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**Historic Architectural Review Commission**  
**Staff Report for Item 16**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** December 15, 2015

**Applicant:** William Shepler/Meridian Engineers

**Application Number:** H15-01-1816

**Address:** #1119 Simonton Street

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**Description of Work:**

New two story single-family modular house. New fences, pool, decks, and pavers.

**Site Facts:**

The application in review is for a new modular structure that is proposed to be installed on a vacant lot. According to the Sanborn maps, the lot has been vacant at least since 1948. The lot in question faces Amelia Street, to its west side there are two one story duplex buildings, which are historic, and on its east side there is a parking lot from a bank. Immediately across the street there is a welding shop and to its east side a two story non-historic residential complex. The existing three buildings in the block are one-story cbs structures.

**Guidelines Cited on Review:**

- Additions, alterations and new construction (pages 36-38a), specifically all guidelines for new construction.
- Decks, pools (pages 39-40), specifically guidelines 1 and 3 of page 40.

**Staff Analysis**

The Certificate of Appropriateness in review is for the installation of a two story modular house that will be 15'-2" wide by 52' depth and will be 25'-11" on its highest point. The

modular unit will have a two story front porch and a second floor porch on its rear elevation. The structure will have hardi board, impact resistant windows, and metal v-crimp panels as the roofing system. The plan also includes a new swimming pool on the back portion of the lot and a deck. New wood fences are also included in the plans.

The modular house will be the tallest structure within the surrounding neighborhood; therefore, staff opines that the proposed height is not sympathetic to its urban context. (guideline 3-p. 38a) The proportions, scale and massing of the proposed structure are very different if compare them to surrounding structures; even the ratio of width vs. height is so dissimilar to others. (guideline 4-p. 38a) Staff opines that even though the design may be compatible with surrounding structures in terms of forms, finish materials, and textures, its size and scale will not be in keeping with its context. (guideline 5-p.38a)

The proposed changes to the site, which includes a new swimming pool, a deck, and fences, are consistent with guidelines pertaining these elements.

### **Consistency with Guidelines**

It is staff's opinion that the proposed design fails many of the cited guidelines. The building will overshadow adjacent surrounding structures. The structure has proportions that are not traditional to the historic district. Since such proportions make the structure read more vertical than horizontal it is staff's opinion that reading of the building at the pedestrian eye will be of a more taller structure, and, according to the submitted plans the building will be indeed the tallest in the surrounding urban block. (guideline 4-p.38a)

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <b>15-01-1816</b>		BUILDING PERMIT NUMBER <b>15-4840</b>		INITIAL & DATE <b>11/24/15</b> <i>[Signature]</i>
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____%	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<b>1119 Simonton Unit C</b>		# OF UNITS <b>1</b>
<b>00027460-00300</b>		
<b>Cabanas of Key West LLC</b>		PHONE NUMBER
<b>3720 N. Roosevelt Blvd.</b>		EMAIL <b>j.aleghorn@bellsouth.net</b>
<b>Key West, FL 33040</b>		
<b>T.B.D.</b>		PHONE NUMBER <b>305-304-6627</b>
		EMAIL
<b>William Shepler and Associates</b>		PHONE NUMBER <b>305-690-6191</b>
<b>201 Front St. Ste 203 KW FL</b>		EMAIL <b>will@wshepler.com</b>
<b>Meridian Engineering LLC 201 Front St. 203 KW FL</b>		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

[Redacted Box]

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

New 2 story single family residence, fences, pool, deck and pavers

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

*[Handwritten Signature]* No Application  
Date

Bids +  
 11/24/15  
 31632/3453 or  
 31630/20501  
 91495 000000  
 41493 000000  
 15401 No Application

**PART B:****SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE \_\_\_\_\_ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

**PART C:****HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 ☐ STAFF APPROVAL: \$50 ☐ COMMISSION REVIEW \$100 ☒

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: See page 1 for project description

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<u>New 2 strong single family residence, fences, pool deck and pavers</u>		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: \_\_\_\_\_

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Oper: KEYWBLD Type: OC Drawer: 1  
 Date: 11/25/15 53 Receipt no: 4620  
 2015 1001816  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3073014  
 VM VISA/MASTERC \$100.00  
 Trans date: 11/25/15 Time: 13:06:28

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABBLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Vacant lot</i>			
<i>New construction.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS









# PROJECT PHOTOS







1. Photograph of the front of 1119 Simonton Street, Unit C, which is currently an empty lot facing Amelia Street.



2. Photograph of the lot from Amelia Street. The First State Bank parking lot is adjacent to the site to the east.





3. Photograph of the single story duplex adjacent to the lot to the west.



4. Photograph of the commercial property and two story townhouse across Amelia Street from the lot.



5. Photograph of the commercial welding and fabrication facility across Amelia Street from the lot.



6. Photograph of the Gato Building on Simonton Street. The commercial property across Amelia Street is shown in the background.





7. Photograph of the two-story townhouse across Amelia Street from the lot.



8. Photograph of the First State Parking lot adjacent to the lot.



9. Photograph of Amelia Street looking to the east of the lot.

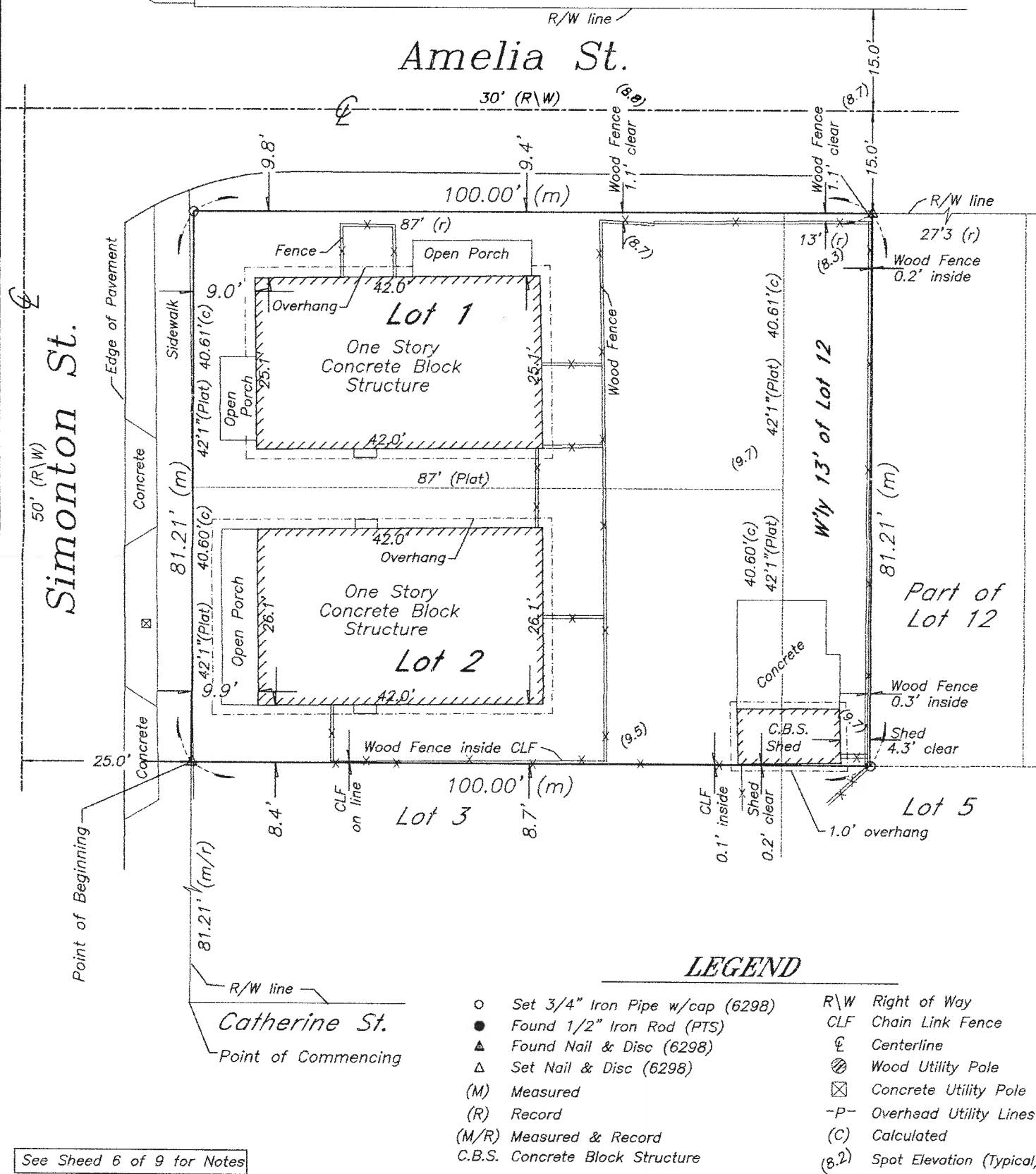
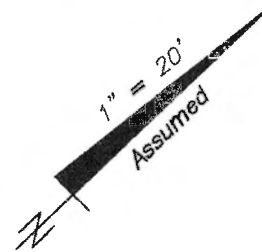


