

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board members
From: Patrick Wright, Planner II
Through: Thaddeus Cohen, Planning Director
Meeting Date: April 21, 2016
Agenda Item: **Major Development Plan – 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)** - A request for major development plan for the construction of a 108 unit senior living facility on property located within the Medium Density Residential District - 1 (MDR-1) Zoning District pursuant to Sections 108-91.B.2(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Major development plan approval for the construction of a 108 unit senior living facility
Applicant: Rockford Construction Company Inc., Key West Senior Development, LLC and The Housing Authority of the City of Key West Florida
Property Owners: Housing Authority of the City of Key West Florida
Location: 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)
Zoning: Medium Density Residential District -1 (MDR-1)



Background / Proposed Development:

The subject property is bound by Duck Avenue, 19th Street, Donald Avenue and bisected by Dunlap Drive. The property is surrounded on all sides by Medium Density and Single Family residential zoning districts. The parcel is approximately 21.61 acres.

The parcel is owned by the Housing Authority of The City of Key West Florida and currently contains thirty-four (34) buildings with one hundred and forty four (144) dwelling units, and 1 existing commercial building with rental and a maintenance office.

The proposed project seeks to provide a 108 unit 140 bed facility for both supported independent living as well as well as full care licensed assisted living. The proposed facility will contain supportive spaces including guest and resident vestibules and lobbies, administrative offices, a commercial kitchen with two dining rooms. A first floor non-resident respite care facility is also proposed with a minimum of twenty-five (25) non-residents per day. Additional proposed services include a visiting doctor’s office, arts and craft areas, activity and lounge rooms, a therapy room as well as an exterior courtyard and community garden.

On March 17th, 2016 the project was issued 10.8 equivalent single family units through Year 3 of the City’s Building Permit Allocation System (Planning Board Resolution 2016-16). These units were subject to the nursing home, rest home, assisted living facility and convalescent home residential structure type and therefore had an Equivalent Single Family Unit Factor (ESFU) of 0.10 ESFU.

In order to allow the proposed development, the following development approvals would be necessary or are requested by the applicant:

- Major Development Plan review is required due to permanent residential development; addition of eleven or more units, pursuant to 108-91.B.2(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”); and
- Conditional Use review is required for the use of nursing homes, rest homes and convalescent homes, pursuant to 122-278 (3) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”);

Surrounding Zoning and Uses:

Surrounding properties are located within the Single Family (SF), Conservation Mangrove (CM), and Medium Density Residential (MDR). Surrounding uses include multi-family and single family residential dwellings. Zoning districts within 300 feet of the property are SF, MDR, CM and RO.

Process:

Development Review Committee (DRC):	January 28, 2016
Preliminary Tree Commission:	March 8, 2016
Planning Board:	April 21, 2016
Final Tree Commission:	pending

City Commission:
DEO review

pending
Up to 45 days, following local appeal period

Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan

City Code Section 108-91.B.2 (a) requires Major Development Plan review for permanent residential development; addition of eleven or more units. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and comprehensive plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial. The Planning Board’s decision on a Major Development Plan in the historic district shall be advisory to the City Commission.

Planning staff, as required by Chapter 108 of the City LDRs, has reviewed the following for compliance with the City's LDRs and Comprehensive Plan as summarized in the following table.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Zoning District	MDR-1			
Flood Zone	AE-7 Zone			
Site size	21.61 acres (941,316 sq. ft.)			
Maximum height	35 feet	24 feet	35 feet	In compliance
Minimum setbacks ¹	NA	NA	NA	In compliance
Maximum building coverage	40% (376,526 sq. ft.)	10% (94,131 sq. ft.)	12.9% (121,429 sq. ft.)	In compliance
Maximum impervious surface	60%	41% (386,123 sq. ft.)	46% (433,789 sq. ft.)	In compliance
Minimum lot size	10,000 SF (.22 Acres)	941,316 sq. ft. (21.61 Acres)	941,316 sq. ft. (21.61 Acres)	In compliance
Minimum vehicular parking ²	1 space per 4 beds (35 spaces)	None	37 spaces	In compliance
Minimum bicycle parking	10% (4 spaces)	None	10 spaces	In compliance

¹ Per Section 122-280 Multiple-family and community facilities do not have minimum setback requirements.

² Based on the proposed development only.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum Density ³	1.0 FAR (941,316 sq. ft.)	0.2 FAR (188,388 sq. ft.)	0.27 FAR (258,391 sq. ft.)	In compliance
Number of units	NA	144	252	
Minimum open space	35% (329,460 sq. ft.)	59% (555,376 sq. ft.)	54% 508,310 sq. ft.)	In compliance

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

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. City Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. This portion of the report shall serve as the required written determination of compliance.

1. Potable water supply

The potable water LOS standard for residential uses is 93 gallons per capita per day, pursuant to City Code Section 94-68. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on per capita residential: 93 gal/capita/day x 108 units = 10,044 gal/day

Therefore, the adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. The property is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The sanitary sewer LOS standard for nonresidential uses is 660 gallons per acre per day, pursuant to City Code Section 94-67. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita residential: 100 gal/capita/day x 252 units = 25,200 gal/day

³ Per Section 86-9 (2) (h) *Nursing homes, rest homes, assisted living facilities and convalescent home: For purposes of permitted density and intensity, the floor area ratio shall govern, not units per acre.*

3. Water quality

The property is served by the City’s central sewer system. The property is not adjacent to any bodies of water. Therefore, no adverse impacts to water quality are anticipated.

4. Stormwater management / drainage

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

A drainage plan was submitted indicating that a full stormwater management system would be installed. Stormwater would be retained on-site through an exfiltration trench. No adverse impacts to stormwater management or drainage facilities are anticipated.

5. Solid waste

The solid waste LOS standard for residential uses is 2.67 pounds per capita per day, pursuant to City Code Section 94-71. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

$$\text{Proposed development:} \quad 2.67 \text{ lb/capita/day} \times 252 \text{ units} = 672.84 \text{ lbs/day}$$

According to the City’s General Services Division, the contract with Waste Management (WM) accounts for a 20 year “window” for waste processing at the Wheelabrator Waste-to-Energy site. There are other facilities in South Florida also owned by WM for continued use into the future. Therefore, the adopted solid waste LOS standard is anticipated to be adequate to serve the proposed development.

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72. A traffic study was required and is currently being reviewed by the City’s Traffic Engineering consultant Calvin Giordano and Associates.

7. Recreation

The recreation LOS standard is five acres of recreation and open space per 1,000 permanent residents pursuant to City Code Section 94-70. According to the 2013 Comprehensive Plan Data and Analysis, the City is currently providing ample recreation and open space.

8. Fire Protection

A satisfactory life safety plan was provided to the Fire Department. The proposed development shall comply with the life safety requirements per the Fire Marshall’s direction.

9. Reclaimed water system

A rainwater catchment system will be installed. As required by Section 108-997 (b) (1) (c) a 30,000 gallon cistern will be installed as indicated on the proposed site plan. The reclaimed water is proposed to be used for site and garden irrigation amongst other potential re-use purposes.

10. Other public facilities

Based on comments received from the DRC members, and based on the Applicant's concurrency analysis, all public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

Appearance, design and compatibility (City Code Section 108-234)

The development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is not located within the Key West Historic District

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

The proposed site plan is analyzed in greater detail below.

City Code Section 108-956 (potable water and wastewater)

Potable water and wastewater were found to be in compliance in the concurrency determination above.

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

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the Applicant would be required to comply with this article of the LDRs.

Site location and character of use (City Code Section 108-235)

- (a) *Compliance.* The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).
- (b) *Vicinity map.* A location map is indicated on the survey.
- (c) *Land use compatibility.* Properties within 100 feet are located within the SF, MDR, CM and RO Zoning Districts. Adjacent land uses within 300 feet include multi-family and single family residential dwellings, non-conforming commercial office uses as well as residential office uses
- (d) *Historic and archeological resource protection.* The project will have no impacts on archaeological and historic resources.
- (e) *Subdivision of land.* No subdivision of land is proposed at this time.

Appearance of site and structures (City Code Section 108-236)

The Applicant submitted a development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed and reflected in the staff recommendation below.

Site plan (City Code Section 108-237)

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

Architectural drawings (City Code Section 108-238)

The Applicant submitted architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

Site amenities (City Code Section 108-239)

Proposed site amenities include additional off-street parking spaces, improved landscaping and stormwater management, a community garden, a 30,000 gallon cistern, a landscaped courtyard and patio, as well as a relocated bus shelter and bust stop This project also qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240)

The Applicant submitted a site survey pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241)

Not applicable.

Environmentally sensitive areas (City Code Section 108-242)

The proposed site is adjacent to conservation zoning districts, however these areas are not part of this proposed development.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (City Code Section 108-243)

- (a) *Land clearing, excavation and fill.* One of the existing multi-family buildings located in the site area is planned to be demolished. The remainder of the site area is currently vacant.
- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans. Conceptual approval was granted on March 8, 2016.
- (c) *Landscaping plan.* The submitted plan indicates new landscaping incorporated throughout the site. The landscape plan received preliminary conceptual approval at the March 8, 2016 Tree Commission meeting. Final landscape approval will be required before the project moves to City Commission.
- (d) *Irrigation plan.* An irrigation plan was provided and reviewed by the Tree Commission.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (City Code Section 108-244)

The applicant is proposing 37 new off street parking spaces and 10 bicycle spaces. The parking will be accessed off of Duck avenue as well as Dunlap Drive.

Housing (City Code Section 108-245)

The proposed new facility will consist of 108 new senior care facility units. All units are to be reserved for low to moderate income tenants.

60 of those units will be supported independent living units with a mix of studio, one bedroom and two bedroom units ranging from 310 square feet to 660 square feet.

48 of the units will be licensed assisted living units with a mix of semi-private, studio and one bedroom units ranging from 238 square feet to 394 square feet.

The total number of beds in the facility will be 140.

Economic resources (City Code Section 108-246)

An analysis of estimated average ad valorem tax yield from the proposed project was not submitted by the applicant. However, it is expected the tax yield would be greater than that from the existing improvements on the property. The estimated construction cost is approximately 14 million dollars.

Special considerations (City Code Section 108-247)

- (a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The project is not located in the historic district and is in the AE-7 flood zone.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline, so shoreline access would not be impeded.
- (e) A relocated bus shelter and bus stop will be located along Duck Avenue with easy access for Poinciana Gardens residents as well as surrounding neighborhood residents.
- (f) A rainwater catchment system will be installed and utilized on the property
- (g) The property is located within the AE-7 flood zone.
- (h) The proposed development is proposing a community garden as well as increased landscaping.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) No wetlands or submerged land would be impacted.

Construction management plan and inspection schedule (City Code Section 108-248)

The project would be completed in one phase. The applicant has indicated that the proposed construction duration is approximately 22 months. Temporary construction fencing and erosion barrier shall be installed and maintained during all phases of demolition and construction. All City streets and sidewalks shall be kept clean and safe during all phases of demolition and construction.

Truman Waterfront Port facilities (City Code Section 108-249)

Not applicable.

Site plan (City Code Chapter 108, Article III)

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Site location and character of use (City Code Section 108-277)

The MDR-1 zoning district requires conditional use approval for the proposed nursing home, rest home and convalescent home use. A conditional use application was applied for in is running concurrently with this application.

Appearance of site and structures (City Code Section 108-278)

The proposed building is harmonious and complies with Section 108-278.

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

Mechanical equipment utility hardware and waste storage areas screening and location will be provided be depicted sheet SP of the plans.

Front-end loaded refuse container location requirements (City Code Section 108-280)

The City will coordinate the location and type of refuse containers with Waste Management to ensure adequate service access.

Roll-off compactor container location requirements (City Code Section 108-281)

None proposed.

Utility lines (City Code Section 108-282)

No change in utility lines is being proposed. At time of building permit review KEYS Energy will do a full project review.

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

No commercial and manufacturing activities are proposed. Any commercial uses proposed will be accessory to the principal use and limited to residents only.

Exterior lighting (City Code Section 108-284)

A lighting plan was provided and can be found on sheet ESL-1 of the plan set.

Signs (City Code Section 108-285)

Any new signage will have to meet signage guidelines and apply for building permits.

Pedestrian sidewalks (City Code Section 108-286)

The plans indicate pedestrian access to be maintained and incorporated throughout the site.

Loading docks (City Code Section 108-287)

A loading zone is proposed and indicated on sheet SP of the plan set.

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed, storage will take place within the building adjacent to the loading area.

Land clearing, excavation or fill (City Code Section 108-289)

No work would impact a floodplain or a conservation area. A proposed stormwater management would address drainage and runoff from the site. Any vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Temporary fencing and silt barriers shall be in place during demolition and construction to prevent soil and debris from running into City streets and sidewalks.

Landscaping (Code Chapter 108, Article VI)

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated along the perimeters of the property, as well as within the proposed development area.

Off-street parking and loading (Code Chapter 108, Article VII)

The code requires five space per doctor, this would bring the total required parking to 35 spaces. The applicant has provided a total of 37 off street spaces and 1 off-street loading zone.

Stormwater and surface water management (Code Chapter 108, Article VIII)

A stormwater management plan was submitted indicating that surface water management is designed for the 25-year/72-hour storm event, as required. Stormwater would be retained on-site through an exfiltration trench.

Utilities (Code Chapter 108, Article IX)

Access to potable water, access to wastewater disposal systems and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

Art in Public Places (City Code Section 2-487)

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set-aside for the acquisition, commission and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. A construction cost estimate was submitted at 14 million dollars. A full public art plan will be required to be approved by the AIPP Board prior to building permit issuance.

RECOMMENDATION

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Modification to Major Development Plan be **APPROVED** with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated March 3, 2016 by Progressive Associates Inc., Architects. The landscape plans dated December 16, 2015 by

Craig Reynolds, Landscape Architect; notwithstanding the revisions requested and recommended by staff.

2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. The non-resident respite care facility on the first floor shall be limited to 25 non-residents per day for purposes of limiting traffic and parking congestion.

Conditions prior to the City Commission hearing:

4. The applicant shall obtain final landscape plan approval from the Tree Commission.
5. Pending the results of the City's Traffic Engineering Consultant's review of the submitted traffic study, additional related conditions may be added.

Conditions prior to issuance of a building permit:

6. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a certificate of occupancy:

7. The total score claimed of 25 points, in which the 10.8 ESFU Building Allocation System (BPAS) units were awarded through Planning Board Resolution 2016-16, shall be confirmed by City staff.
8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

Application

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major

Minor _____

Conditional Use

Historic District

Yes _____

No

Please print or type:

- 1) Site Address Duck Avenue and 17th Street (Poinciana Plaza)
- 2) Name of Applicant Tiffany Stuart, Rockford Construction (on behalf of Developer, Jim Nichols, Member of Key West Senior Development, LLC and the Housing Authority of Key West, Florida)
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 601 First Street NW, Grand Rapids, MI 49504
- 5) Applicant's Phone # (616)432-6614 (Tiffany's Office) Email tstuart@rockfordconstruction.com
(248)703-4354 (Jim's Mobile) Email janichols@sprynet.com
- 6) **Email Address:** _____
- 7) Name of Owner, if different than above Housing Authority of Key West, Florida
- 8) Address of Owner 1400 Kennedy Drive, Key West, FL 33040
- 9) Owner Phone # (305)296-5621 Email castillom@kwha.org
- 10) Zoning District of Parcel MDR-1 RE# 54250
- 11) Is Subject Property located within the Historic District? Yes _____ No
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Currently, the property is servicing one (1) multi-unit family building consisting of four (4) units, which is planned to be demolished as part of the proposed development plan. The majority of the land is vacant. The proposed development is specifically explained in the attached "Exhibit A Development Plan" prepared by the Developer, Jim Nichols.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

**City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720**



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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

Exhibit A

DEVELOPMENT PLAN

I. Project

- a. The Project will be developed by Key West Senior Development, LLC, (KWSD) a Florida limited liability company.
- b. The Project will be owned by the Housing Authority of the City of Key West (“Housing Authority”), and will be constructed on a site (see below) on Duck Avenue in Key West, FL that is owned by the Housing Authority.
- c. The Project will be a newly-constructed facility having approximately 108 residential units, offering 60 residents of supported independent living and 48 units housing 56 residents receiving licensed assisted living services. All residents of the Facility will receive meals, housekeeping, laundry and social programs. The Facility will be operated by the Developer or its affiliate as management agent.

II. Site

- a. The site is approximately two acres and shown on survey (attached).
- b. The Site has an existing four unit residential apartment building. The Project will include demolition of the four-unit building.
- c. The Housing Authority has indicated that the revised Site will be free and clear of any liens that would restrict the development of the Project.
- d. The revised Site will be prepared for construction by KWSD, including the relocation of above-ground and below ground utilities as needed and demolition of the existing buildings, consistent with a demolition/preparation plan will be prepared by project engineers retained by KWSD and approved by the Housing Authority. The Project includes an allowance for these services. In the event that the cost of preparing the Site for construction exceeds the amount specified therefore, the excess will be an “excused expense” as defined in the Master Development Agreement.
- e. The Housing Authority will coordinate with the existing tenants of any units to be demolished for construction of the Facility so as not to delay the Project timing.

III. Licensing of the Facility

- a. The entire facility will be constructed pursuant to all laws and ordinances relating to construction of an assisted living facility (hereinafter an “ALF”).
- b. The Developer will apply for and receive prior to completion of the Facility, in the name of the Facility, all appropriate state licensure to operate 48 units (housing 56 residents) as licensed assisted living units (“ALF” units), as required.

IV. Ownership of the Land and Facility/Payment of Ground Lease

- a. The land and improvements will be owned by the Housing Authority. The Operating Proforma will provide for the payment to the Housing Authority of an annual “ground lease” payment from rental proceeds.

V. Facility

Subject to design and permitting restrictions, the residential portion of the Facility will be a three story structure, using “double loaded” center hallway design, so that all of the units will have an outside view, either into closed landscaped courtyard or to the exterior of the Site. The residential portion of the Facility will be a three story, rectangular shape with closed courtyard 60,000 square feet (20,000 x 3). The administrative portion of the facility will cover approximately 8,000 square feet. The total building area will be approximately 68,000 square feet (see drawings for precise measurements).

- a. Facility Construction as ALF. The entire Facility shall be constructed consistent with all building codes and regulations relating to the construction of an assisted living facility in Florida (an “ALF”), although the Operating Proforma that will be contained in the Development Agreement will initially contemplate 60 residents of supported independent living and 56 residents (in 48 units) receiving licensed assisted living services.
- b. Supported Independent Living Units. The independent living units will include studios, one bedroom and two bedroom units with kitchens.

- i. The unit mix for the supported independent living area is planned to be as follows:

Studio W/ Full Bath (310 sqft)	20
One Bedroom w/Full Bath (420 sqft)	16
Two /bedroom 2 Bath (660 sqft)	<u>24</u>
Total Units	60

- ii. It is intended that residents in the independent living units will be low and moderate income qualifying, with rents based on incomes ranging from 30% AMI to 150% AMI. In all events, the independent living residents will be required to qualify for rents

based upon limitations contained in the deed of the Site from the Department of the Navy.

- iii. The supported independent living units will be designed to include the bath configurations shown on the plans(Sheet SK-4) above, with each bath meeting ADA standards. The kitchens size will vary by individual unit design but will include in all case a refrigerator, stove top, oven, microwave and sink with disposal.
- c. Licensed Assisted Living. The assisted living units will include shared and private studios and one-bedroom units without kitchens.

- i. The unit mix will be as follows:

Semi Private Rooms (316 sqft)	8
Studio w/ ½ Bath (238 sqft)	14
Studio W/ Full Bath (291 sqft)	16
One Bedroom w/Full Bath (394 sqft)	<u>10</u>
Total	48

- ii. Rents will include a range of low income (30% AMI) to moderate (150% AMI). A full range of services will be provided to all assisted living residents, including meals, laundry, housekeeping, medication reminders, and social activities. In addition, ADL services on an a la carte basis.
- d. Project Details
 - i. The residential facility will be a three-story double stacked room design with center corridors. The residential structure will be constructed with precast concrete walls and poured first floor/prestressed concrete on the second and third floors. The building will have a sloped roof (per the drawings (Sheet SK-5) constructed of non-combustible materials. Construction will be to 185 mph wind standards.
 - ii. Although the initial project design does not contemplate residential unit exterior doors with porches or balconies, the design may be amended to include these features if the project budget can accommodate these changes.
 - iii. The administrative/commercial kitchen/dining area structure will be constructed as a single story extension to the residential portion of the building.
 - iv. The residential facility will have two (2) elevators. Both of the elevators have interior dimensions of 5' x8', and will be able to accommodate a gurney.

- v. The administrative area will have a complete commercial kitchen and dining area to accommodate all of the independent living residents and provide lunch for the respite guests. Depending on market conditions, the dining room may operate on two seatings. The initial plan includes a 2500 sq.ft. first floor dining area will be able to be used as a multi-purpose room, for dining as well as entertainment/movies. The kitchen is planned at 1600 square feet. There is a 1200 square foot dining area on the third floor for assisted living residents, as well as a warming kitchen for prep and serving. There will be a large lounge area across from the dining area staging/resting (1200 sq. ft.). There will be a 1700 sqft outdoor patio in the courtyard of the building with walking areas and seating. There is a large lanai on the west end of the building with seating. The far east end of the property will include a walking path and seating for residents.
- vi. The first floor includes a large respite care area includes provision for up to 25 day guests. There will be a regular social schedule and rest areas for these guests. The respite care area overlooks the serene garden in the courtyard.
- vii. The plan will include an arts and crafts room and two lounges on the first floor. There is a large multi-purpose room on the second floor that can be used for meetings and as a chapel, as well as two lounges (one attached to a public laundry). Also on the second floor is a large physical therapy/exercise room and an office for visiting doctors.
- viii. The initial plan contemplates a total of five offices and reception area in the administrative area, although this area is still under development.
- ix. The assisted living area will include a central station (300 sq.ft.) for nursing services as well as a lockable medical supplies closet.

VI. Replacement of Demolished Units

- a. An existing four unit apartment building will be demolished as part of the Project (shown on the Housing Authority survey as Building P1538).
- b. Separate from the project, it is contemplated that Replacement units will be constructed off the Site, but in the same vicinity, and that such Replacement Units will be owned by the Housing Authority.

VII. Development, Design, Construction and Licensing of the Facility

- a. Development
 - i. The Developer will be responsible for the development of the Project pursuant to this Development Plan.

b. General Contractor

- i. The Facility shall be constructed by a General Contractor selected by the Developer pursuant to the provisions of an AIA based form of agreement. The Housing Authority has agreed with the terms and form of the General Contractor Agreement.
- ii. The Developer shall ensure that the General Contractor completes all of its duties and responsibilities pursuant to the terms of the General Contractor Agreement. The Housing Authority shall have the right to oversight of the construction process and any payments made to or for the benefit of the General Contractor during the term of construction. The General Contractor Agreement shall contain a Guaranteed Maximum Price. The General Contractor shall be bonded and insured, including Builder's risk insurance with the Housing Authority shown as a named beneficiary.

c. Project Architect

- i. The Facility and other aspects of the Project will be designed by a licensed architectural firm that has experience in the design of senior housing facilities ("Project Architect"). The Project Architect has been retained using an approved AIA form of design services agreement ("Design Services Agreement"). The Housing Authority has approved the terms and form of the Design Services Agreement.
- ii. Prior to commencement of construction, the final design of the Facility will be approved by the Housing Authority.

d. Project Engineer

- i. A licensed engineering firm has been retained by the Developer and has performed site engineering services, including Geotechnical services, required for the Project, including a plan for preparation of the Site for construction of the Facility. A copy of the plan is included in this package.
- i. The Project Engineer has been retained using an approved AIA form of proposal applicable to the services being obtained. The Developer shall ensure that the Project Engineer completes all of its duties and responsibilities pursuant to the terms of the Project Engineer Agreement. The Housing Authority shall have the right to oversight of the project site engineering process and any payments made to or for the benefit of the Project Engineer during the term of the Project Engineer Agreement.

e. Project Landscape Architect

- i. A licensed landscape architectural firm with experience in developing landscape plans for major projects in Key West ("Project Landscape Architect") has been retained to review and seal the design of a landscape plan for the Project (Landscape Project Agreement) . A sealed plan is attached.

f. Changes to the Design

- i. All subsequent changes to the Facility that are of material impact on the Development Schedule or the Development Budget will be requested and/or approved by the Housing Authority pursuant to a procedure detailed in the General Contractor Agreement and/or the Design Services Agreement as appropriate. All Parties will agree to act promptly so as to avoid delay to the Project Schedule. Any changes that require City of Key West approval will be thoroughly reviewed by the Developer and the Housing Authority to ensure that the cost and the timing delays associated with such change will not materially adversely affect the project.

VIII. Financing the Project

- a. Project is being funded by tax-exempt bank qualified financing issued by the Housing Authority.

IX. Taxation of Operations

- a. It is anticipated by the Parties that the Project will be structured in such a way as to be exempt from ad valorem taxes. An opinion of counsel will be sought by the Developer to confirm the eligibility of tax exempt status.

