

Traffic Impact Report



Brendon Cunningham <bcunning@keywestcity.com>

Conch Harbor Marina Trip Generation

1 message

Elizabeth Ignaffo <eignaffo@keywestcity.com>

Mon, Nov 5, 2012 at 11:41 AM

To: Brendon Cunningham <bcunning@keywestcity.com>

Cc: Doug Bradshaw <dbradsha@keywestcity.com>, Don Craig <drcraig@keywestcity.com>

Hi Brendon,

Conch Harbor Marina Trip Generation Analysis states the proposed 13,500-square foot retail space addition will generate an additional 354 daily vehicle trips, 8 a.m. and 31 p.m. peak hour vehicle trips. Trip generation rates are calculated using ITE *Trip Generation* marina and shopping center land use rates and equations.

Sec. 94-72 requires Level D Peak Hour minimum Level of Service for collector roads. As provided in the FDOT 2009 Quality/Level of Service Handbook, Level D peak hour two-way volume for Caroline Street (characterized as urban, non-state signalized, undivided 2-lane without turn lanes) is 1,120 peak hour vehicle trips.

Pursuant to Sec. 94-73, the Conch Harbor Marina Trip Generation Analysis has been reviewed. The trip generation analysis summarizes the a.m. and p.m. peak hour trips for the existing and proposed marina and shopping center development. The p.m. peak hour trips are greater than a.m. peak hour trips. The total p.m. peak hour vehicle trips for the marina and retail with addition, correcting for pass-by, will be 82, which represents an additional 31 p.m. peak hour vehicle trips (3% increase).

Conch Harbor Marina with the proposed retail expansion is not anticipated to decrease the Caroline Street level of service.

Thanks.
Elizabeth

Elizabeth Ignoffo, E.I.
Permit Engineer
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
(305) 809-3966
eignaffo@keywestcity.com

August 17, 2012

Mr. Craig Hunt
Conch Harbor Marina and Retail Center
951 Caroline Street
Key West, Florida 33040

**Re: Conch Harbor Marina – Key West
Trip Generation Analysis**

Dear Craig:

The Conch Harbor Marina is an existing marina and commercial retail facility located in the northwest quadrant of the intersection of Caroline Street and Grinnell Street in the City of Key West, Monroe County, Florida. The subject site currently consists of approximately 27,000 square feet of retail space and 40 boat slips. An additional 13,500 square feet of retail space is proposed for the subject site. The purpose of this trip generation analysis is to document the increase in the number of vehicle trips associated with the proposed retail expansion.

Trip Generation

The trip generation analysis for this project is based upon the trip generation rates and equations published in the Institute of Transportation Engineers (ITE) *Trip Generation (8th Edition)* report. The ITE land uses referenced for this analysis are Marina (ITE Land Use #420) and Shopping Center (ITE Land Use #820)¹. Based upon this information, the weekday, AM peak hour, and PM peak hour trip generation rates as well as the pass-by rates for the existing and proposed development are as follows:

Marina – ITE Land Use #420

- Weekday Trip Generation Rate: $T = 2.96 (X)$
where T = number of trips and X = number of berths
- AM Peak Hour Trip Generation Rate: $T = 0.08 (X)$ (33% in / 67% out)
- PM Peak Hour Trip Generation Rate: $T = 0.19 (X)$ (60% in / 40% out)

Shopping Center – ITE Land Use #820

- Weekday Trip Generation Rate: $T = 42.94 (X)$
where T = number of trips and X = 1,000 square feet of gross leasable area
- AM Peak Hour Trip Generation Rate: $T = 1.00 (X)$ (61% in / 39% out)
- PM Peak Hour Trip Generation Rate: $T = 3.73 (X)$ (49% in / 51% out)
- Pass-by: $\ln(T) = -0.29 \ln(X) + 5.00$
Where T = pass-by percentage and X = 1,000 square feet of gross leasable area

¹ Although the Marina land use description within the ITE *Trip Generation* report includes “limited retail and restaurant space,” the retail and restaurant uses at most marinas are typically small in size and cater almost exclusively to the patrons of the marina itself. In the case of Conch Harbor Marina, the existing retail uses serve not only the marina patrons but the surrounding community as well. Likewise, it is anticipated that the proposed retail space will serve both the marina patrons and the surrounding community. As a result and in order to assess traffic impacts with a conservative approach, it was determined that, from a trip generation standpoint, the retail component would be estimated independent of the marina boat slips.

The supporting trip generation information from the ITE report is presented in Attachment A to this document. The results of the trip generation analysis are summarized in Table 1 below.

Table 1 Trip Generation Summary Conch Harbor Marina - Key West, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Marina	40 berths	118	1	2	3	5	3	8
Retail - Pass-By (57%)	27,000 S.F.	1,159 (661)	16 (9)	11 (6)	27 (15)	49 (28)	52 (30)	101 (58)
Total		616	8	7	15	26	25	51
<i>Proposed</i> Marina	40 berths	118	1	2	3	5	3	8
Retail - Pass-By (51%)	40,500 S.F.	1,739 (887)	25 (13)	16 (8)	41 (21)	74 (38)	77 (39)	151 (77)
Total		970	13	10	23	41	41	82
Difference (Proposed - Existing)		354	5	3	8	15	16	31

Compiled by: TrafTech Engineering, Inc. (August 2012).

Source: Institute of Transportation Engineers (ITE) Trip Generation (8th Edition) report.

Conclusions

Based upon the foregoing trip generation analysis, the proposed retail expansion of the existing Conch Harbor Marina located at Caroline Street and Grinnell Street in Key West, Florida is anticipated to generate an additional 354 daily vehicle trips, an additional 8 AM peak hour vehicle trips (5 inbound and 3 outbound) and an additional 31 PM peak hour vehicle trips (15 inbound and 16 outbound).

From a traffic engineering standpoint, the new vehicle trips forecast to be generated by this project are considered to be insignificant. For instance, during the AM peak hour the subject retail expansion would, on average, generate one new vehicle trip every seven and one-half (7.5) minutes and during the PM peak hour the retail expansion is forecast to generate one new vehicle trip every two (2) minutes.

If you have any questions or require additional information, please do not hesitate to contact me.

TRAF TECH ENGINEERING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

Drainage Report



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

TO: Brendon Cunningham, Senior Planner II

CC: Doug Bradshaw, Senior Project Manager
Donald Craig, Planning Director
Jay Gewin, Utilities Manager
Allen Perez, P.E., Engineer

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: October 12, 2012

**SUBJECT: Major Development Plan – 951 Caroline Street
Conceptual Drainage Plan Review and Comments**

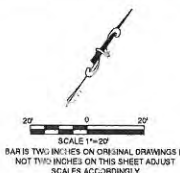
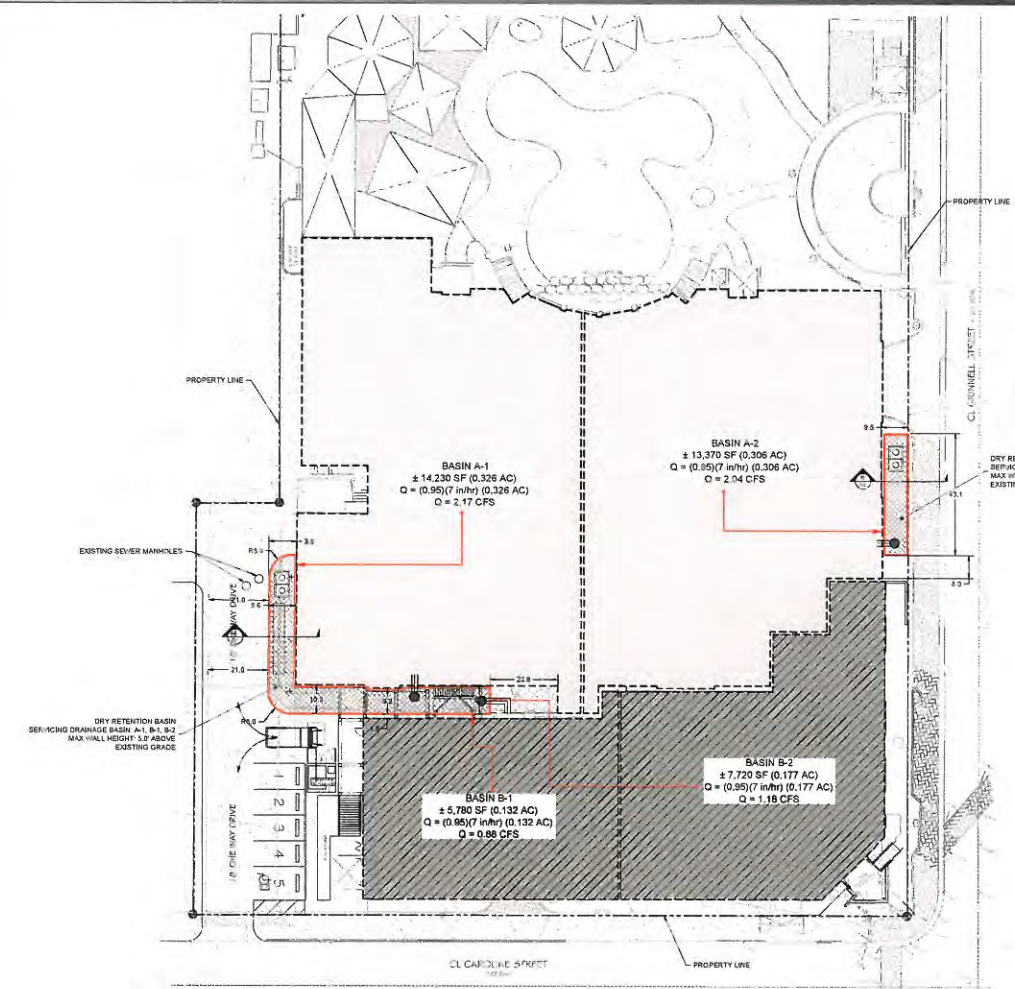
The Conceptual Drainage Plan, dated September 28, 2012, for Conch Harbor Marina retail building addition and existing structure has been reviewed.

The Conceptual Drainage Plan proposes two dry retention basins that will receive stormwater runoff from the existing building roof, plaza and the proposed 13,500-square foot building addition, followed by disposal via groundwater percolation and two (2) underground injection wells that incorporate double chamber baffle boxes. The dry retention basins will provide treatment for a volume of stormwater runoff equivalent to 1/2-inch times the roof and plaza areas.

The plan proposes a stormwater management system designed to prevent stormwater runoff from flowing onto adjacent properties, roads, and rights-of-way.

As noted, the Conceptual Drainage Plan meets the requirements of the City of Key West Code of Ordinances, Sec. 108-718, that requires gravity injection wells to have a baffle box and pretreatment to meet South Florida Water Management District standards.

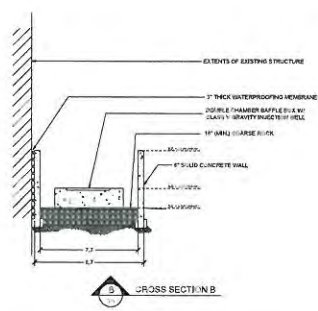
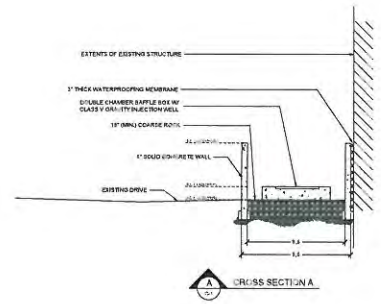
The applicant shall be advised that this plan utilizes underground injection wells and baffle boxes. Should groundwater remain in the baffle boxes 72 hours after a rain event (perpetual wet conditions), a maintenance agreement to provide mosquito control larvicide shall be required and coordinated with the Florida Keys Mosquito Control.



Basin	Area	Permitted 1"	Permitted 2"
Retention Basin 1			
A-1	14,230	13,370	26,640
A-2	13,370	13,370	26,740
Total	27,600	26,740	53,380
Retention Basin 2			
B-1	5,780	5,780	11,560
B-2	7,720	7,720	15,440
Total	13,500	13,500	26,980

Dry Retention Basin 1		
Area	14,230	13,370
Flow	2.17	2.74
Permit	13,370	13,370
Flow	0.95	0.95
Permit	0.95	0.95
Flow	0.95	0.95
Permit	0.95	0.95

Dry Retention Basin 2		
Area	5,780	7,720
Flow	0.88	1.18
Permit	5,780	5,780
Flow	0.95	0.95
Permit	0.95	0.95
Flow	0.95	0.95
Permit	0.95	0.95



REV./DATE	DESCRIPTION
1	ORIGINAL - MAY 2011
2	
3	
4	
5	
6	

CONCH HARBOR MARINA
961 CAROLINE STREET
KEY WEST, FL 33940

CONCEPTUAL DRAINAGE PLAN

JOB NO.	111024
DRAWN	ABP
DESIGNED	ABP
CHECKED	ABP
DC	
SHEET	

Previous Approval

RESOLUTION NO. 99-255

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE ATTACHED MAJOR DEVELOPMENT PLAN FOR THE CONCH HARBOR PROPERTY AT 909 CAROLINE STREET; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the attached Major Development plan is hereby approved, provided that the applicant fulfills the conditions of the Key West Planning Board contained in the attached memorandum, and furthermore fulfills conditions Option B, items 1-3, also contained in the attached memorandum.

Section 2: That the City Manager is hereby authorized to execute an amendment to the Parking Agreement between the City and Conch Harbor Marina Associates, Ltd. to reflect the use of 54 parking spaces in the Old Town Garage.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

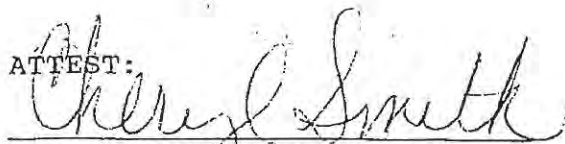
Passed and adopted by the City Commission at a meeting held this 20TH day of JULY, 1999.

Authenticated by the presiding officer and Clerk of the Commission on JULY 21, 1999.


Filed with the Clerk JULY 21, 1999.


SHEILA K. MULLINS, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

EXECUTIVE SUMMARY

To: Key West City Commission
From: Ty Symroski, City Planner 
Date: June 25, 1999
RE: Conch Harbor, 909 Caroline Street

THE PROJECT

- 1) A revised major development plan for proposed construction of two retail buildings (6,920 and 858 S.F.), a restaurant (6,279 s.f.) a pool with pool bar, and a laundry/restroom facility; two phases are being presented at this time—phase "A" will rely upon the leasing of parking spaces from the city while phase "B" provides all parking. The project is more specifically described below in Table 1.

Table 1.

USE	CURRENT PROPOSAL (sq. ft.)
Retail	858
Retail	6,920
Kitchen & Dining	4,437
Covered Seating	818
Main Bar	1,024
Pool bar	612
Restrooms for site	462
Shower/Restroom	1,000

- 2) Project Location:
A) Street Address: 909 Caroline Street
B) RE Number: 297

PREVIOUS CITY ACTIONS

HARC: The Historic and Architectural Review Commission (HARC) reviewed the plans on March 24, 1999. HARC approved " the scheme A building, on the plans without the parking structure" and "that at such time a parking structure is needed they [the applicant] can come back to HARC for design review.

City Commission: The City Commission approved a parking agreement (Resolution 98-298) to allow Conch Harbor to designate the City's parking garage as meeting the parking requirements. This agreement basically allows the applicant to not provide parking on-site until the City's parking garage is too crowded. In the interim, the applicant will pay

the City \$350.00 per space per year and direct customers to the City's garage. The common sense of this agreement is that it prevents parking garages being built next to each other and in competition with each other. The City Commission consented to assignment of this agreement to the new owners (Resolution 99-14)

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

See attached minutes of February 25, 1999.

PLANNING STAFF ANALYSIS

The following analysis was presented to the Planning Board for their meeting on June 17, 1999.

- 1) Density / Intensity (Floor Area Ratio): This site is designated as HRCC-2. The permitted floor area ratio (FAR) is 0.5. The area of the site is 82,200.07 sq. ft.¹ and a total floor area of 41,100 sq. ft. is allowed. The proposal includes 17,132 Sq. ft. of floor area and therefore complies. The downstairs parking does not count as floor area because the clearance is 7 feet. The covered plaza is not considered to be floor area because of the wide-open aspect.
- 2) Building Coverage: The Land Development Regulations allow a 50% building coverage. Plan B lists the coverage at 35,470 sq. ft. However, the staff believes that number incorrectly counts the garage, ramp and restroom ramp and the building coverage is 41,888 sq. ft. or 788 sq. ft. more than the 41,100 sq. ft. allowed.
- 3) Impermeable Coverage: 49,321 is allowed, 46,733 is proposed.
- 4) Open Space: Fifty percent (41,100 sq. ft.) is required. The applicant complies with the requirement by having landscaping of 21,360 sq. ft. (26 %) and active recreation (the pool & deck and the uncovered area of the plaza) of 19,963 sq. ft. (24 %) for a total of 41,323 sq. ft (50.3 %).
- 5) Building Coverage: Fifty percent (41,100) is allowed, 30,659 is proposed.
- 6) Parking:
 - A) Agreement with the City for use of the parking garage: As specified earlier, the City Commission approved a parking agreement (Resolution 98-298) to allow Conch Harbor to designate the City's parking garage as meeting the parking requirements. However, as part of this agreement, the applicant must obtain site plan approval for the prospective on-site parking facility. Therefore, in order for this project to go forward, the scheme B, with on-site parking, must be approved. The only difference between this project and other projects is that the applicant will not be required to build the parking until some time in the future.
 - B) It should be noted that several citizens questioned whether the City was getting sufficiently compensated for such an arrangement. In the Planning

¹ Hildebrandt survey

Staff's opinion, this is not an appropriate question during review of the Development Plan.

- C) Number of spaces: 110 spaces are required, 110 spaces are proposed. Compact spaces are proposed for the front area if it is ever required and would account for 40%. This percentage will require a special approval from the City Commission if the project is approved.
 - D) Handicapped Spaces: The proposed layout was discussed with the bicycle pedestrian coordination, Jim Malcolm, who did not voice an objection.
 - E) Bicycle Spaces: The plans provide more bicycle spaces than required by the Land Development Regulations and of a size and location also consistent.
 - F) Scooter Parking: The Land Development Regulations do not require scooter parking. However, the Planning Staff recommends that the applicant begin to anticipate such use.
- 7) Traffic Congestion: This property is at the five-point intersection of Grinnell St. Caroline Street, and Trumbo Road. Based on direct observations, this intersection is a busy intersection but appears to be operating acceptably. The Planning Staff was previously concerned with the build-out of this property and the ferry terminal. This concern has been somewhat alleviated by the reduction in the project and the accommodation for bicycle parking. The traffic will also be less impacted by the parking agreement to direct parking to the parking garage.
 - 8) "Back of House", Service entrance, Easement: A loading space of 12 wide and 50 feet long is required. This is the purpose of the easement on the west side of the property. However, if a standard semi-truck (used for many local restaurants) did actually use this easement, there is no way such a truck could turn around and the truck would have to back out onto Caroline Street. The Planning Department believes this is not optimal and recommends further consideration be given to connecting with the parking lot in Lands End Village.
 - 9) Lighting and Landscaping, Coordinate with Buque Bus and Open Space: The applicant has verbally stated they have coordinated with the Buque bus. The plan now shows the driveways for Buque Bus.
 - 10) Landscaping: The Planning Staff has not confirmed with the City's landscape coordinator whether the plan complies with the landscape requirements.
 - 11) Stormwater Management: The applicant has provided a conceptual drainage plan that relies on swales, injection wells, and turf block.
 - 12) Impermeable Surface Coverage: The plans indicate the impermeable coverage at 46,733 sq. ft, or approximately 2,600 sq. ft. less than the 49,321 sq. ft. required.
 - 13) Turf Block: The plans indicate a use of turf block. The applicant has submitted specifications for this as being a GrassPave. The City engineer recommends the GravelPave for the traffic areas.
 - 14) Soil Contamination: At the meeting the applicant listed that the contaminated soil would be contained by placing fill on the site.
 - 15) Number of Employees: The applicant previously projected there would be 182 permanent employees. With the revised plans, there most likely will be a reduction in the proposal. The Planning Staff is concerned that the only way to fill these jobs will be to bring new workers into the community and that this will exacerbate the housing problem. For instance in the Wed. March 10, 1999 classified

advertisements, there were at least 310 jobs listed and only five advertisements for roommates and only 20 listings for houses or apartments (only 2 of 8 apartments were less than \$1,000 per month. It is recommended that the applicant install features to maximize productivity and thus reduce the number of employees required.

- 16) General Appearance & View of the Water: Several people raised the concern that the view of the harbor would be significantly reduced. The applicant stated at the last Planning Board meeting that the fill required to contain the contaminated soil would be the primary culprit to blocking the view.

The Planning Staff believes the existing plan is much better than previously proposed. There no longer is the proposed 2,000 restroom at the end of Grinnell Street. Also, the wider opening and large plaza will provide better views.

Finally, this project greatly over complies with the setback requirements from Caroline Street and the water.

PLANNING BOARD RECOMMENDATIONS

This project was first heard at the Planning Board meeting of March 18, 1999, prior to the HARC approval. The plans were revised and the Planning Board again heard the project on April 15, 1999. At that time the project consisted of 11,442 sq. ft. of retail space and a restaurant with Tiki huts with the prospect of a 3 story parking garage along Caroline Street at some time in the future. In response to the concerns, the project was significantly changed to the size described above. The primary changes were reducing the size of the retail and restaurant and deleting a three story-parking garage proposed for phase B when parking would no longer be available at the city garage on Caroline Street.

At the meeting of June 17, 1999, the Planning Board reviewed the above analysis by the Planning Staff and heard public opinion. After discussion the Planning Board then voted to recommend the City Commission approve this project with the following conditions and stipulations:

- 1) The landscape plan must be worked out in accordance with City regulations and the appropriate authorities;
- 2) Should the City require the existing Park and Ride facility (at Caroline and Grinnell Streets) for its own uses, and exercise its option to remove the "Conch Harbor" people (under parking agreement), then parking for "Scheme B" shall be done in accordance with the City's requirements and if that is not done in the specified time, "Conch Harbor" occupational licenses are lost (forfeit) or withdrawn until that is accomplished;
- 3) Approval is subject to City staff reviewing and approving service area functions including garbage removal, deliveries, and circulation to and through other parking and delivery areas;
- 4) Approval is subject to further HARC review and approval;

- 5) Bicycle parking is to be provided along Caroline Street under Scheme "A" and Scheme "B";
- 6) The revised project is subject to approval by the City Engineer and all City agencies;
- 7) A sidewalk is to be provided along Grinnell Street on the plans' south side, with appropriate lighting and landscaping; and
- 8) Within 60 days of City Commission action, if there is approval with or without conditions, there shall be provided copies of a final development plan with all conditions listed to be stamped and signed by the City Planner and the Chairman of the Key West Planning Board.

OPTIONS:

Option A. Approve the project with the Planning Board conditions.

Option B. Approve the project with Planning Boards conditions and stipulations and with the following three additional stipulations and findings:

- 1) Approval that 40% of the parking spaces at phase B may be compact spaces as shown,
- 2) The restrooms will be accessed from the plaza, and
- 3) Height of the parking will not exceed 7 feet.

Option C. Deny the project. Specific reasons for denial should be listed.

ADVANTAGES AND DISADVANTAGES:

Option A will implement the Planning Board's recommendation and the result of a strenuous review at a public hearing. The disadvantage is that this options will exclude several small recommendations and housekeeping findings the Planning Staff had recommended.

Option B also includes the Planning Board's recommendation and will have the dvantage of facilitating a public use of the bathroom (rather than treat it as floor area for the stores). This option will also include two housekeeping findings.

Options A& B both have the advantage of approving a project that is significantly below the permitted density and intensity.

The disadvantage of approving the project in either Option A or B is that the housing situation may well get further exacerbated.

Option C, denying the project, has the advantage that the housing impact will not occur. The disadvantage is that there is currently no moratorium regarding housing impacts or fee for affordable housing (as raised at the Planning Board hearing).

Option C's disadvantage is that this current proposal is well below the permitted density and intensity, has an innovative method to direct traffic to the parking garage, will place a large green space at the entrance to the Key West Bight and will eliminate a surface parking lot. To deny this project would leave the property open for a plan in the future without such features.

