

Staff Report

- 7 New sign application, two wall signs and one fence sign, letter will not exceed 12' high. Sign copy *Hibiscus*- #1313 Simonton Street- Debra Yates (H11-01-1362)

The Hibiscus Hotel is located on #1313 Simonton Street and is not listed in the surveys. The two stories cbs structure was built in 1985 and is located on a corner lot. This application is for new signs. Two proposed signs will be freestanding stainless steel letters that will be installed on the walls facing United Street. Letters will not exceed 12" high. The Best western logo will be included as part of both new signs. A third sign will be painted silver color letters, 12" high, over the proposed canvas fence. This sign will be facing Simonton Street and will read *Hibiscus*.

This is a corner lot, therefore according with the guidelines three signs are allowed. The proposed letters of the signs will not be taller than 12" and the wall signs will not exceed 10% of the façade where they will be installed.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H-1-01-1383

OWNER'S NAME: WILLIAM KEMP DATE: 10-14-11

OWNER'S ADDRESS: 1313 SIMONTON ST PHONE #: 305 304-8965

APPLICANT'S NAME: DEBRA YATES PHONE #: 305-304-8965

APPLICANT'S ADDRESS: 1205 VON PHISTER ST

ADDRESS OF SIGN LOCATION: 1313 SIMONTON
CORNER OF UNITED & SIMONTON (3 SIGNS)

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE: WALL DETACHED
 HANGING WINDOW
 AWNING TRANSOM

MATERIALS DESCRIPTION:
STAINLESS (2 SIGNS)
CANVAS (1 SIGN)

SIGN COPY: HIBISCUS OCT 14 2011

SIZE OF SIGN:
LETTERS
12" H16H

OF EXISTING SIGNS ON PREMISES: 3

TYPE OF ILLUMINATION:
WALL LIGHTING MC 11:05

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 10-13-11
 Applicant's Signature: [Signature]

Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

Staff Use Only
 Date: _____
 Staff Approval: _____
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Not listed in the surveys.
Guidelines for signage.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

