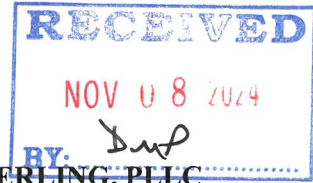


APPLICATION



SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

November 8, 2024

VIA HAND DELIVERY



Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Application for Major Development Plan - Southwinds Motel
1321-1325 Simonton Street and 625 South Street
RE# 00035940-000000, RE# 00035950-000000, RE# 00038140-000000

Ms. Halloran:

Please allow this letter and supporting documentation to serve as Meisel Holdings FL - 1321 Simonton Street, LLC ("Applicant") application for a Major Development Plan at 1321-1325 Simonton Street and 625 South Street, Key West, Florida 33040 (the "Property"). This application also includes a landscape waiver request permitted under code Sec. 108-517 for parking islands required under code Sec. 108-517 and buffer requirements under code Sec. 108-347. Pursuant to Section 108-91.A.2(b) of the Land Development Regulations ("LDRs") of the Code of Ordinances (the "Code") of the City, a Major Development Plan review is required if there is an addition or reconstruction of greater than 2,500-square-feet of nonresidential floor area within the Historic District

Sincerely,

Richard J. McChesney, Esq.,
For the Firm

RJM/LT

Solutions Statement:

The Major Development Plan application submitted for review and approval is for the redevelopment of the mid-century Southwinds Motel addressed as 1321 Simonton Street, Key West, FL 33040 (the “Property”), within the Historic Commercial Tourist District (HCT). The 65,970 sq. ft. site currently contains a complex of one-story cbs structures over three (3) parcels with a total of 57 transient units and 2 non-transient units. The proposed project involves the demolition of the aging 1950’s motel complex in order to construct a new 2 1/2-story single structure combining all 59 units.

The proposed new hotel will be rebuilt with the existing room count (57 transient and 2 non-transient units), two (2) pools, and 996 sq. ft. of existing outdoor consumption area for bar/package store, the Topsy Rooster. In addition, the existing food truck, Rooster Treats, will be replaced and relocated within the hotel structure but remain a take-out food service.

The landscape waivers are requested to provide a superior design. Landscaping has been added in other significant areas.

Existing Conditions

The original 1950s Southwind Motel & Apartments was located at 1321 Simonton Street. In 2014 Meisel Holdings purchased the Southwind Motel and the Ocean Breeze Inn located at 625 South Street, Key West, Florida 33040. Two years later, the adjacent Spanish Gardens Motel located at 1325 Simonton Street was purchased and incorporated into the motel complex, all operating as the Southwinds Motel.

The 1321 Simonton Street site, (Lot 3), contains 17 rental units, both attached and detached, with a variance approval for 17 parking spaces. The 1325 Simonton Street location, (Lot 4), consists of two detached structures and a variance approval for 24 off-street parking spaces. The original pool on Lot 4 was demolished in 2022 and replaced with parking and a food truck. Also located on Lot 4, is the Topsy Rooster, a bar/package store, with 996 sq. ft. of consumption area.

The property at 625 South Street, located immediately behind the Simonton Street structures, was originally known as the Lord’s Beach Court with transient efficiencies for rent c. 1960s and subsequently renamed the Ocean Breeze Inn. As mentioned above, the Ocean Breeze Inn was purchased by Meisel Holdings in 2014 and is now part of the Southwind Motel complex.

The following is a breakdown of the **59 existing units**:

1321 Simonton Street - 17 transients and 1 non-transient unit
1325 Simonton Street - 25 transients and 1 non-transient unit
625 South Street - 15 transient units

The following is an account of existing parking and variances granted:

Location	Required Parking	Approved/Existing Parking	Proposed Parking
1321 Simonton	1 per motel unit (17) 1 motel manager (1) 1 per 3 scooter rentals (4)	17 (Reso # 2021-57)	17
1325 Simonton	1 per motel unit (25) 1 motel manager (1) 1 per 3 scooter rentals (4) 1 per 45 sf of consumption area/food truck (5)	24 (Reso #2021-53 and Reso # 2018-37)	24
625 South	1 per motel unit (15)	0	15
TOTAL		41	56

Location	Required Bicycle Parking 35%	Approved/Existing	Proposed
1321 Simonton	5.9	7	7
1325 Simonton	8.4	5	5
625 South	5.3	0	6
TOTAL	19.6 (20)	12	20

Proposed Conditions

The proposed new 2 ½ story structure will be constructed to current building codes while the design will remain reminiscent of the 1950s styled old Florida motor inns. The new design will consolidate the various motel structures into one principal structure housing all 59 units. The proposed site plan will increase parking from 41 existing spaces to 59 off-street parking spaces. Approved variances will allow for the improved parking schematic without requiring an additional variance. New swimming pools, liquor store, bar and take-out food service will replace existing operations.

Sec. 108-228. Key Persons

Name of development: Southwinds Hotel
Name of Owner: Meisel Holdings FL – 1321 Simonton Street LLC
Owner's authorized agent: Bender & Associates Architects
 Spottswood, Spottswood, Spottswood & Sterling
Engineer: Perez Engineering
Architect: Bender & Associates
Landscape Architect: Keith Oropeza
Surveyor: Florida Keys Land Surveying

Sec. 108-229. Project Description.

Zoning: Historic Commercial Tourist District (HCT)
Site Dimensions: See site data table below and architectural drawings.
Building size: See site data table below and architectural drawings.

Site conditions: See site data table.

Sec. 108-230. Other project information.

All parcels are located within the HCT zoning district. 625 South Street, originally located within the HRO zoning district, was approved for a zoning change in 2014 (Ord 14-14). All three parcels are within the Key West Historic District boundaries and subject to HARC oversight and approval.

Sec. 108-231. Residential developments.

- a. Not applicable

Sec. 108-232. Intergovernmental coordination.

Letters of coordination: Please see attached emails and sample memo.

Surrounding Zoning and Uses:

Surrounding zoning districts for the Property include Historic Residential Office (HRO) on the north, Historic High Density Residential (HHDR) on the south, Historic Commercial Tourist (HCT) on the east and Historic Neighborhood Commercial (HNC-1) on the west. Surrounding uses include multiple hotel/motels; bars & restaurants, retail stores and a variety of commercial activities as well as some residential along Elizabeth Street.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Variance Required?
Zoning District	HCT			
Flood Zones	X			
Minimum Lot Size	10,000 SF	65,970 SF	No Change	No
Minimum Lot Width	75 FT	200 FT	No Change	No
Minimum Lot Depth	100 FT	336 FT	No Change	No
Maximum Floor Area Ratio	1.0	.39	.55	No
Maximum Height	35'-0"	--	35'-0"	No
Maximum Building Coverage	50% (32,985 SF)	38% (25,439 SF)	44% (29,401 SF)	No
Maximum Impervious Surface	70% (46,179 SF)	80% (52,879 SF)	70% (46,179 SF)	No

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Variance Required?
Minimum Open Space Ratio	20% (13,194 SF)	16% (10,232 SF)	20% (13,200 SF)	No
Minimum Setback				
Front	5'-0"	10'-0"	5'-0"	No
Side (north)	5'-0"	0'-0"	30'-0"	No
Side (south)	5'-0"	3'-4"	12'-0"	
Street Side	5'-0"	0'-0"	12'-0"	No
Rear	10'-0"	10'-8"	74'-0"	No
Off-Street Parking (Vehicles)	*60	41	60	No
Bicycle	35% of motor veh.(20)	--	20	No
Kick Scooters (24)	1 per 3 scooters	24	24	No change

* Based on previous parking variance approvals

Sec. 108-233. Concurrency Facilities and Other Utilities or Services:

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development.

LOS, "capita" is estimated as follows: (# of Occupants x # of rooms x occupancy rate)

Existing: $1.5 \times 59 \times .90 = 79.65$

Proposed: No Change

1. Potable water supply.

The Property is currently serviced by a potable water system. Pursuant to City Code Section 94-68, the potable water LOS standard for residential uses is 93 gallons per capita per day. The standard for nonresidential uses is 650 gal/acre/day. Utilizing these LOS standards, potable water demand is estimated as follows:

Existing:

Nonresidential $650 \text{ gal/acre/day} \times 1.51 = 981.5 \text{ gal/day}$

Residential: 0

Proposed:	
Nonresidential	No Change
Residential:	No Change

The proposal is to continue the same nonresidential use. The adopted potable water LOS standard is expected to be adequate to serve the proposed redevelopment. The property is serviced with potable water by the by the Florida Keys Aqueduct Authority, which has been notified of the upcoming redevelopment and has available capacity to service the proposed redevelopment with the existing infrastructure currently in place.

2. Wastewater management.

The Property is currently serviced by a central wastewater system. Pursuant to City Code Section 94-67, the sanitary sewer LOS standard for residential uses is 100 gallons per capita per day. The standard for nonresidential uses is 660/gal/acre/day. Utilizing the LOS standard for nonresidential use, sanitary sewer capacity demand is estimated as follows:

Existing:	
Nonresidential:	660 gal/acre/day x 1.51 = 996.6 gal/day
Residential:	0
Proposed:	
Nonresidential:	No Change
Residential:	No Change

The current utility service is adequate to support the proposed redevelopment pursuant to City Code Section 94-67. The proposal is to redevelop the existing nonresidential use with no increase in the number of rooms or additional uses, therefore the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed redevelopment.

3. Water quality.

No harmful consequences are expected before, during, or after the completion of construction.

4. Stormwater management / drainage.

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

See stormwater plan.

5. Solid waste.

Pursuant to City Code Section 94-71, the solid waste LOS standard for residential uses is 2.66 pounds per capita per day. The standard for nonresidential uses is 6.37 pounds per capita per day. Both pre and post development is anticipated to accommodate up to 79.65 persons per day. Utilizing these LOS standards, the demand for solid waste collection and disposal capacity is estimated as follows:

Existing:

Nonresidential:	$6.37 \text{ lb} \times 79.65 = 533.65 \text{ lbs/day}$
Residential:	0 lbs/day

Proposed:

Nonresidential:	No Change
Residential:	No Change

The Property is currently served by Waste Management. Trash and recycling bins for nonresidential use will be located in the area indicated on the plans. The adopted solid waste LOS is anticipated to be adequate to serve the proposed redevelopment.

6. Roadways.

Due to the desirable location of the Property, the applicant anticipates that most guests will choose alternative methods of travel (i.e. biking, walking, public transportation), and therefore no increase in traffic generation impacts. Additionally, the reconfiguration of parking and internal circulation decreases the number of ingress/egress paths improving lessening the traffic impacts.

7. Recreation.

It is anticipated that the City's adopted LOS for public recreation will not be adversely impacted.

8. Fire Protection.

There are at least two fire hydrants located along the public right-of-way adjacent to the Property. One is located at the corner of Simonton and South streets and the other at South and Elizabeth streets. A Life Safety Plan has been submitted with this application as well as to the Fire Dept for review.

9. Reclaimed water system.

No prerequisite cistern is required.

10. Other public facilities.

All public facilities are expected to accommodate the proposed redevelopment at the adopted LOS standards.

Sec. 108-234. Appearance, design, and compatibility:

City Code Chapter 102 Article III, IV and V (historic preservation)

The property is located within the historic district and is subject to HARC review and approval.

Articles III (site plan), IV (traffic impacts) and V (open space, screening, and buffers) of City Code Chapter 108 (planning and development)

Article III. Site Plan: Sec. 108-276- Sec. 108-289. Included.

Article IV: Traffic Impacts.

Traffic impacts are not anticipated due to the occupancy of the Property not changing.

Article V: Open Space.

Please see conceptual landscape plan that improves the landscaping on the Property.

Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. Compliance with the Code is required if any archeological resources are discovered during construction.

Sec. 108-235. Site location and character of use:

- (a) *Compliance.* All applicable performance criteria set forth in Code Chapter 94 (concurrency management), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) are submitted with this packet. Code Chapter 114 (signs) is not applicable at this time but will be subject to HARC review and approval at the appropriate time.

- (b) *Vicinity map.*

- (c) *Land use compatibility.* The Property is located within a mixed-use zoning district with a broad range of commercial activity and community resources within the immediate area.



Historic and archeological resource

protection. There are no known archaeological resources on the property. Compliance with the city code is required if any archeological resources are discovered during construction.

- (d) *Subdivision of land.* No subdivision of land is proposed.

Sec. 108-236. Appearance of site and structures:

The overall design characteristics as submitted are in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Sec. 108-237. Site plan:

See submitted site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

Section 108-238. Architectural drawings:

Architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238 have been submitted.

Section 108-239. Site amenities:

Proposed site amenities include two pools, an exercise room, liquor store/bar, takeout food service and 24 kick scooters for rental. Additional improvements to the site include a stormwater drainage system and landscaping.

Section 108-240. Site survey:

See site survey prepared by Florida Keys Land Surveying.

Sec. 108-241. Soil survey:

Not applicable.

Section 108-242. Environmentally sensitive areas:

The subject Property is located within the AE-6 flood zone. No environmental impacts are anticipated.

Section 108-243. Land clearing, excavation and fill, tree protection, landscaping, and irrigation plan:

- (a) *Land clearing, excavation, and fill.* No land clearing, excavation, or fill is proposed at this time.
- (b) *Tree protection.* Tree protection will be in accordance with code requirements.
- (c) *Landscaping plan.* See attached.
- (d) *Irrigation plan.* See attached.

Sec. 108-244. On-site and off-site parking and vehicular, bicycle, and pedestrian circulation:

The proposed development will improve existing off-street parking. Currently parking is provided in three separate areas. The proposed configuration combines all parking and decreases ingress/egress areas to two locations; one on Simonton Street and the other on South. This eliminates motel traffic and the non-compliant vehicle spaces on Elizabeth Street. Off-street parking includes sixty (60) vehicle spaces including four (4) handicap, twenty-four (24) kick-scooter spaces and twenty-one (21) bike spaces.

Sec. 108-245. Housing:

Because the redevelopment of the Southwinds Motel will not increase the need for more employees, it will have no effect on the housing needs of the city.

Sec. 108-246. Economic resources:

In coordination with the Monroe County Property Appraiser office, an analysis of the estimated average property value of the proposed project is not available at this time.

Sec. 108-247. Special considerations:

- (a) Due to site improvements and no increase in room number proposed, this project is not anticipated to create negative impacts or conflicts to city land use plans, objectives and policies or to existing or proposed public facilities.
- (b) The project is located in the historic district and is subject to HARC review and design approval.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline.
- (e) This property is located along city bus routes which will promote and accommodate bus ridership.
- (f) Energy conservation measures will be employed per green building standards. These include upgrades in energy efficient windows, doors, and bath fixtures; interior and exterior LED lighting, and optimized HVAC systems as an example. Water conservation will also apply to bath fixtures and irrigation.
- (g) The Property is located in the "AE-6" Flood zone.
- (h) The site will include new pool areas that are for guests. Size as indicated on submitted plans.
- (i) Letters of Coordination have been delivered to KEYS Energy and Florida Keys Aquaduct Authority (FKAA), and Key West Fire Department. Other applicable local offices will be facilitated through the DRC.
- (j) No permits are required through the state agencies such as the FDEP and the Army Corps of Engineers.

Section 108-248. Construction management plan and inspection schedule:

The development will commence as soon as possible following final agency approvals and appeal periods. The project will progress continually based on the LDRs and the Florida Building Code.

Section 108-249. Truman Waterfront Port facilities:

Not applicable.

Code Chapter 108, Article III .Site plan:

The site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Section 108-277. Site location and character of use:

The comprehensive plan together with the LDRs, including size and dimension regulations, general provisions, performance criteria, and the list of permitted and conditional uses, off-street parking, landscaping, required open spaces, yards and building setbacks shall collectively be the principal guides in determining the suitability of the location of the proposed use.

Section 108-278. Appearance of site and structures:

The proposed project, and its choice of building materials, plant materials, lighting, and other site improvements will create a pleasing and harmonious overall environment. HARC will review and approve the overall aesthetics of the exterior design ensuring that the final product is consistent with the HARC guidelines, and the AIPP board will be instrumental in incorporating public art on the property.

Section 108-279 & 280. Location and screening of mechanical equipment, utility hardware and waste storage areas:

A screened solid waste and recycling receptacle area is reflected on the plans. Coordination with Waste Management will follow development for the appropriate number and size of containers.

Section 108-281. Roll-off compactor container location requirements.

None proposed.

Section 108-282. Utility lines:

The applicant will coordinate with KEYS Energy for any necessary changes and ensure all precautions are taken.

Section 108-283. Commercial and manufacturing activities conducted in enclosed buildings:

None proposed.

Section 108-284. Exterior lighting:

See electrical lighting plan.

Section 108-285. Signs:

All signage will conform to the LDRs and subject to HARC review and approval.

Section 108-286. Pedestrian sidewalks:

Pedestrian sidewalks are ADA compliant.

Section 108-287. Loading docks:

No loading docks are proposed, and no loading/unloading is indicated.

Section 108-288. Storage areas:

No exterior storage areas are proposed.

Section 108-289. Land clearing, excavation, or fill:

All will be according to the LDRs and FI building code.

Chapter 108, Article VI. Landscaping:

This project will include all new landscaping per the submitted landscape plan and in accordance with City Code Section 108-411. Landscape waivers have been requested. The applicant will coordinate with the city's Urban Forester for Tree Commission approval of the new landscape design.

Chapter 108, Article VII. Off-street parking and loading:

The Property has received parking variances for the existing non-compliant parking at both the 1321 and the 1325 Simonton Street Properties. Although 625 South Street has provided approximately 11 vehicle spaces for guests over many years, it does not appear that these spaces conform to the current LDR dimensional requirements, however, the proposed site plan increases the existing parking from an approved 41 to 60 spaces.

Chapter 108, Article VIII. Stormwater and surface water management (Code Chapter 108, Article VIII):

A stormwater management plan is included with the submittal packet.

Chapter 108, Article IX. Utilities:

See concurrency management determination.

Code Section 2-487. Art in Public Places:

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487.



**DEVELOPMENT PLAN AND
CONDITIONAL USE APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Fees listed below include a \$358.87 advertising/noticing fee and a \$127.63 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use application fee schedule

Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,932.46
Outside Historic District Total Application Fee	\$ 3,166.69
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Major Development Plan Total Application Fee	\$ 5,208.74
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Administrative Modification Fee	\$ 926.10
Minor Modification Fee	\$ 1,765.38
Major Modification Fee	\$ 2,981.18
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 1,124.64
Revision or Addition (not part of a development plan) Fee	\$ 2,801.75

Applications will not be accepted unless complete

Development Plan

Major ☒

Minor ☐

Conditional Use

☐

Historic District

Yes ☒

No ☐

Please print or type:

- 1) Site Address: 1321-1325 Simonton Street and 625 South Street
- 2) Name of Applicant: Spottswood, Spottswood, Spottswood & Sterling, PLLC/ Richardd McChesney
- 3) Applicant is:
Property Owner: ☐
Authorized Representative: ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-294-9556 Email:
- 6) Email Address: Richard@spottswoodlaw.com
- 7) Name of Owner, if different than above: Meisel Holdings FL - 1321 Simonton Street LLC
- 8) Address of Owner: 600 Executive Blvd., Rockville, MD 20852

- 9) Owner Phone #: _____ Email: mlm@meiselholdings.com
10) Zoning District of Parcel: HCT RE# 00035940-000000, RE #00035950-000000,
RE# 00038140-000000
11) Is Subject Property located within the Historic District? Yes X No _____

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting TBD

- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

The Property is currently three parcels each with one-story motel buildings as described in the attached cover letter. The owner has combined the three Properties so that they operate as one motel. Along with a total of 59 rooms, the Property also contains a bar, food truck and kick-scooter rentals. The proposal is to demolish the aging structures and rebuild one 2 1/2 story structure to house the existing 59 rooms, Topsy Rooster bar/liquor store and Rooster Treats take out.

- 13) Has subject Property received any variance(s)? Yes X No _____

If Yes: Date of approval _____ Resolution # See attached cover letter

Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

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

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

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

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

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

Sec. 108-228. Identification of key persons.

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

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

Sec. 108-229. Project description.

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

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

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

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

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

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

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

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

PROPERTY CARD

Monroe County, FL

****PROPERTY RECORD CARD******Disclaimer**

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

Summary

Parcel ID 00038140-000000
 Account# 1038890
 Property ID 1038890
 Millage Group 10KW
 Location 625 SOUTH ST, KEY WEST
 Address
 Legal KW D T SWEENEY'S DIA 0-327 LOTS 6 AND 7 SQR 5 TR 17 AND KW KW INVESTMENT
 Description 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
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 Pl	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 Pl	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

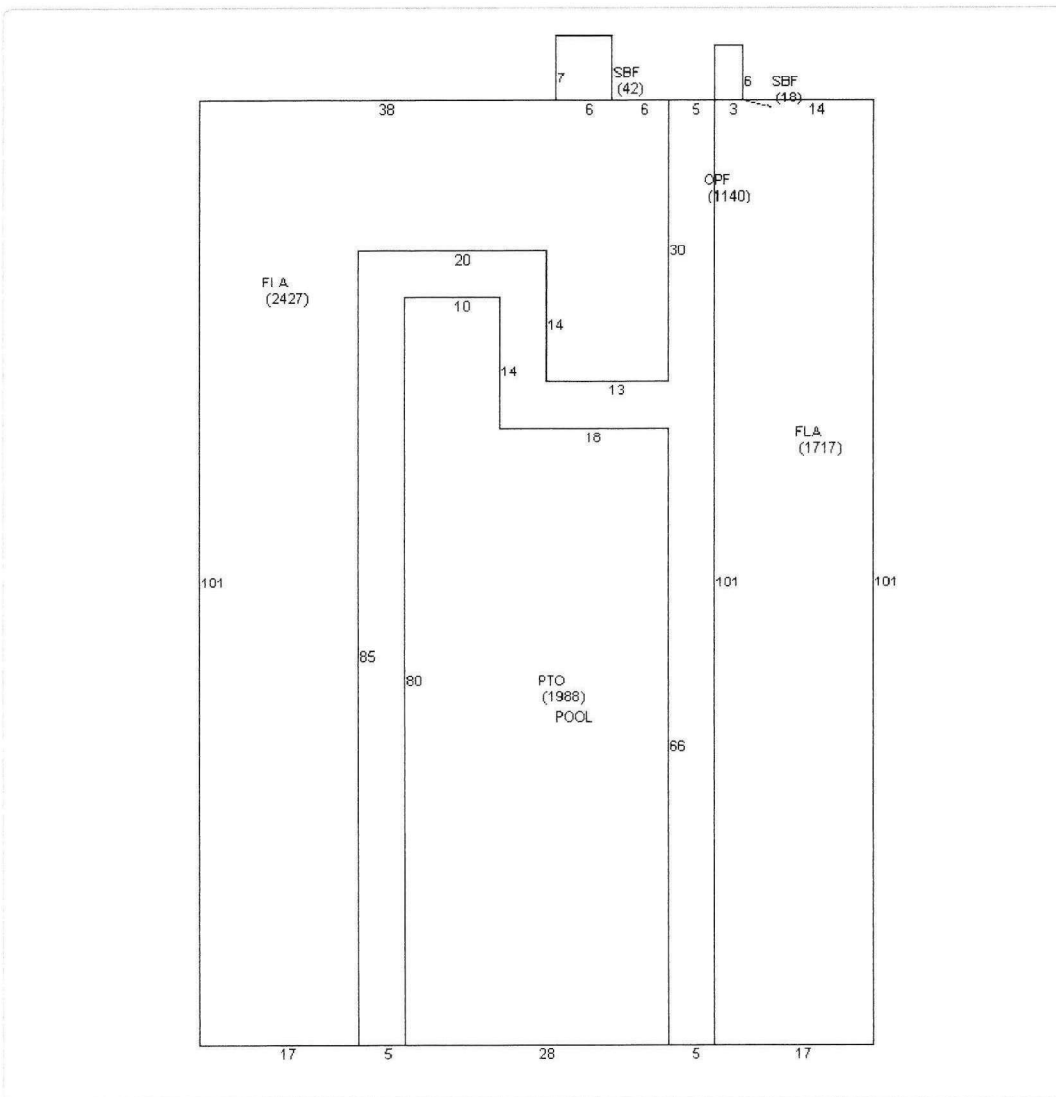
Sales

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	Date Completed	Amount	Permit Type	Notes
14-4286	9/19/2014	5/14/2017	\$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	11/22/2005	\$2,800		R & R 3 TOILETS
03-1460	4/30/2003	9/24/2003	\$2,500		BAHAMA SHUTTERS
0202211	8/15/2002	9/11/2002	\$400	Commercial	REPLACE 2 WINDOWS
9904102	12/29/1999	8/7/2000	\$10,000		RENOVATIONS
9903690	12/13/1999	8/7/2000	\$40,000		POOL

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9903669	12/1/1999	8/7/2000	\$1,500		RENOVATIONS
9903781	11/16/1999	8/7/2000	\$2,000		ELECTRICAL
9903782	11/16/1999	8/7/2000	\$1,600		POOL ELECTRIC
9903670	11/10/1999	8/7/2000	\$10,000		RENOVATIONS
9903512	10/25/1999	8/7/2000	\$11,680		V-CRIMP ROOF
9903170	9/10/1999	8/7/2000	\$2,500		EXPLORATORY ON ROOF
9803280	10/28/1998	12/31/2000	\$2,700	Commercial	STORM DAMAGE ROOF
9602856	7/1/1996	8/1/1996	\$6,000		ROOF
9600061	1/1/1996	8/1/1996	\$1,500		SIGN

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FLA (1122) 17	66 5 OPX (330)
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Photos



Map



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Monroe County, FL

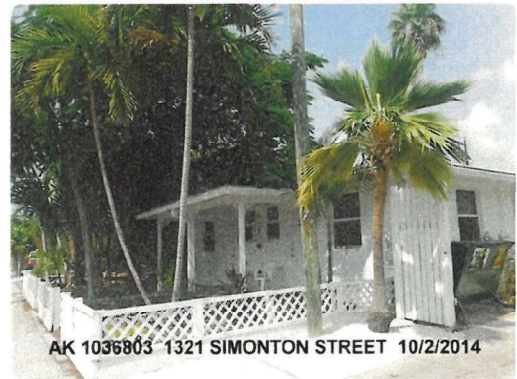
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Summary

