



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: May 27, 2025

Applicant: Bender & Associates Architects

Application Number: C2025-0032

Address: 1321-1325 Simonton Street and 625 South Street

Description of Work:

Second Reading - Major Development Plan - Demolition of existing commercial buildings, parking lot, and pools.

Site Facts:

The site consists of three adjoining lots under common ownership: 1321 Simonton Street, 1325 Simonton Street, and 625 South Street. Bounded by Simonton Street, South Street, and Elizabeth Street, the property includes multiple one-story concrete block and frame buildings, two swimming pools with surrounding decks, bicycle and vehicle parking areas, and various site features such as wood decks, planters, and walkways. Among the structures is the mid-century Southwinds Motel, a contributing masonry building constructed in 1953, while the remaining structures are not contributing but they are historic.

Currently the lots are located within an AE-6 flood zone.



Photo of property under review. Monroe County Library, Southwind Motel and Apartments circa 1970.



Photo of property under review. Monroe County Library, Southwind Motel and Apartments circa 1965.



Photo of property under review. Monroe County Library, Southwind Motel and Apartments circa 1965. (1321 Simonton)



Photo of property under review. Monroe County Library, Southwind Motel circa 1960. (1321 Simonton)



Photo of property under review. Monroe County Library, The Marine Motel circa 1950. (1325 Simonton)



Photo of property under review. Monroe County Library, The Salt Air Motel circa 1965. (1325 Simonton)



Photo of property under review. Monroe County Library, Lord's Beach Court circa 1965. (625 South St)



Photo of property under review. Monroe County Library, Lord's Beach Court circa 1965. (625 South St)



Photo of property under review.



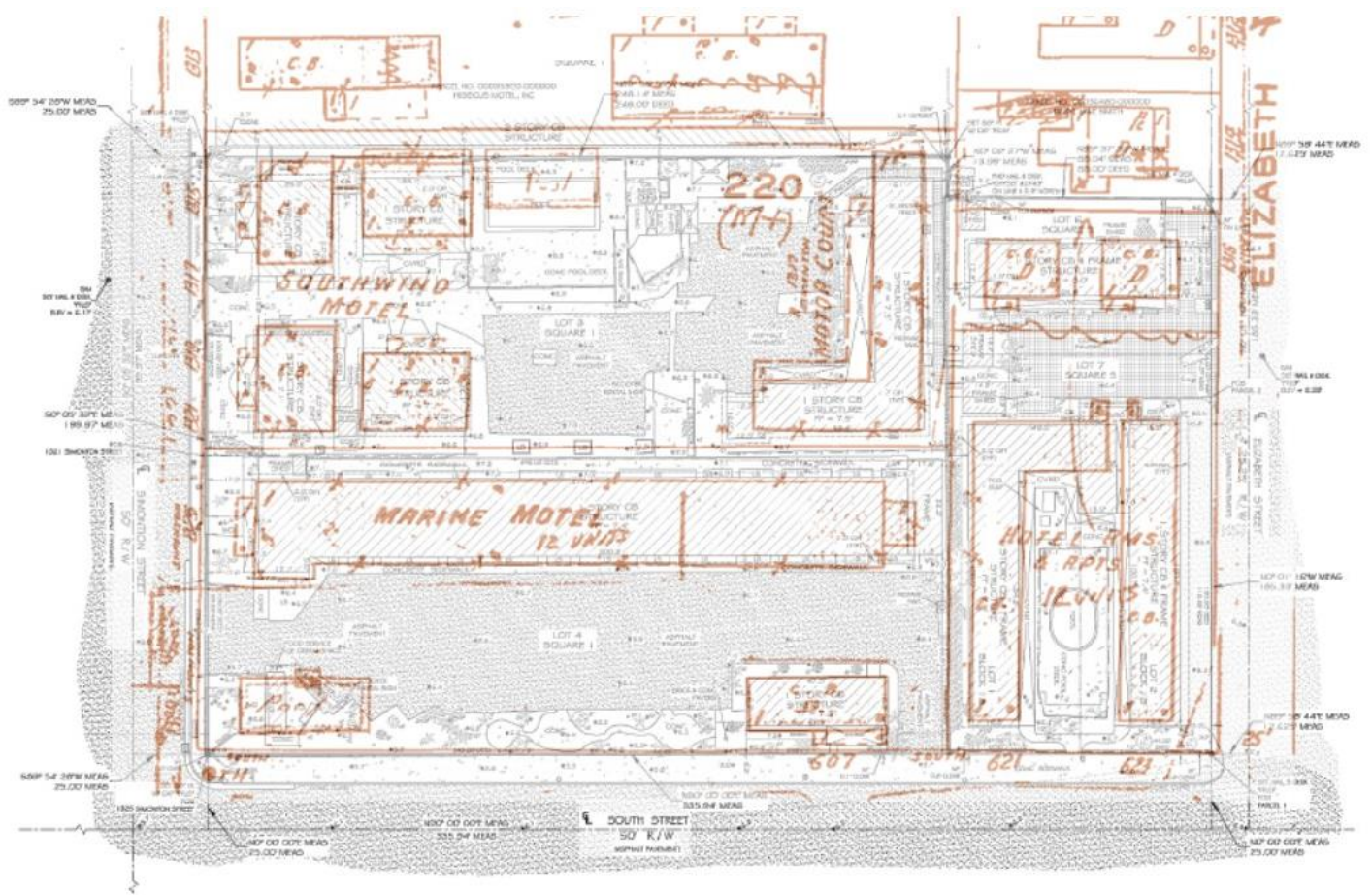
Photo of property under review.



Photo of property under review.



Photo of property under review.



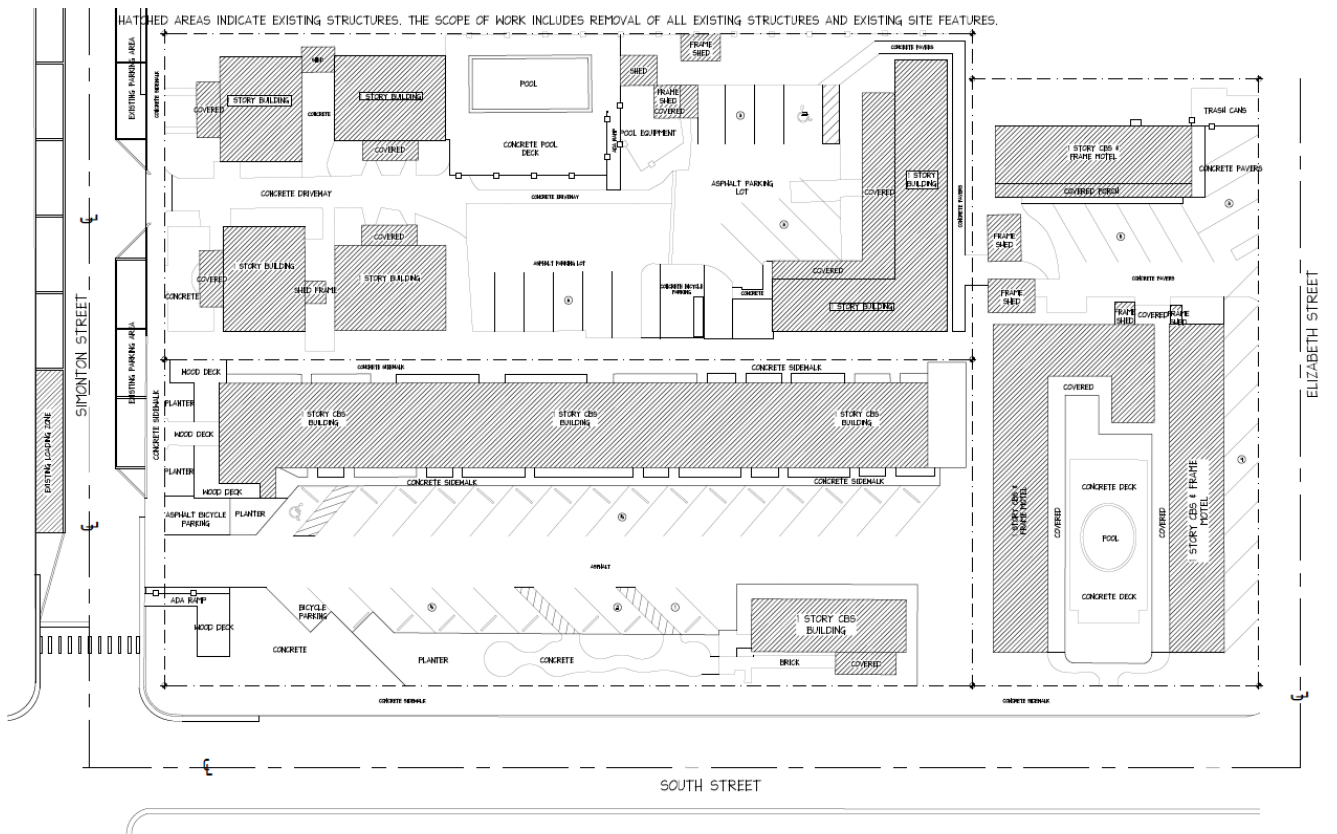
1962 Sanborn Map and current survey.

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of multiple one-story commercial buildings, concrete block structures, two swimming pools with surrounding concrete decks, and various site features. The scope of work includes the removal of all existing structures and hardscape elements across the three parcels, including asphalt parking lots, wood decks, bike racks, concrete walkways, landscape planters, and fencing.



Existing Site Plan. Hatched areas outlined proposed to be demolished.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is*

irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).

Elements proposed for demolition are considered contributing (Southwinds Motel) and/or historic (remaining structures), but staff has found no evidence of extreme deterioration that would make them structurally unsalvageable.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

Staff opines that the historic structures have no distinctive characteristics of a type, period or method of construction.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened in the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city. The buildings were built after the period of significance of the historic district.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

Staff believes that the existing buildings do not portray an era of history characterized by a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed, or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that the elements under review do not yield important information in history.

It is staff's opinion that the request for demolition may be considered, as the structures under review meet the criteria for demolition. While identified the Southwinds Hotel at 1321 Simonton Street is classified as contributing and the rest of the buildings are historic, they do not exhibit distinctive characteristics or associations that would warrant retention. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

1321 - 1325 Simonton Street and 625 South Street.

NAME ON DEED:

Meisel Holdings FL, 1321 Simonton Street LLC

PHONE NUMBER

OWNER'S MAILING ADDRESS:

1321 Simonton St.

EMAIL mlm@meiselholdings.com

APPLICANT NAME:

Bender & Associates Architects.

PHONE NUMBER 305-296-1347

APPLICANT'S ADDRESS:

410 Angela St.

EMAIL hburkee@benderarchitects.com

APPLICANT'S SIGNATURE:

DATE 03.31.2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ____ RELOCATION OF A STRUCTURE ____ ELEVATION OF A STRUCTURE ____

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ____ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ____

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ____ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: New 2-1/2 Story Building (59 Rooms), new 1 story building (Lobby, Topsy Rooster, Rooster Treats) new pool.

MAIN BUILDING: See plans.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demolition of existing commercial buildings, parking lot and pools.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A	
PAVERS: None	FENCES: N/A
DECKS: N/A	PAINTING: All new paint to be white.
SITE (INCLUDING GRADING, FILL, TREES, ETC): See plans.	POOLS (INCLUDING EQUIPMENT): See plans.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
AC & Pool equipment	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1321 - 1325 Simonton Street and 625 South Street.
PROPERTY OWNER'S NAME:	Meisel Holdings FL, 1321 Simonton Street LLC
APPLICANT NAME:	Bender & Associates Architects

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing commercial building, parking lot and pools.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The existing commercial buildings embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

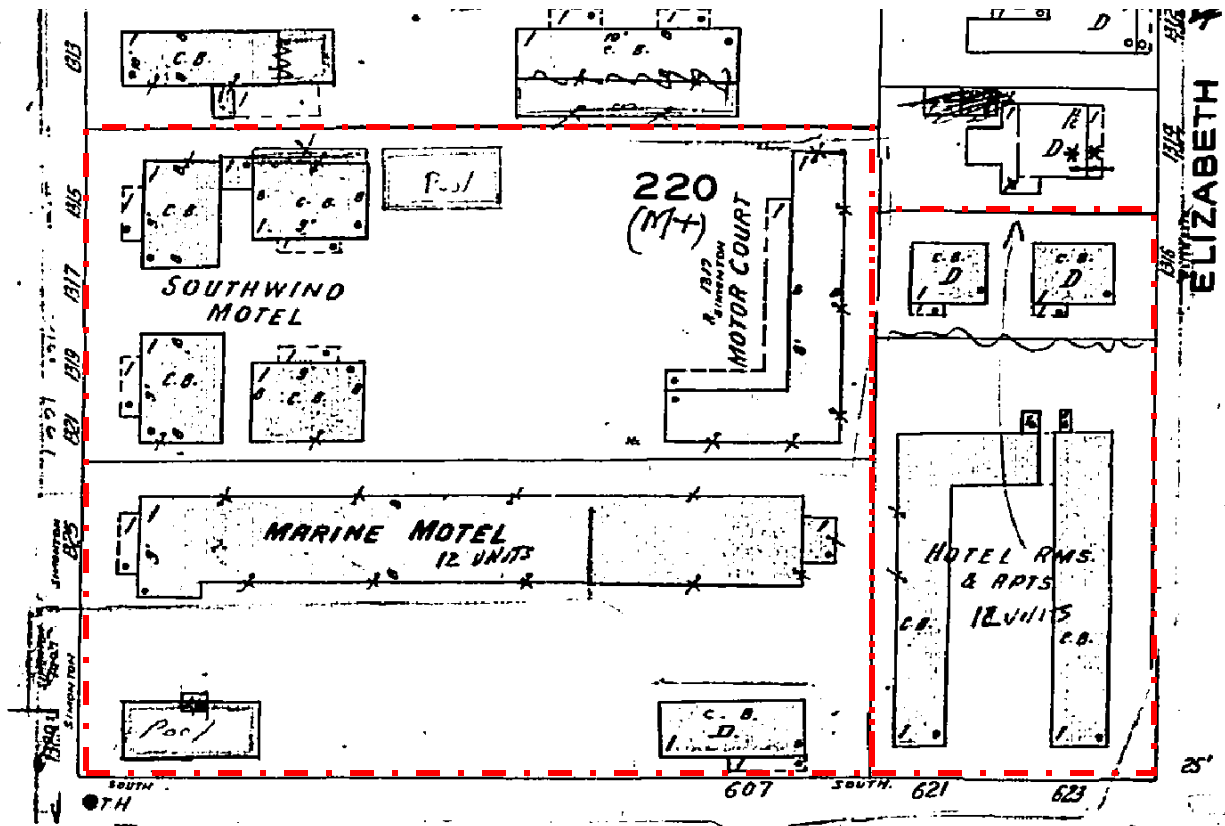
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The existing commercial buildings are not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The existing commercial buildings has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
The existing commercial buildings are not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
The existing commercial buildings do not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The existing commercial buildings do not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
N/A
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.
The existing commercial buildings do not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

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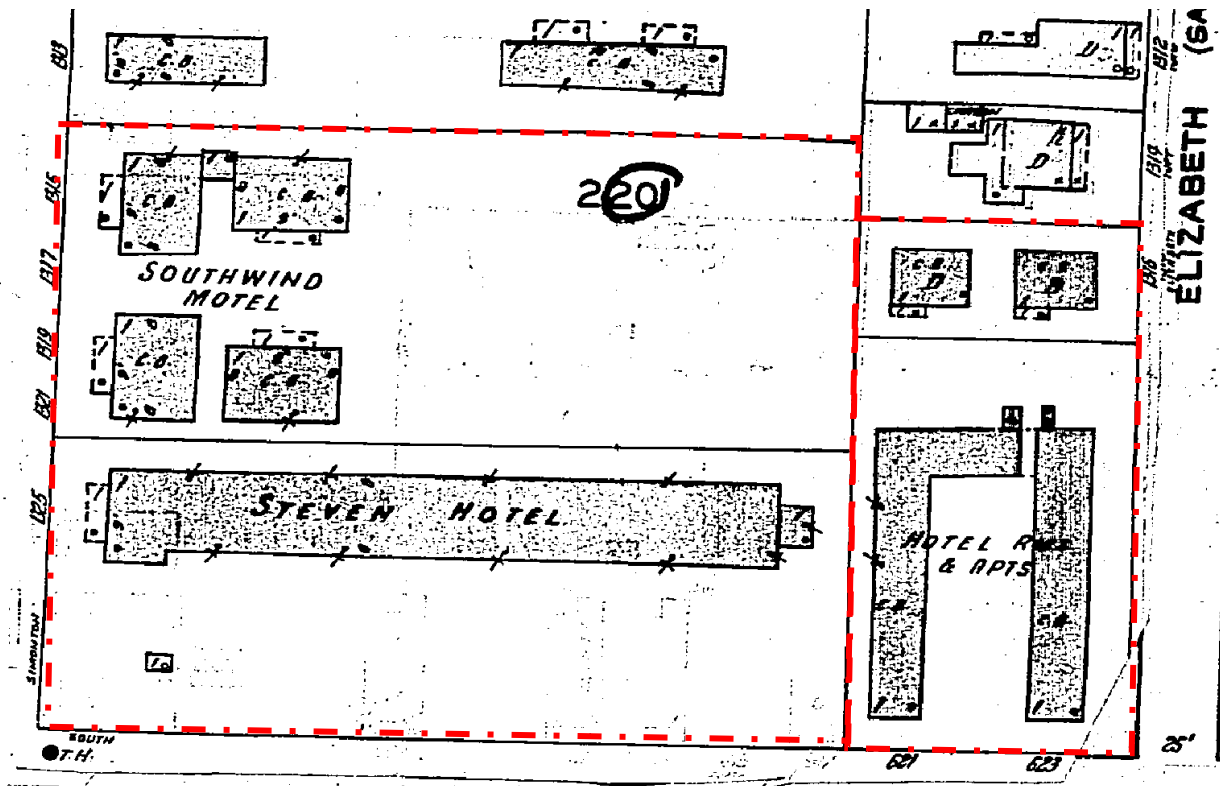
(i) Has not yielded, and is not likely to yield, information important in history,
The existing commercial buildings has not yielded, and is not likely to yield, information important in history,

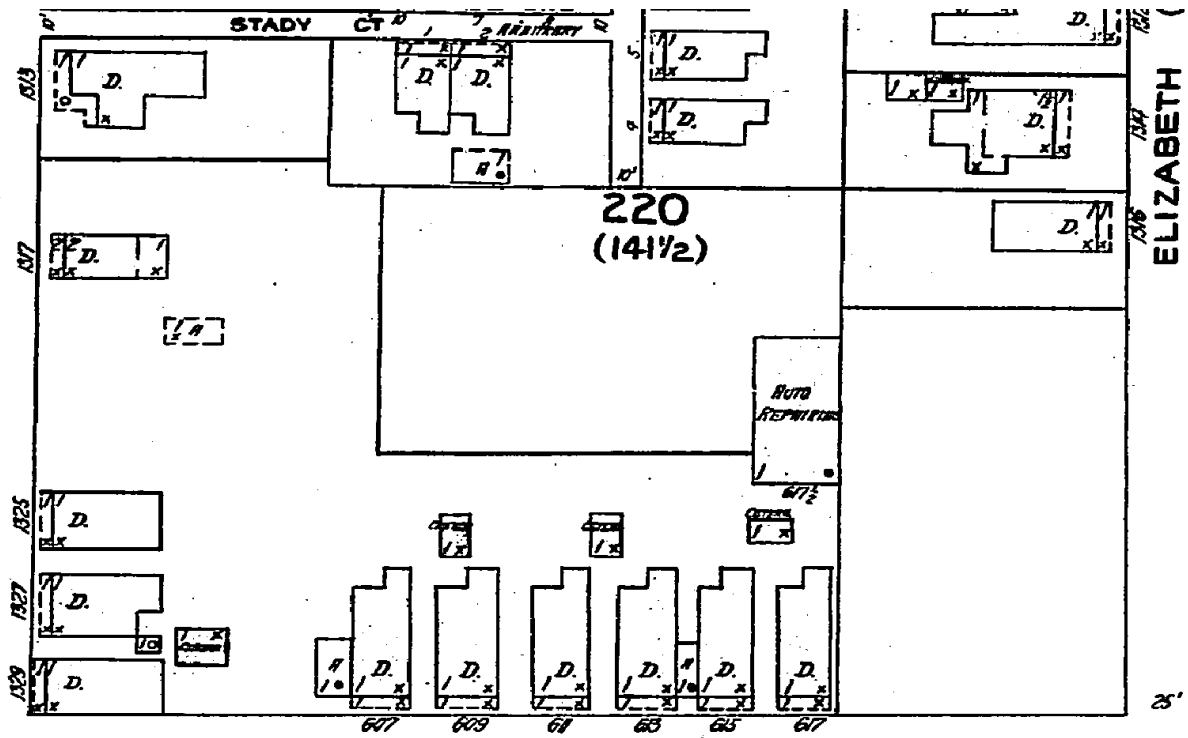
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The removal of the commercial buildings does not adversely affect the overall historic character of the district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The removal of the commercial buildings does not destroy the overall historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The removal of the commercial buildings does not adversely affect the overall historic character of the district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

SANBORN MAPS



1962 Sanborn Map





1926 Sanborn Map. Not yet built.

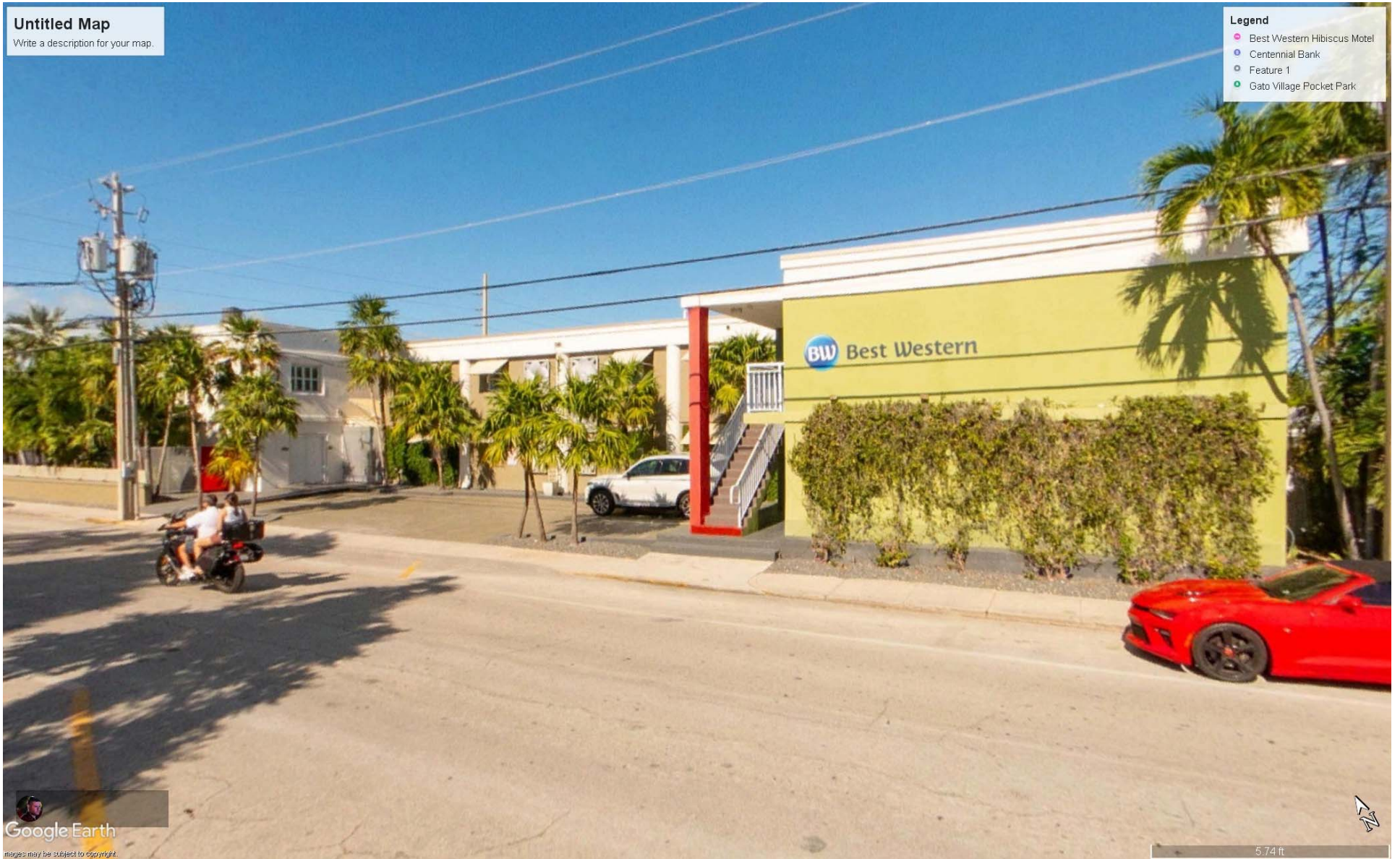
PROJECT PHOTOS

Untitled Map

Write a description for your map.

