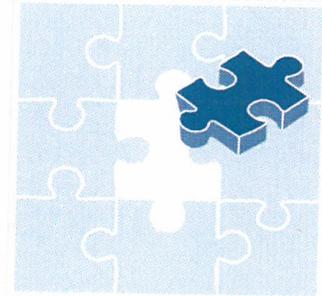


December 16, 2016

Mr. Thaddeus Cohen, Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, FL 33040

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

Re: Major Development Plan Application Submittal  
Application Deadline: 12/19/16  
Property: 801 Eisenhower Drive, Key West, Florida 33040  
Property Owner: Old Town Trolley Tours of Washington, Inc.

Dear Director Cohen,

We are submitting the attached major development plan to renovate an existing, two-story office building. The project consists of interior renovations to construct ten (10) new transient residential units. A BPAS application was submitted on September 30, 2016 for award of ten (10) transient unit building permit allocations for the Year 4 Annual Building Permit Allocation Period (July 1, 2016 – June 30, 2017). We look forward to a timely review and a 1/26/17 DRC meeting.

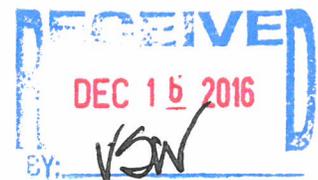
Should there be any deficiencies in this development plan application, and/or any comments which require an amendment, please timely let us know so we can address and amend the application accordingly.

Thank you in advance for your timely attention in this matter.

Sincerely,

Kevin Sullivan, AICP\

Cc: Old Town Trolley Tours of Washington



1421 First Street • P.O. Box 2155 • Key West, FL • 33045-2155

Phone: 305-293-8983 • Fax: 305-293-8748 • Email: kevin@owentrepanier.com



**THE CITY OF KEY WEST**  
*PLANNING* Building Department

**RECEIVED**  
DEC 19 2016  
BY: NLH

ADDITIONAL INFORMATION / CLARIFICATION SHEET  
(not to be used if alterations are made from original plans)

PERMIT # \_\_\_\_\_

HAS THIS PERMIT ALREADY BEEN ISSUED \_\_\_\_\_?

PROPERTY LOCATION # 801 EISENHOWER DR.

CONTRACTOR NAME \_\_\_\_\_

This application is currently in plan review.

This permit has been issued.

DESCRIPTION OF CHANGE:

SIGNED & SEALED SURVEYS TO COMPLETE  
APPLICATION

Print name of applicant: OWEN TREPANIER / WILLIAM SHEPHERD

Signature: [Signature] Date: 12/19/16

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major

Minor \_\_\_\_\_

Conditional Use

\_\_\_\_\_

Historic District

Yes \_\_\_\_\_

No

Please print or type:

- 1) Site Address 801 Eisenhower Dr., Key West, FL 33040
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative   
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First St  
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email \_\_\_\_\_
- 6) **Email Address:** kevin@owentrepanier.com
- 7) Name of Owner, if different than above Old Town Trolley Tours of Washington, Inc.
- 8) Address of Owner 201 Front St Suite 107; Key West, FL 33040
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel GC RE# 00023190-000000
- 11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No   
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 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).

Interior renovation of an existing commercial, 2- story office building to include: 10 new transient units and applicable site improvements.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

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

Yes \_\_\_\_\_ No

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.**

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



**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 showing all dimensions including distances from property lines, and including:
  - 1) Size of site;
  - 2) Buildings, structures, and parking; Please see attached survey
  - 3) FEMA Flood Zone; AE 7; see attached elevation certificate
  - 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. See Site plan
  - 1) Buildings See attached Site Plan
  - 2) Setbacks See attached Site Plan
  - 3) Parking:
    - a. Number, location and size of automobile and bicycle spaces See attached Site Plan
    - b. Handicapped spaces See attached Site Plan
    - c. Curbs or wheel stops around landscaping See attached Site Plan
    - d. Type of pavement See attached Site Plan
  - 4) Driveway dimensions and material See attached Site Plan
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
  - 6) Location of garbage and recycling See attached Site Plan
  - 7) Signs See attached Site Plan
  - 8) Lighting See attached Site Plan
  - 8) Project Statistics: See attached Site Plan
    - a. Zoning See attached Site Plan
    - b. Size of site See attached Site Plan
    - c. Number of units (or units and Licenses) See attached Site Plan
    - d. If non-residential, floor area & proposed floor area ratio See attached Site Plan
    - e. Consumption area of restaurants & bars See attached Site Plan
    - f. Open space area and open space ratio See attached Site Plan
    - g. Impermeable surface area and impermeable surface ratio See attached Site Plan
    - h. Number of automobile and bicycle spaces required and proposed See attached Site Plan
- 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. See attached Site Plan
  - 2) Height of building. See attached Site Plan
  - 3) Finished floor elevations and bottom of first horizontal structure See attached Site Plan
  - 4) Height of existing and proposed grades See attached Site Plan
- 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. See attached Site Plan
- 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. See attached Site Plan

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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- 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: See attached Site Plan

- (1) Name of development. 801 Eisenhower
- (2) Name of owner/developer. 801 Eisenhower
- (3) Scale. To-scale
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development. 801 Eisenhower

**Sec. 108-228. Identification of key persons.**

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

- (1) Owner. Old Town Trolley Tours of Washington, Inc
- (2) Owner's authorized agent. Trepanier & Associates, Inc.
- (3) Engineer and architect. WSA Architecture & Meridian Engineering, LLC
- (4) Surveyor. Florida Keys Land Surveying
- (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: See attached Site Plans & Project Analysis

- (1) Zoning (include any special districts). CG
- (2) Project site size (acreage and/or square footage). 31,726 sf.
- (3) Legal description. See survey and Deed
- (4) Building size. See attached Site Plans & Project Analysis
- (5) Floor area ratio, permitted and proposed. See attached Site Plans & Project Analysis
- (6) Lot coverage, permitted and proposed. See attached Site Plans & Project Analysis
- (7) Impervious surface. See attached Site Plans & Project Analysis
- (8) Pervious surface. See attached Site Plans & Project Analysis
- (9) Landscape areas. See attached Site Plans & Project Analysis

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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- (10) Parking spaces, permitted and proposed. See attached Site Plans & Project Analysis
- (11) Delineation of location of existing and proposed structures. See attached Site Plans & Project
- (12) Existing and proposed development type denoted by land use including density/intensity. Analysis
- (13) Setbacks. See attached Site Plans & Project Analysis

**Sec. 108-230. Other project information.** See attached Site plans & Project Analysis

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. See Project Analysis
- (2) Target dates for each phase. See Project Analysis
- (3) Expected date of completion. See Project Analysis
- (4) Proposed development plan for the site. See Project Analysis
- (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 hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses). See Project Analysis
- (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 sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations. See Project Analysis
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas. See Project Analysis

**Sec. 108-231. Residential developments.** See attached Site plans & Project Analysis

- (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.