Project Photos

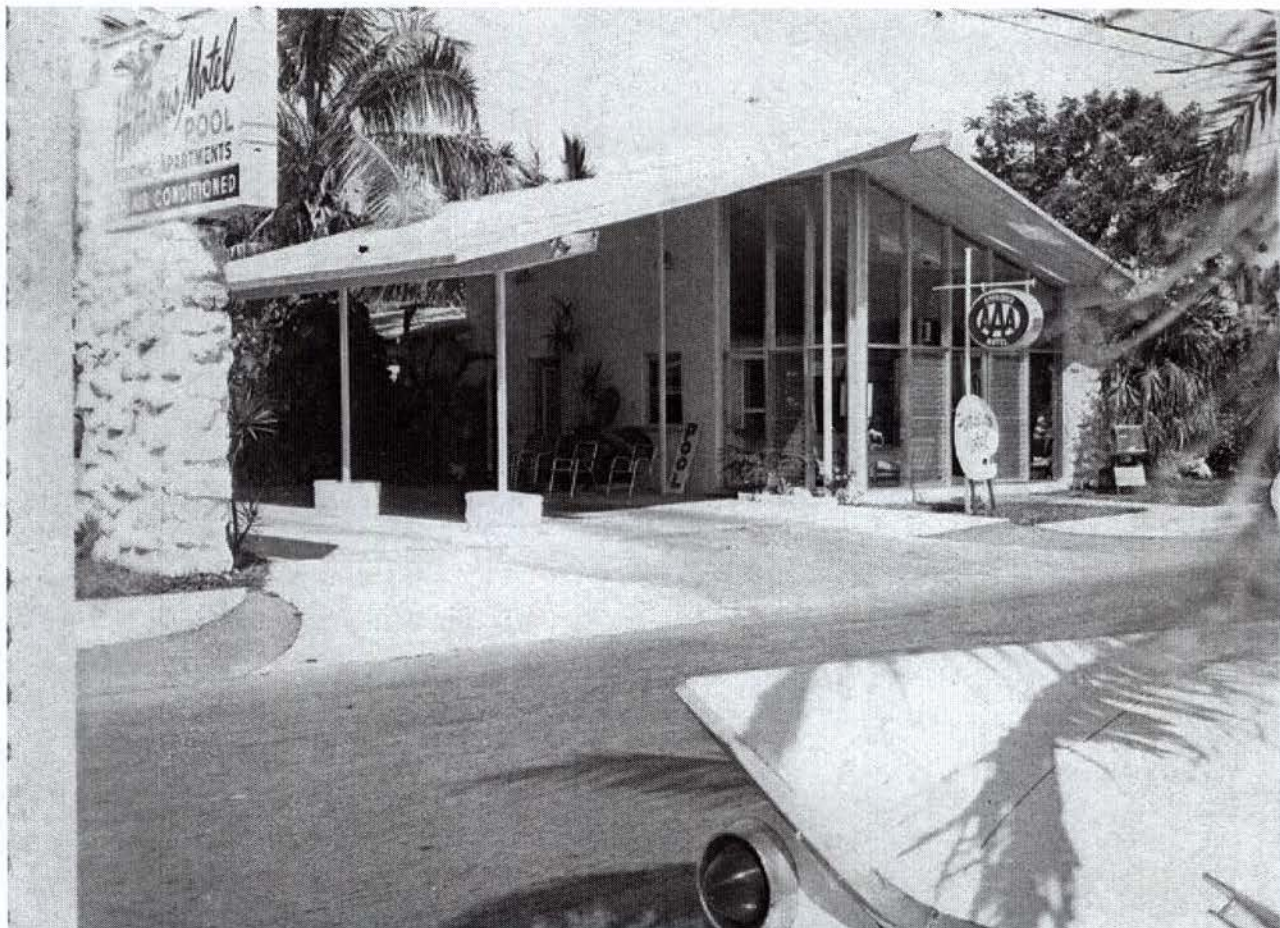


Photo taken by the Property Appraisers office c1965; 1313 Simonton St.; The Hibiscus Motel; Monroe County Library



Photo taken by the Property Appraiser's office c1965; 1313 Simonton St.; Hibiscus Motel; Monroe County Library

