



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: January 26, 2016

Applicant: William Shepler/Meridian Engineers

Application Number: H15-01-1816

Address: #1119 Simonton Street

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 for more than 50 years. The lot in question is located on the southeast corner of Simonton and Amelia streets, 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 urban 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

On December 15, 2015, the Commission reviewed plans for a single family dwelling modular building and motioned to postpone the item. The plans in review are a revision of the previous submitted plans and based on the input the applicant received during the December meeting. One of the changes to the structure is the height reduction by one foot, from 25'-11" to 24'-11". The first floor plan configuration has changed from a rectangular footprint to a "C" shape plan. The new floor configuration gives more width to the building, making the proportions of the north and south elevations more balanced than the previous scheme. The east elevation has two volumes protruding from the wall plane and covered with side gable roofs. Both one-story volumes are connected by a gable roof, which creates a small covered open area between them. The plans include a note that states that all windows will be installed on site and will have a reveal of 1".

The modular house will be taller than the existing three one-story buildings that are within the specific urban block. The ratio of width vs. height has changed from the previous design. Staff opines that the design is compatible with surrounding structures in terms of forms, finish materials, and textures. The proposed changes to the site, which includes a new swimming pool, a deck, and fences, are consistent with guidelines pertaining these elements.

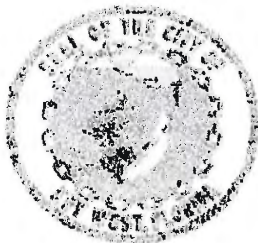
Consistency with Guidelines

It is staff's opinion that the proposed revised design has proportions that are more in keeping with traditional frame structure found within the historic district. Staff still opines that, since the structure is a two-story building, it will outshine the three only buildings found on the urban block. These structures are one-story cbs structures. It is staff's opinion that the proposed site work, including the new swimming pool, decks and fence are consistent with the guidelines.

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 15-01-1816		BUILDING PERMIT NUMBER 15-4840		INITIAL & DATE 11/24/15 <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:

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

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

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:
New 2 strong single family residence, fences, pool deck and pavers		

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

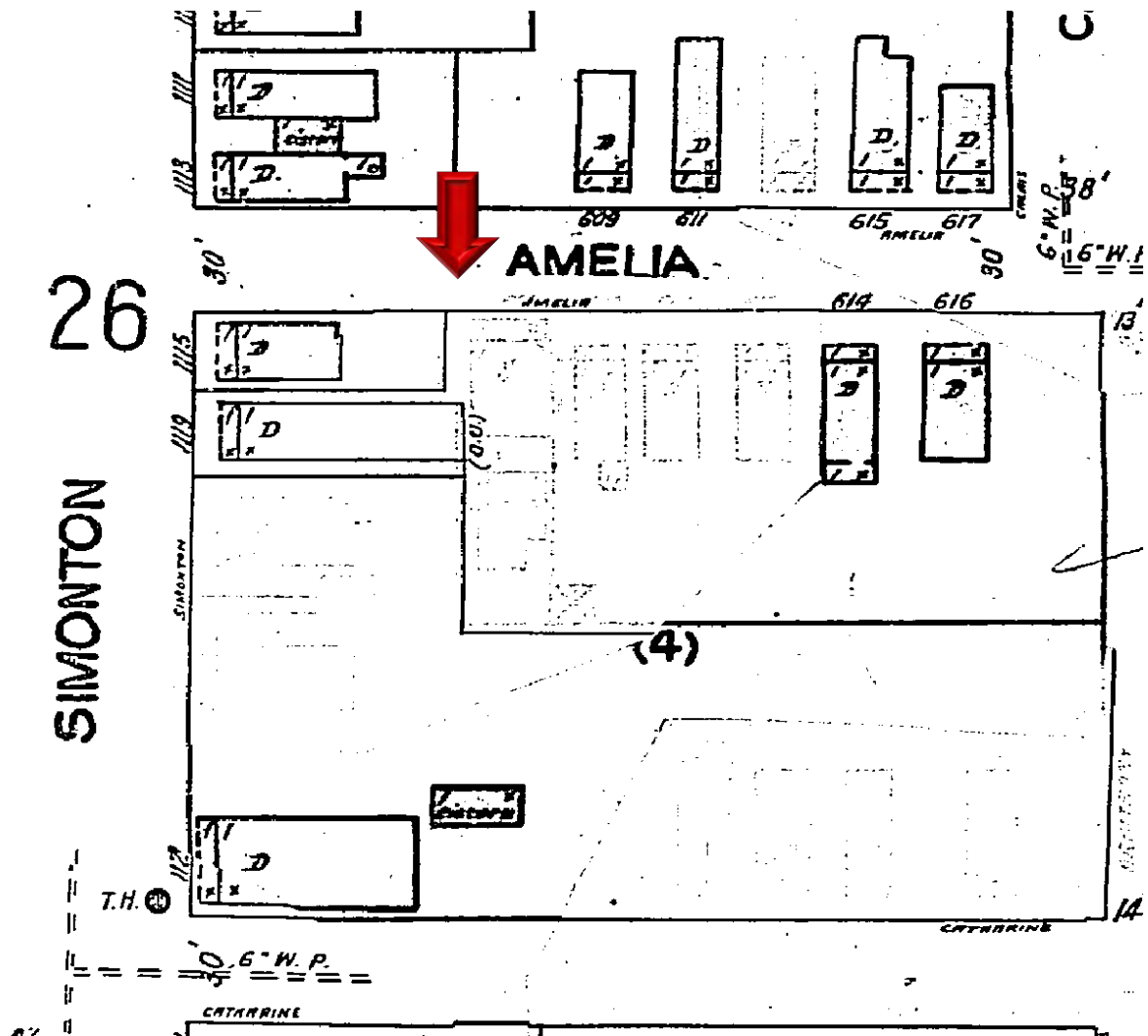
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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



#1119 Simonton Street Sanborn map 1948

PROJECT PHOTOS







Google earth





Google earth





Google earth

feet 10
meters 3





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.

