

APPLICATION



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

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



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

Development Plan and Conditional Use application fee schedule

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

Applications will not be accepted unless complete

Development Plan

Major ☒

Minor ☐

Conditional Use

☐

Historic District

Yes ☒

No ☐

Please print or type:

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

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

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting TBD

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

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

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

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

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

I. Existing Conditions.

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

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

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

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

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

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

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

Sec. 108-228. Identification of key persons.

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

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

Sec. 108-229. Project description.

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

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

Sec. 108-230. Other project information.

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

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

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

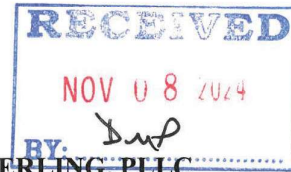
Sec. 122-62. Specific criteria for approval.

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

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

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

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



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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

November 8, 2024

VIA HAND DELIVERY



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

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

Ms. Halloran:

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

Sincerely,

Richard J. McChesney, Esq.,
For the Firm

RJM/LT

Solutions Statement:

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

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

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

Existing Conditions

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

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

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

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

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

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

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

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

Proposed Conditions

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

Sec. 108-228. Key Persons

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

Sec. 108-229. Project Description.

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

Site conditions: See site data table.

Sec. 108-230. Other project information.

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

Sec. 108-231. Residential developments.

a. Not applicable

Sec. 108-232. Intergovernmental coordination.

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

Surrounding Zoning and Uses:

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

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

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

* Based on previous parking variance approvals

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

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

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

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

Proposed: No Change

1. Potable water supply.

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

Existing:

Nonresidential	$650 \text{ gal/acre/day} \times 1.51 = 981.5 \text{ gal/day}$
Residential:	0

Proposed:	
Nonresidential	No Change
Residential:	No Change

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

2. Wastewater management.

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

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

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

3. Water quality.

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

4. Stormwater management / drainage.

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

See stormwater plan.

5. Solid waste.

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

Existing:

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

Proposed:

Nonresidential:	No Change
Residential:	No Change

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

6. Roadways.

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

7. Recreation.

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

8. Fire Protection.

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

9. Reclaimed water system.

No prerequisite cistern is required.

10. Other public facilities.

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

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

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

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

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

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

Article IV: Traffic Impacts.

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

Article V: Open Space.

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

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

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

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

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

- (b) *Vicinity map.*

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



Historic and archeological resource

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

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

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

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

Sec. 108-237. Site plan:

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

Section 108-238. Architectural drawings:

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

Section 108-239. Site amenities:

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

Section 108-240. Site survey:

See site survey prepared by Florida Keys Land Surveying.

Sec. 108-241. Soil survey:

Not applicable.

Section 108-242. Environmentally sensitive areas:

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

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

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

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

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

Sec. 108-245. Housing:

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

Sec. 108-246. Economic resources:

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

Sec. 108-247. Special considerations:

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

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

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

Section 108-249. Truman Waterfront Port facilities:

Not applicable.

Code Chapter 108, Article III .Site plan:

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

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

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

Section 108-278. Appearance of site and structures:

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

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

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

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

None proposed.

Section 108-282. Utility lines:

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

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

None proposed.

Section 108-284. Exterior lighting:

See electrical lighting plan.

Section 108-285. Signs:

PROPERTY CARD

Monroe County, FL

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

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

Summary

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

**Owner**

MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC
 6000 Executive Blvd
 Rockville MD 20852

Valuation

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

Historical Assessments

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

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

Land

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

Buildings

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

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

Yard Items

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

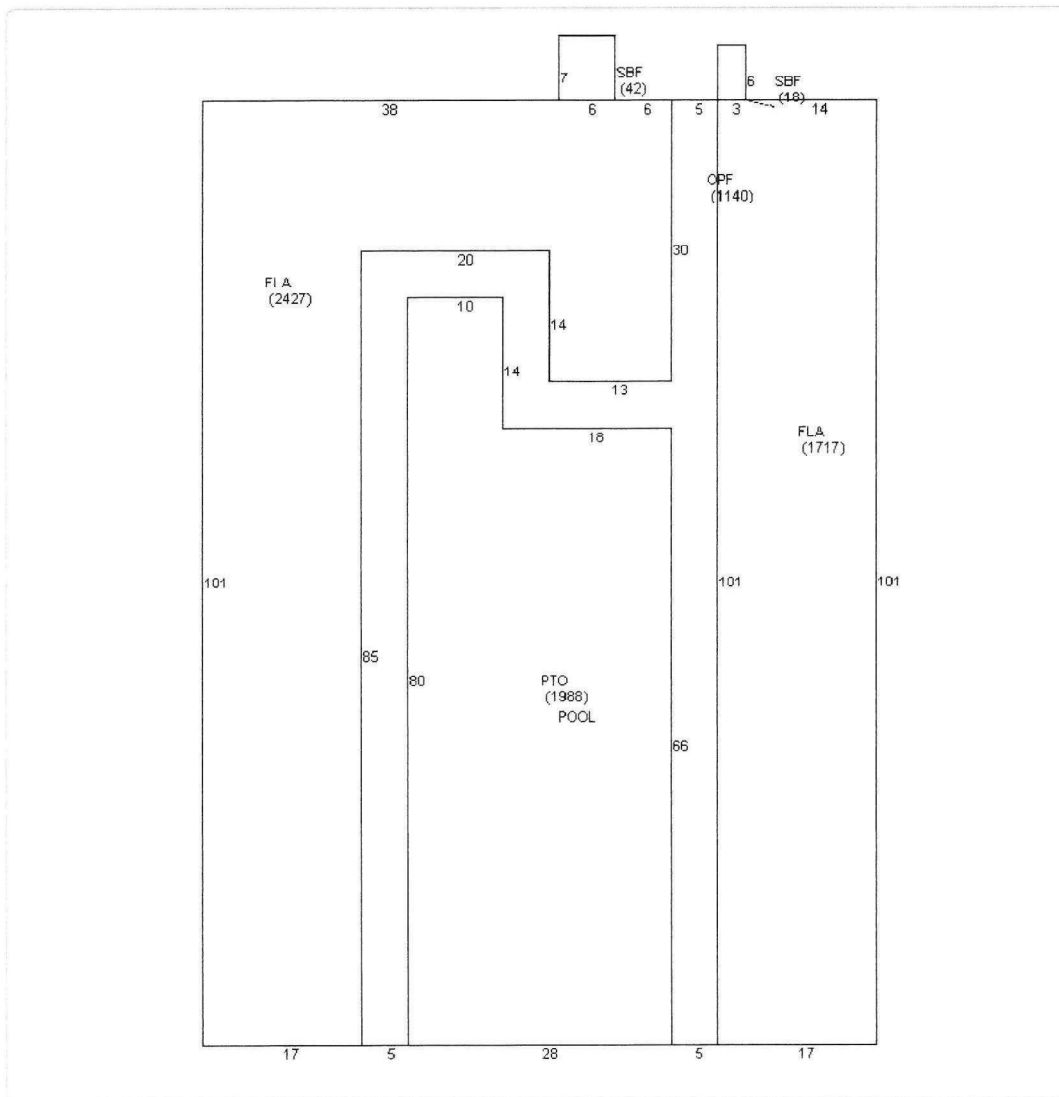
Sales

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

Permits

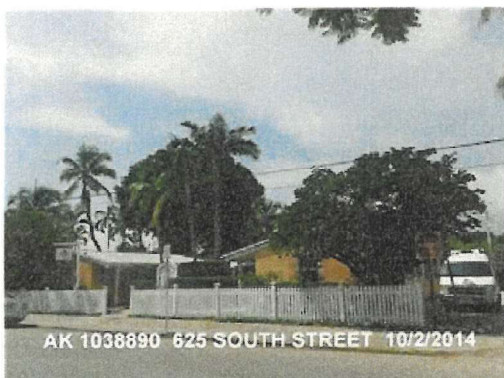
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-4286	9/19/2014	5/14/2017	\$1,300	Commercial	COPY CHANGE ON EXISTING SIGNS 1-24 BY 30 5 SQ/FT. 1-32 BY 32. SIGN COPY'S "SOUTHWIND MOTEL SOUTH STREET ENTRANCE REGISTRATION AT 1321 SIMONTON STREET"
04-3787	12/14/2004	11/22/2005	\$2,800		R & R 3 TOILETS
03-1460	4/30/2003	9/24/2003	\$2,500		BAHAMA SHUTTERS
0202211	8/15/2002	9/11/2002	\$400	Commercial	REPLACE 2 WINDOWS
9904102	12/29/1999	8/7/2000	\$10,000		RENOVATIONS
9903690	12/13/1999	8/7/2000	\$40,000		POOL

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

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

<div data-bbox="318 560 378 602">FLA (1122)</div> <div data-bbox="232 646 250 667">17</div>	<div data-bbox="732 779 750 800">66</div> <div data-bbox="232 816 250 837">5</div> <div data-bbox="318 821 378 863">OPX (330)</div>
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Photos



Map



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Monroe County, FL

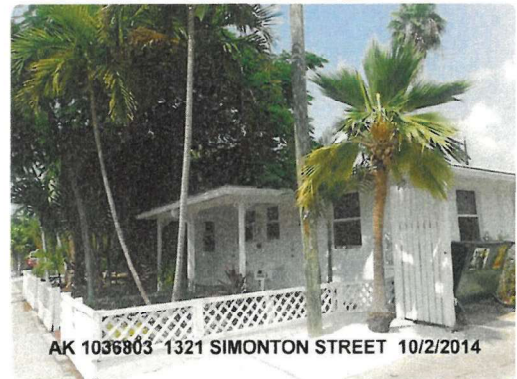
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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00035940-000000
 Account# 1036803
 Property ID 1036803
 Millage Group 10KW
 Location 1321 SIMONTON St, KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 LOT 3 SQR 1 TR 16 OR8-48/49 OR523-423 OR717-99/100 OR840-675/76 OR950-1898/99 OR955-903 OR1036-538/39 OR2701-1846/48
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32110
 Property Class HOTEL - MOTEL (3903)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC
 6000 Executive Blvd
 Rockville MD 20852

Valuation

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

Historical Assessments

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

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

Land

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

Buildings

Building ID	40092	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Building ID	40093	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Building ID	40094	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	1996	
Building Name		Foundation		
Gross Sq Ft	2688	Roof Type		
Finished Sq Ft	1920	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	272	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,920	1,920	0
OPF	OP PRCH FIN LL	608	0	0
SBF	UTIL FIN BLK	160	0	0
TOTAL		2,688	1,920	0

Building ID	40095	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Building ID	40096	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Yard Items

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

Sales

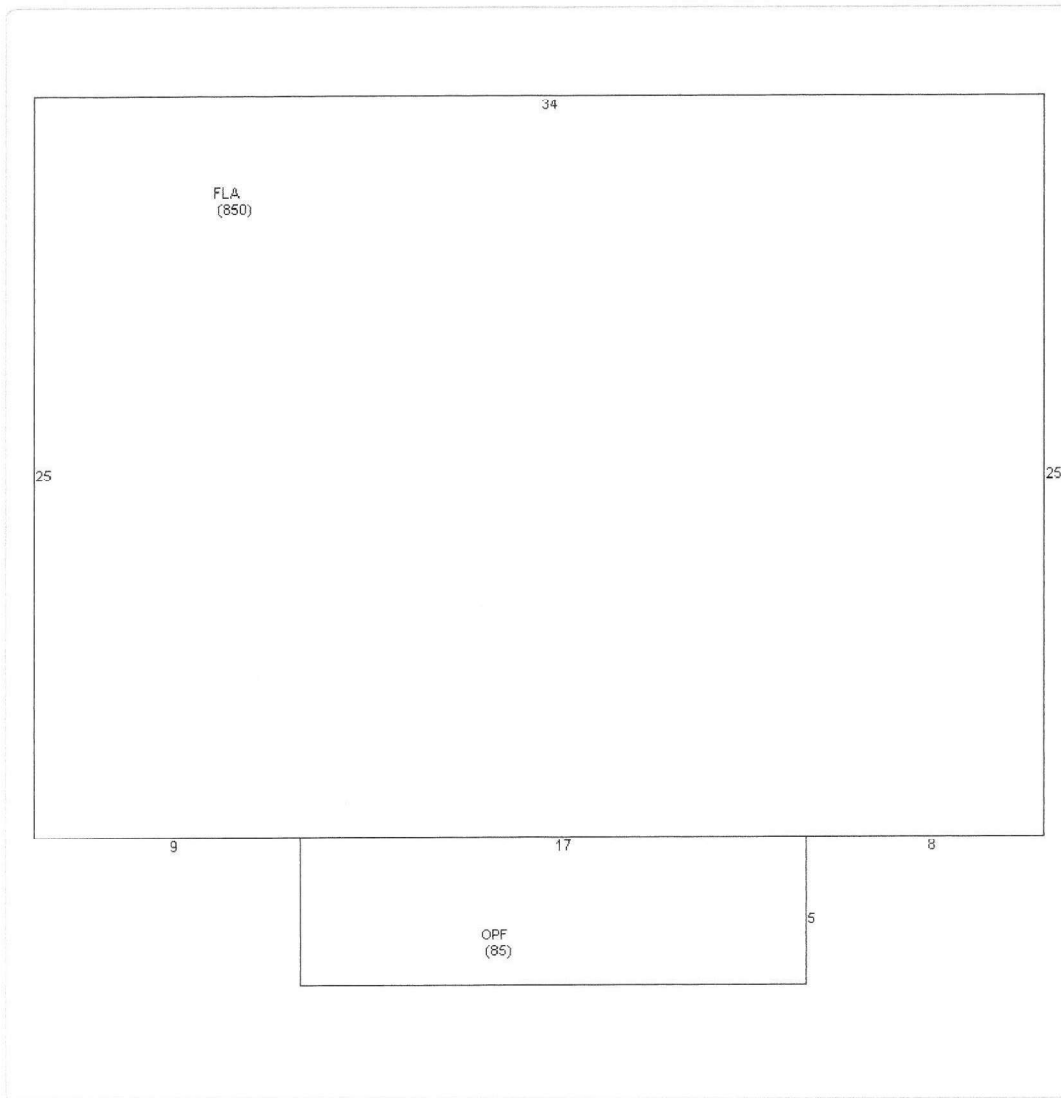
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/3/2014	\$5,287,500	Warranty Deed		2701	1846	37 - Unqualified	Improved		
12/1/1987	\$775,000	Warranty Deed		1036	538	Q - Qualified	Improved		
8/1/1985	\$570,000	Warranty Deed		950	1898	Q - Qualified	Improved		
9/1/1981	\$340,000	Warranty Deed		840	675	Q - Qualified	Improved		
2/1/1977	\$150,000	Conversion Code		717	99	Q - Qualified	Improved		

