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**Historic Architectural Review Commission  
Staff Report for Item 11**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** November 16, 2016

**Applicant:** William Shepler/Meridian Engineers

**Application Number:** H16-03-0076

**Address:** #1119 Simonton Street

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**Description of Work:**

New two-story wood frame house on vacant lot. New swimming pool and site work.

**Site Facts:**

The application in review is for a new two-story single family structure that is proposed to be built in a vacant lot. According to the Sanborn maps, the lot has been vacant at least since 1948. The lot in question faces Amelia Street; to its west side there are two one-story duplex buildings, which are historic, and on its east side there is a parking lot from a bank. Immediately across the street there is a welding shop and to its east side a two-story non-historic residential complex. The existing three buildings in the block are one-story cbs structures.

In January 26, 2016, the Commission approved a Certificate of Appropriateness that proposed the installation of a two-story modular structure on the site, as well as site improvements.

**Guidelines Cited on Review:**

- New guidelines for New Construction (pages 38a- 38q), specifically guidelines 1, 11 and 14.
- Decks, pools (pages 39-40), specifically guidelines 1 and 3 of page 40.

## **Staff Analysis**

This report is based on the new adopted guidelines for New Construction. The Certificate of Appropriateness in review is for the construction of a two-story frame house that will be 20'-3" wide by 52' depth and will be 26'-10" tall on its highest point. The building will have a two story front porch with horizontal cable railings. The main roof will be a frontal gable. The structure will have hardi board, impact resistant windows, and metal v-crimp panels as the roofing system. The plan also includes a new swimming pool on the rear side portion of the lot as well as a deck. New wood fences are also included in the plans.

The house will be the tallest structure within the immediately adjacent neighboring structures; therefore, staff opines that the proposed height is not sympathetic to its urban context. (Guidelines 11 and 14-p. 38-l and 38m) The scale and massing of the proposed structure are very different if compare them to the adjacent one-story structures. Staff opines that even though the design may be compatible with surrounding structures in terms of forms, finish materials, active frontage and textures, its size and scale will not be in keeping with its immediately adjacent context.

The proposed changes to the site, which includes a new swimming pool, a deck, and fences, are consistent with guidelines pertaining these elements.

## **Consistency with Guidelines**

It is staff's opinion that the proposed design fails some of the cited guidelines, specifically the scale and height in relation to immediate adjacent structures. The building will overshadow the immediate adjacent structures, which are one-story residences. The proposed design for site improvements that includes a pool, decks, and fences, all are consistent with cited guidelines.

# APPLICATION

**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**

*Harc meeting*

**CEIVE**

\$50.00 APPLICATION FEE NON-REFUNDABLE

OCT 03 2016

**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956



HARC PERMIT NUMBER <i>16-003-00076</i>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:

1119 Simonton - Unit C # OF UNITS **1**

RE # OR ALTERNATE KEY:

00027460-00300

NAME ON DEED:

Cabanas of Key West LLC PHONE NUMBER **305-304-6627**

OWNER'S MAILING ADDRESS:

3720 N. Roosevelt Blvd EMAIL: **jcleghorn@bellsouth.net**  
Key West, FL 33040

CONTRACTOR COMPANY NAME:

TBD PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Shepler & Associates Architecture PHONE NUMBER **305- 890-6191**

ARCHITECT / ENGINEER'S ADDRESS:

201 Front Street , Suite 203, Key West EMAIL **will@wshepler.com**

Project Engineer : Meridian Engineering LLC

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE \_\_\_\_\_  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New two story wood frame SFR with two story front porch, alum impact windows, cable rail system, new pool & decks , v-crimp metal roof , pavers, wood fences, and all other work as per attached drawings.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Doc#: KEYWBLD Type: OC (Owner)  
 Date: 10/03/16 53 Receipt no: 01  
 2016 300076  
 FT \* BUILDING PERMITS-NEW  
 Trans number: 3054753  
 VN VISA/MASTERCARD \$100.00  
 Trans date: 10/03/16 Time: 14:16:20

*No Customer*

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10  STAFF APPROVAL: \$50  COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA**

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Vacant lot</i>			
<i>Guidelines for new construction (pages 38a - 38g)</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

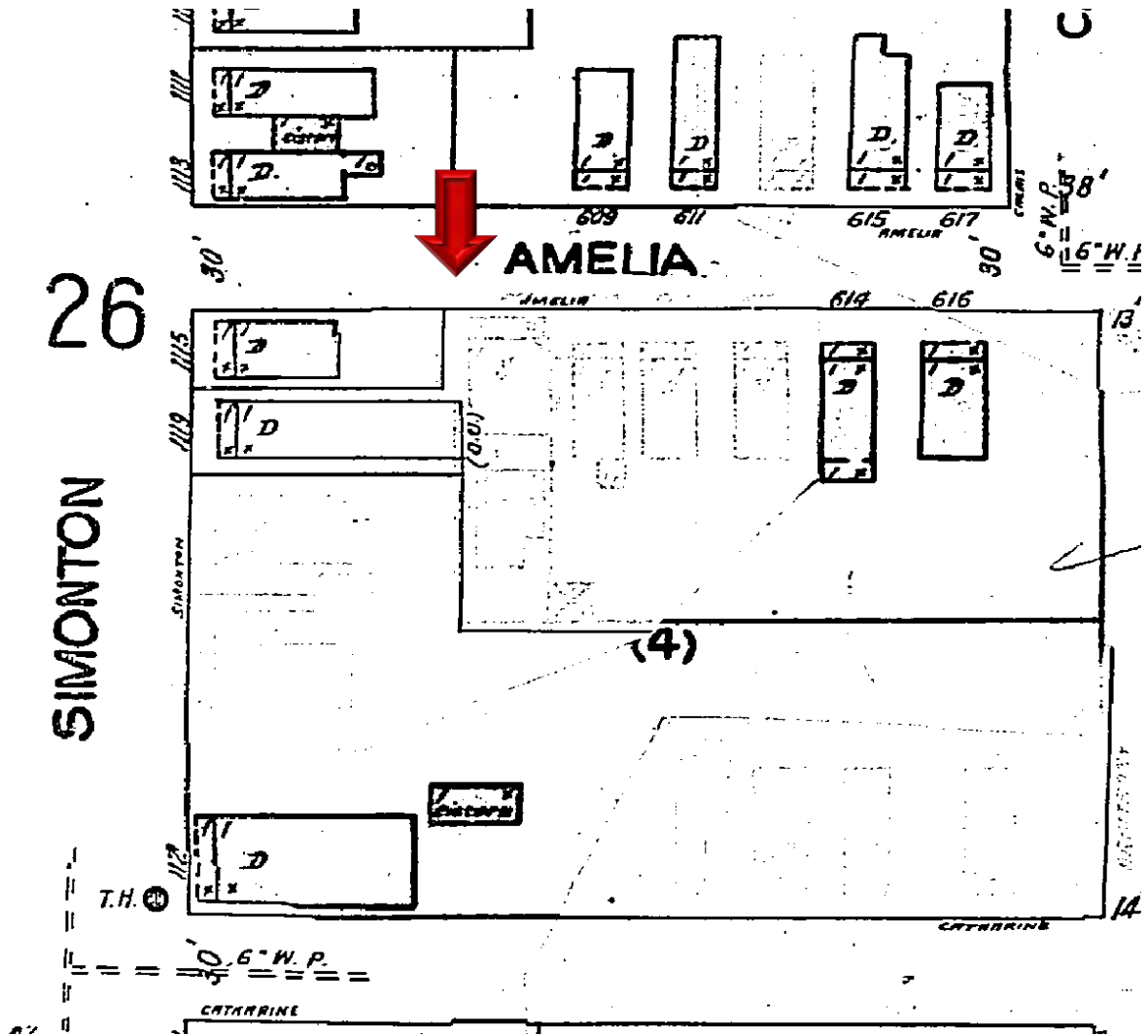
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

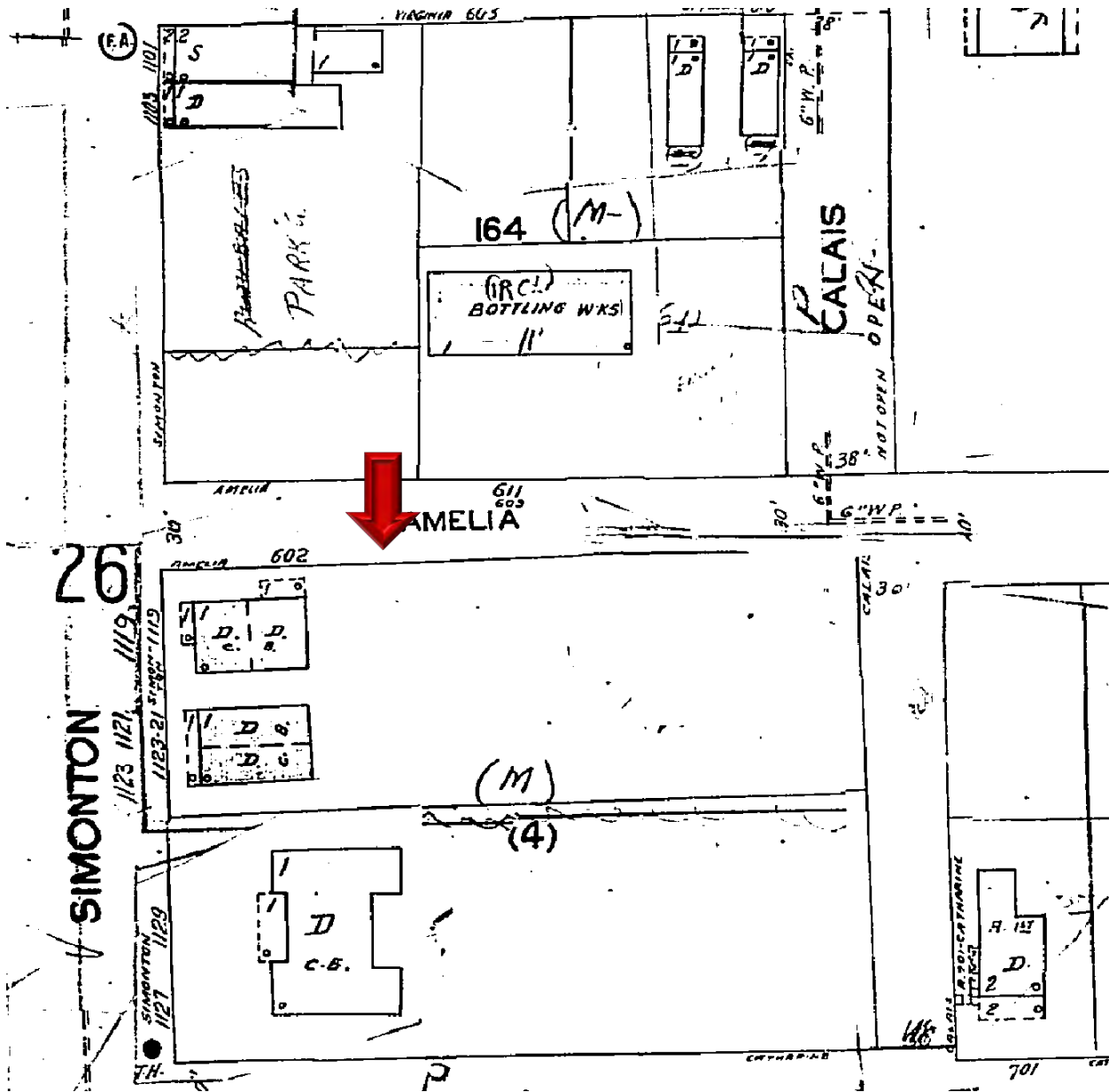
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS



#1119 Simonton Street Sanborn map 1948





#1119 Simonton Street Sanborn map 1962

# PROJECT PHOTOS







Google earth





Google earth





Google earth

feet 10  
meters 3





1. Photograph of the front of 1119 Simonton Street, Unit C, which is currently an empty lot facing Amelia Street.



2. Photograph of the lot from Amelia Street. The First State Bank parking lot is adjacent to the site to the east.





3. Photograph of the single story duplex adjacent to the lot to the west.



4. Photograph of the commercial property and two story townhouse across Amelia Street from the lot.



5. Photograph of the commercial welding and fabrication facility across Amelia Street from the lot.



6. Photograph of the Gato Building on Simonton Street. The commercial property across Amelia Street is shown in the background.

