

# Historic Architectural Review Commission

## Staff Report Item 4a

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<b>Meeting Date:</b>	December 16, 2014
<b>Applicant:</b>	Pike Architects
<b>Application Number:</b>	H14-01-0947
<b>Address:</b>	#1212, 1220, and 1222 Simonton Street
<b>Description of Work:</b>	Major Development Plan – Construction of a new boutique hotel and rooftop pool.
<b>Building Facts:</b>	<p>Located on Simonton Street at the intersections of Louisa and United Street, the site in question contains two buildings. One, originally the Floridian Motel and currently the Spindrift motel, is considered a contributing resource according to the survey and was constructed in 1948. The other, built c. 1950s, is not considered a contributing structure, but is historic.</p> <p>The proposed project is for a two-story hotel. On October 16<sup>th</sup>, this project received Planning Board approval. The project also requires a height variance for the elevator shaft.</p>
<b>Guidelines Cited in Review:</b>	New construction (pages 36-38a), specifically guidelines 1 through 7 of pages 38-38a.

### Staff Analysis

The Certificate of Appropriateness in review proposes a new design for a boutique hotel. The design proposes a two story building over parking with a roof top that will contain a swimming pool, deck, and concierge area. The structure will be made of concrete and will have a stucco finish. The design of the new hotel is contemporary containing elements of Bauhaus and International Style, with a focus on simple forms, clean lines, and minimal details. The use of projecting overhangs, curves, and glass – the balconies, entryway roof, and landscaping – help lighten the building and break up the rectangular massing.

A water feature on the southeast corner of the building, which also helps break up the massing, complements the hotel’s new name “H20.” The center of the

building on Simonton Street includes two projecting walls to mimic the water feature, to identify the main entrance, and create the roof-top structure. A curved roof with a v-shaped support will cover the structure, which will be utilized as restrooms and as a concierge area. The design includes an elevator located on the west façade, which projects a few feet above the allowable 35' height. The main mass of the building will be 23' tall.

The applicant has proposed circular walls and landscaping to create screening and privacy around the first floor of the hotel, which in turn will add depth to the building and create a more interesting pedestrian experience. The curved balconies contribute to the creation of depth, and will utilize clear glass, which won't weigh the building down. Other materials to be used will be aluminum impact windows with a grey tint, silver impact resistant storefront system, a clear glass railing system, and spandrel glass on the guestroom exteriors on Simonton Street.

The building will be located on a part of the historic district where the majority of the surrounding buildings are not-historic or their period of significance are from the late 1940s through 1960s, and the location also contains many hotels and motels. Due to this factor, the contemporary design will be harmonious with the surrounding urban fabric.

### **Consistency with Guidelines**

1. The proposed new hotel will have an appropriate scale and mass for the area. There is a small one-story building next to the hotel on Louisa Street, which will have the largest difference in scale and massing. The building will be approximately 20 feet setback from the property line, which will provide some spacing between the hotel and small historic structure. On United Street, there are three one-story houses that are fairly small, but the back building will be 23' tall, which will not tower over the houses, which appear to be around 15' to 20' tall.
2. The proposed design for a two-story hotel will be appropriate for the surrounding area.
3. The plans proposes a new design that does not mimic any traditional structure in the historic district. The design is sensible to the surrounding structures.
4. The proposed materials and textures, although not traditional, will be appropriate to the specific urban context where the building is intended to be built.

The proposed design complies with the guidelines for new construction. The design is an effective interpretation of a contemporary hotel. The proposed mass, scale, proportions, materials and vocabulary are in keeping with the surrounding structures. The guidelines promote contemporary design as a means to create new structures in the historic district. The proposed structure will be an appropriate and sensible addition to the urban fabric for which it was designed.

# APPLICATION



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS** 03-2014 010947  
APPLICATION # \_\_\_\_\_

OWNER'S NAME: **See exhibit A** DATE: **06-02-14**

OWNER'S ADDRESS: **See exhibit A** PHONE #: **202-309-1313**

APPLICANT'S NAME: **Pike Architects Inc.** PHONE #: **296-1692**

APPLICANT'S ADDRESS: **471 US Highway 1, Suite 101 Key West Fl 33040**

ADDRESS OF CONSTRUCTION: **1212 Simonton St. / 1220-22 Simonton St.** # OF UNITS: **22**

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Demolition of existing "Spindrift Hotel" and Revit commercial building - Reconstruct a new 22 unit boutique hotel along with a guest check-in and roof top swimming pool. New parking structure under guest units. *Seeking Certificate of no contributing value*

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

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

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

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

Date: 6-2-14  
Applicant's Signature: \_\_\_\_\_

Required Submittals	
<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

PT

Trans number: \_\_\_\_\_  
 V# VISA: \_\_\_\_\_  
 Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_  
 Time: 1A:30:4

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

**EXHIBT "A"**

**Spindrift Motel property**

Owner – Harbor Side Motel Marina Inc.

1212 Simonton Street, Key West, Florida 33040

**Rivet Property**

Rivet Enterprises Inc.

17188 Flying Fish Lane West

Summerland Key, Fl. 33042-3630

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

09/30/14

Ms. Enid Torregrosa, Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040

**Re: 1212-1220 Simonton Street  
Certificate of No Contributing Value  
(SHPO Master Site File #MO 04088)**



Dear Ms. Torregrosa,

We are currently seeking a Certificate of No Contributing Value for the building located at 1212-1220 Simonton Street known as the "Spindrift Hotel". We seek to demolish the existing substandard structure and replace it with a HARC-approved architecturally-designed hotel.

Trepanier & Associates sought the opinions of local Florida-licensed Engineer, Mr. Rick Milelli and local Florida-licensed Architect, Mr. Peter Pike, regarding the existing physical conditions, alterations, and architectural significance of the existing structure. According to the attached architectural and engineering reports<sup>1</sup> the structure has had "major renovation with multiple additions", has significant structural deficiencies with regard to life-safety, hurricane protection, building codes and ADA access. The Pike Analysis concludes that given the deteriorated state and the history of poorly executed but substantial additions, alterations, and renovations restoration would be both "unfeasible" and "fake".

The additions, alterations, renovations, and structural deficiencies include:

- The addition of a large Mansard roof over the office portion of the building;
- Second story wood addition to the CMU building with mansard roof addition;
- Out-of-scale and nontraditional dormer elements;
- The original single story rooms have been altered with an additional sloped roof over the original flat roofs;
- Non-compliant structural aspects of the building including stairs, emergency egress, 2<sup>nd</sup> story deck, hurricane tie downs, stingers and railings;
- Non-compliant ADA access;
- Structural Spalling;
- Concrete delamination.

A Certificate of No Contributing Value requires a finding of the following criteria (Sec. 102-125):

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

As identified in the Pike Analysis the original architectural construction did not embody distinctive characteristics other than a "slight gesture to a Deco Style". Then over time through a combination of poorly designed and poorly constructed

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<sup>1</sup> Architectural and Engineering reports ("Pike Analysis" & "Milelli Analysis") (Attachments B & C)

additions, alterations and renovations, even the “ever so slight” Deco Style presentation has been obliterated creating the situation where today this building clearly “embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction”.

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

We researched the City archives, the Monroe County Library, and the Library of Congress. We found no event that occurred on this property that has made a significant contribution to local, state, or national history.

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

We researched the City archives, the Monroe County Library, and the Library of Congress. We found no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and the property is not associated with the life of a person significant in the past.

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

We researched the City archives, the Monroe County Library, and the Library of Congress. We found no indication that the hotel is the site of a historic event with a significant effect upon society.

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

Based on the historical research and the Pike Analysis the hotel structure does not exemplify the cultural, political, economic, social, or historic heritage of the city.

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

Based on the historical research and the Pike Analysis the hotel structure does not portray the environment in an era of history characterized by a distinctive architectural style.

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

The hotel structure is not part of or related to a square, park or other distinctive area.



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

As mentioned above the hotel structure has been so compromised it no longer has even the slightest of significance. It does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

Based on the historical research the hotel structure has not yielded, and is not likely to yield, information important in history

Thank you for your time and consideration in this matter.

Please don't hesitate to call me if you have any questions or need additional information.

Sincerely,



Owen Trepanier



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

## Attachment A

Site #8 MO04088

Recorder # \_\_\_\_\_

Field Date 5/25/2004

Form Date \_\_\_\_\_

FormNo 200402

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

### GENERAL INFORMATION

Site Name (address if none) SPINDRIFT MOTEL

Multiple Listing (DHR only) \_\_\_\_\_

Other Names \_\_\_\_\_ >> \_\_\_\_\_

Survey or Project Name Key West Historic Resources Survey

Survey# 11157

National Register Category Building(s)

### LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1212</u>		<u>SIMONTON</u>	<u>Street</u>	

Cross Streets (nearest/ between) LOUISA

City / Town (within 3 miles) KEY WEST

In Current City Limits? YES

County Monroe

Tax Parcel #(s) RE- UNKNOWN

Subdivision Name \_\_\_\_\_

Block \_\_\_\_\_

Lot \_\_\_\_\_

Ownership Private Individual

Name of Public Tract (e.g., park) \_\_\_\_\_

Route to (especially if no street address) \_\_\_\_\_

### MAPPING

USGS 7.5' Map Name \_\_\_\_\_

Publication Date \_\_\_\_\_ >> \_\_\_\_\_

Township: \_\_\_\_\_

Range: \_\_\_\_\_

Section: \_\_\_\_\_

1/4 section: \_\_\_\_\_ >> \_\_\_\_\_

Irregular Section Name: \_\_\_\_\_

Landgrant \_\_\_\_\_

UTM: Zone 0

Easting 0

Northing 0

Plat or Other Map (map's name, location) \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular

Other Style \_\_\_\_\_

Exterior Plan U-shaped

Other Exterior Plan \_\_\_\_\_

Number of Stories 2

Structural System(s) \_\_\_\_\_ >> \_\_\_\_\_

Other Structural System(s) \_\_\_\_\_

Foundation Type(s) \_\_\_\_\_ >> \_\_\_\_\_

Other Foundation Types \_\_\_\_\_

Foundation Material(s) \_\_\_\_\_ >> \_\_\_\_\_

Other Foundation Material(s) \_\_\_\_\_

Exterior Fabric(s) \_\_\_\_\_ >> \_\_\_\_\_

Other Exterior Fabric(s) \_\_\_\_\_

Roof Type(s) \_\_\_\_\_ >> \_\_\_\_\_

Other Roof Type(s) \_\_\_\_\_

Roof Material(s) \_\_\_\_\_ >> \_\_\_\_\_

Other Roof Material(s) \_\_\_\_\_

Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> \_\_\_\_\_

Other Roof Secondary Structure(s) \_\_\_\_\_

Number of Chimneys 0

Chimney Material Not applicable

Other Chimney Material(s) \_\_\_\_\_

Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

Attachment A  
8MO04088

## DESCRIPTION (continued)

Window Descriptions AWNING; JALOUSIE

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open \_\_\_\_\_ #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) \_\_\_\_\_

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament MOLDED TRIM; ARCHES; BALCONIES

Interior Plan Unspecified

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: ALL this category Residential: NONE of this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) \_\_\_\_\_

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year 1948

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

### Structure Use History

Use	Year Use Started	Year Use Ended	>>
Other Structure Uses <u>MOTEL</u>			

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> \_\_\_\_\_

Other research methods Sanborn Maps

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_ >> \_\_\_\_\_

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____	Maintaining Organization: _____
File or Accession #: _____	Descriptive Information: _____
>> _____	

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9700

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

MASTER SITE FILE USE ONLY

<p>Cultural Resource Type: _____</p> <p>Electronic Form Used: <u>SHPO</u></p> <p>Form Type Code: <u>None</u></p> <p>Form Quality Ranking: _____</p> <p>HomeState Code: _____</p> <p>Supplement Information Status: <u>NO SUPPLEMENT</u></p> <p>Supplement File Status: <u>NO SUPPLEMENT</u></p> <p>Form Comments: _____</p>	<p>SHPO's Evaluation of Resource</p> <p>_____ Date _____</p> <p>FMSF Status: <u>RECORDABLE STRUCTURE</u></p> <p>Computer Entry Date: <u>2/21/2004</u></p>
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<b>REQUIRED PAPER ATTACHMENTS</b>	<p>(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED</p> <p>(2) LARGE SCALE STREET OR PLAT MAP</p> <p>(3) PHOTO OF MAIN FACADE, B&amp;W, AT LEAST 3"X6"</p>
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**MO04088-200402****Supplementary Printout**

- > **[Other name(s)]:**
  
- > **USGS map name/year of publication or revision:**  
KEY WEST;1971
  
- > **Township/Range/Section/Qtr:**  
67S ;25E ;34;UNSP
  
- > **Foundation types:**  
Continuous
  
- > **Foundation materials:**  
Poured Concrete Footing
  
- > **Exterior fabrics:**  
Stucco
  
- > **Roof types:**  
Mansard
  
- > **Roof materials:**  
Composition shingles
  
- > **Roof secondary structures (dormers etc):**  
Not applicable
  
- > **Change status/year changed/date noted/nature:**  
Unspecified;;;
  
- > **Original, intermediate, present uses/year started/year ended:**  
Commercial unspecified;;
  
- > **Research methods:**  
Examine local tax records
  
- > **Area(s) of historical significance:**  
Architecture
  
- > **Repositories: Collection/Housed/Accession#/Describe**  
;;;Photographs (Archived)
  
- > **Structural system(s):**  
Concrete block



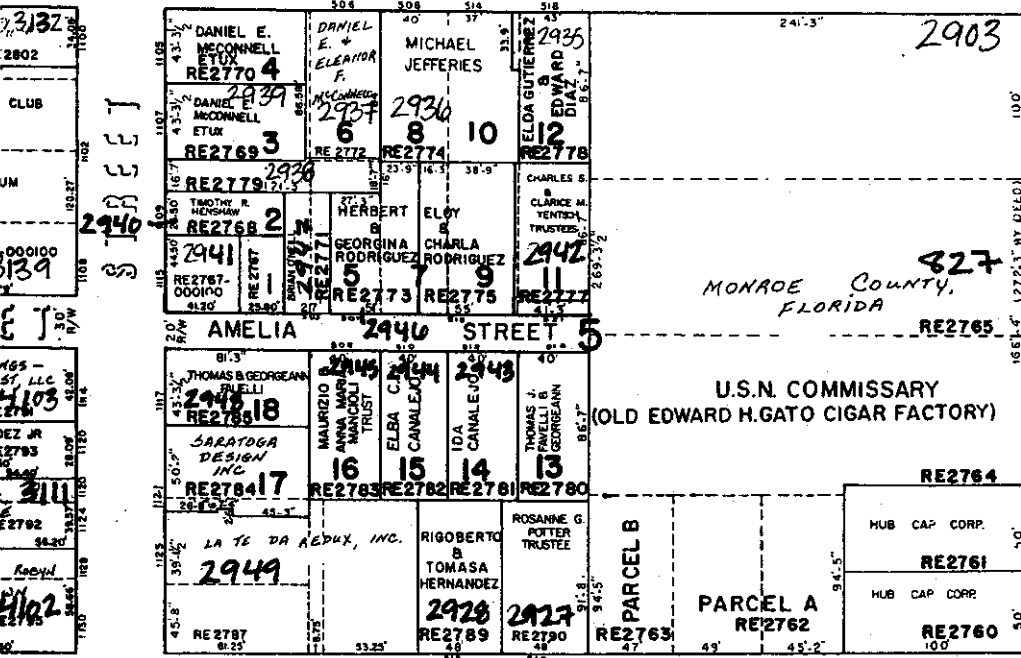
<p><b>PROJ</b> City of Key West</p>	<p><b>Site Location Map</b></p>	
<p><b>SCALE</b> 1 inch = 2008 feet</p>	<p><b>URS</b></p>	<p>PROJECT NO. 15296104</p>
<p><b>SOURCE</b> USGS 7.5' Quad map, Key West, FLA 1971</p>		<p>FIGURE NO.</p>

UED ON PAGE NO. 27

STREET

50'  
R/W

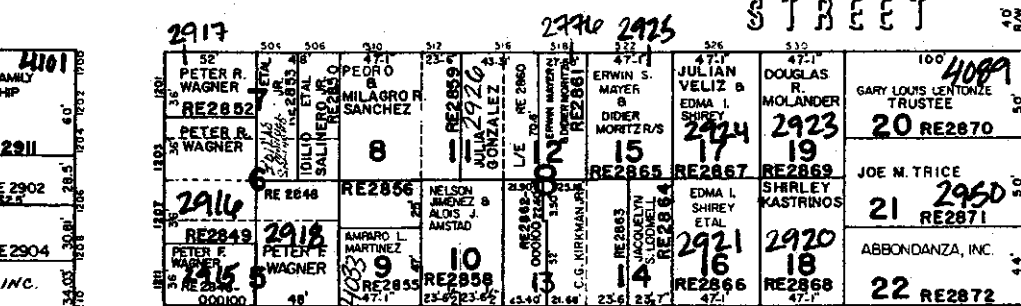
50'  
R/W



STREET

30'  
R/W

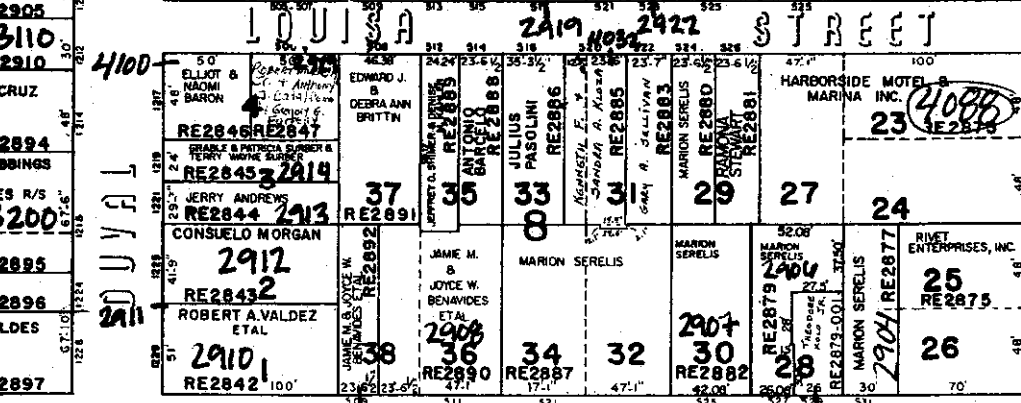
PAGE NO. 38



STREET

40'  
R/W

CONTINUED ON



STREET

30'  
R/W

CONTINUED ON

UED ON PAGE NO. 41

DD 246

SCALE 1" = 50'  
DRAWN BY FJ NOEL  
1985

UPDATED FEBRUARY 1998

4088





PIKE ARCHITECTS INC.  
ARCHITECTS – PLANNERS – CONSULTANTS

Key West . Orlando . Bahamas



471 US Highway #1  
Suite 101  
Key West, Florida, 33040  
Ph 305-296-1692  
Fax 305-296-4106  
[pparchkw@aol.com](mailto:pparchkw@aol.com)

9/29/2014

Owen Trepanier

**Trepanier & Associates, Inc.**

1421 1<sup>st</sup> Street  
Key West, Florida, 33040

Ref. Spindriff Motel architectural and historic values.

Mr. Trepanier – This letter is in response to your request that I provide an historic analysis of the existing “Spindriff Hotel.” Particular on how the existing structure has been altered over time, diminishing its original architectural form and appearance. My observations are based on a site visit on September 12<sup>th</sup> 2014.

The motel appears to be constructed in 1948. When constructed the design appearance was indicative of small “mom and pop” motels of that period. Please see Exhibit A. This is a photo provided to me by the HARC director of Key West. The photo shows the lobby entry and its relationship to Simonton Street. It depicts the motel as the “Floridian Motel” and judging by the automobile the date is assumed around to have been taken around 1960. The motel appears to be a single story building, with a large rectangular façade showing the motels name. The structure was masonry with a glass façade at the lower entry level. The building makes a slight gesture to a Deco Style presentation but ever so slightly.

When compared to the existing photograph one can determine that the structure has had a major renovation with multiple additions added to the original construction. Please see exhibit “B” This renovation occurred in 1958.



Exhibit A – Original front façade on Simonton Street



Exhibit B - Front façade on Simonton Street as seen today.

As one may see the architectural presentation to the street has changed significantly. A large “Mansard Roof” structure has been attached to the front of the building. The entry location has not been changed however the glazing component is not as originally constructed. It is almost half the size with a different mullion system. Also please note that a 2<sup>nd</sup> story addition has been constructed to the left of the lobby area. It also has a mansard roof (see other photos).

The dormer elements are not traditional in any fashion and appear awkward and out of scale. As mentioned, the original single story rooms have been altered with an additional sloped roof over the original flat roofs.

It is my opinion that a restoration to its original appearance would be very difficult to achieve. It would also be impractical. The structure is suffering from structural spalling and concrete delamination. To restore this building would require a 90% demolition. This would result in a duplication of this questionable style. This is not what the HARC guidelines require. It would be a new structure representing a period in time duplicating the architectural style. It would also result in a "Disney type" façade that is not of true representation of a somewhat blurry architectural design type.

Considering the condition of the building, the significant alterations in the past and the result of a restoration would be unfeasible and somewhat "fake". In my opinion this structure should be removed. In its place should be a modern structure that can make gestures to the past construction but in a modern application. The structure that replaces this should be of an architectural style that clearly states a modern approach. It should be a design concept that reflects the architecture of our generation. There should be no confusion to a person of general architectural knowledge can quickly determine that the new hotel is not historic and that it represents a period of current design concepts and technologies.

I would be more than happy to discuss this in further detail with you. Please contact me at your convenience

Regards

Peter Pike  
Architect

Additional photos attached.



Simonto Street looking north.



Louisa Street looking West.



Rear structure addition and roof.  
Electrical systems are out of code.

# BUILDING EVALUATION

## SPINDRIFT MOTEL

1212 Simonton Street, Key West, FL



Prepared For:

Trepanier and Associates  
619 Front Street  
Key West, FL 33040

Prepared By:

Richard J. Milelli, P.E.  
P.E. # 58315  
Meridian Engineering, LLC  
201 Front St. Ste. 203  
Key West, FL 33040  
(305) 293-3263

Certificate of Authorization # 26120

**SEPTEMBER 2014**

## **Introduction:**

As requested by Trepanier and Associates, I visited the site on September 12, 2014 to give my opinion on the existing structures at 1212 Simonton Street. The site was unoccupied at the time of the visit but it was formerly operated as the Spindrift Motel. The motel is located at the corner of Simonton and Louisa Street in Key West. The Monroe County property record card states that the original structure along Simonton Street was built in 1948. A second floor was added in 1958 to the original structure as well as a separate L-shaped building that fronts Louisa Street. There have been numerous renovations since then.

The first floor of the original 1948 structure is concrete masonry unit (CMU) construction. The second floor addition that was built in 1958 is a wood frame structure. The L-shaped building on Louisa Street is a CMU structure as well.

