

Application



Application for Development Plan & Conditional Use

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

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan

Minor:	
Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Major:	\$ 4,200.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 1,470.00
Conditional Use (not part of a development plan)	\$ 2,940.00
Extension (not part of a development plan)	\$ 840.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	<u>X</u> _____	Yes <u>X</u> _____
Minor _____		No _____

Please print or type:

- 1) Site Address: 1321 Simonton Street, Key West, FL 33040
- 2) Name of Applicant: Trepanier & Associates, Inc.
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X _____
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First Street
Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: thomas@owentrepanier.com
- 6) **Email Address:** thomas@owentrepanier.com
- 7) Name of Owner, if different than above: Meisel Holdings FL - 1321 Simonton Street, LLC
- 8) Address of Owner: 1321 Simonton Street, Key West, FL 33040
- 9) Owner Phone #: c/o 305-293-8983 Email: c/o thomas@owentrepanier.com

- 10) Zoning District of Parcel: HCT RE# 00035940-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____ If Yes: Date of approval _____
 HARC approval # _____ OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
 This application is a request for a conditional use approval in order to place a scooter rental service for 12 electric kick scooters at 1321 Simonton Street, known as "Southwinds Motel".
- 13) Has subject Property received any variance(s)? Yes _____ No X If Yes: Date of approval _____ Resolution # _____
 Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property? Yes _____ No X
 If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both Conditional Uses and Development Plans, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

- I. **Existing Conditions.**
- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;

- 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.
- II. **Proposed Development:** Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.
- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
 - B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
 - C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
 - D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance,

design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



Conditional Use

Chapter 122, Article III, Sections 122-61 and 122-62

Southwinds Motel
1321 Simonton Street, Key West, Florida
(RE# 00035940-000000)



Executive Summary:

This application is a request for a conditional use approval in order to add a scooter rental service for 12 electric kick scooters at the 1321 Simonton Street property of Southwinds Motel.

Background and Solution Statement:

1321 Simonton Street is a motel property; one of three that make up the Southwinds Motel complex. This specific property is locally referred to as the Southwinds motel with a principal use consisting of 18 transient residential units. The proposed project seeks conditional use approval for this property to operate an accessory scooter rental service for 12 electric kick scooters as an amenity to its guests.

- No new or converted floor area is proposed.
- An application for variance(s) accompanies this conditional use application.

Key persons and entities (Sec. 108-228) involved in this project are as follows:

Owner:	Meisel Holdings FL – 1321 Simonton Street, LLC
Entity Owner:	Marc Meisel & Joel Meisel
Authorized Agent:	Trepanier & Associates, Inc.
Architect:	T.S. Neal Architects, Inc.
Traffic Engineer:	KBP Consulting, Inc.

Project Description (Sec. 108-229):

This application is a request for a conditional use approval to locate a 12 electric kick scooter docking station at the 1321 Simonton Street property of Southwinds Motel.

Table 1: Existing and Proposed Conditions

Use	Existing	Proposed
Motel	18 Rooms	No Change
Scooter Rentals	0 Scooters Licensed	12 Scooters Licensed
Auto Parking (Motel)	17 spaces	No Change
Auto Parking (Scooter Rentals)	0 Spaces	0 Spaces
Bicycle Parking	7 Spaces	No Change
Landscaping	8,153 sq. ft. (32.9%)	8,107 sq. ft. (32.7%)
Open Space	8,153 sq. ft. (32.9%)	8,107 sq. ft. (32.7%)
Building Coverage	7,032 sq. ft. (28.4%)	7,072 sq. ft. (28.5%)
Impervious Surfaces	16,647 sq. ft. (67.1%)	16,687 sq. ft. (7,072 sq. ft.)

Sec. 122-62. – Specific criteria for approval:

(a) Findings.

A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and the land development regulations.

(b) Characteristics of use:

(1) Scale and intensity

- a. Floor area ratio: 0.0 (0 sq. ft.)
Permitted: 1.0
Proposed: No Change

- b. Traffic generation:

The scooters to be rented are electric-assisted standing foot-powered scooters. These kick scooters operate consistent with bicycles along pathways and routes designated for bicycle use. As such, they do not occupy or consume roadway capacity.

- c. Enclosed building square footage: No Change
- d. Proposed Employment: No Change
- e. Proposed Service Vehicles: No Change
- f. Off-street parking: Sec. 108-572. requires 1 auto space per 3 scooter rentals or 1 auto space per 200 sq. ft. of associated floor area, whichever is greater, and 10-percent the auto requirement for bicycle / scooter spaces and requires 1 auto space per unit + 1 auto spaces for owner/manager and 35-percent the auto requirement for bicycle / scooter spaces. The proposed conditional use results in a requirement of 4 new auto spaces and 0.4 new bicycle / scooter spaces.

However, the current Land Development Regulations are inconsistent with the Comprehensive Plan specifically regarding the multimodal transportation and bike-pedestrian goals. The LDRs strive to bring auto parking into compliance with its 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 scooters will be rented to the general public, which is not the case in this situation.

Use		Req'd Auto Spaces		Req'd Bicycle/ Scooter Spaces	
Hotel	18 units	1 per unit + 1	19 spaces	35% of auto	6.6 spaces
Scooter Rentals	12 Licensed	1 per 3 rentals	4 spaces	10% of auto	0.4 spaces
Total		23 spaces		7.0 spaces	

(2) On- or off-site improvement needs

- a. Utilities - Concurrency Facilities and Other Utilities or Services: The proposed 12-scooter rental service accessory use to the principal transient residential use of the property.
 - Potable water: No change in potable water LOS will result from this conditional use.
 - Wastewater: No change in wastewater will result from this conditional use.
 - Solid waste: No change in solid waste LOS will result from this conditional use.
 - Recyclable waste: No change in recyclable waste LOS will result from this conditional use.
 - No change in Stormwater LOS will result from this conditional use.
 - No change to Recreation LOS will result from this conditional use.
 - No new construction is proposed that will affect water pressure and flow for fire protection.
 - No adverse impacts to the quality of receiving waters are anticipated.
- b. Public facilities – N/A; No change in Public facilities LOS will result from this conditional use.
- c. Roadway or signalization improvements – N/A; No roadway or signalization improvements are required or proposed.
- d. Accessory structures or facilities – N/A; No accessory structures or facilities are required or proposed.
- e. Other unique facilities/structures proposed as part of site improvements – N/A; No other unique facilities/structures proposed as part of site improvements are required or proposed.

