

# Historic Architectural Review Commission

## Staff Report Item 7

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**Meeting Date:** October 28, 2014

**Applicant:** William P. Horn, Architect

**Application Number:** H14-01-1378

**Address:** #718 South Street

**Description of Work:** Major Development Plan- Revision to previously approved, new design for hotel with pool and site work.

**Building Facts:** In December 13, 2005 the Commission approved a Major Development Plan for demolition of existing structures and the design plans for a new hotel. The approval was done before the current ordinance of 2 years expiration day on approved Certificates of Appropriateness was adopted. The approved plans proposed a three stories frame structure with parking area under the structure. The Development Plan was approved by the City Commission on June 7, 2006, under Resolution 06-212. The project received time extensions from both the City through State Law. No building permits were ever issued, still the approved plans can be executed.

The new owners wanted to revise the previously approved plans for a more functional and smaller hotel that reflects a contemporary design. The new design received Planning Board approval on September 18, 2014.

The proposed lot contains four structures that were already approved for demolition. The site is located on the southwest corner lot on South and William Streets.

**Guidelines Cited in Review:**

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 seventeen room hotel. The design proposes a two story building over a parking with a roof deck that will contain a swimming pool, a trellis and green area. The structure will be made of concrete and will have a stucco finish. In order to screen the proposed ground floor parking area the design incorporates metal screens that will be used to grow vegetation.

The design of the new hotel is contemporary in concept. The corner of the building will house the hotel's lobby and will have a glass wall crowned with a horizontal band. Horizontal bands that will incorporate art work will be used as balcony railings for rooms facing the streets. The main entrance to the building will be facing William Street.

The façade fenestrations, the horizontal band and the green screens are an important component of the building, particularly in the two main elevations. The contraposition of large openings of the porches versus solid surfaces create a rhythmical composition that lowers the mass and scale of the building.

The design includes stairs and an elevator located on the east facade. A trellis is also proposed on the roof and closer to the corner. The added height for the elevator and stairs accentuates the entrance of the building while gives access to the proposed swimming pool and green roof space.

The proposed design will have aluminum impact windows, aluminum frame glass panels and aluminum/ stainless steel railing system on the roof deck area. The plans includes a/c units for each room that will be located behind either green metal screens or tiles. On the south west corner of the building a second means of egress stairs will be located. These stairs will have a roof that will be used for solar panels. The building is proposed to be painted in white.

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 1940's through 1960's. 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 a much more appropriate scale and mass if comparing it to the previous approved design. The design is effective in lowering its mass and scale through the composition of the facades; the ratio of voids is larger than solid surfaces.
2. The proposed design will be appropriate to the surrounding structures.
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.
5. The design is based on mid-century tropical architecture, a historic period where many hotels in Key West, which are no longer in existence, were built. That reminiscence of architectural reference can be related to the new design.

The proposed design complies with the guidelines for new construction. The design is an effective interpretation of a contemporary view of a tropical hotel. The proposed mass, scale, proportions, materials and vocabulary are much more in keeping with the surrounding structures than the previous approved design, which was based on traditional large scale frame vernacular architecture. The guidelines promotes 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 to which it was designed for. It is staff's opinion that the new design proposes a much more appropriate structure than the previous approved design; the scale will be smaller and the architectural vocabulary will be more in keeping with tropical urban hotels that were in vogue in Key West during the mid-century.

# Application



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

APPLICATION # 08-31-2014 011378

OWNER'S NAME: **South Street Hospitality, LLC** DATE: **8-26-14**

OWNER'S ADDRESS: **830 Truman Avenue** PHONE #: **305-394-2923**

APPLICANT'S NAME: **William P Horn Architect, PA** PHONE #: **305-296-8302**

APPLICANT'S ADDRESS: **915 Eaton Street**

ADDRESS OF CONSTRUCTION: ~~716~~-718 South Street # OF UNITS **17**

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

**DETAILED DESCRIPTION OF WORK:**

Revision to a previously approved new hotel. Project consists of a new 17 unit hotel building with a pool and site work. Please see attached plans.

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

\*\*\*\*\*

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

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

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

Date: 8-26-14

Applicant's Signature: \_\_\_\_\_

**Required Submittals**

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

Order: KEYW008 SAMPLER: 02 Drawer: 1  
Date: 8/29/14 22:22 Receipt: 39251

PT 2014 1001378

\* BUILDING PERMITS-NEW  
Staff Use Only

Trans number: 3018399  
CK CHECK Date: 14049 \$100.00

Trans date: 8/26/14 Time: 18:29:22  
Staff Approval: \_\_\_\_\_

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

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

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

HARC Comments:

*Buildings were approved to be demolished in December 13, 2005  
as well as a new design.*

*Guidelines for new construction.*

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

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

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

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

Historic Architectural  
Review Commission



THE CITY OF KEY WEST  
Tree Commission

Post Office Box 1409 Key West, FL 33041-1409  
Telephone: 305-809-3764

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June 11, 2014

Elizabeth Newland  
P.O. Box 140908  
Coral Gables, FL 33114

Dear Ms. Newland;

The City of Key West Tree Commission recently considered your permit application regarding property located at 716-718 South Street, owned by South Street Hospitality, LLC, at their regularly scheduled meeting on June 10, 2014.

The request of the permit application was for Conceptual Approval of the Landscape with Tree Removal for the above mentioned property. The Tree Commission approved the conceptual landscape plan submitted with the application and presented to the Commission with the understanding that a few minor modifications would be made regarding some of the actual plant species to be used (ie: Ruella).

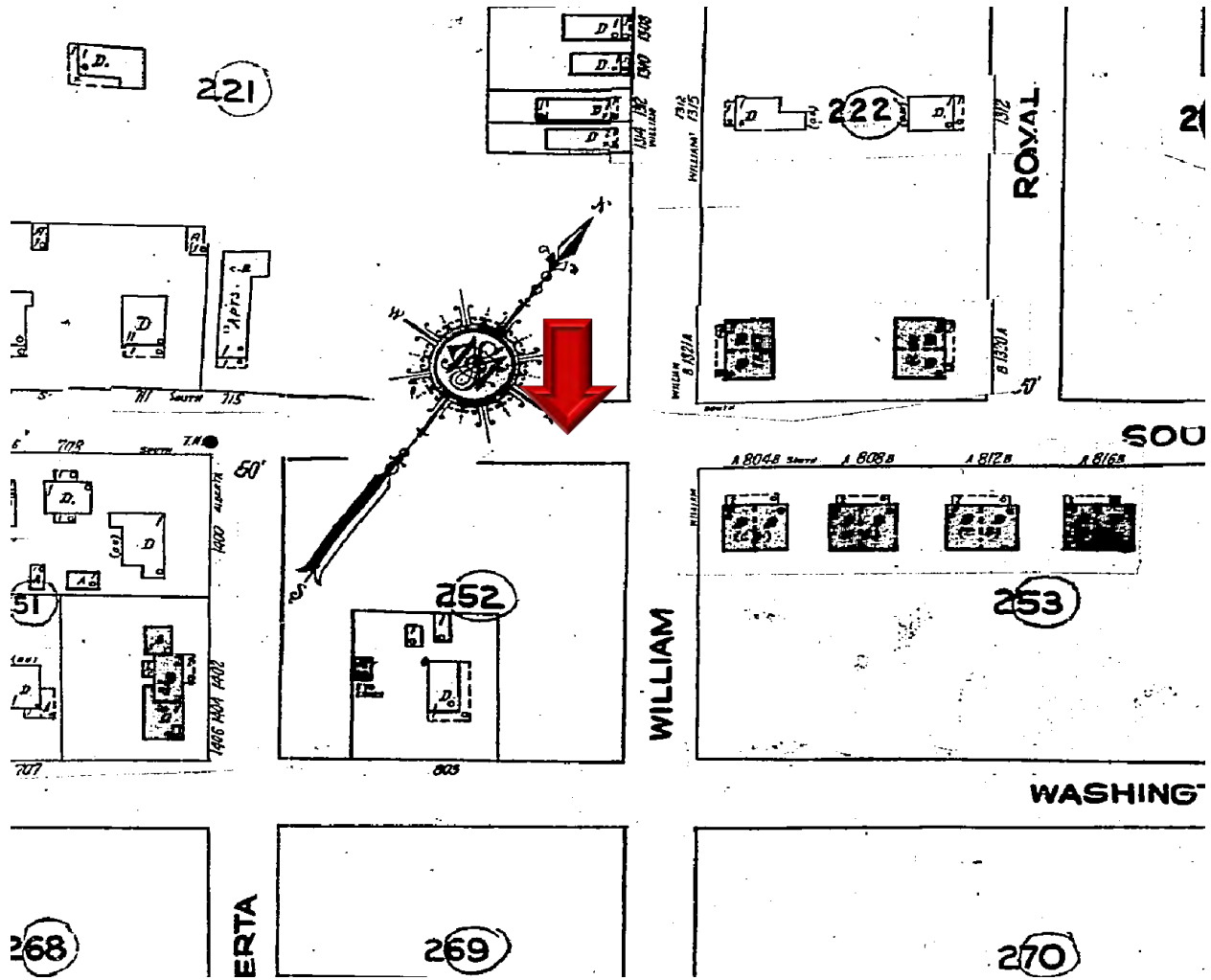
If you have any questions please call the office at (305) 809-3768.

Sincerely,

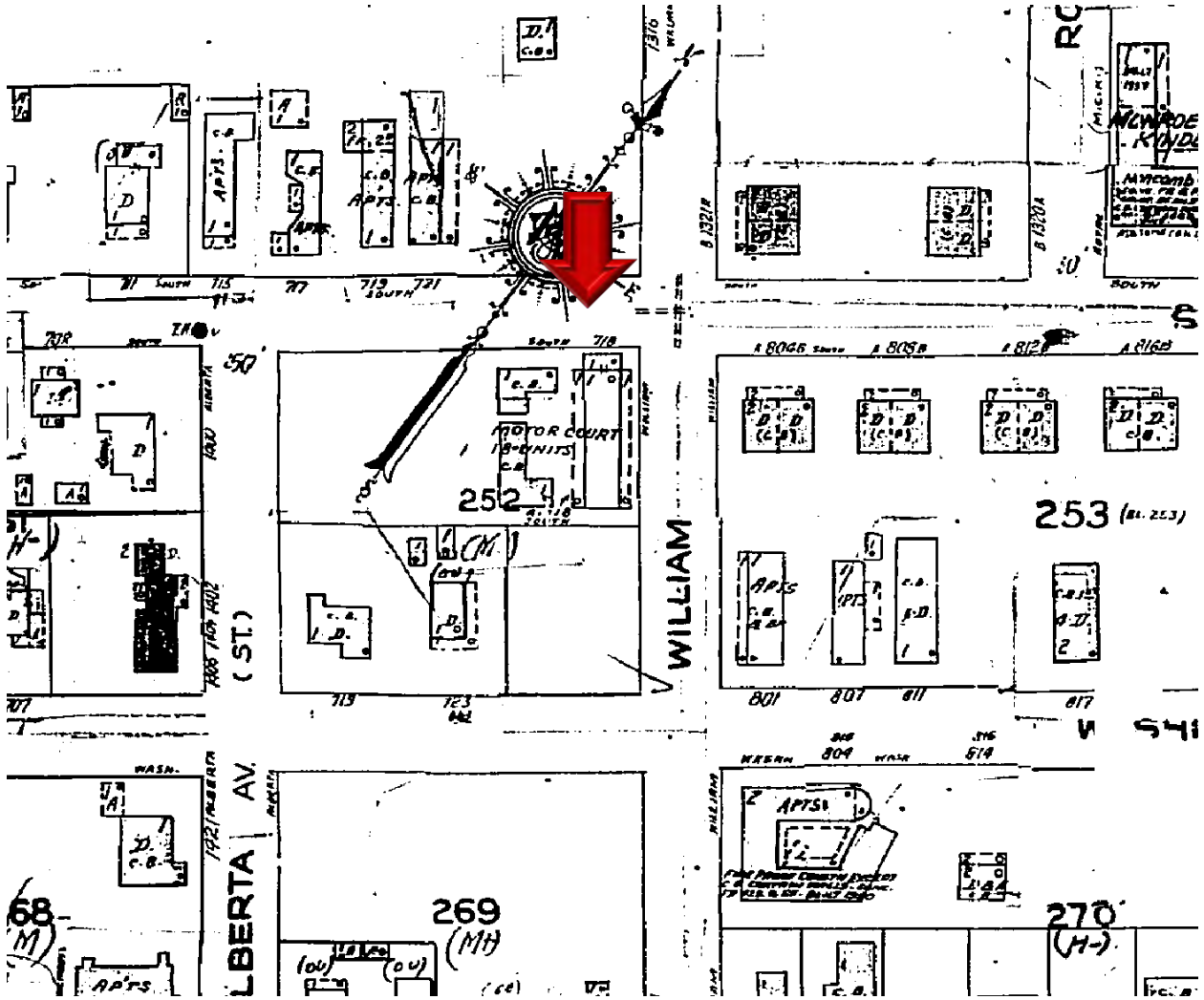
Karen DeMafia  
Urban Forestry Program Manager  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040  
Office: 305/809-3768  
Fax: 305/809-3978

# **Sanborn Maps**



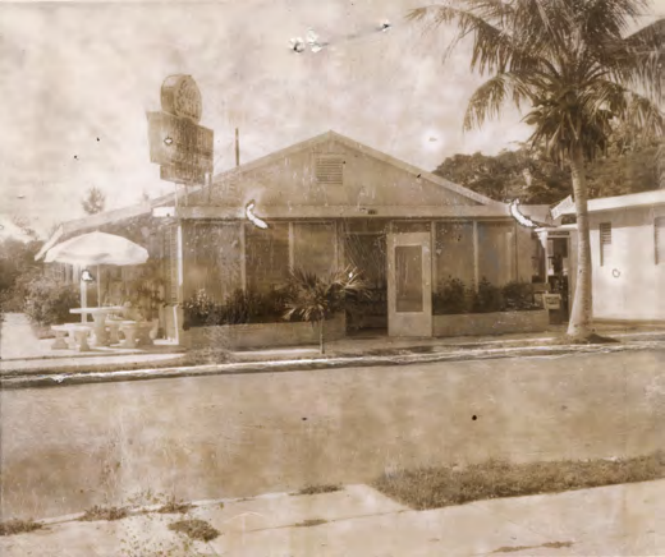


#718 South Street Sanborn map 1948



#718 South Street Sanborn map 1962

# **Project Photos**









VIEW OF CORNER OF WILLIAM ST. + SOUTH ST.