RECOMMENDATIONS:

The Planning Department recommends Option B. This has the advantage of the Planning Boards recommendations and including some general housekeeping findings of fact.

PLANS BEING REVIEWED:

SHEET	BY	DATED	REVISED
T-1	Title	06-06-99	06-03-99
ST1-A	Site (Ground Level/)	01-05-99	06-03-99
ST1-B	Site (Ground Level)	01-05-99	06-03-99
ST2-A	Site (Plaza)	01-05-99	06-03-99
ST2-B	Site (Plaza)	01-05-99	06-03-99
ST-3A	Enlarged Plan of Pool Area	06-03-99	06-03-99
ST-3B	Enlarged Plan of Pool Area	06-03-99	06-03-99
ST-4A	Concept Contour/Site Drainage Plan Ground Level	06-03-99	06-03-99
ST-4B	Concept Contour/Site Drainage Plan Ground Level	06-03-99	06-03-99
ST-5A	Conceptual Site Drainage Plan Plaza Level	06-03-99	06-03-99
ST5-B	Conceptual Site Drainage Plan Plaza Level	06-03-99	06-03-99
A-1	South Elevation East Elevation	06-03-99	NA
A-2	North Elevation	06-03-99	NA

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, 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 951-955 Caroline Street (previously known as 909 Caroline St)
- 2) Name of Applicant Trepanier and Associates, Inc., on behalf of Conch Harbor, Retail Center, LLC.
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 402 Appelrouth Lane
Key West, FL 33040
- 5) Applicant's Phone # (305) 293-8983 Email owen@owentrepanier.com
- 6) **Email Address:** owen@owentrepanier.com
- 7) Name of Owner, if different than above Conch Harbor Retail Center, LLC
- 8) Address of Owner 951 Caroline St., Key West, FL 33040
- 9) Owner Phone # (305) 600-3449 Email Craig@KeysCaribbean.com
- 10) Zoning District of Parcel HRCC-2 RE# 00002970-000000
- 11) Is Subject Property located within the Historic District? Yes No _____
If Yes: Date of approval _____ HARC approval # Please see next page for past approvals
OR: Date of meeting July 24th, 2012
- 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).
Application to amend an existing Major Development Plan and
Conditional Use approval (Res. No. 99-225), to permit the
construction of a 13,500 sq. ft. addition to the Conch Harbor
facility to house a West Marine.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, 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.

Res. 95-324 references and depicts nonexclusive access easements for the Boardwalk and the loading zone/ access drive (Attachment A).

- 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.

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.

Previous Resolutions include:

95-324: Preliminary Development Agreement
98-298: Parking Agreement
99-14: Parking Agreement Assignment to New Owner
99-255: Major Development Plan and Conditional Use Approval

Previous HARC Approvals include:

04-14855-95: Demo
04-14911-95: Development Plan Approval
05-15046-95: Fuel Containment
06-15065-95: Fuel Tanks
08-15332-95: Dock Master Office
04-16145-96: Unknown
12-17050-96: Development Plan Approval
04-28-447: Development Plan Approval

10/29/12

Mr. Brendon Cunningham, Senior Planner II
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

Re: REVISED
Amendment to Major Development & Conditional Use
Conch Harbor, 951-955 Caroline Street
RE No. 00002970-000000

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Cunningham:

We are submitting this revised application to amend an existing Major Development Plan and Conditional Use approval (Res. No. 99-225). We seek approval to permit the construction of a 13,500 sq. ft. addition to the Conch Harbor facility to house a West Marine. This application includes a request for modifications under Sec. 108-517 and variances to Sec. 122-572, Sec. 122-720(4)a, Sec. 122-720(4)b, Sec. 122-720(6).

Please don't hesitate to call if you have any questions or need any additional information.

Thank for the kind consideration,

Owen Trepanier

CONCH HARBOR FUEL LLC • OPERATING ACCOUNT

5869

CITY OF KEY WEST
Date Type Reference
7/16/2012 Bill

Original Amt.
4,650.00

7/16/2012
Balance Due Discount
4,650.00
Check Amount

Payment
4,650.00
4,650.00



FUEL - Centennial *82

4,650.00

5869

**CONCH HARBOR FUEL LLC
OPERATING ACCOUNT**

951 CAROLINE STREET
KEY WEST, FLORIDA 33040



www.my100bank.com
81-275-829

Check Fraud
Protection for Business

7/16/2012

PAY
TO THE
ORDER OF
CITY OF KEY WEST

\$
**4,650.00

DOLLARS

Four Thousand Six Hundred Fifty and 00/100*****

CITY OF KEY WEST
PO Box 1359
Key West, FL 33041

Kennedy
AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.

⑈005869⑈ ⑆082902757⑆ 500128298⑈

CONCH HARBOR FUEL LLC • OPERATING ACCOUNT

5869

CITY OF KEY WEST

Date Type Reference
7/16/2012 Bill

Original Amt.
4,650.00

7/16/2012
Balance Due Discount
4,650.00
Check Amount

Payment
4,650.00
4,650.00

FUEL - Centennial *82

4,650.00

5850

**CONCH HARBOR FUEL LLC
OPERATING ACCOUNT**

951 CAROLINE STREET
KEY WEST, FLORIDA 33040



www.my100bank.com
81-275-829



7/2/2012

BY THE ORDER OF

CITY OF KEY WEST

\$ **1,150.00

DOLLARS

One Thousand One Hundred Fifty and 00/100*****

CITY OF KEY WEST
PO Box 1359
Key West, FL 33041

Kennedy
AUTHORIZED SIGNATURE

EMO

⑈005850⑈ ⑆082902757⑆ 500128298⑈

Security features. Details on back.

CONCH HARBOR FUEL LLC • OPERATING ACCOUNT

5850

5849

**CONCH HARBOR FUEL LLC
OPERATING ACCOUNT**

951 CAROLINE STREET
KEY WEST, FLORIDA 33040



www.my100bank.com
81-275-829



7/2/2012

BY THE ORDER OF

CITY OF KEY WEST

\$ **5,650.00

DOLLARS

Five Thousand Six Hundred Fifty and 00/100*****

CITY OF KEY WEST
PO Box 1359
Key West, FL 33041

Kennedy
AUTHORIZED SIGNATURE

EMO

⑈005849⑈ ⑆082902757⑆ 500128298⑈

Security features. Details on back.

CONCH HARBOR FUEL LLC • OPERATING ACCOUNT

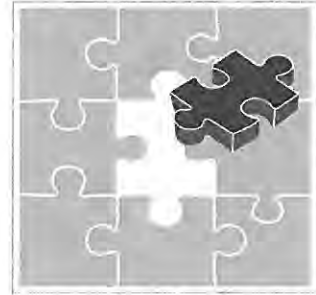
5849

CITY OF KEY WEST

Date	Type	Reference	Original Amt.	Balance Due	7/2/2012 Discount	Payment
7/1/2012	Bill		5,650.00	5,650.00		5,650.00
				Check Amount		5,650.00

Project Analysis

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

The following is complete analysis of the proposed project including development plan and conditional use review and approval criteria.

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

- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Easements
- Utility locations
- Existing vegetation
- Existing stormwater
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed engineers and architects, 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

Solutions Statement:

The ongoing successful re-development of Caroline Street, with its extensive harbor walk system and commitment to bicycle and pedestrian traffic, has made West Marine optimistic about the Seaport's future. With new retail shops alongside historic homes and rich traditions, it is clear that it is Caroline Street and the Seaport's time to shine.

West Marine has been a part of Caroline Street and the Seaport for eighteen years. It has a proud heritage of serving all the needs of the boating community. It is the world's largest boating supply retailer wants to commit to the future of Caroline Street and the Seaport, in a really big way.

West Marine has picked the corner of Grinnell and Caroline to be the location for its proposed two million dollar flagship store. Using a local architect and local contractors, the new West Marine will be the "anchor" for the surrounding area and a wonderful validation of the city and neighborhood's vision of the future.

The proposed West Marine flagship store will be 13,500 square feet, featuring a large selection of fishing gear, marine electronics, sailing hardware, boating supplies, and an

engine parts counter. It will also stock a wonderful selection of casual and sports apparel designed for the outdoors including shoes, boots, pants and outerwear.

The store's design will be environmentally sensitive through the use of energy efficient fixtures, recycling, high R-value insulation and materials and the promotion of bike, pedestrian, and scooter access.

Key persons and entities involved in this project are as follows:

Owner: Conch Harbor Retail Center, LLC
 Authorized Agent: Trepanier & Associates, Inc.
 Engineer: Perez Engineering & Development, Inc.
 Architect: Peter Pike Architect, Inc.
 Landscape Architect: Elizabeth Newland Landscape Architecture, LLC
 Legal and Equitable Owners: Conch Harbor Retail, LLC owned by KeysCaribbean Collection, LLC (Craig & Maria Hunt – Managing Members); Whitehead Enterprises, LLC (Brian Whitehead); Gina M. Kennedy; Sanchez Team Investments, LLC (Ralph Sanchez - Managing Member); Sven Grunder Gift Trust; Marcus Hunt Gift Trust

Site Data:

Conch Harbor - Site Data					
Issue	Code	Existing	Required/ Permitted	Proposed	Compliance
Zoning	HRCC-2	HRCC-2	HRCC-2	No Change	Complies
Site Size	4,000.0 sq.ft.	82,210 sq.ft.	4,000.0	No Change	Complies
Density	8.0 u/ac	0.0 u/ac	0.0 u/ac	0.0 u/ac	Complies
FAR	50.0%	0.25	50%	0.41	Complies
Max Height	35 ft.	30 ft.	35 ft.	30 ft.	Complies
Height (w/in 100ft of MHW)	1 story above flood	1 story above flood	1 story	No Change	Complies
Open Space: Commercial	20.0%	50.0%	20.0%	31%	Complies
Residential	35.0%	NA	NA	NA	Complies
Within 100ft of MHW	50.0%	59.9%	50.0%	No Change	Complies
Landscape: Total Area - Commercial	20.0%	31%	20.0%	14%	Waiver Required
Total Area - Residential	35.0%	0.0%	0.0%	0.0%	Complies
Street Buffer (Caroline)	30.0 ft.	10.0 ft.	30.0 ft.	5.6 ft.	Waiver Required
Street Buffer (Grinnell)	30.0 ft.	7.5 ft.	30.0 ft.	No Change	Complies
Building Coverage	50.0%	40.1%	50.0%	56.8%	Variance Required
Impervious Surface	60.0%	69.5%	60.0%	86.1%	Variance Required
Min Lot Size	5,000.0 sq.ft.	82,190.0 sq.ft.	5,000.0 sq.ft.	No Change	Complies
Min Lot Width	50.0 ft.	221.9 ft.	50.0 ft.	No Change	Complies
Min Lot Depth	100.0 ft.	144.3 ft.	100.0 ft.	No Change	Complies
Setbacks: Front (Caroline St)	10.0 ft.	43.9 ft.	10.0 ft.	5.6 ft.	Variance Required
Street Side (Grinnell St)	7.5 ft.	9.0 ft.	7.5 ft.	7.8 ft.	Complies
Side (Alley)	5.0 ft.	7.8 ft.	5.0 ft.	46.8 ft.	Complies
Rear	15.0 ft.	29.7 ft.	15.0 ft.	No Change	Complies
Parking: Auto	Per Sec. 108-546	66 onsite	98	71 onsite	Variance Required
Bike/ Scooter	25% of Auto Parking	64	27.5	104	Complies

Other Project Information:

- The proposed construction will not inhibit the existing operations on site. The existing facilities will remain operational throughout construction.
- The target date for commencement shall follow entitlement approvals as quickly as possible.
- Expected date of completion is July 2013.
- The proposed buildings will comply with all flood and FEMA-related requirements.

Intergovernmental Coordination will occur through the Development Review Process of the City of Key West. Coordination with the Florida Department of Environmental Protection will be required as part of the permitting of the stormwater management system.

Schedule and Process:

Remaining Schedule is anticipated as follows:

Conch Harbor Retail Center, LLC Major Development Plan & Conditional Use	Sep	October				November				December				January			
	Wk 4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Revise Plans & Resubmit for Planning Board	■																
Attend Tree Commission Hearing			■														
Attend Planning Board							■										
Attend City Commission								■									
City Commission Appeal Period (30 days from the date the Resolution is signed by the Mayor)										■	■	■	■	■	■	■	■
Permit Review										■	■	■	■	■	■	■	■
Permits Issued																	■
DEO Appeal Period (45 days from the end of the City's appeal period)																	■
Construction																	■

SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

Characteristics of proposed use:

Scale & Intensity	Existing		Proposed	
	AM	PM	AM	PM
Floor area ratio	0.25		0.41	
Traffic generation ¹ (Peak Hour Trips)	15	51	23	82
Square feet of each specific use				
Retail	7,778		21,278	
Kitchen & Dining	4,437		No Change	
Covered Seating Area	818		No Change	
Main Bar	1,024		No Change	
Pool Bar	612		No Change	
ADA Restrooms	462		No Change	
Showers/ Laundry/ Restrooms	1,000		No Change	
Pool & Pool Deck	9,914		No Change	
Proposed employment for new retail	NA		10 FTEs	
Proposed number and type of service vehicles for new retail	NA		2 trucks/ wk	

Land use compatibility:

The attached analysis and plans demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

Site Size:

The Conch Harbor site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements are adequate to accommodate the proposed scale and intensity of the conditional use requested. The site is of sufficient size to accommodate urban design amenities such as appropriate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements are designed to mitigate against potential adverse impacts of the proposed use.

¹ See Attachment A for full analysis

Mitigative techniques:

The design embraces the existing character of the Caroline Corridor streetscape. The parking capacity is based on traffic engineering studies demonstrating actual demand at the proposed location. No new curb cuts or reductions in on street parking are proposed. The design scheme, including off-street parking and stormwater management appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

Hazardous waste:

The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation.

Compliance with applicable laws and ordinances:

This conditional use shall comply with all applicable federal, state, county, and city laws and ordinances. The proposed project furthers the goal of the Key West Bight Master Plan to create high end water dependant retail². Where permits are required from governmental agencies other than the city, these permits shall be obtained.

Additional criteria applicable to specific land uses:

- Land uses within a conservation area. The proposed project is not located in a conservation area, however, state-of-the-art stormwater management systems shall be installed to control runoff and prevent near shore water contamination.
- Residential development. No residential development is proposed.

ANALYSIS: EVALUATION FOR COMPLIANCE WITH THE LDRS

Concurrency Facilities and Other Utilities or Services (Section 108-233)

The anticipated public facility impacts of the proposed development:

The following concurrency analysis demonstrates all anticipated development impacts to public facilities can be accommodated within current capacities.

The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The following concurrency analysis demonstrated all anticipated development impacts to existing facilities can be accommodated within current capacities and adopted levels of service.

Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

There are no existing facility deficiencies that will need to be corrected prior to completion of the proposed development.

² Key West Bight Master Plan, 1994, p. 5

The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions:

There are no facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards.

The date such facility improvements or additions will need to be completed to be:

NA – No improvements required.

Fire Protection (Section 108-233 (8))

Key West Fire Department coordination shall be per DRC. No objections are known to exist at this time.

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

The project site is located in the HRCC-2 zoning district. HRCC-2 is the Historic Residential Commercial Core. The district is characterized by water-dependant and water related uses, restaurants, commercial retail, light industrial and residential uses. Larger-scale retail facilities are permitted as a conditional use in this zoning district. Based on the surrounding zoning and land uses, the proposed conditional use and development plan is compatible with neighboring properties. The proposed project furthers the goal of the Key West Bight Master Plan to create high end water dependant retail³.

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

All mechanical equipment will be located on the roof of the existing structure and screened per HARC approval in compliance with Section 108-279.

Utility lines (Section 108-282):

Utilities will be placed underground as appropriate.

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

All commercial-retail activities will take place within the enclosed building. No outdoor storage or display has been applied for or approved.

Exterior Lighting (Section 108-284):

Per Section 108-284, all proposed lighting shall shield and arrange lighting sources 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. Street lighting shall be installed on all internal and perimeter streets, within parking areas, and along pedestrian walkways as required.

³ Key West Bight Master Plan, 1994, p. 5

Signs (Section 108-285):

Proposed signage will be required by HARC to be harmonious with the urban design theme of the project, will be aesthetically pleasing and reinforce good principles and practices of streetscape design.

Pedestrian sidewalks (Section 108-286):

All proposed sidewalks shall be constructed to link major activity centers and will also link vehicle use areas including parking areas with all principal buildings. The pedestrian circulation system includes marked pedestrian crossings, as required, in order to separate vehicular and pedestrian traffic.

Loading docks (Section 108-287):

A loading zone exists along the left side of the existing structure, no change is proposed. Loading are proposed at the side of the structure as required by Section 108-287 and are located more than 100 feet from any residentially zoned property.

Storage Areas (Section 108-288):

No outdoor storage areas are proposed other than the enclosed recycling and waste on the left side of the proposed structure.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

The proposed development plan accommodates the parking impacts associated with the existing and proposed development⁴. The proposed development plan satisfies on-and off-site vehicular and bicycle circulation, and parking requirements of Articles IV and VII of Chapter 108. This site is located within the Historic Commercial Pedestrian-Oriented Area. The Grinnell Street Parking Garage is located directly across the street from this parcel. The proposed plan also retains the existing "traffic circle" which enhances and encourages bus and taxi ridership.

Housing (Section 108-245):

No housing is proposed as part of this Development Plan.

Economic resources (Section 108-246):

Trepanier & Associates, Inc. contacted the Monroe County Property Appraiser's office to seek assistance in estimating the average ad valorem tax yield from the proposed project. The project is expected to generate approximately \$20,000-\$30,000 annually in new ad valorem taxes.

The project is proposed as a single phase and the construction cost is estimated at approximately \$2,000,000-\$3,000,000. The entire project will be constructed in the City of Key West and the majority of the expenditure will transact within the City.

Special Conditions (Section 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 wastewater treatment and transportation.

⁴ See trip generation and parking study by Traf Tech Engineering, Inc. 2012 (Attachment A)

The project is located within the Caroline Street Redevelopment Area and furthers the goal of the Key West Bight Master Plan to create high end water dependant retail⁵.

There is no impact on the unincorporated portion of the county.

The project is adjacent to the Key West Bight. The public access way between the project and Bight will not be adversely impacted as a result of the plan and will remain open to the public.

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

The proposed development is not phased. The applicant would like to commence construction as soon as possible.

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

The proposed project will create an open space ratio of 0.376. The open space includes permeable open surfaces and active recreation areas as approved in Res. No. 99-255. This project includes a request to modify the buffer and landscaping requirements to reflect both the historic architectural aesthetic of the Caroline Street Corridor as well as the existing urban fabric and streetscape.

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:

- Sec. 108-412(a) from the requirement of 20% to 14%.
- Sec. 108-413(b) from the requirement of 10ft existing (30ft required) to 5.6ft

This site was designed in a manner that conforms to the historic urban character of the area. The property includes large active open recreation areas adjacent to the water and over the parking garage. This proposal seeks to add pedestrian-scale retail square footage along Caroline Street, which brings the property into better conformance character of the Caroline Street Corridor.

The waiver in is the public interest as it allows the design of the site to conform to, and enhance, the Caroline Street Corridor vision. The modification will not have a significant adverse impact on the public interest, or on adjacent property.

The modification is not discriminatory. The modification is not discriminatory, considering similar situations in the general area. No projects in the Caroline Street Corridor are known to have been capable of complying with this section without modification due to the urban environment.

⁵ Key West Bight Master Plan, 1994, p. 5

Superior alternative. The development will provide a superior alternative landscape solution which will conform to and enhance the Caroline Street Corridor streetscape.

Protection of significant features. The waiver or modification will significantly enhance existing environmental features through the increased landscape density along the water-side of the development site.

Deprivation of reasonable use. Strict application of the requirements would effectively deprive the owner of reasonable use of the land due to its location within the urban context of the Caroline Street Corridor. The buffering requirements set forth in the code, can not be achieved given the development standards set forth and the urban character of the Key West Bight.

Technical impracticality. Strict application of the requirement is technically impractical.

Stormwater and Surface Water Management (Article VIII):

State-of-the-art stormwater management system will be installed per the attached plans.

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

The proposed project is located in the AE 9 & 7 flood zones⁶. All FEMA requirements shall be met.

Utilities (Article IX):

Electrical service shall be provided by KEYS Energy. The proposed development project will use existing utility mains for potable and sewer water as shown in the concurrency management report. Landscaping will consist of native and permitted species as shown on the proposed landscape plan.

CONCURRENCY ANALYSIS:

The City's Comprehensive Plan Objective 9-1.5 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. Potable Water & Sanitary Sewer
2. Recreation (for residential development only)
3. Solid Waste
4. Drainage
5. Roads/Trip Generation

The following concurrency analysis reflects the anticipated impacts resulting from the proposed addition to the Conch Harbor building to house the new West Marine.

Potable Water & Sanitary Sewer "Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater

⁶ Panel 1516K (Attachment B)

levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards⁷:"

Potable Water Sec. 94-68 sets the level of service for residential potable water at 93 gal/capita/ day and nonresidential at 650 gal/acre/day.

- i) Existing capacity required based on site size: **1,229 gal/day**

The total capacity required for nonresidential use on **1.89 acres** is:

$$650 \text{ gal/acres/day} \times 1.89 \text{ acres} = 1,229 \text{ gal/day}$$

- ii) Proposed capacity required based on site size: **1,229 gal/day**

The total capacity required for nonresidential use on **1.89 acres** is:

$$650 \text{ gal/acres/day} \times 1.89 \text{ acres} = 1,229 \text{ gal/day}$$

- iii) Existing capacity required based on floor area: **307 gal/day**

The total capacity required for nonresidential use on **0.47 acres** is:

$$650 \text{ gal/acres/day} \times 0.47 \text{ acres} = 307 \text{ gal/day}$$

- iv) Proposed capacity required based on floor area: **503 gal/day**

The total capacity required for nonresidential use on **0.77 acres** is:

$$650 \text{ gal/acres/day} \times 0.77 \text{ acres} = 503 \text{ gal/day}$$

Based on the concurrency management calculation prescribed in the Comprehensive Plan, there is no or minimal increase in the proposed capacity required by Key West Comprehensive Plan LOS standards; the Florida Keys Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

FKAA Supply Capacity:

The Florida Keys Aqueduct Authority ("FKAA") has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022⁸. Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

Expanded Florida City R.O. Plant. The Department of Health issued Permit # 150092-007-wc/04 (Exhibit I) on November 14, 2006 to allow for the construction

⁷ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

⁸ Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

of an expanded reverse osmosis (R.O.) water plant in Florida City. The expanded water plant is designed to treat blended Floridian Aquifer water as an alternative water source to the Biscayne Aquifer. The permit design capacity of the expanded R.O. plant is 6 MGD.

Revised Water Use Permit. The SFWMD issued revised Water Use Permit (WUP) #13-00005-W (Exhibit II) on March 26, 2008, which recognizes the additional blended Floridian Aquifer capacity that will be provided by the expanded R.O. plant. Interim Water Use Allocations in the WUP permit provide FCAA with an allocation of 17.00 MGD (dry season) and 17.79 GPD (wet season) which may be withdrawn from the Biscayne Aquifer and allows FCAA to utilize the Stock Island and Marathon Reverse Osmosis plants for any demands exceeding the interim withdrawal limit, pending completion of the R.O. plant in Florida City. The Stock Island and Marathon R.O. plants have a combined capacity of 3.0 MGD providing an interim WUP water supply of 20.0 MGD during the dry season if needed. Once operational in 2010, the R.O. plant will provide an additional 6.0 MGD, which when combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, will increase available water supply to 23 MGD for the Florida Keys.

The interim allocation of 20 MGD (7,300 MG/year) through 2010 and 23 MGD after 2010 provides ample water supply to support the adopted amendment and allocated growth well beyond 10 years. The "Monroe County 2007 Annual Public Facilities Report" documents historic water use in the Florida Keys. Water demand has fluctuated significantly on an annual basis, however when evaluated over a ten-year period, the data shows an increase in water demand of more than 1 billion gallons over the last 10 years with an annual average increase of approximately 104 MG/year. This increase in demand can be shown in the following calculation:

1996 annual water demand = 5,272 MG /year

2006 annual water demand = 6,310 MG /year

Average Annual Increase = $(6,310 \text{ MG} - 5,272 \text{ MG}) / 10 = 103.8 \text{ MG /year}$

Based on the average annual increase of 103.8 MG per year, the interim allocation would be sufficient for an additional 9.5 years of growth beyond 2006 or through 2015 until demand reaches the interim permitted withdrawal of 20 MGD (7,300 MG/year). Since completion of the Florida City facilities, the 23 MGD allocation is available to support yet another 9.5 years of growth. Based on these findings, sufficient permitted water supply is available to meet the needs of the Florida Keys through 2024.