(3) On-site amenities proposed to enhance site and planned improvements

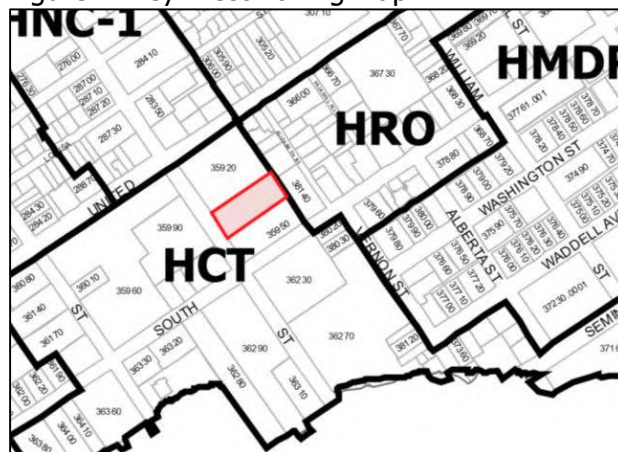
- a. Open space – The existing and proposed open spaces conform with requirements.

- b. Setbacks – No change to setbacks are proposed. The proposed scooter docking station will comply with all setback requirements.
- c. Screening and buffers – No changes to existing screening and buffers are proposed.
- d. Landscaped berms proposed to mitigate against impacts to adjacent sites – No changes to existing landscaped berms are proposed.
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts - This project proposes no use which would induce smoke, odor, noise or other noxious impacts.

(c) Criteria for conditional use review and approval:

- (1) Land use compatibility. – As mentioned above, the project site is located in the Historic Commercial Tourist District (HCT). The intent of the HCT zoning district is to implement comprehensive plan policies for areas designated “HCT” on the future land use map. The HCT district is comprised of areas having a high concentration of hotels, motels, and/or transient lodging facilities together with primarily tourist-oriented commercial services, including specialty shops, restaurant and drinking establishments, personal services, offices, and other similar activities. The HCT district may also accommodate customary accessory uses and community facilities. The district regulations include criteria for managing issues surrounding land use compatibility, historic preservation, access to public facilities with available capacity, urban design amenities, and related issues which must be managed to ensure effective implementation of the comprehensive plan goals, objectives, and policies.

Figure 2. Key West Zoning Map



- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. – The site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use of the 12-scooter rental docking station. No other changes are proposed.

- (3) Proper use of mitigative techniques. – No adverse impacts to adjacent land uses are anticipated. The community character is a mix of hotels, motels, tourist-oriented commercial services and their accessory uses.
- (4) Hazardous Waste. - The proposed uses will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances. - All applicable permits required from agencies other than the City of Key West will be obtained.
- (6) Additional criteria applicable to specific land uses. –
 - a. Land uses within a conservation area. – The proposed use is not located in a conservation area.
 - b. Residential development. –
No changes are proposed to the existing 18 rooms of transient residential use at the motel nor any renovations are proposed to the existing motel buildings.
 - c. Commercial or mixed use development. – No new floor area is proposed as part of this project.
 - d. Development within or adjacent to historic district. – The proposed is located in the Historic Commercial Tourist District (HCT).
 - e. Public facilities or institutional development. – The proposed use is not a public facility or institutional development.
 - f. Commercial structures, uses and related activities within tidal waters. – The proposed use is not located within tidal waters nor includes any activities within tidal waters.
 - g. Adult entertainment establishments. – The proposed use is not an adult entertainment establishment.

KBP CONSULTING, INC.

April 8, 2021

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

**Re: Southwinds Motel – Key West, Florida
Traffic Statement for Electric Kick Scooters**

Dear Thomas:

The Southwinds Motel is an existing lodging facility located on the northeast side of Simonton Street between South Street and United Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 1321 Simonton Street. The proposed project seeks approval for the existing resort hotel to provide up to 12 electric kick scooter rentals (e-Kick Scooters) onsite as an amenity for their guests. The purpose of this traffic statement is to document the anticipated traffic impacts associated with the proposed electric kick scooters.

Location of Proposed Use

According to the preliminary plans the docking station for the proposed electric kick scooters will be located in an interior portion of the site. This location is presented in Attachment A to this memorandum. Traffic flow on this site enters and exits from Simonton Street and the anticipated flow of the electric kick scooters into and out of the site is anticipated to be consistent with this existing traffic operations plan.

Trip Generation

Concerning the electric kick scooters, it is estimated that most of these scooters 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. Based upon these operational characteristics, no further traffic analyses are warranted for this proposed use.

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

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

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:

1321 Simonton Street, Key West, FL 33040 (RE# 00035940-000000)
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.

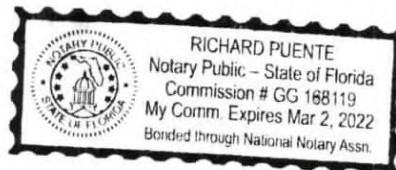
Thomas Francis-Siburg
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 06, 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 3-2-2022
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



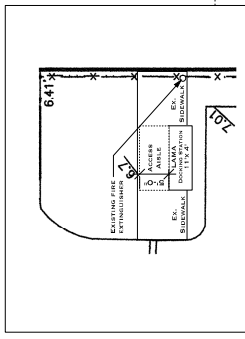
SOUTHWINDS MOTEL
 1321 SIMONTON ST
 KEY WEST, FL 33040

PARTIAL ENLARGED SITE PLAN & ARCHITECTURAL SITE PLAN

REVISION #	DATE

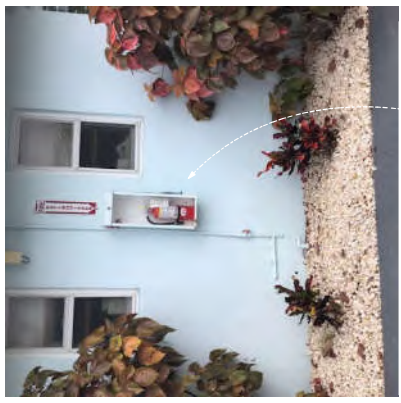
C1.1
 SHEET #

ENLARGED AREA



2. PARTIAL ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"

- NOTE:**
- 1) LAMA TRAINING IS TO TAKE PLACE WITH IN THE BOUNDARIES OF THE EXISTING PARKING LOT.
 - 2) ALL EXISTING BICYCLE PARKING IS TO REMAIN.
 - 3) EXISTING FIRE RETARDANT/EXTINGUISHERS ARE PRESENT & CLEARLY MARKED & VISIBLE ON SITE IN CASE OF EMERGENCIES. INSTALL EXTINGUISHERS WITH FIRE MANUAL PRIOR TO INSTALL.
 - 4) NO VEGETATION WILL BE IMPACTED BY NEW WORK & WILL BE MAINTAINED TO PREVENT OVERTHROW