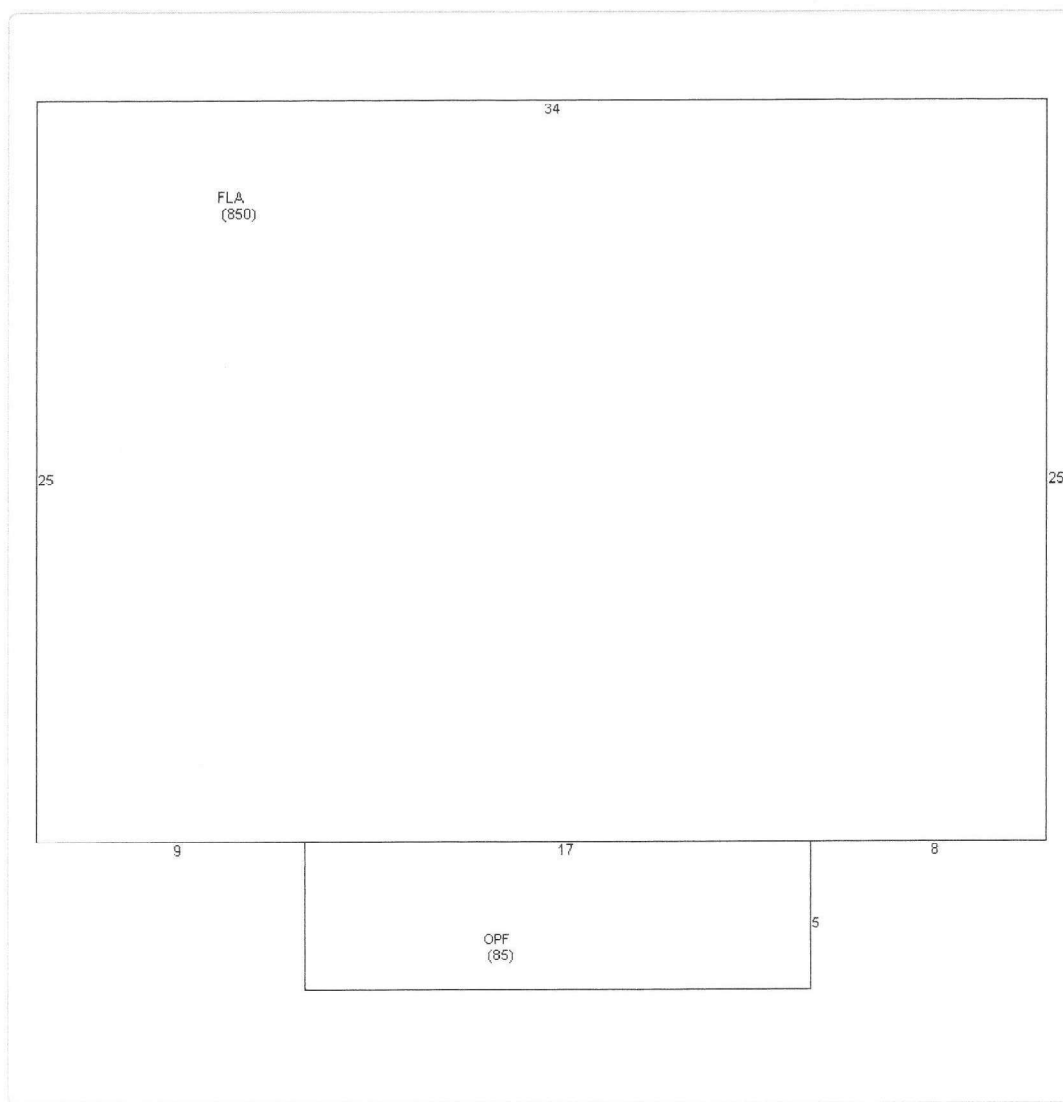
Permits

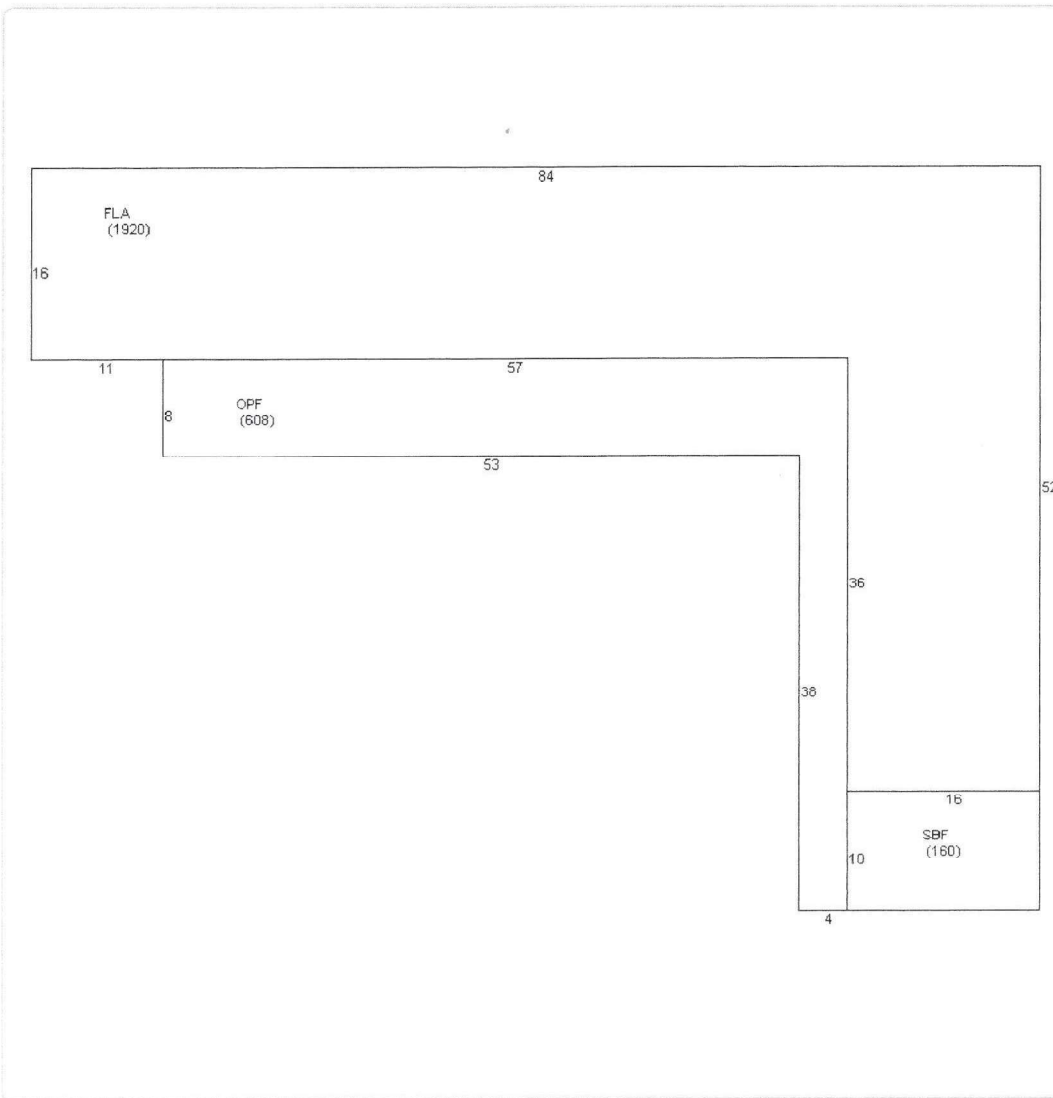
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1508	5/25/2022		\$2,400	Commercial	UPGRADE EXISTING ELECTRICAL SERVICE TO 200A/240V/1PH SERVICE OVERHEAD IN SAME LOCATION AS KEYS ENERGY SERVICES METER LOCATION REPORT SUBMITTED W/THIS APPLICATION. **NOC EXEMPT**
BLD2022-0575	3/4/2022	5/20/2022	\$1,200	Commercial	CONTRACTOR IS POURING 4" CAP ON EXISTING POOL COPING. I'LL BE BONDING NEW STEEL TO EXISTING. **NOC EXEMPT** 3/4/2022 1:50:21 PM (TERRY RICHARDSON) ALL NEW STEEL TO BE BONDED TO THE EXISTING POOL STEEL IN ORDER TO PROVIDE A EQUIT POTENTIAL BOND. SEE NEC 680
BLD2021-3596	2/4/2022	4/26/2022	\$10,000	Commercial	1/13/2022 1:02:43 PM ***WOOD FENCE NOT EXCEEDING 6 FEET TALL MEASURED BY NATURAL GRADE. ET*** 3/3/2022 8:30:43 AM REMOVE AND REPLACE EXISTING WOODEN FENCE WITH PT WOOD MATERIALS.(APPROX 180 LF OF HORIZONTAL SLATS) 6" HIGH HARC INSPECTION REQUIRED NOC REQUIRED NOC FILED
BLD2021-3595	12/29/2021	4/21/2022	\$35,000	Commercial	3/3/2022 8:31:02 AM RESURFACE EXISTING POOL, POOL DECKING AND INSTALL NEW COPING NOC REQUIRED NOC FILED
17-00002351	6/22/2017	6/22/2019	\$5,600	Commercial	INSTALL NEW 18,000 MODEL 4TXM2218A12NOA WITH 2-9,000 MODEL 4MXW8509A10NOC. *NOC REQUIRED** **HARC INSPECTION REQUIRED** CONDENSER TO BE 1' + ABOVE GRADE TO COMPLY WITH AE6 FLOOD ZONE REQUIREMENTS. (JT).
16-3760	10/20/2016	4/16/2017	\$14,800	Commercial	REMOVE CEILINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS. (APPROX SQ/FT DRYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. Addition of double layer of 5/8 Typex drywall on ceiling and party wall. All mechanical is existing. NOC FILED W/ORIGINAL
14-5044	11/5/2014	5/14/2017	\$8,000	Commercial	Remove existing fence on Northside of SouthWind Motel. Approx. 58LF - Install new fence like the standard Key West style railing approx. 110FL. 3' high. (per attached drawing). (noc rec'd w/application). HARC #14-01-1739-HSA-11/3/14-KP. Railing will be 3' tall, painted white, & located in the property lines.(KP)** T/S: 11/03/2014 09:22 AM KEYWVXC ---
13-3300	8/12/2013		\$1,400	Commercial	INSTALL 4X6 SIGN ONTO EXISTING POLE AS PER PLANS SIGN COPY SOUTHWINDS MOTEL POOL, ROOMS, EFFICIENCIES
13-3142	8/2/2013		\$32,000	Commercial	REPLACE TEN WINDOWS WITH IMPACT WINDOWS. DEMO INTERIOR AND INSTALL NEW WALLS IN SAME LOCATION, REMODEL FOUR BATHROOMS, NEW TILE, EACH ROOM IS 11 X 15.
13-1866	5/1/2013		\$14,000	Commercial	REMOVE EXISTING 4 X 4 POSTS AND REPLACE WITH 27 6 X 6 POSTS AND CAP. REMOVE EXISTING FENCE PANELS AND REPLACE WITH SHADOW BOX PANELS.
13-0749	3/1/2013		\$1,175	Commercial	INSTALL 6" SEAMLESS AND DOWNSPOUTS APPROX 100' GUTTER 40' DOWNSPOUT
13-0620	2/19/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS, INSTALL 2 NEW 2 TON DUCTLESS A/C SYSTEMS. CONDENSERS TO BE INSTALLED ON CONCRETE PAD. MOUNTING HARDWARE WILL BE INCLUDED IN INSTALLATION UPON FINAL INSPECTION.
13-0498	2/8/2013		\$2,400	Commercial	ROOMS # 1, 2, 3, & 4, REMOVE EXISTING FIXS. RE-PIPE AS REQUIRED, PROVIDE NEW FIXTURES: FOUR (4) WATER CLSOETS, FOUR (4) LAVATORIES, & FOUR (4) SHOWERS
13-0145	1/16/2013		\$1,100	Commercial	INSTALL 4 VIDEO CAMERAS

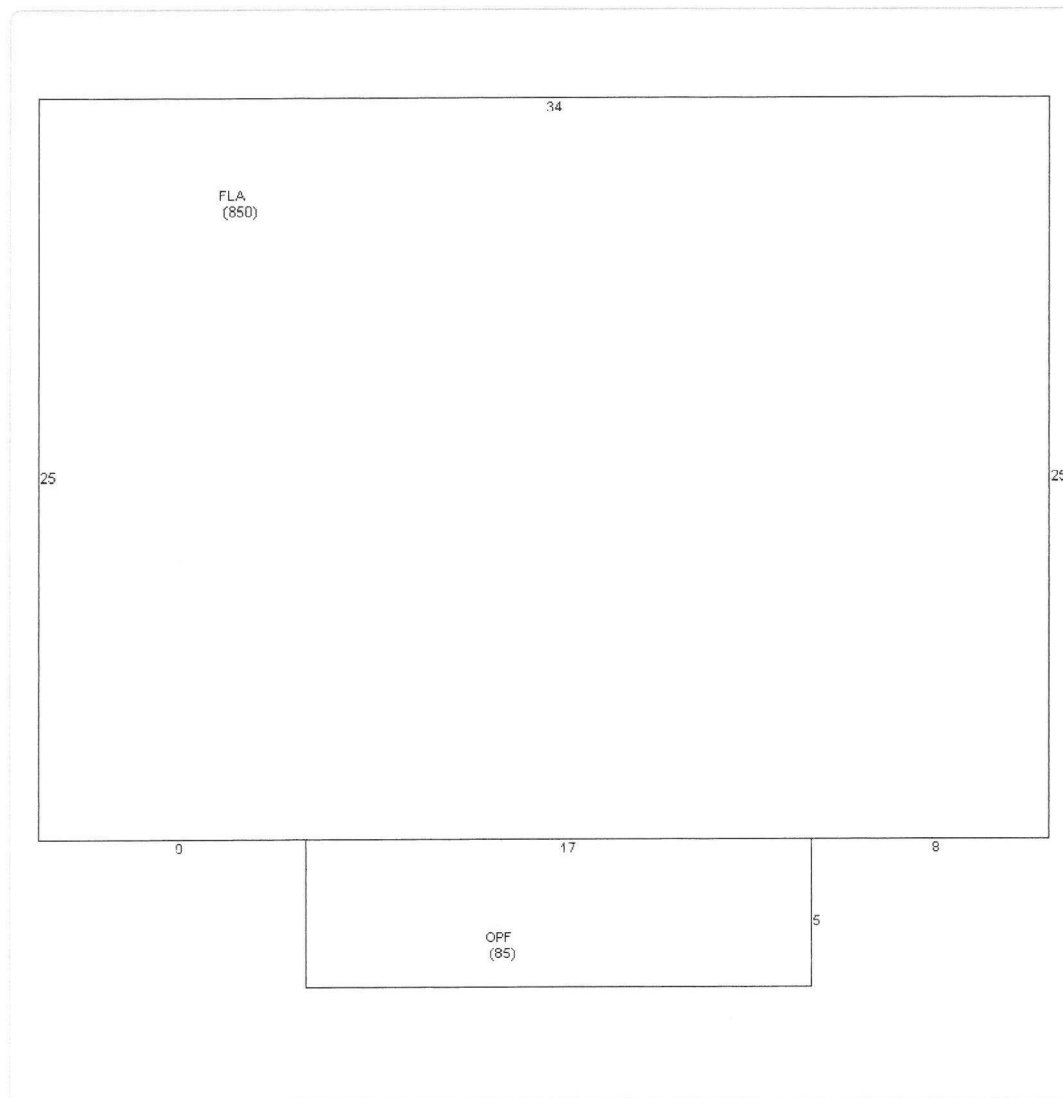
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
12-4542	1/11/2013		\$35,000	Commercial	REPLACE SOFFIT AND FACIA AS NEEDED USING WOOD FACIA AND PLYWOOD SOFFIT APPROX. 160 L.F. PAINT TO MATCH EXISTING.
12-4571	1/7/2013		\$5,500	Commercial	REMOVE & REPLACE EXISTING WALL UNITS. INSTALL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