Authorization

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, J. Manuel Castillo, Sr. as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director of Housing Authority of the
Name of office (President, Managing Member) *Name of owner from deed*
City of Key West, FL

authorize James Nichols, Member of Key West Senior Development, LLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 12-15-15
Date

by J.M. CASTILLO SR, EXEC DIR
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal



Yurima Morales
Name of Acknowledger typed, printed or stamped

FF 232312
Commission Number, if any

**City of Key West
Planning Department**




Authorization Form
(Where Owner is a Business Entity)

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

I, J. Manuel Castillo, Sr. as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director of Housing Authority of the City of Key West, FL
Name of office (President, Managing Member) Name of owner from deed
authorize Tiffany Stuart, Rockford Construction (on behalf of Developer, Jim Nichols, Member of Key West Senior Development, LLC)
Please Print Name of Representative

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


J.M. Castillo Sr, Exec Dir
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9-30-15
Date

by DESIREE McNEILL
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, James A. Nichols, in my capacity as Member
(print name) (print position; president, managing member)

of Key West Senior Development, LLC
(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:

1664 Dunlap Drive, (corner of Duck Avenue and 17th Street, area also known as Poinciana Plaza)

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/15/2015 by
date

James A. Nichols
Name of Authorized Representative

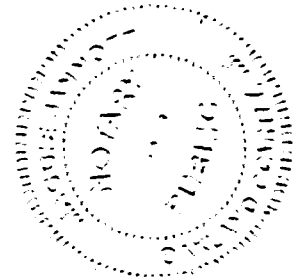
He/She is personally known to me or has presented Driver's License as identification.

[Signature]
Notary's Signature and Seal

Maggie Jannott
Name of Acknowledger typed, printed or stamped

Commission Number, if any

MAGGIE JANNOTT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 4-24-2019
Acting in the County of Oakland



**City of Key West
Planning Department**



Tiffany Stuart, Rockford Construction (on behalf of Developer,
Jim Nichols, Member of Key West Senior Development, LLC)

Verification Form

(Where Authorized Representative is an entity)

I, Tiffany Stuart, in my capacity as Assistant Project Manager
(print name) *(print position; president, managing member)*

of Rockford Construction
(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:

Duck Avenue and 17th Street (Poinciana Plaza)
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.

Tiffany N. Stuart
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Sept. 29 2015 by
date

Tiffany Stuart
Name of Authorized Representative

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

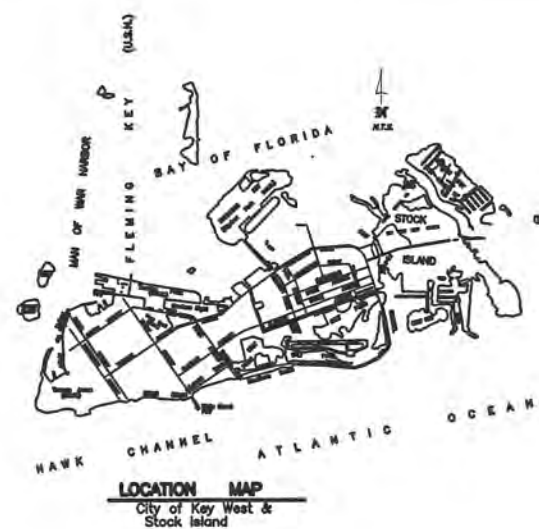
Patricia J. Campau
Notary's Signature and Seal

Patricia J. Campau
Notary Public
My Commission Exp. 09/28/2017
Kent County, Michigan

Name of Acknowledger typed, printed or stamped

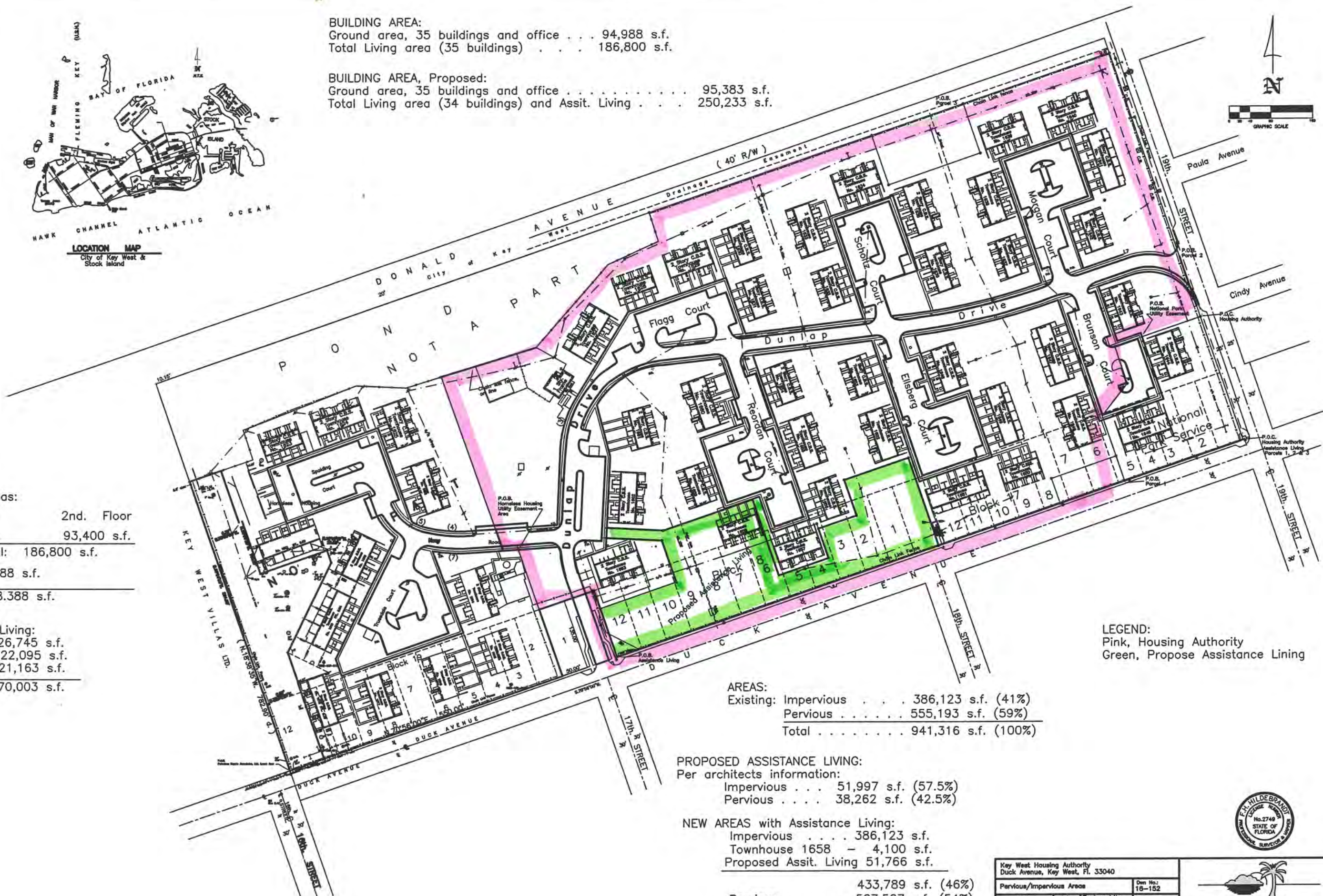
Commission Number, if any

Survey



BUILDING AREA:
 Ground area, 35 buildings and office . . . 94,988 s.f.
 Total Living area (35 buildings) . . . 186,800 s.f.

BUILDING AREA, Proposed:
 Ground area, 35 buildings and office . . . 95,383 s.f.
 Total Living area (34 buildings) and Assit. Living . . . 250,233 s.f.



Building areas:

1st. Floor	2nd. Floor
93,400 s.f.	93,400 s.f.
sub-Total: 186,800 s.f.	
Office: 1588 s.f.	
Total: 188,388 s.f.	

Assistance Living:

1st. Floor	26,745 s.f.
2nd. Floor	22,095 s.f.
3rd. Floor	21,163 s.f.
Total	70,003 s.f.

LEGEND:
 Pink, Housing Authority
 Green, Propose Assistance Lining

AREAS:

Existing: Impervious	386,123 s.f. (41%)
Pervious	555,193 s.f. (59%)
Total	941,316 s.f. (100%)

PROPOSED ASSISTANCE LIVING:
 Per architects information:

Impervious	51,997 s.f. (57.5%)
Pervious	38,262 s.f. (42.5%)

NEW AREAS with Assistance Living:

Impervious	386,123 s.f.
Townhouse 1658	- 4,100 s.f.
Proposed Assit. Living	51,766 s.f.
Total	433,789 s.f. (46%)
Pervious	507,527 s.f. (54%)
Total	941,316 s.f. (100%)

Impervious	Buildings, patios, walls, misc. conc.	171,673 s.f.
	Roads, sidewalks, asphalt	214,450 s.f.
	Total	386,123 s.f.



Key West Housing Authority Duck Avenue, Key West, Fl. 33040	
Pervious/Impervious Areas	Den. No.: 18-152
Scale: N.T.S.	Ref. 158-18 Flood panel No. 1500 K
Date: 2/24/18	Drawn By: F.H.H.
	Flood Elev. 7
REVISIONS AND/OR ADDITIONS	
2/25/18: Building footprint areas	
3/1/18: Area of buildings break down	
3/5/18: Area of New Building	
7/20/18: Area of New Building	

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3132 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 233-0466
 Fax: (305) 233-0237
 island1@islandsouth.net
 L.S. No. 7700

Site Plans

POINCIANA GARDENS

Senior Living Project

KEY WEST, FLORIDA

owner **The Housing Authority of the City of Key West**
1400 Kennedy Drive
Key West, FL 33040

developer **Key West Senior Development, LLC**
490 Martell Drive
Bloomfield Hills, MI 48304

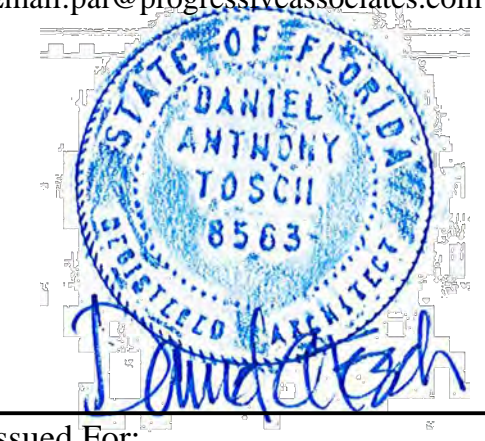
construction manager **Rockford Construction**
601 First Street NW
Grand Rapids, MI 49504

architect **Progressive Associates, Inc.**
838 West Long Lake Road Suite 250
Bloomfield Hills, Michigan 48302
(248) 540-5940



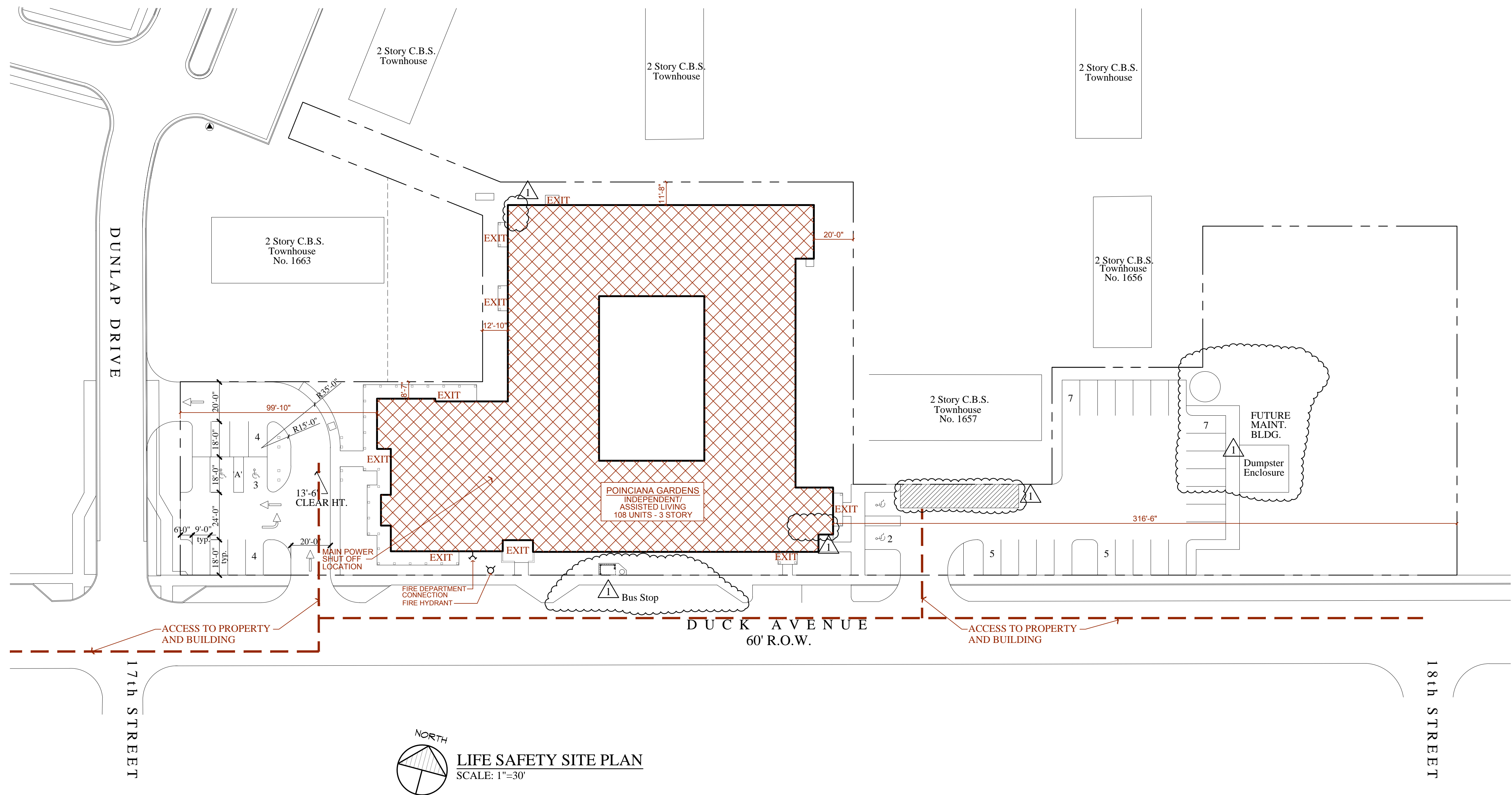
issued :

REVIEW	September 14, 2015
REVIEW	September 28, 2015
REVIEW	November 6, 2015
REVIEW	November 17, 2015
REVIEW	December 9, 2015
DRC REVIEW	March 3, 2016



Issued For:
 REVIEW
 12/16/15

DRC REVIEW 
 3/3/16

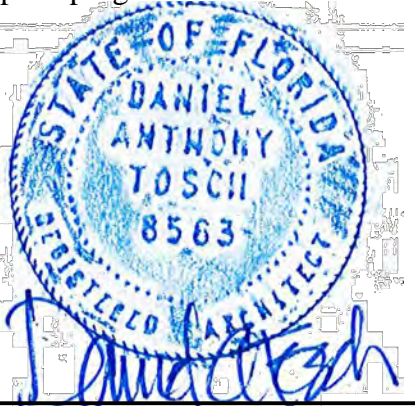


LIFE SAFETY SITE PLAN
 SCALE: 1"=30'

Project:
POINCIANA GARDENS
 Senior Living Project
 Key West, Florida
 Sheet Title:
LIFE SAFETY SITE PLAN

Project Number: 15-138
 Drawn: VC
 Checked: PA
 Date: 12/16/15
 Sheet Number:

SP-L



Issue For:	
REVIEW	8/12/15
REVIEW	9/14/15
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/9/15
REVIEW	12/9/15
REVIEW	2/22/16
REVIEW	2/29/16
DRC REVIEW	3/3/16

Fire Protection & Related Communication Systems to Be Provided:

Fire Sprinkler System
Provide an approved, electrically supervised, automatic fire suppression system throughout, in accordance with applicable sections of the FBC, NFPA 13 & local building and fire department requirements. The system shall be monitored via approved central station, remote supervising station, or proprietary supervising station, unless otherwise approved or required by the local building & fire departments.

NOTE: Concealed combustible spaces such as (but not limited to) Attics & Floor-Ceiling assemblies are to be provided with sprinkler protection. Therefore, draftstopping is not required in buildings equipped with an automatic sprinkler system in accordance with FBC Section 903.3.1.1. (FBC Chapter 7, Section 718.3.2 (Exception #1) & Chapter 7, Section 718.4.2 (Exception #2))

Quick Response / Residential Sprinklers:
Quick response or residential sprinklers shall be installed in all Dwelling Units, Sleeping Units and in all light hazard occupancies as defined by NFPA 13.

Standpipe System
NOT REQUIRED

Fire Alarm System:
Fire Alarm System in accordance with NFPA 9.6 and having initiation by:
a. Manual means per 9.6.2
b. Manual Station located under continuous supervision
c. Sprinkler System
d. Required Detection System(s)

Annunciation with Annunciator panel located in approved location Occupant notification shall be provided automatically without delay in accordance with 9.6.3 - Note: Presignal system are prohibited.
Fire Department notification shall be provided immediately

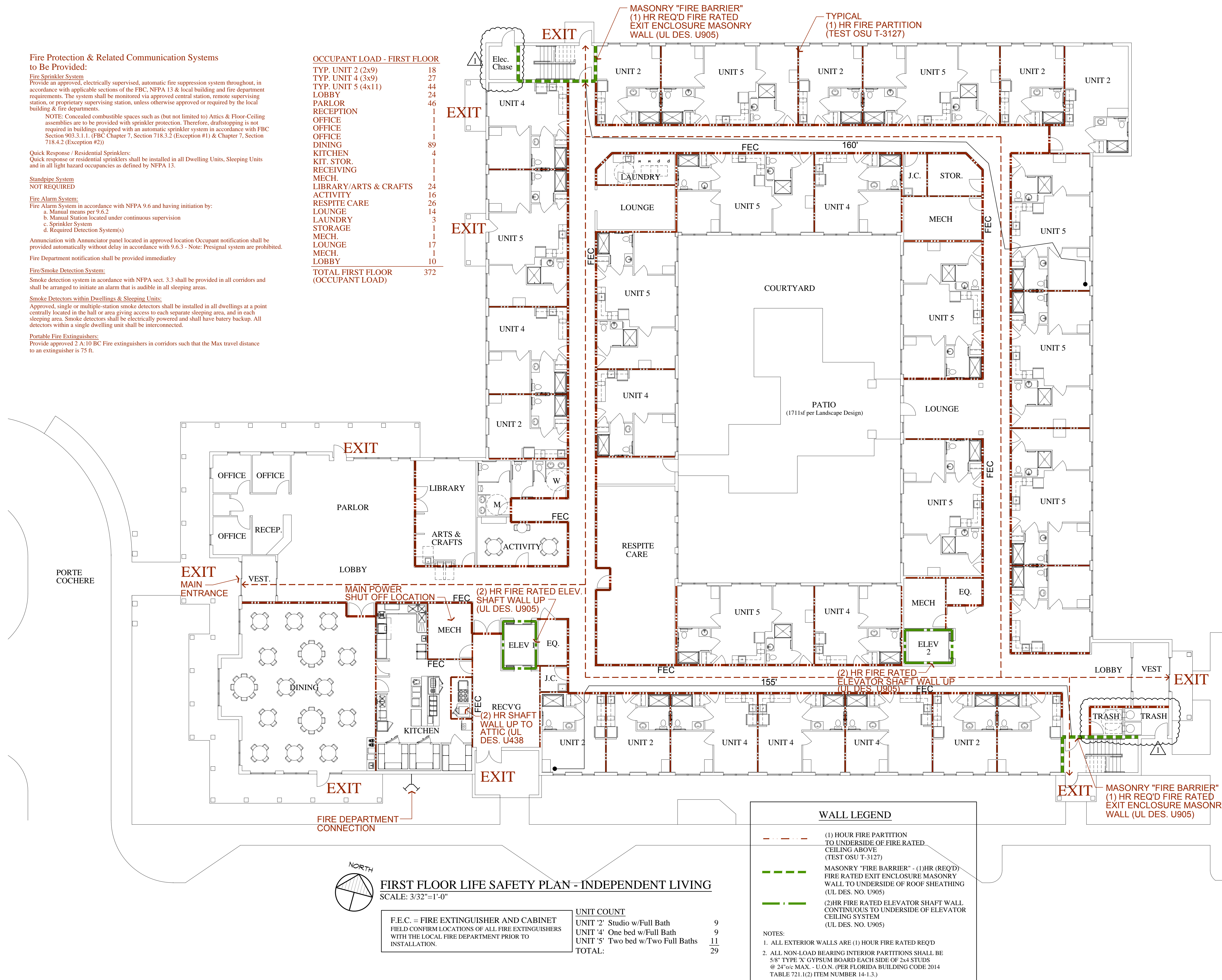
Fire/Smoke Detection System:
Smoke detection system in accordance with NFPA sect. 3.3 shall be provided in all corridors and shall be arranged to initiate an alarm that is audible in all sleeping areas.

Smoke Detectors within Dwellings & Sleeping Units:
Approved, single or multiple-station smoke detectors shall be installed in all dwellings at a point centrally located in the hall or area giving access to each separate sleeping area, and in each sleeping area. Smoke detectors shall be electrically powered and shall have battery backup. All detectors within a single dwelling unit shall be interconnected.

Portable Fire Extinguishers:
Provide approved 2 A:10 BC Fire extinguishers in corridors such that the Max travel distance to an extinguisher is 75 ft.

OCCUPANT LOAD - FIRST FLOOR

TYP. UNIT 2 (2x9)	18
TYP. UNIT 4 (3x9)	27
TYP. UNIT 5 (4x11)	44
LOBBY	24
PARLOR	46
RECEPTION	1
OFFICE	1
OFFICE	1
OFFICE	1
DINING	89
KITCHEN	4
KIT. STOR.	1
RECEIVING	1
MECH.	1
LIBRARY/ARTS & CRAFTS	24
ACTIVITY	16
RESPITE CARE	26
LOUNGE	14
LAUNDRY	3
STORAGE	1
MECH.	1
LOUNGE	17
MECH.	1
LOBBY	10
TOTAL FIRST FLOOR (OCCUPANT LOAD)	372



FIRST FLOOR LIFE SAFETY PLAN - INDEPENDENT LIVING

SCALE: 3/32"=1'-0"

F.E.C. = FIRE EXTINGUISHER AND CABINET
FIELD CONFIRM LOCATIONS OF ALL FIRE EXTINGUISHERS WITH THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.

UNIT COUNT

UNIT '2' Studio w/Full Bath	9
UNIT '4' One bed w/Full Bath	9
UNIT '5' Two bed w/Two Full Baths	11
TOTAL:	29

WALL LEGEND

- (1) HOUR FIRE PARTITION TO UNDERSIDE OF FIRE RATED CEILING ABOVE (TEST OSU T-3127)
- MASONRY "FIRE BARRIER" - (1)HR (REQ'D) FIRE RATED EXIT ENCLOSURE MASONRY WALL TO UNDERSIDE OF ROOF SHEATHING (UL DES. NO. U905)
- (2)HR FIRE RATED ELEVATOR SHAFT WALL CONTINUOUS TO UNDERSIDE OF ELEVATOR CEILING SYSTEM (UL DES. NO. U905)

NOTES:

- ALL EXTERIOR WALLS ARE (1) HOUR FIRE RATED REQ'D
- ALL NON-LOAD BEARING INTERIOR PARTITIONS SHALL BE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 2x4 STUDS @ 24" o/c MAX. - U.O.N. (PER FLORIDA BUILDING CODE 2014 TABLE 721.1(2) ITEM NUMBER 14-1.3.)

Project: POINCIANA GARDENS Senior Living Project
Key West, Florida

Sheet Title: PROPOSED FIRST FLOOR BUILDING PLAN

Project Number: 15-138
Drawn: VC
Checked: PA
Date: 8/12/15
Sheet Number: SK1-L



Issued For:
REVIEW
12/16/15
DRC REVIEW
3/3/16

Fire Protection & Related Communication Systems to Be Provided:

Fire Sprinkler System
Provide an approved, electrically supervised, automatic fire suppression system throughout, in accordance with applicable sections of the FBC, NFPA 13 & local building and fire department requirements. The system shall be monitored via approved central station, remote supervising station, or proprietary supervising station, unless otherwise approved or required by the local building & fire departments.

NOTE: Concealed combustible spaces such as (but not limited to) Attics & Floor-Ceiling assemblies are to be provided with sprinkler protection. Therefore, draftstopping is not required in buildings equipped with an automatic sprinkler system in accordance with FBC Section 903.3.1.1. (FBC Chapter 7, Section 718.3.2 (Exception #1) & Chapter 7, Section 718.4.2 (Exception #2))

Quick Response / Residential Sprinklers:
Quick response or residential sprinklers shall be installed in all Dwelling Units, Sleeping Units and in all light hazard occupancies as defined by NFPA 13.