Legend

- Best Western Hibiscus Motel
- Centennial Bank
- Feature 1
- Gato Village Pocket Park













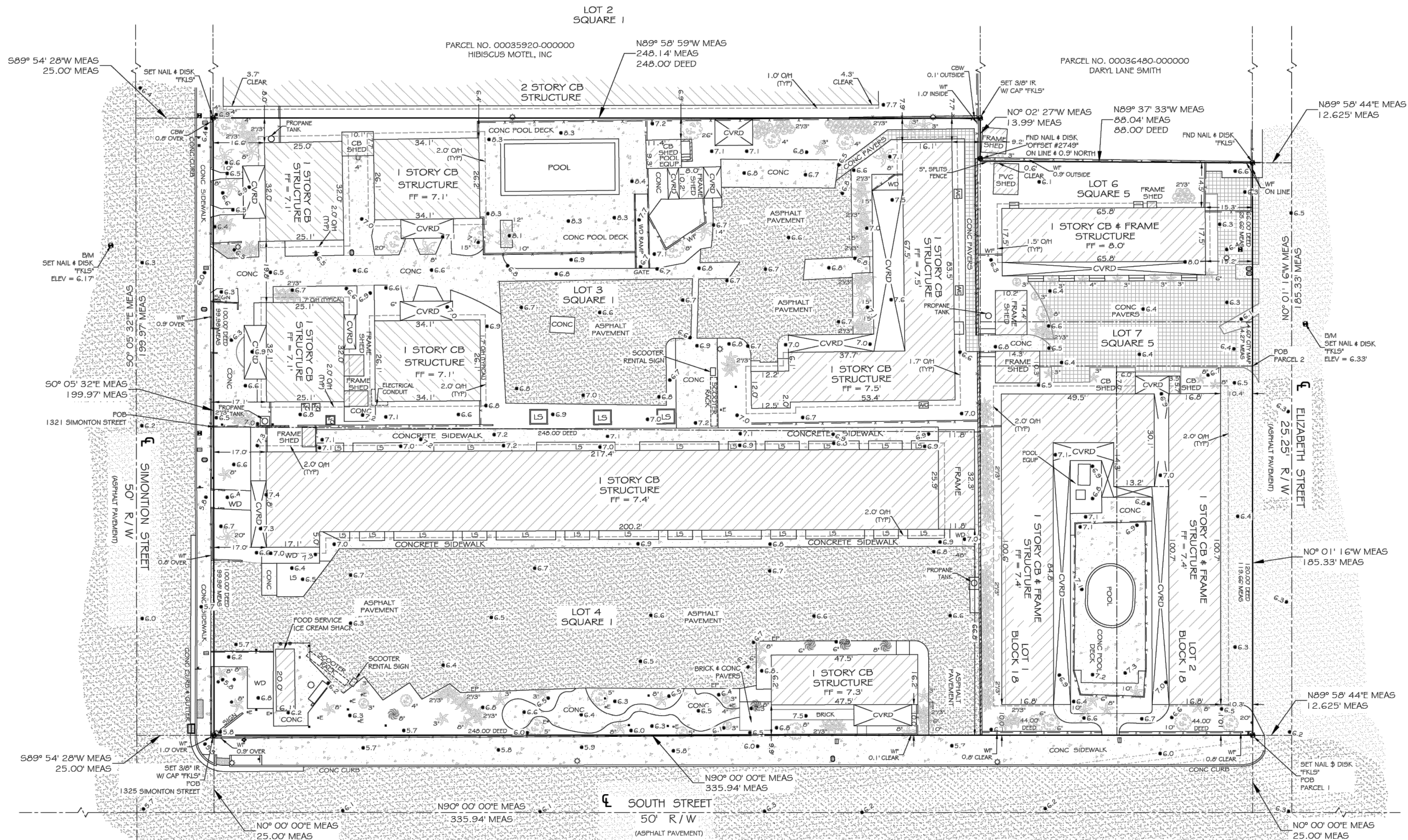






SURVEY

MAP OF BOUNDARY SURVEY



TOTAL AREA = 65,927.33 SQFT± OR 1.51 ACRES±

SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON N80°00'00" ASSUMED ALONG THE CENTERLINE OF SOUTH STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO 0.1'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "U 267" P.I.D. AA0018, ELEVATION=111.61' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESSES: 625 SOUTH STREET, 1321 SIMONTON STREET AND 1313 SIMONTON STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 1/25/2023 THROUGH 1/10/2023.
- COMMUNITY NO.: 120168, MAP NO.: 12087C-151 G.C. MAP DATE: 02-18-2005; FLOOD ZONE: X SHADED & AE; BASE ELEVATION: 6 (AE).
- DIAMETER OF TREES SHOWN HEREON WAS MEASURED AT BREAST HEIGHT.
- TOTAL NUMBER OF COCONUT PALM TREES HEREON = 5
- TOTAL NUMBER OF PALM TREES SHOWN HEREON = 53
- TOTAL NUMBER OF UNKNOWN TREES SHOWN HEREON = 25
- TOTAL NUMBER CLUSTER OF PALM TREES, 21/3" HEREON = 33
- TOTAL NUMBER CLUSTER OF TREES UNKNOWN, 21/3" = 5

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BM = BENCHMARK
C 4 G = 4" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLP = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CWP = CONCRETE POWER POLE
CWD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
FM = FINISHED FLOOR ELEVATION
FI = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HD = HOSE DIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
M = MEASURED
MF = METAL FENCE
MFWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = OVERHEAD WIRE
P = PARKING METER
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY/SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOS = TOP OF BANK
TOS = TOP OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
ULF = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

SYMBOL LEGEND:



CERTIFIED TO -

Meisel Holdings FL



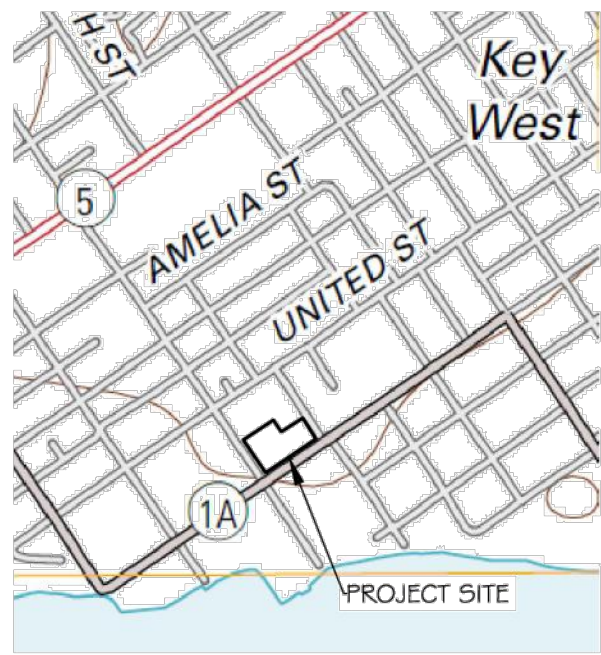
FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4
CUJOUKE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

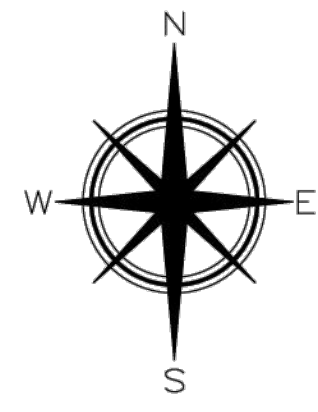
SIGNED

ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LSW #747

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



LOCATION MAP - NTS
SEC. 06-T685-R25E



1"=20'
0 10 20 40
*VERIFY ORIGINAL SCALE OF 2"

LEGAL DESCRIPTIONS

(625 South Street)

Parcel 1:

In the City of Key West and known as Lots 1, and 2, in Block 18, Tract 17 according to Key West Investment Company's subdivision of Part of Tract 17 recorded in Plat Book 1, Page 68, (sometimes referred to as Page 82) Monroe County, Florida Public Records and described by metes and bounds as follows: Commencing at the corner of Elizabeth and South Streets and running thence along South Street in a Southwesterly direction 66 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Northeasterly direction 66 feet; thence at right angles in a Southwesterly direction 120 feet along Elizabeth Street to the Point of Beginning.

ALSO:

Parcel 2:

In the City of Key West and known as Lots 6, and 7, in Square 5 of Tract 17 according to D.T. Sweney's Diagram of Part of Tract 17 recorded in Book "O" of Deeds, Page 327, of Monroe County, Florida Records: Commencing at a point on the Southwestern side of an alley known as Elizabeth Streets, distant 120 feet from the corner of South and Elizabeth Streets and running thence along Elizabeth Street in a Northwesterly direction 66 feet; thence at right angles in a Northwesterly direction 248 feet; thence at right angles in a Northeasterly direction 66 feet, out to the Point of Beginning.

(1325 Simonton Street)

On the Island of Key West, and being a part of Tract 16, according to Wm. A. Whitehead's map of said Island but better described as Lot 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 Flier and John Doyle, recorded in Book "N" page 476 of Monroe County Records, but more particularly described by metes and bounds as follows: Commencing at the corner of South and Simonton 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 Southwesterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet back to the place of beginning.

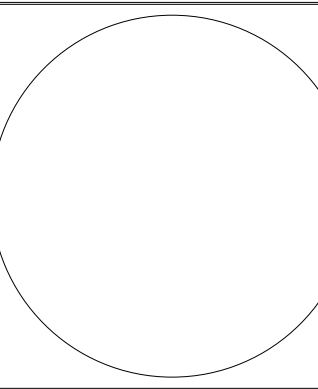
(1321 Simonton Street)

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 Flier and John Doyle, recorded in Book "N" page 476 Public Records of Monroe County, Florida, but more particularly described: Commencing at a point on the Northwesterly side of Simonton Street distant 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 Southwesterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet back to the place of beginning.

MAP OF BOUNDARY SURVEY
625 SOUTH STREET, 1321 & 1325 SIMONTON STREET
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 12/15/2023 SURVEY BY: FKL5 PROJECT: SOUTHWINDS
REVISION DATE: N/A DRAWN BY: MPB H. SCALE: 1"=20'
JOB NO.: 23-329 CHECKED BY: EAI SHEET 1 OF 1

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 2240

Date: 11/06/2024

S1

PROPOSED DESIGN

SOUTHWINDS MOTEL

KEY WEST, FL 33040
DEVELOPMENT SUBMITTAL

01/22/2025
UPDATED PROPOSED STREET
PARKING, LOADING ZONE,
TRASH AREA, PERVIOUS
PARKING AREA.

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

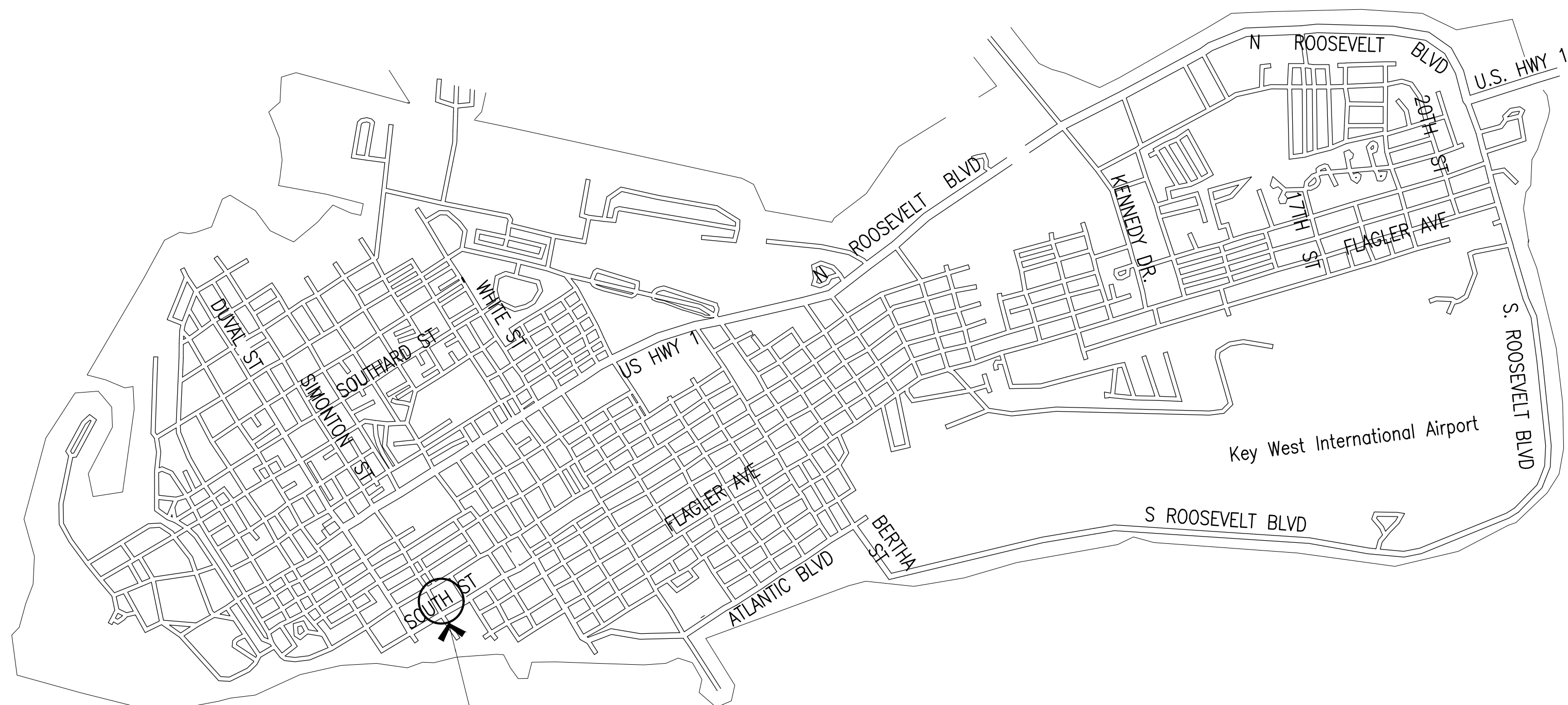
Bender & Associates
ARCHITECTS
p.a.

Project N° : 2240
SITE MAP TAVERNIER
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 11/06/2024

C

SITE MAP - TAVERNIER



SITE LOCATION:
1321 SIMONTON ST,
FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: SOUTHWINDS MOTEL
ARCHITECT'S PROJECT No.: 2240

CONTACT: ---
Address: 1321 Simonton St.
Key West, FL 33040

Tel: ---
Email: ---

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

DESCRIPTION OF WORK:
NEW 59 ROOM HOTEL.

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
FLORIDA BUILDING CODE - Building 2023 EDITION
FLORIDA BUILDING CODE - Existing 2023 EDITION
FLORIDA BUILDING CODE - Residential 2023 EDITION
FLORIDA BUILDING CODE - Plumbing 2023 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
FLORIDA BUILDING CODE - Mechanical 2023 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
NATIONAL ELECTRICAL CODE 2023 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
NFPA 1 2023 EDITION
This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

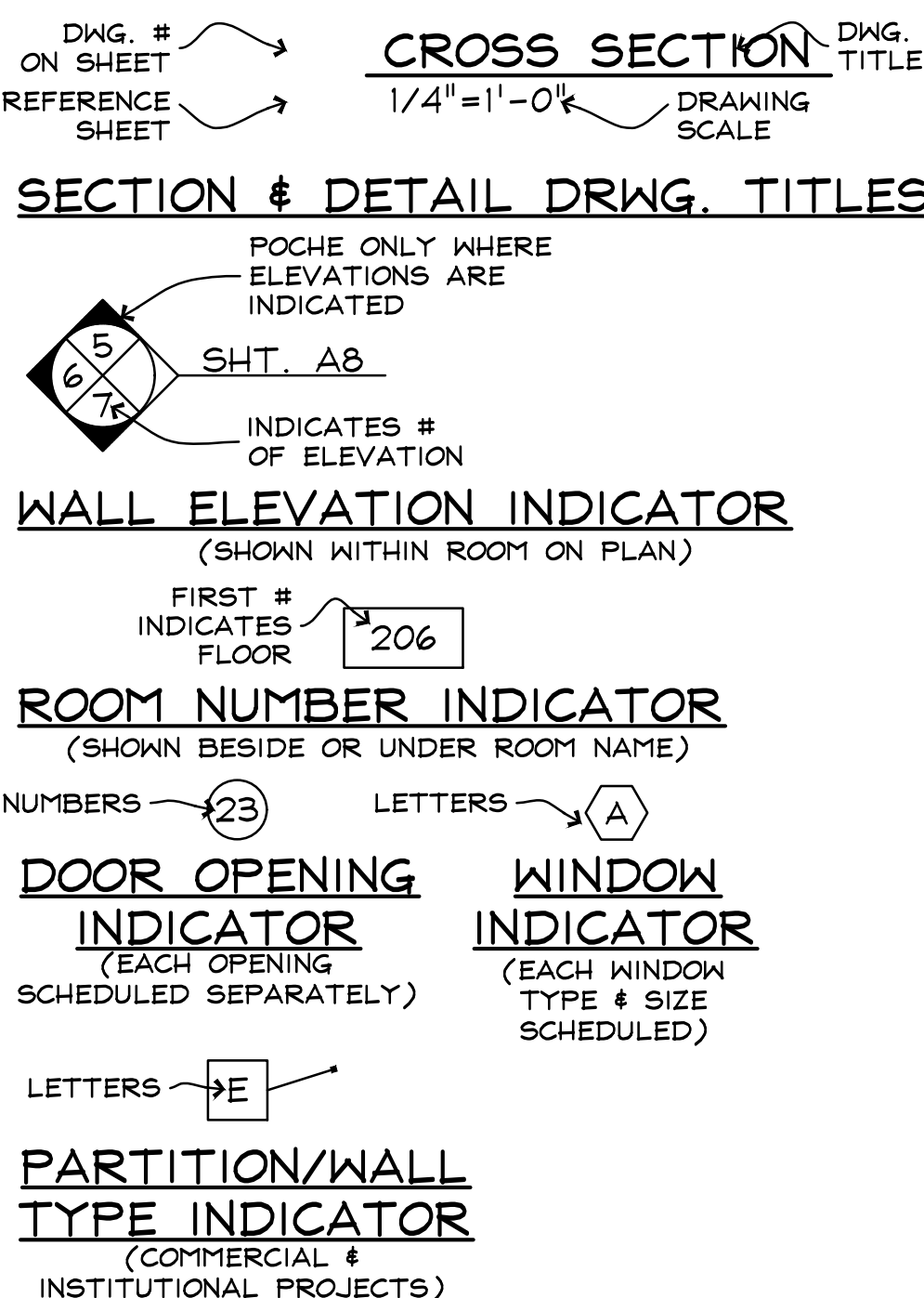
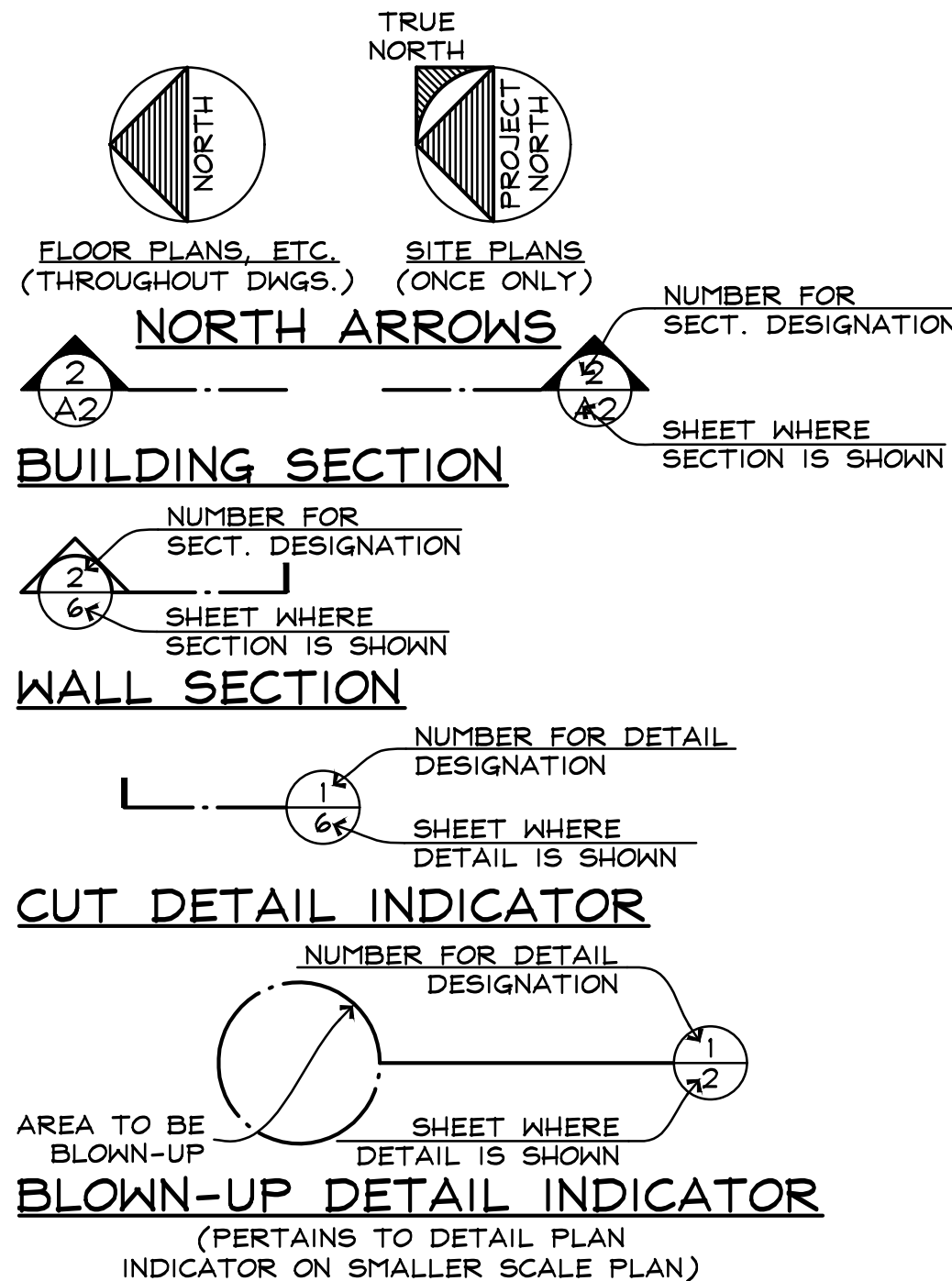
FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
Specific Authority: 481.2055, 481.221 FS. Law Implemented: 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PVC	POINT
DBL	DOUBLE	R	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R/A	RADIUS (OR) RISER
DS	DOWNSPOUT	REBAR	RETURN AIR
DTL	DETAIL	REFR.	STEEL REINF. BAR
DWR	DRAWER	SF	REFRIGERATOR
EJ	EXPANSION JOINT	SS	SQUARE FOOT (FEET)
EL	ELEVATION	SPEC	STAINLESS STEEL
ELEC	ELECTRIC	T	SPECIFICATION
EQ	EQUAL	TYP	TREAD(S)
EXH	EXHAUST	UNO	TYPICAL
FV	FIELD VERIFY	VCT	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VERT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	WD	VERTICAL
HORZ	HORIZONTAL	W/F	WOOD
HDN	HARDWARE	WH	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WATER HEATER
FOC	FACE OF CONCRETE		WITHOUT
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

CONCRETE MASONRY UNITS IN PLAN
CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
METAL IN ELEVATION
METAL IN SECTION
FINISH WOOD IN ELEV. & IN SECTION
DIMENSION LUMBER IN SECTION (CONTINUOUS)
WOOD BLOCKING IN SECTION (DISCONTINUOUS)
GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
EARTH, NATURAL SUBSTRATE
GRAVEL, AGGREGATE BASE COURSE, FILL
FIBERGLASS BATT INSULATION
RIGID INSULATION

PARTITIONS & WALLS

CONCRETE MASONRY UNITS
POURED CONCRETE
WOOD FRAME
METAL STUDS
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

SHEET INDEX
C COVER
SI SURVEY
EX1 EXISTING SITE PLAN
A1 PROPOSED SITE PLAN
A2 PROPOSED GROUND FLOOR PLAN
A3 PROPOSED SECOND FLOOR PLAN
A4 PROPOSED THIRD FLOOR PLAN
A5 PROPOSED NORTH AND WEST ELEVATIONS
A6 PROPOSED SOUTH AND EAST ELEVATIONS
A7 RENDERS
A8 RENDERS
A9 RENDERS
A10 EXISTING & PROPOSED SITE PLAN OVERLAY
C-100 EROSION CONTROL PLAN
C-200 CONCEPTUAL DRAINAGE PLAN
C-300 CONCEPTUAL WATER AND SEWER PLAN
H5.101 HARDSCAPE PLAN-WEST
H5.102 HARDSCAPE PLAN-EAST
LA.100 LANDSCAPE SCHEDULE
LA.101 LANDSCAPE PLAN-WEST
LA.102 LANDSCAPE PLAN-EAST
LA.110 PLANT ID
LA.301 ELEVATIONS
L51 LIFE SAFETY GROUND FLOOR PLAN
L52 LIFE SAFETY SECOND FLOOR PLAN
L53 LIFE SAFETY THIRD FLOOR PLAN
L54 LIFE SAFETY CODE CALCULATIONS

A map of the project site area. The map shows a grid of streets including Key West, Amelia St, and United St. Highway 5 is marked with a red line and a shield icon. A red arrow points to a specific location on United St, labeled 'PROJECT SITE'. A small building icon is also visible near the intersection of Amelia St and United St.

LEGAL DESCRIPTIONS

(625 South Street)

Parcel 1:

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

ALSO

Parcel 2:

In the City of Key West and known as Lots 6, and 7, in Square 5 of Tract 17 according to D.T. Sweeney's Diagram of Part of Tract 17 recorded in Book "O" of Deeds, Page 327, of Monroe County, Florida Records: Commencing at point on the Southwestern side of an alley known as Elizabeth Streets, distant 120 feet from the corner of South and Elizabeth Streets and running thence along Elizabeth Street in a Northwesterly direction 66 feet; thence at right angles in a Southwesterly direction 88 feet; thence at right angles in a Southeasterly direction 66 feet; thence at right angles in a Northeasterly direction 88 feet, out to the Point of Beginning.

(1325 Simonton Street)

On the island of Key West, and being a part of Tract 1G, according to Wm. A. Whitehead's map of said island but better described as Lot 4 of Square Number 1 of said Tract 1G according to the diagram of division of Tract 1G on the island of Key West between Frederick Fier and John Doyle, recorded in Book "N" page 476 of Monroe County Records, but more particularly described by metes and bounds as follows: Commencing at the corner of South and Simonton Streets, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 246 feet; thence at right angles in a Southeasterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 246 feet back to the place of beginning.

(1321 Simonton Street)

On the island of Key West, and being a part of Tract 1G, according to Wm. A. Whitehead's map of said island but better described as Lot 3 of Square 1 of said Tract G according to the diagram of division of Tract 1G on the island of Key West between Frederick Flier and John Doyle, recorded in Book "N" page 476 Public Records of Monroe County, Florida, but more particularly described: Commencing at a point on the Northerly side of Simonton Street distant 100 feet Northerly from the corner of South and Simonton Streets, running thence along Simonton Street in a Northerly direction 100 feet; thence at right angles in a Northerly direction 248 feet; thence at right angles in a Southerly direction 100 feet; thence at right angles in a Southerly direction 248 feet back to the place of beginning.

DATE: 12/15/2023	SURVEY BY: FKLS	PROJECT: SOUTHWINDS
REVISION DATE: N/A	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 23-329	CHECKED BY: EAI	SHEET 1 OF 1

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N° : 2240

Date: 11/06/2024

S1

SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON N90°00'00"E ASSUMED ALONG THE CENTRELINE OF SOUTH STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO 0.1'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION "U 267" P.I.D. AA0018, ELEVATION=111.61' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- ALTHOUGH THE SURVEYOR HAS BEEN ADVISED THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 625 SOUTH STREET, 1321 SIMONTON STREET AND 1313 SIMONTON STREET, KEY WEST, FL 33040.
- ALL LOTS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 1/25/2023 DURING 11/10/2023.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-15 16K; MAP DATE: 02-18-2005; FLOOD ZONE: X SHADED 4 AE; BASE ELEVATION: 6 (AE)
- 24% OF TREES SHOWN HEREON WERE MEASURED AT BREAST HEIGHT.
- TOTAL NUMBER OF COCONUT PALM TREES HEREON = 5
- TOTAL NUMBER OF PALM TREES SHOWN HEREON = 53
- TOTAL NUMBER OF UNKNOWN TREES SHOWN HEREON = 25
- TOTAL NUMBER CLUSTER OF PALM TREES, 213' HEREON = 33
- TOTAL NUMBER CLUSTER OF TREES UNKNOWN, 213' = 5

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET

BFF = BACK-FLOW PREVENTER
BM = BENCHMARK
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPF = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FP = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE

GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCM = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION

POC = POINT OF COMMENCEMENT
 PRK = POINT OF REVERSE CURVE
 PRM = PERMANENT REFERENCE
 MONUMENT
 PT = POINT OF TANGENT
 R = RADIUS
 RW = RIGHT OF WAY LINE
 SSSCO = SANITARY SEWER CLEAN-OUT
 SW = SIDE WALK
 TBM = TEMPORARY BENCHMARK
 TOB = TOP OF BANK
 TOS = TOE OF SLOPE
 TS = TRAFFIC SIGN
 TYP = TYPICAL
 UR = UNREADABLE
 UE = UTILITY EASEMENT
 WD = WOOD DECK
 WF = WOOD FENCE
 WL = WOOD LANDING
 WM = WATER METER
 WP = WOOD POLE OR POLE
 WRACK LINE = LINE OF DEBRIS ON SHORE
 WV = WATER VALVE

FLORIDA KEYS LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

SYMBOL LEGEND:

- | | | | | | |
|---|----------------------------|---|---------------------|---|---------------------------------|
|  | = ADA PAD |  | = SANITARY MANHOLE |  | = COCONUT PALM TREE |
|  | = BOLLARD |  | = SIGN |  | = PALM TREE |
|  | = CATCH BASIN |  | = SPOT ELEVATION |  | = UNKNOWN TREE |
|  | = CRANKED UTILITY POLE |  | = WATER METER | | |
|  | = DRAINAGE MANHOLE |  | = WATER VALVE | | |
|  | = ELECTRIC OUTLET |  | = WOOD POST 6'X6' |  | = CLUSTER OF PALM TREES 2' & 3' |
|  | = ELECTRIC TRANSFORMER BOX |  | = WOOD UTILITY POLE |  | = CLUSTER OF GIFT TREES 2' & 3' |
|  | = FIRE WELL / HYDRANT |  | = LIGHT POLE | | |
|  | = GIFT WREATH |  | = YARD LIGHT | | |
|  | = GUTTER CLEANOUT | | | | |