# Major Development Plan Project Analysis

801 Eisenhower Drive  
(RE No. 00023190-000000)



## Summary:

Interior renovations to construct ten (10) new transient residential units and eliminate approx. 12,261 sq. ft. of professional office floor area.



## Analysis:

The following is an analysis of the proposed project pursuant to major development plan approval criteria.

Existing development is depicted in attached surveys and plans, including:

- |                                  |                            |                        |
|----------------------------------|----------------------------|------------------------|
| ▪ Name of Development            | ▪ Location/ street address | ▪ Utility locations    |
| ▪ Name of Owner/ Developer       | ▪ Size of site             | ▪ Existing vegetation  |
| ▪ Scale                          | ▪ Buildings                | ▪ Existing storm water |
| ▪ North arrow                    | ▪ Structures               | ▪ Adjacent land uses   |
| ▪ Preparation and revision dates | ▪ Parking                  | ▪ Adjacent buildings   |
|                                  | ▪ FEMA flood zones         | ▪ Adjacent driveways   |
|                                  | ▪ Topography               |                        |
|                                  | ▪ Easements                |                        |

Proposed development is depicted in attached plans prepared by licensed design professionals, including:

- Buildings
- Setbacks
- Parking

- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plan

**Title block (Sec. 108-227)**

Name of development: 801 Eisenhower  
 Owner/developer: Old Town Trolley Tours of Washington, Inc.  
 Scale: As noted on plans  
 Preparation and revision dates: As noted on plans  
 Location: 801 Eisenhower

**Key persons and entities (Sec. 108-228)** involved in this project are as follows:

Owner: Old Town Trolley Tours of Washington, Inc.  
 Authorized Agent: Trepanier & Associates, Inc.  
 Architect: WSA- William Shepler & Associates Architecture  
 Engineer: Meridian Engineering, LLC  
 Surveyor: Florida Keys Land Surveying  
 Landscape Architect: Trepanier & Associates, Inc.  
 Legal and Equitable Owners: Old Town Trolley Tours of Washington, Inc.

**Project Description (Sec. 108-229):**

Interior renovations to construct ten (10) transient residential units and eliminate approx. 12,261 sq. ft. of professional office floor area. Minor exterior modifications outside of building to facilitate redevelopment to transient. Increases in open space and landscaping, reduction in impervious area will also be realized. Stormwater management will be improved via installation of rainwater catchment system. Legal Description is included on the attached warranty deeds and survey.

The site has the following characteristics:

Site Data	Permitted	Existing	Proposed	Compliance
Zoning	CG	CG	No Change	Complies
Min Lot Size	15,000 sf	31,726 sf	No Change	Complies
Commercial FAR	0.8	0.38	0.38	Complies
Density	16 du/acre	0	10 units	Complies
Total Units	13	0 units	10 units	Complies
Max Height	40'	27'	29'	Complies
Open Space Ratio	20%/ 35%	19.2% (6,114 sf)	19.7% (6,258 sf)	Complies*
Landscape	20%/35%	19.2% (6,114 sf)	19.7% (6,258 sf)	Complies*
Building Coverage	40%	29% (9,248 sf)	31% (10,017 sf)	Complies
Impervious Surface Ratio	60%	81% (25,756 sf)	80% (25,468 sf)	Complies*
Setbacks: Front	25 ft.	43'8"	36'3"	Complies
Side	15 ft.	31'2"	31'2"	Complies
Side	15 ft.	28'4"	28'4"	Complies
Rear	25 ft.	43'1"	43'1"	Complies

\* Existing non-conformity pursuant Sec. 122-27

**Other Project Information (Sec. 108-230):**

Construction is proposed in a single phase to progress steadily based on Key West LDRs, and Florida Building Code.

1. The target date for commencement shall follow entitlement approvals as quickly as possible.
2. Expected date of completion is within 2 year of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to renovate the interior of the existing structure to create a total of ten (10) transient units and eliminate approx. 12,261 sq. ft. reduction of professional office floor area as depicted on the plans.
5. Project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is not located in an environmentally sensitive area.

**Residential Developments (Sec. 108-231):**

The project consists of ten (10) transient units

**Intergovernmental Coordination (Sec. 108-232):**

Coordination is anticipated to occur through the Development Review Committee process of the City of Key West.

**Schedule of Approval Process:**

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	12/19/16
2. Development Review Committee ("DRC") Meeting	1/24/17
3. Tree Commission Submission	1/25/17
4. Tree Commission (1 <sup>st</sup> )	2/14/17
5. Planning Board Meeting	3/16/17
6. AIPP Meeting	4/10/17
7. Tree Commission (2 <sup>nd</sup> )	4/11/17
8. City Commission Meeting	5/2/17
9. City Commission Appeal Period	30 days
10. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

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

Levels of Service –The impacts of the proposed project are generally summarized as follows:

- The proposed change is expected to decrease demand on the surrounding transportation system by 93 trips per day
- The proposed change is expected to decrease demand for Potable Water by 2,817 gallons per day
- The proposed change is expected to increase sanitary sewage supply by 1,230 gallons per day
- The proposed change is expected to decrease Solid Waste supply by 249 pounds per day

- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
- Reclaimed water use is anticipated.
- As demonstrated by the below Concurrency Analysis, there will be no adverse effects on public facilities.