EX. FIRE EXTINGUISHER ON EX. BUILDING



PROPOSED SCOOTER RACK LOCATION BEHIND EXISTING BUILDING

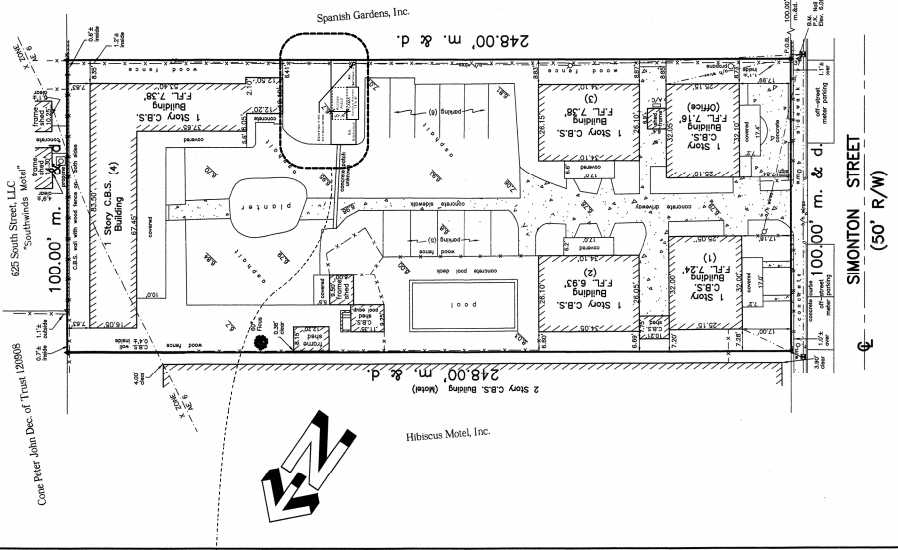
LEGAL DESCRIPTION: (C.R. 950 Pg. 1398)
 Part of Tract 16, according to Wm. A. Wheeler's map of said island but better described as Lot 3 of Square 1 of said Tract 16 according to the diagram of division of Tract 16 on the island of Key West, Florida, as shown on the Florida, but more particularly described; Commencing at a point on the Northeastern side of Simonton Street, distant 100 feet from the intersection of Simonton Street and South Street, 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 Southwesterly direction 248 feet back to the place of beginning.

SURVEYOR'S NOTES:
 North arrow based on assumed meridian
 9 = set 1/2" from Piles, P.L.S. No. 2749
 10 = set 1/2" from Piles, P.L.S. No. 2749
 3.4 denotes existing elevation
 Survey performed without benefit of title
 Survey performed on 8/23/14
 All angles 90°00'00" unless otherwise specified
 Field Work performed on 8/23/14

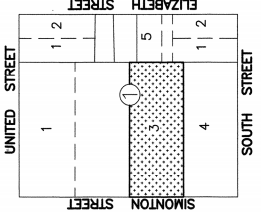
MONUMENTATION:
 9 = set 1/2" from Piles, P.L.S. No. 2749
 10 = set 1/2" from Piles, P.L.S. No. 2749
 4 = Set P.C. Nail, P.L.S. No. 2749
 4 = Found P.C. Nail

Abbrreviations:
 S/W = Stop
 R/W = Right-of-Way
 P. = Plat
 M. = Measured
 C. = Calculated
 N.T.S. = Not to Scale
 E.L. = Elevation
 F.F.L. = Finish Floor Elevation
 C.C. = concrete
 I.B. = Iron Bar
 C.C.S. = Concrete Block Stucco
 C.O.D. = Covered
 P.C. = Point of Commencement
 P.B. = Point of Beginning
 P.B.P. = Point Book
 P.B. = Page
 B. = Balcony
 P. = Pier
 P. = Plaster
 P. = Concrete Utility Pole

To Metel Holdings Fl-1321 Simonton Street, LLC, Branch Banking & Trust Company, its successors and assigns, and to the heirs, assigns, and assigns of the above named parties, the following: Spotswood, Spottswood & Spottswood and Chicago Title Insurance Company and Chicago Title Insurance Company. This is to certify that this map or plat and the survey thereon were made in accordance with the 2011 Minimum Standards for Professional Land Surveyors adopted by ALTA and NSPS and include the following: 1. 2011 ALTA and NSPS, 2. 2011 ALTA and NSPS, 3. 2011 ALTA and NSPS, 4. 2011 ALTA and NSPS. The field work was completed on August 20, 2014.
 Date of Plat or Map, August 21st, 2014
 Frederick H. Jildebrandt
 Registered Professional Engineer
 P.E. 38810
 State of Florida
 Date: 8/23/14



1. SURVEY
 SCALE: 1" = 20 FT



LOCATION MAP
 A PORTION OF THE CITY OF KEY WEST

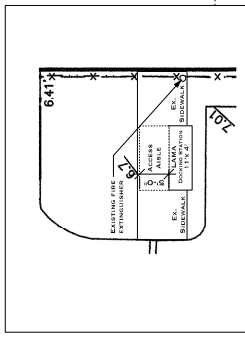
1. Firm: 120188 - 1516 K, 02/18/05 Zone X, AE Elev. 6'
2. Zoning: HCT, Historic Commercial Tourist District
3. Setbacks: Front: 5 feet Side: 5 feet Rear: 10 feet Street Side: 5 feet Density: 22 units per acre, 50% Coverage
4. Max. Building height is 35 feet.
5. Area: 24,800 square feet, 0.57 acres
6. Contents: 11 parking spaces, no handicapped
7. There are no Wetlands on the survey
8. There is no Cemetery or burial grounds on the survey
9. Utility locations are noted on survey
10. All parcels are contiguous with no gaps, gores or holidays.
11. The property has access to Simonton Street, being a publicly dedicated right-of-ways.
12. Encroachments: None
13. There are no known proposed street right-of-way changes.
14. There is no evidence of solid waste dump, sump or sanitary fill.
15. Island Surveying Inc. is covered by a bond in the amount of \$1,000,000.00 and \$2,000,000.00 aggregate.

Metel Holdings Fl-1321 Simonton Street, LLC (Southwest)	
1321 Simonton Street, Key West, Florida 33040	
ALTA/NSPS Survey	Job No. 14-3588
Scale: 1"=20'	Plot Area: 14-3588
Date: 3/14/14	Project Name: 1321 Simonton Street, Key West, FL
27/27/14	ROVISIONS AND/OR ADDITIONS
ISLAND SURVEYING, INC.	3152 Naphale Drive Key West, FL 33040 (305) 293-0466 Fax: (305) 293-0467 L.S. No. 7700