*VIEW OF MIDDLE OF PROPERTY FROM SOUTH ST.*



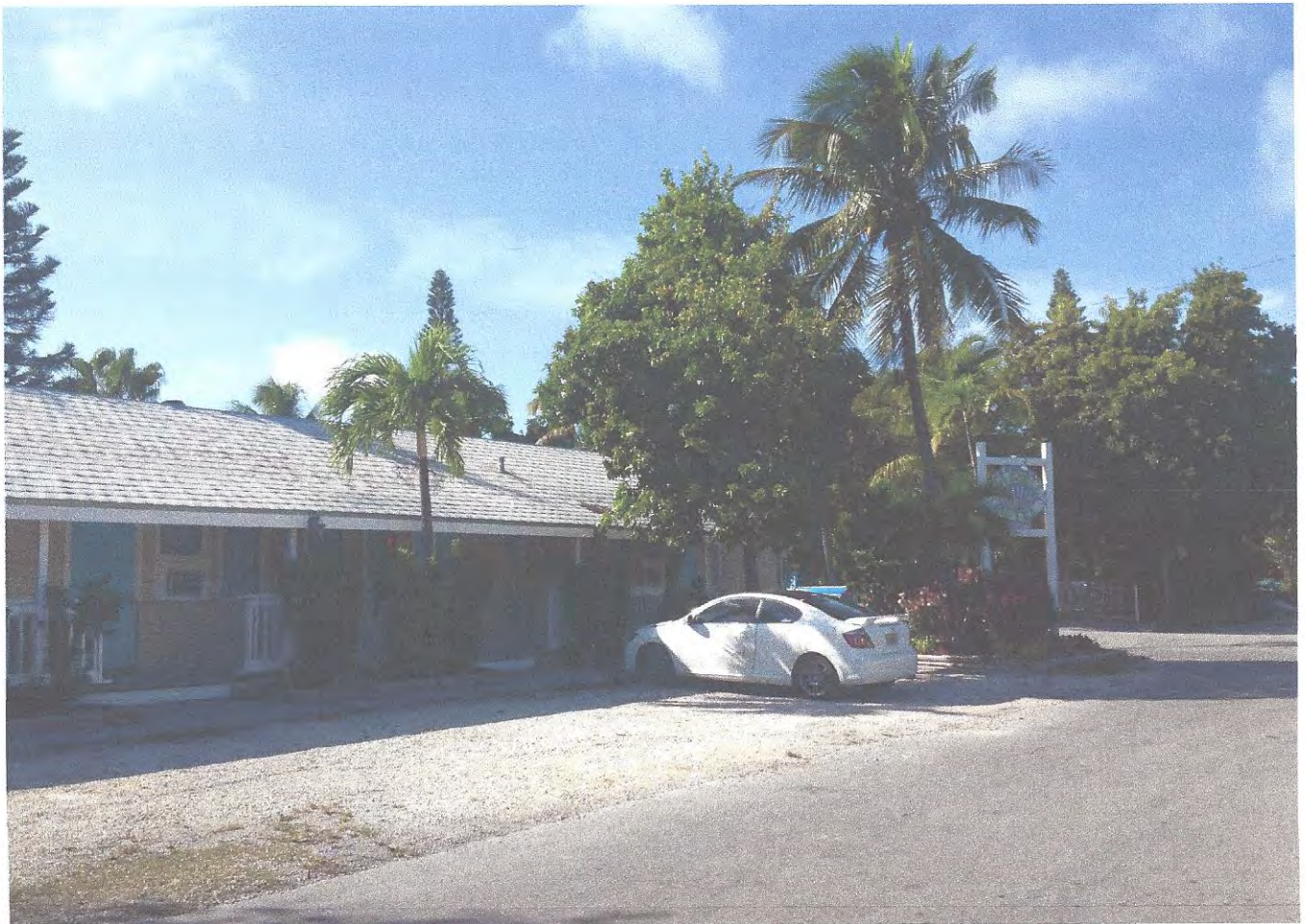


CORNER OF WILLIAM + SOUTH ST.



WILLIAM ST. LOOKING TO SOUTH ST.





VIEW FROM WILLIAM ST. LOOKING TO SOUTH ST.





NEIGHBORING DENTIST OFFICE



VIEW FROM SOUTH ST. - END OF PROPERTY





EXISTING HOTEL BUILDING







VIEW OF PROPERTY ACROSS SOUTH ST.



# **Planning Board Resolution**



**PLANNING BOARD  
RESOLUTION NO. 2014-55**

**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 17  
TRANSIENT RESIDENTIAL UNITS AND FOR THE  
REDUCTION OF REQUIRED LANDSCAPING ASSOCIATED  
WITH THE PROPOSED HOTEL REDEVELOPMENT ON  
PROPERTY LOCATED AT 716-718 SOUTH STREET (RE #  
00036870-000000, AK # 1037681) IN THE HISTORIC  
RESIDENTIAL / OFFICE (HRO) 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 transient residential units; and


**WHEREAS**, modifications and waivers to reduce the City’s landscaping requirements are requested 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 and Conditional Use in an advisory capacity to the City Commission; and

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

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

  
\_\_\_\_\_ Chairman

  
\_\_\_\_\_ Planning Director

September 18, 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 redevelopment of the existing 17-unit hotel on property located at 716-718 South Street (RE # 00036870-000000, AK # 1037681) in the Historic Residential / Office (HRO) 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 dated July 2, 2014, is hereby approved with the following conditions:

**General conditions:**

1. This approval shall not become effective until the concurrent applications for height variance is approved and effective.

2. The City reserves the right to reevaluate the loading space requirement pursuant to City Code Section 108-649 based upon the annual conditional approval inspections, code compliance issues and other relevant factors.

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

4. The application shall incorporate any proposed cisterns into the drainage plan and shall submit an irrigation plan pursuant to City Code Section 108-243(d).

5. 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.

6. Rooftop pool shall be closed between sunset and sunrise each day.

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

7. 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:**

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

9. 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.


**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.

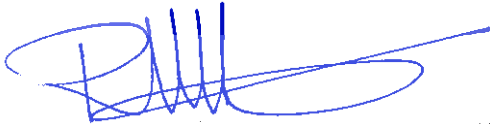
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. 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.

 Chairman

 Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 18th day of September, 2014.

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



Richard Klitenick, Planning Board Chairman

9/30/2014

Date

**Attest:**

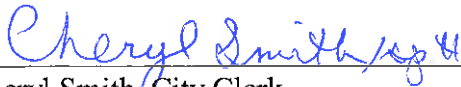


Donald Leland Craig, AICP, Planning Director

9/23/2014

Date

**Filed with the Clerk:**



Cheryl Smith, City Clerk

10/3/14

Date

**Previously Approved  
Site Plans**

DENNIS A. BEEBE

ARCHITECT, P. A.  
923 TRUMAN AVE.  
KEY WEST FLORIDA  
U.S.A. 33042

PHONE: 305-234-8865

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Owen Trepanier  
& Associates  
PLANNER  
Key West, Florida  
Phone: 305-244-0265

| REVISIONS                 | NO. | ISSUED FOR | DATE     |
|---------------------------|-----|------------|----------|
| ▽ HARC COMMENTS           |     |            | 11/25/06 |
| ▽ PLAN, DEPT. COMMENTS    |     |            | 01/20/06 |
| ▽ IMPERVIOUS CALCULATIONS |     |            | 02/02/06 |
| PLANNING DEPT. CHANGES    |     |            | 02/17/06 |

FILE COPY

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APR 06 2006  
CITY OF KEY WEST  
PLANNING DEPT

DRAWING TITLE:

SITE & FIRST FLOOR PLANS

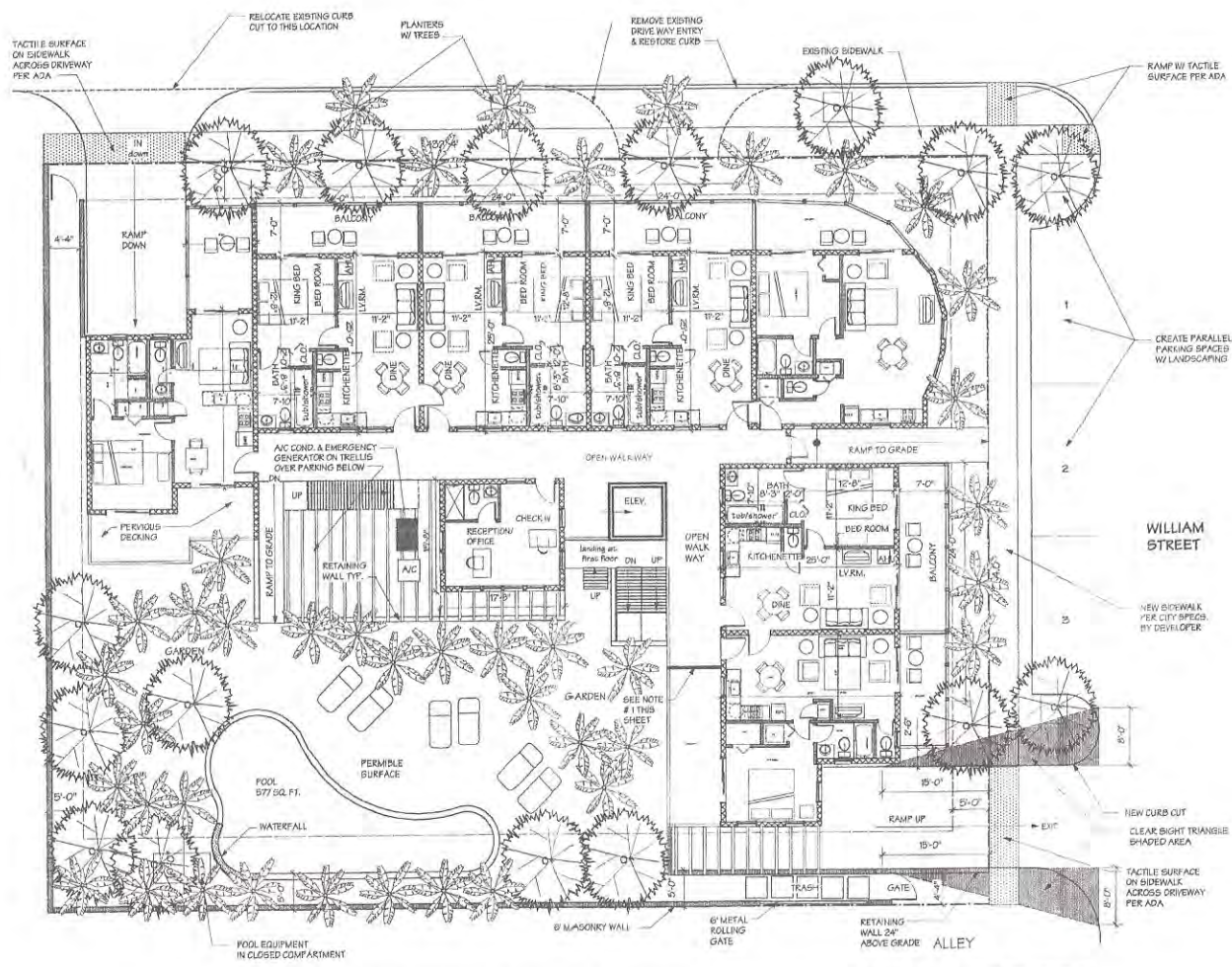
PROJECT:

Southern Gables  
716-718 South St.  
Key West, Fla.

SCALE: 1/8"=1'-0"  
DRAWN: DAB  
CHECK: DAB  
JOB NO: 0602  
DATE: 11/2/2005

A-1

SOUTH STREET



**FLOOR AREA**  
ENCLOSED CONDITIONED SPACE:  
1ST FLOOR = 4477 SQ. FT.  
2ND FLOOR = 4485 SQ. FT./2 = 2243 SQ. FT.  
TOP FLOOR = 2016 SQ. FT.  
DECKS & WALKWAYS:  
1ST FLOOR = 2164 SQ. FT.  
2ND FLOOR = 2150 SQ. FT./2 = 1075 SQ. FT.  
TOP FLOOR = 913 SQ. FT.

NOTES:  
1. GARDEN BREAK AWAY WALL SEPARATING BED ROOMS AL.C. FROM WALKWAY

FIRST LEVEL  
7 units



DENNIS A. BEEBE

ARCHITECT, P.A.  
925 TRUMAN AVE  
KEY WEST FLORIDA  
U.S.A. 370-67  
PHONE: 305-235-8865

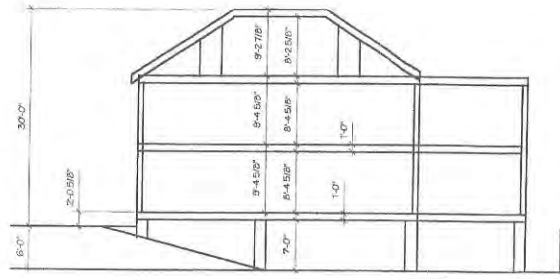
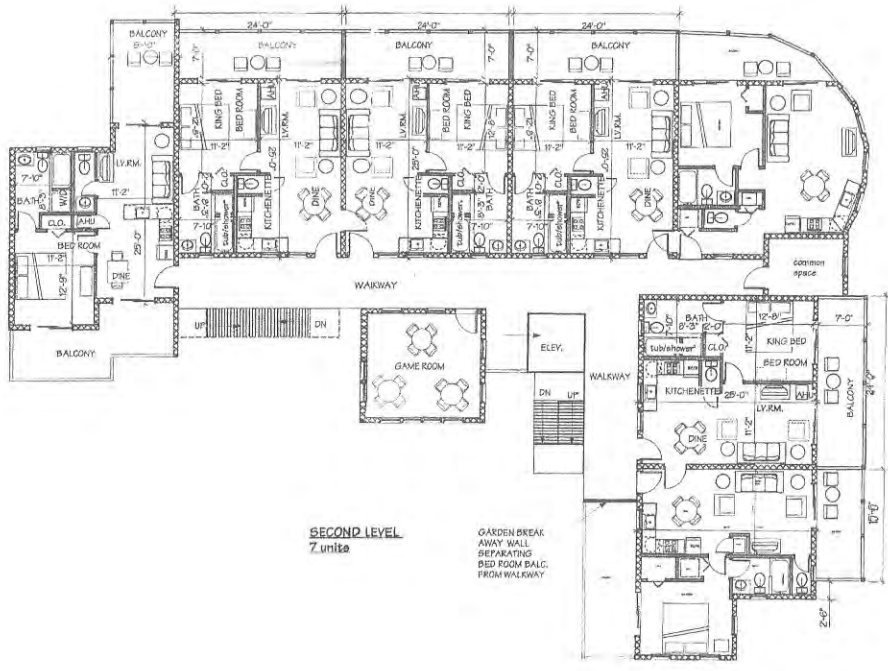
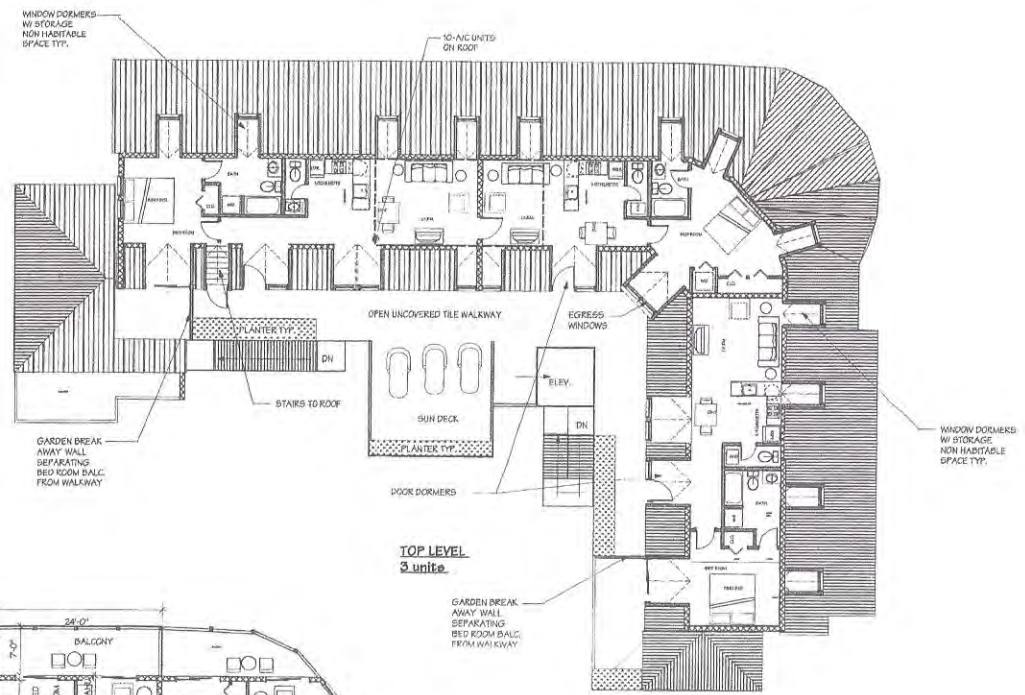
*D. Beebe*  
1/2/06