Improvements Schedule/Status. Condition 30 of the WUP provides the R.O. plant and the associated Floridian deep wells that will provide 23 MGD of capacity through 2024:

- DEP Underground Injection and Control permit was obtained on May 21, 2008.
- Construction contracts were required within 180 days or by November 21, 2008;
- Testing is required within one year and 30 days from issuance of the permit or by June 21, 2009.

- The R.O. plant construction was completed in January, 2010.

Sanitary Sewer Sec. 94-67 sets the level of service for residential sanitary sewer at 100 gal/capita/day and nonresidential sanitary sewer at 660 gal/acre/day.

- i) Existing capacity required based on site size: **1,247 gal/day**

The total capacity required for nonresidential use on 1.89 acres is:

$$660 \text{ gal/acres/day} \times 1.89 \text{ acres} = 1,247 \text{ gal/day}$$

- ii) Proposed capacity required based on site size: **1,247 gal/day**

The total capacity required for nonresidential use on 1.89 acres is:

$$660 \text{ gal/acres/day} \times 1.89 \text{ acres} = 1,247 \text{ gal/day}$$

- iii) Existing capacity required based on floor area: **311 gal/day**

The total capacity required for nonresidential use on 0.47 acres is:

$$660 \text{ gal/acres/day} \times 0.47 \text{ acres} = 311 \text{ gal/day}$$

- iv) Proposed capacity required based on floor area: **511 gal/day**

The total capacity required for nonresidential use on 0.77 acres is:

$$660 \text{ gal/acres/day} \times 0.77 \text{ acres} = 511 \text{ gal/day}$$

The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized⁹. The current plant has the capacity to service this project's projected needs.

Recreation "In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted¹⁰."

No Residential Development Proposed

Solid Waste- "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted¹¹."

Sec. 94-71 sets the level of service for residential solid waste disposal (1994-2010) at 2.66 lb/capita/day and nonresidential solid waste disposal at 6.37 lb/capita/day.

- i) Existing capacity required: **331 lbs/day**

⁹ Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

¹⁰ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

¹¹ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

The total capacity required for the nonresidential use of 52 employees¹² is:
 $6.37 \text{ lb/capita/day} \times 52 \text{ employees} = 331 \text{ lbs/day}$

ii) Proposed capacity required: **459 lbs/day**

The total capacity required for the nonresidential use of 72 employees¹³ is:
 $6.37 \text{ lb/capita/day} \times 72 \text{ people} = 459 \text{ lbs/day}$

Waste Management has more than enough capacity to handle the increase¹⁴.

Drainage - "Conceptual plan for accommodating storm water run-off and demonstrated evidence that the proposed drainage improvements shall accommodate storm water run-off without adversely impacting natural systems or the City's adopted level of service for storm drainage¹⁵"

This site will meet the minimum requirements through best management practices as depicted on the attached storm water management plans.

Roads/Trip Generation- "Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements¹⁶."

Trip generation and parking demand studies are being performed by Traf Tech Engineering and are expected to be completed by July 25th, 2012

This site is located on Caroline Street. Caroline Street is not a constrained street according to City of Key West Code Section 94-72.

Exhibits

Exhibit I – Department of Health Permit #150092-007-wc/04

Exhibit II – Water Use Permit (WUP) #13-00005-W

Exhibit III – September 3, 2010 Wastewater Memo

Exhibit IV – Map of the City of Key West's Existing Recreation Services

Exhibit V – January 25, 2010 Solid Waste Memo

¹² APA Planner's Estimating Guide, (table 4-11) was used to estimate employment numbers for existing uses.

¹³ Increased number of people based on the average between the APA Estimating Guide (30) and the expectation of the retailer (10 FTEs) for an average of 20

¹⁴ Per January 25, 2010 memo from Jay Gewin, City of Key West (Exhibit V)

¹⁵ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

¹⁶ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

August 17, 2012

Mr. Craig Hunt
Conch Harbor Marina and Retail Center
951 Caroline Street
Key West, Florida 33040

**Re: Conch Harbor Marina – Key West
Trip Generation Analysis**

Dear Craig:

The Conch Harbor Marina is an existing marina and commercial retail facility located in the northwest quadrant of the intersection of Caroline Street and Grinnell Street in the City of Key West, Monroe County, Florida. The subject site currently consists of approximately 27,000 square feet of retail space and 40 boat slips. An additional 13,500 square feet of retail space is proposed for the subject site. The purpose of this trip generation analysis is to document the increase in the number of vehicle trips associated with the proposed retail expansion.

Trip Generation

The trip generation analysis for this project is based upon the trip generation rates and equations published in the Institute of Transportation Engineers (ITE) *Trip Generation (8th Edition)* report. The ITE land uses referenced for this analysis are Marina (ITE Land Use #420) and Shopping Center (ITE Land Use #820)¹. Based upon this information, the weekday, AM peak hour, and PM peak hour trip generation rates as well as the pass-by rates for the existing and proposed development are as follows:

Marina – ITE Land Use #420

- Weekday Trip Generation Rate: $T = 2.96 (X)$
where T = number of trips and X = number of berths
- AM Peak Hour Trip Generation Rate: $T = 0.08 (X)$ (33% in / 67% out)
- PM Peak Hour Trip Generation Rate: $T = 0.19 (X)$ (60% in / 40% out)

Shopping Center – ITE Land Use #820

- Weekday Trip Generation Rate: $T = 42.94 (X)$
where T = number of trips and X = 1,000 square feet of gross leasable area
- AM Peak Hour Trip Generation Rate: $T = 1.00 (X)$ (61% in / 39% out)
- PM Peak Hour Trip Generation Rate: $T = 3.73 (X)$ (49% in / 51% out)
- Pass-by: $\ln(T) = -0.29 \ln(X) + 5.00$
Where T = pass-by percentage and X = 1,000 square feet of gross leasable area

¹ Although the Marina land use description within the ITE *Trip Generation* report includes “limited retail and restaurant space,” the retail and restaurant uses at most marinas are typically small in size and cater almost exclusively to the patrons of the marina itself. In the case of Conch Harbor Marina, the existing retail uses serve not only the marina patrons but the surrounding community as well. Likewise, it is anticipated that the proposed retail space will serve both the marina patrons and the surrounding community. As a result and in order to assess traffic impacts with a conservative approach, it was determined that, from a trip generation standpoint, the retail component would be estimated independent of the marina boat slips.

The supporting trip generation information from the ITE report is presented in Attachment A to this document. The results of the trip generation analysis are summarized in Table 1 below.

Table 1' Trip Generation Summary Conch Harbor Marina - Key West, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Marina	40 berths	118	1	2	3	5	3	8
Retail - Pass-By (57%)	27,000 S.F.	1,159 (661)	16 (9)	11 (6)	27 (15)	49 (28)	52 (30)	101 (58)
Total		616	8	7	15	26	25	51
<i>Proposed</i> Marina	40 berths	118	1	2	3	5	3	8
Retail - Pass-By (51%)	40,500 S.F.	1,739 (887)	25 (13)	16 (8)	41 (21)	74 (38)	77 (39)	151 (77)
Total		970	13	10	23	41	41	82
Difference (Proposed - Existing)		354	5	3	8	15	16	31

Compiled by: Traf Tech Engineering, Inc. (August 2012).

Source: Institute of Transportation Engineers (ITE) Trip Generation (8th Edition) report.

Conclusions

Based upon the foregoing trip generation analysis, the proposed retail expansion of the existing Conch Harbor Marina located at Caroline Street and Grinnell Street in Key West, Florida is anticipated to generate an additional 354 daily vehicle trips, an additional 8 AM peak hour vehicle trips (5 inbound and 3 outbound) and an additional 31 PM peak hour vehicle trips (15 inbound and 16 outbound).

From a traffic engineering standpoint, the new vehicle trips forecast to be generated by this project are considered to be insignificant. For instance, during the AM peak hour the subject retail expansion would, on average, generate one new vehicle trip every seven and one-half (7.5) minutes and during the PM peak hour the retail expansion is forecast to generate one new vehicle trip every two (2) minutes.

If you have any questions or require additional information, please do not hesitate to contact me.

TRAF TECH ENGINEERING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

ATTACHMENT A
Trip Generation Information

Land Use: 420 Marina

Description

Mannas are public or private facilities that provide docks and berths for boats and may include limited retail and restaurant space.

Additional Data

The number of boat berths ranged from 108 to 1,750; the number of acres ranged from 11 to 105, and the number of parking spaces ranged from 65 to 493.

The sites were surveyed between the late 1960s and the late 1980s in California and Washington.

Source Numbers

6, 12, 19, 101, 123, 265

Marina (420)

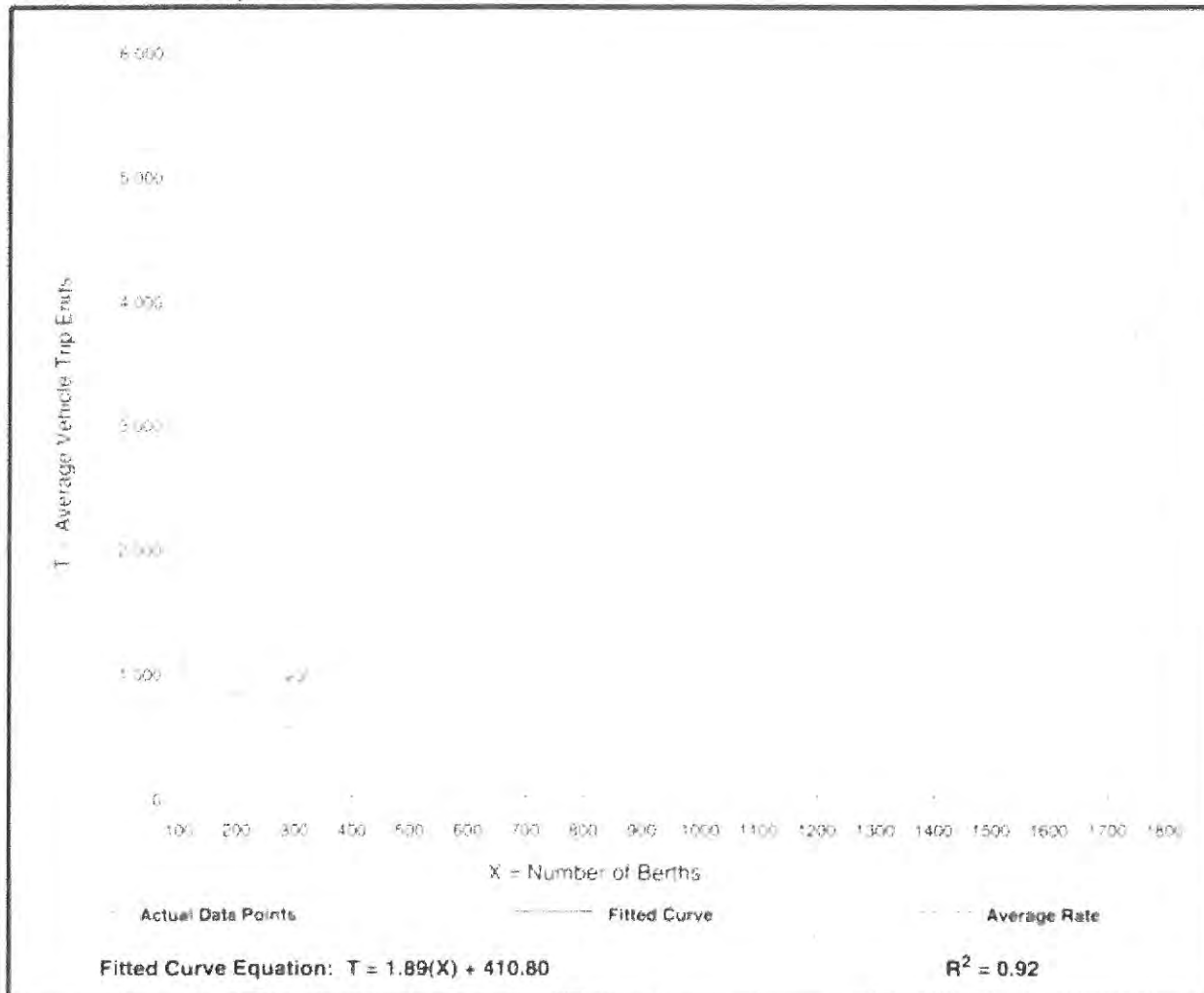
Average Vehicle Trip Ends vs: Berths
On a: Weekday

Number of Studies: 11
Average Number of Berths: 386
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
2.96	1.91 - 10.04	2.26

Data Plot and Equation



Marina (420)

Average Vehicle Trip Ends vs: Berths
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

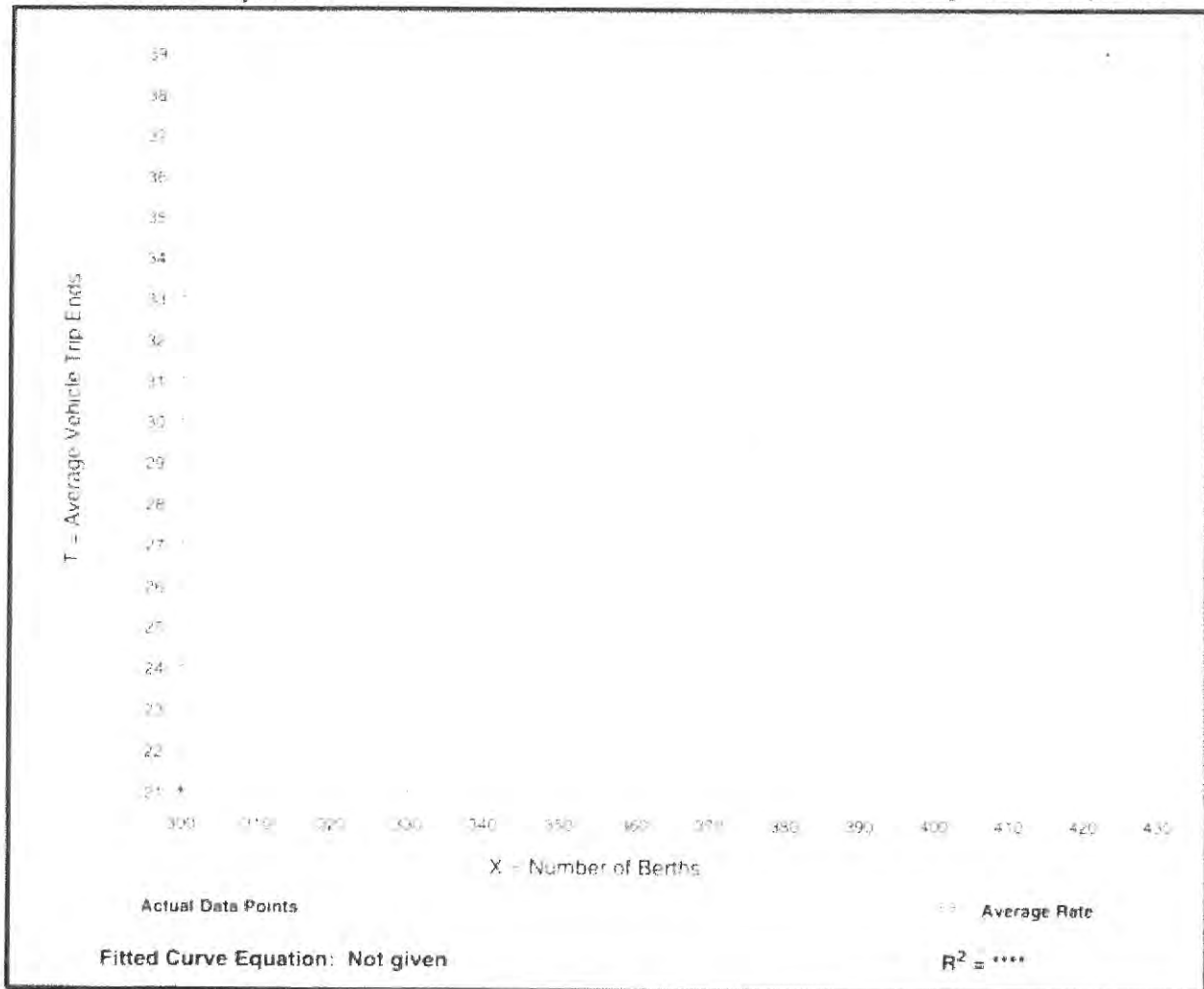
Number of Studies: 2
 Average Number of Berths: 362
 Directional Distribution: 33% entering, 67% exiting

Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.08	0.07 - 0.09	.

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



**Marina
(420)**

Average Vehicle Trip Ends vs: Berths
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

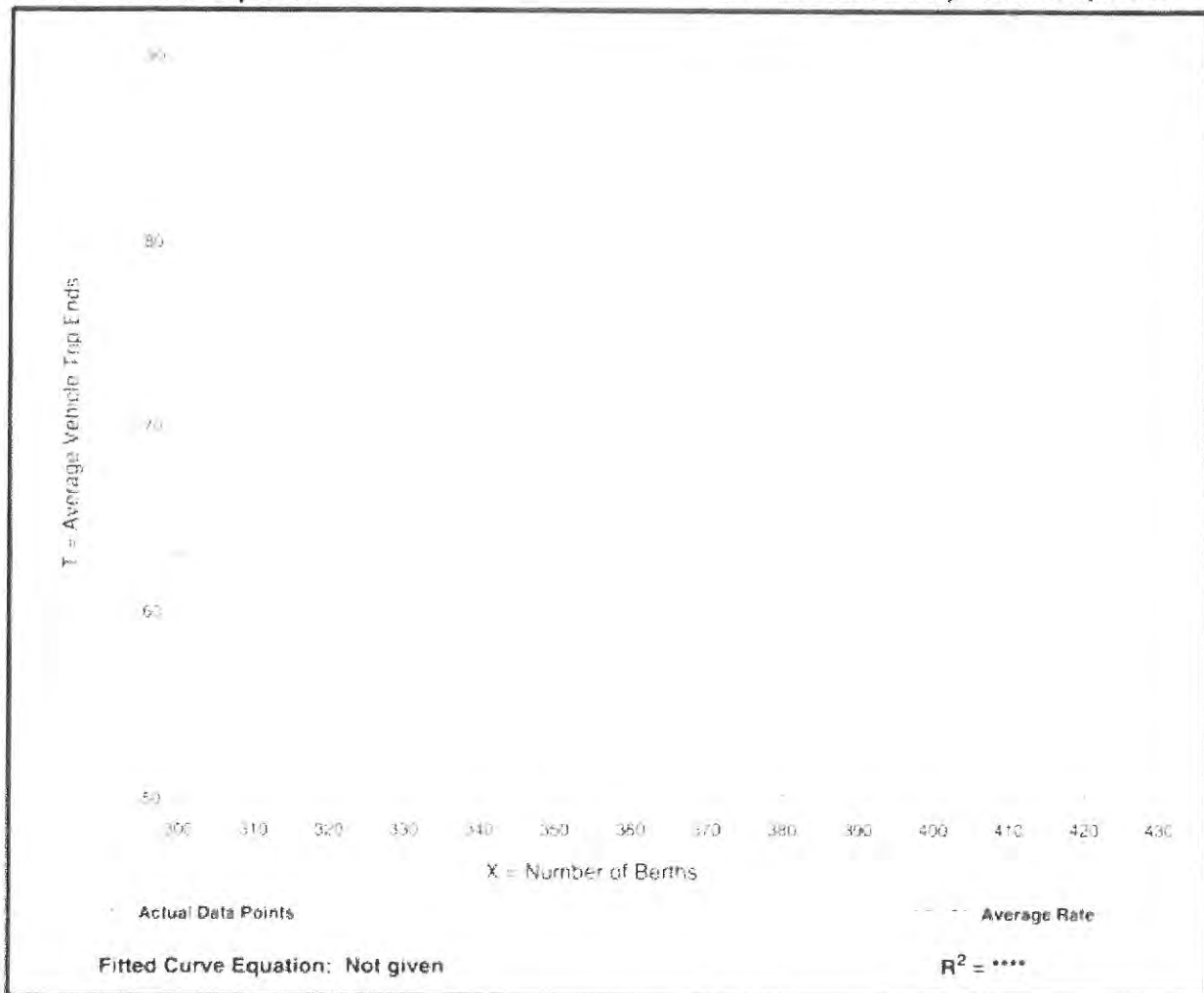
Number of Studies: 2
 Average Number of Berths: 362
 Directional Distribution: 60% entering, 40% exiting

Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.19	0.17 - 0.21	

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Land Use: 820 Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Specialty retail center (Land Use 814) and factory outlet center (Land Use 823) are related uses.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities (for example, ice skating rinks or indoor miniature golf courses). The centers ranged in size from 1,700 to 2.2 million square feet gross leasable area (GLA). The centers studied were located in suburban areas throughout the United States and therefore represent typical U.S. suburban conditions.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Separate equations have been developed for shopping centers during the Christmas shopping season. Plots were included for the weekday peak hour of adjacent street traffic and the Saturday peak hour of the generator.

Information on approximate hourly, monthly and daily variation in shopping center traffic is shown in Tables 1-4. It should be noted, however, that the information contained in these tables is based on a limited sample size. Therefore, caution should be exercised when applying the data. Also, some information provided in the tables may conflict with the results obtained by applying the average rate or regression equations. When this occurs, it is suggested that the results from the average rate or regression equations be used, as they are based on a larger number of studies.