Ukg' Rnc p

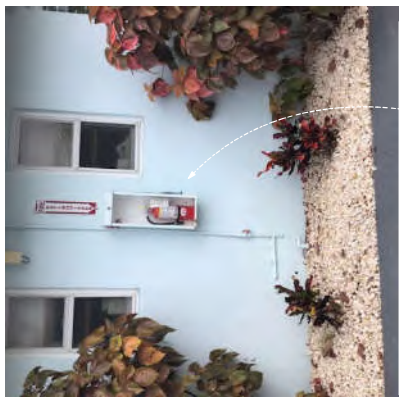


ENLARGED AREA



2. PARTIAL ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"

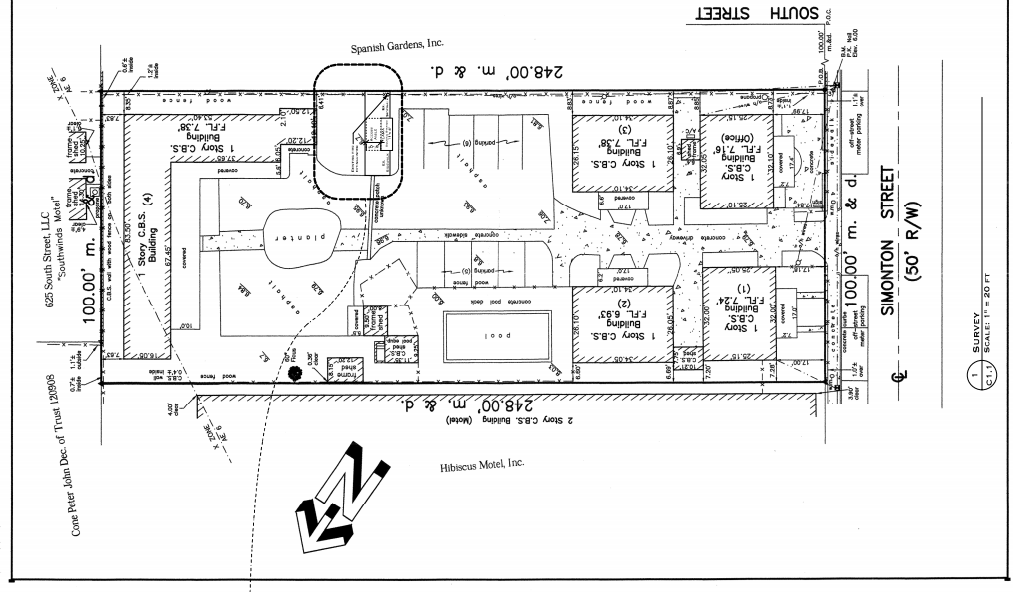
- NOTE:**
- 1) LAMA TRAINING IS TO TAKE PLACE WITH IN THE BOUNDARIES OF THE EXISTING PARKING LOT.
 - 2) ALL EXISTING BICYCLE PARKING TO REMAIN.
 - 3) ENSURE FIRE RETARDANT/EXTINGUISHERS ARE PRESENT & CLEARLY MARKED & VISIBLE ON SITE IN CASE OF EMERGENCIES, INSTALL EXTINGUISHER LOCATION WITH FIRE MANUAL PRIOR TO INSTALL.
 - 4) NO VEGETATION WILL BE IMPACTED BY NEW WORK & WILL BE MAINTAINED TO PREVENT OVERTHROW



EX. FIRE EXTINGUISHER ON EX. BUILDING



PROPOSED SCOOTER RACK LOCATION BEHIND EXISTING BUILDING

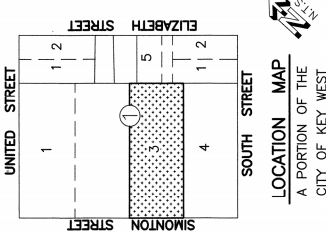


LEGAL DESCRIPTION: (O.R. 950 Pg. 1388) Port of Tract 16, according to Wm. A. Wheeler's map of said island but better described as Lot 3 of Square 1 of said Tract 16 according to the diagram of division of Tract 16 on the island of Key West, Florida, as shown on the Florida, but more particularly described; Commencing at a point on the northerly side of Simonton Street, distant 100 feet from the intersection of Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southwesterly direction 248 feet back to the place of beginning.

SURVEYOR'S NOTES:
 North arrow based on assumed meridian
 9" = set 1/2" from Piles, P.L.S. No. 2749
 1" = set 1/2" from Piles, P.L.S. No. 2749
 3.4 denotes existing elevation
 Survey performed without benefit of title
 Survey performed on 8/23/14
 All angles 80°00'00" unless otherwise specified
 Field Work performed on 8/29/14

Abbrreviations:
 S/W = Stone
 R/W = Right-of-Way
 P. = Plat
 M. = Measured
 C. = Calculated
 E.L. = Elevation
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.B. = Iron Bar
 C.B.S. = Concrete Block Structure
 cov'd. = Covered
 P.O.B. = Point of Beginning
 P.B. = Point Book
 pp. = page
 by = drawn
 Bal. = Balcony
 Pl. = Planter
 U.P. = Utility Pole
 # = Concrete Utility Pole

To Metel Holdings FL-1321 Simonton Street, LLC, Branch Banking & Trust Company, its successors and assigns, and to the public, it may appear. Spottswood, Spottswood & Spottswood and Chicago Title Insurance Company and Chicago Title Insurance Company. This is to certify that this map or plat and the information contained hereon were prepared in accordance with the 2011 Minimum Standards for Professional Land Surveyors adopted by ALTA and NSPS and includes the following: 1. A true and correct copy of the original field notes, 2. A true and correct copy of the original field notes, 3. A true and correct copy of the original field notes, 4. A true and correct copy of the original field notes. The field work was completed on August 20, 2014.
 Date of Plat or Map, August 21st, 2014
 Frederick H. Hildebrandt
 Registered Professional Land Surveyor
 P.E. 38810
 State of Florida
 Date: 8/23/14



1. Firm: 120188 - 1516 K, 02/18/05 Zone X, AE Elev. 6'
2. Zoning: HCT, Historic Commercial Tourist District
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4. Max. Building height is 35 feet.
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15. Island Surveying Inc. is covered by a bond in the amount of each claim of \$1,000,000.00 and \$2,000,000.00 aggregate.

Metel Holdings FL-1321 Simonton Street, LLC (Southwest)	
1321 Simonton Street, Key West, Florida 33040	
ALTA/NSPS Survey	Job No. 14-3588
Scale: 1"=20'	Plot Area: 14'-5" x 14'-5"
Date: 3/14/14	Plot Area: 14'-5" x 14'-5"
272714-0000-0000-0000-0000-0000	272714-0000-0000-0000-0000-0000
ISLAND SURVEYING, INC.	3142 Naphale Drive Key West, FL 33040 Tel: 305-233-0466 Fax: 305-233-0466 Lic. No. 7700

Deed

Doc# 1996654 09/05/2014 2:26PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/05/2014 2:26PM
DEED DOC STAMP CL: Krys \$37,012.50

Prepared by and return to:

Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 13-558-EJ
Will Call No.:

Doc# 1996654
Bk# 2701 Pg# 1846

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of September, 2014 between Harborside Motel & Marina Inc., a Florida corporation whose post office address is 903 Eisenhower Drive, Key West, FL 33040, grantor, and Meisel Holdings FL - 1321 Simonton Street, LLC, a Florida limited liability company whose post office address is 6000 Executive Blvd, Rockville, MD 20852, grantee:

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

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

See Attached Exhibit "A"

Parcel Identification Number: 00035940-000000

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

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

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

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

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

DoubleTimee

Signed, sealed and delivered in our presence:

Cindy Sawyer
Witness Name: Cindy Sawyer

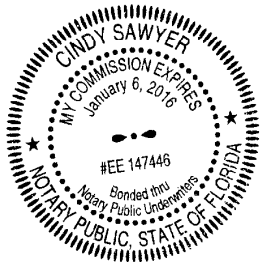
Tahja Ortiz
Witness Name: Tahja Ortiz

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

State of Florida
County of Monroe

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

[Notary Seal]



Cindy Sawyer
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

EXHIBIT A

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.