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
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 %	35	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

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 %	35	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

Building ID	40094	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	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 %	35	Grade	400	
Interior Walls		Number of Fire Pl	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 %	35	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

Building ID	40096	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	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 %	35	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

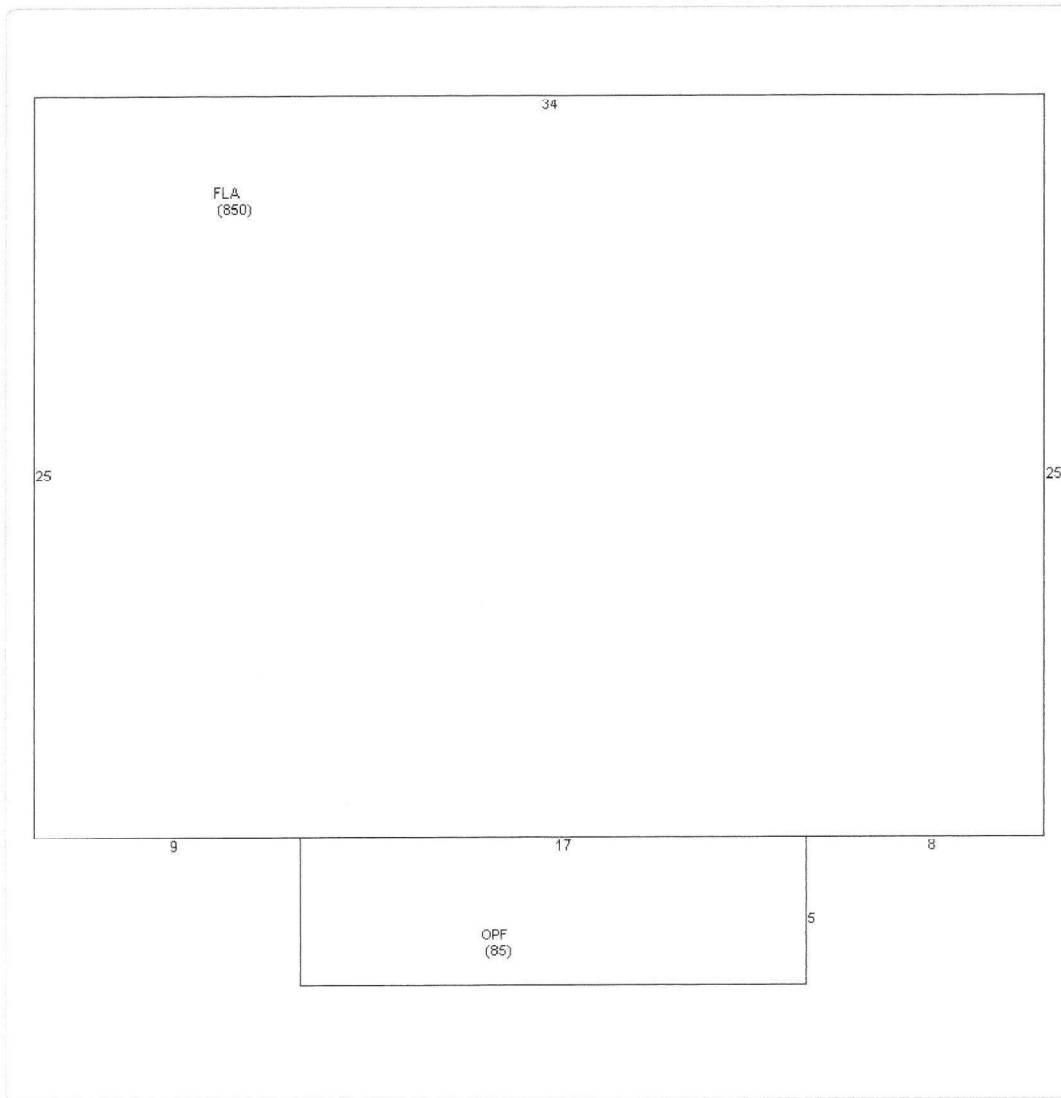
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/3/2014	\$5,287,500	Warranty Deed		2701	1846	37 - Unqualified	Improved		
12/1/1987	\$775,000	Warranty Deed		1036	538	Q - Qualified	Improved		
8/1/1985	\$570,000	Warranty Deed		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		

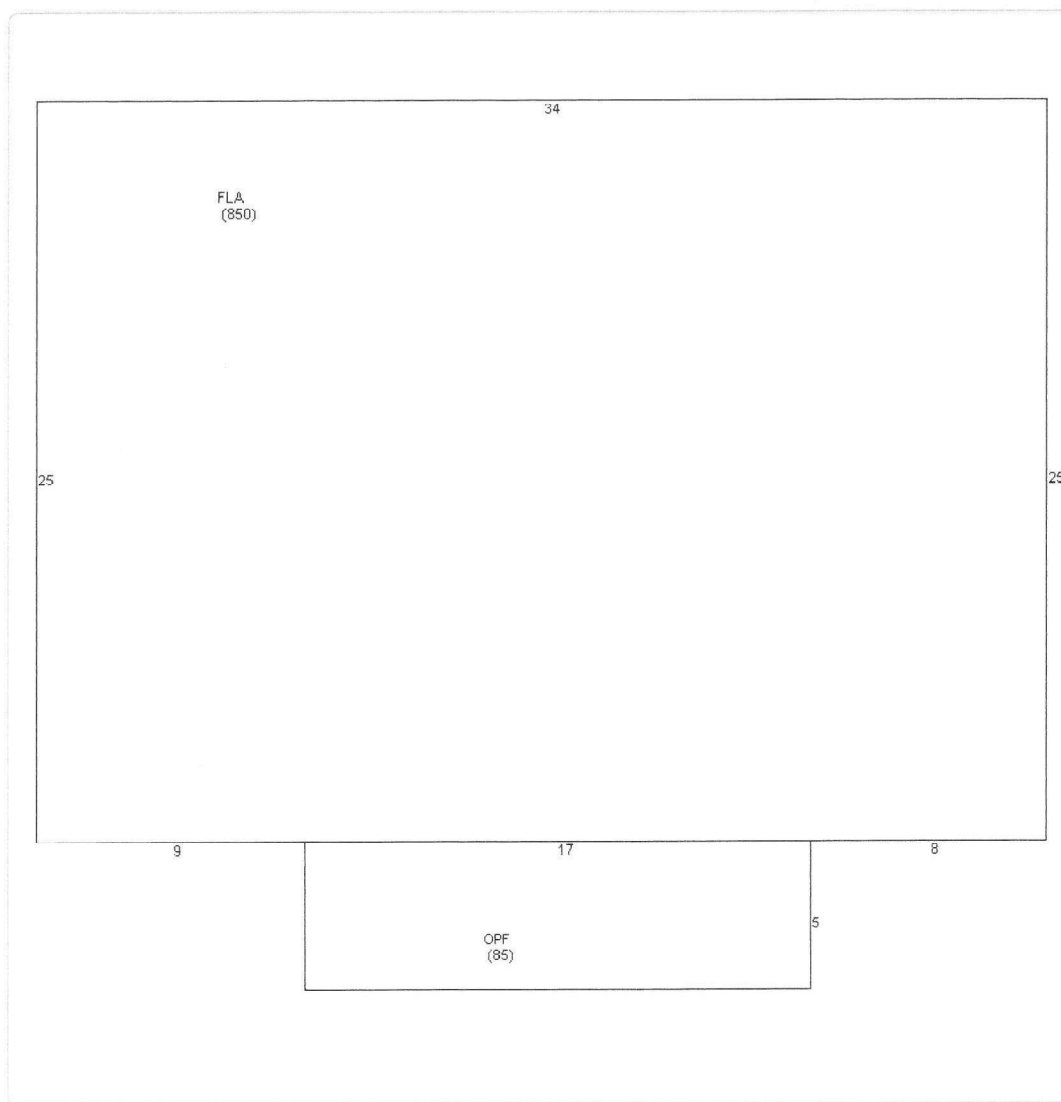
Permits

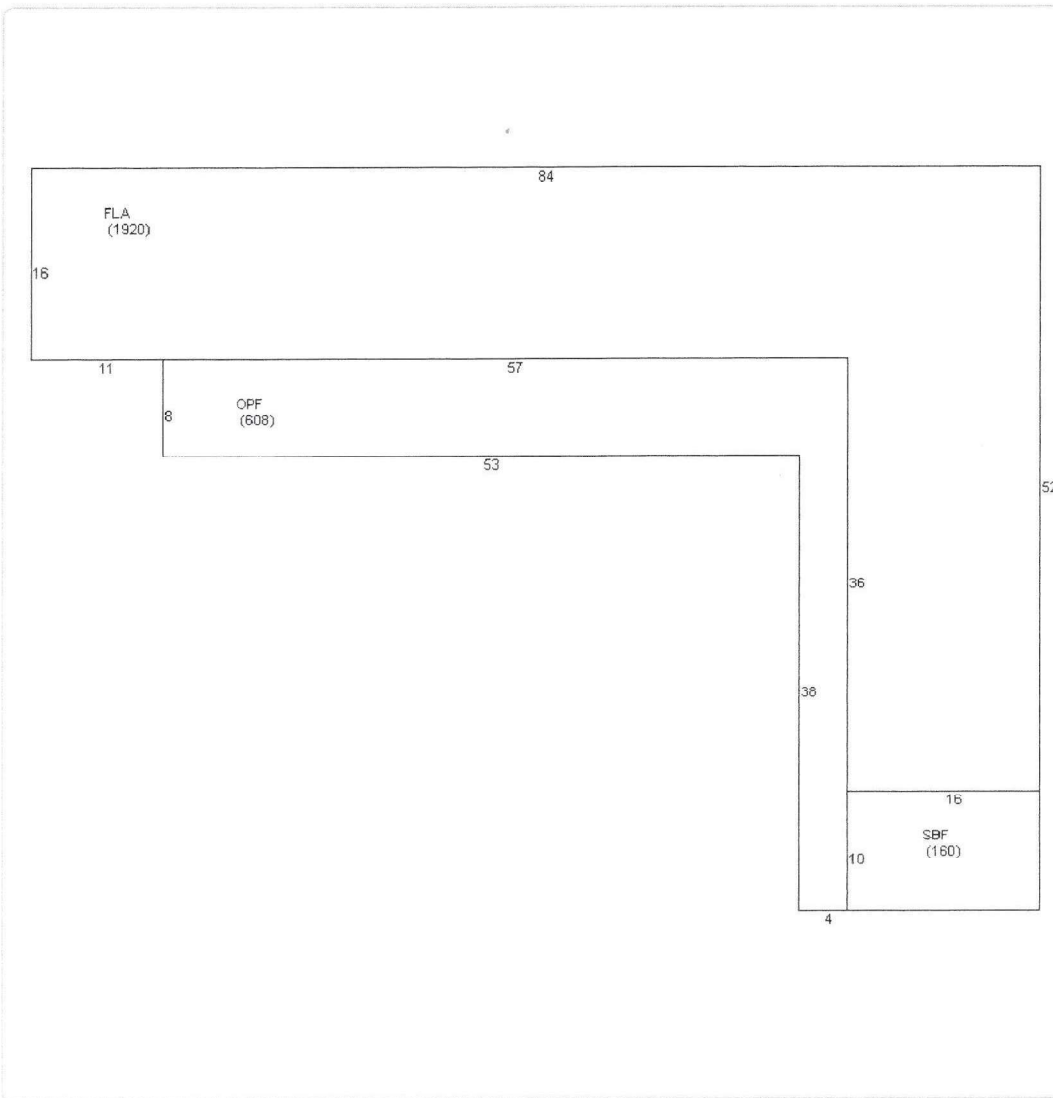
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1508	5/25/2022		\$2,400	Commercial	UPGRADE EXISTING ELECTRICAL SERVICE TO 200A/240V/1PH SERVICE OVERHEAD IN SAME LOCATION AS KEYS ENERGY SERVICES METER LOCATION REPORT SUBMITTED W/THIS APPLICATION. **NOC EXEMPT**
BLD2022-0575	3/4/2022	5/20/2022	\$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 EQUIT POTENTIAL BOND. SEE NEC 680
BLD2021-3596	2/4/2022	4/26/2022	\$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	4/21/2022	\$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	6/22/2017	6/22/2019	\$5,600	Commercial	INSTALL NEW 18,000 MODEL 4TXM2218A12NOA WITH 2-9,000 MODEL 4MXW8509A10NOC. *NOC REQUIRED** **HARC INSPECTION REQUIRED** CONDENSER TO BE 1' + ABOVE GRADE TO COMPLY WITH AE6 FLOOD ZONE REQUIREMENTS. (JT).
16-3760	10/20/2016	4/16/2017	\$14,800	Commercial	REMOVE CEILINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS. (APPROX SQ/FT DRYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. Addition of double layer of 5/8 Typex drywall on ceiling and party wall. All mechanical is existing. NOC FILED W/ORIGINAL
14-5044	11/5/2014	5/14/2017	\$8,000	Commercial	Remove existing fence on Northside of SouthWind Motel. Approx. 58LF - Install new fence like the standard Key West style railing approx. 110FL. 3' high. (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	8/12/2013		\$1,400	Commercial	INSTALL 4X6 SIGN ONTO EXISTING POLE AS PER PLANS SIGN COPY SOUTHWINDS MOTEL POOL, ROOMS, EFFICIENCIES
13-3142	8/2/2013		\$32,000	Commercial	REPLACE TEN WINDOWS WITH IMPACT WINDOWS. DEMO INTERIOR AND INSTALL NEW WALLS IN SAME LOCATION, REMODEL FOUR BATHROOMS, NEW TILE, EACH ROOM IS 11 X 15.
13-1866	5/1/2013		\$14,000	Commercial	REMOVE EXISTING 4 X 4 POSTS AND REPLACE WITH 27 6 X 6 POSTS AND CAP. REMOVE EXISTING FENCE PANELS AND REPLACE WITH SHADOW BOX PANELS.
13-0749	3/1/2013		\$1,175	Commercial	INSTALL 6" SEAMLESS AND DOWNSPOUTS APPROX 100' GUTTER 40' DOWNSPOUT
13-0620	2/19/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS, INSTALL 2 NEW 2 TON DUCTLESS A/C SYSTEMS. CONDENSERS TO BE INSTALLED ON CONCRETE PAD. MOUNTING HARDWARE WILL BE INCLUDED IN INSTALLATION UPON FINAL INSPECTION.
13-0498	2/8/2013		\$2,400	Commercial	ROOMS # 1, 2, 3, & 4, REMOVE EXISTING FIXS. RE-PIPE AS REQUIRED, PROVIDE NEW FIXTURES: FOUR (4) WATER CLSOETS, FOUR (4) LAVATORIES, & FOUR (4) SHOWERS
13-0145	1/16/2013		\$1,100	Commercial	INSTALL 4 VIDEO CAMERAS

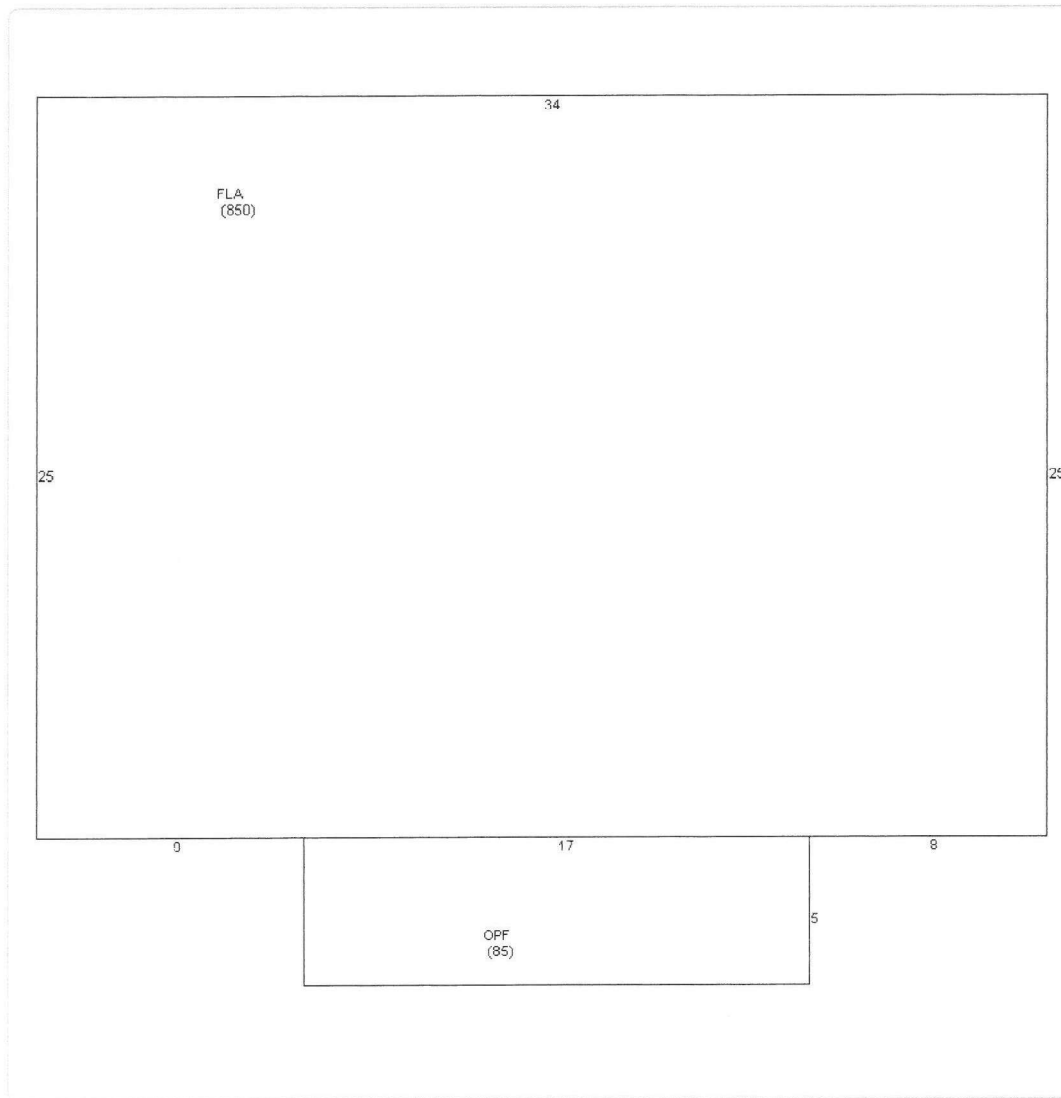
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
12-4542	1/11/2013		\$35,000	Commercial	REPLACE SOFFIT AND FACIA AS NEEDED USING WOOD FACIA AND PLYWOOD SOFFIT APPROX. 160 L.F. PAINT TO MATCH EXISTING.
12-4571	1/7/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS. INSTALL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

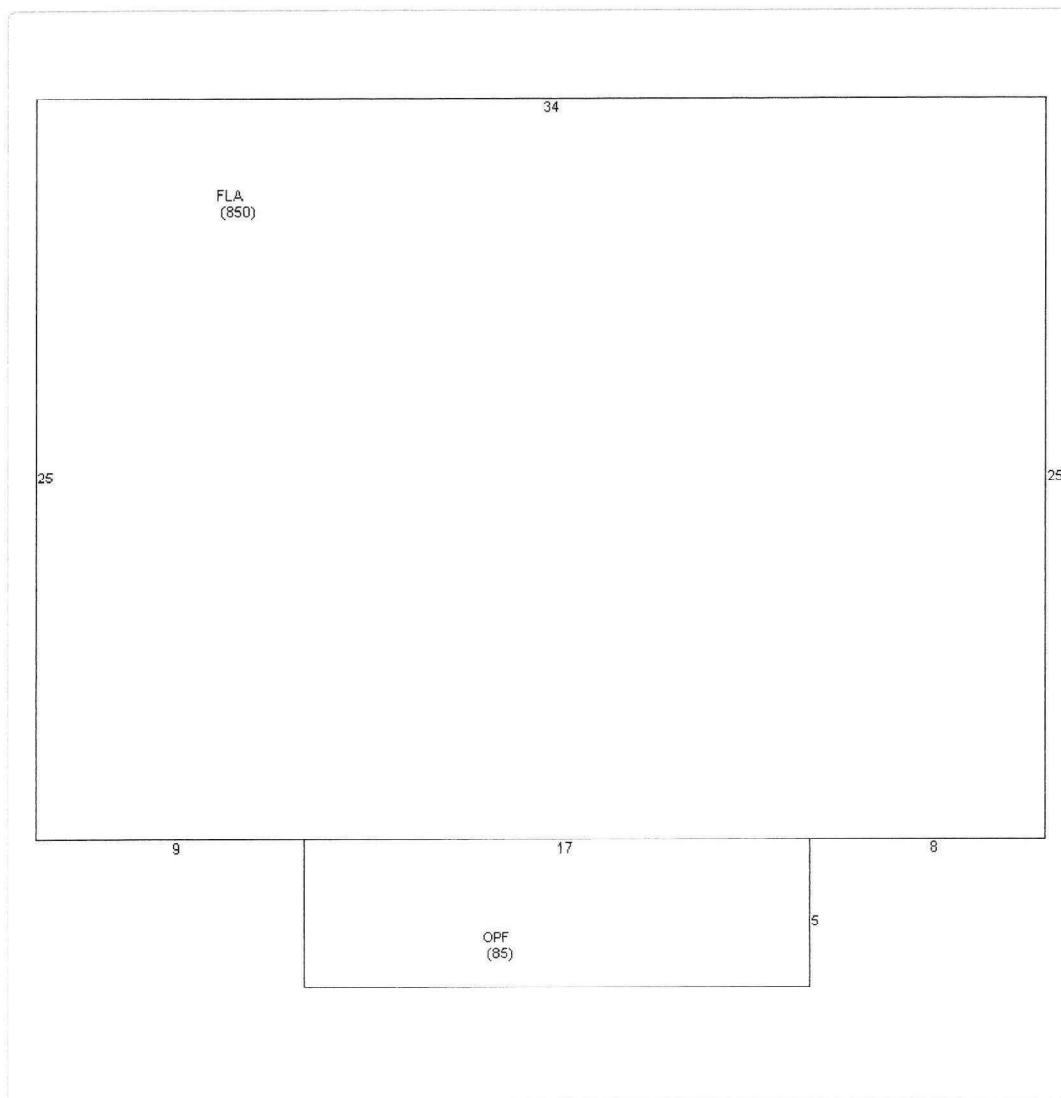
View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



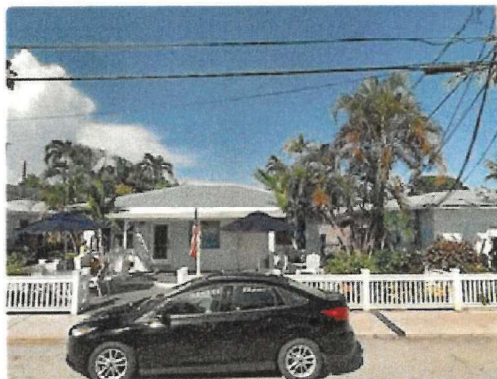
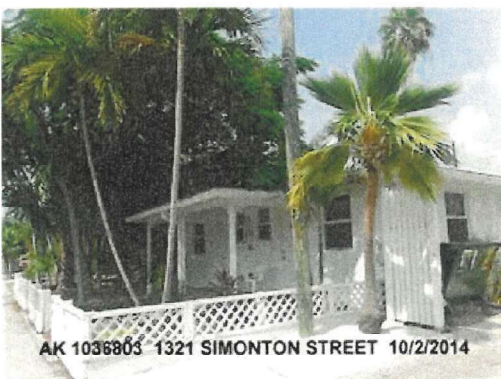








Photos



Map



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Last Data Upload: 9/13/2024, 8:13:28 AM

Monroe County, FL

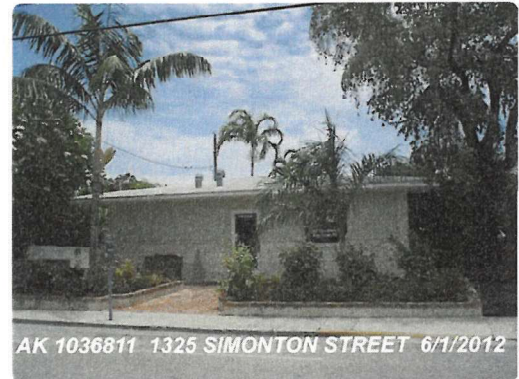
****PROPERTY RECORD CARD******Disclaimer**

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 00035950-000000
 Account# 1036811
 Property ID 1036811
 Millage Group 10KW
 Location 1325 SIMONTON St 26, KEY WEST
 Address
 Legal 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
 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
 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
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	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1953
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	5821	Roof Type	GABLE/HIP
Finished Sq Ft	5758	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	498	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	350
Interior Walls	DRYWALL	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	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1953
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	878	Roof Type	GABLE/HIP
Finished Sq Ft	752	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	EXCELLENT	Heating Type	
Perimeter	126	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	350
Interior Walls	DRYWALL	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