HARC Application: 1119 Simonton Street, Unit C



7. Photograph of the two-story townhouse across Amelia Street from the lot.



8. Photograph of the First State Parking lot adjacent to the lot.



9. Photograph of Amelia Street looking to the east of the lot.

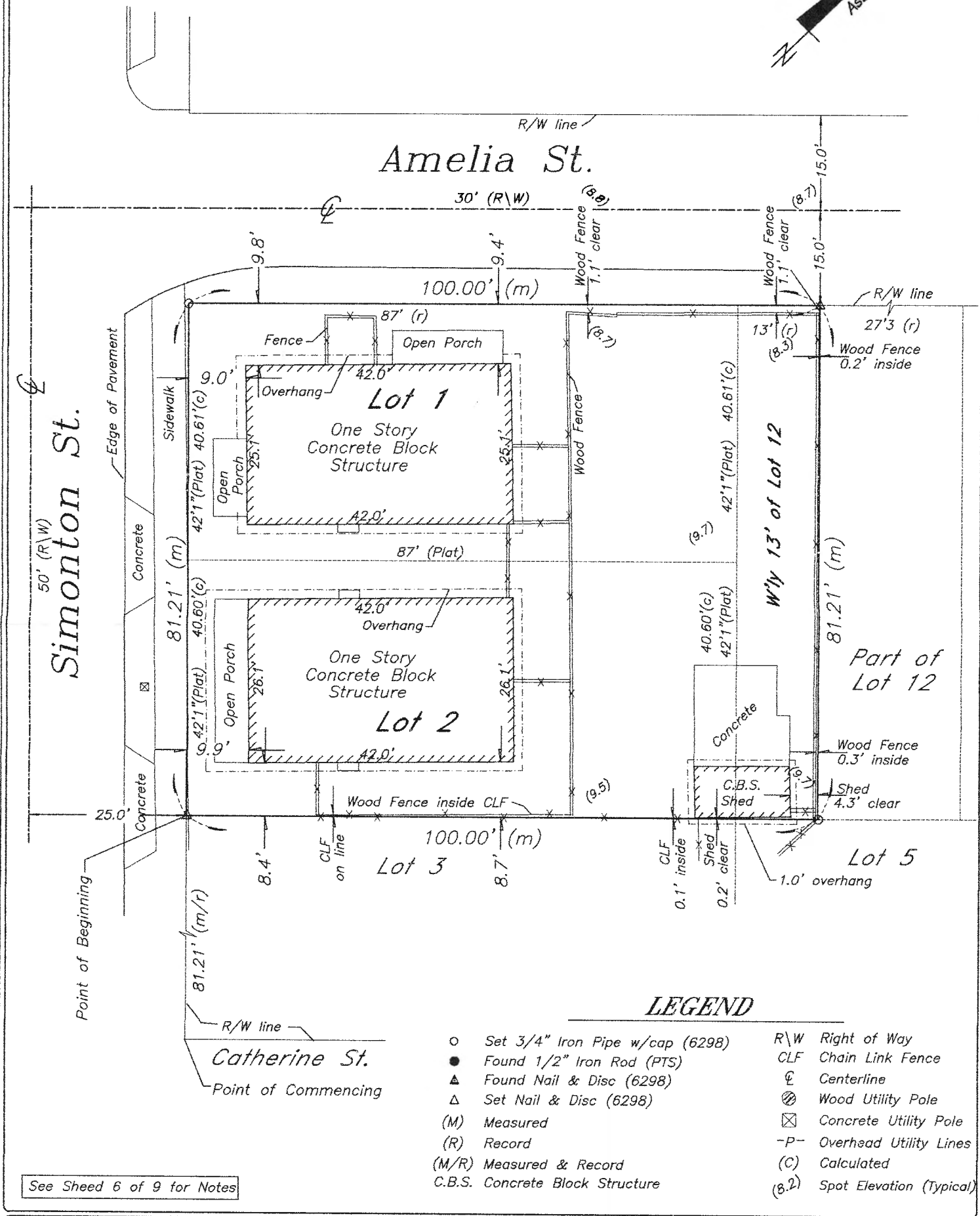
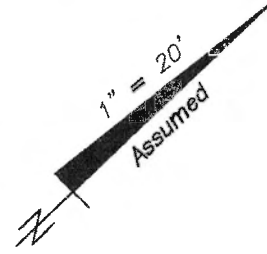


10. Photograph of Amelia Street looking to the west of the lot.

# SURVEY

# Cabana's of Key West H.O.A., Inc.

## A Homeowners' Association



### LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (C) Calculated
- (8.2) Spot Elevation (Typical)

See Sheed 6 of 9 for Notes

No.	Revision/Issue	Date
Checked By:	JA	Date: 5/1/14
Drawn By:	JLO	Scale: 1" = 20'

### J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

**BOUNDARY  
SURVEY  
DRAWING**

**1119-1123 Simonton St.  
Key West, FL**

Sheet No.:  
**5 of 9**

# PROPOSED DESIGN

### SITE DATA

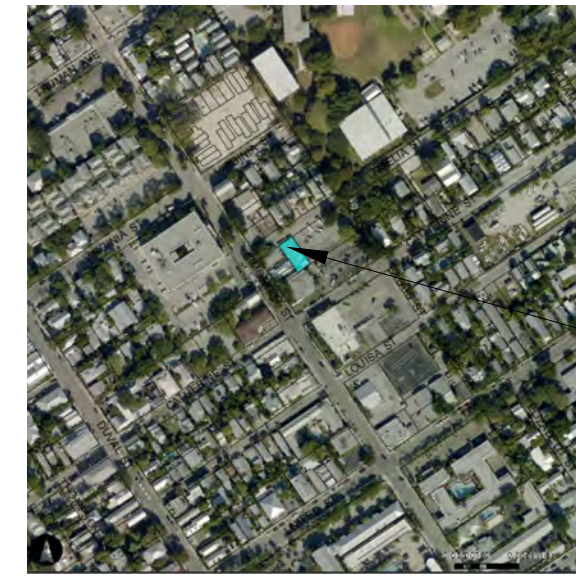
RE: 00027460-00300  
 ZONING: HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL)  
 FLOOD ZONE: X  
 F.I.R.M. - COMMUNITY#12087; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 6/68/25  
 LEGAL DESCRIPTION: KW PT LTS 1, 2 AND 12 SQR 4 TR 11 (A/K/A RESIDENTIAL UNIT C OF CABANAS OF KEY WEST)  
 G41-469/71 G42-3  
 TIER: 3  
 SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT STREET SIDE 7'-6"  
 MAX HEIGHT: 35 FT  
 OCCUPANCY: R-3  
 CONSTRUCTION: V-B

### DESIGN DATA

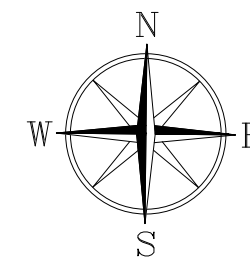
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 180 MPH (3-SEC GUST), EXPOSURE C; ASCE 7-10 CODE  
 LIVE LOADS: FLOOR 40 PSF; ROOF 20 PSF  
 DEAD LOADS: WALL 10 PSF; ROOF 10 PSF; FLOOR 10 PSF  
 FEMA FLOOD DESIGN PER ASCE 24-05

### INDEX OF DRAWINGS

SHEET A1.1 - SITE PLAN  
 SHEET A2.1 - FLOOR PLAN  
 SHEET A3.1 - ELEVATIONS  
 SHEET A3.2 - STREETSCAPE



SITE



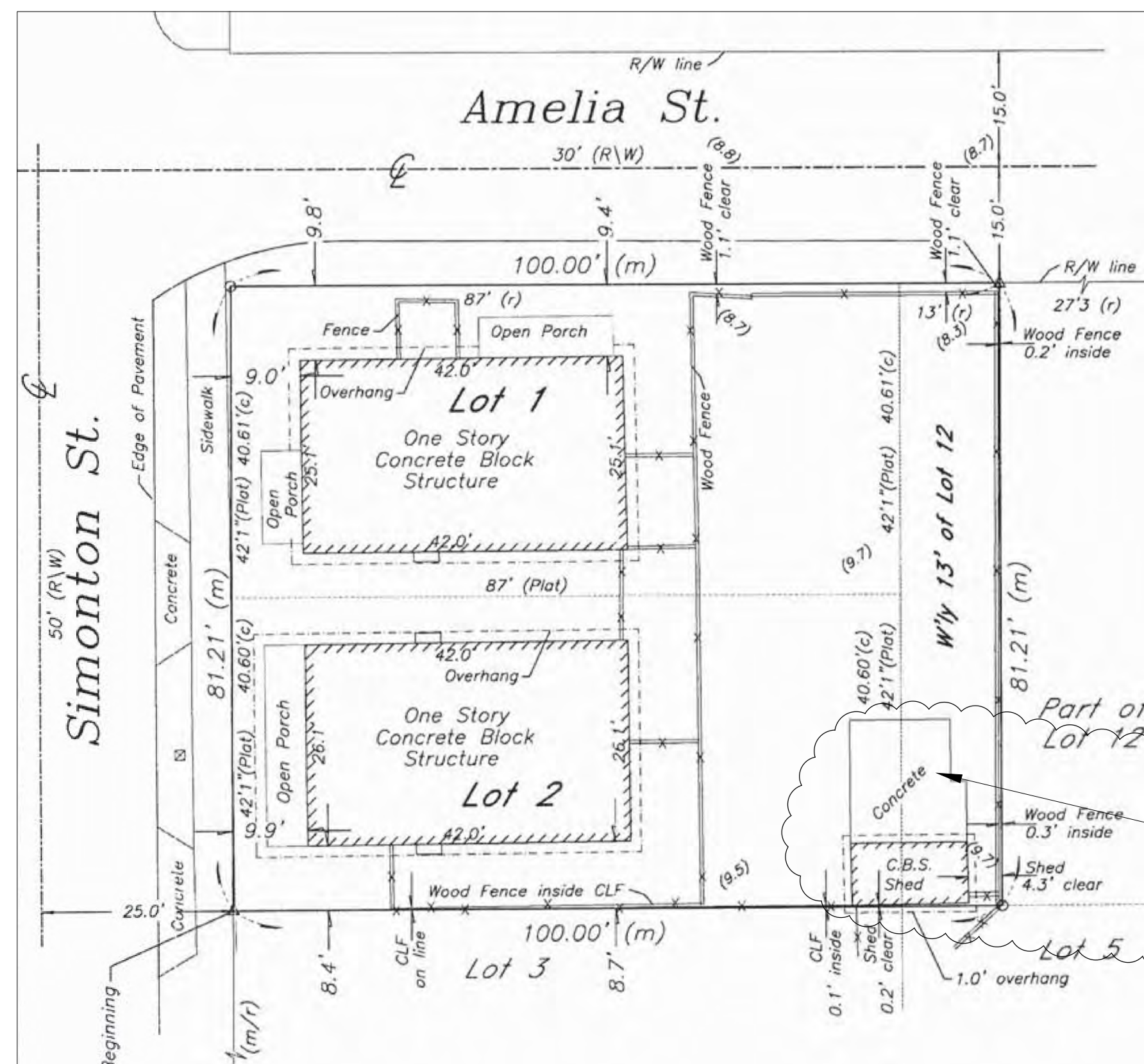
3  
A1.1

### LOCATION MAP

PROJECT DATA		PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00027460-00300				
SETBACKS:					
FRONT	62'-9"	N/A		5'-0"	NO
STREET SIDE	8'-0"	N/A		7'-6"	NO
SIDE	20'-2"	N/A		5'-0"	NO
REAR	15'-0"	N/A		15'-0"	NO
LOT SIZE	8,121 SQ. FT.	N/A		4000 SQ. FT.	NO
BUILDING COVERAGE	4,090 SQ. FT. 50%	2,905 SQ. FT. 35%		50% MAX	NO
FLOOR AREA	N/A N/A	N/A N/A		N/A	NO
BUILDING HEIGHT	26'-1"	N/A		35' MAX	NO
IMPERVIOUS AREA	4,900 SQ. FT. 60%	2,828 SQ. FT. 34.8%		60% MAX	NO
OPEN SPACE	2,804 SQ. FT. 35%	N/A		35% MIN	NO