CERTIFIED TO -

Meisel Holdings FI

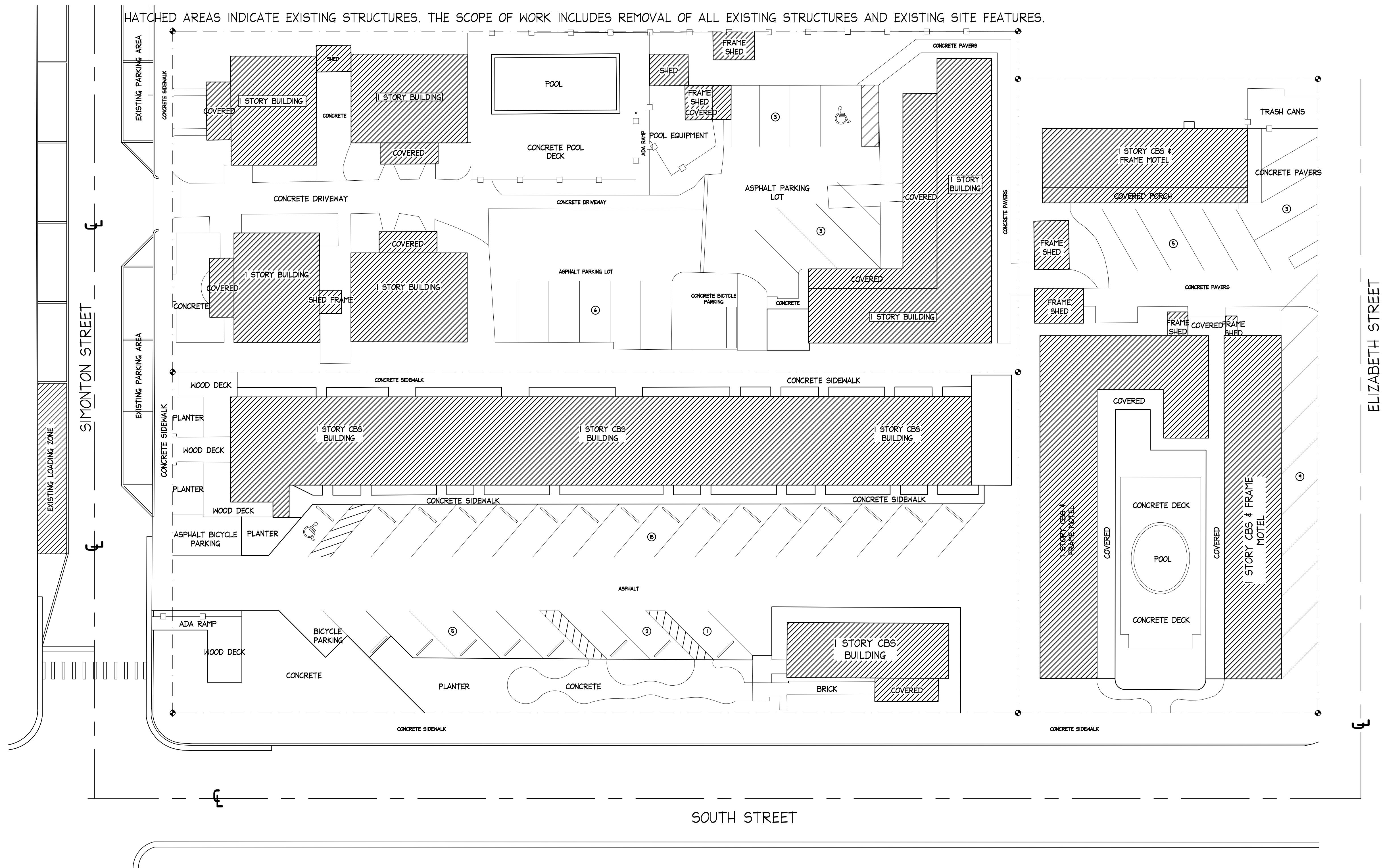
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

SIGNED _____
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

1 SURVEY
S1 SCALE: N.T.S





1 EXISTING SITE PLAN - DEMOLITION PLAN
EX1 SCALE: 1/16"=1'-0"



SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

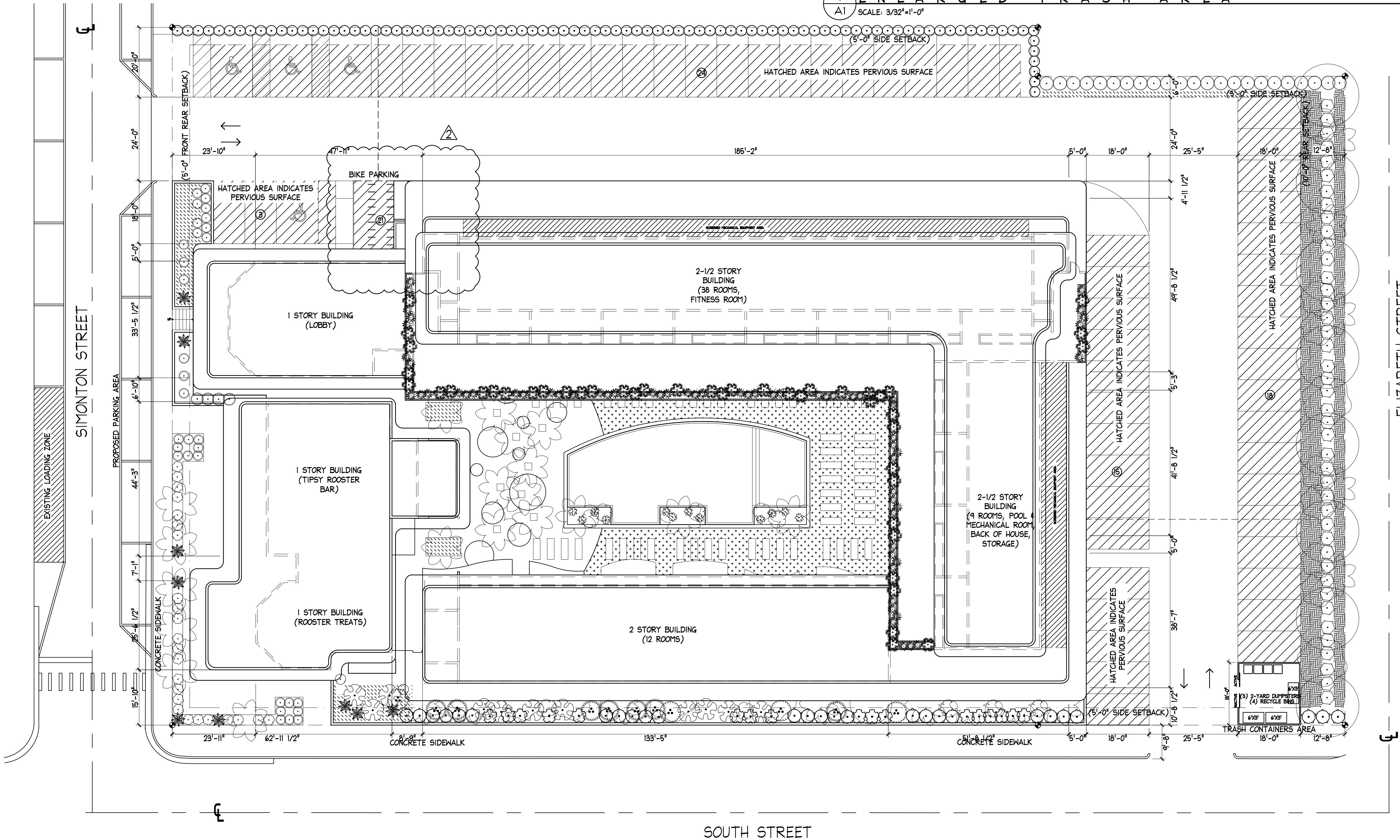
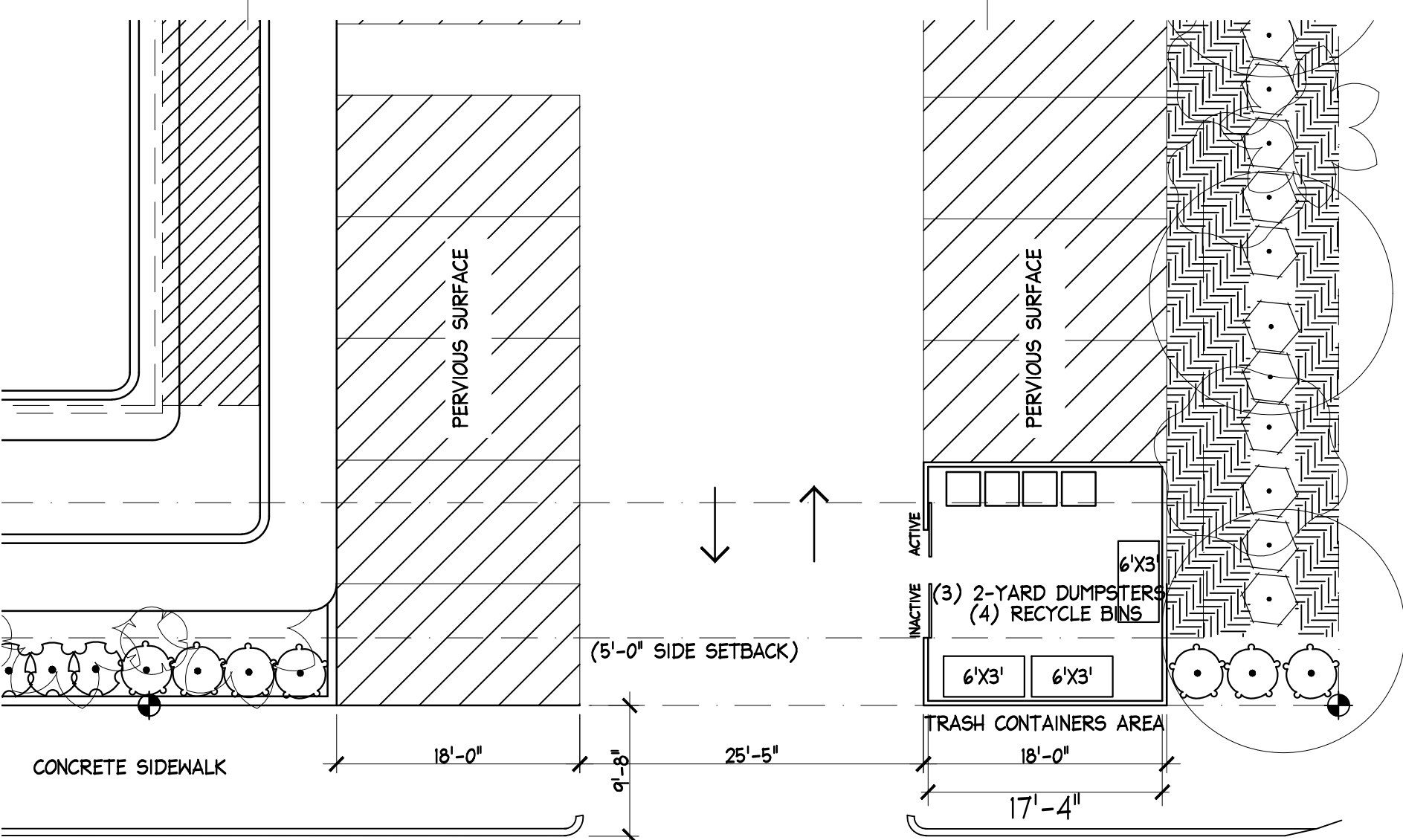
410 Angela Street
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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2240
Date: 11/06/2024

EX1

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'AE-7' PROPOSED NAVD88 (CURRENT 'AE6' NGVD29)		NOTE: REQUIRED STATISTICS ARE BASED ON HCT ZONING DISTRICT
ZONING DESIGNATION	HCT		NOTE: HOTEL FINISHED FLOOR AT 8'-0" NAVD88. ROOSTER TREATS & TIPSYS ROOSTER FINISHED FLOOR AT 5'-0" NAVD88 (FLOOD PROOFED TO 8'-0" NAVD88)
LOT SIZE	65,970 S.F.		
OCCUPANCY	RESIDENTIAL GROUP R-1 (HOTEL) PER FBC 2020		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	32,985 S.F. MAX.	25,439 S.F.	29,401 S.F.
IMPERVIOUS SURFACE	46,179 S.F. MAX.	52,879 S.F.	45,840 S.F. (w/parking at 100% pervious)
FRONT SETBACK (SIMONTON)	5'-0" MIN.	10'-0"	5'-0"
SIDE SETBACK (NORTH)	5'-0"	0'-0" (STORAGE SHED)	30'-0"
SIDE SETBACK (SOUTH)	5'-0"	3'-4"	12'-0"
REAR SETBACK (ELIZABETH)	10'-0" MIN.	10'-8"	74'-0"
MAXIMUM HEIGHT	35'-0" MAX	--	35'-0"
F.A.R. (1.0)	1	.39	.55
OPEN SPACE (20%)	13,194 S.F.	10,232 S.F.	13,200 S.F.
PARKING SPACES	PER LDR SECTION 108-572	43	56
PARKING SPACES (ADA)	--	2	4
ROOM COUNT	--	59	59
BIKE PARKING	35% OF REQ. PARKING	--	21



1 SITE PLAN / ROOF PLAN (PROPOSED LOADING ZONE AND PARKING AREA)

A1

SCALE: 1/16"=1'-0"



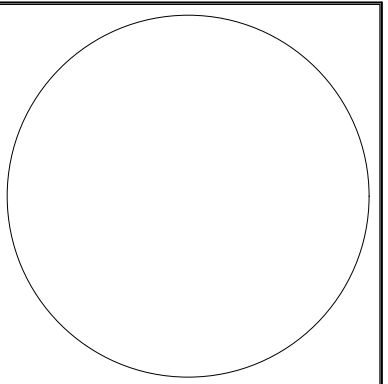
01/22/2025
UPDATED PROPOSED STREET
PARKING, LOADING ZONE,
TRASH AREA, PERVIOUS
PARKING AREA.

03/03/2025
UPDATED SCOOTER DOCKING
STATION.

SOUTHWINDS HOTEL

1321 SIMONTON ST

KEY WEST, FLORIDA



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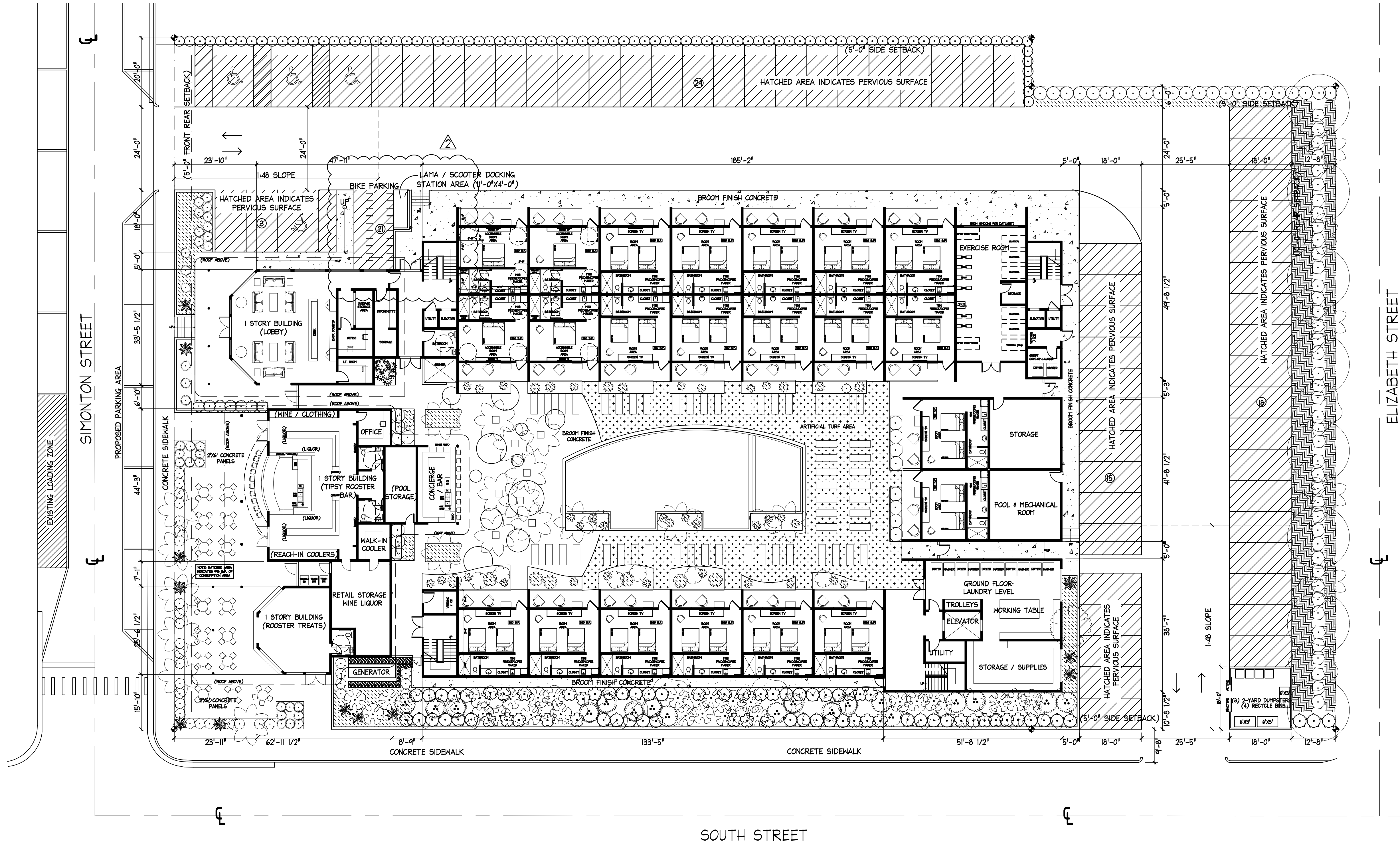
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Project No. 2240

Date: 01/21/2025

A1



1 GROUND FLOOR PLAN
A2 SCALE: 1/16"=1'-0"



01/22/2025
UPDATED PROPOSED STREET
PARKING, LOADING ZONE,
TRASH AREA, PERVIOUS
PARKING AREA.

03/03/2025
UPDATED SCOOTER DOCKING
STATION.

SOUTHWINDS HOTEL
1321 SIMONTON ST
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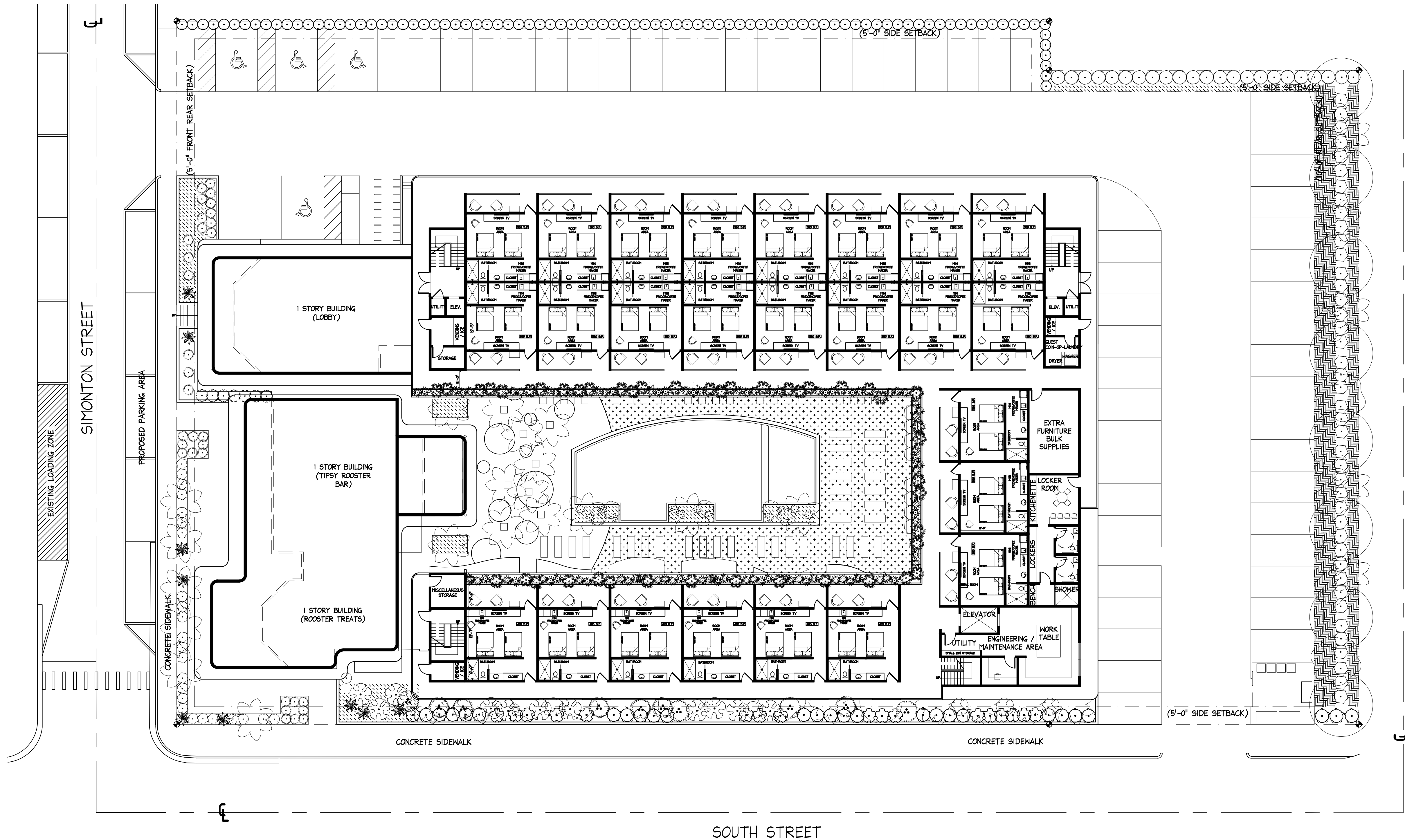
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p.a.

Project No: 2240

Date: 01/21/2025

A2



1 SECOND FLOOR PLAN
A3 SCALE: 1/16"=1'-0"



01/22/2025
UPDATED PROPOSED STREET
PARKING, LOADING ZONE,
TRASH AREA, PREVIOUS
PARKING AREA.

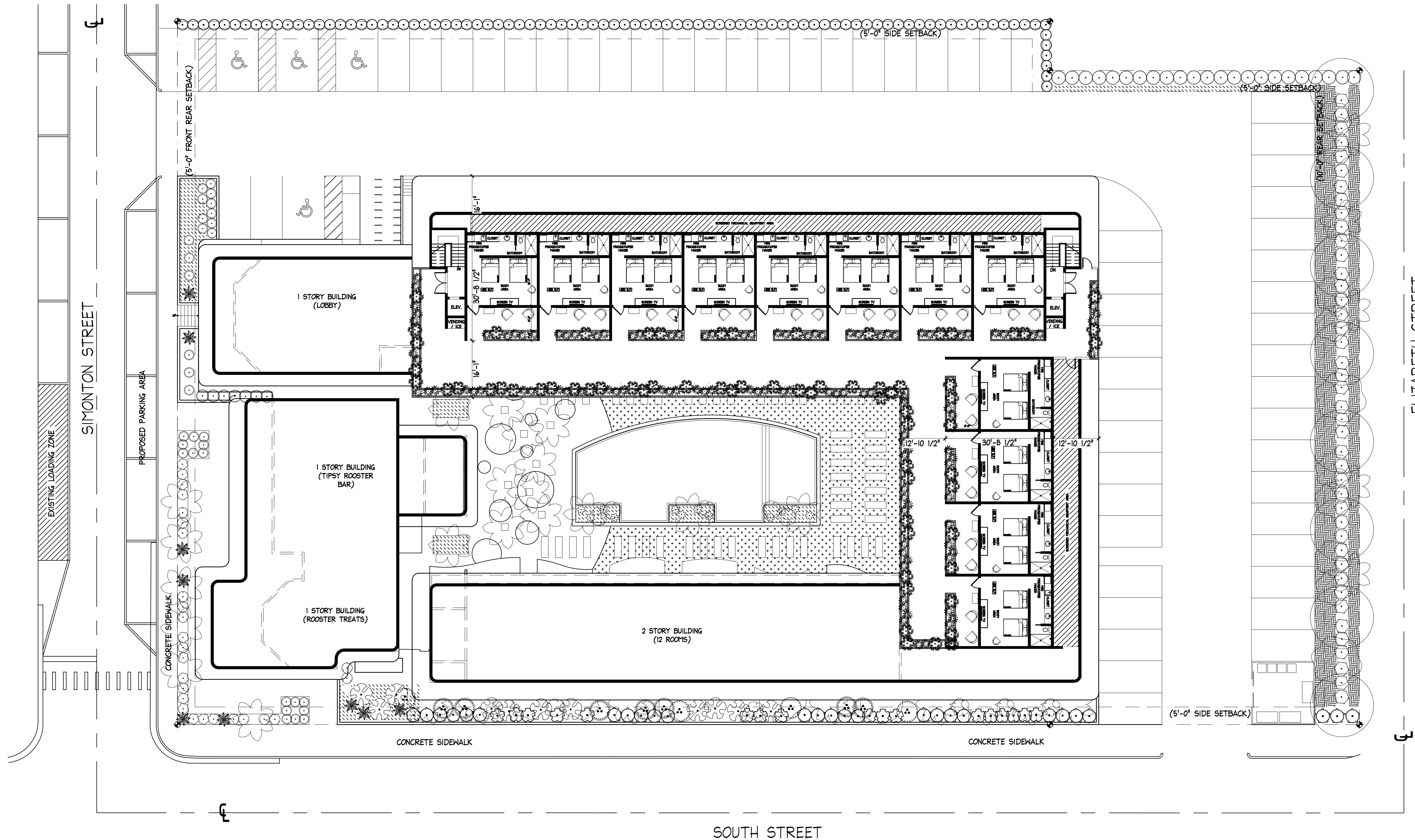
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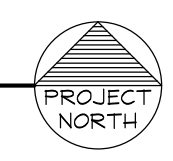
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Project No: 2240
Date: 01/21/2025

A3



1
A4
THIRD FLOOR PLAN
SCALE: 1/16"=1'-0"



01/22/2025
UPDATED PROPOSED STREET
PARKING, LOADING ZONE,
TRASH AREA, PREVIOUS
PARKING AREA.