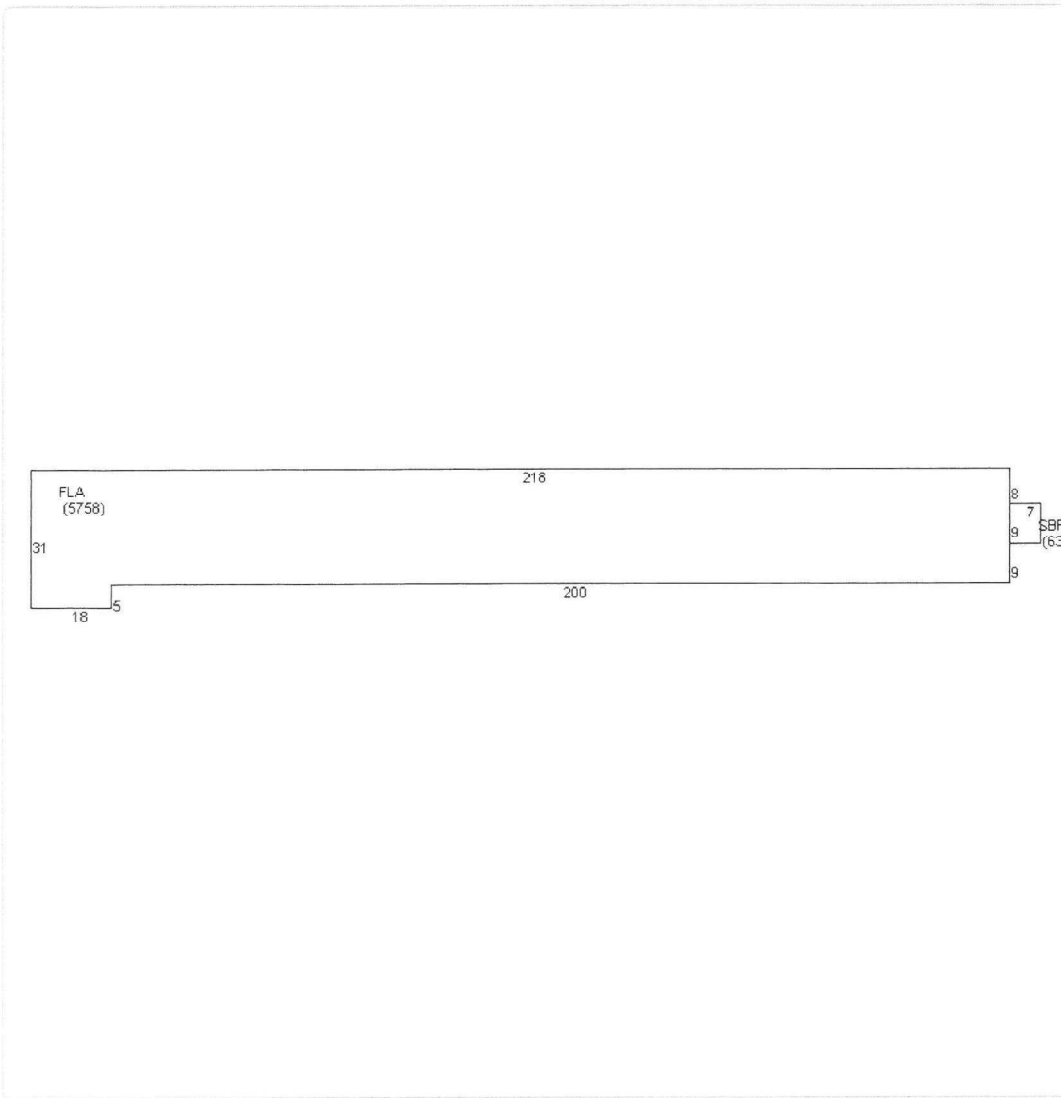
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/4/2016	\$9,400,000	Warranty Deed		2795	953	37 - Unqualified	Improved		

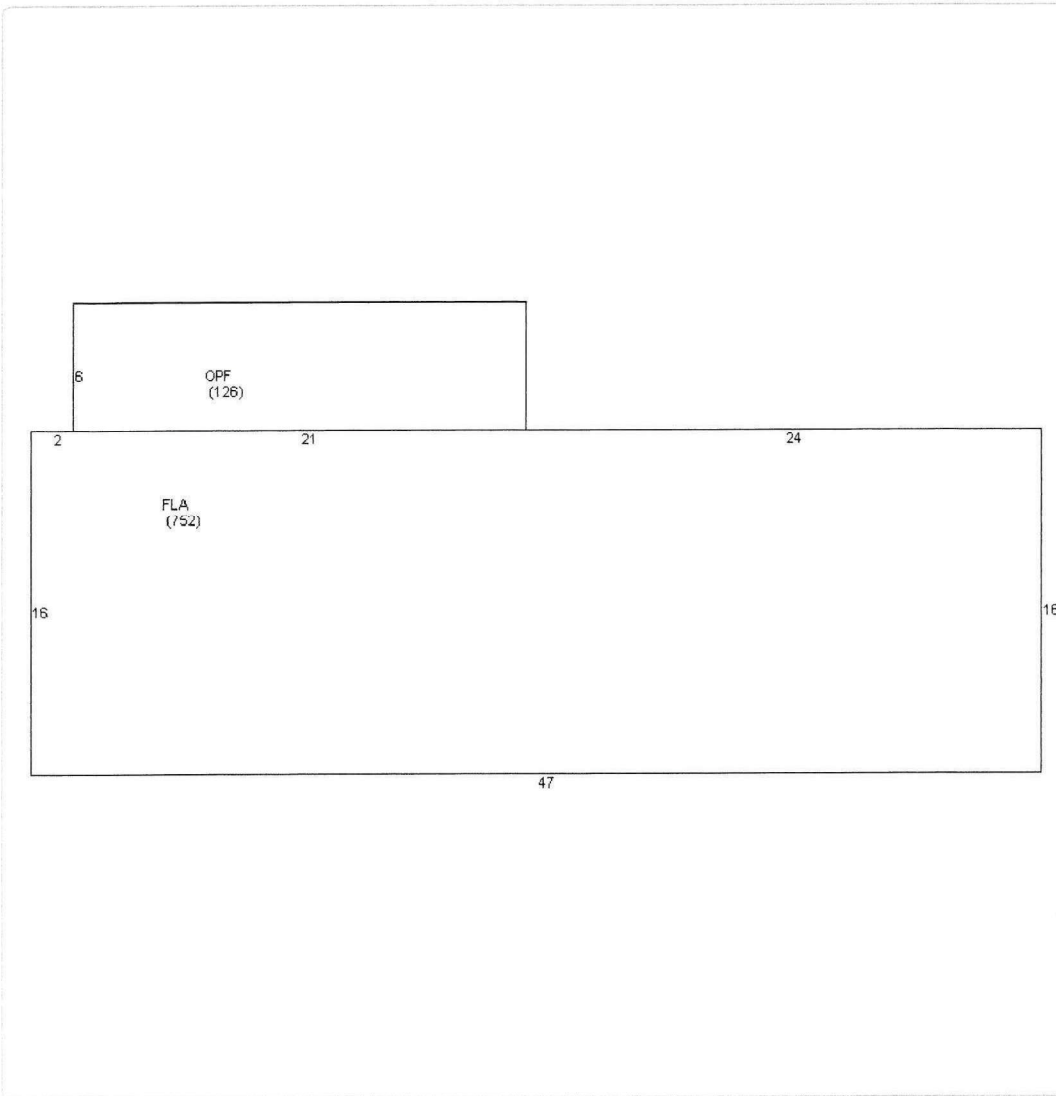
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
	6/27/2023		\$0		Mill and pave existing asphalt, add new parking. Mill to 1.5" depth, replace asphalt at 1.5" depth.
BLD2022-1247	5/4/2022		\$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	4/21/2022	8/16/2022	\$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	3/1/2022	5/3/2022	\$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. *KGD**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
17-3169	10/10/2017	12/14/2017	\$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.
17-2887	8/2/2017	12/14/2017	\$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	7/24/2017		\$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	7/20/2017	12/27/2017	\$16,000	Commercial	COMPLETE WIRING AS PER PLANS RELOCATE EXISTING 400 AMP. SERVICE. N.O.C. REC'D 7/20/17. GH
16-00003760	9/27/2016	4/16/2017	\$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	7/1/2016	4/11/2017	\$5,850	Commercial	REMOVE 40LF OF CBS PLANTER. INSTALL 40LF OF 2X2 PT WOOD FENCE TO MATCH EXISTING.
13-0345	1/30/2013		\$2,200	Commercial	REPLACE 200 AMP METER CAN AND RISER
11-1973	6/10/2011		\$1,000		INSTALL 8 RECESSED LIGHTS IN NEW SOFFIT.
11-1490	5/10/2011		\$8,898		TRAFFIC BUMPERS MADE WITH 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	10/6/2003	12/12/2003	\$1,000		DEMO WD FACADE,STUCCO
03-2943	9/12/2003	10/2/2003	\$2,500		BRICK PLANTERS, WALKWAYS
9603655	9/1/1996	11/1/1996	\$1		ELECTRIC
9603667	9/1/1996	11/1/1996	\$2,000		RENOVATIONS
9603691	9/1/1996	11/1/1996	\$1		PLUMBING
9601080	3/1/1996	11/1/1996	\$1,500		SIGN

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**





Photos



Map



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AUTHORIZATION FORM



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Marc Meisel as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Meisel Holdings FL - 1321 Simonton Street, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Spottswood, Spottswood, Spottswood & Sterling, PLLC/Richard McChesney
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 11-5-2024
Date

by MARC L. MEISEL
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

JEROME J STEZAR
Name of Acknowledger typed, printed or stamped



MY COMMISSION EXPIRES 5-19-2027
Commission Number, if any

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard J. McChesney, in my capacity as Member
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

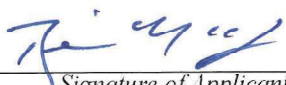
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1321 - 1325 Simonton Street and 625 South Street

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this Nov. 8, 2024 by
date

Richard J. McChesney
Name of Applicant

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

DEED

1321 Simonton

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

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

Prepared by and return to:

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

Doc# 1996654
 Bk# 2701 Pg# 1846

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Warranty Deed

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

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

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

See Attached Exhibit "A"

Parcel Identification Number: 00035940-000000

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

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

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

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

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

DoubleTime

Doc# 1996654
Bk# 2701 Pg# 1847

Signed, sealed and delivered in our presence:

Cindy Sawyer
Witness Name: Cindy Sawyer
Tania Ortiz
Witness Name: Tania Ortiz

Harborside Motel & Marina Inc., a Florida corporation

By: Andreas Kwoke
Andreas Kwoke, President

State of Florida
County of Monroe

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

[Notary Seal]



Cindy Sawyer
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

Doc# 1996654
Bk# 2701 Pg# 1848

EXHIBIT A

1321 Simonton Street:

On the Island of Key West and being a part of Tract 16 according to Wm. A. Whitehead's map of said Island, but better described as Lot 3 of Square 1 of said Tract 16, according to the diagram of Division of Tract 16 on the Island of Key West between Frederick Filer and John Boyle, recorded in Book 'N', Page 476, Public Records of Monroe County, Florida, but more particularly described: Commencing at a point on the Northeasterly side of Simonton Street, distance 100 feet Northwesterly from the corner of South and Simonton Streets, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 248 feet back to the place of beginning.

MONROE COUNTY
OFFICIAL RECORDS

1325 Simonton

Doc# 2074519 05/06/2016 9:36AM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN

05/06/2016 9:36AM
 DEED DOC STAMP CL: Krys \$65,800.00

Prepared by and return to:
 Erica Hughes-Sterling
 Attorney at Law
 Spottswood, Spottswood & Spottswood
 500 Fleming Street
 Key West, FL 33040
 305-294-9556
 File Number: 14-100-EB
 Purchase Price: 9,400,000.00

Doc# 2074519
 Bk# 2795 Pg# 953

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of May, 2016 between Spanish Gardens, Inc., a Florida corporation whose post office address is 31 Cypress Avenue, Key West, FL 33040, grantor, and Meisel Holdings FL - 1325 Simonton Street, LLC, a Florida limited liability company whose post office address is 6000 Executive Blvd., Rockville, MD 20852, grantee:

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

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

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 4 of Square Number 1 of said Tract 16 on the Island of Key West between Frederick Filer 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 Street, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southeasterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet to the place of beginning.

Parcel Identification Number: 00035950-000000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

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

DoubleTime®

Doc# 2074519
Bk# 2795 Pg# 954

Signed, sealed and delivered in our presence:

Gregory Maza
Witness Name: Gregory Maza
Erica N. Sterling
Witness Name: ERICA N. STERLING

Spanish Gardens, Inc., a Florida corporation
By: Julius C. Masiello
Julius C. Masiello, President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 4th day of May, 2016 by Julius C. Masiello, as President of Spanish Gardens, Inc., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/17

MONROE COUNTY
OFFICIAL RECORDS

625 South

Doc# 1996652 09/05/2014 2:23PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/05/2014 2:23PM
DEED DOC STAMP CL: Krys \$28,350.00

Prepared by and return to:
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-119-EJ
Will Call No.:

Doc# 1996652
Bk# 2701 Pg# 1842

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of September, 2014 between 625 South Street LLC, a Florida limited liability company whose post office address is 913 Duval Street, Key West, FL 33040, grantor, and Meisel Holdings FL-1321 Simonton Street, LLC, a Florida limited liability company whose post office address is 6000 Executive Blvd, Rockville, MD 20852, grantee:

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

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

See Attached Exhibit "A"

Parcel Identification Number: 00038140-000000

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

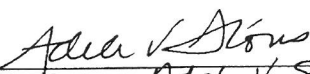
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

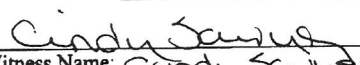
To Have and to Hold, the same in fee simple forever.

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

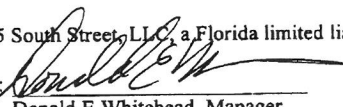
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Adele V. Stone


Witness Name: Cindy Sauer

625 South Street, LLC, a Florida limited liability company

By: 
Donald E Whitehead, Manager

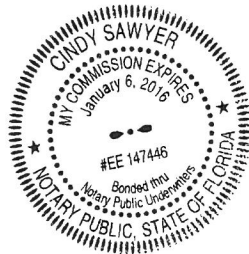
DoubleTime®

Doc# 1996652
Bk# 2701 Pg# 1843

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of September, 2014 by Donald E Whitehead, Manager of 625 South Street, LLC, a Florida limited liability company, on behalf of said firm. He/she ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Cindy Sawyer
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

Doc# 1996652
Bk# 2701 Pg# 1844

EXHIBIT A

625 South Street:

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 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 SW'ly direction 88 feet; thence at right angles in a NW'ly direction 120 feet; thence at right angles in a NE'ly direction 88 feet; thence at right angles in a SE'ly direction 120 feet along Elizabeth Street to the Point of Beginning.

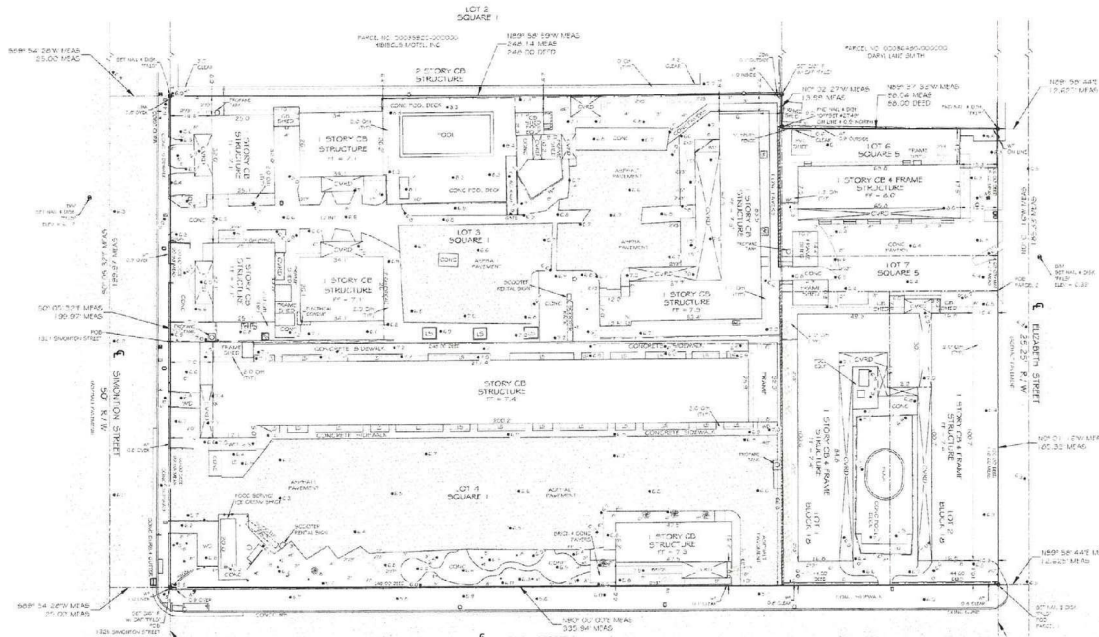
ALSO:

In the City of Key West and known as Lots 6 and 7, 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 a point on the Southwestern side of an alley known as Elizabeth Street, distant 120 feet from the corner of South and Elizabeth Streets and running thence along Elizabeth Street in a NW'ly direction 66 feet; thence at right angles in a SW'ly direction 88 feet; thence at right angles in a SE'ly direction 66 feet; thence at right angles in a NE'ly direction 88 feet, out to the Point of Beginning on Elizabeth Street.

MONROE COUNTY
OFFICIAL RECORDS

SURVEY

MAP OF BOUNDARY SURVEY



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

SURVEYORS NOTE

- [illegible]

SYMBOL LEGEND:

- 

**FLORIDA KEYS
LAND SURVEYING**

2140 SEAGRAM BLVD., SUITE 4
CORAL GABLES, FL 33134
PHONE: (305) 394-5690
FAX: (305) 394-5690

• LICENSED SURVEYOR
• PROFESSIONAL
• 10 YEARS EXPERIENCE
• 100% SATISFACTION
• 100% ON TIME
• 100% ON BUDGET
• 100% ON QUALITY

• 100% ON TIME
• 100% ON BUDGET
• 100% ON QUALITY
• 100% ON TIME
• 100% ON BUDGET
• 100% ON QUALITY

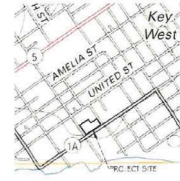
• 100% ON TIME
• 100% ON BUDGET
• 100% ON QUALITY
• 100% ON TIME
• 100% ON BUDGET
• 100% ON QUALITY

CERTIFIED TO:

PERSON CERTIFY THAT THE SIGNATURE WAS MADE UNDER MY RESPONSIBLE CARE AND MYSTHE THE
STANGALOE OF PRACTICE NO. 00107-20-16 FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS, 1777 N. W. 17TH AVENUE, SUITE 100, FT. LAUDERDALE, FLORIDA 33311-4777. FIDELITY
SUA. JUDITH AND COLUMBIA CHAPTER 177, FLORIDA SURVEYORS

NOT VALID WITH OUT THE
SIGNATURE OF THE
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

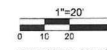
FILED: A "HALL OF FAME" OF FLORIDA SURVEYORS AND MAPPERS, 1000 PM



LOCATION MAP - NTG
5°C. CG-T685-R250



ASSUMED MONTH



VREF ORIGINAL SCALE:

LOCAL DESCRIPTIONS

(625 South Street)

Parcel 1:

in the City of Key West and includes all sections 1 and 2, Block 16, Tract 17, adjacent to the Key West Municipal Comprehensive Subdivision of Part of Tract 17, recorded as Plat Book 1, Page 66. (hereinafter referred to as Page 66); Monroe County, Florida Public Records, as described by maps and records on file with the County Clerk at the corner of Southwest 16th Street and 17th Street, and along the line along South Street, adjacent to the 60 feet, thereat, at the east margin, in a North-westerly direction, 120 feet, thence as high angle, in a North-westerly direction 85 feet; thence as high angle, in a South-westerly direction, 120 feet along Eswell Street to the Port of Beginning.

ASD:

Parcel 2:
 is the City of New York and known as Lots 6, and 7, in Building 5 or Parcel 1, 2 according to D.T. Seawards Chapter of Part of Tract 7 enclosed in Block "D" of Capital Page 377, of Albany County, Florida Records. Commencing at point of the first quarter pole of an alley known as Florida Turnpike, containing 120 feet from the corner south of said lot 21, 22, 23, and 24, and running thence along S. 81st St., 500 ft., in a N. 10° W. direction 66 feet; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Southwesterly direction 65 feet; thence at right angles in a Northerly direction 60 feet, and to the Point of Beginning.

(1325) Simonen, S. (ed.)

[illegible](1.2) *Business Street*

The Island of Key West, also being a part of Trust No. 6; according to Wm. A. Whitcomb's map of said town better described as Lot 2 of Block 1 of said Trust No. 6; according to the diagram of division of Trust No. 6 or the Island of Key West called "Frederick Pier and its appurtenances in Block No. 679 AT & P's Real Records of Monroe County, Florida, but more particularly described: Commencing at a point on the Northwestern side of Circular Street about 100 feet NW thence by the corners of four and six-story buildings running thence along Division Street in a Northerly direction 100 yards thence it runs angles in a Northwesterly direction 248 feet, thence it runs angles in a Southwesterly direction 100 feet, thence it runs angles in a

S.W. 1/4 Sec. 16 T. 24 N., R. 25 E.

MAP OF BOUNDARY SURVEY

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

DATE: 12/15/2025	SURVEY BY: FLS	PROJECT: SCUT-WINDS
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

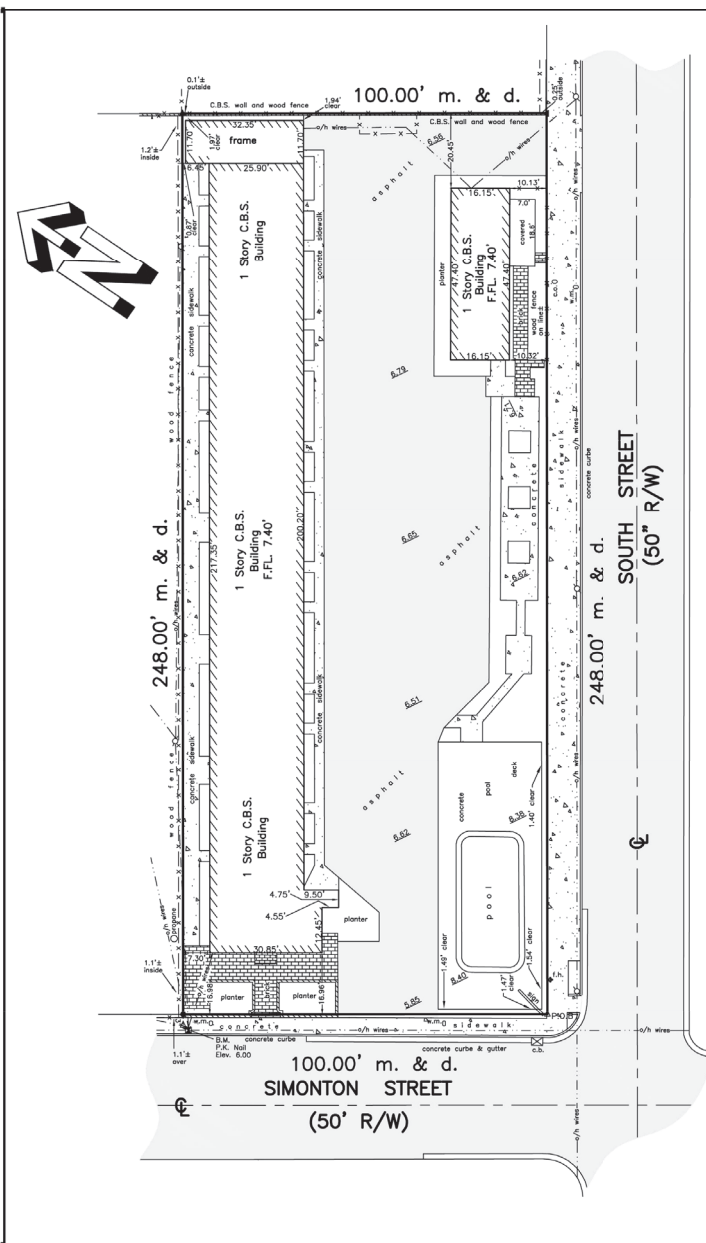
410 Angela Street
Ker West, Florida 33040
Telephone (305) 296-1847
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS

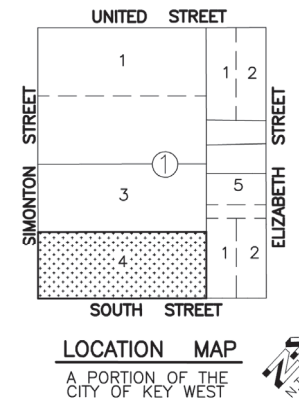
Project N° : 2340

Date: 11/06/2024

S1



LEGAL DESCRIPTION: (O.R. 698 Pg. 2):
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 4 of Square Number 1 of said Tract 16 according to the diagram of division of Tract 16 on the Island of Key West between Frederick Filer and John Boyle, recorded in Book "N" page 476 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 Southeasterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet back to the place of beginning.



SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Simonton
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914
Survey performed without benefit of title
search for said and surrounding property's.
All angles 90°00'00" unless otherwise specified

Field Work performed on: 3/14/14

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Dead
N.T.S. = Not to Scale
© = Centerline
Elev. = Elevation

F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = catch basin
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.O.C. = Point of Commence

P.B. = Point of Beginning
P.B. = Plot Book
pg. = page
wd. = Wood
Bal. = Balcony
Pl. = Planter
o/h = Overhead
H = Concrete Utility Pole

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Meisel Holdings Fl., Inc. (Spanish Gardens)
1325 Simonton Street, Key West, Florida 33040

BOUNDARY SURVEY
Dwn No.: 14-191
Scale: 1"=20'
Ref. 14-31
File 14-31
Date: 3/18/14
Flood panel No. 14-31
Flood Zone: AE
Flood Elev. g'

REVISIONS AND/OR ADDITIONS
1152 Northside Drive
Suite 201
Key West, FL 33040

ISLAND SURVEYING, INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
hildebr@islandsurveying.com
L.B. No. 7700

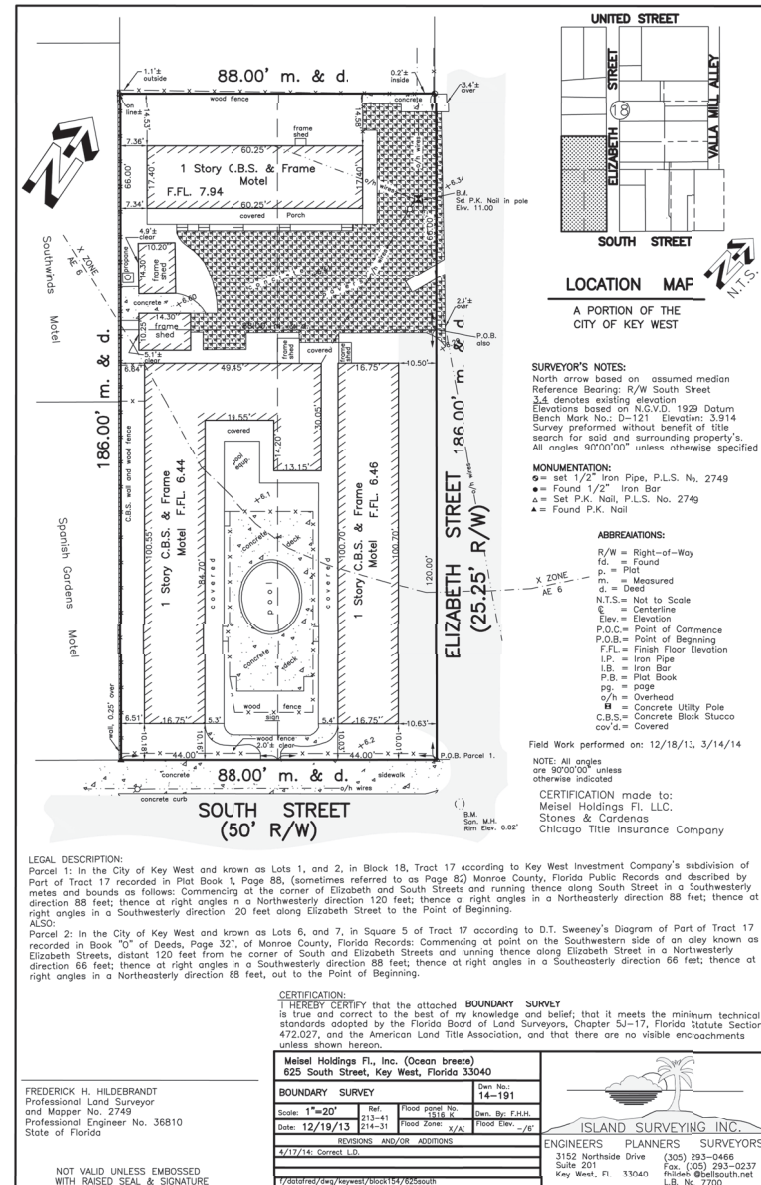
CERTIFICATION made to:
Meisel Holdings FL, LLC.
Stones & Cordenos
Chicago Title Insurance Company
Spottswood, Spottswood & Spottswood

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

Bender & Associates
ARCHITECTS
p.a.

Project No.: 226
Date: 10/24/2014

S1



1 SURVEY
S2 SCALE N.T.S.



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 ALC0002022

Bender & Associates
ARCHITECTS
p.a.

Project No.: 226

Date: 10/24/2014

S2

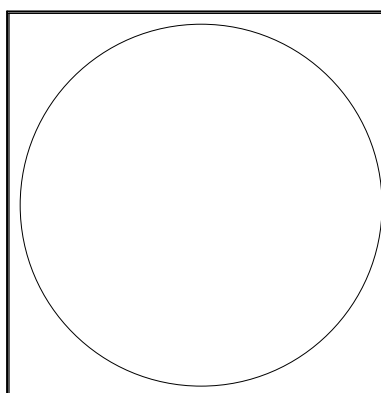
SITE PLAN

SOUTHWINDS MOTEL

KEY WEST, FL 33040
DEVELOPMENT SUBMITTAL

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

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-3737
Florida License AAC002022

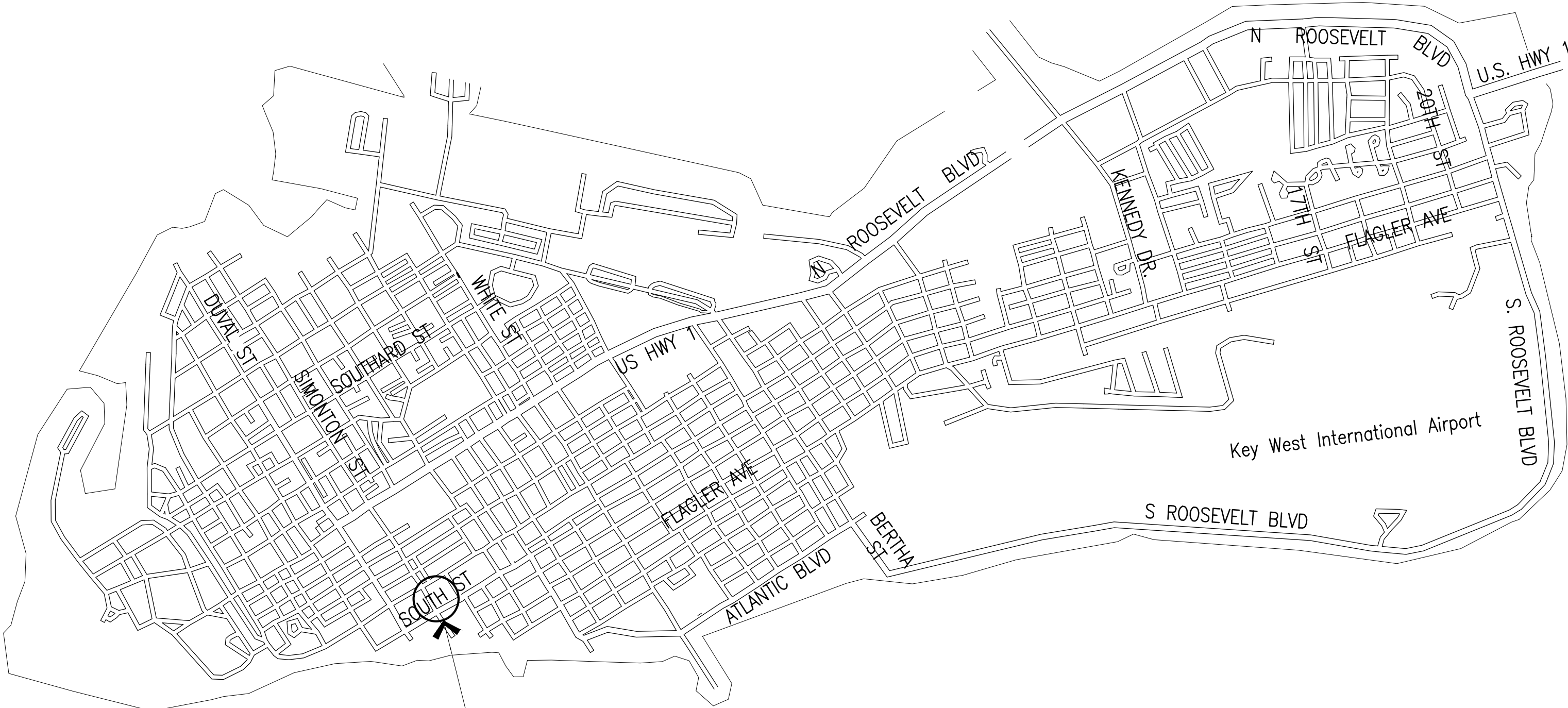
Bender & Associates
ARCHITECTS
p.a.

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
- 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.

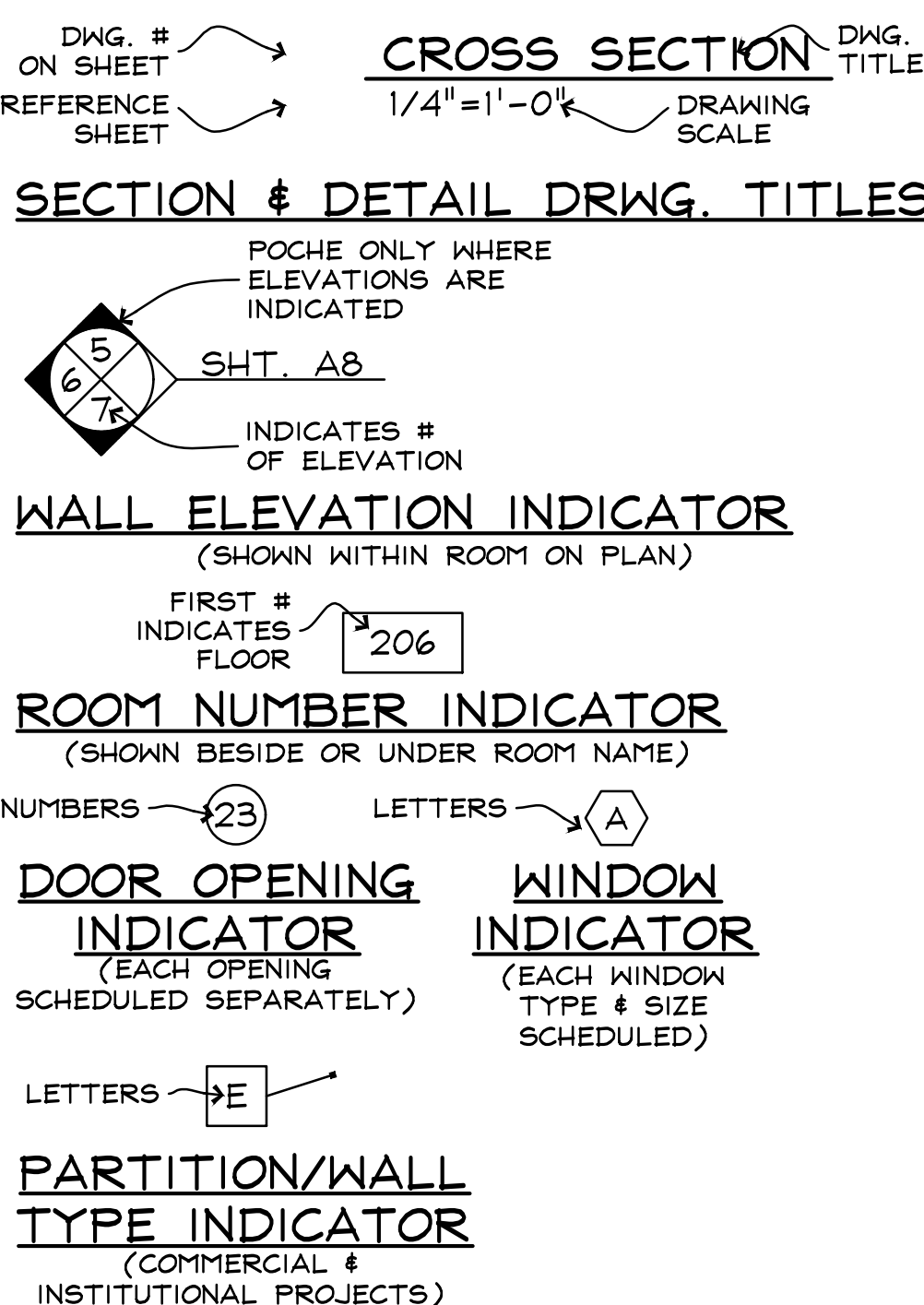
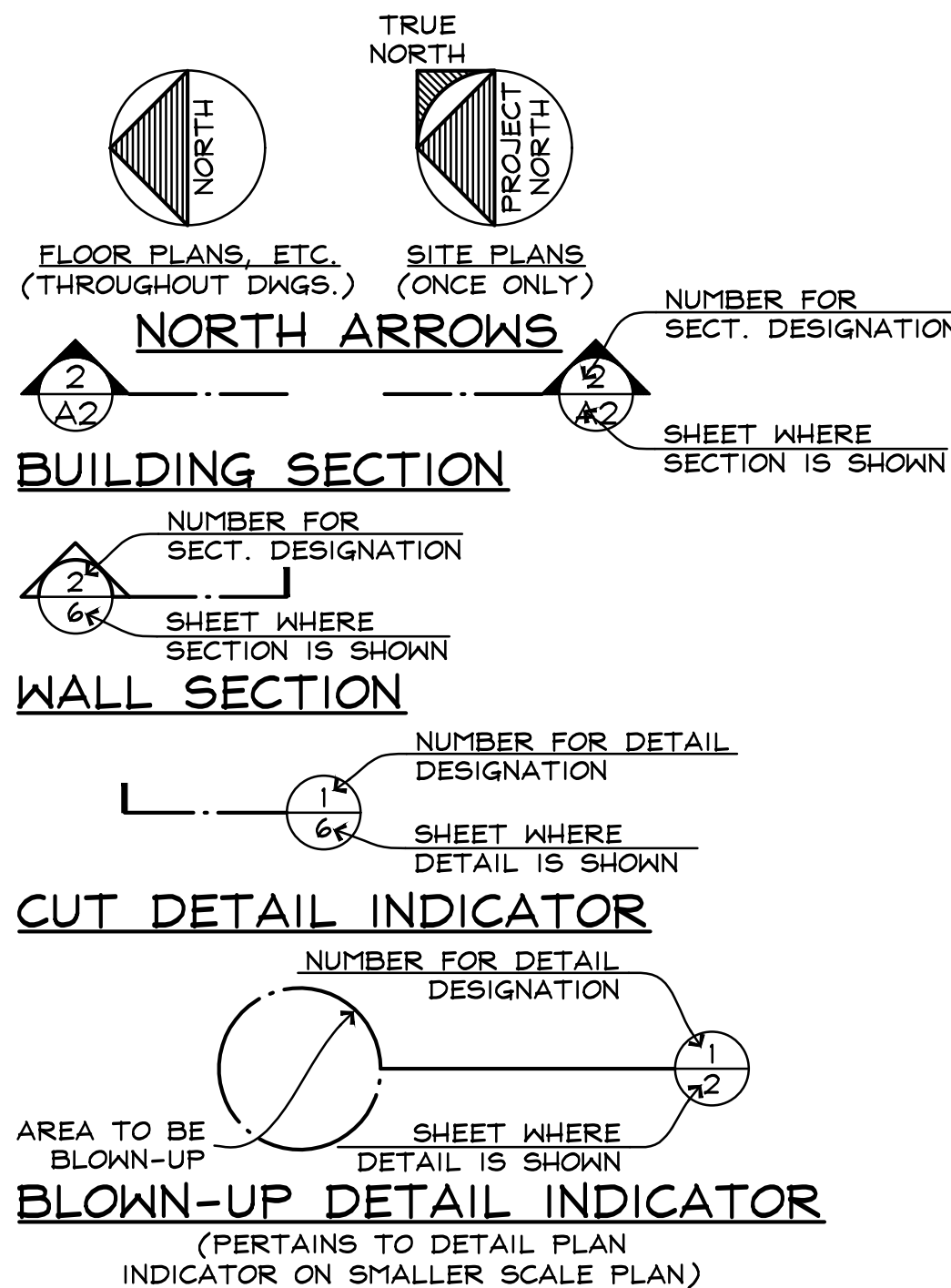
FLORIDA ADMINISTRATIVE CODE

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	PROPENTRY LINE
CL	CENTER LINE	PLM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REBAR	STEEL REINF. BAR
DTL	DETAIL	REFR.	REFRIGERATOR
DWR	DRAWER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TYPICAL
EQ	EQUAL	UNO	UNLESS NOTED OTHERWISE
EXH	EXHAUST	VCT	VINYL COMPOSITION TILE
FV	FIELD VERIFY	VERT	VERTICAL
GALV	GALVANIZED	WD	WOOD
GI	GALVANIZED IRON	WHF	WELDED WIRE FABRIC
HORZ	HORIZONTAL	WH	WATER HEATER
HDW	HARDWARE	W/O	WITHOUT
HVAC	HEATING VENTILATING & AIR CONDITIONING		
FOC	FACE OF CONCRETE		
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)
GYPSTUM WALL BOARD IN SECTION (LARGE SCALE)
EARTH, NATURAL SUBSTRATE
GRAVEL, AGGREGATE BASE COURSE, FILL
FIBERGLASS BATT INSULATION
RIGID INSULATION

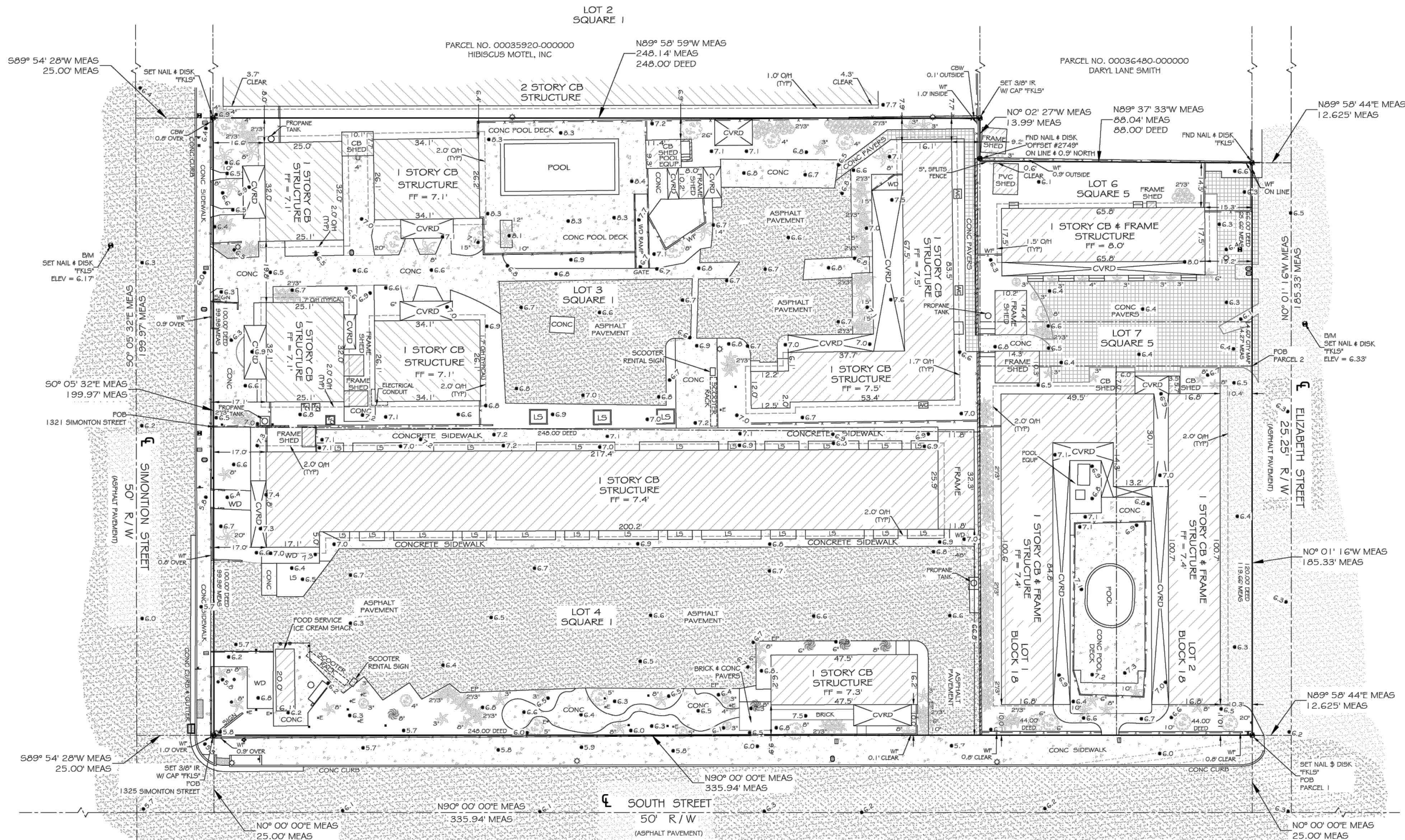
PARTITIONS & WALLS

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

SHEET INDEX

SHEET INDEX
C COVER
S1 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
C-100 EROSION CONTROL PLAN
C-200 CONCEPTUAL DRAINAGE PLAN
C-300 CONCEPTUAL WATER AND SEWER PLAN
HS.101 HARDSCAPE PLAN-WEST
HS.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
LS1 LIFE SAFETY GROUND FLOOR PLAN
LS2 LIFE SAFETY SECOND FLOOR PLAN
LS3 LIFE SAFETY THIRD FLOOR PLAN
LS4 LIFE SAFETY CODE CALCULATIONS

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 1/26/2023.
- 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, 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.

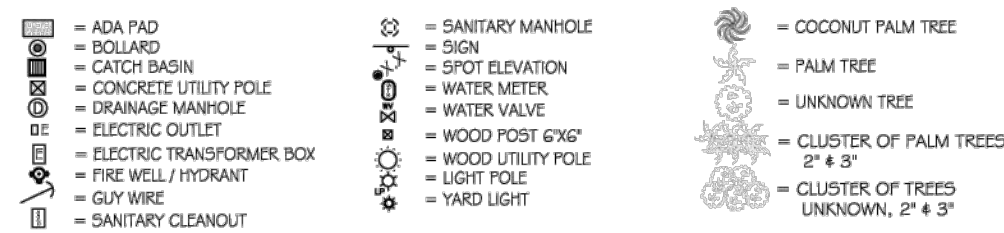
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BM = BENCHMARK
C 4 G = 4" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTRIFUGAL
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 = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE

GLW = GUY WIRE
HD = HOSE DIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MEASURED
MF = METAL FENCE
MFWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = OVERHEAD WIRE
OW = OVERHEAD WIRE
PC = POINT OF CURVE
PF = FINISHED FLOOR ELEVATION
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
TOS = 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



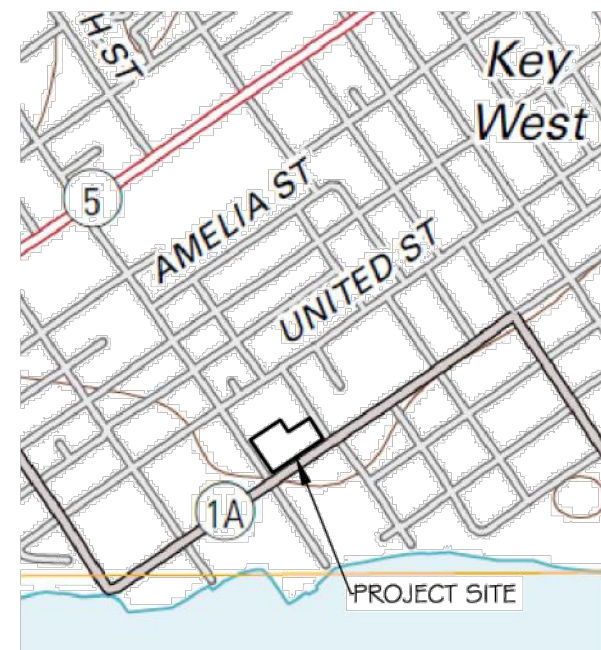
FLORIDA KEYS
LAND SURVEYING

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

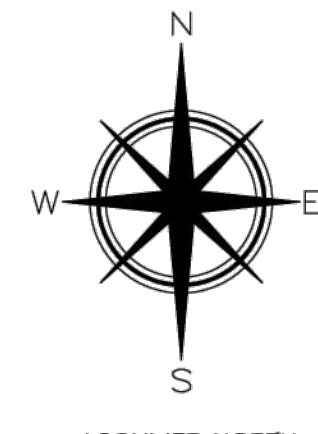
SIGNED

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 66, (sometimes referred to as Page 62) 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 Northerly 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 Southwesterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet back to the place 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 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 Northwesterly 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 Fier and John Doyle, recorded in Book "N" page 476 of 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 Northwesterly 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

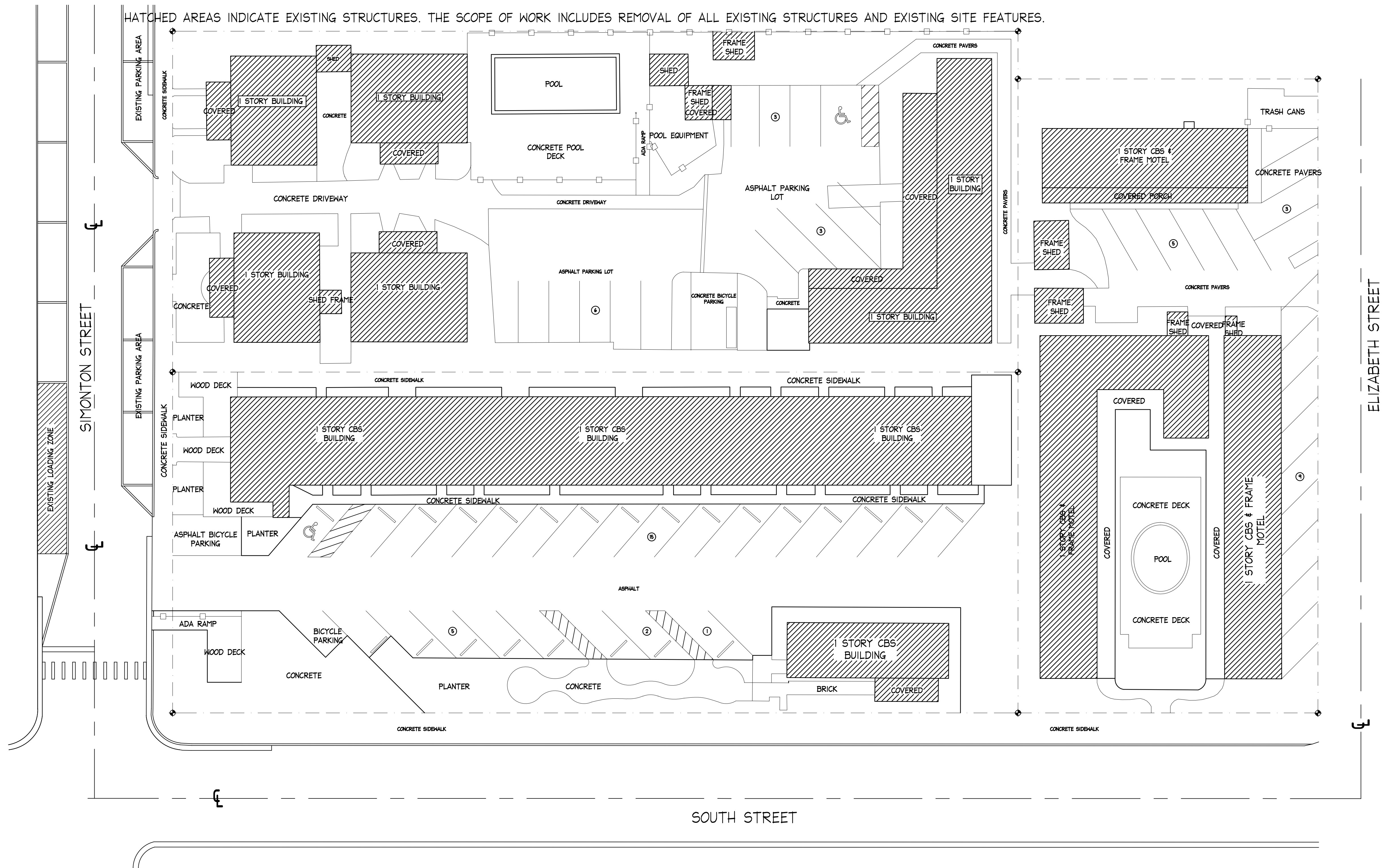
410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 2240