Shopping Center (820)

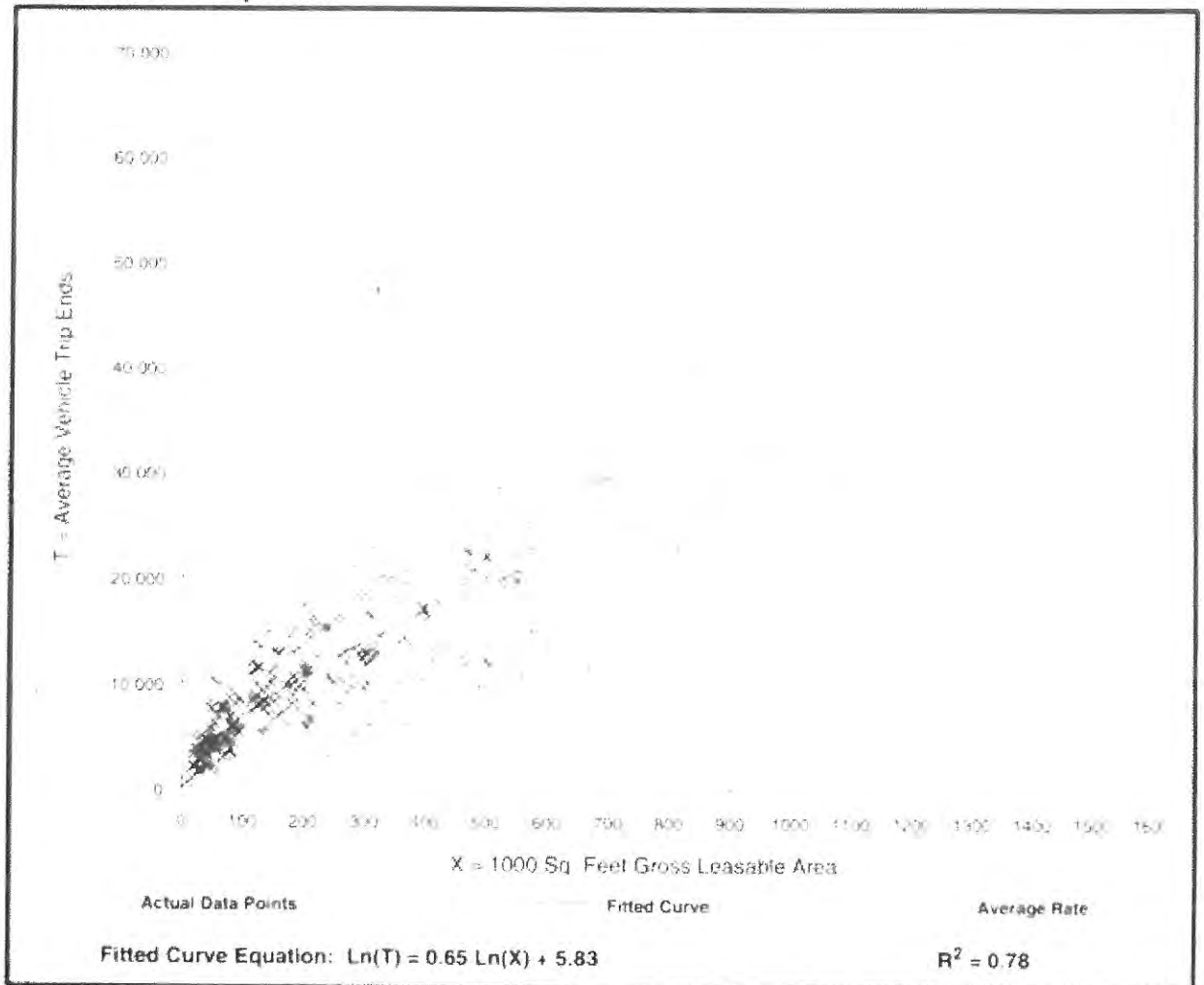
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday**

Number of Studies: 302
Average 1000 Sq. Feet GLA: 328
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
42.94	12.50 - 270.89	21.38

Data Plot and Equation



Shopping Center (820)

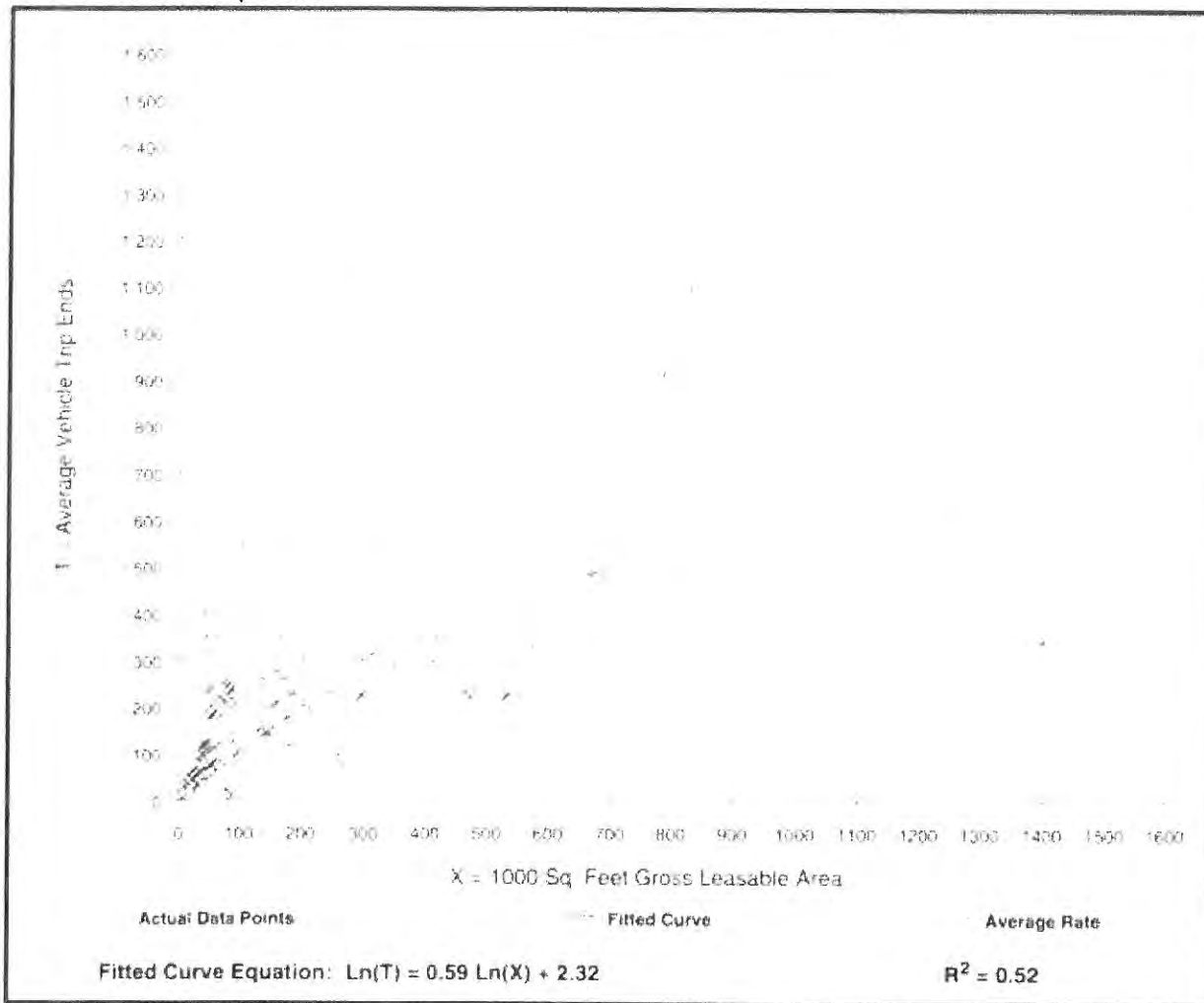
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

Number of Studies: 101
 Average 1000 Sq. Feet GLA: 296
 Directional Distribution: 61% entering, 39% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
1.00	0.10 - 9.05	1.38

Data Plot and Equation



Shopping Center (820)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 412
Average 1000 Sq. Feet GLA: 379
Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.73	0.68 - 29.27	2.74

Data Plot and Equation

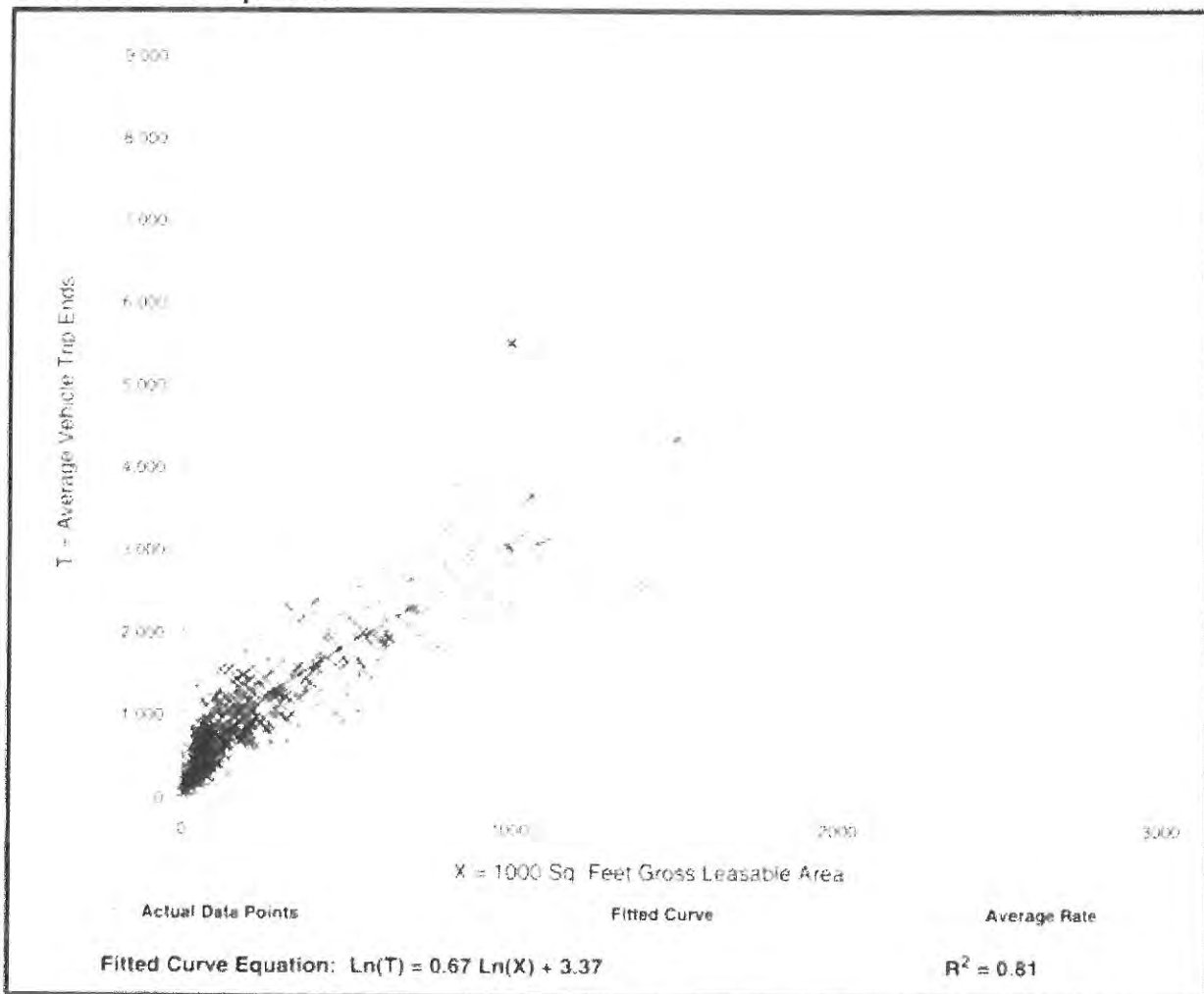
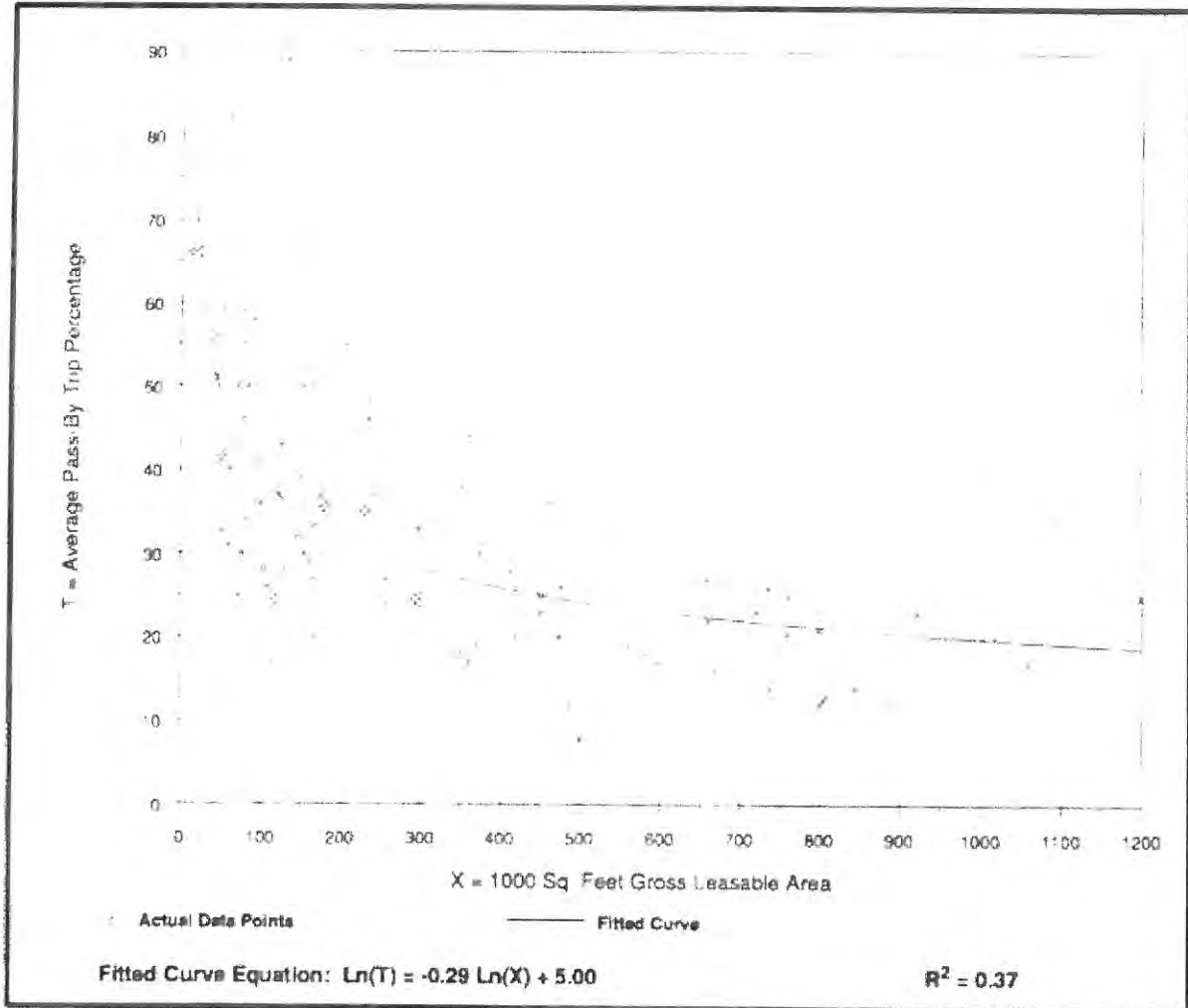


Figure 5.5 Shopping Center (820)

Average Pass-By Trip Percentage vs: 1,000 Sq. Feet Gross Leasable Area
 On a: Weekday, p.m. Peak Period
 Number of Studies: 100
 Average 1,000 Sq Feet GLA: 329

Data Plot



Conch Harbor Marina

Key West, Florida

parking study



prepared for:
Conch Harbor Retail Center, LLC

Traf Tech
ENGINEERING, INC.

September 2012

Conch Harbor Marina

951 Caroline Street

Key West, Florida

Parking Study

September 2012

Prepared for:

Conch Harbor Retail Center, LLC
951 Caroline Street
Key West, Florida 33040

Prepared by:

Traf Tech Engineering, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103
Fax: (954) 582-0989

September 17, 2012

Mr. Craig Hunt
Conch Harbor Marina and Retail Center
951 Caroline Street
Key West, Florida 33040


**Re: Conch Harbor Marina
Parking Study**

Dear Craig:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the parking study undertaken for the proposed expansion of the Conch Harbor Marina located in the northwest corner of the intersection at Caroline Street and Grinnell Street in Key West, Monroe County, Florida. It has been a pleasure working with you and your staff on this project.

Please do not hesitate to contact me if you have any questions.

TRAF TECH ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Karl B. Peterson', with a large, stylized flourish extending to the right.

Karl B. Peterson, P.E.
Senior Transportation Engineer

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INTRODUCTION

The Conch Harbor Marina is an existing marina and commercial retail facility located in the northwest quadrant of the intersection of Caroline Street and Grinnell Street in the City of Key West, Monroe County, Florida. Figure 1 on the following page shows the location of the project site in relation to the surrounding roadway network.

The owner of this facility, Conch Harbor Retail Center, LLC, has proposed to expand the existing retail space at this location. Traf Tech Engineering, Inc. has been retained to prepare a parking study for the proposed retail expansion. This study addresses the supply of parking in the immediate area, parking demand (as measured in the field and adjusted for average peak season conditions), and parking availability that takes into consideration the proposed retail expansion.

This parking study is divided into five (5) sections, as listed below:

1. Inventory
2. Nearby Public Parking Spaces
3. Parking Counts
4. Parking Analysis
5. Conclusions and Recommendations

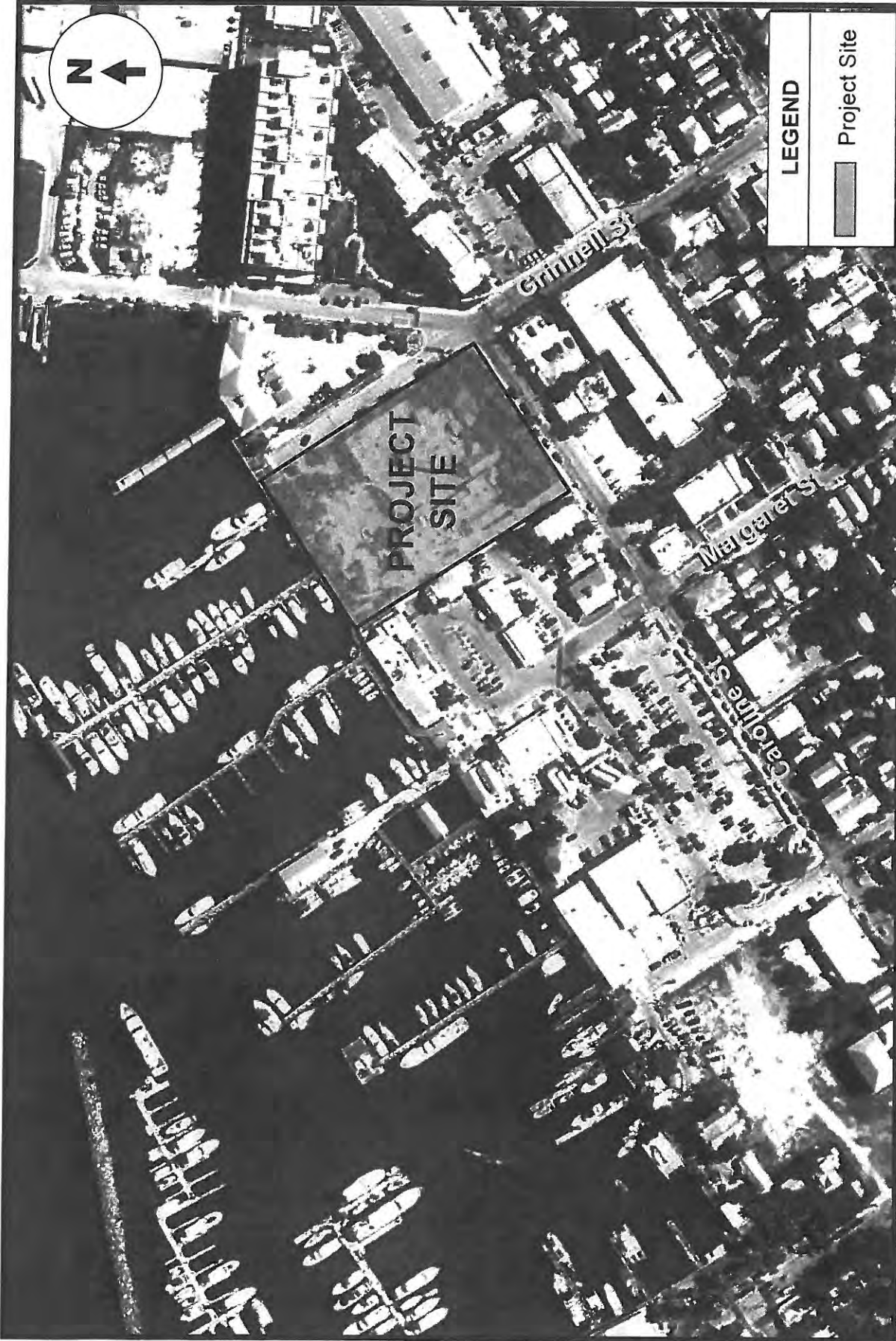


FIGURE 1
Conch Harbor Marina
Key West, Florida

PROJECT LOCATION MAP

INVENTORY

Existing Land Uses, Access and Parking

The existing Conch Harbor Marina site consists of the following land uses and intensities:

- 27,000 square feet of retail space (including restaurant, bar, and office uses)
- 40 slip boat marina
- 66 on-site parking spaces

Vehicular access to this marina / retail facility is provided by a circular driveway at the north end of Grinnell Street and another driveway that provides direct access to the parking garage under the retail portion of the development.

Proposed Land Uses, Access and Parking

The existing retail component on the subject site is proposed to be expanded by 13,500 square feet. Therefore, the total retail development at Conch Harbor Marina will be 40,500 square feet (i.e. 27,000 square feet plus 13,500 square feet). As part of this retail expansion, an additional five (5) parking spaces will be provided on-site. Other elements of this facility, such as the number of boat slips and the vehicular access points, will remain unchanged. For purposes of this parking study, the proposed retail expansion is anticipated to be completed and open for business by early 2014.

PARKING COUNTS

In order to establish a baseline for both parking supply and parking demand in the area of the Conch Harbor Marina, parking counts were performed by qualified transportation engineers. Prior to the actual parking counts, a review of the area was conducted and conversations were held with City staff relative to the parking areas that should be considered as part of this study. The study area was divided into ten (10) “parking zones” that are described briefly below and depicted graphically in Figure 2 on the following page.

1. Caroline Street (from William Street to Elizabeth Street): 12 parking spaces
2. West Marine Store: 19 parking spaces
3. William Street (from Caroline Street to Eaton Street): 31 parking spaces
4. Margaret Street (from Caroline Street to Eaton Street): 25 parking spaces
5. Key West Bight Parking Lots: 131 parking spaces (+ 10 handicap spaces)
6. Caroline Street (from William Street to Grinnell Street): 23 parking spaces
7. Ferry Parking Lot: 19 parking spaces
8. Conch Harbor Marina (traffic circle): 4 parking spaces
9. Conch Harbor Marina Parking Garage: 62 parking spaces (+ 4 handicap spaces)
10. Key West Old Town Garage: 248 public parking spaces (+ 6 handicap spaces)
(Note: For data collection purposes, this zone was subdivided into six (6) “sub-zones” defined generally by garage floors and ramps.)

The total number of existing public parking spaces (excluding handicap spaces) considered as part of this parking study is 574.

The parking counts were performed on Friday, July 13, 2012 from 3:00 PM to 8:00 PM and on Saturday, July 14, 2012 from 10:00 AM to 5:00 PM. The peak parking demand on Friday occurred between 5:30 PM and 6:00 PM with 330 occupied parking spaces (or, 57% occupancy of the available public parking spaces within the study area). The peak parking demand on Saturday occurred between 3:30 PM and 4:00 PM with 364 occupied parking spaces (or, 63% occupancy). The detailed parking data by parking zone and time of day is presented in Appendix A.

PARKING ZONES



LEGEND




-  Parking Lot / Garage
-  On-Street Parking
-  Parking Zone

FIGURE 2
Conch Harbor Marina
Key West, Florida

PARKING ANALYSIS

This section of the report analyzes the parking data collected in the field, adjusts the data to reflect average peak season conditions, and estimates the demand associated with the expansion of the retail component of the Conch Harbor Marina as well as other nearby planned projects. The result of these analyses is an estimate of the projected average peak season parking demand as it relates to the available parking supply within the immediate area of the Conch Harbor Marina.

Average Peak Season Adjustment

Since the parking data for this analysis was collected during mid-July, it is necessary to adjust the parking counts to reflect the seasonality exhibited in the Florida Keys, especially in Key West. Traffic data utilized for analyses conducted in south Florida (including the Florida Keys) is typically adjusted to reflect “average peak season” conditions. This is accomplished by utilizing a multiplier that converts traffic related data collected during specific weeks of the year to average peak season conditions representing the average of the highest 13 weeks of the year.

The Florida Department of Transportation (FDOT) publishes peak season adjustment factors for each county in the State of Florida. For Monroe County, traffic related counts performed on July 13 and 14 can be adjusted to average peak season conditions by multiplying the values by 1.05. In other words, the data should be increased by 5% in order to reflect average peak season conditions for the study area.

Since these peak season adjustment factors are published for all of Monroe County, further, more localized analyses were performed. The FDOT maintains a permanent traffic count station on US 1 / Overseas Highway 200 feet east of Cow Key Bridge (Station 0165) near Key West. A detailed analysis of this traffic count location indicates that traffic in Key West should be adjusted by a factor of 1.11 (or +11%) in order to reflect average peak season conditions.

To further refine this peak season adjustment analysis, parking data for the Conch Harbor Marina parking garage and the City of Key West was reviewed. A review of the parking data for the Conch Harbor Marina parking garage indicates that parking data collected in the month of July should be adjusted by +6% in order to reflect average peak season conditions. While consistent with the countywide adjustment factors reported by FDOT, it is slightly lower than the adjustment factor derived from the data collected at the permanent count station on US 1.

The City of Key West provided access to the City's parking data for the purposes of this analysis. A review of the City's parking data for the past year (August 25, 2011 to August 22, 2012) indicates that parking demand during the week of July 12 – 18, 2012 should be adjusted by a factor of 1.11 (or, +11%) in order to represent average peak season demand for parking in Key West.

As a result of this analysis, it is evident that the parking data collected in mid-July of this year should be adjusted between +5% and +11% in order to reflect the average peak season conditions of Key West. In order to present a conservative analysis (or, worst-case scenario), the background parking demand will be increased by 11% to represent the demand exhibited during the average peak season conditions. The supporting data for this analysis is presented in Appendix B.