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Owen Trepanier  
& Associates  
PLANNER  
Key West, Florida  
Phone: 305.744.0055

- REVISIONS
- NO. ISSUED FOR DATE
  - 1 HARC COMMENTS 1/23/06
  - 2 PLAN DEPT COMMENTS 01/20/06
  - 3 IMPERVIOUS CALCULATIONS 02/02/06
  - 4 FORM MODIFICATIONS FOR RIGHT TRIANGLE 4/3/06



CONCEPTUAL CROSS SECTION



FILE COPY

RECEIVED  
APR 11 2006  
CITY OF KEY WEST  
PLANNING DEPT.

DRAWING TITLE:

FLOOR PLANS

PROJECT:

Southern Gables  
716-718 South St.  
Key West, Fla.

SCALE: 1/8"=1'-0"  
DRAWN: C.A.B.  
CHECK: P.A.P.  
FOR RE: C.O.S.  
DATE: 1/23/06

A-2





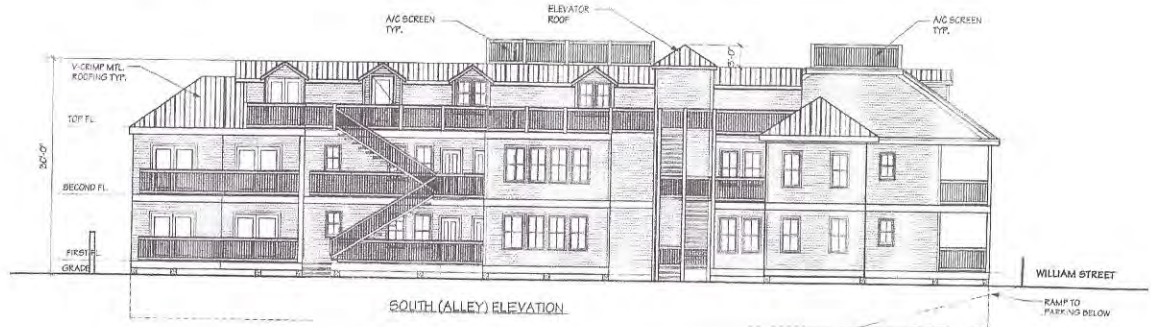
SOUTH STREET ELEVATION



EAST (WILLIAM STREET) ELEVATION



WEST STREET ELEVATION



SOUTH (ALLEY) ELEVATION



DENNIS A. BEEBE

ARCHITECT, P.A.  
925 TRUMAN AVE  
KEY WEST FLORIDA  
U.S.A. 33020  
PHONE: 305-292-2222

*D.A. Beebe*  
A.S.B.

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Owen Trepanier  
& Associates  
PLANNER  
Key West, Florida  
Phone 305.744.0055

| REVISIONS | NO | ISSUED FOR              | DATE     |
|-----------|----|-------------------------|----------|
| ✓         | 1  | HARC COMMENTS           | 1/23/05  |
| ✓         | 2  | PLAN DEPT. COMMENTS     | 01/20/06 |
| ✓         | 3  | INTERVIOUS CALCULATIONS | 02/02/06 |

FILE COPY

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APR 03 2006  
CITY OF KEY WEST  
PLANNING DEPT

DRAWING TITLE:

EXTERIOR  
ELEVATIONS

PROJECT:

Southern Gables  
716-718 South St.  
Key West, Fla.

SCALE: 1/8"=1'-0"  
DRAWN: D.A.B.  
CHECK: D.A.B.  
JOB NO: 0502  
DATE: 1/20/05

A-3

DENNIS A. BEERE

ARCHITECT, P.A.  
925 TRUMAN AVE.  
KEY WEST FLORIDA  
U.S.A. 33091  
PHONE: 305-244-0885

*D. Beere*  
4/15/08

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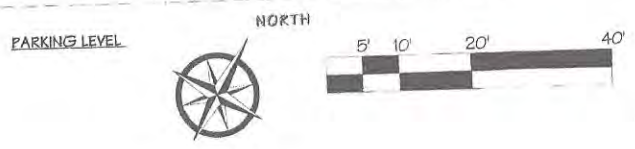
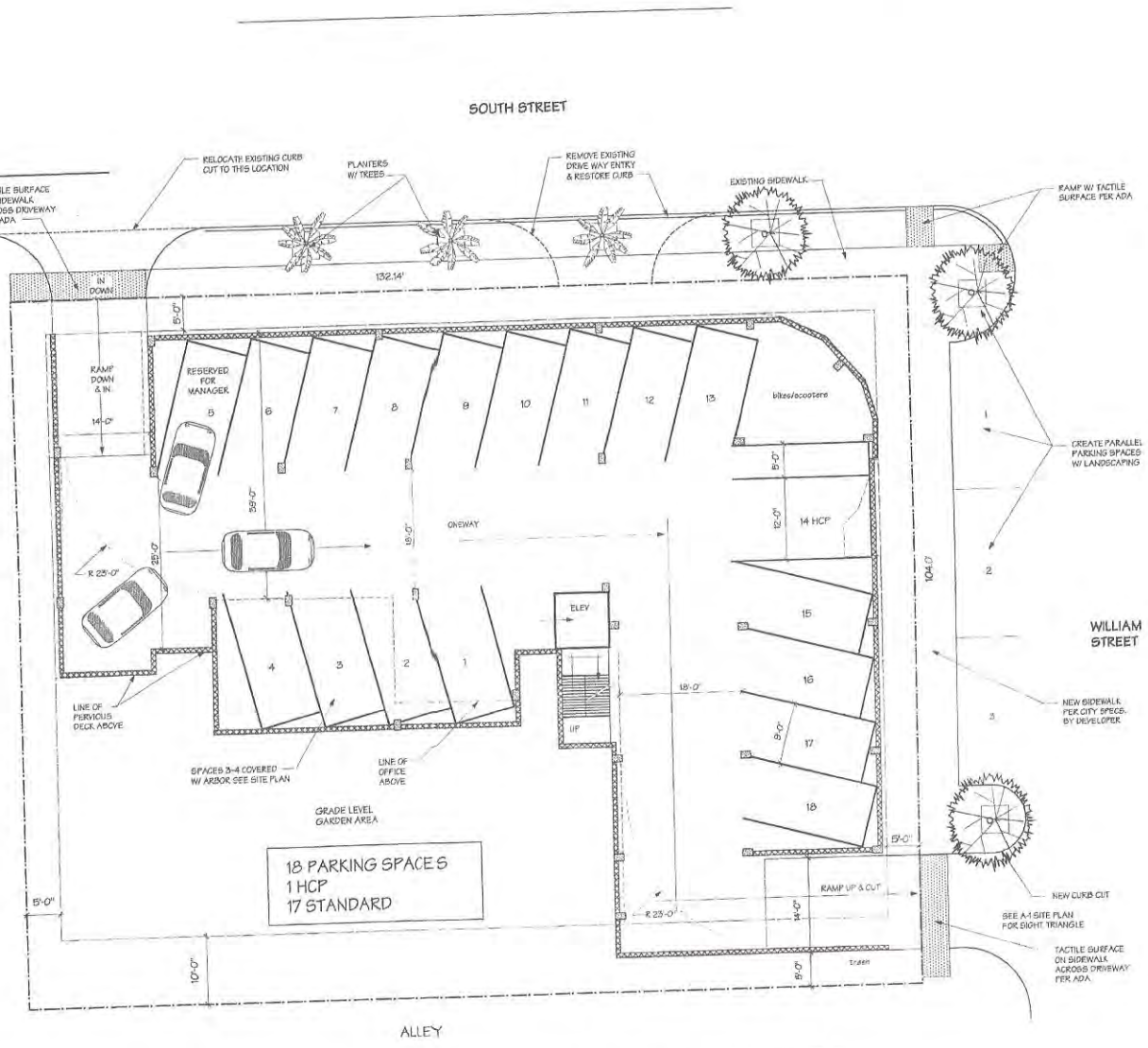
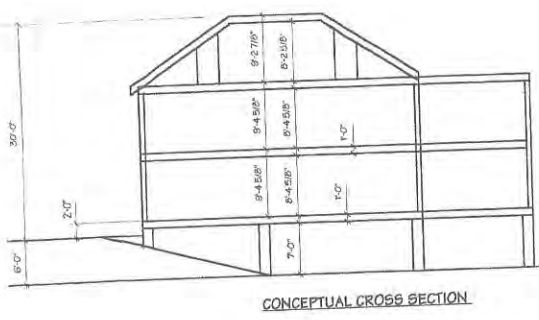
Owen Trepanier  
& Associates  
PLANNER  
Key West, Florida  
Phone: 305-744-0268

| NO. | ISSUED FOR                                     | DATE     |
|-----|--|----------|
| 1   | HARC COMMENTS                                  | 11/28/08 |
| 2   | PLAN, DEPT. COMMENTS                           | 01/20/09 |
| 3   | INTERVIOUS CALCULATIONS                        | 02/02/09 |
| 4   | MOVE WALL IN PARKING FOR MANAGERS SPACE 4/2/09 |          |

**FILE COPY**  
**RECEIVED**  
APR 03 2008  
CITY OF KEY WEST  
PLANNING DEPT.

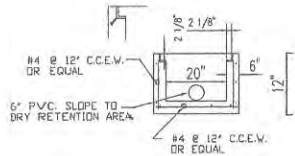
DRAWING TITLE:  
**Parking Level & Section**  
PROJECT:  
**Southern Gables  
716-718 South St.  
Key West, Fla.**

SCALE: 1/8" = 1'-0"  
DRAWN: D.A.B.  
CHECK: D.A.B. **A-4**  
JOB NO: 0802  
DATE: 11/20/08



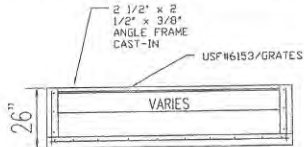
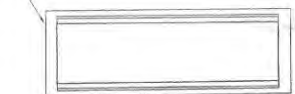


ANGLE DETAIL



GRATE TYPE: USF #6153 CAST IRON GRATES ARE: 24" W CLEARANCE ON SIDES OF GRATE: 1/4" CLEARANCE ON GRATE ENDS: 1/8" CLEARANCE BETWEEN GRATE ENDS: 1/8" CONCRETE = 4000 PSI @ 28 DAYS TYPE II CEMENT

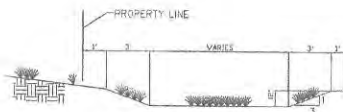
THE ENDS OF THE TRENCH DRAIN CAN BE OPEN OR CLOSED. TRENCH DRAINS LONGER THAN 24-INCHES CAN BE MANUFACTURED IN TWO SECTIONS USING A TONGUE & GROOVE JOINT.



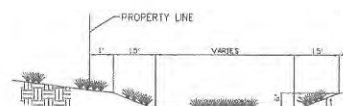
TRENCH DRAIN DETAIL N.T.S.



SWALE SECTION A N.T.S.



SWALE SECTION B&D N.T.S.



SWALE SECTION C N.T.S.

General Notes:

ELEVATIONS WILL BE REQUIRED TO INSURE PROPER DRAINAGE TO RETENTION AREA'S. ADS-STORM-PURE OR EQUAL FOR PARKING GARAGE STORMWATER COLLECTION SYSTEM

48 HOURS BEFORE/IGNORING CALL TOLL FREE 1-800-432-770

P E & D, Inc. Certificate of Authorization #5579 Perez Engineering & Development, Inc. 1010 KENNEDY DRIVE SUITE 400 Key West, FL 33040

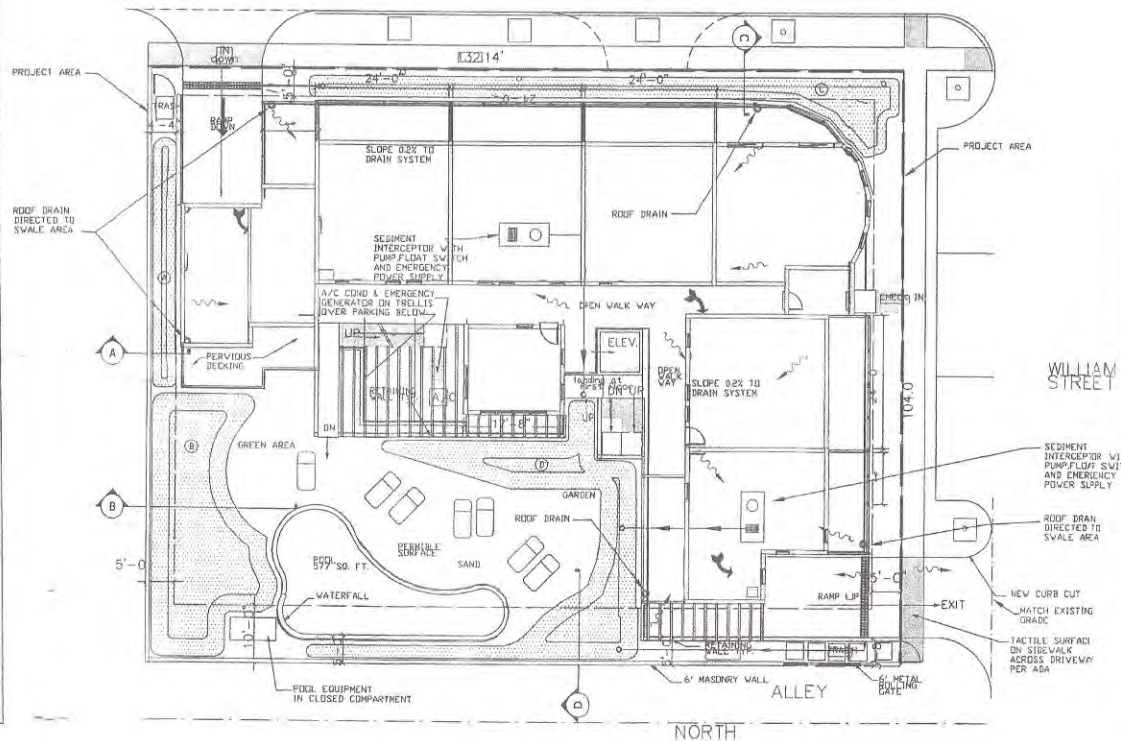
| No. | Revision/Issue | Date     |
|-----|----------------|----------|
| 3   | REV SITE PLAN  | 4/9/08   |
| 2   | REV SITE PLAN  | 1/23/08  |
| 1   | NEW SITE PLAN  | 12/12/05 |

|              |     |          |          |
|--------------|-----|----------|----------|
| Designed By: | GWB | Project: | DRAINAGE |
| Checked By:  | AEP | Date:    | 8/11/05  |
| Drawn By:    | HBJ | Scale:   | AS NOTED |

GANTON PROJECT 718 SOUTH ST. KEY WEST, FL CONCEPTUAL DRAINAGE

RECEIVED APR 08 2008 CITY OF KEY WEST PLANNING DEPT. ALLEN E. PEREZ 4/6/08 P.E. #15788

SOUTH STREET



1" = 10' BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.