10. Photograph of Amelia Street looking to the west of the lot.

# SURVEY

# Cabana's of Key West H.O.A., Inc.

## A Homeowners' Association



No.	Revision/Issue	Date
Checked By: JA		Date: 5/1/14
Drawn By: JLO		Scale: 1" = 20'

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

**BOUNDARY  
SURVEY  
DRAWING**

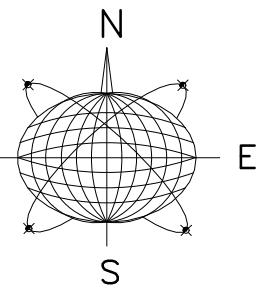
**1119-1123 Simonton St.  
Key West, FL**

Sheet No.:

**5 of 9**

# PROPOSED DESIGN





- 
- 

sultants:

missions / Revisions:  
R.C. - 2015.11.24  
R.C. REV. 1 - 2015.12.3

**MONTON STREET**  
**UNIT C**  
KEY WEST, FL

Drawing Size	Project #:
24x36	14012



# SITE PLAN / SURVEY

et Number:

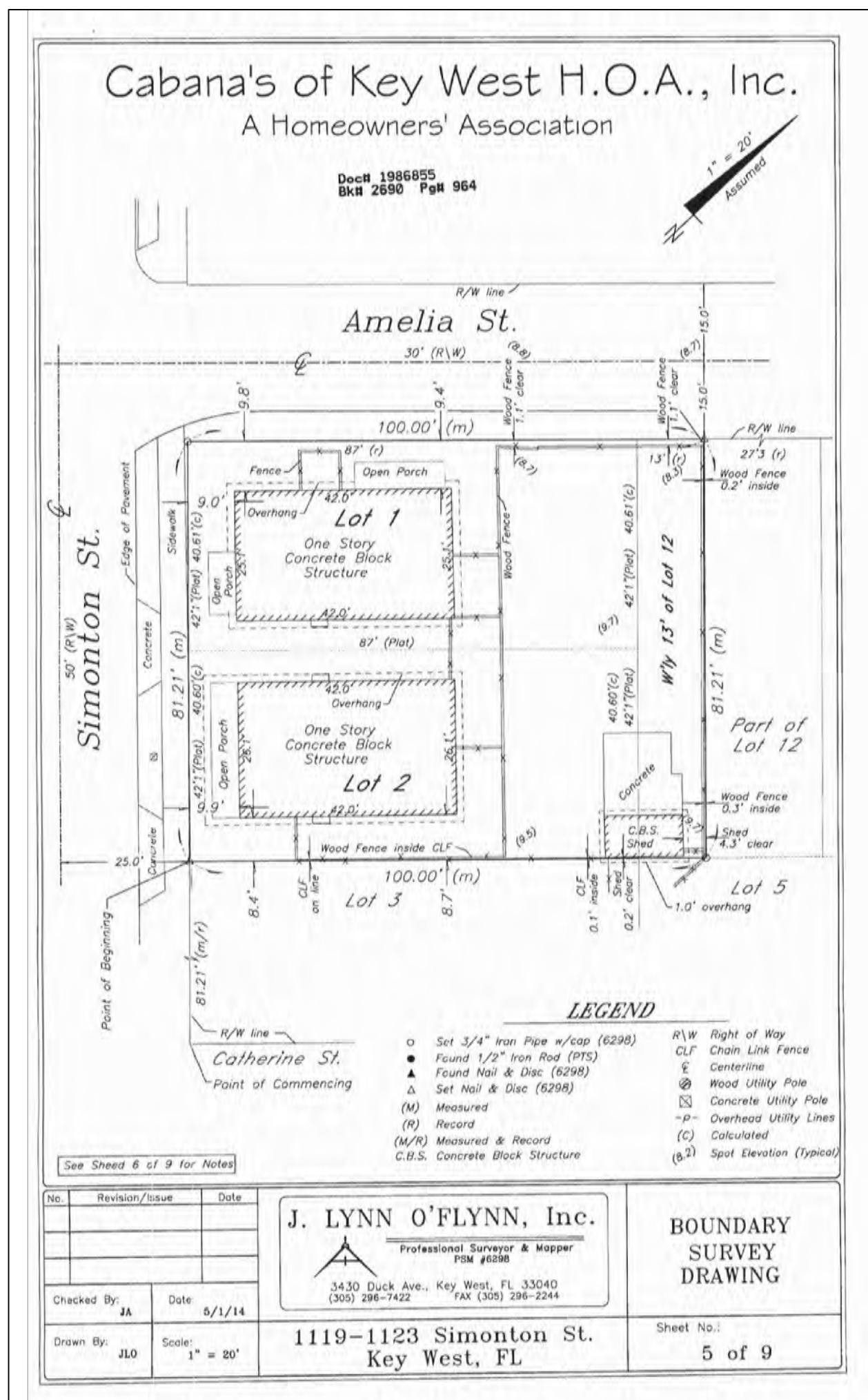
## A-1.1

5 by William Shepler Architect

PROJECT DATA							
		PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.		00027460-00300					
SETBACKS:							
FRONT		66'-1"		N/A		5'-0"	NO
STREET SIDE		7'-6"		N/A		7'-6"	NO
SIDE		15'-3"		N/A		5'-0"	NO
REAR		17'-9"		N/A		15'-0"	NO
LOT SIZE		8,121 SQ. FT.		N/A		4000 SQ.FT.	NO
BUILDING COVERAGE		3,895 SQ. FT.	48%	2,828 SQ. FT.	34.8%	50% MAX	NO
FLOOR AREA		N/A	N/A	N/A	N/A	N/A	NO
BUILDING HEIGHT		25'-11"		N/A		35' MAX	NO
IMPERVIOUS AREA		4,466 SQ. FT.	55.8%	2,828 SQ. FT.	34.8%	60% MAX	NO
OPEN SPACE		3,257 SQ. FT.	40.1%	N/A	N/A	35% MIN	NO

"X" FLOOD ZONE  
HNC-1 ZONING

STORMWATER: SINGLE FAMILY GREATER THAN 40% IMPERVIOUS  
3,183 SQ. FT. \* 0.104 \* 53% IMPERVIOUS = 175 CF (CITY OF KEY WEST FORMULA)  
SWALE PROVIDED: 175 CF (175 LF OF 4 FT WIDE BY 6" DEEP SWALES)