Conch Harbor Marina – Retail Vacancy

At the time of the parking data collection effort (July 13 and 14, 2012) approximately 3,755 square feet of the Conch Harbor Marina retail component were vacant. In order to account for the potential parking demand associated with this retail space, the number of parking spaces required by City Code was added to the overall parking demand. At one (1) parking space per 300 square feet of retail space, this yields a demand for 13 parking spaces.

Conch Harbor Marina – Proposed Retail Expansion

As mentioned previously, a 13,500 square foot expansion of the retail space at the Conch Harbor Marina is proposed. City Code requires one (1) parking space per 300 square feet of retail space and one parking space per 600 feet of warehouse / storage area. Based upon the configuration of the proposed retail facility (12,192 square feet of retail space and 1,308 square feet of warehouse / storage area), 44 parking spaces will be required. As part of the proposed expansion, five (5) additional parking spaces will be created immediately adjacent to the building.

Other Nearby Planned Projects

There are two planned projects in the immediate area of the Conch Harbor Marina. One project involves the development of a 96-unit hotel complex at 223 Elizabeth Street which is the site of the former Jabour's Campground and Trailer Court. The parking requirements for this development will be satisfied with 63 on-site parking spaces and 26 off-site parking spaces which will be leased in the Key West Bight parking lot. These 26 off-site parking spaces must be considered with respect to the future demand in the area as it relates to this parking study.

The other project involves the development of a restaurant / brewery to be located at 201 William Street in the former Waterfront Market warehouse building. This building is located within the historic commercial pedestrian oriented area and no new floor area is proposed. As such, no new parking spaces are required as a result of this redevelopment project.

Projected Peak Parking Demand

Table 1 on the following page presents the projected peak parking demand within the immediate area of the Conch Harbor Marina. This projection is based upon actual field parking counts, adjustments for average peak season conditions, and adjustments for existing retail vacancies and planned projects in the study area.

Table 1 Projected Parking Availability Conch Harbor Marina - Key West, Florida					
Parking Zone	Number of Available Parking Spaces	Time Intervals (Number of Parked Vehicles)			
		Friday (Peak Hour)		Saturday (Peak Hour)	
		5:30 PM to 6:00 PM	6:00 PM to 6:30 PM	3:30 PM to 4:00 PM	4:00 PM to 4:30 PM
1	12	12	13	13	11
2	19	13	13	8	9
3	31	30	29	32	30
4	25	22	24	23	23
5	131	108	106	127	116
6	23	22	22	17	16
7	19	0	1	5	4
8	4	2	2	1	1
9	62	29	31	27	29
10 - Level 1	24	21	18	21	23
10 - Level 2	48	38	35	47	46
10 - Level 3	46	9	9	17	17
10 - Level 4	48	16	16	17	18
10 - Level 5	34	0	0	0	0
10 - Level 6	48	8	8	9	9
Proposed Parking Spaces	5	N/A	N/A	N/A	N/A
Total	579	330	327	364	352
<i>Seasonal Adjustment (x 1.11)</i>		366	363	404	391
Parking Spaces Required for:					
<i>- Conch Harbor Vacancy (3,755 SF as of 7/17/12)</i>		13	13	13	13
<i>- Proposed Conch Harbor Expansion (13,500 SF)</i>		44	44	44	44
<i>- Planned Hotel at 223 Elizabeth Street</i>		26	26	26	26
Total Peak Demand		449	446	487	474
Available Spaces		130	133	92	105

Source: Traf Tech Engineering, Inc., September 2012.

As indicated in Table 1 above, the total average peak season parking demand within the immediate area of the Conch Harbor Marina is projected to range from 449 occupied parking spaces during the peak hour (5:30 PM to 6:30 PM) on Fridays to 487 occupied parking spaces during the peak hour (3:30 PM to 4:30 PM) on Saturdays. During these peak time periods (when accounting for seasonal variations and projected parking demand associated with planned development), the total number of available parking spaces is estimated to be no less than 92.

CONCLUSIONS AND RECOMMENDATIONS

The Conch Harbor Marina is an existing marina and commercial retail facility located in the northwest quadrant of the intersection of Caroline Street and Grinnell Street in the City of Key West, Monroe County, Florida. The owner of the marina, Conch Harbor Retail Center, LLC, has proposed to construct an additional 13,500 square feet of retail space at this location.

In order to establish a baseline for both parking supply and parking demand in the area of the Conch Harbor Marina, parking counts were performed by qualified transportation engineers. The parking counts were performed on Friday, July 13, 2012 from 3:00 PM to 8:00 PM and on Saturday, July 14, 2012 from 10:00 AM to 5:00 PM. The peak parking demand on Friday occurred between 5:30 PM and 6:00 PM with 330 occupied parking spaces (or, 57% occupied). The peak parking demand on Saturday occurred between 3:30 PM and 4:00 PM with 364 occupied parking spaces (or, 63% occupied).

Adjustments to the field parking counts were made in order to reflect average peak season conditions as well as for current retail vacancies at the Conch Harbor Marina, the proposed retail expansion of the Conch Harbor Marina, and other planned projects in the study area. During the peak time periods (Fridays between 5:30 PM and 6:30 PM and Saturdays between 3:30 PM and 4:30 PM), the total number of available parking spaces is estimated to be no less than 92. Given that this demand includes the parking required by Code for the proposed retail expansion of the Conch Harbor Marina, it is evident that the existing parking supply in the Key West Bight area is sufficient to meet the anticipated average peak season parking demand.

In other words, the existing parking supply at the Conch Harbor Marina parking garage, the new proposed five (5) parking spaces, and the nearby (within walking distance) public parking spaces are sufficient to comfortably accommodate the future parking demand of the study area during average peak season conditions.

Appendix A
Parking Data

Traf Tech

ENGINEERING, INC.

8400 N. University Drive

Suite 309

Tamarac, Florida 33321

(954) 582-0988

Project: Conch Harbor Marina

Analyst: KBP / JEV

Project No.: 16.589

Day: Friday

Time Period: 3:00 PM to 8:00 PM

Parking Zone	Number of Available Spaces	Time Intervals (Number of Parked Vehicles)									
		3:00 PM to 3:30 PM	3:30 PM to 4:00 PM	4:00 PM to 4:30 PM	4:30 PM to 5:00 PM	5:00 PM to 5:30 PM	5:30 PM to 6:00 PM	6:00 PM to 6:30 PM	6:30 PM to 7:00 PM	7:00 PM to 7:30 PM	7:30 PM to 8:00 PM
1	12	12	12	13	11	11	12	13	13	12	15
2	19	9	8	11	12	15	13	13	11	11	11
3	31	33	32	29	31	28	30	29	27	29	29
4	25	24	23	24	24	22	22	24	21	22	26
5	131	92	91	90	95	104	108	106	106	109	112
6	23	6	7	14	16	17	22	22	22	23	26
7	19	2	3	4	4	2	0	1	2	1	0
8	4	3	3	1	1	1	2	2	1	1	1
9	62	32	31	32	29	29	29	31	24	22	20
10-1	24	19	20	22	21	22	21	18	20	19	21
10-2	48	42	42	44	43	40	38	35	35	37	34
10-3	46	7	6	6	6	8	9	9	8	8	8
10-4	48	16	16	15	15	15	16	16	16	16	16
10-5	34	0	0	0	0	0	0	0	0	0	0
10-6	48	9	9	8	8	8	8	8	8	8	8
Total	574	306	303	313	316	322	330	327	314	318	327

Traf Tech

ENGINEERING, INC.
 8400 N. University Drive
 Suite 309
 Tamarac, Florida 33321
 (954) 582-0988

Project: Conch Harbor Marina
Analyst: KBP
Project No.: 16.589
Date: Saturday, July 14, 2012
Time Period: 10:00 AM to 5:00 PM

Parking Zone	Number of Available Spaces	Time Intervals (Number of Parked Vehicles)													
		10:00 AM to 10:30 AM	10:30 AM to 11:00 AM	11:00 AM to 11:30 AM	11:30 AM to 12:00 PM	12:00 PM to 12:30 PM	12:30 PM to 1:00 PM	1:00 PM to 1:30 PM	1:30 PM to 2:00 PM	2:00 PM to 2:30 PM	2:30 PM to 3:00 PM	3:00 PM to 3:30 PM	3:30 PM to 4:00 PM	4:00 PM to 4:30 PM	4:30 PM to 5:00 PM
1	12	13	14	14	14	14	13	14	15	15	14	14	13	11	11
2	19	12	13	12	13	7	8	9	11	10	12	8	8	9	8
3	31	29	30	30	31	30	31	33	29	31	30	29	32	30	32
4	25	24	23	24	24	23	24	25	21	21	21	21	23	23	25
5	131	71	85	97	93	106	121	116	115	110	109	122	127	116	105
6	23	16	15	15	17	15	21	17	18	19	22	16	17	16	20
7	19	0	0	1	0	0	1	2	2	1	2	2	5	4	4
8	4	1	2	1	1	1	2	2	2	2	2	1	1	1	1
9	62	23	21	22	22	23	23	22	23	23	25	25	27	29	30
10-1	24	22	19	18	20	23	23	25	25	24	24	22	21	23	24
10-2	48	39	41	40	41	42	41	43	44	46	45	46	47	46	47
10-3	46	8	5	6	6	7	7	7	8	10	12	17	17	17	17
10-4	48	15	15	15	15	15	16	15	15	16	16	16	17	18	18
10-5	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10-6	48	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Total	574	282	292	304	306	315	340	339	337	337	343	348	364	352	351

Appendix B
Peak Season Adjustment Analysis

Exhibit A

2011 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9000 MONROE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.91 PSCF
1	01/01/2011 - 01/01/2011	1.01	1.10
2	01/02/2011 - 01/08/2011	1.01	1.10
3	01/09/2011 - 01/15/2011	1.00	1.09
4	01/16/2011 - 01/22/2011	0.98	1.07
5	01/23/2011 - 01/29/2011	0.96	1.05
* 6	01/30/2011 - 02/05/2011	0.94	1.03
* 7	02/06/2011 - 02/12/2011	0.93	1.02
* 8	02/13/2011 - 02/19/2011	0.91	0.99
* 9	02/20/2011 - 02/26/2011	0.90	0.98
*10	02/27/2011 - 03/05/2011	0.89	0.97
*11	03/06/2011 - 03/12/2011	0.88	0.96
*12	03/13/2011 - 03/19/2011	0.87	0.95
*13	03/20/2011 - 03/26/2011	0.89	0.97
*14	03/27/2011 - 04/02/2011	0.91	0.99
*15	04/03/2011 - 04/09/2011	0.92	1.01
*16	04/10/2011 - 04/16/2011	0.94	1.03
*17	04/17/2011 - 04/23/2011	0.95	1.04
*18	04/24/2011 - 04/30/2011	0.96	1.05
19	05/01/2011 - 05/07/2011	0.97	1.06
20	05/08/2011 - 05/14/2011	0.98	1.07
21	05/15/2011 - 05/21/2011	0.99	1.08
22	05/22/2011 - 05/28/2011	1.00	1.09
23	05/29/2011 - 06/04/2011	1.00	1.09
24	06/05/2011 - 06/11/2011	1.01	1.10
25	06/12/2011 - 06/18/2011	1.01	1.10
26	06/19/2011 - 06/25/2011	1.00	1.09
27	06/26/2011 - 07/02/2011	0.99	1.08
28	07/03/2011 - 07/09/2011	0.98	1.07
29	07/10/2011 - 07/16/2011	0.96	1.05
30	07/17/2011 - 07/23/2011	0.98	1.07
31	07/24/2011 - 07/30/2011	1.00	1.09
32	07/31/2011 - 08/06/2011	1.01	1.10
33	08/07/2011 - 08/13/2011	1.03	1.13
34	08/14/2011 - 08/20/2011	1.05	1.15
35	08/21/2011 - 08/27/2011	1.07	1.17
36	08/28/2011 - 09/03/2011	1.10	1.20
37	09/04/2011 - 09/10/2011	1.12	1.22
38	09/11/2011 - 09/17/2011	1.15	1.26
39	09/18/2011 - 09/24/2011	1.15	1.26
40	09/25/2011 - 10/01/2011	1.14	1.25
41	10/02/2011 - 10/08/2011	1.14	1.25
42	10/09/2011 - 10/15/2011	1.13	1.24
43	10/16/2011 - 10/22/2011	1.12	1.22
44	10/23/2011 - 10/29/2011	1.10	1.20
45	10/30/2011 - 11/05/2011	1.08	1.18
46	11/06/2011 - 11/12/2011	1.06	1.16
47	11/13/2011 - 11/19/2011	1.05	1.15
48	11/20/2011 - 11/26/2011	1.04	1.14
49	11/27/2011 - 12/03/2011	1.03	1.13
50	12/04/2011 - 12/10/2011	1.02	1.12
51	12/11/2011 - 12/17/2011	1.01	1.10
52	12/18/2011 - 12/24/2011	1.01	1.10
53	12/25/2011 - 12/31/2011	1.00	1.09

* PEAK SEASON

14-FEB-2012 14:42:38

830UPD [1,0,0,1] 6_9000_PKSEASON.TXT

Exhibit A

**FDOT Permanent Count Station
Station 0165
200 Feet East of Cow Key Bridge
YEAR: 2011**

Weekly Traffic	Sorted	Highest 13 wks	Week	PSF
1 261057	292993	292993	1	1.07
2 259454	287950	287950	2	1.07
3 257307	286070	286070	3	1.08
4 260843	284792	284792	4	1.07
5 268562 *	284279	284279	5	1.04
6 272267 *	279616	279616	6	1.02
7 287950 *	276991	276991	7	0.97
8 284792 *	273437	273437	8	0.98
9 286070 *	272267	272267	9	0.97
10 292993 *	271027	271027	10	0.95
11 284279 *	270513	270513	11	0.98
12 279616 *	268562	268562	12	0.99
13 276991 *	268121	268121	13	1.00
14 271027 *	264069	Total: 3616618	14	1.03
15 268121 *	262628	Avg: 278201.4	15	1.04
16 273437 *	261057		16	1.02
17 264069	260843		17	1.05
18 256737	259949		18	1.08
19 255071	259454		19	1.09
20 253896	259411		20	1.10
21 253489	259266		21	1.10
22 249274	257307		22	1.12
23 252526	256976		23	1.10
24 250704	256737		24	1.11
25 250133	255071		25	1.11
26 250841	253896		26	1.11
27 243112	253489		27	1.14
28 250218	252526		28	1.11
29 250241	250842		29	1.11
30 262628	250841		30	1.06
31 250267	250704		31	1.11
32 256976	250267		32	1.08
33 248373	250241		33	1.12
34 234634	250218		34	1.19
35 233619	250133		35	1.19
36 228739	249274		36	1.22
37 236721	248373		37	1.18
38 232580	248272		38	1.20
39 230234	248243		39	1.21
40 233194	247201		40	1.19
41 231053	243112		41	1.20
42 224910	236721		42	1.24
43 210286	234634		43	1.32
44 259949	233619		44	1.07
45 259266	233194		45	1.07
46 250842	232580		46	1.11
47 232040	232040		47	1.20
48 248272	231053		48	1.12
49 248243	230234		49	1.12
50 247201	228739		50	1.13
51 259411	224910		51	1.07
52 270513 *	210286		52	1.03

Exhibit A

Conch Harbor Marina Parking Garage

Year	Month	Revenue	Sort	Highest 3 Mo.		Monthly Adjustment
2010	October	\$3,078.35	\$6,021.60	\$6,021.60	October	1.88
	November	\$5,895.96 *	\$5,895.96	\$5,895.96	November	0.98
	December	\$4,016.34	\$5,488.81	\$5,488.81	December	1.44
2011	January	\$6,021.60 *	\$4,998.78	\$17,406.37	January	0.96
	February	\$3,859.28	\$4,466.71		February	1.50
	March	\$2,695.47	\$4,130.89	\$5,802.12	March	2.15
	April	\$3,646.63	\$4,016.34		April	1.59
	May	\$4,998.78	\$3,859.28		May	1.16
	June	\$3,800.96	\$3,800.96		June	1.53
	July	\$5,488.81 *	\$3,646.63		July	1.06
	August	\$4,466.71	\$3,078.35		August	1.30
	September	\$4,130.89	\$2,695.47		September	1.40

Exhibit A

City of Key West, FL Parking Revenue

Week				Key West - All	Sorted	Highest 13 wks	Week	PSF
2011	1	25-Aug	31-Aug	\$41,340	100,225	100,225	1	2.16
	2	1-Sep	7-Sep	59,304	97,185	97,185	2	1.51
	3	8-Sep	14-Sep	41,619	96,177	96,177	3	2.15
	4	15-Sep	21-Sep	45,875	95,165	95,165	4	1.95
	5	22-Sep	28-Sep	44,073	91,404	91,404	5	2.03
	6	29-Sep	5-Oct	47,064	87,788	87,788	6	1.90
	7	6-Oct	12-Oct	49,869	86,201	86,201	7	1.79
	8	13-Oct	19-Oct	42,878	86,065	86,065	8	2.09
	9	20-Oct	26-Oct	63,305	85,986	85,986	9	1.41
	10	27-Oct	2-Nov	62,818	85,852	85,852	10	1.42
	11	3-Nov	9-Nov	64,136	83,880	83,880	11	1.39
	12	10-Nov	16-Nov	71,071	83,444	83,444	12	1.26
	13	17-Nov	23-Nov	59,204	83,364	83,364	13	1.51
	14	24-Nov	30-Nov	61,763	83,239	Total: 1,162,736	14	1.45
	15	1-Dec	7-Dec	44,786	82,881	Average: 89,441	15	2.00
	16	8-Dec	14-Dec	45,180	82,777		16	1.98
	17	15-Dec	21-Dec	53,431	81,617		17	1.67
	18	22-Dec	28-Dec	80,721	80,721		18	1.11
2012	19	29-Dec	4-Jan	100,225	80,580		19	0.89
	20	5-Jan	11-Jan	61,677	78,718		20	1.45
	21	12-Jan	18-Jan	69,960	74,625		21	1.28
	22	19-Jan	25-Jan	66,892	73,734		22	1.34
	23	26-Jan	1-Feb	65,120	73,096		23	1.37
	24	2-Feb	8-Feb	67,960	71,071		24	1.32
	25	9-Feb	15-Feb	82,881	69,960		25	1.08
	26	16-Feb	22-Feb	97,185	69,797		26	0.92
	27	23-Feb	29-Feb	85,852	69,085		27	1.04
	28	1-Mar	7-Mar	91,404	68,157		28	0.98
	29	8-Mar	14-Mar	95,165	67,960		29	0.94
	30	15-Mar	21-Mar	96,177	66,892		30	0.93
	31	22-Mar	28-Mar	86,201	65,401		31	1.04
	32	29-Mar	4-Apr	85,986	65,339		32	1.04
	33	5-Apr	11-Apr	87,788	65,120		33	1.02
	34	12-Apr	18-Apr	74,625	64,136		34	1.20
	35	19-Apr	25-Apr	69,085	63,460		35	1.29
	36	26-Apr	2-May	65,401	63,305		36	1.37
	37	3-May	9-May	69,797	63,139		37	1.28
	38	10-May	16-May	63,460	62,818		38	1.41
	39	17-May	23-May	68,157	61,763		39	1.31
	40	24-May	30-May	82,777	61,677		40	1.08
	41	31-May	6-Jun	63,139	59,304		41	1.42
	42	7-Jun	13-Jun	73,734	59,204		42	1.21
	43	14-Jun	20-Jun	78,718	53,431		43	1.14
	44	21-Jun	27-Jun	73,096	49,869		44	1.22
	45	28-Jun	4-Jul	83,364	47,064		45	1.07
	46	5-Jul	11-Jul	86,065	45,875		46	1.04
	47	12-Jul	18-Jul	80,580	45,180		47	1.11
	48	19-Jul	25-Jul	83,444	44,786		48	1.07
	49	26-Jul	1-Aug	83,880	44,073		49	1.07
	50	2-Aug	8-Aug	83,239	42,878		50	1.07
	51	9-Aug	15-Aug	81,617	41,619		51	1.10
	52	16-Aug	22-Aug	65,339	41,340		52	1.37

Exhibit B

Conch Harbor Parking Worksheet	Code Required		On Property					City Operated Old Town Garage			
	Auto	Bicycle / Scooter	Auto	Auto Handicap	Bicycle / Scooter	Auto Equivalent	Needed Per Code	Parking Agreement			
Existing Conch Harbor	110	27.5	61	5	61	8.4	35.6				
Proposed West Marine	44	11	7	1	62	12.8	23.3				
Parking Waiver Zone	-10						-10.0				
Total	144	38.5	68	6	123	21.1	48.9				
								Per Month	Per Year	Total	
							Reservation Agreement	39.0	44.17	530.00	20670
							Park & Ride Monthly	10.0	107.25	1287.00	12870
							49.0		Total	33540	

Exhibit I

Department of Health Permit #150092-007-wc/04



Jeb Bush
Governor

M. Rony Francis, M.D., M.S.P.H., Ph.D.
Secretary

Lillian Rivera, RN, MSN, Administrator

PERMITTEE:

Florida Keys Aqueduct Authority (FKAA)
C/o Ray M. Shimokubo
PO BOX 1239, Kennedy Drive
Key West, Florida 33041-1239

PERMIT No: 150092-007-WC/04
DATE OF ISSUE: November 14, 2006
EXPIRATION DATE: November 13, 2011
COUNTY: MIAMI-DADE COUNTY
LAT./LONG.: 25°26'25" N / 80°30'33" W
SECTION/TOWNSHIP/RANGE:
PROJECT: Reverse Osmosis (RO) Expansion
Facility, 6.0 MGD Permeate production with
blending options at FKAA J.Robert Dean WTP
Florida City, Dade County

This permit is issued under the provisions of Chapter 403, Florida Statutes, and Florida Administrative Code Rule 62-4, 62-550, 62-555 & 62-560. The above named permittee is hereby authorized to perform the work shown on the application, technical specifications approved drawing(s), plans, and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

TO CONSTRUCT: A Reverse Osmosis, (RO) treatment facility with a permeate capacity of up to 6 Million Gallons per Day, (MGD) produced from Phase I, consisting of three (3) 1.5 MGD trains or Phase II, consisting of an additional 1.5 MGD or four (4) 1.5 MGD trains. The RO facility will be fully integrated with the existing lime softening plant. There will be the option of bypassing a limited amount of pretreated Floridan aquifer water and blending it with RU permeate thus adding alkalinity to the product water and increasing the overall plant "net" recovery. The RO system product water (degasified permeate/blended permeate) will be combined (blended) with existing lime softening plant product and a limited amount of cartridge-filtered Biscayne Aquifer RO bypass water. The blended product water will receive chemical addition and be transferred to existing finished water storage facilities and pumped to distribution with existing high service pumps. The water treatment plant construction permit application is for 6 MGD RO permeate capacity plus up to 3 MGD cartridge filtered Biscayne Aquifer blend flow and up to 0.576 MGD (400 gpm) pretreated Floridan Aquifer feed water bypass (which blends with RO permeate), and up to 0.7 MGD Floridan Aquifer water which blends with the existing lime softening facility influent Biscayne Aquifer water. The full operation of all the above described facility units could raise the Possible Facility Output Capacity to greater than 23.8 MGD existing permissible, plus 6.0 MGD covered under this permit application.
No other facilities or new wells are part of this permit.

TO SERVE: The Florida Keys Water Distribution System, Monroe County, Florida.