The Florida Building Code (FBC) occupancy for the building is Residential R-2. The site also falls under the Existing Hotels and Dormitories of the National Fire Protection Association (NFPA) Life Safety Code 101. None of the structures are protected by an automatic sprinkler system.

## **Observations 1948 Structure and Second Story Addition:**

The following observations were made during the site visit to the 1948 structure and the 1958 second story addition.

1. The stairs located along the south wall of the building are made of wood which is not allowed by the NFPA 101 Life Safety Code. The stairs should be made of a noncombustible material such as concrete or metal. The stairs also do not meet the code requirements for width and rise. The maximum allowable height for a commercial stair riser is 7 inches. The existing stair risers are approximately 7 3/4" high. The stairs do not have any hand rails. A commercial stair should have hand rails on both sides. The railing along the stairs also is too short. The average height is approximately 29 inches above the tread.
2. There is only a single means of egress for the second story. There should be two means of egress because the common path of travel is greater than 35 ft.
3. The second floor deck also has numerous issues. The guard rail along the outside of the deck is only 40 inches high. The FBC requires it to be 42 inches high. The deck does not appear to be adequately lit.
4. The doors to the units on the second floor open in towards the main room. This violates the Life Safety Code since the doors should open in the egress direction. This also probably means that the doors do not meet the current wind load criteria since most doors are required to swing out to meet the required design pressures.
5. The plumbing that is visible for the second story does not have an end of the line cleanout.
6. The 6x6 post base hurricane tie downs only have (3) three nails in them. The builders did not use through bolts to secure the 6x6s. This means that the structure is not properly

anchored. The 6x6 post bases appear to be installed in the sidewalk slab which is probably not thick enough to resist uplift.

7. The stringers for the second floor deck do not appear to have the proper fire blocking and are cantilevered from the building. The stringers are showing signs of water damage as well.
8. The existing motel lobby is not ADA accessible.
9. The units have smoke detectors but do not have carbon monoxide detectors.
10. Based on historical photographs, the mansard roof was added when the second story addition was built in 1958.
11. There is water heater located adjacent to the lobby that does not have a code compliant exhaust. The exhaust pipe should extend past the eave and have a compliant end treatment.

## **Observations 1958 One Story L Shaped Structure:**

The following observations were made during the site visit to the 1958 single story L shaped structure.

1. The windows in the exterior wall along Louisa Street have an air conditioning unit in them. The Life Safety Code requires two means of egress. The air conditioning unit blocks the second means of egress.
2. The units have smoke detectors but do not have carbon monoxide detectors.
3. There is not adequate fire separation between the southern end of the building and the adjacent structure.
4. The masonry structure has settling cracks and signs of concrete spalling in the beams.
5. There is a 5 v crimp roof over the structure. It appears that the 5 v crimp roof was built over rolled roofing.
6. The soffits and exposed wood appears to have water damage and possible termite damage.

## **Photographs of 1948 Structure and second story addition:**



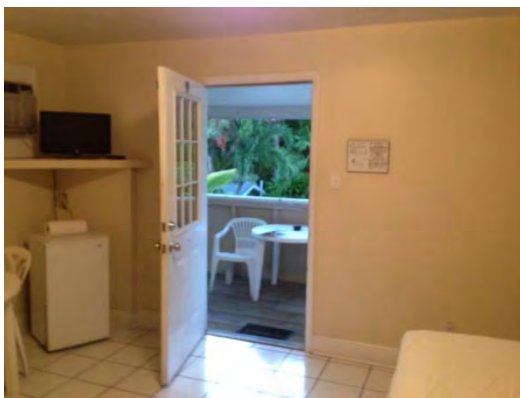
Photograph 1 showing the stairs to the second story addition.





at less than 40"

Photograph 2 showing the guard rail on the second story addition



Photograph 3 showing entrance door swinging in on one of the rooms in the second story addition.

**Photographs of 1958 Single Story L Shaped Structure:**



blocked.

Photograph 4 of typical ground level room with egress window



Photograph 5 showing the egress window blocked with an air conditioning unit.



Photograph 6 showing inadequate fire separation between the L shaped building on the left and the adjacent structure. Note the non-code compliant egress windows.



Photograph 7 showing the 5 v crimp roof over the L shaped building which appears to be constructed over rolled roofing.



Photograph 8 of the exterior of the L shaped building on Louisa Street. Note the egress window blocked by the air conditioning unit. It appears that the units had an egress door to Louisa Street that was in-filled at some point.

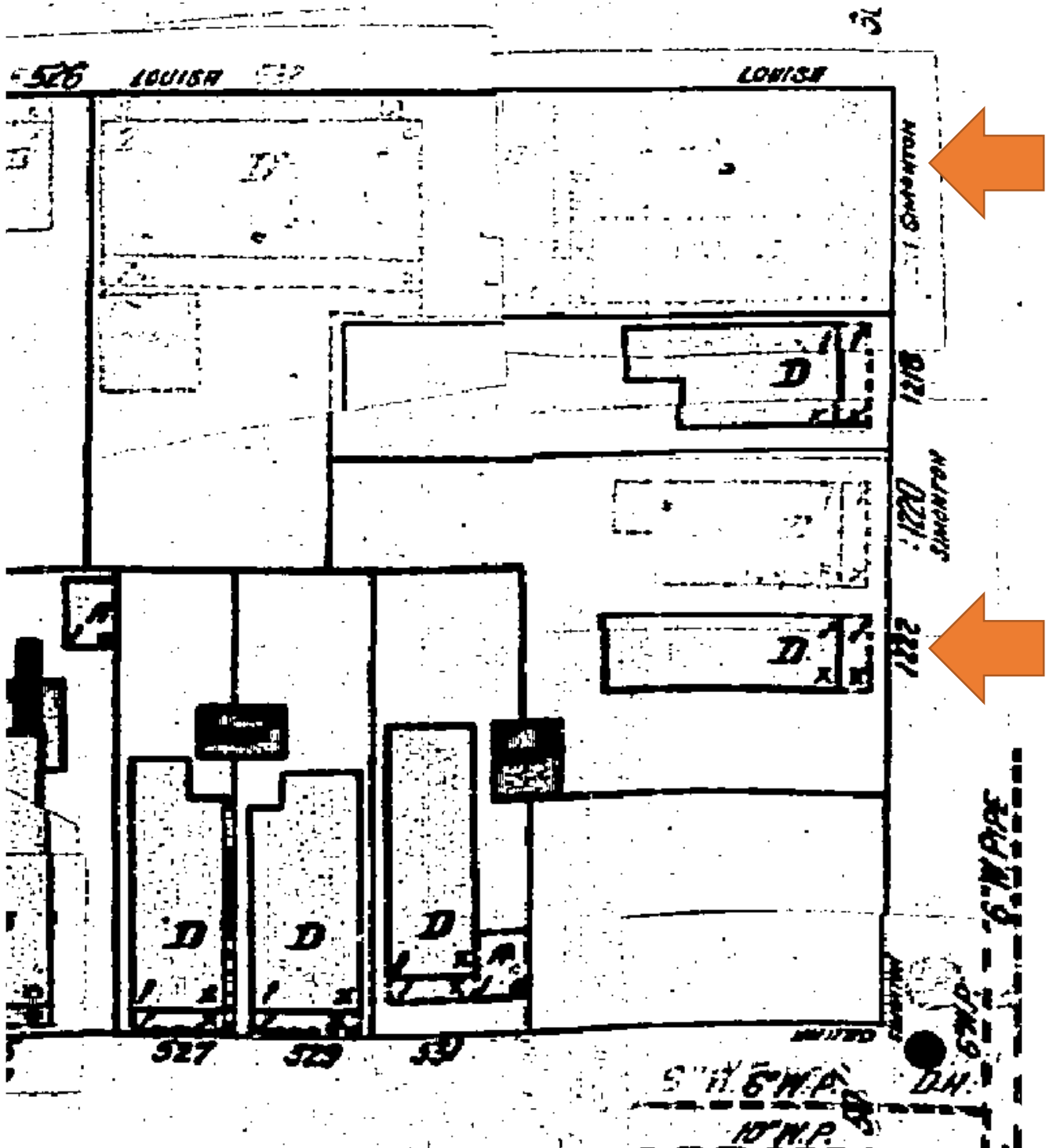


Photograph 9 of what appears to be an end of the line cleanout for the L shaped structure. The pipe appears to be made of cast iron and does not have a clean out box around it.

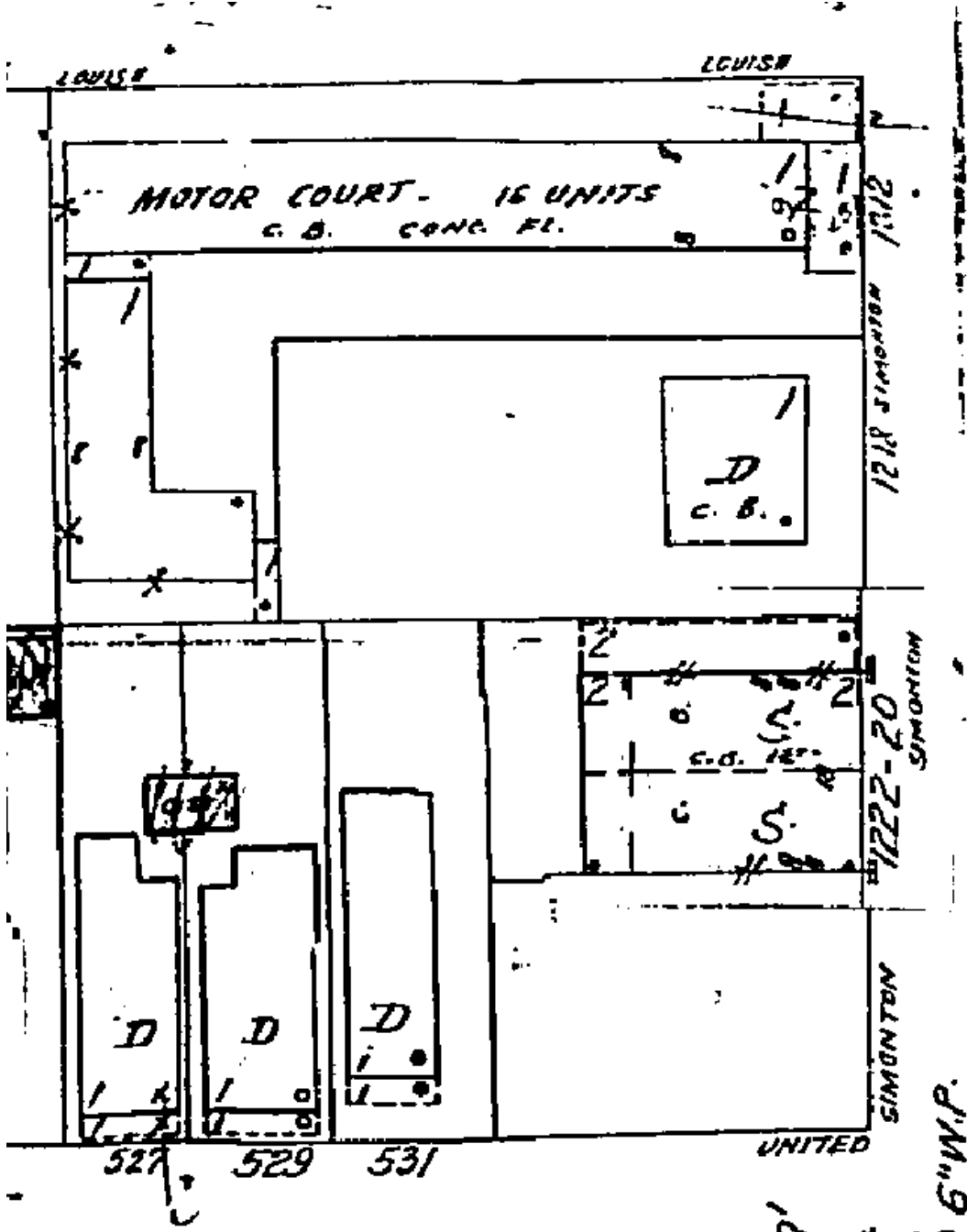


Photograph 10 of the exhaust of the water heater. The exhaust should be located over the eave of the roof and have a code compliant end treatment.

# SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map



Google Earth Aerial Photo

# PROJECT PHOTOS





The Floridian Motel, now the Spindrifft Motel. It's mid-century elements are apparent. Property Appraisers Photo, c. 1965. Monroe County Public Library.



The Florida Motel today. Other than the parapet wall, all other character defining features are gone.





1220 Simonton Street, c. 1965.

Photo taken by Property Appraiser's office. Monroe County Public Library.



1220 Simonton Street, photo from Google Earth.



1220 Simonton Street, photo from Google Earth.

# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2014-70**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(A) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION OF A 22-ROOM HOTEL AND ONE NON-TRANSIENT DWELLING UNIT AND FOR THE REDUCTION AND/OR WAIVER OF REQUIRED LANDSCAPING ON PROPERTY LOCATED AT 1212, 1220 & 1222 SIMONTON STREET (RE # 00028730-000000, 00028750-000000; AK # 1029513, 1029530) WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN / SIMONTON (HNC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**


**WHEREAS**, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the reconstruction of five or more residential units; and


**WHEREAS**, modifications and waivers to reduce the City’s landscaping requirements are requested or required pursuant to City Code Section 108-517; and

**WHEREAS**, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

**WHEREAS**, Code Section 108-517(a) requires the Planning Board to consider the landscape modification / waiver request and render the final action; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on

 Vice-Chairman

 Planning Director



October 16, 2014; and

**WHEREAS**, the granting of a Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.


**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:


**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Major Development Plan and Landscape Modification / Waiver for the reconstruction of a 22-room motel and one non-transient dwelling unit on property located at 1212, 1220 & 1222 Simonton Street (RE # 00028730-000000, 00028750-000000; AK # 1029513, 1029530) in the Historic Neighborhood Commercial – Truman / Simonton (HNC-1) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

**General conditions:**

1. The proposed development shall be consistent with the plans dated September 18, 2014 by Peter M. Pike, Architect, the civil plans dated May 30, 2014 by Allen E. Perez,

 Vice-Chairman

 Planning Director

P.E., and the landscape plans dated August 20, 2014 by Tyler Nielsen, Landscape Architect; notwithstanding the revisions requested and recommended by staff.

2. Although subject to a separate City approval, the City shall not bear any of the costs of the proposed sidewalk and any landscaping improvements within City right-of-way.

3. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

**Conditions prior to the City Commission hearing:**

4. The applicant shall address all of staff's and the DRC's concerns as outlined in the October 16, 2014 staff letter and the June 26, 2014 DRC minutes.

5. The applicant shall submit an irrigation plan pursuant to City Code Section 108-243(d).

6. The applicant shall submit an outdoor lighting plan pursuant to City Code Section 108-284.

7. The architectural, civil and landscaping plans shall be revised and corrected in order to eliminate any and all inconsistencies between the plans to the satisfaction of the City Planner.

**Conditions prior to issuance of a building permit:**

8. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

**Conditions prior to issuance of a Certificate of Occupancy:**

9. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

10. The property owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

**Conditions subject to a Conditional Approval Permit, and subject to an associated annual inspection:**

11. The rooftop pool and bar shall be for use of registered hotel guests only and shall not be open to the general public.

12. No sound from amplified or live music may cross any adjacent residential property line.

13. Any sale of alcohol shall be charged to a hotel room. No cash service.

14. No advertising of a public-access bar shall be allowed.

15. All outdoor lighting shall meet Dark Sky standards and guidelines.

16. A minimum of nine (9) off-street bicycle parking spaces shall be installed and maintained.



**Section 3.** Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Major Development Plan and Landscape Modification / Waiver

application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

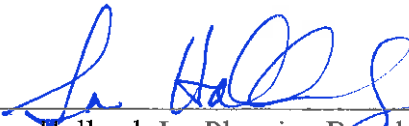
**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

      Vice-Chairman  
      Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 16th day of October, 2014.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director.



  
\_\_\_\_\_  
Sam Holland, Jr., Planning Board Vice-Chairman 10-24-14  
Date

**Attest:**

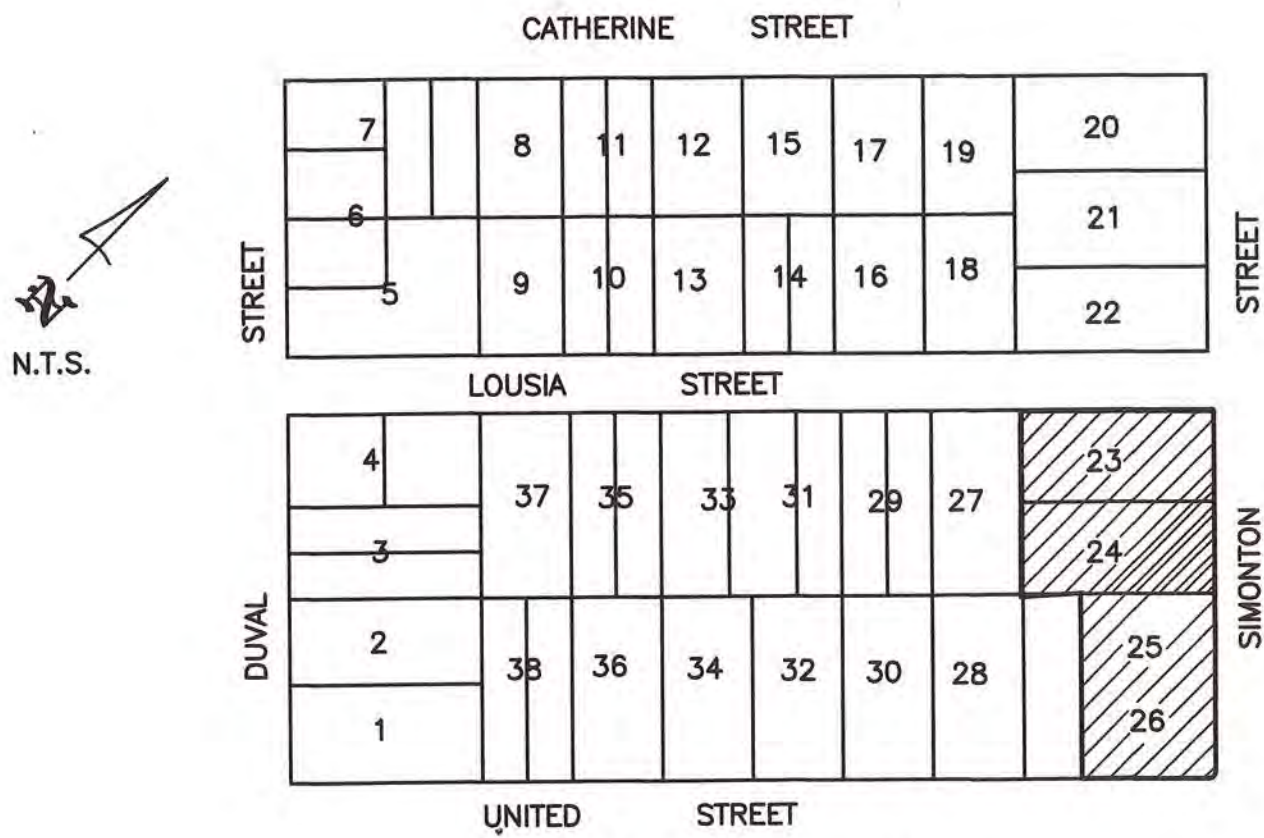
  
\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director 10 23 14  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk 10-23-14  
Date

 Vice-Chairman  
 Planning Director

# SURVEY



**LOCATION MAP**  
Square 8, Tract 11, City of Key West

**LEGAL DESCRIPTION:**

On the Island of Key West and known on Wm. A. Whitehead's map delineated in February, 1829 as part of Tract 11, but better known according to D.T. Sweeney's Subdivision of Lots 1, 2, 3, and 4, in Square 8, of Tract 11, recorded in Book "L" Deeds, Page 215, Monroe County Records as part of Lots 25 and 26 described by metes and bounds as follows: Commencing at the Westerly corner of Simonton and United Streets, and running thence Northwesterly along the Southwesterly side of Simonton Street 96 feet; thence at right angles in a Southwesterly direction 70 feet; thence at right angles in a Southeasterly direction 96 feet to United Street; thence at right angles in a Northeasterly direction along the Northeasterly side of United Street 70 feet to the Point of Beginning.

AND

On the Island of Key West and is part of Tract Eleven (11) according to W.A. Whitehead's Map of said Island delineated in February 1829, better known according to D.T. Sweeney's Subdivision of Lot One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11), recorded in Book "L" Deeds, Page 215 of Monroe County Records as Lots Twenty-three (23), Twenty-four (27).

AND

On the Island of Key West and known on W.A. Whitehead's Map, delineated in February 1829, as part of Tract Eleven (11), but better known according to D.T. Sweeney's Subdivision of Lot One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11), recorded in Book "L" Deeds, Page 215 of Monroe County Records as Lots Twenty-four (24), having a front on Simonton Street of 48 feet and extending back at right angles with Simonton Street 100 feet.