Standpipe System
NOT REQUIRED

Fire Alarm System:
Fire Alarm System in accordance with NFPA 9.6 and having initiation by:
a. Manual means per 9.6.2
b. Manual Station located under continuous supervision
c. Sprinkler System
d. Required Detection System(s)

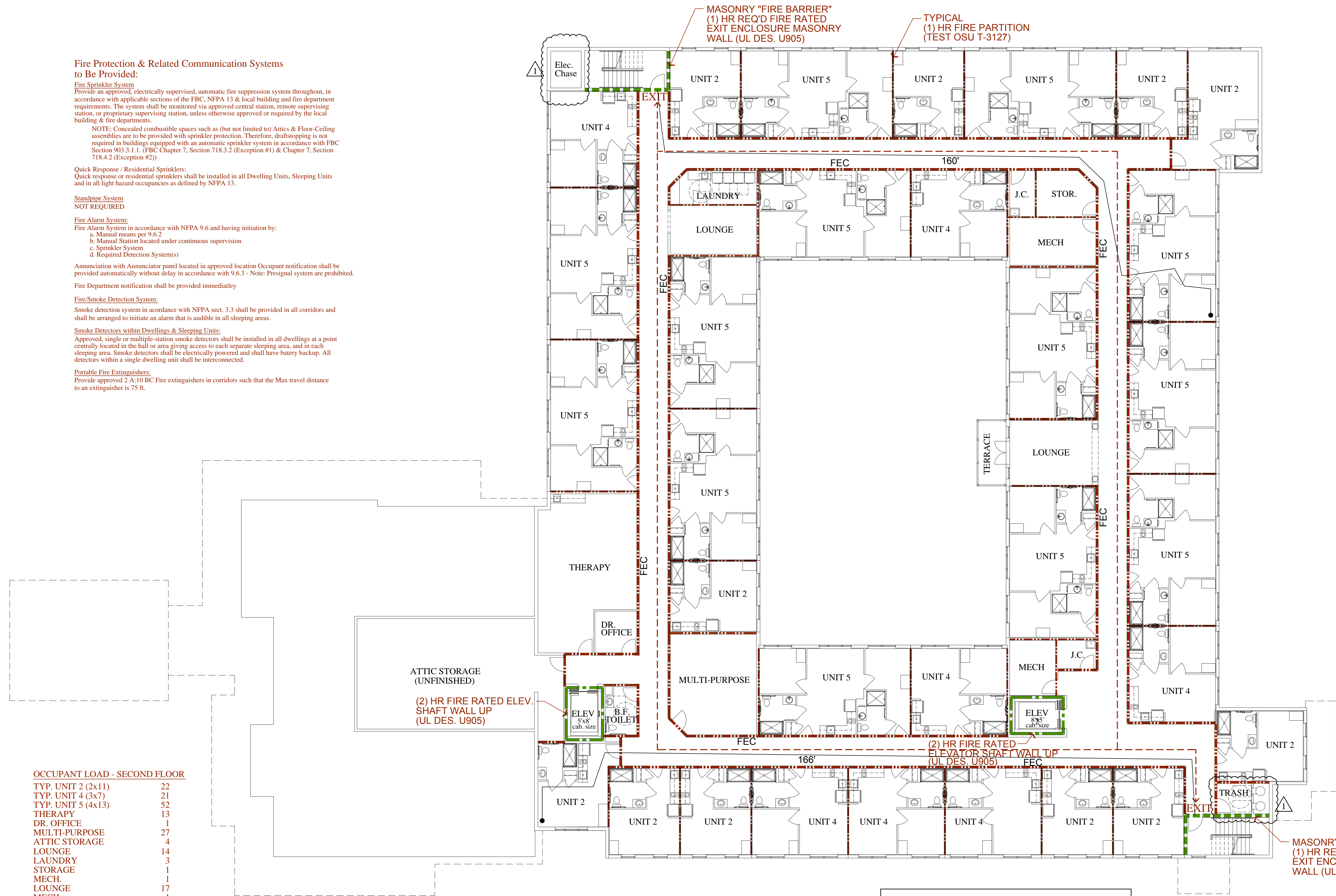
Annunciation with Annunciator panel located in approved location Occupant notification shall be provided automatically without delay in accordance with 9.6.3 - Note: Presignal system are prohibited.

Fire Department notification shall be provided immediately

Fire/Smoke Detection System:
Smoke detection system in accordance with NFPA sect. 3.3 shall be provided in all corridors and shall be arranged to initiate an alarm that is audible in all sleeping areas.

Smoke Detectors within Dwellings & Sleeping Units:
Approved, single or multiple-station smoke detectors shall be installed in all dwellings at a point centrally located in the hall or area giving access to each separate sleeping area, and in each sleeping area. Smoke detectors shall be electrically powered and shall have battery backup. All detectors within a single dwelling unit shall be interconnected.

Portable Fire Extinguishers:
Provide approved 2 A:10 BC Fire extinguishers in corridors such that the Max travel distance to an extinguisher is 75 ft.



OCCUPANT LOAD - SECOND FLOOR

TYP. UNIT 2 (2x11)	22
TYP. UNIT 4 (3x7)	21
TYP. UNIT 5 (4x13)	52
THERAPY	13
DR. OFFICE	1
MULTI-PURPOSE	27
ATTIC STORAGE	4
LOUNGE	14
LAUNDRY	3
STORAGE	1
MECH.	1
LOUNGE	17
MECH.	1

TOTAL SECOND FLOOR (OCCUPANT LOAD) 177



SECOND FLOOR LIFE SAFETY PLAN - INDEPENDENT LIVING

SCALE: 3/32"=1'-0"

F.E.C. = FIRE EXTINGUISHER AND CABINET
FIELD CONFIRM LOCATIONS OF ALL FIRE EXTINGUISHERS WITH THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.

WALL LEGEND

- (1) HOUR FIRE PARTITION TO UNDERSIDE OF FIRE RATED CEILING ABOVE (TEST OSU T-3127)
- MASONRY "FIRE BARRIER" - (1)HR (REQ'D) FIRE RATED EXIT ENCLOSURE MASONRY WALL TO UNDERSIDE OF ROOF SHEATHING (UL DES. NO. U905)
- (2)HR FIRE RATED ELEVATOR SHAFT WALL CONTINUOUS TO UNDERSIDE OF ELEVATOR CEILING SYSTEM (UL DES. NO. U905)

NOTES:

1. ALL EXTERIOR WALLS ARE (1) HOUR FIRE RATED REQ'D
2. ALL NON-LOAD BEARING INTERIOR PARTITIONS SHALL BE 5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 2x4 STUDS @ 24"o/c MAX. - U.O.N. (PER FLORIDA BUILDING CODE 2014 TABLE 721.1(2) ITEM NUMBER 14-1.3.)

Project:
POINCIANA GARDENS
Senior Living Project

Key West, Florida

Sheet Title:

SECOND FLOOR LIFE SAFETY PLAN

Project Number: 15-138

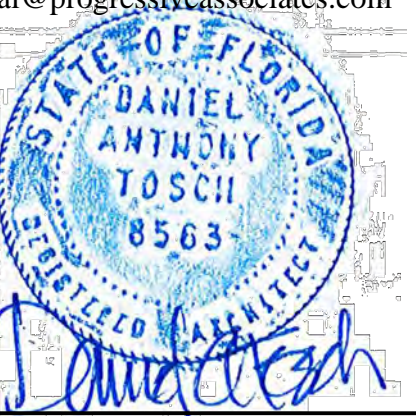
Drawn: VC

Checked: PA

Date: 12/16/15

Sheet Number:

SK2-L



Issued For:
REVIEW
12/16/15
DRC REVIEW
3/3/16

Fire Protection & Related Communication Systems to Be Provided:

Fire Sprinkler System
Provide an approved, electrically supervised, automatic fire suppression system throughout, in accordance with applicable sections of the FBC, NFPA 13 & local building and fire department requirements. The system shall be monitored via approved central station, remote supervising station, or proprietary supervising station, unless otherwise approved or required by the local building & fire departments.

NOTE: Concealed combustible spaces such as (but not limited to) Attics & Floor-Ceiling assemblies are to be provided with sprinkler protection. Therefore, draftstopping is not required in buildings equipped with an automatic sprinkler system in accordance with FBC Section 903.3.1.1. (FBC Chapter 7, Section 718.3.2 (Exception #1) & Chapter 7, Section 718.4.2 (Exception #2))

Quick Response / Residential Sprinklers:
Quick response or residential sprinklers shall be installed in all Dwelling Units, Sleeping Units and in all light hazard occupancies as defined by NFPA 13.

Standpipe System
NOT REQUIRED

Fire Alarm System:
Fire Alarm System in accordance with NFPA 9.6 and having initiation by:
a. Manual means per 9.6.2
b. Manual Station located under continuous supervision
c. Sprinkler System
d. Required Detection System(s)

Annunciation with Annunciator panel located in approved location Occupant notification shall be provided automatically without delay in accordance with 9.6.3 - Note: Pre-signal system are prohibited.

Fire Department notification shall be provided immediately

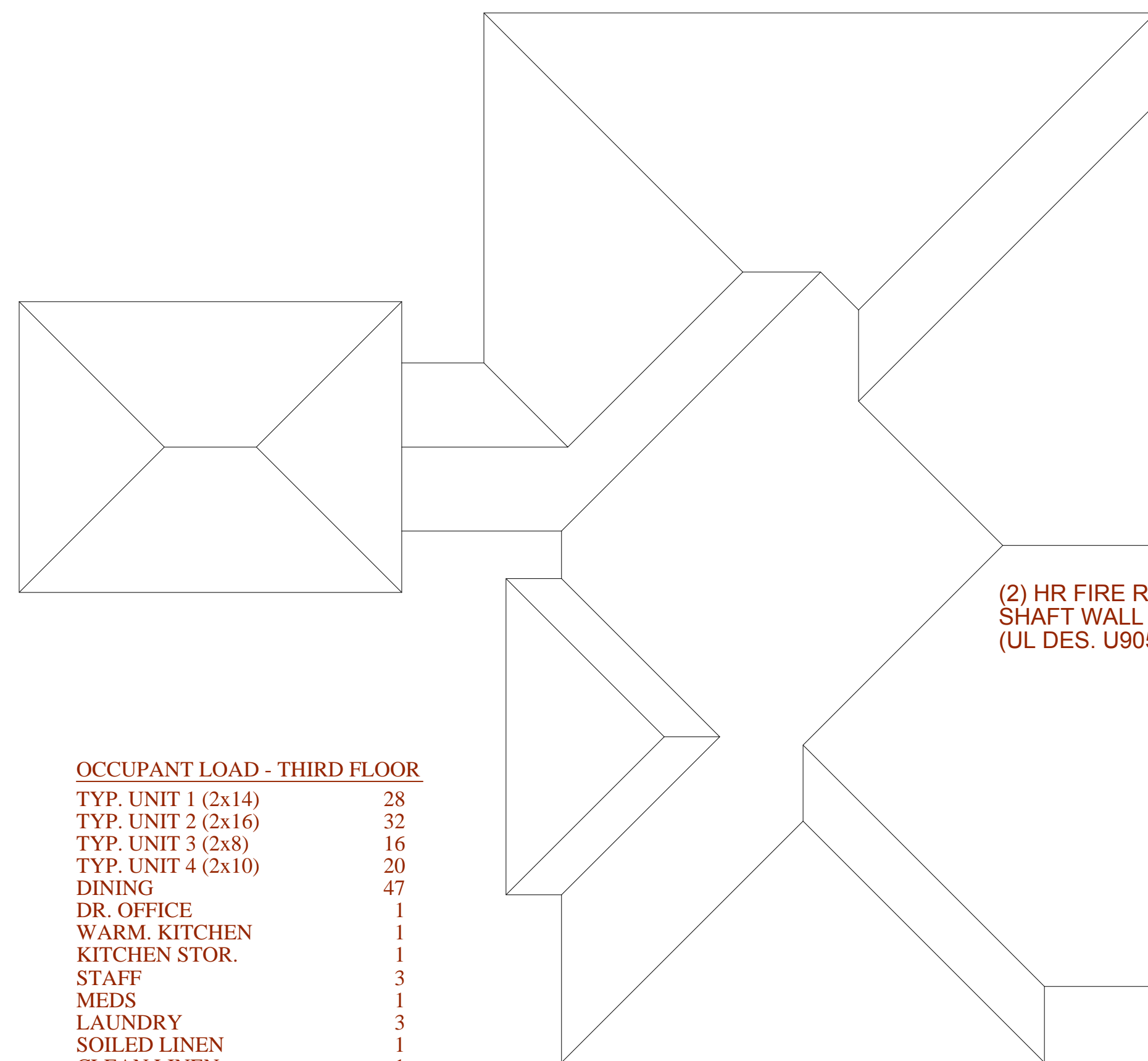
Fire/Smoke Detection System:

Smoke detection system in accordance with NFPA sect. 3.3 shall be provided in all corridors and shall be arranged to initiate an alarm that is audible in all sleeping areas.

Smoke Detectors within Dwellings & Sleeping Units:
Approved, single or multiple-station smoke detectors shall be installed in all dwellings at a point centrally located in the hall or area giving access to each separate sleeping area, and in each sleeping area. Smoke detectors shall be electrically powered and shall have battery backup. All detectors within a single dwelling unit shall be interconnected.

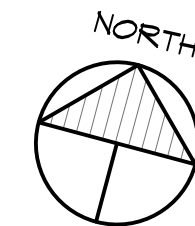
Portable Fire Extinguishers:

Provide approved 2 A:10 BC Fire extinguishers in corridors such that the Max travel distance to an extinguisher is 75 ft.



OCCUPANT LOAD - THIRD FLOOR

TYP. UNIT 1 (2x14)	28
TYP. UNIT 2 (2x16)	32
TYP. UNIT 3 (2x8)	16
TYP. UNIT 4 (2x10)	20
DINING	47
DR. OFFICE	1
WARM. KITCHEN	1
KITCHEN STOR.	1
STAFF	3
MEDS	1
LAUNDRY	3
SOILED LINEN	1
CLEAN LINEN	1
STAFF	2
MECH.	1
MECH.	1
TOTAL THIRD FLOOR (OCCUPANT LOAD)	159



THIRD FLOOR LIFE SAFETY PLAN - ASSISTED LIVING

SCALE: 3/32"=1'-0"

F.E.C. = FIRE EXTINGUISHER AND CABINET
FIELD CONFIRM LOCATIONS OF ALL FIRE EXTINGUISHERS WITH THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.



WALL LEGEND

- (1) HOUR FIRE PARTITION TO UNDERSIDE OF FIRE RATED CEILING ABOVE (TEST OSU T-3127)
- MASONRY "FIRE BARRIER" - (1)HR (REQ'D) FIRE RATED EXIT ENCLOSURE MASONRY WALL TO UNDERSIDE OF ROOF SHEATHING (UL DES. NO. U905)
- (2)HR FIRE RATED ELEVATOR SHAFT WALL CONTINUOUS TO UNDERSIDE OF ELEVATOR CEILING SYSTEM (UL DES. NO. U905)

NOTES:
1. ALL EXTERIOR WALLS ARE (1) HOUR FIRE RATED REQ'D
2. ALL NON-LOAD BEARING INTERIOR PARTITIONS SHALL BE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 2x4 STUDS @ 24"oc MAX. - U.O.N. (PER FLORIDA BUILDING CODE 2014 TABLE 721.1(2) ITEM NUMBER 14-1.3.)

Project:
POINCIANA GARDENS Senior Living Project
Key West, Florida
Sheet Title:
THIRD FLOOR LIFE SAFETY PLAN

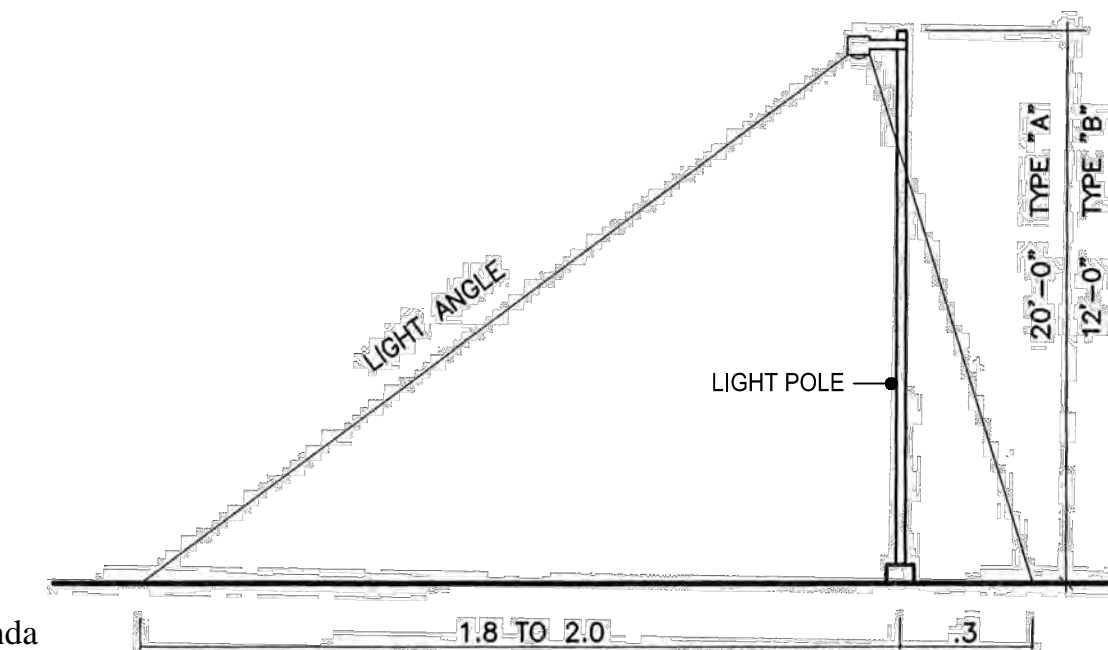
Project Number: 15-138
Drawn: VC
Checked: PA
Date: 12/16/15
Sheet Number: **SK3-L**



SITE LIGHTING

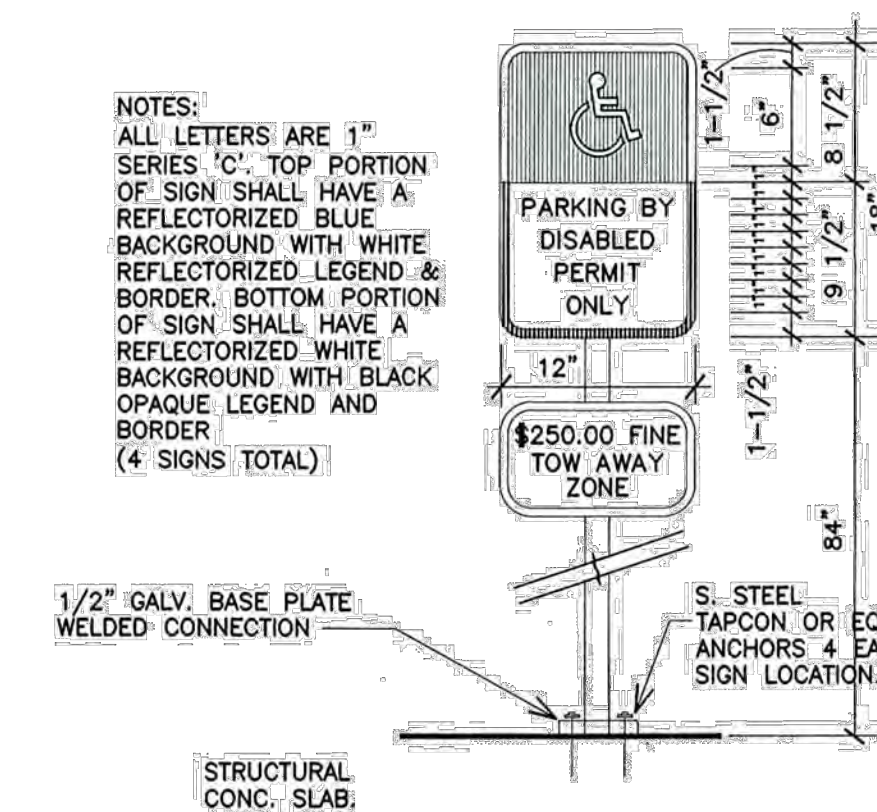
(Coordinate Site Lighting, fixtures w/Landscape Plan)

- A, B LED fixture on 20' or 12' pole. Fixture shall be DSX0 LED with (1) 20 LED light engines, Type T3M Optic, 4000K, @ 700mA with House Side Shield Lithonia Lighting Catalog # DSX0 LED 20C 700 40K T3M MVolt HS
 - C LED fixture on 12' pole. Fixture shall be DSX0 LED with (1) 20 LED light engines, Type T3M Optic, 4000K, @ 530mA with House Side Shield Lithonia Lighting Catalog # DSX0 LED 20C 530 40K T3M MVolt HS
 - 96W LED Wall Pack, Building Mounted
Manufacturer: www.e-conolight.com
Model No. E-WP8L05NZ
1. Porte Cochere Canopy, all building entry canopies and building veranda portico to utilize LED Canopy, Low-Profile Lights.
Manufacturer: www.e-conolight.com
Model No. E-CPZL07Cw
 2. Landscape Lighting (per Landscape Architect and City of Key West ordinances) to be LED
Floodlights, 9W, neutral white
Manufacturer: www.e-conolight.com
Model No. E-GL3L09N2W



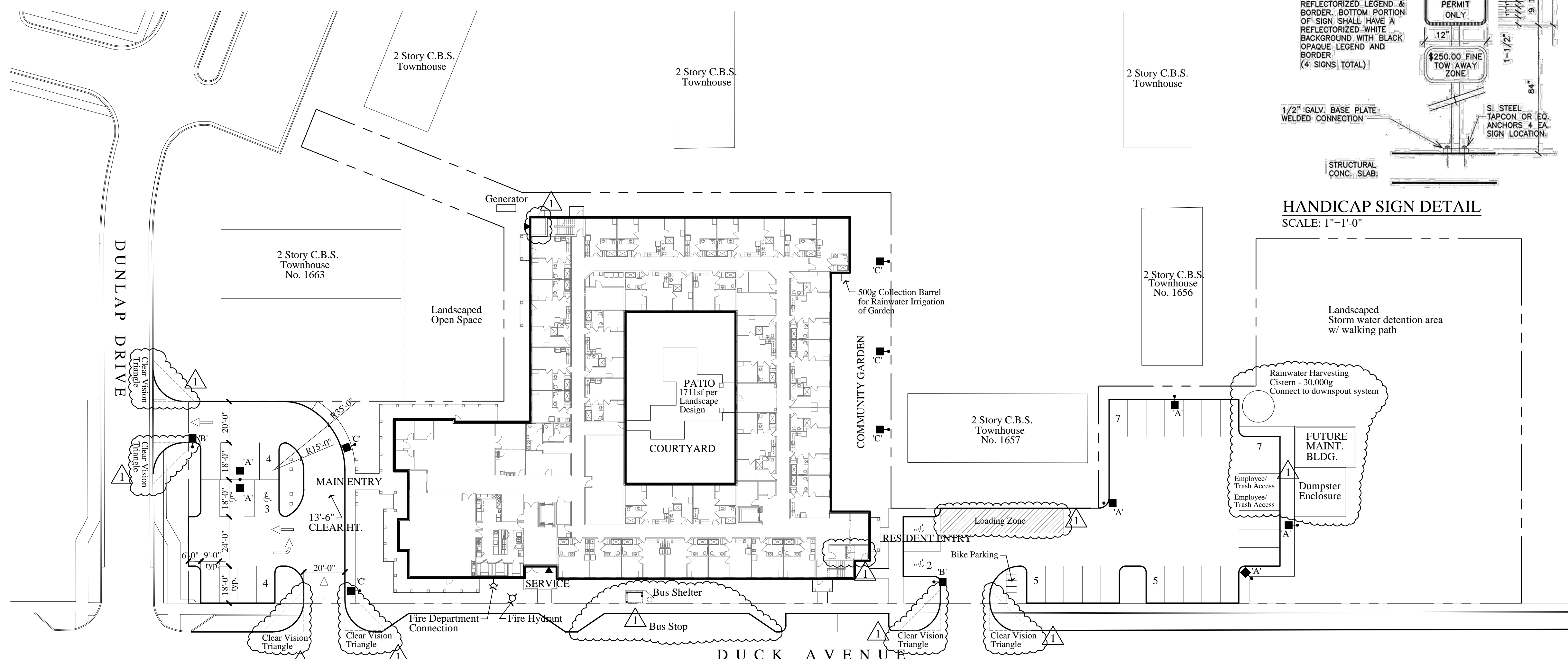
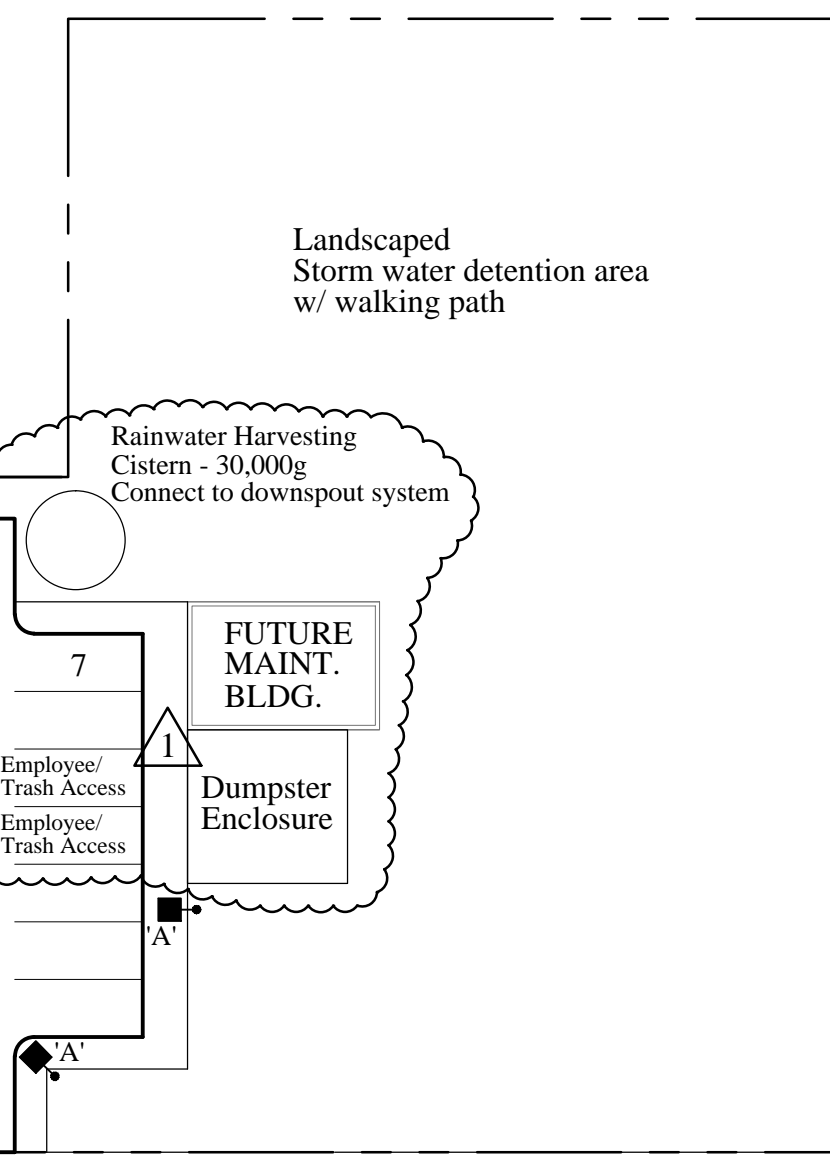
SITE LIGHT DETAIL

NTS ASYMETRICAL REFLECTORS w/RESTRICTED BACK LIGHT MEETS DARK SKY REQUIREMENTS

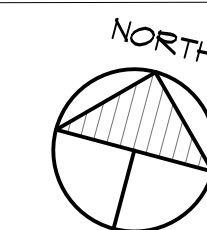


HANDICAP SIGN DETAIL

SCALE: 1"=1'-0"



NOTE: ALL GROUND AND ROOF MOUNTED EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS.