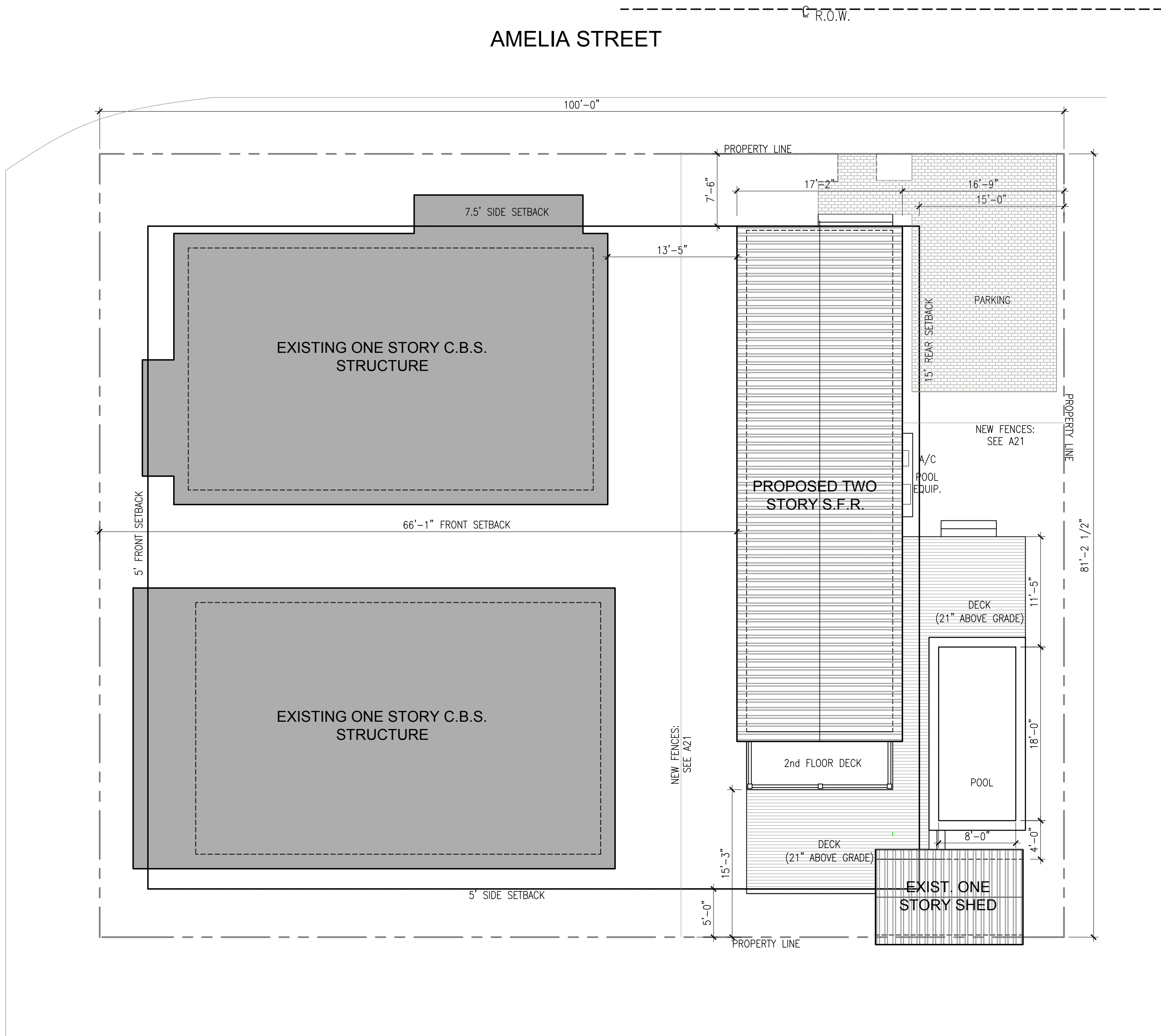
2

### A1.1

## COPY OF SURVEY

SCALE: N.T.S.

SIMONTON STREET

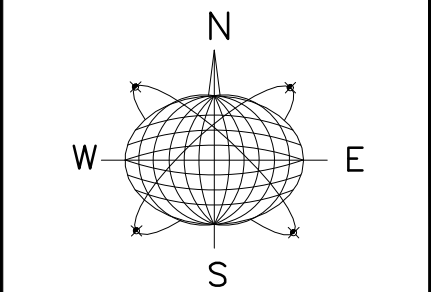


1

A1.1.1.

# SITE PLAN

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



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.11.24

H.A.R.C. REV. 1 - 2015.12.3

**1119 SIMONTON STREET  
UNIT C  
KEY WEST, FL**

Drawing Size  
24x36

Project #:  
14012

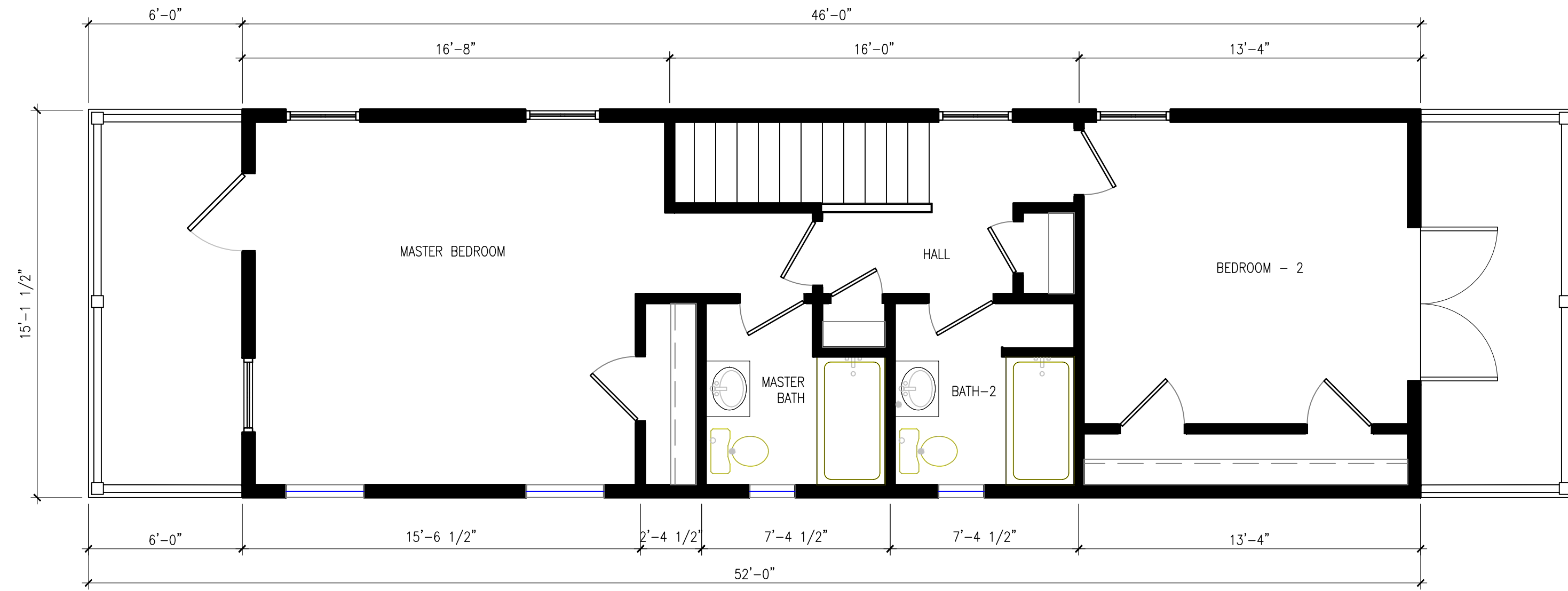
Title:  
**SITE &  
FLOOR  
PLANS**

Sheet Number:

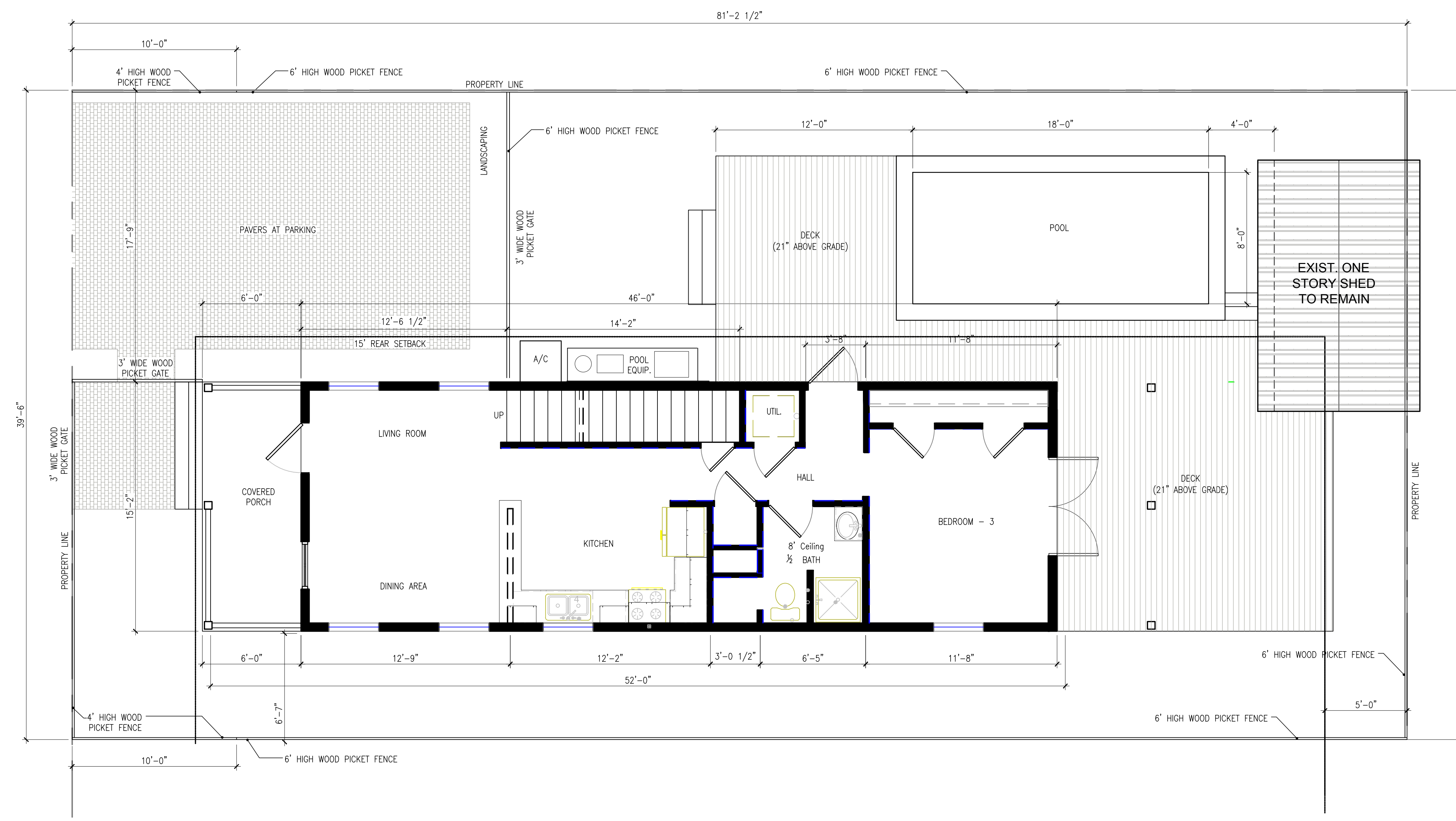
**A-2.1**

Date: - NOVEMBER 24, 2015

©2015 by William Shepler Architect

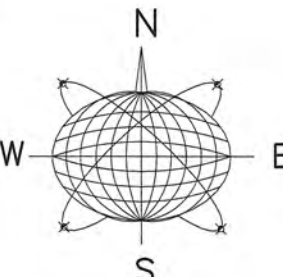


**2  
A2.1** SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



**1  
A2.1** FIRST FLOOR PLAN - PARTIAL SITE PLAN  
SCALE: 1/4"=1'-0"





## Meridian Engineering LLC

201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3283 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.11.24

1119 SIMONTON STREET  
UNIT C  
KEY WEST, FLDrawing Size  
24x36Project #:  
14012

Title:

## ELEVATIONS

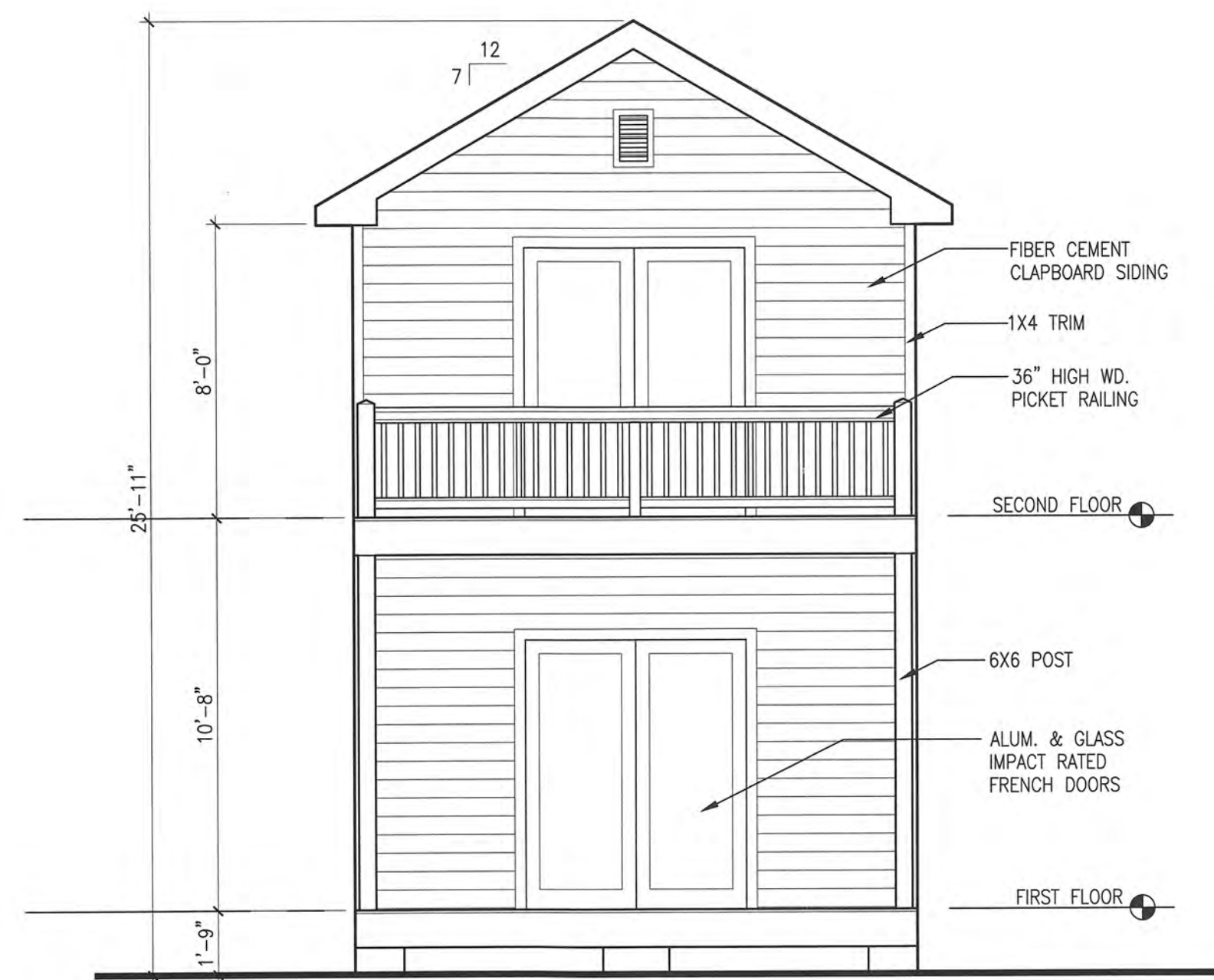
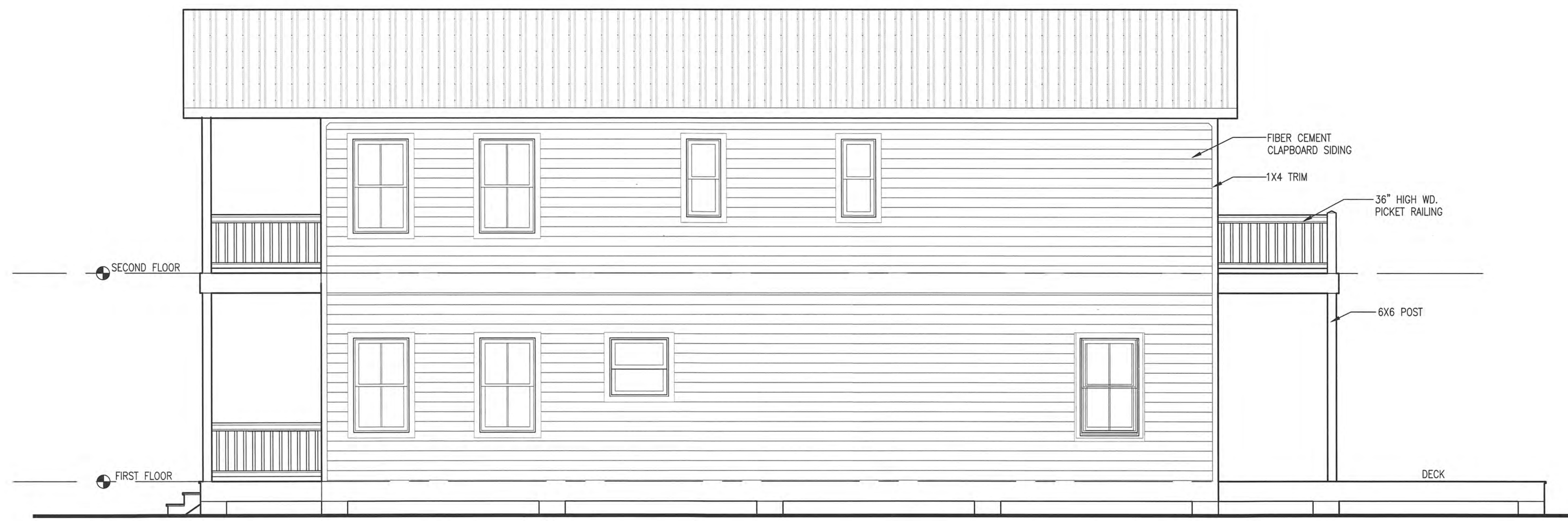
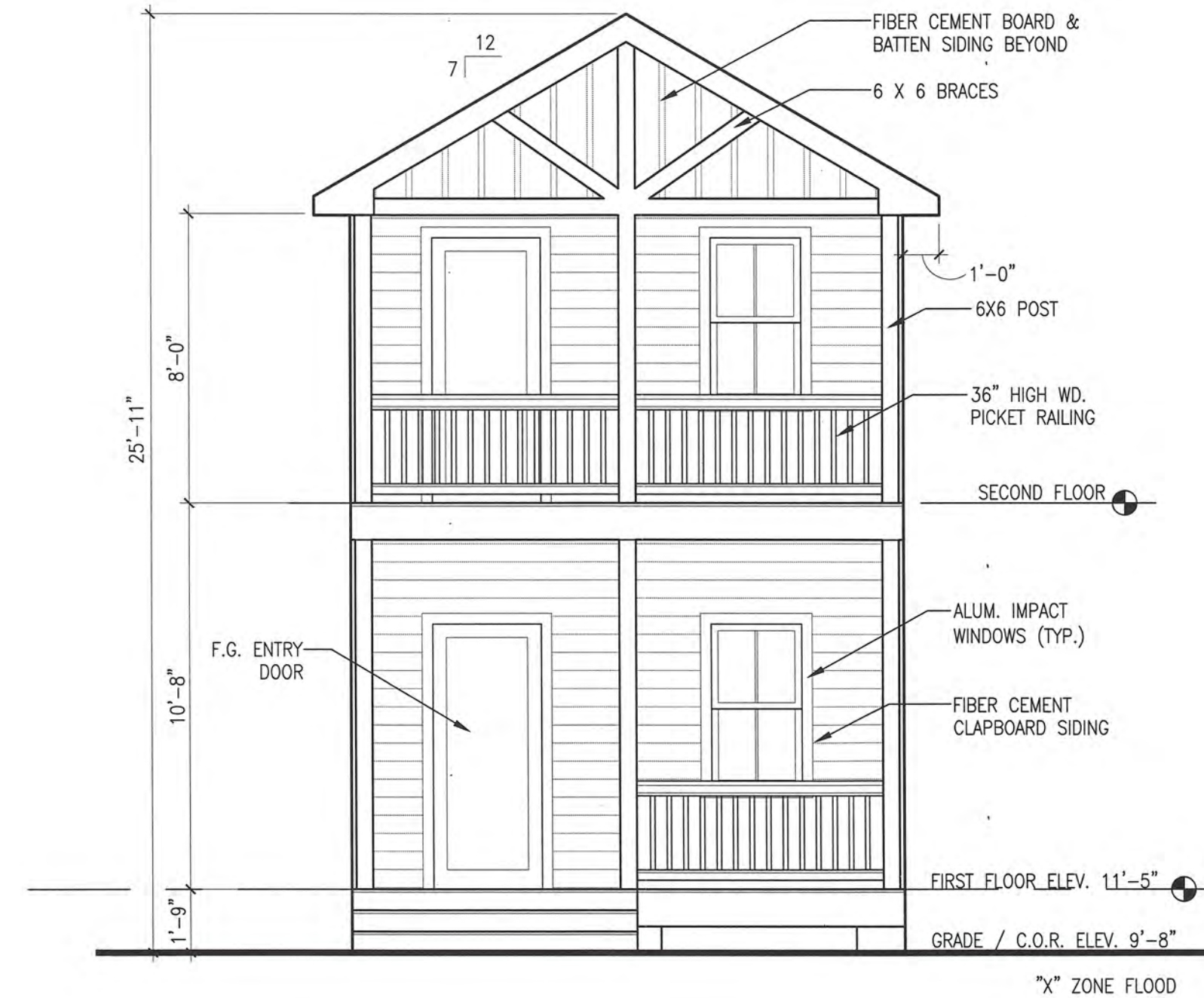
SCALE: 1/4" = 1'-0"

Sheet Number:

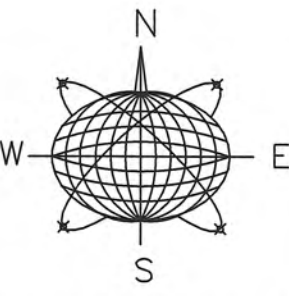
A-3.1

Date: - NOVEMBER 24, 2015

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4 SOUTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"3 WEST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"2 EAST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"1 NORTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"





Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.11.24


**1119 SIMONTON STREET**  
**UNIT C**  
KEY WEST, FL

Drawing Size: 24x36 Project #: 14012

Title:

**STREETSCAPE**

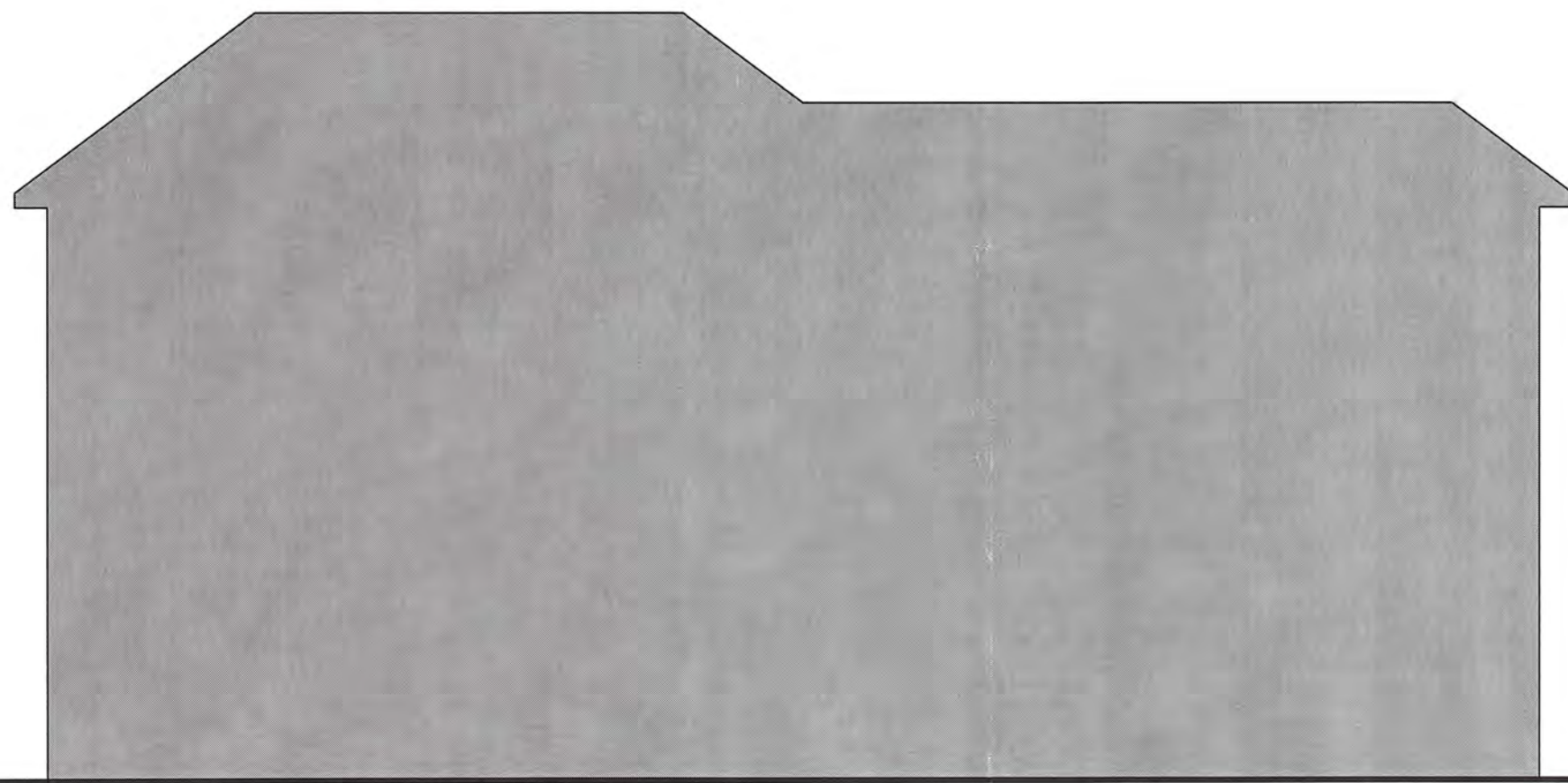
SCALE: 1/4" = 1'-0"

Sheet Number:

**A-3.2**

Date: - NOVEMBER 24, 2015

©2015 by William Shepler Architect



EXISTING 2 STORY HOME ACROSS THE STREET



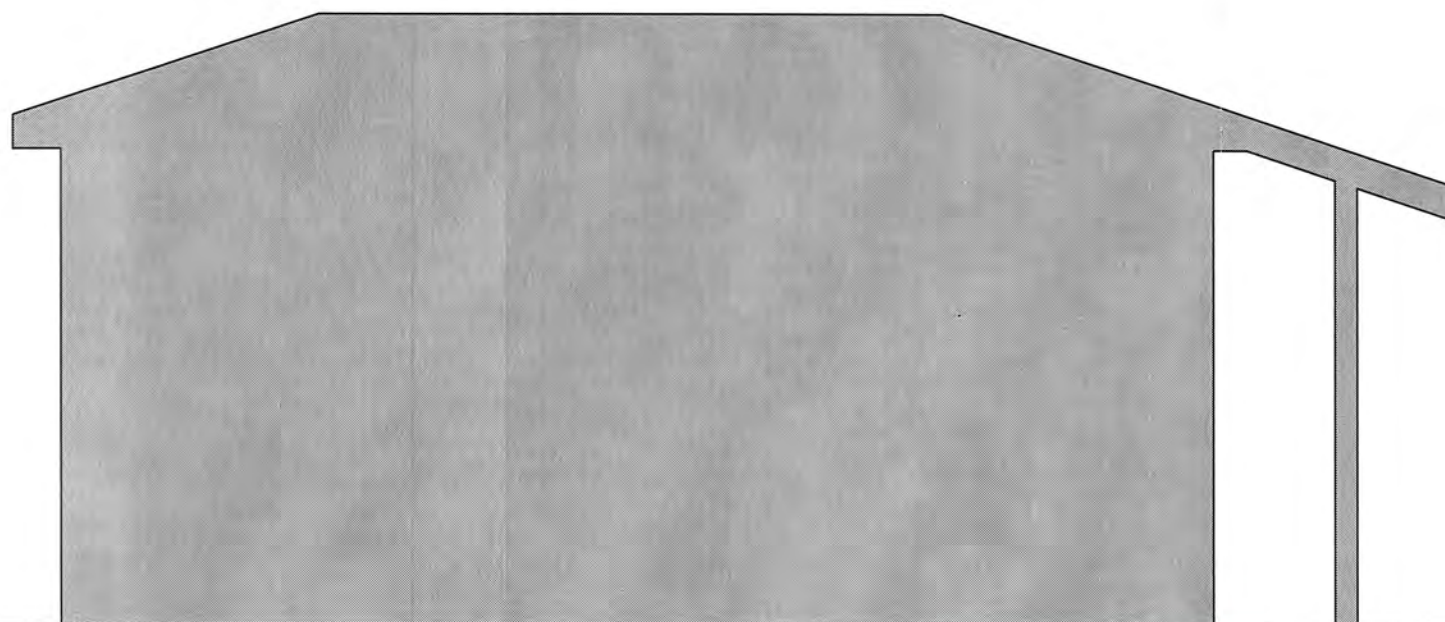
**WEST ELEVATION**

2  
A3.2

SCALE: 1/4"=1'-0"



EXISTING PARKING LOT



EXISTING ADJACENT BUILDING

**NORTH ELEVATION**

1  
A3.2

SCALE: 1/4"=1'-0"



THE WORLD'S MOST *Elite* WINDOW!