DRAINAGE CALCULATIONS

WATER QUANTITY - PREDEVELOPMENT PROJECT AREA = 0.32 AC UPLAND AREA = 0.0 AC PERVIOUS AREA = 0.04 AC IMPERVIOUS AREA = 0.28 AC % IMPERVIOUS = 87.50%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 in. RAINFALL FOR 25yr/30day EVENT (P) = 12.23 in. DEPTH TO WATER TABLE = 4 FT DEVELOPED AVAILABLE STORAGE = 8.18 in. SOL STORAGE (S) = (8.18)(1-0.875) = 1.02 in. Opre = ((P-0.25)^2 / (P+0.85)) \* ((12.23 - (0.2)(1.02))^2 / (12.23 + (0.8)(1.02))) = 11.08 in.

WATER QUANTITY - POSTDEVELOPMENT PROJECT AREA = 0.32 AC UPLAND AREA = 0.0 AC PERVIOUS AREA = 0.13 AC IMPERVIOUS AREA = 0.19 AC % IMPERVIOUS = 59.4%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 in. RAINFALL FOR 25yr/30day EVENT (P) = 12.23 in. DEPTH TO WATER TABLE = 4 FT DEVELOPED AVAILABLE STORAGE = 8.18 in. SOL STORAGE (S) = (8.18)(1-0.594) = 3.32 in. Opost = ((P-0.25)^2 / (P+0.85)) \* ((12.23 - (0.2)(3.32))^2 / (12.23 + (0.8)(3.32))) = 8.98 in.

POSTDEVELOPMENT - PREDEVELOPMENT Opost - Opre = 8.98 in - 11.08 in = -2.10 VOLUME = OA = (-2.10 in)(0.32 AC) = -0.67 AC-IN

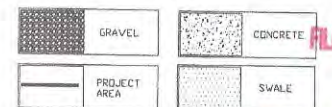
WATER QUALITY PROJECT AREA = 0.32 AC SURFACE WATER = 0.0 AC ROOF AREA = 0.16 AC PAVEMENT/WALKWAYS = 0.03 AC PERVIOUS AREA = 0.13 AC IMPERVIOUS AREA = 0.22 AC % IMPERVIOUS (EXCLUDING ROOF AREA) = 19%

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN = 0.32 AC-IN B) 2.5 INCHES TIMES PERCENT IMPERVIOUS = 0.15 AC-IN

WATER QUALITY - WATER QUALITY (-)0.67 AC-IN < (0.32 AC-IN) 0.32/2 = (0.16)(3630) = 581 CF OF RETENTION REQUIRED TOTAL CF OF RETENTION PROVIDED = 1202 CF

SWALE A = 50 CF SWALE B = 569 CF SWALE C = 158 CF SWALE D = 425 CF TOTAL PROVIDED = 1202 CF

LEGEND



FILE COPY

RECEIVED

APR 08 2008 CITY OF KEY WEST PLANNING DEPT.

ALLEN E. PEREZ 4/6/08 P.E. #15788



# Site Plans



WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
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33040

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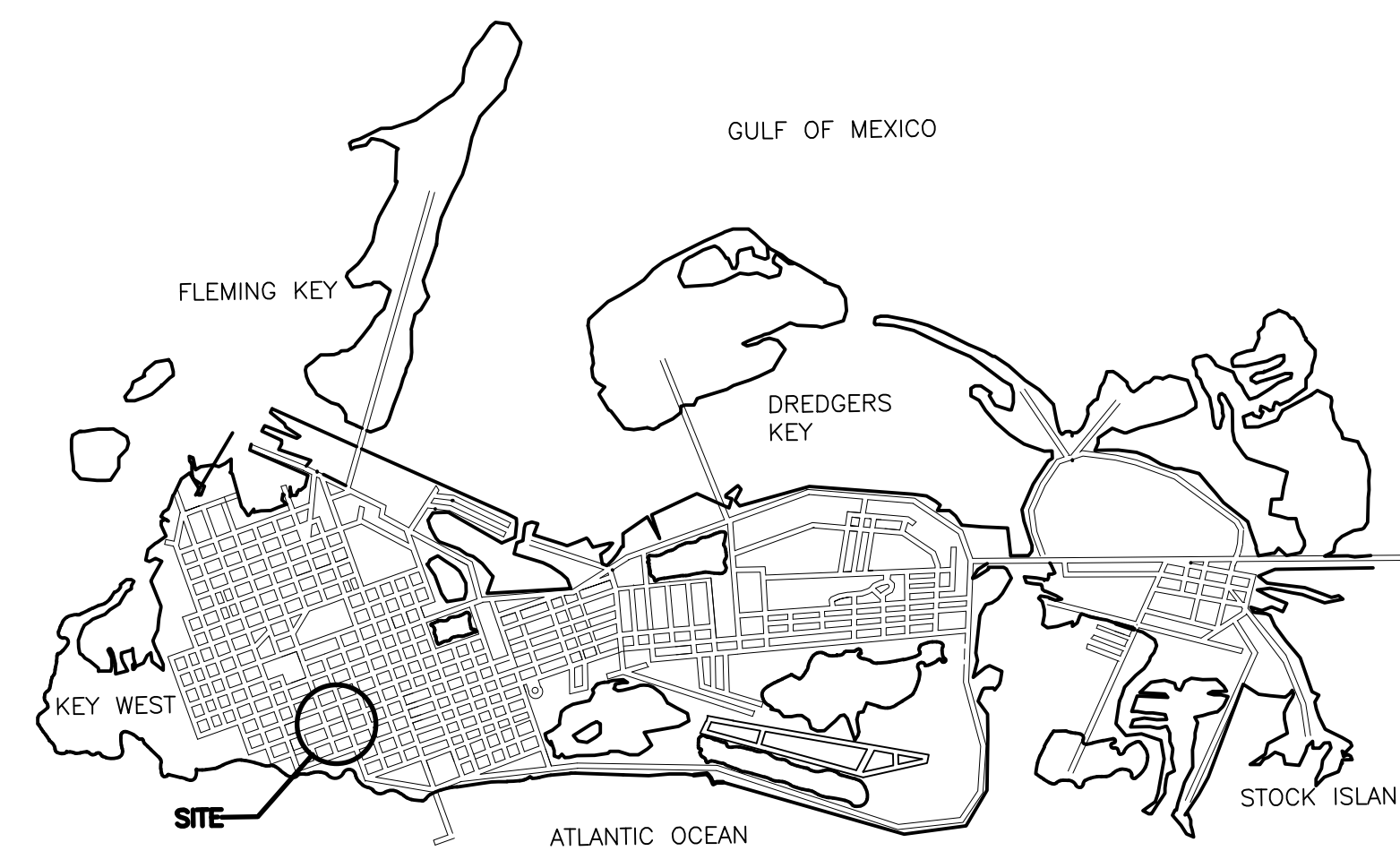
LICENSE NO.  
AA 0003040

TWO OCEAN INN  
716-718 SOUTH STREET  
KEY WEST, FL.

## TWO OCEAN INN - KEY WEST, FLORIDA

SEAL \_\_\_\_\_

| INDEX OF SHEETS |                           |      |                    |
|-----------------|---------------------------|------|--------------------|
| PAGE            | DESCRIPTION               | PAGE | DESCRIPTION        |
| A-0.1           | COVER SHEET               | A-8  | RENDERING          |
| A-1             | SITE PLAN - PARKING LEVEL | A-9  | RENDERING          |
| A-2             | FLOOR PLAN - 1ST FLOOR    | A-10 | RENDERING          |
| A-3             | FLOOR PLAN - 2ND FLOOR    |      |                    |
| A-4             | ROOF PLAN                 | EX-1 | EXISTING SITE PLAN |
| A-5             | ELEVATION                 |      |                    |
| A-6             | ELEVATION                 | SU-1 | SURVEY             |
| A-7             | CONCEPTUAL SECTION        |      |                    |



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WILLIAM P. HORN

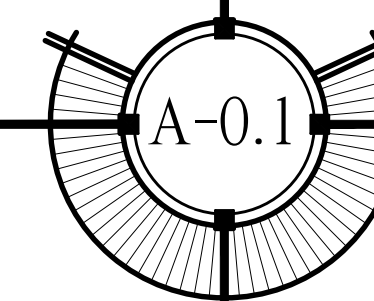
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5-12-14 PL. BD.  
8-25-14 HARC