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

**SURVEYOR'S NOTES:**

North arrow based on plat assumed median  
Reference Bearing: R/W Simonton Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

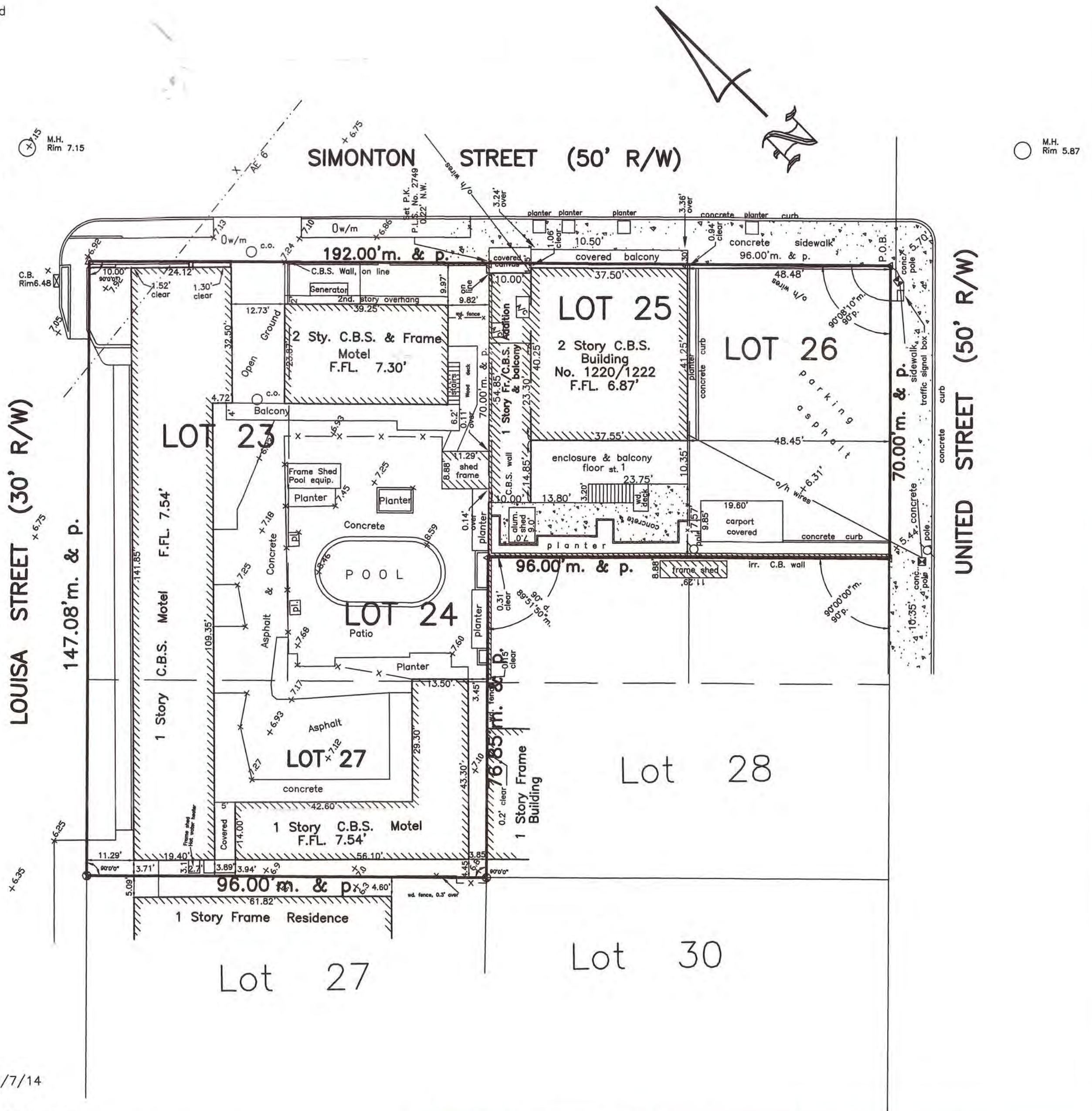
**Monumentation:**

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- ⊙ = Found 1/2" Iron Bar
- Δ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- M.H.W. = Mean High Water
- O.R. = Official Records
- Sec. = Section
- Twp. = Township
- Rge. = Range
- N.T.S. = Not to Scale
- ⊙ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- Elec. = Electric
- Tel. = Telephone
- Ench. = Encroachment
- O.L. = On Line
- C.L.F. = Chain Link Fence
- A/C = Air Conditioner
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- L.B. = Low Beam
- Rad. = Radial
- Irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- Bas. = Baseline
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- P.I. = Point of Intersection
- wd. = Wood
- R = Radius
- A = Arc (Length)
- D = Delta, (Central angle)
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- Hydt. = Fire Hydrant
- F.W. = Fire Well
- C.B. = Catch Basin
- ⊙ = pole
- ⊙ = light

Field Work performed on: 3/7/14



**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 hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

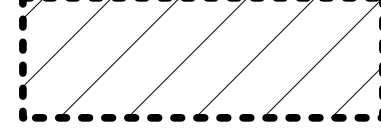
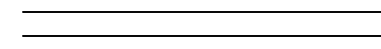

Meisel Holdings Fl., Inc. (Spindrift Motel) 1212-1222 Simonton Street, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 14-174	
Scale: 1"=20'	Ref. 124-56 172-53	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/19/14		Flood Zone: X-AF	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
f:/datafred/dwg/keywest/block117/1212simonton			

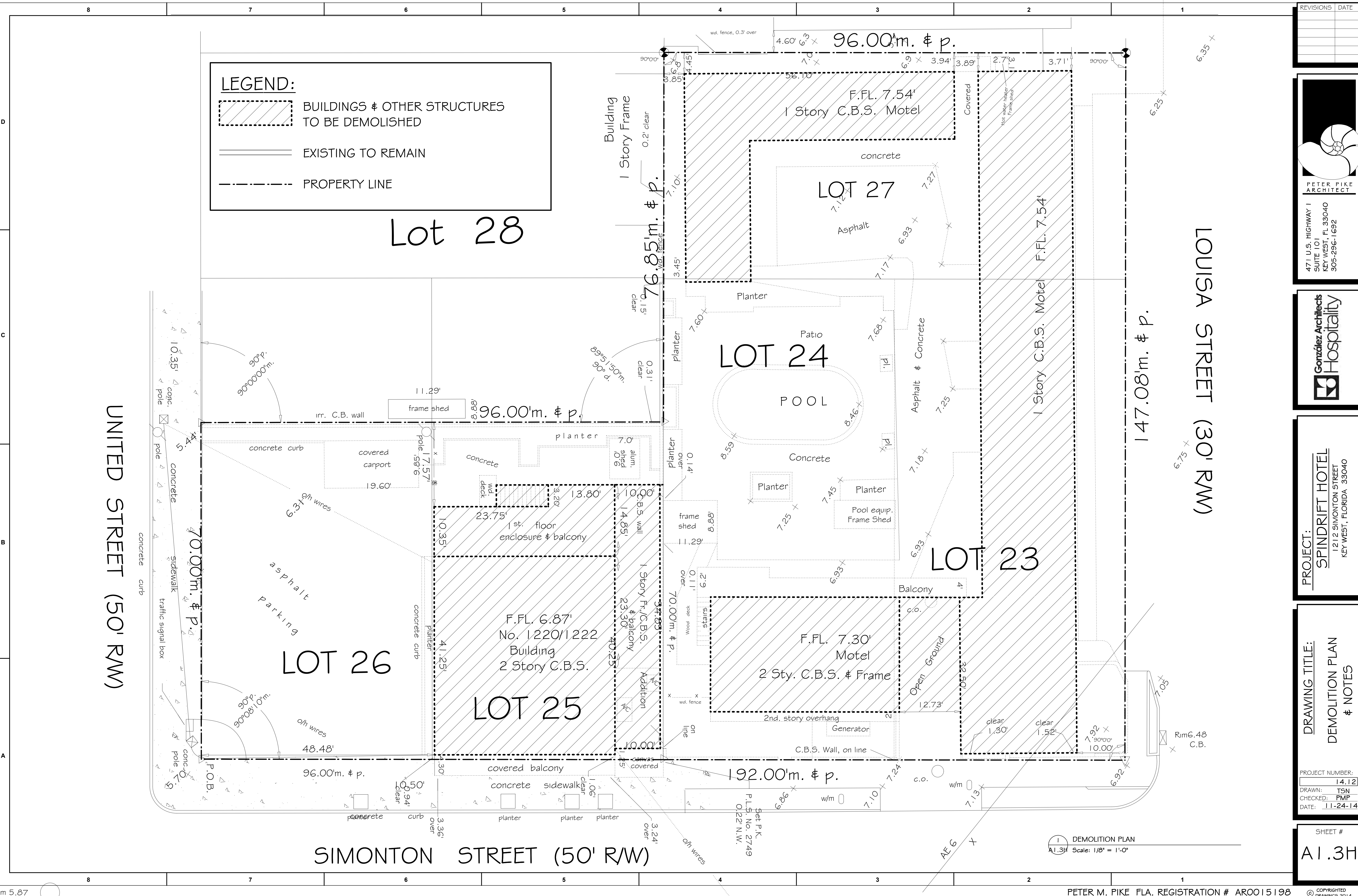
**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS  
3152 Northside Drive Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# PROPOSED DESIGN



**LEGEND:**

-  BUILDINGS & OTHER STRUCTURES TO BE DEMOLISHED
-  EXISTING TO REMAIN
-  PROPERTY LINE



**González Architects Hospitality**

**PROJECT:**  
**SPINDRIFT HOTEL**  
 1212 SIMONTON STREET  
 KEY WEST, FLORIDA 33040

**DRAWING TITLE:**  
**DEMOLITION PLAN**  
 & NOTES

**PROJECT NUMBER:** 14.12  
**DRAWN:** TSN  
**CHECKED:** PMP  
**DATE:** 11-24-14

1 DEMOLITION PLAN  
 Scale: 1/8" = 1'-0"

REVISIONS	DATE

**PETER PIKE ARCHITECT**

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

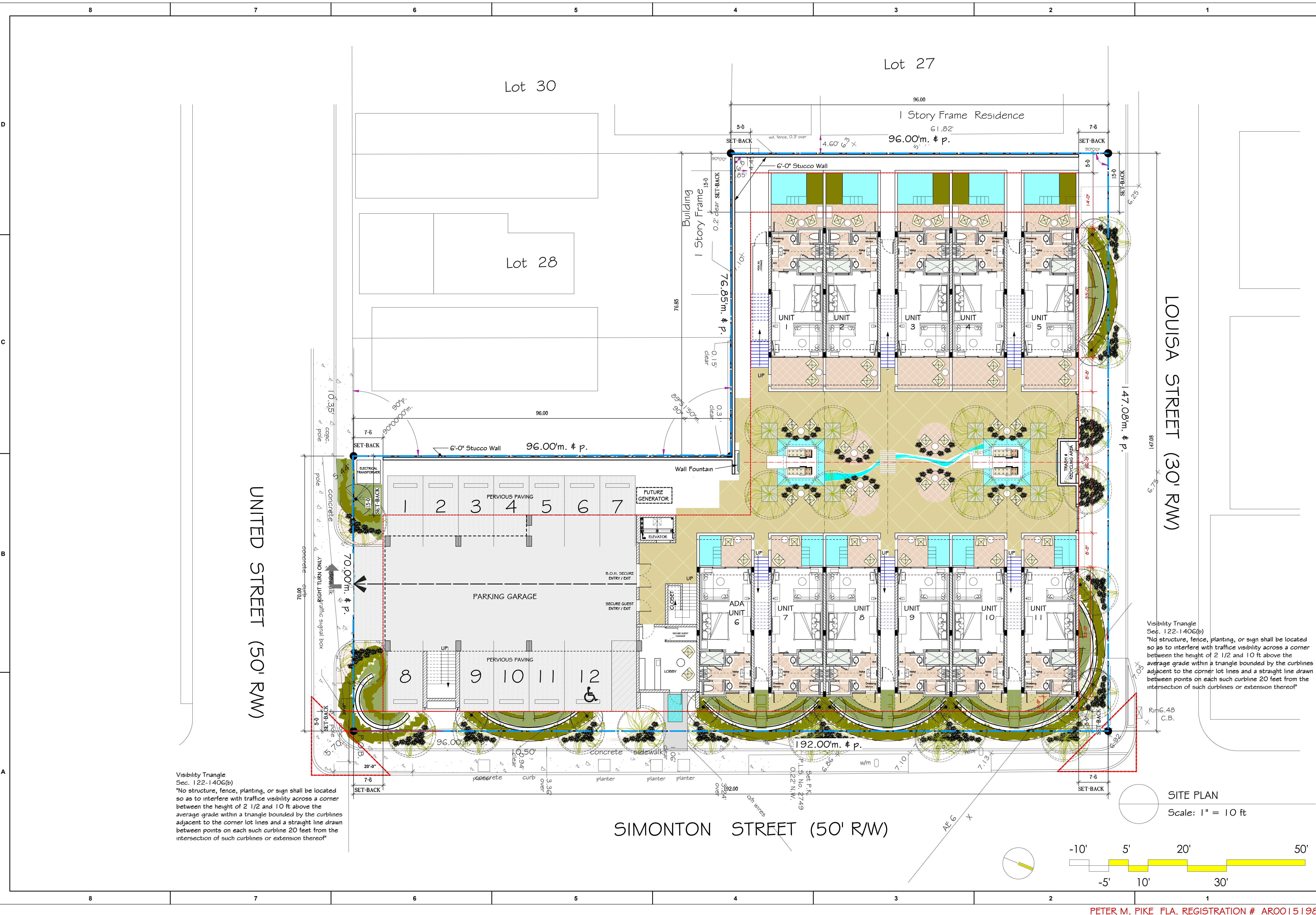
**González Architects Hospitality**

**PROJECT: SPINDRIFT HOTEL**  
1212 SIMONTON STREET  
KEY WEST, FLORIDA 33040

**DRAWING TITLE: ARCHITECTURAL SITE PLAN**

PROJECT NUMBER: 14.12  
DRAWN: TSN/KM/PMP  
CHECKED: PMP  
DATE: 12-09-14

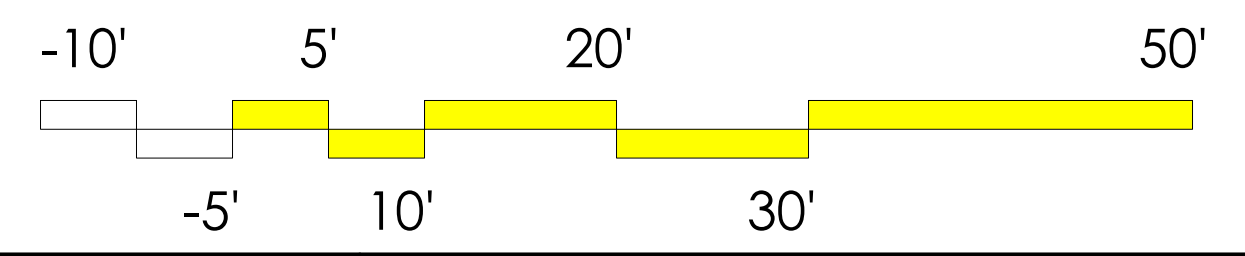
SHEET # **A1.1**



**Visibility Triangle**  
Sec. 122-140G(b)  
\*No structure, fence, planting, or sign shall be located so as to interfere with traffic visibility across a corner between the height of 2 1/2 and 10 ft above the average grade within a triangle bounded by the curblines adjacent to the corner lot lines and a straight line drawn between points on each such curbline 20 feet from the intersection of such curblines or extension thereof\*

**Visibility Triangle**  
Sec. 122-140G(b)  
\*No structure, fence, planting, or sign shall be located so as to interfere with traffic visibility across a corner between the height of 2 1/2 and 10 ft above the average grade within a triangle bounded by the curblines adjacent to the corner lot lines and a straight line drawn between points on each such curbline 20 feet from the intersection of such curblines or extension thereof\*

**SITE PLAN**  
Scale: 1" = 10 ft



REVISIONS	DATE

**PETER PIKE ARCHITECT**  
 471 U.S. HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

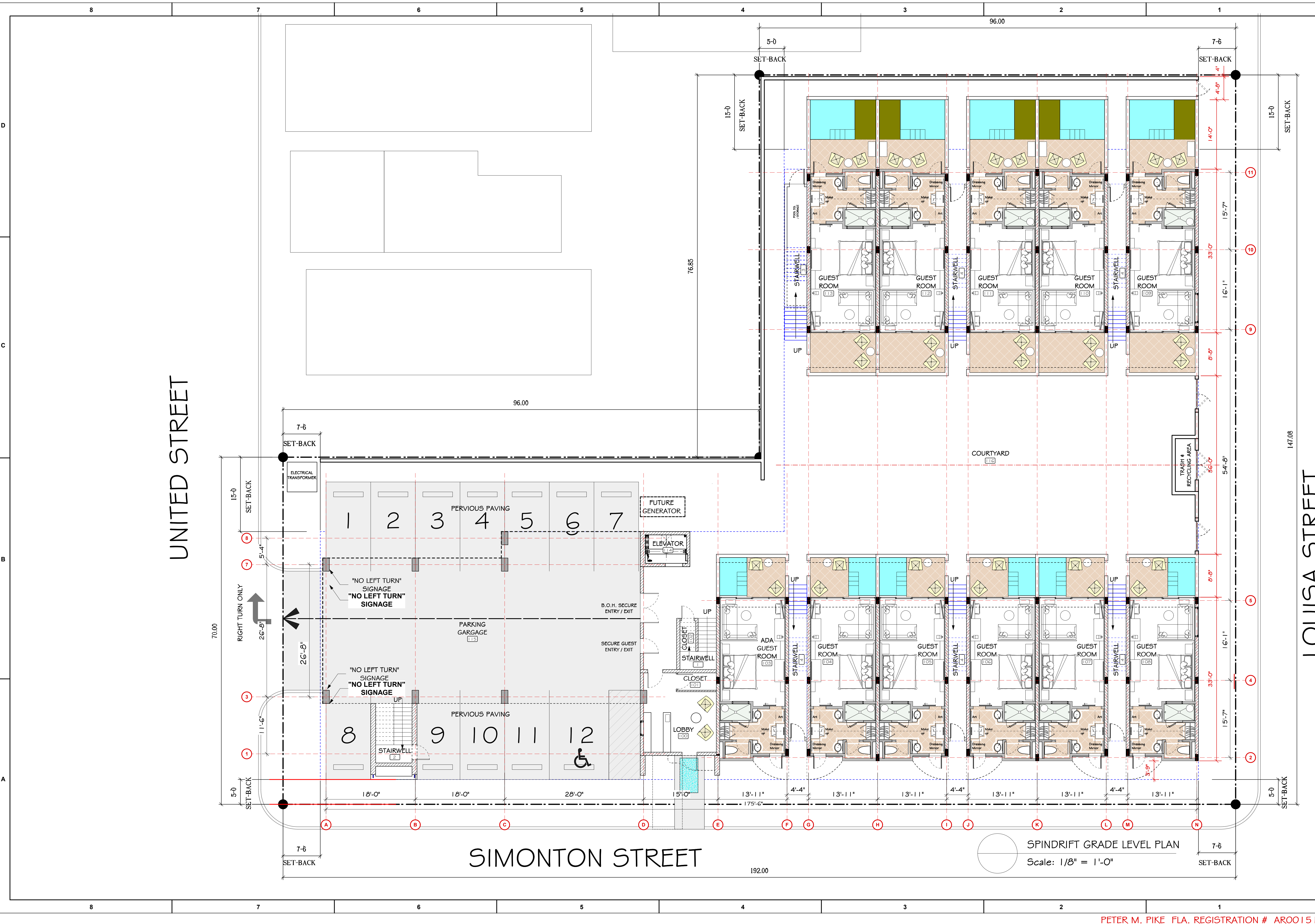
**González Architects Hospitality**

**PROJECT:**  
**SPINDRIFT HOTEL**  
 1212 SIMONTON STREET  
 KEY WEST, FLORIDA 33040

**DRAWING TITLE:**  
**FIRST FLOOR PLAN**

**PROJECT NUMBER:** 14.12  
**DRAWN:** TSN/KMP/MP  
**CHECKED:** PMP  
**DATE:** 12-09-14

**SHEET #**  
**A2.1**



UNITED STREET

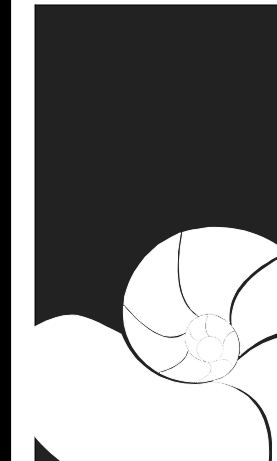
LOUISA STREET

SIMONTON STREET

SPINDRIFT GRADE LEVEL PLAN

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

REVISIONS	DATE



PETER PIKE  
ARCHITECT

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

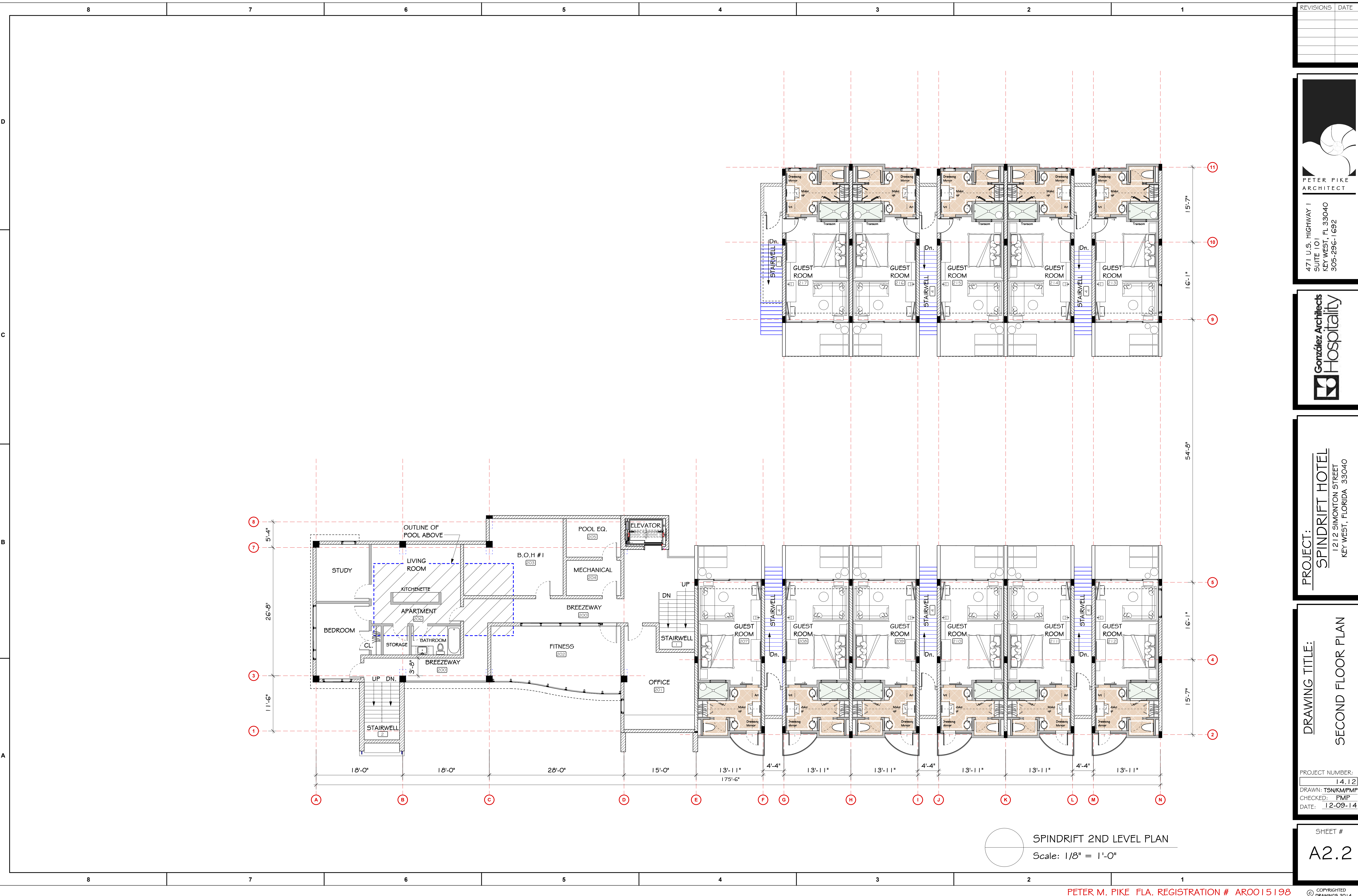
González Architects  
Hospitality

PROJECT:  
SPINDRIFT HOTEL  
1212 SIMONTON STREET  
KEY WEST, FLORIDA 33040

DRAWING TITLE:  
SECOND FLOOR PLAN

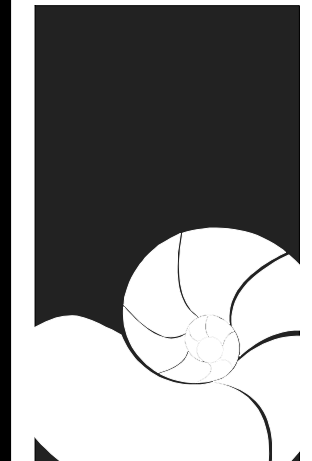
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14.12  
DRAWN: TSN/KMP/MMP  
CHECKED: PMP  
DATE: 12-09-14