CONCEPT SITE PLAN
SCALE: 1"=30'

SITE DATA

EXISTING ZONING: MDR-1 (Medium Density Residential District-1)
FLOOD ZONE: AE, EL 7'
BUILDING HEIGHT: 3 story (35')
BUILDING AREA: 70,003sf
FIRST FLOOR: 26,745sf
SECOND FLOOR: 22,095sf
THIRD FLOOR: 21,163sf
TOTAL # of UNITS: 108
INDEPENDENT LIVING (60)
ASSISTED LIVING (48)
TOTAL # of PARKING PROVIDED: 37 spaces (4 Handicap Spaces)
BIKE PARKING: 10 BIKES

BUILDING AREA:
GROUND AREA, 35 BUILDINGS & OFFICE: 94,988 sf
TOTAL LIVING AREA (35 BUILDINGS) 186,800 sf

BUILDING AREA, PROPOSED:
GROUND AREA, 35 BUILDINGS & OFFICE: 95,383 sf
TOTAL LIVING AREA (34 BUILDINGS) & ASSISTED LIVING 250,233 sf

BUILDING AREAS:
1ST FLOOR: 93,400 sf
2ND FLOOR: 93,400 sf
OFFICE: 1,588 sf
TOTAL: 188,388 sf

ASSISTANCE LIVING:
1ST FLOOR: 26,745 sf
2ND FLOOR: 22,095 sf
3RD FLOOR: 21,163 sf
TOTAL: 70,003 sf

IMPERVIOUS & PERVIOUS AREAS:

EXISTING IMPERVIOUS:	386,123 sf (41%)
PERVIOUS:	555,193 sf (59%)
TOTAL:	941,316 sf (100%)

PROPOSED ASSISTED LIVING

IMPERVIOUS	51,997 sf (57.5%)
PERVIOUS	38,262 sf (42.5%)

NEW AREAS w/ASSISTED LIVING:

IMPERVIOUS	386,123 sf
BUILDINGS, PATIOS, WALLS, MISC.	171,673 sf
ROADS, SIDEWALKS, ASPHALT	214,450 sf
TOWNHOUSE 1658	4,100 sf
PROPOSED ASSISTED LIVING	51,766 sf
TOTAL:	433,789 sf (46%)

PERVIOUS

TOTAL:	507,527 sf (54%)
--------	------------------

Issued For:	
REVIEW	8/12/15
REVIEW	9/14/15
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/3/15
REVIEW	12/9/15
REVIEW	12/14/15
REVIEW	12/16/15
REVIEW	2/22/16
REVIEW	2/29/16
DRC REVIEW	3/3/16

Project:
POINCIANA GARDENS
Senior Living Project
Key West, Florida

Sheet Title:
CONCEPT SITE PLAN

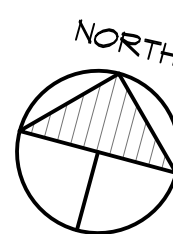
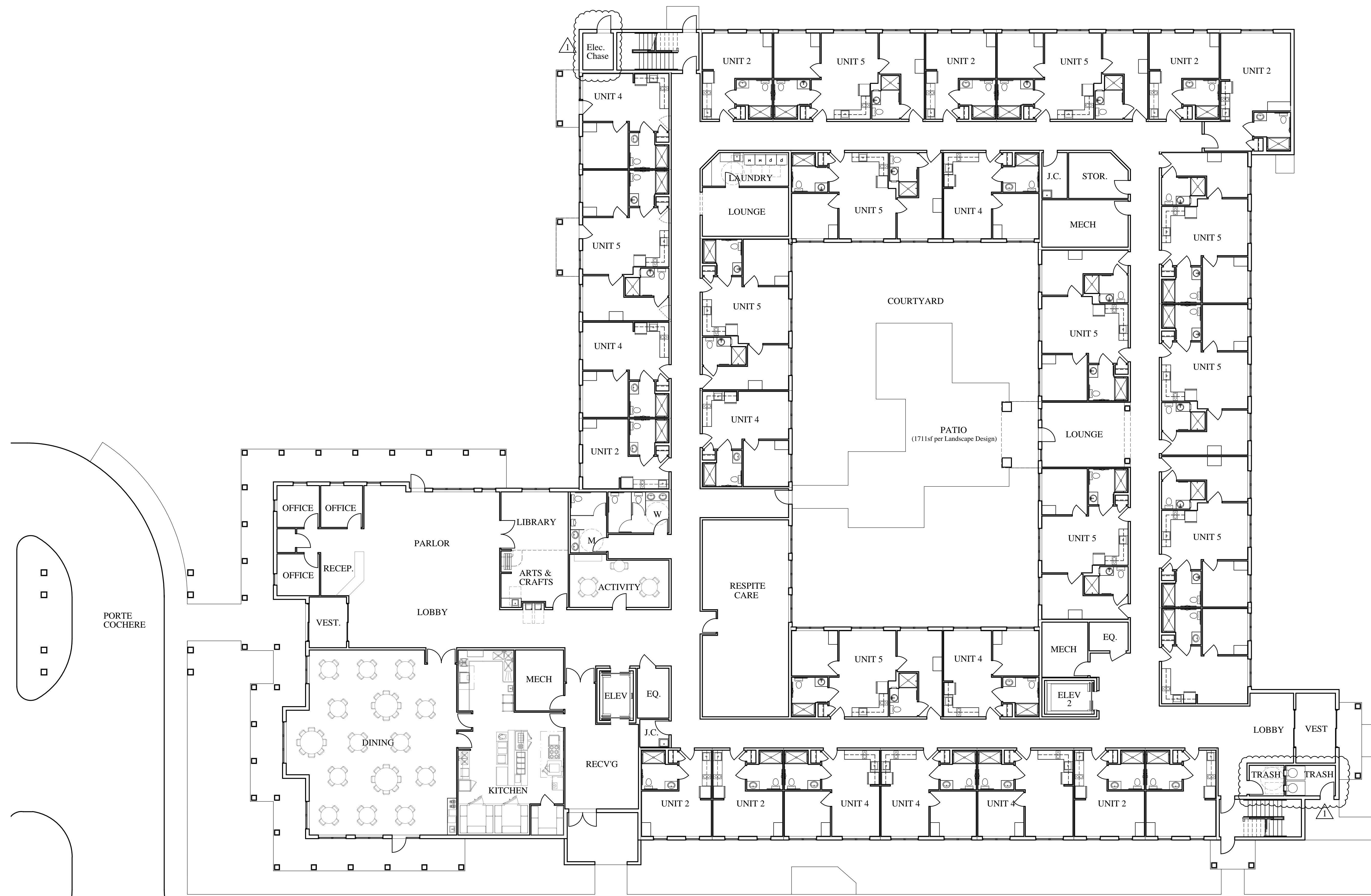
Project Number: 15-138
Drawn: VC
Checked: PA
Date: 8/12/15
Sheet Number:

SP



Issued For:

REVIEW	8/12/15
REVIEW	9/14/15
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/9/15
REVIEW	12/9/15
REVIEW	2/22/16
REVIEW	2/29/16
DRC REVIEW	3/3/16



PROPOSED FIRST FLOOR BUILDING PLAN - INDEPENDENT LIVING
 SCALE: 3/32"=1'-0" AREA: 26,745 sf

UNIT COUNT

UNIT '2' Studio w/Full Bath	9
UNIT '4' One bed w/Full Bath	9
UNIT '5' Two bed w/Two Full Baths	11
TOTAL:	29

Project:

POINCIANA GARDENS
 Senior Living Project

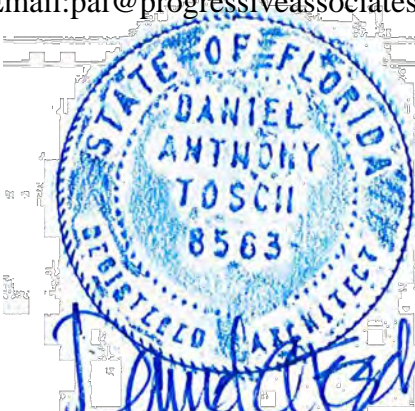
Key West, Florida

Sheet Title:

PROPOSED FIRST FLOOR BUILDING PLAN

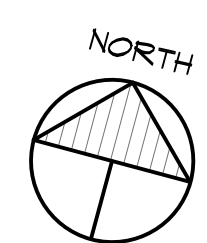
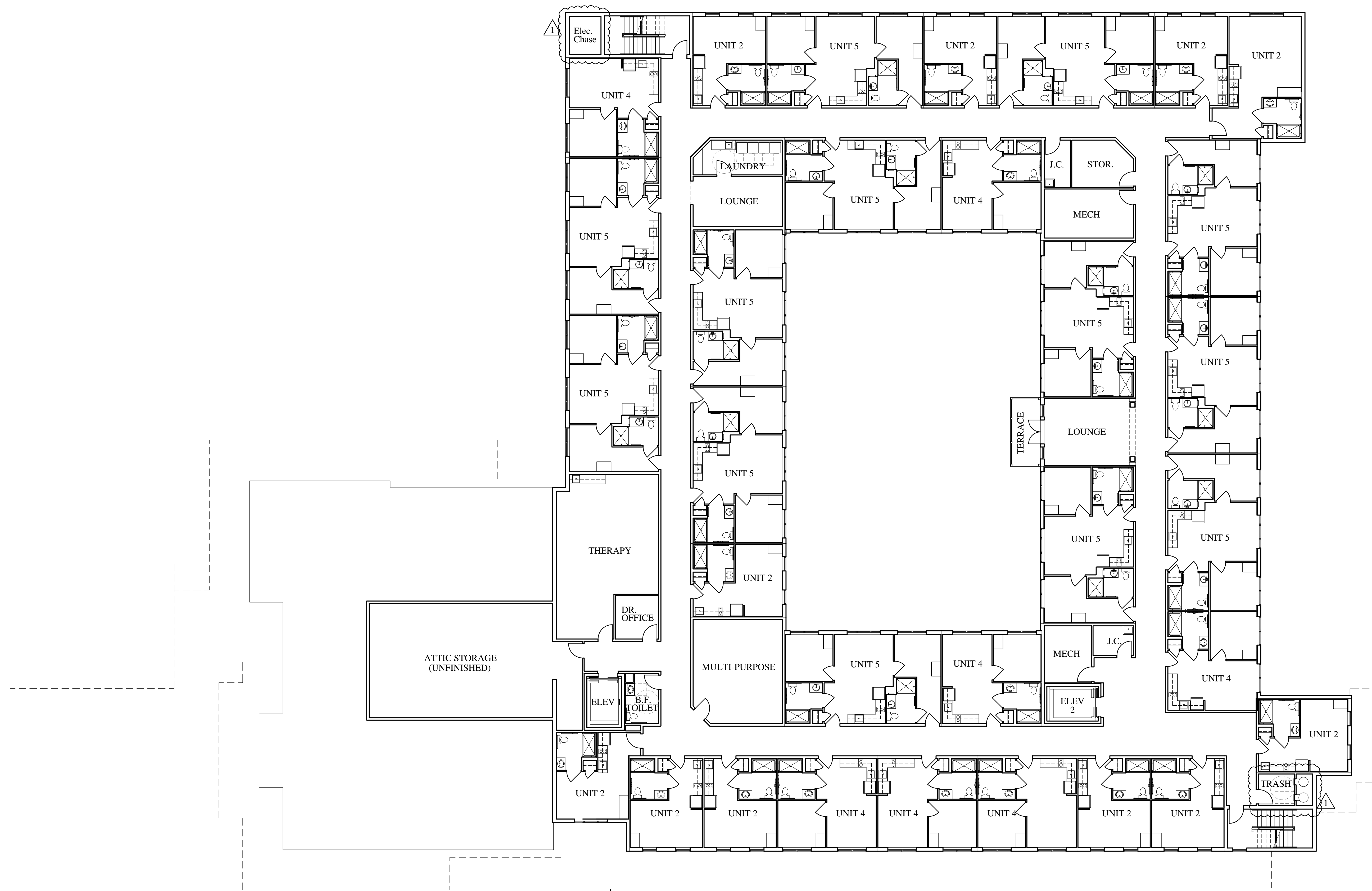
Project Number:	15-138
Drawn:	VC
Checked:	PA
Date:	8/12/15
Sheet Number:	SK1

SK1



Issued For:

REVIEW	8/12/15
REVIEW	9/14/15
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/9/15
REVIEW	2/22/16
DRC REVIEW	3/3/16



PROPOSED SECOND FLOOR BUILDING PLAN - INDEPENDENT LIVING
 SCALE: 3/32"=1'-0" AREA: 22,096 sf

UNIT COUNT

UNIT '2' Studio w/Full Bath	11
UNIT '4' One bed w/Full Bath	7
UNIT '5' Two bed w/Two Full Baths	13
TOTAL:	31

Project:
POINCIANA GARDENS
 Senior Living Project
 Key West, Florida
 Sheet Title:
PROPOSED SECOND FLOOR BUILDING PLAN

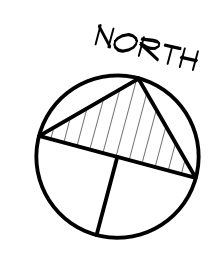
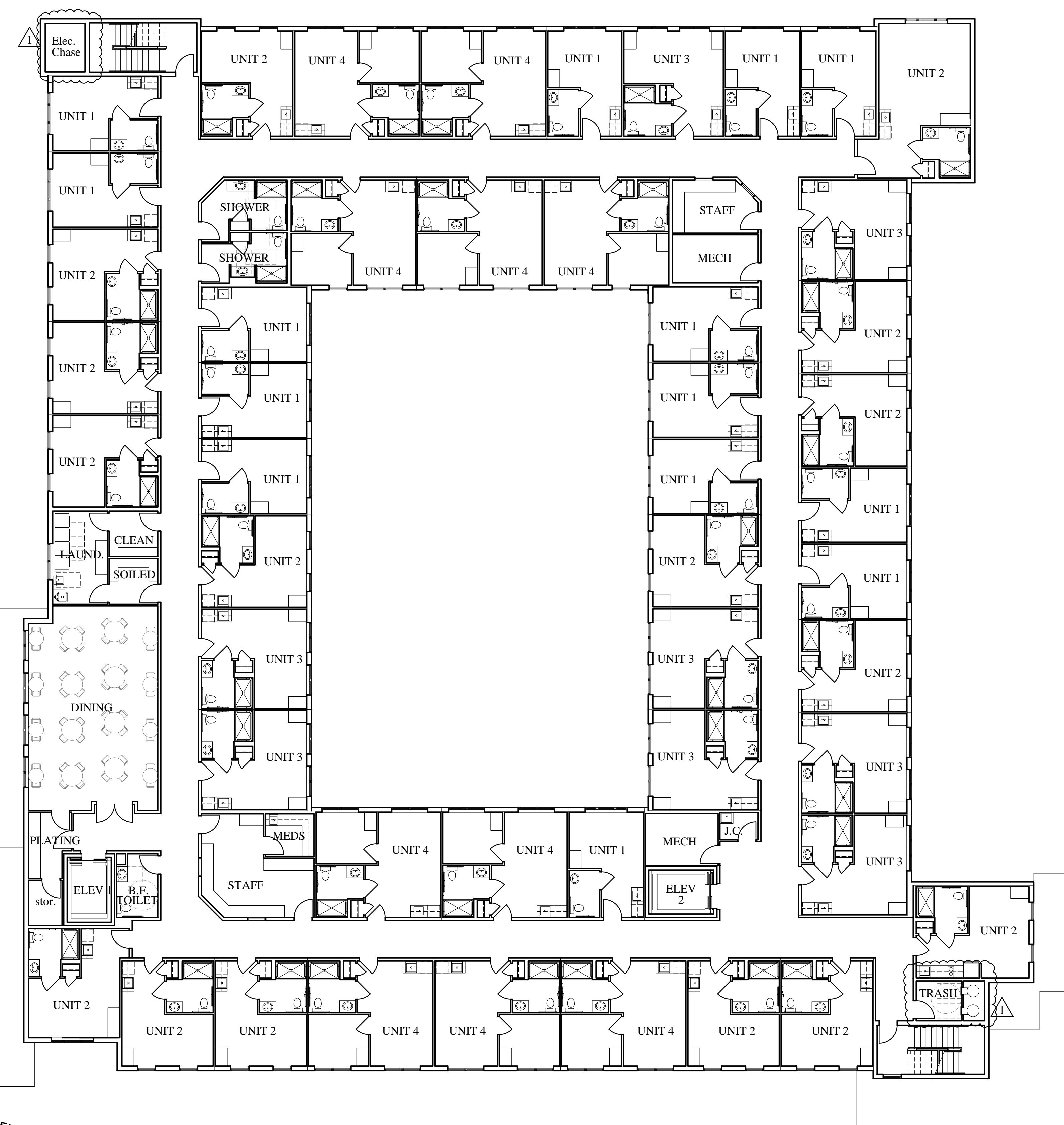
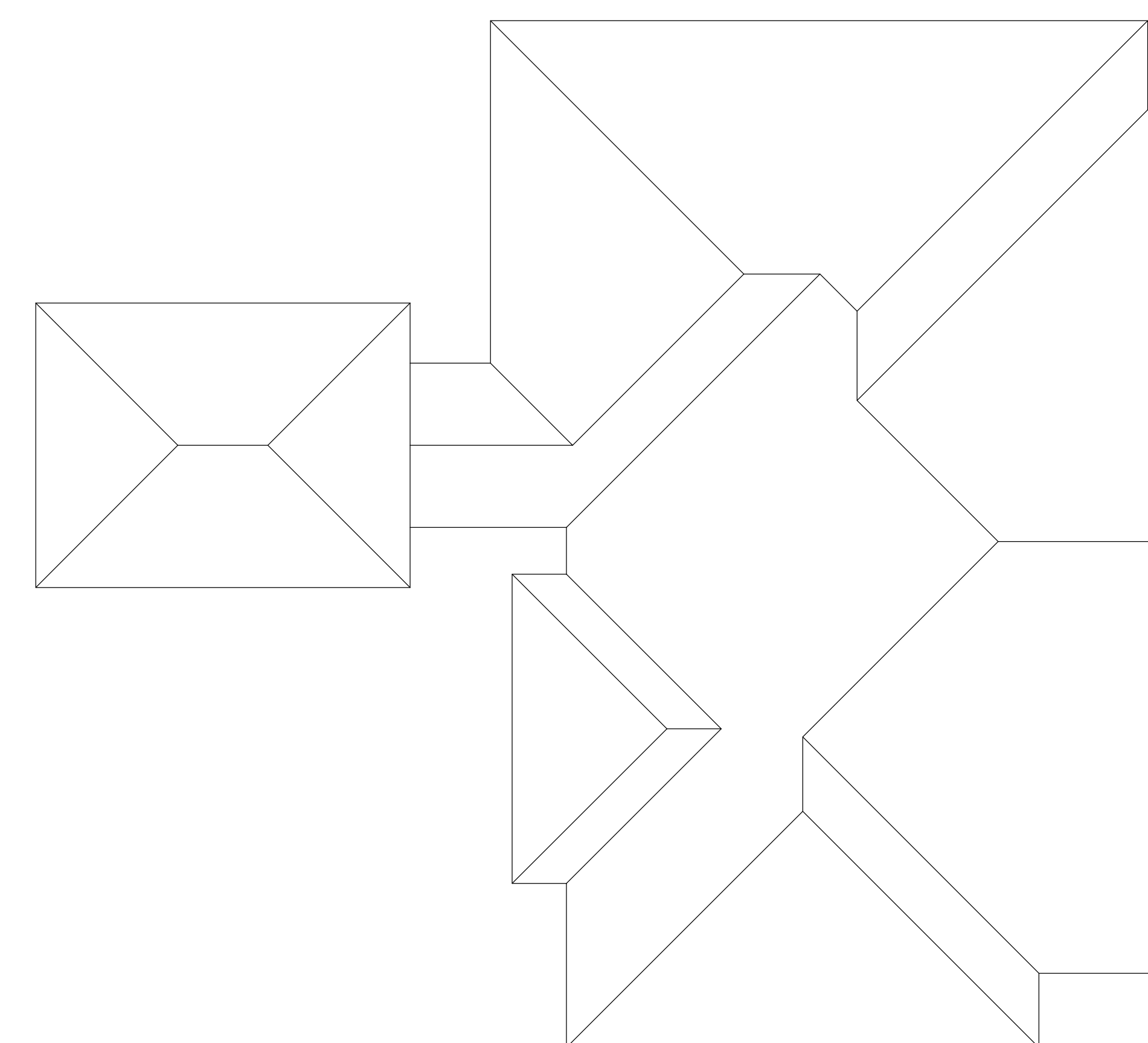
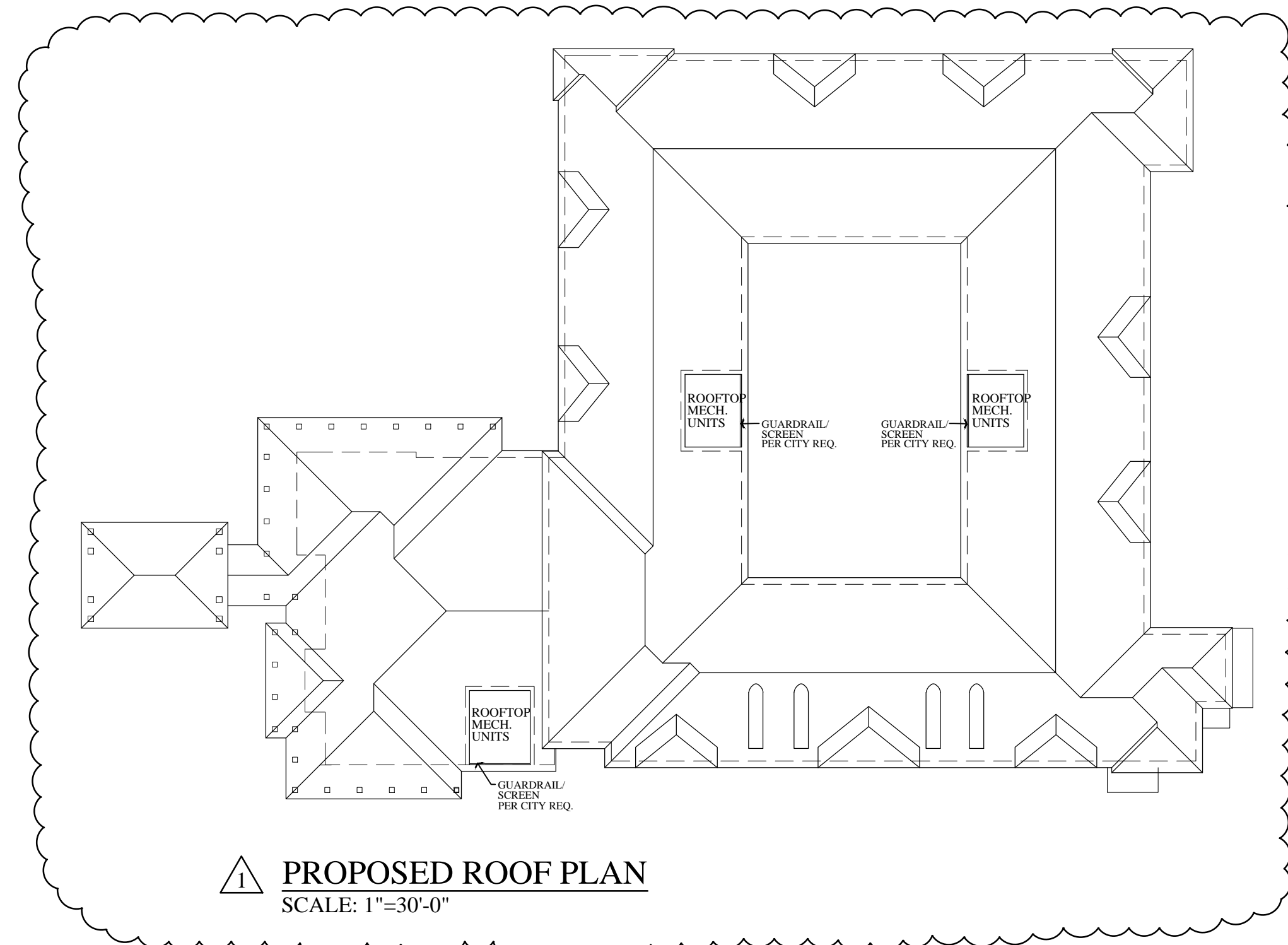
Project Number: 15-138
 Drawn: VC
 Checked: PA
 Date: 8/12/15
 Sheet Number:

SK2



Issued For:

REVIEW	8/12/15
REVIEW	9/14/15
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/9/15
REVIEW	2/22/16
DRC REVIEW	3/3/16



PROPOSED THIRD FLOOR BUILDING PLAN - ASSISTED LIVING
 SCALE: 3/32"=1'-0" AREA: 21,214 sf

UNIT COUNT

UNIT '1' Studio w/1/2 Bath	14
UNIT '2' Studio w/Full Bath	16
UNIT '3' Semi-Private w/Full Bath	8
UNIT '4' One bed w/Full Bath	10
TOTAL:	48

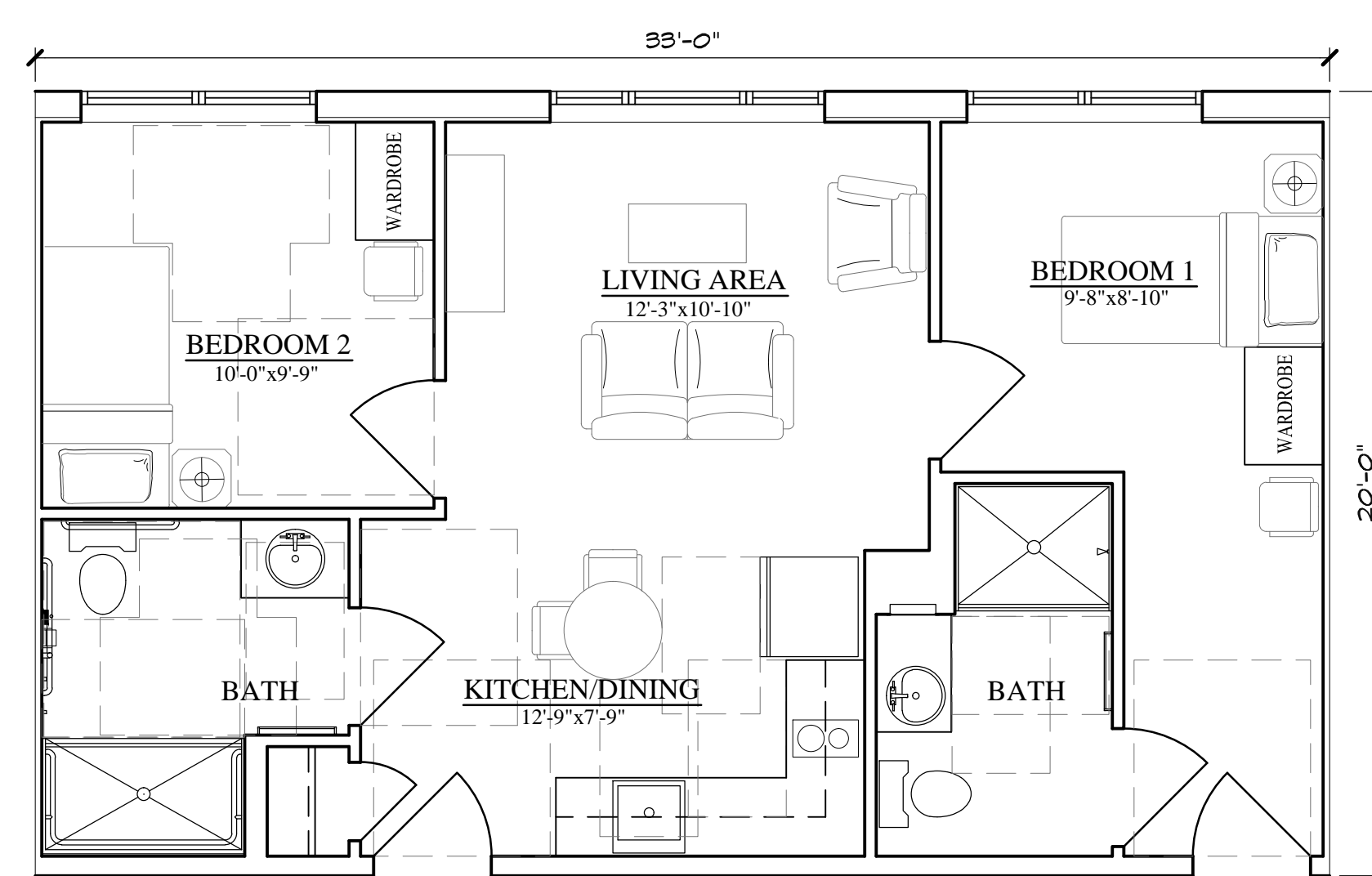
Project:
POINCIANA GARDENS
 Senior Living Project
 Key West, Florida
 Sheet Title:
PROPOSED THIRD FLOOR BUILDING PLAN

Project Number: 15-138
 Drawn: VC
 Checked: PA
 Date: 8/12/15
 Sheet Number:

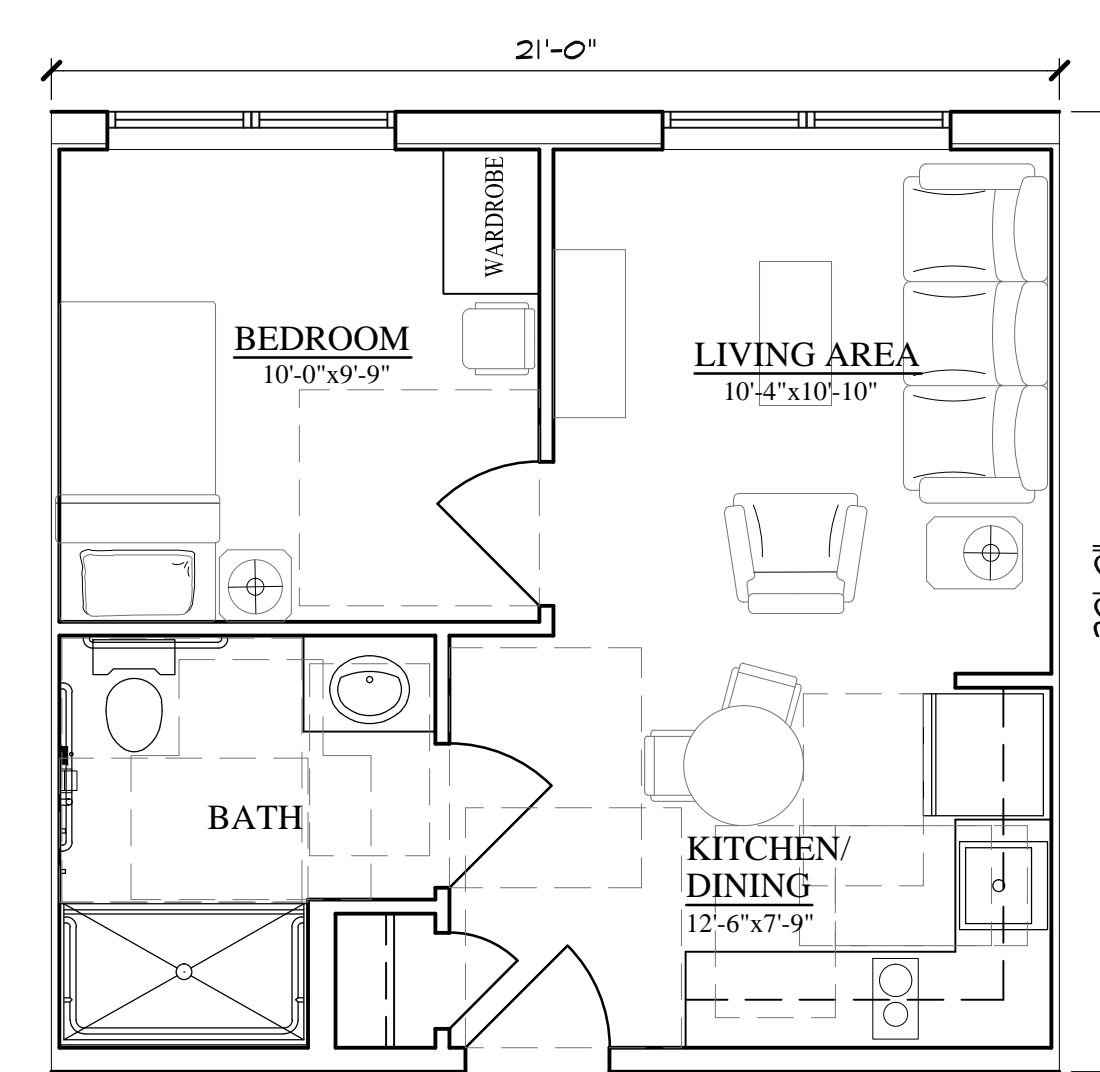
SK3



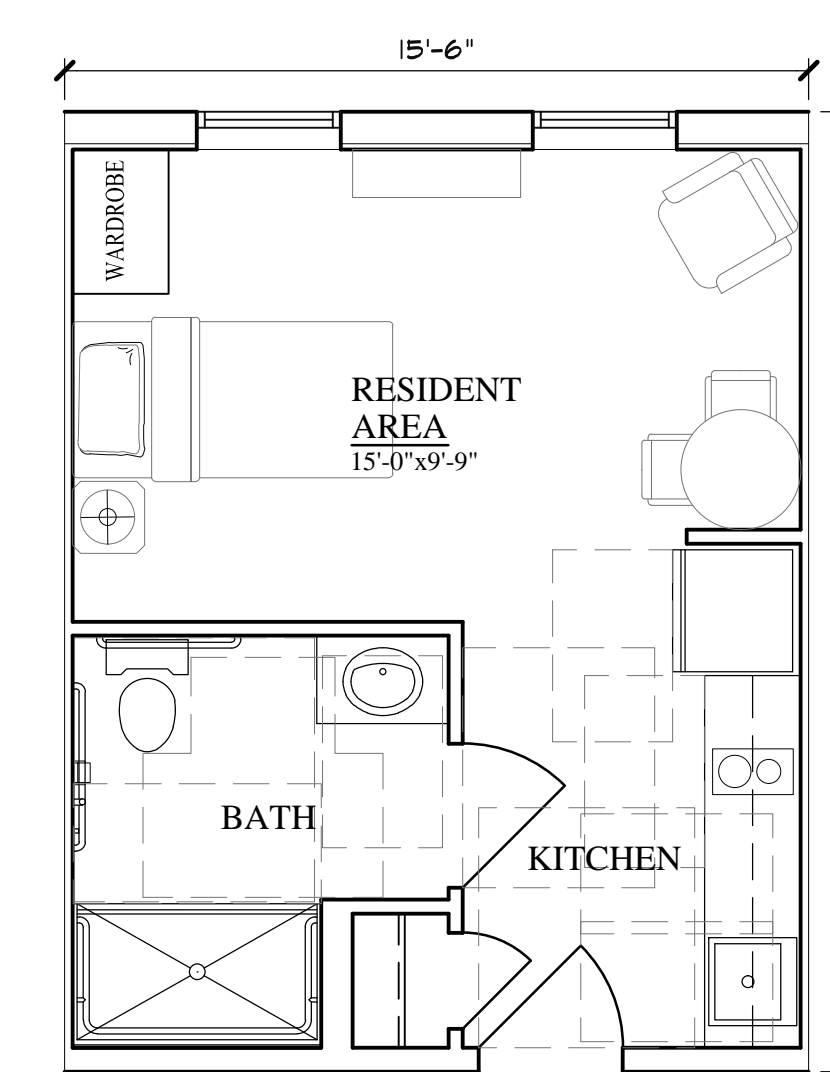
Issued For:
REVIEW
8/12/15
REVIEW
9/14/15
REVIEW
9/28/15
REVIEW
9/28/15
REVIEW
11/6/15
REVIEW
12/9/15
DRC REVIEW
3/3/16 - No revisions this sheet



INDEPENDENT LIVING
TWO BEDROOM w/ TWO FULL BATHS
UNIT '5' FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 660sf

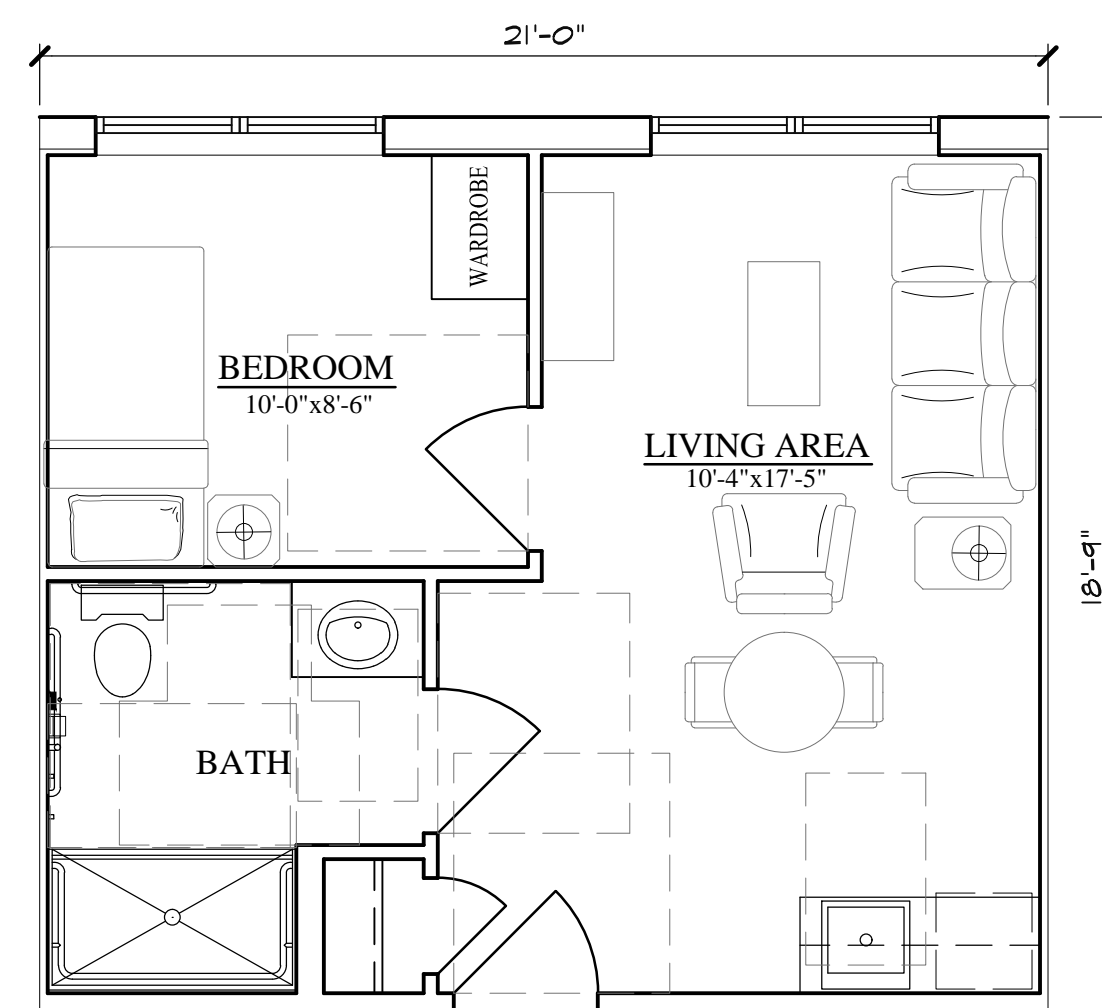


INDEPENDENT LIVING
ONE BEDROOM w/FULL BATH
UNIT '4' FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 420sf

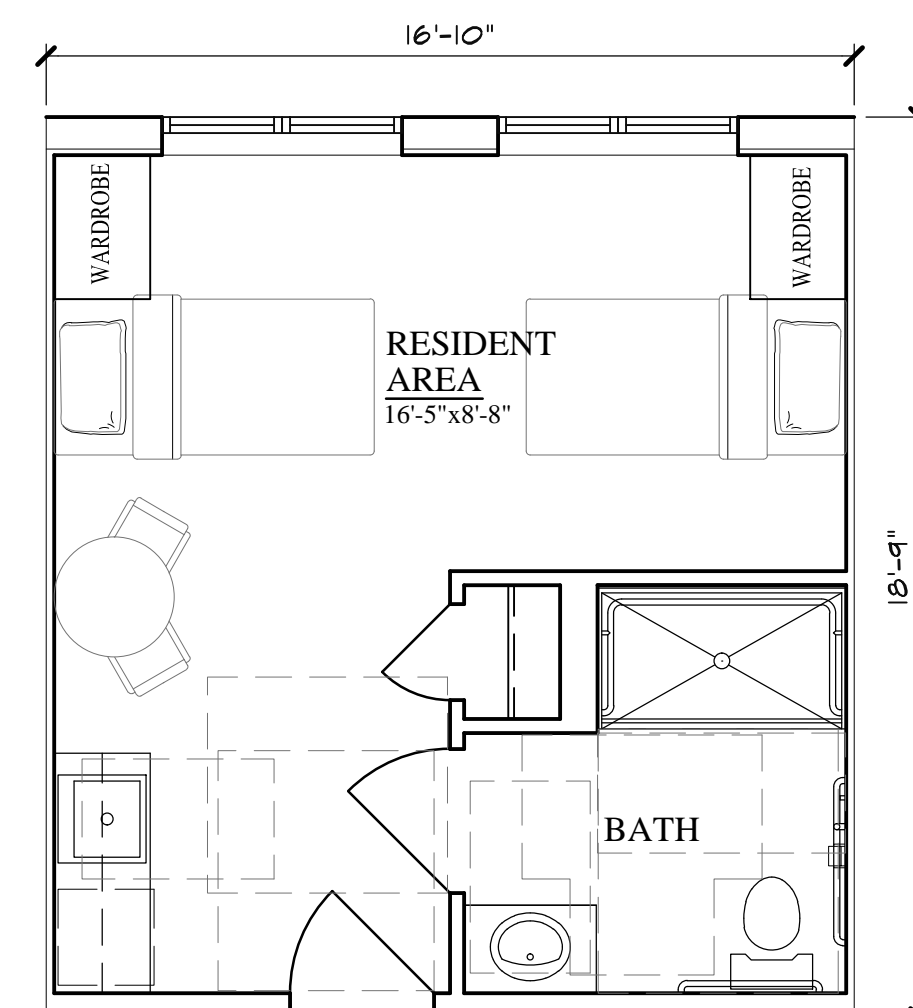


INDEPENDENT LIVING
STUDIO w/FULL BATH
UNIT '2' FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 310sf

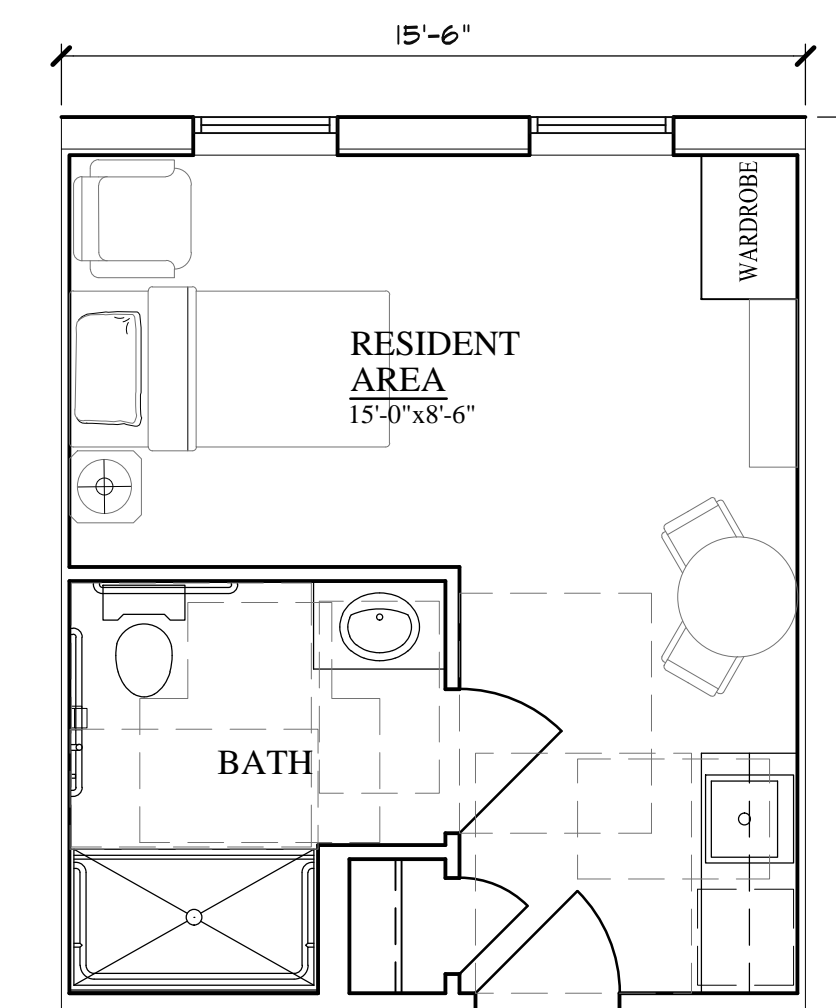
NOTE: ALL UNITS MEET BARRIER-FREE STANDARDS)



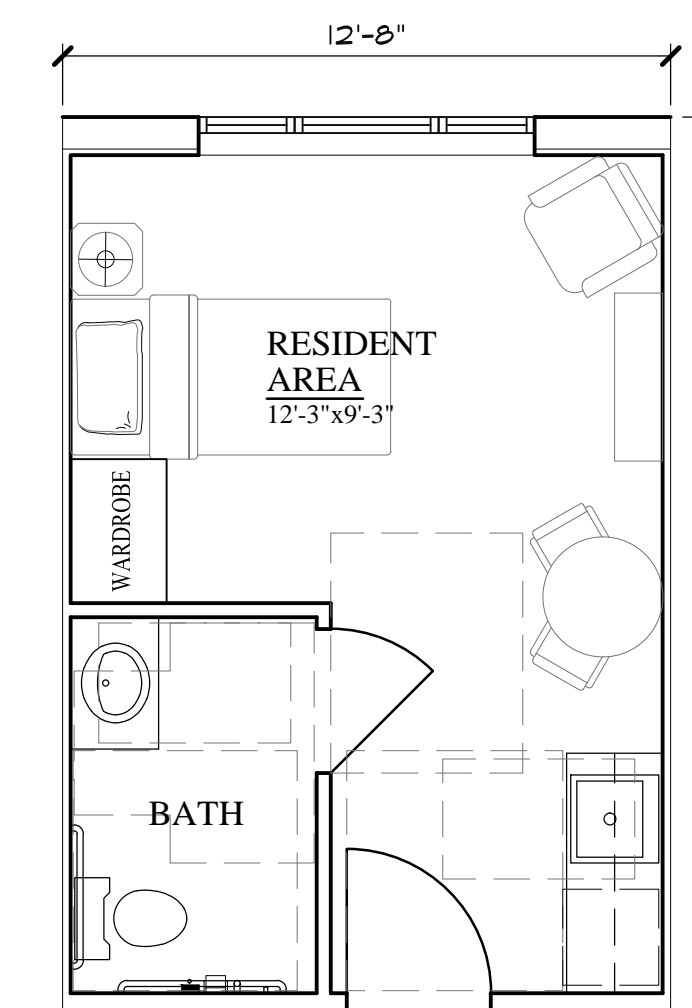
ASSISTED LIVING
ONE BEDROOM w/FULL BATH
UNIT '4' FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 394sf



ASSISTED LIVING
SEMI-PRIVATE w/FULL BATH
UNIT '3' FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 316sf



ASSISTED LIVING
STUDIO w/FULL BATH
UNIT '2' FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 291sf