Proposed Signs



PAINT

LOBBY BUILDING / ICICLE WHITE PAINT
2 GREEN ACCENT WALLS / MOONTAIN LANE GREEN
STAIRCASES / PAINT, CROWNSVILLE GRAY

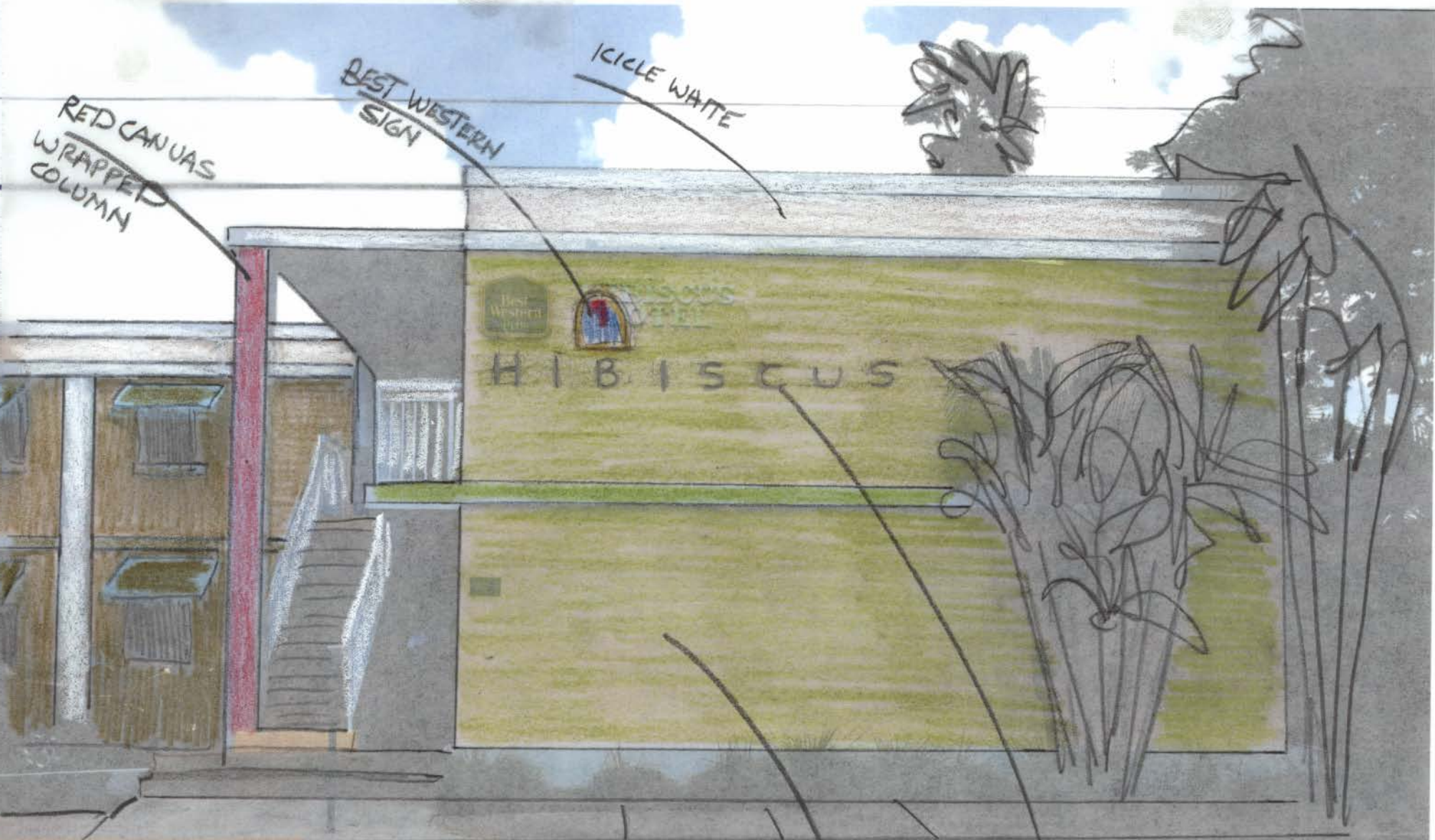
SIGNAGE

12" + RAISED STAINLESS LETTERS
BEST WESTERN (EXISTING SIGN)