SHEET #  
A2.2



SPINDRIFT 2ND LEVEL PLAN  
Scale: 1/8" = 1'-0"

REVISIONS	DATE



**PETER PIKE ARCHITECT**  
 471 U.S. HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692



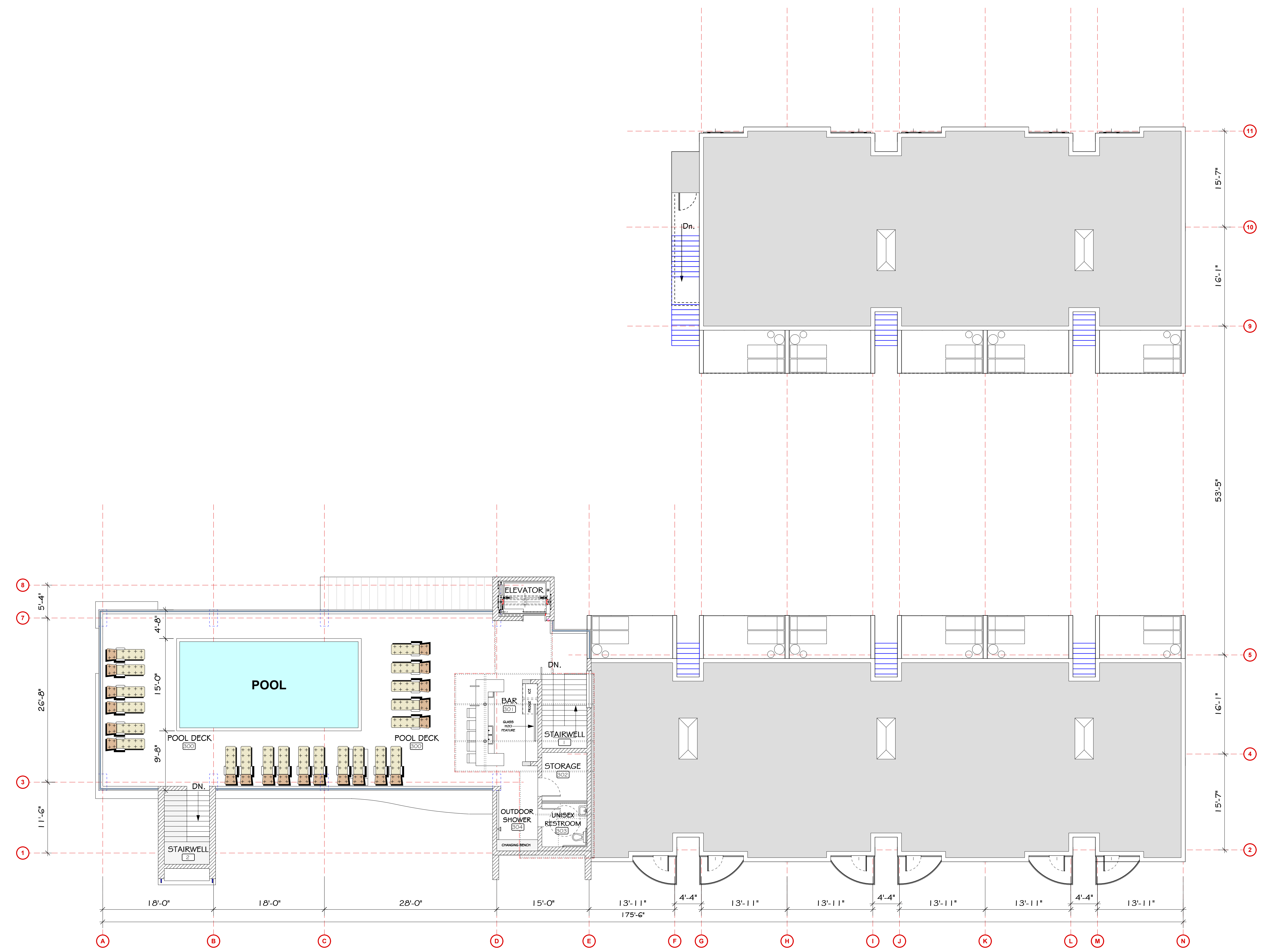
**González Architects Hospitality**

**PROJECT:**  
**SPINDRIFT HOTEL**  
 1212 SIMONTON STREET  
 KEY WEST, FLORIDA 33040

**DRAWING TITLE:**  
**ROOF DECK PLAN & ROOF PLANS**

PROJECT NUMBER: 14.12  
 DRAWN: TSN/KMP/MMP  
 CHECKED: PMP  
 DATE: 12-09-14

SHEET #  
**A2.3**



SPINDRIFT 3RD LEVEL PLAN & PARTIAL ROOF PLAN  
 Scale: 1/8" = 1'-0"

REVISIONS	DATE

**PETER PIKE ARCHITECT**

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

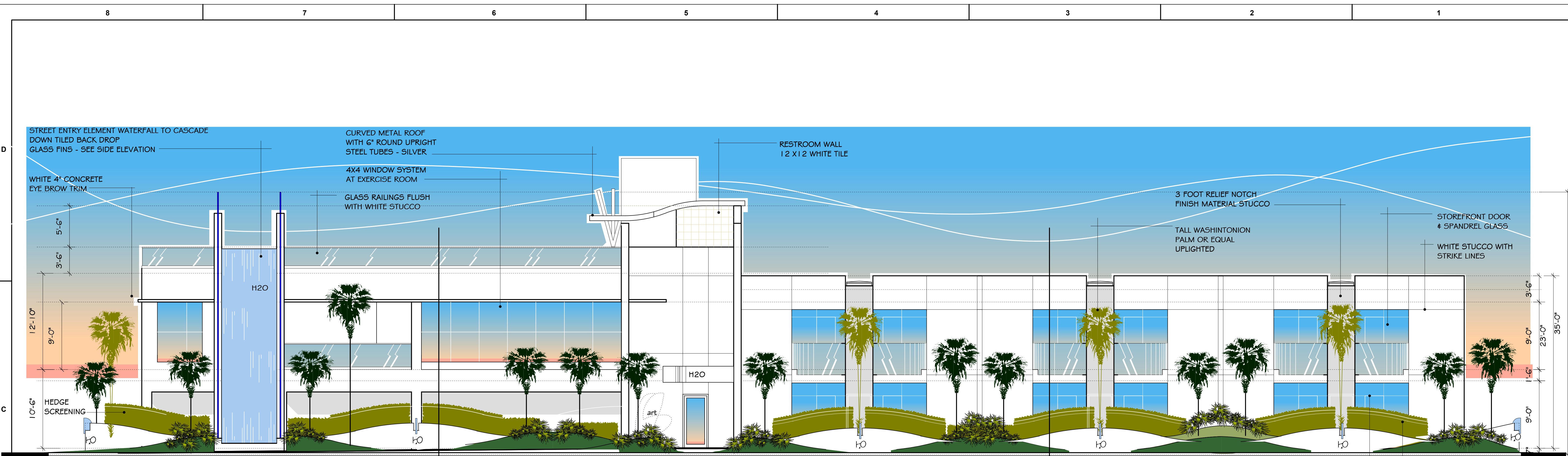
**González Architects Hospitality**

**PROJECT: SPINDRIFT HOTEL**  
1212 SIMONTON STREET  
KEY WEST, FLORIDA 33040

**DRAWING TITLE: ELEVATIONS**

PROJECT NUMBER: 14.12  
DRAWN: TSN/KMP/MP  
CHECKED: PMP  
DATE: 12-09-14

SHEET #  
**A3.1**

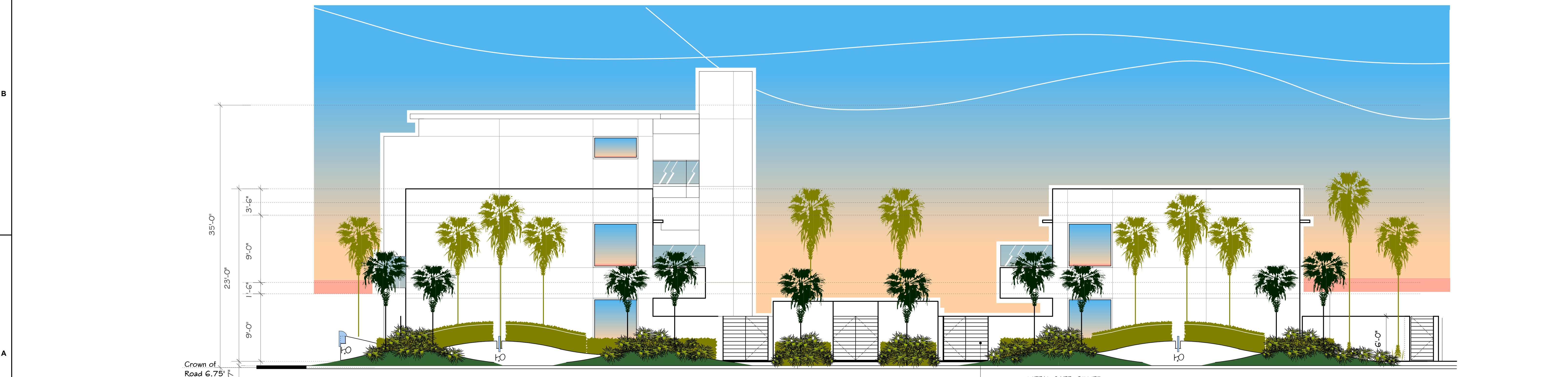


1 SIMONTON STREET  
A3.1 Scale: 1:75

2 A3.2

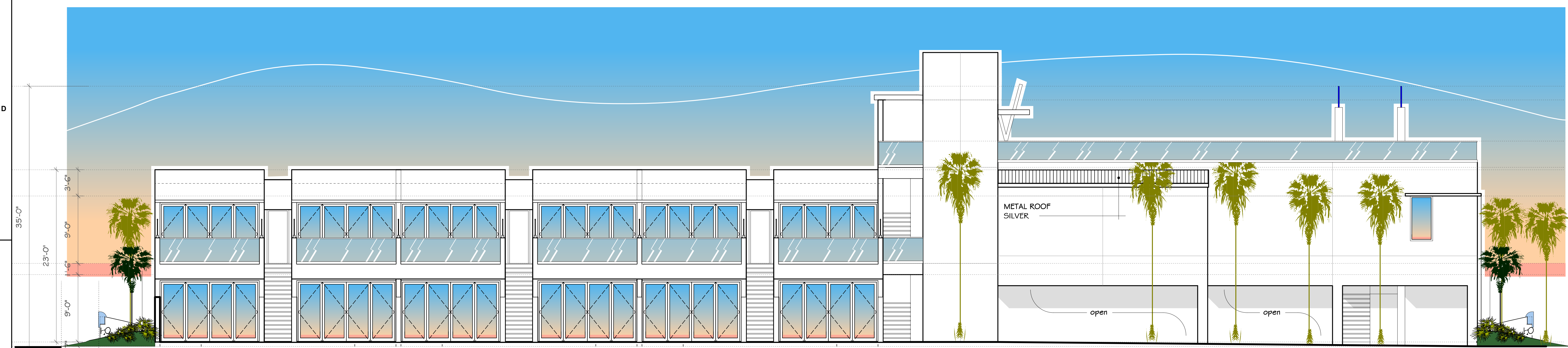
3 A3.2

HEDGE SCREENING  
STOREFRONT DOOR # SPANDREL GLASS

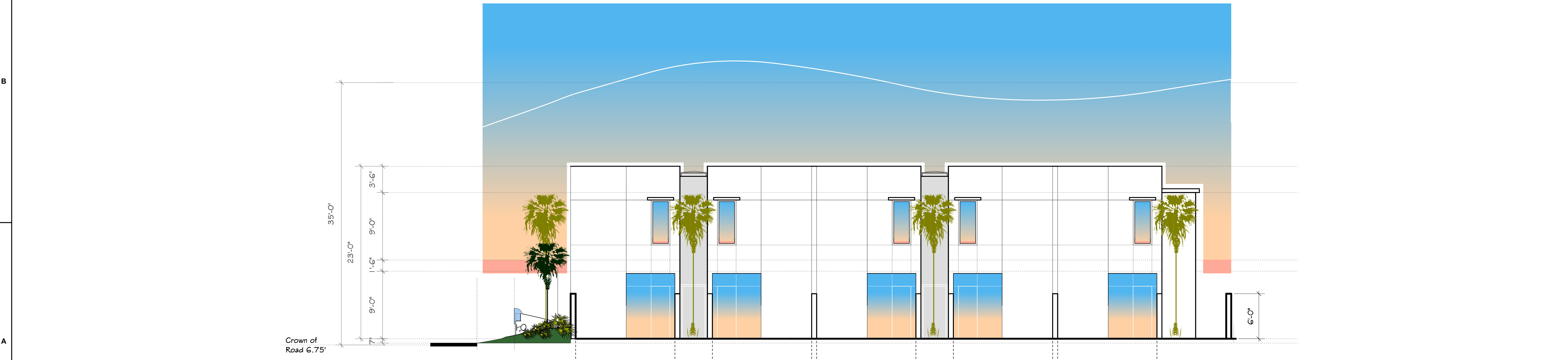


2 LOUISA STREET  
A3.1 Scale: 1:75

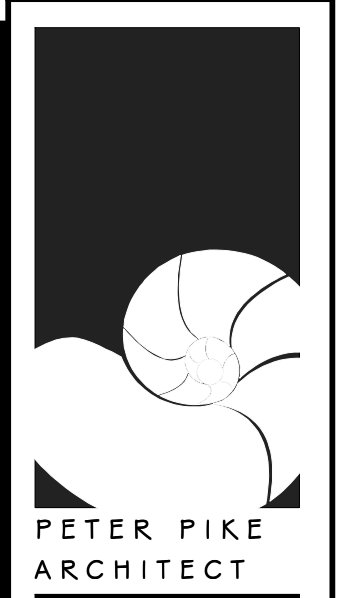
REVISIONS	DATE



1 COURTYARD / BACK ELEVATION  
A3.2 Scale: 1:75



2 BACK ELEVATION  
A3.2 Scale: 1:75



PETER PIKE  
ARCHITECT  
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692



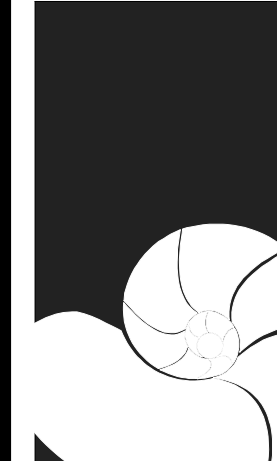
PROJECT:  
SPINDRIFT HOTEL  
1212 SIMONTON STREET  
KEY WEST, FLORIDA 33040

DRAWING TITLE:  
ELEVATIONS

PROJECT NUMBER:  
14.12  
DRAWN: TSN/KMP/MMP  
CHECKED: PMP  
DATE: 12-09-14

SHEET #  
A3.2

REVISIONS	DATE



**PETER PIKE  
ARCHITECT**

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

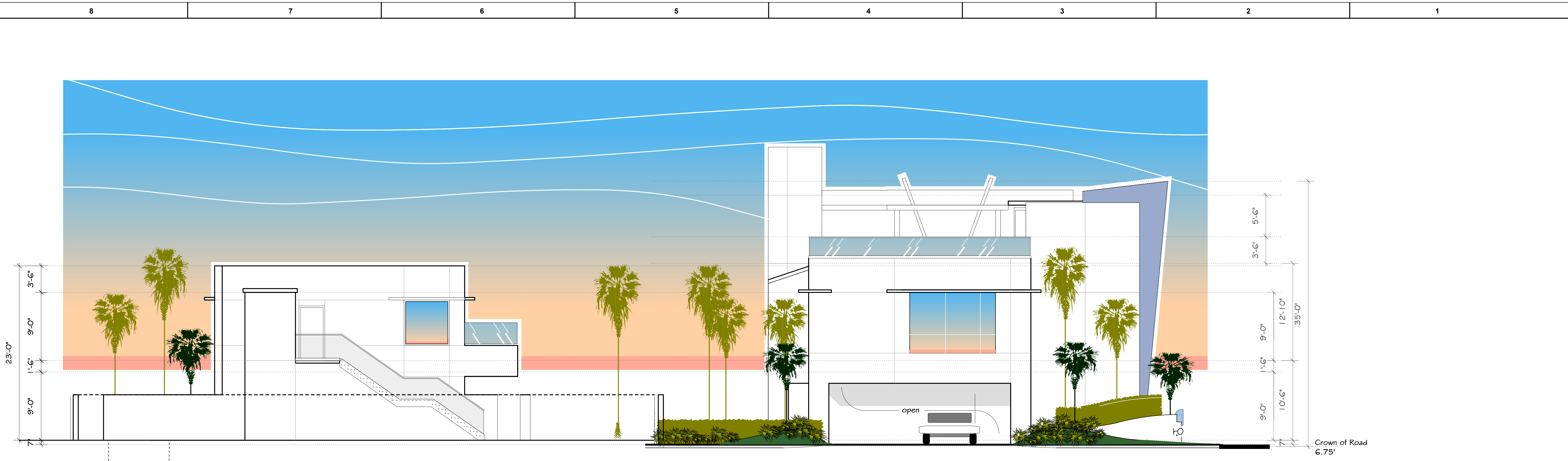
**González Architects  
Hospitality**

**PROJECT:  
SPINDRIFT HOTEL**  
1212 SIMONTON STREET  
KEY WEST, FLORIDA 33040

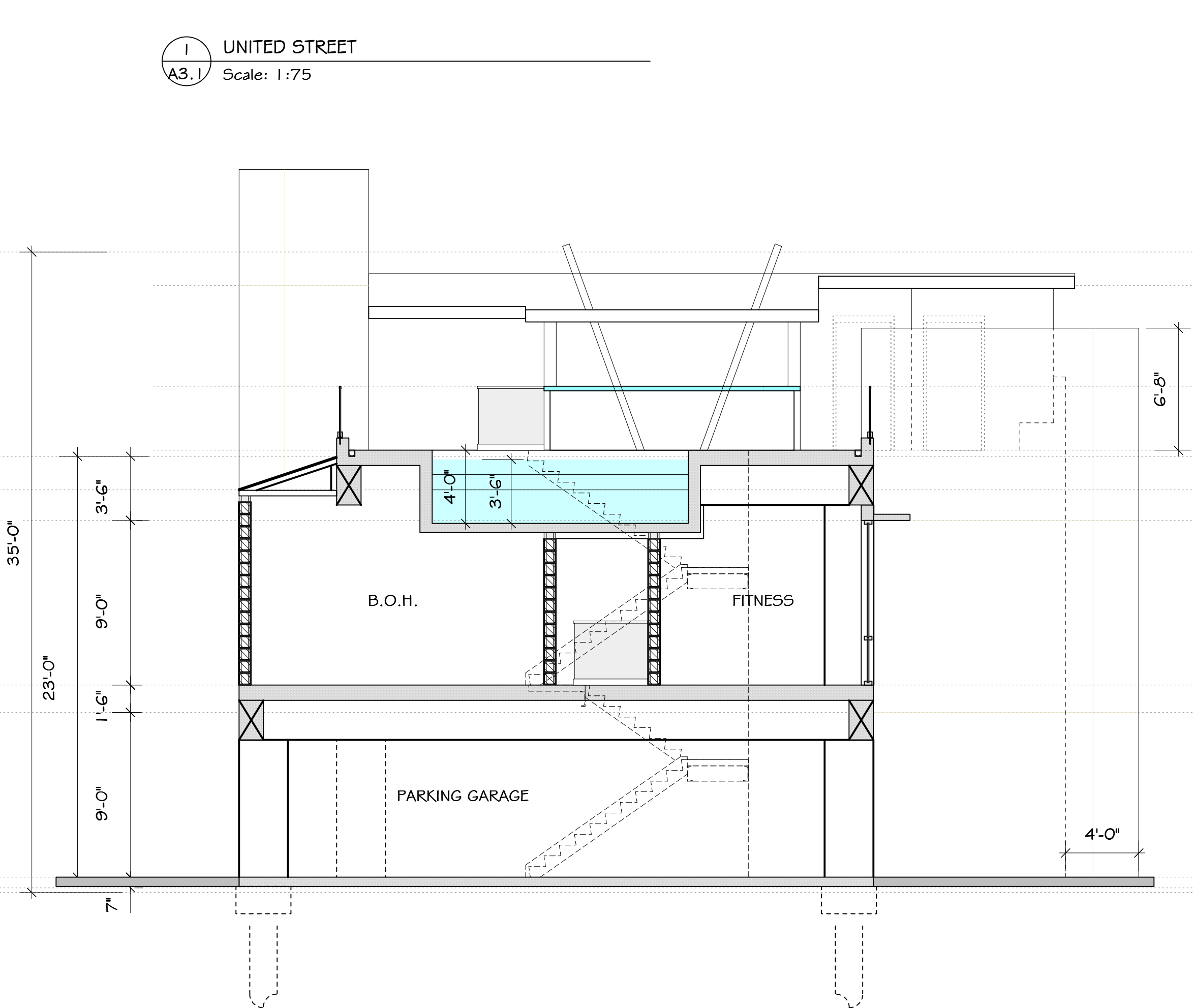
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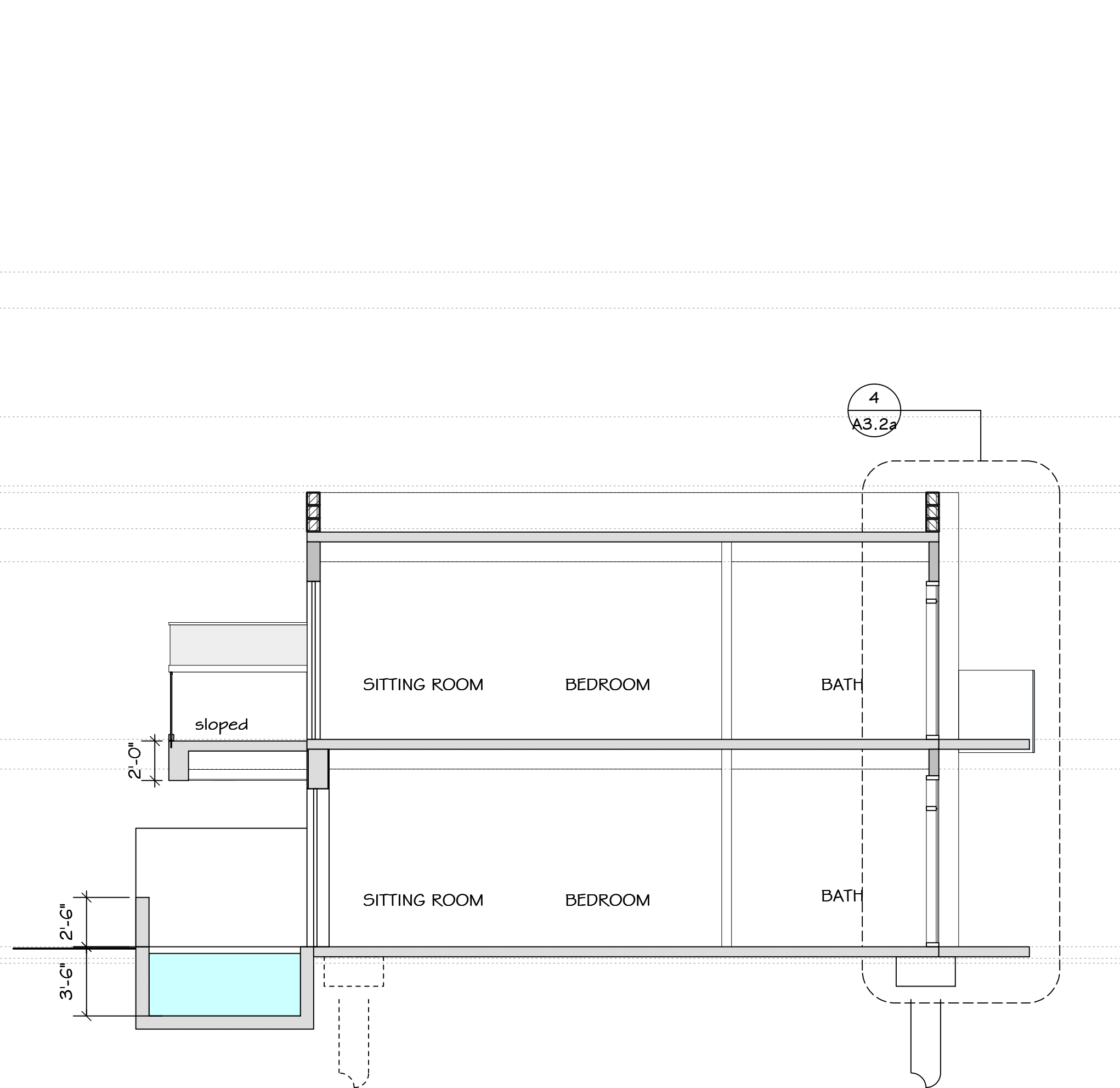
SHEET #  
**A3.2A**