Samir Elmir, M.S., P.E., DBE, Division Director
Miami-Dade County Health Department
Environmental Health and Engineering
1725 N. W. 167th Street, Miami, Florida 33056
Tel: (305) 623-3500 Fax: (305) 623-3502
Email: Samir_elmir@doh.state.fl.us
Website: www.dadehealth.org

"A"

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

GENERAL CONDITIONS:

1. The terms, conditions, requirements, limitations and restrictions set forth in this permit, are "permit conditions" and are binding and enforceable pursuant to Sections 403.141, 403.727, or 403.859 through 403.861, F.S. The permittee is placed on notice that the Department will review this permit periodically and may initiate enforcement action for any violation of these conditions.
2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings or exhibits. Any unauthorized deviation from the approved drawings, exhibits, specifications, or conditions of this permit may constitute grounds for revocation and enforcement action by the Department.
3. As provided in subsections 403.087(6) and 403.722(5), F.S., the issuance of this permit does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations. This permit is not a waiver of or approval of any other Department permit that may be required for other aspects of the total project which are not addressed in this permit.
4. This permit conveys no title to land or water, does not constitute State recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless herein provided and the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title.
5. This permit does not relieve the permittee from liability for harm or injury to human health or welfare, animal, or plant life, or property caused by the construction or operation of this permitted source, or from penalties therefore; nor does it allow the permittee to cause pollution in contravention of Florida Statutes and Department rules, unless specifically authorized by an order from the Department.
6. The permittee shall properly operate and maintain the facility and systems of treatment and control (and related appurtenances) that are installed and used by the permittee to achieve compliance with the conditions of this permit, are required by Department rules. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to achieve compliance with the conditions of the permit and when required by Department rules.
7. The permittee, by accepting this permit, specifically agrees to allow authorized Department personnel, upon presentation of credentials or other documents as may be required by law and at reasonable times, access to the premises where the permitted activity is located or conducted to:
 - (a) Have access to and copy any records that must be kept under conditions of the permit;
 - (b) Inspect the facility, equipment, practices, or operations regulated or required under this permit; and

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

- (c) Sample or monitor any substances or parameters at any location reasonably necessary to assure compliance with this permit or Department rules.

Reasonable time may depend on the nature of the concern being investigated.

8. If, for any reason, the permittee does not comply with or will be unable to comply with any condition or limitation specified in this permit, the permittee shall immediately provide the Department with the following information:

- (a) A description of and cause of noncompliance; and
- (b) The period of noncompliance, including dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate, and prevent recurrence if the noncompliance. The permittee shall be responsible for any and all damages which may result and may be subject to enforcement action by the Department for penalties or for revocation of this permit.

9. In accepting this permit, the permittee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the permitted source arising under the Florida Statutes or Department rules, except where such use is prescribed by Section 403.111 and 403.73, F.S. Such evidence shall only be used to the extent it is consistent with the Florida Rules of Civil Procedure and appropriate evidentiary rules.

10: The permittee agrees to comply with changes in Department rules and Florida Statutes after a reasonable time for compliance; provided, however, the permittee does not waive any other rights granted by Florida Statutes or Department rules.

11. This permit is transferable only upon Department approval in accordance with Rule 62-4.120 and 62-30.300, F.A.C., as applicable. The permittee shall be liable for any non-compliance of the permitted activity until the transfer is approved by the Department.

12. This permit or a copy thereof shall be kept at the work site of the permitted activity.

13. This permit also constitutes:

- (X) Determination of Best Available Control Technology (BACT)
- () Determination of Prevention of Significant Deterioration (PSD)
- () Certification of compliance with state Water Quality Standards (Section 401, PL 92-500)
- () Compliance with New Source Performance Standards

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

14. When requested by the Department, the permittee shall within a reasonable time furnish any information required by law, which is needed to determine compliance with the permit. If the permittee becomes aware the relevant facts were not submitted or were incorrect in the permit application or in any report to the Department, such facts or information shall be corrected promptly.

SPECIFIC CONDITIONS:

1. The applicant is responsible for retaining the engineer of record in the application for supervision of the construction of this project and upon completion, the engineer shall inspect for complete conformity to the plans and specifications as approved.

2. All concrete coatings/admixtures, liners, grouts, hoses, tubings, and protective paints and coatings shall be listed by the National Sanitation Foundation as acceptable for contact with potable water.

3. Bacteriological points depicted on the plans may be modified with Department consent to meet convenient locations where taps would be inserted in the Main for Fire, Metering, Air Release or other connections but not less than 900 foot intervals for new mains. Additionally, each part or system module shall be Bacteriologically cleared with 2 consecutive days of sampling before being placed in service as well as the final stream going to storage and subsequent service.

4. The Applicant or his designee shall notify The Department at the local DOH office of the start of the study/construction for purposes of allowing Department Personnel to observe the actual process.

5. The owner or permittee is advised that approval is given to the functional aspects of this project on the basis of representation, and data furnished to this division. There may be County, Municipal or other Local Regulations to be complied with by the owner or permittee prior to construction of the facilities represented by the plans referred to above.

6. This construction permit is issued with the understanding that pipe material and appurtenances used in this installation will be in accordance with the latest applicable AWWA & NSF Standards for public water supplies.

7. The applicant Public Water System as a condition of this permit is hereby advised they shall revert to (2) two-six Month periods of standard monitoring for Lead and Copper upon issuance of Clearance to put the facilities into service. If no Lead or Copper exceedance occurs within the 2-6 Month periods, the System may return to annual monitoring.

PERMIT NO: 150092-007-WC/04
PERMIT ISSUE DATE: November 14, 2006

8. Prior to placing a system into service, the applicant shall submit to the Department, if requested, one set of record drawings of the completed project with completed form DEP 62.555.910(9) [Certification of Construction Completion and Request for a Letter of Clearance to Place a Public Drinking water facility into Service] signed by the engineer of record. Drawings are to be at the same scale and in the same sequence as those submitted and approved for permit. Deviations from the original permitted drawings are to be highlighted and/or noted for the Department's review. Include with the DEP form the bacteriological clearance data, pressure test results and backflow inspection certification (if applicable).

Issued this 30th day of November 2006

STATE OF FLORIDA
DEPARTMENT OF HEALTH

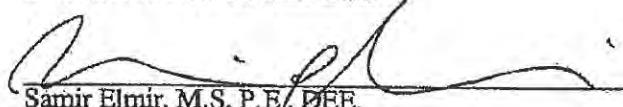

Samir Elmir, M.S., P.E., D.E.E.,
Division Director

Exhibit II

Water Use Permit (WUP) #13-00005-W



FORM #0299
Rev. 5/03

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER USE PERMIT NO. RE-ISSUE 13-00005-W
(NON - ASSIGNABLE)**

Date Issued: 13-MAR-2008

Expiration Date: March 13, 2028

Authorizing: THE CONTINUATION OF AN EXISTING USE OF GROUND WATER FROM THE BISCAYNE AQUIFER AND FLORIDAN AQUIFER SYSTEM FOR PUBLIC WATER SUPPLY USE WITH AN ANNUAL ALLOCATION OF 8750.84 MILLION GALLONS.

Located In: Miami-Dade County, S26/T57S/R38E

Issued To: FLORIDA KEYS AQUEDUCT AUTHORITY FKA
(FLORIDA KEYS AQUEDUCT AUTHORITY)
1100 KENNEDY DR
KEY WEST, FL 33401

This Permit is issued pursuant to Application No.050329-23 , dated March 29, 2005, for the Use of Water as specified above and subject to the Special Conditions set forth below. Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, maintenance or use of activities authorized by this permit. Said application, including all plan and specifications attached thereto, is by reference made a part hereof.

Upon written notice to the permittee, this permit may be temporarily modified, or restricted under a Declaration of Water Shortage or a Declaration of Emergency due to Water Shortage in accordance with provisions of Chapter 373, Fla. Statutes, and applicable rules and regulations of the South Florida Water Management District.

This Permit may be permanently or temporarily revoked, in whole or in part, for the violation of the conditions of the permit or for the violation of any provision of the Water Resources Act and regulations thereunder.

This Permit does not convey to the permittee any property rights nor any privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation, or requirement affecting the rights of other bodies or agencies.

Limiting Conditions are as follows:

SEE PAGES 2 - 7 OF 7 (35 LIMITING CONDITIONS).

South Florida Water Management
District, by its Governing Board

On March 13, 2008
By [Signature]
Deputy Clerk

LIMITING CONDITIONS

1. This permit shall expire on March 13, 2028.
2. Application for a permit modification may be made at any time.
3. Water use classification:

Public water supply

4. Source classification is:

Ground Water from:
Biscayne Aquifer
Floridan Aquifer System

5. Annual allocation shall not exceed 8751 MG.

Maximum monthly allocation shall not exceed 809.0088 MG.

The following limitations to annual withdrawals from specific sources are stipulated:

Biscayne Aquifer-: 6,492 MG:

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:

Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, Florida 33401

7. Withdrawal facilities:

Ground Water - Existing:

- 2 - 24" X 60' X 2000 GPM Wells Cased To 35 Feet
- 3 - 24" X 56' X 2000 GPM Wells Cased To 36 Feet
- 1 - 20" X 60' X 2100 GPM Well Cased To 20 Feet
- 2 - 24" X 57' X 2000 GPM Wells Cased To 37 Feet
- 1 - 24" X 60' X 1400 GPM Well Cased To 24 Feet
- 1 - 20" X 1300' X 2000 GPM Well Cased To 880 Feet
- 1 - 24" X 60' X 1400 GPM Well Cased To 20 Feet

Ground Water - Proposed:

4 - 17" X 1300' X 2000 GPM Wells Cased To 880 Feet

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

(1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

(2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:

(1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

(2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

(3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

(1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

(2) Reduction in water levels that harm the hydroperiod of wetlands,

(3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

(4) Harmful movement of contaminants in violation of state water quality standards, or

(5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.
13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.
16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.
18. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report.
19. The Permittee shall notify the District within 30 days of any change in service area boundary. If the Permittee will not serve a new demand within the service area for which the annual allocation was calculated, the annual allocation may then be subject to modification and reduction.
20. Permittee shall implement the following wellfield operating plan:
The Biscayne Aquifer wellfield shall be operated according to the restrictions outlined in Limiting Conditions 5, 25, 26, and 27 of this permit. Upon completion and operation of the Reverse Osmosis system, pursuant to the schedule outlined in Limiting Condition 30, the Floridan Aquifer wellfield will be operated to provide the balance of the demands beyond those restrictions.
21. Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Data collection shall begin within six months of Permit issuance. Loss reporting shall be submitted to the District on a yearly basis from the date of Permit issuance.
22. Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.
23. The Permittee shall continue to submit monitoring data in accordance with the approved saline water intrusion monitoring program for this project.
24. The Water Conservation Plan required by Section 2.6.1 of the Basis of Review for Water Use Permit Applications within the South Florida Water Management District, must be implemented in accordance with the approved implementation schedule.
25. In addition to the allocation specified in Limiting Condition 5, the permittee may apply a Special Event Peaking Factor Ratio of 1.3:1 to compensate for temporary increased demand during seasonal and Special Events up to a maximum daily withdrawal of 33.57 MG. The source limitations imposed by

Limiting Conditions 5 and 26 apply to the Special Event Peaking Factor Ratio. The permittee must notify the District in writing no less than 24 hours prior to applying this Special Event Peaking Factor Ratio and must specify the proposed duration of the use of the Special Event Peaking Factor Ratio. The use of the Special Event Peaking Factor Ratio shall be noted on the monthly pumpage reports.

26. In addition to the allocations specified in Limiting Conditions 5 and 25, during the dry season (December 1 to April 30), FKAA shall limit their average day withdrawals from the Biscayne Aquifer to 17 MGD, calculated on a monthly basis. The remaining dry season demands shall be provided by the reverse osmosis system. During the remainder of the year from May 1 to November 30, the withdrawals from the Biscayne Aquifer shall be limited to the Base Condition water use for the Biscayne Aquifer of 6,492 MGY, or an average day of 17.79 MGD. Demands in excess of these volumes shall be provided by the Floridan Aquifer System wells and the emergency desalination facilities.
27. Prior to the availability of the Floridan Aquifer reverse osmosis system, dry season demand in excess of the Biscayne Aquifer pumpage limitations specified in Limiting Condition 26 shall be obtained from emergency sources pursuant to Limiting Condition 29.
28. In addition to the monthly reporting required in Limiting Condition 18, and prior to the operation of the Reverse Osmosis system, on the 15th day of each month during and immediately following the dry season extending from December 1 to April 30, FKAA shall file a written report with the District ("mid-month report") evaluating the following: 1) the daily pumpage to date during the last 30 days; and 2) any daily pumpage distribution for the remainder of the dry season as necessary to comply with the 17 MGD Biscayne Aquifer average dry season limitation. Such report shall also identify any remedial actions necessary to ensure compliance that through the remainder of the dry season the applicable Biscayne Aquifer pumpage limitations described above will be met. This report shall replace the other reports required by the Consent Agreement (including the June 15 post-dry season report and the February 15th mid-dry season additional demand report). Such mid-month report shall be evaluated by District staff and revised by the District as necessary to achieve compliance with the above. Upon completion and operation of the Reverse Osmosis system, pursuant to the schedule outlined in Limiting Condition 30, this report requirement shall cease and the monthly Biscayne Aquifer withdrawals shall be reported as required by Limiting Condition 18 of this permit.
29. In order to reduce the potential for violating the 17 MGD Biscayne Aquifer average monthly withdrawal limitation during the dry season, FKAA must to the greatest extent practical utilize the emergency desalination facilities FKAA owns and operates at Stock Island and Marathon, which are potentially capable of treating saline water at rates up to 3.0 MGD. The FKAA shall use these two emergency desalination facilities as an alternative source of water in order to assist in limiting its dry season Biscayne Aquifer withdrawals. The FKAA's ability to use, and extent of use, of these emergency desalination facilities shall be subject to not causing (i) significant adverse effects to FKAA's water treatment or distribution system; or (ii) a violation of any applicable primary or secondary drinking water standards.
30. The permittee shall adhere to the following schedule for the construction and operation of the Floridan Aquifer System reverse osmosis wellfield and treatment facility:
- Florida Keys Aqueduct Authority - Schedule for Construction and Operation of Floridan Aquifer Production Well, Floridan Aquifer Reverse Osmosis Treatment Facility, and Demineralized Concentrate Disposal Well
- Reverse osmosis water treatment plant expansion
Award Contract - September 30, 2007
Complete Construction - December 31, 2009

- Deep Injection Well
 - Obtain FDEP Permit - March 31, 2008
 - Award Contract - 152 days after receiving FDEP Underground Injection Control Permit
 - Complete Drilling and Testing - 1 year and 30 days after receiving FDEP Underground Injection Control Permit
- Complete reverse osmosis water treatment plant system
 - Begin and Stabilize Operation - 2 years and 60 days after receiving FDEP Underground Injection Control Permit

31.

In the event that a milestone specified in the alternative water supply schedule and plan contained in Limiting Condition 30 is going to be missed, the permittee shall notify the Executive Director of the District in writing explaining the nature of the delay, actions taken to bring the project back on schedule and an assessment of the impact the delay would have on the rates of withdrawals from the Everglades water bodies and associated canals as defined in District CUP rules. The District will evaluate the situation and take actions as appropriate which could include: a) granting an extension of time to complete the project (if the delay is minor and doesn't affect the Everglades Waterbodies or otherwise violates permit conditions), b) take enforcement actions including consent orders and penalties, c) modify allocations contained in this permit from the Biscayne Aquifer including capping withdrawal rates until the alternative water supply project(s) are completed (in cases where the delay would result in violations of permit conditions) or d) working with the Department of Community Affairs to limit increase demands for water until the alternative water supply project is completed. In addition, Permittee shall make to the District payment of funds as identified below for non-compliance with any timeline for development of the Floridan Aquifer System production and treatment system as provided in Limiting Condition 30, as follows:

A. Reverse Osmosis Plant construction and operation timelines in Limiting Condition 30

- Award Contract - \$2,000.00 per week
- Complete Construction - \$2,000.00 per week

B. Floridan Deep Injection Well(s) Construction and Operation

- Award Contract - \$2,000.00 per week
- Complete drilling and Testing - \$2,000.00 per week
- Complete reverse Osmosis Water Treatment Plant System - \$2,000.00 per week
- Begin and Stabilize Operation - \$2,000.00 per week

32. Prior to any application to renew or modify this permit, the Permittee shall evaluate long term water supply alternatives and submit a long term water supply plan to the District. Within one year of permit issuance, the Permittee shall submit to the District an outline of the proposed plan. The assessment should include consideration of saline intrusion, wellfield protection, plans for compliance with applicable wellfield protection ordinances, expected frequencies and plans to cope with water shortages or well field failures, and conservation measures to reduce overall stresses on the aquifer.
33. For uses with an annual allocation greater than 10 MGD and a permit duration of 20 years, every five years from the date of permit issuance, the permittee shall submit a water use compliance report for review and approval by District Staff, which addresses the following:

1. The results of a water conservation audit that documents the efficiency of water use on the project site using data produced from an onsite evaluation conducted. In the event that the audit indicates additional water conservation is appropriate or the per capita use rate authorized in the permit is exceeded, the permittee shall propose and implement specific actions to reduce the water use to acceptable levels within timeframes proposed by the permittee and approved by the District.
2. A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules and updated population and per capita use rates. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules and the updated population and per capita use rates to the extent they are considered by the District to be indicative of long term trends in the population and per capita use rates over the permit duration. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.
34. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapters 40E-3 and 40E-30, Florida Administrative Code.
35. It has been determined that this project relies, in part, on the waters from the Central and Southern Florida Project, and as such is considered to be an indirect withdrawal from an MFL water body under recovery (Everglades). The 2005-2006 Lower East Coast Water Supply Plan Update (February, 2007), which is the recovery plan for the Everglades, incorporates a series of water resource development projects and operational changes that are to be completed over the duration of the permit and beyond. If the recovery plan is modified and it is determined that this project is inconsistent with the approved recovery plan, the permittee shall be required to modify the permit consistent with the provisions of Chapter 373, Florida Statutes.

Exhibit III

October 14, 2008 Wastewater Memo

Sarah Davis

From: Greg.Smith@ch2m.com
Sent: Tuesday, October 14, 2008 11:20 AM
To: Sarah Davis
Subject: RE: OMI's capacity

Sarah,

Key West's wastewater treatment facility is permitted by the Florida Department of Environmental Protection to treat 10 mgd. Our annual average flow is currently 4.8 mgd. Your proposed development will have very little impact on Key West's wastewater treatment capacity.

Please let me know if you require any additional information. You can also see our website at www.keywestwastewater.com.

Best regards,

Greg Smith, Project Manager
CH2M Hill OMI
Key West, Florida
(305) 292-5102

Exhibit IV

Map of the City of Key West's Existing Recreation Services

The City of Key West's Recreation Facilities



Exhibit V

October 17, 2008 Solid Waste Memo

The Facility (Richard A. Heyman Environmental Protection Facility) is currently permitted for 10 mgd, and is operating on a (3) monthly average of 4.303 mgd, (12) month daily average flow of 6.218. Therefore there is sufficient treatment to support this project. If you have other questions please feel free to contact me.

Gary W. Bowman
General Services Director
City of Key West
305-809-3901

Verification Form



RECEIVED
July 2, 2012
KW Planning Dpt

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as Principal
(print name) *(print position; president, managing member)*
of Trepanier and 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:

951-955 Caroline 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.

Owen Trepanier per Trepanier & Associates.
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6-28-2012 by
Owen Trepanier
Name of Authorized Representative
date

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

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



DD 937651
Commission Number, if any

Authorization Form

Authorization Form



RECEIVED

July 2, 2012

KW Planning Dpt

I, Conch Harbor Retail Center, LLC., C/o Craig H. Hunt authorize
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for 951-955 Caroline St., Key West, FL 33040
Address/ Project Name

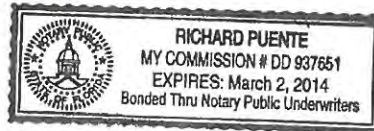
and act on my/our behalf with regard to this issue.

Craig Hunt Signature of Owner
Signature of Joint/Co-owner if applicable
Craig H. Hunt, MGRM Conch Harbor Marina, LLC.
Conch Harbor Marina, LLC., MGRM Conch Harbor Retail Center, LLC.

Subscribed and sworn to (or affirmed) before me on 6-21-2012 (date) by
Craig Hamilton Hunt
Please Print Name of Affiant

He/She is personally known to me or has presented Florida Driver Lic # H530-108-52-292-0
as identification.

Richard Puente
Notary's Signature and Seal



Richard Puente Name of Acknowledger printed or stamped

Notary Title or Rank

DD 937651 Commission Number, if any

Deed



RECEIVED

July 2, 2012

KW Planning Dpt

Doc# 1775859 01/29/2010 2:02PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Adam M. Grant, Esq.
Paul. Hastings, Janofsky and Walker LLP
191 N. Wacker Drive, 30th Floor
Chicago, IL 60661,
(312) 499-6027

01/29/2010 2:02PM
DEED DOC STAMP CL: TRINA \$53,900.00

Doc# 1775859
Bkn 2450 Pg# 2196

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED made this 29 day of January, 2010, between:

Key West Bight Associates LLC, a Delaware limited liability company

(hereinafter referred to as "Grantor") and

Conch Harbor Retail Center LLC, a Florida limited liability company

whose address is:

c/o Mr. Craig Hunt
951 Caroline Street
Key West, Florida 33040

(hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described property (the "Property"), lying and being in Monroe County, Florida, to wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERE TO AND MADE A PART
HEREOF**

SUBJECT TO THE FOLLOWING:

1. Real estate taxes and assessments for the current year and all subsequent years; and
2. All matters of record affecting the Property.

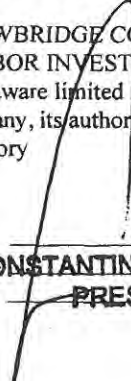
Grantor hereby specially warrants title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

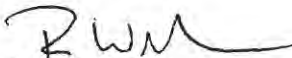
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers, the day and year first above written.

KEY WEST BIGHT ASSOCIATES LLC, a
Delaware limited liability company

By: KEY WEST BIGHT HOLDINGS
LLC, a Delaware limited liability
company, its sole member

By: DRAWBRIDGE CONCH
HARBOR INVESTOR LLC,
a Delaware limited liability
company, its authorized
signatory

By: 
Name: CONSTANTINE M. DAKOLIAS
Title: PRESIDENT



Witness Signature

Ben Michelson

Printed Name




Witness Signature

Peter Stone

Printed Name

STATE OF NY
COUNTY OF NY

On this 28 day of Jan, 2010, before me personally appeared Constantine Dakolias as President of Drawbridge Conch Harbor Investor LLC, a Delaware limited liability company, authorized signatory of Key West Bight Holdings LLC, a Delaware limited liability company, sole member of Grantor, who is known to me and who acknowledged before me that he executed the foregoing Special Warranty Deed for the uses and purposes set forth, for and on behalf of said company, he did not take an oath.