**Appearance, design, and compatibility (Section 108-234):**

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

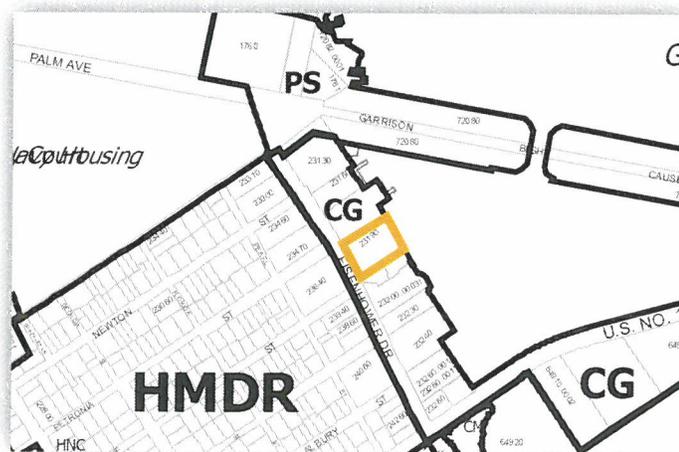
- Chapter 102 – This property is not located within the Historic District.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

**Site Location and Character of Use (Section 108-235):**

(a) *Compliance.* This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code.

(b) *Vicinity Map.*

(c) *Land Use Compatibility.* The project site is located in the General Commercial district (CG) zoning district. The general commercial district (CG) is established to implement comprehensive plan policies for areas designated "CG" on the comprehensive plan future land use map. The CG district shall accommodate general commercial uses which shall



include commercial retail, highway-oriented sales and services, other general commercial activities specified in section 122-1111 pertaining to land use by districts, customary accessory uses, and requisite community facilities. The general commercial district shall service the general commercial needs of residents and tourists which are not fulfilled in the historic area mixed use districts. The area is generally located along the North Roosevelt Corridor. Single-family, duplex and multiple-family residential activities may be accommodated only if approved as a conditional use pursuant to conditions and procedures

identified in article III of this chapter. Height restrictions shall ensure a more effective land use transition from adjacent and nearby single-family neighborhoods.

(d) *Historic and archeological resource protection.* The site is not located within the Historic District. Any archeological resources will be protected as required.

(d) *Subdivision of Land.* No subdivision is proposed.

**Appearance of Site and Structures (Sec. 108-236):**

Attached site plan complies with Sections 108-278 through 108-288 of the Key West City Code. (See below.)

**Site Plan (Sec. 108-237):**

Site plan of proposed development drawn consistently with Sec. 108-237 is attached.

**Architectural Drawings (Sec. 108-238):**

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

**Site Amenities (Sec 108-239):**

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

**Site Survey (Sec 108-240):**

Survey of the site is attached.

**Soil Survey (Sec 108-241):**

Soil surveys are not anticipated as part of this project.

**Environmentally Sensitive Areas (Sec. 108-242):**

No Environmentally sensitive areas exist on this site.

**Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (Sec. 108-243):**

All proposed clearing, excavation and landscaping is depicted on attached plans.

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

Parking demand will decrease. All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on attached plans.

There is a 12,261 sq. ft. reduction in commercial floor area and a thus a commensurate reduction in commercial parking demand of 40 spaces. There is a proposed increase of 10 transient residential dwellings with a commensurate increase in residential parking demand of 11 spaces. The transient units have a parking demand of 35%<sup>1</sup>, all of which are provided on site.

The parking demand will significantly decrease as a result of the redevelopment; the existing parking area will include 23 parking spaces including 1 handicap parking space.

Parking Demand Based on Code Requirements		
Use	Code Requirement	Spaces
Existing Commercial Use	1/300 sq. ft.	40.0
Eliminate 12,261 sq. ft. of Commercial Floor Area	1/300 sq. ft.	-40.0
Build 10 transient Units	1/unit + 1 for manager	11.0
<b>Parking Provided (pre-development)</b>		<b>33</b>
<b>Total Parking Demand (post development)</b>		<b>11</b>
<b>Change in Parking Demand (post development)</b>		<b>-29</b>
<b>Automobile Parking Provided (post development)</b>		<b>23</b>
<b>Bicycle Parking Provided (post development)</b>		<b>20</b>
<b>Scooter Parking Provided (post development)</b>		<b>5</b>

**Housing (Sec 108-245):**

This project does not include permanent residential housing. The ten (10) transient residential units acknowledge the current hurricane evacuation and emergency operations plans as they have been accounted for in ROGO.

**Economic Resources (Sec 108-246):**

Trepanier & Associates, Inc. has contacted the Monroe County Property Appraiser’s office to seek assistance in estimating the average ad valorem tax yield from the proposed project.

**Special Considerations (Sec 108-247):**

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by this and the concurrency analysis there are no conflicts with the existing public facilities, such as sanitary sewer treatment and transportation. This project complies with all City land use plans, objectives and policies.

**Construction Management Plan and Inspection Schedule (Sec 108-248):**

The proposed development is single-phase. Construction is proposed to progress steadily based on Key West LDRs, and Florida Building Code. Construction is expected to commence as soon as possible.

**Truman Waterfront Port Facilities (Sec 108-249):**

This project is not located at the Truman Waterfront Port

<sup>1</sup> Sec. 108-572 (35% of 11= 4 bicycle spaces)

## **SITE PLAN**

### **Scope (Sec 108-276):**

This site plan conforms to all applicable sections of land development regulations.

### **Site Location and Character of Use (Sec. 108-277):**

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.

### **Appearance of Site and Structures (Sec. 108-278):**

This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

### **Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):**

All mechanical equipment and utility hardware will be appropriately screened. All waste storage areas will be screened from adjacent properties.

### **Front-end loaded refuse container requirements (Sec. 108-280):**

No significant changes to the waste removal system are proposed.

### **Roll-off Compactor Container location requirements (Sec. 108-281):**

NA - No roll-off containers proposed as part of the operation of the development

### **Utility lines (Section 108-282):**

The proposed project will require installation of new utility services. Installation will be coordinated with appropriate utility agency and in accordance with Section 108-282.

### **Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**

All commercial activities will be conducted in enclosed buildings per the site plans.

### **Exterior Lighting (Section 108-284):**

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

**Signs (Section 108-285):**

Proposed signage will be harmonious with the design theme of the project, will be aesthetically pleasing and reinforce good principles and practices of design.

**Pedestrian sidewalks (Section 108-286):**

No new sidewalks are proposed.

**Loading docks (Section 108-287):**

No loading docks are required or proposed.

**Storage Areas (Section 108-288):**

No outdoor storage areas are proposed.

**Land Clearing, Excavation, and Fill (Sec 108-289):**

There is no land clearing proposed.

**Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:**

The property is an existing nonconformity relative to Open Space, Impervious ratio and Landscaping. An increase in open space and landscaping is proposed as is a reduction in impervious area. These commiserate improvement preclude any requirement for variance(s) in accordance with Chapter 122, Article II.