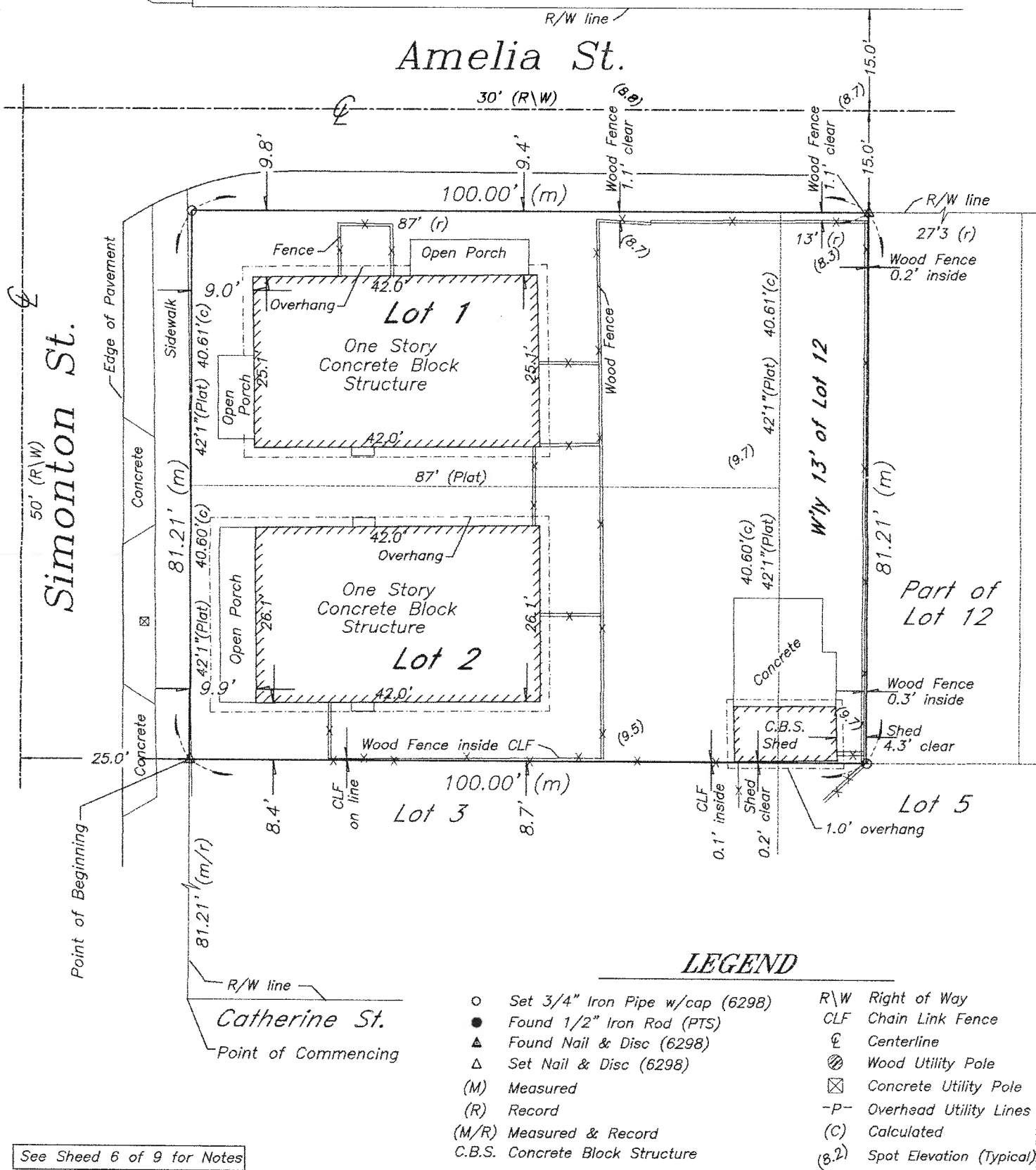
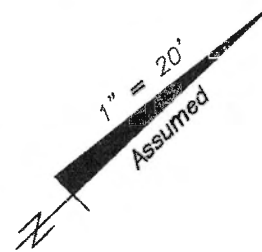


10. Photograph of Amelia Street looking to the west of the lot.

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'

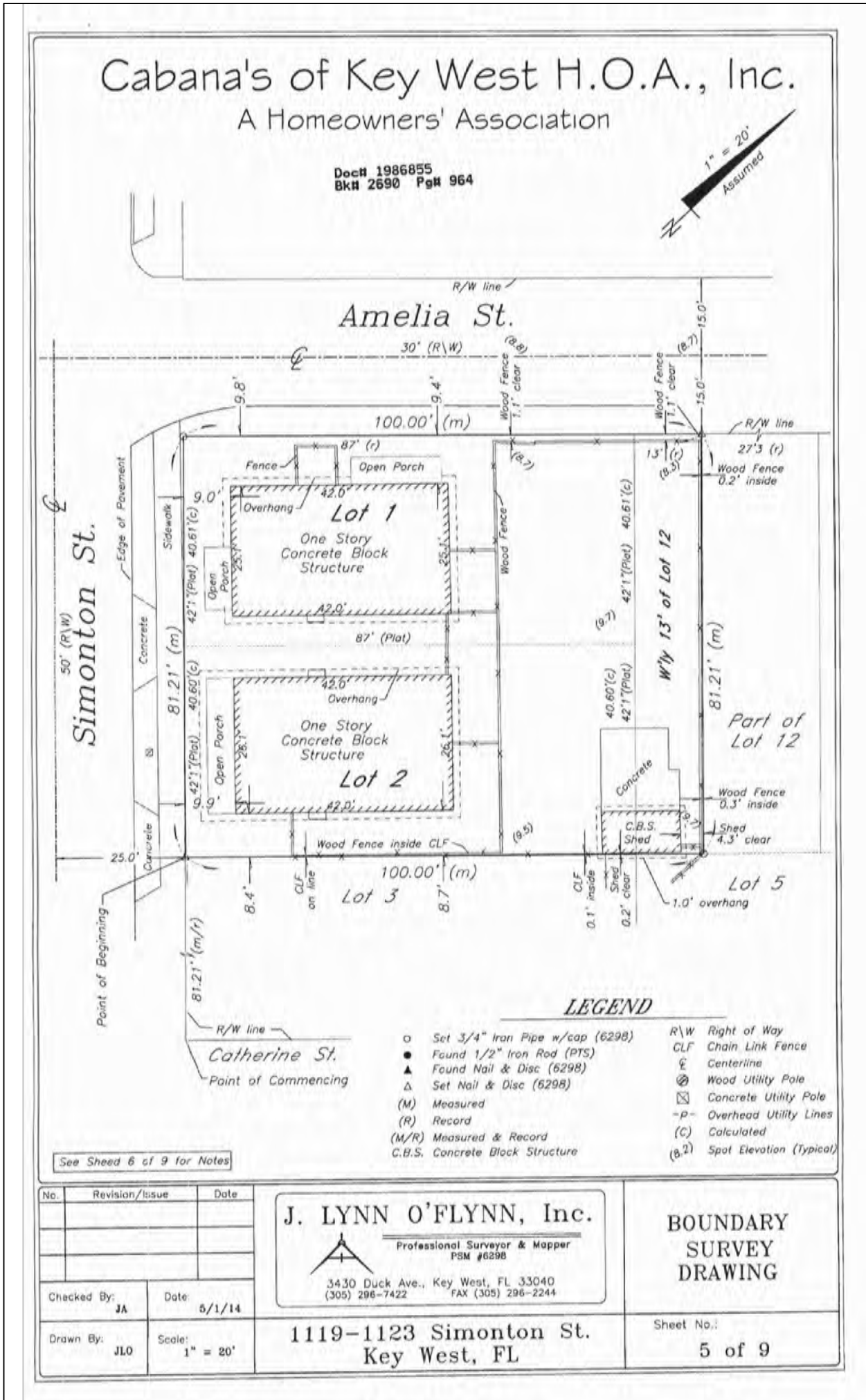
J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