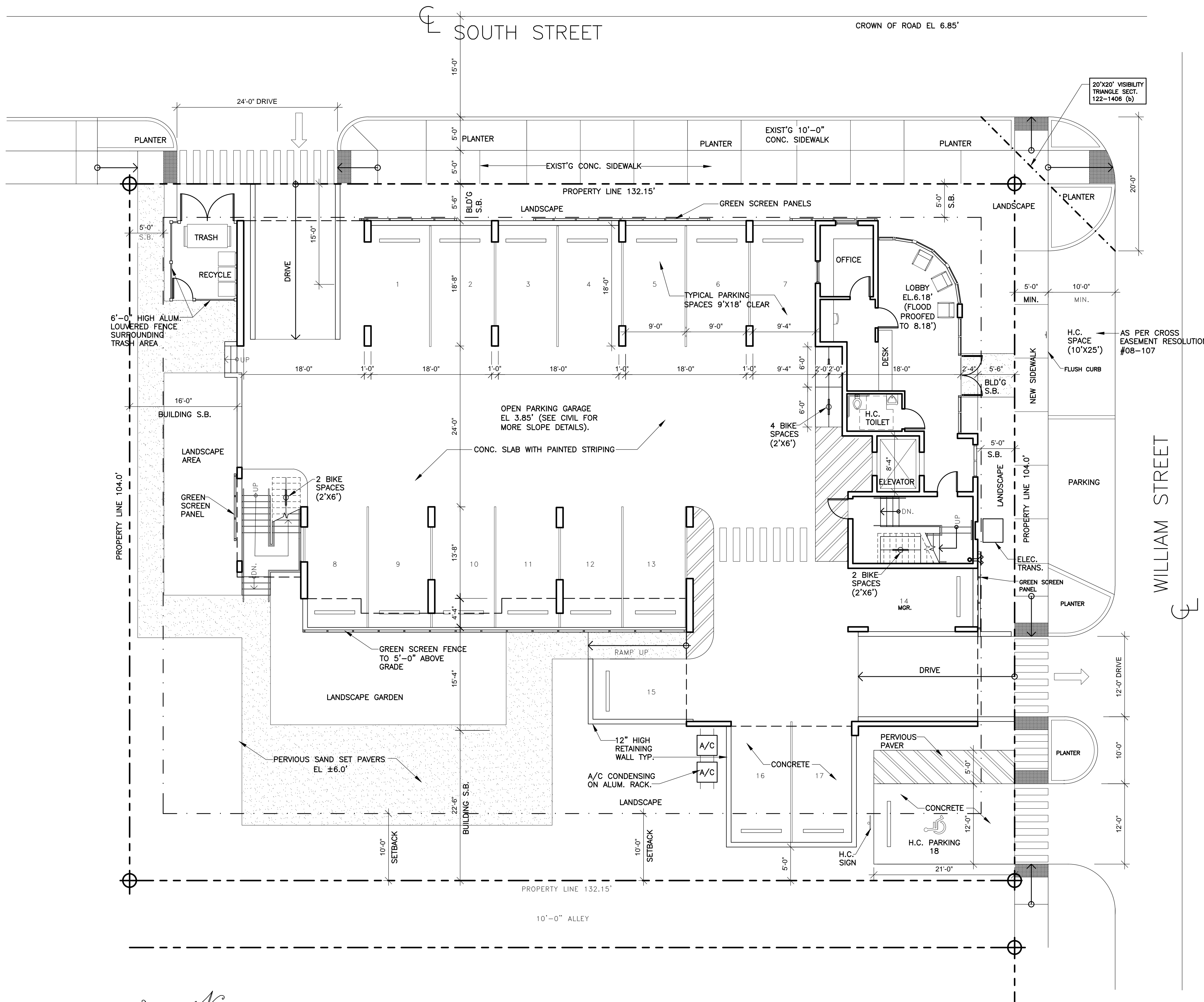
REVISIONS \_\_\_\_\_

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OE  
FH

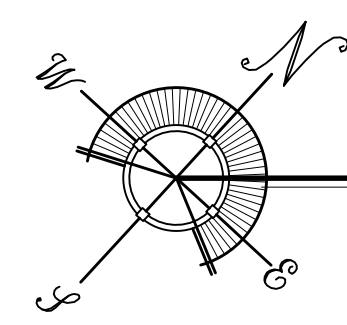
PROJECT  
NUMBER  
1324

TWO OCEAN INN  
716-718 SOUTH STREET  
KEY WEST, FLORIDA



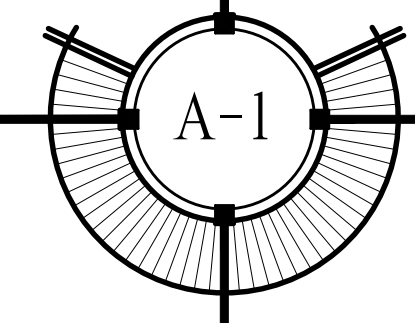


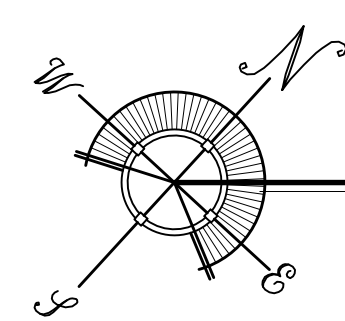
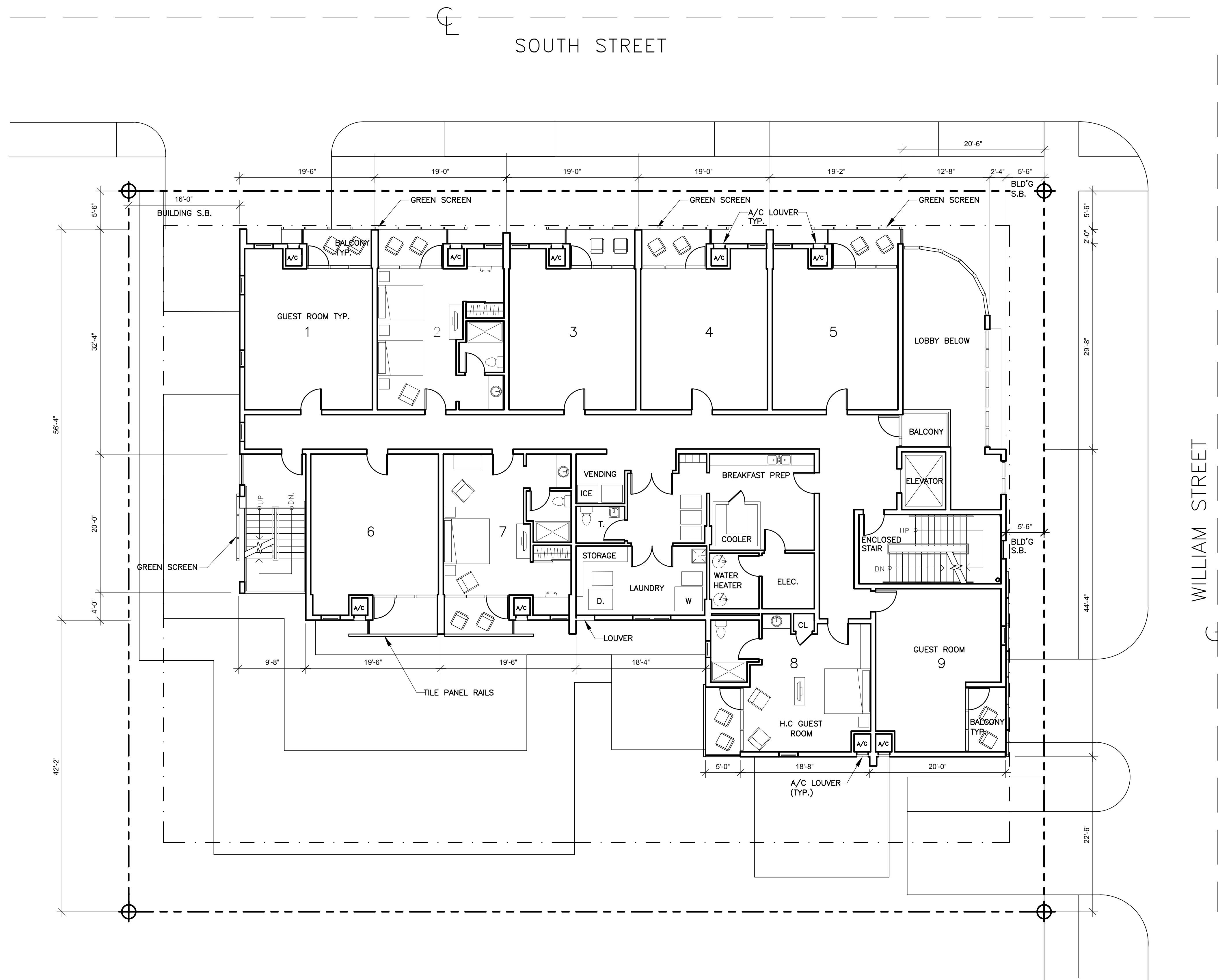
| SITE DATA   |   |
|---|---|
| SITE AREA = 13,744 S.F.<br>LAND USE = HRO (HISTORIC RESIDENTIAL / OFFICE)   |   |
| FLOOD ZONE = 'X' AND AE (EL. 6)   |   |
| LOT COVERAGE ALLOWED = 6,871 SQ.FT. = 50%<br>LOT COVERAGE PROPOSED = 6,870 SQ.FT. = 50%   |   |
| IMPERVIOUS SURFACES, ALLOWED = 8,246 SQ.FT. = 60%<br>IMPERVIOUS SURFACES, PROPOSED = 8,240 SQ.FT. = 60%   |   |
| SETBACKS:<br>FRONT (SOUTH ST.) = 5'-0" REQUIRED<br>PROVIDED = 5'-6"<br>SIDE SETBACK = 5'-0" REQUIRED<br>PROVIDED = 16'-0"<br>STREETSIDE SETBACK = 5'-0" REQUIRED<br>PROVIDED = 5'-0"<br>REAR (ALLEY) = 10'-0" REQUIRED<br>PROVIDED = 22'-0" |   |
| HEIGHT: 30'-0" ABOVE CROWN OF ROAD<br>+8'-0" FOR NON-HABITABLE ROOF STRUCTURES OF ELEVATOR AND STAIRS.  |   |
| PARKING:<br>1 SPACE PER UNIT X 17 UNITS = 17 SPACES<br>1 SPACE FOR MANAGER = 1<br>TOTAL REQUIRED = 18 SPACES<br>PROVIDED (INCLUDING 1H.C. SPACE) = 18 SPACES  |   |
| BICYCLE PARKING<br>REQUIRED = 7 SPACES (18 SPACES X 35%)<br>PROVIDED = 8 SPACES   |   |
| BUILDING DATA   |   |
| OCCUPANCY = R-1 (HOTEL)   |   |
| CONSTRUCTION TYPE = TYPE 11B, SPRINKLERED PER NFPA 13R<br>MAX. 16,000 S.F. PER FLOOR, 4 STORIES, 55'-0" HT.<br>TRAVEL DISTANCE TO AN EXIT (SPRINKLERED) = 200 FT.<br>COMMON PATH TO A CHOICE OF EXITS = 50 FT.                              |   |
| GROUND FLOOR:<br>(PARKING/LOBBY)  | ENCLOSED(GROSS) = 944 S.F.<br>COVERED PARKING = 6,018 S.F.  |
| FIRST FLOOR<br>(9 UNITS/SERVICE)  | ENCLOSED = 5,827 S.F.<br>COVERED = 648 S.F.   |
| SECOND FLOOR<br>(8 UNITS/SERVICE)   | ENCLOSED = 6,105 S.F.<br>COVERED = 620 S.F.   |
|   | ENCLOSED (STAIR/ELEVATOR) = 293 S.F.<br>TRELLIS = 380 S.F.  |
| BUILDING TOTALS:  | ENCLOSED(GROSS) = 13,169 S.F.<br>COMMERCIAL SERVICES = 2,881 S.F.<br>CIRCULATION = 2,189 S.F.<br>HOTEL = 8,099 S.F.<br>COVERED = 6,018 S.F.<br>COVERED PARKING = 1,648 S.F. |
| PREVIOUS PLANNING<br>SUBMITTAL,<br>BUILDING TOTALS<br>AS APPROVED   | ENCLOSED = 14,346<br>COVERED = 4,593<br>COVERED PARKING = NOT LISTED  |



SITE PLAN - PARKING LEVEL

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1/8"=1'-0"  
PREPARED BY J. LYNN O'FLYNN, INC.  
DATED ON 10/9/13

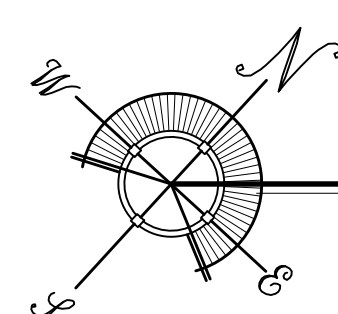
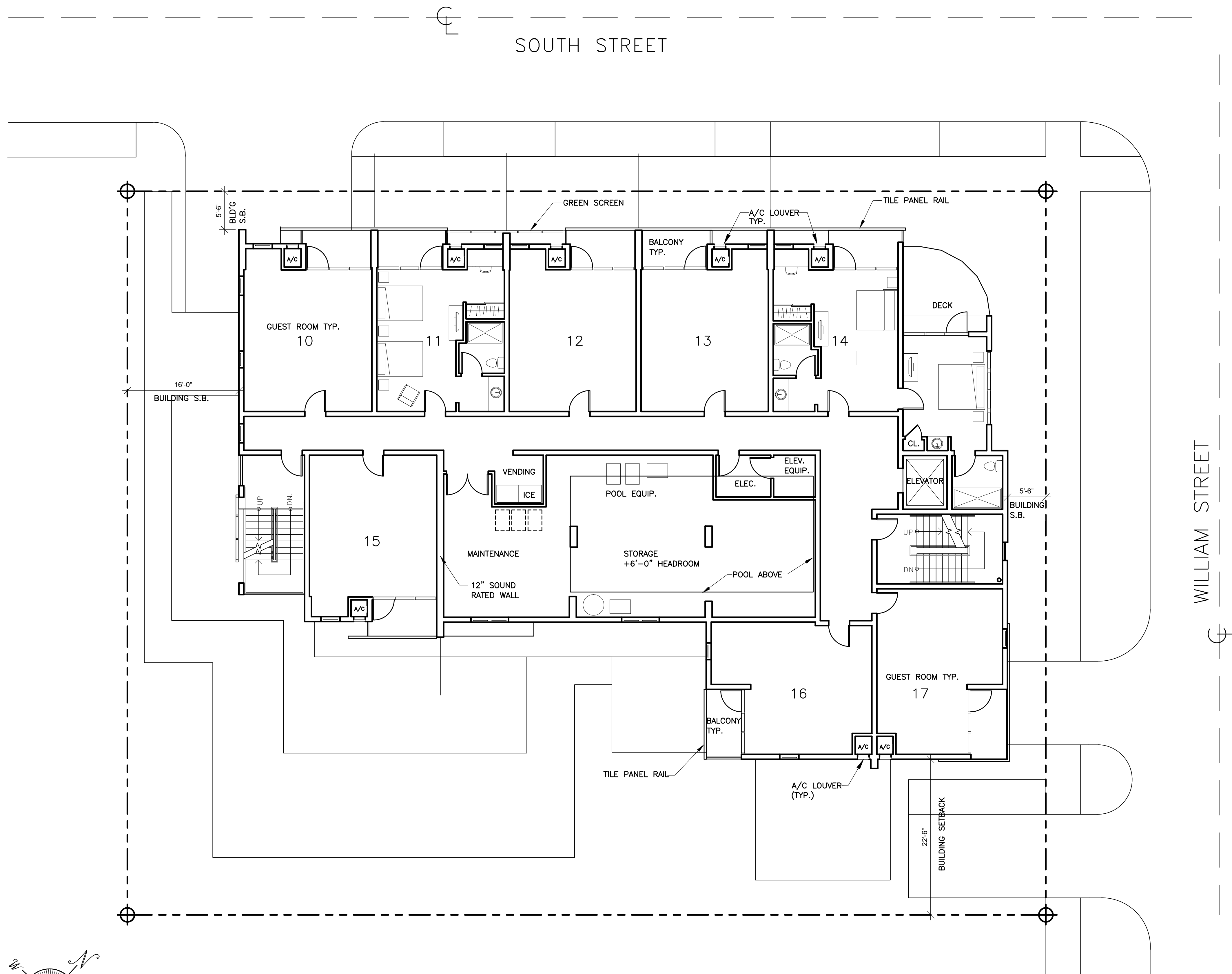




1ST LEVEL FLOOR PLAN

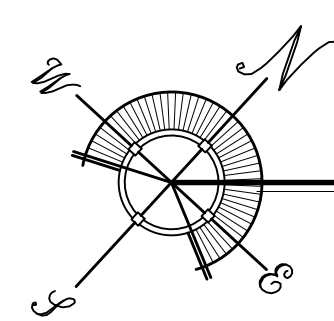
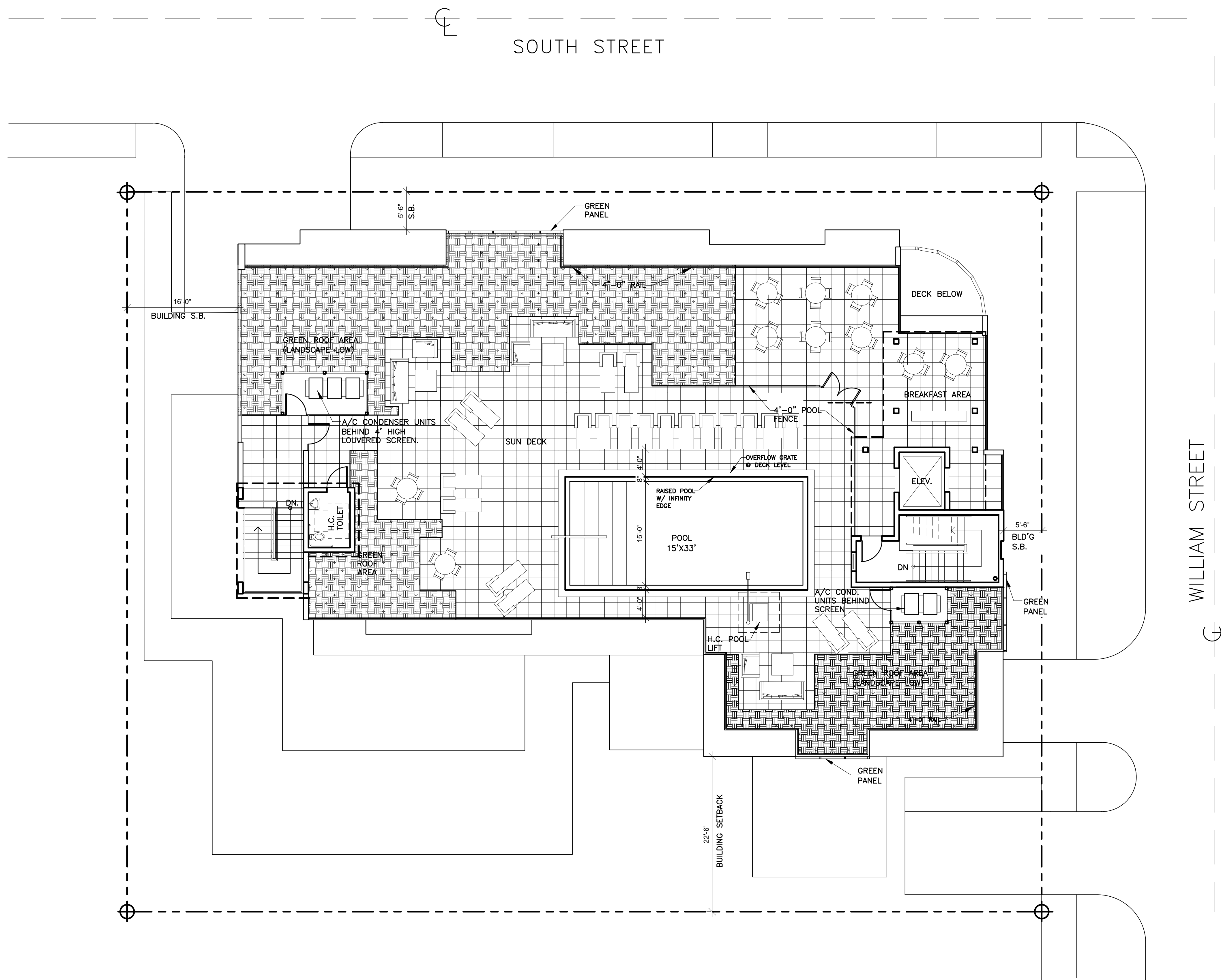
SCALE: 1/8"=1'-0"