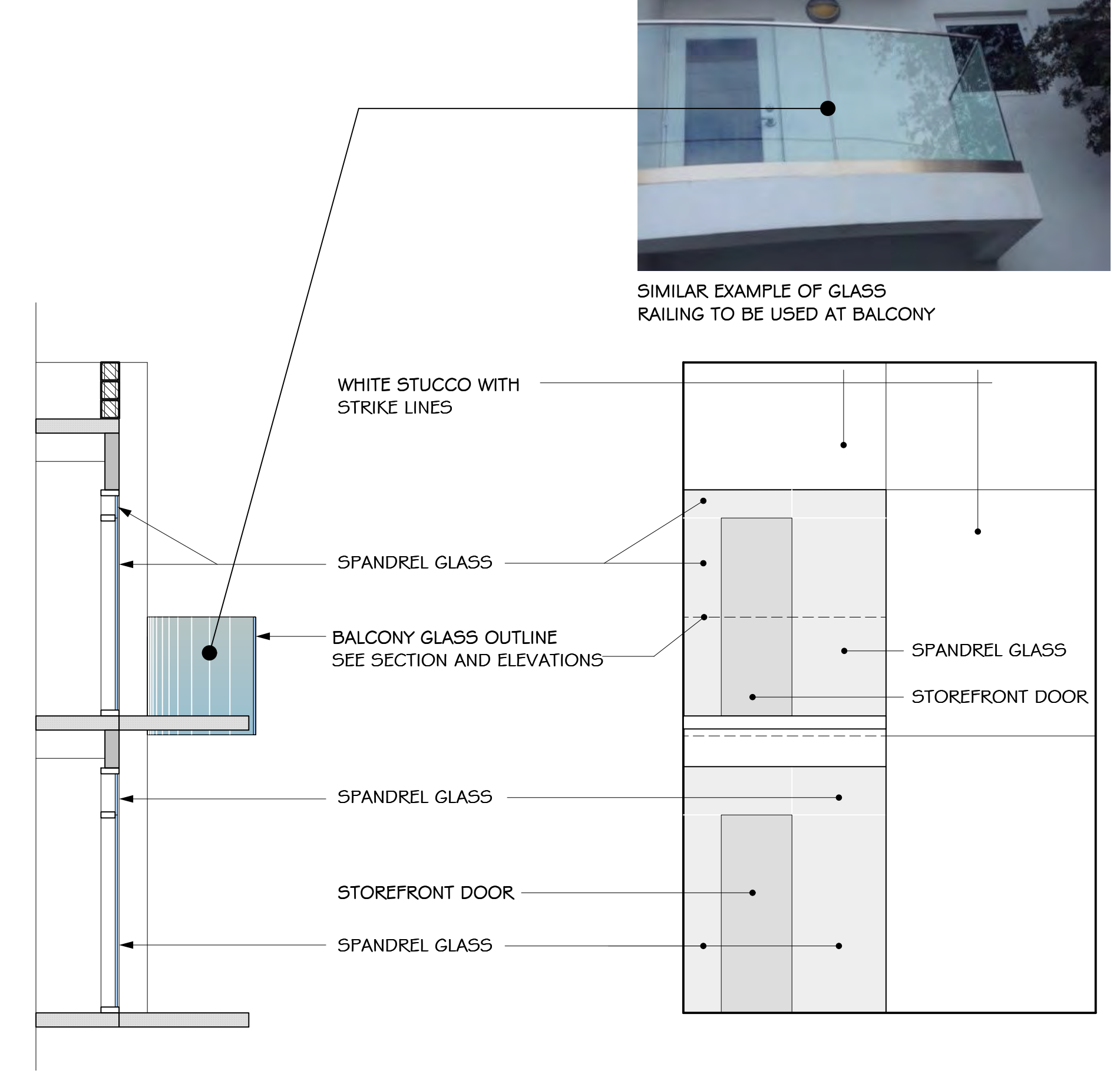
1 UNITED STREET  
A3.1 Scale: 1:75



2 BUILDING SECTION  
A3.2 Scale: 3/16" = 1'-0"



3 BUILDING SECTION  
A3.2a Scale: 3/16" = 1'-0"



Wall Section

Elevation Glass Detail  
SEE GLASS SAMPLES

4 WALL SECTION & PARTIAL ELEVATION  
A3.2a Scale: 1/4" = 1'-0"



REVISIONS	DATE

PETER PIKE ARCHITECT  
 471 U.S. HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

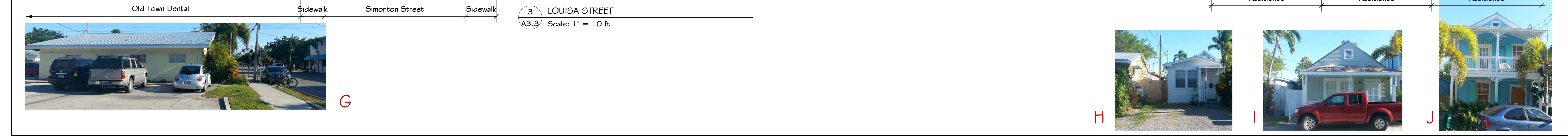
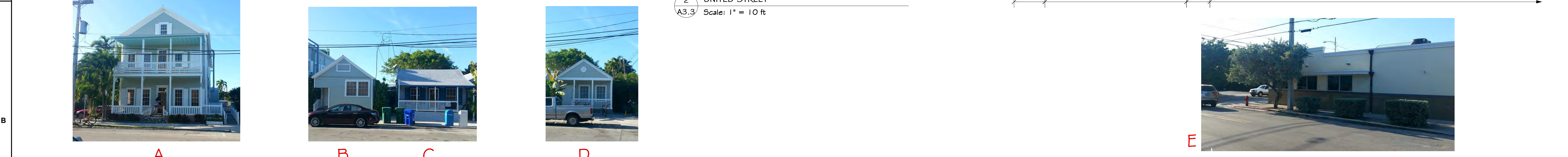
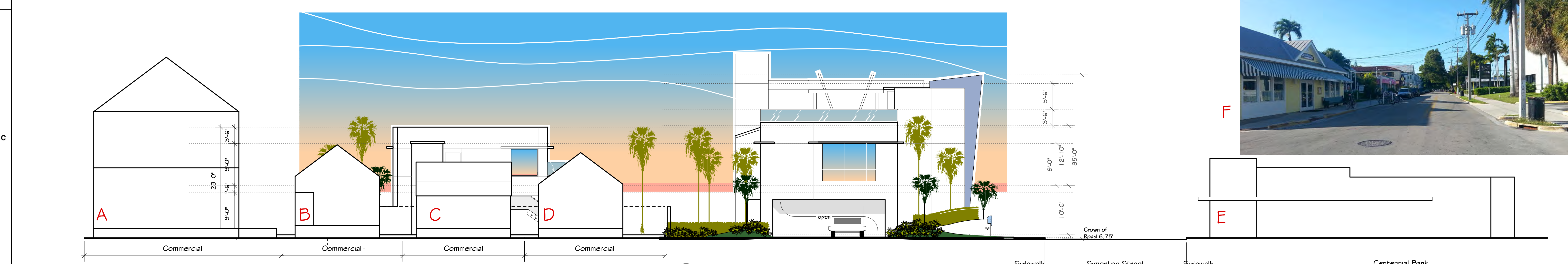
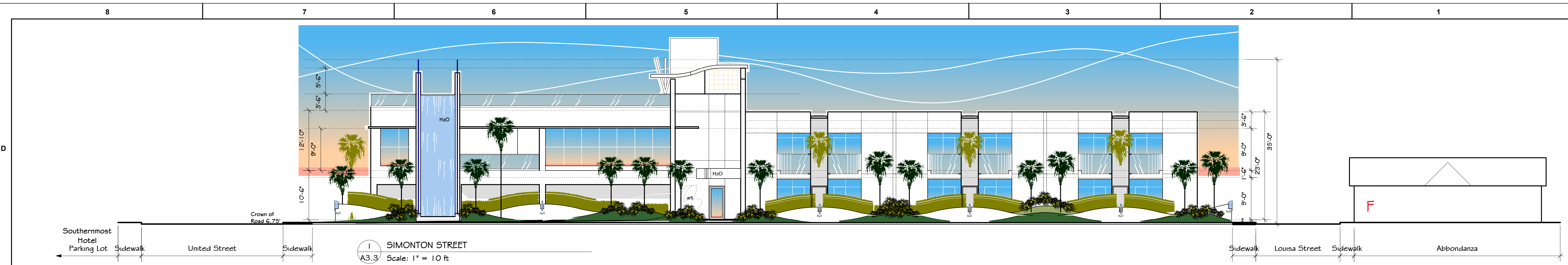
González Architects Hospitality

PROJECT:  
**SPINDRIFT HOTEL**  
 1212 SIMONTON STREET  
 KEY WEST, FLORIDA 33040

DRAWING TITLE:  
**ELEVATIONS**

PROJECT NUMBER:  
 14.12  
 DRAWN: TSN  
 CHECKED: PMP  
 DATE: 12-09-14

SHEET #  
**A3.3**





1  
A3.4 SIMONTON STREET

REVISIONS	DATE

**PETER PIKE ARCHITECT**  
 471 U.S. HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

**González Architects Hospitality**

PROJECT:  
**SPINDRIFT HOTEL**  
 1212 SIMONTON STREET  
 KEY WEST, FLORIDA 33040

DRAWING TITLE:  
**EXISTING SPINDRIFT  
 ELEVATIONS**

PROJECT NUMBER:  
 14.12  
 DRAWN: TSN  
 CHECKED: PMP  
 DATE: 12-09-14

SHEET #  
**A3.4**



1  
A3.5 SIMONTON & LOUISA STREET CORNER



2  
A3.5 LOUISA STREET



3  
A3.5 UNITED STREET

REVISIONS	DATE

**PETER PIKE ARCHITECT**

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

**González Architects Hospitality**

PROJECT:  
**SPINDRIFT HOTEL**  
1212 SIMONTON STREET  
KEY WEST, FLORIDA 33040

DRAWING TITLE:  
**EXISTING SPINDRIFT  
ELEVATIONS**

PROJECT NUMBER:  
14.12  
DRAWN: TSN  
CHECKED: PMP  
DATE: 12-09-14

SHEET #  
**A3.5**

# ADDITIONAL IMAGES



Santa Maria Motel at 1401 Simonton Street, c. 1965. One of the last three mid-century modern motels left in Key West.

Photo taken by Property Appraiser's office. Monroe County Public Library.



Another section of the Santa Maria Motel, c. 1965.  
Photo taken by the Property Appraiser's office. Monroe County Public Library.



Santa Maria Resort today.



Santa Maria Resort today.





Blue Marlin Motel at a Simonton Street, c. 1965. It has been hardly altered. Photo taken by the Property Appraiser's office. Monroe County Public Library.



Blue Marlin Motel today.



Sugarloaf Lodge.

A mid-century modern motel still in existence on Sugarloaf Key.



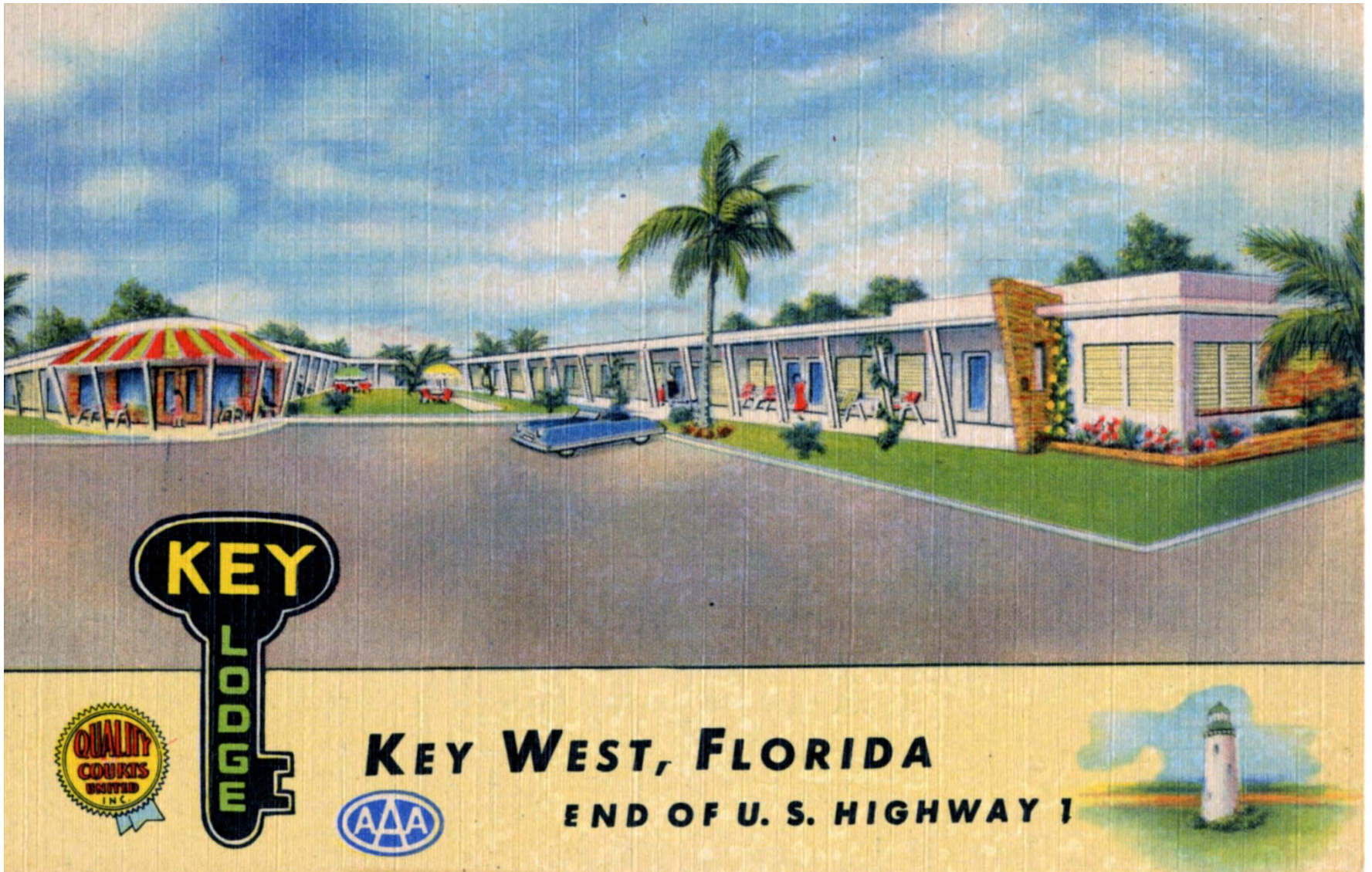
Howard Johnson's Motel & Restaurant at 3031 N. Roosevelt Blvd. It has since been demolished.  
Photo taken by the Property Appraisers office c. 1960. Monroe County Public Library.



The Hibiscus Motel, another great mid-century modern motel at 1313 Simonton Street, c. 1950. It was demolished and is now a Best Western. Monroe County Public Library.



The Key Lodge Motel, another great mid-century modern motel at 1004 Duval Street in the 1960s. It was demolished and only the sign remains. Photo from the Property Appraiser's office. Monroe County Public Library.



Postcard of the Key Lodge Motel.  
The DeWolfe and Wood Collection. Monroe County Public Library.



The Key Wester, a famous and early Key West motel on S. Roosevelt Blvd, date unknown.

It has since been demolished.

Photo by Don Pinder. Monroe County Public Library.





And there are countless more motels in Key West which have been demolished or altered so much that they are not recognizable.

# MISCELLANEOUS INFORMATION



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March 5, 2004

JOURNEYS

## JOURNEYS; In Florida, Can 1950's Motels Become Hip Enough to Survive?

By STEVE DOUGHERTY

AS the sun sets on the Surf, 93-year-old Florence Strong sits outside enjoying the play of light on the sharply angular surfaces of the kitschy mom and pop motel in Treasure Island, Fla., a beachfront barrier island community near St. Petersburg. Mrs. Strong, a retired nurse, has been a seasonal visitor at the Surf ever since she and her late husband drove down from Auburn, N.Y., in the 1950's. "I've come back every year since," she says, shading her eyes from the sunlight that sparkles on the aqua surface of the pool. "I truly hate to see them tear it down."

With its kooky "77 Sunset Strip" design, the Surf is one of a dozen or so small family-owned motels built on Treasure Island in the 1940's and 50's in the architectural space age style known as midcentury modern or Googie, after a trendsetting Los Angeles coffee shop.

It is also the latest casualty in an ongoing, sometimes bitter turf war between commercial interests that want to replace the old, and in some cases deteriorating, midcentury modern motels with bigger, more modern structures, and a vocal and energetic group of preservation-minded residents who want to save them from the wrecking ball.

Scattered among the not quite so eye-catching strip malls and convenience stores that line this stretch of Gulf Boulevard, motels like the Sands, built in the same Googie style as the Surf; the Satellite, distinctive for its "sputnik" motif; and the Thunderbird, with its signature neon sign greeting visitors as they drive off the causeway from the mainland, are, for the preservationists, a rich trove of architectural gems.

Rather than razing them, the pro-motel forces say, Treasure Island should polish them up and display them, much in the way spots like Miami's South Beach; Palm Springs, Calif.; and Wildwood, N.J., have been revitalized by selling themselves as distinctive locations, worth visiting, at least in part for their architecture. "Tourists will come here if there's something unique for them to find here," said Pete Gallagher, a musician and local radio host who is a vocal preservation advocate.

But developers say that renovating many of the hotels just isn't possible. The Surf in particular is beyond repair, with its steel support columns badly corroded and its heating and cooling systems antiquated. Besides, Treasure Island's mayor, Mary Maloof, points out, the Surf's "new owners' view is that they are not in the business of historic preservation."

"It's a real dilemma," Ms. Maloof said. "We have one segment of our residents who feel these motels are historic landmarks that must be preserved at all costs and we have others who are equally determined and who see the small motels as old and decrepit and want them torn down."

The mayor said that the last time the two sides squared off, in a contentious 2002 referendum battle over height restrictions on new beach construction, "the argument pitted neighbor against neighbor and friend against friend." While things haven't become that heated this time around, Treasure Island's next city commission election, to be held Tuesday, features a contest between a local plumber and preservation candidate, Alan Bildz, and an incumbent, Barbara A. Blush, who is supported by many of the area's leading developers.

At the heart of the issues roiling Treasure Island are soaring property values, said Ms. Maloof, a St. Louis native who moved to Florida with her family in 1964, when beach properties went for as little as \$30,000. Today, those same buildings sell for as much as \$600,000 to developers who demolish the structures and in turn sell the bare lots for \$1 million or more. "It's easy to say these should be preserved," Ms. Maloof said of the beach motels, "but it's not so easy to ask the owners to forgo the kind of money they're being offered to sell."

"On the other hand," she added, "they're not making any more of these unique buildings that we have here. Once they're gone, they're gone for good."

For the Surf's guests, longtime employees and admirers, the fight is already lost. "May 1 is demo day," Kathy Szydoski, a desk clerk, said matter-of-factly. "The last guest will check out April 26 and the bulldozers move in on the first."

Rising in the razed 48-year-old motel's place will be the Surf Beach Resort, a five-story, 30-unit hotel condominium whose neo-Mediterranean design, judging from a published rendering, is more generic than "Jetsons." Units in the new Surf will be priced at about \$400,000 each, with absentee owners able to rent them out at \$175 a night, nearly triple the going rate at the present-day Surf.

"I'm not sure I'll be back to Treasure Island," said Mrs. Strong, one of the middle- and lower-income visitors from the Midwest and Northeast who flock there season after season. "I know there are other places here that are as affordable and that look as nice, but I've never been inside the others."

IT was open mike night at the Ka'Tiki, one of the last surviving open-air bars on Sunset Beach, an enclave of ramshackle beach cottages and new high-priced condominiums at the south end of Treasure Island. A noisy crowd of regulars was howling along with Mr. Gallagher, whose stage name is Sunset Beach Pete, in a ditty called "Ken Brown" that denounces the man who "tore the Seabreeze down!" That hallowed beach bar was bulldozed last year to make way for a condo development, and Mr. Gallagher squarely -- and profanely -- lays blame at the feet of the song's titular character, a slender, pleasantly mannered yacht broker who is president of the Treasure Island Business Association and one of the developers who have bought and intend to raze the Surf motel.

