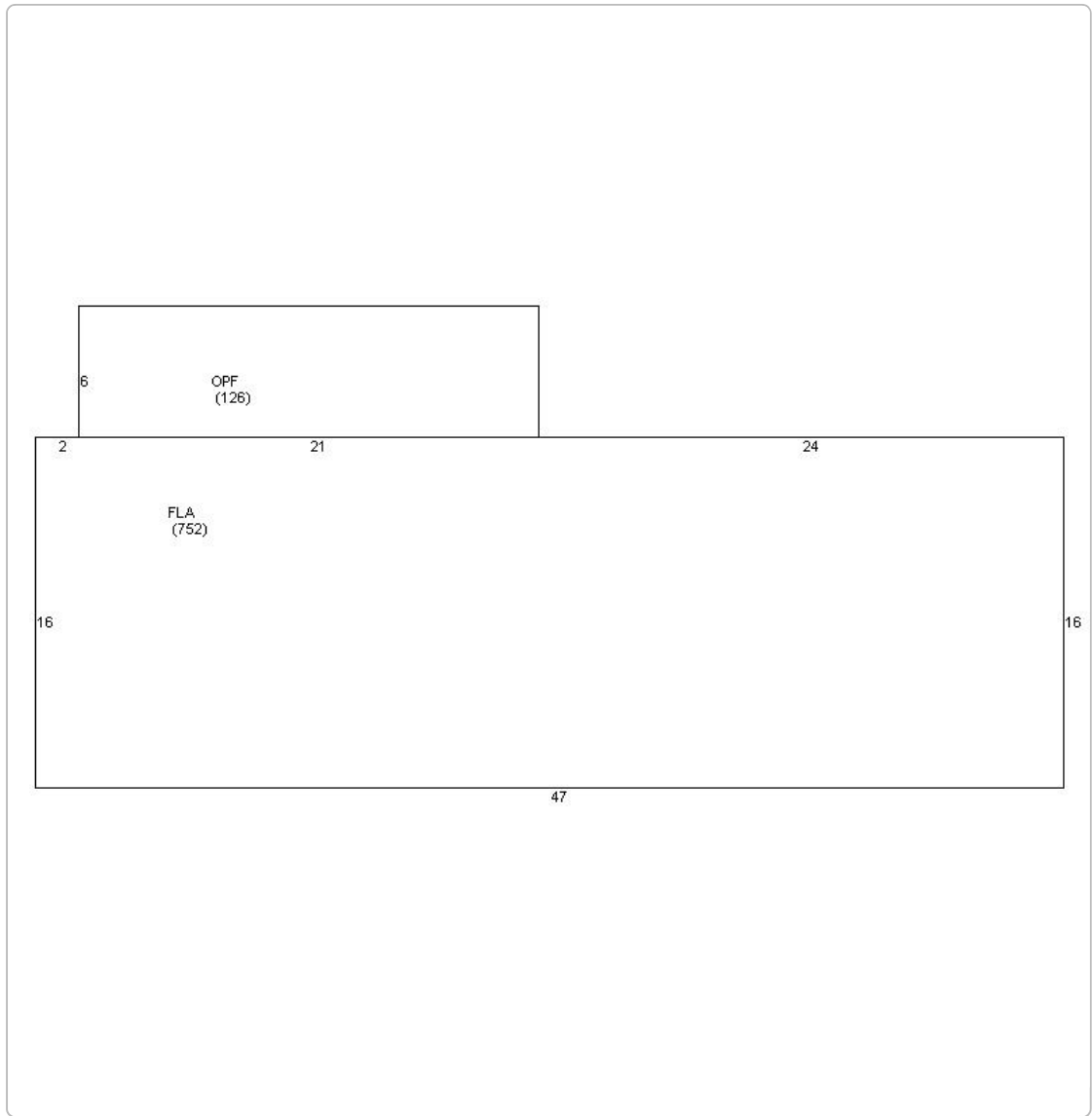
| Sale Date | Sale Price  | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 5/4/2016  | \$9,400,000 | Warranty Deed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

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

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Sketches (click to enlarge)







2020 TRIM Notice (PDF)

**2020 Notices Only**

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

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

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