**BOUNDARY
SURVEY
DRAWING**

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

Sheet No.:
5 of 9

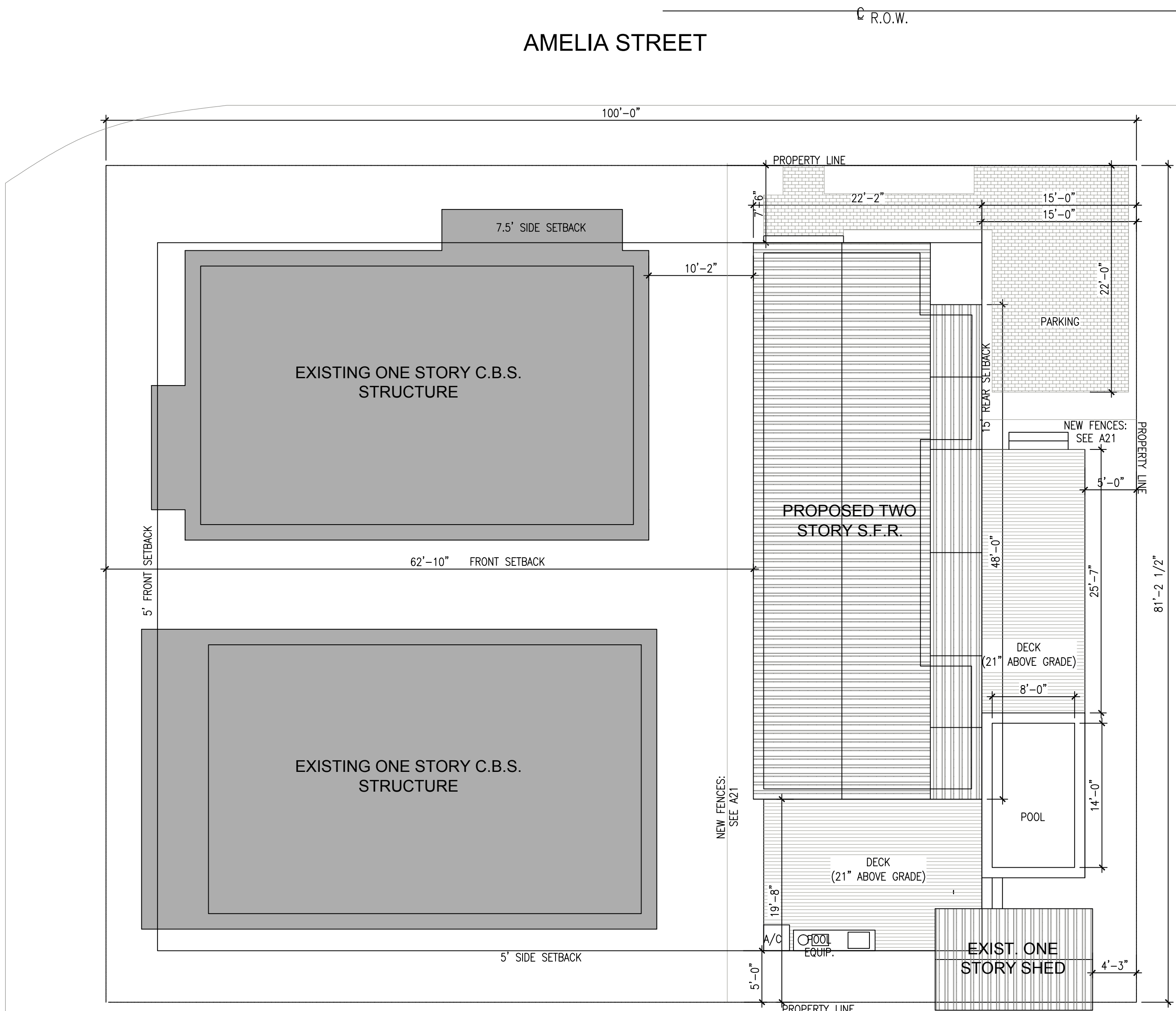
REVISED DESIGN



2
A1.1

COPY OF SURVEY

SCALE: N.T.S.



1
A1.1

SITE PLAN

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

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00027460-00300					
SETBACKS:						
FRONT	62'-10"		N/A		5'-0"	NO
STREET SIDE	7'-6"		N/A		7'-6"	NO
SIDE	15'-3"		N/A		5'-0"	NO
REAR	15'-0"		N/A		15'-0"	NO
LOT SIZE	8,121 SQ. FT.		N/A		4000 SQ. FT.	NO
BUILDING COVERAGE	4,135 SQ. FT.	50%	2,828 SQ. FT.	34.8%	50% MAX	NO
FLOOR AREA	N/A	N/A	N/A	N/A	N/A	NO
BUILDING HEIGHT	24'-11"		N/A		35' MAX	NO
IMPERVIOUS AREA	4,779 SQ. FT.	58%	2,828 SQ. FT.	34.8%	60% MAX	NO
OPEN SPACE	2,804 SQ. FT.	35%	N/A	N/A	35% MIN	NO

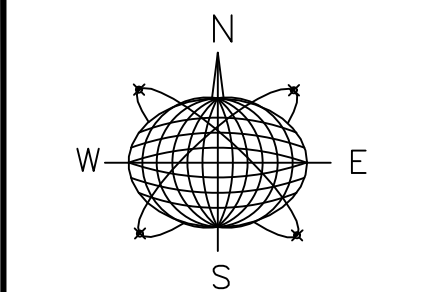
"X" FLOOD ZONE
HNC-1 ZONING

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)



william shepler & associates
architecture

Tel: 305-890-6191
Email: info@wshepler.com



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. - 2015.11.24
H.A.R.C. REV. 1 - 2015.12.3
H.A.R.C. REV. 2 - 2015.12.30

1119 SIMONTON STREET
UNIT C
KEY WEST , FL

Drawing Size: 24x36
Project #: 14012

Title:

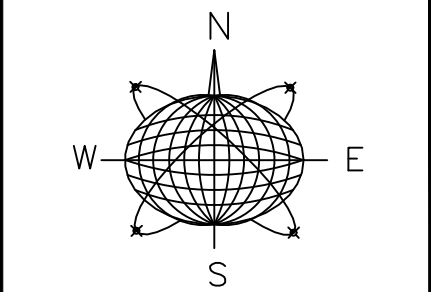
SITE PLAN /
SURVEY

SCALE: AS NOTED
Sheet Number:

A-1.1

Date: - NOVEMBER 24, 2015

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Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. - 2015.11.24
H.A.R.C. REV. 1 - 2015.12.3
H.A.R.C. REV. 2 - 2015.12.30

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

Drawing Size 24x36 Project # 14012

Title:

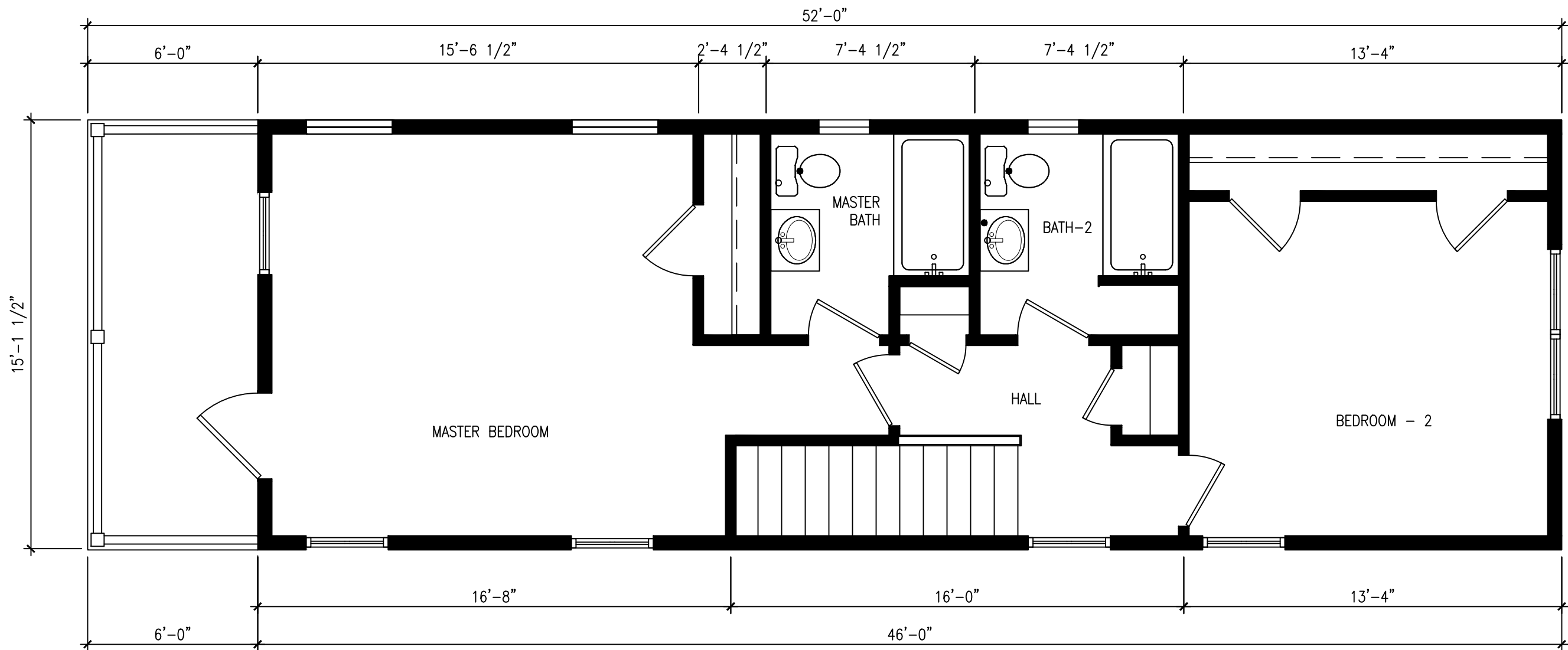
**SITE &
FLOOR
PLANS**

Sheet Number:

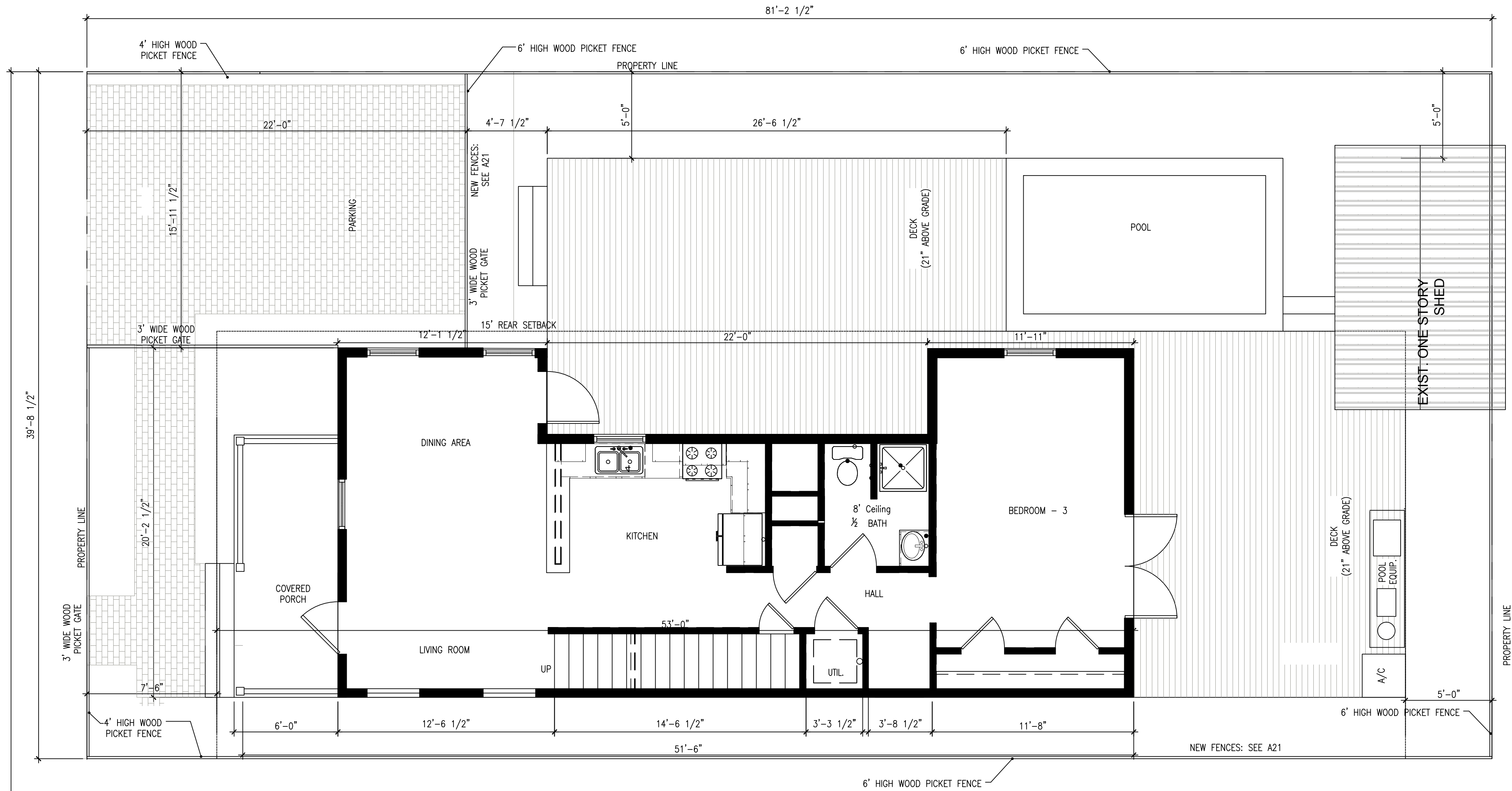
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Date: - NOVEMBER 24, 2015

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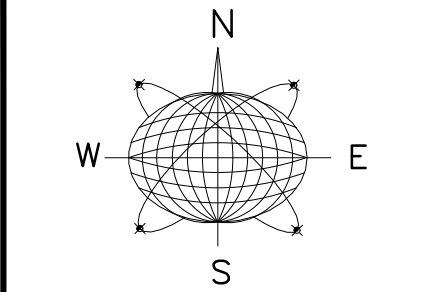


**2
A2.1** SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

PREVIOUSLY SUBMITTED DESIGN



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 PLAN /
SURVEY**

SCALE: AS NOTED

Sheet Number:

A-1.1

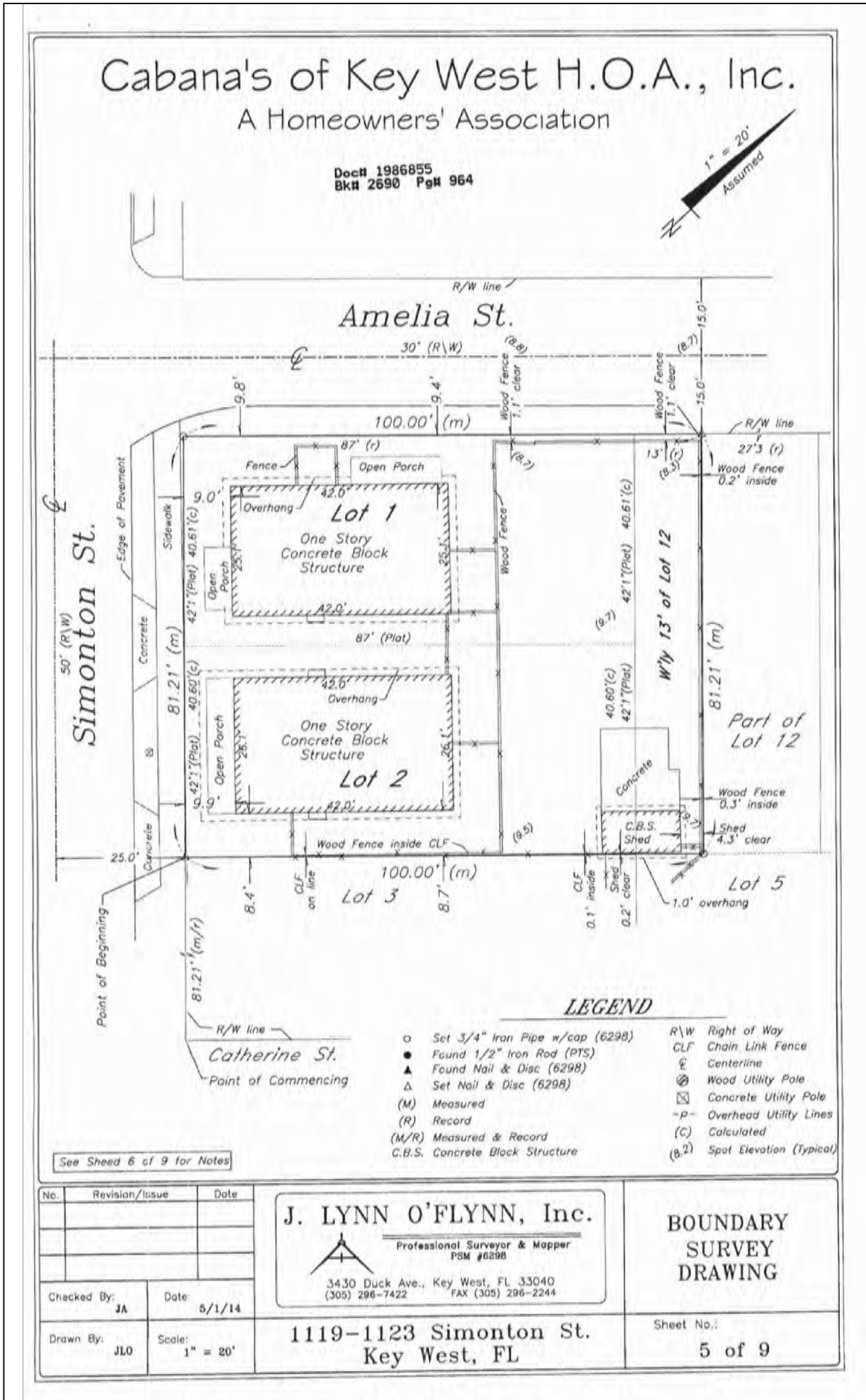
Date: - NOVEMBER 24, 2015

©2015 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

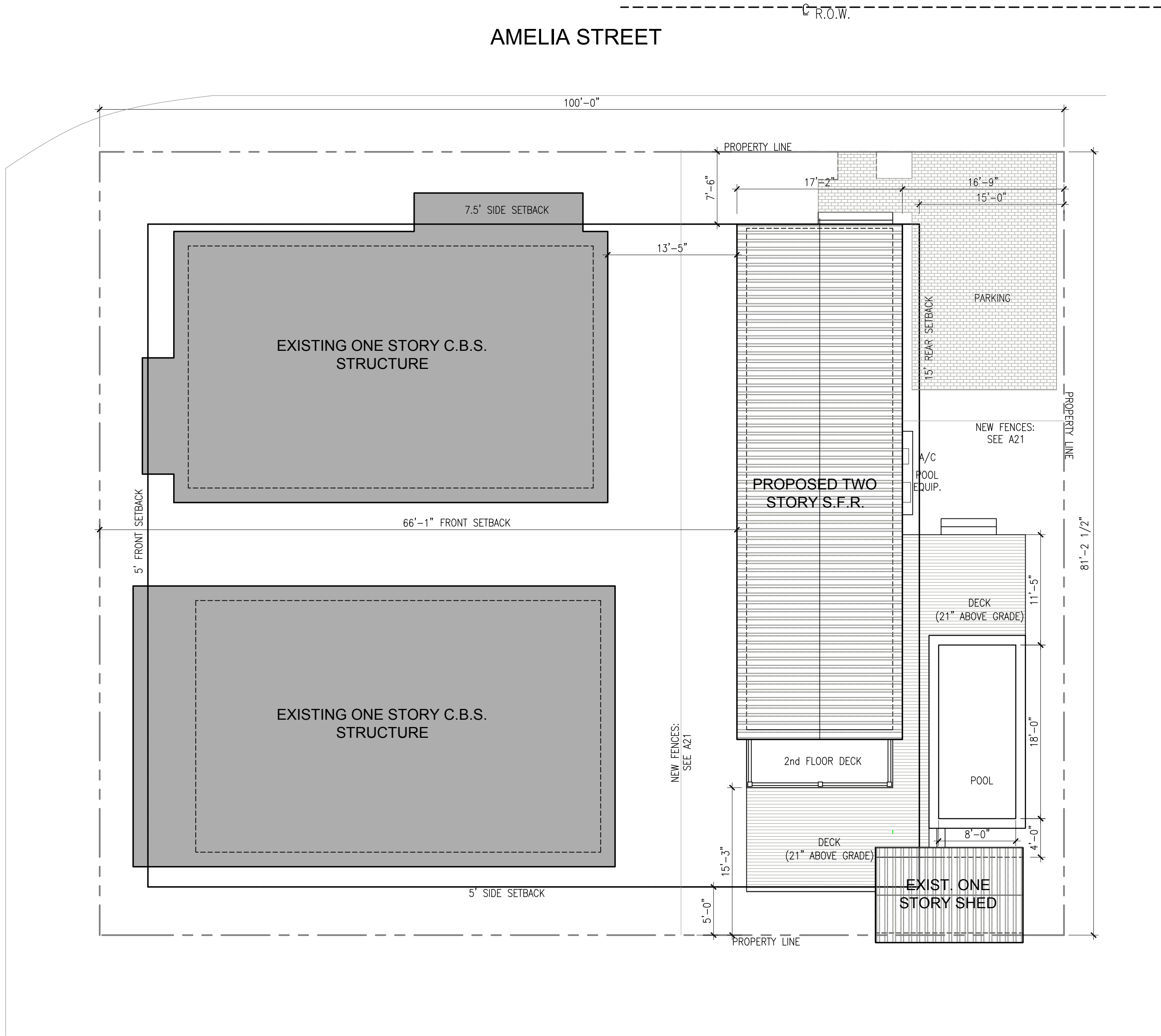
"X" FLOOD ZONE
HNC-1 ZONING

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)