"I have not heard the song," said Mr. Brown, sitting in the office of his Savage Brown Yachts company, across the street from the new Seabreeze, now Nick's Seabreeze, which has been relocated to a strip mall storefront where breezes from the sea seldom if ever stir. "I know they blame me for the

Seabreeze. The truth is, I sold it and the people who bought it tore it down."

As for the Surf, Mr. Brown, 60 and an Indiana native who lives on nearby Paradise Island, said that the new version "is not going to look anything like the old Surf."

"Is that bad or good?" he continued. "Some see the 50's style as passé. Others love it. There are those who want to save what's always been, who think the little bitty beach shacks down there on Sunset Beach are quaint.

"I happen to think that newer buildings attract a clientele that will bring more money into the community. Look at it this way: a pensioner has a shack on the beach he paid \$30,000 for 40 years ago. Today, just the 50-foot-by-110-foot lot is worth \$1 million without the shack. Now the pensioner is worth \$1 million. He can move inland, buy a house for \$150,000 and live comfortably for the rest of his life."

That argument, say the preservationists, is shortsighted. "What Ken doesn't get is that people aren't going to come to Treasure Island to see a bunch of box-shaped condos," said Mr. Gallagher, who points to the town of Clearwater, a densely developed island about 10 miles north, as the community's possible future. "There's no way of knowing you're even in a beach town," he said. "You can't see the water or even much of the sky for the high-rises all around. Ken and these other speculators come in here from up north and they want to take this quintessential Florida beach town and make it look like what they left behind in Michigan."

But not all the people who favor development are newcomers. At John's Pass on the northern tip of Treasure Island, where tidal waters rush from the Gulf of Mexico to Boca Ciega Bay and back, 89-year-old Agnes Rice, a colorful local character who also happens to be matriarch of one of the community's largest landowning families, stood out in the midday sun in a black and gold lamé head wrap, black jacket and billowing gypsy skirt. Threaded through a belt loop at her waist was a large steel hoop festooned with about two dozen keys. Mrs. Rice carries herself with an authority that tells you that she and she alone knows exactly which key opens what door.

"I'm 89 years old, been here since 1945," she said. These days, her family's holdings include Gators, a popular restaurant, music venue and boating complex at John's Pass, as well as, according to her son C. C. Rice, "all the waterfront property from the back bay clear out to the highway." Mr. Rice interrupted his mother to vent about what he calls "that bunch of radicals down in Sunset Beach."

He was referring to the group of preservationists who helped pass the 2002 referendum making it impossible for the city commission to waive the current five-story height limit on new developments without the approval of voters. As a result, the Rices abandoned plans to build an extensive high-rise development at the north end of Treasure Island.

"It's unfortunate," Mr. Rice said, still angry two years later. "Now we can go wall to wall," he added, meaning that instead of building up, developers will build from property line to property line in order to maximize space. "We would have preferred to put up buildings 12 to 15 stories high that would leave room in between so you could see the water. But we were outvoted."

The anti-height campaign resulted in one of the nation's highest voter turnouts on election night in 2002, with 59.9 percent of eligible voters casting ballots -- and the preservationists winning handily, with 63 percent of the vote. Spearheading the battle was Heidi Horak, 42, a real estate lawyer and Sunset Beach resident who grew up in the Catskill Mountains of New York and moved to Florida in 1990.

Vehement as she is in her opposition to what she calls "hideous condo monstrosities," Ms. Horak said she was not against all new development. "They're doing a good job," she said during a drive around Treasure Island, pointing out a Sunset Beach lot where a condo called the Palms is going up. "It's terraced, they're using colors that actually exist in nature here -- the colors of sunset -- and it has interesting details; it's not a box. They're not maxing out the space like the one they're putting up at the Surf."

"Florida is a microcosm of the whole country," Ms. Horak said. "Its natural resources -- its beaches, its climate and its unique charm -- are threatened by overdevelopment. Only Florida is unique in that it is 'Vacationland, U.S.A.' -- part of its beauty is very kitsch." By her count, close to a dozen midcentury modern buildings in town deserve to be declared landmarks and saved. "Developers around here think they're old and ugly and they want to get rid of them," she said. "But those buildings are the very thing that is going to bring people to Treasure Island. Who's going to come down here to see the new Surf?"

John Ilg, a West Virginia horse farmer and U.P.S. driver who has been coming to the island with his wife every winter for the last 10 years, isn't sure if he'll be back next year. "I sure hate to see these places go," he said. "About five years ago, things started changing down here. A lot of the old motels started disappearing." Now, Mr. Ilg said, he is afraid that his favorite motel, the Sea Horse, a colorful cluster of cottages nestled in sand dunes, may be sold, too. "It's too bad," he said. "Progress I guess."

Photos: SOUTH BEACH? NOT QUITE -- Despite a campaign by architectural preservationists, time may be running out for vintage motels like the Sands in Treasure Island, Fla., where Vince and Donna DuFresne of Ontario recently stayed. Below, a postcard of the Sands from the late 40's. (Photo by Brian Blanco for The New York Times)(pg. F1); LAST CALL -- The Surf, one of Treasure Island's midcentury modern motels, will be replaced with high-priced condos starting in May.; UNDER THE FLORIDA SUN -- Snowbirds at the Sands, left, and the Jolly Roger, two of the motels preservationists are hoping to protect.; REALITY CHECK -- Encountering the Sea Chest, left, and the lobby of the Sands, right, visitors may feel they have stepped back in time. (Photographs by Brian Blanco for The New York Times)(pg. F3) Map of Florida highlighting Treasure Island. (pg. F3)



> YHS  
Impact F  
Storefro

SPINDRIFT  
GLAZING  
SPECIFICATION



YKK AP Hurricane & Blast Solutions

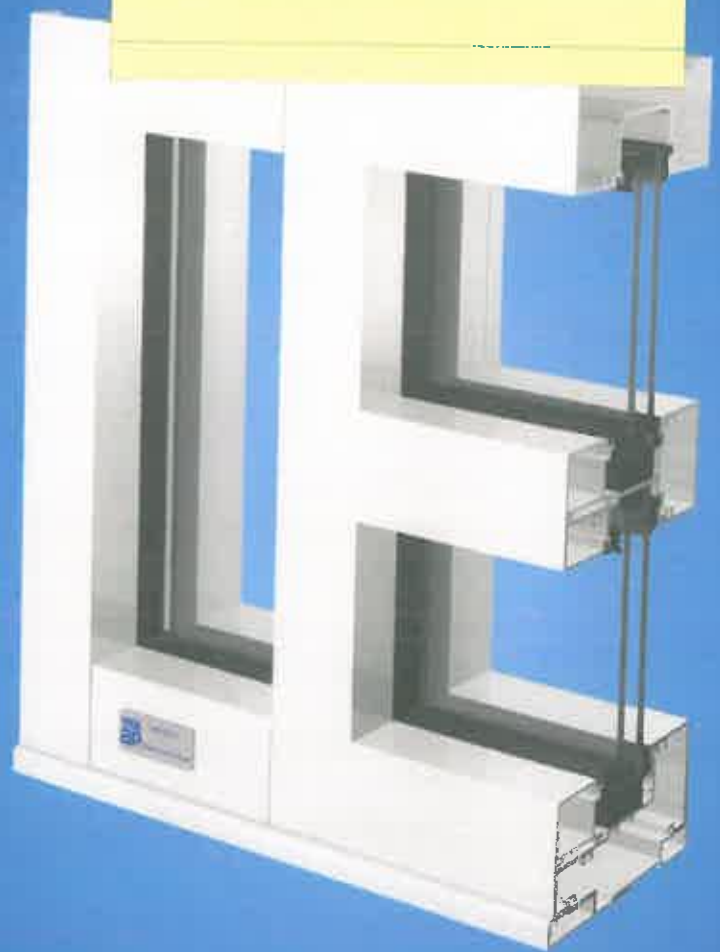
### SYSTEM DESCRIPTION:

YHS 50 FI is a high performance storefront system designed for insulating glass 1" to 1-5/16" thick and tested to meet the most demanding conditions. With varied infill and components, YHS 50 FI can meet the requirements for Impact Resistance, Blast Mitigation or both. The system features the Model 35H entrance door with maximum-security dead bolts or optional exit devices for egress requirements.

### OPTIONS & FEATURES:

- Large & Small Missile
  - ◆ Small Missile is Dry Glazed
  - ◆ Large Missile is Wet or Dry Glazed
- ASTM E 1886 / 1996, TAS 201 – 203
  - ◆ Tested to +/- 70 psf \*
  - ◆ Florida State-Wide Product Approval
  - ◆ Approved for High Velocity Hurricane Zone
- Blast Mitigation
  - ◆ YHS 50 FI meets UFC 4-010-01 prescriptive standard in accordance with 2007 revisions.
  - ◆ Model 35H - "Low Hazard" per ASTM F 1642 Test @ 6 psi / 41psi-ms

\*Contact YKK AP Engineering for Job Specific Wind Load analysis at higher levels.



Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

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Quality  
inspires®

# > YHS 50 FI

## Impact Resistant and Blast Mitigation Storefront System Specifications

### 1.01 SUMMARY

- A. Section includes: Aluminum Storefront Systems
  - 1. YKK AP Series YHS 50 FI Impact Resistant Storefront System (Insulated Glazing)
- B. Related Sections:
  - 1. 08410 35H Impact Resistant Heavy Duty Swing Doors.
  - 2. Glass: Contact YKK AP for approved glass types.
  - 3. Glazing: Dow Corning® 995 Structural Silicone for large missile.

### 1.02 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide aluminum storefront systems that comply with performance requirements indicated, as demonstrated by testing manufacturers assemblies in accordance with Florida Building Code Protocol TAS-201, TAS-202 and TAS-203.
  - 1. Air Infiltration: Completed storefront systems shall have 0.06 CFM/FT<sup>2</sup> (1.10 m<sup>3</sup>/h-m<sup>2</sup>) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 psf (299 Pa).
  - 2. Water Infiltration: No uncontrolled water when tested in accordance with ASTM E 331 (or when required, field tested in accordance with AAMA 503) at test pressure differential of: 12 PSF (575 Pa). Fastener Heads must be seated and sealed against Sill Flashing on any fasteners that penetrate through the Sill Flashing.
  - 3. Wind Loads: Completed storefront system shall withstand wind pressure loads normal to wall plane indicated:
    - a. Exterior Walls:
      - 1) Positive Pressure: 70 psf.
      - 2) Negative Pressure: 70 psf.
  - 4. Deflection: Maximum allowable deflection in any member when tested in accordance with ASTM E 330 with allowable stress in accordance with AAMA Specifications for Aluminum Structures.
    - a. L/175 or 3/4" (19.1mm) maximum.
  - 5. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America Inc.
  - 1. Storefront System: YKK AP YHS 50 FI Impact Resistant Storefront System.
- B. Storefront Framing Systems:
  - 1. Description: Center set, exterior flush glazed; jambs and vertical mullions continuous; head, sill, intermediate horizontal attached by screw spline joinery. Continuous and wept sill flashing.
  - 2. Components: Manufacturer's standard extruded aluminum mullions, entrance doors, framing, and indicated shapes, perimeter anchor fillers and steel reinforcing as required.
  - 3. Glazing: Manufacturer's standard glazing stops with EPDM glazing gaskets to prevent water infiltration at the exterior and Dow Corning 995 Structural Silicone Adhesive with fixed stops at the interior for large missile. EPDM interior gasket for small missile and non-impact applications.

### 2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 and 6063-T6 Aluminum Alloy.

### 2.03 ACCESSORIES


- A. Manufacturer's Standard Accessories:
  - 1. Fasteners: Zinc plated steel concealed fasteners; Hardened aluminum alloys or AISI 300 series stainless steel exposed fasteners.
  - 2. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; Glazing gaskets in accordance with ASTM C 864.
  - 3. 0.050 Aluminum Sill Flashing End Dams must have 3 point attachment.

### 2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
- B. High Performance Organic Coating Finish: Type Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).





SPINDRIFT  
GUEST ROOM  
SLIDING DOOR  
COURT YARD

**ProTek**

YKK AP Hurricane & Blast Solutions

### Heavy Commercial Impact Protection

The YKK AP ProTek® YSD 700 H impact resistant heavy commercial sliding glass door is designed to provide protection from the fierce cyclical pressures and projectiles associated with hurricane force winds. The engineering behind the design concept provides enhanced structural capabilities to meet stringent building codes. This sliding door is designed to accept 9/16" laminated monolithic lites and 1" or 1-3/16" thick insulating units that may be configured to provide protection from both large and small missile impacts. Fixed lites are integrated into the sub frame for improved performance and reduced cost.

### Product Benefits

- Available configurations: OX, XO, OXO, & OXXO
- AAMA/WDMA 101/I.S. 2-97/NAFS-02
  - ◆ HC-120 Grade
- Miami Dade NOA and Florida state-wide approval +100/-120 PSF minimum
- 7" frame depth
- Factory glazing (active panels) & screens
- Standard heavy-duty hardware, including stainless steel tandem rollers & track cover for years of worry-free operation



Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

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Quality  
inspires®

# > YSD 700 H

## YKK AP ProTek® Impact Resistant Heavy Commercial Sliding Door Specifications

### 1.01 SUMMARY

- A. Section includes: Aluminum Sliding Doors, including:
  - 1. YKK AP Series YSD 700 H Impact Resistant Heavy Commercial Sliding Doors.
  - 2. Glass: Contact YKK AP for approved glass types.
  - 3. Glazing: Structural silicone for large missile, dry glazed for small missile & non-impact applications.

### 1.02 TEST AND PERFORMANCE REQUIREMENTS

- A. All test unit sizes and configurations shall conform to the minimum sizes in accordance with AAMA 101/I.S. 2/NAFS-02, with a performance class of HC, performance grade 120, meet all requirements of Miami Dade Building Code Protocols TAS 201, TAS 202, and TAS 203 and comply with the following specific performance requirements indicated.
  - 1. Air Infiltration: Sliding doors shall have 0.30 CFM/FT<sup>2</sup> maximum allowable infiltration when tested in accordance with ASTM E 283 and TAS 202 at a differential static pressure of 6.24 psf (299 Pa).
  - 2. Water Infiltration: There shall be no uncontrolled water leakage when tested in accordance with ASTM E 331, ASTM E 547 and TAS 202 at a static pressure of 15 psf (958 Pa).
  - 3. Static Load: There shall be no damage to fasteners, hardware, accessories, or any other damage that would render the sliding door inoperable when tested in accordance with ASTM E 330 and TAS 202 at a differential static pressure of 120 psf positive and negative
  - 4. Forced Entry Resistance: Sliding doors shall be tested in accordance with ASTM F 842 & TAS 202 and meet the requirements of performance grade 10.
  - 5. Large & Small Missile Impact: There shall be no signs of penetration, rupture, or opening after the impact test when tested in accordance with ASTM E 1886/1996, and TAS 201.
  - 6. Cyclic Load: Test to be done upon completion of missile impact test. There shall be no damage to fasteners, hardware, accessories, or any other damage that would render the window inoperable when tested in accordance with ASTM E 1886/1996 and TAS 203.
  - 7. Deglazing: Sliding doors shall meet all test requirements of ASTM E 987 and NAFS (5.3.6.2).
  - 8. Thermal Performance: When tested in accordance with AAMA 1503.1:
    - a. Condensation Resistance Factor (CRF): A minimum of 21.
    - b. Thermal Transmittance U Value: 0.63 BTU/HR/FT<sup>2</sup>/°F or less.
  - 9. Acoustical Performance: When tested in accordance with ASTM E 90 and ASTM E 1332, the Sound Transmission Class (STC), and Outdoor-Indoor Transmission Class (OITC) shall not be less than 30 STC and 26 OITC.
  - 10. Life Cycle Testing: When tested in accordance with AAMA 910, there shall be no damage to fasteners, hardware parts, or any other damage that would cause the specimen to be inoperable. Resistance to air leakage and water penetration resistance test results shall not exceed the gateway performance.

Note: Performance based on lab testing and will vary by configuration and glass type; contact YKK AP engineering for job specific analysis at higher performance levels.

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America Inc.
  - 1. Sliding Doors: YKK AP YSD 700 H Impact Resistant Heavy Commercial Sliding Doors.
- B. Sliding Doors:
  - 1. AAMA Designation: HC-120.
  - 2. Description: YKK YSD 700 H Series Impact Resistant Heavy Commercial Sliding Doors shall be extruded aluminum with overall frame depth of 7" (177.8mm) not including interlock stiles; Horizontal frame members run through square cut vertical members, butted and mechanically fastened with stainless steel screws; Vertical panel members run through notched top and bottom rails, butted and mechanically fastened with two stainless steel screws per joint; Standard shipped knocked-down or optional pre-glazed sliding panels.
  - 3. Configuration: The sliding doors shall be OX, XO, OXO, or OXXO.
  - 4. Glazing (Contact YKK AP for approved glass types):
    - a. Non-Impact & Small Missile: Sliding panel(s) shall be channel glazed using a marine type wrap around EPDM glazing gasket; Fixed panel(s) shall be glazed with standard glazing stops and EPDM wedge gasket on the exterior and EPDM sponge gaskets on the interior; 9/16" monolithic or 1" to 1-3/16" insulating units.

### 2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

### 2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
  - 1. Hardware: Standard adjustable stainless steel ball bearing rollers, stainless steel track cover, MS Lock with all steel case and laminated steel hookbolt (1-1/2" backset), 1" aluminum tubular exterior (shoulder bolt) and interior (through bolt) pull handles; Optional alloy thumbturn cylinder and aluminum cylinder trim ring.
  - 2. Fasteners: All fasteners to be AISI 300 series (except for self-drilling which are to be AISI 400 series) stainless steel.
  - 3. Sealant: Non-skinning type, AAMA 803.3.

### 2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
- B. High Performance Organic Coating Finish: Factory applied two-coat 70% Kynar resin by Auto Chem or 70% Hylar resin by Ausimont, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).



> YTD  
Therm  
Impact  
Archite

SPINDRIFT  
GUEST ROOM  
ENTRY DOORS



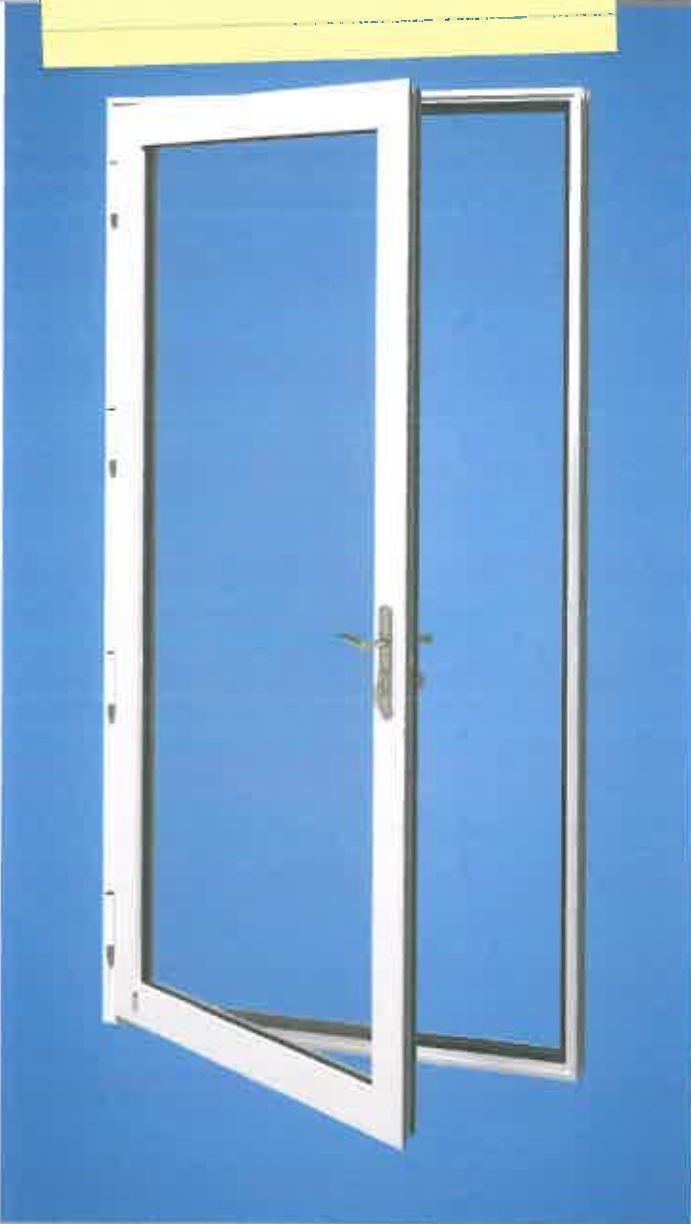
YKK AP Hurricane & Blast Solutions

### Weather Resistant Strength

YTD 350 TH Terrace Doors are the ideal choice for condominiums, hotels and high-rise residential properties in hurricane prone regions, integrating smoothly with YKK AP wall systems or other wall conditions. YTD 350 TH utilizes a unique, three-way adjustable hinge and multi-point locking system, to ensure the door closes properly and creates a weather tight perimeter seal. Thermal efficiency is enhanced with YKK AP's MegaTherm® technology, which also creates dual finish capability. And with an overall U-factor of 0.44, YTD 350 TH meets the requirements of the new energy code contained in the 2010 Florida Building Code.

### Product Features and Performance

- Florida Product Approval – HVHZ, LMI & SMI
- Shipped completely fabricated and mounted in frame to expedite installation
  - ◆ Singles to 3'-6" x 10'-0" @ 110 psf
  - ◆ Pairs to 7'-0" x 8'-0" @ 110 psf
  - ◆ Pairs to 6'-0" x 9'-0" @ 90 psf
  - ◆ Factory glazed by YKK AP or unglazed
- Durable Handle Sets
  - ◆ Two standard handle set styles
  - ◆ Standard Finishes
    - Painted Oil Rubbed Bronze (over zinc)
    - Painted Wet White (over zinc)
    - Brushed Chrome (over solid brass)
  - ◆ Custom paint and plated finishes available
- Outswing Tested in accordance with AAMA / WDMA / CSA 101 / I.S.2 / A440 – 11
  - AW – PG 80 – ATD (Single)
  - AW – PG 65 – ATD (Pair)



# > YTD 350 TH

## Thermally Broken Impact Resistant Architectural Terrace Door

YTD 350 TH utilizes a multi point locking system that secures the door leaf to the frame on three sides with up to 17 locking points, depending on security and design pressure required. One upward motion on the door handle moves the deadbolt while a series of mushroom head pawls simultaneously engage corresponding keepers on the frame. Polyamide connecting bars and aluminum / stainless spring steel corner transmissions link all locking points.