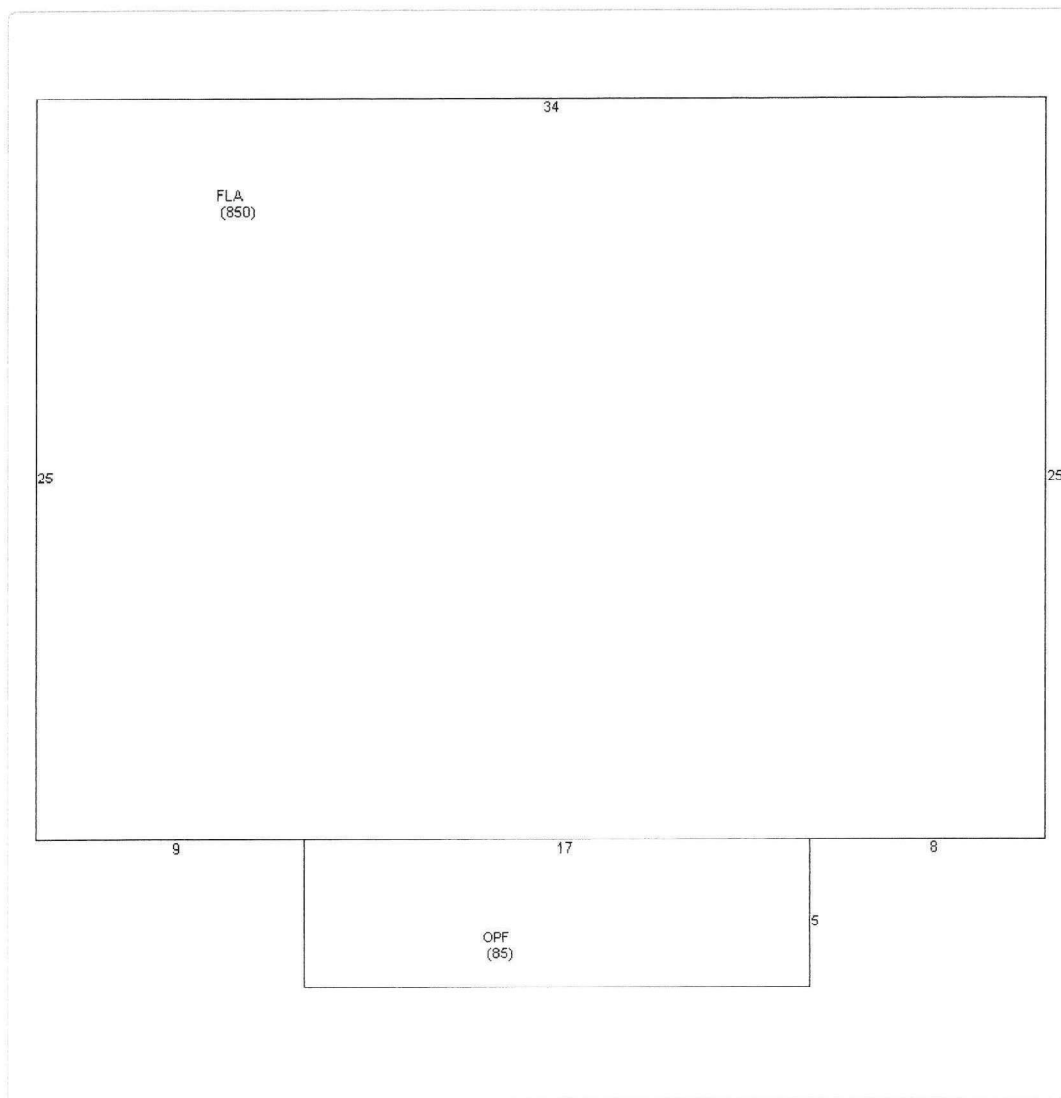
View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



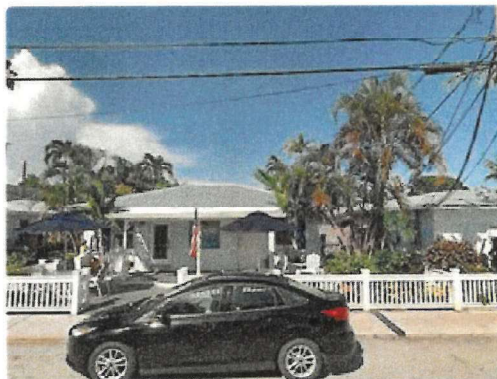
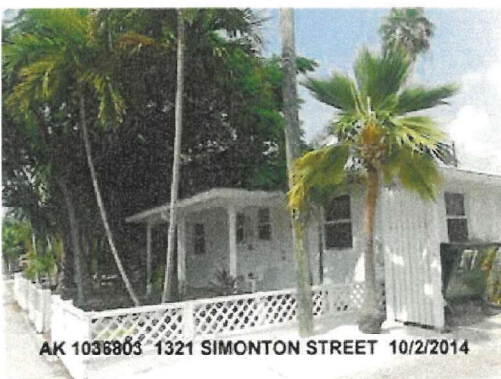








Photos



Map



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

Monroe County, FL

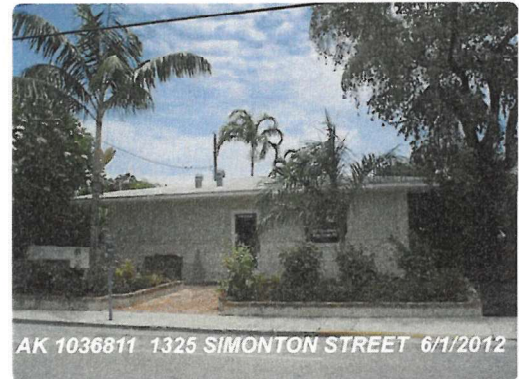
****PROPERTY RECORD CARD******Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

Summary

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

**Owner**

MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC
 6000 Executive Blvd
 Ste 700
 Rockville MD 20852

Valuation

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

Historical Assessments

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

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

Land

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

Buildings

Building ID	40097	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1953
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	5821	Roof Type	GABLE/HIP
Finished Sq Ft	5758	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	498	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	350
Interior Walls	DRYWALL	Number of Fire Pl	0

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

Building ID	40098	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1953
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	878	Roof Type	GABLE/HIP
Finished Sq Ft	752	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	EXCELLENT	Heating Type	
Perimeter	126	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	350
Interior Walls	DRYWALL	Number of Fire Pl	0

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

Yard Items

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

Sales

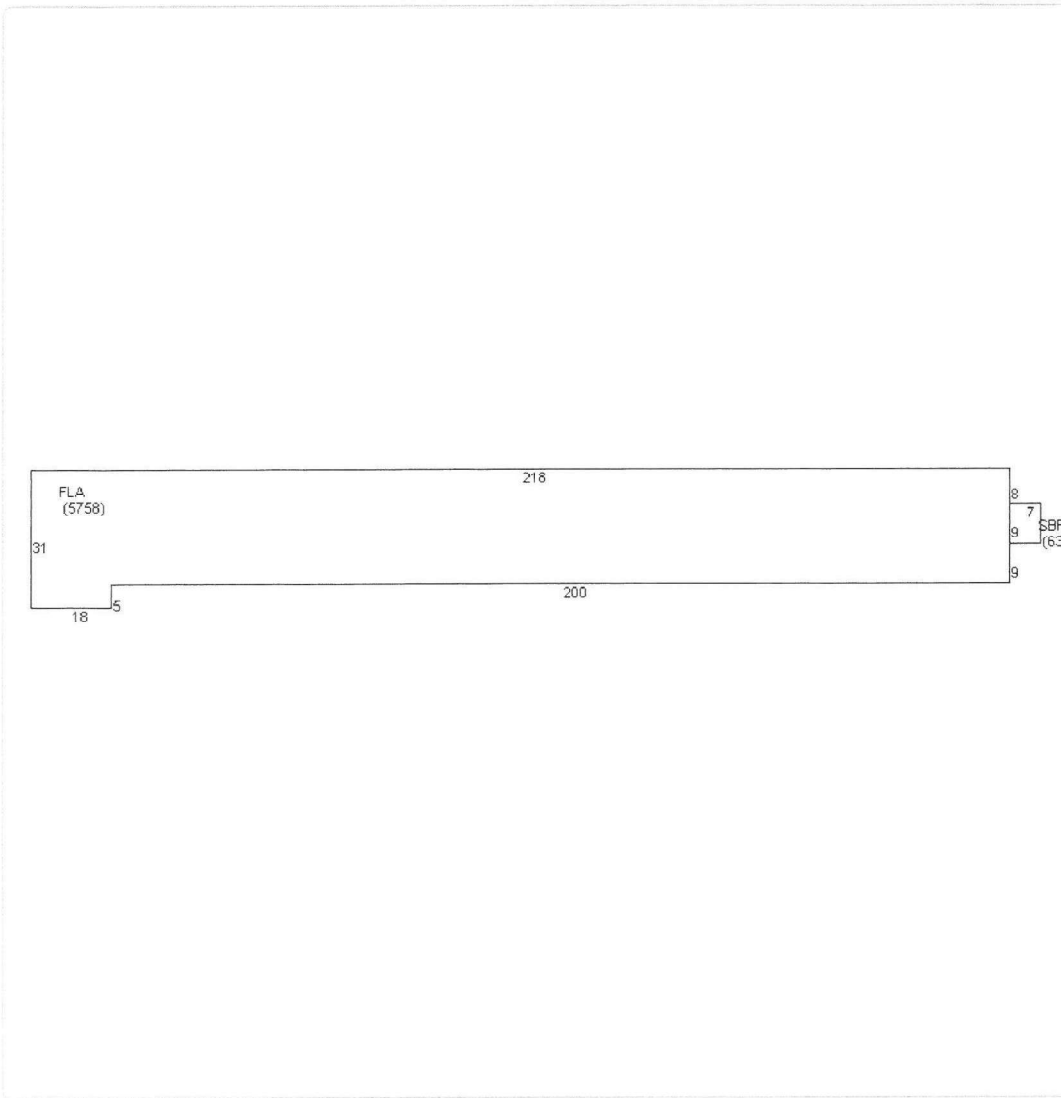
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/4/2016	\$9,400,000	Warranty Deed		2795	953	37 - Unqualified	Improved		

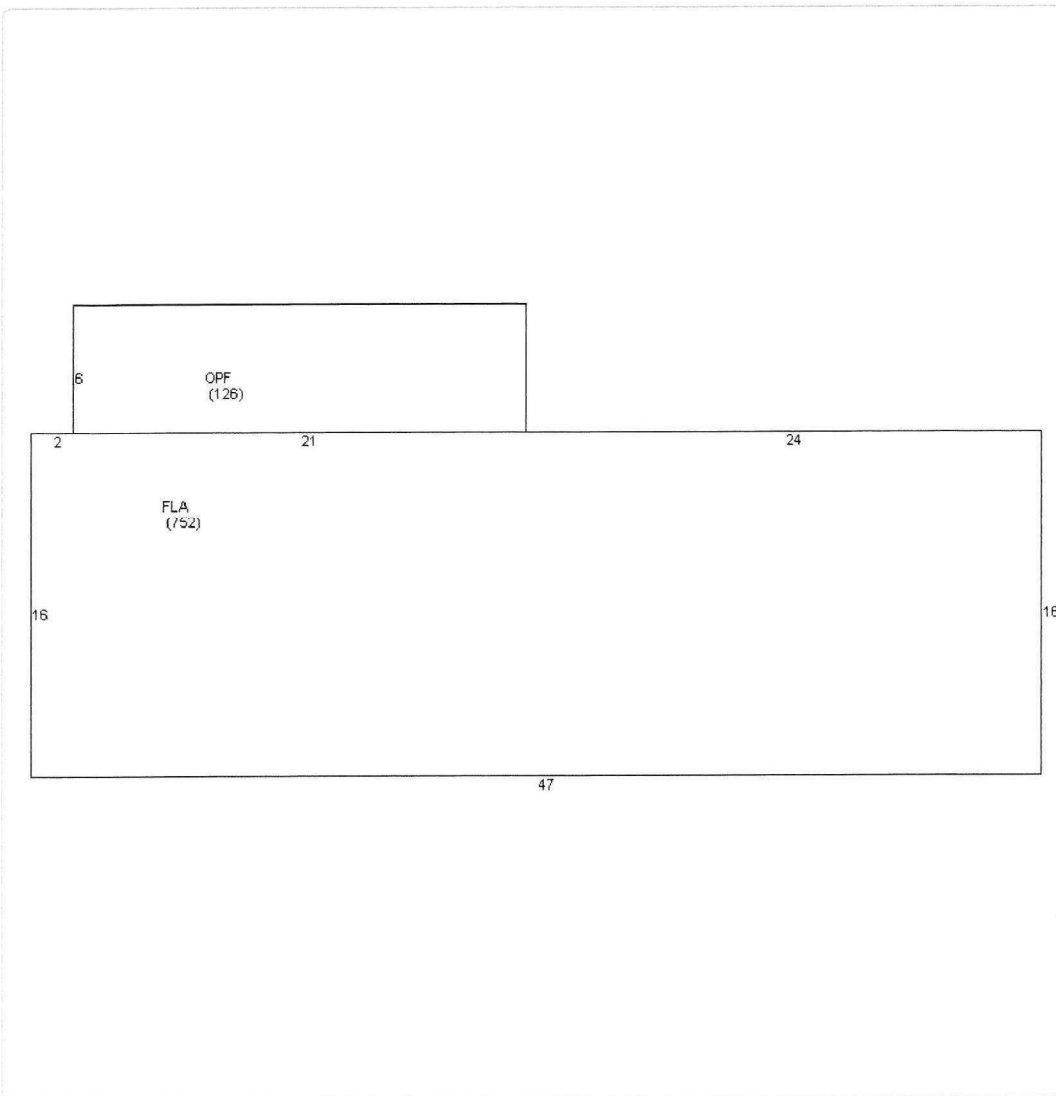
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
	6/27/2023		\$0		Mill and pave existing asphalt, add new parking. Mill to 1.5" depth, replace asphalt at 1.5" depth.
BLD2022-1247	5/4/2022		\$4,000	Commercial	MATCH EXISTING WOOD FENCE ON PROPERTY AS PER PLANS. N.O.C. REQUIRED. HARC INSP. REQUIRED, GH ***FENCE NOT TO EXCEED 4' PER PLANS. KM**
BLD2022-1124	4/21/2022	8/16/2022	\$37,000	Commercial	4/20/2022 8:17:24 AM WIRING OF ICE CREAM TRUCK. COMPLETE WIRING AS PER PLAN. **NOC REQUIRED** 5/3/2022 2:18:58 PM PAID TEMPORARY POWER REQUEST 5/3/22 TJO 5/4/2022 12:52:51 PM N.O.C. RECEV'D 5/4/2022
BLD2021-3594	3/1/2022	5/3/2022	\$15,000	Commercial	2/23/2022 2:16:50 PM REMOVE EXISTING CONCRETE POOL AND DECKING. REMOVE POOL AND DEBRIS FROM SITE IN PORTABLE DUMPSTER CONTAINERS. **NOC REQUIRED** **HARC INSPECTION REQUIRED** **LANDSCAPE PLAN WITH PALM REMOVAL APPROVED 2-23-22 BY URBAN FORESTRY MANAGER. TREE PROTECTION MUST BE USED AND PALM REMOVAL PERMITS POSTED ON SITE DURING WORK. *KKD**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
17-3169	10/10/2017	12/14/2017	\$6,800	Commercial	REMOVE AND REPLACE ONE RUDD 5 TON SPLIT SYSTEM COMPLETE AND REPLACE DUCKWORK IN ATTIC AS NEEDED FOR RENOVATION. CONDENSING UNIT ALUMINUM STAND ABOVE FLOOD LEVEL.
17-2887	8/2/2017	12/14/2017	\$1,700	Commercial	REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH 1/4 X 4 PICKET STYLE FENCE TO HIDE DUMPSTER IN REA PROP. PICKETS WILL BE 6' HIGH AND APPROX 14 L X 15W W/A 6' GATE
17-2879	7/24/2017		\$8,000	Commercial	Rough drain, vent and water lines for (1) three compartment sink, (1) ice bin and (1) floor sink. Replace existing handicap toilet, lavatory and mop sink. **NOC filed by the cgc
17-00002655	7/20/2017	12/27/2017	\$16,000	Commercial	COMPLETE WIRING AS PER PLANS RELOCATE EXISTING 400 AMP. SERVICE. N.O.C. REC'D 7/20/17. GH
16-00003760	9/27/2016	4/16/2017	\$13,000	Commercial	REMOVE CELINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS, (APPROX SQ/FT DEYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. N.O.C. REQUIRED. GH.
16-1986	7/1/2016	4/11/2017	\$5,850	Commercial	REMOVE 40LF OF CBS PLANTER. INSTALL 40LF OF 2X2 PT WOOD FENCE TO MATCH EXISTING.
13-0345	1/30/2013		\$2,200	Commercial	REPLACE 200 AMP METER CAN AND RISER
11-1973	6/10/2011		\$1,000		INSTALL 8 RECESSED LIGHTS IN NEW SOFFIT.
11-1490	5/10/2011		\$8,898		TRAFFIC BUMPERS MADE WITH 6 X 6 POSTS, AUGERS INTO ASPHALT & CEMENT BY POOL AREA PARKING. INSTALL CUT CORAL ON FRONT OF BLDG. UPSTAIRS TO WINDOWS & BATH CORNERS. INSTALL SOFFITT FRONT BLDG AND PAINT.
03-3545	10/6/2003	12/12/2003	\$1,000		DEMO WD FACADE,STUCCO
03-2943	9/12/2003	10/2/2003	\$2,500		BRICK PLANTERS, WALKWAYS
9603655	9/1/1996	11/1/1996	\$1		ELECTRIC
9603667	9/1/1996	11/1/1996	\$2,000		RENOVATIONS
9603691	9/1/1996	11/1/1996	\$1		PLUMBING
9601080	3/1/1996	11/1/1996	\$1,500		SIGN

