

Major Development Plan Island West

1213 14th Street (RE# 00065030-000000)

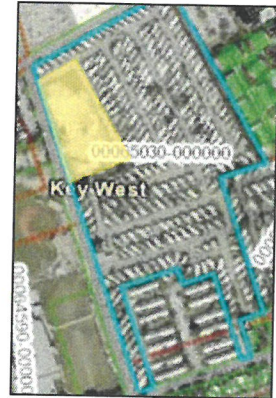


Summary:

This application is a major development plan to construct 46 new 4-bd/4-bth non-transient residential dwelling units on the vacant lot at the corner of 14th Street and Northside Drive. There are 13 structures proposed to contain 46 units, designed with parking underneath.

Solution Statement:

The project will exceed the minimum requirements for affordable housing by converting fifteen existing market-rate dwelling units into deed restricted affordable units. The first finished floors will exceed minimum flood plain elevations; storm water management will come into compliance on the development site and will include rainwater catchment, drainage swales and exfiltration trenches. The project will feature high-voltage electrical conduit for electric car charging; light colored, solar reflective roof and non-roof materials and energy-rated appliances, lighting and mechanical systems.



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

Proposed development is depicted in attached plans prepared by licensed engineers, 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: Island West
Owner/developer: Island West Investment Corp
Scale: Architectural: 1/4" = 1' and Engineering plans provided
Preparation and revision dates: As noted on plans
Location: 1213 14th Street

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

Owner: Island-West Investment Corporation
Authorized Agent: Trepanier & Associates, Inc.
Architect: Will Shepler
Engineer: Meridian Engineering
Surveyor: Island Surveying, Fred Hildebrandt
Landscape Architect: Lad Roberts
Legal and Equitable Owners: Island-West Investment Corporation

- Kenneth Harding
- Richard A Harding
- Jeffery A Harding
- Patricia A Harding
- Robert Hiller

Project Description (Sec. 108-229):

The proposed project site is a vacant parcel within the Stadium Mobile Home Park at 1213 14th Street. The vacant lot is sited between the Searstown shopping center, Key West High School athletic stadium, Northside Drive office complex, Santa Clara Condominiums and Poinciana Elementary School.

The proposed development will be thirteen 2-story buildings over parking; 10 of which will be 4 units each and the remaining 3 will be 2 units each. The layout of the site will allow for future expansion.

Each unit will be 4 bed/4 bath. All required parking for both automotive and bicycle will be provided on-site.

To exceed the affordable housing requirement¹, [46MRU x 30% Aff/MRU = 13.8Aff] 15 units located at Stadium Apartments, 3215 Duck Avenue, parcel ID# 00054310-000000, will be deed restricted as affordable housing.

Unit Accounting

Location	Market-Rate		Affordable	
	Existing	Proposed	Required	Proposed
1213 14 th St.	278	324	13.8	0
3215 Duck	82	67	0	15

Site data:

Site Data	Permitted/ Required	Existing	Proposed
Zoning	MDR	MDR	MDR
Height	35 ft.	~20 ft.	35 ft.
Site Size ²	1 ac (43,560 sq. ft.)	22.38 ac (974,872.8 sq. ft.)	No Change
Density	16 u/a (358)	279 units ³	324 units
Floor Area Ratio Total	NA	1,880 sq. ft. ⁴	No Change
Building Coverage	40% (389,949 sq. ft.)	20% (201,428 sq. ft.) ⁵	26% (259,716 sq. ft.)
Impervious Surface	60% (584,923 sq. ft.)	38% (371,428 sq. ft.) ⁶	45% (445,123 sq. ft.)
Setbacks ⁷	Front	30 ft.	30 ft.
	Side	25 ft.	NA
	Street Side	25 ft.	NA
	Rear	25 ft.	NA
Parking	auto	2 spaces/unit	~279
	bike & scooter	10% of auto	0
			325
			288

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 1-2 years of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to demolish a non-contributing commercial building and replace it with five new residential units as depicted on the plans.
5. Project is not a planned unit development.
6. The project will comply with federal flood insurance regulations.
7. This project is not located in an environmentally sensitive area.