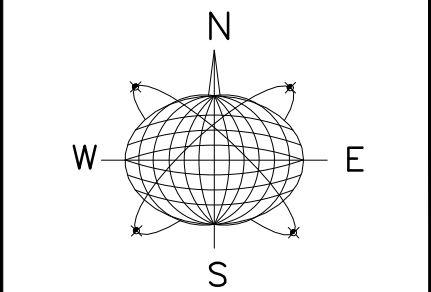


2
A1.1
COPY OF SURVEY
SCALE: N.T.S.

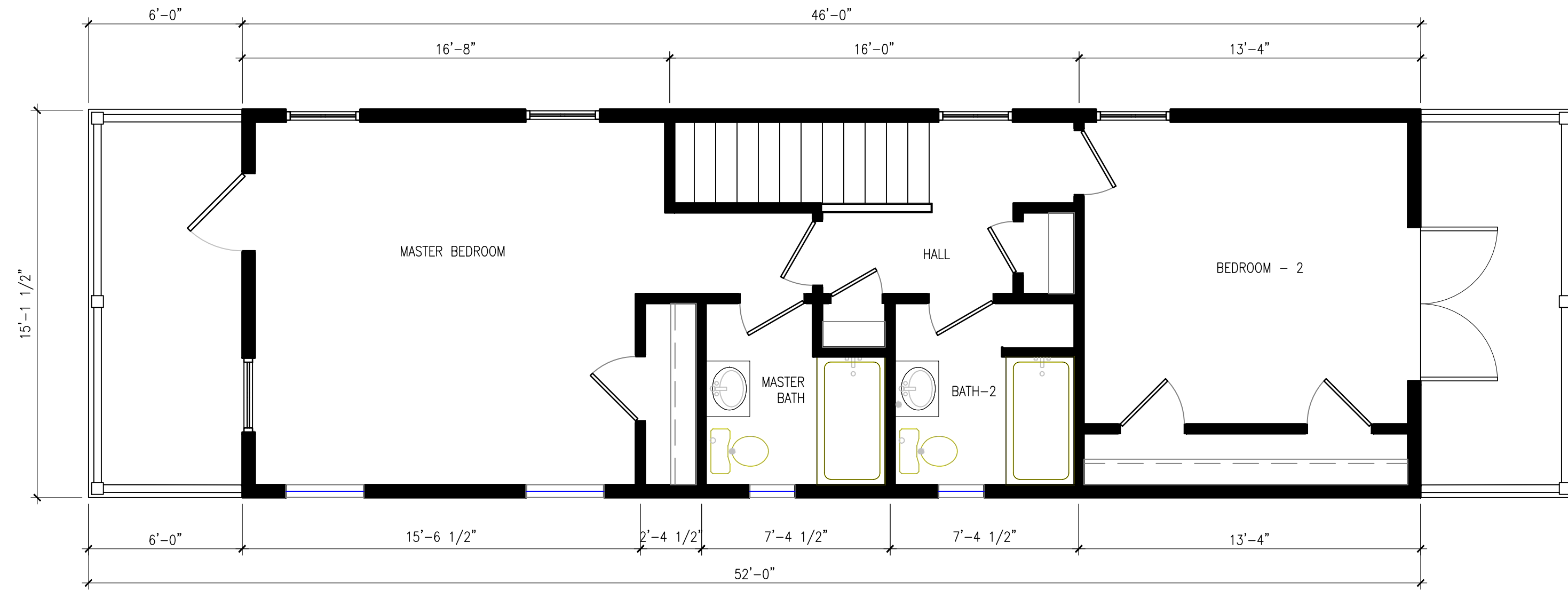
SIMONTON STREET



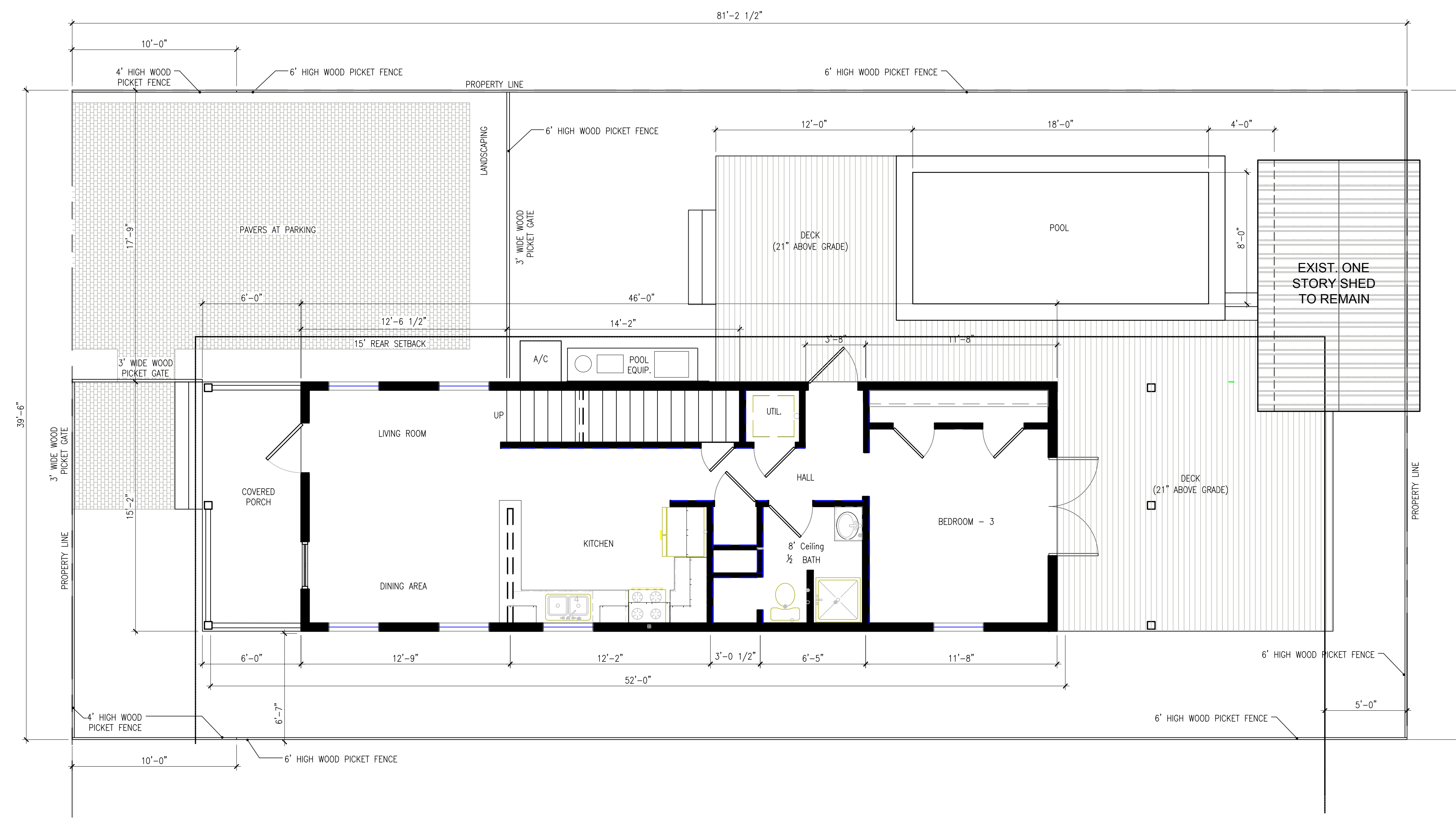
1
A1.1
SITE PLAN
SCALE: 1/8"=1'-0"



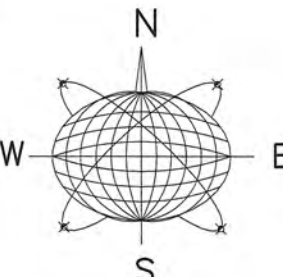
1119 SIMONTON STREET
UNIT C
KEY WEST, FL