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





Photos



Map



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AUTHORIZATION FORM



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

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

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

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

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

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

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

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

[Signature]
Notary's Signature and Seal

JEROME J STEZAR
Name of Acknowledger typed, printed or stamped



my commission expires 5-19-2027
Commission Number, if any

**VERIFICATION
FORM**



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

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

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

1321 - 1325 Simonton Street and 625 South Street

Street address of subject property

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

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


Signature of Applicant

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

Richard J. McChesney
Name of Applicant

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

DEED

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

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

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

Doc# 1996652
 Bk# 2701 Pg# 1842

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Warranty Deed

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

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

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

See Attached Exhibit "A"

Parcel Identification Number: 00038140-000000

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

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

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

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

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

Signed, sealed and delivered in our presence:


 Witness Name: Adele V. Stone


 Witness Name: Cindy Sauer

625 South Street, LLC, a Florida limited liability company

By: 
 Donald E Whitehead, Manager

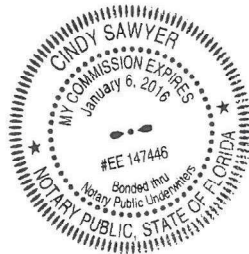
DoubleTime

Doc# 1996652
Bk# 2701 Pg# 1843

State of Florida
County of Monroe

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

[Notary Seal]



Cindy Sawyer
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

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

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

Prepared by and return to:

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

Doc# 1996654
Bk# 2701 Pg# 1846

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

See Attached Exhibit "A"

Parcel Identification Number: 00035940-000000

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

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

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

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

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

DoubleTime

Doc# 1996654
Bk# 2701 Pg# 1847

Signed, sealed and delivered in our presence:

Cindy Sawyer
Witness Name: Cindy Sawyer

Tania Ortiz
Witness Name: Tania Ortiz

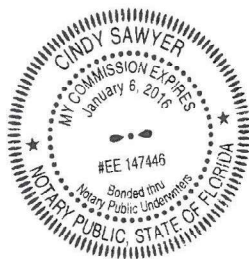
Harborside Motel & Marina Inc., a Florida corporation

By: Andreas Kwoke
Andreas Kwoke, President

State of Florida
County of Monroe

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

[Notary Seal]



Cindy Sawyer
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

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

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

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

Doc# 2074519
 Bk# 2795 Pg# 953

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Warranty Deed

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

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

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

On the Island of Key West, and being a part of Tract 16 according to Wm. A. Whitehead's Map of said Island but better described as Lot 4 of Square Number 1 of said Tract 16 on the Island of Key West between Frederick Filer and John Doyle, recorded in Book "N", Page 476 of Monroe County Records, but more particularly described by metes and bounds as follows: Commencing at the corner of South and Simonton Street, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Southeasterly direction 100 feet to South Street; thence along South Street in a Southwesterly direction 248 feet to the place of beginning.

Parcel Identification Number: 00035950-000000

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

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

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

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

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

DoubleTime®

Doc# 2074519
Bk# 2795 Pg# 954

Signed, sealed and delivered in our presence:

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

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

(Corporate Seal)

State of Florida
County of Monroe

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

[Notary Seal]



Mary E. Turso
Notary Public

Printed Name: MARY E. TURSO

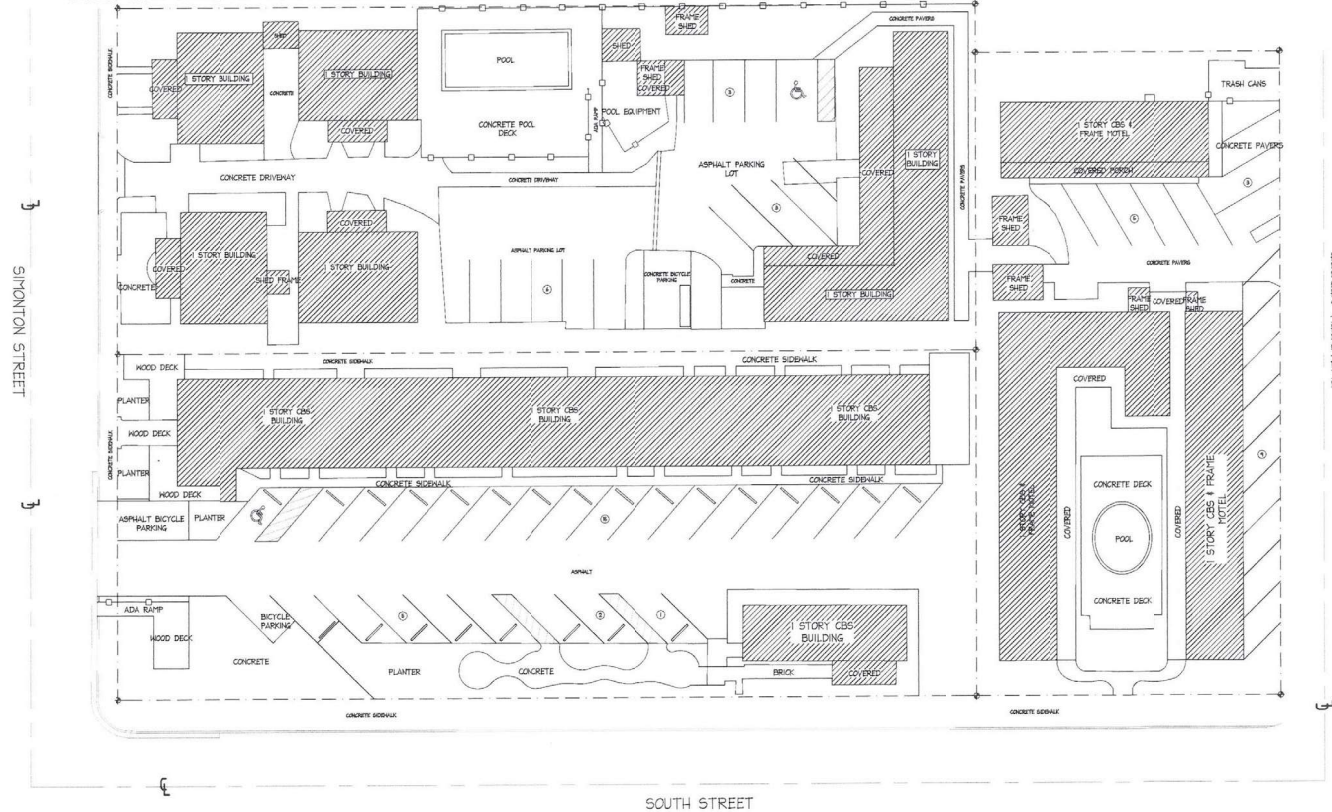
My Commission Expires: 5/16/17

MONROE COUNTY
OFFICIAL RECORDS

SURVEY

SITE PLAN

HATCHED AREAS INDICATE EXISTING STRUCTURES. THE SCOPE OF WORK INCLUDES REMOVAL OF ALL EXISTING STRUCTURES AND EXISTING SITE FEATURES.



1 EXISTING SITE PLAN - DEMOLITION PLAN
 EX) SCALE: 1/8"=1'-0"

ELIZABETH STREET

SOUTH STREET

SIMONTON STREET

SOUTHWINDS HOTEL
 1321 SIMONTON ST
 KEY WEST, FLORIDA

411 Angela Street
 Key West, Florida 33540
 Telephone (305) 296-1387
 Facsimile (305) 296-2727
 Florida License #JC060202

Bender & Associates
 ARCHITECTS
 p.a.

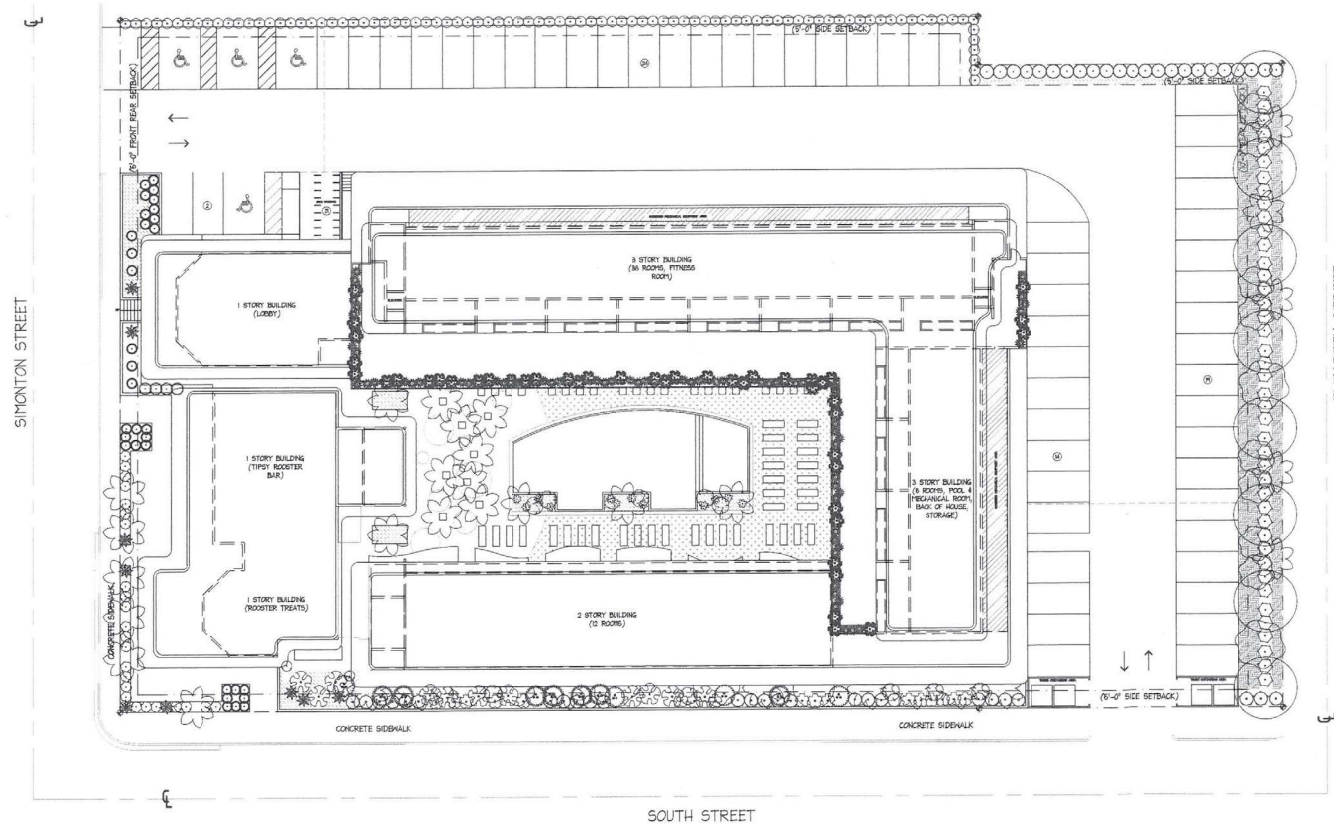
Project No.: 2240

Date: 11/06/2004

EX1



PROJECT STATISTICS			NOTE: REQUIRED STATISTICS ARE BASED ON ICF ZONING DISTRICT
FINAL FLOOD ZONE	ZONE 1A2-7 PROPOSED NAVD83 (CURRENT USE: 10/2021)	NOTE: HOTEL FINISHED FLOOR AT 8'-0" NAVD83. ROOSTER TREATS & TIPSY ROOSTER FINISHED FLOOR AT 5'-0" NAVD83. (FLOOD PROTECTED TO 8'-0" NAVD83)	
ZONING DESIGNATION	IC		
LOT SIZE	46,410 S.F.		
OCCUPANCY	RESIDENTIAL GROUP R-1 (HOTEL), PER REC 2020		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	32,966 S.F. MAX.	25,491 S.F.	24,431 S.F.
IMPERVIOUS SURFACE	46,174 S.F. MAX.	52,871 S.F.	46,045 S.F. (w/poring & 10% pervious)
FRONT SETBACK (SPHONTON)	5'-0" MIN.	10'-0"	5'-0"
SIDE SETBACK (NORTH)	5'-0"	0'-0" (STORAGE SHED)	30'-0"
SIDE SETBACK (SOUTH)	5'-0"	3'-4"	12'-0"
REAR SETBACK (ELIZABETH)	10'-0" MIN.	10'-0"	14'-0"
MAXIMUM HEIGHT	35'-0" MAX.	---	35'-0"
F.A.R. (1.0)	1	34	55
OPEN SPACE (20%)	9,194 S.F.	10,292 S.F.	13,200 S.F.
PARKING SPACES	PER LDR SECTION 108-412	43	56
PARKING SPACES (ADA)	---	2	4
ROOM COUNT	---	84	81
BIKE PARKING	MIN. OF PARKING	---	20