¹ Code Sec. 122-616

² According to the Monroe County Property Appraiser's Records

³ Taken from 5.3.2001 Letter to DCA Regional from owner

⁴ According to the Monroe County Property Appraiser's Record

⁵ Taken from 5.3.2001 Letter to DCA Regional from owner

⁶ Estimation based on above referenced resources

⁷ Setbacks for the existing mobile homes are grandfathered pursuant to Ch. 583.382 of the FL. Stat.; the proposed new development will comply with all applicable setbacks.

Residential Developments (Sec. 108-231):

The proposed residential development will consist of thirteen structures housing a total of 46 dwelling units. Each unit will consist of four bedrooms and 4 baths. The structures will be two stories over parking for a total height of 35 ft. Each single-family unit will consist of the following square footages:

Buildings 1-10 – Four single family dwelling units.

First Floor:

Unit 1: approx. 2,240 sq. ft. with 4 bed/4 bath

Unit 2: approx. 2,240 sq. ft. with 4 bed/4 bath

Second Floor:

Unit 3: approx. 2,240 sq. ft. with 4 bed/4 bath

Unit 4: approx. 2,240 sq. ft. with 4 bed/4 bath

Buildings 11-13 – Two single family dwelling units

First Floor:

Unit 1: approx. 2,240 sq. ft. with 4 bed/4 bath

Second Floor:

Unit 2 approx. 2,240 sq. ft. with 4 bed/4 bath

Total: 46 residential dwelling units

Intergovernmental Coordination (Sec. 108-232):

As a major development plan, coordination will occur through the development review process of the City of Key West and all applicable Regional, State and Federal Agencies.

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 increase traffic by approximately **50 trips** per weekday and weekends.
- Potable water demand for the new residential development and neighborhood retail is estimated to be **12,098 gal/day**.
- The wastewater flow for the new residential development and neighborhood retail is anticipated to increase to **12,098 gal/day**.
- The recyclable waste LOS for the new residential development and neighborhood retail is anticipated to be **60.49 lbs/day**.
- The solid waste LOS for the new residential development and neighborhood retail is anticipated to be **321.80 lbs /day**.
- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- The team will coordinate with FKAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.

- No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
- Changes to the existing storm water management system is depicted on the attached plans.

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

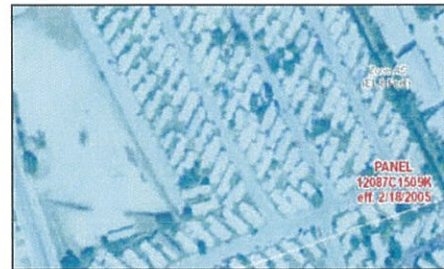
This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

- Chapter 102 – This property is not located within the Historic District and is not subject to HARC approvals and process.
- 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.
- Section 108-956 – The project team will coordinate with FCAA to ensure access to potable water and a wastewater disposal system.
- 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):

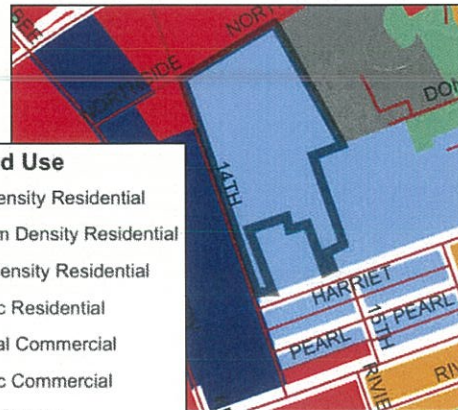
Location:

This multi-family residential property is in what is known locally as “new town” at the corner of 14th Street and Northside Drive. It is centrally located next to area shopping centers, multi-family complexes, business offices, banks, grocery stores, restaurants, an elementary school and athletic fields.



Flood zone:

According to the 2005 FEMA Flood Insurance Map, the property is located within the AE-8 base flood elevation (BFE) zone. (Panel #12087C1509K) This means that new construction is required to have the first-floor elevation of habitable space to be +1.5 ft. above the BFE or, for this project, 9.5 ft.



Future land use map designation (“FLUM”):

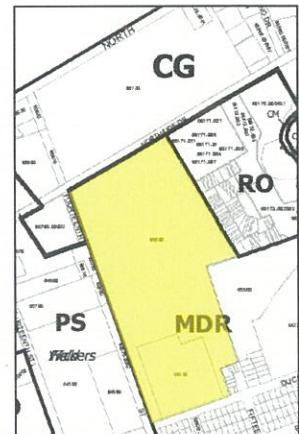
The property’s current FLUM designation is Medium Density Residential (“MDR”) Objective 1-1.2.1: of the comprehensive plan establishes that sufficient space shall be provided for residential development and required

community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement the policies such as Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse and Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use.