**DOMINATOR** **EXT**  
VINYL HYBRID WINDOW

**DP-100**  
(200mph Wind Forces)  
**WATER PENETRATION  
UP TO 15PSF**

ENERGY  
STAR  
PARTNER  
**EXT R-5**  
EXTREME INSULATING

ESSENTIAL  
FACILITIES  
LEVEL E

**HC**  
HEAVY COMMERCIAL USE

ANTI TERRORISM  
**AT/FP**  
TACT. TNT  
TNT  
TNT  
FORCE PROTECTION



**Schwinco**  
Architectural Products, LLC





Shwinco didn't intend to create the World's Most Elite Window...

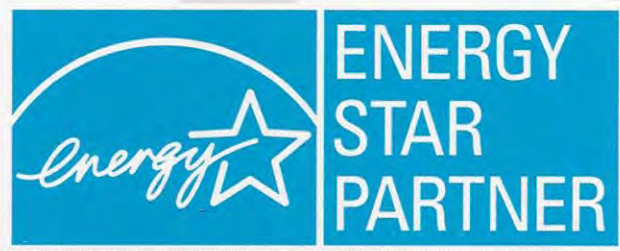
It is the fruit of a company ideal to manufacture the finest products available today.

Originally designed as a Storm Protection window, rather than simply retrofit an existing product with a "Coastal Package", Shwinco's engineers started from the ground up. They anticipated the daily needs of coastal weather conditions, like salt air, intense sunlight, powerful winds and extreme storms. They considered the added weight of impact glass and the need for daily ease of use.

Their solution was a groundbreaking HYBRID innovation that has revolutionized the entire window industry!

When the product was Independently Tested, the results were shocking. One certification led to another and another and another. Each one pioneering new ground for Vinyl windows until it was CLEAR...

Shwinco's Dominator EXT Window is the World's Most ELITE window!



## ENERGY EFFICIENCY

The DOMINATOR EXT is easily one of the most Energy Efficient windows in the industry. Not only does it EXCEED Energy Star ratings, it qualifies for the new Dept of Energy R-5 Highly Insulating and Low E Storm Protection Volume Purchase program! The EXT is the ONLY IMPACT WINDOW that qualified for this new program!



## UNPARALLELED STRUCTURAL INTEGRITY



DESIGN PRESSURE RATING UP TO **DP100**

WATER PENETRATION UP TO **15** PSF



Independent Testing has proven that Shwinco's Dominator EXT window boasts unparalleled Strength and Structural integrity! Able to withstand the wind forces and flying debris generated by the most powerful Category FIVE Hurricanes the Dominator EXT window is in a class all its own! It is the FIRST and currently the ONLY Vinyl Hung Window with a LEVEL E Rating!



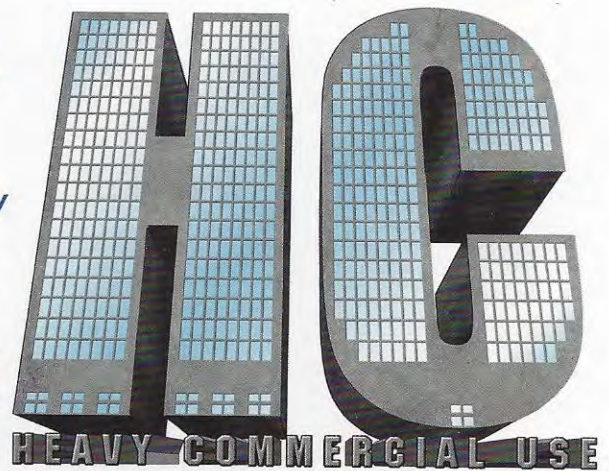
# RATED FROM RESIDENTIAL TO HEAVY COMMERCIAL

The Dominator EXT is the **FIRST & ONLY** vinyl hung window to be rated from Residential all the way up to Heavy



Commercial Construction. The very same window can be installed in everything from a single family home to a 20 story High Rise Condominium on the beaches of Florida's coast!

Commercial Architects and Developers can finally build **GREEN** and achieve a truly Residential design aesthetic. Homeowners get the same structural protection found in HC Building Codes!

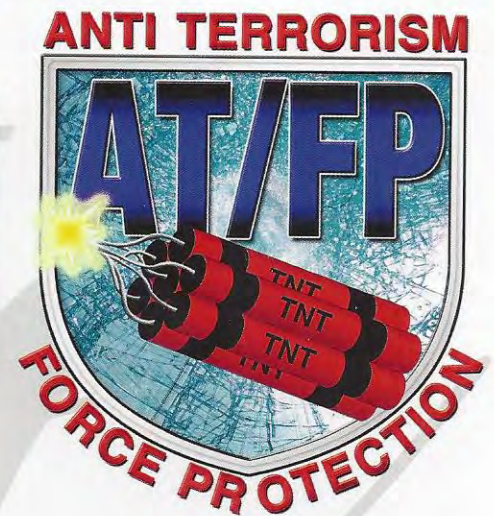


# ANTI TERRORISM/FORCE PROTECTION BOMB BLAST CERTIFIED

The Dominator EXT truly earned the title, "EXTREME PROTECTION" in 2009 when it was **BOMB BLAST CERTIFIED!** This is the **FIRST Vinyl & ONLY Vinyl Hung** window that is Certified at **GSA & DOD Levels 1&2.**



Federal and DOD construction calls for products that are both Energy Efficient and meet Anti Terrorism criteria. The Dominator EXT window is **UNMATCHED** in its ability to offer **BOTH!**



Tailor made for the Military, the Dominator EXT offers "Super Contractors" everything they are looking for: Energy Efficiency, Storm protection, Security & most importantly, a luxurious looking window they will be proud to install!



THE WORLD'S MOST *Elite* WINDOW!  
**DOMINATOR EXT**  
VINYL HYBRID WINDOW



Whether you're building a 20 story condominium on the beach, or your dream home,

# Shwinco's DOMINATOR EXT Windows are for you!

STANDARD SIZES & COLONIAL PATTERNS

## 9000 SINGLE HUNG

Rough	Nominal	Call Size	24	30	36	44	48
			23 1/2	29 1/2	35 1/2	43 1/2	47 1/2
			2'0"	2'6"	3'0"	3'8"	4'0"
36	35 1/4	3'0"					
48	47 1/4	4'0"					
52	51 1/4	4'6"					
60	59 1/4	5'0"					
66	65 1/4	5'6"					
72	71 1/4	6'0" EL					

Full Screen Option

Clean Look  
High Performance  
Water Protection

Up to 1" Glazing

Patent Pending High Pressure Tilt Latch

Interlocking Cam Locks

Fully Reinforced Design

Patent Pending Deep  
Penetrated Interlocking  
System

Patent Pending Glazing  
Tower for Superior  
Performance

Patent Pending  
Interlocking Sill

Patent Pending Dual Wall  
"Dry Chamber" Weep System

Patent Pending  
Rail & Style  
Assembly for  
Superior Wood  
Appearance

All DOMINATOR EXT Windows  
Incorporate Shwinco's Patent Pending "Unitized Structural Design"

## ANTI TERRORISM / FORCE PROTECTION BOMB BLAST RESISTANCE

GSA / DOD Type 1 & 2

Operable Window Size: 52" X 74"  
Minimal Hazard

Fixed Lite Size: 52" X 84"  
Minimal Hazard

## ASTM IMPACT "LEVEL E" ESSENTIAL FACILITIES

Missile Level E / 80 feet per second

Operable Window Size: 36 X 72"  
ASTM 1886/1996  
Zone 4 / Missile Level "E"