Notary Public, State of _____
printed name

My Commission Expires:
(SEAL)

THOMAS SANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

LEGAL DESCRIPTION

Beginning at the intersection formed by the northwesterly line of Caroline Street with the southwesterly line of Grinnell Street, Key West, Florida; Thence South 55 degrees 00 minutes 00 seconds West along the northwesterly line of Caroline Street, a foresaid, a distance of 251.12 feet; thence North 34 degrees 42 minutes 00 seconds West for 144.26 feet; thence North 54 degrees 46 minutes 00 seconds, East for 29.25 feet; thence North 35 degrees 02 minutes 00 seconds West for 213.47 feet; thence North 55 degrees 15 minutes 40 seconds East for 75.18 feet; thence North 34 degrees 35 minutes 22 seconds West for 15.75 feet; thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; thence North 81 degrees 05 minutes 22 seconds West for 4.31 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.60 feet; thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; thence North 77 degrees 59 minutes 59 seconds West for 4.62 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.49 feet; thence North 08 degrees 53 minutes 24 seconds East for 4.47 feet; thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; thence North 78 degrees 31 minutes 52 seconds West for 4.61 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; thence North 12 degrees 58 minutes 28 seconds East for 4.63 feet; thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; thence North 07 degrees 42 minutes 01 seconds East for 5.01 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.19 feet; thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; thence South 55 degrees 24 minutes 25 seconds West for 6.28 feet; thence North 34 degrees 35 minutes 35 seconds West for 13.93 feet; thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; thence North 81 degrees 05 minutes 04 seconds West for 5.53 feet; thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; thence North 34 degrees 40 minutes 14 seconds West for 31.83 feet; thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; thence North 34 degrees 30 minutes 18 seconds West for 3.91 feet; thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; thence North 35 degrees 02 minutes 00 seconds West for 97.35 feet; thence North 55 degrees 24 minutes 25 seconds East for 221.59 feet; thence South 35 degrees 00 minutes 00 Seconds East for 100.00 feet; thence South 55 degrees 24 minutes 25 seconds West for 53.00 feet; thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; thence South 34 degrees 40 minutes 17 seconds East for 16.50 feet; thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.48 feet; thence South 17 degrees 42 minutes 14 seconds West for 3.52 feet; thence South 34 degrees 40 minutes 17 seconds East for 34.91 feet; thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.70 feet; thence South 17 degrees 37 minutes 15 seconds West for 4.07 feet; thence South 34 degrees 40 minutes 17 seconds East for 26.09 feet; thence North 56 degrees 21 minutes 41 seconds East for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 13.27 feet; thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 298.08 feet; thence North 55 degrees 15 minutes 40 seconds East for 95.11 feet; thence South 34 degrees 44 minutes 20 seconds East for 5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; thence North 34 degrees 44 minutes 20 seconds West for

5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 31.52 feet; thence South 35 degrees 00 minutes 00 seconds East for 356.84 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

ALSO KNOWN AS:

PARCEL 1

FUELING FACILITY PROPERTY:

A parcel of submerged land lying in Section 31, Township 68 South, Range 25 East, ISLAND OF KEY WEST, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection formed by the Northwesterly Right-of-Way line of Caroline Street and the Southwesterly Right-of-Way line of Grinnell Street; thence North 35° 00' 10" West, along the said Southwesterly Right-of-Way line of Grinnell Street, for 351.84 feet to a point hereinafter known as Point "A"; thence South 55° 15' 40" West for 40.92 feet to the Point of Beginning; thence South 55° 15' 40" West for 180.37 feet; thence North 35° 02' 00" West for 5.00 feet; thence North 55° 15' 40" East for 74.62 feet; thence North 34° 35' 22" West for 15.75 feet; thence North 82° 30' 46" West for 3.44 feet; thence North 34° 35' 22" West for 3.46 feet; thence North 09° 46' 31" East for 3.65 feet; thence North 34° 35' 22" West for 11.41 feet; thence North 81° 05' 22" West for 4.31 feet; thence North 34° 35' 22" West for 3.28 feet; thence North 08° 51' 34" East for 4.33 feet; thence North 34° 35' 22" West for 14.57 feet; thence South 56° 19' 59" West for 1.55 feet; thence North 34° 35' 22" West for 3.60 feet; thence North 13° 40' 52" East for 2.42 feet; thence North 34° 35' 22" West for 14.32 feet; thence North 77° 59' 59" West for 4.62 feet; thence North 34° 35' 22" West for 3.49 feet; thence North 08° 53' 24" East for 4.47 feet; thence North 34° 35' 22" West for 32.98 feet; thence North 78° 31' 52" West for 4.61 feet; thence North 34° 35' 22" West for 3.33 feet; thence North 11° 00' 41" East for 4.83 feet; thence North 34° 35' 22" West for 31.37 feet; thence North 79° 39' 33" West for 4.83 feet; thence North 34° 35' 22" West for 3.21 feet; thence North 12° 58' 28" East for 4.63 feet; thence North 34° 37' 47" West for 32.08 feet; thence North 81° 09' 36" West for 4.95 feet; thence North 34° 35' 22" West for 3.00 feet; thence North 07° 42' 01" East for 5.01 feet; thence North 34° 35' 22" West for 31.39 feet; thence North 77° 47' 29" West for 5.13 feet; thence North 34° 35' 22" West for 3.19 feet; thence North 09° 11' 28" East for 4.66 feet; thence North 34° 35' 22" West for 40.58 feet; thence South 55° 24' 25" West for 6.28 feet; thence North 34° 35' 35" West for 13.93 feet; thence North 55° 24' 25" East for 6.76 feet; thence North 35° 21' 47" West for 34.86 feet; thence North 81° 05' 04" West for 5.53 feet; thence North 34° 40' 14" West for 3.53 feet; thence North 14° 50' 32" East for 5.50 feet; thence North 34° 40' 14" West for 31.83 feet; thence North 78° 33' 27" West for 3.96 feet; thence North 34° 30' 18" West for 3.91 feet; thence South 55° 24' 25" West for 74.78 feet; thence North 35° 02' 00" West for 97.35 feet; thence North 55° 24' 25" East for 221.59 feet; thence South 35° 00' 00" East for 100.00 feet; thence South 55° 24' 25" West for 53.00 feet; thence North 35° 00' 00" West for 10.15 feet; thence South 56° 21' 41" West for 80.65 feet; thence South 34° 40' 17" East for 16.50 feet; thence North 84° 53' 18" East for 3.60 feet; thence South 34° 40' 17" East for 3.48 feet; thence South 17° 42' 14" West for 3.52 feet; thence South 34° 40' 17" East for 34.91 feet; thence South 84° 15' 16" East for 3.67 feet; thence South 34° 40' 17" East for 3.70 feet; thence South 17° 37' 15" West for 4.07 feet; thence South 34° 40' 17" East for 26.09 feet; thence North 56° 21' 41" East for 6.00 feet; thence South 34° 40' 17" East for 13.27 feet; thence South 56° 21' 41" West for 6.00 feet; thence South 34° 40' 17" East for 298.02 feet; thence North 55° 15' 40" East for 95.12 feet; thence South 34° 44' 20" East for 5.00 feet to the Point of Beginning.

TOGETHER WITH:

Begin at the aforementioned Point "A"; thence South 55° 15' 40" West for 31.53 feet; thence North 34° 44' 20" West for 5.00 feet; thence North 55° 15' 40" East for 31.51 feet; thence South 35° 00' 00" East for 5.00 feet to the Point of Beginning.

PARCEL 2

UPLAND PROPERTY:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street Key West, Florida; thence South 55° 00' West along the Northwesterly line of Caroline Street aforesaid, a distance of 251.12 feet; thence North 34° 42' West, a distance of 144.26 feet; thence North 54° 46' East, a distance of 29.25 feet; thence North 35° 02' West, a distance of 208.03 feet to a point; thence North 55° 18' East, a distance of 221.87 feet more or less to a point; thence South 35° 02' East, a distance of 351.4 feet to the Point of Beginning.

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.



DEVELOPMENT PLAN CERTIFICATION

Pursuant to the Key West City Code Section 108-228, any and all entities with a legal or equitable ownership interest in the Conch Harbor Retail Center, LLC (a Florida limited liability company) property are hereby disclosed as following:

Current Legal Owners:

KeysCaribbean Collection, LLC. Craig and Maria Hunt Managing Member	80%
Whitehead Enterprises, LLC. Brian Whitehead	5%
Gina M. Kennedy. General Manager	5%
Sanchez Team Investments, LLC. Ralph Sanchez Managing Member. Chief Marketing Officer	5%
Sven Grunder Gift Trust.	2.5%
Marcus Hunt Gift Trust.	2.5%
Total.	100%

CERTIFICATION

STATE OF FLORIDA
COUNTY OF MONROE

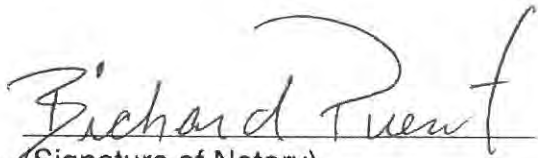
Under penalty of perjury. I declare and do solemnly swear that I have read the foregoing, understand the contents thereof and hereby certify that the same are true and based on my personal knowledge on this 22 day of June 2012.

Signatures of next page

Conch Harbor Retail Center, LLC
(a Florida Limited Liability Company)

By: 
Craig Hunt It's Managing Member

The forgoing instrument was acknowledged before me this 22 day of June 2012 by Craig Hunt who is personally known to me or who has produced a driver's license as identification and who did take an oath.


(Signature of Notary)

Richard Puente

(Print Name of Notary)

NOTARY PUBLIC

STATE OF FLORIDA

Commission No. DD937651

[Notary seal].



Survey

Site Plans

DRC
Minutes & Comments

Minutes of the Development Review Committee
July 26, 2012

DRAFT

Fire Department had no comments.

FKAA provided the following comments prior to the meeting: The site is presently being served by a couple FKAA Location #s. There is a 8" water main located on Greene Street. A complete set of plans will be required for review to determine meter requirements and any System Development Charges

- 2. Easement - 812 Caroline Street (RE# 0003150-000000) - A request for an easement of 74.1 square feet, more or less, to address the encroachment a roof overhang for a commercial structure located on Caroline Street as per Section 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

(Items 2 & 3 were heard concurrently).

Ms. Haller gave members an overview of the easement request.

Mr. Williams inquired if the project will require any tree removals. The applicant, Mr. Blais stated that there will be no tree removals.

Mrs. Torregrosa requested that the overhang on Robert's alley needs to be added to the easement request. She then informed the applicant that the free standing structure encroaching on the right away is not allowed in the Historic District. The applicant will need to seek HARC approval regarding the free standing structure.

Police, General Services, ADA, Fire Department and FKAA had no comments.

- 3. Easement - 812 Caroline Street (RE# 0003150-000000) - A request for an easement of 168 square feet, more or less, to address the encroachment of a fence and concrete slabs that run along Robert's Alley for a commercial structure located at the corner of Caroline Street and Robert's Alley as per Section 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West .**

See notes above

- 4. Transient License Transfer - 1209 Georgia Street (RE# 00035220-000000) to 421 Virginia Street (RE# 00027160-000100) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the transient license transfer request.

The applicant's attorney, Ginny Stones with Stones and Cardenas, gave an overview of the request.

Mr. Williams requested if the sender site had any landscape changes. Mrs. Stones stated there were no landscape changes in the sender/receiver sites.

Mrs. Torregrosa informed the applicant that any signage will require HARC approval.

Police, General Services, ADA, Fire Department and FKAA had no comments.

- 5. Major Development Plan - 951 Caroline Street (RE# 0002970-000000) – A request to amend a Major Development Plan and Conditional Use (CC Res. 99-225) approval in the HRCC-2 zoning district per Section 108-91(A.)(2)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Minutes of the Development Review Committee
July 26, 2012

DRAFT

Mr. Cunningham gave members an overview of the development plan.

The applicant's representative, Owen Trepanier with Trepanier and Associates, gave members an overview of the development plan.

Mr. Williams stated that he met with the landscape architect and had no additional comments.

Mrs. Torregrosa stated that this item will be included in the next HARC meeting review.

Police, Fire Department and ADA had no comments.

Ms. Ignaffo stated that the applicant will need an approved baffle box for all gravity injection wells, FDEP permit for construction, and a perpetual maintenance agreement with the property owner. She then stated that the storm water runoff pretreatment shall meet SFWMD criteria and be equivalent to one-inch over the project area, since all storm water management systems will be evaluated on the ability of the system to prevent flooding on-site, to adjacent properties, roads and right-of-ways. She requested that the applicant provide a revised drainage plan that meets the criteria for a permitted storm water management system.

Mr. Craig urged the applicant to meet with neighbors regarding the proposed project.

FCAA provided the following comments prior to the meeting: the site is presently being served by a FCAA Location. There is a 12" water main located on Caroline Street. A complete set of plans will be required for review to determine meter requirements and any System Development Charges.

The following member of the public spoke on the matter:

- Emily Hardner, 1005 Eaton St.

- 6. Variances - 951 Caroline Street (RE# 00027480-000000) – A request for building coverage, impervious surface ratio, front-yard setback and parking requirements in the HRCC-2 zoning district per Section 122-720 (4) a. & b. and (6) b. and Section 108-572 (16) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See item# 5 comments.

ADJOURNMENT

A motion to adjourn was made by Mrs. Nicklaus and seconded by Mrs. Torregrosa.

Meeting adjourned at 10:45 am.

Respectfully submitted by,
Karen de Berjeois
Secretary
Planning Department

Public Comment

Public Notices
(radius map & mailing list)

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

The offices of the Property Appraiser will be closed Monday, November 12th in observance of Veterans Day.

Must be installed in IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

**Property Record Card -
Map portion under construction.**

Alternate Key: 1003069 Parcel ID: 00002970-000000

Ownership Details

Mailing Address:
CONCH HARBOR RETAIL CENTER LLC
C/O HUNT CRAIG
951 CAROLINE ST
KEY WEST, FL 33040-6636

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 951-955 CAROLINE ST KEY WEST
Legal Description: 31 68 25 KEY WEST 2.53AC (UPLAND PROPERTY AND FUELING FACILITY PROPERTY)) H1-53 G56-22/23
Description: OR15-444/45 OR438-230/35 ID 4-057 OR1252-1023/26AFF OR1287-275/77Q/C OR1287-266/69 OR1347-2436/43F/J OR1560-56/58 OR1978-1870/99E OR2029-136/140(LEASE) OR2292-1354/58 OR2450-2196/2200

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
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View this in IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

**Property Record Card -
Map portion under construction.**

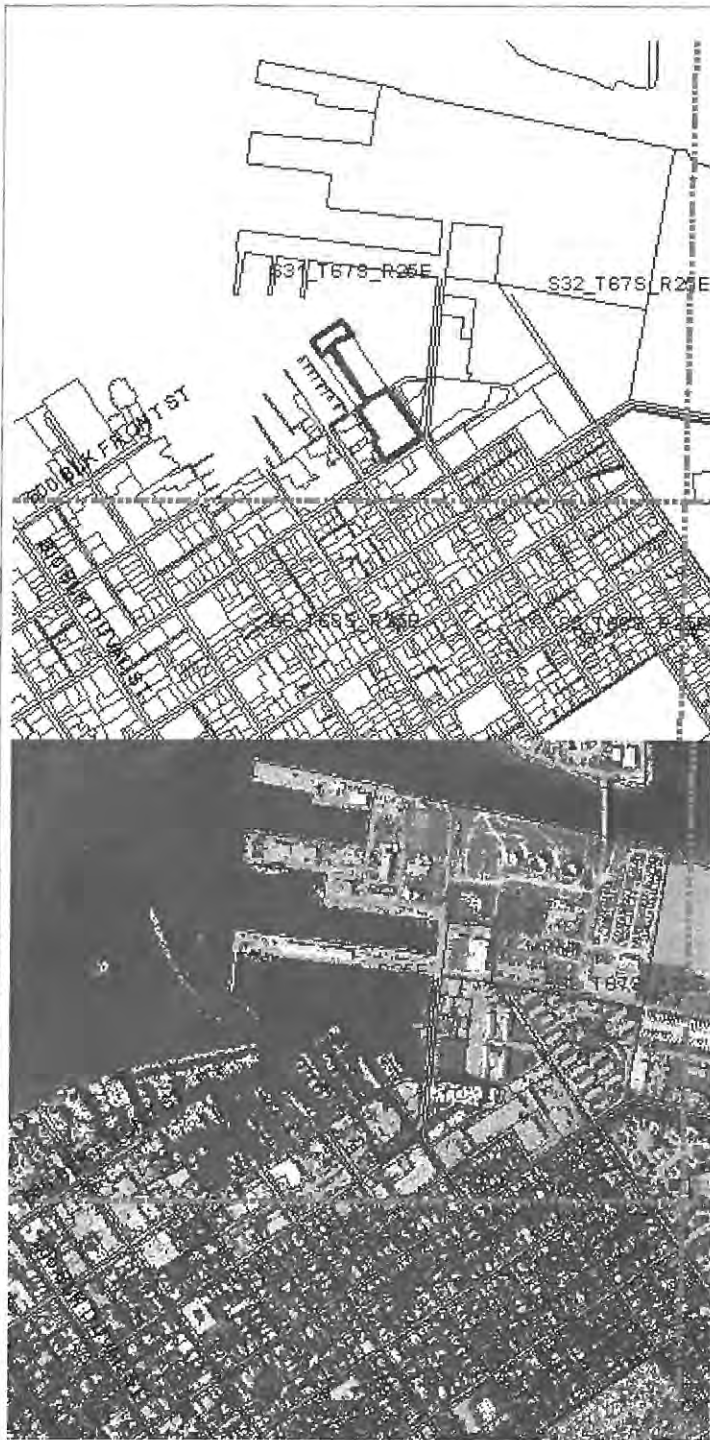
Alternate Key: 1003069 Parcel ID: 00002970-000000

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Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	251	352	82,764.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.59 AC

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3
 Total Living Area: 38888
 Year Built: 1996

Building 1 Details

Building Type
 Effective Age 11
 Year Built 2002
 Functional Obs 0

Condition E
 Perimeter 1,629
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 13
 Grnd Floor Area 36,828

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

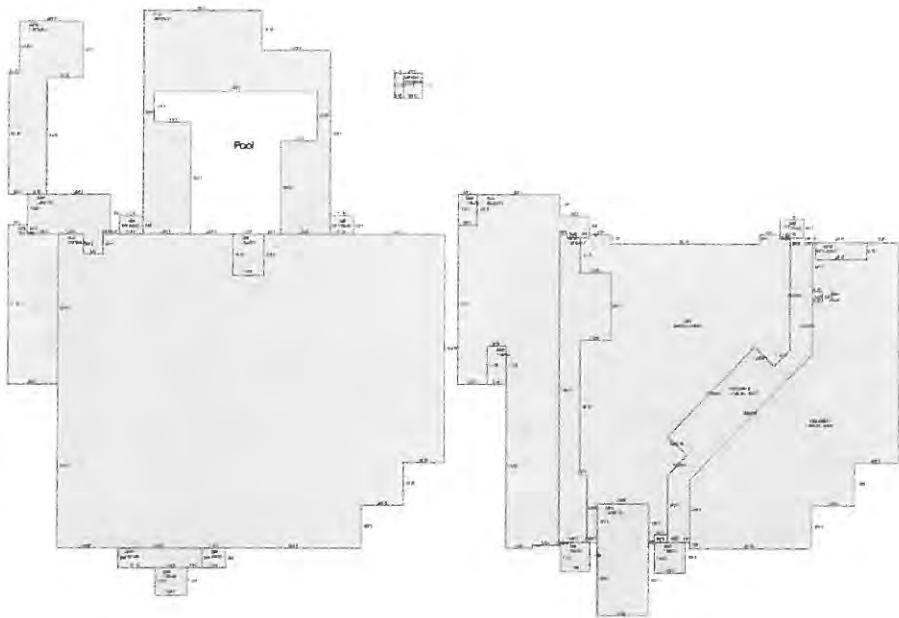
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 4 Fix Bath 0
 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
0	OPF		1	2002					8,205
1	FLA	8:METAL/ALUM	1	2002		Y			23,765
2	OPF		1	2002					351

3	SBF	1	2002		99	
4	DUF	1	2002		180	
5	CPL	1	2002		1,577	
6	SBF	1	2002		765	
7	OPX	1	2002		1,671	
8	SBF	1	2002		88	
9	SBF	1	2002		252	
10	SBF	1	2002		88	
11	PTO	1	2002		4,824	
12	DUF	1	2002		99	
13	OPF	1	2002		44	
14	FLA	1	2002	Y	5,578	
15	OUF	1	2002		126	
16	SBF	1	2002		153	
17	OPX	1	2002		1,876	
18	OUF	1	2002		182	
19	OPX	1	2002		1,200	
20	SBF	1	2002		196	
22	FLA	8:METAL/ALUM	1	2002	Y	7,485
23	OPF	1	2002		2,135	
25	SBF	1	2002		88	
26	OPX	1	2002		192	
27	OUF	1	2002		25	

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	1 STY STORE-A	100	Y	Y
	953	PARKING GARAGE	100	Y	N
	954	ELEC/TELEPHONE ETC A	100	Y	N
	955	ELEC/TELEPHONE ETC A	100	Y	N
	956	ELEC/TELEPHONE ETC A	100	Y	N
	957	ELEC/TELEPHONE ETC A	100	Y	N
	958	ELEC/TELEPHONE ETC A	100	Y	N
	959	1 STY STORE-A	100	Y	Y
	960	ELEC/TELEPHONE ETC A	100	Y	N
	961	ELEC/TELEPHONE ETC A	100	Y	N
	963	ELEC/TELEPHONE ETC A	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

Building 2 Details

Building Type
 Effective Age 11
 Year Built 1996
 Functional Obs 0

Condition E
 Perimeter 170
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 13
 Grnd Floor Area 1,500

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

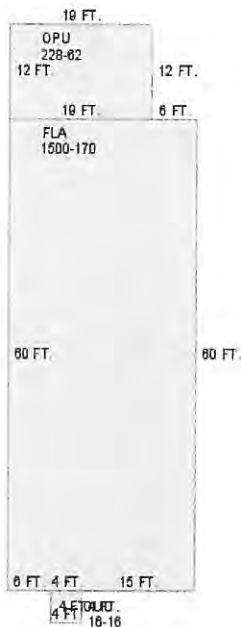
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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	FLA		1	1996					1,500
2	OPU		1	1996					228
3	OUU		1	1996					16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	948	WAREHOUSE/MARINA D	100	N	N
	949	OPU	100	N	N
	950	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
300	MIN WOOD SIDING	40
301	C.B.S.	60

Building 3 Details

Building Type
 Effective Age 11
 Year Built 1998
 Functional Obs 0

Condition E
 Perimeter 152
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 13
 Grnd Floor Area 560

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

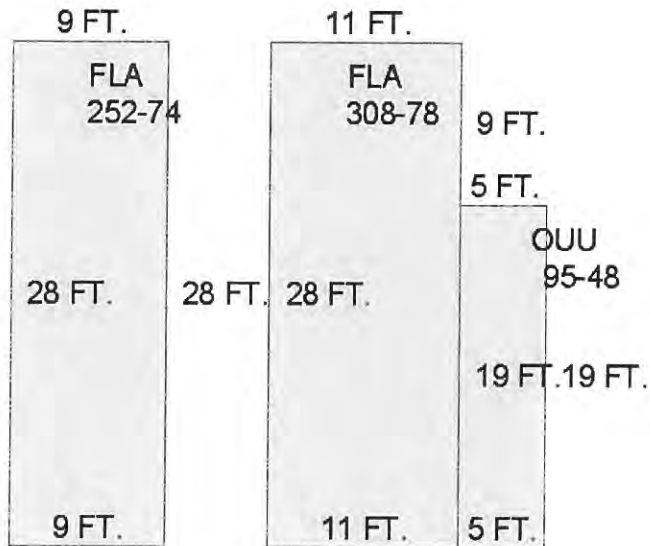
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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	FLA		1	1998					252
2	FLA		1	1998					308
3	OUU		1	1998					95

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	951	SERVICE STATION-A-	100	Y	Y
	952	OFF BLDG 1 STY-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
302	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,830 SF	305	6	1964	1965	1	30
2	AC2:WALL AIR COND	1 UT	0	0	1995	1996	1	20
3	UB2:UTILITY BLDG	48 SF	8	6	1995	1996	1	50
4	UB2:UTILITY BLDG	60 SF	10	6	1995	1996	1	50
5	DK4:WOOD DOCKS	3,504 SF	219	16	1995	1996	4	40
6	FN2:FENCES	681 SF	227	3	1995	1996	2	30

7	FN2:FENCES	348 SF	58	6	1995	1996	2	30
8	CL2:CH LINK FENCE	750 SF	125	6	1995	1996	2	30
9	DK4:WOOD DOCKS	4,470 SF	447	10	1995	1996	5	40
10	DK4:WOOD DOCKS	2,576 SF	184	14	1994	1995	5	40
11	DK4:WOOD DOCKS	81 SF	9	9	1994	1995	5	40
12	UB3:LC UTIL BLDG	800 SF	8	100	1997	1998	1	30
13	UB3:LC UTIL BLDG	60 SF	6	10	1997	1998	1	30
14	TK2:TIKI	20 SF	4	5	1997	1998	1	40
15	FN2:FENCES	2,452 SF	613	4	2001	2002	5	30
16	PT3:PATIO	6,408 SF	267	24	2001	2002	2	50
17	PT2:BRICK PATIO	266 SF	19	14	2001	2002	2	50
18	PT2:BRICK PATIO	464 SF	29	16	2001	2002	2	50
19	PT2:BRICK PATIO	220 SF	22	10	2001	2002	2	50
20	PO5:COMM POOL	3,300 SF	0	0	2001	2002	2	50
21	WF2:WATER FEATURE	2 UT	0	0	2001	2002	5	20
22	TK2:TIKI	324 SF	18	18	2001	2002	5	40
23	PT2:BRICK PATIO	1,000 SF	0	0	2003	2004	2	50

Appraiser Notes

2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR, 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS, 8928754 - GOODSON, L - SEABLASTER, 8939470 - KING, ALLEN - AFTERNOON DELIGHT, 8955651 - KRINITT, DENNIS - KRINITT YACHT, 8874162 - LAMPE, DANNY - TORTUGA BY, 8970864 - LENNON, RALPH - SAIL FISH, 8938744 - NORTH TIM - JE-ME-CA, 8702345 - REEF EXPLORER, 8955783 - REEVES, LEE - VACATION YACHT, 8941208 - WHISKER CHARTERS, 9022267 - CARTER BARRY - BLUEFIN H E II,