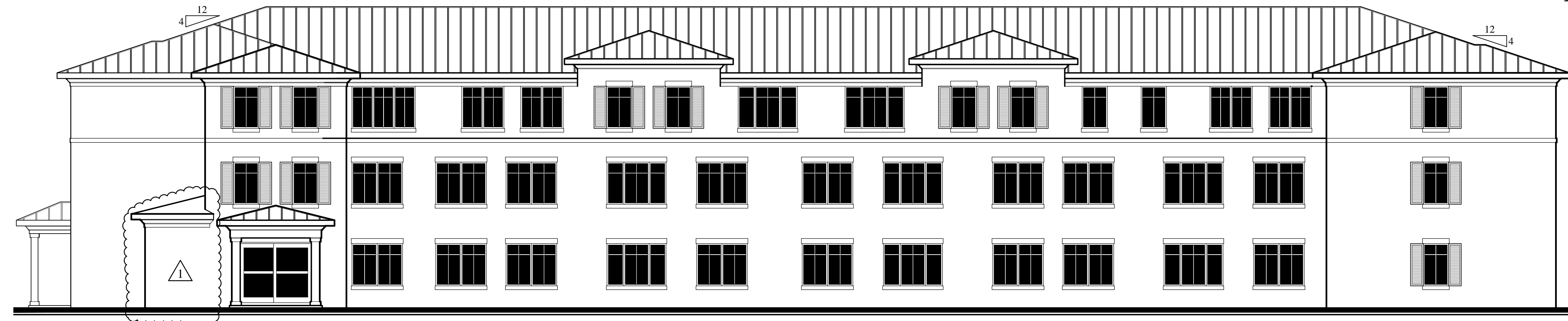
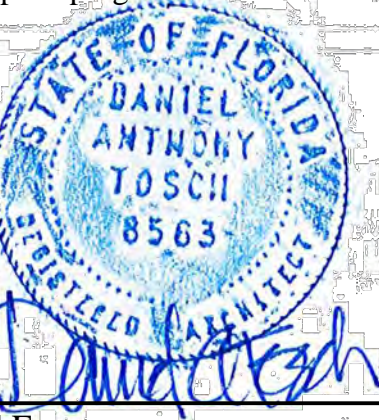


ASSISTED LIVING
STUDIO w/ 1/2 BATH
UNIT '1' FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 238sf

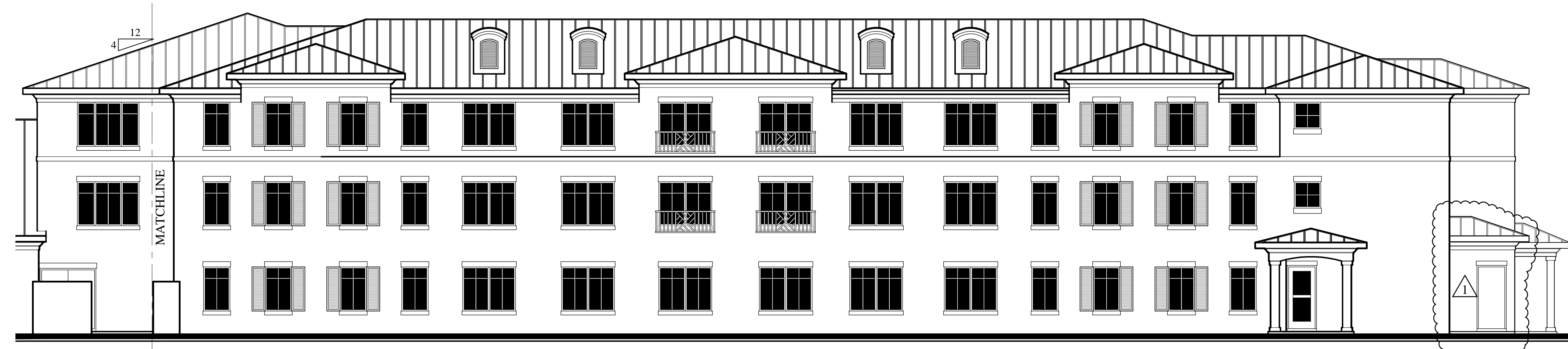
Project:
POINCIANA GARDENS
Senior Living
Key West, Florida
Sheet Title:
PROPOSED UNIT PLANS

Project Number: 15-138
Drawn: VC
Checked: PA
Date: 8/12/15
Sheet Number:

838 W. Long Lake #250
 Bloomfield Hills, MI 48302
 248 540-5940 Fax 248 540-4820
 Email: pai@progressiveassociates.com



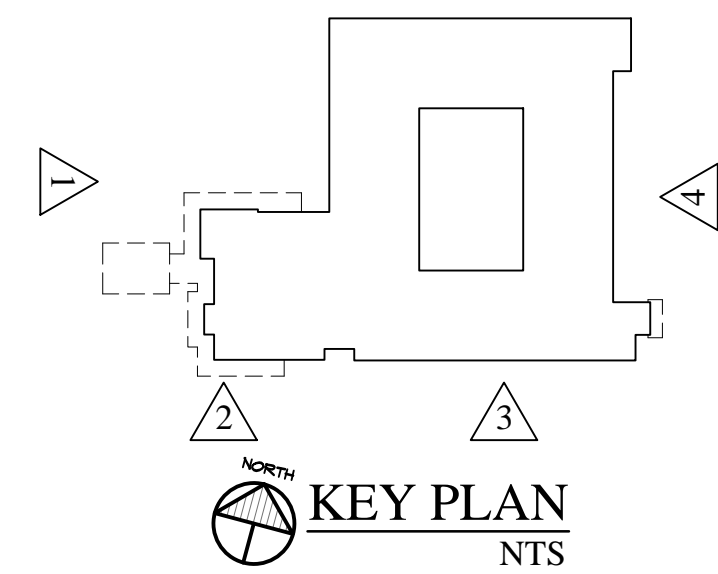
△ SIDE ELEVATION - EAST
 SCALE: 1/8"=1'-0"



△ PARTIAL ELEVATION at DUCK AVENUE
 SCALE: 1/8"=1'-0"



△ PARTIAL ELEVATION at DUCK AVENUE
 SCALE: 1/8"=1'-0"



△ ELEVATION at DUNLAP DRIVE (MAIN ENTRY)
 SCALE: 1/8"=1'-0"

- Issued For:
- REVIEW 9/28/15
- REVIEW 11/6/15
- REVIEW 11/17/15
- REVIEW 12/9/15
- DRC REVIEW 3/3/16

Project:
POINCIANA GARDENS
 Senior Living

Key West, Florida

Sheet Title:
PROPOSED ELEVATIONS

Project Number: 15-138
 Drawn: VC
 Checked: PA
 Date: 9/28/15
 Sheet Number:

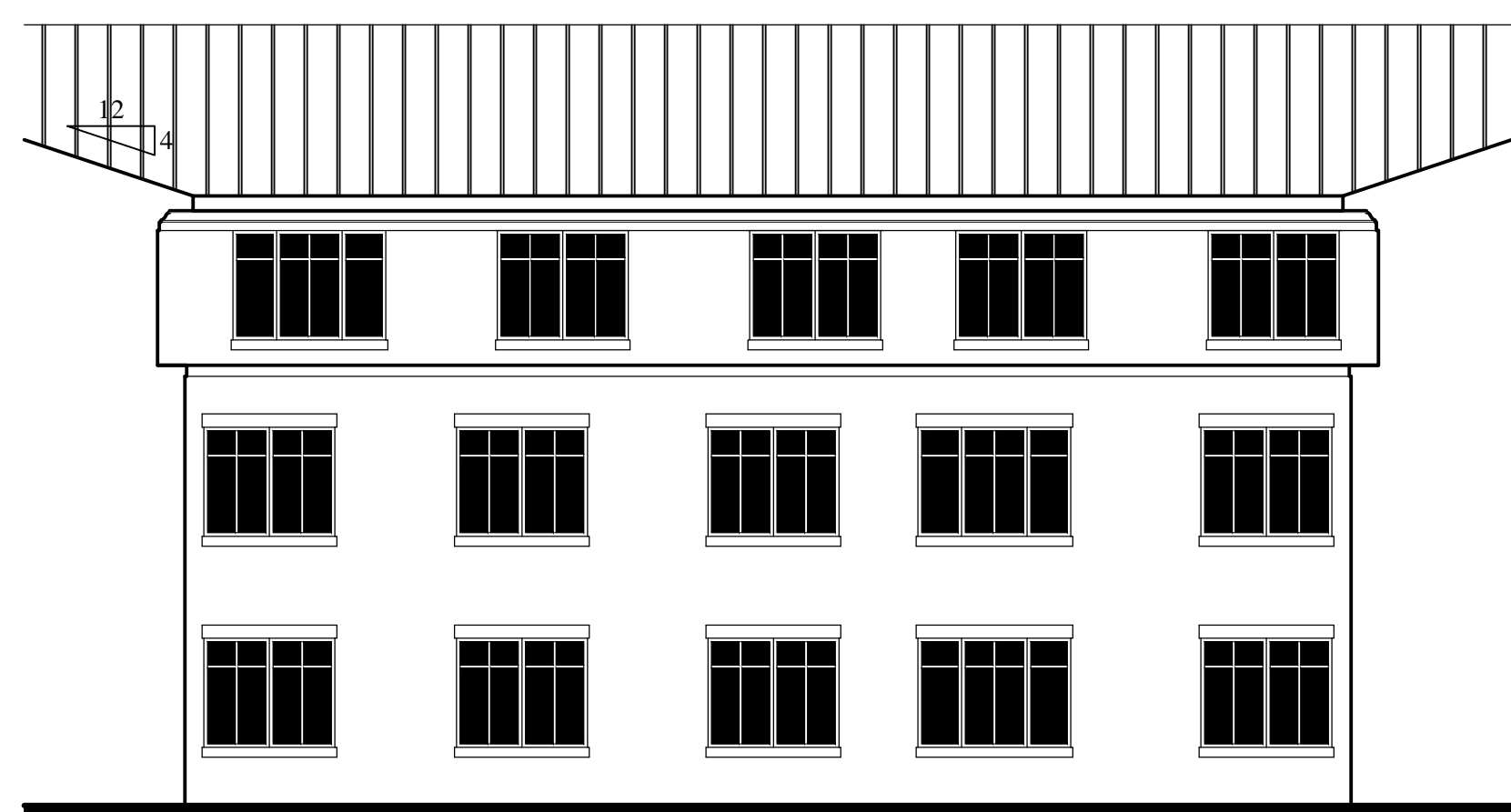
SK5

838 W. Long Lake #250
 Bloomfield Hills, MI 48302
 248 540-5940 Fax 248 540-4820
 Email: pai@progressiveassociates.com



Issued For:

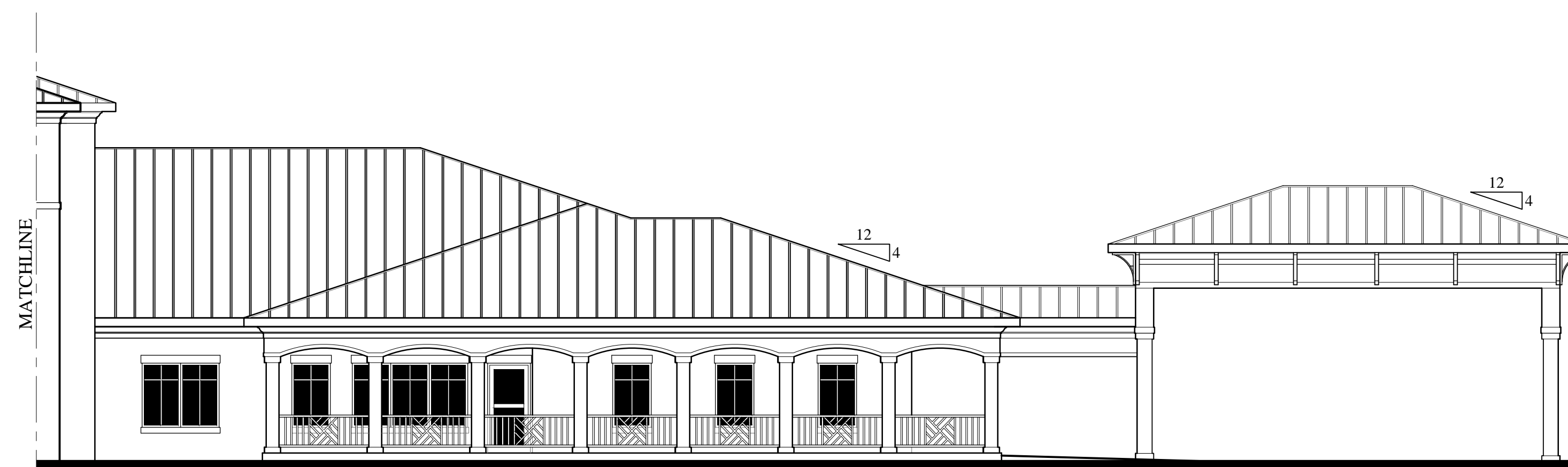
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/9/15
DRC REVIEW	3/3/16



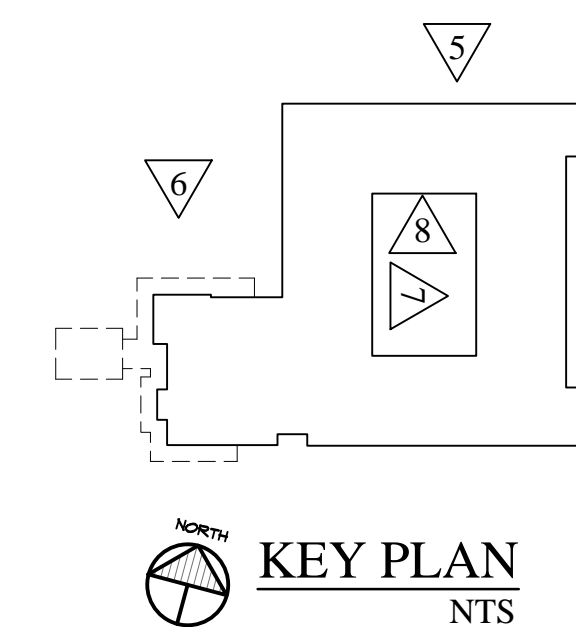
8 NORTH COURTYARD ELEVATION
 SOUTH COURTYARD OPP. HAND SCALE: 1/8"=1'-0"



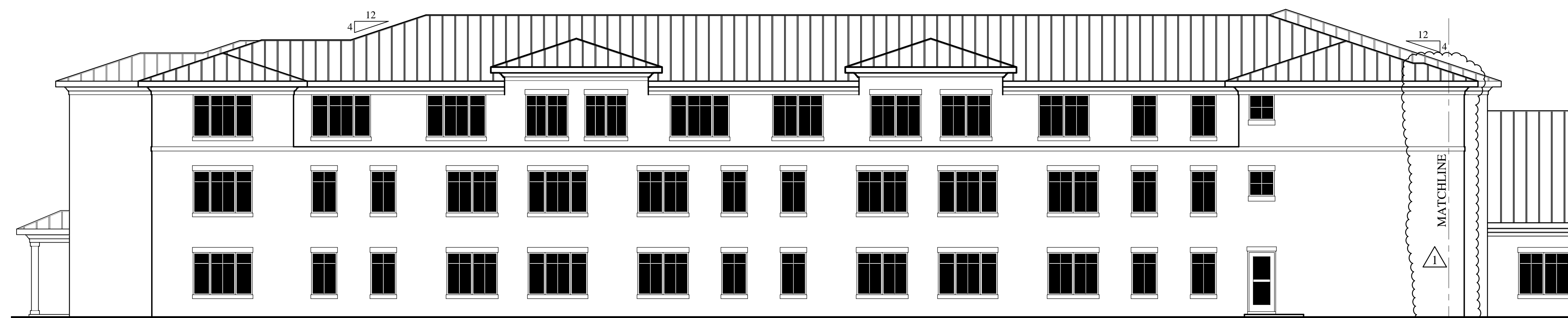
7 EAST COURTYARD ELEVATION
 WEST COURTYARD SIM. SCALE: 1/8"=1'-0"



6 PARTIAL REAR ELEVATION - NORTH
 SCALE: 1/8"=1'-0"



KEY PLAN
 NTS



5 PARTIAL REAR ELEVATION - NORTH
 SCALE: 1/8"=1'-0"

Project:
**POINCIANA
 GARDENS**
 Senior Living
 Key West, Florida
 Sheet Title:
**PROPOSED
 ELEVATIONS**

Project Number: 15-138
 Drawn: VC
 Checked: PA
 Date: 9/28/15
 Sheet Number:

SK6



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Parking Lot	+	1.0 fc	1.9 fc	0.1 fc	19.0:1	10.0:1
Community Garden	+	1.1 fc	2.7 fc	0.0 fc	N/A	N/A
Main Entry Parking	+	1.2 fc	3.1 fc	0.0 fc	N/A	N/A

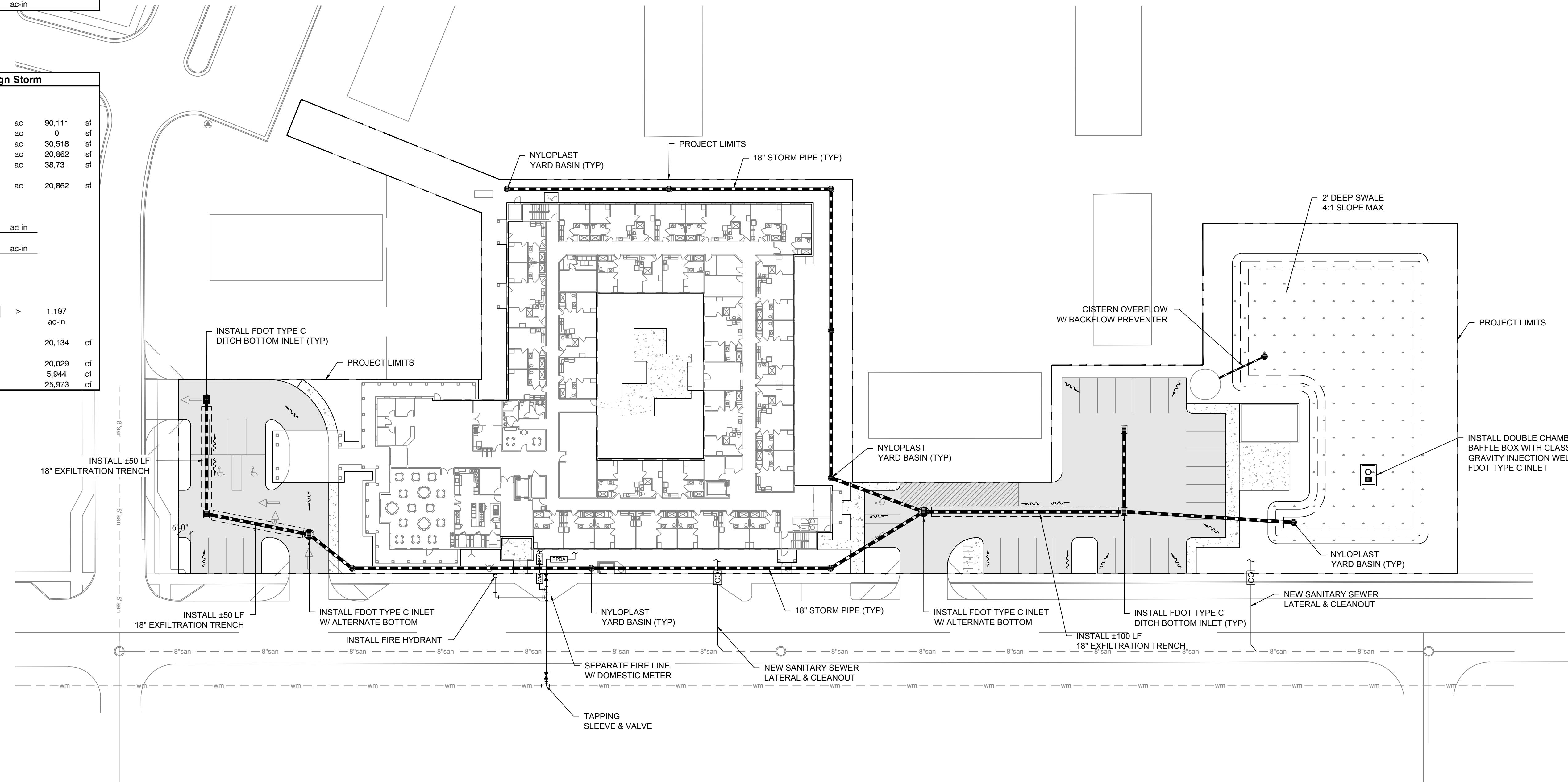
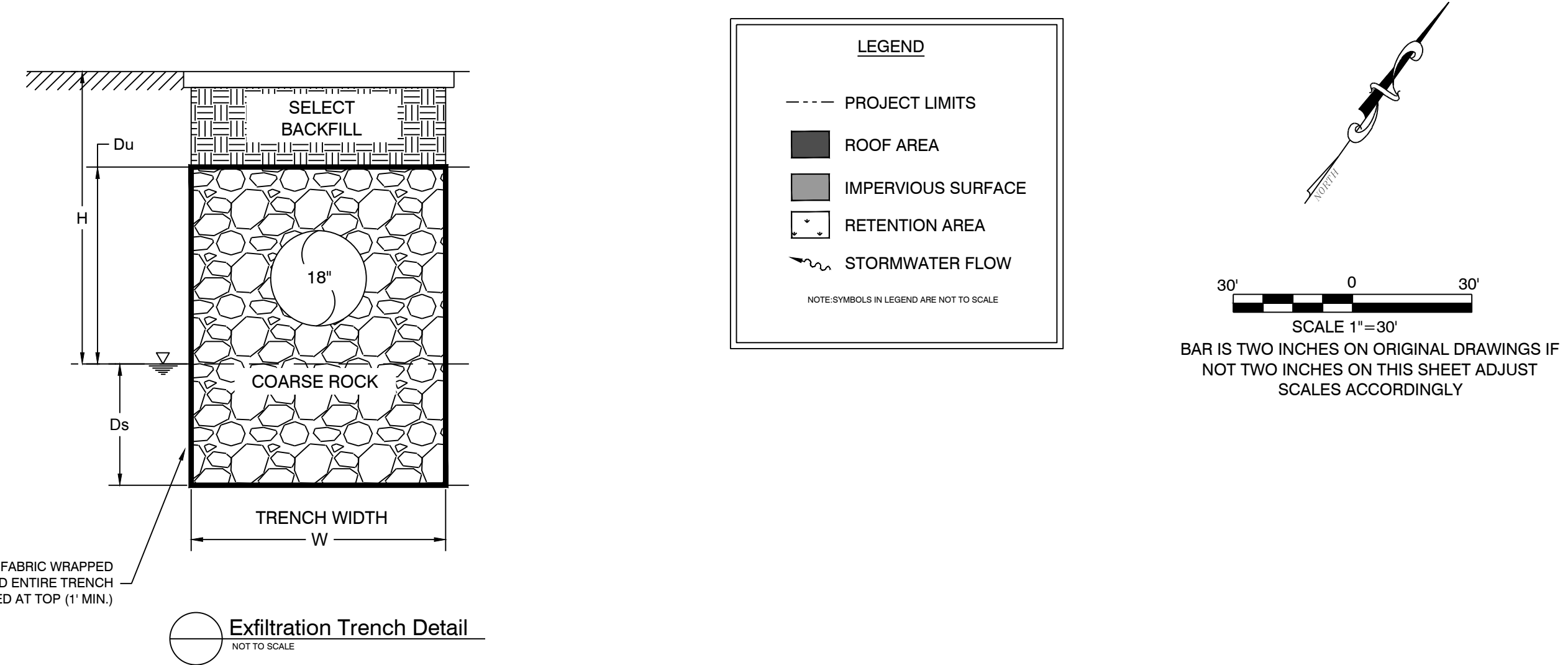
Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	8	Lithonia Lighting	DSX0 LED 20C 700 40K T3M MVOLT HS	DSX0 LED WITH (1) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_20C_700_40K_T3M_MVOL_T_HS.ies	3718.282	0.95	45
	S2	2	Lithonia Lighting	DSX0 LED 20C 700 40K T3M MVOLT HS	DSX0 LED WITH (1) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_20C_700_40K_T3M_MVOL_T_HS.ies	3718.282	0.95	45
	S3	5	Lithonia Lighting	DSX0 LED 20C 530 40K T3M MVOLT HS	DSX0 LED WITH (1) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_20C_530_40K_T3M_MVOL_T_HS.ies	2999.551	0.95	34.45



Water Quantity Calculations - 25yr/72hr Design Storm			
Water Quantity - Predevelopment			
Project Area	A =	2.069	ac 90,111 sf
Pervious Area		1.979	ac 86,199 sf
Impervious Area		0.090	ac 3,912 sf
% Impervious		4.34%	
Rainfall for 25yr/24hr event	P ₂₄ =	9	in
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in
Depth to Water Table		4	ft
Predeveloped Available Storage		8.18	in
Soil Storage	S =	7.82	in
$Q_{pre} = \frac{(P_{72} - 0.25)^2}{(P_{72} + 0.85)}$	Q _{pre} =	6.15	in
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} =	12.73	ac-in
Water Quantity - Postdevelopment			
Project Area	A =	2.069	ac 90,111 sf
Pervious Area		0.889	ac 38,731 sf
Impervious Area		1.180	ac 51,380 sf
% Impervious		57.0%	
Rainfall for 25yr/24hr event	P ₂₄ =	9	in
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in
Depth to Water Table		4	ft
Developed Available Storage		8.18	in
Soil Storage	S =	3.52	in
$Q_{post} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.85)}$	Q _{post} =	8.83	in
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} =	18.27	ac-in
Postdevelopment - Predevelopment			
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} =	2.68	in
Pre/Post Volume = Q _{pre-post} X A	V _{pre-post} =	5.55	ac-in

Water Quality Calculations - 25yr/72hr Design Storm			
Water Quality			
Project Area	2.069	ac	90,111 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.701	ac	30,518 sf
Pavement/Walkways	0.479	ac	20,862 sf
Pervious area	0.889	ac	38,731 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.479	ac	20,862 sf
% Impervious	23%		
A) One inch of runoff from project area	2.069	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	1.197	ac-in	
Comparison of Water Quality Methods			
	2.069	>	1.197
	ac-in		ac-in
Total Volume Required	5.547	ac-in	20,134 cf
Pond Volume Provided	5.518	ac-in	20,029 cf
Exfiltration Volume Provided	1.638	ac-in	5,944 cf
Total Volume Provided	7.155	ac-in	25,973 cf

Exfiltration Trench Design	
Required trench length (L) =	
$\frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$	
Hydraulic Conductivity, K =	0.00012
H =	4 ft
W =	5 ft
Du =	2.5 ft
Ds =	2.5 ft
Volume of Trench, V =	1.638 ac-in
Trench Length Provided =	200 FT



NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 201
 KEY WEST, FLORIDA 33040
 TEL: (305) 255-5440 FAX: (305) 255-0243

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51488
 March 7, 2016

ORIGINAL: _____

REVISIONS:

1	
2	
3	
4	
5	
6	

POINCIANA ASSISTED LIVING
 DUCK AVENUE
 KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

JOB NO. 151072
 DRAWN BGO
 DESIGNED AEP
 CHECKED AEP
 QC _____
 SHEET C-1



THE CITY OF KEY WEST
Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3723

May 9, 2016

Housing Authority of the City of Key West
1400 Kennedy Drive
Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application T16-7928 for Final Landscape Design with Tree Removal for 1664 Dunlap Drive, Key West, Florida, at their regularly scheduled meeting on May 10, 2016.