2ND LEVEL FLOOR PLAN

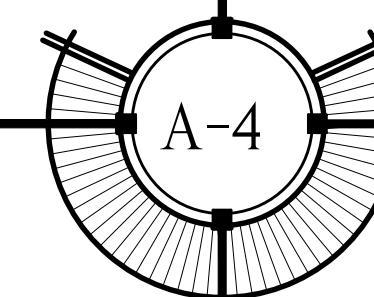
SCALE: 1/8"=1'-0"

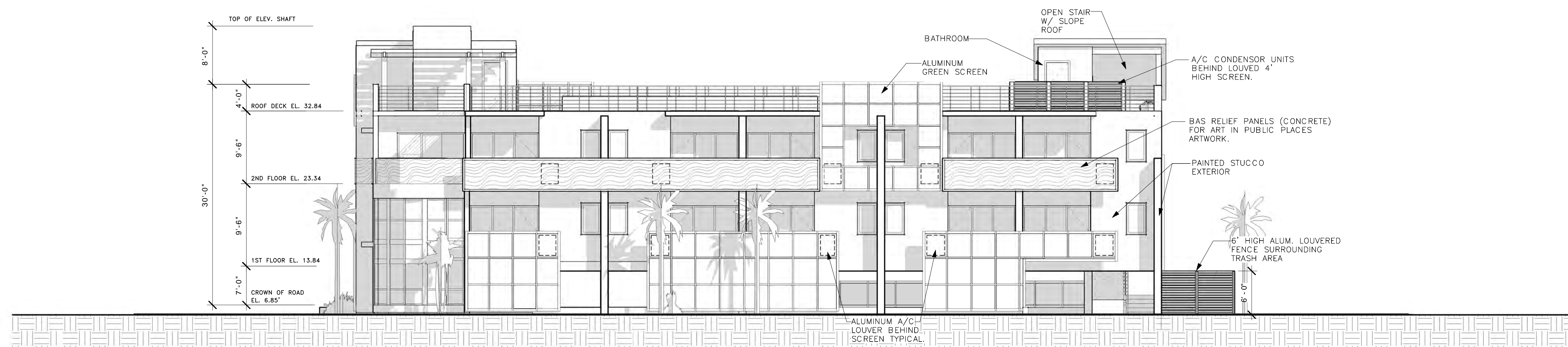


ROOF PLAN

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

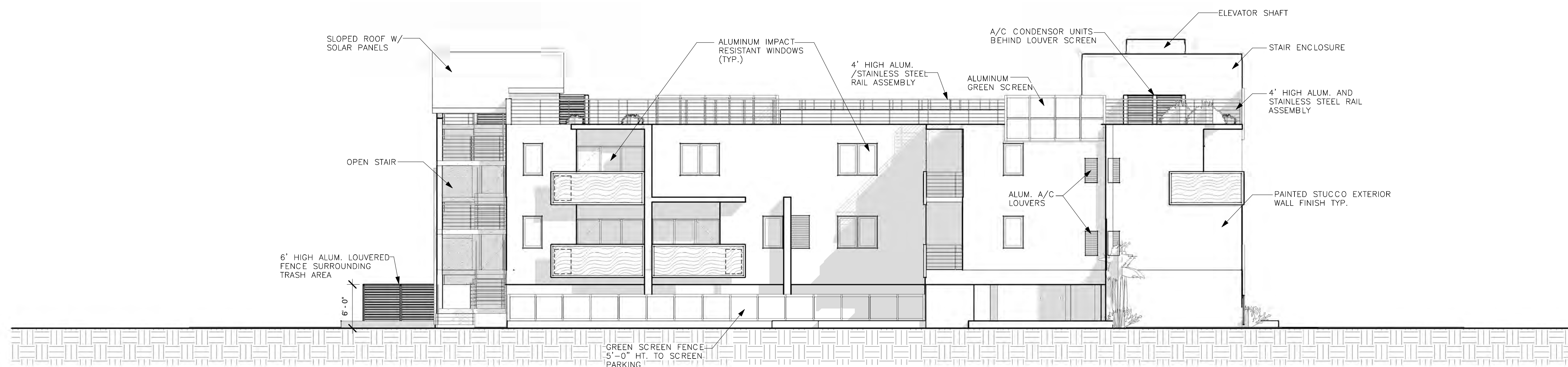
TWO OCEAN INN  
716-718 SOUTH STREET  
KEY WEST, FLORIDA





NORTH WEST ELEVATION- SOUTH ST. SIDE

1/8" = 1'-0"



SOUTH EAST ELEVATION - GARDEN SIDE

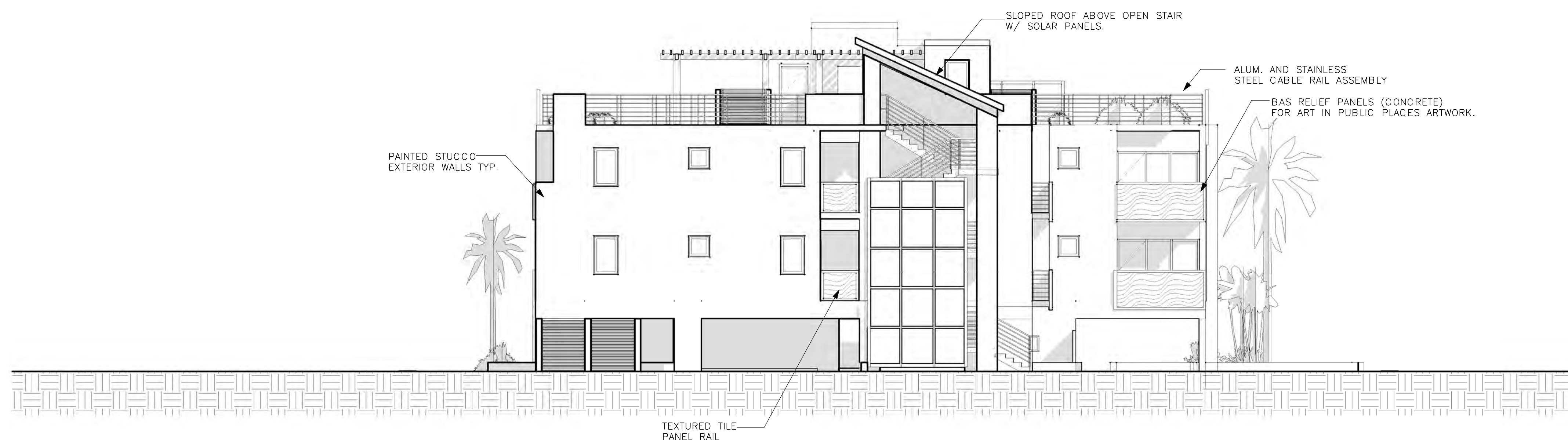
1/8" = 1'-0"





NORTH EAST ELEVATION -WILLIAM ST. SIDE

1/8" = 1'-0"



SOUTH WEST ELEVATION

1/8" = 1'-0"

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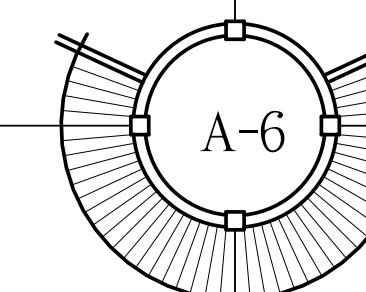
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OE

PROJECT  
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REVISIONS \_\_\_\_\_

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OE  
FH

PROJECT  
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CONCEPTUAL RENDERING

N.T.S

WILLIAM P. HORN  
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LICENSE NO.  
AA 0003040



TWO OCEAN INN  
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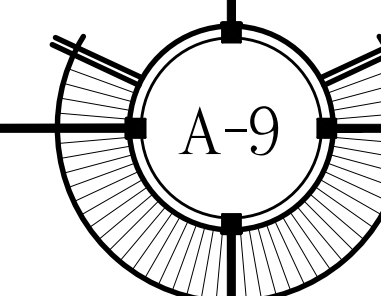
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REVISIONS

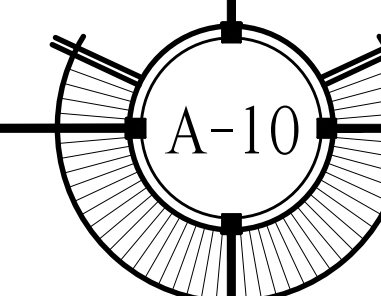
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OE  
FH

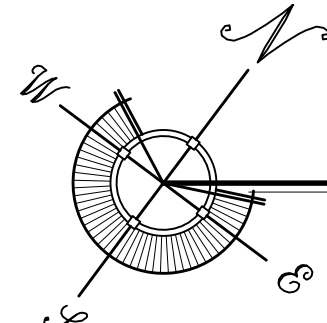
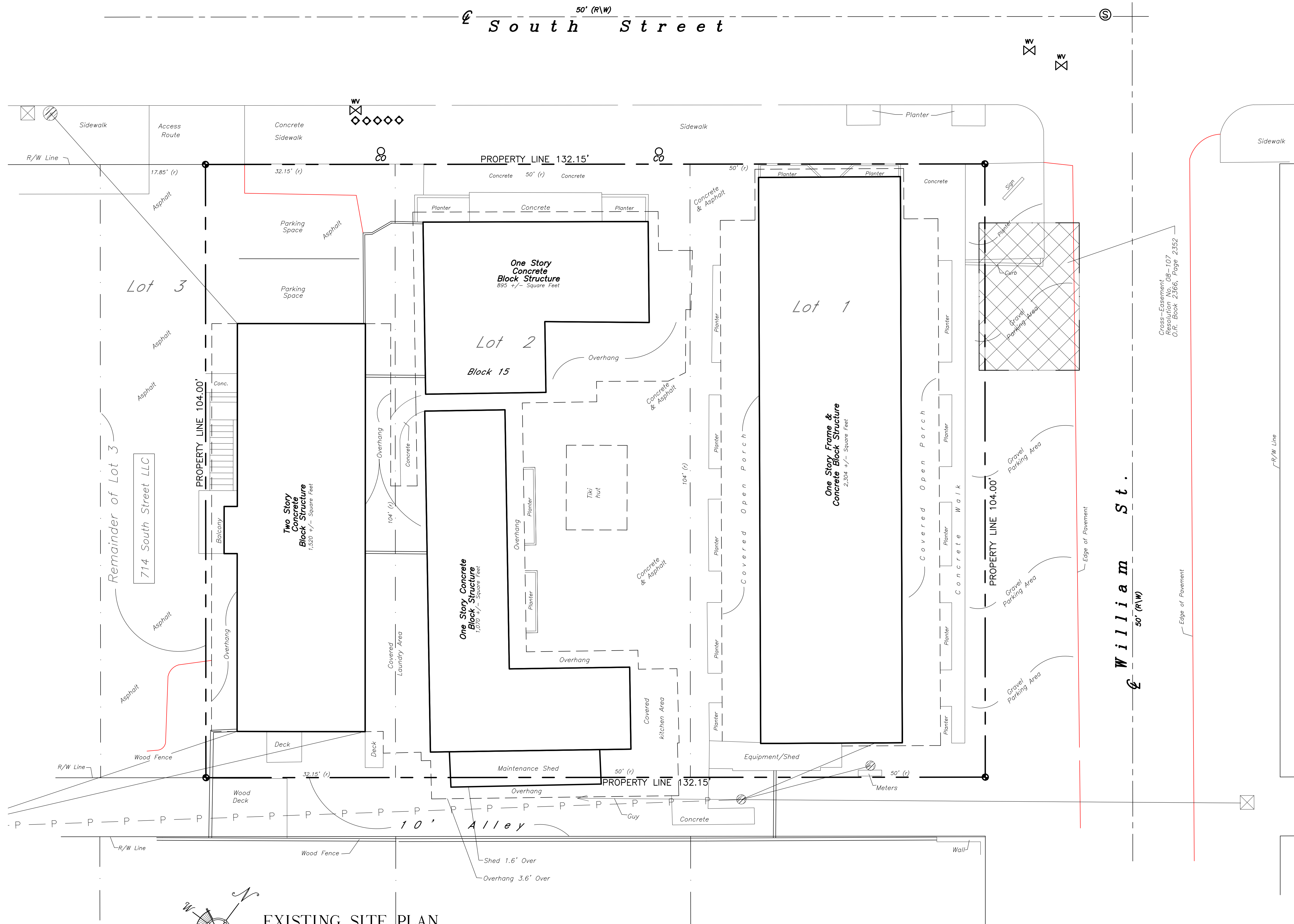
PROJECT  
NUMBER

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TWO OCEAN INN  
716-718 SOUTH STREET  
KEY WEST, FLORIDA







**EXISTING SITE PLAN**

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

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
 PREPARED BY J. LYNN O'FLYNN, Inc.  
 DATED ON 10-09-13.

WILLIAM P. HORN  
 ARCHITECT, P.A.