### PERFORMANCE SUMMARY:

- Air Infiltration (ASTM E 283):  
0.10 CFM/FT<sup>2</sup> @ 6.24 PSF (299 Pa)
- Water Infiltration (ASTM E 331):  
16.5 PSF (790 Pa) Outswing – Single & Pair
- Acoustical Performance (AAMA 1801):  
35 STC, 29 OITC; 1" IGU  
38 STC, 32 OITC; Laminated
- Thermal Performance with 0.29 COG  
U-factor glazing (AAMA 1503 and NFRC 102):  
Frame CRF<sub>f</sub> = Minimum of 56  
Overall system U-factor = 0.44
- Large Missile Impact, Small Missile Impact,  
Cyclic Load (ASTM E 1886 / 1986 and  
TAS 201 / 203)  
Approvals for IBC (All Wind Zones)  
Florida High Velocity Hurricane Zone  
(Miami - Dade and Broward Counties)



Multi Point Locking System

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).

MANUFACTURED BY C.R. LAURENCE COMPANY

SPINDRIFT

STAIR RAILING

&  
POOL DECK  
GLASS

# ARCHITECTURAL RAILING SYSTEMS

FRAMELESS GLASS RAILINGS, HAND RAILS, WINDSCREENS,  
STAINLESS STEEL POST SYSTEMS, AND MUCH MORE...

- NEW PRODUCTS DESIGNED AND ENGINEERED FOR COMMERCIAL AND RESIDENTIAL NEEDS
- COMPONENT AND ACCESSORY ITEMS COMPLEMENT EACH PRODUCT LINE



**C.R. LAURENCE COMPANY**

[crlaurence.com](http://crlaurence.com) | Worldwide Manufacturer and Supplier

Design, Architectural, Railing, Construction, Industrial, and Automotive Supplies



[usalum.com](http://usalum.com)  
**United States  
ALUMINUM**



# BUILDING GLASS RAILING SYSTEMS SAFER, STRONGER, WITH BRILLIANT TRANSPARENCY

## CRL GRS GLASS RAILING SYSTEMS AND COMPONENTS

CRL's GRS Glass Railing Systems for interior and exterior applications are designed to provide an attractive 'all-glass' frameless look to view-oriented residential or commercial projects. Designed for monolithic or laminated glazing, this high quality system also serves as an effective wind barrier, further enhancing the outdoor environment. CRL offers a variety of Base Shoes, Cap Rails, Cladding, Corners, Brackets, and Accessories. Custom fabricated railings for project specific requirements are also available.



# TAPER-LOC™ X

## DRY GLAZE RAILING SYSTEM

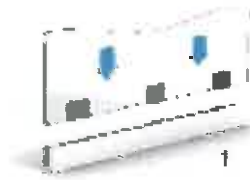
TAPER-LOC™ Tapers. For Monolithic Tempered and Laminated Tempered Applications.



Installation/Removal Tool With Integrated Torque Wrench that works with All TAPER-LOC™ Tapers

- Glass Railings Designed, Tested, and Engineered by CRL for Commercial or Residential Applications
- Reduces Installation Time By 50%
- Supports 12 mm (1/2"), 15 mm (19/32"), and 19 mm (3/4") Monolithic Tempered Glass
- Also Designed for Laminated Glazing Applications
  - 13.52 mm (9/16")
  - 17.52 mm (11/16")
  - 21.52 mm (27/32")
  - 25.52 mm (1-1/16")

The installation process just got easier with CRL's patented Horizontal TAPER-LOC™ dry glazed design. Designed for both commercial and residential applications, this is just the system architectural railing installers have been waiting for. This new system will reduce your installation time by more than 50%, and has been tested and engineered to meet the strictest building code requirements.



Adhere TAPER-LOC™ L-Setting Blocks to the bottom edge of glass.



Install TAPER-LOC™ Tapers with CRL's TLK9 Installation/Removal Tool to lock the glass securely in place.



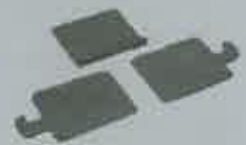
Roll in the glazing and you're done.



CRL TAPER-LOC™ Installation/Removal Tool Kit



CRL PAL Plumb/Angle/Level Locator Kit



Monolithic Glass Taper Set



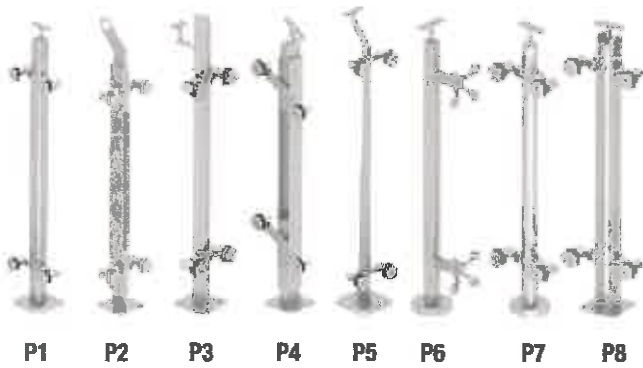
Laminated Glass Taper Set





## CRL P-SERIES STAINLESS STEEL POST RAILING SYSTEM

CRL manufactures a comprehensive selection of Post Railing Kits that combine the durability of stainless steel components with innovative designs and engineering. Designed for interior or exterior hand rail and guard rail applications, these low maintenance stainless steel posts come ready to install.



P1 P2 P3 P4 P5 P6 P7 P8

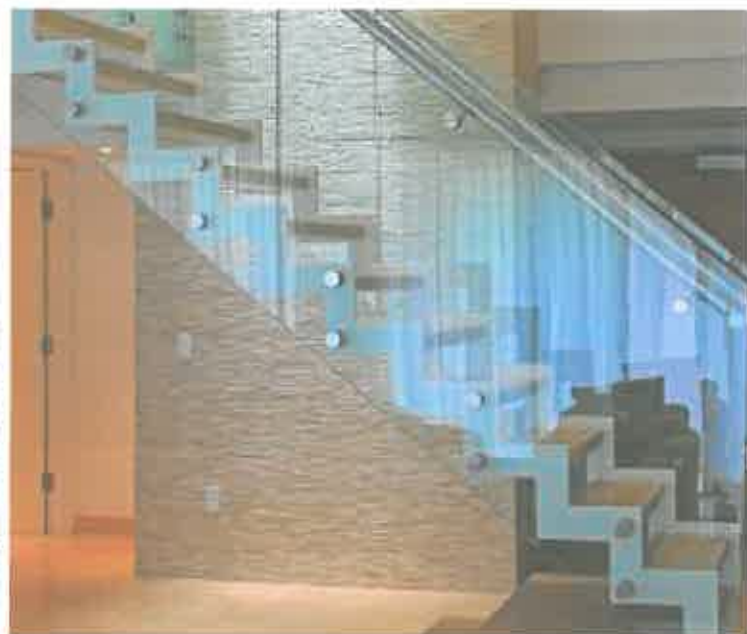






## CRL SRS STANDOFF GLASS RAILING SYSTEM

CRL is now manufacturing Standoff Railing Systems. By specializing in the design and manufacturing of this innovative system, we offer you the ability to create custom railings that will address project-specific criteria. Rest assured that the products we offer will represent the current evolution of the railing industry because product development is an ongoing process at CRL.





CRL - GLASS  
WIND SCREEN



## CRL GLASS WINDSCREEN AND POOL SURROUNDS

CRL's Frameless Glass Windscreen Base Shoe System and Frameless Windscreen Brackets are designed to provide an attractive, maintenance-free glass wall that will enhance any residential or commercial application. This system offers virtually unobstructed views for glass windscreen or fencing requirements. (Not designed for guard rail applications). CRL's Frameless Windscreen Systems are innovative glass wall systems that provide an almost invisible "frameless" look without vertical posts used between the panels of glass. They are solely supported from the bottom by aluminum base shoes or high strength stainless steel clamps.





## CRL AWS ALUMINUM WINDSCREEN SYSTEM

The CRL AWS Aluminum Windscreen System was developed to provide an attractive, maintenance-free glass wall that is perfect for most residential or commercial applications. All AWS Systems can be used in conjunction with a concrete slab, block wall or individual footings. If our stock components do not fit your application, allow us to design a system that can. CRL has the ability to design, engineer, and fabricate a custom system that will satisfy not only your need for safety and security, but also your artistic tastes.





## CRL HRS HAND RAILING SYSTEM

CRL's HRS Hand Rail System is designed for stairways, ramps or anywhere that requires the need for A.D.A. compliant assist rails. CRL offers a wide range of component parts for almost every application. Offered in five standard architectural finishes for wall mount, post mount, and glass mount applications. Custom fabrication and finishing is also available.

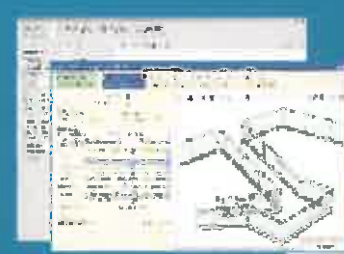




## CRL Hand Rails Online

**TRY OUR  
30 DAY  
FREE TRIAL.**

- Produces a Complete Quote Package Instantly From Your Desk Top
- Produces a Full Color 3D Rendering and Dimensioned Plan View for Field Installation
- Generates Quotes/Orders in Minutes
- Allows You to Order Material Directly From Your Computer
- Capable of Producing Pick and Pack or Fabricated Railing Systems
- Determines All Material Quantities Needed for Each Project
- Produces All Glass Sizes Needed for Your Railing or Windscreen Job





## CRL ARS ALUMINUM RAILING SYSTEM

CRL's high quality, versatile 200, 300, 350, and 400 Series Aluminum Railing Systems are manufactured from extruded aluminum framing members, all of which utilize tempered glass, aluminum pickets, cast infills, and stainless steel cable that is engineered to meet applicable building codes. ARS is suitable for all commercial and residential applications.





**CRL MASTER AND SPECIALTY CATALOGS**

- 03 SEALANTS, ADHESIVES, AND FASTENERS
- 23 FRAMELESS SHOWER DOOR HARDWARE
- 43 AUTO GLASS TOOLS AND WINDOWS
- 53 GLASS AND GLAZING HARDWARE
- 63A ARCHITECTURAL HARDWARE
- 63R ARCHITECTURAL RAILING
- 73 TOOLS, MACHINERY, AND EQUIPMENT
- 83 WINDOW AND DOOR REPLACEMENT HARDWARE



**AH11**  
ARCHITECTURAL  
HARDWARE



**HR11**  
ARCHITECTURAL  
RAILING SYSTEMS



**LP11**  
COMMERCIAL  
DOOR HANDLES



**AM09**  
ARCHITECTURAL  
METALS



**HS12**  
HOSPITALITY  
AND SERVICE  
HARDWARE



**DC07**  
COMMERCIAL  
DOOR CONTROLS



**TH10**  
TRANSACTION  
AND SECURITY  
HARDWARE



**SD12**  
FRAMELESS SHOWER  
DOOR HARDWARE  
AND SUPPLIES



**TAJ11**  
TAJIMA  
ARCHITECTURAL  
METALS



**HW2010**  
TUBULAR  
ARCHITECTURAL  
HARDWARE



**B2010**  
TEMPERED GLASS  
DOORS, PANIC,  
DEADBOLT AND  
DUMMY HANDLES



**M2010**  
RAILINGS,  
SMOKE BAFFLES,  
GLASS GATES



**D2010**  
DISPLAY CASE  
DOOR SERIES 1301



**GB10**  
GLASS BONDING  
SYSTEM

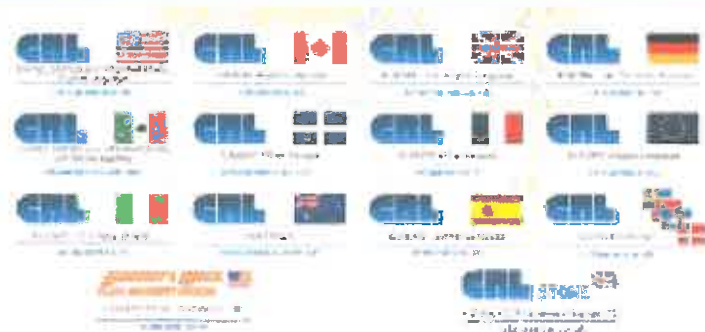


**KCS11**  
KEY CONTROL  
SPECIALISTS



**JK11**  
JACKSON  
DOOR CONTROLS

**Welcome to the C.R. Laurence Global Web Site**



**ONLINE FEATURES INCLUDE:**

- Access to All CRL Products Through CRL's Easy-to-Use A to Z Product Index
- Fast and Secure Log On Process
- Ask Technical and Product Questions Online
- Find Products and Pricing Online Instantly
- View All Current Catalogs Online
- Technical Articles and Product Support
- Ordering and Shipping Information
- Beautiful Installation Photos of CRL Products
- CRL Locations With Addresses, Directions, Phone and Fax Numbers
- Direct E-Mail Connections to CRL Departments
- Account Policies and Credit Terms
- A Calendar of Industry Trade Shows

**CRL C.R. LAURENCE COMPANY**

**C.R. Laurence Co., Inc.**  
Corporate Headquarters  
CRL UNITED STATES | [crlaurence.com](http://crlaurence.com)  
2503 E. Vernon Ave., Los Angeles, California 90058-1897  
Toll Free Phone: (800) 421-6144 • Toll Free Fax: (800) 262-3299  
International Phone: (323) 588-1281 • International Fax: (323) 581-6522

**C.R. Laurence of Canada**  
Canadian Headquarters  
CRL CANADA | [crlaurence.ca](http://crlaurence.ca)  
65 Tigi Court, Concord, Ontario L4K 5E4  
Toll Free Phone: (800) 421-6144 • Toll Free Fax: (800) 262-3299  
International Phone: (905) 303-7966 • International Fax: (905) 303-7965

**C.R. Laurence of Europe Ltd.**  
European Headquarters  
CRL UK | [crlaurence.co.uk](http://crlaurence.co.uk)  
Charles Babbage Ave., Kingsway Business Park, Rochdale, OL16 4NW England  
Freephone: 00 800 0421 6144 • Freefax: 00 800 0262 3299  
International Phone: +44 (0) 1706 863 600 • International Fax: +44 (0) 1706 869 860

**C.R. Laurence of Europe GMBH**  
Stuttgart Area, GERMANY  
CRL GMBH | [crlaurence.de](http://crlaurence.de) | [crlaurence.eu](http://crlaurence.eu)  
Boschstrasse 7, D-74360, Ilsfeld, Germany  
Freephone: 00 800 0421 6144 • Freefax: 00 800 0262 3299  
International Phone: +49 (0)7062 915 93 15 • International Fax: +49 (0)7062 915 93 16

**C.R. Laurence Australia Pty Ltd**  
Australian Headquarters  
CRL Australia | [crlaurence.com.au](http://crlaurence.com.au)  
9 Shale Place, Eastern Creek, NSW 2766  
Toll Free Phone: 1800 424 275 • Toll Free Fax: 1800 813 013  
International Phone: +61 (2) 9851-3444 • International Fax: +61 (2) 9851-3445

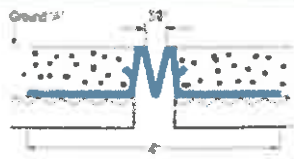
AVDB4067-8/11\_US



SPIN DRIFT  
CONTROL JOINT  
FOR STUCCO

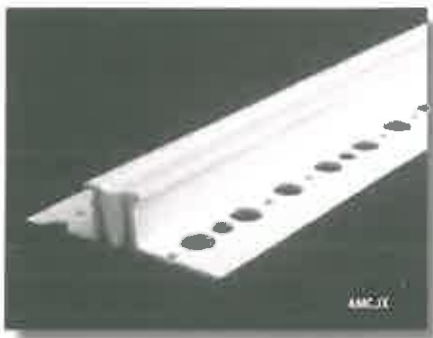
**Vinyl M-Type Control Joint with Removable Tape** is designed to relieve stress membrane caused by typical stucco shrinkage movement. These joints can be ordered without tape. 10' standard length.

Product No.	Perforated Flange Dimensions	Grout "A"	Box Count
AMCJM-380	4" overall	1/2"	35
AMCJM-500	4" overall	1/2"	35
AMCJM-580	4" overall	5/8"	30
AMCJM-750	4" overall	1/2"	25
AMCJM-780	4" overall	7/8"	20



**Vinyl Control Joint with Removable Tape** is an improved version of the "M" type expansion joint. This Control Joint provides returns to better lock into the stucco. These joints can be ordered without the removable tape. 10' standard length.

Product No.	Perforated Flange Dimensions	Grout "A"	Box Count
AMCJX-250	3 1/4"	1/4"	50
AMCJX-380	3 1/4"	1/2"	50
AMCJX-500	3 1/4"	1/2"	40
AMCJX-580	3 1/4"	5/8"	35
AMCJX-750	3 1/4"	1/2"	30
AMCJX-780	3 1/4"	7/8"	30



Grout "A" 1/4"

AMCJX - 250 1/4"

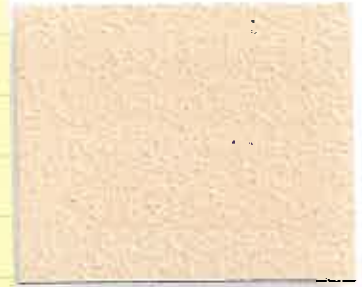


# CO COLOF

SPIN DRIFT  
STUCCO  
COLOR - EXTERIOR  
  
P-100-GLACIER  
WHITE.



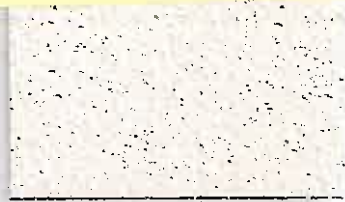
P-171 FLINTRIDGE  
(B Base)



P-2007 BUTTERSCOTCH  
(B Base)



P-20 CAPE COD  
(B Base)



P-105 OATMEAL  
(B Base)



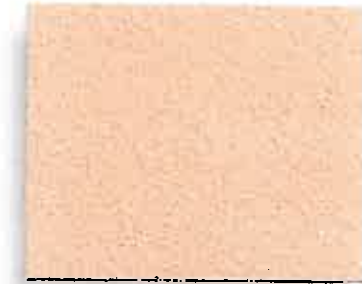
P-100 GLACIER WHITE  
(A Base)



P-138 HAYSTACK  
(A Base)



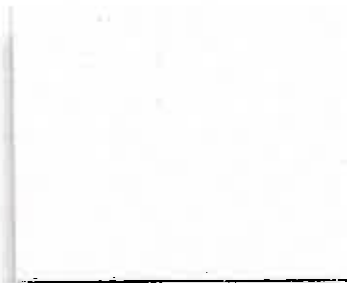
P-209D THUNDER SKY  
(B Base)



P-1178 SUN KISSED  
(B Base)



P-525 NAVAJO WHITE  
(A Base)



P-141 BISQUE  
(A Base)



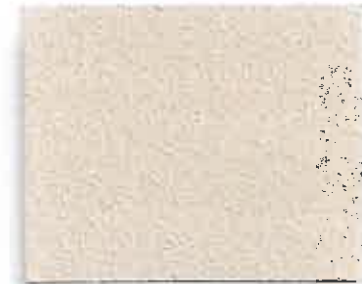
P-891 WRIGHTWOOD  
(B Base)



P-18 FRENCH TOAST  
(B Base)



P-879 HUMBOLDT  
(B Base)



P-5600 CARGO  
(B Base)

Please order a stucco sample prior to placing your order.  
All colors available in Color Coat Stucco and MX Acrylic Finish products.

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 25, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN – CONSTRUCTION OF NEW BOUTIQUE HOTEL AND ROOFTOP POOL. DEMOLITION OF CONTRIBUTING STRUCTURE AND SEEKING A CERTIFICATE OF NO CONTRIBUTING VALUE.**

**FOR- #1212 SIMONTON STREET**

**Applicant – Pikes Architect**

**Application # H14-01-947**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**MOTEL**

1  
2  
1  
2

Public  
Meeting  
Notice

1212

# Public Meeting Notice

THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, NEBRASKA, HAS SET FOR THE PUBLIC MEETING TO BE HELD ON WEDNESDAY, SEPTEMBER 15, 2010, AT 7:00 P.M. IN THE BOARD ROOM OF THE SHERIDAN COUNTY COURTHOUSE, 1212 WEST 12TH STREET, SHERIDAN, NEBRASKA. THE AGENDA FOR THIS MEETING IS AS FOLLOWS:

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON SEPTEMBER 8, 2010.

2. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2011.

3. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2012.

4. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2013.

5. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2014.

6. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2015.

7. APPROVAL OF THE BUDGET FOR THE FISCAL YEAR 2016.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Patrick Klright, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

11 day of November, 2014 on the

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 11-25-14, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H14-01-947.

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

### Signed Name of Affiant:

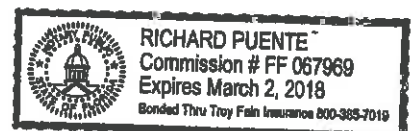
[Signature]  
Date: 1421 First St 11-12-14  
Address: 1421 First St  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 11 day of November, 2014.

By (Print name of Affiant) Mr. Patrick Wright who is personally known to me or has produced [Signature] as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: Richard Puente  
Print Name: Richard Puente  
Notary Public - State of Florida (seal)  
My Commission Expires: 3-2-2018



# PROPERTY APPRAISER INFORMATION



# Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

The offices of the Property Appraiser will be closed **Thursday and Friday November 27th & 28th** for Thanksgiving. Our offices will re-open Monday, December 1st, at 8 am.

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1029513 Parcel ID: 00028730-000000

Modify Search
This feature will allow you to modify the search that you initially performed.