[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

Document Number	L14000109907
FEI/EIN Number	47-1321132
Date Filed	07/11/2014
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	05/01/2017
Event Effective Date	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

Report Year	Filed Date
2019	02/08/2019
2020	01/13/2020
2021	02/01/2021

Document Images

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

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 00035940-000000
 Account# 1036803
 Property ID 1036803
 Millage Group 10KW
 Location 1321 SIMONTON St, KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 LOT 3 SQR 1 TR 16 OR8-48/49 OR523-423 OR717-99/100 OR840-675/76 OR950-1898/99 OR955-903 OR1036-538/39 OR2701-1846/48
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32110
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC](#)
 6000 Executive Blvd
 Rockville MD 20852

	2020	2019	2018	2017
+ Market Improvement Value	\$1,976,149	\$1,714,787	\$0	\$0
+ Market Misc Value	\$197,615	\$190,532	\$0	\$0
+ Market Land Value	\$1,778,534	\$1,905,318	\$3,505,094	\$3,505,094
= Just Market Value	\$3,952,298	\$3,810,637	\$3,505,094	\$3,505,094
= Total Assessed Value	\$3,952,298	\$3,810,637	\$3,505,094	\$3,505,094
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,952,298	\$3,810,637	\$3,505,094	\$3,505,094

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 935
 Finished Sq Ft 850
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 935
 Finished Sq Ft 850
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
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 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 2,688
 Finished Sq Ft 1,920
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,920	1,920	0
OPF	OP PRCH FIN LL	608	0	0
SBF	UTIL FIN BLK	160	0	0
TOTAL		2,688	1,920	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 935
 Finished Sq Ft 850
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1996

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Style HOTEL/MOTEL C / 39C
Gross Sq Ft 935
Finished Sq Ft 850
Perimeter 0
Stories 1
Interior Walls
Exterior Walls C.B.S.
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 2
Half Bathrooms 0
Heating Type
Year Built 1953
Year Remodeled
Effective Year Built 1996
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	760 SF	2
WOOD DECK	1977	1978	1	1440 SF	2
TIKI	1982	1983	1	350 SF	3
FENCES	1986	1987	1	576 SF	2
COMM POOL	1975	1976	1	450 SF	1

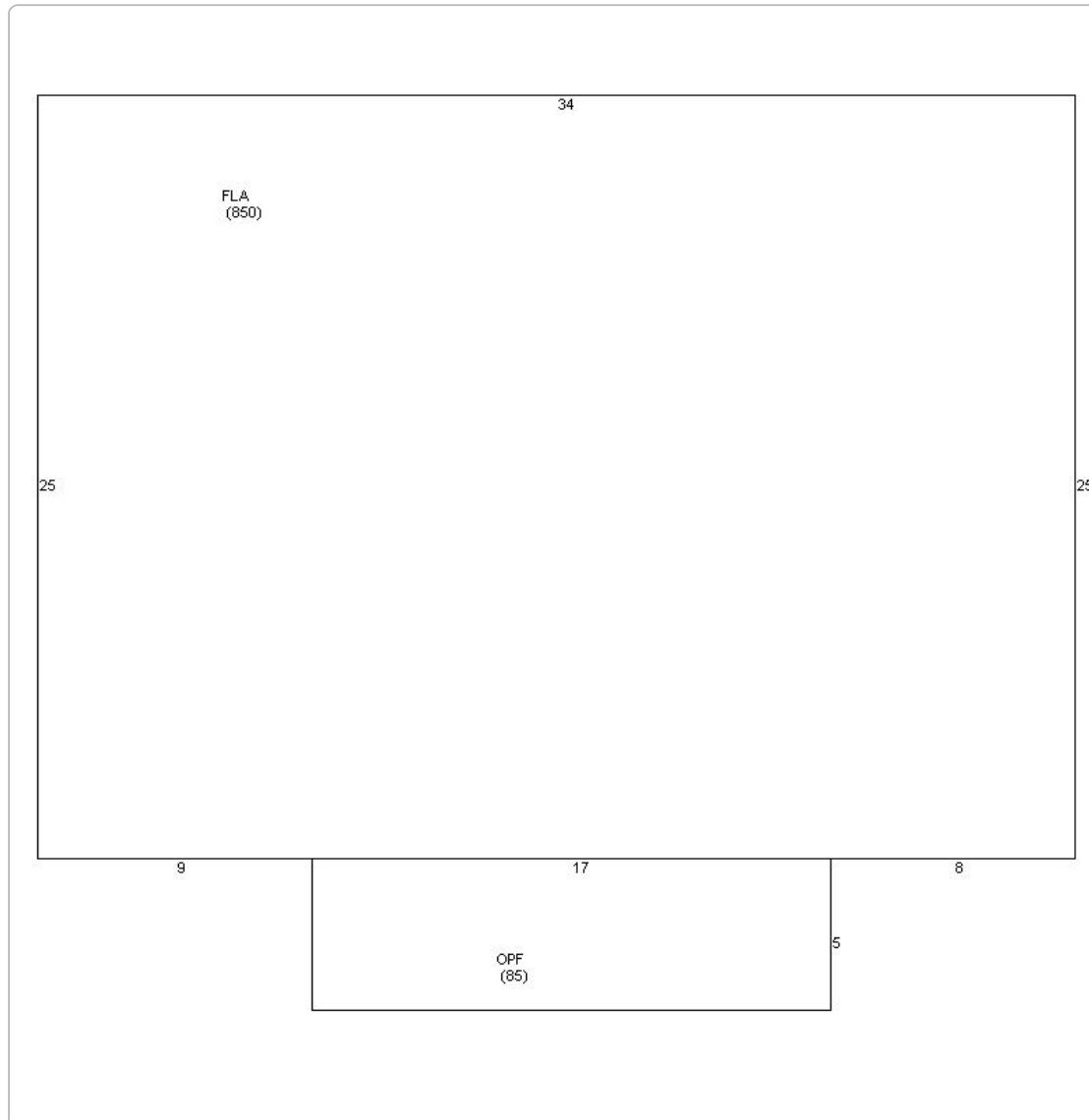
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/3/2014	\$5,287,500	Warranty Deed		2701	1846	37 - Unqualified	Improved
12/1/1987	\$775,000	Warranty Deed		1036	538	Q - Qualified	Improved
8/1/1985	\$570,000	Warranty Deed		950	1898	Q - Qualified	Improved
9/1/1981	\$340,000	Warranty Deed		840	675	Q - Qualified	Improved
2/1/1977	\$150,000	Conversion Code		717	99	Q - Qualified	Improved