**Off-street parking and loading (Article VII):**

No requirements for off-street parking and loading due to the commercial floor area of less than 10,000 sq. ft.

**Storm water and Surface Water Management (Article VIII):**

Proposed changes to the existing storm water management system are shown on attached plans.

**Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):**

The proposed project is located in the AE 7 flood zone. The first habitable floor of all units is proposed at approximately 8.5' elevation; this height is 1.5 feet above the FEMA based flood level.

**Utilities (Article IX):**

See Concurrency Analysis below.

**Criteria for review and approval:**

- (1) Land use compatibility: As stated above, the project site is located in the General Commercial district (CG) zoning district. The intent of the general commercial district is to service the general commercial needs of residents and tourists which are not fulfilled in the

historic area mixed use districts. This project seeks to meet the needs of tourists through development of ten (10) transient residential units.

- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated. The community infrastructure will not be burdened by this project.
- (4) Hazardous waste: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances: All applicable permits required from agencies other than the City of Key West will be obtained.

**CONCURRENCY ANALYSIS:**

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

The City’s Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

- 1. Roads/Trip Generation
- 2. Potable Water
- 3. Sanitary Sewer
- 4. Solid Waste
- 5. Recyclables
- 6. Drainage

The following concurrency analysis reflects the proposed renovation of 725 Duval St. The site has an existing floor area of 7,486 sq. ft. (0.25 acres) and a proposed floor area of 5,339 sq. ft. (0.12 acres) on a lot size of 10,892.0 sq. ft. (0.25 acres)

**Policy 2-1.1.1- Transportation**

The maximum predicted potential trip generation of the current land use is more than the maximum predicted potential trip generation from the proposed land use. The LOS analysis concludes that overall trip generation from the site will be expected to decrease by approximately 93 trips per day as part of the proposal.

Designation	Residential (Transient)		Commercial		Total
	Rate <sup>2</sup>	Trips	Rate	Trips/day <sup>3</sup>	
Proposed	8.92 trips/unit	8.92 trips/unit x 10 units = 89 trips	0	0	89 Trips
Existing	8.92 trips/unit	8.92 trips/unit x 0 units = 0 trips	16.552	182	182Trips
Policy 2-1.1.1					

<sup>2</sup> ITE Hotel (310): 8.92 avg. rate per occupied room

<sup>3</sup> ITE General Office (710): 11.01 avg. rate per 1000 sf. gross floor area

Roadway Facilities	Min LOS Standard Peak Hour
City Urban Collectors	D

Additionally, Policy 2-1.1.3: Dense Urban Land Area, eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

**Policy 2-1.1.3: Dense Urban Land Area.** The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

This project supports Policy 2-1.1.3 as both a project utilizing bike/scooter spaces and traditional automobiles.

#### Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/acre/day)

The potable water flow is anticipated to be 1,900 gal/day

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by approximately 2,817 gallons per day; therefore it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential (Transient)		Commercial		Total
	LOS	Daily Capacity <sup>4</sup>	LOS	Daily Capacity	
Proposed	100 g/capita/day	19 capita x 100g = 1,900 gal	100g/capita/day	0/ 1000 x 2.85 <sup>5</sup> x 100 gal=0	1,900
Existing	100 g/capita/day	0 capita x 100g = 0 g	100g/capita/day	16.552 x 2.85 <sup>6</sup> x 100 gal=4,717	4,717

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: the South Florida Water Management District's issuance of Water Use Permit

<sup>4</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons per occupied unit hotel/motel* using Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients

<sup>5</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq.ft. of general office Space

<sup>6</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq.ft. of general office Space

#13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

### Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for seasonal residential development is 90 gal/capita/day).

The sanitary sewer flow is anticipated to be 1,710 gal/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 1,230 gallons per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential (Transient)		Commercial		Total
	LOS	Daily Capacity <sup>7</sup>	Rate	Daily Capacity	
Proposed	100 gal/capita/day	19 capita x 90 gal = 1,710 gal	660 gal/acre/day	0 acres x 660 gal = 0 gal	1,710
Existing	100 gal/capita/day	0 capita x 90 gal = 0 gal	660 gal/acre/day	0.73 acres x 660 gal = 480 gal	480

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

<sup>7</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons per occupied unit hotel/motel* using Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients

**Policy 4-1.1.2.D- Solid Waste**

Based on the City of Key West adopted level of service the solid waste demand is anticipated to decrease at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste impact is anticipated to be 50 lbs/day

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 249 pounds per day; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential (Transient)		Commercial		Total
	LOS	Daily Capacity <sup>8</sup>	LOS	Daily Capacity	
Proposed	2.66 lbs/capita/day	19 capita x 2.66 lbs = 50 lbs	6.37 lbs/capita/day	0 x 2.85 <sup>9</sup> x 6.37 lbs=0	50 lbs
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day	16.552 x 2.85 <sup>10</sup> x 6.37 lbs=299	299 lbs

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

**Policy 4-1.1.2.D- Recyclable Waste Generation Level of Service**

<sup>8</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons per occupied unit hotel/motel* using Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients

<sup>9</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq.ft. of general office Space

<sup>10</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq.ft. of general office Space

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to decrease at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be 10 lbs/day

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 1.8 pounds per day; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential (Transient)		Commercial		Total
	LOS	Daily Capacity <sup>11</sup>	LOS	Daily Capacity <sup>12</sup>	
Proposed	0.05 lbs/capita/day	19 capita x 0.5 lbs = 10 lbs	0.25 lbs/capita/day	0 x 2.85 <sup>13</sup> x 0.25 lbs=0	10 lbs
Existing	0.05 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day	16.552 x 2.85 <sup>14</sup> x 0.25 lbs=11.8	11.8 lbs

#### Policy 4-1.1.2. E- Drainage Facilities Level of Service

An existing, approved and functional stormwater management system exists on the property. Rainwater from the existing roof will be directed to a new rainwater catchment system constructed at the rear of the existing building. This, in addition to the reduced impervious area and increased landscaping is expected to improve the stormwater management situation on site, reducing the demand on the current system and thus maintaining concurrency in accordance with Policy 4-1.1.2.E; the project shall maintain the Level of Service established in the Comprehensive Plan for drainage facilities

##### Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

Under the Concurrency Management System, new developments are required to make or provide for improvements necessary to maintain or exceed these standards. This also implements the requirement in the Principles for Guiding Development 28-36.003(1)(a)3 that "Development shall not be approved which is inconsistent with or exceeds the services specified in the (Capital Improvement) Plan."