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Project No: 2240
Date: 01/21/2025

A4

1 PROPOSED NORTH ELEVATION
A5 SCALE: 3/32"=1'-0"

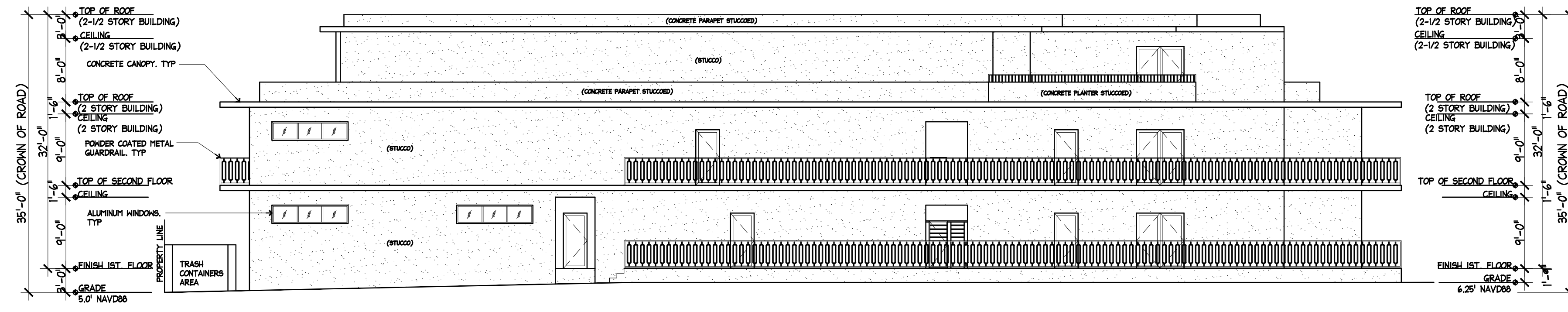
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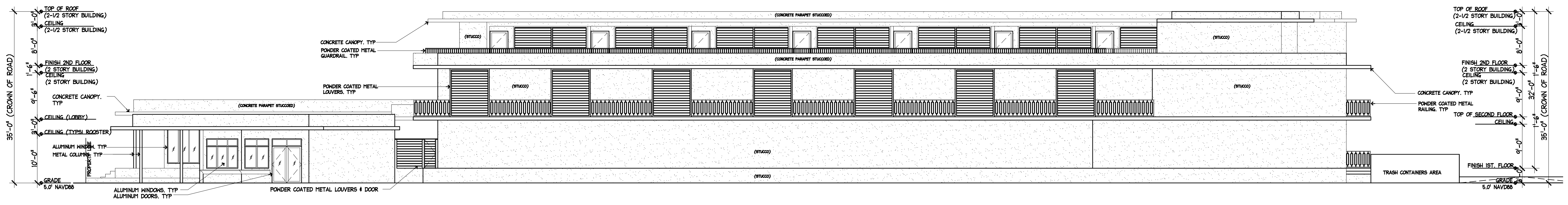
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Project No: 2240
Date: 11/06/2024

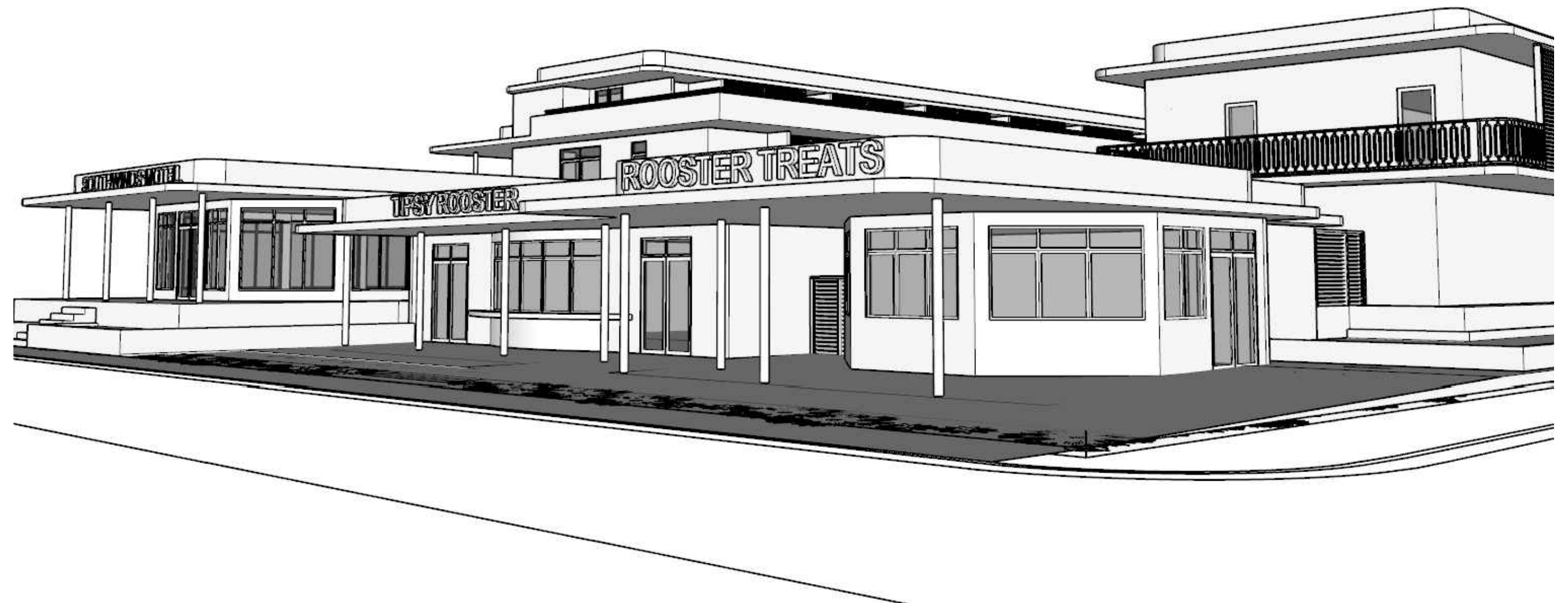
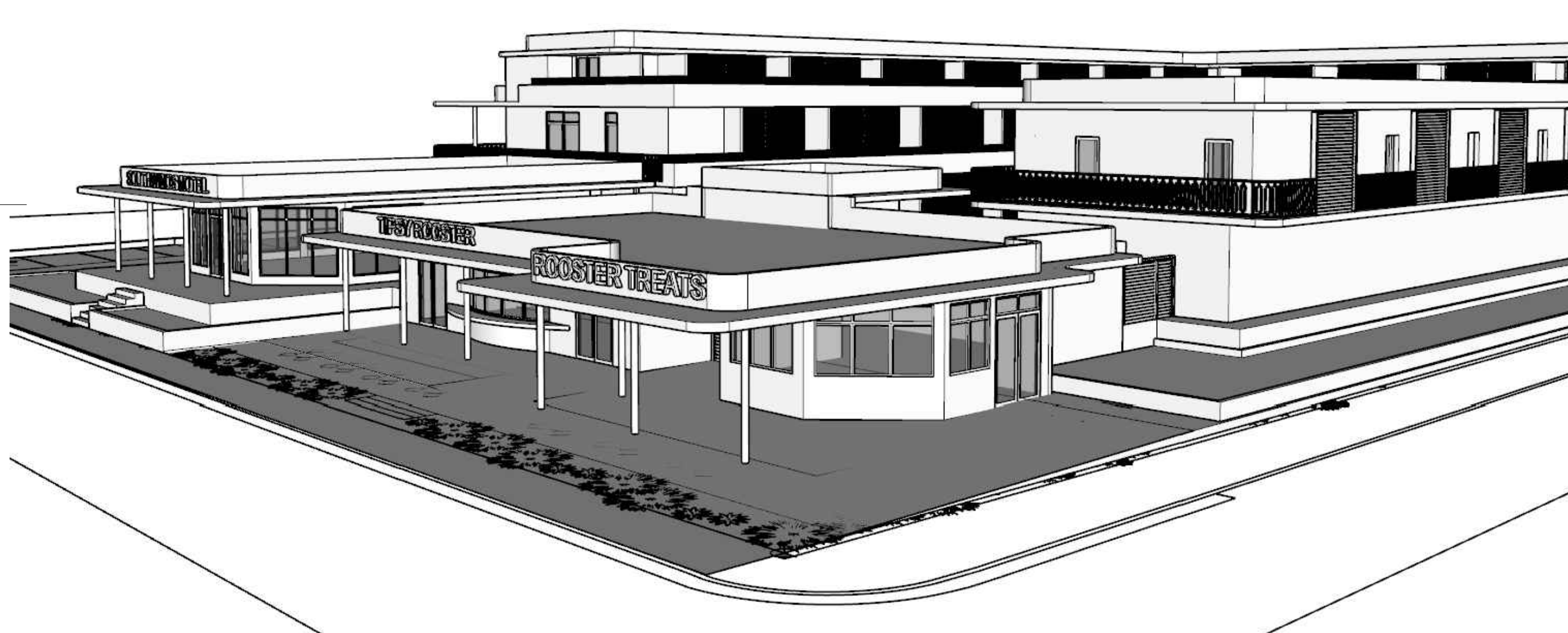
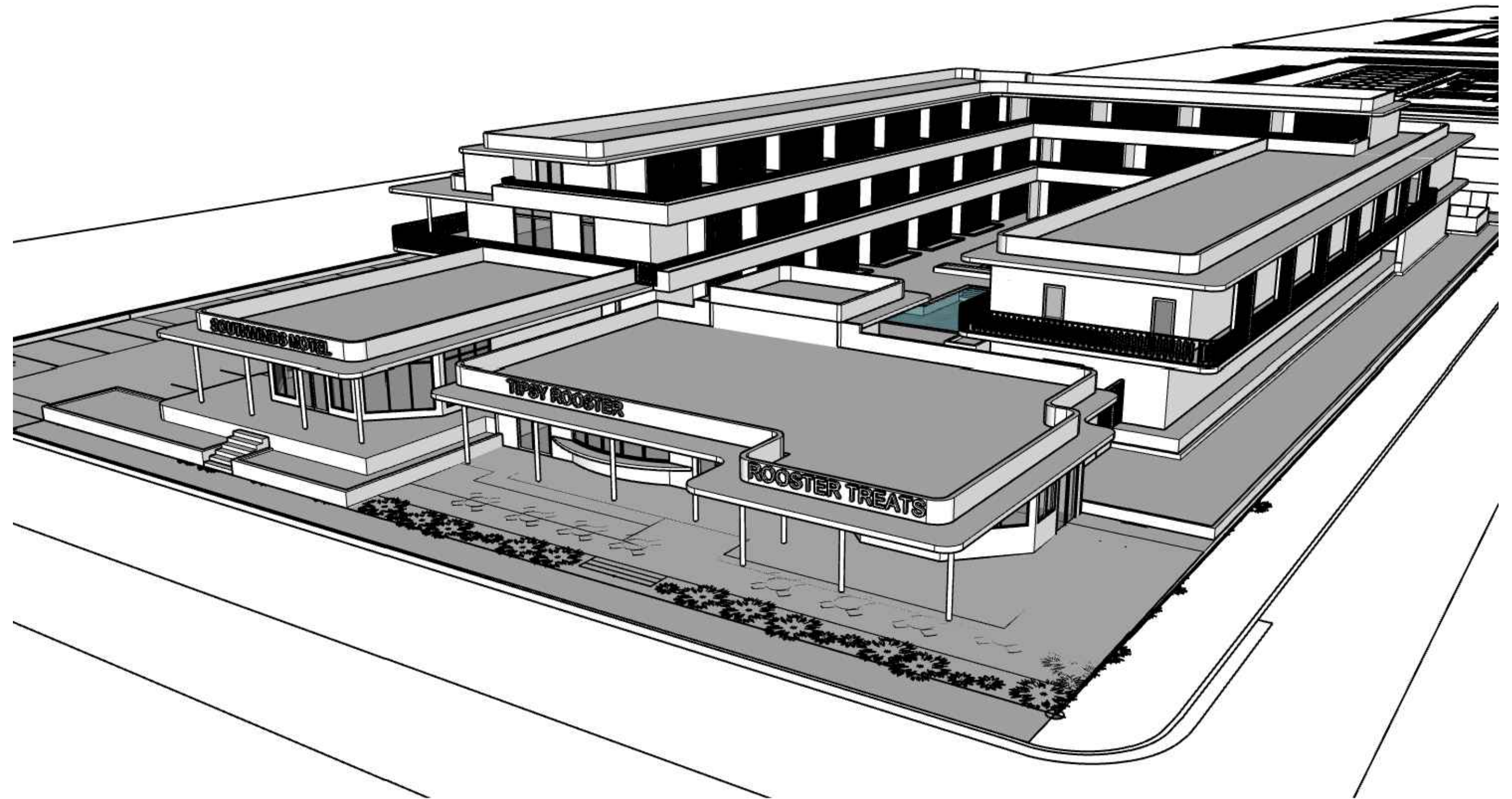
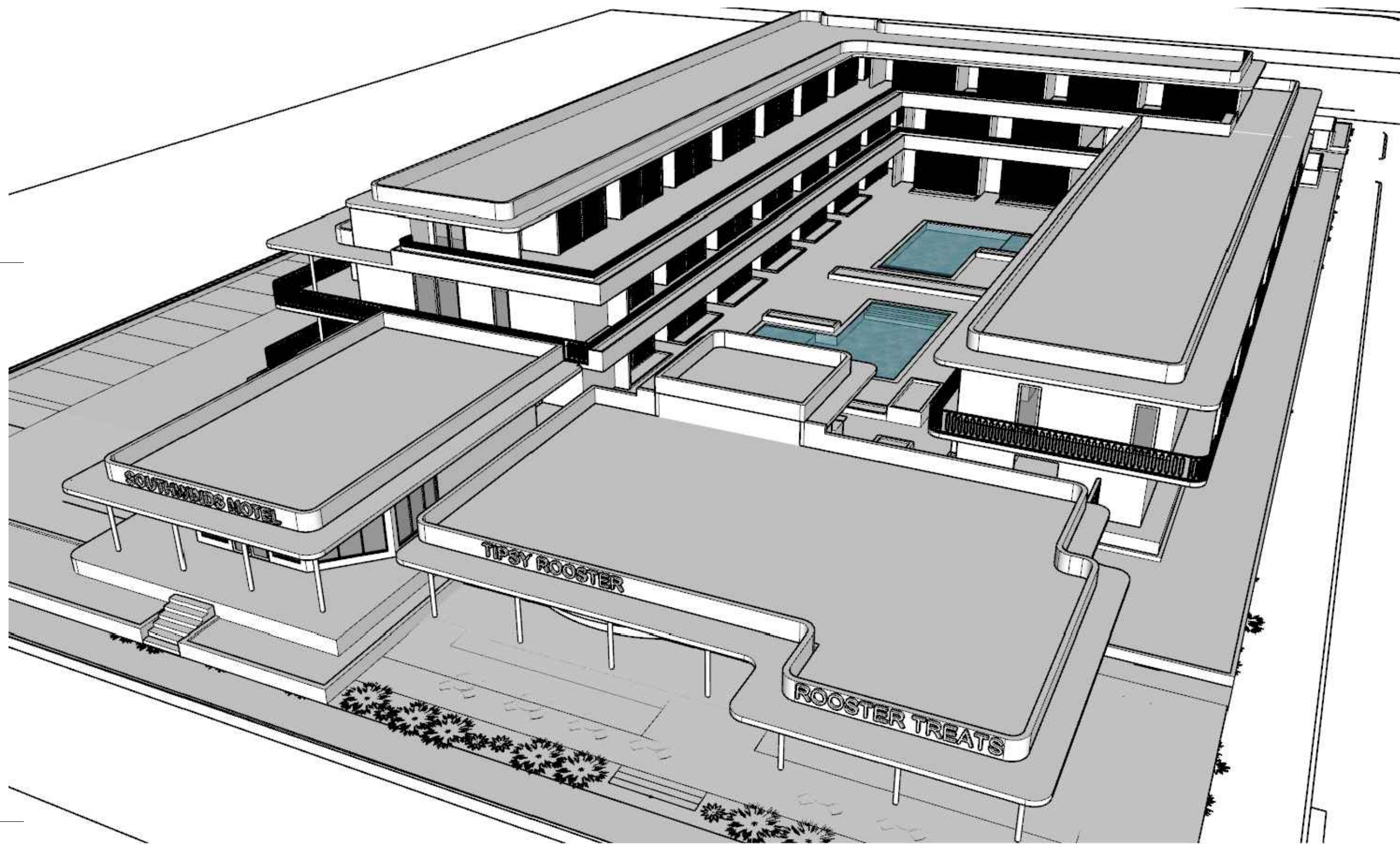
A6



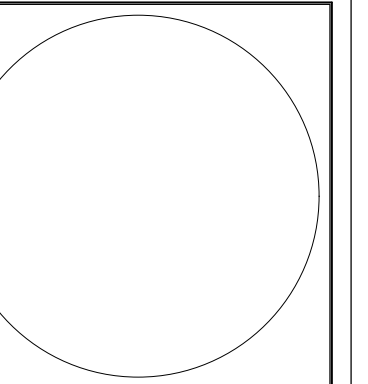
2 PROPOSED EAST ELEVATION
A6 SCALE: 3/32"=1'-0"



1 PROPOSED SOUTH ELEVATION
A6 SCALE: 3/32"=1'-0"



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Bender & Associates
ARCHITECTS
p.a.

Project No: 2240



Date: 10/24/2024

A7



SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

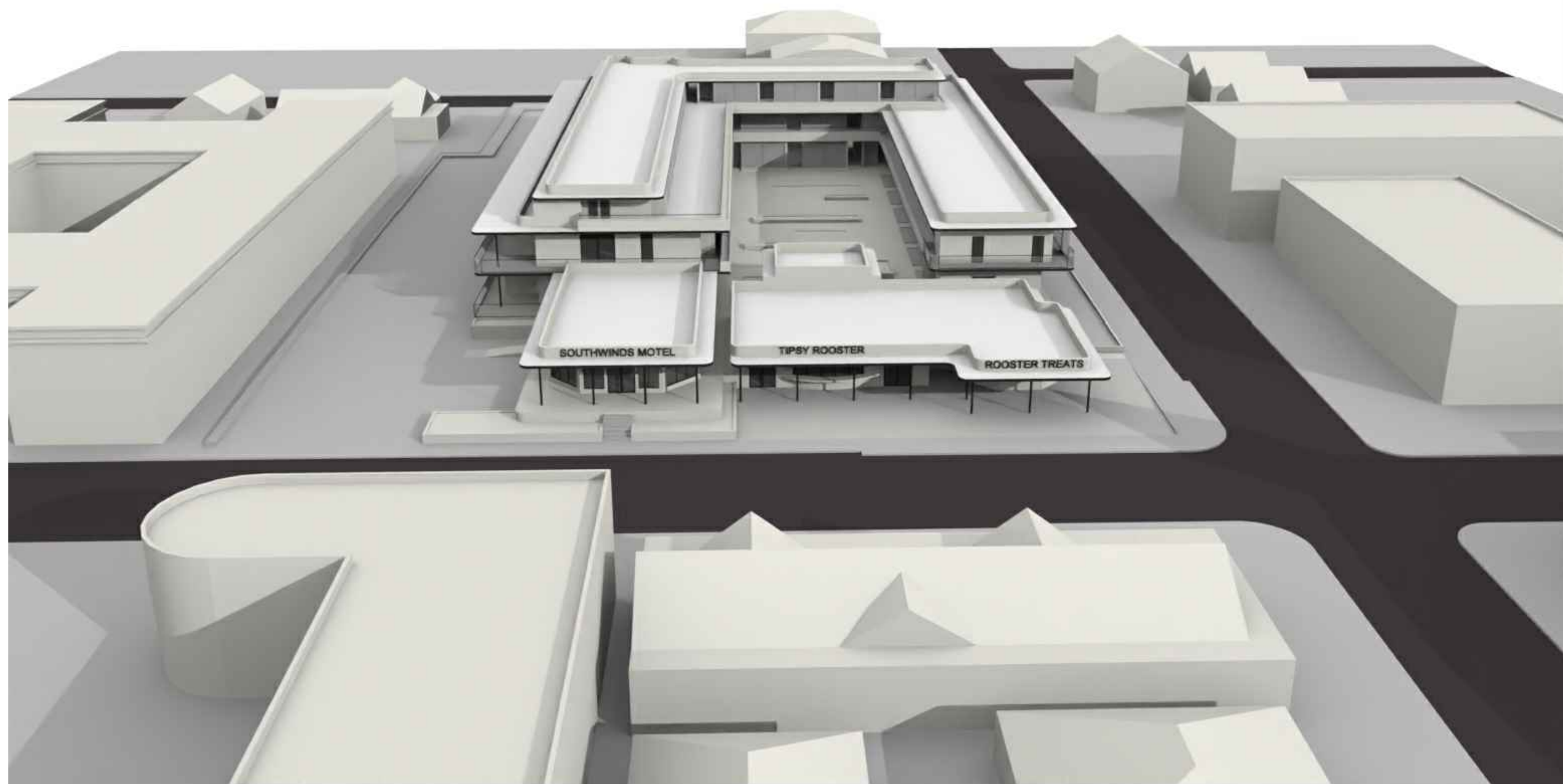
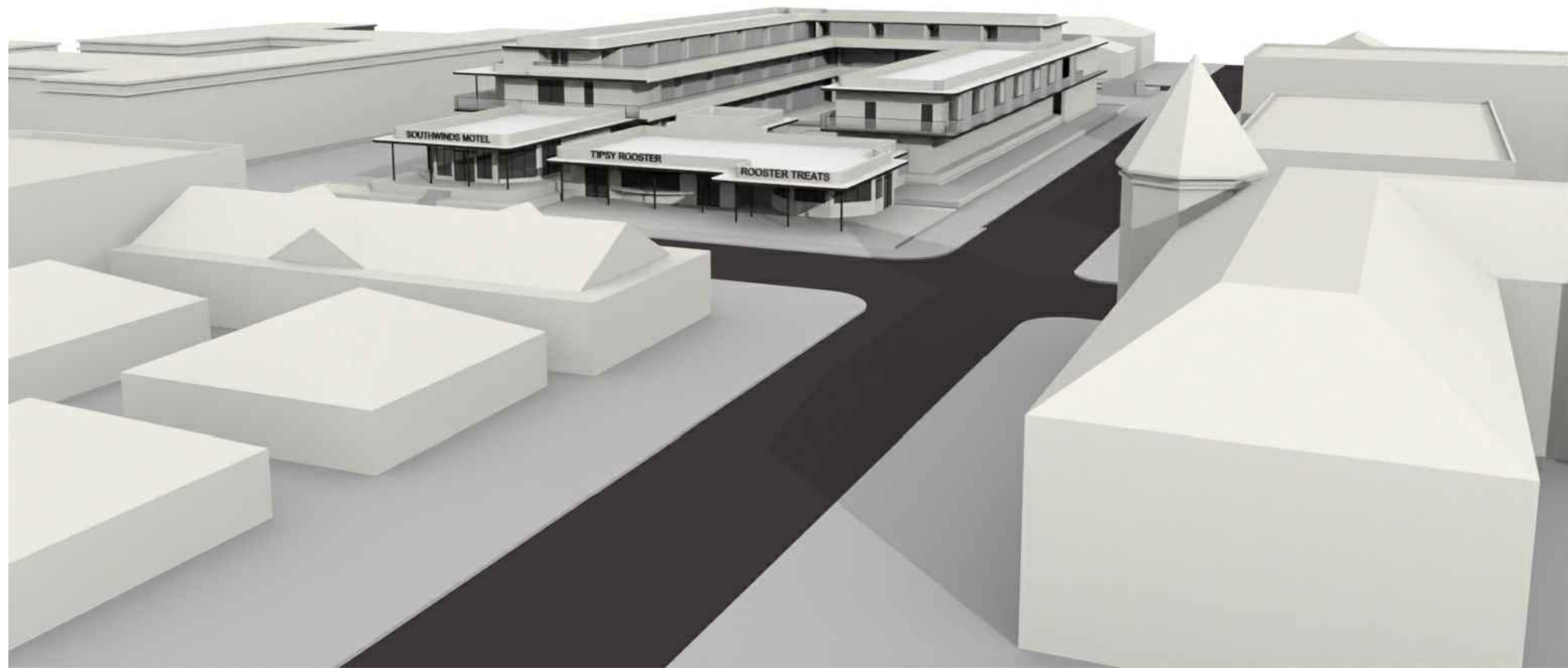
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

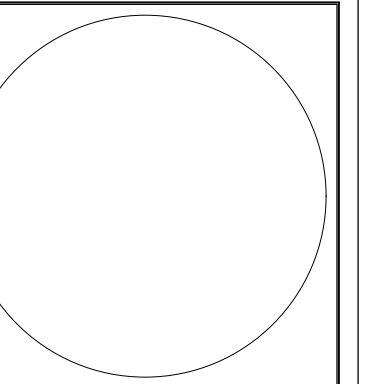
Project No. 2240

Date: 03/14/2025

A8



SOUTHWINDS HOTEL
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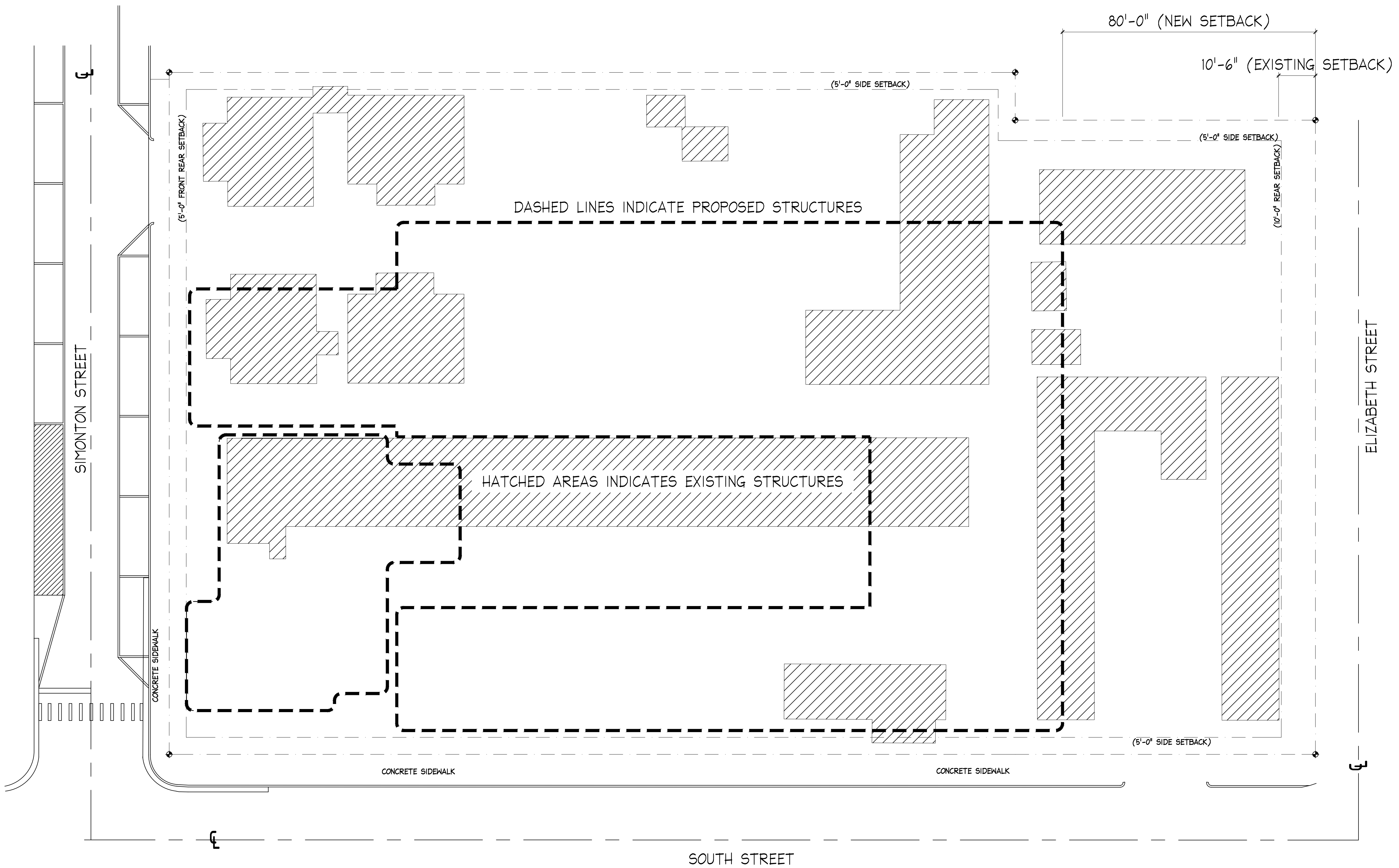
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p.a.

Project Nº: 2240



Date: 10/24/2024

A9



A10

EXISTING SITE PLAN / PROPOSED SITE PLAN OVERLAY

SCALE: 1/16"=1'-0"



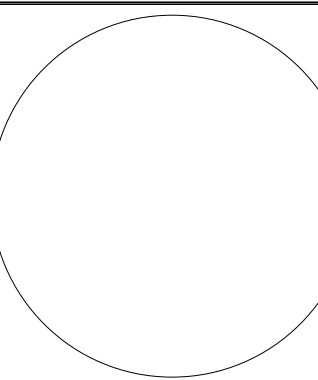
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Project No: 2240

Date: 03/14/2025

A10

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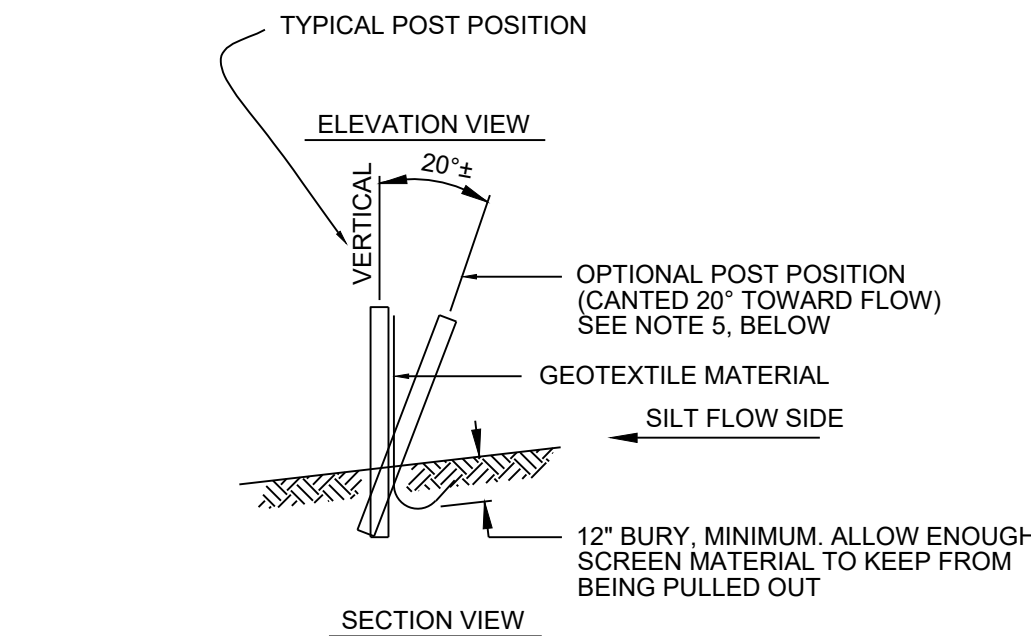
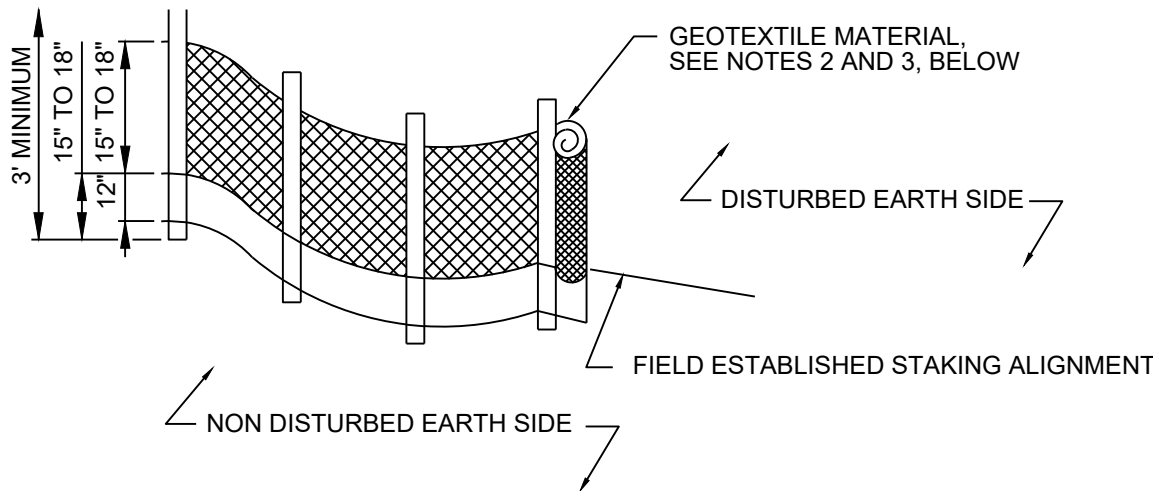


SOUTHWINDS HOTEL
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KEY WEST, FLORIDA



Know what's below.
Call before you dig.