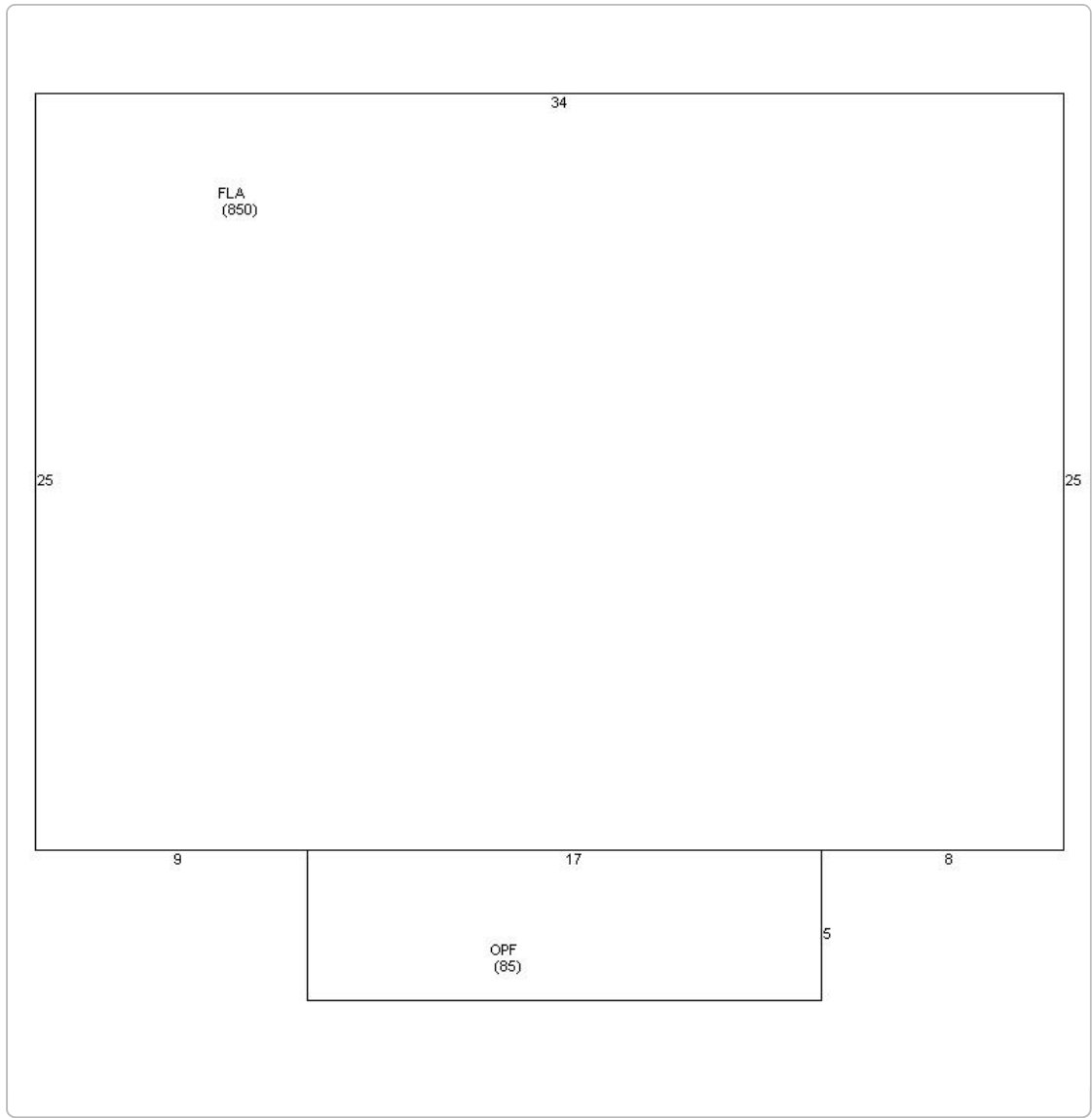
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002351	6/22/2017	6/22/2019	\$5,600	Commercial	INSTALL NEW 18,000 MODEL 4TXM2218A12NOA WITH 2-9,000 MODEL 4MXW8509A10NOC. *NOC REQUIRED***HARC INSPECTION REQUIRED** CONDENSER TO BE 1' + ABOVE GRADE TO COMPLY WITH AE6 FLOOD ZONE REQUIRMENTS. (JT).
16-3760	10/20/2016	4/16/2017	\$14,800	Commercial	REMOVE CEILINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS. (APPROX SQ/FT DRYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. Addition of double layer of 5/8 Typex drywall on ceiling and party wall. All mechanical is existing. NOC FILED W/ORIGINAL
14-5044	11/5/2014	5/14/2017	\$8,000	Commercial	Remove existing fence on Northside of SouthWind Motel. Approx. 58LF - Install new fence like the standard Key West style railing approx. 110FL. 3' high. (noc rec'd w/application). HARC #14-01-1739-HSA-11/3/14-KP. Railing will be 3' tall, painted white, & located in the property lines. (KP)** T/S: 11/03/2014 09:22 AM KEYVWXC ---
13-3300	8/12/2013		\$1,400	Commercial	INSTALL 4X6 SIGN ONTO EXISTING POLE AS PER PLANS SIGN COPY SOUTHWINDS MOTEL POOL, ROOMS, EFFICIENCIES
13-3142	8/2/2013		\$32,000	Commercial	REPLACE TEN WINDOWS WITH IMPACT WINDOWS. DEMO INTERIOR AND INSTALL NEW WALLS IN SAME LOCATION, REMODEL FOUR BATHROOMS, NEW TILE, EACH ROOM IS 11 X 15.
13-1866	5/1/2013		\$14,000	Commercial	REMOVE EXISTING 4 X 4 POSTS AND REPLACE WITH 27 6 X 6 POSTS AND CAP. REMOVE EXISTING FENCE PANELS AND REPLACE WITH SHADOW BOX PANELS.
13-0749	3/1/2013		\$1,175	Commercial	INSTALL 6" SEAMLESS AND DOWNSPOUTS APPROX 100' GUTTER 40' DOWNSPOUT
13-0620	2/19/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS, INSTALL 2 NEW 2 TON DUCTLESS A/C SYSTEMS. CONDENSERS TO BE INSTALLED ON CONCRETE PAD. MOUNTING HARDWARE WILL BE INCLUDED IN INSTALLATION UPON FINAL INSPECTION.
13-0498	2/8/2013		\$2,400	Commercial	ROOMS # 1, 2, 3, & 4, REMOVE EXISTING FIXS. RE-PIPE AS REQUIRED, PROVIDE NEW FIXTURES: FOUR (4) WATER CLSOETS, FOUR (4) LAVATORIES, & FOUR (4) SHOWERS
13-0145	1/16/2013		\$1,100	Commercial	INSTALL 4 VIDEO CAMERAS