### Ownership Details

**Mailing Address:**

CASA MARINA - 1220 SIMONTON STREET LLC  
6000 EXECUTIVE BLVD  
ROCKVILLE, MD 20852-3853

### Property Details

**PC Code:** 39 - HOTELS,MOTELS

**Millage Group:** 10KW

**Affordable Housing:** No

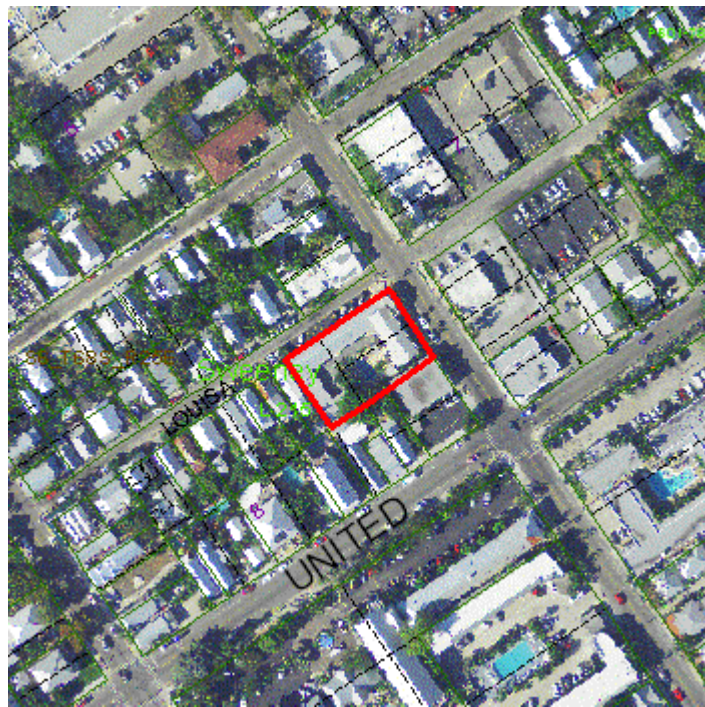
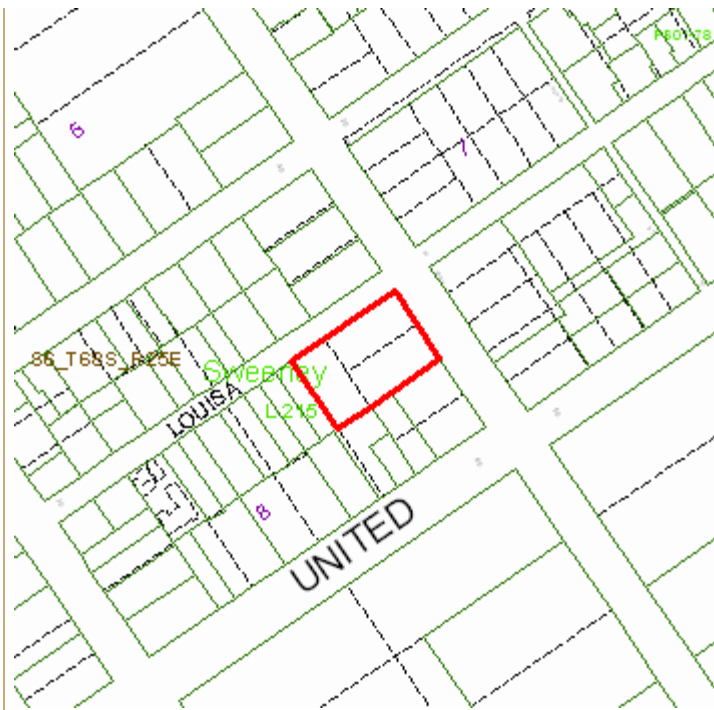
**Section-Township-Range:** 06-68-25

**Property Location:** 1212 SIMONTON ST Unit Number: 20 KEY WEST

**Legal Description:** KW LOTS 23 24 AND 27 SQR 8 TR 11 G42-193/94 G43-414/15 G48-112/13 OR359-6/7 OR532-556 OR667-532 OR680-587/589 OR770-386/388 OR811-22/24 OR864-1949/1950C/T OR898-132 OR937-2154 OR1010-2043/44 OR2701-1900/01

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	96	147	14,120.00 SF

### Building Summary

**Number of Buildings:** 3  
**Number of Commercial Buildings:** 3  
**Total Living Area:** 6871  
**Year Built:** 1948

## Building 1 Details

**Building Type**  
**Effective Age** 32  
**Year Built** 1948  
**Functional Obs** 0

**Condition F**  
**Perimeter** 336  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 400  
**Depreciation %** 40  
**Grnd Floor Area** 3,143

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

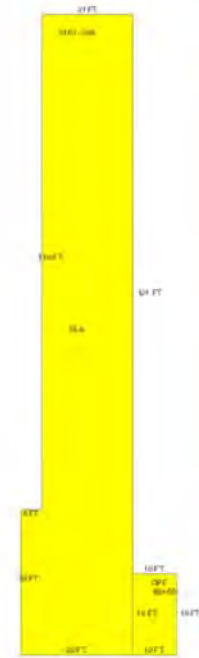
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 10  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1947					3,143
2	OPF		1	1947					180

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4030	HOTEL/MOTEL B	100	N	Y
	4031	OPF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1073	C.B.S.	100

## Building 2 Details

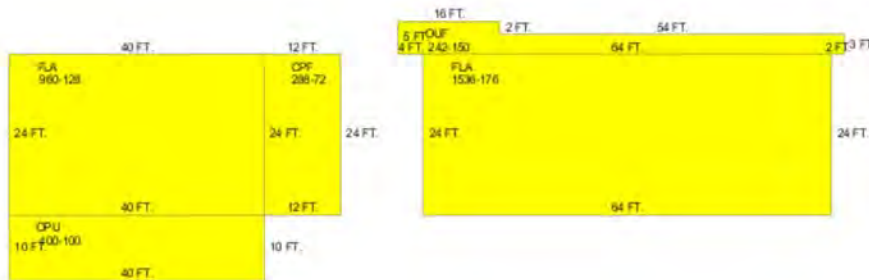
<b>Building Type</b>	<b>Condition</b> <u>F</u>	<b>Quality Grade</b> 450
<b>Effective Age</b> 32	<b>Perimeter</b> 304	<b>Depreciation %</b> 40
<b>Year Built</b> 1958	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,496
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

<b>2 Fix Bath</b>	0	<b>Vacuum</b>	0
<b>3 Fix Bath</b>	0	<b>Garbage Disposal</b>	0
<b>4 Fix Bath</b>	0	<b>Compactor</b>	0
<b>5 Fix Bath</b>	0	<b>Security</b>	0
<b>6 Fix Bath</b>	0	<b>Intercom</b>	0
<b>7 Fix Bath</b>	0	<b>Fireplaces</b>	0
<b>Extra Fix</b>	18	<b>Dishwasher</b>	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>CPF</u>		1	1987					288
2	<u>FLA</u>		1	1987					960
3	<u>FLA</u>		1	1987					1,536
4	<u>OUF</u>		1	1987					242

5	OPU	1	1987	400
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**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4032	CPF	100	N	N
	4033	HOTEL/MOTEL B	100	N	N
	4034	HOTEL/MOTEL B	100	N	N
	4035	OUF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1074	AB AVE WOOD SIDING	38
1075	C.B.S.	62

**Building 3 Details**

**Building Type**  
**Effective Age** 32  
**Year Built** 1958  
**Functional Obs** 0

**Condition** F  
**Perimeter** 204  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 400  
**Depreciation %** 40  
**Grnd Floor Area** 1,232

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

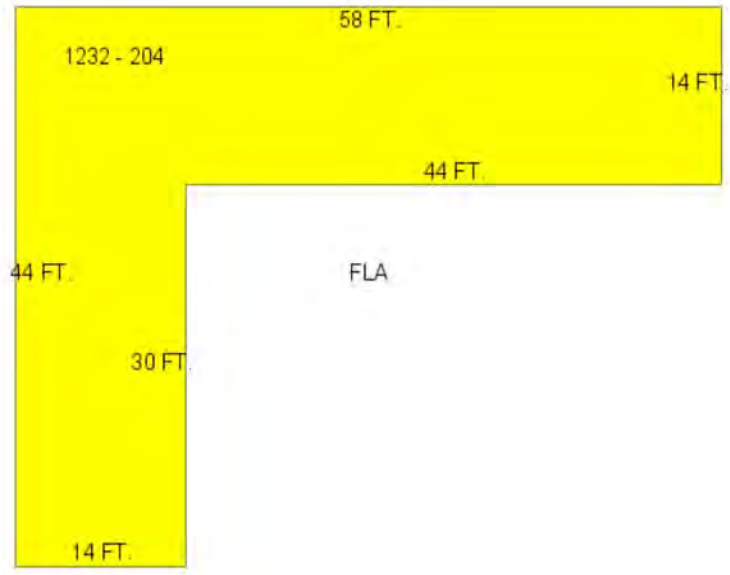
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 18

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

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1947					1,232

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4036	HOTEL/MOTEL B	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1076	AB AVE WOOD SIDING	38
1077	C.B.S.	62

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	295 SF	59	5	1977	1978	5	30
2	PO6:COMM POOL	450 SF	0	0	1976	1977	3	50
3	PT3:PATIO	880 SF	0	0	1976	1977	2	50
4	AP2:ASPHALT PAVING	2,984 SF	0	0	1975	1976	2	25

## Appraiser Notes

2003-01-16-SKI 22 MOTEL ROOMS

TPP 8517220 - SPINDRIFT MOTEL

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	04/20/2010	07/12/2010	2,429	Commercial	REPLASTER POOL
10-1819	06/02/2010		7,200	Commercial	REPLACE/INSTALL 12 SQS. WHITE M/B RUBBER ROLL ROOFING
10-2904	09/03/2010		2,300	Commercial	REMOVE FALSE PICKETS ON PARAPHET WALL APPROX 42LF BY 3-6" H. PATCH CRACKS IN STUCCO AND PAINT TO MARCH ORIGINAL COLOR.
08-1097	04/14/2008		2,400	Commercial	INSTALL 5 V-CRIMP METAL ROOF OVER SMALL STORAGE ROOM.
10-1246	04/20/2010		2,429	Commercial	REPLASTER COMMERCIAL SWIMMING POOL 79LF
1 B95-1605	05/01/1995	12/01/1995	1,000	Commercial	REPAIRS
2 96-1792	04/01/1996	08/01/1996	1,600	Commercial	RENOVATIONS
3 96-1783	04/01/1996	08/01/1996	400	Commercial	PAINTING
4 96-2005	05/01/1996	08/01/1996	27,160	Commercial	ELECTRIC
5 97-4246	12/19/1997	12/31/1997	2,000	Commercial	REPLACE ROOF
6 98-1253	04/22/1998	12/31/1998	3,500	Commercial	PAINT EXTERIOR
7 99-1686	05/25/1999	11/18/1999	150	Commercial	SIGN MAINTENANCE
8 99-2335	07/09/1999	11/18/1999	14,500	Commercial	INSTALL EMERG GENERATOR
9 99-2972	08/20/1999	11/18/1999	1,500	Commercial	ELECTRICAL
10 99-3251	10/22/1999	11/18/1999	14,250	Commercial	NEW POOL PUMP PACKAGE
11 06-6571	12/07/2006		4,800	Commercial	7 SQS OF V-CRIMP ROOFING
12 07-1293	03/16/2007		12,800	Commercial	INSTALL 27 SQS OF V-CRIMP ROOFING

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	844,114	22,421	491,122	2,194,624	2,194,624	0	2,194,624
2013	844,114	22,421	491,122	2,126,492	2,126,492	0	2,126,492
2012	844,114	22,421	491,122	2,126,492	2,126,492	0	2,126,492
2011	892,349	22,421	491,122	2,054,582	2,054,582	0	2,054,582
2010	892,349	22,421	456,563	2,054,582	2,054,582	0	2,054,582
2009	928,526	22,421	1,161,370	2,209,228	2,209,228	0	2,209,228
2008	928,526	22,421	1,284,920	2,209,228	2,209,228	0	2,209,228
2007	747,713	18,263	1,235,500	2,241,122	2,241,122	0	2,241,122
2006	763,798	18,998	1,200,200	2,280,711	2,280,711	0	2,280,711

2005	763,798	19,733	988,400	2,042,178	2,042,178	0	2,042,178
2004	755,440	20,467	776,600	1,949,558	1,949,558	0	1,949,558
2003	755,440	21,202	409,480	1,938,003	1,938,003	0	1,938,003
2002	755,440	21,937	409,480	1,845,717	1,845,717	0	1,845,717
2001	755,440	22,672	409,480	1,845,717	1,845,717	0	1,845,717
2000	749,421	14,735	324,760	1,845,717	1,845,717	0	1,845,717
1999	749,421	15,221	324,760	1,552,154	1,552,154	0	1,552,154
1998	500,783	15,707	324,760	1,453,997	1,453,997	0	1,453,997
1997	500,783	16,193	296,520	1,181,944	1,181,944	0	1,181,944
1996	455,257	16,680	296,520	1,056,235	1,056,235	0	1,056,235
1995	414,592	17,188	296,520	1,056,235	1,056,235	0	1,056,235
1994	414,592	17,704	296,520	1,173,807	1,173,807	0	1,173,807
1993	414,592	18,212	296,520	1,271,617	1,271,617	0	1,271,617
1992	414,592	18,720	296,520	1,271,617	1,271,617	0	1,271,617
1991	414,592	19,236	296,520	1,271,617	1,271,617	0	1,271,617
1990	414,626	19,876	215,330	1,271,617	1,271,617	0	1,271,617
1989	317,394	20,515	211,800	1,271,617	1,271,617	0	1,271,617
1988	252,295	16,530	183,560	1,018,567	1,018,567	0	1,018,567
1987	214,643	15,486	129,728	434,965	434,965	0	434,965
1986	149,577	0	43,200	324,362	324,362	0	324,362
1985	146,759	0	43,200	477,539	477,539	0	477,539
1984	139,260	0	43,200	182,460	182,460	0	182,460
1983	139,260	0	22,752	162,012	162,012	0	162,012
1982	127,023	0	21,696	136,016	136,016	0	136,016

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/3/2014	2701 / 1900	6,462,500	<u>WD</u>	<u>30</u>
5/1/1987	1010 / 2043	1,325,000	<u>WD</u>	<u>U</u>

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Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

The offices of the Property Appraiser will be closed **Thursday and Friday November 27th & 28th** for Thanksgiving. Our offices will re-open Monday, December 1st, at 8 am.

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**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1029530 Parcel ID: 00028750-000000**

**Ownership Details**

**Mailing Address:**

CASA MARINA - 1220 SIMONTON STREET LLC  
6000 EXECUTIVE BLVD  
ROCKVILLE, MD 20852-3853

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION

**Millage Group:** 10KW

**Affordable Housing:** No

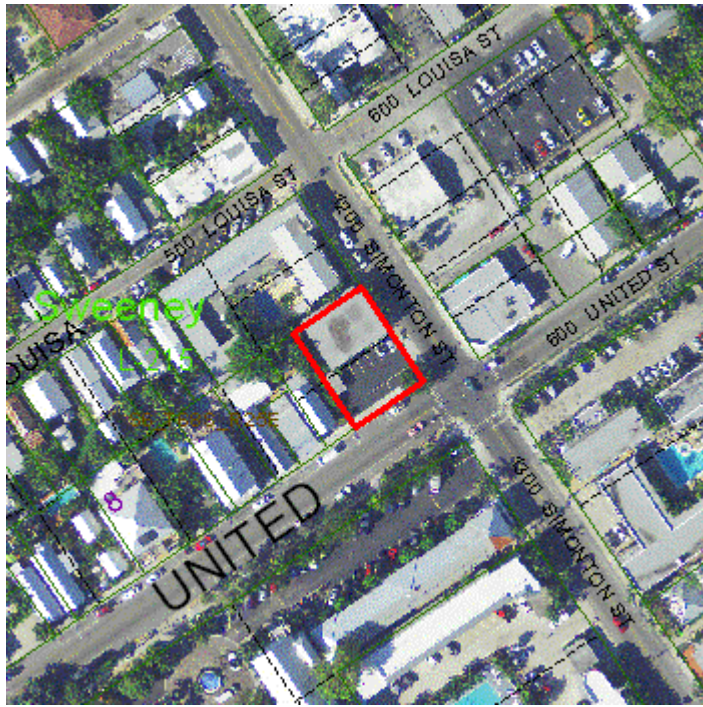
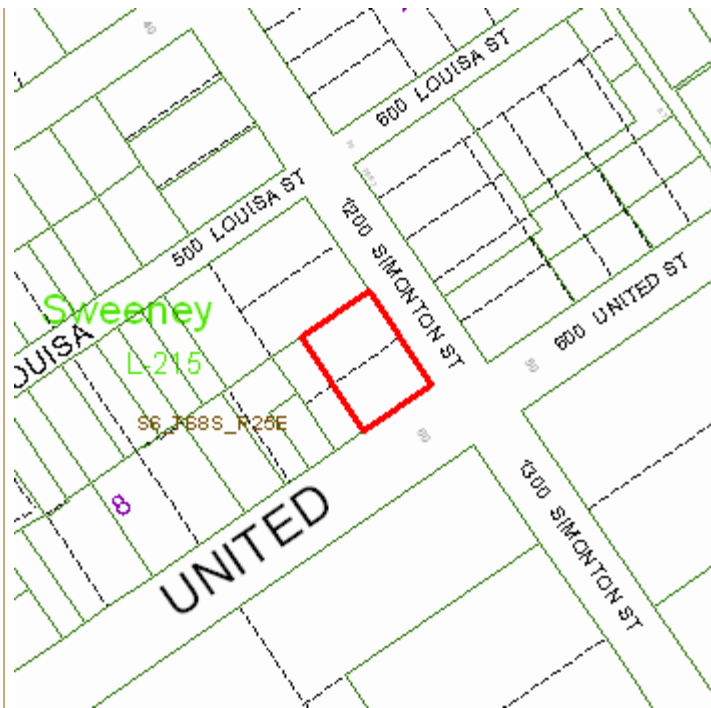
**Section-Township-Range:** 06-68-25

**Property Location:** 1220 SIMONTON ST KEY WEST  
1222 SIMONTON ST KEY WEST

**Legal Description:** KW PT LOTS 25 AND 26 SQR 8 TR 11 OR290-455/456 OR1424-1542 OR2696-1439/40 OR2699-1715/17C

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	48	70	3,360.00 SF
100D - COMMERCIAL DRY	48	70	3,360.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 1  
**Total Living Area:** 3616  
**Year Built:** 1963

## Building 1 Details

**Building Type**  
**Effective Age** 24  
**Year Built** 1963  
**Functional Obs** 0

**Condition** A  
**Perimeter** 356  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 450  
**Depreciation %** 30  
**Grnd Floor Area** 3,616

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

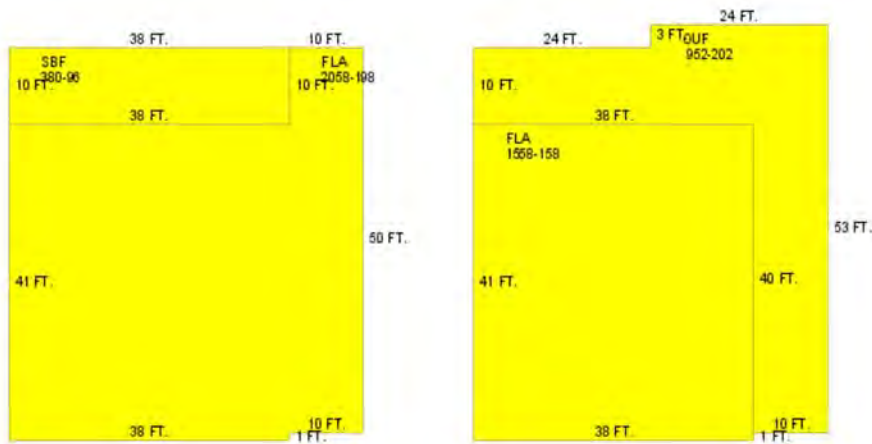
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 2  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 15

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					2,058
2	SBF		1	1990					380
3	FLA		1	1990					1,558
4	OUF		1	1990					952

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4041	PROFESS BLDG-B	76	N	Y

4042	1 STY STORE-B	24	N	Y
4043	SBF	100	N	N
4044	APTS-B	100	N	Y
4045	OUF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1079	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	492 SF	82	6	1985	1986	5	30
2	PT3:PATIO	480 SF	0	0	1962	1963	1	50
3	AP2:ASPHALT PAVING	2,915 SF	0	0	1971	1972	1	25
4	CA2:CARPORT	200 SF	20	10	1994	1995	4	50
5	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
6	AC2:WALL AIR COND	1 UT	0	0	1985	1986	3	20
7	FN2:FENCES	1,140 SF	190	6	1995	1996	2	30
8	UB3:LC UTIL BLDG	100 SF	10	10	1996	1997	1	30

**Appraiser Notes**

TPP8901291-RENTAL 8516681-DDS

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-2514	07/17/2008		150		INSTALL NEW DISCONNECT & WIRE TO NEW COMPRESSOR.
08-464	02/21/2008		500		HOOK UP 3-BAY SINK AND GREASE TRAP.
08-1661	05/14/2008		250		APPLICATION OF WHITE LETTERING AND BLACK BACKGROUND NAME: BAD BOY BURRITO CAFE.
08-3602	09/25/2008		1,800		INSTALL NEW 200 AMP SERVICE TO REPLACE EXISTING 100 AMP PANEL.
B944006	12/01/1994	06/01/1995	1,100		CARPORT 20 X 10
9603733	09/01/1996	12/01/1997	500		PAINTING
0200363	02/14/2002	10/03/2002	10,000		REMOVE/REPLACE ROOF
03-0450	02/13/2003	10/02/2003	500		GREASE TRAP
03-0595	02/27/2003	10/02/2003	2,200		DEMO BLOCK
03-0946	03/20/2003	10/02/2003	20,000		REPLACE WALL

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	447,763	9,200	432,552	889,515	889,515	0	889,515
2013	473,349	9,402	432,552	915,303	915,303	0	915,303
2012	473,349	9,638	432,552	915,539	915,539	0	915,539
2011	506,698	9,836	432,552	949,086	949,086	0	949,086
2010	506,698	10,038	399,426	916,162	916,162	0	916,162
2009	506,698	10,274	724,221	1,241,193	1,241,193	0	1,241,193
2008	506,698	10,472	873,600	1,390,770	1,390,770	0	1,390,770
2007	365,858	9,838	840,000	1,215,696	1,215,696	0	1,215,696
2006	365,858	10,052	571,200	947,110	947,110	0	947,110
2005	392,959	10,228	470,400	639,000	639,000	0	639,000
2004	397,462	10,408	369,600	639,000	639,000	0	639,000
2003	361,532	10,770	194,880	639,000	639,000	0	639,000
2002	374,292	11,142	194,880	557,421	557,421	0	557,421
2001	374,292	11,470	194,880	557,421	557,421	0	557,421
2000	374,292	5,158	154,560	557,421	557,421	0	557,421
1999	400,217	5,284	154,560	449,113	449,113	0	449,113
1998	267,351	5,399	154,560	449,113	449,113	0	449,113
1997	251,878	3,861	141,120	449,113	449,113	0	449,113
1996	194,956	3,948	141,120	206,024	206,024	25,000	181,024
1995	194,956	2,823	141,120	206,024	206,024	25,000	181,024
1994	194,956	2,874	141,120	206,024	206,024	25,000	181,024
1993	194,956	2,937	141,120	206,024	206,024	25,000	181,024
1992	194,956	3,010	141,120	206,024	206,024	25,000	181,024
1991	194,956	3,082	141,120	206,024	206,024	25,000	181,024
1990	152,588	338	51,240	206,024	206,024	25,000	181,024
1989	152,588	338	50,400	203,648	203,648	25,000	178,648
1988	119,182	338	43,680	174,477	174,477	25,000	149,477
1987	114,544	338	30,870	156,549	156,549	25,000	131,549
1986	115,052	338	30,240	145,630	145,630	25,000	120,630
1985	107,635	338	30,240	138,213	138,213	25,000	113,213
1984	94,795	338	30,240	125,373	125,373	25,000	100,373
1983	94,795	338	15,926	111,059	111,059	25,000	86,059
1982	81,983	338	15,893	98,214	98,214	25,000	73,214

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
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<b>7/8/2014</b>	2696 / 1439	1,685,000	<u>WD</u>	<u>37</u>
<b>7/8/2014</b>	2699 / 1715	0	<u>WD</u>	<u>11</u>
<b>10/1/1996</b>	1424 / 1542	639,000	<u>WD</u>	<u>Q</u>

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