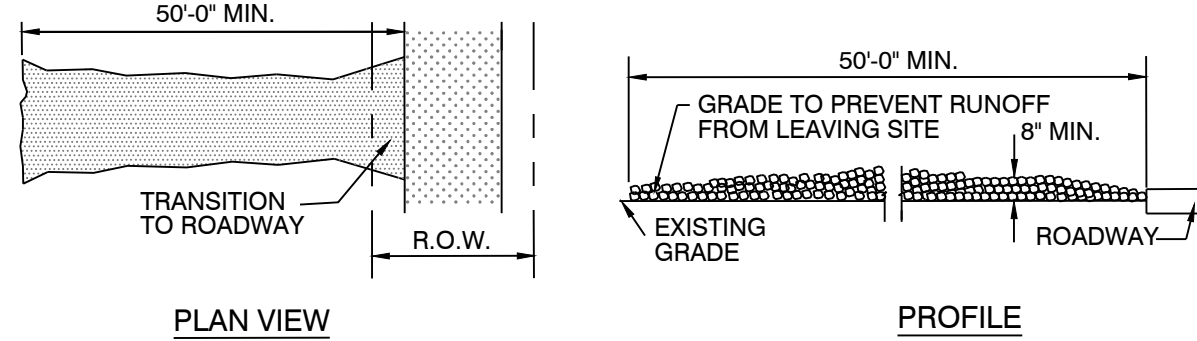
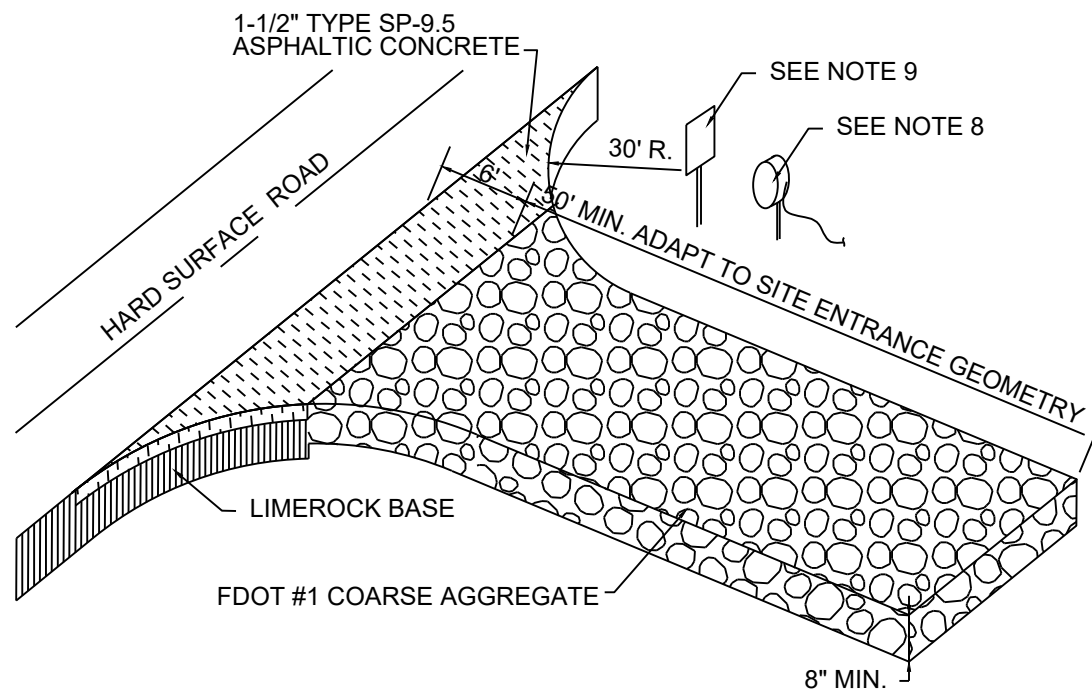
20' 0 20'
SCALE 1"=20'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES



- NOTES:
1. POST: 2"X2" WOOD, P.T. OR 2-1/2"Ø STEEL AT 6' CENTERS, MAXIMUM.
 2. GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS., MULLEN BURST AT 180 PSI.
 3. GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
 4. ALSO SEE FOOT INDEX CRITERIA: EROSION CLASS.
 5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail

NTS



- NOTES:
1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
 2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS- NOT LESS THAN 8 INCHES.
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
 6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 8. PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
 9. PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 10. ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

2 GRAVEL CONSTRUCTION ENTRANCE

NTS

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PEREZ ENGINEERING
& DEVELOPMENT, INC
Committed To Your Success
Civil Engineering, Regulatory
Permitting, Construction
Administration
1010 Kennedy Drive
Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com

Seal:

ALLEN E. PEREZ, P.E.
FL P.E. NO. 51468

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1321 Simonton Street, Key West, Fl. 33040
COMMERCIAL DEVELOPMENT

Consultants:

Submissions:

Job #:
241036
Drawn By: AEP
Checked By: AEP

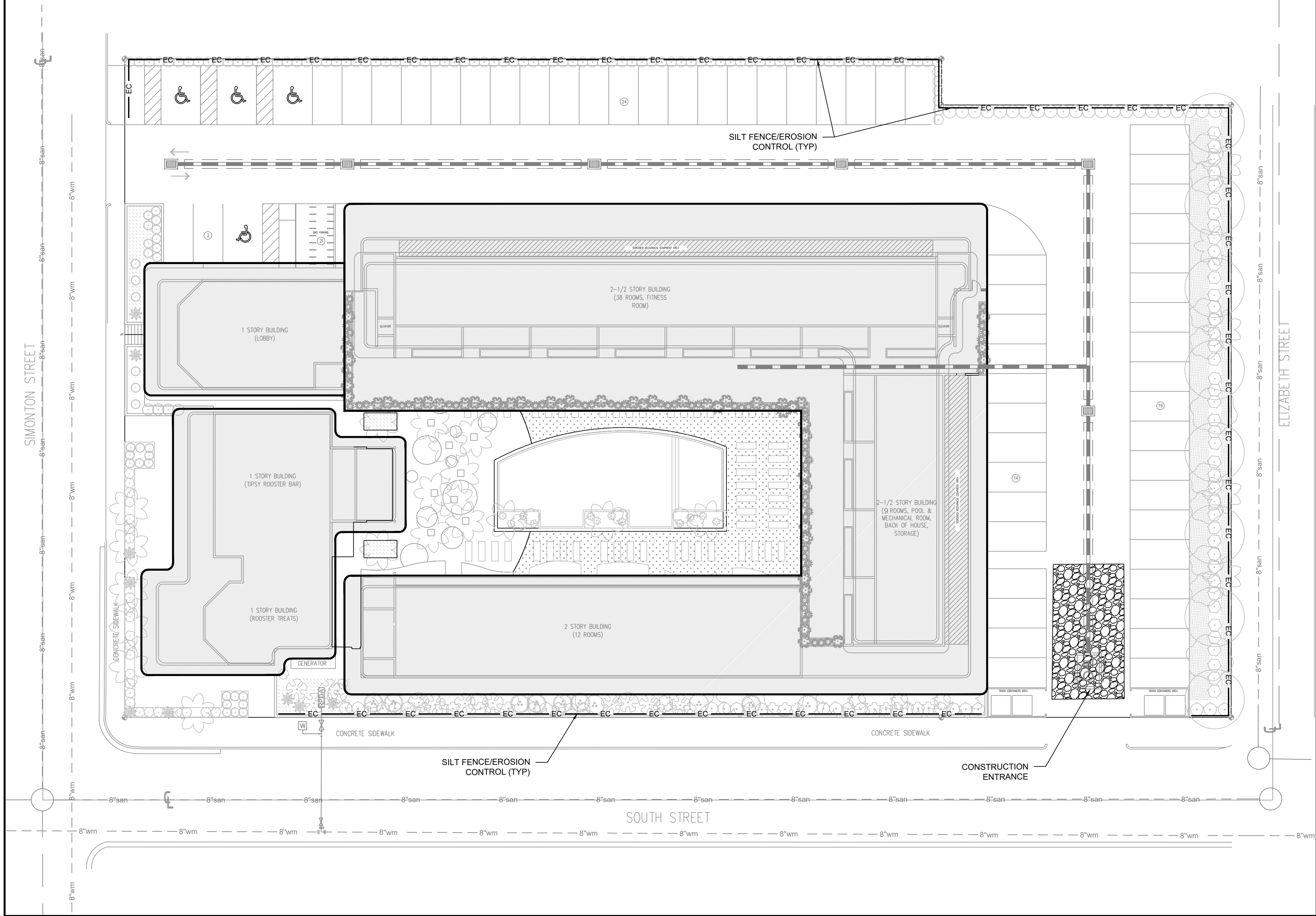
Title:

**EROSION
CONTROL PLAN**

Sheet Number:

C-100

Date: February 17, 2025



EROSION CONTROL PLAN

EROSION CONTROL NOTES

1. EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
7. EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

SWPPP GENERAL NOTES

- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT; AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

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COMMERCIAL DEVELOPMENT

Consultants:

Submissions

Job #: 24103

Drawn By: AEP	Checked By: AEP
------------------	--------------------

Title:

CONCEPTUAL DRAINAGE PLAN

Sheet Number

C-200

Date: February 17, 2025

Water Quantity Calculations - 25yr/72hr Design Storm

Rainfall for 25yr/24hr event	$P_{24} =$	8	in
Rainfall for 25yr/3day event	$P_{72} =$	10.87	
Depth to Water Table		3	ft
Predeveloped Available Storage		4.95	in
Soil Storage	$S =$	0.98	in
$Q_{95} = \frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	$Q_{95} =$	9.78	in
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3d} =$	14.81	ac-in

Depth to Water Table		3	ft
Developed Available Storage		4.95	in
Soil Storage	S =	1.51	in
$Q_{post} = \frac{(P_{24h} - 0.2S)^0}{(P_{24} + 0.8S)}$	$Q_{post} =$	9.25	in
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h} =$	14.01	ac-in

Water Quality Calculations

<u>Water Quality</u>				
Project Area	1.514	ac	65,970	sq ft
Surface Water	0.000	ac	0	sq ft
Roof Area	0.675	ac	29,401	sq ft
Pavement/Walkways	0.377	ac	16,439	sq ft
PerVIOUS area	0.462	ac	20,130	sq ft
Site area for water Quality (Total area - (water surface + roof area))	0.840	ac	36,569	sq ft
Impervious area for water Quality (Site area for Water Quality - PerVIOUS area)	0.377	ac	16439	sq ft

Treatment Volume Required (1')	1.514	ac-in	5,498	c
Exfiltration Trench Volume Provided	3.676	ac-in	13,344	c
Treatment Volume Provided	3.676	ac-in	13,344	c

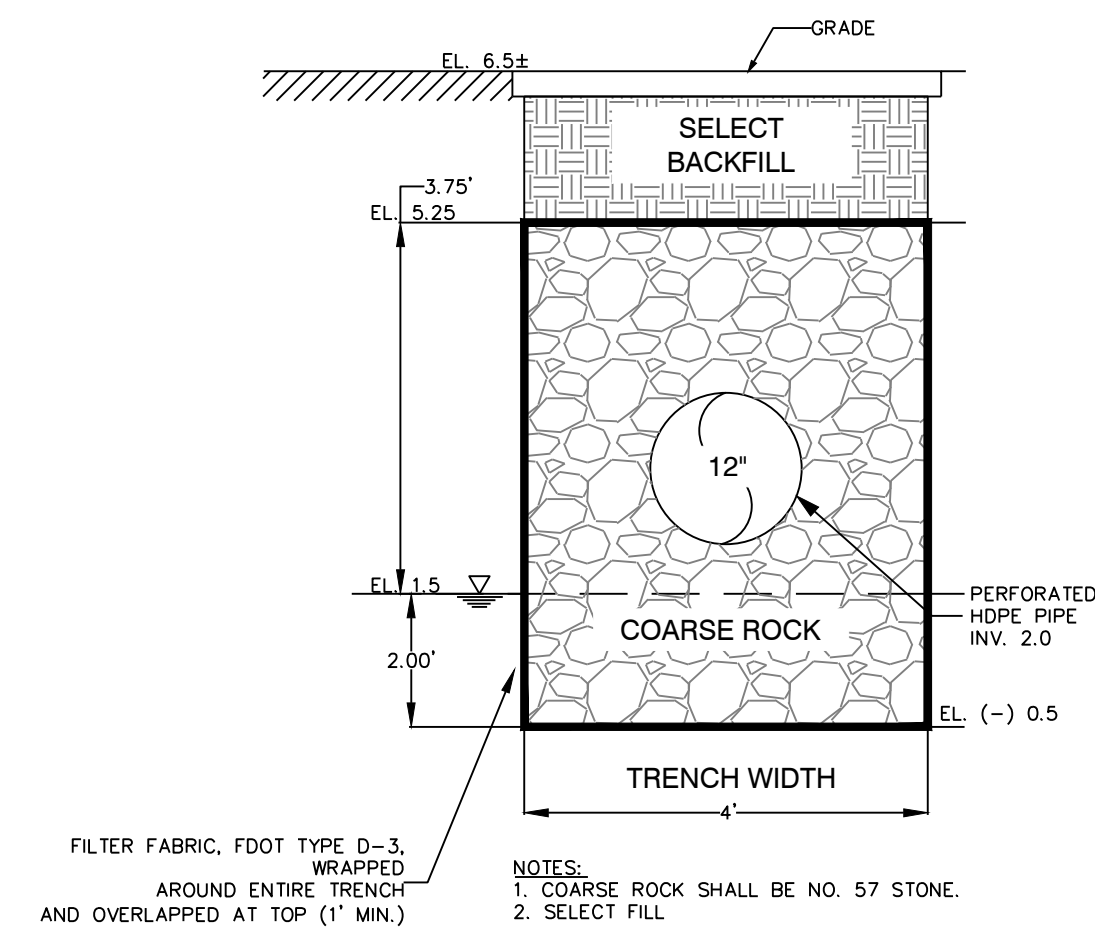
Exfiltration Trench Design

Required trench length (L) =

$$K_{\text{eff}}(W) = \frac{W}{W_0} \left(\frac{W_0}{W} \right)^{1/2} = 1.03 \times 10^{-4} \text{ (MW/Dwt)}$$

Assumed Hydraulic Conductivity, K =	0.000112
H =	5
W =	4
Du =	3.75
Ds =	2
Volume of Trench, V =	3.676

Trench Length Provided = 400



1 EXFILTRATION TRENCH DETAIL
Not to Scale

GENERAL NOTES

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.



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20' 0 20'
SCALE 1"=20'

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Submissions:

Job #:
241036
Drawn By:
AEP
Checked By:
AEP

Title:

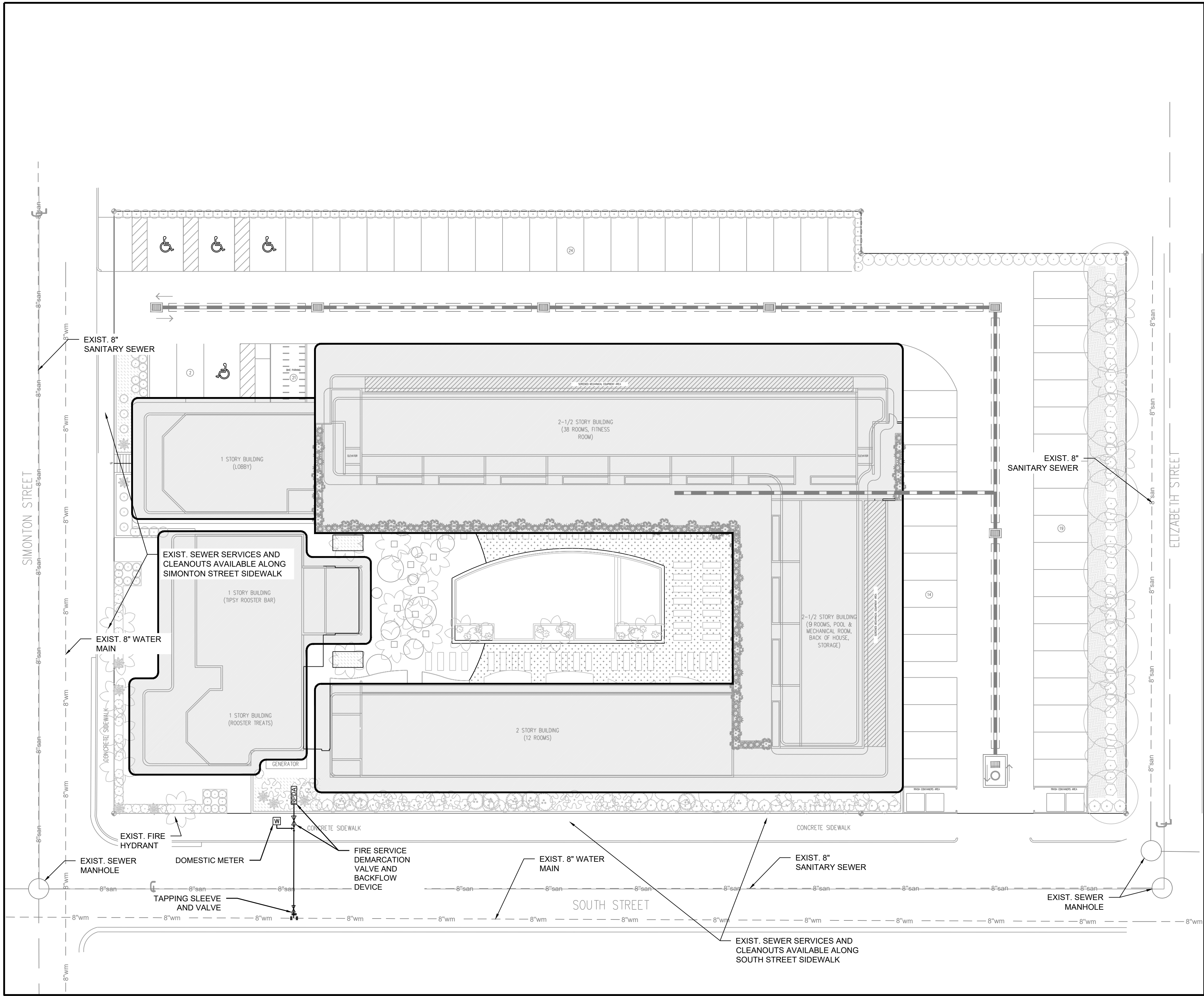
**CONCEPTUAL
WATER AND
SEWER PLAN**

Sheet Number:

C-300

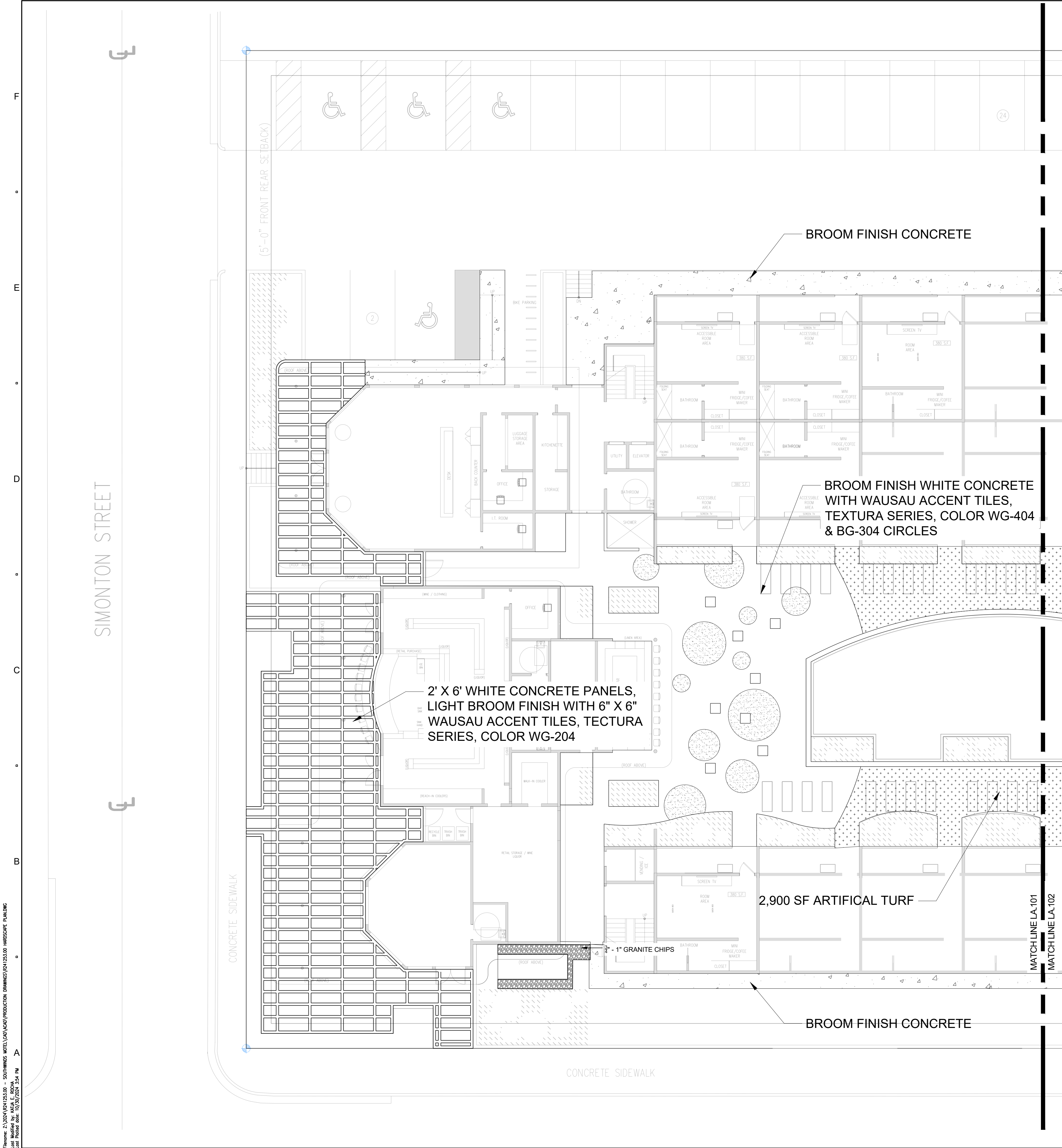
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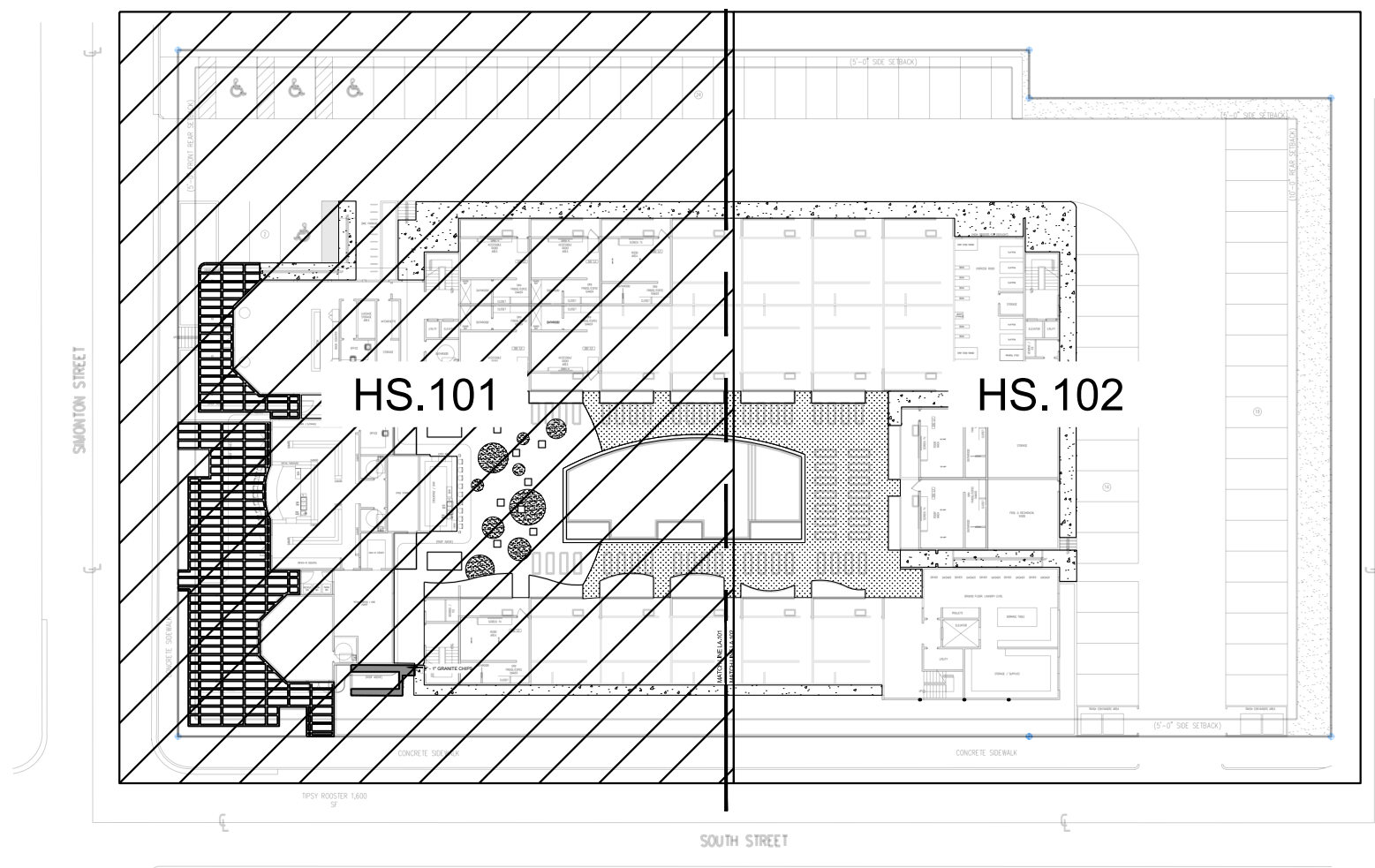


CONCEPTUAL WATER AND SEWER PLAN

Filename: Z:\2024\10\24\1023.00 - SOUTHWINDS MOTEL\DWG\PRODUCTION\DRAWINGS\241023.00 HARDSCAPE PLAN.DWG
User: jharrington
Last Modified: 10/24/2024 3:14 PM



KEY PLAN



FRONT ENTRANCE PLAZA
WHITE CONCRETE W/ WAUSAU TECTURA TILE BG-304



POOL PATIO
WHITE CONCRETE W/ WAUSAU TECTURA TILE BG-304



POOL PATIO
WHITE CONCRETE W/ WAUSAU TECTURA TILE WG-404

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SOLUTIONS
GROUP

A GAI Consultants, Inc. Service Group

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
SOUTHWINDS
MOTEL

KEY WEST, FLORIDA

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS

410 ANGELA STREET
KEY WEST, FLORIDA 32040

CONSULTANTS

REGISTRATION

ISSUED FOR:

ISSUANCE	20YY MMM DD
DRC SUBMITTAL	2024 OCT 21

PROJECT NUMBER R241253.00

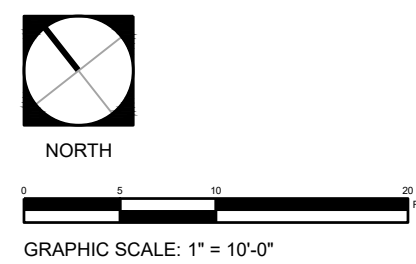
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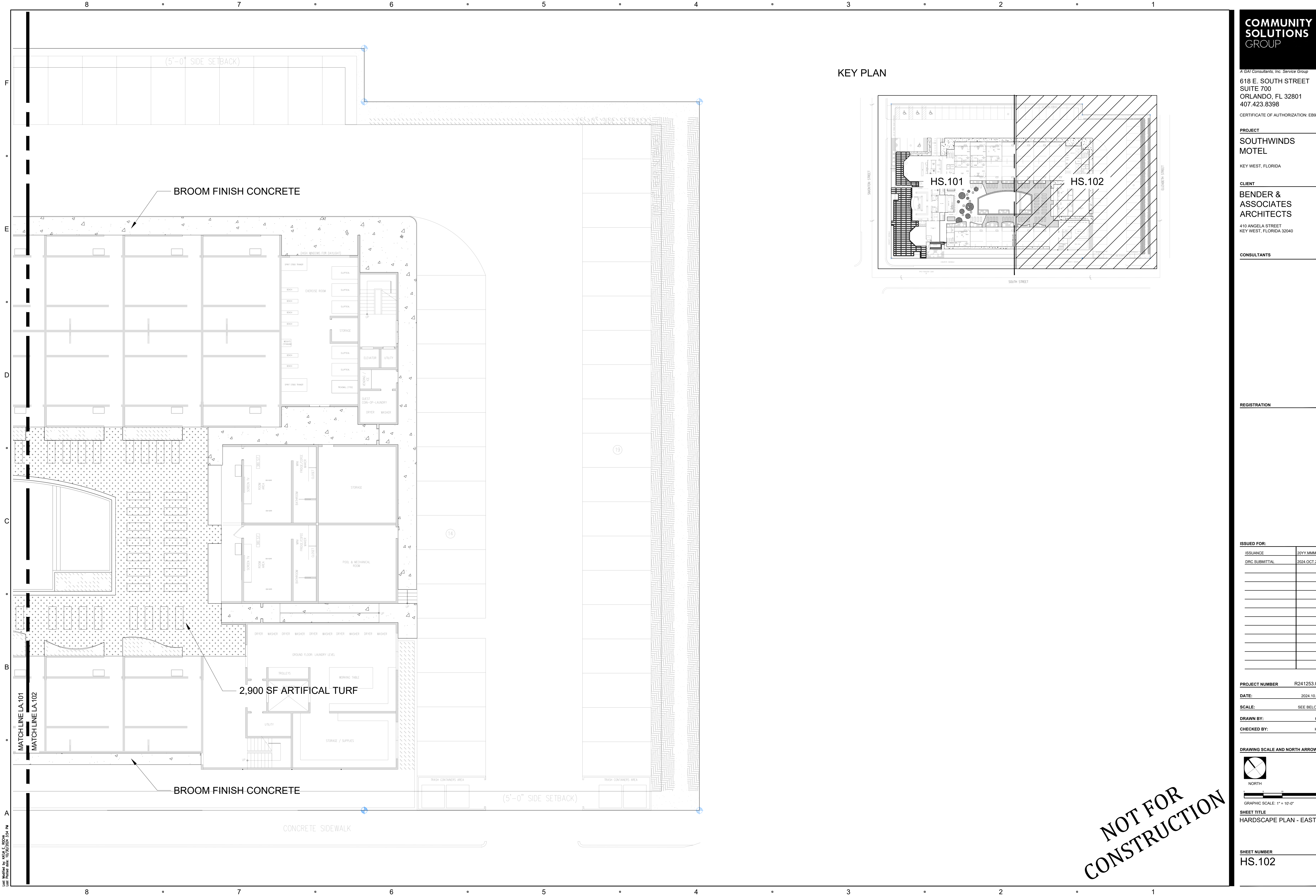
CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW

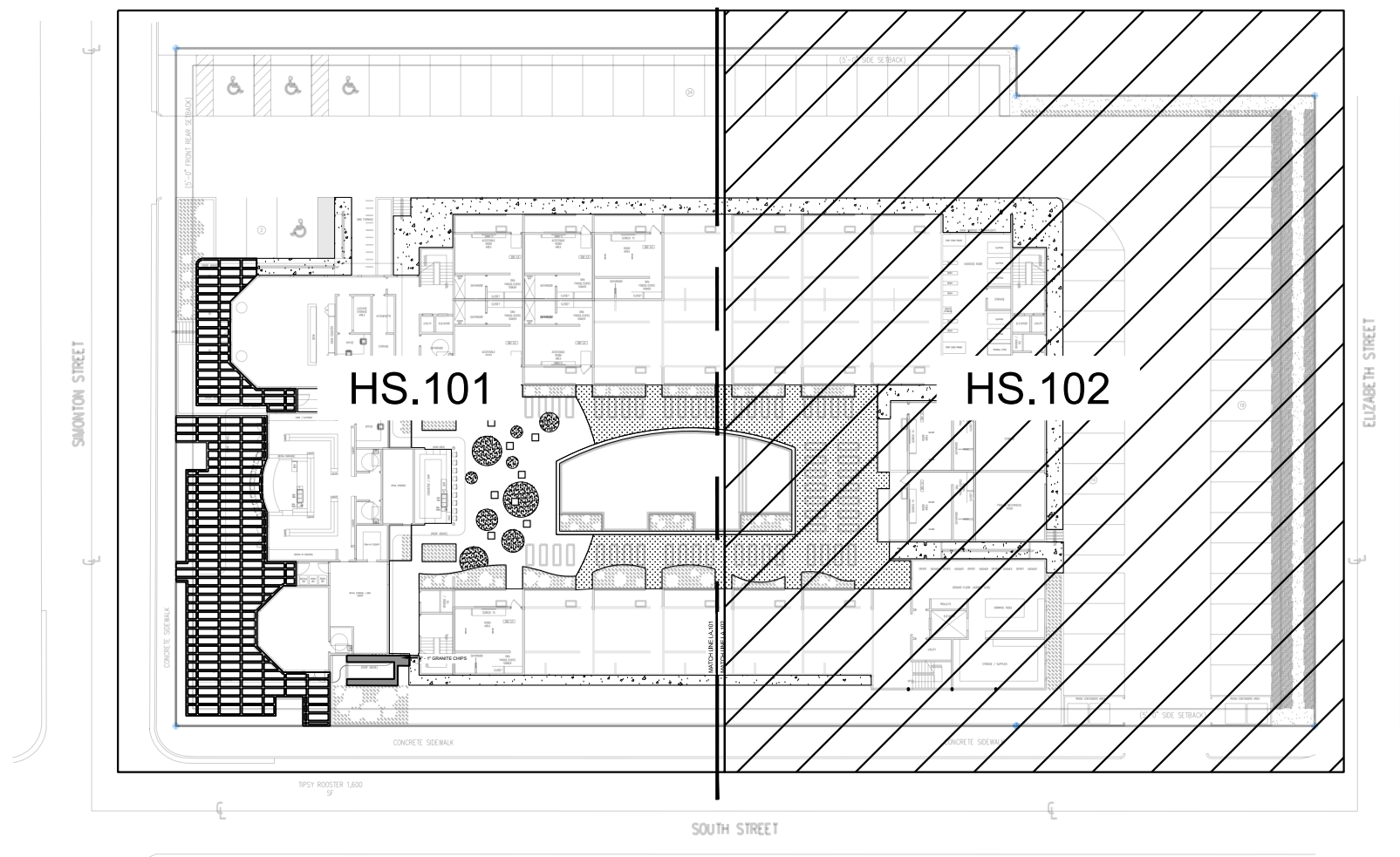


SHEET TITLE
HARDSCAPE PLAN - WEST

SHEET NUMBER
HS.101



KEY PLAN



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ARCHITECTS

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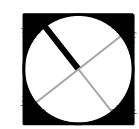
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DRAWING SCALE AND NORTH ARROW



NORTH

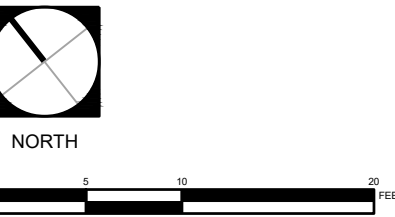
GRAPHIC SCALE: 1" = 10'-0"

SHEET TITLE
HARDSCAPE PLAN - EAST

SHEET NUMBER

HS.102

NOT FOR
CONSTRUCTION



SHATTUCK STREET

LA.101

LA.102

UNIVERSITY OF CALIFORNIA, LOS ANGELES

UCLA MEDICAL CENTER

UCLA LAW SCHOOL

SOUTH STREET

	ZA	32	ZAMIA PUMILA / COONTIE
SYMBOL	CODE	...	BOTANICAL / COMMON NAME
GROUND COVERS			
	BA	758	BORRICHIA ARBORESCENS / SEA OXEYE DAISY
	EL	1,618	ERNODEA LITTORALIS / GOLDEN CREEPER

CODE	BOTANICAL / COMMON NAME
TREES	
AM	ADONIDIA MERRILLII / CHRISTMAS PALM
CN	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF
CO	COCOS NUCIFERA / COCONUT PALM
FE	CONCARPUS ERECTUS / SERICEUS / SILVER BUTTONWOOD
CS	CORDIA SEBESTENA / ORANGE GEIGER TREE
GL	GYMNANTHES LUCIDA / CRABWOOD
LP	LEUCOTHORINAX MORRISII / KEY THATCH PALM
RM	RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
SG	SIMAROUBA GLAUCA / PARADISE TREE
SHRUBS	
AE	AECHMEA SP / GIANT BROMELIAD

UNITS PROVIDED

- CANOPY TREES: $3 * 10$ UNITS = 30 UNITS
- ORNAMENTAL TREES: $5 * 3$ UNITS = 15 UNITS
- SHRUBS: $418 * 1$ UNIT = 418 UNITS
- TOTAL UNITS: 463 UNITS

**NOT FOR
CONSTRUCTION**

	ZA	32	ZAMIA PUMILA / COONTIE
SYMBOL	CODE	...	BOTANICAL / COMMON NAME
GROUND COVERS			
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SG	SIMAROUBA GLAUCA / PARADISE TREE
SHRUBS	
AE	AECHMEA SP / GIANT BROMELIAD
AA	AGAVE ATTENUATA / FOXTAIL AGAVE
AZ	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER
AG	ARGUSIA GNAPHALODES / SEA ROSEMARY
CH-3	CHRYSOBALANUS ICACO / COCO PLUM

- CANOPY TREES: $8 * 10 \text{ UNITS} = 80 \text{ UNITS}$
- ORNAMENTAL TREES: $10 * 3 \text{ UNITS} = 30 \text{ UNITS}$
- SHRUBS: $800 * 1 \text{ UNIT} = 800 \text{ UNITS}$
- TOTAL UNITS: 910 UNITS

**NOT FOR
CONSTRUCTION**

Landscape Palette

Groundcover

Sea Oxeye Daisy/ *Borrchia frutescens*
Golden Creeper/ *Ernodia littoralis*



Accent Shrubs & Small Palms

Var. Shell Ginger/ *Alpinia zerumbet*
Split-Leaf Philodendron/ *Monstera deliciosa*
Bird of Paradise/ *Strelitzia reginae*
Key Thatch Palm/ *Leucothrinax morrisii*
Needle Palm/ *Rhapidophyllum hystrix*



Shrubs

Black Torch/ *Erithalis fruticosa*
Chinese Hibiscus/ *Hibiscus rosa-sinensis*
Simpson Stopper/ *Myrcianthes fragrans* 'Compacta'
Boston Fern/ *Nephrolepis exaltata*
Coontie/ *Zamia pumila*
Wild Coffee/ *Psychotria nervosa* 'Little Psycho'
Inkberry/ *Scaevola taccada*



Large Palms & Trees

Christmas Palm/ *Adonidia merrillii*
Satinleaf/ *Chrysophyllum oliviforme*
Geiger Tree/ *Cordia sebestena*
Coconut Palm/ *Cocos nucifera*
Silver Buttonwood/ *Conocarpus erectus sericeus*
Crabwood/ *Gymnanthes lucida*
Traveler's Tree/ *Ravenala madagascariensis*
Paradise Tree/ *Simarouba glauca*



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CONSULTANTS

ISSUED FOR:

ISSUANCE	20YY MMM DD
DRC SUBMITTAL	2024 OCT 21

PROJECT NUMBER

R241253.00

DATE:

2024.10.21

SCALE:

SEE BELOW

DRAWN BY:

KR

CHECKED BY:

KO

DRAWING SCALE AND NORTH ARROW

SHEET TITLE

PLANT ID

SHEET NUMBER

LA.110



LA.301 - SOUTHWINDS MOTEL - 10/20/2024 3:54 PM
Last Modified by: KRA
Last Printed on: 10/20/2024 3:54 PM

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

SOUTHWINDS MOTEL

KEY WEST, FLORIDA

CLIENT

BENDER & ASSOCIATES ARCHITECTS

410 ANGELA STREET
KEY WEST, FLORIDA 32040

CONSULTANTS

ISSUED FOR:

ISSUANCE	20YY MMM.DD
DRC SUBMITTAL	2024.OCT.21

PROJECT NUMBER

R241253.00

DATE:

2024.10.21

SCALE:

SEE BELOW

DRAWN BY:

KR

CHECKED BY:

KO

DRAWING SCALE AND NORTH ARROW

NORTH

GRAPHIC SCALE: 1" = 10'-0"

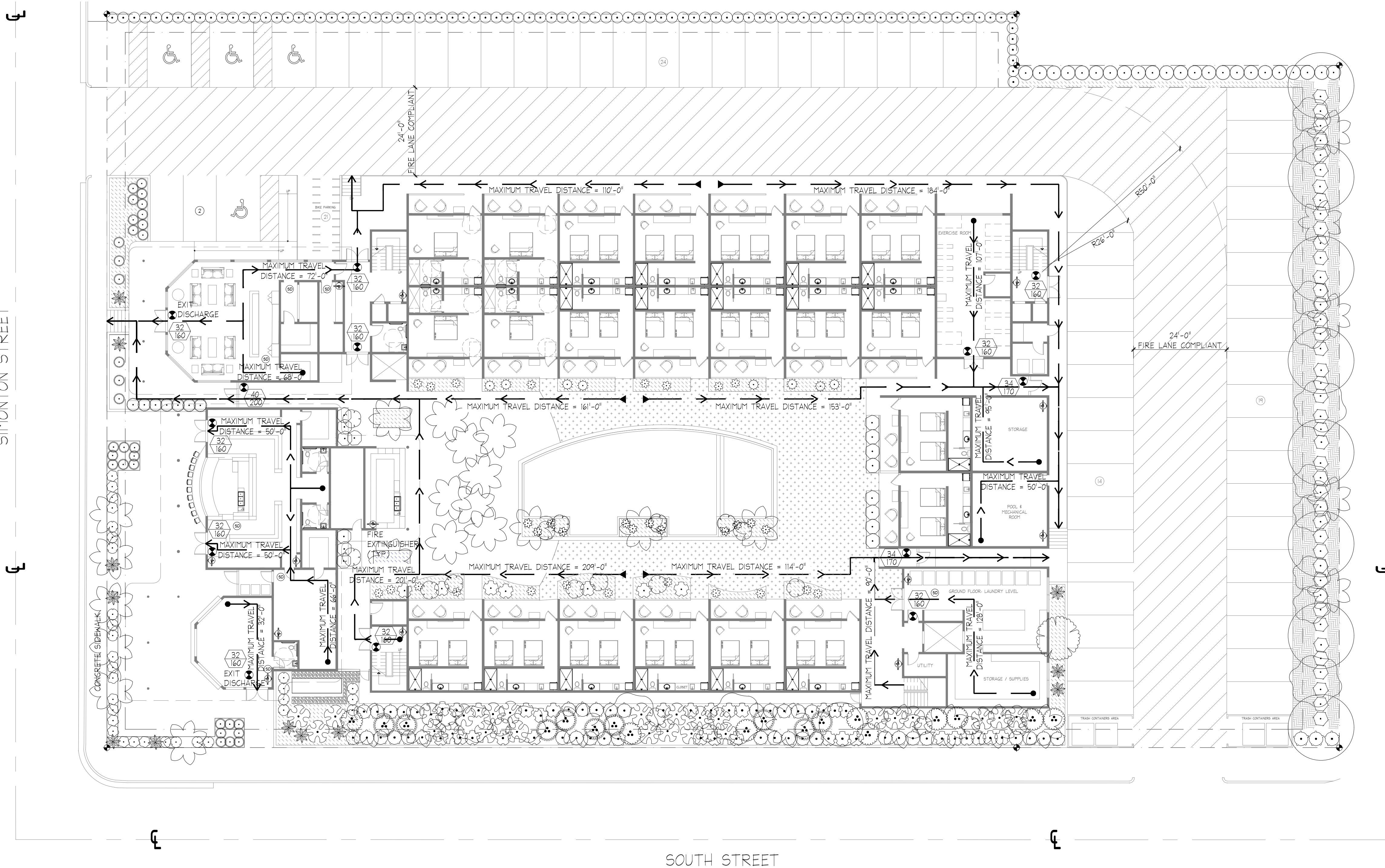
SHEET TITLE

ELEVATIONS

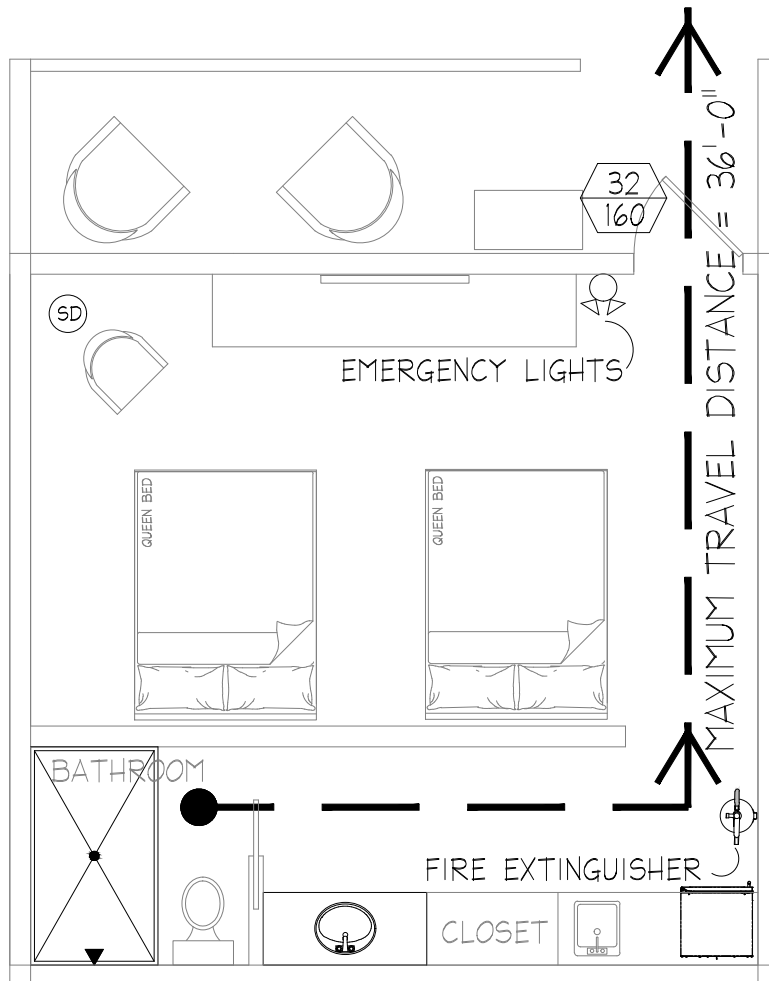
SHEET NUMBER

LA.301

NOT FOR CONSTRUCTION



LIFE SAFETY SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EMERGENCY EXIT SIGN & LIGHT
	CLR EGRESS WIDTH (INCHES) EGRESS CAPACITY (# OF PERSONS)
	FIRE EXTINGUISHER (LARGES MP5-A OR EQUAL)
	PATH OF EXIT ACCESS
	EMERGENCY LIGHT



(ALL ROOMS ARE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM)

2 TYPICAL ROOM LIFE SAFETY PLAN
LS1 SCALE: 3/16"=1'-0"

1 PROPOSED LIFE SAFETY - GROUND FLOOR PLAN
LS1 SCALE: 1/16"=1'-0"

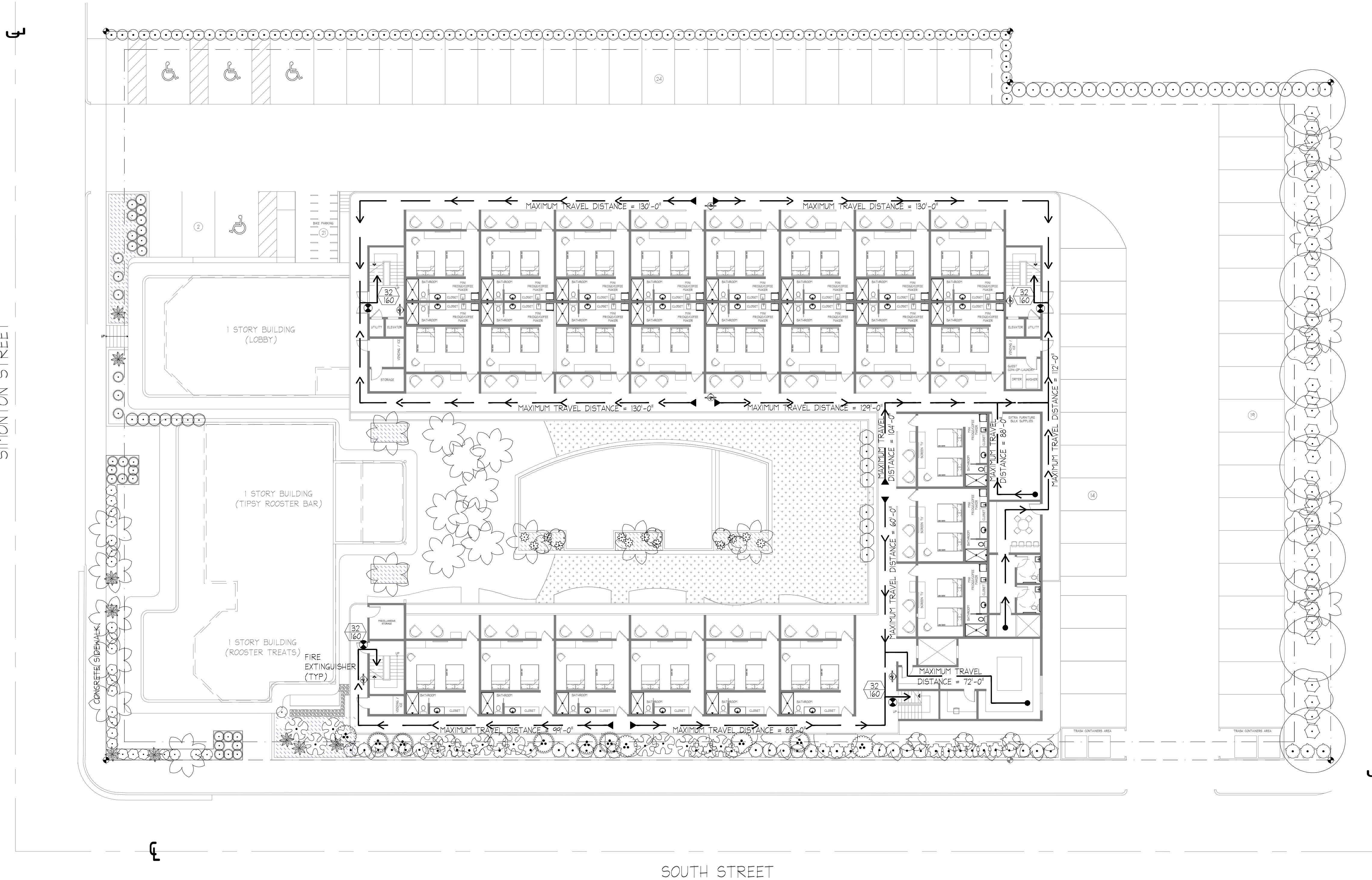
SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2240
Date: 11/06/2024

LS1



LIFE SAFETY SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EMERGENCY EXIT SIGN & LIGHT
	CLER EGRESS WIDTH (INCHES)
	EGRESS CAPACITY (# OF PERSONS)
	FIRE EXTINGUISHER (LARGEN MPS-A OR EQUAL).
	PATH OF EXIT ACCESS
	EMERGENCY LIGHT

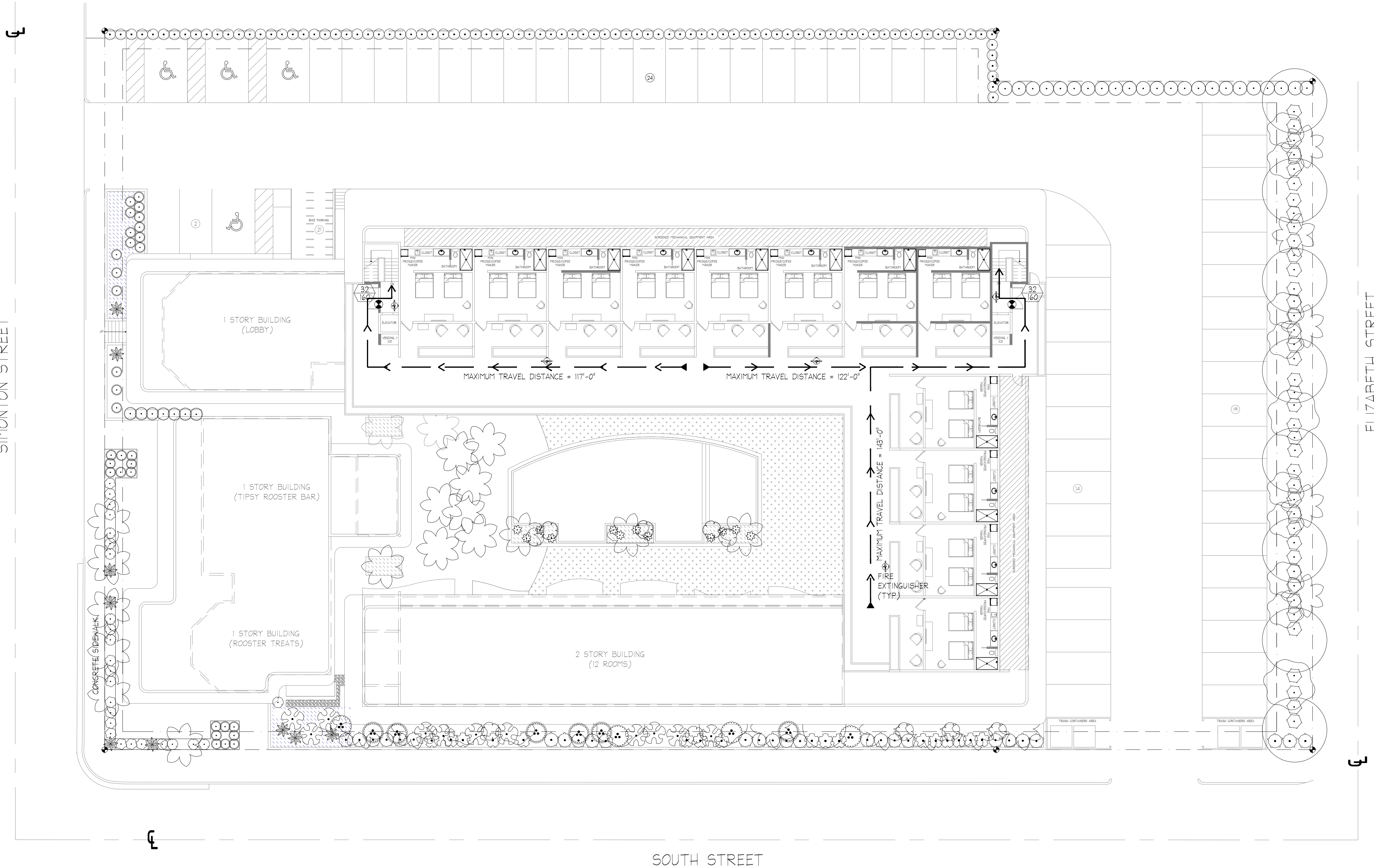
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Bender & Associates
ARCHITECTS
p.a.

Project No: 2240
Date: 11/06/2024

LS2



LIFE SAFETY SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EMERGENCY EXIT SIGN & LIGHT
	CLR EGRESS WIDTH (INCHES)
	EGRESS CAPACITY (# OF PERSONS)
	FIRE EXTINGUISHER (LARGEN MP5-A OR EQUAL)
	PATH OF EXIT ACCESS
	EMERGENCY LIGHT

SOUTHWINDS HOTEL

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KEY WEST, FLORIDA

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Bender & Associates

ARCHITECTS

p.a.