1 SITE PLAN / ROOF PLAN
A1 SCALE: 1/8"=1'-0"

ELIZABETH STREET

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

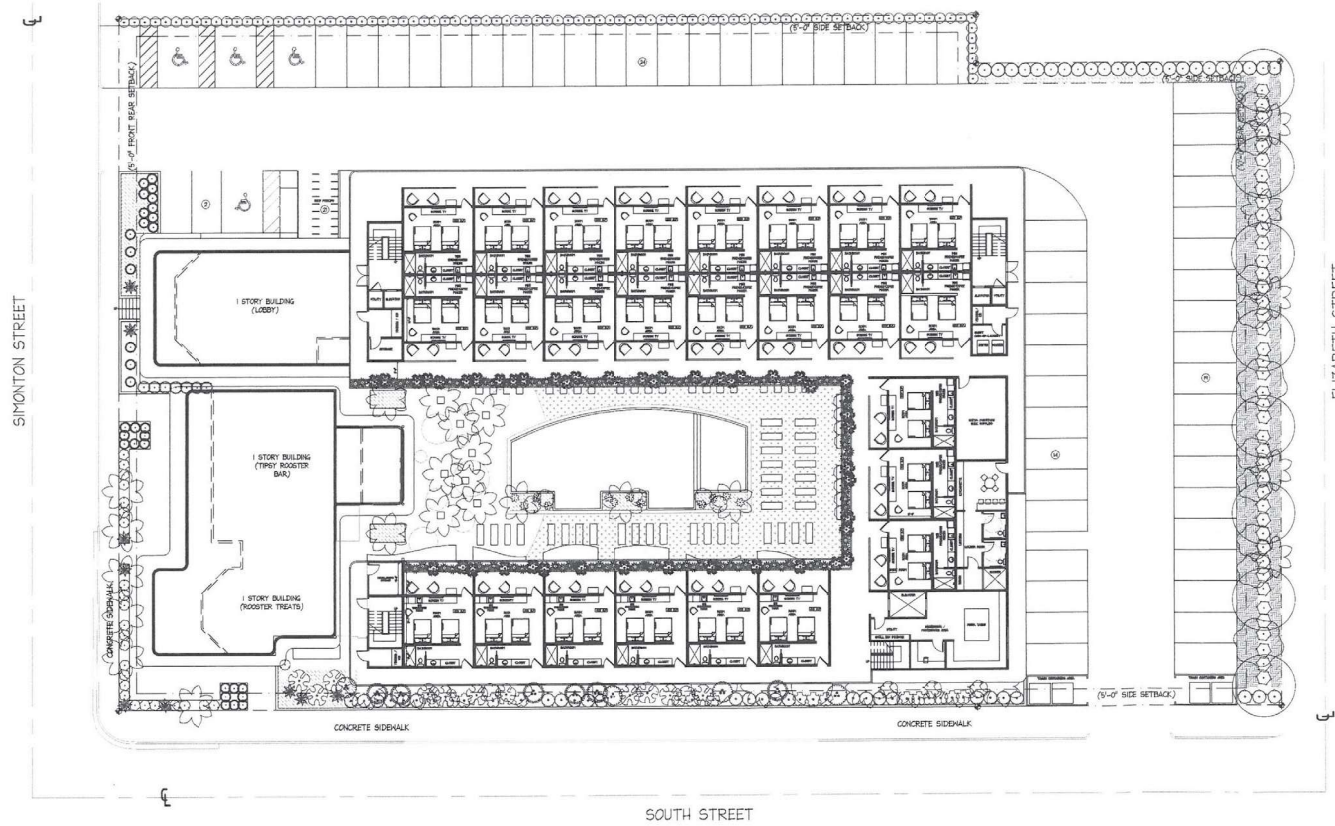
418 Angelo Street
Key West, Florida 33540
Telephone: (305) 296-1182
Facsimile: (305) 296-2727
Florida License AIC062822

Bender & Associates
ARCHITECTS
p.a.

Project No.: 2340

Date: 8/06/2024

A1



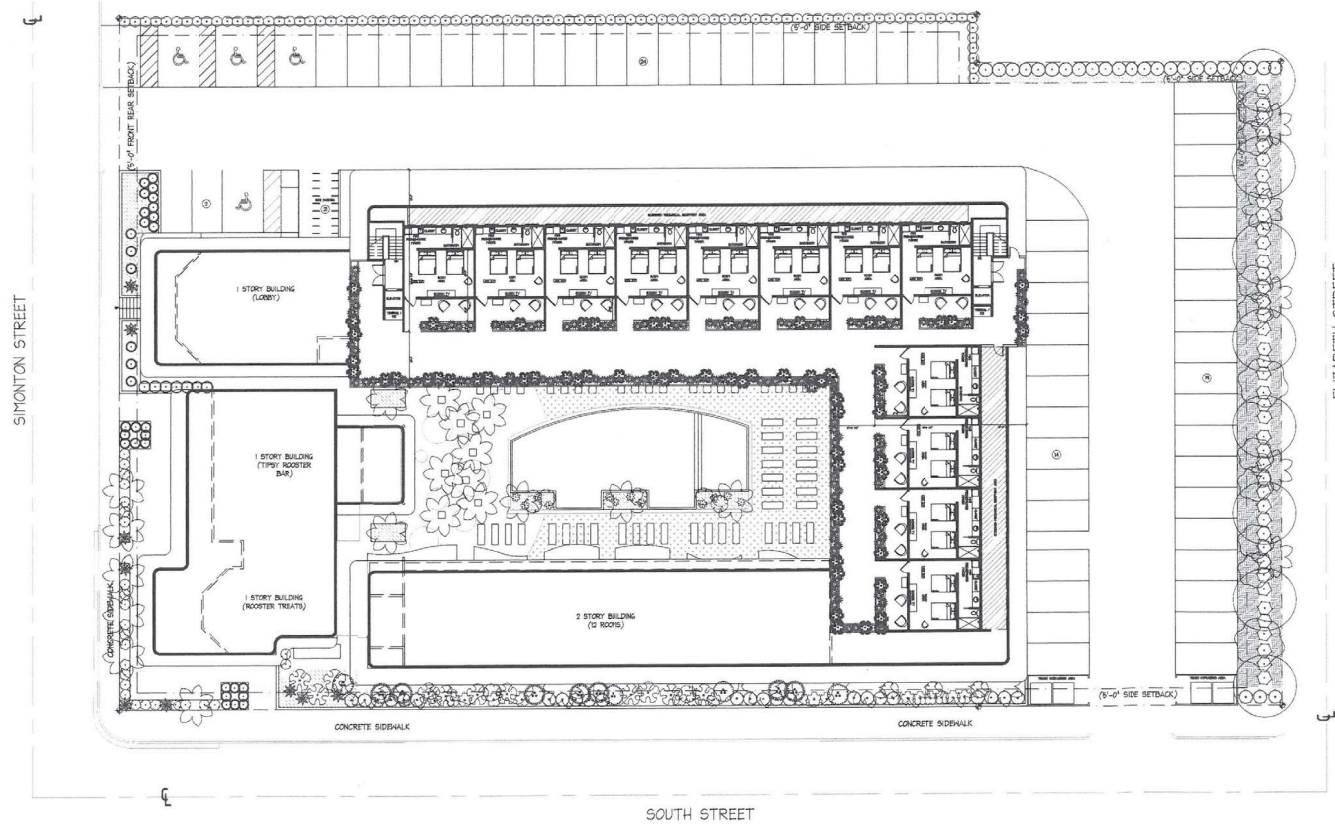
1 SECOND FLOOR PLAN
A3 SCALE: 1/8"=1'-0"

ELIZABETH STREET

SOUTH STREET

SIMONTON STREET

<p>SOUTHWINDS HOTEL 1321 SIMONTON ST KEY WEST, FLORIDA</p>	
<p>410 Angela Street Key West, Florida 33540 Telephone: (305) 296-1342 Facsimile: (305) 296-2727 Florida License: JLC000222</p>	
<p><i>Bender & Associates</i> ARCHITECTS</p>	<p>p.a.</p>
<p>Project #</p>	<p>2240</p>
<p>Date</p>	<p>5/06/2021</p>
<p>A3</p>	



1 THIRD FLOOR PLAN
A4 SCALE: 1/8"=1'-0"

ELIZABETH STREET

SOUTH STREET

SIMONTON STREET

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

411 Angelo Street
Key West, Florida 33540
Telephone: (305) 296-1342
Facsimile: (305) 296-2727
Florida License: ALC060822

Bender & Associates
ARCHITECTS
p.a.

Project No. 2248

Date: 11/06/2021

A4

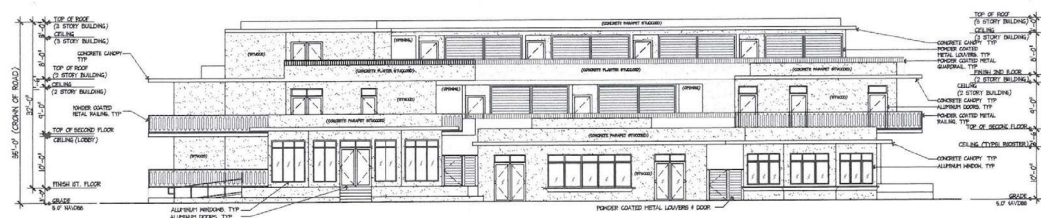
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

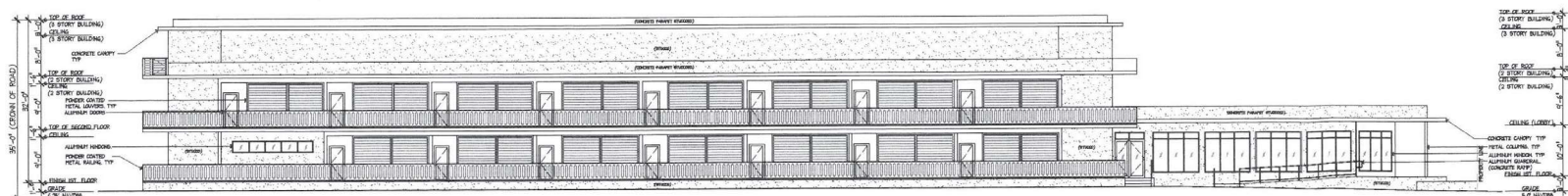
Project N° : 2240

Date:	11/06/2024
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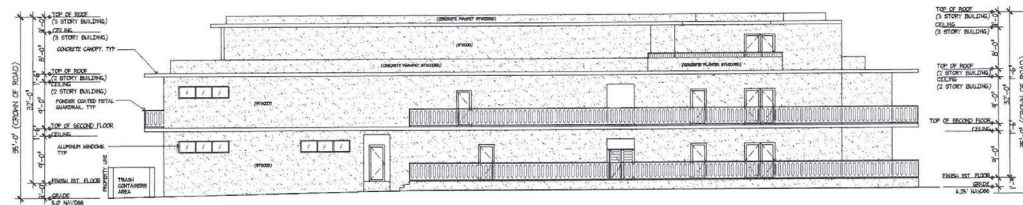
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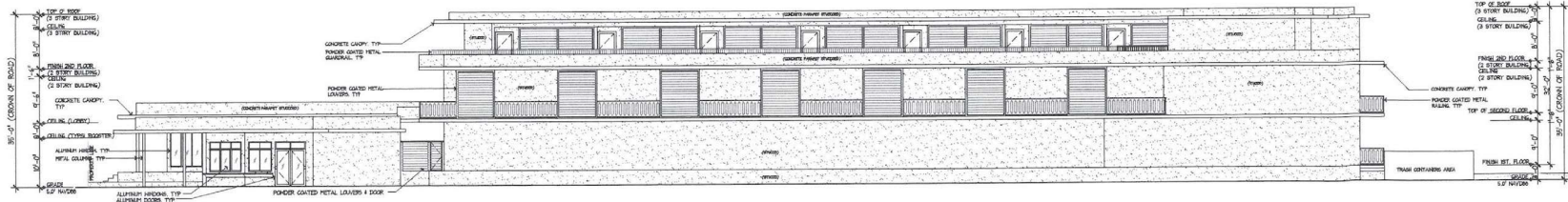
PROPOSED WEST ELEVATION



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



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



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

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

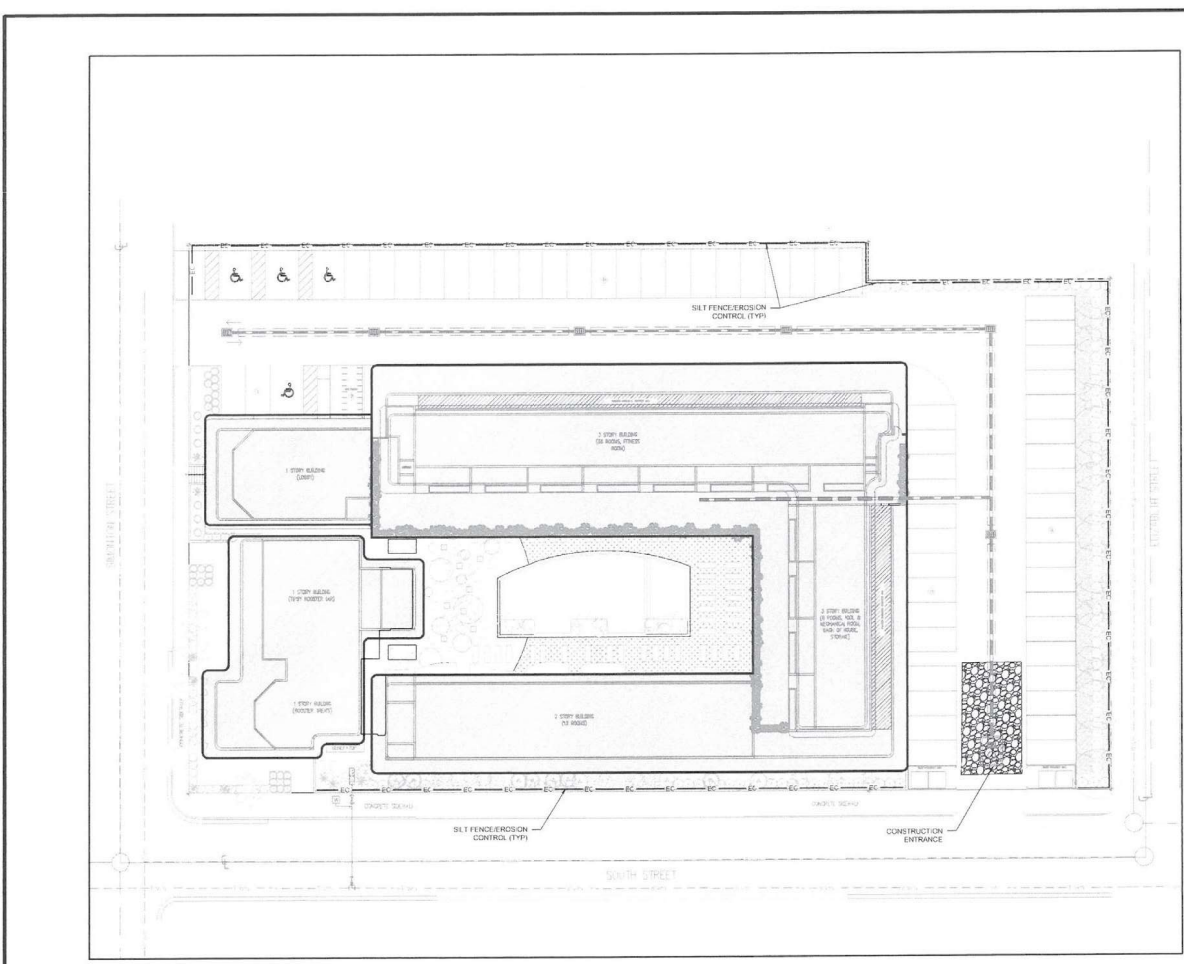
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1547
Facsimile (305) 296-2727
Florida License LA0000022

Bender & Associates
ARCHITECTS
p.a.