Date: 11/06/2024

S1



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



SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

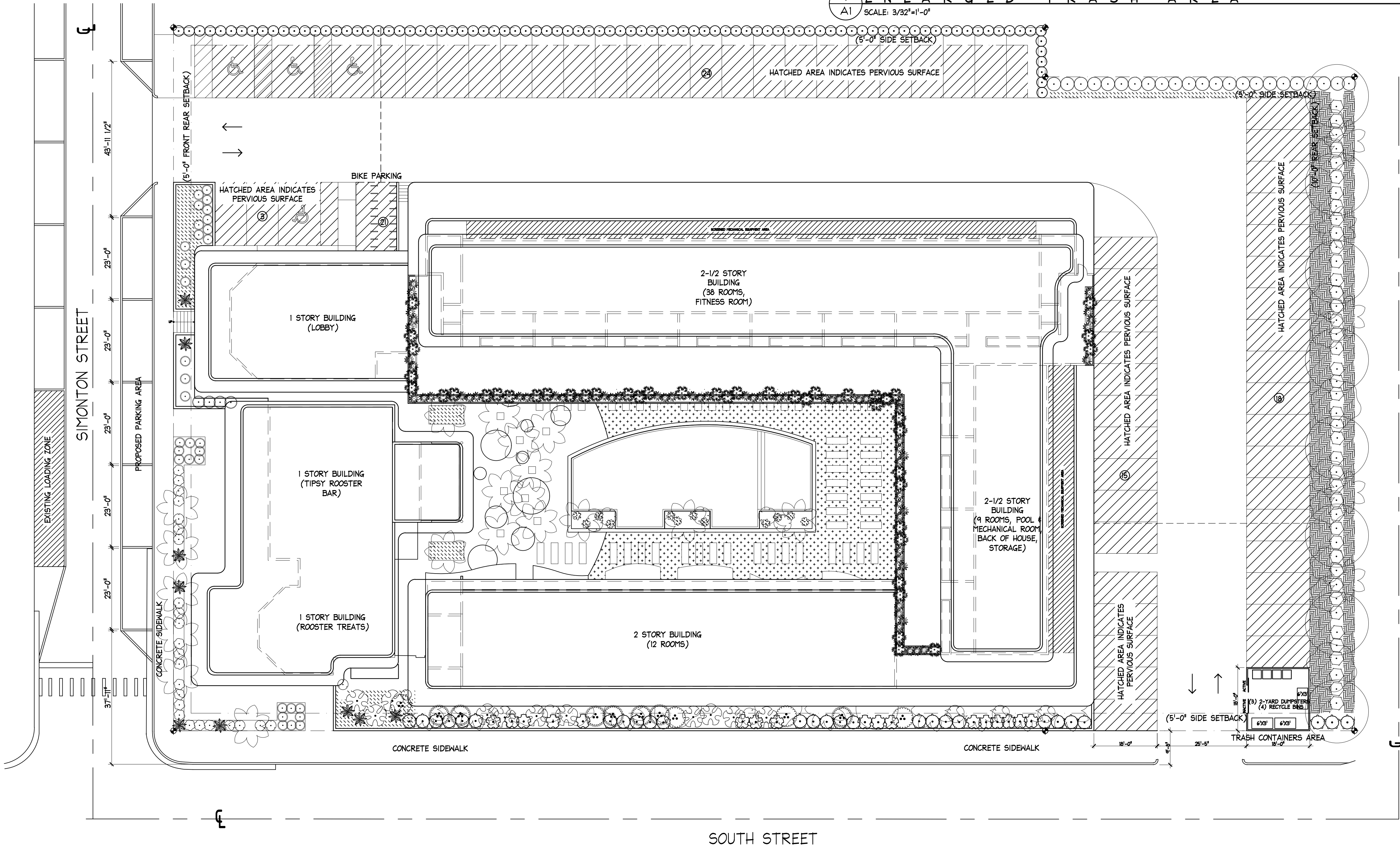
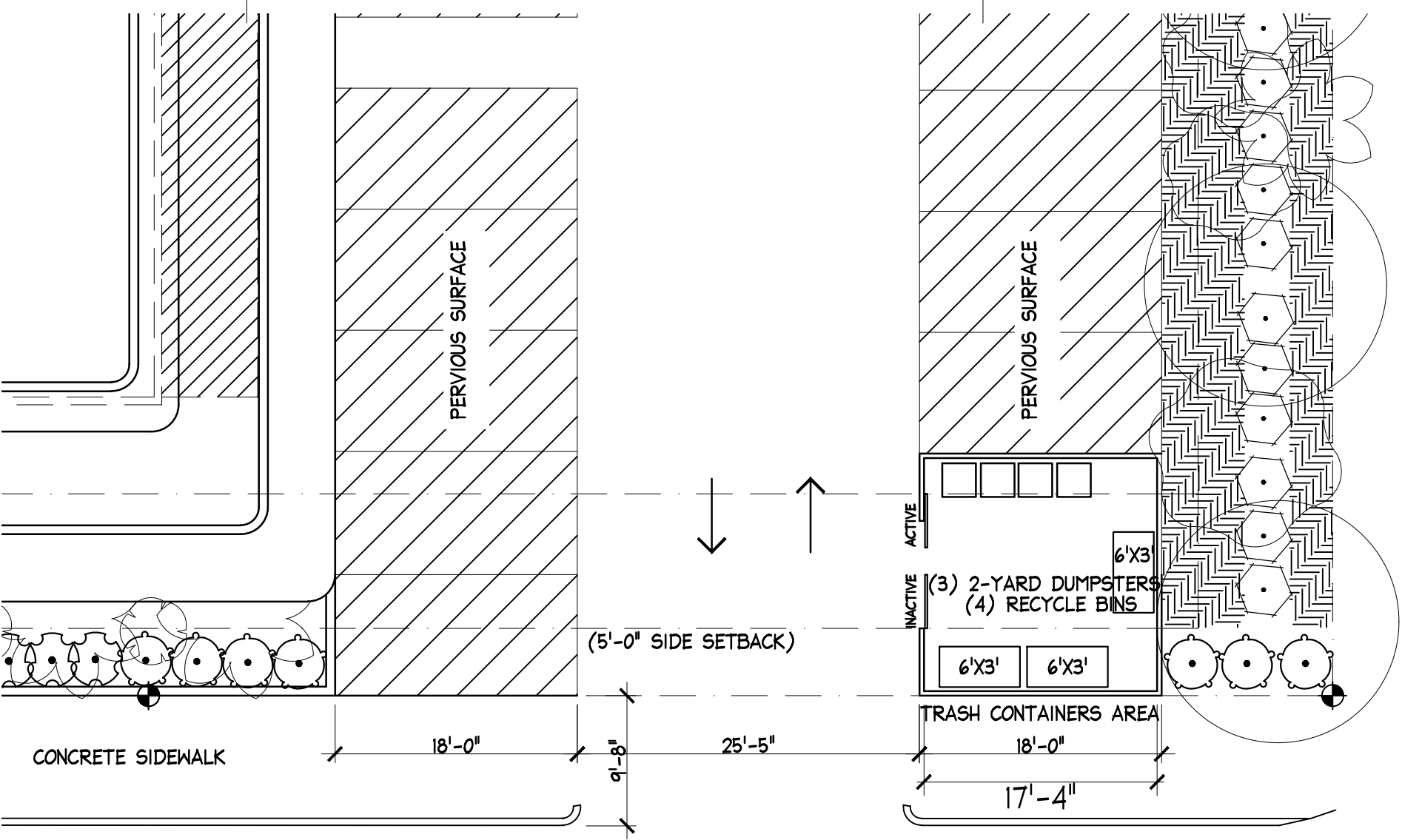
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p.a.

Project No: 2240
Date: 11/06/2024

EX1

PROJECT STATISTICS				NOTE: REQUIRED STATISTICS ARE BASED ON HCT ZONING DISTRICT
FEMA FLOOD ZONE	ZONE 'AE-7' PROPOSED NAVD88 (CURRENT 'AE6' NGVD29)		NOTE: HOTEL FINISHED FLOOR AT 8'-0" NAVD88. ROOSTER TREATS & TIPSYS ROOSTER FINISHED FLOOR AT 5'-0" NAVD88 (FLOOD PROOFED TO 8'-0" NAVD88)	
ZONING DESIGNATION	HCT			
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"



ELIZABETH STREET

ELIZABETH STREET

SOUTH STREET

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

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

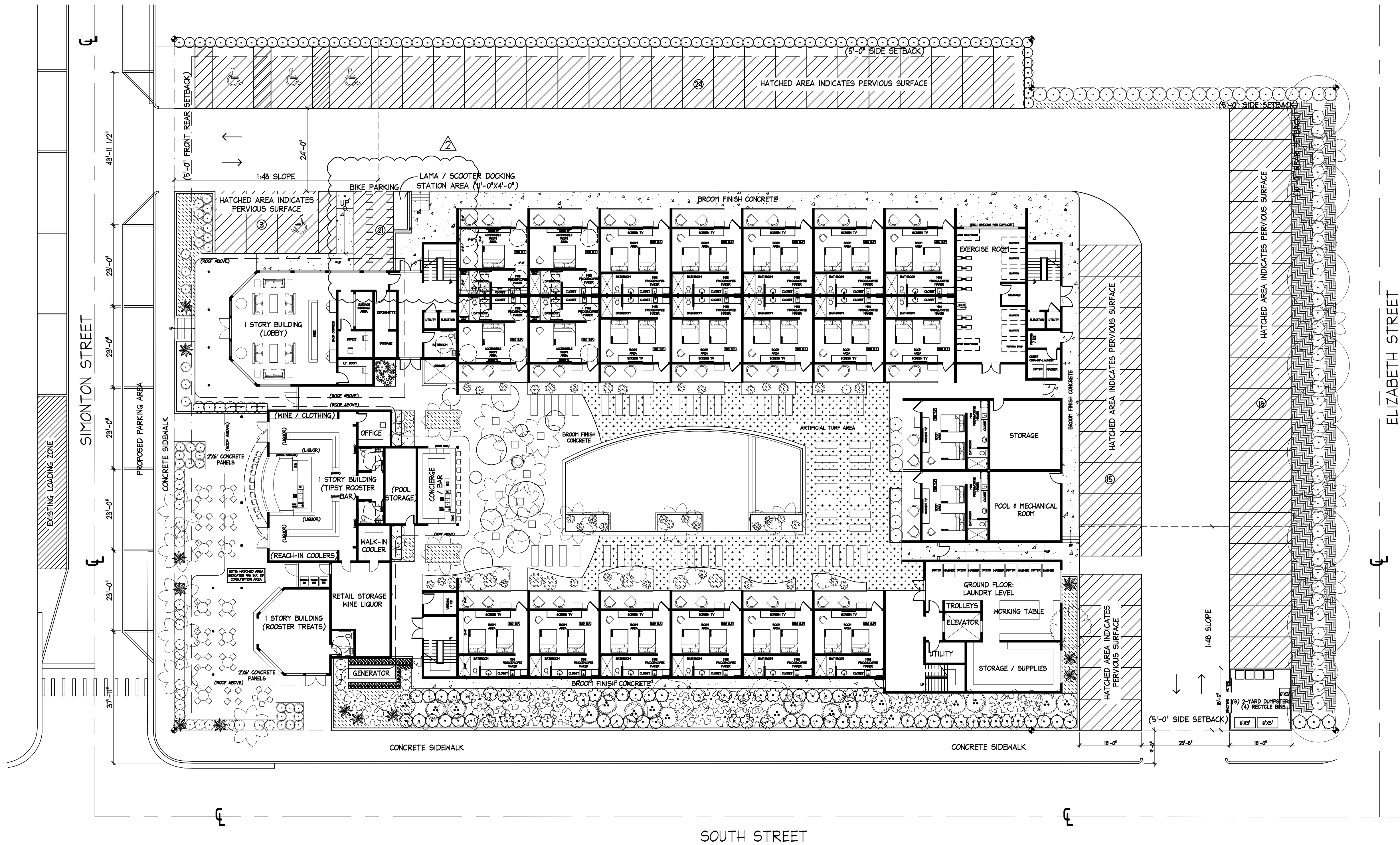
410 Angela Street
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p.a.

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
KEY WEST, FLORIDA

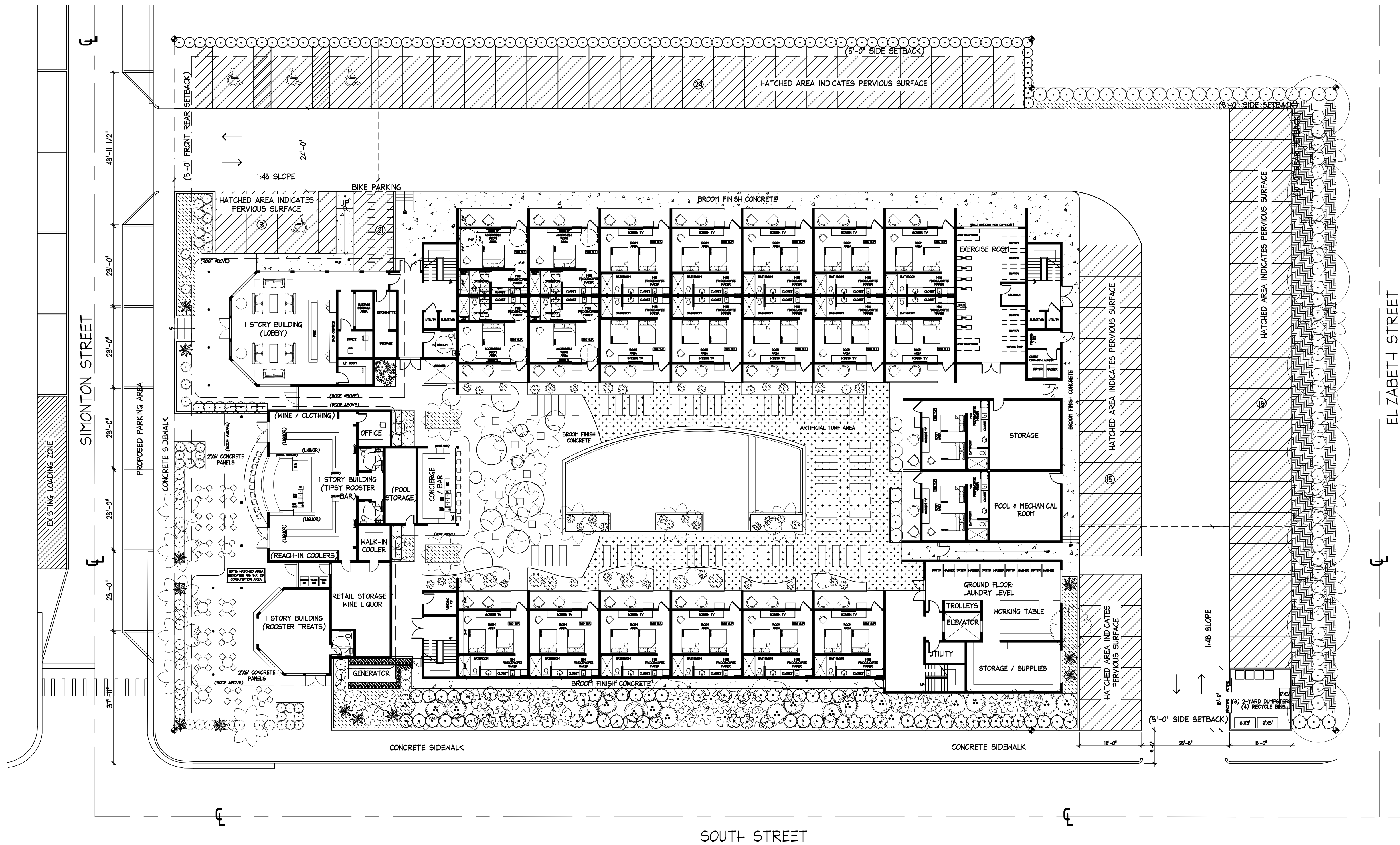
410 Angela Street
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Telephone (305) 296-1347
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p.a.

Project No: 2240

Date: 01/21/2025

A2



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

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

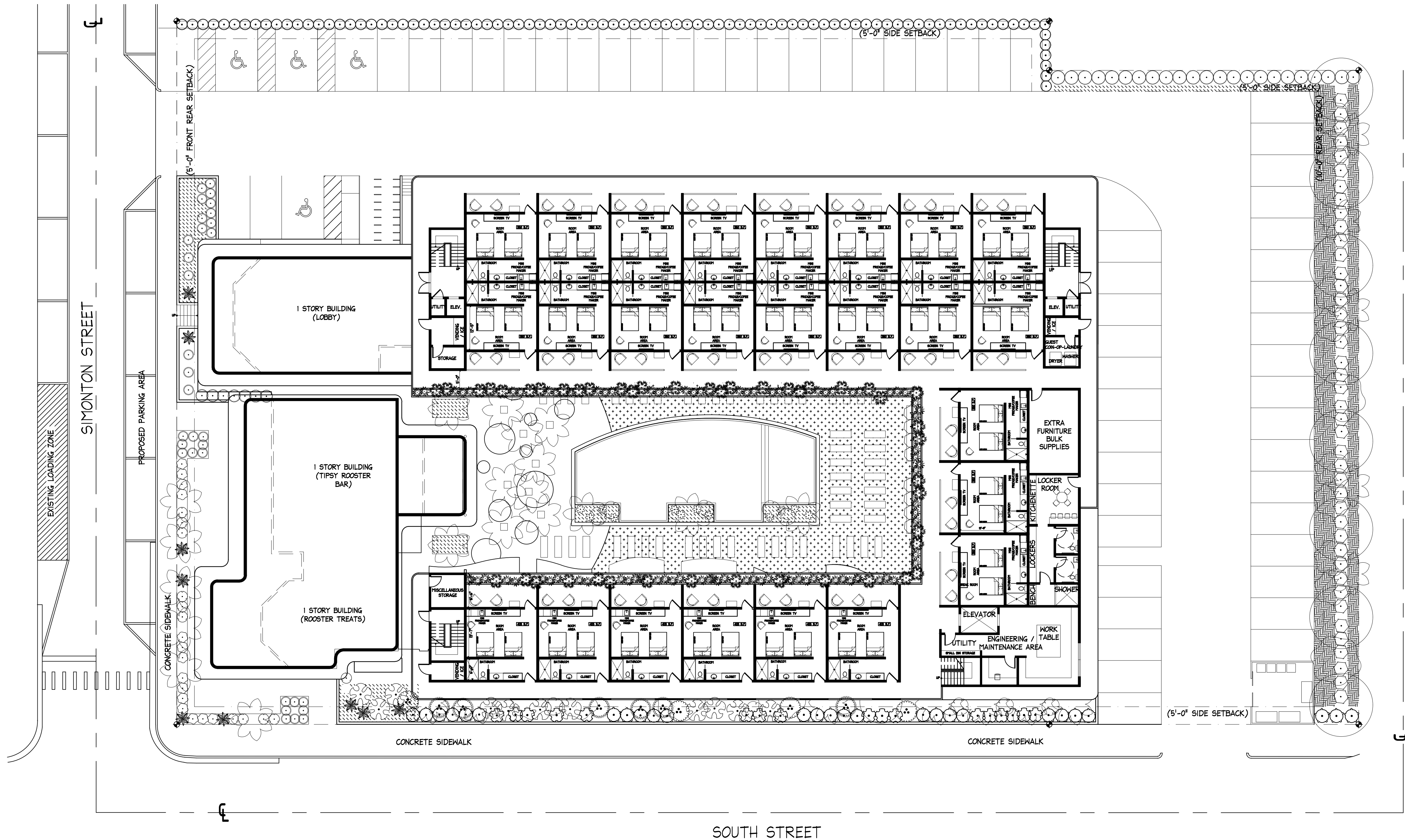
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1321 SIMONTON ST
KEY WEST, FLORIDA

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Telephone (305) 296-1347
Facsimile (305) 296-3727
Florida License AAC002022

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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, PVIOUS
PARKING AREA.

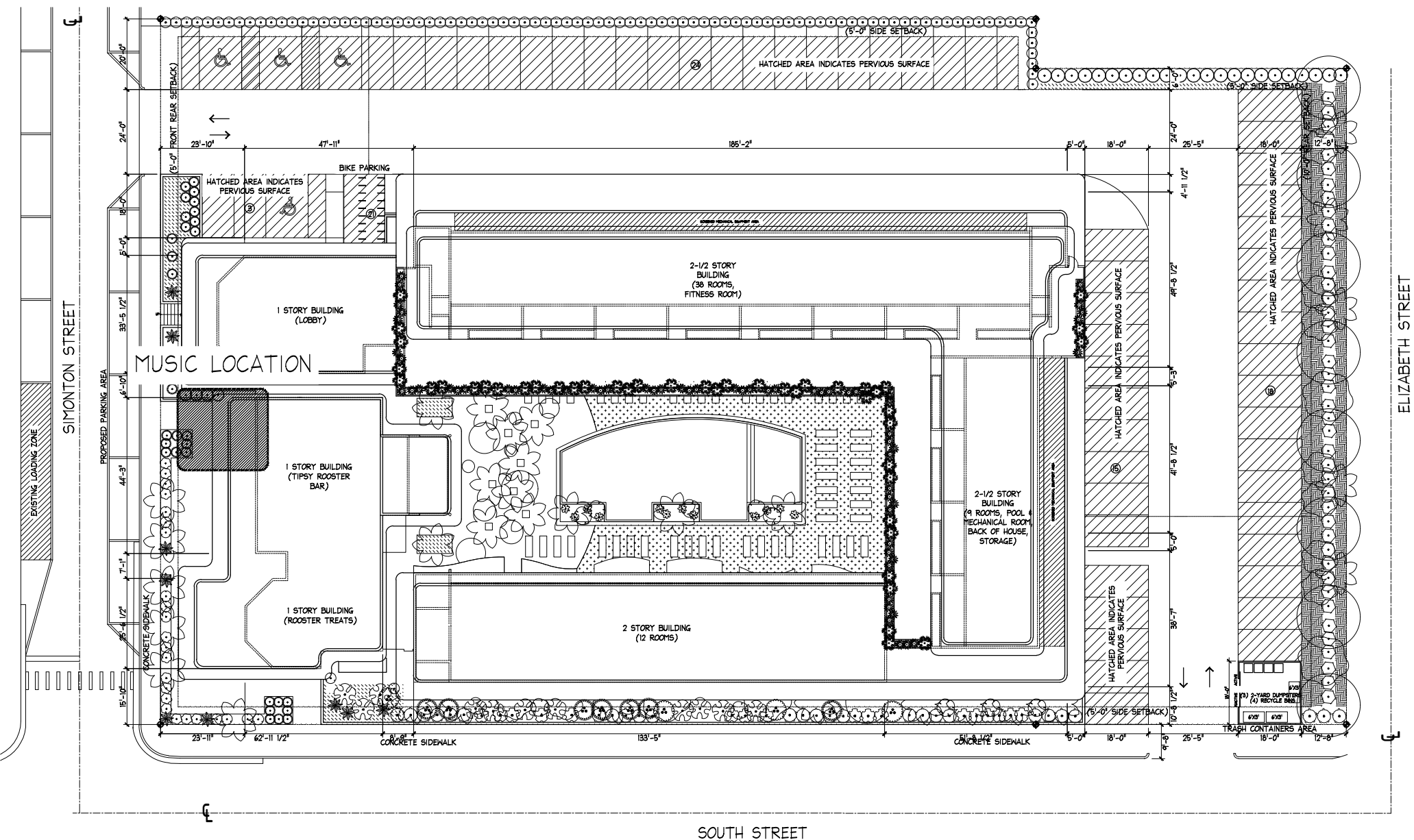
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Key West, Florida 33040
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Project N° : 2240
Date: 01/21/2025

A3



PROPOSED PARKING AREA

33'

6'-10"

44'-3"

7'-1"

CONCRETE SIDEWALK

AREA WHERE MUSIC
WILL BE PLAYED

NOTE: HATCHED AREA
INDICATES 996 S.F. OF
CONSUMPTION AREA

(WINE / CLOTHING)

(LIQUOR)

(LIQUOR)

(RETAIL PURCHASE)

ICE BIN
TC
BAR SINK
SINK HAND

(LIQUOR)

(REACH-IN COOLERS)

RECYCLE BIN
TRASH BIN
TRASH BIN

1 STORY BUILDING
(TIPSY ROOSTER
BAR)

(LIQUOR)

OFFICE

WALK-IN
COOLER

(ROOF ABOVE)

(ROOF ABOVE)

(LIQUOR)

(LIQUOR)

(LIQUOR)

(LIQUOR)

(POOL
STORAGE)

CONCIERGE
/ BAR

ICE BIN
TC
BAR SINK
SINK HAND

(ROOF ABOVE)