<sup>11</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons per occupied unit hotel/motel* using Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients

<sup>12</sup> Adopted LOS 0.5/Adopted LOS 0.25= 2.00 multiplier; 4.03\*2.00=8.06

<sup>13</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq.ft. of general office Space

<sup>14</sup> Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.85 persons per 1,000 sq.ft. of general office Space

**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, Benjamin N. McPherson as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Treasurer/ CFO of Old Town Trolley Tours of Washington, Inc  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Trepanier & Associates, Inc.  
*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 of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 12/8/16  
*Date*

by \_\_\_\_\_  
*Name of person with authority to execute documents on behalf on entity owner*

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

*Stephanie Monsalvatge*  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

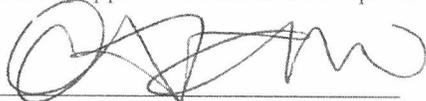
I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates, Inc.  
*(print name of entity serving as Authorized Representative)*

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:

801 Eisenhower Dr.

*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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 Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 29 Sept 2016 by  
*date*  
Owen Trepanier  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

ALVINA COVINGTON  
*Name of Acknowledger typed, printed or stamped*



Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2018  
WWW.AARONNOTARY.COM

FF913801  
*Commission Number, if any*

04/09/2015 2:37PM  
DEED DOC STAMP CL: Krys \$24,150.00

Prepared by and return to:

Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040  
305-294-0252

File Number: 14-349-Strombus  
Consideration: \$3,450,000.00

Doc# 2023487  
Bk# 2734 Pg# 20

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 7<sup>th</sup> day of April, 2015 between Strombus Corporation, a Florida corporation whose post office address is P. O. Box 4100, Key West, FL 33041, grantor, and Old Town Trolley Tours of Washington, Inc., a District of Columbia corporation whose post office address is 201 Front Street, #107, Key West, FL 33040, 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:

In the City of Key West and known on the map of said City delineated by Wm. A. Whitehead in February, A.D. 1829, as part of Tract 7 but better known on a Diagram by Benjamin Albury, Sr., recorded in Plat Book "I", Page 8, as Lots 7 and 8 in Tract 7, and more particularly described as follows:

Beginning at a point where the Northeasterly extension of the Southeasterly line of Petronia Street intersects the Northeasterly line of Salt Pond or Bay Road (now known as Eisenhower Drive), and running thence Southeasterly along the Northeasterly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet and 6 inches, more or less, to a point on the Northeasterly extension of the Northeasterly line of Pine or Monroe Street; thence running in a Northeasterly direction along the Northwesterly line of Pine or Monroe Street, if extended, a distance of 189 feet, more or less, intersecting the existing bulkhead line in Garrison Bight, if extended Southeasterly; thence running Northeasterly and parallel to the Northeasterly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet, 6 inches, more or less, to a point on the Northeasterly extension of the Southwesterly line of Petronia Street if extended; thence running in a Southwesterly direction and along said Northwesterly extension of the Southeasterly line of Petronia Street 189 feet, more or less to the Point of Beginning.

Parcel Identification Number: 00023190-000000

Subject to taxes for 2015 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, 2014**.

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:

[Signature]  
Witness Name: Susan M. Anderson

[Signature]  
Witness Name: Cindy Sawyer

Strombus Corporation, a Florida corporation

By: [Signature]  
Gerald D. Fritz, President

(Corporate Seal)

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2015 by Gerald D. Fritz, President of Strombus Corporation, 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]



[Signature]  
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: \_\_\_\_\_

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S22°00'39"E ALONG THE  
CENTERLINE OF EISENHOWER  
DRIVE.

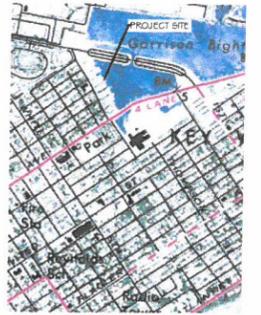
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

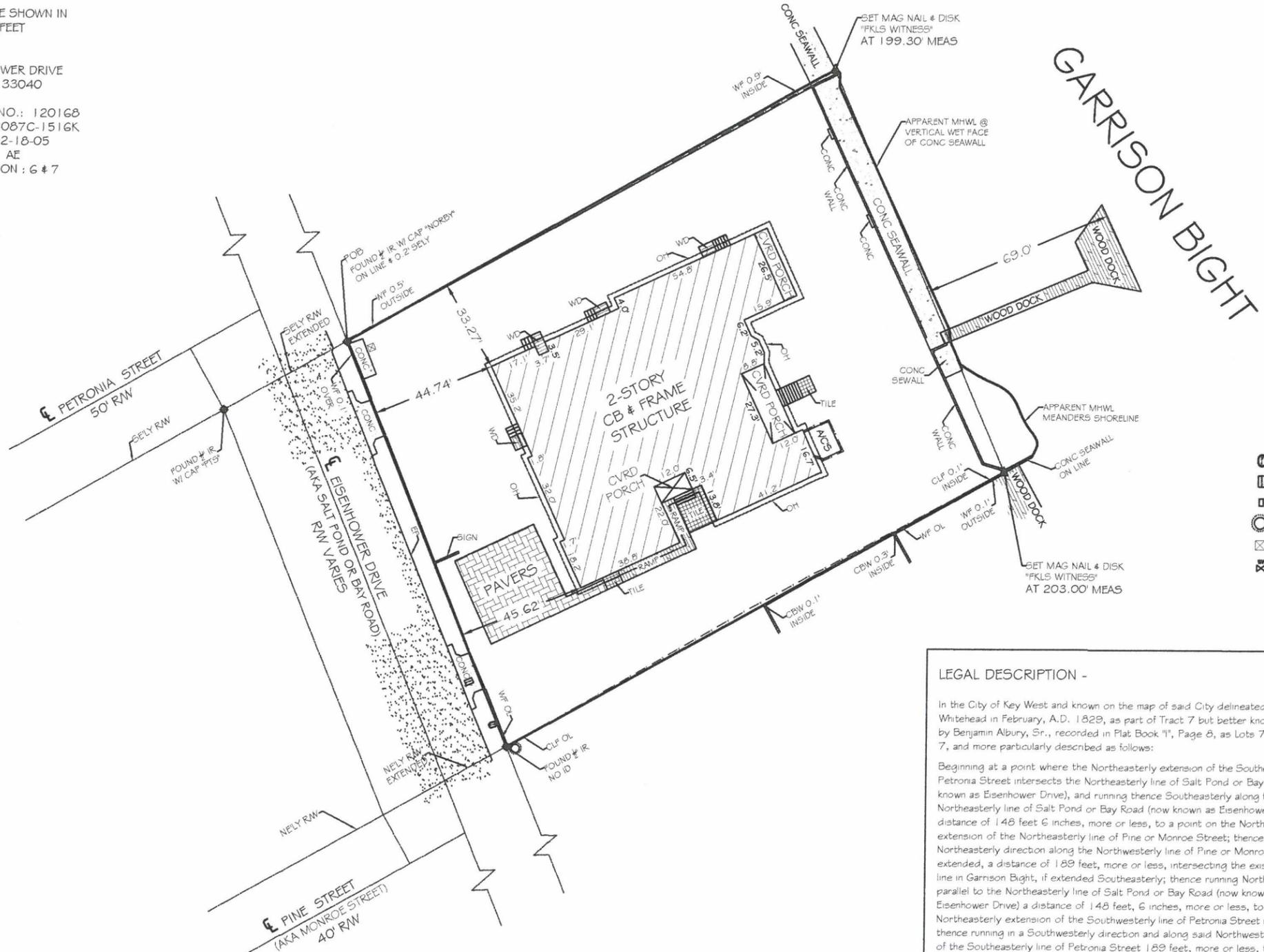
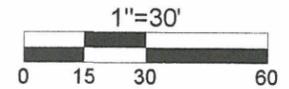
ADDRESS:  
801 EISENHOWER DRIVE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION : 6 # 7