Zoning District	MDR
Site Size	22.38 ac (974,872.8 sq. ft.)
Height	35 ft
Density	16 u/a
FAR	NA
Building Coverage	40% (389,949.12 sq. ft.)
Impervious Surface	60% (584,923.68 sq. ft.)
Setback – Front	30 ft.
Setback – Side	25 ft.
Setback – Street Side	25 ft.
Setback – Rear	25 ft.

Zoning:

The intent of the MDR is established to implement comprehensive plan policies for areas designated "MDR" on the comprehensive plan future land use map. The MDR district shall provide sufficient land area for *medium density* residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses. The MDR district shall accommodate a mixture of single-family and multiple-family structure types. Supportive community facilities and accessory land uses may be located within areas designated "MDR." This district shall not accommodate transient lodging and guesthomes, commercial uses or freestanding office buildings. However, accessory uses, including approved home occupations, conducted within the residential structures are permitted so long as all such accessory uses are customarily incidental to and subordinate to the residential use. Other customary accessory uses and community facilities may also be located in areas designated MDR.



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):

The current parking for the mobile home park is an existing non-conformity with no designated unit parking provided. Parking occurs along all interior roadways. Although the existing parking is a legal non-conformity, this project proposes to provide all parking on site in order to meet that requirement as well as add bicycle & scooter parking for each unit.

There is a proposed increase of 46 market-rate residential dwellings with an associated increase in residential parking demand of 92 spaces.

Parking Demand Based on Code Requirements		Automobile			Bicycle		
		Required	Demand	Supply	Required	Demand	Supply
Proposed	Residential (Multi-family)	2 spaces/ unit	92	92	10%	10	10
Previous	Light Industrial (121,633 sq. ft.)	1/600 sq. ft	203	0*	10%	21	0
<i>Total Change in Parking</i>			-111	+92		-11	+10

* Property is a vacant lot with no designated parking

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

Housing (Sec 108-245):

This project includes five market-rate residential units. All residential units will be allocated via BPAS and will meet applicable design and affordability requirements at time of allocation.

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 the concurrency analysis there are no conflicts with the existing public facilities, such as potable water, sanitary sewer treatment or transportation.

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

SITE PLAN

Scope (Sec 108-276):

This site plan conforms to all necessary and 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 uses. No variances are requested.

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):

A roll-off container is 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):

No commercial activities are proposed for this development.

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):

No new signage is proposed.

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):

Storage areas are proposed for use of tenants in each unit and will be located at the rear of the principle structure per code section 108-288.

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:
Request for Modification (Sec. 108-517):**

This application/request for modification to the standards of this ordinance is hereby filed with the city planning office and shall be considered by the planning board after reviewing recommendations of the city planner or designated staff. The planning board shall render the final action.

This request is to modify landscape requirements of Sec. 108 because proposed landscaping is not contrary to the intent of the applicable regulations and a literal enforcement of the standards would be impractical. The property is an existing nonconformity relative to Open Space, Screening, Buffers and Landscaping. An increase in open space, screening, buffers and landscaping is proposed.

Off-street parking and loading (Article VII):

All required parking is provided on-site as shown on attached plans.

Storm water and Surface Water Management (Article VIII):

An existing, approved and functional stormwater management system exists on the property. No changes are proposed as part of this redevelopment. An engineering certification is provided that demonstrates the stormwater system meets the minimum requirements.

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

The proposed project is located in the AE-8 flood zone.

Utilities (Article IX):

See Concurrency Analysis below.

Criteria for review and approval:

- (1) Land use compatibility: As mentioned above, the project site is located in the MDR zoning district but most compatible with HDR zoning, thence the request for a map amendment. The intent of the HDR zoning district is to implement the HDR future land use designation; it accommodates high density residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses. This residential property is located along the 1200 block of 14th Street (aka Glynn Archer Drive), between Northside Drive and Duck Avenue. It is in close proximity to both high and medium density residential areas, two area shopping centers, restaurants, grocery stores, business and medical offices, athletic fields and an elementary school.
- (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 character is a mix of single-family homes of low and medium income residents in adjacent areas of high and medium density. Community infrastructure will not be burdened by this project as this property is surrounded by areas serviced by mass transit and commercial businesses.
- (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 removal of existing commercial use and replacement with residential use of five units.