## PERFORMANCE & TECHNICAL

### STRUCTURAL

SERIES	UNIT SIZE	TEST PRESSURE	WATER PERFORMANCE	IMPACT	CYCLING	OVERALL RATING
9000 SINGLE HUNG (NON-IMPACT)	60 x 96	75 psf	13.5 psf 15.0 psf (modified)	DNA	DNA	HC 50
	60 x 96	90 psf	13.5 psf 15.0 psf (modified)	DNA	DNA	HC 60
	36 x 60	205.5 psf	14.25 psf 15.0 psf (modified)	DNA	DNA	DP 90 DP 100
9000 SINGLE HUNG (IMPACT) ASTM	52 x 74	150 psf	14.25 psf 15.0 psf (modified)	ZONE 4 (2 Hits per Unit)	100 psf Positive 150 psf Negative	DP 90 DP 100
9070 FIXED LITE (NON-IMPACT)	72 x 72	135 psf	24.9 psf	DNA	DNA	HC 90
	102 x 68	225.0 psf	25 psf	DNA	DNA	C 150
9070 FIXED LITE (IMPACT) ASTM	72 x 72	180 psf	24.9 psf	ZONE 4 (2 Hits per Unit)	120 psf Positive 120 psf Negative	HC 120

### THERMAL

SERIES	GLAZING	UV	SHGC	VT	CRF
9000 NON IMPACT	CLEAR	.47	.59	.63	.44
	LOW E	.31	.21	.49	.56
	LOW E/ARGON	.29	.21	.49	.60
9000 IMPACT	CLEAR	.46	.50	.54	.45
	LOW E	.31	.21	.48	.56
	LOW E/ARGON	.28	.21	.48	.60
9000 TRIPLE IMPACT	CLEAR	N/A	N/A	N/A	N/A
	LOW E	.22	.16	.35	.65
	LOW E/ARGON LOW E/KRYPTON	.18	.16	.34	.66
9000 TRIPLE NON IMPACT	CLEAR	N/A	N/A	N/A	N/A
	LOW E	N/A	N/A	N/A	N/A
	LOW E/ARGON	.19	.16	.32	.66
9050 NON IMPACT	CLEAR	.47	.59	.63	.44
	LOW E	.31	.20	.48	.54
	LOW E/ARGON	.29	.20	.48	.58
9050 IMPACT	CLEAR	.46	.50	.54	.45
	LOW E	.29	.21	.47	.55
	LOW E/ARGON	.27	.21	.47	.59
9050 TRIPLE IMPACT	CLEAR	N/A	N/A	N/A	N/A
	LOW E	N/A	N/A	N/A	N/A
	LOW E/ARGON LOW E/KRYPTON	.22	.15	.34	.67
9050 TRIPLE NON IMPACT	CLEAR	N/A	N/A	N/A	N/A
	LOW E	N/A	N/A	N/A	N/A
	LOW E/ARGON	.19	.18	.35	.69
9070 NON IMPACT	CLEAR	.46	.66	.70	.45
	LOW E	.28	.23	.55	.58
	LOW E/ARGON	.26	.23	.55	.62
9070 IMPACT	CLEAR	.43	.62	.68	.46
	LOW E	.27	.23	.54	.57
	LOW E/ARGON	.25	.23	.54	.61
9070 TRIPLE IMPACT	CLEAR	N/A	N/A	N/A	N/A
	LOW E	N/A	N/A	N/A	N/A
	LOW E/ARGON LOW E/KRYPTON	.19	.17	.38	.67
9070 TRIPLE NON IMPACT	CLEAR	N/A	N/A	N/A	N/A
	LOW E	N/A	N/A	N/A	N/A
	LOW E/ARGON	.16	.20	.39	.74



For More Information contact Shwinco Architectural Products LLC

171 Jet Services Way, Dothan, AL 36303

Toll Free: 855-611-8889 Fax: (334) 556-1005 [www.shwinco.com](http://www.shwinco.com)

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY SINGLE FAMILY MODULAR HOUSE. NEW FENCES, POOL, DECKS, AND PAVERS.**

**FOR- #1119 SIMONTON STREET**

**Applicant – William Shepler/ Meridian Engineers      Application #H15-01-1816**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Dallas Flowers, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
1119 Simonton Street on the  
9<sup>th</sup> day of December, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on December 15<sup>th</sup>, 2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-1816.

2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:**

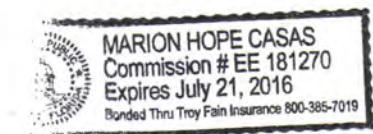
Dallas Flowers  
**Date:** 12/09/15  
**Address:** 410 3<sup>rd</sup> St.  
**City:** Key West  
**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 9<sup>th</sup> day of December, 2015.

By (Print name of Affiant) Dallas Flowers who is personally known to me or has produced a drivers licence as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Marion Hope Casas  
Print Name: MARION HOPE CASAS  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_





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# Public Meeting Notice

THE PROPOSED SINGLE FAMILY RESIDUAL USE OF THE  
PROPERTY IS NOT IN ACCORD WITH THE  
ZONING REGULATIONS OF THE CITY OF  
FORT LAUDERDALE, FLORIDA.

FOR MORE INFORMATION, CONTACT THE  
CITY OF FORT LAUDERDALE, FLORIDA, AT  
352-271-1234.



# PROPERTY APPRAISER INFORMATION



# **Scott P. Russell, CFA**

## **Property Appraiser**

### **Monroe County, Florida**

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

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

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- [Exemptions](#)
- [Save Our Homes](#)
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|

#### **Monroe County Links**

- [» Monroe County Home Page](#)
- [» BOCC](#)
- [» Growth Management](#)
- [» Building Dept.](#)
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- [» FEMA Flood Insurance Info](#)

#### **Monroe County Constitutional Officers**

- [» Clerk of the Courts](#)
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## Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

## First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

## IRS Links

- [» Make Work Pay Credit](#)
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## Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

## Property Record Card -

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

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 9102582 Parcel ID: 00027460-003000** [Next Record](#)

## Ownership Details

Mailing Address:

CABANAS OF KEY WEST LLC  
3720 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4533

## Property Details

PC Code:

00 - VACANT RESIDENTIAL

Millage Group:

10KW

Affordable Housing:

No

Section-Township-Range:

06-68-25

Property Location:

1119 SIMONTON ST UNIT: C KEY WEST

Legal Description:

KW PT LTS 1, 2 AND 12 SQR 4 TR 11 (A/K/A RESIDENTIAL UNIT C OF CABANAS OF KEY WEST) G41-469/71 G42-311/14 OR1194-1593D/C OR1495-119/20 OR1495-125/26 OR1923-2079D/C OR1964-969/70 OR1964-971/72 OR2690-914/15C OR2690-916/17 OR2690-918/68DEC

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			3,183.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	1,752 SF	292	6	2014	2015	2	30
0	UB2:UTILITY BLDG	120 SF	15	8	1979	1980	4	50

Appraiser Notes



THIS PARCEL HAS BEEN SPLIT FROM RE 00027460-000000 AK 1028231 PER DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS AND EASEMENTS OF CABANAS OF KEY WEST. DONE FOR THE 2014 TAX ROLL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-3063	06/24/2014	11/25/2014	2,100	REPLACE 44 EXISTING 6'WOOD PICKETS. TOTAL LF OF FENCE 292	

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
2015	0	9,121	405,291	414,412	323,364	0	414,412
2014	0	5,839	281,997	287,836	287,836	0	287,836

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.

There are no sales to display for this parcel.

This page has been visited 132,013 times.

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