RETAIL STORAGE
WINE LIQUOR

VENDING

BACK

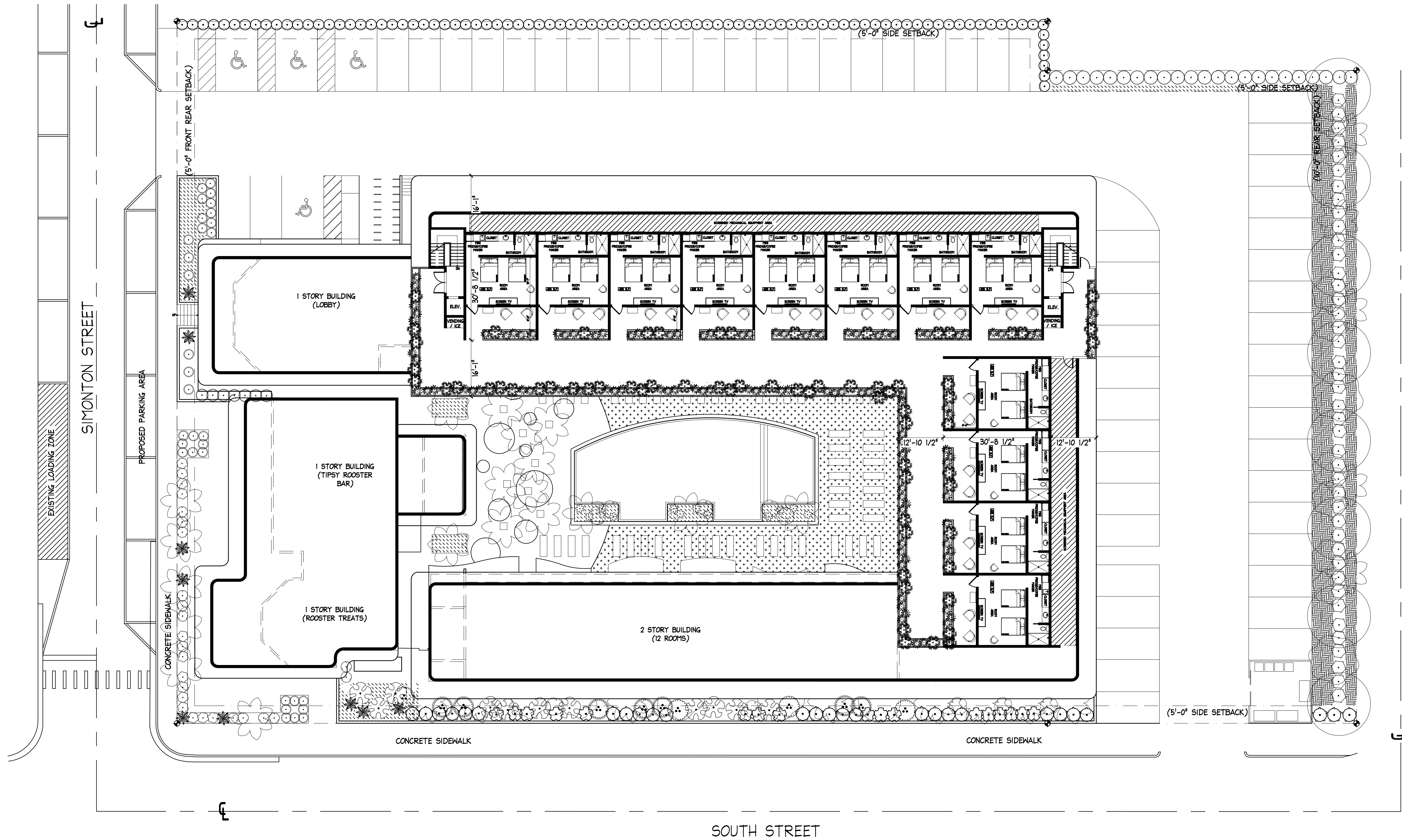
OFFICE

STORAGE

BATHROOM

I.T. ROOM

SHOWER



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



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

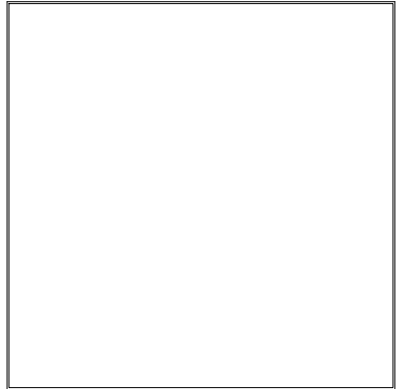
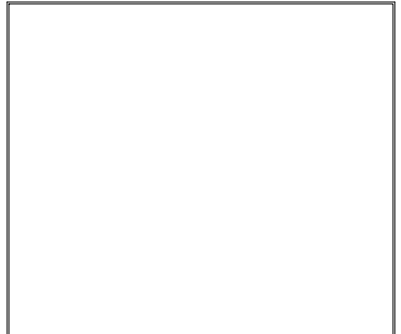
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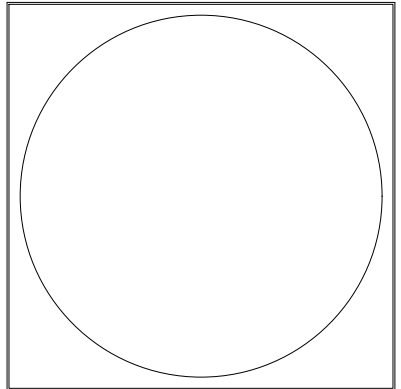
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Project No: 2240
Date: 01/21/2025

A4



SOUTHWINDS HOTEL
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KEY WEST, FLORIDA

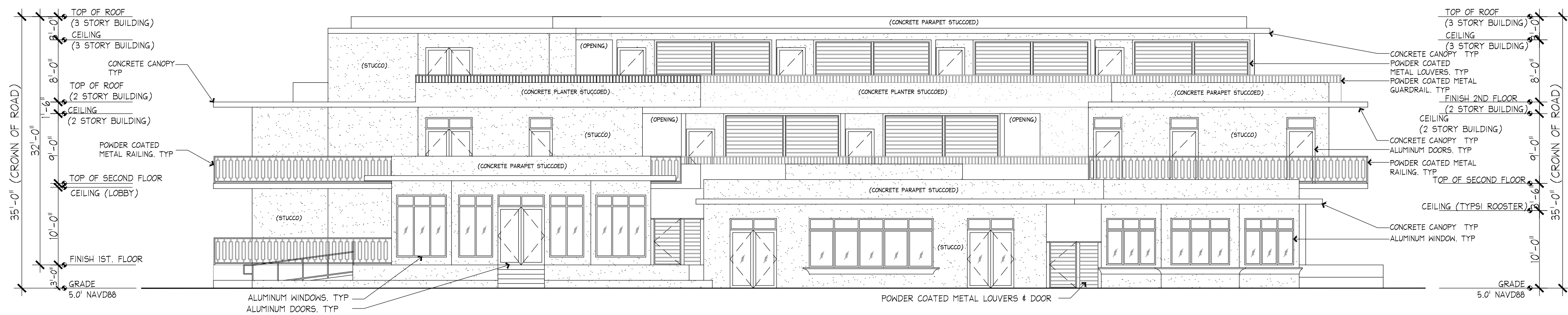


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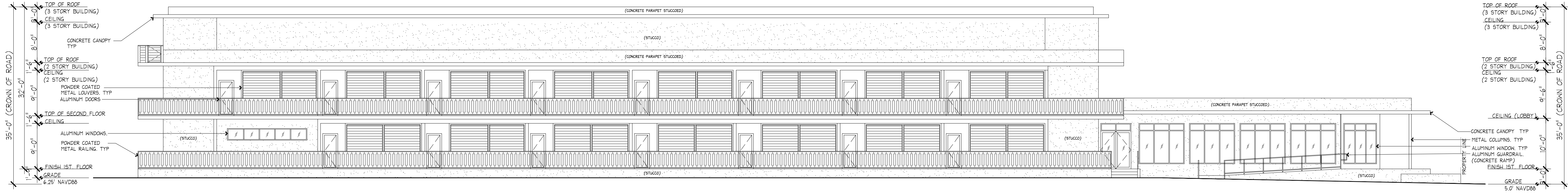
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Project No: 2240
Date: 11/06/2024

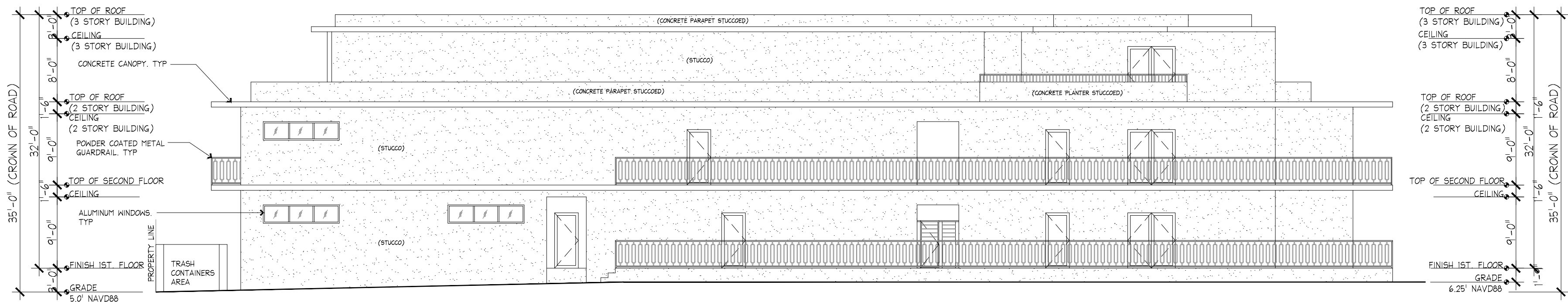
A5



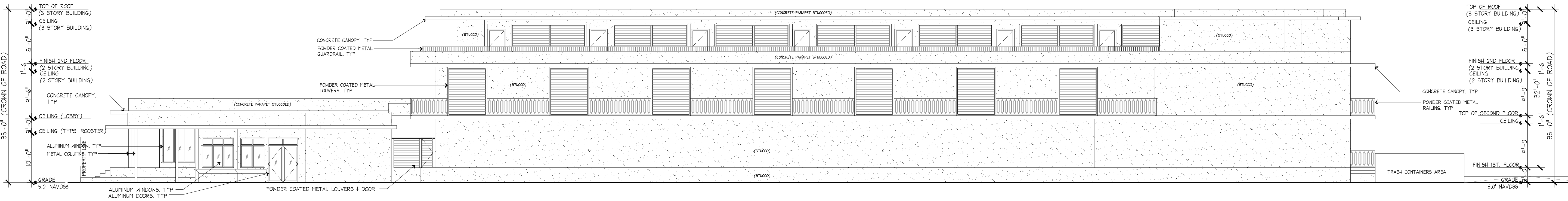
1
A5 PROPOSED WEST ELEVATION
SCALE: 3/32"=1'-0"



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



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



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

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p.a.

Project No: 2240

Date: 11/06/2024

A6

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

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY ALLEN
PEREZ ON THE DATE ADJACENT TO
THE SEAL.

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SOUTHWINDS MOTEL
1321 Simonton Street, Key West, FL 33040

Consultants:

Submissions

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

Title:

EROSION CONTROL PLAN

Sheet Number:

C-100

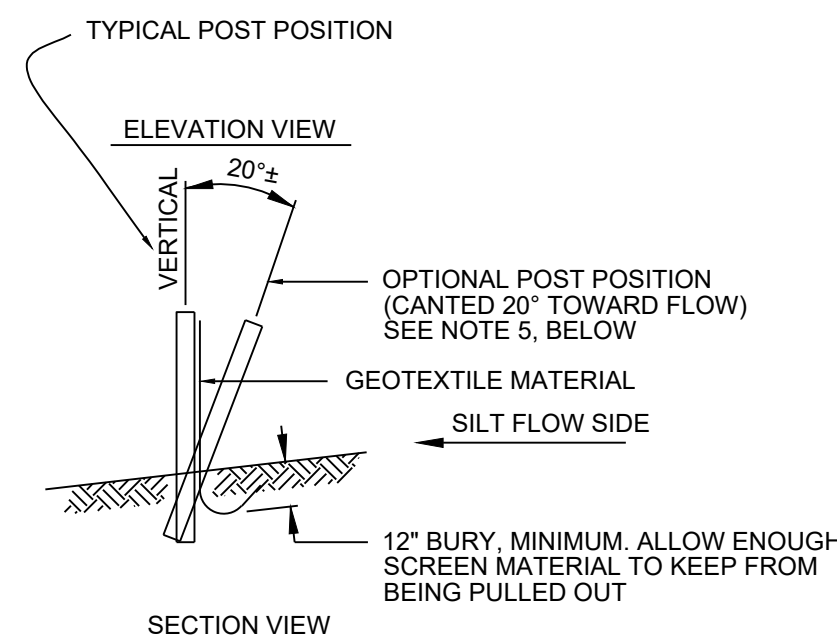
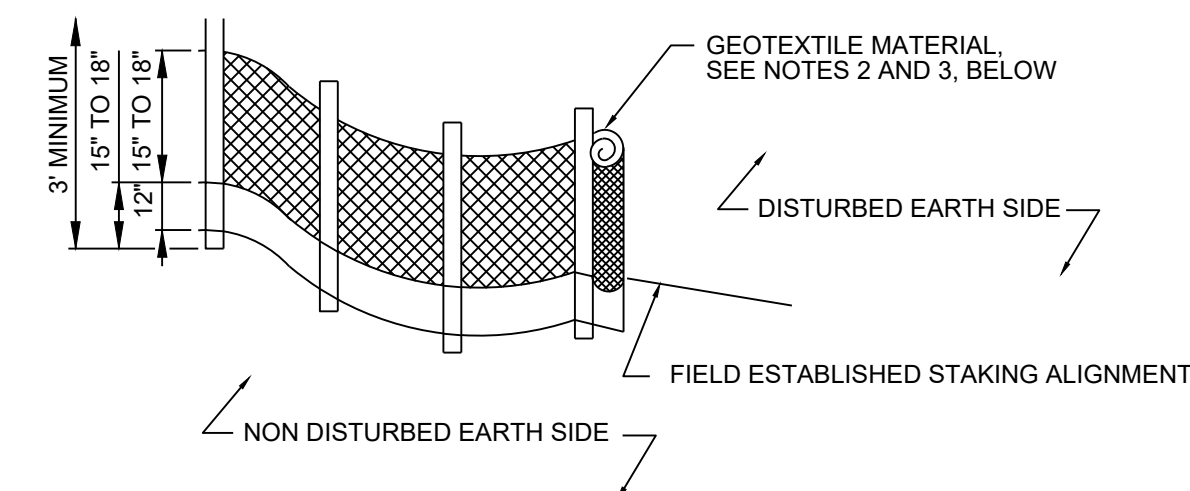
Date: November 6, 2024



Know what's **below**.
Call before you dig



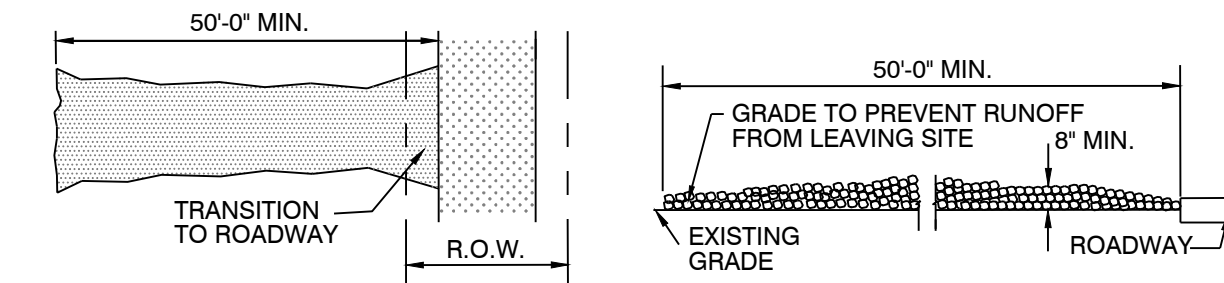
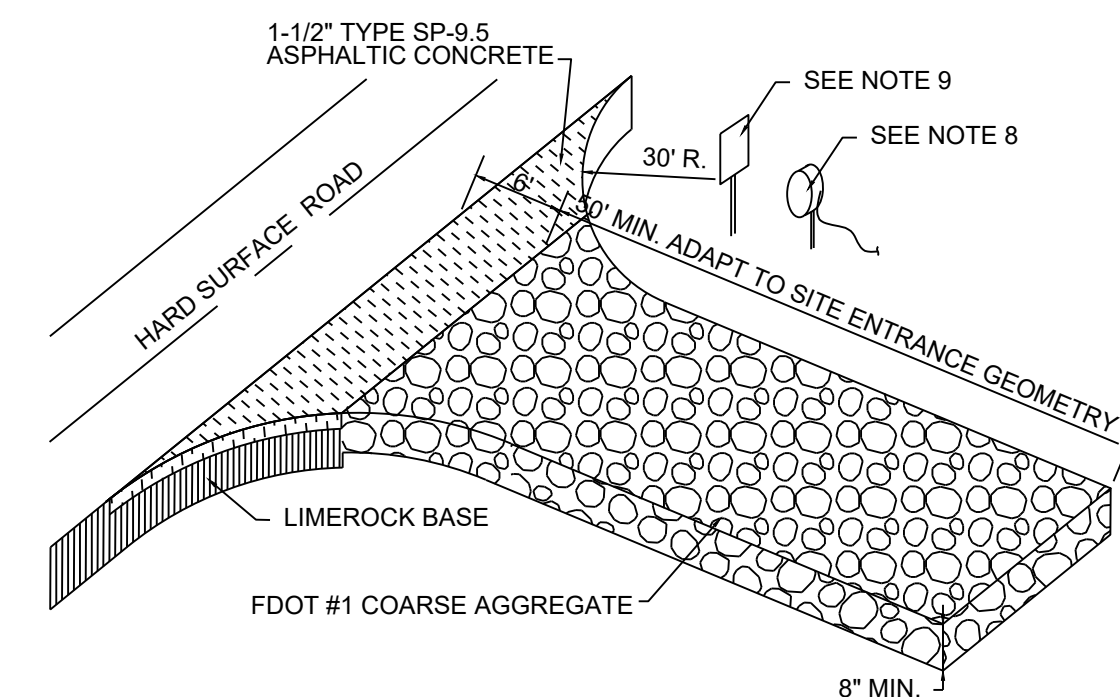
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES



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 FDOT INDEX 199, "GEOTEXTILE CRITERIA", EROSION CLASS.
5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail
NTS



PLAN VIEW

PROFILE

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.
 1. STONE SIZE: 5" TO 5 1/2" 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' LONG HOSE AND SPOUT 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

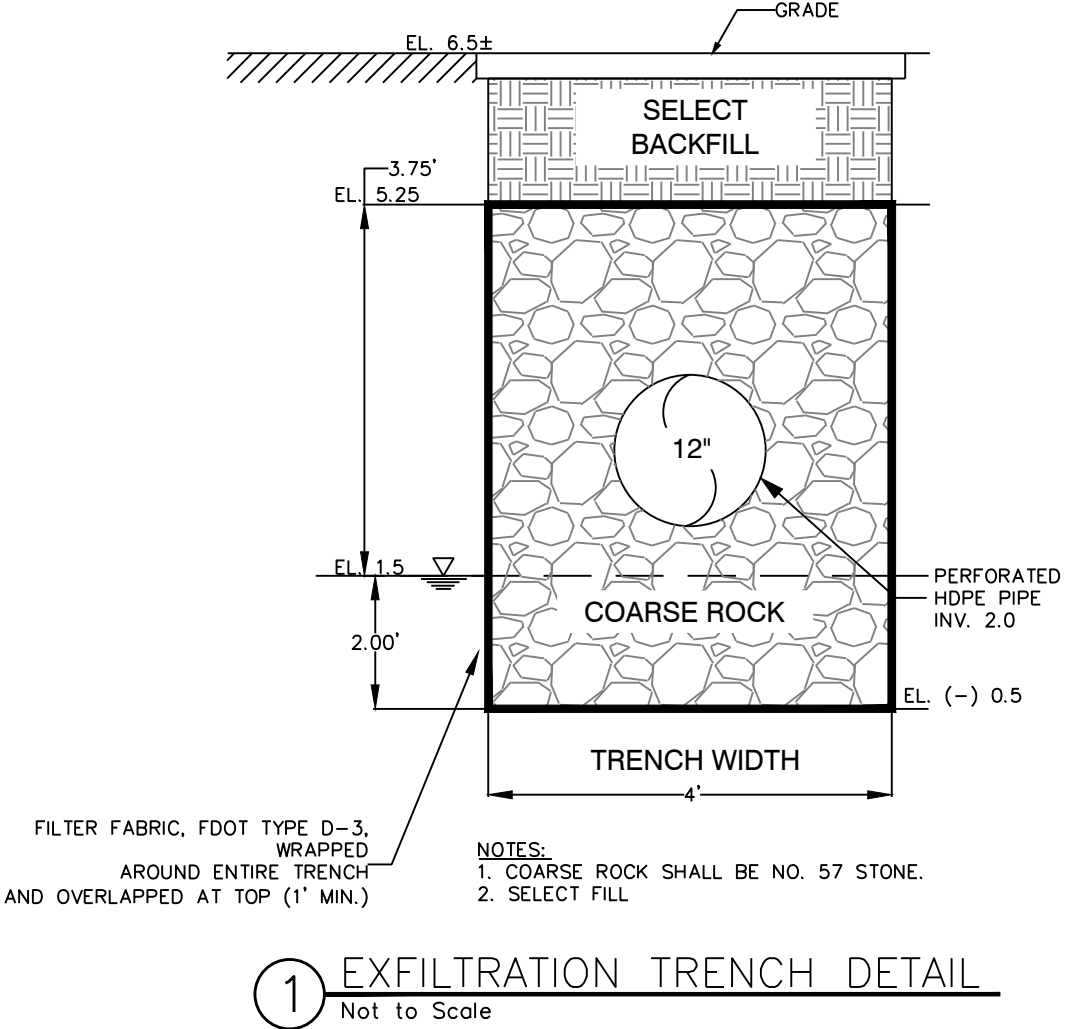
PRELIMINARY - NOT FOR CONSTRUCTION

DRAINAGE CALCULATIONS

Water Quantity Calculations - 25yr/72hr Design Storm				
<i>Water Quantity - Predevelopment</i>				
Total basin Area	1.514	ac	65,970	sf
Pervious Area	0.301	ac	13,091	sf
Impervious Area	1.214	ac	52,879	sf
% Impervious	80.16%			
Rainfall for 25yr/24hr event	$P_{24} = 9$	in		
Rainfall for 25yr/3day event	$P_{72} = 10.87$	in		
Depth to Water Table	3	ft		
Predeveloped Available Storage	4.95	in		
Soil Storage	0.98	in		
$Q_{pre} = \frac{(P_{72} - 0.28)^2}{(P_{72} + 0.85)}$	$Q_{pre} = 9.78$	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 14.81$	ac-in		
<i>Water Quantity - Postdevelopment</i>				
Project Area	A = 1.514	ac	65,970	sf
Pervious Area	0.462	ac	20,130	sf
Impervious Area	1.052	ac	45,840	sf
% Impervious	69.5%			
Rainfall for 25yr/24hr event	$P_{24} = 9$	in		
Rainfall for 25yr/3day event	$P_{72} = 10.87$	in		
Depth to Water Table	3	ft		
Developed Available Storage	4.95	in		
Soil Storage	1.51	in		
$Q_{post} = \frac{(P_{24} - 0.28)^2}{(P_{24} + 0.85)}$	$Q_{post} = 9.25$	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 14.01$	ac-in		
<i>Postdevelopment - Predevelopment</i>				
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = -0.53$	in		
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = -0.80$	ac-in		

Water Quality Calculations				
<i>Water Quality</i>				
Project Area	1.514	ac	65,970	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.675	ac	29,401	sf
Pavement/Walkways	0.377	ac	16,439	sf
Pervious area	0.462	ac	20,130	sf
Site area for Water Quality (Total area - (water surface + roof area))	0.840	ac	36,569	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.377	ac	16439	sf
% Impervious for Water Quality	45%			
A) One inch of runoff from project area	1.514	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	1.702	ac-in		
Treatment Volume Required (1")	1.514	ac-in	5,498	cf
Exfiltration Trench Volume Provided	3.676	ac-in	13,344	cf
Treatment Volume Provided	3.676	ac-in	13,344	cf

Exfiltration Trench Design		
Required trench length (L) =		
$L = \frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$		
Assumed Hydraulic Conductivity, K =	0.000112	
H =	5	ft
W =	4	ft
Du =	3.75	ft
Ds =	2	ft
Volume of Trench, V =	3.676	ac-in
Trench Length Provided =	400	FT



CONCEPTUAL DRAINAGE PLAN

GENERAL NOTES

- 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.
- 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.