Policy 2-1.1.1- Transportation

The maximum predicted potential trip generation of the current land uses is less than the maximum predicted potential trip generation from the proposed land uses.

The LOS analysis concludes that overall trip generation from the site will be expected to decrease significantly as it’s former use of light industrial, however, as a vacant lot with a potential of 46 planned residential units, the trip generation will increase an average of 50.5 trips per weekday and per weekend as part of the proposal. This is to be expected when developing vacant land.

Trip Generation	Multiplier	Week Day			Saturday			Sunday		
		Rate	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed
Light industrial (110)*	Per 1,000 sf (121,633) ⁸	6.97	847.78	0	1.32	160.55	0	0.68	82.71	0
Residential (ITE 220)	Dwelling Units (46)	6.72	0	53.76	6.39	0	51.12	5.86	0	46.88
Total			847.78	53.76		160.55	51.12		82.71	46.88
Change				-794.02			-109.43			-35.83

*Over the years the vacant parcel has been used as a staging area for area utility work, storm recovery and other light industrial uses.

Notwithstanding the proposed trip generation, Policy 2-1.1.3: Dense Urban Land Area effectively 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

⁸ Includes the square footage of the vacant parcel only

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.

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/capita/day)

The potable water flow is anticipated to be **12,098 gal/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing vacant lot by approximately 12,098 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁹	LOS	Daily Capacity	
Proposed	100g/capita/day	120.98 capita x 100g = 12,098 gal	100g/capita/day	0/ 1000 = 0 x 100g = 0 gal	12,098 gal
Existing	100g/capita/day	0 capita x 100g = 0 gal	100g/capita/day	0/ 1000 = 0 x 100g = 0 gal	0 gal

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 #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.

⁹ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

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 residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be **12,098 gal/day**

Summary Response: There is currently no sanitary sewage generated by this vacant lot. The proposed residential development will generate approximately 12,098 gallons per day of new usage; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ¹⁰	Rate	Daily Capacity	
Proposed	100 g/capita/day	120.98 capita x 100g = 12,098 gal	660 gal/acre/day	2.81 acres x 0 gal = 0 gal	12,098 gal
Existing	100 g/capita/day	0 capita x 100g = 0 gal	660 gal/acre/day	2.81 acres x 0 gal = 0 gal	0 gal

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.¹¹

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand will increase 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).

¹⁰ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹¹ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

The solid waste impact is anticipated to be **321.80 lbs/day**

Summary Response: Currently the lot is vacant therefore there is no solid waste generated by the current use. The proposed development will generate approximately 321.80 pounds per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ¹²	LOS	Daily Capacity	
Proposed	2.66 lbs/capita/day	120.98 capita x 2.66 lbs = 321.80 lbs	6.37 lbs/capita/day)	6.37 x 0 = 0 lbs/day	321.80 lbs
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day)	6.37 x 0 = 0 lbs/day	0 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.¹³

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

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase 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 **60.49 lbs/day**

Summary Response: The current lot is vacant and therefore does not produce any recyclable material. The proposed development is expected to generate approximately

¹² For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹³ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

60.49 pounds per day of recyclable waste. The team will coordinate with waste management services to provide an adequate amount of waste & recycling containers.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ¹⁴	LOS	Daily Capacity	
Proposed	0.5 lbs/capita/day	120.98 capita x 0.5 lbs = 60.49 lbs	0.25 lbs/capita/day)	0.25 x 0 = 0 lbs	60.49 lbs
Existing	0.5 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day)	0.25 x 0 = 0 lbs	0 lbs

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

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

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.

¹⁴ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

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, Kenneth L Harding as
Please Print Name of person with authority to execute documents on behalf of entity

President of Island-West Investment Corp.
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.

Kenneth L Harding, Pres.
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 10/12/17
Date

by Kenneth L Harding
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida Driver License as identification.