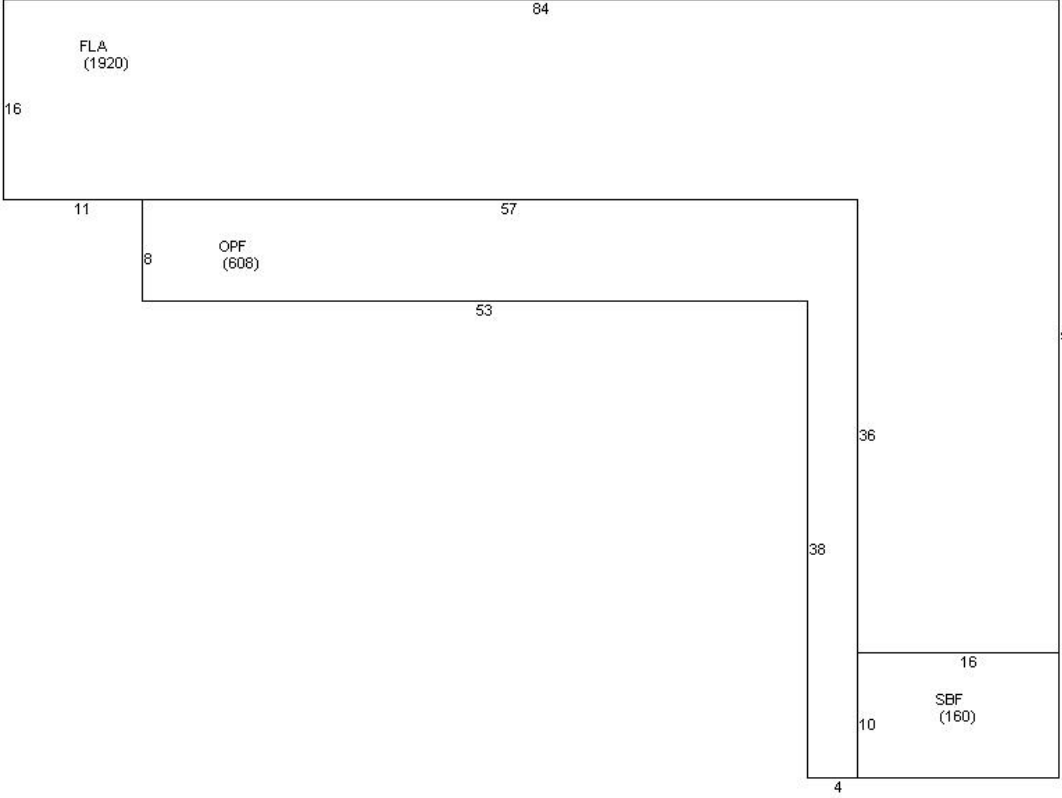
12-4542	1/11/2013		\$35,000	Commercial	REPLACE SOFFIT AND FACIA AS NEEDED USING WOOD FACIA AND PLYWOOD SOFFIT APPROX. 160 L.F. PAINT TO MATCH EXISTING.
12-4571	1/7/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS. INSTALL TWO NEW 2-TON DUCTLESS A/C SYSTEMS. CONDENSERS INSTALLED. MOUNTING HARDWARE WILL BE INCLUDED IN INSTALLATION INSTRUCTIONS UPON FINAL INSPECTION.
13-0016	1/4/2013		\$1,800	Commercial	REMOVE ONE TUB/SHOWER, ONE LAVATORY, ONE WATER CLOSET, PROVIDE & INSTALL ONE (1) BAR/KITCHEN SINK & FAUCET, REPLACE ONE (1) EXISTING SHOWER VALVE.
13-0017	1/4/2013		\$1,800	Commercial	REMOVE EXISTING BATHROOM PLUMBING TRIM AND ROUGH ABOVE GROUND, REPLACE SHOWER VALVE, W/CLOSET, LAVATORY & FAUCET
12-4608	1/2/2013		\$4,000	Commercial	REMOVE TWELVE SHINGLE HUNG ALUMINUM WINDOWS & REPLACE WITH IMPACT WINDOWS, REMOVE TWO STEEL DOORS & REPLACE WITH WOOD DOORS
12-4580	12/27/2012		\$15,000	Commercial	TO MAKE A NEW ELECTRICAL WIRING - ROUGH IN - AND PUT ON DECIDE (RECEPTACLES, SWITCHES, LIGHTS) IN UNITS #5, #6, & #7 APPROX. 840 S.F., RUN NEW POWER TO A.C. UNITS AND CONDENSER & HOOK UP TWO (2) MOTORS
08-0804	3/25/2008		\$9,800		28 SQ. ROLL ROOFING.
08-0512	2/26/2008		\$0		REWIRE 7 ROOMS AND UPGRADE SERVICE AND INSTALLATION OF A 200 AMP PANEL.
06-6062	11/4/2006	12/18/2006	\$6,400	Commercial	INSTALL 16 SQS OF V-CRIMP ROOFING
03-3655	10/21/2003	10/2/2003	\$1,600	Commercial	RUBBER ROOF
98-2178	7/14/1998	11/24/1998	\$2,000	Commercial	ROOFING
96-2008	5/1/1996	8/1/1996	\$3,135	Commercial	FIRE ALARM
A954222	11/1/1995	8/1/1996	\$2,800	Commercial	ROOF