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

811
Know what's below.
Call before you dig.

Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SOUTHWINDS MOTEL
1321 Simonton Street, Key West, FL 33040
COMMERCIAL DEVELOPMENT

Consultants:

Submissions:

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

Title:
CONCEPTUAL DRAINAGE PLAN

Sheet Number:

C-200

Date: November 6, 2024

PRELIMINARY - NOT FOR CONSTRUCTION



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



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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SOUTHWINDS MOTEL
1321 Simonton Street, Key West, FL 33040
COMMERCIAL DEVELOPMENT

Consultants:

Submissions:

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

Title:

**CONCEPTUAL
WATER AND
SEWER PLAN**

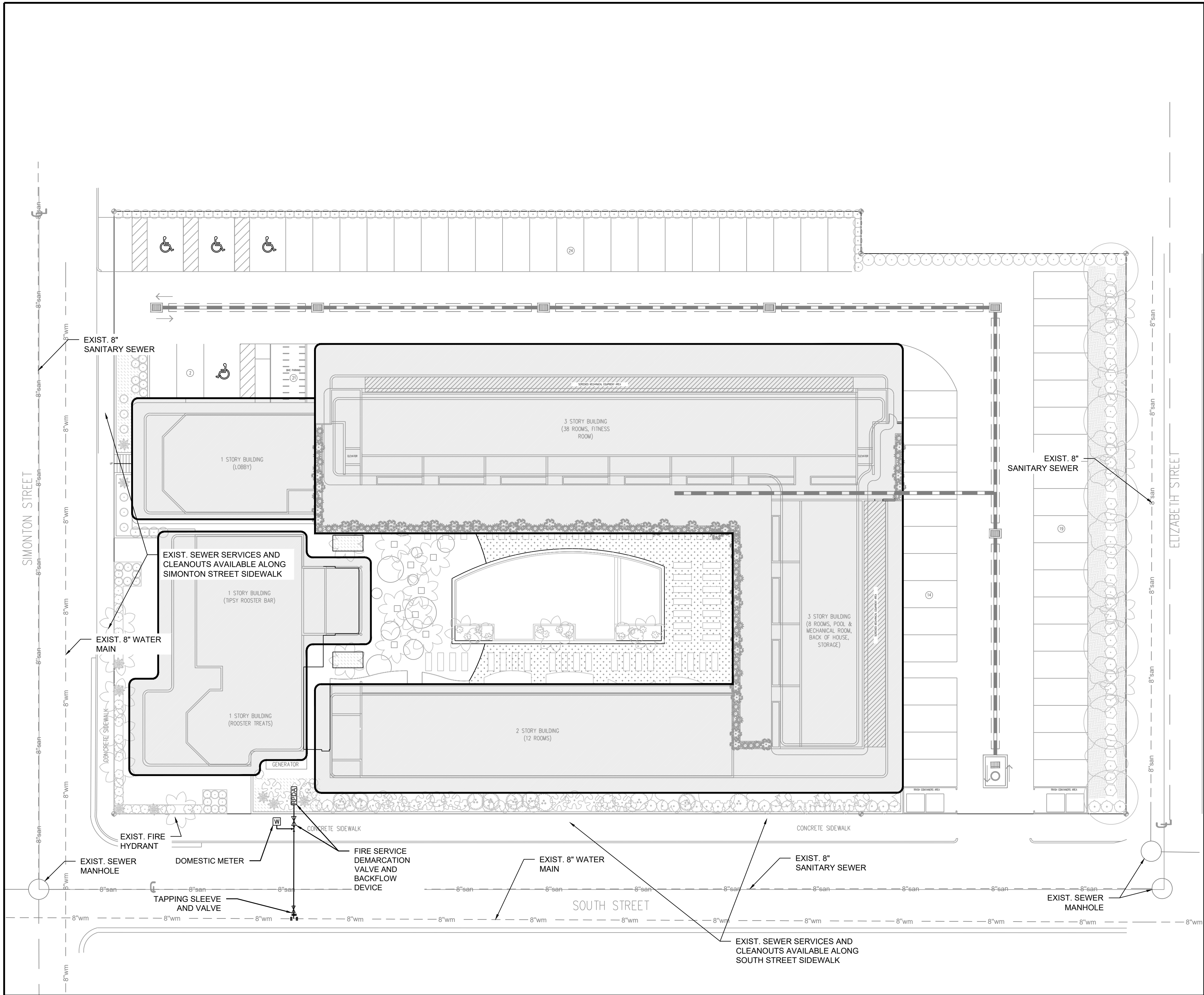
Sheet Number:

C-300

Date: November 6, 2024

UTILITY 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.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES IN THE FIELD PRIOR TO ORDERING NEW STRUCTURES AND PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS.
3. ALL WATER MAIN WORK SHALL CONFORM TO THE LATEST FLORIDA KEY AQUEDUCT AUTHORITY'S STANDARDS AND SPECIFICATIONS.
4. ALL SEWER WORK SHALL CONFORM TO THE LATEST CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.



CONCEPTUAL WATER AND SEWER PLAN

PRELIMINARY - NOT FOR CONSTRUCTION



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



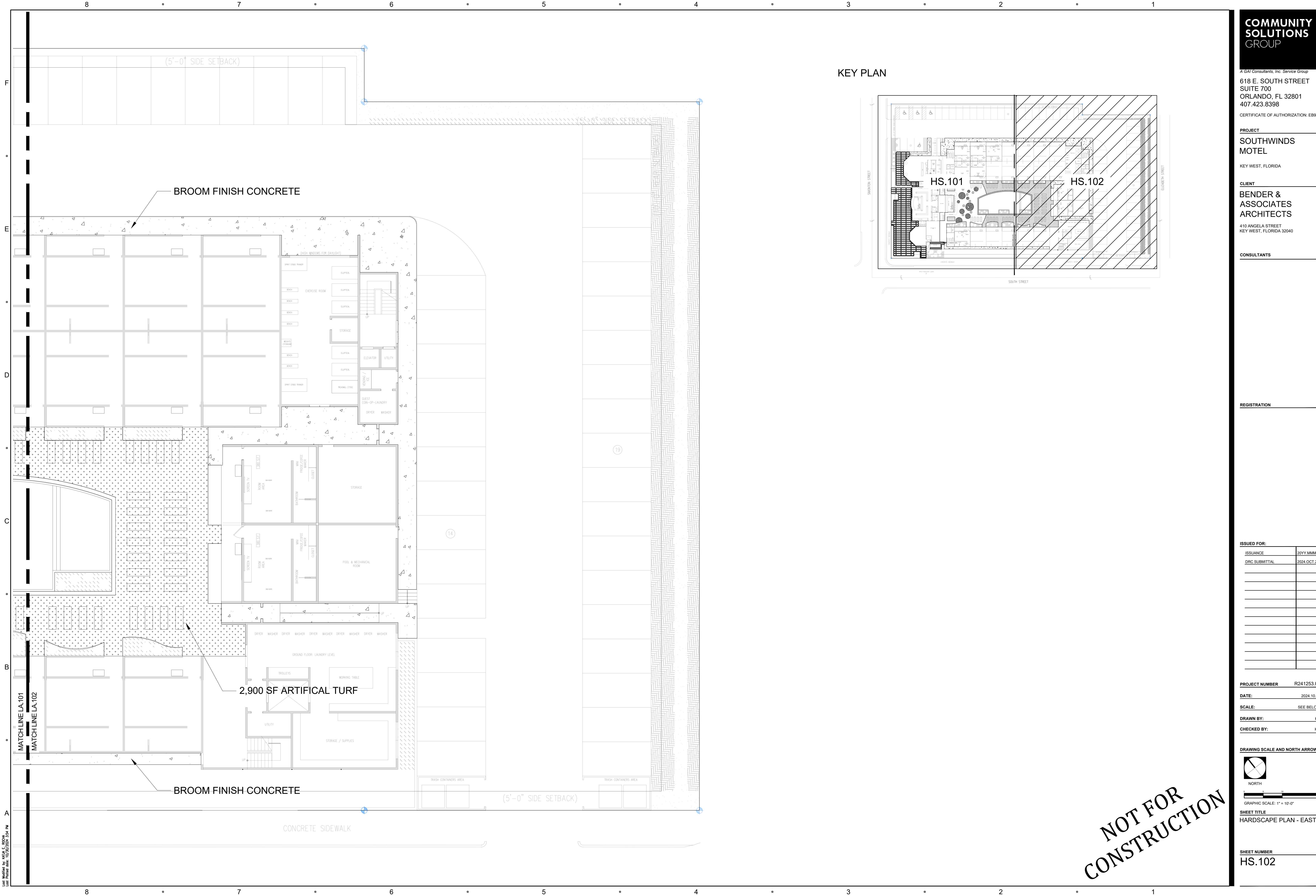
POOL PATIO
WHITE CONCRETE W/ WAUSAU TECTURA TILE BG-304



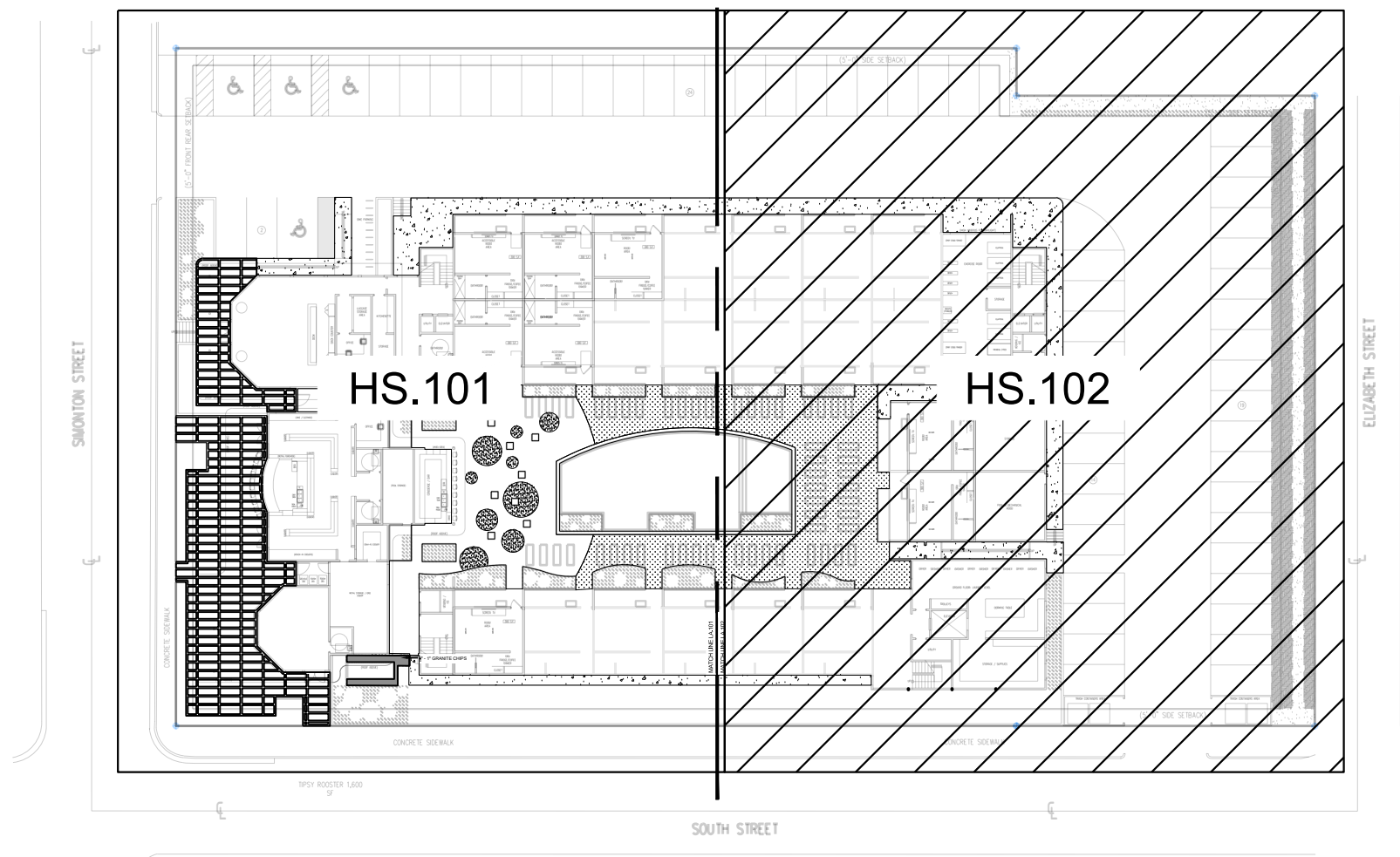
POOL PATIO
WHITE CONCRETE W/ WAUSAU TECTURA TILE WG-404

04

**NOT FOR
CONSTRUCTION**



KEY PLAN



COMMUNITY
SOLUTIONS
GROUP

A GAI Consultants, Inc. Service Group

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

CERTIFICATE OF AUTHORIZATION: EB99

PROJECT

SOUTHWINDS
MOTEL

KEY WEST, FLORIDA

CLIENT

BENDER &
ASSOCIATES
ARCHITECTS

410 ANGELA STREET
KEY WEST, FLORIDA 32040

CONSULTANTS

REGISTRATION

ISSUED FOR:

ISSUANCE	20YY MMM E
DRC SUBMITTAL	2024 OCT 21

PROJECT NUMBER R241253.04

DATE: 2024.10.2

SCALE: SEE BELOW

DRAWN BY: KI

CHECKED BY: KI

DRAWING SCALE AND NORTH ARROW



NORTH

GRAPHIC SCALE: 1" = 10'-0"

SHEET TITLE
HARDSCAPE PLAN - EAST

SHEET NUMBER

HS.102

NOT FOR
CONSTRUCTION



THE CITY OF KEY WEST

Tree Commission

Post Office Box 1409
Key West, FL 33041-1409
Telephone: 305-809-3725

May 8, 2025

Meisel Holdings LLC
6000 Executive Blvd. 7th Floor
Rockville, MD 20852

Keith Oropeza
PO Box 547201
Orlando, FL 32804

RE: Final Landscape Plan Approval – 1321-1325 Simonton St

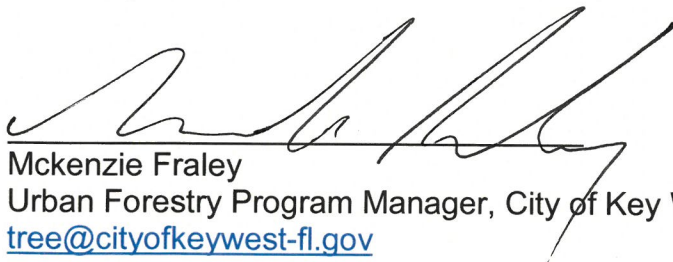
To Whom It May Concern:

Regarding a request for approval of the Final Landscape Plan for property located at 1321-1325 Simonton St. Review of the file indicates that the recently submitted landscape plans are consistent with the approved Tree Commission conceptual landscape plan from the February 18, 2025 Tree Commission meeting. Therefore, the landscape plan received April 23, 2025, dated October 2, 2024 is approved for Final Landscape Plan approval with conditions. Below are the two conditions related to the approval:

1. The permits to remove these trees and palms will not be issued until demolition and/or building permits have been submitted to the building department. At the same time, an application must be submitted to the Urban Forestry Manager for processing.
2. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized. Tree protection must be installed and maintained during the construction process.

If you have any questions please call the office at (305) 809-3768.

Sincerely,



Mckenzie Fraley
Urban Forestry Program Manager, City of Key West
tree@cityofkeywest-fl.gov

ec: Richard McChesney
Lori Thompson
Bender Architects

SOUTHWINDS MOTEL

CITY OF KEY WEST, FLORIDA

DRC SUBMITTAL

Prepared for:
BENDER & ASSOCIATES ARCHITECTS

410 ANGELA STREET
KEY WEST, FL 328040

CONTACT: KEITH OROPEZA, PROJECT MANAGER

**COMMUNITY
SOLUTIONS
GROUP**

A GAI Consultants Service Group

LANDSCAPE ARCHITECTURE

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
Phone: (407) 423-8398
Fax: (407) 543-1070
Contact: Donald Wishart, PLA

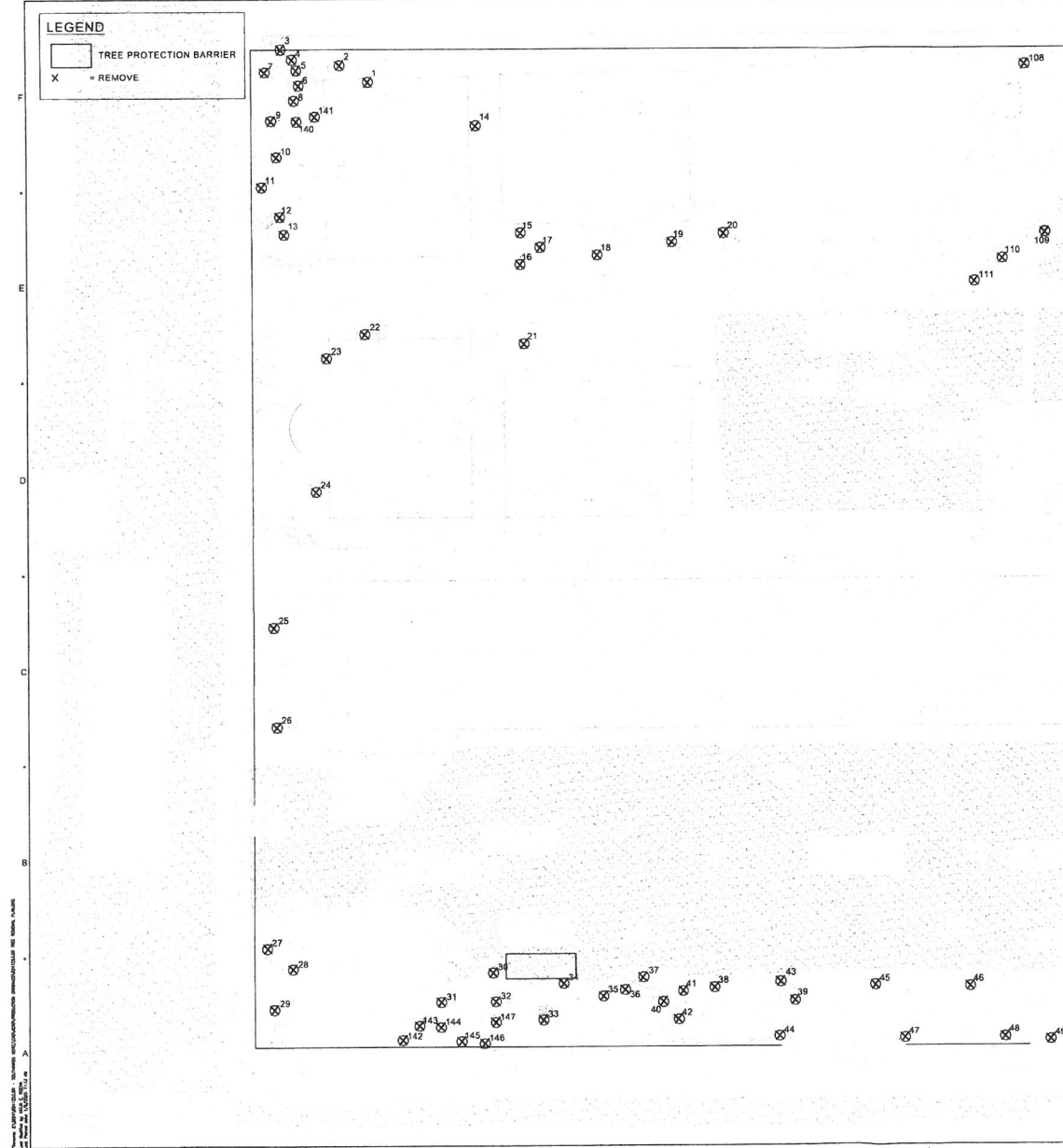


LOCATION MAP
KEY

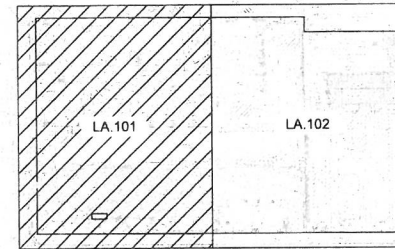
SHEETS

LD.101	TREE REMOVAL PLAN
LD.102	TREE REMOVAL PLAN
S.100	MAP OF BOUNDARY SURVEY
HS.101	HARDSCAPE PLAN - WEST
HS.102	HARDSCAPE PLAN - EAST
LA.000	LANDSCAPE SCHEDULE
LA.101	LANDSCAPE PLAN - WEST
LA.102	LANDSCAPE PLAN - EAST
LA.120	PLANT I.D.
LA.301	ELEVATIONS

DRC SUBMITTAL
December 19, 2024



KEY PLAN



NO.	DESCRIPTION	DATE	BY	REVISION	DATE	BY	REVISION
1	REVISION	10/1/00	LD	1	10/1/00	LD	1
2	REVISION	10/1/00	LD	2	10/1/00	LD	2
3	REVISION	10/1/00	LD	3	10/1/00	LD	3
4	REVISION	10/1/00	LD	4	10/1/00	LD	4
5	REVISION	10/1/00	LD	5	10/1/00	LD	5
6	REVISION	10/1/00	LD	6	10/1/00	LD	6
7	REVISION	10/1/00	LD	7	10/1/00	LD	7
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46	REVISION	10/1/00	LD	46	10/1/00	LD	46
47	REVISION	10/1/00	LD	47	10/1/00	LD	47
48	REVISION	10/1/00	LD	48	10/1/00	LD	48

COMMUNITY SOLUTIONS GROUP

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

CERTIFICATE OF AUTHORIZATION FROM

PROJECT
SOUTHWINDS
MOTEL

KEY WEST, FL, CROA

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS
410 WOODA STREET
KEY WEST, FL 33602

CONSULTANTS

REGISTRATION

REVISION FOR	DATE
REVISION 1	10/1/00
REVISION 2	10/1/00
REVISION 3	10/1/00
REVISION 4	10/1/00
REVISION 5	10/1/00
REVISION 6	10/1/00
REVISION 7	10/1/00
REVISION 8	10/1/00
REVISION 9	10/1/00
REVISION 10	10/1/00
REVISION 11	10/1/00
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REVISION 44	10/1/00
REVISION 45	10/1/00
REVISION 46	10/1/00
REVISION 47	10/1/00
REVISION 48	10/1/00

PROJECT NUMBER: R241213.00

DATE: 10/1/00

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

DRAWN BY: LD

CHECKED BY: LD

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
TREE REMOVAL PLAN

SHEET NUMBER
LD.101

NOT FOR
CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE	REMARKS
TREES							
	AM	21	ADONDIS MERRILLI / CHRISTMAS PALM	F.G.			SINGLE 10-12' C.T.
	CD	10	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF	65 GAL.	14-16 HT.	NATIVE	4" CAL.
	CN	11	COCOS NUCIFERA / COCONUT PALM	F.G.	SEE PLAN FOR C.T. HT.	NATIVE	
	CE	5	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	65 GAL.	2.5" CAL.	NATIVE	SINGLE LEADER, STD. 14' HT. 6" C.T.
	CS	2	CORDIA SEBESTENA / ORANGE GEIGER TREE	45 GAL.	SINGLE, STD. 12' HT.	NATIVE	
	CR	8	GYMNANTHES LUCIDA / CRABWOOD	45 GAL.	2" CAL. FTG.	NATIVE	8-10' HT. MIN.
	LP	20	LEUCOTHRIX MORRISII / KEY THATCH PALM	15 GAL.	3-4 HT.	NATIVE	FLORIDA FANCY, SINGLE
	RM	1	RAVENALA MADAGASCARENENSIS / TRAVELER'S TREE	45 GAL.	12-16' HT.		
	SG	2	SINAROUA GLAUCA / PARADISE TREE	100 GAL.	4" CAL. 18 HT. STD.	NATIVE	2" CAL.
SHRUBS							
	AE	32	AECHMEA SP. / GIANT BROMELIAD	5 GAL.	FULL IN POT		
	AA	8	AGAVE ATTENUATA / FOXTAIL AGAVE	3 GAL.			FULL, LOW BRANCHED
	AZ	9	ALPINA ZERUMBET VARIEGATA / VARIEGATED SHELL GINGER	3 GAL.	FULL IN POT		
	AG	15	ARGUSIA GNAPHALODES / SEA ROSEMARY	3 GAL.	1.5' HT. X 1' SPRD.		FULL IN POT
	CH-3	14	CHRYSOBALANUS ICACO / COCO PLUM	3 GAL.	18" HT.		
	EF	21	ERITHALIS FRUTICOSA / BLACK TORCH	3 GAL.			
	GL-2	7	GYMNANTHES LUCIDA / CRABWOOD	25 GAL.	5-6 HT. X 3-3.5 SPRD.		BUSH, LOW BRANCHED
	HR	17	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS	7 GAL.	3' HT. FTG.		
	MD	25	MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON	3 GAL.	FULL, LOW BRANCH, TRELLIS TRAINED		
	MC	85	MYRCIANTHES FRAGRANS COMPACTA / COMPACT SIMPSON'S STOPPER	3 GAL.	2' HT. MIN. FULL		
	NE	31	NEPHROLEPIS EXALTATA / BOSTON FERN	3 GAL.	FULL IN POT		
	PN	42	PSYCHOTRIA NERVOISA / LITTLE PSYCHO / LITTLE PSYCHO WILD COFFEE	3 GAL.	FULL IN POT		
	RH	9	RHAPIDOPHYLLUM HYSTRIX / NEEDLE PALM	7 GAL.	3 HT. FTG.		
	SP	42	SCAEVOLA PLUMERI / INKBERRY	3 GAL.	2 HT. MIN. FULL		
	SR	13	STRELITZIA REGINAE / BIRD OF PARADISE	7 GAL.	24" DA. HEAVY		
	ZF-15	7	ZAMIA FURFURACEA / CARDBOARD PALM	15 GAL.	30"-36" DA.		
	ZA	32	ZAMIA PUMILA / COINTE	3 GAL.	18"-24" DA.		
GROUND COVERS							
	BA	756	BORRICHIA ARBORESCENS / SEA OXEYE DAISY	1 GAL.		18" D.C.	NATIVE
	EL	1,618	ERHODEA LITTORALIS / GOLDEN CREEPER	3 GAL.		12" D.C.	NATIVE

COMMUNITY SOLUTIONS
L.P.C.

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

CERTIFICATE OF AUTHORIZATION (CENR)

PROJECT
SOUTHWINDS
MOTEL

1211 WEST FLORIDA

CLIENT

BENDER &
ASSOCIATES
ARCHITECTS

1111 AVENUE STREET
SUITE 1000 / FLORIDA 32101

CONSULTANTS

REGISTRATION

DESIGN FOR:	
APPROVED:	10/11/2010
DATE SUBMITTED:	10/11/2010

PROJECT NUMBER: P211252.00

DATE: 10/11/2010

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

DRAWN BY: JAC

CHECKED BY: JAC

DRAWING SCALE AND NORTH ARROW



10' 0" 0'

GRAPHIC SCALE: 1" = 10'-0"

SHEET TITLE

LANDSCAPE SCHEDULE

SHEET NUMBER

LA-100

NOT FOR
CONSTRUCTION

- 120 PLANT UNITS PER 100 LF
- 200 LF / 100 LF * 120 = 240 UNITS

UNITS PROVIDED

- CANOPY TREES: 2 * 10 UNITS = 20 UNITS
- ORNAMENTAL TREES: 0 * 3 UNITS = 0 UNITS
- SHRUBS: 294 * 1 UNIT = 294 UNITS
- TOTAL UNITS: 314 UNITS

[illegible]

- 120 PLANT UNITS PER 100 LF
- $335 \text{ LF} / 100 \text{ LF} \cdot 120 = 402 \text{ UNITS}$

UNITS PROVIDED

- CANOPY TREES: $3 \cdot 10 \text{ UNITS} = 30 \text{ UNITS}$
- ORNAMENTAL TREES: $5 \cdot 3 \text{ UNITS} = 15 \text{ UNITS}$
- SHRUBS: $418 \cdot 1 \text{ UNIT} = 418 \text{ UNITS}$
- TOTAL UNITS 463 UNITS

618 E. SOUTH STREET
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407.423.8398

CLIENT _____

**BENDER &
ASSOCIATES
ARCHITECTS**
410 ANGELA STREET
KEY WEST, FLORIDA 32041

CONSULTANTS

REGISTRATION

ISSUED FOR	
ISSUANCE	2000/0000
DATE OF ISSUE	10/10/00

PROJECT NUMBER R2417536

DATE: 2/24/10

SCALE: SLA 9846

DRAWN BY:

CHECKED BY: _____

100

DRAWING SCALE AND NORTH ARROW

NORTH



SHEET TITLE

LANDSCAPE PLAN - WEST

1. *Journal of Management Studies*, 1990, 27, 1.