Printed: 11/2/2016

Date: 1/26/2014

A6



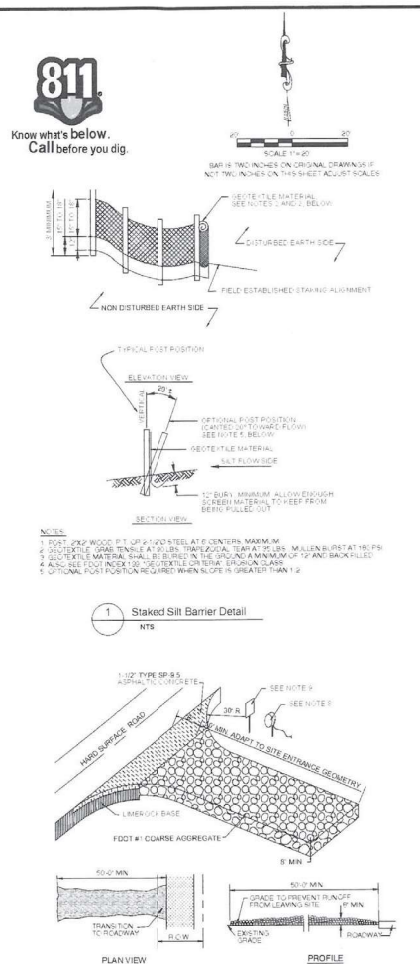
EROSION CONTROL PLAN

EROSION CONTROL NOTES

1. EROSION, SEDIMENT AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION IS ACHIEVED. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10% POINT DURING CONSTRUCTION AND, AS MUCH AS PRACTICABLE, FASTER FABRIC, SLOPE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES (DRAWINGS) AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAGE OF GRASS IS PLANTED/ONSET.
3. BUILT-UP OR STABILIZED BANKS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
4. SLOPE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSIDERED WITH PROPERTY LINES.
5. PREVENT EROSION CONTROL MEASURES CONSISTING OF STAKED BUILT-UP BANKS AND FILTER SOCKS ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS FOR REVIEW. ADDITIONAL MEASURES AS NECESSARY TO AVOID AVOIDANCE IMPACTS TO JURISDICTIONAL AREAS SHALL BE INSTALLED AFTER THE REVIEW AND APPROVAL OF THE DESIGN TEAM. MAINTAIN THESE MEASURES UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
6. EROSION CONTROL MAINTAINED WITHIN CONSTRUCTION AREA IS QUICKLY STABILIZED, DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK, AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY, MODIFY OR RELocate THE EROSION/SEDIMENT SLOPE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

SWPPP GENERAL NOTES

- SWPPP GENERAL NOTES**
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBMITTED TO THE STATE OF CALIFORNIA FOR THE ATTENTION OF THE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A GENERAL APPROACH TO THE PROPOSED PROJECT. THE OWNER/CONTRACTOR TO ASSIGN THEM BY IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMITS FOR STORMWATER CONTROL" FROM LARGE LOT DEVELOPMENT CONSTRUCTION ACTIVITIES (DE FORM 62-021.300A)B. ALSO KNOWN AS NOTICE OF INTENT OR NOI. TO THE DEPARTMENT OF WATER RESOURCES PERMIT DIVISION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT ALL BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN AND SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL, PRIOR TO ANY CONSTRUCTION.



2 GFAVEL CONSTRUCTION ENTRANCE

PRELIMINARY - NOT FOR CONSTRUCTION



**Perez Engineering
& Development, Inc.**

*Committed To Your
Success*

Civil Engineering, Regulatory
Permitting, Construction
Administration

1010 Kennedy Drive
Suite 202
Key West, Florida 33040
Tel: 305.233.3440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com

Seat

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

THIS STATE HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY ALLEN E.
RIVERA ON THE DATE ADJACENT TO
THIS SEAL.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED IF THE
SIGNATURE MUST BE VERIFIED ON
AN ELECTRONIC COPY.

SOUTHWINDS MOTEL
1321 Simonton Street, Key West, FL 33040

Consultants:

Submissions:

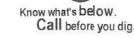
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Dawn By: AEP	Checked By: AEP
Title:	

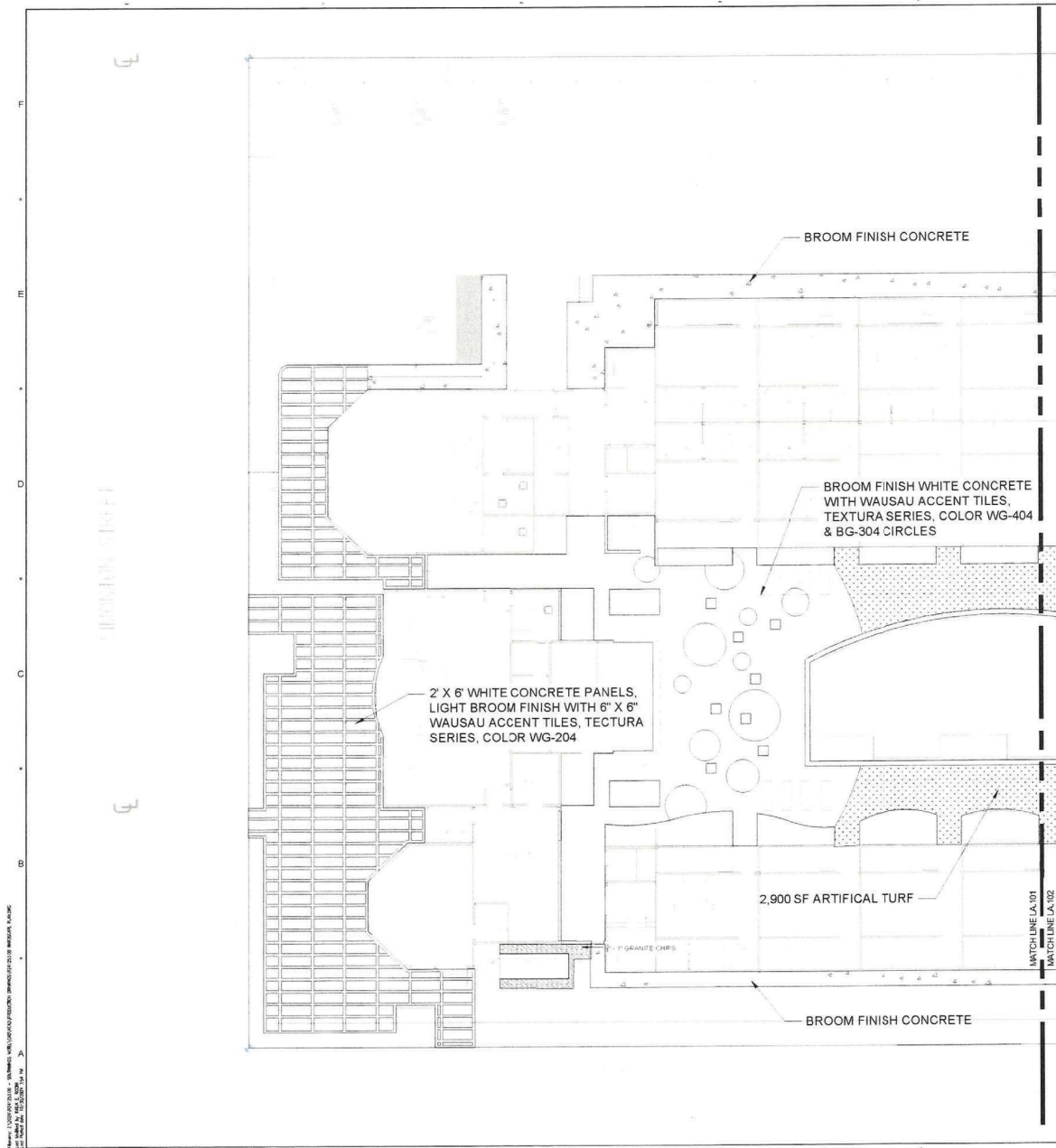
EROSION
CONTROL PLAN

Sheet Number: _____

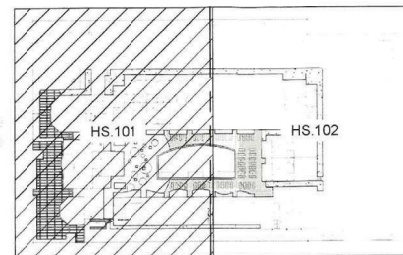
C-100

Date: November 6, 2024





KEY PLAN



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



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



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

**NOT FOR
CONSTRUCTION**

COMMUNITY SOLUTIONS GROUP

2500 CONVENT RD, SUITE 200
818 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8396
CERTIFICATE OF AUTHORIZATION: 00000000

PROJECT
SOUTHWINDS
MOTEL

1/11/18 WEST FLORIDA

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS
4100 WINDY STREET
SUITE 100
ORLANDO, FL 32801

CONSULTANTS

DESCRIPTION

REVISED FOR:	DATE
DESIGN	01/11/18
CONSTRUCTION	01/11/18

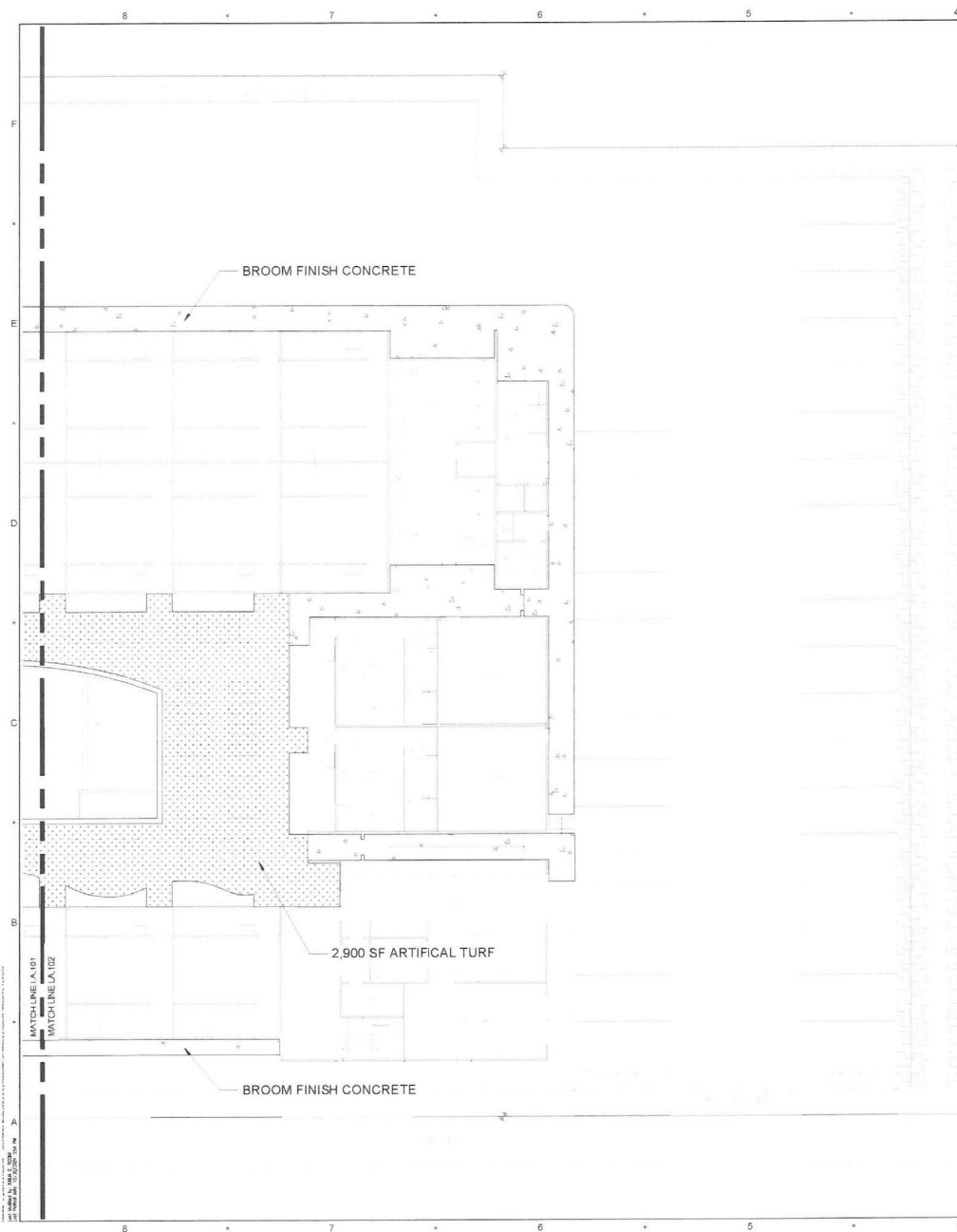
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DATE	01/11/18
SCALE	1/8" = 1'-0"
DRAWN BY	AS
CHECKED BY	AS

DRAWING SCALE AND NORTH ARROW

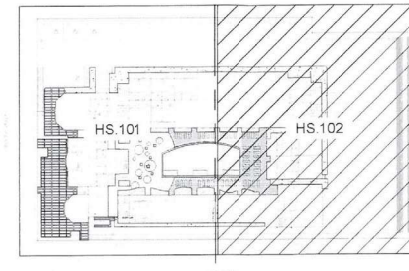


SHEET TITLE
HARDSCAPE PLAN - WEST

SHEET NUMBER
HS.101



KEY PLAN



COMMUNITY SOLUTIONS GROUP

1000 COMMUNITY GROUP DRIVE
611 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: E8891

PROJECT
SOUTHWINDS
MOTEL

161 WEST FLORIDA

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS
210 ANSEL STREET
161 WEST FLORIDA 32801