RED CANVAS
WRAPPED
COLUMN

BEST WESTERN
SIGN

ICICLE WATTE



SIGNAGE

PAINT/GREEN MOUNTAIN LAKE
LETTERING
RAISED STAINLESS
12"H

WHITE

CANVAS WALL
HIDES PROPANE TANKS

ASPEN
CANVAS / SILVER LETTERS

H B S G U S

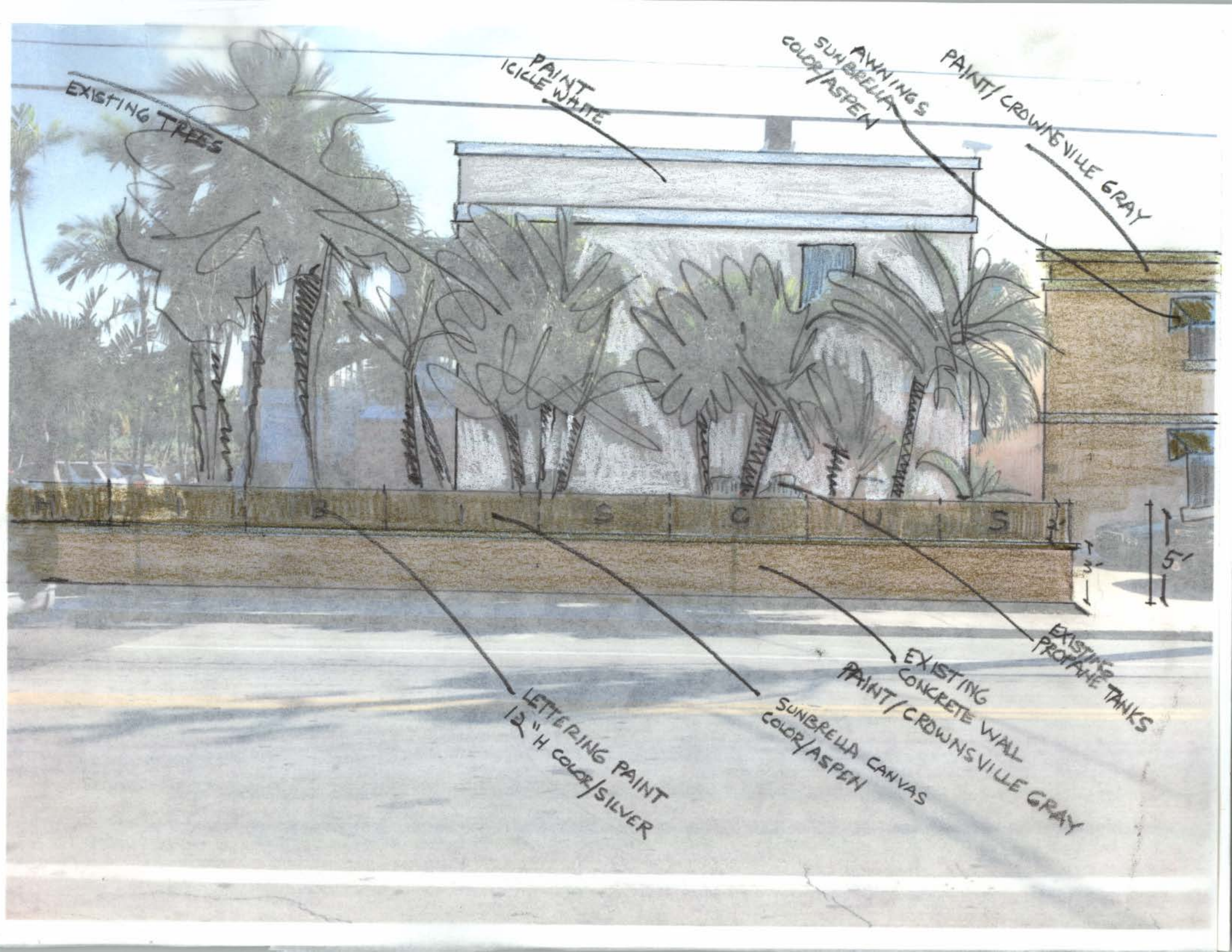
[Signature]
10-11-11

PAINT
ICICLE WHITE

AWNINGS
SUNBRELLA
COLOR/ASPEN

PAINT/ CROWNSVILLE GRAY

EXISTING TREES



LETTERING PAINT
12" H COLOR/SILVER

SUNBRELLA CANVAS
COLOR/ASPEN

EXISTING
CONCRETE WALL
PAINT/ CROWNSVILLE GRAY

EXISTING
PROPANE TANKS

2'
3'
5'

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1036781 Parcel ID: 00035920-000000

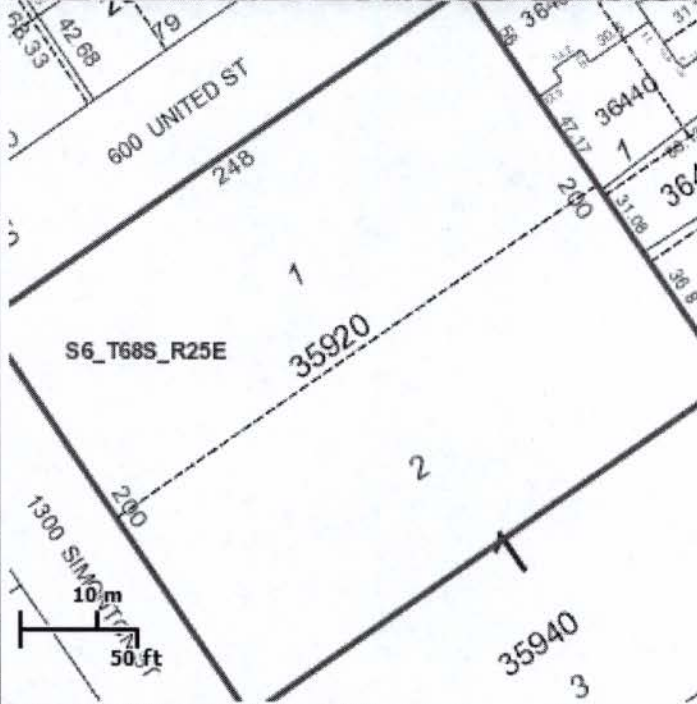
Ownership Details

Mailing Address:
HIBISCUS MOTEL INC
121 U S HIGHWAY 1
STE 102
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1313 SIMONTON ST KEY WEST
Legal Description: KW FILER BOYLE SUB N-476 LOTS 1 & 2 SQR 1 TR 16 OR136-221/24 OR511-474 OR621-736/737 OR762-145/146

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	200	248	49,600.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2

Total Living Area: 30008
Year Built: 1985

Building 1 Details

Building Type
Effective Age 14
Year Built 1985
Functional Obs 0

Condition E
Perimeter 456
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 15
Grnd Floor Area 5,088