Yuneisi Canizares Garcia
Notary's Signature and Seal

Yuneisi Canizares Garcia
Name of Acknowledger typed, printed or stamped

No FF242724
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:

1213 14th Street

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 18th December 2017 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

FF913801
Commission Number, if any



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

82283

642 REC 211

This Instrument Prepared by:
ROBERT F. SAUER, Attorney
3600 North Roosevelt Blvd.
Key West, Florida 33040

WARRANTY DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975, between STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, whose mailing address is 1213 Fourteenth Street, Key West, Florida 33040, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, enfeoffed, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part, and its successors and assigns forever, all those certain parcels of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

A parcel of land on the island of Key West, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Northeasterly Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3 Page 35, Public Records of Monroe County, Florida, bearing South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Line of Lot 15, the same being the Easterly right-of-way line of 14th Street 91.73 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing South 21 degrees, 14 minutes and 20 seconds East, along the Easterly right-of-way line of 14th Street, 493.41 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187.00 feet, back to the POINT OF BEGINNING, containing 2.92 acres.

ALSO:

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
210.00

111174

11-23-75

047303

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
700.00

FLORIDA
STAMP TAX
700.00

FLORIDA
STAMP TAX
700.00

DOCUMENTARY SUR TAX
1847.00

FEB 2 8 00 AM '75
CLERK OF CIRCUIT COURT
MONROE COUNTY, FLA.
FILED FOR RECORD

082288

A tract of land on the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northwesterly right-of-way line of Duck Avenue and the Northeasterly right-of-way line of 14th Street, said intersection to be known as the POINT OF BEGINNING of the tract of land hereinafter described, bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 967.65 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187 feet to the Northeasterly right-of-way line of 14th Street; thence bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 91.73 feet to where the Northeasterly right-of-way line of 14th Street intersects the Southeasterly right-of-way line of Northside Drive; thence bear North 57 degrees, 45 minutes and 40 seconds East, along the Southeasterly right-of-way line of Northside Drive, 722.55 feet; thence bear South 32 degrees, 14 minutes and 20 seconds East, 897.91 feet; thence bear South 68 degrees, 41 minutes and 40 seconds West, 220.03 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 635.55 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 116.17 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 172.87 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, along the Northwesterly right-of-way line of Duck Avenue, 48.83 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 404.87 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 146.42 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 74.10 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 272.50 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 478.97 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, 75.02 feet, back to the POINT OF BEGINNING, containing
 ..19.46 acres.

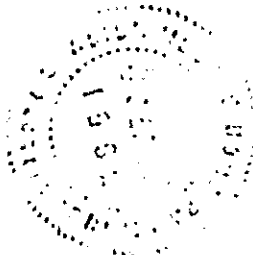
SUBJECT TO easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.



STADIUM MOBILE HOME PARK, INC.

By *Vincent Cobley*
President.

Attest: (Corporate Seal)

[Signature]
Secretary

Executed in the Presence of:

Robert P. [Signature]
Hilary A. [Signature]

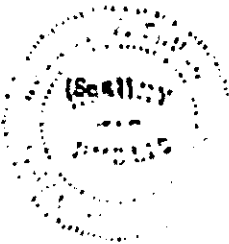
STATE OF FLORIDA.
COUNTY OF MONROE, ss.

I HEREBY CERTIFY, that on this 1st day of February, A. D. 1976, before me personally appeared Vincent Cobley and Patricia K. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.

Robert P. [Signature]
Notary Public, State of Florida at Large.

My commission expires:



RECORDED BY OFFICIAL RECORD BOOKS
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
KEY WEST, FLORIDA

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: OCT. 22, 1977
ISSUED BY ORIGINAL EXHIBIT ENDORSEMENT



Detail by Entity Name

Florida Profit Corporation

ISLAND-WEST INVESTMENT CORPORATION

Filing Information

Document Number	484264
FEI/EIN Number	591638922
Date Filed	09/11/1975
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/30/1997
Event Effective Date	NONE

Principal Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Mailing Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Registered Agent Name & Address

MORGAN, HUGH J
317 WHITEHEAD STREET
KEY WEST, FL 33040

Address Changed: 02/18/2003

Officer/Director Detail

Name & Address

Title STD

HARDING, RICHARD A

Title VD

HARDING, JEFFREY A
 PO BOX 905
 TERRY, MT 59349-0905

Title PD

HARDING, KENNETH L
 1213 14TH STREET
 KEY WEST, FL 33040-4100

Title D

HARDING, PATRICIA A
 PO BOX 905
 TERRY, MT 59349-0905

Title D

HILLER, ROBERT
 P O BOX 905
 TERRY, MT 59349-0905

Annual Reports

Report Year	Filed Date
2012	04/26/2012
2013	01/31/2013
2014	01/13/2014

Document Images

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