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

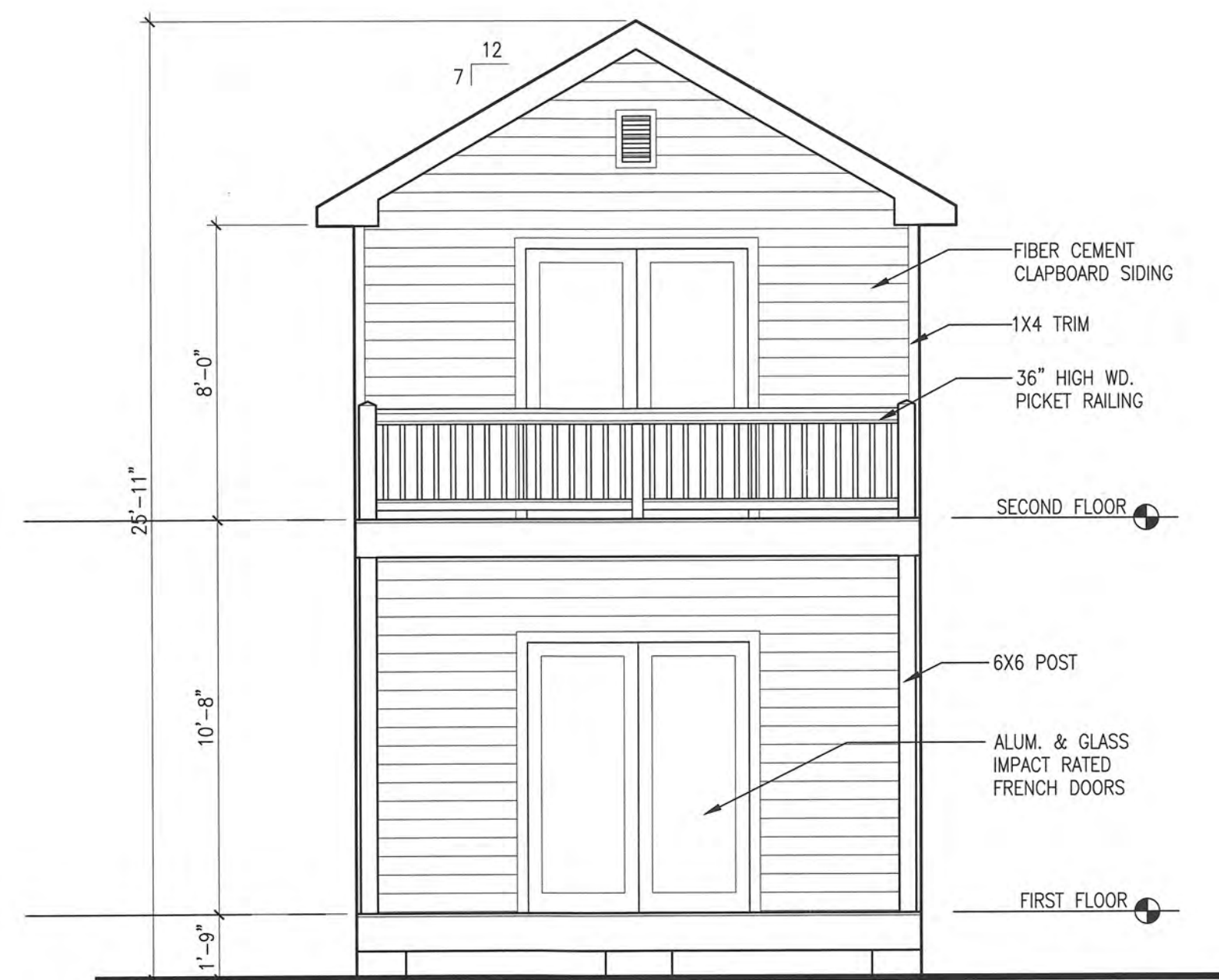
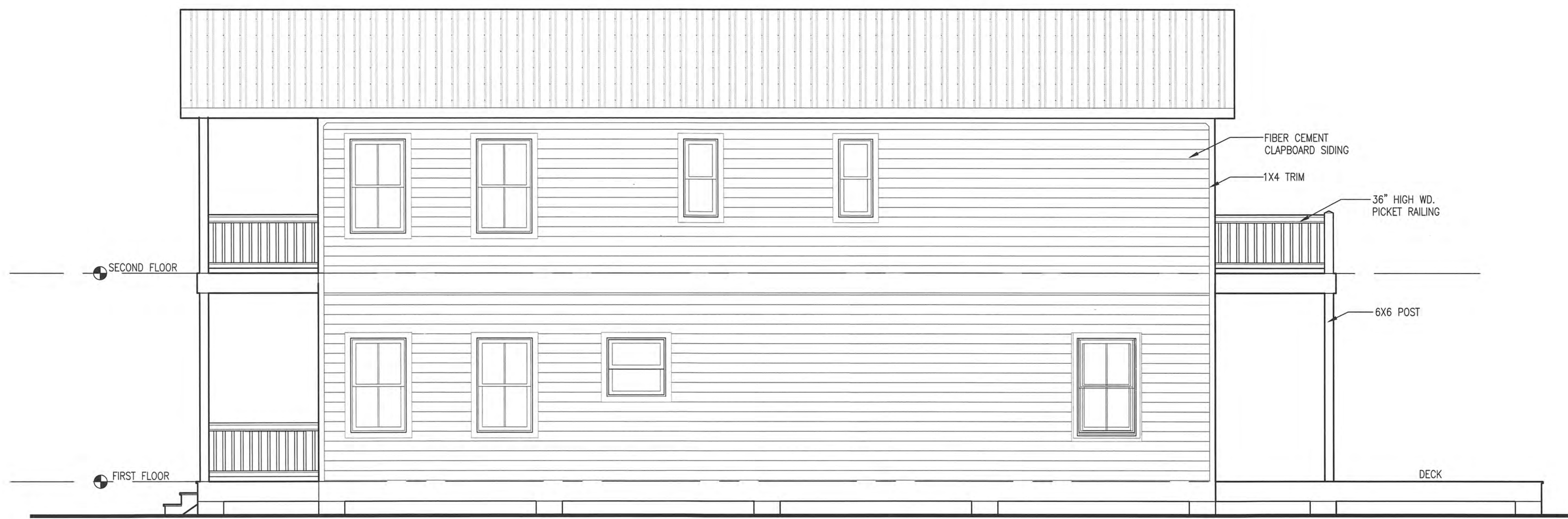
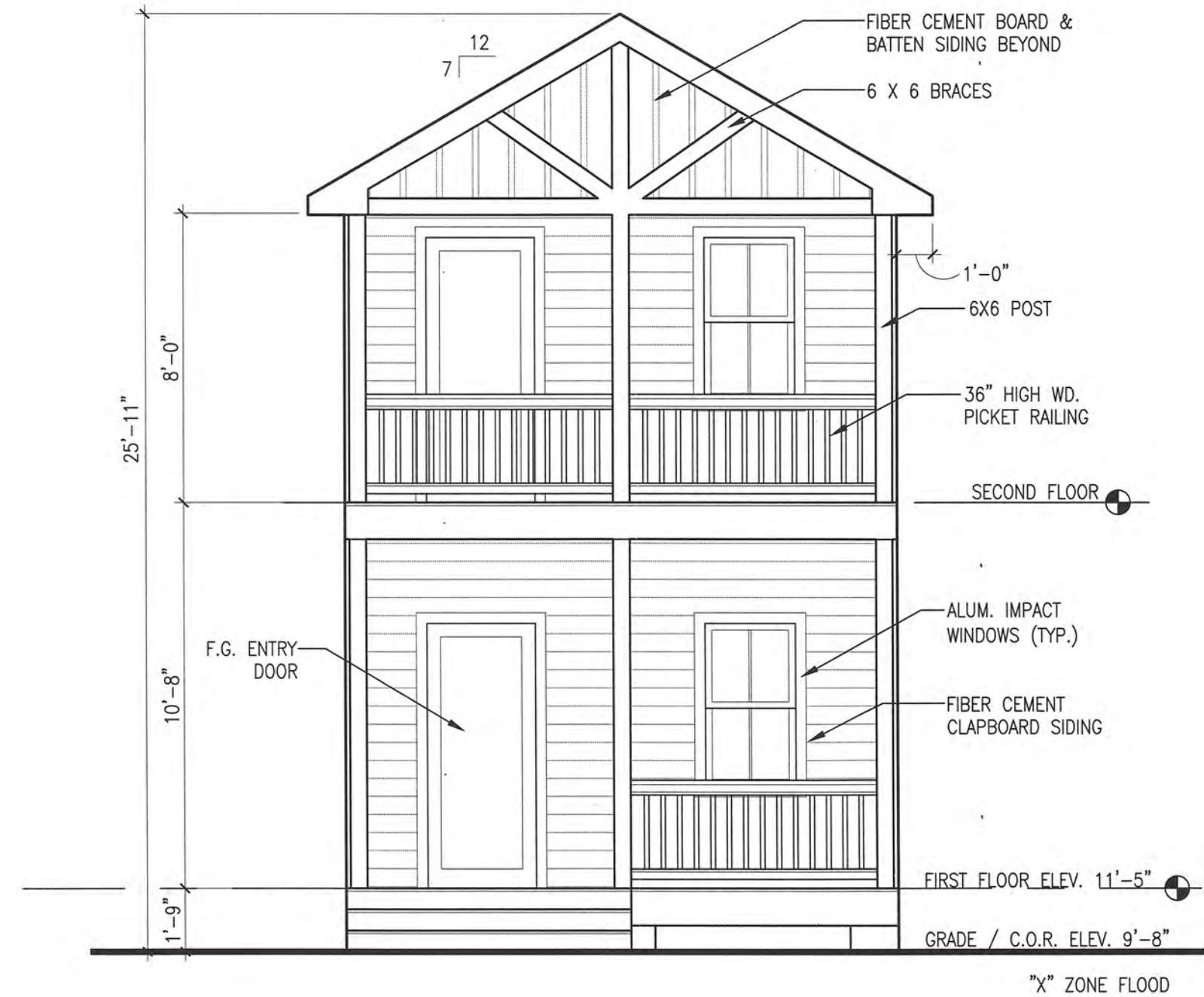
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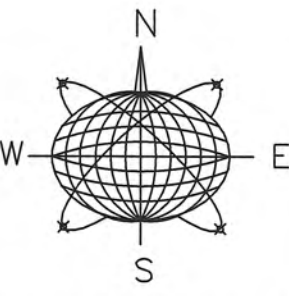
Sheet Number:

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

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EXISTING 2 STORY HOME ACROSS THE STREET