The Tree Commission approved the Final Landscape Plan with Tree Removal to include the removal of (5) Gumbo Limbos, (3) Bottlebrush trees, (3) Royal Poinciana, (1) Sapodilla, (1) Pongam, and (1) Coconut Palm to be replaced with 179 caliper inches of approved native dicot trees, FL#1, and 1- native palm, 4 ft tall to be incorporated into the approved landscape plan. **The permits to actually remove these trees will not be issued until demolition and/or building permits have been issued for the project.**

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

A blue ink signature of David Jackson, written in a cursive style, positioned above a horizontal line.

David Jackson
Chairman, Tree Commission

A blue ink signature of Karen DeMaria, written in a cursive style, positioned above a horizontal line.

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

SITE DATE

GENERAL SITE INFORMATION

DISTRICT: MDR-1 (MEDIUM DENSITY RESIDENTIAL)
 LANDSCAPE COVERAGE / OPEN SPACE: 39972sf / 44.4%
 BUILDING COVERAGE: 28,809sf / 32%
 GROSS AREA: 90,028sf / 2,07 ACRES
 IMPERVIOUS COVERAGE: 50,056sf / 55.6%

MEDIUM NATIVE PLANT REQUIREMENT

SEC. 108-412(b)
 REQUIRED: 70%
 PROPOSED: 89.3%
 PROPOSED NATIVE: 1,143
 PROPOSED EXOTIC: 137

MINIMUM LANDSCAPE AREA

SEC. 108-412 (a)
 REQUIRED: 18,007sf / 20%
 PROPOSED: 39,972sf / 44.4%

PERIMETER PARKING LANDSCAPE REQUIREMENT

SEC. 108-415
 REQUIRED MINIMUM: 10'
 CANOPY/SHADE TREES: 11x1 = 11 TOTAL REQUIRED
 375sf PROPOSED / 351 = 11
 SHRUBS: 11x10 = 110 TOTAL REQUIRED
 PROPOSED CANOPY / SHADE: 23
 PROPOSED SHRUBS: 21
 LANDSCAPE WAIVER REQUIRED

MINIMUM STREET FRONT BUFFER

SEC. 108-413
 REQUIRED: 30'
 PROPOSED: 10'
 WAIVER REQUIRED

NON-VEHICULAR USE OPEN SPACE (NOS) REQUIREMENT

SEC. 108-416
 22,656sf = 25% OF SITE IS NOS
 REQUIRED: 22,656sf / 2,000 = 11x4 = 44 TREES
 PROPOSED: 75

EAST LANDSCAPE BUFFER A / MULTIFAMILY IMPACT

SEC. 108-413
 BUFFER WIDTH: 25' TOTAL REQUIRED: 0 PLANT UNITS
 BUFFER LENGTH: 330ft TOTAL PROPOSED: 212 PLANT UNITS
 LANDSCAPE WAIVER NOT REQUIRED
 PROPOSED CANOPY = 17
 PROPOSED UNDERSTORY = 14
 PROPOSED SHRUB = 0

SOUTH LANDSCAPE STREET BUFFER A / MULTIFAMILY IM-

SEC. 108-413
 BUFFER WIDTH: 10' TOTAL REQUIRED: 260 PLANT UNITS
 BUFFER LENGTH: 647ft TOTAL PROPOSED: 237 PLANT UNITS
 LANDSCAPE WAIVER REQUIRED
 PROPOSED CANOPY = 15
 PROPOSED UNDERSTORY = 27
 PROPOSED SHRUB = 6

NORTH LANDSCAPE BUFFER A / MULTI FAMILY IMPACT

SEC. 108-413
 BUFFER WIDTH: 10' TOTAL REQUIRED: 110 PLANT UNITS
 BUFFER LENGTH: 647ft TOTAL PROPOSED: 150 PLANT UNITS
 LANDSCAPE WAIVER NOT REQUIRED
 PROPOSED CANOPY = 8
 PROPOSED UNDERSTORY = 21
 PROPOSED SHRUB = 7

WEST LANDSCAPE BUFFER A / MEDIUM IMPACT STREET SIDE

SEC. 108-413
 BUFFER WIDTH: 10' TOTAL REQUIRED: 72 PLANT UNITS
 BUFFER LENGTH: 11' TOTAL PROPOSED: 82 PLANT UNITS
 LANDSCAPE WAIVER NOT REQUIRED
 PROPOSED CANOPY = 6
 PROPOSED UNDERSTORY = 6
 PROPOSED SHRUB = 4

PLANT LIST

SYMBOL	QUANTITY	PLANT (LATIN)	PLANT (COMMON)	SIZE	NATIVE
CW	7	CANELLA WINTERANA	CINNAMON BARK	8' / 1.5" DBH	Y
CD	15	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12' / 2" DBH	Y
GL	12	GYMNANTHES LUCIDA	CRABWOOD	5' MULTI TRUNK / 1" DBH	Y
BS	8	BURSERA SIMARUBA	GUMBO LIMBO	16' / 3" DBH	Y
SW	7	SWIETENIA MAHOOGONI	MAHOGANI	18' / 3" DBH	Y
BN	4	BISMARCKIA NOBILIS	SAME	20' OA	N
SP	39	SABLE PALMETTO	CABBAGE PALM	SEE SIZES ON PLAN	Y
GS	13	GUAIACUM SANCTUM	LIGNUM VITAE	6' / 1.5" DBH	Y
MG	19	MYRSINE GUIANENSIS	SAME	4' / 1" DBH	Y
RA	13	RANDIA ACUCLEATA	WHITE INDIGO BERRY	3'	Y
SG	10	SIMARUBA GLUCA	PARADISE TREE	16' / 2.5" DBH	Y
AE	11	ARDISIA ESCALLONIOIDES	MARLBERRY	6' / 1.5" DBH	Y
PYL	3	POLYALTHIA LONGIFOLIA	MAST TREE	10'	N
AA	5	ALLAGOPHTERA ARENERIA	SEASHORE PALM	4'	Y
RE	10	RHAPIS EXCELSA	LADY PALM	5'	N
KF	3	KRUGIODENDRON FERRUM	BLACK IRONWOOD	10' / 1.5" DBH	Y
LB	1	LYSILOMA BAHAMENSIS	WILD TAMARIND	18' / 3" DBH	Y
EF	4	EUGENIA FOETIDA	SPANISH STOPPER	6' MULTI TRUNK	Y
HD	260	HELIANTHUS DEBIUS	BEACH SUNFLOWER	1 GAL	Y
LC	70	LANTANA CARRERA	YELLOW LANTANA	1 GAL	N
PBM	50	PHILODENDRON 'BURLIE MARK'	SAME	3 GAL	N
EL	380	ENNODEA LITTORALIS	BEACH CREEPER	1 GAL	Y
TF	125	TRIPACUUM FLORIDANUM	GAMMA GRASS	3 GAL	Y
PL	80	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA WILD COFFEE	3 GAL or 2'	Y
ZP	130	ZAMIA PUMILLA	COONTIE	3 GAL or 2'	Y
SOD	780	ST. AUGUSTINE 'FLORITAM'	SAME	5F	N

GENERAL LANDSCAPE NOTES

- LANDSCAPE ARCHITECT TO APPROVE ALL SITE WORK PRIOR TO IMPLEMENTATION.
- LANDSCAPE CONTRACTOR IS TO BE FAMILIAR WITH SITE AND CONDITIONS PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT.
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES ARE TO BE STAKED IN A SECURE MANNER.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVER SHALL BE FERTILIZED AT TIME OF INSTALLATION WITH AN ALL PURPOSE INCORPORATION FERTILIZER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND IRRIGATION CONTRACTOR.
- ALL TREES TO HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
- ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM.
- ALL 3 GALLON MATERIAL TO HAVE A 30" SPREAD MINIMUM.
- NO CHANGES SHALL BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE DESIGNER.
- IRRIGATION CONTRACTOR TO HOLD ALL NECESSARY LICENSES. LIABILITY AND WORKMAN'S COMP INSURANCE IS REQUIRED FOR ALL WORKERS ON SITE.

TREE PROTECTION

- A SOLID PLYWOOD BARRIER IS TO BE CONSTRUCTED FOR PROTECTION OF ALL TREES & PALMS ON SITE. THE BARRIER MUST BE 4" HIGH & COMPLETELY SURROUND THE TREE/PALM OUTWARD OF THE DRIP LINE. ALL EXPOSED ROOTS ARE TO BE PROTECTED W/ 12" OF BARK MULCH. PROTECT TREE/PALM TRUNKS SHALL BE CLEAR OF ALL MULCH.
- NO PAINT, CLEANERS, FUELS OR OTHER CONSTRUCTION MATERIAL IS TO BE EMPLOYED IN THE ROOT ZONE OF ANY TREE OR PALM.
- A CONSTRUCTION CLEANING SITE IS TO BE ESTABLISHED & ALL RUNOFF IS TO BE FILTERED

MAINTENANCE PLAN

1. CHARACTER

- THE AESTHETIC GOAL IS TO MAINTAIN THE INFORMAL CHARACTER OF THE GARDEN. PLANTS SHOULD BE ALLOWED TO SPREAD OUTSIDE OF THEIR PARAMETERS BUT KEPT OFF OF DRIVES, WALKS AND PUBLIC RIGHT OF WAYS.
- WITHIN REASON, GROUND COVER PLANTS SHOULD BE ALLOWED TO SCRAMBLE AND CLIMB.
- SHRUBS SHOULD ONLY BE TRIMMED IN A NATURAL MANNER WITH HAND CLIPPER OR PRUNING SAW. POWER HEDGE TRIMMERS SHOULD NOT BE USED.
- GREAT CARE SHOULD BE TAKEN NOT TO 'HEDGE' SHRUBS AND TREES. WHILE TRIMMING PALMS, FRONDS AT HORIZONTAL OR ABOVE SHOULD BE LEFT IN PLACE.
- ALL PRUNING SHALL BE CARRIED OUT IN ACCORDANCE WITH KEY WEST, CODE OF ORDINANCE CHAPTER 110, ARTICLE VI DIVISION 5 AND ANSI A300 PART 1.

2. HAZARDS

- REDUCE HAZARDS AND POTENTIAL HAZARDS WITHOUT CHANGING THE CHARACTER OF THE PLANTING SCHEME.
- ALL DEAD PALM FRONDS SHOULD BE REMOVED WHENEVER POSSIBLE.
- STANDARD TREE TRIMMING PRACTICES SHOULD BE FOLLOWED IN ORDER TO NOT OVER TRIM, LIFT OR HATRACK TREES AND PALMS.
- A PRE-HURRICANE SEASON INSPECTION OF THE PROPERTY SHOULD BE CARRIED OUT IN ORDER TO IDENTIFY HAZARDS.

3. MAINTENANCE

POST INITIAL PLANTING

- ALL PLANTING BEDS SHALL BE IRRIGATED DAILY FOR THE FIRST MONTH AFTER PLANTING AND THREE (3) TIMES WEEKLY FOR THE FOLLOWING TWO (2) MONTHS.
- QUANTITY OF WATER SHALL THOROUGHLY SOAK ROOT MASS.
- ALL TREE STAKING OR GUYING SHALL REMAIN IN PLACE AND IN GOOD ORDER FOR A PERIOD OF ONE YEAR AFTER PLANTING AND SHALL REMAIN IN PLACE DURING THE ATLANTIC HURRICANE SEASON (JUNE 1- NOVEMBER 30) WEEKLY
- ALL PLANTING BEDS SHALL RECEIVE MINIMUM OF ONE (1) INCH OF WATER WEEKLY.
- ALL PLANTING BEDS SHALL BE MAINTAINED WEED FREE.
- CANOPY AND ORNAMENTAL TREES SHALL RECEIVE, ON A WEEKLY BASIS, A THOROUGH SOAKING TO THE DEPTH OF THEIR ROOT BALL FOR NOT LESS THAN A YEAR
- GROUNDCOVERS ARE TO BE KEPT CUT & NEAT BUT ALLOWED (WITHIN REASON) TO OVERLAP SIDEWALK EDGES.
- MONTHLY
- PRUNING, TRIMMING AND GENERAL CLEAN UP SHALL BE CARRIED OUT IN ORDER TO PREVENT ROADWAY OR PEDESTRIAN HAZARDS.
- MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" USING FLORIDA MALALUCA MULCH (FLORAMULCH). CYPRESS OR ANY COLORED MULCH IS PROHIBITED. AVOID MULCH MOUNDS AT THE BASE OF ALL PLANT MATERIAL.
- PRE-HURRICANE
- A PRE-HURRICANE SEASON INSPECTION OF THE PROPERTY SHOULD BE CARRIED OUT IN ORDER TO IDENTIFY HAZARDS AND RECTIFY.

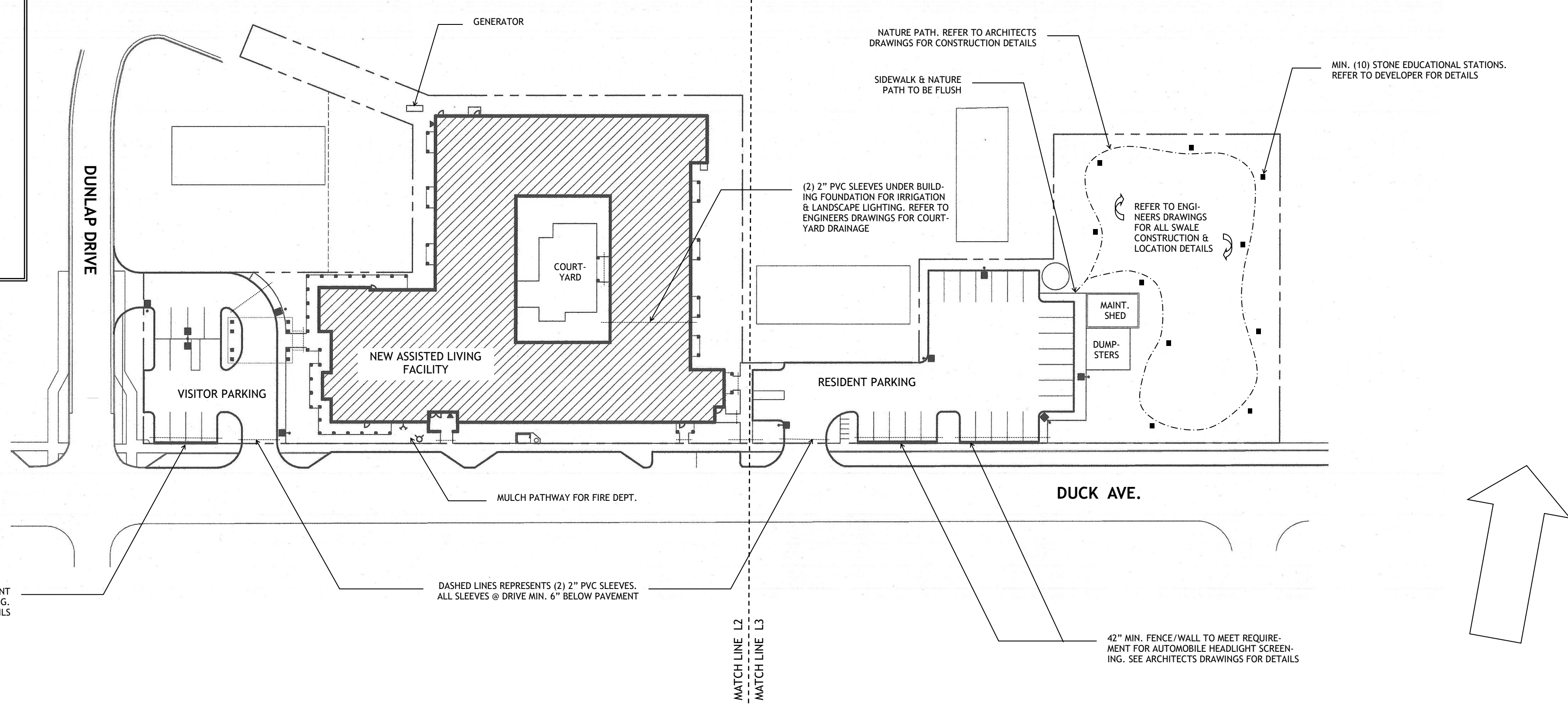
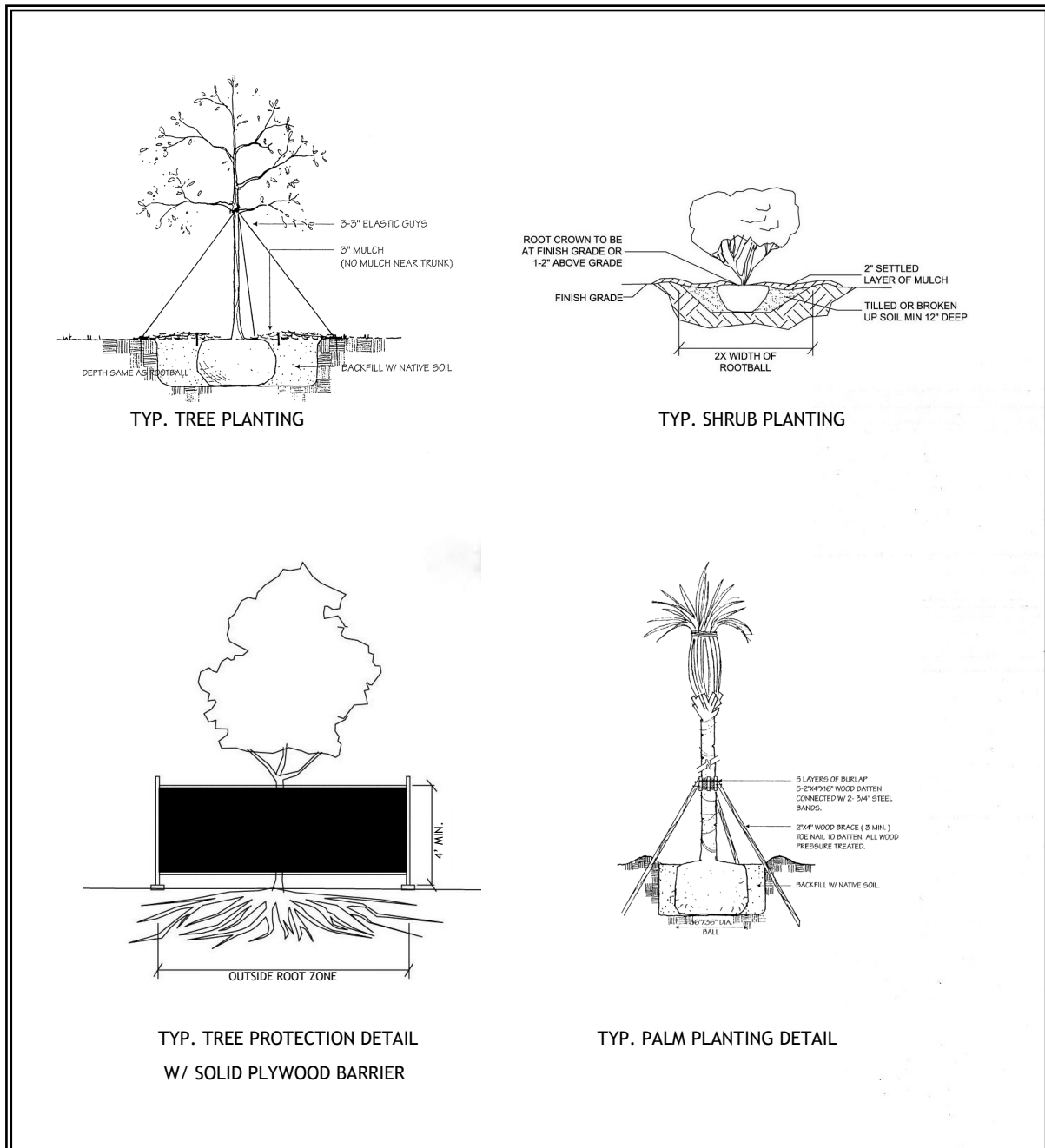
4. FERTILIZERS AND PESTICIDES

- ALL FERTILIZING SHALL BE CARRIED OUT PER ANSI A300 PART 2.
- A FERTILIZING SCHEDULE OF THREE APPLICATIONS PER YEAR IS RECOMMENDED.

MARCH 15TH
 JUNE 15TH
 SEPTEMBER 15TH

THE FOLLOWING FERTILIZERS SHOULD BE USED ACCORDING TO APPLICATION RATES ON THE LABEL.

- ATLANTIC FEC 'PALM SPECIAL' 8-2-12 FOR ALL PALMS.
- ATLANTIC FEC 'ALL PURPOSE' FOR ALL GROUND COVER, SHRUBS & TREES.
- MALORGANITE FOR ALL LAWN AREAS
- PESTICIDES
- MONITOR AND INSPECT ALL PLANTS FOR INSECT ACTIVITY.
- A MODERATE LEVEL OF ACTIVITY IS ACCEPTABLE, IF NOT DESIRABLE, AND SHOULD BE ALLOWED TO CONTINUE.
- PESTICIDE USE SHOULD BE KEPT TO A MINIMUM, ONLY BEING USED WHERE AN INFESTATION OCCURS.
- ORGANIC PESTICIDES SHOULD BE USED AS A FIRST DEFENSE AND ONLY IF THEY ARE NOT SUCCESSFUL SHOULD CHEMICAL PESTICIDES BE APPLIED.
- PESTICIDE APPLICATION AND USE SHOULD BE PERFORMED BY A CERTIFIED, LICENSED AND INSURED PROFESSIONAL.