"X" FLOOD ZONE  
 HNC-1 ZONING

STORMWATER: SINGLE FAMILY GREATER THAN 40% IMPERVIOUS  
 3,183 SQ. FT. \* 0.104 \* 53% IMPERVIOUS = 175 CF (CITY OF KEY WEST FORMULA)  
 SWALE PROVIDED: 175 CF (175 LF OF 4 FT WIDE BY 6" DEEP SWALES)



EXIST. CONC. PAD TO BE REMOVED, SHED TO REMAIN

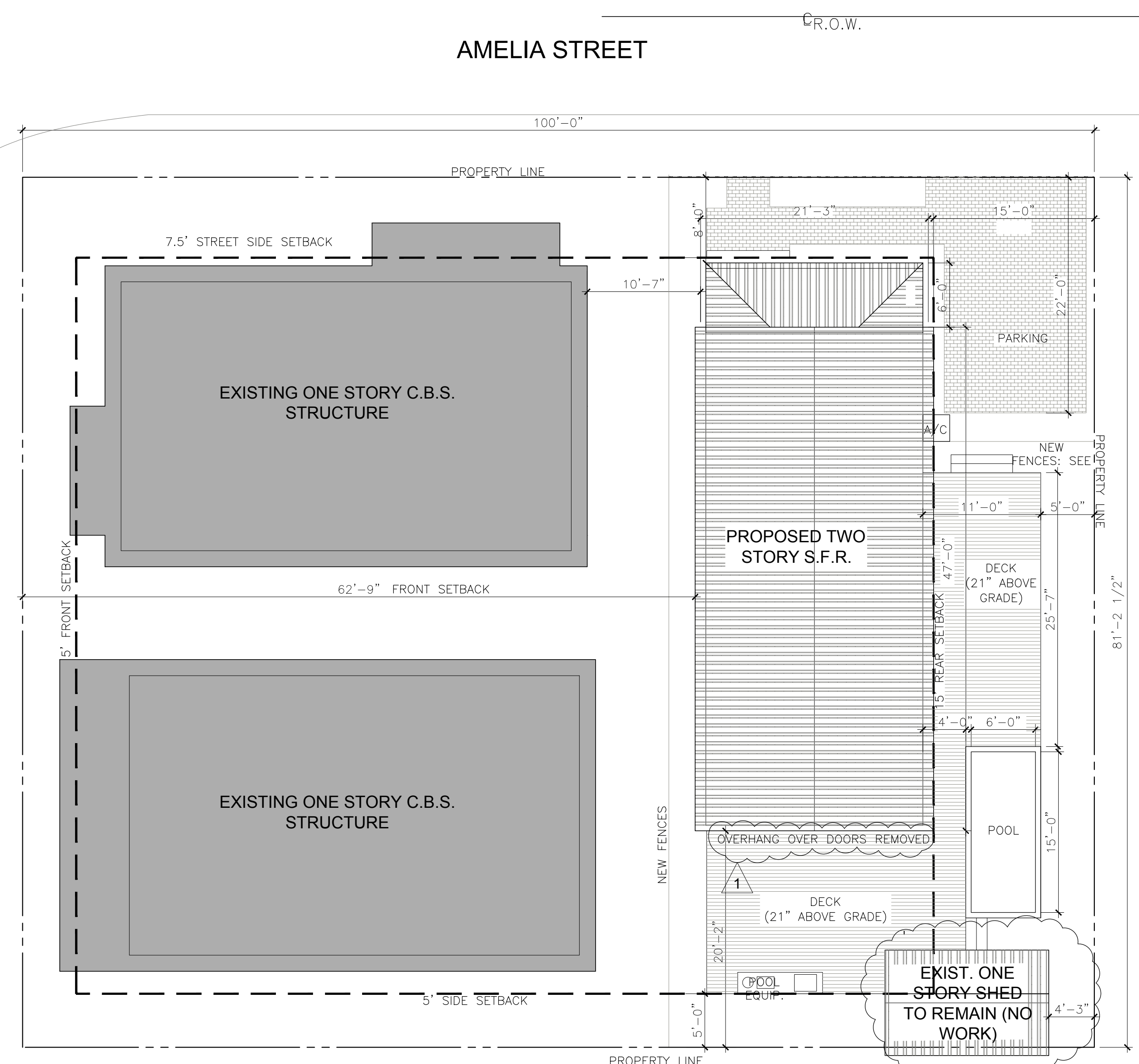
### 2 SURVEY

A1.1

SCALE: NTS

### AMELIA STREET

### SIMONTON STREET



### 1 PROPOSED SITE PLAN

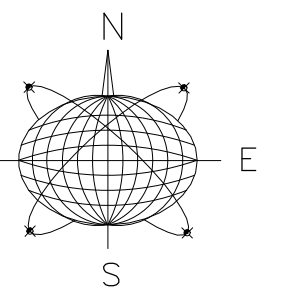
A1.1

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



william shepler & associates  
 architecture

Tel: 305-890-6191  
 Email: info@wsahepler.com



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3203 fax:293-4999

Seal:

Consultants:

Submissions / Revisions:

▲ HARC REVISION 11-2-16

1119 SIMONTON STREET  
 UNIT C  
 KEY WEST, FL

Drawing Size 24x36 Project #: 14012

Title:

SITE PLAN

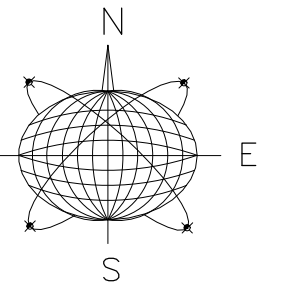
Sheet Number:

A1.1

Date: - OCTOBER 3, 2016

©2015 by William Shepler Architect





Seal:

Consultants:

Submissions / Revisions:

**1119 SIMONTON STREET  
UNIT C  
KEY WEST, FL**

Drawing Size: 24x36 Project #: 14012

Title:

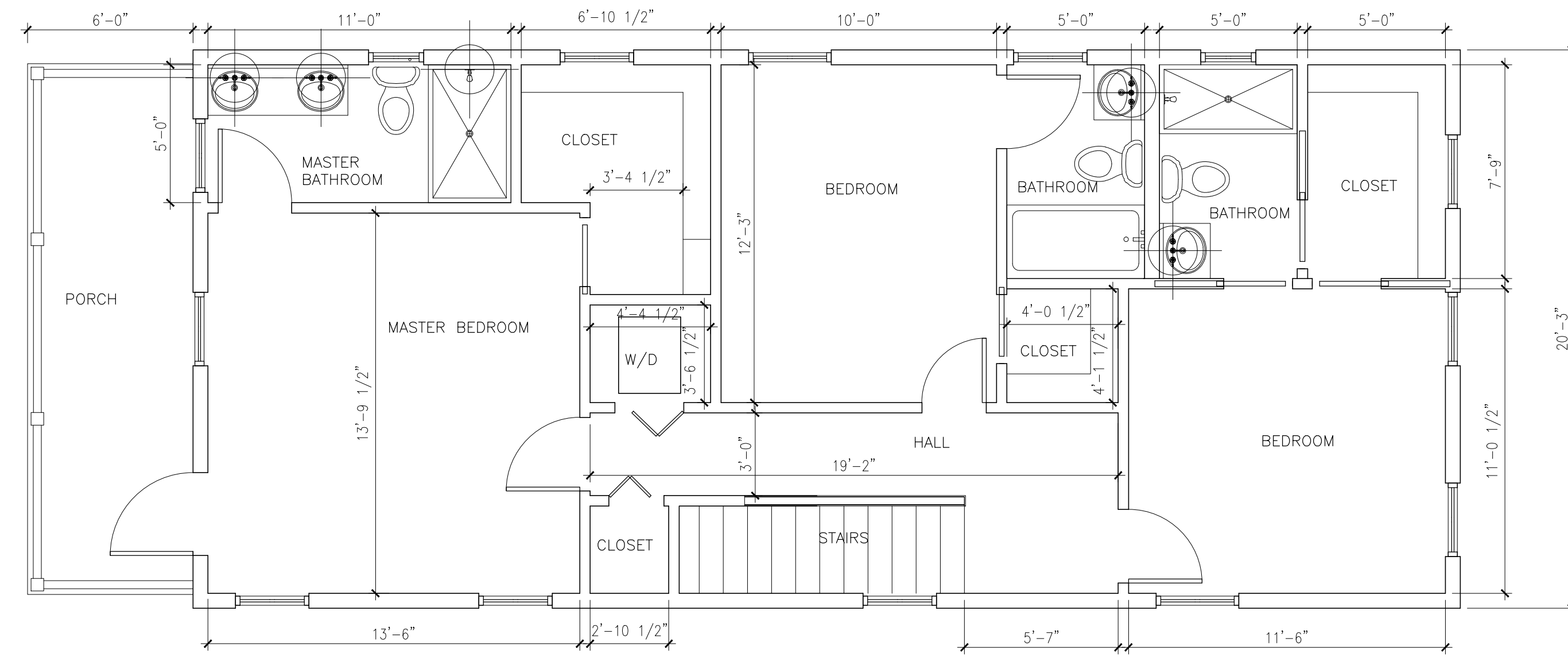
FLOOR PLAN

Sheet Number:

**A2.1**

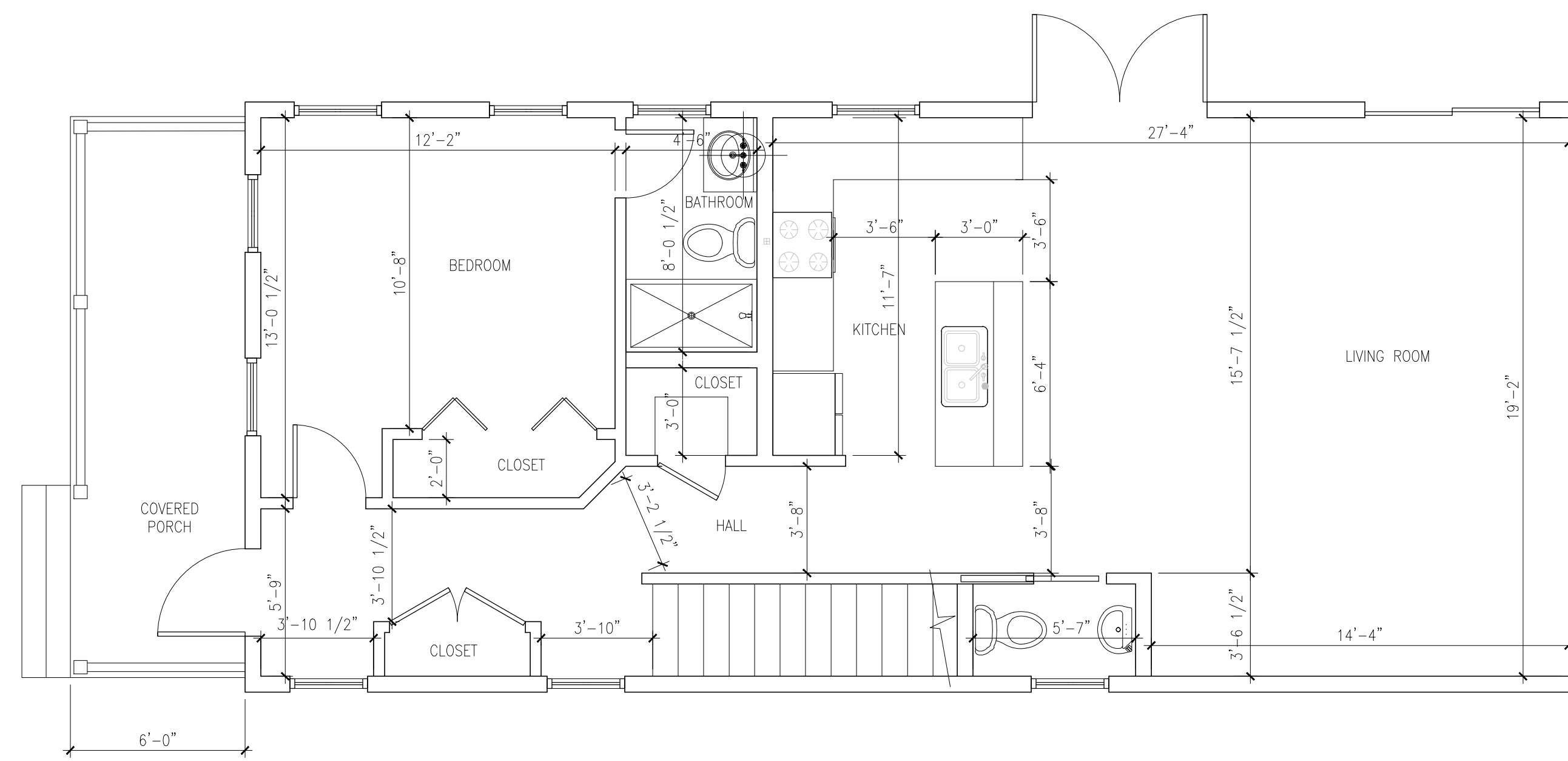
Date: - OCTOBER 3, 2016

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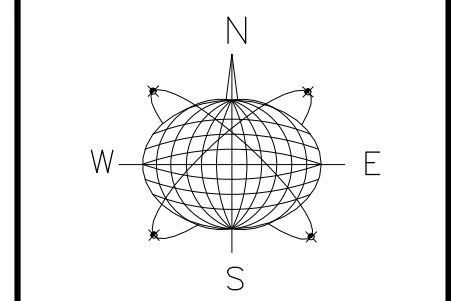
**2 SECOND FLOOR PLAN**