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-T6B5-R25E



**LEGEND**

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE

TOTAL AREA= 31,726.03 SQFT±

**LEGAL DESCRIPTION -**

In the City of Key West and known on the map of said City delineated by William A. Whitehead in February, A.D. 1828, as part of Tract 7 but better known on a Diagram by Benjamin Albury, Sr., recorded in Plat Book "I", Page 8, as Lots 7 and 8 in Tract 7, and more particularly described as follows:  
Beginning at a point where the Northeastly extension of the Southeastly line of Petronia Street intersects the Northeastly line of Salt Pond or Bay Road (now known as Eisenhower Drive), and running thence Southeastly along the Northeastly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet 6 inches, more or less, to a point on the Northeastly extension of the Northeastly line of Pine or Monroe Street; thence running in a Northeastly direction along the Northwestly line of Pine or Monroe Street, if extended, a distance of 189 feet, more or less, intersecting the existing bulkhead line in Garrison Bight, if extended Southeastly; thence running Northeastly and parallel to the Northeastly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet, 6 inches, more or less, to a point on the Northeastly extension of the Southwestly line of Petronia Street if extended; thence running in a Southwestly direction and along said Northwestly extension of the Southeastly line of Petronia Street 189 feet, more or less, to the Point of Beginning.

**CERTIFIED TO -**

Old Town Trolley Tours of Washington, Inc.;  
First State Bank of the Florida Keys;  
Stones and Cardenas;  
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BPP = BACK-FLOW PREVENTER	GUY = GUY WIRE	PCC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PIC = POINT OF REVERSE CURVE
CB = CONCRETE BLOCK	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	PT = POINT OF TANGENT
CL = CENTERLINE	L = ARC LENGTH	R = RADIUS
CLF = CHAINLINK FENCE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MB = MAILBOX	SDCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MEAS = MEASURED	SW = SIDE WALK
COP = CONCRETE POWER POLE	MIF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
DELTA = CENTRAL ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DEAST = DRAINAGE EASMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	OH = ROOF OVERHANG	TYT = TYPICAL
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	UE = UTILITY EASMENT
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	WD = WOOD DECK
FI = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WL = WOOD LANSING
FND = FOUND	PK = PARKER KALON NAIL	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MISMATCHES. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: \_\_\_\_\_  
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LEM 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



**FLORIDA KEYS  
LAND SURVEYING**

1990 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

SCALE:	1"=30'
FIELD WORK DATE:	02/13/2015
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----



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

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

## Property Record Card -

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

Alternate Key: 1023965 Parcel ID: 00023190-000000

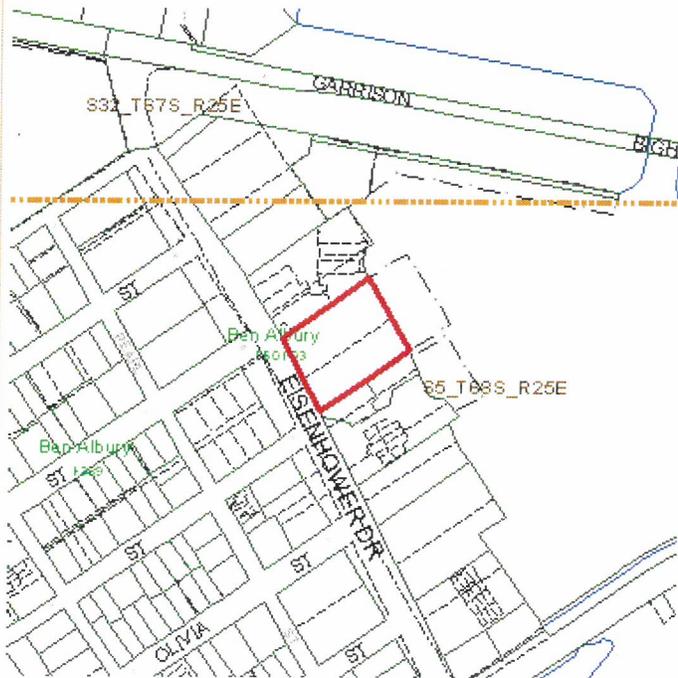
### Ownership Details

**Mailing Address:**  
OLD TOWN TROLLEY TOURS OF WASHINGTON INC  
201 FRONT ST STE 107  
KEY WEST, FL 33040-8346

### Property Details

**PC Code:** 17 - OFFICE BUILDINGS 1 STORY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 801 EISENHOWER DR KEY WEST  
**Legal Description:** KW BENJ ALBURY'S SUBD PB1-3 LOT 7-8 OF TR 7 OR328-602/03 OR851-1968/69WILL OR912-208/13 OR1139-2414/17P/R OR1299-657/59 OR1648-1600/02 OR2734-20/21