CONSULTANTS

REGISTRATION

ISSUED FOR:	DATE
FOR OWNER	01/11/2014
FOR SUBMITTAL	02/04/2014

PROJECT NUMBER 6124 1250 10

DATE 02/04/2014

SCALE 1/8" = 1'-0"

DRAWN BY JF

CHECKED BY JF

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
HARDSCAPE PLAN - EAST

SHEET NUMBER
HS.102

**NOT FOR
CONSTRUCTION**

ISSUED FOR:	
NO. 001	001.000000
NO. 002	002.000000
NO. 003	003.000000
NO. 004	004.000000
NO. 005	005.000000
NO. 006	006.000000
NO. 007	007.000000
NO. 008	008.000000
NO. 009	009.000000
NO. 010	010.000000
NO. 011	011.000000
NO. 012	012.000000
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NO. 016	016.000000
NO. 017	017.000000
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NO. 019	019.000000
NO. 020	020.000000

PROJECT NUMBER	001.000000
DATE	001.000000
SCALE	001.000000
DRAWN BY	001.000000
CHECKED BY	001.000000



NOT FOR
CONSTRUCTION

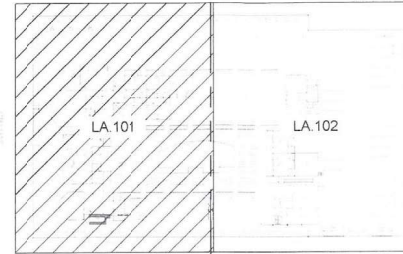
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SPECS	REMARKS
TREES							
AM	21	ADONIA MERRILLI / CHRISTMAS PALM	F.G.				SINGLE 10-12' C.T.
CO	11	CHRYSORHYZUM OLIVIFORME / SATIN LEAF	65 GAL.	14-16 HT.	NATIVE		4" CAL
CN	11	COCOS NUCIFERA / COCONUT PALM	F.G.	SEE PLAN FOR C.T. HT.			
CE	5	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTWOOD	65 GAL.	25" CAL	NATIVE		SINGLE LEADER, STD. 14' HT. 6" C.T.
CS	2	CORDIA SEBESTENA / ORANGE GEIGER TREE	45 GAL.	SINGLE, STD. 12' HT.	NATIVE		
GL	8	GYMNANTHES LUCIDA / CRABWOOD	45 GAL.	2" CAL FTG	NATIVE		8'40" HT. MIN
LP	20	LEUCOTHRINAX MORRISI / KEY THATCH PALM	15 GAL.	3'4" HT	NATIVE		FLORIDA FANCY, SINGLE
RM	1	RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE	45 GAL.	12-16 HT			
SG	2	SMAROLUBA GLAUCA / PARADISE TREE	100 GAL.	4" CAL, 18 HT. STD	NATIVE		2" CAL
SHRUBS							
AE	32	AECHMEA SP / GIANT BROMELIAD	5 GAL.	FULL IN POT			
AA	8	AGAVE ATTENUATA / FOXTAIL AGAVE					
AZ	9	ALPINEA ZERUMBET / VARIEGATED SHELL GINGER	3 GAL.	FULL IN POT			
AG	15	ARGUSIA GNAPHALODES / SEA ROSEMARY	3 GAL.	1.5' HT X 1' SPRD	NATIVE		FULL IN POT
CH	14	CHRYSOBALANUS ICAGO / COCC PLUM	3 GAL.	18" HT.	NATIVE		
EF	23	ERITHALIS FRUTICOSA / BLACK TORCH	3 GAL.		NATIVE		
GL	7	GYMNANTHES LUCIDA / CRABWOOD	25 GAL.	5-6 HT X 3-3.5 SPRD	NATIVE		BUSH, LOW BRANCHED
HR	17	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS	7 GAL.	3 HT. FTG			
MD	25	MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON	3 GAL.	FULL, LOW BRANCH, TRELLIS TRAINED			
MC	89	MYRCIANTHES FRAGRANS / COMPACTA / COMPACT SIMPSON'S STOPPER	3 GAL.	2 HT. MIN. FULL	NATIVE		
NE	31	NEPHROLEPS EXALTATA / BOSTON FERN	3 GAL.	FULL IN POT	NATIVE		
PN	42	PSYCHOTRIA NERVOSA / LITTLE PSYCHO / LITTLE PSYCHO WILD COFFEE	3 GAL.	FULL IN POT	NATIVE		
RH	9	RHAPIDOPHYLLUM HYSTRIX / NEEDLE PALM	7 GAL.	3 HT. FTG	NATIVE		
SP	42	SCAEVOLA PLUMIERI / INK BERRY	3 GAL.	2 HT. MIN. FULL	NATIVE		
SR	13	STRELITZIA REGINAE / BIRD OF PARADISE	7 GAL.	24" OA. HEAVY			
ZF	7	ZAMIA FURFURACEA / CARDBOARD PALM	15 GAL.	30"-36" OA.			
ZA	32	ZAMIA PUMILA / COONTIE	3 GAL.	18"-24" OA.	NATIVE		
GROUND COVERS							
BA	756	BORRICHIA ARBORESCENS / SEA OX-EYE DAISY	1 GAL.	FULL		18" o.c.	NATIVE
EL	1.618	ERINDEA LITTORALIS / GOLDEN CREEPER	3 GAL.	FULL		12" o.c.	NATIVE

DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:
DESIGNED BY:	DATE:



KEY PLAN



SYMBOL	CODE	BOTANICAL / COMMON NAME
BA	75B	BORRICHIA ARBORESCENS / SEACOCKEY DAISSY
EL	1.61B	ERYNDEA LITTORALIS / GOLDEN DREEPER

PLANT SCHEDULE

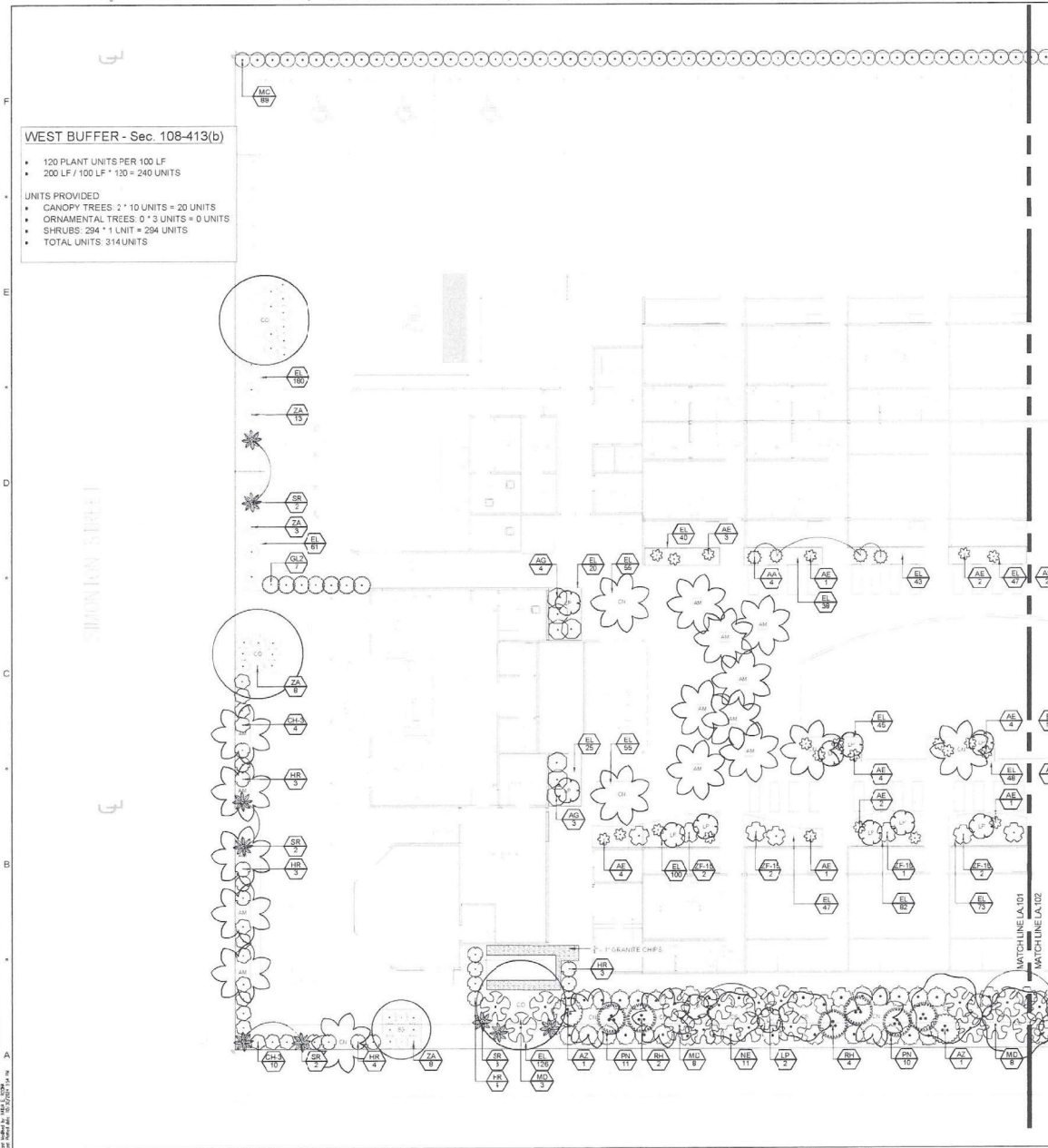
CODE	BOTANICAL / COMMON NAME
AM	ADONIDIA MERRILLI / CHRISTMAS PALM
CO	CHRYSOCLADUM OLIVIFORME / SATIN LEAF
CN	COCCO NUCIFERA / COCONUT PALM
CE	COCCO CARPUS ERECTUS BRUCEUS / SILVER BUTTWOOD
CS	CORDIA SEBESTENA / ORANGE DESERT TREE
GL	GYMANTHES LUCIDA / CRABWOOD
LP	LEUCOTHORAX MORRISII / KEY THATCH PALM
RM	RAVENSALA MADAGASCARENENSIS / TRAVELER'S TREE
SG	SHIMARUBA GLAUCA / PARADISE TREE
SHRUBS	
AE	AECHMEA SP / GIANT BROMELIAD

SOUTH BUFFER - Sec. 108-413(b)

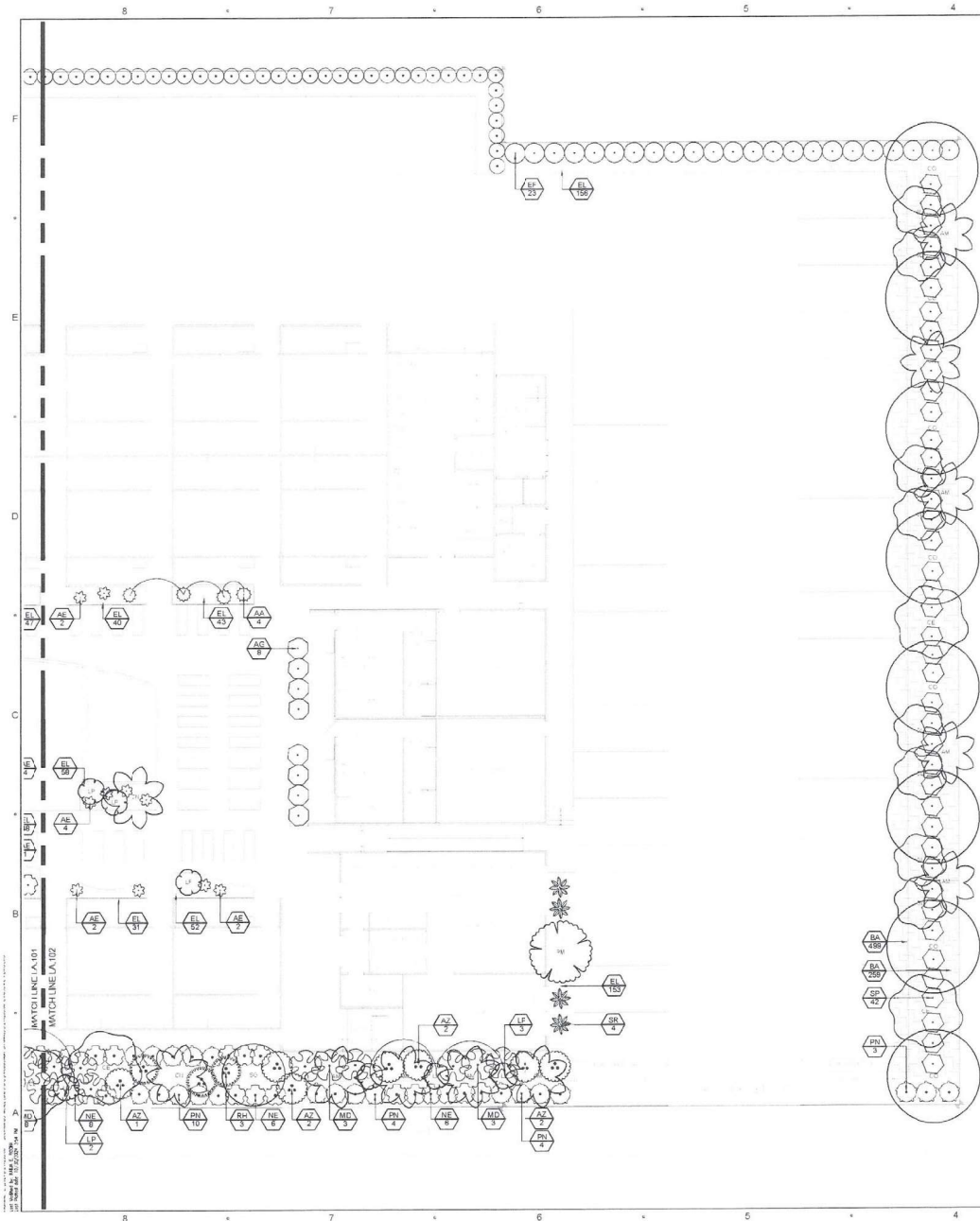
- 120 PLANT UNITS PER 100 LF
 - 335 LF / 100 LF * 120 = 402 UNITS
- UNITS PROVIDED
- CANOPY TREES: 3' * 10 UNITS = 30 UNITS
 - ORNAMENTAL TREES: 6' * 3 UNITS = 15 UNITS
 - SHRUBS: 418 * 1 UNIT = 418 UNITS
 - TOTAL UNITS: 463 UNITS

WEST BUFFER - Sec. 108-413(b)

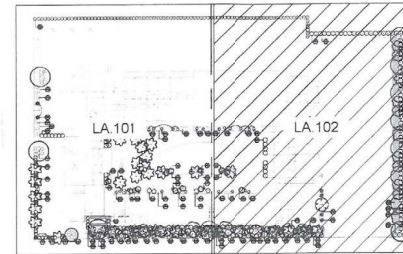
- 120 PLANT UNITS PER 100 LF
 - 200 LF / 100 LF * 120 = 240 UNITS
- UNITS PROVIDED
- CANOPY TREES: 2' * 10 UNITS = 20 UNITS
 - ORNAMENTAL TREES: 0' * 3 UNITS = 0 UNITS
 - SHRUBS: 294 * 1 UNIT = 294 UNITS
 - TOTAL UNITS: 314 UNITS