915 EATON ST.  
 KEY WEST,  
 FLORIDA  
 33040

TEL (305) 296-8302  
 FAX (305) 296-1033

LICENSE NO.  
 AA 0003040

TWO OCEAN INN  
 716-718 SOUTH STREET  
 KEY WEST, FL

SEAL

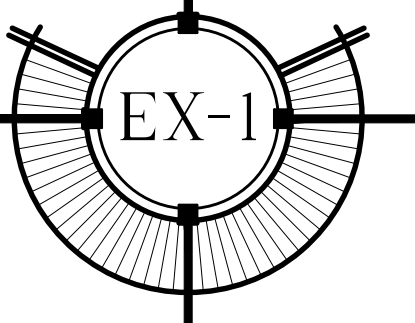
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 AUTHORIZATION BY  
 WILLIAM P. HORN

DATE  
 3-21-14 DRC  
 5-12-14 PL. BD.  
 8-25-14 HARC

REVISIONS

DRAWN BY  
 OE  
 FH

PROJECT  
 NUMBER  
 1324

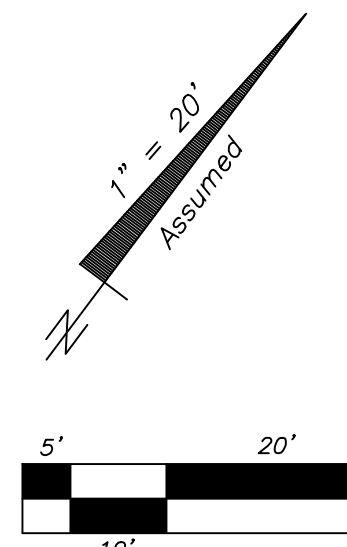


TWO OCEAN INN  
 716-718 SOUTH STREET  
 KEY WEST, FLORIDA



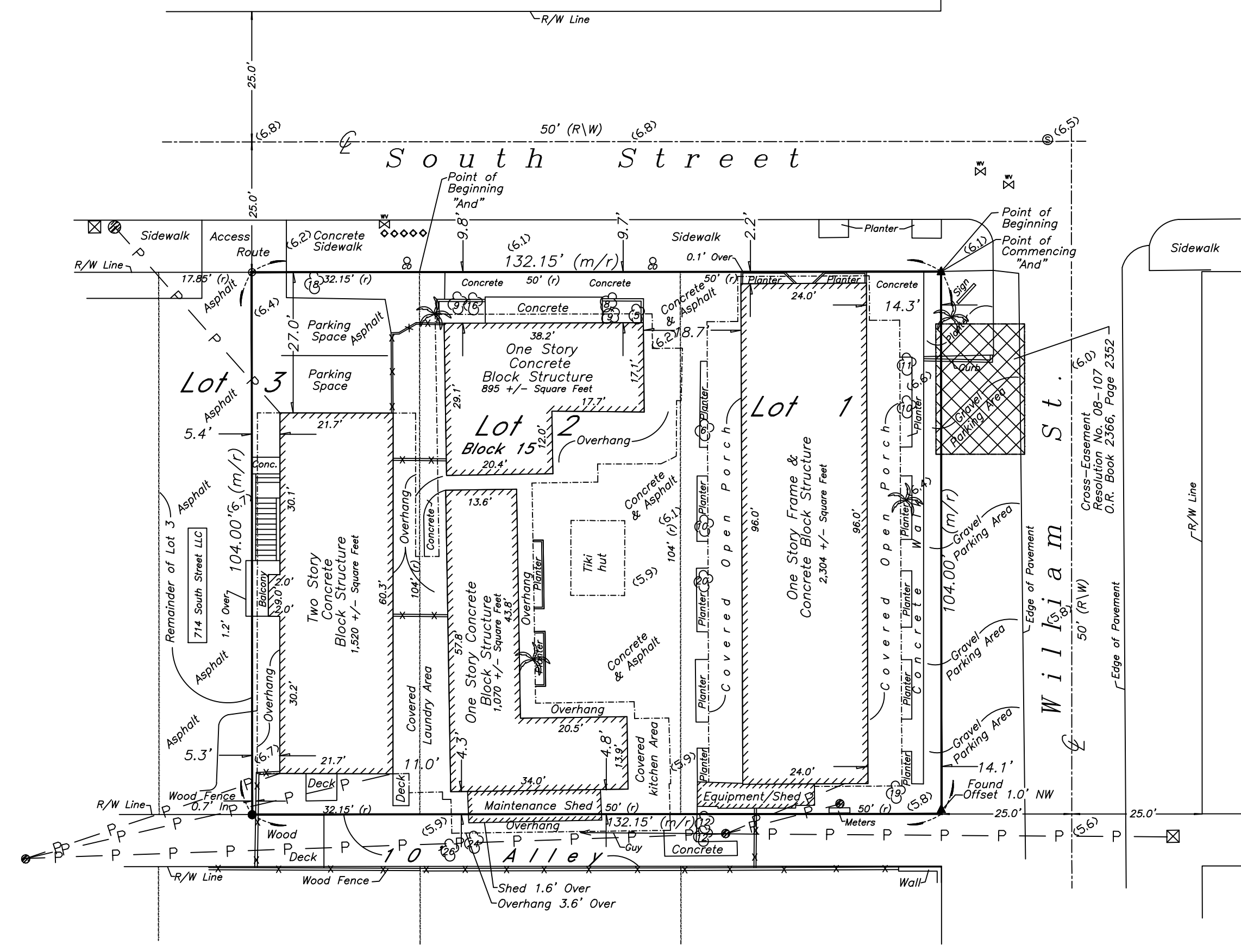


Location Map - Not to Scale



**LEGEND**

- Found screw (Phillips head)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (C) Calculated
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- POC Point of Commencing
- POB Point of Beginning
- R/W Right of Way
- ⊙ Manhole
- ⊙ Light Pole
- (6.5) Spot Elevation (Typical)
- CLF Chain Link Fence
- NSR Not Survey Related
- O.R. Official Records Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- ⊕ Overhead Utility Lines
- ⊕ Water Valve
- ⊕ Sewer Cleanout
- ⊕ Water Meter
- ⊕ Fire Hydrant
- Conc. Concrete
- ⊕ Tree (Diameter)
- 🌴 Palm



**NOTES:**

1. Said described property is located within an area having a Zone Designation of X and AE (EL 6) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120168, with a date of identification of 2-18-05, for Community Panel No. 1516 K, in Key West, Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
2. The property has direct physical access to South Street and William Street, a dedicated public street or highway.
3. Gross Land Area: 13,744 +/- Square Feet.
4. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 4543334 with an effective date of August 6, 2013, Revised 9/26/13 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Date of field work: October 7, 2013
6. Underground foundations and utilities were not located.
7. Ownership of fences is undeterminable, unless otherwise noted.
8. All angles are 90° (Measured & Record) unless otherwise noted.
9. Street address: 716-718 South, Key West, FL.
10. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
11. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record by this Surveyor. Easement information shown hereon was based on Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13 and Revised 9/26/13.
12. North Arrow is assumed and based on the Plat.
13. ZONING - per City of Key West Zoning Department: HRO (Historic Residential/Office District) -- Minimum Setbacks: Front= 5'; Side = 5'; Rear = 10'; Street side = 5'; Minimum lot size: 5,000 square feet; a) minimum lot width: 50 feet; b) minimum lot depth: 100 feet
14. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.
15. The legal description shown hereon was furnished by the client or their agent (Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13, Revised 9/26/13). This survey does not determine or imply ownership.
16. There are no cemeteries on or within 100 feet of the property.
17. There are no watercourses or wetlands on subject property.
18. Parking Spaces: 2 Regular
19. No evidence of current earth moving work, building construction or building additions.
20. No observed evidence of ADA accessible parking space as noted in Cross Easement Agreement recorded in Official Record Book 2366, at Page 2352.
21. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

**Schedule B-II Exception Table:**

|   | PLOTTED     |
|---|-------------|
| 11. Easement given to Comcast recorded in Official Records Book 1956, Page 243.   | Entire Site |
| 12. Deed for conveyance of Development Rights and Rogo Allocations filed 6/22/2007 recorded in Official Records Book 2303, Page 2055. | Entire Site |
| 13. Resolution No 08-107, Granting Cross Easement filed 6/17/2008 recorded in Official Records Book 2366, Page 2352.                  | Yes         |

**BOUNDARY SURVEY OF:** Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows: Commencing at the southernmost corner of the intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William Street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, said parcel being the NE'ly 32.15 feet of Lot 3 in Block 15 of Key West Investment Co's Subdivision as recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida; and said parcel being more particularly described as follows: COMMENCE at the intersection of the SW'ly right-of-way line (ROWL) of William Street with the SE'ly ROWL of South Street and run thence SW'ly along the ROWL of the said South Street for a distance of 100.00 feet to the Point of Beginning of the parcel of land being described herein, thence continue SW'ly along the SE'ly ROWL of the said South Street for a distance of 32.15 feet; thence SE'ly and at right angles for a distance of 104.00 feet; thence NE'ly and at right angles for a distance of 32.15 feet; thence NW'ly and at right angles for a distance of 104.00 feet back to the Point of Beginning.

**SURVEYOR'S CERTIFICATION**

This survey is made for the benefit of: South Street Hospitality, LLC; Centennial Bank; Stones & Cardenas; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16, of Table A thereof. The field work was completed on October 7, 2013

Date of Plat or Map: October 9, 2013

J. Lynn O'Flynn, Inc.

J. Lynn O'Flynn  
Professional Surveyor & Mapper  
Florida Registration #6298

SHEET: 1  
OF: 1

DATE: 12-22-13  
REVISIONS:  
1. Add Trees/Elevations  
DRAWN BY: JLO  
CHECKED BY: JLO  
DATE: 10-9-13

ALTA/ACSM LAND TITLE SURVEY  
Lots 1, 2, & Northeasterly 32.15'  
of Lot 3, Block 15,  
KEY WEST INVESTMENT CO'S SUB

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
FSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.





TWO OCEAN INN - SOUTH STREET STREETScape



TWO STORY RESIDENTIAL BUILDING

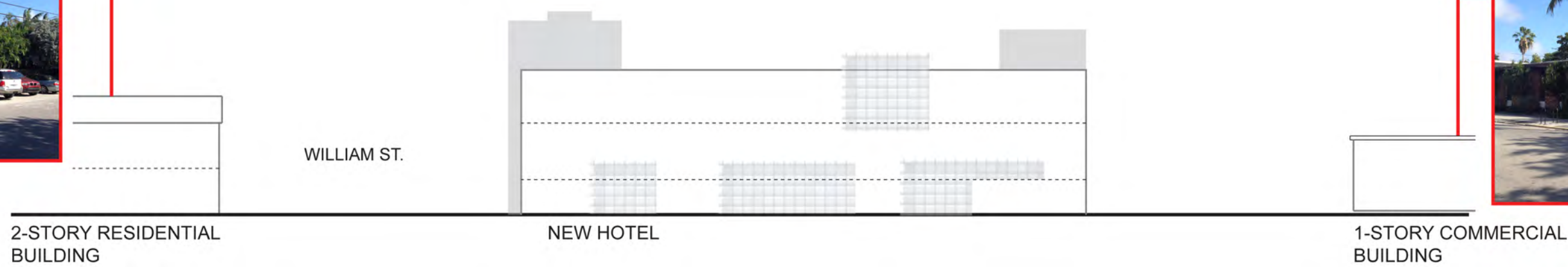


ONE STORY COMMERCIAL BUILDING

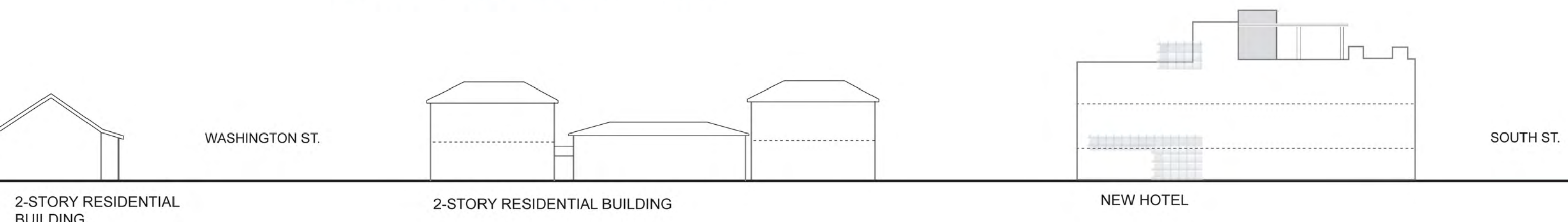




SOUTH STREET STREETScape



WILLIAM STREET STREETScape



TWO OCEAN INN - STREETScape



# McNICHOLS ECO-MESH® Products



Mounted Trellis



Plant Screens



Columns



Trellis



**McNICHOLS ECO-MESH® System** is a custom modular framework grid typically wall-mounted to exterior structures creating aesthetic living green facades. Modular Grids are commonly used for screen walls, canopies, arbors, fences, partitions, and column covers for exterior and interior applications.

These high quality eco-panels are constructed to accommodate a growing space for various plants and vines. The panels may also be used for free-standing fencing panels.

**ECO-MESH®** provides the durability plants require for years of beauty and low maintenance. **ECO-MESH® Systems** are the best quality on the market!

Specify our High Quality **ECO-MESH® System** Today!



# PLANTASTIC POSSIBILITIES



## QUALITY ADVANTAGE

- Woven wire - no welds to break
- Galvannealed frame and wire - offers superior corrosion resistance to G90 coated metals
- .120" wire diameter standard - 2-1/2 times stronger than .080"
- Fully custom panel sizes - up to 10' wide and 30' long
- Top Quality Super Durable Powder Coating - 3000 Hr. salt spray rating with high UV resistance, available in 13 stock colors
- Install-ready product - complete with drawings, Galvannealed mounting clips, and stainless steel hardware
- Custom wire openings - from 1/2" to 4"
- LEED Opportunities - 95% recycled metal, no VOC concerns in field, SRI Index rated coatings and more

## PRODUCT OPTIONS

Panel Heights: 2' up to 25' (30' Custom)

Panel Width: 2' up to 10'

Wire: .120"

Weave: Woven Intercrip .120 standard, other weaves and diameters available

Bridge Wire: .105 standard

Mesh openings: 1" x 1" to 3" x 3" (2" is standard)

Frame depth: 2" or 3", 16 gauge standard

Material: Galvannealed, Steel, Aluminum, or Stainless Steel

Finishes: Mill, Sandblasted, Green Friendly powder coatings with 13 standard colors available.

Custom brackets are available

Planter boxes (optional): Galvannealed 3/16" gauge standard

## ECO-MESH® COLORS

|   |   |  |
|---|---|--|
|  Red       |  Aged Copper   |  Forest Green Texture |
|  Orange    |  Reed Green    |  Moss Green           |
|  Red Brick |  Jet Black     |  Rust                 |
|  Tan       |  Texture Black |  Light Gray           |
|  Brown     |  Gray          |  |

Custom colors available, please inquire!  
Colors shown may vary slightly from actual color.

## Design, Engineering, and Installation Services Available

More details on **McNICHOLS ECO-MESH®** Products including LEED information may be found at [mcnichols.com](http://mcnichols.com). Our Architectural Projects Team is ready to serve you by providing solutions for your next project.