[Click Map Image to open interactive viewer](#)





### Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	149	189	31,175.00 SF

### Building Summary

**Number of Buildings:** 2  
**Number of Commercial Buildings:** 2  
**Total Living Area:** 11867  
**Year Built:** 1958

### Building 1 Details

**Building Type**  
**Effective Age** 21  
**Year Built** 1958  
**Functional Obs** 0

**Condition A**  
**Perimeter** 234  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 400  
**Depreciation %** 26  
**Grnd Floor Area** 2,274

**Inclusions:**

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

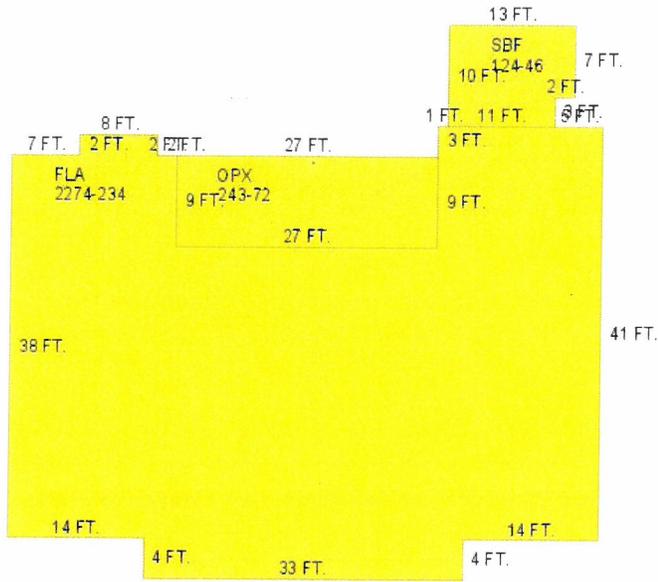
**Roof Cover**  
**Heat** 2  
**Heat Src** 2

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 2  
**3 Fix Bath** 0  
**4 Fix Bath** 1  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 1  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					2,274
2	OPX		1	1991					243
3	SBF		1	1991					124

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3597	OFF BLDG 1 STY-A	100	N	Y
	3598	OPX	100	N	N
	3599	SBF	100	N	N

**Exterior Wall:**

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

**Building 2 Details**

Building Type  
 Effective Age 24  
 Year Built 1995  
 Functional Obs 0

Condition A  
 Perimeter 778  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 30  
 Grnd Floor Area 9,593

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 3  
 3 Fix Bath 0  
 4 Fix Bath 1  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EFD		1	1995					5,677
2	FLA		1	1995					5,291
3	OPX		1	1995					130
4	OPU		1	1995					16
5	OPU		1	1995					20
6	OPF		1	1995					112
7	OPX		1	1995					72
8	FLA		1	1995					4,302
9	OPX		1	1995					130
10	OPF		1	2003					20

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3601	OFF BLDG 1 STY-A	100	N	Y
	3602	OPX	100	N	N
	3603	OPU	100	N	N

3604	OPU	100	N	N
3605	OPF	100	N	N
3606	OPX	100	N	N
3607	OFF BLDG 1 STY-A	100	N	Y
3608	OPX	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
955	CUSTOM	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	288 SF	0	0	1957	1958	1	50
2	AP2:ASPHALT PAVING	1,660 SF	0	0	1957	1958	2	25
3	CL2:CH LINK FENCE	1,200 SF	200	6	1975	1976	1	30
4	SW2:SEAWALL	396 SF	99	4	1975	1976	1	60
6	DK4:WOOD DOCKS	228 SF	57	4	1989	1990	4	40
7	DK4:WOOD DOCKS	350 SF	25	14	1989	1990	4	40
9	RW2:RETAINING WALL	100 SF	50	2	1989	1990	1	50
10	CL2:CH LINK FENCE	1,164 SF	194	6	1994	1995	1	30
11	FN2:FENCES	888 SF	148	6	1994	1995	2	30
12	PT2:BRICK PATIO	1,107 SF	0	0	2002	2003	2	50

**Appraiser Notes**

OR2728-345 - RESOLUTION NO 15-068 - CITY COMMISSION APPROVES SUBMERGED LANDS LEASE IN GARRISON BIGHT ADJACENT TO 801 EISENHOWER DR EFFECTIVE 2/18/2015 FOR A PERIOD OF 5 YEARS

TPP8881916.

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
25	08-0070	01/11/2008	01/30/2008	1,000	Commercial REMOVE & REPLACE RUSTED METAL ROOFING PANELS 100SF	
2	B941437	05/01/1994	08/01/1995	8,700	Commercial	DEMOLISH GARAGE & F.PORCH
1	B942246	07/01/1994	08/01/1995	5,800		FOUNDATION
	B943438	10/01/1994	08/01/1995	679,200		CONSTRUCT NEW OFFICE BLDG
	B950126	01/01/1995	08/01/1995	90,000		UPGRADE PERMIT
	A950838	03/01/1995	08/01/1995	41,250		107 SQRS GALV.V-CRIMP RFG
	M951031	03/01/1995	08/01/1995	70,000		30 TON A/C W/42 DROPS
	E951017	03/01/1995	08/01/1995	6,000		ALARM SYSTEM
	E951451	05/01/1995	08/01/1995	5,000		ALARM SYSTEM
	E951697	05/01/1995	08/01/1995	40,000		ELECTRICAL SERVICE
	E952357	07/01/1995	08/01/1995	50,000		1 GENERATOR 75 KVA

B952954	09/01/1995	08/01/1996	70,000			RENOVATIONS
9703178	09/01/1997	10/01/1997	400	Commercial		REPAIRS TO FENCE
13	02/2354	10/03/2002	11/25/2002	4,500	Commercial	FENCE & NEW STAIRS
14	02/2353	10/07/2002	11/25/2002	4,400	Commercial	WIRING FOR 3 FANS
15	02/2353	10/07/2002	11/25/2002	1	Commercial	NEW SINK
16	02/2353	10/03/2002	11/25/2002	45,200	Commercial	INTERIOR RENOVATIONS
17	02/2849	10/21/2002	11/25/2002	1	Commercial	REMODEL KITCHEN
18	02/2353	10/30/2002	11/25/2002	4,000	Commercial	REPLACE 5-TON A/C
19	02/3030	11/05/2002	11/25/2002	400	Commercial	WALL SINK
20	02/2353	11/15/2002	11/25/2002	68,200	Commercial	BRICK WALKWAY
21	02/3074	11/18/2002	11/01/2002	3,800	Commercial	7 NEW SIGNS
23	02-3134	01/15/2003	07/31/2003	17,500	Commercial	ATF NEW LANDSCAPE
22	02-3446	01/02/2003	07/31/2003	3,300	Commercial	ADDITIONS
24	05-2731	06/29/2005	10/18/2005	2,000	Commercial	INSTALL PARKING AREA LIGHTS