NOT FOR
CONSTRUCTION



KEY PLAN



SYMBOL	CODE	BOTANICAL / COMMON NAME
BA	758	BORFICHA ARBORESCENS / SEA OXLEY DAISY
EL	1618	ERIVODA LITTORALIS / GOLDEN CREEPER

CODE	BOTANICAL / COMMON NAME
AM	ADONIDIA MERRILLI / CHRISTMAS PALM
CO	CHRYSOPHYLLUM OLIVIFORME / SATIN LEAF
GN	GODONIA NUCIFERA / COCONUT PALM
CE	CONCARPUS ERECTUS / SILVER BUTTWOOD
CS	CORDIA SEBESTENA / ORANGE OLEIFER TREE
GL	GYMNANTHES LUCIDA / CRABWOOD
LP	LEUCOTHRAVIA MORRIS / KEY THATCH PALM
RM	RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
SG	SMAROUA GLAUCOA / PARADISE TREE
SHRUBS	
AE	PAECHMEA SP / GRAY BROWNLEAF
AA	AGAVE ATTENUATA / PORTUL AGAVE
AZ	ALPINA ZERUMBEA VARIEGATA / VARIEGATED SHELL DINGER
AG	ARGUSIA CHAMPALCOES / SEA ROSEMARY
CH-3	CHRYSOBALANUS ICACO / COCO PLUM

EAST BUFFER - Sec. 108-413(b)

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

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

NOT FOR
CONSTRUCTION

COMMUNITY
SOLUTIONS
GROUP

611 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: 8899

PROJECT
SOUTHWINDS
MOTEL

141 WEST FLORIDA

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS

210 W. FLORIDA STREET
141 WEST FLORIDA, 32801

CONSULTANTS

DESCRIPTION

ISSUED FOR

DATE

SCALE

DRAWN BY

CHECKED BY

PROJECT NUMBER

DATE

SCALE

DRAWN BY

CHECKED BY

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
LANDSCAPE PLAN - EAST

SHEET NUMBER
LA 102

Landscape Palette

Groundcover

Sea-Oxeye Daisy/ *Boutanica frutescens*
Golden Creeper/ *Emedia littoralis*



Accent Shrubs & Small Palms

Var. Shell Ginger/ *Alpinia zerumbet*
Split-leaf Philodendron/ *Monstera adansonii*
Big of Poinsettia/ *Streptocarpus reginae*
Key Trachypodium/ *Leptochloa maritima*
Needle Palm/ *Rhapis excelsa*



Shrubs

Black Torch/ *Euphorbia frutescens*
Chinche Hibiscus/ *Hibiscus rosa-sinensis*
Simpson Shrub/ *Morinda frutescens*
Boston Fern/ *Adiantum species*
Ceanothus/ *Zamia pumila*
Wild Coffee/ *Psychotria nervosa*
Little Psychotria/ *Scaevola taccada*



Large Palms & Trees

Christmas Palm/ *Adonidia merrillii*
Satinleaf/ *Chrysophyllum oliviforme*
Ginger Tree/ *Cordia alliodora*
Coconut Palm/ *Cocos nucifera*
Silver Buttonwood/ *Conocarpus erectus*
Coralwood/ *Gymnanthes lucida*
Traveler's Tree/ *Ravennia madagascariensis*
Paradise Tree/ *Schinus molle*



NOT FOR
CONSTRUCTION

COMMUNITY SOLUTIONS GROUP

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

PROJECT
SOUTHWINDS
MOTEL

1811 WEST FLORIDA

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS
401 ARCADE STREET
S.E. WEST FLORIDA 33604

CONSULTANTS

RESTORATION

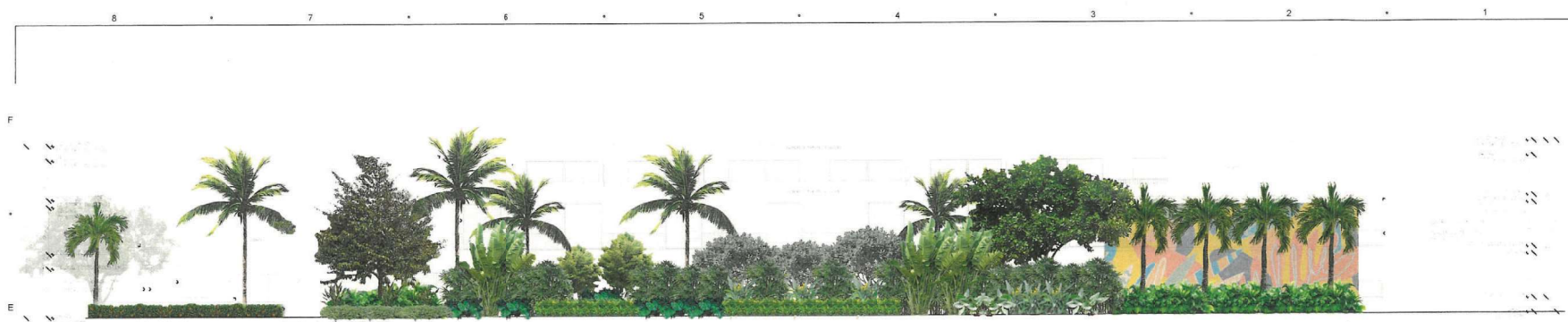
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2.00	02/01/2011
3.00	
4.00	
5.00	
6.00	
7.00	
8.00	
9.00	
10.00	

PROJECT NUMBER: 6111125-01
DATE: 01/11/2011
SCALE: 1/8" = 1'-0"
DRAWN BY: JS
CHECKED BY: PV

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
PLANT ID

SHEET NUMBER
LA.110



1 SOUTH ELEVATION
SCALE: 1" = 10'-0"



2 EAST ELEVATION
SCALE: 1" = 10'-0"



3 WEST ELEVATION
SCALE: 1" = 10'-0"

COMMUNITY SOLUTIONS GROUP

404 UNIVERSITY RD, SUITE 500
618 E SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: 683991

PROJECT
SOUTHWINDS
MOTEL

SE, WED, FLORIDA

CLIENT
BENDER &
ASSOCIATES
ARCHITECTS
401 ARCADE STREET
SE, WED, FLORIDA 32801

CONSULTANTS

REGISTRATION

DESIGNED FOR:

DESIGNED BY	DATE
CHK. SUBMITTED	DATE

PROJECT NUMBER R-24-1553-001

DATE	2024-10-21
SCALE	SEE ELEVATIONS
DRAWN BY	J.R.
CHECKED BY	P.D.






DRAWING SCALE AND NORTH ARROW



DESIGNED FOR:

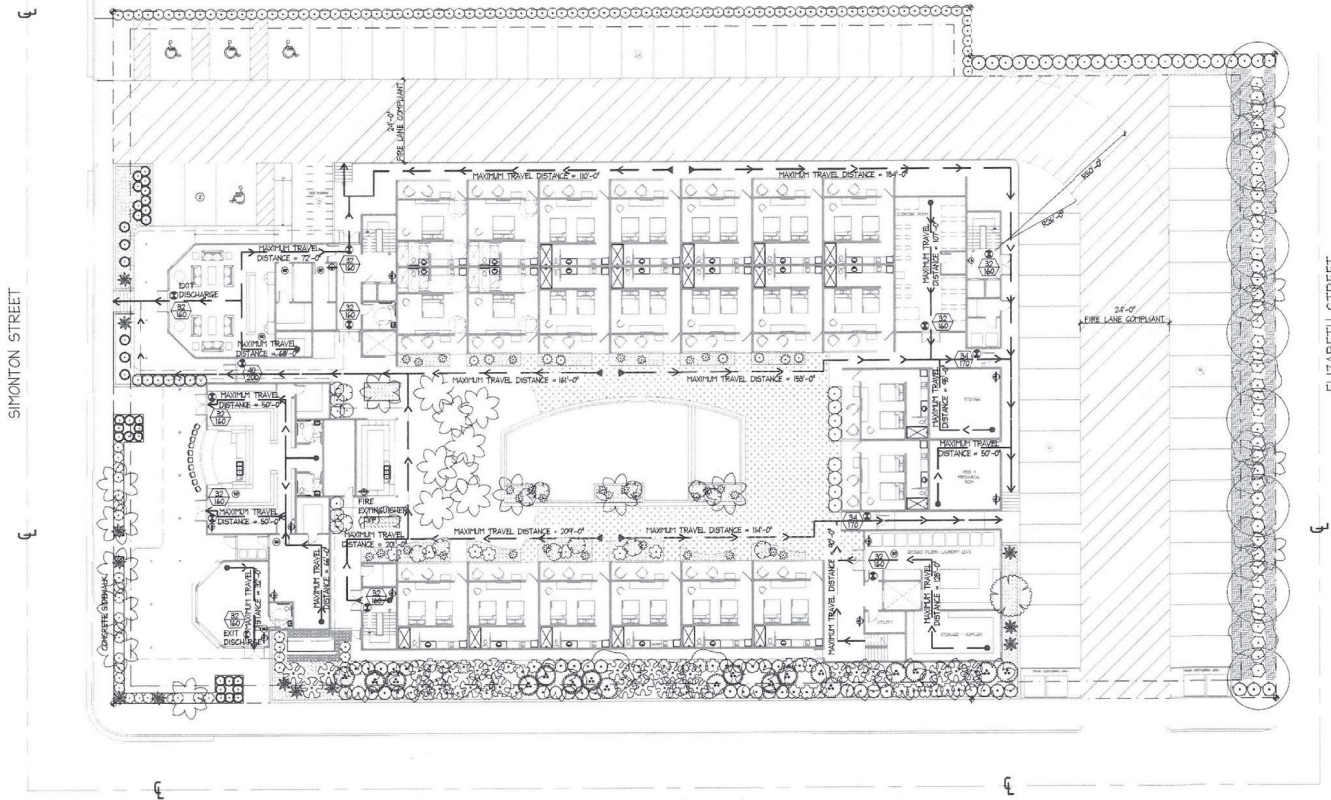
SHEET NUMBER
LA.301

NOT FOR
CONSTRUCTION

LIFE SAFETY SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EMERGENCY EXIT SIGN & LIGHT
	CLR. SIGNING WIDTH (CIRCLES) BARREL CAPACITY (N OF PERSONS)
	FIRE EXTINGUISHER (LARGEST TYPE-4 OR SMALL)
	PATH OF EXIT ACCESS
	EMERGENCY LIGHT



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



1 PROPOSED LIFE SAFETY - GROUND FLOOR PLAN
LS1 SCALE: 1/8"=1'-0"

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

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

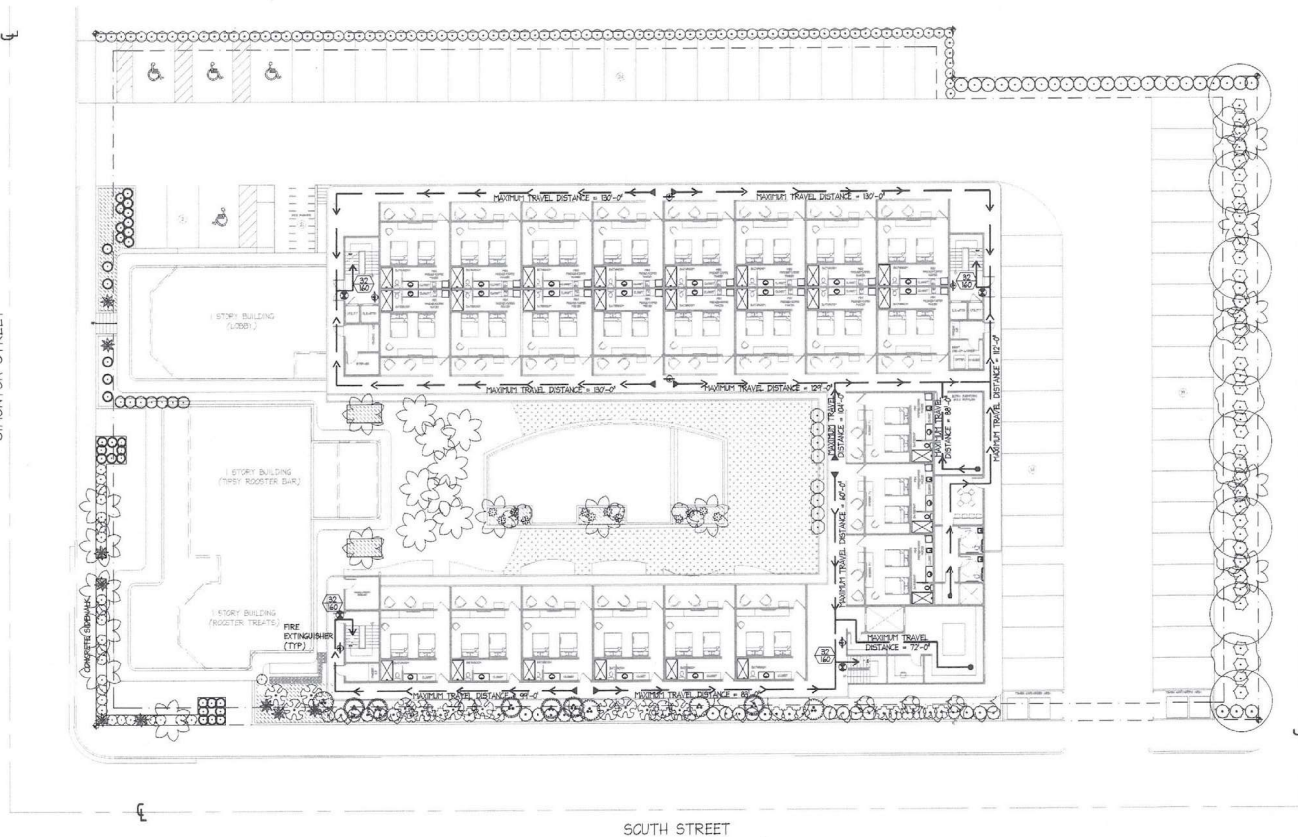
Bender & Associates
ARCHITECTS
p.d.

Project N° : 2340

Date: 11/06/2024

LS1

SIMONTON STREET



LIFE SAFETY SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EMERGENCY EXIT SIGN & LIGHT
	CLEAR EGRESS WIDTH (FEET)
	ROOM CAPACITY (N OF PERSONS)
	FIRE EXTINGUISHER (CLASSIFIED TYPE A OR B)
	PATH OF EGRESS ACCESS
	EMERGENCY LIGHT

ELIZABETH STREET

SOUTH STREET

1 PROPOSED LIFE SAFETY - SECOND FLOOR PLAN
LS2 SCALE: 1/8"=1'-0"

SOUTHWINDS HOTEL
1321 SIMONTON ST
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33540
Telephone (305) 296-1347
Parade Island (305) 296-2727
Florida License AIC0602022

Bender & Associates
ARCHITECTS
p.a.

Printed At: 2/04

Date: 11/06/2004

LS2