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 23, 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- REVISIONS TO PREVIOUSLY APPROVED PLANS. NEW DESIGN FOR HOTEL WITH POOL AND SITE WORK.**

**FOR- #718 SOUTH STREET**

**Applicant- William P. Horn**

**Application # H14-01-1378**

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**





# **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

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

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

**Alternate Key: 1037681 Parcel ID: 00036870-000000**

**Ownership Details**

**Mailing Address:**  
SOUTH STREET HOSPITALITY LLC  
830 TRUMAN AVE  
KEY WEST, FL 33040-6426

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-**  
**Township-** 05-68-25  
**Range:**  
**Property Location:** 718 SOUTH ST KEY WEST  
**Legal Description:** KW INVESTMENT CO SUB PB1-69 PT LT 3 SQR 15 TR 17 AND KW WHITE AND PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17 OR53-405/06 OR171-294/95 OR471-633-634 OR655-249 OR746-171/72 OR752-1262/64 OR881-77 OR1007-699/700 OR1007-701/02 OR1121-759/60 OR1162-280/81 OR1410-1439/40 OR1663-707/08 OR2106-2411/13 OR2366-2352/58(RES NO 08-107) OR2656-1908/09

Click Map Image to open interactive viewer



**Land Details**

| Land Use Code         | Frontage | Depth | Land Area    |
|-----------------------|----------|-------|--------------|
| 100D - COMMERCIAL DRY |          |       | 13,743.00 SF |

**Building Summary**

Number of Buildings: 4  
 Number of Commercial Buildings: 4



Total Living Area: 7270  
Year Built: 1948

### Building 1 Details

Building Type  
Effective Age 19  
Year Built 1948  
Functional Obs 0

Condition A  
Perimeter 134  
Special Arch 0  
Economic Obs 0

Quality Grade 350  
Depreciation % 23  
Grnd Floor Area 898

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

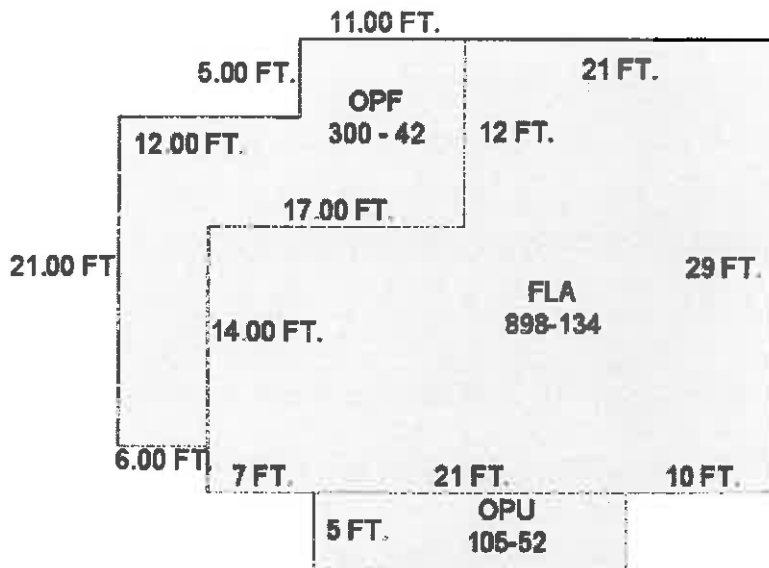
Roof Cover  
Heat 2  
Heat Src 2

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   | OPU  |          | 1         | 1990       |       |     |            |                     | 105  |
| 2   | FLA  |          | 1         | 1990       |       |     |            |                     | 898  |
| 3   | OPF  |          | 1         | 1990       |       |     |            |                     | 300  |

**Interior Finish:**

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|------|--------|-----------|-----|
|-------------|---------------------|------|--------|-----------|-----|

4702 HOTEL/MOTEL C 100 N N

Exterior Wall:

| Interior Finish Nbr | Type   | Area % |
|---------------------|--------|--------|
| 1263                | C.B.S. | 100    |

Building 2 Details

Building Type  
Effective Age 19  
Year Built 1948  
Functional Obs 0

Condition A  
Perimeter 184  
Special Arch 0  
Economic Obs 0

Quality Grade 350  
Depreciation % 23  
Grnd Floor Area 1,048

Inclusions:

Roof Type  
Heat 1  
Heat Src 1

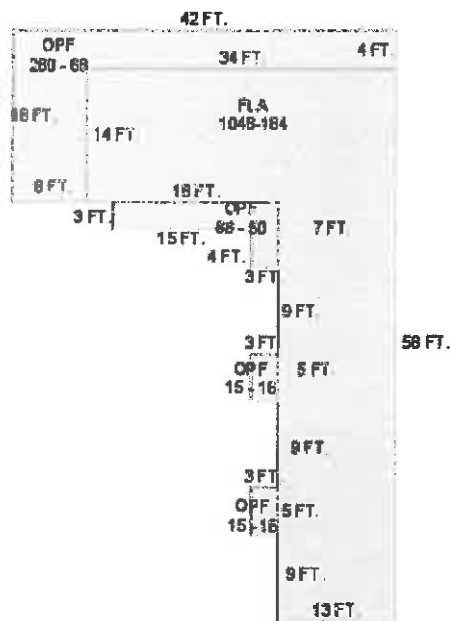
Roof Cover  
Heat 2  
Heat Src 2

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 12

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       |       |     |            |                     | 1,048 |
| 2   | OPF  |          | 1         | 1990       |       |     |            |                     | 280   |



|   |     |   |      |    |
|---|-----|---|------|----|
| 3 | OPF | 1 | 1990 | 66 |
| 4 | OPF | 1 | 1990 | 15 |
| 5 | OPF | 1 | 1990 | 15 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type          | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
|             | 4704                | HOTEL/MOTEL C | 100    | N         | N   |

Exterior Wall:

| Interior Finish Nbr | Type   | Area % |
|---------------------|--------|--------|
| 1264                | C.B.S. | 100    |

### Building 3 Details

Building Type  
 Effective Age 19  
 Year Built 1948  
 Functional Obs 0

Condition A  
 Perimeter 240  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 23  
 Grnd Floor Area 2,304

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 30

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   | OPF  |          | 1         | 1990       |           |            |                     | 445   |
| 2   | FLA  |          | 1         | 1990       |           |            |                     | 2,304 |
| 3   | OPF  |          | 1         | 1990       |           |            |                     | 480   |
| 4   | SBF  |          | 1         | 1990       |           |            |                     | 180   |

**Interior Finish:**

| Section Nbr | Interior Finish Nbr | Type          | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
|             | 4707                | HOTEL/MOTEL C | 100    | N         | N   |

**Exterior Wall:**

| Interior Finish Nbr | Type   | Area % |
|---------------------|--------|--------|
| 1265                | C.B.S. | 100    |

**Building 4 Details**

Building Type  
 Effective Age 19  
 Year Built 1963  
 Functional Obs 0

Condition A  
 Perimeter 376  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 23  
 Grnd Floor Area 3,020

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0



**Extra Features:**

|            |    |                  |   |
|------------|----|------------------|---|
| 2 Fix Bath | 0  | Vacuum           | 0 |
| 3 Fix Bath | 0  | Garbage Disposal | 0 |
| 4 Fix Bath | 0  | Compactor        | 0 |
| 5 Fix Bath | 0  | Security         | 0 |
| 6 Fix Bath | 0  | Intercom         | 0 |
| 7 Fix Bath | 0  | Fireplaces       | 0 |
| Extra Fix  | 24 | Dishwasher       | 0 |

01

**Sections:**

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area  |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 0   | FLA  |          | 1         | 1963       |       |     |            |                     | 1,458 |
| 0   | FLA  |          | 1         | 1963       |       |     |            |                     | 1,562 |
| 0   | OUF  |          | 1         | 1963       |       |     |            |                     | 55    |
| 0   | OUF  |          | 1         | 1963       |       |     |            |                     | 280   |
| 0   | OUF  |          | 1         | 1963       |       |     |            |                     | 128   |
| 0   | SBF  |          | 1         | 1963       |       |     |            |                     | 100   |

**Interior Finish:**

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

**Exterior Wall:**

| Interior Finish Nbr | Type   | Area % |
|---------------------|--------|--------|
|                     | C.B.S. | 50     |
|                     | CUSTOM | 50     |

### Misc Improvement Details

| Nbr | Type              | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1   | FN2:FENCES        | 222 SF  | 37     | 6     | 1988       | 1989      | 2     | 30   |
| 2   | AC2:WALL AIR COND | 6 UT    | 0      | 0     | 1983       | 1984      | 1     | 20   |
| 3   | UB3:LC UTIL BLDG  | 20 SF   | 5      | 4     | 1981       | 1982      | 1     | 30   |

### Appraiser Notes

|  |
|--|
| 2004-07-27-ASKING \$4,500,000 FROM THE KW CITIZEN FOR MOTEL & YOUTH HOSTEL AND 21 TRANSIENT LICENSES. FOUR BUILDS TOTAL 7300SF ON A 13,744SF CORNER LOT.-SKI |
| BLDG #1 IS RIGHT OF OFFICE   |
| AK 8785682 (RE 00037880-000100) IS NOW COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES, COMPLETED FOR THE 2014 TAX ROLL. (1/16/2014 SCJ)              |
| BLDG #2 IS DIRECTLY BEHIND #1  |
| OR2366-2352/2358(RES NO 08-107) EASEMENT FOR ADA ACCESSIBLE PARKING SPACE ON CITY OF KEY WEST'S RIGHT OF WAY   |
| BLDG #3 HAS THE OFFICE AND IS LEFT OF #1   |

### Building Permits

| Bldg | Number  | Date Issued | Date Completed | Amount | Description | Notes              |
|------|---------|-------------|----------------|--------|-------------|--------------------|
|      | E950172 | 01/01/1995  | 09/01/1995     | 800    |             | MINIMUM ELECTRIC   |
|      | E950983 | 03/01/1995  | 09/01/1995     | 1,000  |             | LIGHT FIXTURES     |
|      | 9604076 | 10/01/1996  | 12/01/1996     | 3,600  |             | ROOF               |
|      | 03-4068 | 12/02/2003  | 12/31/2003     | 2,000  |             | ELECTRICAL UPGRADE |
|      | 04-0217 | 01/29/2004  | 10/22/2004     | 5,500  |             | 200 AMP + POLE     |

### 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      | 915,397          | 1,307                        | 714,250          | 2,169,956                 | 2,169,956            | 0                   | 2,169,956            |
| 2013      | 512,423          | 1,307                        | 636,513          | 1,906,050                 | 1,906,050            | 0                   | 1,906,050            |
| 2012      | 512,423          | 1,307                        | 636,513          | 2,131,469                 | 1,797,791            | 0                   | 2,131,469            |
| 2011      | 539,042          | 1,307                        | 1,094,007        | 1,634,356                 | 1,634,356            | 0                   | 1,634,356            |
| 2010      | 539,042          | 1,307                        | 1,144,000        | 1,684,349                 | 1,684,349            | 0                   | 1,684,349            |
| 2009      | 565,662          | 1,307                        | 1,344,200        | 1,911,169                 | 1,911,169            | 0                   | 1,911,169            |
| 2008      | 565,662          | 1,307                        | 1,768,000        | 1,849,601                 | 1,849,601            | 0                   | 1,849,601            |
| 2007      | 454,566          | 1,307                        | 1,768,000        | 1,849,601                 | 1,849,601            | 0                   | 1,849,601            |
| 2006      | 465,262          | 1,330                        | 936,000          | 1,644,879                 | 1,644,879            | 0                   | 1,644,879            |
| 2005      | 465,262          | 1,361                        | 676,000          | 1,424,913                 | 1,424,913            | 0                   | 1,424,913            |
| 2004      | 464,309          | 1,385                        | 520,000          | 1,424,913                 | 1,424,913            | 0                   | 1,424,913            |

|      |         |       |         |           |           |   |           |
|------|---------|-------|---------|-----------|-----------|---|-----------|
| 2003 | 464,309 | 1,408 | 228,800 | 1,424,913 | 1,424,913 | 0 | 1,424,913 |
| 2002 | 464,309 | 1,439 | 228,800 | 1,357,060 | 1,357,060 | 0 | 1,357,060 |
| 2001 | 464,309 | 1,462 | 228,800 | 1,357,060 | 1,357,060 | 0 | 1,357,060 |
| 2000 | 464,309 | 1,162 | 215,800 | 1,357,060 | 1,357,060 | 0 | 1,357,060 |
| 1999 | 501,193 | 1,176 | 215,800 | 952,262   | 952,262   | 0 | 952,262   |
| 1998 | 334,130 | 1,186 | 215,800 | 791,173   | 791,173   | 0 | 791,173   |
| 1997 | 334,130 | 1,196 | 195,000 | 650,058   | 650,058   | 0 | 650,058   |
| 1996 | 246,801 | 1,210 | 195,000 | 605,196   | 605,196   | 0 | 605,196   |
| 1995 | 246,801 | 1,340 | 195,000 | 605,196   | 605,196   | 0 | 605,196   |
| 1994 | 246,801 | 1,470 | 195,000 | 601,354   | 601,354   | 0 | 601,354   |
| 1993 | 246,801 | 1,603 | 195,000 | 631,074   | 631,074   | 0 | 631,074   |
| 1992 | 246,801 | 1,734 | 195,000 | 631,074   | 631,074   | 0 | 631,074   |
| 1991 | 246,801 | 1,864 | 195,000 | 631,074   | 631,074   | 0 | 631,074   |
| 1990 | 213,396 | 0     | 158,600 | 631,074   | 631,074   | 0 | 631,074   |
| 1989 | 213,396 | 0     | 158,000 | 631,074   | 631,074   | 0 | 631,074   |
| 1988 | 64,754  | 0     | 65,000  | 129,754   | 129,754   | 0 | 129,754   |
| 1987 | 63,650  | 0     | 42,307  | 105,957   | 105,957   | 0 | 105,957   |
| 1986 | 63,598  | 0     | 40,435  | 104,033   | 104,033   | 0 | 104,033   |
| 1985 | 62,281  | 0     | 23,660  | 85,941    | 85,941    | 0 | 85,941    |
| 1984 | 61,153  | 0     | 23,660  | 84,813    | 84,813    | 0 | 84,813    |
| 1983 | 61,153  | 0     | 23,660  | 84,813    | 84,813    | 0 | 84,813    |
| 1982 | 57,321  | 0     | 22,932  | 80,253    | 80,253    | 0 | 80,253    |

### 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 |
|------------|----------------------------|-----------|------------|---------------|
| 10/29/2013 | 2656 / 1908                | 2,900,000 | WD         | 02            |
| 4/21/2005  | 2106 / 2411                | 4,190,000 | WD         | M             |
| 11/20/2000 | 1663 / 0707                | 452,900   | WD         | M             |
| 2/1/1990   | 1121 / 759                 | 655,000   | WD         | Q             |
| 3/1/1987   | 1007 / 701                 | 275,000   | WD         | M             |
| 5/1/1983   | 881 / 77                   | 180,000   | WD         | M             |

This page has been visited 235,539 times.

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