## 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	1,199,464	27,212	2,252,924	3,479,600	3,479,600	0	3,479,600
2015	1,208,922	23,388	2,252,924	3,485,234	3,485,234	0	3,485,234
2014	1,249,805	21,433	2,160,408	3,431,646	3,431,646	0	3,431,646
2013	1,249,805	22,105	2,160,408	3,432,318	3,432,318	0	3,432,318
2012	1,304,315	22,766	2,160,408	3,487,489	3,330,785	0	3,487,489
2011	1,317,562	23,802	2,160,408	3,501,772	3,027,987	0	3,501,772
2010	1,317,562	24,543	1,410,611	2,752,716	2,752,716	0	2,752,716
2009	1,330,808	25,527	1,369,123	2,725,458	2,725,458	0	2,725,458
2008	1,371,691	26,398	1,894,455	3,292,544	3,292,544	0	3,292,544
2007	1,103,283	25,750	2,147,049	3,276,082	3,276,082	0	3,276,082
2006	1,130,540	23,624	2,932,897	4,087,061	4,087,061	0	4,087,061
2005	1,163,621	24,457	2,133,016	3,321,094	3,321,094	0	3,321,094
2004	1,166,210	25,076	1,466,449	2,657,735	2,657,735	0	2,657,735
2003	1,165,918	25,861	1,262,970	2,454,749	2,454,749	0	2,454,749
2002	1,165,918	26,741	1,262,970	2,455,629	2,455,629	0	2,455,629
2001	1,248,245	27,482	1,262,970	2,538,697	2,538,697	0	2,538,697
2000	1,585,293	13,636	1,122,640	2,721,569	2,721,569	0	2,721,569
1999	1,585,293	14,110	841,980	2,441,383	2,441,383	0	2,441,383
1998	1,058,403	14,418	841,980	1,914,801	1,914,801	0	1,914,801
1997	1,058,403	14,872	799,881	1,873,156	1,873,156	0	1,873,156
1996	962,186	15,259	799,881	1,777,326	1,777,326	0	1,777,326
1995	132,075	12,749	799,881	944,705	944,705	0	944,705

1994	132,075	13,049	799,881	945,005	945,005	25,000	920,005
1993	132,075	13,500	799,881	945,456	945,456	25,000	920,456
1992	132,075	13,845	799,881	945,801	945,801	25,000	920,801
1991	96,546	15,228	644,115	755,889	755,889	25,000	730,889
1990	104,031	0	578,510	682,541	682,541	25,000	657,541
1989	94,574	0	572,546	667,120	667,120	25,000	642,120
1988	82,587	0	505,188	587,775	587,775	25,000	562,775
1987	81,689	0	287,677	369,366	369,366	25,000	344,366
1986	82,042	0	280,660	362,702	362,702	25,000	337,702
1985	79,196	0	163,334	242,530	242,530	25,000	217,530
1984	74,441	0	163,334	237,775	237,775	25,500	212,275
1983	74,441	0	163,334	237,775	237,775	25,500	212,275
1982	75,837	0	163,334	239,171	239,171	25,500	213,671

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/7/2015	2734 / 20	3,450,000	<u>WD</u>	<u>37</u>
8/11/2000	1648 / 1600	2,500,000	<u>WD</u>	<u>Q</u>
3/1/1994	1299 / 0657	875,000	<u>WD</u>	<u>Q</u>

This page has been visited 89,243 times.

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

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name OLD TOWN TROLLEY TOURS OF WASHINGTON, INC.				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 801 EISENHOWER DRIVE				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #1023965					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N24°33'35.56"</u> Long. <u>W081°47'20.21"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 06/05/2015	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 801 EISENHOWER DRIVE			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.  
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: AA0020 Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

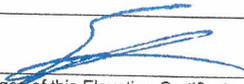
Datum used for building elevations must be the same as that used for the BFE.

- |   |      |  |
|---|------|--|
|   |      | Check the measurement used.  |
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 8.5  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor   | 19.9 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | N/A  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | N/A  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 3.5  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 3.7  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | 3.5  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name ERIC ISAACS	License Number PSM 6783
Title SURVEYOR & MAPPER	
Company Name FLORIDA KEYS LAND SURVEYING	
Address 19960 OVERSEAS HIGHWAY	
City SUGARLOAF KEY	State Florida
	ZIP Code 33042
Signature 	Date 09/30/2016
	Telephone (305) 394-3690



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
THE BUILDING IS COMPRISED OF A SECTION ELEVATED ON COLUMNS, AND A SECTION ON A RAISED CONCRETE SLAB. THE MAJORITY OF THE BUILDING IS ELEVATED ON COLUMNS. ELEVATIONS SHOWN IN SECTION C2 ARE BASED ON PROPOSED DESIGN PLANS. THE BUILDING IS LOCATED IN 2 BASE FLOOD ELEVATION ZONES (AE6 & AE7), THE MAJORITY OF THE BUILDING LIES IN AE7 ZONE. NO MACHINERY IS CALLED OUT ON PROVIDED PLAN SHEETS. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
801 EISENHOWER DRIVE

**FOR INSURANCE COMPANY USE**

Policy Number:

City  
KEY WEST

State  
Florida

ZIP Code  
33040

Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

Check here if attachments.



# BUILDING PHOTOGRAPHS

OMB No. 1660-0008  
Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
801 EISENHOWER DRIVE

Policy Number:

City  
KEY WEST

State  
Florida

ZIP Code  
33040

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



1  
A320  
PROPOSED EAST ELEVATION  
SCALE 1/4"=1'-0"

Photo One

Photo One Caption EAST VIEW - 09/30/2016



2  
A320  
PROPOSED NORTH ELEVATION  
SCALE 1/4"=1'-0"

Photo Two

Photo Two Caption NORTH VIEW - 09/30/2016

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 801 EISENHOWER DRIVE			
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption WEST VIEW - 09/30/2016



Photo Two

Photo Two Caption SOUTH VIEW - 09/30/2016