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



**1 FIRST FLOOR PLAN**

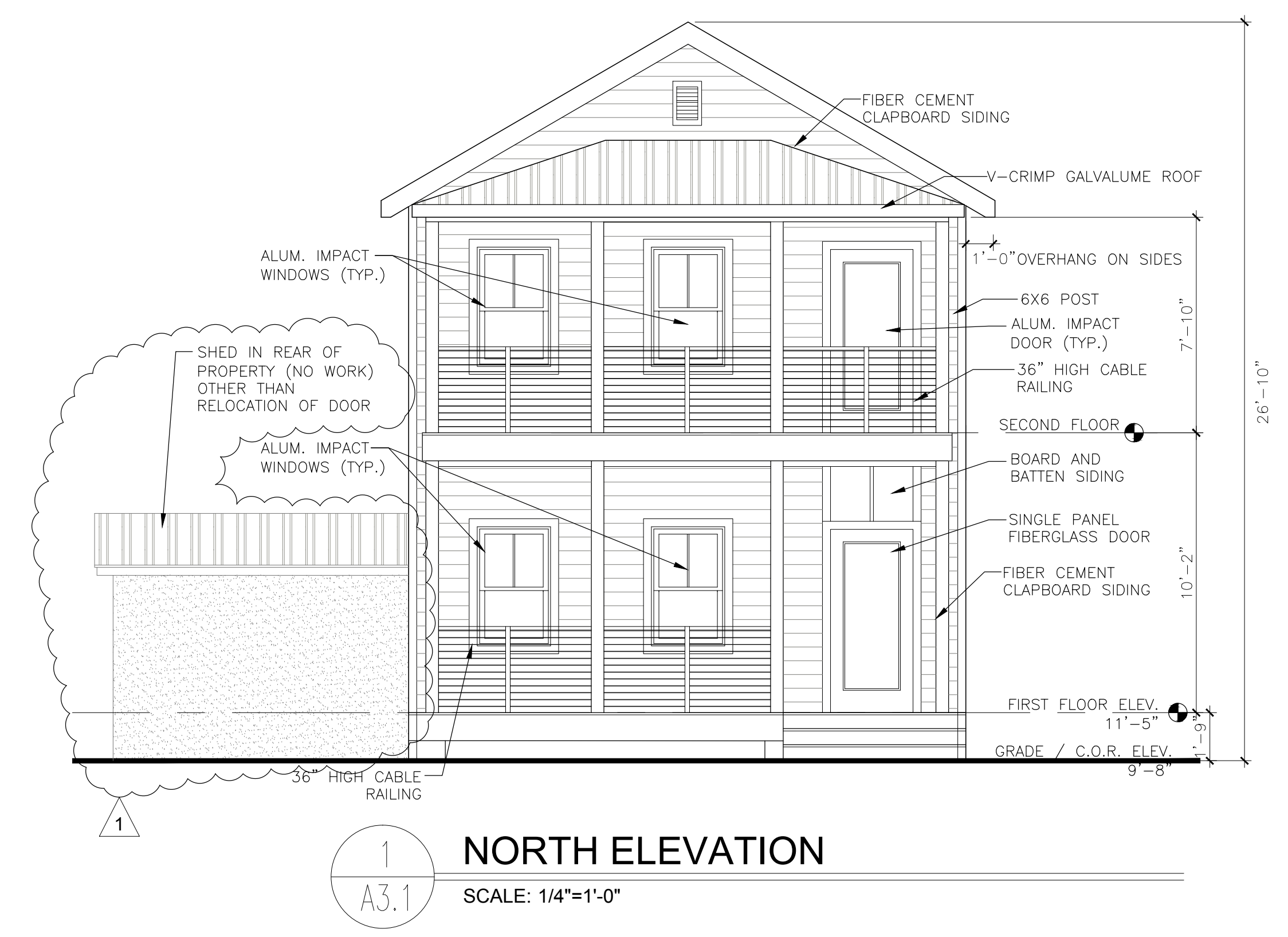
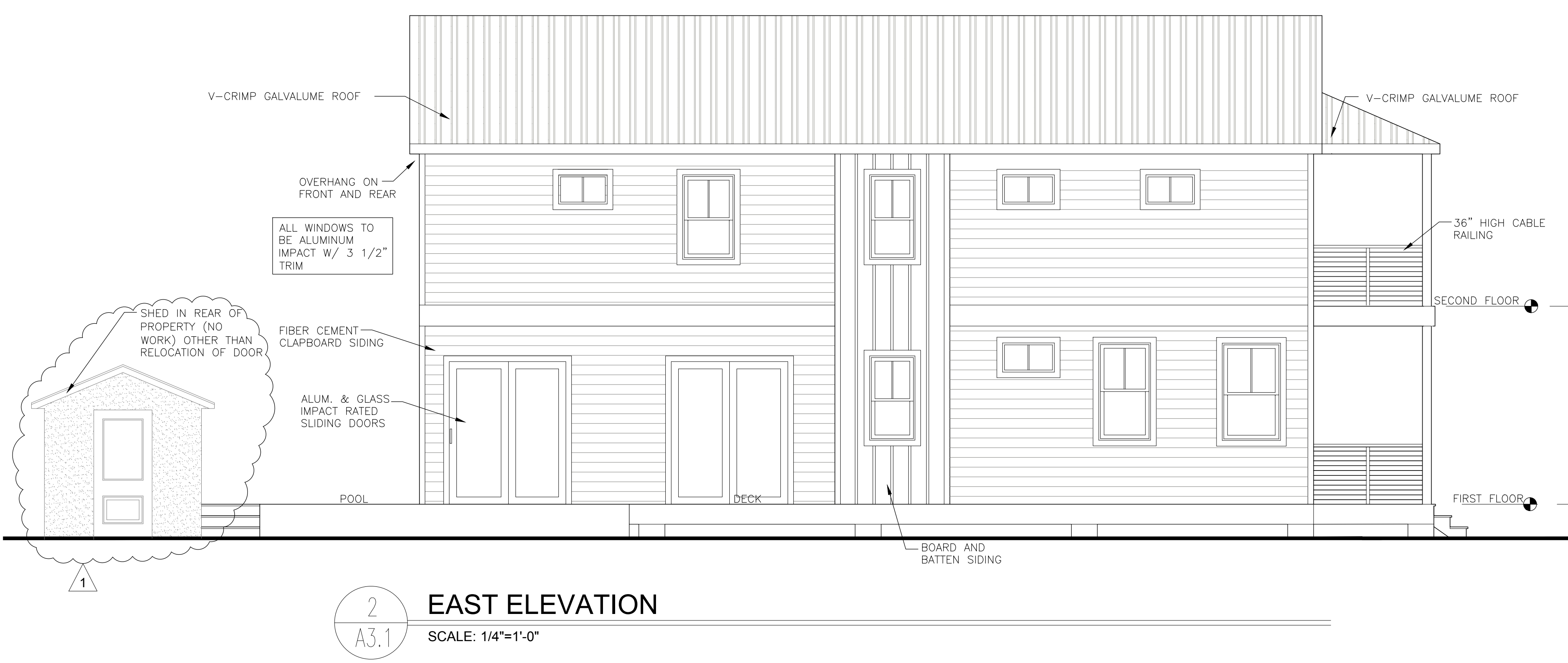
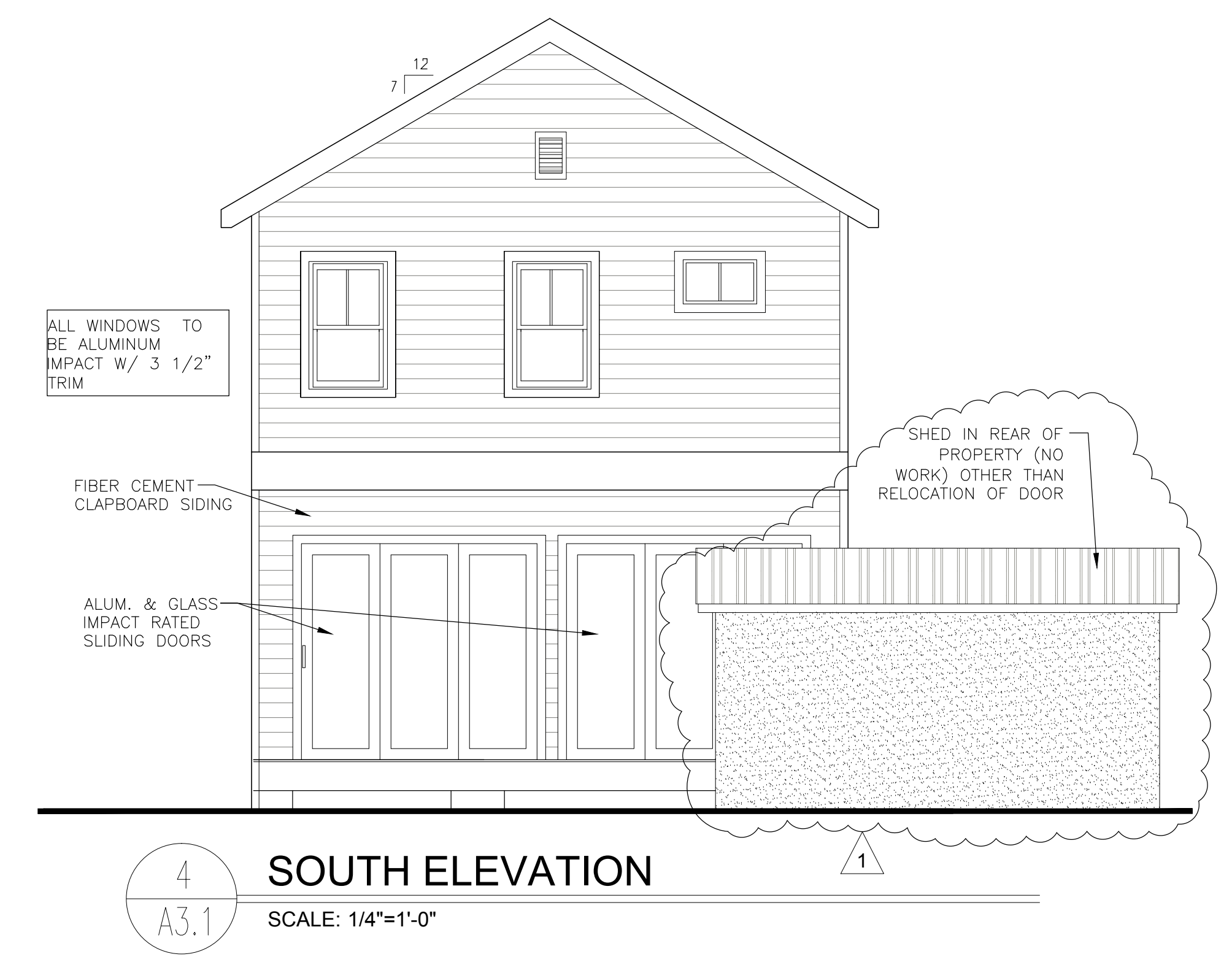
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Seal:  
  