Project N°:

2240

Date:

11/06/2024

LS3

1321 SIMONTON ST LIFE SAFETY CODE CALCULATIONS:
FLORIDA BUILDING CODE 2023, BUILDING (HOTEL)

Section 304	<u>Occupancy Classification:</u>		
	RESIDENTIAL: Group 'R-1' (1st, 2nd, 3rd floor)		
	<u>Building Area:</u>		
	1st Floor:	13,338 s.f.	
	2nd Floor:	13,279 s.f.	
	3rd Floor:	5,674 s.f.	
Total:		32,291 s.f.	
Table 601	<u>Construction Type:</u> Type V-B construction, sprinklered.		
	Primary structural frame:	0 hours.	
	Exterior / Interior Bearing walls:	0 hours.	
	Exterior Non-bearing walls:	0 hours.	
	Interior Non-bearing walls:	0 hours.	
	Floor construction / Secondary members:	0 hours.	
	Roof construction / secondary members:	0 hours.	
Section 503	<u>Allowable Building Heights & Areas (Type V-B sprinklered):</u>		
	Group Allowed:	# Stories Allowed	Area Allowed
	R-1	3	84,000 sf/floor
			60'
Table 509.1	<u>Incidental Uses</u>		
	Laundry room over 100 s.f. = 1-hour separation or provide automatic sprinkler system		
Table 1004.1.2	<u>Occupancy Loads:</u>		
	1st Floor: R-1		
	380 s.f.(per room)/200 gross X 22 ROOMS = 44 persons per room		
	2nd Floor: R-1		
	380 s.f.(per room)/200 gross X 25 ROOMS = 50 persons per room		
	3rd Floor: R-1		
	380 s.f.(per room)/200 gross X 12 ROOMS = 24 persons per room		
	TOTAL	118 persons	
Section 708 & 711	<u>Fire Resistant Separations:</u>		
	Group: R-1	Separation: Separation between room occupancies to be 1-hour.	
Table 1006.2.1	<u>Number of Exits: (sprinklered)</u>		
	1 EXIT PER ROOM, 75' max travel distance.		
	1 Exit provided, 36' travel distance.		
Table 1006.3.2	1st floor:	2 exits required per story (1-500 persons)	4 provided
	2nd floor:	2 exits required per story (1-500 persons)	4 provided
	3rd floor:	2 exits required per story (1-500 persons)	2 provided
Section 1005.1	<u>Egress Width: (Doors)</u>		
	1st Floor:	44 persons x .2" = 9" (33" provided)	
	2nd Floor:	50 persons x .2" = 10" (33" provided)	
	3rd Floor:	24 persons x .2" = 5" (33" provided)	
Section 1005.3.1	<u>Stairways:</u>		
	2nd Floor:	50 persons x .3" = 15" (45" provided)	
	3er Floor:	24 persons x .3" = 8" (45" provided)	
Table 1017.2	<u>Exit Access Travel Distance:</u>		
	Maximum 250' (sprinklered): 209' worst case provided		
Table 1020.3	<u>Corridors (.5 hour resistance rating):</u>		
	1st Floor:	44" minimum required serving as an exit access in a mean of egress. (60" minimum provided)	
	2nd Floor:	44" minimum required serving as an exit access in a mean of egress. (56" minimum provided)	
	3rd Floor:	44" minimum required serving as an exit access in a mean of egress. (84" minimum provided)	

1321 SIMONTON ST LIFE SAFETY CODE CALCULATIONS:
FLORIDA BUILDING CODE 2023, BUILDING (LOBBY)

Section 304	<u>Occupancy Classification:</u>		
	BUSINESS: Group 'B' (1st floor)		
	<u>Building Area:</u>		
	1st Floor:	1,697 s.f.	
Total:		1,697 s.f.	
Table 601	<u>Construction Type:</u> Type V-B construction, sprinklered.		
	Primary structural frame:	0 hours.	
	Exterior / Interior Bearing walls:	0 hours.	
	Exterior Non-bearing walls:	0 hours.	
	Interior Non-bearing walls:	0 hours.	
	Floor construction / Secondary members:	0 hours.	
	Roof construction / secondary members:	0 hours.	
Section 503	<u>Allowable Building Heights & Areas (Type V-B sprinklered):</u>		
	Group B	# Stories Allowed 1	Area Allowed 45,000 sf/floor
			Bldg. Height Allowed 60'
Table 1004.1.2	<u>Occupancy Loads:</u>		
	1st Floor: B	1,697 s.f. / 150 gross	= 12 persons
Section 708 & 711	<u>Fire Resistant Separations:</u>		
	Group: B	Separation: Fire resistance not less than 1-hour	
Table 1006.2.1	<u>Number of Exits: (sprinklered)</u>		
	1st floor:	BUSINESS = 1 Exit allowed per space	
		Maximum travel distance (100' sprinklered)	
		2 Exit provided (33", 33")	
Section 1005.1	<u>Egress Width (doors):</u>		
	1st Floor:	12 persons x .2" = 3" (33" provided)	
Table 1020.3	<u>Corridors (.5 hour resistance rating):</u>		
	1st Floor:	44" minimum required serving as an exit access in a mean of egress. (60" minimum provided)	
Table 1017.2	<u>Exit Access Travel Distance:</u>		
	Maximum 250' (sprinklered): 72' worst case provided		

1321 SIMONTON ST LIFE SAFETY CODE CALCULATIONS: FLORIDA BUILDING
CODE 2023, BUILDING (TIPSY ROOSTER & ROOSTER TREATS)

Section 303	<u>Occupancy Classification:</u>		
	BUSINESS: Group 'B' (Per 303.1.1) (Rooster Treats)		
	MERCANTILE: Group 'M' (Tipsy Rooster)		
	<u>Building Area:</u>		
Table 601	1st Floor:	2,006 s.f (Tipsy Rooster)	
		549 s.f. (Rooster Treats)	
	Total:	2,555 s.f.	
Section 503	<u>Construction Type:</u> Type V-B construction, sprinklered.		
	Primary structural frame:	0 hours.	
	Exterior / Interior Bearing walls:	0 hours.	
	Exterior Non-bearing walls:	0 hours.	
	Interior Non-bearing walls:	0 hours.	
	Floor construction / Secondary members:	0 hours.	
	Roof construction / secondary members:	0 hours.	
	<u>Allowable Building Heights & Areas (Type V-B sprinklered):</u>		
	Group Allowed:	# Stories Allowed	Area Allowed
	B	3	45,000 sf/floor
	M	2	45,000 sf/floor
Table 1004.1.2	<u>Occupancy Loads:</u>		
	1st Floor: B	549 s.f. / 150 gross	= 4 persons
	1st Floor: M	2,006 s.f./ 60 gross	= 33 persons
	TOTAL:		= 37 persons
Section 708 & 711	<u>Fire Resistant Separations:</u>		
	Group: B / M	Separation: Separation between B & M occupancy to be 1-hour.	
Table 1006.2.1	<u>Number of Exits: (sprinklered)</u>		
	1st floor:	BUSINESS OCCUPANCY = 1 Exit allowed per space	
		Maximum travel distance (100' sprinklered)	
	1st floor:	MERCANTILE OCCUPANCY = 1 Exit allowed per space	
		Maximum travel distance (75' sprinklered)	
		2 Exit provided. 66' travel distance (worst case)	
Section 1005.1	<u>Egress Width:</u>		
	1st Floor:	4 persons x .2" = 1" (33" provided) (Rooster Treats)	
	1st Floor:	33 persons x .2" = 7" (33" provided) (Tipsy Rooster)	
Table 1017.2	<u>Exit Access Travel Distance:</u>		
	Maximum 250' (sprinklered): 72' worst case provided		

SOUTHWINDS HOTEL
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Bender & Associates
ARCHITECTS
p.a.

Project Nº : 2240
Date: 11/06/2024

LS4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 22, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN - NEW TWO AND A HALF STORY BUILDING, NEW ONE-STORY BUILDING, POOL AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING COMMERCIAL BUILDINGS, PARKING LOT, AND POOLS.

#1321-1325 SIMONTON STREET & 625 SOUTH STREET

Applicant – Bender & Associates Architects Application #C2025-0032

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, 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 305-809-3811 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 ANA ALVAREZ, 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:
1321-1325 Simonton Street & 625 South Street on the 15 day of April, 2025.

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 April 22, 2025, 20 .

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 C2025-0032.

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

Signed Name of Affiant:

Angela
Date: 04/16/2025
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 15th day of April, 2025.

By (Print name of Affiant) Ana Alvarez who is personally known to me or has produced as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Caldin Dempsey

Print Name: Caldin Dempsey

Notary Public - State of Florida (seal)

My Commission Expires: 10/19/27



Caldin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida













PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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 (3903)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

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

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$2,180,981	\$2,036,658	\$1,842,634	\$2,115,268
+ Market Misc Value	\$934,706	\$290,951	\$258,533	\$235,030
+ Market Land Value	\$3,115,687	\$3,491,413	\$3,102,393	\$2,350,298
= Just Market Value	\$6,231,374	\$5,819,022	\$5,203,560	\$4,700,596
= Total Assessed Value	\$5,786,556	\$5,260,506	\$4,782,279	\$4,347,527
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,231,374	\$5,819,022	\$5,203,560	\$4,700,596

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,115,687	\$2,180,981	\$934,706	\$6,231,374	\$5,786,556	\$0	\$6,231,374	\$0
2023	\$3,491,413	\$2,036,658	\$290,951	\$5,819,022	\$5,260,506	\$0	\$5,819,022	\$0
2022	\$3,102,393	\$1,842,634	\$258,533	\$5,203,560	\$4,782,279	\$0	\$5,203,560	\$0
2021	\$2,350,298	\$2,115,268	\$235,030	\$4,700,596	\$4,347,527	\$0	\$4,700,596	\$0
2020	\$1,778,534	\$1,976,149	\$197,615	\$3,952,298	\$3,952,298	\$0	\$3,952,298	\$0
2019	\$1,905,318	\$1,714,787	\$190,532	\$3,810,637	\$3,810,637	\$0	\$3,810,637	\$0
2018	\$3,505,094	\$0	\$0	\$3,505,094	\$3,505,094	\$0	\$3,505,094	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

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

Buildings

Building ID	40092	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire PI	0	
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

Building ID	40093	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire PI	0	
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

Building ID	40094	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	2688	Roof Type		
Finished Sq Ft	1920	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	272	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire PI	0	
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

Building ID	40095	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire PI	0	
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

Building ID	40096	Exterior Walls	C.B.S.
Style		Year Built	1953
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996
Building Name		Foundation	
Gross Sq Ft	935	Roof Type	
Finished Sq Ft	850	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	118	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	400
Interior Walls		Number of Fire Pl	0

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

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	760 SF	2
WOOD DECK	1977	1978	0 x 0	1	1440 SF	2
TIKI	1982	1983	0 x 0	1	350 SF	3
FENCES	1986	1987	6 x 96	1	576 SF	2
COMM POOL	1975	1976	15 x 30	1	450 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
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		

Permits

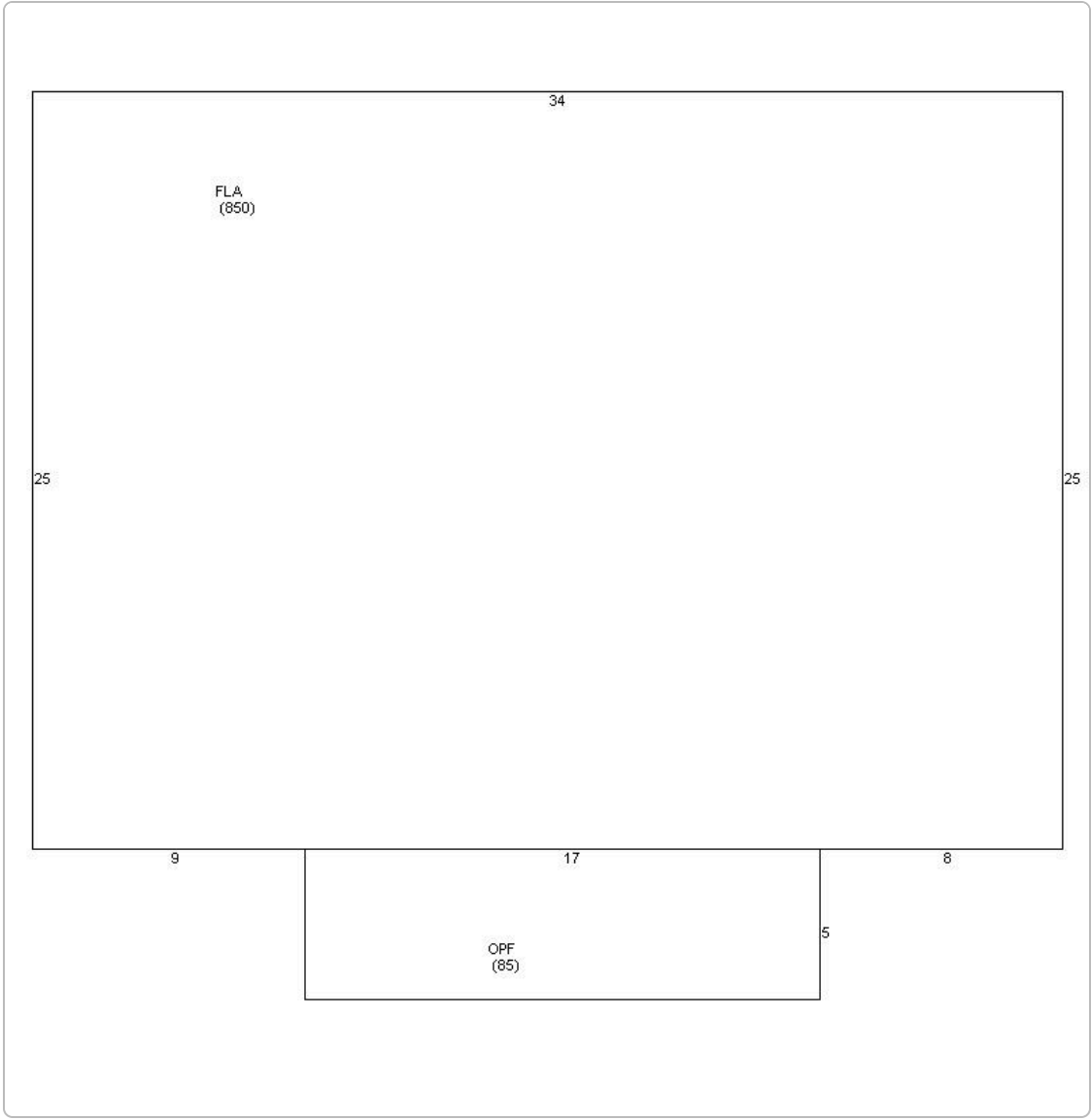
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2022-1508	05/25/2022	Active	\$2,400	Commercial	UPGRADE EXISTING ELECTRICAL SERVICE TO 200A/240V/1PH SERVICE OVERHEAD IN SAME LOCATION AS KEYS ENERGY SERVICES METER LOCATION REPORT SUBMITTED W/THIS APPLICATION. **NOC EXEMPT**
BLD2022-0575	03/04/2022	Completed	\$1,200	Commercial	CONTRACTOR IS POURING 4" CAP ON EXISTING POOL COPING. I'LL BE BONDING NEW STEEL TO EXISTING. **NOC EXEMPT** 3/4/2022 1:50:21 PM (TERRY RICHARDSON) ALL NEW STEEL TO BE BONDED TO THE EXISTING POOL STEEL IN ORDER TO PROVIDE A EQUIL POTENTIAL BOND. SEE NEC 680
BLD2021-3596	02/04/2022	Completed	\$10,000	Commercial	1/13/2022 1:02:43 PM ***WOOD FENCE NOT EXCEEDING 6 FEET TALL MEASURED BY NATURAL GRADE. ET*** 3/3/2022 8:30:43 AM REMOVE AND REPLACE EXISTING WOODEN FENCE WITH PT WOOD MATERIALS.(APPROX 180 LF OF HORIZONTAL SLATS) 6" HIGH HARC INSPECTION REQUIRED NOC REQUIRED NOC FILED
BLD2021-3595	12/29/2021	Completed	\$35,000	Commercial	3/3/2022 8:31:02 AM RESURFACE EXISTING POOL, POOL DECKING AND INSTALL NEW COPING NOC REQUIRED NOC FILED
17-00002351	06/22/2017	Expired	\$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	Completed	\$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	11/05/2014	Completed	\$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. (per attached drawing). (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 KEYWVXC ---
13-3300	08/12/2013	Completed	\$1,400	Commercial	INSTALL 4X6 SIGN ONTO EXISTING POLE AS PER PLANS SIGN COPY SOUTHWINDS MOTEL POOL, ROOMS, EFFICIENCIES
13-3142	08/02/2013	Completed	\$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	05/01/2013	Completed	\$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	03/01/2013	Completed	\$1,175	Commercial	INSTALL 6" SEAMLESS AND DOWNSPOUTS APPROX 100' GUTTER 40' DOWNSPOUT
13-0620	02/19/2013	Completed	\$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	02/08/2013	Completed	\$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

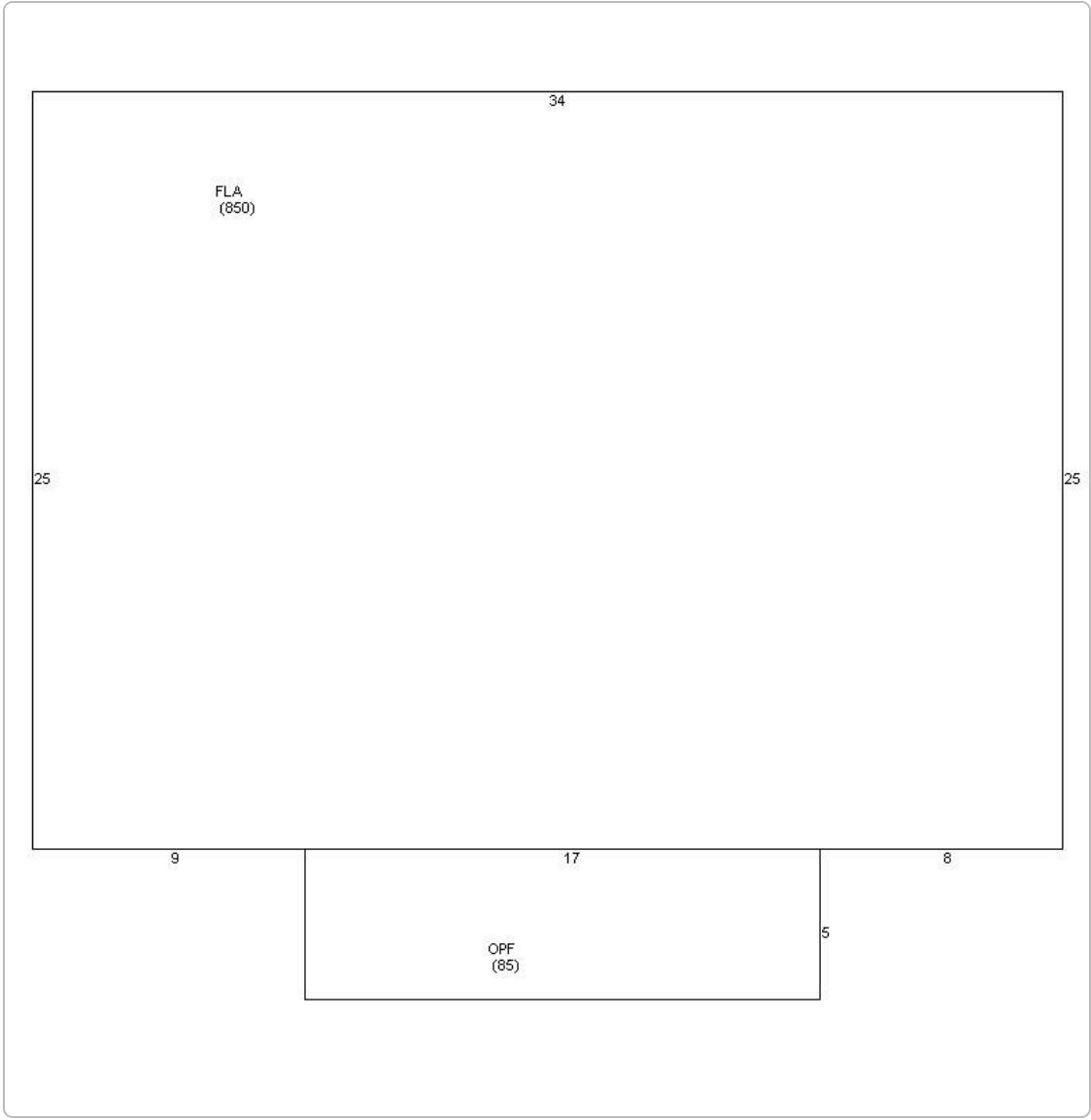
Number	Date Issued	Status	Amount	Permit Type	Notes
13-0145	01/16/2013	Completed	\$1,100	Commercial	INSTALL 4 VIDEO CAMERAS
12-4542	01/11/2013	Completed	\$35,000	Commercial	REPLACE SOFFIT AND FACIA AS NEEDED USING WOOD FACIA AND PLYWOOD SOFFIT APPROX. 160 L.F. PAINT TO MATCH EXISTING.
12-4571	01/07/2013	Completed	\$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	01/04/2013	Completed	\$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	01/04/2013	Completed	\$1,800	Commercial	REMOVE EXISTING BATHROOM PLUMBING TRIM AND ROUGH ABOVE GROUND, REPLACE SHOWER VALVE, W/CLOSET, LAVATORY & FAUCET
12-4608	01/02/2013	Completed	\$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	Completed	\$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	03/25/2008	Completed	\$9,800		28 SQ. ROLL ROOFING.
08-0512	02/26/2008	Completed	\$0		REWIRE 7 ROOMS AND UPGRADE SERVICE AND INSTALLATION OF A 200 AMP PANEL.
06-6062	11/04/2006	Completed	\$6,400	Commercial	INSTALL 16 SQS OF V-CRIMP ROOFING
03-3655	10/21/2003	Completed	\$1,600	Commercial	RUBBER ROOF
98-2178	07/14/1998	Completed	\$2,000	Commercial	ROOFING
96-2008	05/01/1996	Completed	\$3,135	Commercial	FIRE ALARM
A954222	11/01/1995	Completed	\$2,800	Commercial	ROOF