2007-01-17-C.O.#6649 ISSUED FOR 400SF BUILD OUT FOR OFFICE-SKI

2004-09-24 - VALUE REDUCED TO \$7,225,000 WITH \$3,995,000 ALLOCATED TO THE SUBMERGED LAND BOAT SLIPS WHICH WERE RECENTLY CONDOIZED, AS PER KARL BORGLUM.BCS, 2003-03-12 - BLDG #1 = CONCH HARBOR STORES, BLDG.#2 = WAREHOUSE, BLDG.#3 = TEXACO, 2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS 8928754 - GOODSON, L - SEABLASTER 8939470 - KING, ALLEN - AFTERNOON DELIGHT 8955651 - KRINITT, DENNIS - KRINITT YACHT 8874162 - LAMPE, DANNY - TORTUGA BY 8970864 - LENNON, RALPH - SAIL FISH 8938744 - NORTH TIM - JE-ME-CA 8702345 - REEF EXPLORER 8955783 - REEVES, LEE - VACATION YACHT 8941208 - WHISKER CHARTERS 9022267 - CARTER BARRY - BLUEFIN H E II
2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
43	06-5364	10/17/2006	12/21/2006	2,000	Commercial	INSTALL SIX OUTLETS AND EXIST LITE'
42	06-5362	10/16/2006	12/21/2006	5,700	Commercial	BUILD-OUT 400SF OFFICE SPACE . METAL STUD WALLS21'x6"
39	06-4524	08/08/2006	11/07/2006	13,250	Commercial	INTERIOR BUILD - OUT OF RETAIL SPACE WORK ONLY INSULATION, DRYWALL
49	06-4526	08/08/2006	11/07/2006	5,000	Commercial	INSTALL 14 LIGHT FIXTURES
41	06-4525	09/22/2006	11/07/2006	3,000	Commercial	INSTALL WATERLINE & DRAIN
44	06-6070	11/07/2006	12/21/2006	4,500	Commercial	SHELL CO FOR COMMERCIAL UNIT 400SF,AND ELECTRIC

45	06-6072	11/07/2006	12/21/2006	2,300	Commercial	INSTALL 6 NEW OUTLETS, SMOKE DETECTOR, HANGING LITES
46	08-0055	01/25/2008	01/25/2008	40,000	Commercial	REPLACE APPROX. 16,649 CF OF POSSIBLE REMMANT PETROLEUM IMPACTED SOIL
	4221	04/11/2007	04/11/2007	0	Commercial	ISSUED C/O
1	B953062	09/01/1995	11/01/1996	45,000	Commercial	FUEL CONTAINMENT BLDG
2	E954124	11/01/1995	11/01/1996	2,000	Commercial	ELECTRICAL
3	B954326	12/01/1995	11/01/1996	12,000	Commercial	ROOF OVER FUEL CONTAINMEN
4	96-0684	02/01/1996	11/01/1996	10,000	Commercial	ELECTRIC
5	96-0890	02/01/1996	11/01/1996	8,000	Commercial	ELECTRIC
6	96-1163	03/01/1996	11/01/1996	120,000	Commercial	TANKS
7	96-1597	04/01/1996	11/01/1996	1,170	Commercial	FIRE ALARM
8	96-1669	04/01/1996	11/01/1996	2,800	Commercial	FENCE
9	96-1765	04/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
12	96-1878	05/01/1996	11/01/1996	5,000	Commercial	FENCE
10	96-1470	04/01/1996	11/01/1996	250	Commercial	SIGN
13	96-3313	08/01/1996	11/01/1996	1,500	Commercial	SIGN
14	96-3318	08/01/1996	11/01/1996	21,000	Commercial	RENOVATIONS
15	96-3705	09/01/1996	11/01/1996	50,000	Commercial	PLUMBING
16	9604422	11/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
21	9604613	12/24/1997	11/02/1998	18,500		BATH HOUSE & RESTROOMS
22	9801334	04/23/1998	11/02/1998	4,000		ELECTRICAL
23	9801740	06/02/1998	11/02/1998	5,000		ELECTRICAL
11	9601488	04/01/1996	11/02/1998	55,000	Commercial	PLUMBING
17	9604787	12/17/1996	11/02/1998	95,000		NEW STRUCTURE
18	9700182	01/24/1997	11/02/1998	2,000		ELECTRICAL
19	97-0220	01/29/1997	11/02/1998	1,961		ROOF
20	97-0222	01/29/1997	11/02/1998	4,000		PLUMBING
25	99-3570	10/19/1999	12/15/1999	48,000		ELECTRICAL
24	99-2306	09/27/1999	10/25/1999	73,404		RENOVATIONS WEIGHT STATIO
26	01-0584	03/01/2001	12/12/2002	116,000	Commercial	STORE BUILD OUT
31	02-2541	11/13/2002	12/12/2002	55,500	Commercial	ELECTRIC UPDATE
27	01-2080	05/25/2001	12/12/2002	100,000	Commercial	FOUNDATION
32	02-3181	12/09/2002	12/12/2002	7,000	Commercial	PAINT
33	02-3360	12/19/2002	12/12/2002	1,970	Commercial	INSTALL SIGN
28	01-2265	06/12/2001	12/12/2002	66,000	Commercial	ELECTRIC
29	01-3208	02/26/2002	12/12/2002	2,500,000	Commercial	POOL & SPA COM. 77X113
30	01-2286	07/30/2002	12/12/2002	3,228,400	Commercial	NEW INDUSTRIAL
36	03-1293	04/28/2003	10/28/2003	23,000	Commercial	INSTALL 4 GREASE HOODS
37	03-1295	04/28/2003	10/28/2003	1,700	Commercial	INSTALL FIRE SPRINKLERS
34	03-2519	01/27/2003	01/27/2004	30,200	Commercial	A/C
35	02-3128	01/27/2003	10/28/2003	648,000	Commercial	ROOF, INTERIOR & ELECTRICAL - MONTY'S
38	03-3374	09/23/2003	12/15/2003	3,000	Commercial	BIKE PARKING PAVERS

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
2012	3,962,630	466,533	4,796,605	7,700,000	7,628,135	0	7,700,000
2011	4,010,093	484,885	4,796,605	6,934,669	6,934,669	0	6,934,669
2010	4,099,273	501,439	7,359,367	7,700,000	7,700,000	0	7,700,000
2009	5,226,384	520,048	6,952,235	10,000,000	10,000,000	0	10,000,000
2008	5,226,384	536,641	6,952,235	12,715,260	12,715,260	0	12,715,260
2007	3,697,609	313,426	9,931,739	10,120,957	10,120,957	0	10,120,957
2006	3,697,609	464,190	6,546,334	8,670,000	8,670,000	0	8,670,000
2005	3,776,267	479,257	6,546,334	7,225,000	7,225,000	0	7,225,000
2004	3,034,779	485,419	6,546,334	7,225,000	7,225,000	0	7,225,000
2003	3,034,779	500,596	6,178,903	9,714,278	9,714,278	0	9,714,278
2002	169,585	255,377	4,366,499	6,965,778	6,965,778	0	6,965,778
2001	169,585	263,618	4,366,499	6,965,778	6,965,778	0	6,965,778
2000	166,611	179,942	2,636,477	5,399,218	5,399,218	0	5,399,218
1999	173,656	185,446	2,161,957	1,700,000	1,700,000	0	1,700,000
1998	69,111	187,785	2,161,957	1,700,000	1,700,000	0	1,700,000
1997	69,111	193,222	2,026,850	1,700,000	1,700,000	0	1,700,000
1996	16,435	104,743	2,026,850	1,700,000	1,700,000	0	1,700,000
1995	0	73,610	2,026,850	1,700,000	1,700,000	0	1,700,000
1994	0	75,885	2,026,597	1,700,000	1,700,000	0	1,700,000
1993	0	79,061	2,026,597	2,105,658	2,105,658	0	2,105,658
1992	0	6,887	2,026,597	1,739,655	1,739,655	0	1,739,655
1991	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1990	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1989	57,263	28,880	2,471,460	2,557,603	2,557,603	0	2,557,603
1988	53,784	28,880	2,141,932	2,224,596	2,224,596	0	2,224,596
1987	52,563	28,880	1,230,787	1,312,230	1,312,230	0	1,312,230
1986	51,044	28,880	1,230,787	1,310,711	1,310,711	0	1,310,711
1985	50,044	28,880	935,207	1,014,131	1,014,131	0	1,014,131
1984	48,508	28,880	935,207	1,012,595	1,012,595	0	1,012,595
1983	48,508	28,880	612,817	690,205	690,205	0	690,205
1982	42,072	28,880	318,954	389,906	389,906	0	389,906

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
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1/28/2010	2450 / 2196	7,700,000	WD	30
5/2/2007	2292 / 1354	14,900,000	WD	Q
1/29/1999	1560 / 0056	7,000,000	WD	Q
12/1/1993	1287 / 0266	1,700,000	WD	Q

This page has been visited 8,101 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 15, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Major Development Plan - 951 Caroline Street (RE# 00002970-000000) – A request to amend a Major Development Plan and Conditional Use approval (CC Res. 99-225) in the HRCC-2 zoning district per Section 108-91(A.)(2)(b); and minimum landscaped areas per Section 108-412(a) and to modify landscaping standards along street frontage per Section 108-413(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Variations - 951 Caroline Street (RE# 00002970-000000) – A request in the HRCC-2 zoning district for building coverage, impervious surface ratio, front-yard and street-side setback per Section 122-720 (4) a. & b. and (6) a. & d. and parking requirements per Section 108-572(16) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Applicant: Trepanier & Associates

Owner: Conch Harbor Retail Center, LLC

Project Location: 951 Caroline

Date of Hearing: Thursday, November 15, 2012

Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene
City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign lan-

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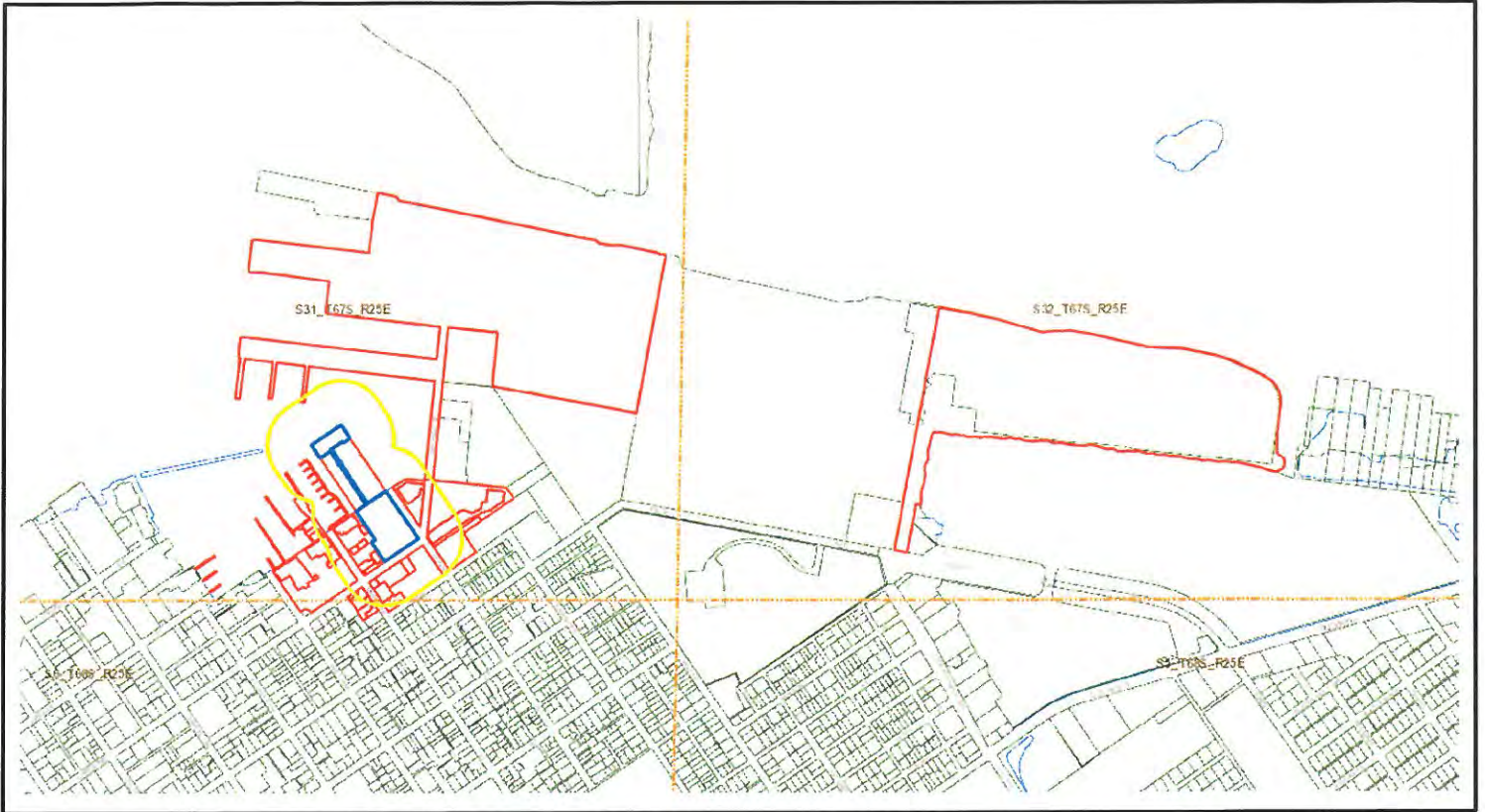
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Printed: Nov 01, 2012

Monroe County, Florida

951 Caroline

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 FOURNIER FRANK III	17 HARLOW AVE		NORTHAMPTON	MA	01060	
2 CLARKE KALO & PEDERSON KIM (H/W)	29 FRONT ST #2		MARBLEHEAD	MA	01945	
3 LYON DAUN E	282 N PINE CREEK RD		FAIRFIELD	CT	06824	
4 TANDA LLC	56 STONE RIDGE LN		TRYON	NC	28782	
5 UNITED STATES OF AMERICA	VACANT LAND TRUMBO RD		ATLANTA	GA	30345	
6 ENSCRIBNER LLC	3776 E MILLERS BRIDGE RD		TALLAHASSEE	FL	32312	
7 BEK-GRAN PATRICK	305 GRINNELL ST	UNIT C301	KEY WEST	FL	33040	
8 STEAMPLANT CONDOMINIUMS LLC	201 FRONT ST STE 224		KEY WEST	FL	33040	
9 ALSOBROOKS MELISSA K	305 GRINNELL ST	UNIT C101	KEY WEST	FL	33040	
10 STEAMPLANT	281 TRUMBO RD		KEY WEST	FL	33040	
11 IRIZARRY ANTONIO JR AND JUDI LYNN	301 GRINNELL ST	UNIT A203	KEY WEST	FL	33040	
12 CURRY GAY M	303 GRINNELL ST	UNIT B203	KEY WEST	FL	33040	
13 FELSHER ALLYSON M	301 GRINNELL ST	UNIT A204	KEY WEST	FL	33040	
14 PIERCE MEAGAN M	303 GRINNELL ST	UNIT B303	KEY WEST	FL	33040	
15 CONFIDENTIAL DATA F.S. 119.07	305 GRINNELL ST		KEY WEST	FL	33040	
16 DEEGAN KEVIN G	303 GRINNELL STREET	UNIT B402	KEY WEST	FL	33040	
17 BRAGHIERI ADELE	303 GRINNEL ST	UNIT B401	KEY WEST	FL	33040	
18 830 CAROLINE LLC	830 CAROLINE ST		KEY WEST	FL	33040	
19 DENNY ANDREA P	301 GRINNELL ST	UNIT A401	KEY WEST	FL	33040	
20 LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040	
21 WEST SANDRA A	305 GRINNELL ST	UNIT C102	KEY WEST	FL	33040	
22 CONCH HARBOR MARINA A CONDOMINIUM	951 CAROLINE ST		KEY WEST	FL	33040	
23 SHAW EDWARD F	305 GRINNELL ST	UNIT C203	KEY WEST	FL	33040	
24 BRAHAM HEATHER	303 GRINNELL ST	UNIT B404	KEY WEST	FL	33040	
25 TIMYAN PATRICIA A REV TR 9/12/1988 AS AMENDED	52 FRONT ST		KEY WEST	FL	33040	
26 COUGHLIN EMILIA C	301 GRINNELL STREET	STE A403	KEY WEST	FL	33040	
27 MELLOR LYNN B	303 GRINNELL ST	UNIT B302	KEY WEST	FL	33040	
28 CITY OF KEY WEST	P O BOX 1409		KEY WEST	FL	33040	
29 ROY GARY P	303 GRINNELL ST	UNIT B405	KEY WEST	FL	33040	
30 LAIRD LEWIS D AND ALISON J	301 GRINNELL ST	UNIT A201	KEY WEST	FL	33040	
31 SAUNDERS FRED JR	301 GRINNELL ST	UNIT A202	KEY WEST	FL	33040	
32 BARILLAS DAVID H	303 GRINNELL ST	UNIT B301	KEY WEST	FL	33040	
33 NELSON AARON B	303 GRINNELL ST	UNIT B202	KEY WEST	FL	33040	
34 BARROSO JULIO J	301 GRINNELL ST	UNIT A404	KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 FINIGAN ROBIN S	303 GRINNELL ST	UNIT B403	KEY WEST	FL	33040	
36 OLOUGHLIN KEVIN F AND DIANE	308 MARGARET ST	UNIT 3	KEY WEST	FL	33040	
37 BEST OF BOTH WORLDS SEAPORT LLC	3210 RIVIERA DR		KEY WEST	FL	33040	
38 INGRAM MICHAEL B	1001 WHITEHEAD ST		KEY WEST	FL	33040	
39 LAMPE DANNY A	5 PUERTA DR		KEY WEST	FL	33040	
40 SCHOTT SANDRA L	305 GRINNELL ST	UNIT C303	KEY WEST	FL	33040	
41 ALEA BROTHERS ENTERPRISES LLC	1025 JOHNSON ST		KEY WEST	FL	33040	
42 RAILWAY CONDOMINIUM	301-303-305 GRINNELL ST		KEY WEST	FL	33040	
43 SILVA EDUARDO M	301 GRINNELL ST	UNIT A303	KEY WEST	FL	33040	
44 PRITCHARD JESSICA	301 GRINNELL ST	UNIT 305	KEY WEST	FL	33040	
45 BELL DAVID T	305 GRINNELL ST	UNIT C201	KEY WEST	FL	33040	
46 WILD WILLIAM H AND JUDITH A	301 GRINNELL ST	UNIT A205	KEY WEST	FL	33040	
47 MAURER GOTTFRIED AND VIRGINIA L	1442 LONG BEACH RD		BIG PINE KEY	FL	33043	
48 WOLSZCZAK ANDREW AND PATRICIA	120 PIRATES COVE DR		MARATHON	FL	33050	
49 CONCH SLIP LLC	9900 SW 92ND AVE		MIAMI	FL	33176	
50 MEUSER STANLEY	5050 N OCEAN DR		WEST PALM BEA	FL	33404	
51 RUFFOLO ROBERT FRANCIS	126 BOSPHOROUS AVE		TAMPA	FL	33606	
52 YUNKER RAY	3108 SE 22ND AVE		CAPE CORAL	FL	33904	
53 CARROLL JAMES P AND JAMES T	12734 KENWOOD LN		FT MYERS	FL	33907	
54 CONCH LLC	11290 LONGWATER CHASE		FORT MYERS	FL	33908	
55 JENJEY LLC	P O BOX 990		SANIBEL	FL	33957	
56 FFM BOAT INC	7001 POST ROAD	STE 200	DUBLIN	OH	43016	
57 HOWARD DAVID B AND BETH M	2525 N LAKE LEELANAU DR		LAKE LEELANAU	MI	49653	
58 HOWARD DAVID B AND BETH M	2525 N LAKE LEELANAU DR		LAKE LEELANAU	MI	49653	
59 JOHNSON KENNETH URBAN 2006 REV LIV TR 12/15/2006	2201 WILLIAMS POINT DR		STOUGHTON	WI	53589	
60 MCCALL SUSAN 1993 TR	22431 GILMORE ST		WEST HILLS	CA	91307	
61 MIKE LORI A	22431 GILMORE ST		WEST HILLS	CA	91307	
62 DOE BRIAN D AND JULIE C	47 W SHORE RD		WINDHAM	NH	03087-2115	
63 MAKRIS MARGARET L REV TR	11204 OAK LEAF DR		SILVER SPRING	MD	20901-1313	
64 TOWER EQUITIES RE INC	PO BOX 690785		CHARLOTTE	NC	28227-7014	
65 ALEA DAVID AND ELAINE R	1025 JOHNSON ST		KEY WEST	FL	33040-4825	
66 CONCH HARBOR RETAIL CENTER LLC	951 CAROLINE ST		KEY WEST	FL	33040-6636	
67 PAGE CYNTHIA L	301 GRINNELL ST APT 302		KEY WEST	FL	33040-6917	
68 GAMMELL LOU W	301 GRINNELL ST APT 301		KEY WEST	FL	33040-6917	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 BROWN JULIE N	301 GRINNELL ST	UNIT A304	KEY WEST	FL	33040-6917	
70 MILLER WADE B	305 GRINNELL ST APT 302		KEY WEST	FL	33040-6933	
71 CAMP LAURA LEA	305 GRINNELL ST APT 202C		KEY WEST	FL	33040-6933	
72 THE UTILITY BOARD OF THE CITY OF KEY WEST	1001 JAMES ST		KEY WEST	FL	33040-6935	
73 LANGLEY MARK H	310 MARGARET ST		KEY WEST	FL	33040-6938	
74 CARRICO CHRISTOPHER L	303 GRINNELL ST	UNIT B304	KEY WEST	FL	33040-6959	
75 FALCONER MARY A	303 GRINNELL ST	UNIT B205	KEY WEST	FL	33040-6959	
76 MILLER WAYNE H	303 GRINNELL ST APT 204B		KEY WEST	FL	33040-6959	
77 COX PAULA	303 GRINNELL ST APT 305B		KEY WEST	FL	33040-6959	
78 FURY MANAGEMENT INC	412 WHITE ST		KEY WEST	FL	33040-6960	
79 CLEMENTS THOMAS III	1025 FLEMING ST		KEY WEST	FL	33040-6962	
80 HECK RONALD K	908-1 TERRY LN		KEY WEST	FL	33040-7333	
81 STEAMPLANT NO 19	3340 N ROOSEVELT BLVD STE 6		KEY WEST	FL	33040-8021	
82 SMITH WAYNE LARUE &	P O BOX 1456		KEY WEST	FL	33041-1456	
83 MUCCINO JANET M	PO BOX 4386		KEY WEST	FL	33041-4386	
84 HARLOW JAMES MYRON DEC TR 12/7/2001	16657 HOLLY LN		SUMMERLAND KI	FL	33042-3508	
85 MACKENZIE DREW IRA	191 PEARL AVE		TAVERNIER	FL	33070-2421	
86 GANEM JOSEPH E AND MIRIAM ELAINE	1501 SE 9TH ST		FORT LAUDERDA	FL	33316-1411	
87 KEY WEST 07 LLC	508 SW 12TH AVE		DEERFIELD BEAC	FL	33442-3110	
88 I-4 VENTURES LLC	12327 FORT KING HW		THONOTOSASSA	FL	33592-2602	
89 BEAVER MICHAEL D AND LINDA Y	1311 SCOTTSLAND DR		LAKELAND	FL	33813-3796	
90 MOURIZ LAZARO J AND MARY E	4125 SW 27TH AVE		CAPE CORAL	FL	33914-5480	
91 BAR HOPPER LLC	PO BOX 11452		NAPLES	FL	34101-1452	
92 HAUBERT ERIC J AND KRISTEN WINTERS REV TR 5/25/06	7912 HICKORY AVE		RUSSELLS POINT	OH	43348-9678	
93 FISK CAROL BUCKLEY REVOCABLE TRUST 3/5/2003	20 HILLARY FARM LN		SAINT PAUL	MN	55110-5934	
94 ALDEN PAULETTE BATES	4900 WASHBURN AVE S		MINNEAPOLIS	MN	55410-1814	
95 CANNON ROGER	PO BOX 8666		ROLLING MEADO	IL	60008-8666	
96 CONCH HARBOR RENTAL SERVICES LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
97 AMITCH LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
98 JSM HOLDINGS LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
99 MOSTYN JOHN STEVEN	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
100 1993 SUSAN MCCALL TRUST	22431 GILMORE RD		WEST HILLS	CA	91307-3707	