  
  
Consultants:

Submissions / Revisions:

1	HARC REVISION 11-2-16



**1119 SIMONTON STREET**  
**UNIT C**  
KEY WEST, FL

Drawing Size 24x36 Project #: 14012

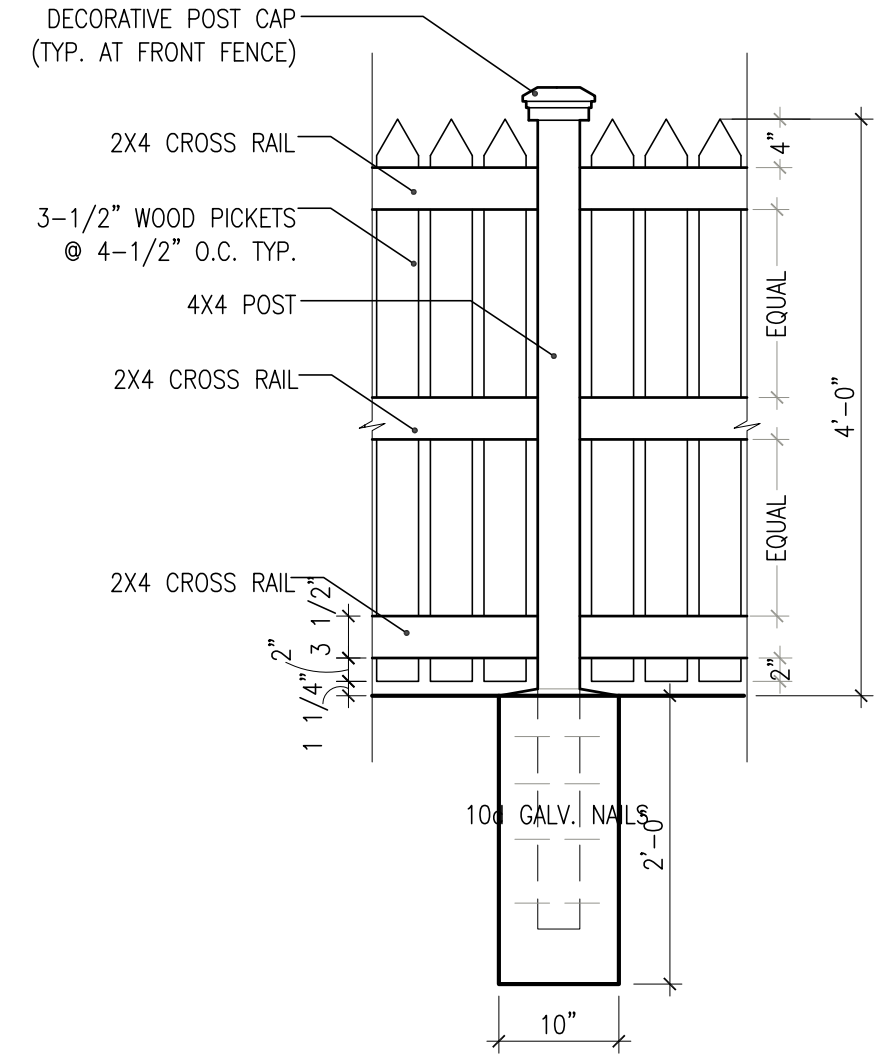
Title:

ELEVATION PLAN

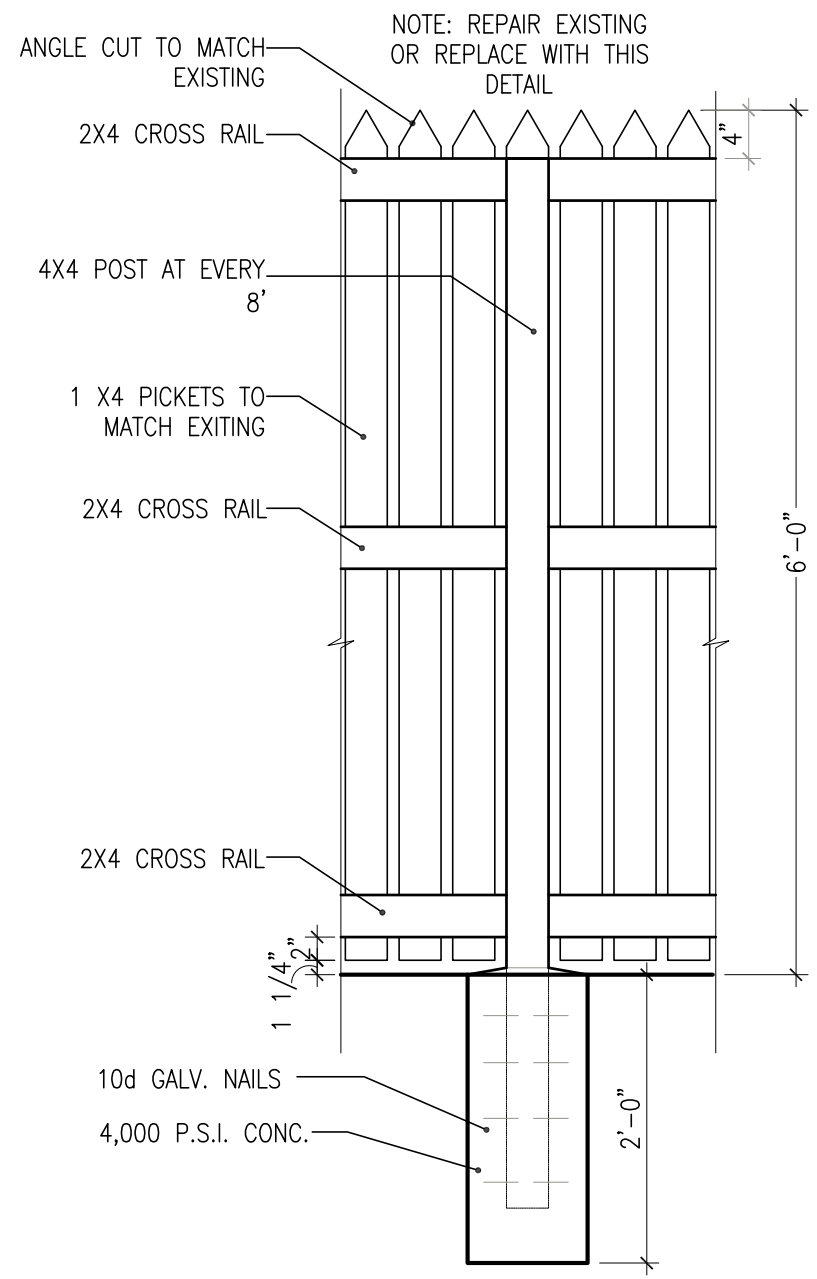
Sheet Number:

**A3.1**

Date: - OCTOBER 3, 2016  
©2015 by William Shepler Architect



FENCE AT STREET & WITHIN 10'  
SETBACK AT FRONT



FENCE AT SIDES AND REAR

1119 SIMONTON STREET  
UNIT C  
KEY WEST, FL  
NEW S.F.R.

Drawing Size | Project #:  
11X17 |

Title:

FENCE  
DETAILS

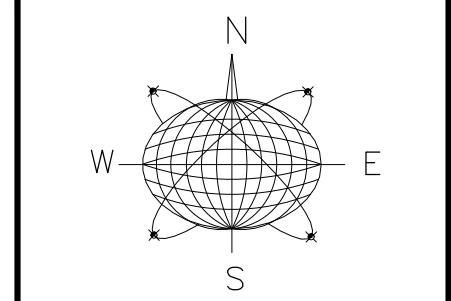
Scale: 3/4"=1'-0"

Sheet Number:

D1

Date: NOVEMBER 9, 2016

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Seal:

Consultants:

Submissions / Revisions:

**1119 SIMONTON STREET**  
**UNIT C**  
KEY WEST, FL

Drawing Size: 24x36 | Project #: 14012

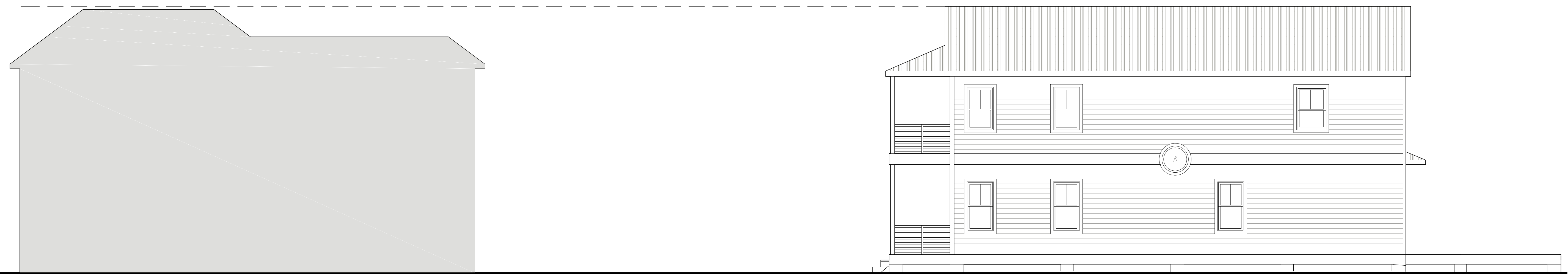
Title:

STREETSCAPE  
PLAN

Sheet Number:

**A3.2**

Date: - OCTOBER 3, 2016  
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EXISTING 2 STORY HOME ACROSS THE STREET

**WEST ELEVATION**

2  
A3.2

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



EXISTING PARKING LOT

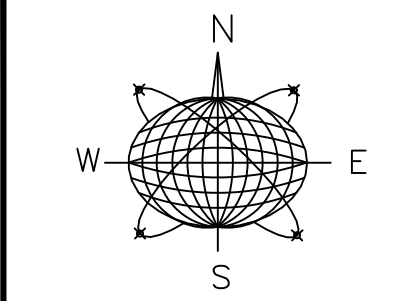
EXISTING ADJACENT BUILDING

**NORTH ELEVATION**

1  
A3.2

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

PREVIOUSLY APPROVED DESIGN BASED ON  
OLD GUIDELINES FOR NEW CONSTRUCTION



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.11.24  
H.A.R.C. REV. 1 - 2015.12.3  
H.A.R.C. REV. 2 - 2015.12.30

**1119 SIMONTON STREET  
UNIT C  
KEY WEST, FL**

Drawing Size: 24x36  
Project #: 14012

Title:

**SITE PLAN / SURVEY**

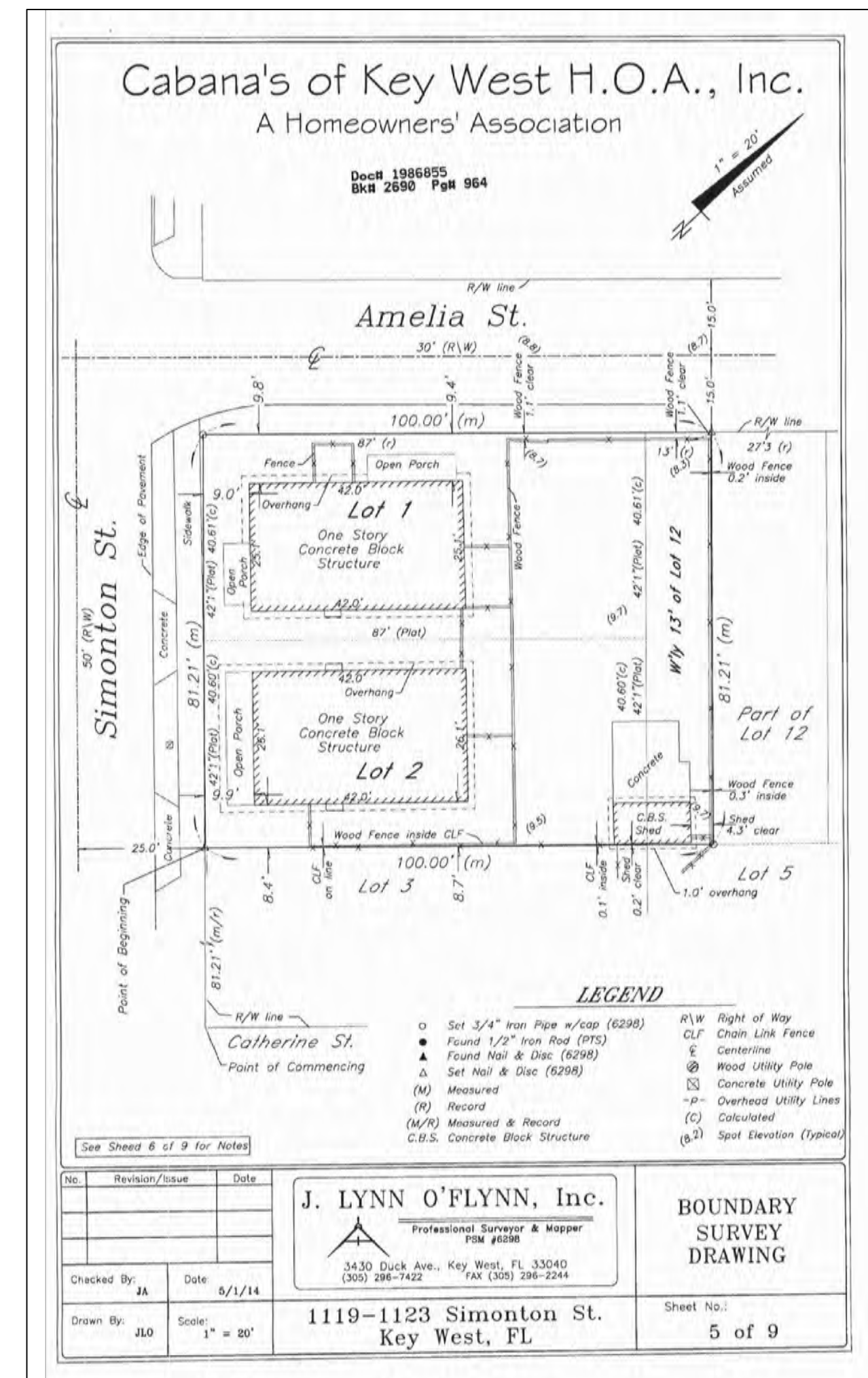
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Sheet Number:

**A-1.1**

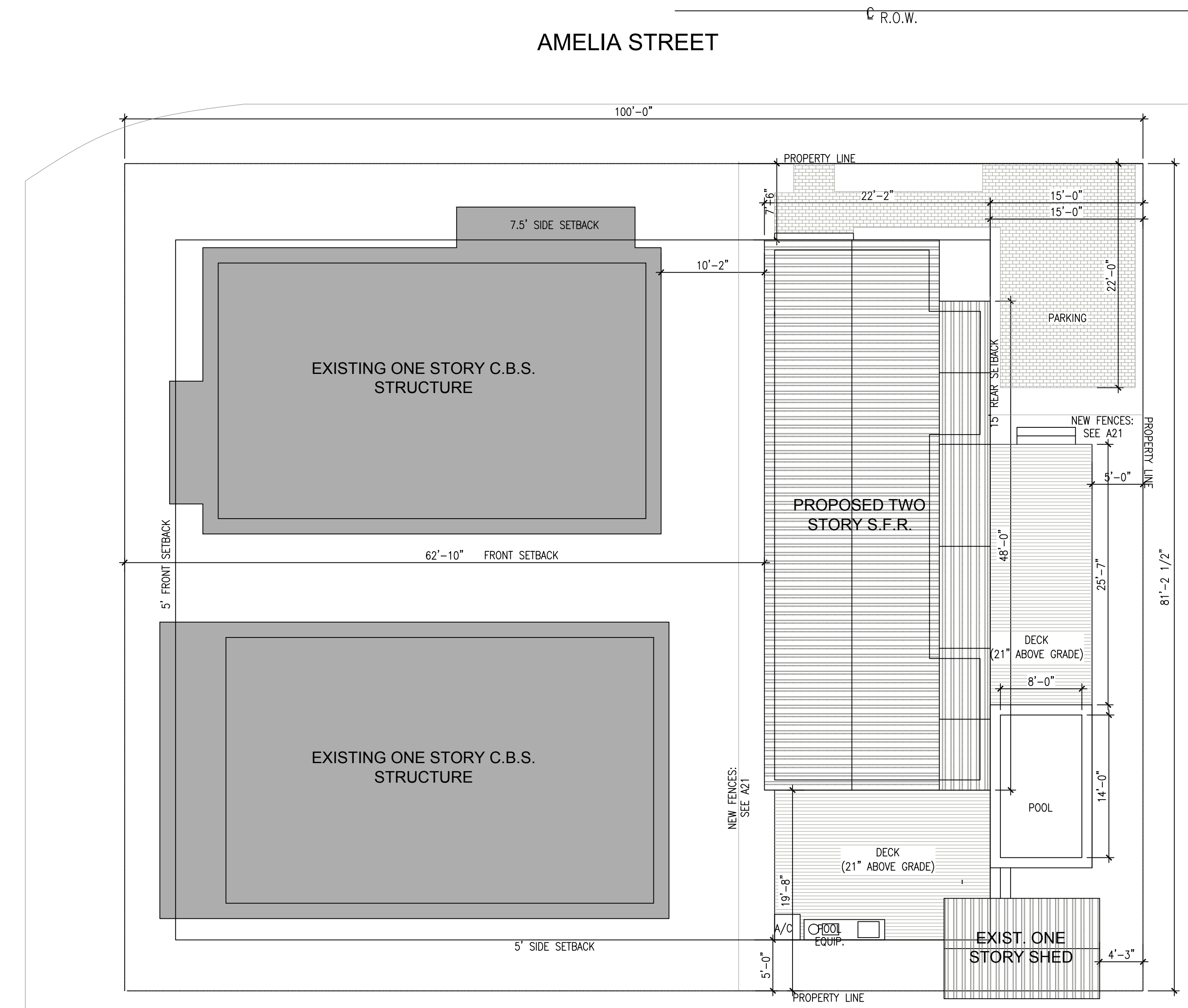
PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00027460-00300					
SETBACKS:						
FRONT	62'-10"		N/A		5'-0"	NO
STREET SIDE	7'-6"		N/A		7'-6"	NO
SIDE	15'-3"		N/A		5'-0"	NO
REAR	15'-0"		N/A		15'-0"	NO
LOT SIZE	8,121 SQ. FT.		N/A		4000 SQ.FT.	NO
BUILDING COVERAGE	4,135 SQ. FT.	50%	2,828 SQ. FT.	34.8%	50% MAX	NO
FLOOR AREA	N/A	N/A	N/A	N/A	N/A	NO
BUILDING HEIGHT	24'-11"		N/A		35' MAX	NO
IMPERVIOUS AREA	4,779 SQ. FT.	58%	2,828 SQ. FT.	34.8%	60% MAX	NO
OPEN SPACE	2,804 SQ. FT.	35%	N/A	N/A	35% MIN	NO

"X" FLOOD ZONE  
HNC-1 ZONING

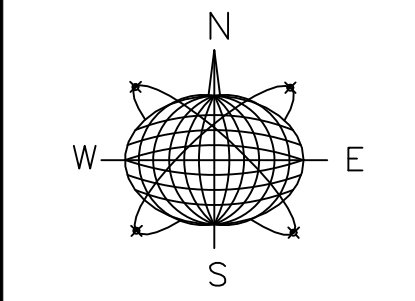
STORMWATER: SINGLE FAMILY GREATER THAN 40% IMPERVIOUS  
3,183 SQ. FT. \* 0.104 \* 53% IMPERVIOUS = 175 CF (CITY OF KEY WEST FORMULA)  
SWALE PROVIDED: 175 CF (175 LF OF 4 FT WIDE BY 6" DEEP SWALES)



**2**  
A1.1 COPY OF SURVEY  
SCALE: N.T.S.



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



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.11.24
H.A.R.C. REV. 1 - 2015.12.3
H.A.R.C. REV. 2 - 2015.12.30

**1119 SIMONTON STREET  
UNIT C  
KEY WEST, FL**

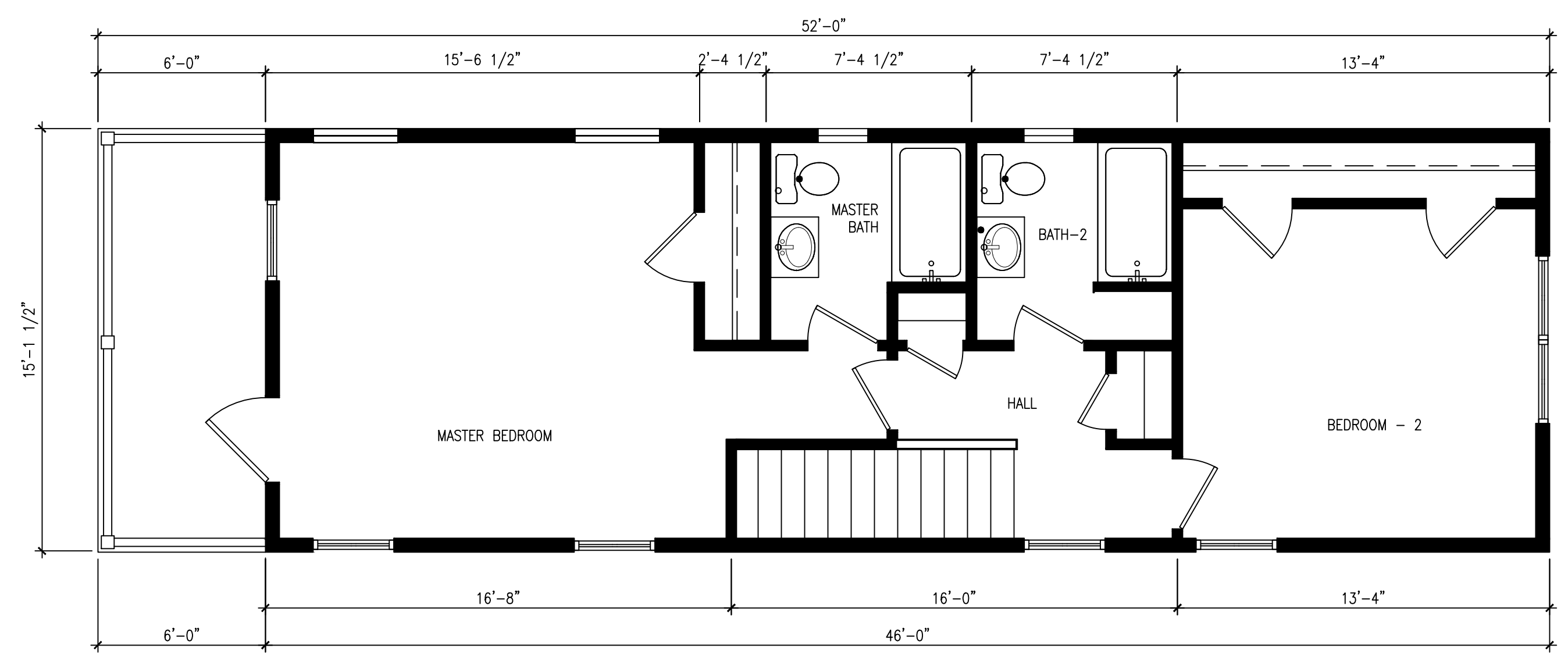
Drawing Size 24x36	Project # 14012
-----------------------	--------------------

Title:

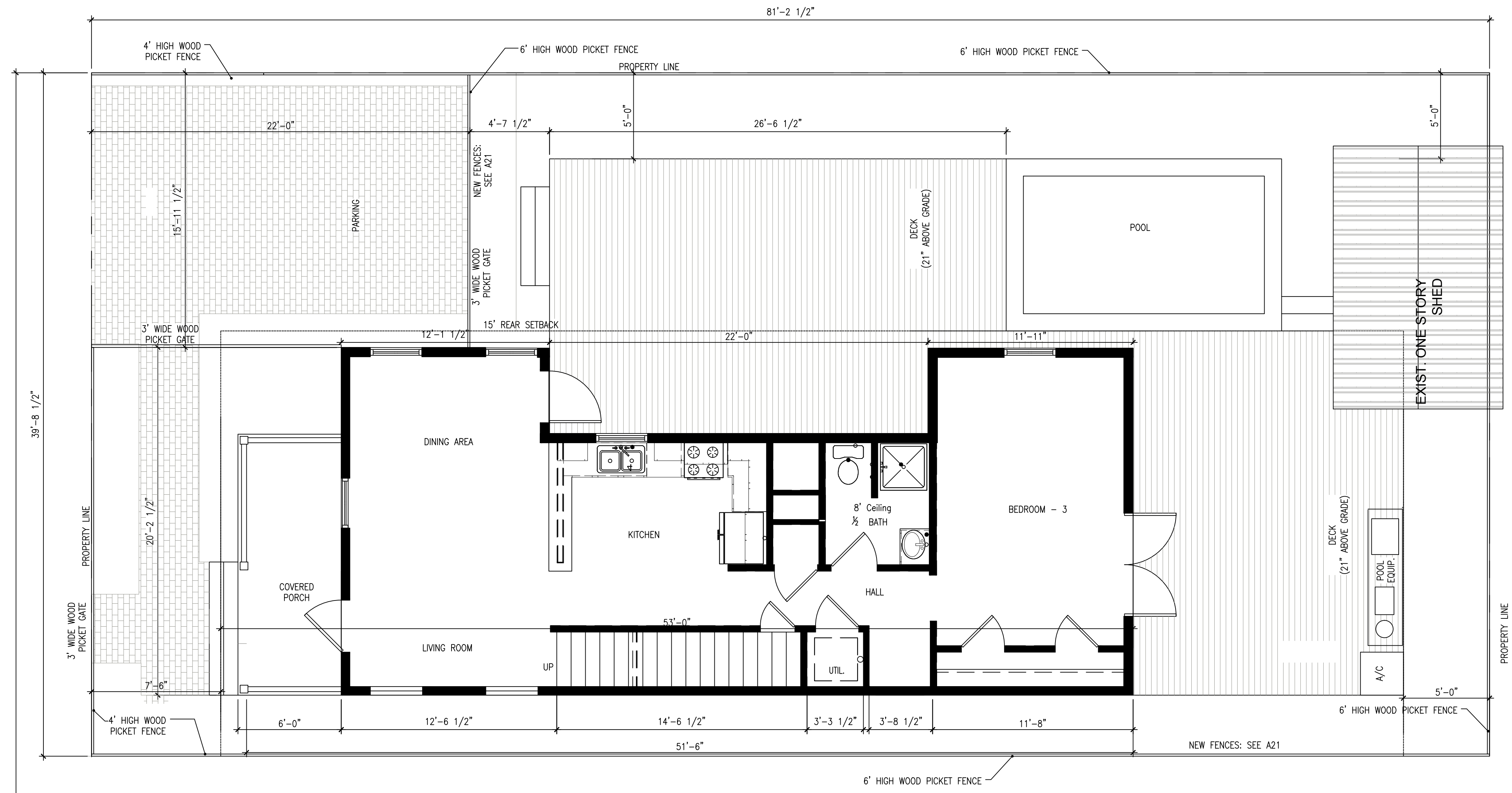
**SITE &  
FLOOR  
PLANS**

Sheet Number:

**A-2.1**



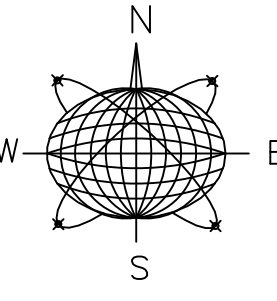
**2 SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1 FIRST FLOOR PLAN - PARTIAL SITE PLAN**  
SCALE: 1/4"=1'-0"

AMELIA STREET

R.O.W.



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.11.24  
H.A.R.C. REV. 1 - 2015.12.3  
H.A.R.C. REV. 2 - 2015.12.30

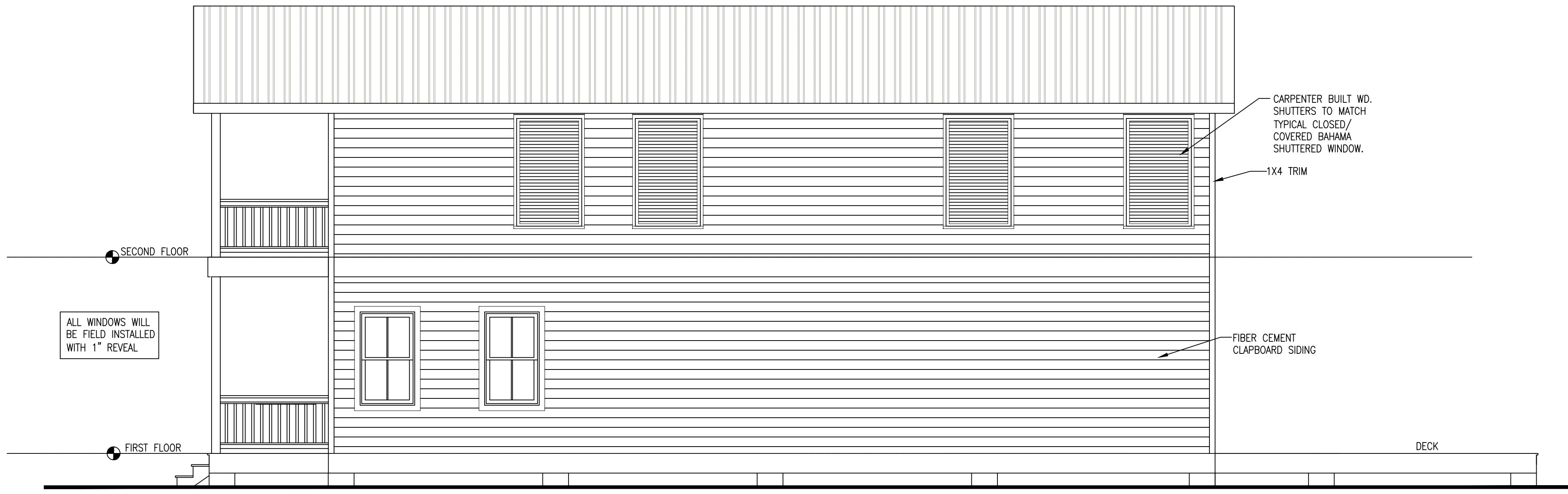
**1119 SIMONTON STREET**  
**UNIT C**  
KEY WEST, FL

Drawing Size: 24x36 | Project #: 14012  
Title:

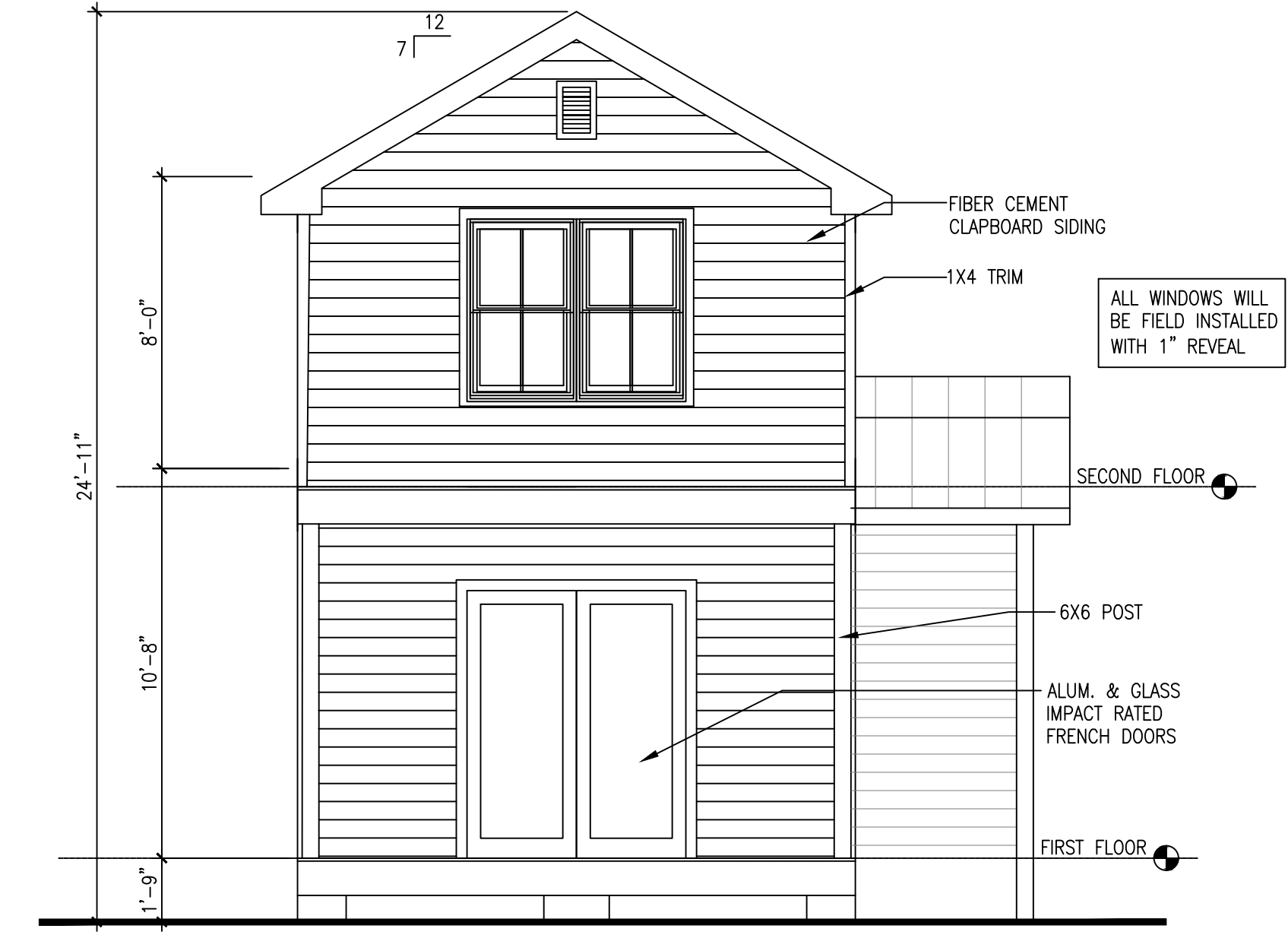
**ELEVATIONS**

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

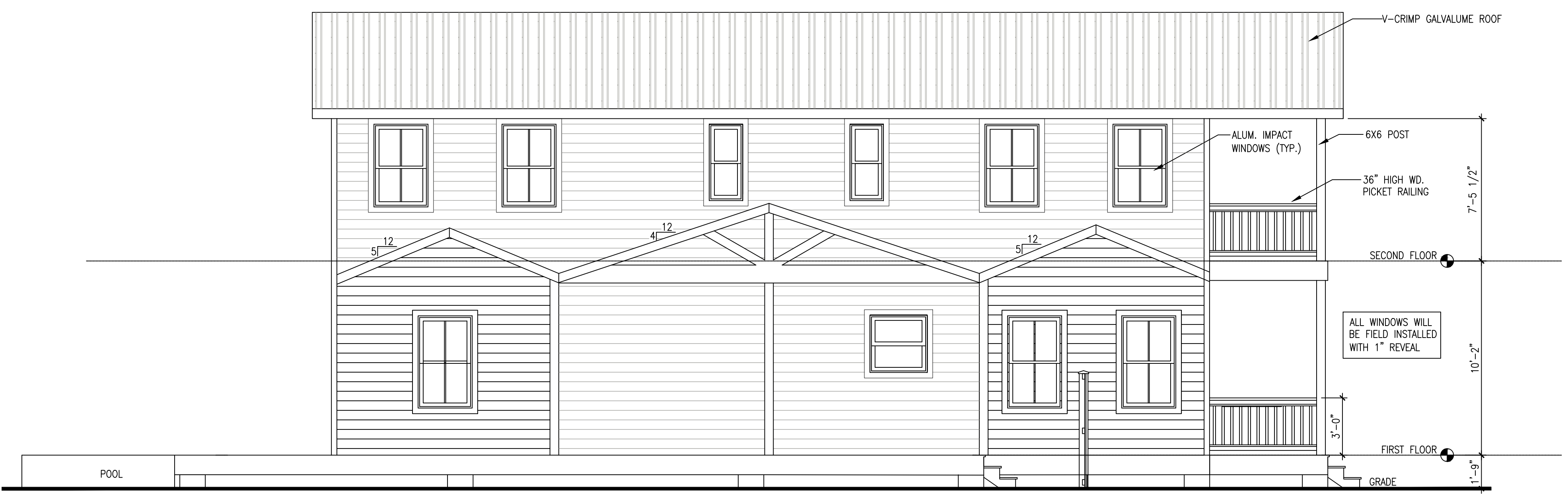
**A-3.1**



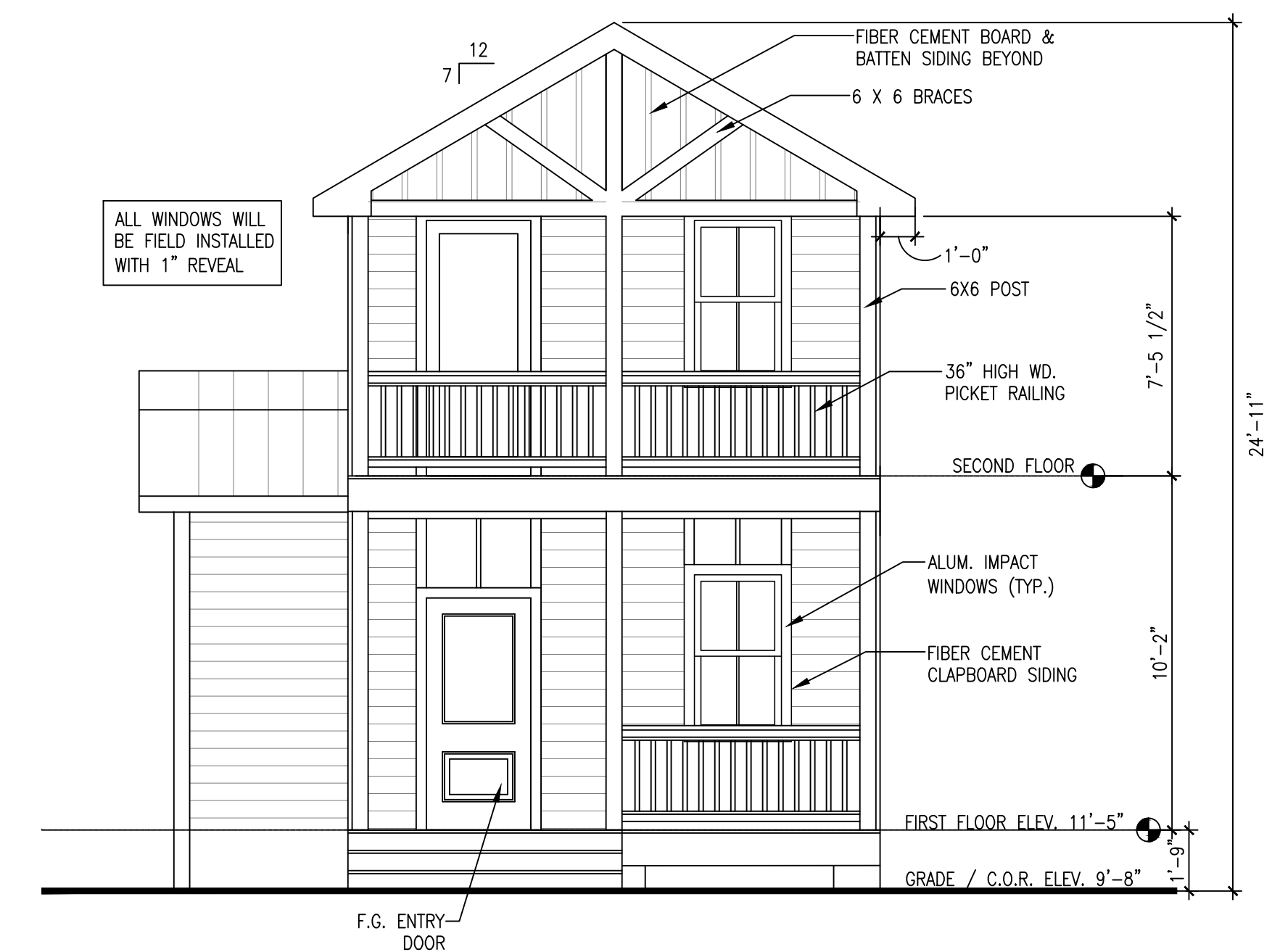
**3 WEST ELEVATION**  
SCALE: 1/4"=1'-0"  
A3.1



**4 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"  
A3.1

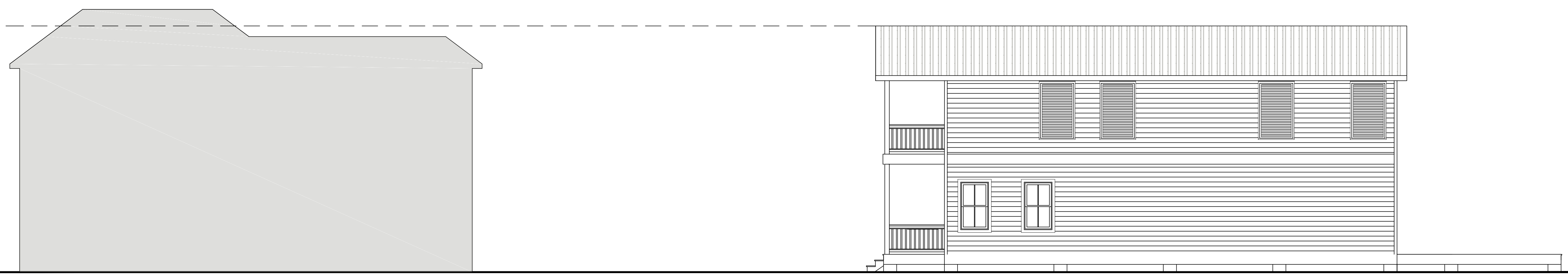


**2 EAST ELEVATION**  
SCALE: 1/4"=1'-0"  
A3.1



**1 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"  
A3.1





EXISTING 2 STORY HOME ACROSS THE STREET

**WEST ELEVATION**

2  
 A3.2

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



EXISTING PARKING LOT

EXISTING ADJACENT BUILDING

**NORTH ELEVATION**

1  
 A3.2

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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW TWO-STORY WOOD FRAME HOUSE ON VACANT LOT. NEW SWIMMING POOL AND SITE WORK.

### FOR- #1119 SIMONTON STREET UNIT C

Applicant – William Shepler

Application #H16-03-0076

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



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

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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

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

**The Offices of the Property Appraiser will be closed Friday November 11th in observance of Veterans Day.**

## Property Record Card -

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

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 9102582 Parcel ID: 00027460-003000** [Next Record](#)

### Ownership Details

**Mailing Address:**

CABANAS OF KEY WEST LLC  
 3720 N ROOSEVELT BLVD  
 KEY WEST, FL 33040-4533

### Property Details

**PC Code:** 00 - VACANT RESIDENTIAL

**Millage Group:** 10KW

**Affordable Housing:** No

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

**Property Location:** 1119 SIMONTON ST UNIT: C KEY WEST

**Legal Description:** RESIDENTIAL UNIT C OF CABANAS OF KEY WEST A/K/A PT LTS 1-2-12 SQR 4 TR 11 G41-469/71 G42-311/14 OR1194-1593D/C OR1495-119/20 OR1495-125/26 OR1923-2079D/C OR1964-969/70 OR1964-971/72 OR2690-914/15C OR2690-916/17 OR2690-918/68DEC

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

### First Time Home Buyer (IRS)

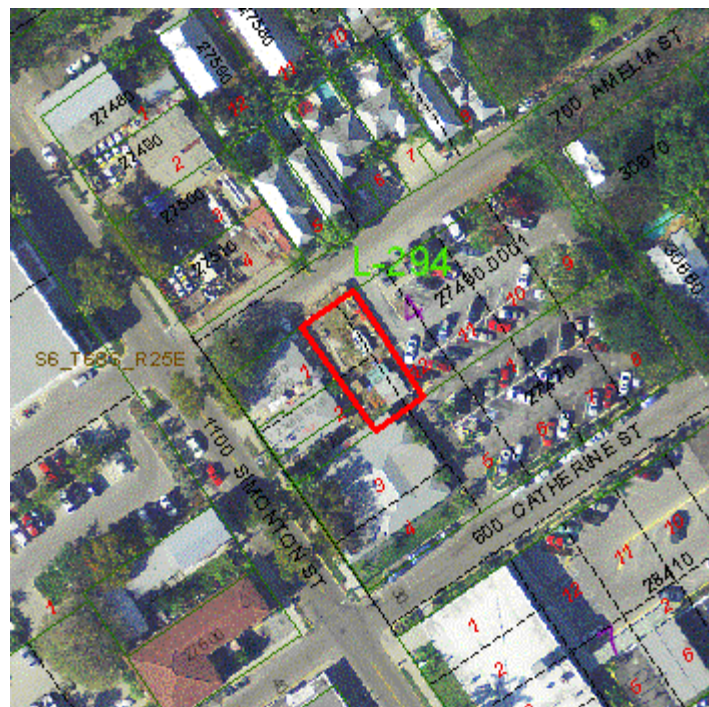
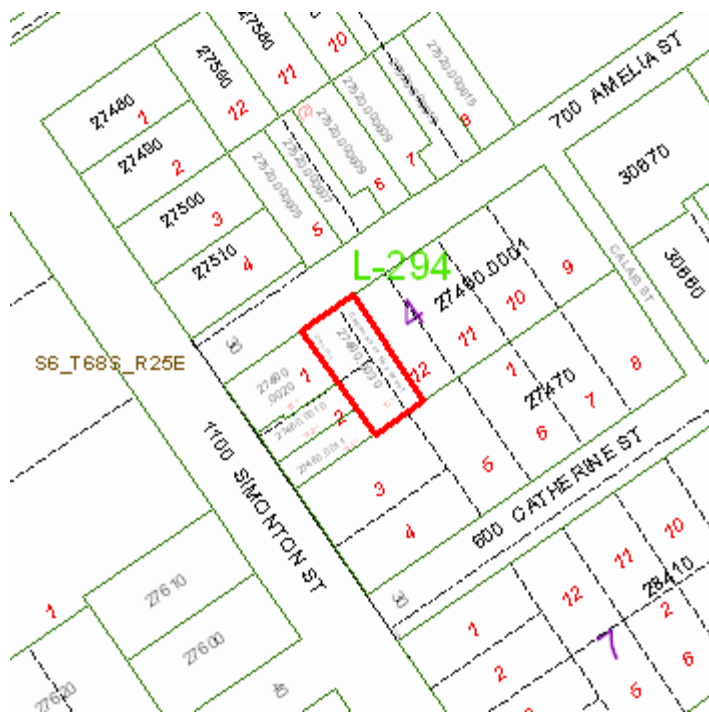
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

### Other Links

» [FL Dept Rev - Property Tax Oversight](#)  
 » [Census Info](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			3,183.00 SF

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	1,752 SF	292	6	2014	2015	2	30
0	UB2:UTILITY BLDG	120 SF	15	8	1979	1980	4	50

## Appraiser Notes

THIS PARCEL HAS BEEN SPLIT FROM RE 00027460-000000 AK 1028231 PER DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS AND EASEMENTS OF CABANAS OF KEY WEST. DONE FOR THE 2014 TAX ROLL.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-3063	06/24/2014	11/25/2014	2,100		REPLACE 44 EXISTING 6'WOOD PICKETS. TOTAL LF OF FENCE 292

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	10,245	482,976	493,221	355,700	0	493,221
2015	0	9,121	405,291	414,412	323,364	0	414,412
2014	0	5,839	281,997	287,836	287,836	0	287,836

## Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 104,784 times.

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