Inclusions:

Roof Type
Heat 1
Heat Src 1

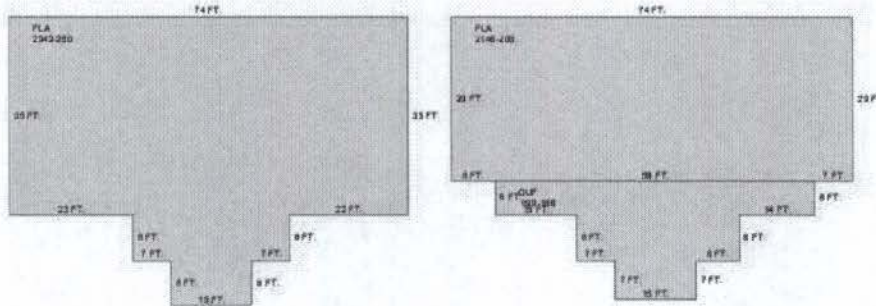
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 71

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1985				2,942
2	FLA		1	1985				2,146
3	OUF		1	1985				699

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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4427	HOTEL/MOTEL B	100	Y	Y
4428	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1202	C.B.S.	100

Building 2 Details

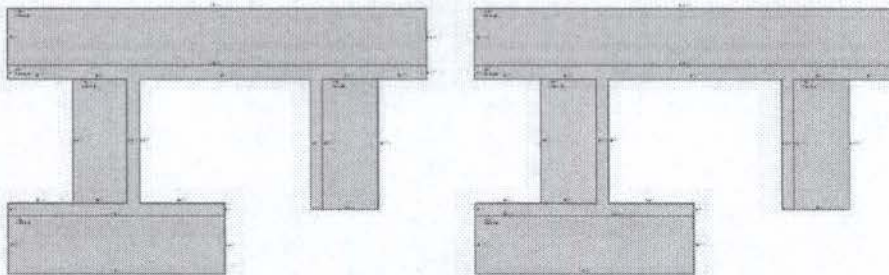
Building Type	Condition E	Quality Grade 500
Effective Age 14	Perimeter 2,228	Depreciation % 15
Year Built 1985	Special Arch 0	Grnd Floor Area 24,920
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	126	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1985					3,080

2	OPF	1	1985	2,670
3	FLA	1	1985	1,680
4	FLA	1	1985	1,764
5	FLA	1	1985	5,936
6	FLA	1	1985	5,936
7	OUF	1	1985	2,670
8	FLA	1	1985	1,680
9	FLA	1	1985	3,080
10	FLA	1	1985	1,764

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4430	HOTEL/MOTEL B	100	Y	Y
	4432	HOTEL/MOTEL B	100	Y	Y
	4433	HOTEL/MOTEL B	100	Y	Y
	4434	HOTEL/MOTEL B	100	Y	Y
	4435	HOTEL/MOTEL B	100	Y	Y
	4437	HOTEL/MOTEL B	100	Y	Y
	4438	HOTEL/MOTEL B	100	Y	Y
	4439	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1203	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	1,424 SF	0	0	2002	1985	1	50
2	HT2:HOT TUB	1 UT	0	0	2002	1985	2	50
3	PT3:PATIO	22,000 SF	0	0	1984	1985	2	50
4	FN3:WROUGHT IRON	1,012 SF	253	4	1994	1995	1	60