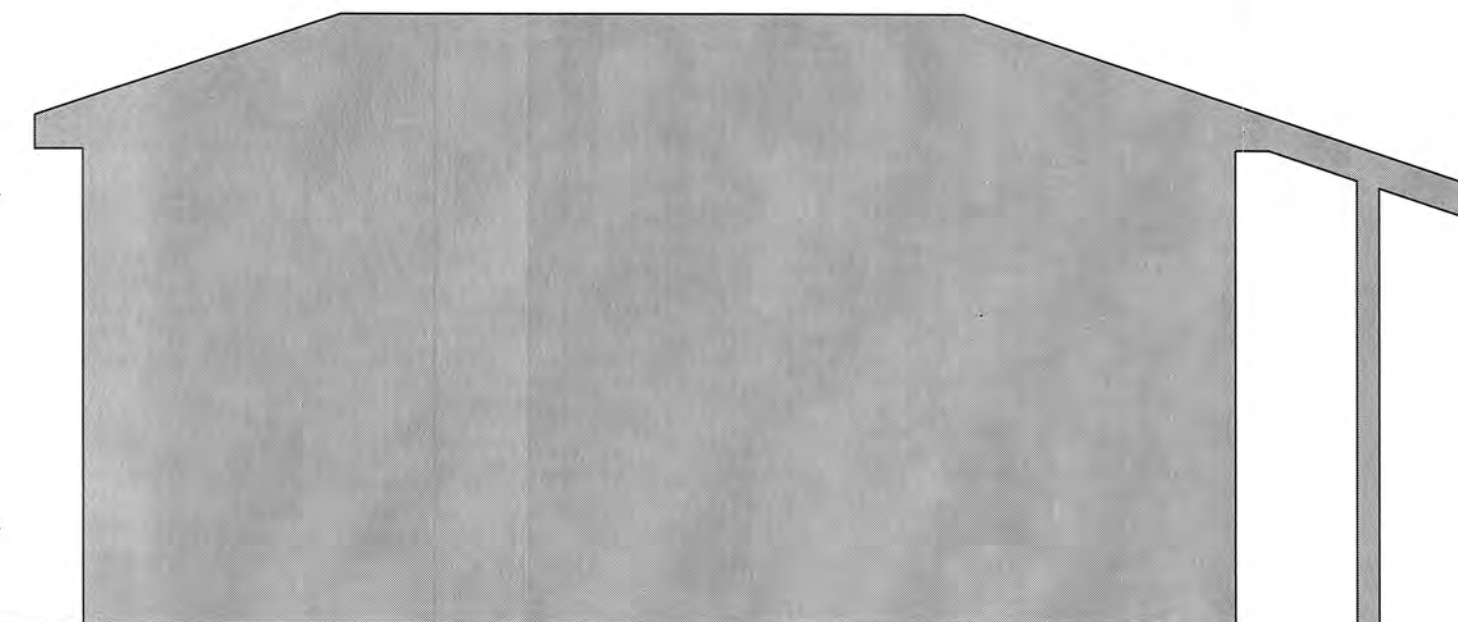
WEST ELEVATION

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...

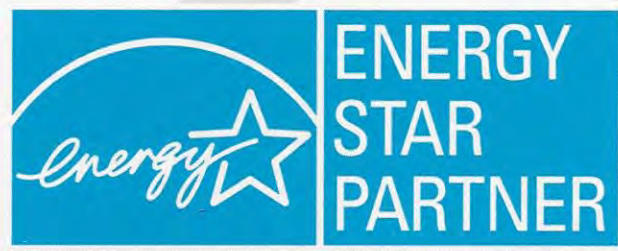
It is the fruit of a company ideal to manufacture the finest products available today.

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!

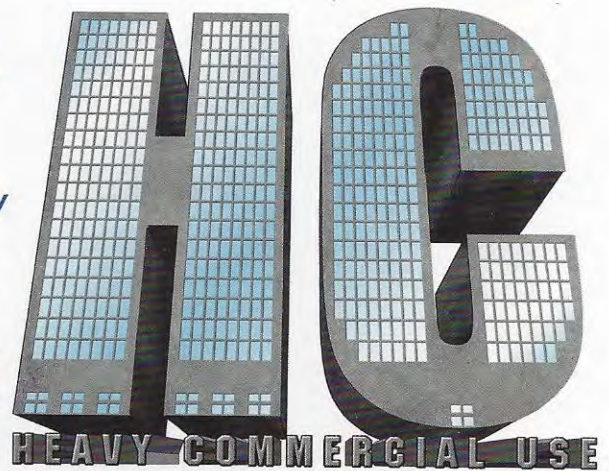
RATED FROM RESIDENTIAL TO HEAVY COMMERCIAL

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!

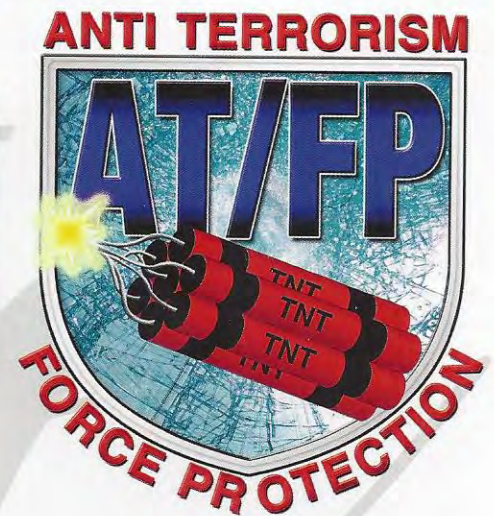


ANTI TERRORISM/FORCE PROTECTION BOMB BLAST CERTIFIED

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!

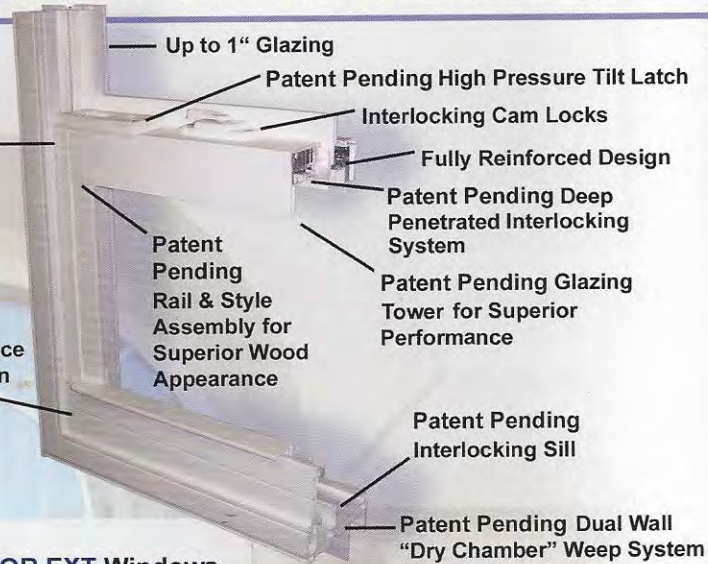
STANDARD SIZES & COLONIAL PATTERNS

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



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	N/A	N/A	N/A	N/A
	LOW E/ARGON	.22	.16	.35	.65
9000 TRIPLE IMPACT	CLEAR	.18	.16	.34	.66
	LOW E	.22	.16	.35	.65
	LOW E/ARGON	.18	.16	.34	.66
9000 TRIPLE 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	.22	.15	.34	.67
9050 TRIPLE IMPACT	CLEAR	.18	.15	.33	.66
	LOW E	.22	.15	.34	.67
	LOW E/ARGON	.18	.15	.33	.66
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	.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	.19	.17	.38	.67
9070 TRIPLE IMPACT	CLEAR	.17	.16	.34	.70
	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

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.

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
9th 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 15th, 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:

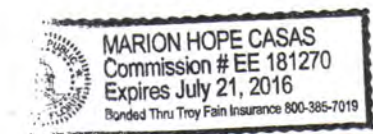
Dallas Flowers
Date: 12/09/15
Address: 410 3rd St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 9th 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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e LLC

Public Meeting Notice

THE PROPOSED SINGLE FAMILY RESIDUAL AND/OR NEW PERMANENT RESIDENTIAL DEVELOPMENT

FOR REVIEW AND COMMENT



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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- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
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- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
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|

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- [» Code Compliance](#)
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- [» 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](#)
- [» Energy Conservation Credit](#)

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