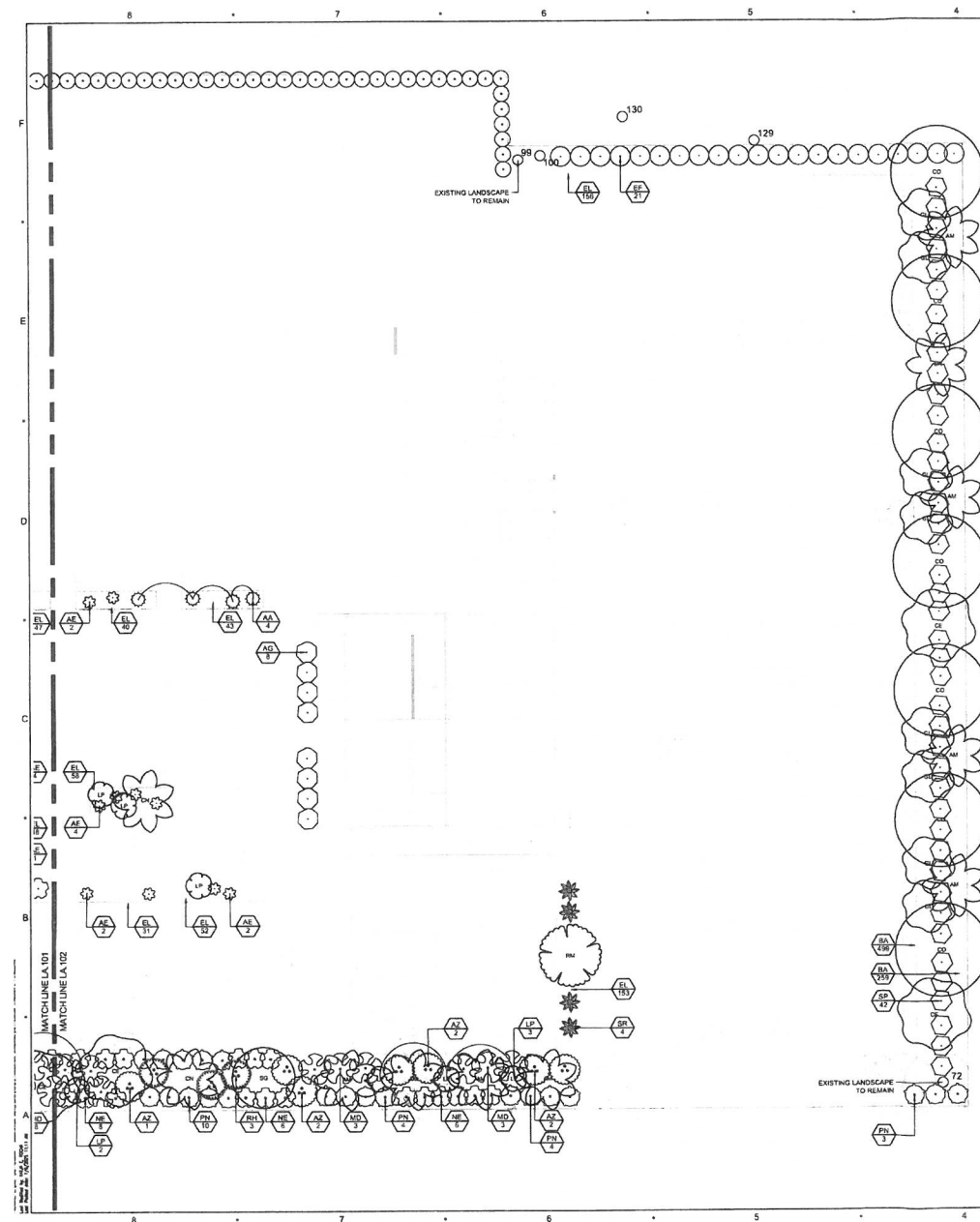
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SHEET NUMBER
LA 101

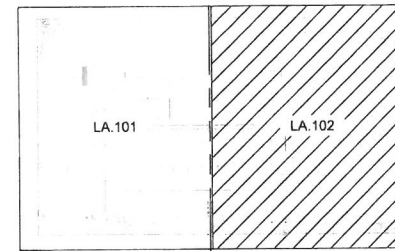
LA. 101

1

NOT FOR
CONSTRUCTION



KEY PLAN



PLANT SCHEDULE

CODE	BOTANICAL - COMMON NAME
TREES	
AM	ADONIDIA MERRELLII / CHRISTMAS PALM
CO	CHRYSOPIRILLUM OROBORNET / BAY PALM
CU	COCOS NUCIFERA / COCONUT PALM
CE	CONOCARPUS TREECTUS SENSICUS / SILVER BUTTWOOD
CS	CORDIA SEBESTENA / ORANGE GELDER TREE
CL	GYNERANTHES LUCIDA / CRABWOOD
UP	LEUCOTHREA BERNIERI / KEY THATCH PALM
RM	RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
BO	SMARDOUBA GLAUCO / PARADISE TREE
SHRUBS	
AE	ARCHIBECKIA SP. / GIANT BROOMELIAD
AA	AGAVE ATTENUATA / PORTULAC AGAVE
AZ	ALPHEA ZEROMBET VARIEGATA / VARIANTE SHILL GINGER
AC	ANACARDIUM QUINQUELOBIUM / RED ROSEWOOD
CH	CHRYSOALANUS SCACO / COCO PLUM
EF	ERYTHRAEA PLEUROSTACHY / BLACK TONGUE
GE	GYNERANTHES LUCIDA / CRABWOOD
HR	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS
MY	MONSTERA DELICATULA / SWEEP LEAF PINE CORDON
UC	LYRCANTHES FRAGRANS / COMPACT / SIMPSON'S STOPPER
NE	NEPHROLEPS EXALATA / BOSTON FERN
PN	PSYCHOTRIL NERVOSSA / LITTLE PSYCHO / LITTLE PSYCHO YIELD COFFEE
RI	RHAPIDOPHYLLUM HYSTRIC / NEEDLE PALM
SP	SCALYLLA FLAMMULA / HIBISCUS
SR	STREPTICIA REGINAE / BIRD OF PARADISE
ZF	ZAMIA PURPUREA / CARIBBEAN PALM
ZA	ZAMIA TUBERATA / COCONUT
GROUND COVERS	
BA	BORRICHIA ARBORESCENS / BEA OXLEY DAISSY
EL	TEKNOEIA LITTORALIS / GOLDEN CREEPER

EAST BUFFER - Sec. 108-413(b)

- 120 PLANT UNITS PER 100 LF
- 186 LF / 190 LF = 120 = 216 UNITS

UNITS PROVIDED

- CANOPY TREES: 8" 10 UNITS = 80 UNITS
- ORNAMENTAL TREES: 10" 3 UNITS = 30 UNITS
- SHRUBS: 800" 1 UNIT = 800 UNITS
- TOTAL UNITS: 910 UNITS

NOT FOR
CONSTRUCTION

COMMUNITY
SOLUTIONS
GROUP

2000 Community, Inc. Service Office
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423 8398
CERTIFICATE OF AUTHORIZATION: FPM

PROJECT
SOUTHWINDS
MOTEL

KEY: WEST - A, CRED.

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS

400 ANGELA STREET
SUITE 200 - ORLANDO, FL 32801

CONSULTANTS

REGISTRATION

REVISIONS

DATE	BY	REVISION
01/11/01	01/11/01	01/11/01

PROJECT NUMBER: 0241253-0

DATE: 01/11/01

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

DRAWN BY: 01/11/01

CHECKED BY: 01/11/01

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
LANDSCAPE PLAN - EAST

SHEET NUMBER
LA.102

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*



NOT FOR
CONSTRUCTION

COMMUNITY
SOLUTIONS
GROUP

A GAI Consultants, Inc. Service Group

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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

SHEET TITLE
PLANT ID

SHEET NUMBER
LA.110



LA.301 - SOUTHWINDS MOTEL - ELEVATIONS - 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

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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"

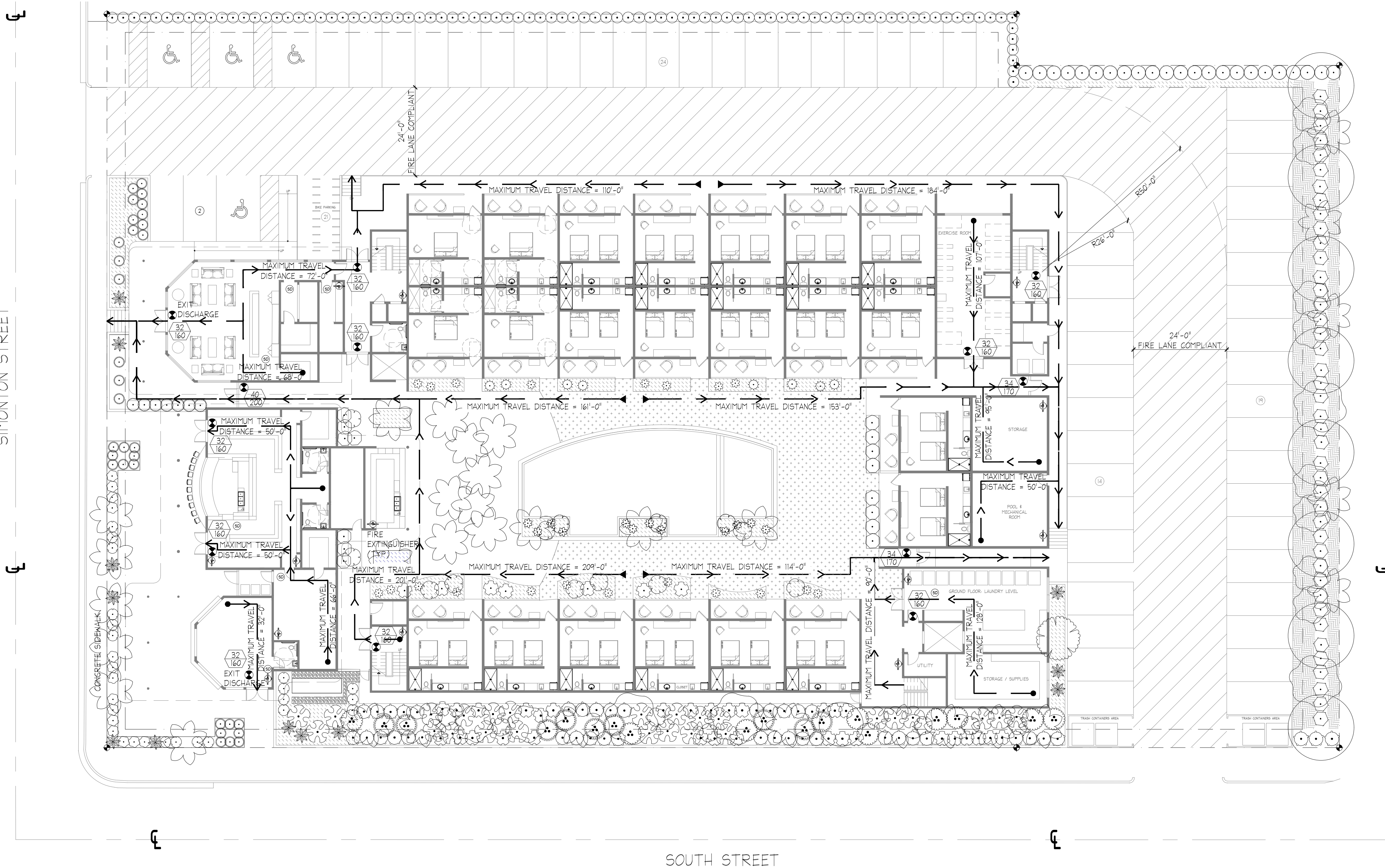
SHEET TITLE

ELEVATIONS

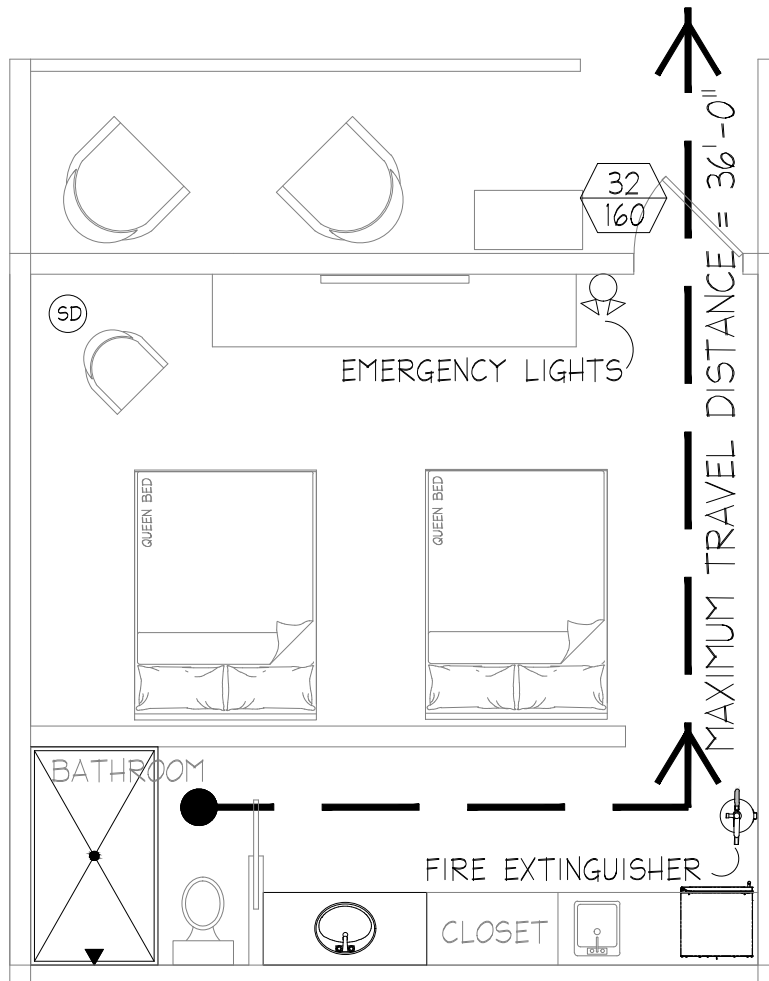
SHEET NUMBER

LA.301

NOT FOR CONSTRUCTION



LIFE SAFETY SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EMERGENCY EXIT SIGN & LIGHT
	EXIT EGRESS WIDTH (INCHES) EGRESS CAPACITY (# OF PERSONS)
	FIRE EXTINGUISHER (LARGEN 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"

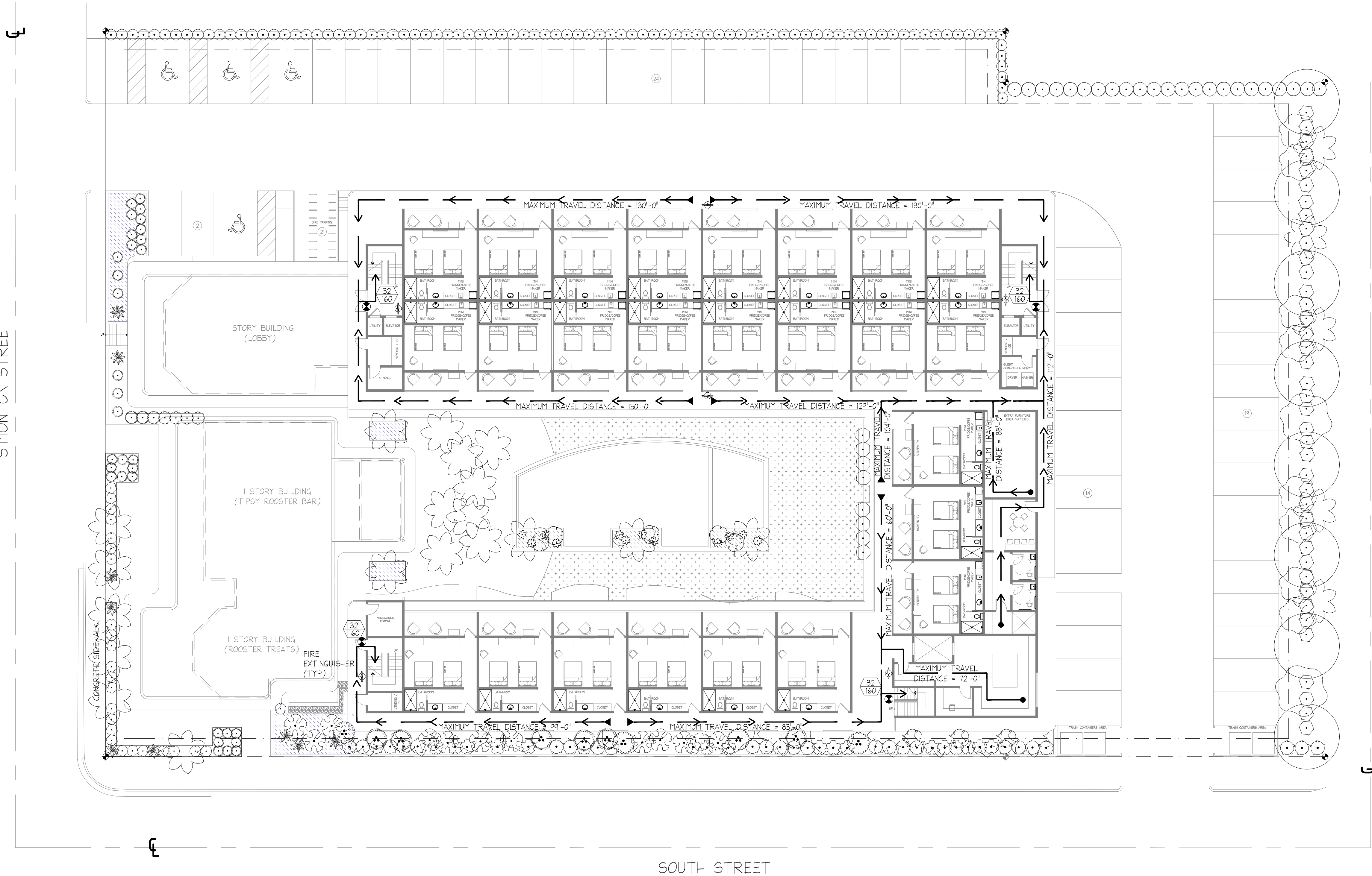
SOUTHWINDS HOTEL
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Telephone (305) 296-1347
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2240
Date: 11/06/2024

LS1



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

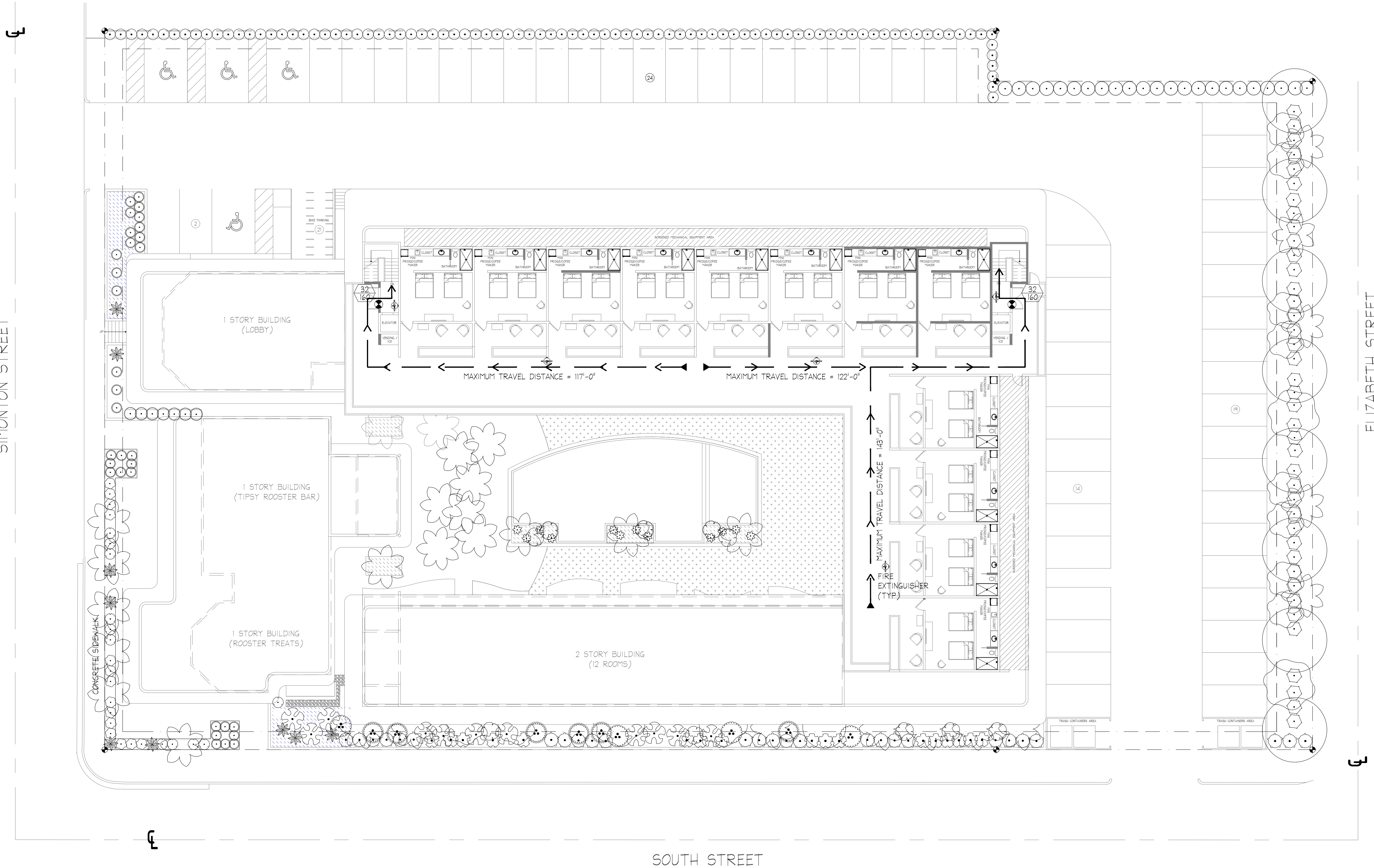
SOUTHWINDS HOTEL
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KEY WEST, FLORIDA

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

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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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

LS3

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

Section 304

Occupancy Classification:

RESIDENTIAL: Group 'R-1' (1st, 2nd, 3rd floor)

Building Area:

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

Construction Type: 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

Allowable Building Heights & Areas (Type V-B sprinklered):

Group Allowed:	# Stories Allowed	Area Allowed	Bldg. Height
R-1	3	84,000 sf/floor	60'

Table 509.1

Incidental Uses

Laundry room over 100 s.f. = 1-hour separation or provide automatic sprinkler system

Table 1004.1.2

Occupancy Loads:

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

Fire Resistant Separations:

Group:	Separation:
R-1	Separation between room occupancies to be 1-hour.

Table 1006.2.1

Number of Exits: (sprinklered)

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

Egress Width: (Doors)

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

Stairways:

2nd Floor:	50 persons x .3" = 15" (45" provided)
3er Floor:	24 persons x .3 = 8" (45" provided)

Table 1017.2

Exit Access Travel Distance:

Maximum 250' (sprinklered): 209' worst case provided

Table 1020.3

Corridors (.5 hour resistance rating):

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

Occupancy Classification:

BUSINESS: Group 'B' (1st floor)

Building Area:

1st Floor: 1,697 s.f.

Total: 1,697 s.f.

Table 601

Construction Type:

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

Allowable Building Heights & Areas (Type V-B sprinklered):

Group

Stories Allowed

Area Allowed

Bldg. Height Allowed:

B

1

45,000 sf/floor

60'

Table 1004.1.2

Occupancy Loads:

1st Floor: B

1,697 s.f. / 150 gross

= 12 persons

Section 708 & 711

Fire Resistant Separations:

Group:

Separation:

B

Fire resistance not less than 1-hour

Table 1006.2.1

Number of Exits: (sprinklered)

1st floor: BUSINESS = 1 Exit allowed per space

Maximum travel distance (100' sprinklered)

2 Exit provided (33', 33')

72' travel distance (worst case)

Section 1005.1

Egress Width (doors):

1st Floor: 12 persons x .2" = 3" (33" provided)

Table 1020.3

Corridors (.5 hour resistance rating):

1st Floor: 44" minimum required serving as an exit access in a mean of egress. (60" minimum provided)

Table 1017.2

Exit Access Travel Distance:

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.												
	<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> <table><tr><th>Group Allowed:</th><th># Stories Allowed</th><th>Area Allowed</th><th>Bldg. Height</th></tr><tr><td>B</td><td>3</td><td>45,000 sf/floor</td><td>60'</td></tr><tr><td>M</td><td>2</td><td>45,000 sf/floor</td><td>60'</td></tr></table>	Group Allowed:	# Stories Allowed	Area Allowed	Bldg. Height	B	3	45,000 sf/floor	60'	M	2	45,000 sf/floor	60'
Group Allowed:	# Stories Allowed	Area Allowed	Bldg. Height										
B	3	45,000 sf/floor	60'										
M	2	45,000 sf/floor	60'										
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> <table><tr><th>Group:</th><th>Separation:</th></tr><tr><td>B / M</td><td>Separation between B & M occupancy to be 1-hour.</td></tr></table>	Group:	Separation:	B / M	Separation between B & M occupancy to be 1-hour.								
Group:	Separation:												
B / M	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) 1 Exit provided. 32' travel distance (worse case) 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												

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Bender & Associates
ARCHITECTS
p.a.

Project Nº : 2240

Date: 11/06/2024

LS4