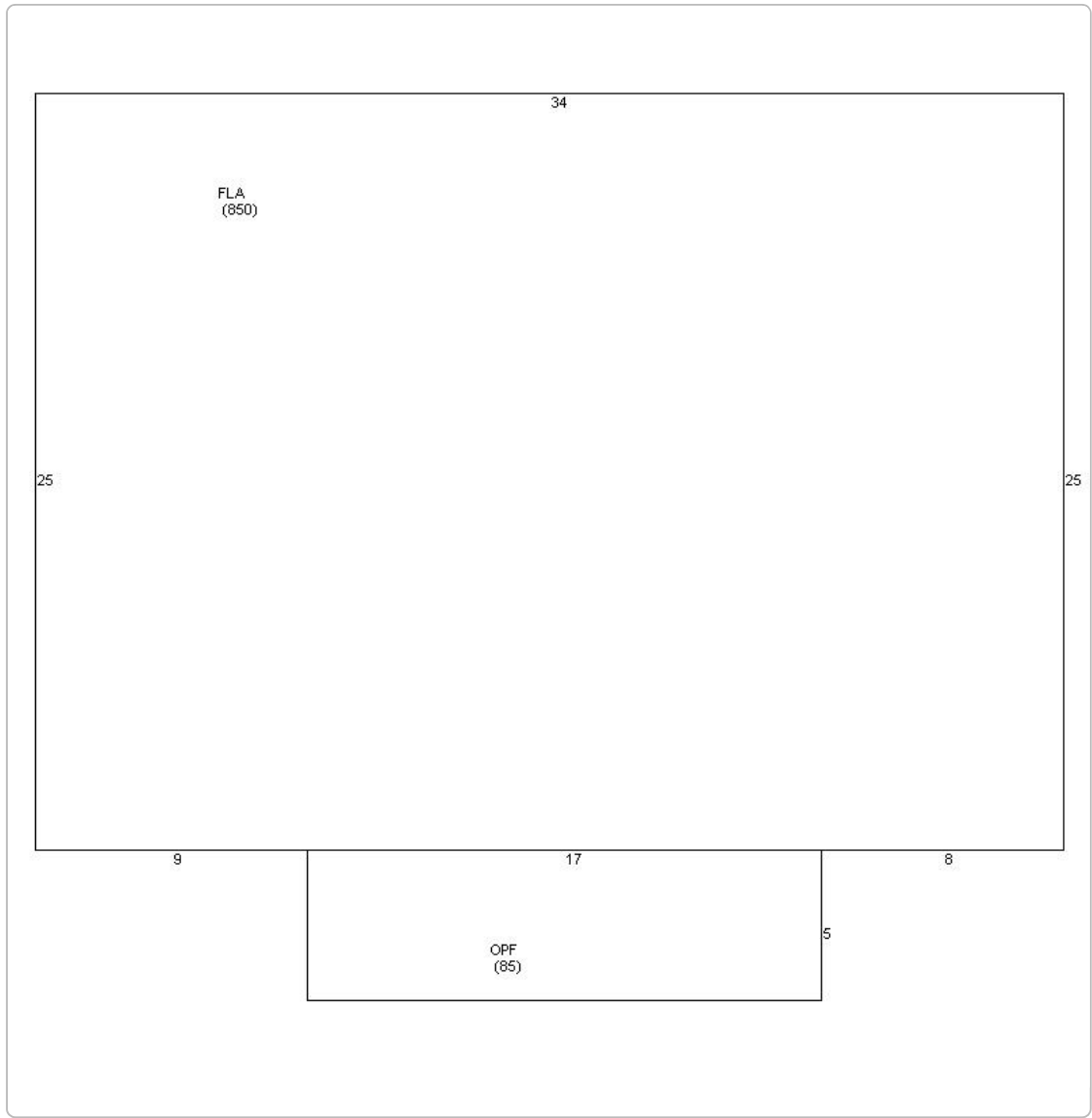
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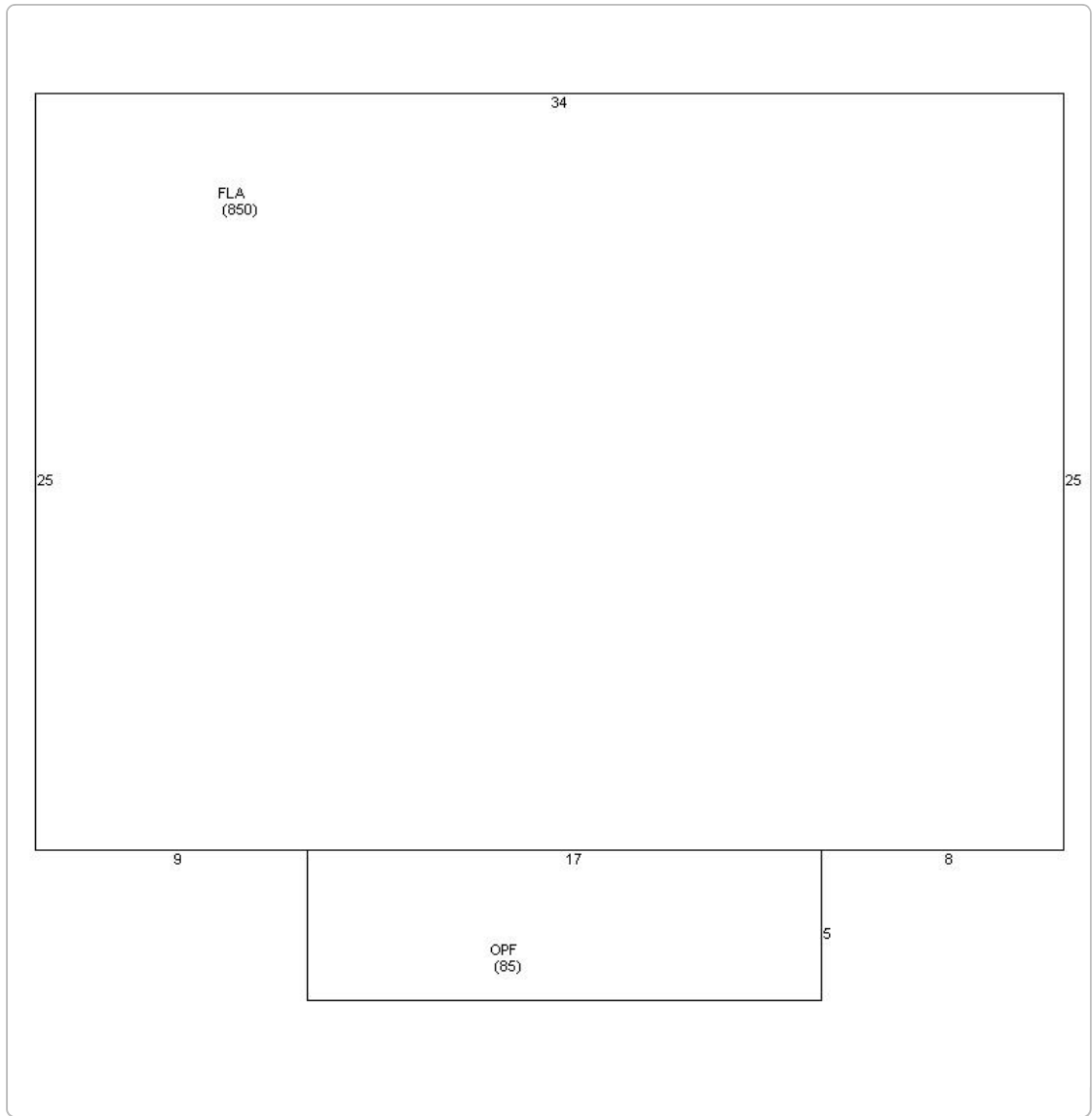
Sketches (click to enlarge)













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

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