Appraiser Notes

HIBISCUS MOTEL 61 UNITS COMBINED FOR 1987 TAX ROLL
6/14/01 2001 AUDIT PARCEL.
2003-01-30 (SKI) 57 MOTEL ROOMS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
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7	05-5678	02/23/2006	12/18/2006	110,000	Commercial	RENOVATION OF THE EXISTING LOBBY AS PER PLANS
8	06-1938	04/18/2006	12/18/2006	110,000	Commercial	PERMIT REVISION FOR ADA
1	A94-4129	12/01/1994	12/01/1995	7,075	Commercial	ALUMINUM FENCE
2	96-2219	05/01/1996	08/01/1996	1,800	Commercial	SIGN
3	01-3622	11/09/2001	10/03/2003	5,000	Commercial	RENOVATE FIRE DAM ROOM
4	01-302	01/03/2002	10/03/2002	7,000	Commercial	FLOOR COVERING
5	03-0084	01/15/2003	10/02/2003	18,000	Commercial	REPLASTER POOL
18	07-5167	11/26/2007		1,200	Commercial	INSTALL ONE MOTOR 21.7 AMP 220 X, 1 GFI RECEP.
9	06-2932	05/23/2006	12/18/2006	12,405	Commercial	ROUGH IN PLUMBING
10	06-2976	05/23/2006	12/18/2006	135,000	Commercial	INSTALL NEW ROOF 80SQS
11	06-3717	06/21/2006	12/18/2006	31,000	Commercial	INSTALL 27 RECEPTACLES AND FIRE ALARM AT LOBBY
13	06-3907	06/29/2006	12/18/2006	6,000	Commercial	INSTALL FLOOR DRAINS
12	06-3908	06/28/2006	12/18/2006	12,000	Commercial	INSTALL ONE 5-TON A/C
14	06-4839	08/31/2006	12/18/2006	5,000	Commercial	INSTALL FIRE ALARM SYSTEM
15	06-5798	10/19/2006	12/18/2006	2,100	Commercial	REPAIR CRACKS AROUND POOL & WATERPROOFING
16	07-1217	03/14/2007		40,000	Commercial	REPLACE POOL DECKING AND POOL EQUIPMENT
17	07-4090	08/24/2007		35,000	Commercial	RE-ROOF OVERHANG
6	04-3462	11/10/2004	12/16/2004	2,400	Commercial	AWNINGS

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
2011	4,963,546	191,659	2,422,935	7,474,233	7,474,233	0	7,474,233
2010	4,963,546	197,757	2,422,935	7,352,724	7,352,724	0	7,352,724
2009	4,963,546	203,853	3,472,000	7,490,735	7,490,735	0	7,490,735
2008	5,080,335	209,854	3,888,640	7,642,493	7,642,493	0	7,642,493
2007	4,105,906	188,898	3,888,640	7,423,091	7,423,091	0	7,423,091
2006	3,870,598	194,407	5,456,000	7,300,935	7,300,935	0	7,300,935
2005	3,915,089	199,819	2,976,000	6,755,843	6,755,843	0	6,755,843
2004	4,004,045	205,329	2,976,000	6,583,488	6,583,488	0	6,583,488
2003	3,744,674	178,504	2,232,000	6,847,257	6,847,257	0	6,847,257
2002	3,724,431	183,917	2,232,000	6,615,707	6,615,707	0	6,615,707
2001	3,744,058	189,426	2,232,000	6,615,707	6,615,707	0	6,615,707
2000	3,744,058	87,549	1,686,400	5,430,617	5,430,617	0	5,430,617
1999	3,744,058	89,968	1,686,400	4,150,053	4,150,053	0	4,150,053
1998	2,501,870	92,438	1,686,400	4,150,053	4,150,053	0	4,150,053
1997	2,501,870	94,907	1,587,200	4,150,053	4,150,053	0	4,150,053
1996	2,274,427	92,368	1,587,200	3,911,433	3,911,433	0	3,911,433

1995	2,274,427	94,736	1,587,200	3,911,433	3,911,433	0	3,911,433
1994	2,274,427	97,104	1,587,200	3,910,533	3,910,533	0	3,910,533
1993	2,274,427	99,473	1,587,200	4,399,489	4,399,489	0	4,399,489
1992	2,274,427	101,841	1,587,200	4,399,489	4,399,489	0	4,399,489
1991	2,274,427	104,210	1,587,200	4,399,489	4,399,489	0	4,399,489
1990	2,274,427	106,578	1,004,400	4,399,489	4,399,489	0	4,399,489
1989	2,274,427	108,946	992,000	4,399,489	4,399,489	0	4,399,489
1988	1,808,509	87,247	892,800	3,932,798	3,932,798	0	3,932,798
1987	1,783,860	89,103	499,968	3,685,121	3,685,121	0	3,685,121
1986	1,406,525	90,960	249,984	1,077,199	1,077,199	0	1,077,199
1985	309,115	23,489	249,984	589,068	589,068	0	589,068
1984	305,041	23,489	249,984	431,490	431,490	0	431,490
1983	305,317	23,489	142,600	383,760	383,760	0	383,760
1982	294,902	23,489	125,240	443,631	443,631	0	443,631

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 91,946 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176