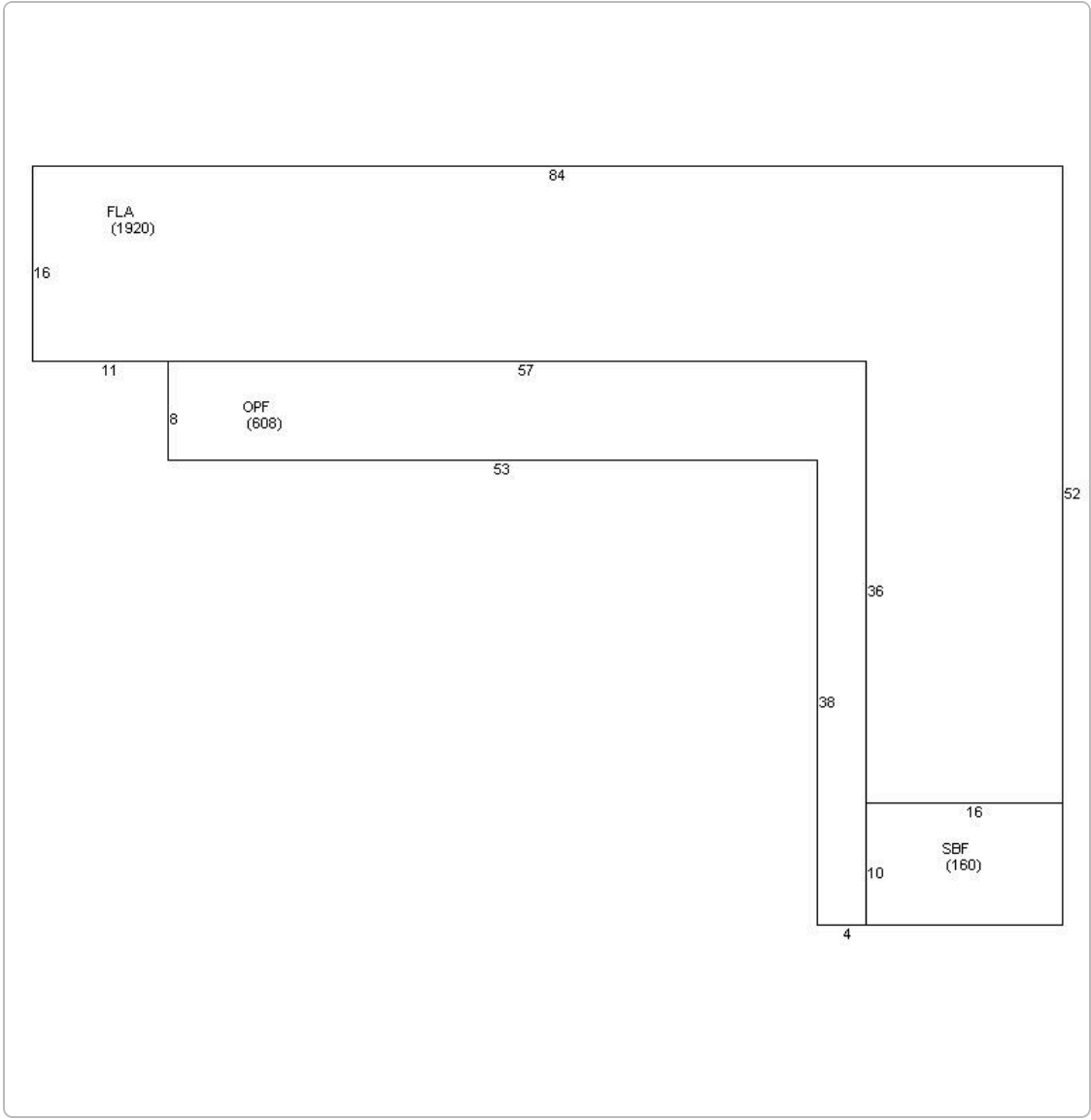
View Tax Info

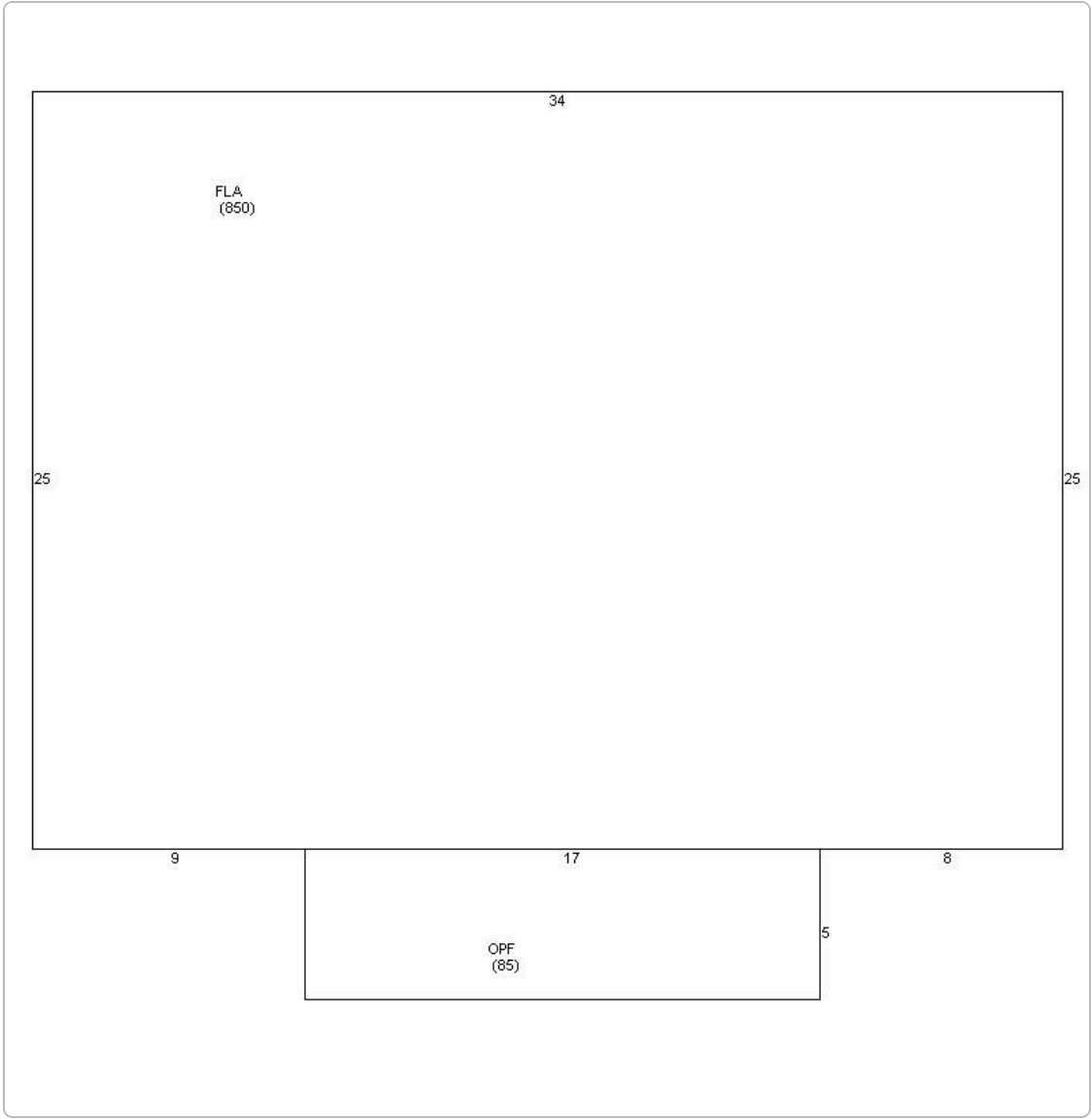
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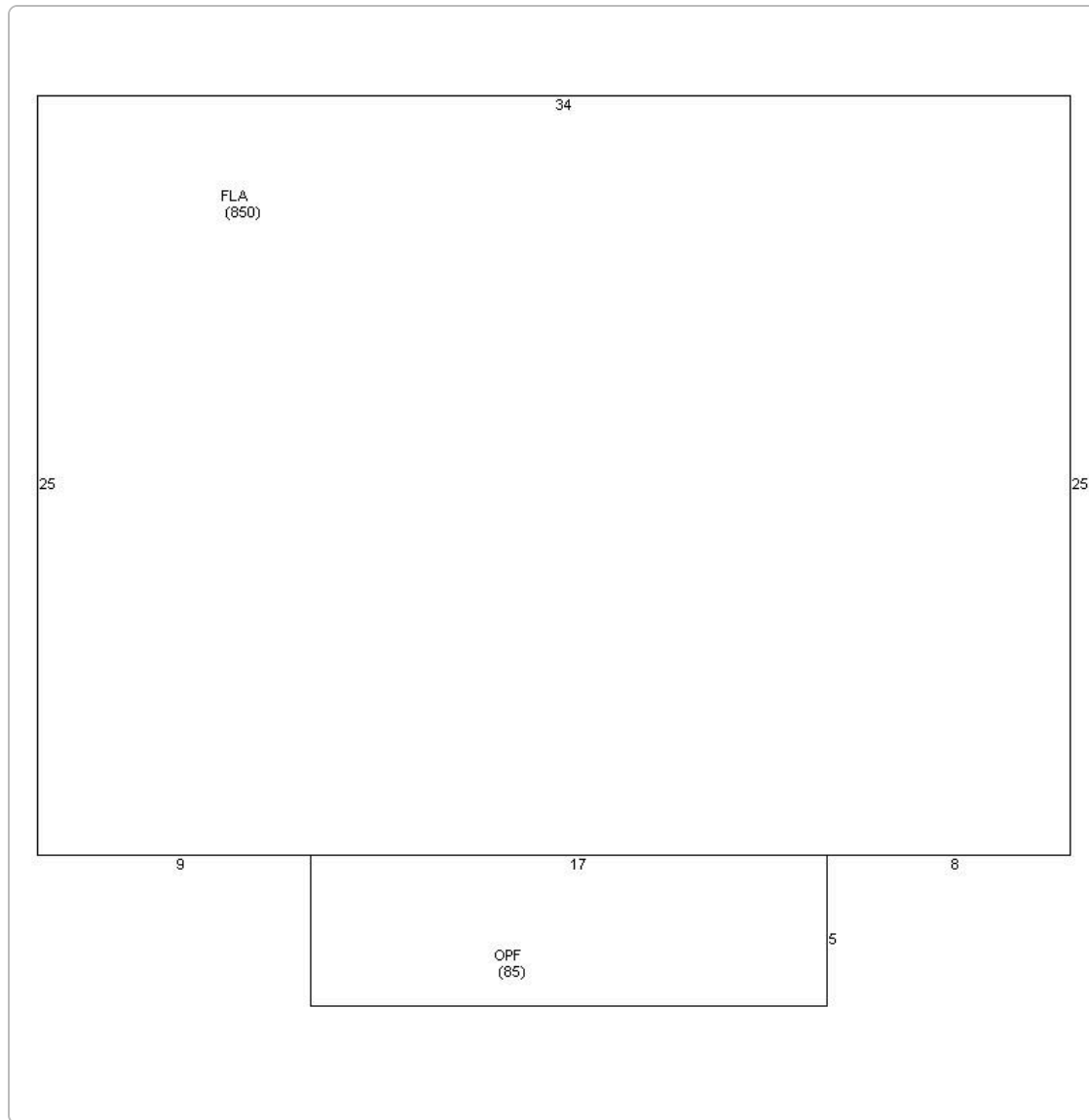
Sketches (click to enlarge)







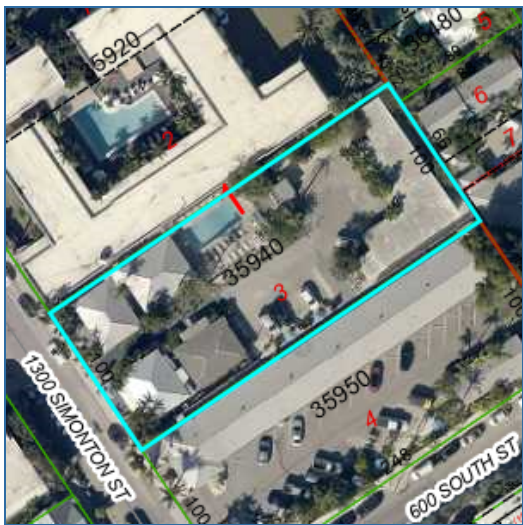




Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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Monroe County, FL

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

Summary

Parcel ID 00035950-000000
Account# 1036811
Property ID 1036811
Millage Group 10KW
Location 1325 SIMONTON St 26, KEY WEST
Address
Legal Description KW FILER BOYLE SUB N-476 LOT 4 SQR 1 TR 16 G49-577/78 G63-130/31 OR332-278 OR547-278 OR698-1/2 OR971-829/30 OR2795-953/54 OR2853-357
(Note: Not to be used on legal documents.)
Neighborhood 32110
Property Class HOTEL - MOTEL (3903)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC](#)
6000 Executive Blvd
Ste 700
Rockville MD 20852

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$3,530,679	\$3,530,679	\$1,743,567	\$2,019,576
+ Market Misc Value	\$504,383	\$504,383	\$249,081	\$224,397
+ Market Land Value	\$6,052,592	\$6,052,592	\$3,015,900	\$2,243,974
= Just Market Value	\$10,087,654	\$10,087,654	\$5,008,548	\$4,487,947
= Total Assessed Value	\$5,936,093	\$5,430,415	\$4,936,741	\$4,487,947
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$10,087,654	\$10,087,654	\$5,008,548	\$4,487,947

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$6,052,592	\$3,530,679	\$504,383	\$10,087,654	\$5,936,093	\$0	\$10,087,654	\$0
2023	\$6,052,592	\$3,530,679	\$504,383	\$10,087,654	\$5,430,415	\$0	\$10,087,654	\$0
2022	\$3,015,900	\$1,743,567	\$249,081	\$5,008,548	\$4,936,741	\$0	\$5,008,548	\$0
2021	\$2,243,974	\$2,019,576	\$224,397	\$4,487,947	\$4,487,947	\$0	\$4,487,947	\$0
2020	\$2,243,974	\$2,019,576	\$224,397	\$4,487,947	\$4,487,947	\$0	\$4,487,947	\$0
2019	\$2,243,974	\$2,019,576	\$224,397	\$4,487,947	\$4,245,423	\$0	\$4,487,947	\$0
2018	\$1,929,738	\$1,736,764	\$192,974	\$3,859,476	\$3,859,476	\$0	\$3,859,476	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

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

Buildings

Building ID 40097
Style GROUND LEVEL
Building Type HOTEL/MOTEL C / 39C
Building Name
Gross Sq Ft 5821
Finished Sq Ft 5758
Stories 1 Floor
Condition EXCELLENT
Perimeter 498
Functional Obs 0
Economic Obs 0
Depreciation % 38
Interior Walls DRYWALL

Exterior Walls C.B.S.
Year Built 1953
EffectiveYearBuilt 1995
Foundation CONCRETE SLAB
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type FCD/AIR DUCTED
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 350
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,758	5,758	0
SBF	UTIL FIN BLK	63	0	0
TOTAL		5,821	5,758	0

Building ID 40098
Style GROUND LEVEL
Building Type HOTEL/MOTEL C / 39C
Building Name
Gross Sq Ft 878
Finished Sq Ft 752
Stories 1 Floor
Condition EXCELLENT
Perimeter 126
Functional Obs 0
Economic Obs 0
Depreciation % 38
Interior Walls DRYWALL

Exterior Walls C.B.S.
Year Built 1953
EffectiveYearBuilt 1995
Foundation CONCRETE SLAB
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 350
Number of Fire Pl 0

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

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1969	1970	0 x 0	1	690 SF	1
CONC PATIO	1975	1976	0 x 0	1	1443 SF	4
FENCES	1975	1976	3 x 100	1	300 SF	4
CUSTOM PATIO	1980	1981	0 x 0	1	260 SF	4
ASPHALT PAVING	1981	1982	0 x 0	1	9120 SF	2
FENCES	1984	1985	0 x 0	1	564 SF	2
BRICK PATIO	1985	1986	0 x 0	1	323 SF	4
WOOD DECK	1994	1995	9 x 30	1	270 SF	1
WALL AIR COND	1997	1998	0 x 0	1	1 UT	2
BRICK PATIO	2003	2004	0 x 0	1	450 SF	2

Sales

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

Permits

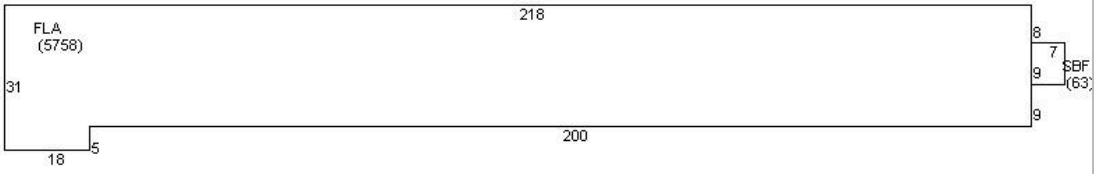
Number	Date Issued	Status	Amount	Permit Type	Notes
	06/27/2023		\$0		Mill and pave existing asphalt, add new parking. Mill to 1.5" depth, replace asphalt at 1.5" depth.
BLD2022-1247	05/04/2022	Active	\$4,000	Commercial	MATCH EXISTING WOOD FENCE ON PROPERTY AS PER PLANS. N.O.C. REQUIRED. HARC INSP. REQUIRED, GH **FENCE NOT TO EXCEED 4' PER PLANS. KM**
BLD2022-1124	04/21/2022	Completed	\$37,000	Commercial	4/20/2022 8:17:24 AM WIRING OF ICE CREAM TRUCK. COMPLETE WIRING AS PER PLAN. **NOC REQUIRED** 5/3/2022 2:18:58 PM PAID TEMPORARY POWER REQUEST 5/3/22 TJO 5/4/2022 12:52:51 PM N.O.C. RECEV'D 5/4/2022
BLD2021-3594	03/01/2022	Completed	\$15,000	Commercial	2/23/2022 2:16:50 PM REMOVE EXISTING CONCRETE POOL AND DECKING. REMOVE POOL AND DEBRIS FROM SITE IN PORTABLE DUMPSTER CONTAINERS. **NOC REQUIRED** **HARC INSPECTION REQUIRED** **LANDSCAPE PLAN WITH PALM REMOVAL APPROVED 2-23-22 BY URBAN FORESTRY MANAGER. TREE PROTECTION MUST BE USED AND PALM REMOVAL PERMITS POSTED ON SITE DURING WORK. *KKD**
17-3169	10/10/2017	Completed	\$6,800	Commercial	REMOVE AND REPLACE ONE RUDD 5 TON SPLIT SYSTEM COMPLETE AND REPLACE DUCKWORK IN ATTIC AS NEEDED FOR RENOVATION. CONDENSING UNIT ALUMINUM STAND ABOVE FLOOD LEVEL.

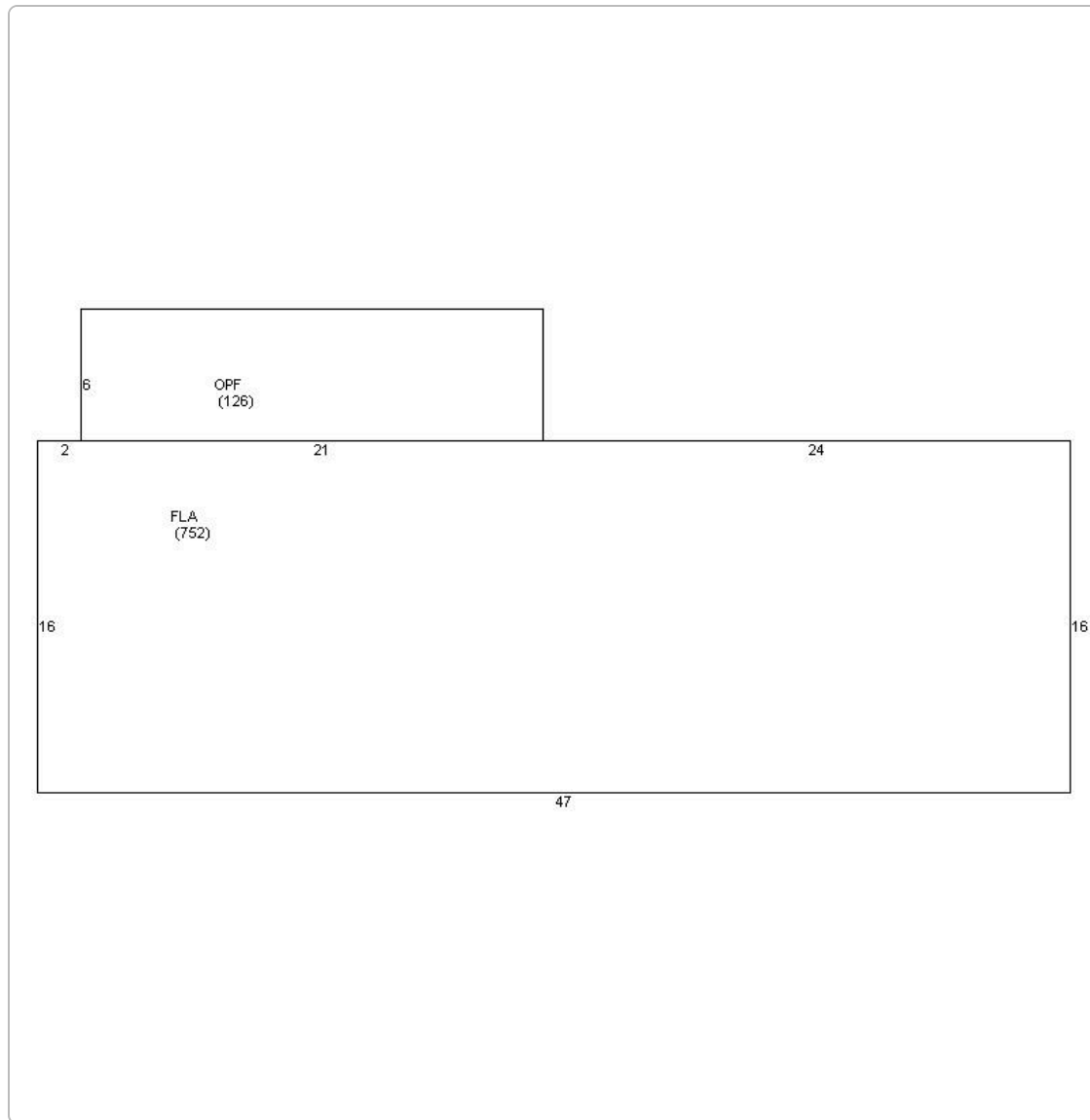
Number	Date Issued	Status	Amount	Permit Type	Notes
17-2887	08/02/2017	Completed	\$1,700	Commercial	REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH 1/4 X 4 PICKET STYLE FENCE TO HIDE DUMPSTER IN REA PROP. PICKETS WILL BE 6' HIGH AND APPROX 14 L X 15W W/A 6/ GATE
17-2879	07/24/2017	Completed	\$8,000	Commercial	Rough drain, vent and water lines for (1) three compartment sink, (1) ice bin and (1) floor sink. Replace existing handicap toilet, lavatory and mop sink. **NOC filed by the cgc
17-00002655	07/20/2017	Completed	\$16,000	Commercial	COMPLETE WIRING AS PER PLANS RELOCATE EXISTING 400 AMP. SERVICE. N.O.C. REC'D 7/20/17. GH
16-00003760	09/27/2016	Completed	\$13,000	Commercial	REMOVE CELINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS. (APPROX SQ/FT DEYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. N.O.C. REQUIRED. GH.
16-1986	07/01/2016	Completed	\$5,850	Commercial	REMOVE 40LF OF CBS PLANTER. INSTALL 40LF OF 2X2 PT WOOD FENCE TO MATCH EXISTING.
13-0345	01/30/2013	Completed	\$2,200	Commercial	REPLACE 200 AMP METER CAN AND RISER
11-1973	06/10/2011	Completed	\$1,000		INSTALL 8 RECESSED LIGHTS IN NEW SOFFIT.
11-1490	05/10/2011	Completed	\$8,898		TRAFFIC BUMPERS MADE WTIH 6 X 6 POSTS, AUGERS INTO ASPHALT & CEMENT BY POOL AREA PARKING. INSTALL CUT CORAL ON FRONT OF BLDG. UPSTAIRS TO WINDOWS & BATH CORNERS. INSTALL SOFFITT FRONT BLDG AND PAINT.
03-3545	10/06/2003	Completed	\$1,000		DEMO WD FACADE,STUCCO
03-2943	09/12/2003	Completed	\$2,500		BRICK PLANTERS, WALKWAYS
9603655	09/01/1996	Completed	\$1		ELECTRIC
9603667	09/01/1996	Completed	\$2,000		RENOVATIONS
9603691	09/01/1996	Completed	\$1		PLUMBING
9601080	03/01/1996	Completed	\$1,500		SIGN

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Sketches (click to enlarge)





Photos



Map



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Summary

Parcel ID 00038140-000000
Account# 1038890
Property ID 1038890
Millage Group 10KW
Location 625 SOUTH St, KEY WEST
Address
Legal Description KW D T SWEENEY'S DIA 0-327 LOTS 6 AND 7 SQR 5 TR 17 AND KW KW INVESTMENT CO SUB PB1-88 LOTS 1 AND 2 SQR 18 TR 17 G47-156/57 G73-279/80 H2-514 OR425-486/87D/C OR549-94 OR549-96/97 OR551-735/36 OR780-1074/75E OR788-1424/25 OR1218-2319/20 OR1218-2321/22 OR1595-2152/54 OR1595-2155/56 OR2297-1118/19 OR2701-1842/44
(Note: Not to be used on legal documents.)
Neighborhood 32100
Property Class HOTEL - MOTEL (3903)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

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

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$2,471,778	\$2,308,369	\$1,228,448	\$1,435,849
+ Market Misc Value	\$1,059,334	\$329,767	\$177,088	\$159,539
+ Market Land Value	\$3,531,112	\$3,957,205	\$2,144,201	\$1,595,387
= Just Market Value	\$7,062,224	\$6,595,341	\$3,549,737	\$3,190,775
= Total Assessed Value	\$4,246,920	\$3,860,837	\$3,509,852	\$3,190,775
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,062,224	\$6,595,341	\$3,549,737	\$3,190,775

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,531,112	\$2,471,778	\$1,059,334	\$7,062,224	\$4,246,920	\$0	\$7,062,224	\$0
2023	\$3,957,205	\$2,308,369	\$329,767	\$6,595,341	\$3,860,837	\$0	\$6,595,341	\$0
2022	\$2,144,201	\$1,228,448	\$177,088	\$3,549,737	\$3,509,852	\$0	\$3,549,737	\$0
2021	\$1,595,387	\$1,435,849	\$159,539	\$3,190,775	\$3,190,775	\$0	\$3,190,775	\$0
2020	\$1,518,267	\$1,686,963	\$168,696	\$3,373,926	\$3,373,926	\$0	\$3,373,926	\$0
2019	\$1,776,382	\$1,598,743	\$177,638	\$3,552,763	\$3,473,417	\$0	\$3,552,763	\$0
2018	\$1,776,382	\$1,598,743	\$177,638	\$3,552,763	\$3,157,652	\$0	\$3,552,763	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	16,368.00	Square Foot	88	120

Buildings

Building ID	40171	Exterior Walls	C.B.S.	
Style		Year Built	1958	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1995	
Building Name		Foundation		
Gross Sq Ft	7062	Roof Type		
Finished Sq Ft	4144	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	566	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,144	4,144	0
OPF	OP PRCH FIN LL	1,140	0	0
PTO	PATIO	1,718	0	0
SBF	UTIL FIN BLK	60	0	0
TOTAL		7,062	4,144	0

Building ID	40172	Exterior Walls	C.B.S.	
Style		Year Built	1958	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1985	
Building Name		Foundation		
Gross Sq Ft	1452	Roof Type		
Finished Sq Ft	1122	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	FAIR	Heating Type		
Perimeter	166	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	50	Grade	400	
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,122	1,122	0
OPF	OP PRCH FIN LL	330	0	0
TOTAL		1,452	1,122	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1973	1974	3 x 120	1	360 SF	2
FENCES	1973	1974	0 x 0	1	384 SF	3
FENCES	1973	1974	0 x 0	1	42 SF	3
CONC PATIO	1979	1980	0 x 0	1	346 SF	2
COMM POOL	2000	2001	15 x 18	1	270 SF	4
CONC PATIO	2006	2007	0 x 0	1	130 SF	2
UTILITY BLDG	2006	2007	10 x 14	1	140 SF	3
UTILITY BLDG	2006	2007	10 x 14	1	140 SF	3
BRICK PATIO	2006	2007	81 x 30	1	2430 SF	2
BRICK PATIO	2006	2007	15 x 38	1	570 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/3/2014	\$4,050,000	Warranty Deed		2701	1842	37 - Unqualified	Improved		
5/24/2007	\$4,000,000	Warranty Deed		2297	1118	Q - Qualified	Improved		
9/2/1999	\$1,125,000	Warranty Deed		1595	2152	Q - Qualified	Improved		
7/1/1992	\$800,000	Warranty Deed		1218	2319	Q - Qualified	Improved		

Permits

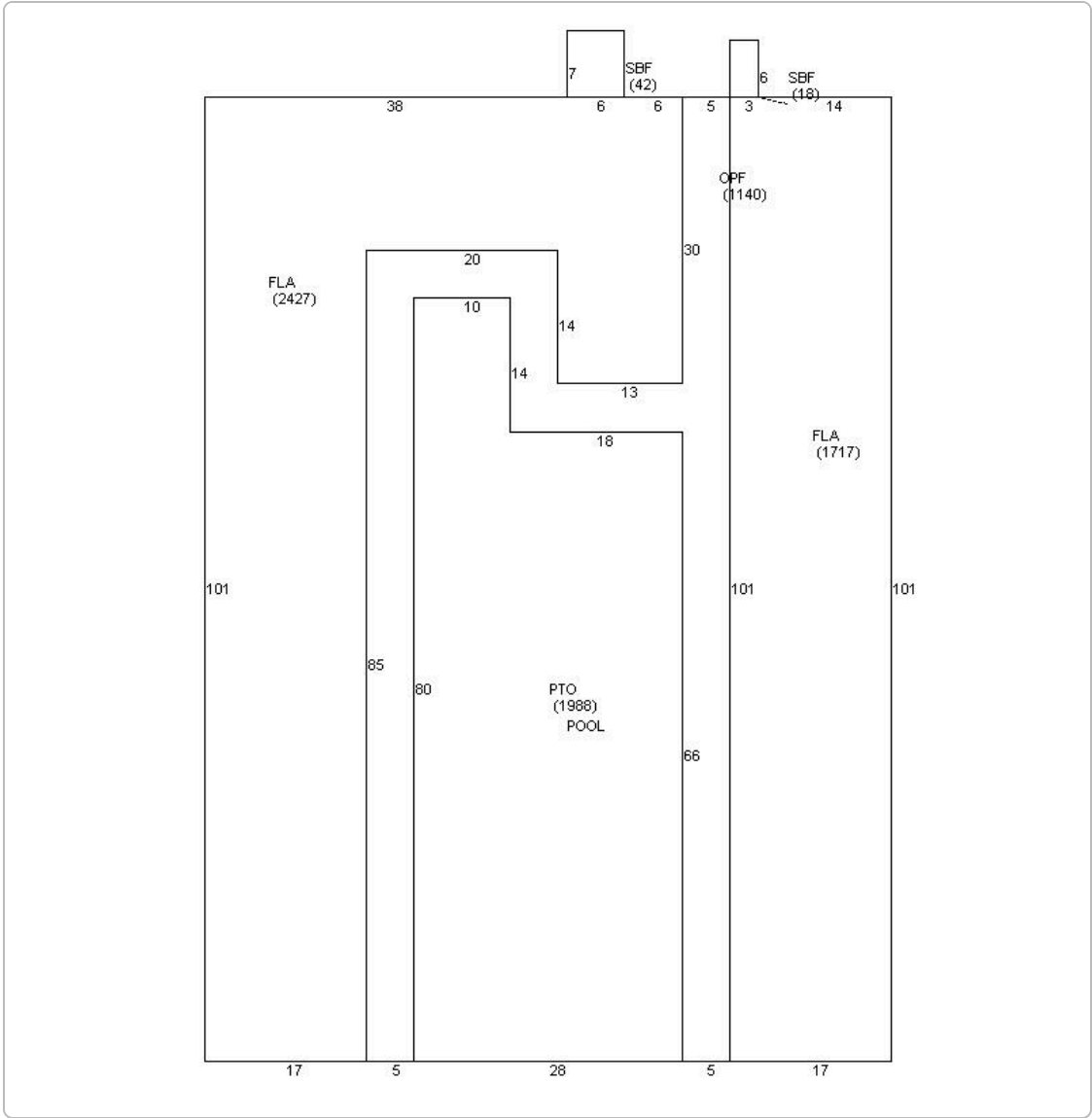
Number	Date Issued	Status	Amount	Permit Type	Notes
14-4286	09/19/2014	Completed	\$1,300	Commercial	COPY CHANGE ON EXISTING SIGNS 1-24 BY 30 5 SQ/FT. 1-32 BY 32. SIGN COPY'S "SOUTHWIND MOTEL SOUTH STREET ENTRANCE REGISTRATION AT 1321 SIMONTON STREET"
04-3787	12/14/2004	Completed	\$2,800		R & R 3 TOILETS
03-1460	04/30/2003	Completed	\$2,500		BAHAMA SHUTTERS
0202211	08/15/2002	Completed	\$400	Commercial	REPLACE 2 WINDOWS
9904102	12/29/1999	Completed	\$10,000		RENOVATIONS
9903690	12/13/1999	Completed	\$40,000		POOL

Number	Date Issued	Status	Amount	Permit Type	Notes
9903669	12/01/1999	Completed	\$1,500		RENOVATIONS
9903781	11/16/1999	Completed	\$2,000		ELECTRICAL
9903782	11/16/1999	Completed	\$1,600		POOL ELECTRIC
9903670	11/10/1999	Completed	\$10,000		RENOVATIONS
9903512	10/25/1999	Completed	\$11,680		V-CRIMP ROOF
9903170	09/10/1999	Completed	\$2,500		EXPLORATORY ON ROOF
9803280	10/28/1998	Completed	\$2,700	Commercial	STORM DAMAGE ROOF
9602856	07/01/1996	Completed	\$6,000		ROOF
9600061	01/01/1996	Completed	\$1,500		SIGN

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Sketches (click to enlarge)



17	FLA (1122)	
5	OPX (330)	66

Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

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