42" FENCE/WALL TO MEET REQUIREMENT FOR AUTOMOBILE HEADLIGHT SCREENING. SEE ARCHITECTS DRAWINGS FOR DETAILS

DASHED LINES REPRESENTS (2) 2" PVC SLEEVES. ALL SLEEVES @ DRIVE MIN. 6" BELOW PAVEMENT

MATCH LINE L2
 MATCH LINE L3

42" MIN. FENCE/WALL TO MEET REQUIREMENT FOR AUTOMOBILE HEADLIGHT SCREENING. SEE ARCHITECTS DRAWINGS FOR DETAILS

APRIL 2016 SITE PLAN & DATA

CARL GILLEY
 LANDSCAPE
 DESIGN

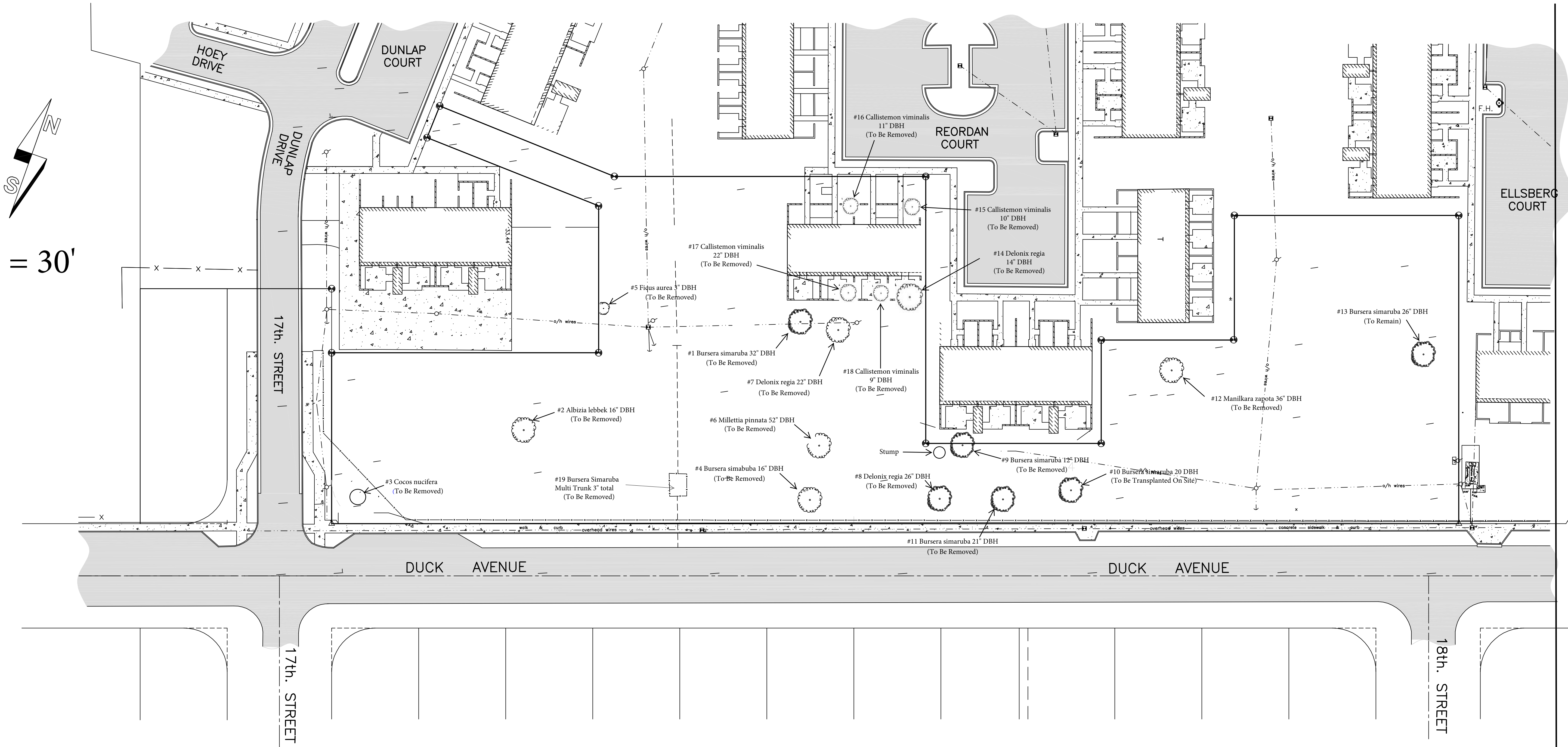
1207 GRINNELL STREET-KEY WEST-FLORIDA-33040
 CARL GILLEY LANDSCAPE DESIGN, C.O.M.
 TELEPHONE: 305-309-1032-THRINAXINC@aol.com

1664 DUNLAP DRIVE / KEY WEST / FLORIDA

1" = 40'

POINCIANA GARDENS L1

1" = 30'

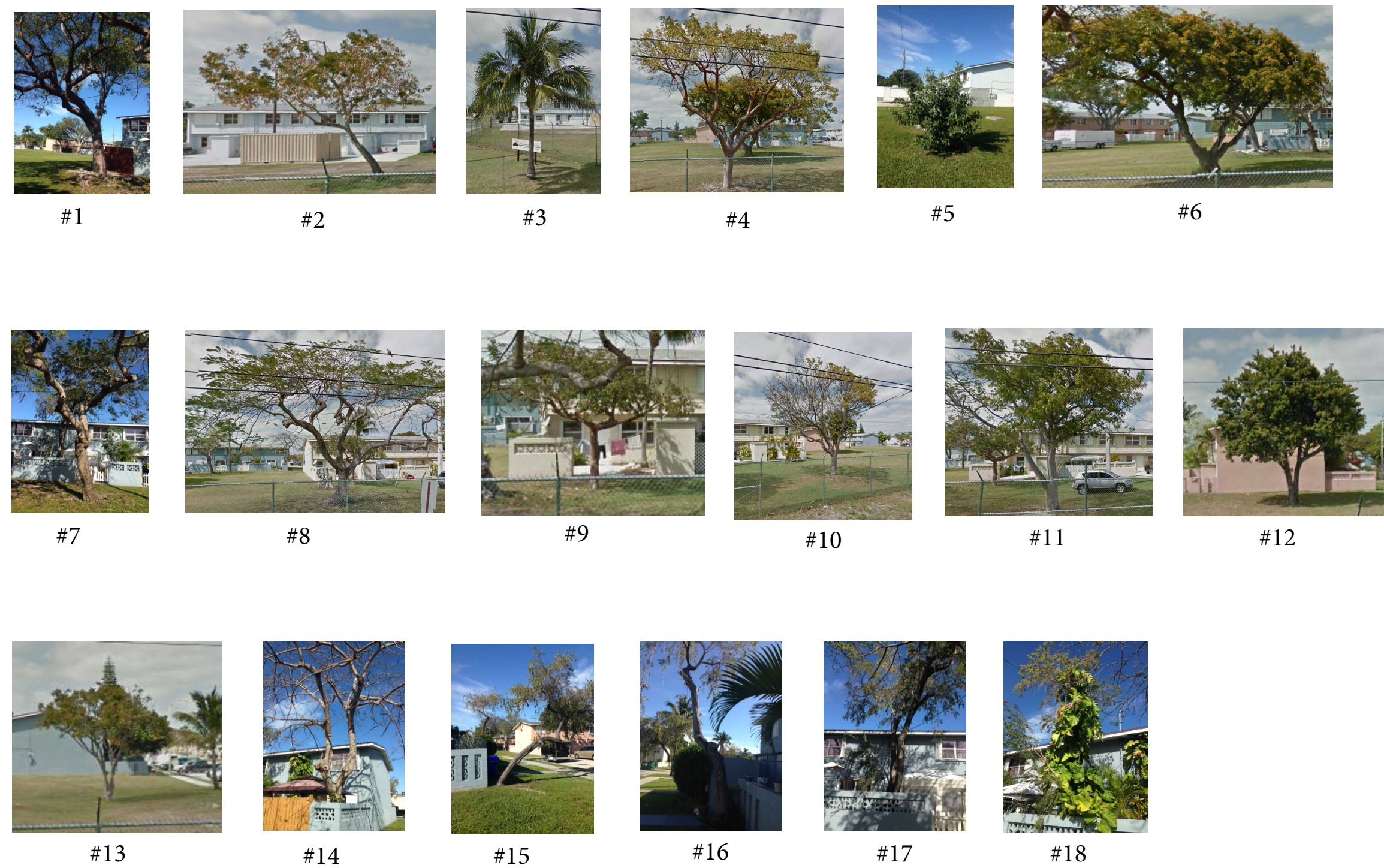


Existing Material List						
#	Qty.	Plant	Size	Native	Regulated	Request
#1	1	Bursera simaruba	32' DBH	Y	Y	Remove
#2	1	Albezia lebbek	16' DBH	N	N	Remove
#3	1	Cocos nucifera	N/A	N	Y	Remove
#4	1	Bursera simaruba	16' DBH	Y	Y	Remove
#5	1	Ficus aurea	3' DBH	Y	Y	Remove
#6	1	Milletia pinnata	52' DBH	N	Y	Remove
#7	1	Delonix regia	22' DBH	N	Y	Remove
#8	1	Delonix regia	26' DBH	N	Y	Remove
#9	1	Bursera simaruba	12' DBH	Y	Y	Remove
#10	1	Bursera simaruba	20' DBH	Y	Y	Transplant
#11	1	Bursera simaruba	21' DBH	Y	Y	Remove
#12	1	Manikara zapota	36' DBH	Y	Y	Remove
#13	1	Bursera simaruba	26' DBH	Y	Y	Remain
#14	1	Delonix regia	14' DBH	Y	Y	Remove
#15	1	Callistemon viminalis	10' DBH	Y	Y	Remove
#16	1	Callistemon viminalis	11' DBH	Y	Y	Remove
#17	1	Callistemon viminalis	22' DBH	Y	Y	Remove
#18	1	Callistemon viminalis	9' DBH	Y	Y	Remove
#19	1	Bursera simaruba	3' Multi	Y	Y	Remove

EXISTING VEGETATION PLAN

- ALL SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) & LEUCAENA LEUCOCEPHALA (LEAD TREE) SHALL BE REMOVED FROM THE POINCIANA HOUSING SITE.
- NEIGHBORING TREES, PALMS & ROOTS TO BE PROTECTED WITH SOLID BARRIERS

TREE/PALM PHOTOS



EXISTING PLANT SURVEY FEBRUARY 2016

POINCIANA GARDENS

SENIOR HOUSING PROJECT
1664 DUNLAP DR. KEY WEST FLORIDA

CARL GILLEY
LANDSCAPE
DESIGN
1207 GRINNELL STREET-KEY WEST-FLORIDA- 33040
CARL GILLEY LANDSCAPE DESIGN, C O M
TELEPHONE: 305-309-1032-THRINAVINCIGUL.COM

SYMBOL	DESCRIPTION
●	QUARTER - TORO MULTI STREAM
○	300 HALF - TORO MULTI STREAM
●	300 FULL - TORO MULTI STREAM
○	300
⊕	4 X 30 SST - RAINBIRD 12"
⊕	EST - RAINBIRD 12"
⊕	10' Q - RAINBIRD 12"
⊕	10' H - RAINBIRD 12"
⊕	15' Q - RAINBIRD 12"
⊕	15' H - RAINBIRD 12"
⊕	9 X 18 SST - RAINBIRD 12"

ZONE	TYPE	GPM
1	MIST	24
2	MIST	26
3	MIST	20
4	MIST	22
5	MIST	24
6	MIST	26
7	MIST	15
8	MIST	16
9	MIST	25
10	MIST	26
11	MIST	23
12	MIST	27
13	MULTI STREAM	24
14	MULTI STREAM	24
15	MULTI STREAM	27
16	MULTI STREAM	21

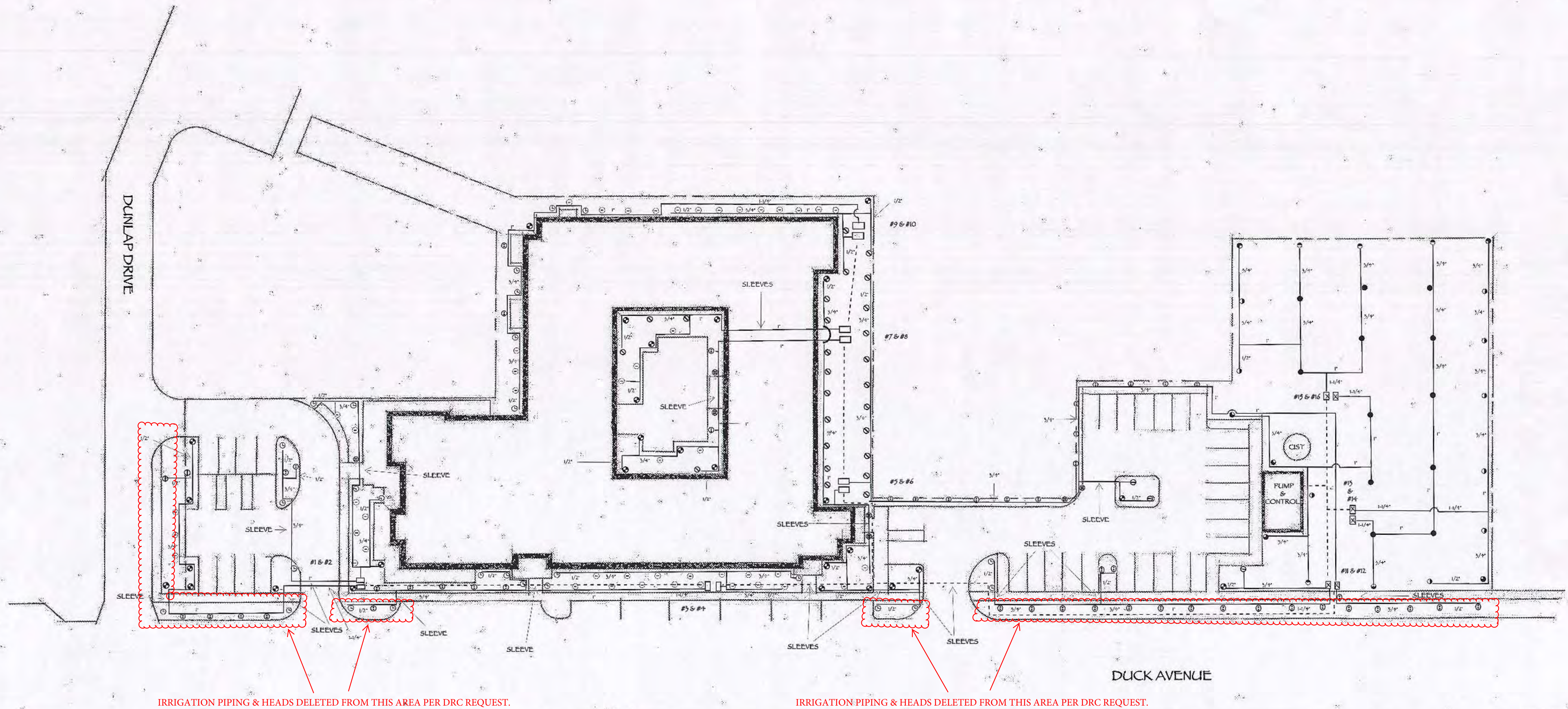
ALL SLEEVES 2" SCHED 40 PIPE
 ----- 1/4" SCHED 40 MAIN LINE
 MULTI STRAND WIRE
 2 EXTRA WIRES TO END VALVE BOXES

CONTROLL - RAINBIRD ESP4 ME
 - RAINBIRD WR2RC WIRELESS RAINSWITCH

VALVES - PEB 1" RAINBIRD SCRUBBER VALVES W/ 12X18 VALVE BOX (MAX # VALVES PER BOX (2))

PIPE - ALL PIPE TO BE SCHED 40
 - ALL GLUE JOINTS TO BE PRIMED W/ PURPLE PRIMER

PUMP INSTALLATION - GALV. SUCTION & DISCHARGE
 - MONRO BRAIN BOX & SWITCHES M5RB2H. INCLUDE AQUEDUCT AUTHORITY WATER TIE-IN FOR AUTO FILL.
 - PUMP START RELAY - KRAIN 120-24 VOLT
 - RAIN WATER FILL BY OTHERS
 - STARITC DS3HF 1-1/2 HP SELF PRIMING CENTRIFUGAL PUMP



IRRIGATION PIPING & HEADS DELETED FROM THIS AREA PER DRC REQUEST.

IRRIGATION PIPING & HEADS DELETED FROM THIS AREA PER DRC REQUEST.

17TH STREET



3255 Ragler Ave
 Suite 307
 Key West, FL 33040
 305.293.8444
 blueislandinc.net

18TH STREET



IRRIGATION PLAN - DECEMBER 2015

SCALE: 1" = 30'

CARL GILEY IP POINCIANA GARDENS
 LANDSCAPE DESIGN
 SENIOR LIVING PROJECT
 DUCK AVE • KEY WEST • FLA

1207 CRINELL STREET KEY WEST FLORIDA 33040
 CARL GILEY LANDSCAPE DESIGN - C.O.M.
 TELEPHONE: 305-304-1032-THRXINXING@GMAIL

Traffic Impact Analysis

Poinciana Gardens

Senior Living Project

Duck Avenue & 17th Street

Key West, Florida

TRAFFIC STUDY

prepared for:
Key West Senior Development, LLC

KBP CONSULTING, INC.

February 2016

Poinciana Gardens

Senior Living Project

Duck Avenue & 17th Street

Key West, Florida

Traffic Study

February 2016

Prepared for:

Key West Senior Development LLC

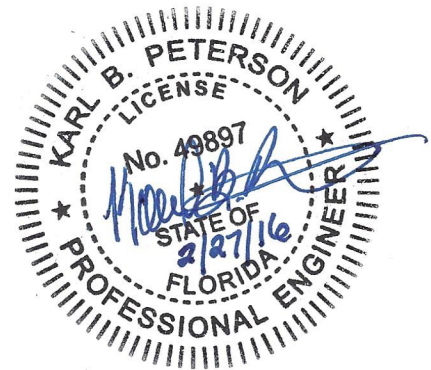
Prepared by:

KBP Consulting, Inc.

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

Phone: (954) 560-7103



Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

TABLE OF CONTENTS

INTRODUCTION	1
INVENTORY	3
Existing Land Use and Access.....	3
Proposed Land Uses and Access.....	3
Roadway System.....	3
TRIP GENERATION	4
TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT	6
TRAFFIC ANALYSIS	8
SUMMARY & CONCLUSIONS	9

LIST OF FIGURES

FIGURE 1 – Project Location Map	2
FIGURE 2 – Trip Distribution	7

LIST OF TABLES

TABLE 1 – Trip Generation Analysis	5
--	---

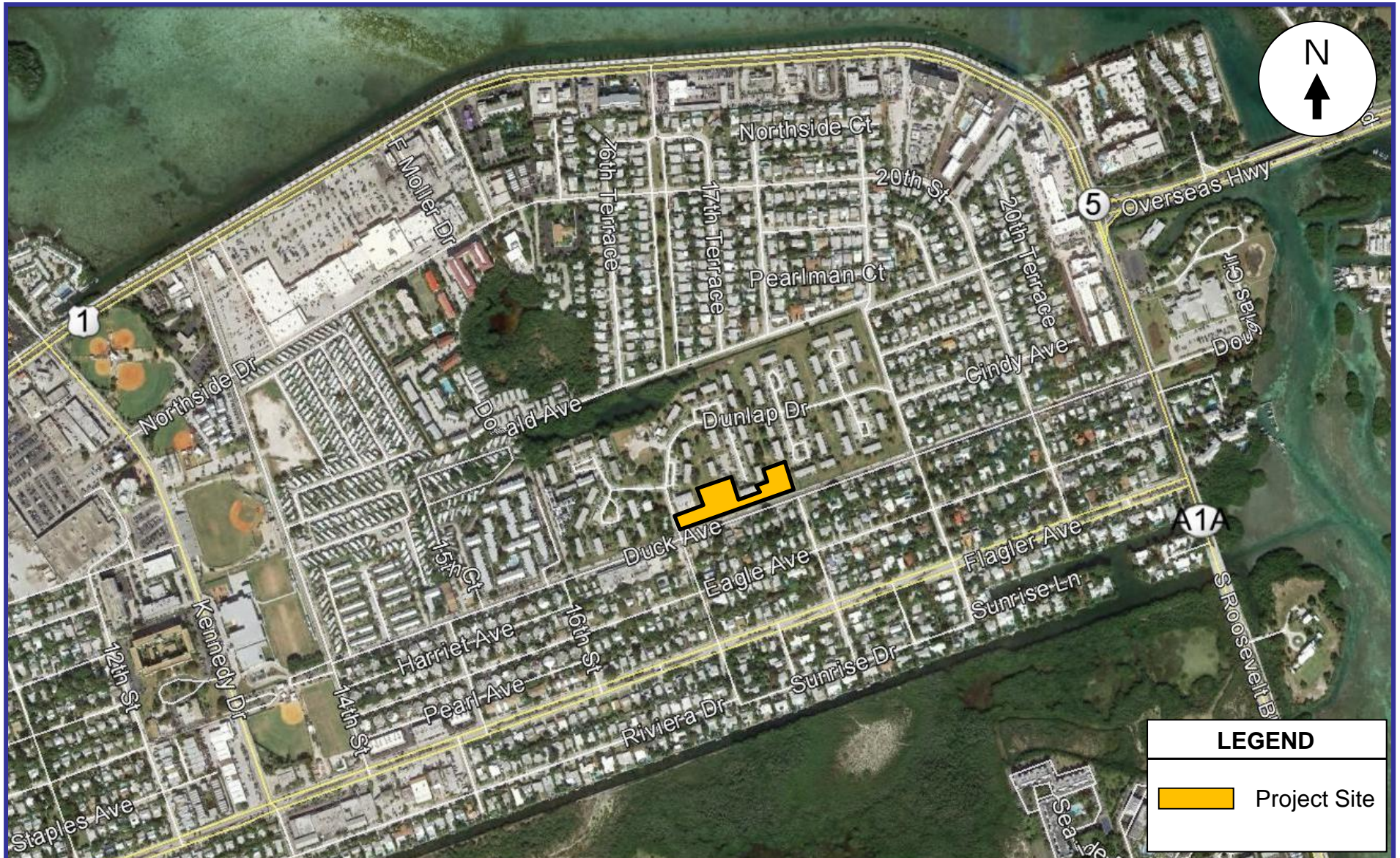
INTRODUCTION

Poinciana Gardens is a proposed senior living development to be located in the northeast corner of the intersection at Duck Avenue and 17th Street in the City of Key West, Monroe County, Florida. The location of this proposed residential development is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Key West Senior Development, LLC to prepare a traffic study in connection with the proposed development of this residential facility. This study addresses the trip generation characteristics of the current and proposed development intensities and the resulting impacts of this traffic on the surrounding roadway network.

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

1. Inventory
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Traffic Analysis
5. Summary & Conclusions



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Poinciana Gardens
Key West, Florida

INVENTORY

Existing Land Use and Access

The subject site for the Poinciana Gardens facility is approximately two (2) acres and contains an existing four (4) dwelling unit residential apartment building. The remainder of the site is vacant. The site does not have direct vehicular access to either Duck Avenue or 17th Street; however, the referenced apartment building has vehicular access via 17th Street / Dunlap Drive and Reordan Court.

Proposed Land Uses and Access

The Poinciana Gardens residential facility will be developed by Key West Senior Development, LLC; however, the project will be owned by the Housing Authority of Key West. This senior living facility will have 108 residential dwelling units. Of these, 60 dwelling units will be supported independent living and 48 dwelling units (housing up to 56 residents) will receive assisted living services. All residents will receive meals, housekeeping, laundry, and social programs. Additionally, this facility will include a large respite care (i.e. day care) area for up to 25 senior adults. The existing four (4) dwelling unit apartment building will be demolished.

The main entry to the facility will be near the intersection of Duck Avenue and 17th Street. As such, there will be an ingress only driveway on Duck Avenue and an egress only driveway on 17th Street / Dunlap Drive. This area will include a parking lot with 11 parking spaces. Another parking area will be provided at the east end of the site. This area will include 26 parking spaces and will be accessed via a full access driveway on Duck Avenue. Appendix A contains the preliminary site plan for this project.

Roadway System

The study area is served by Duck Avenue and 17th Street. Duck Avenue is a two-lane collector roadway generally oriented in the east-west direction. This roadway provides direct access to Roosevelt Boulevard (SR A1A) to the east and Glynn Archer Drive to the west. 17th Street is a two-lane local roadway oriented generally in the north-south direction and provides direct access to Flagler Avenue to the south.

TRIP GENERATION

A trip generation analysis has been conducted for the existing and proposed development on the subject Poinciana Gardens site. The analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for AM peak hour and PM peak hour conditions. According to the ITE report, the most appropriate "land use" categories for this analysis are as follows:

APARTMENT – ITE LAND USE #220

- ❑ AM Peak Hour: $T = 0.51 (X)$ (20% in / 80% out)
- ❑ PM Peak Hour: $T = 0.62 (X)$ (65% in / 35% out)
where T = number of trips and X = number of dwelling units

CONGREGATE CARE FACILITY (INDEPENDENT LIVING) – ITE LAND USE #253

- ❑ AM Peak Hour: $T = 0.06 (X)$ (59% in / 41% out)
- ❑ PM Peak Hour: $T = 0.17 (X)$ (55% in / 45% out)
where T = number of trips and X = number of dwelling units

ASSISTED LIVING – ITE LAND USE #254

- ❑ AM Peak Hour: $T = 0.14 (X)$ (65% in / 35% out)
- ❑ PM Peak Hour: $T = 0.22 (X)$ (44% in / 56% out)
where T = number of trips and X = number of beds

DAY CARE CENTER – ITE LAND USE #565

- ❑ AM Peak Hour: $T = 0.80 (X)$ (53% in / 47% out)
- ❑ PM Peak Hour: $T = 0.81 (X)$ (47% in / 53% out)
where T = number of trips and X = number of students (in this case, senior adults)

Utilizing the above-listed trip generation rates from the referenced ITE document, a trip generation analysis was undertaken for the existing and proposed development intensities at the Poinciana Gardens site. The results of this effort are documented in Table 1 on the following page.

Table 1 Trip Generation Analysis Poinciana Gardens - Key West, Florida							
Land Use	Size	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
Existing							
Apartment	4 DU	0	2	2	1	1	2
Total		0	2	2	1	1	2
Proposed							
Independent Living	60 DU	2	2	4	6	4	10
Assisted Living	56 Beds	5	3	8	5	7	12
Day Care	25 Persons	11	9	20	9	11	20
Total		18	14	32	20	22	42
Difference (Proposed - Existing)		18	12	30	19	21	40

Compiled by: KBP Consulting, Inc. (February 2016).

Source: ITE Trip Generation (9th Edition) Report.

As indicated in Table 1, the proposed Poinciana Gardens facility is estimated to generate approximately 32 AM peak hour vehicle trips (18 inbound and 14 outbound) and approximately 42 vehicle trips (20 inbound and 22 outbound) during the typical afternoon peak hour. When compared with the existing development intensity (i.e. 4 apartment dwelling units), this represents an increase of 30 AM peak hour vehicle trips and 40 PM peak hour vehicle trips.

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution for the Poinciana Gardens project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The trip distribution for the project is summarized below:

- 45% to and from the west via Duck Avenue
- 30% to and from the east via Duck Avenue
- 25% to and from the south via 17th Street

The trip distribution for the Poinciana Gardens project is presented graphically in Figure 2 on the following page.



KBP
CONSULTING, INC.

Trip Distribution

FIGURE 2
Poinciana Gardens
Key West, Florida

TRAFFIC ANALYSIS

As mentioned previously, the proposed Poinciana Gardens facility is expected to result in 30 additional AM peak hour vehicle trips and 40 additional PM peak hour vehicle trips. The preceding trip distribution analysis indicates that 45% of the project trips are expected to utilize Duck Avenue west of the site while 30% of the project trips are expected to utilize Duck Avenue east of the site. The remaining 25% of the project trips are expected to utilize 17th Street (or other nearby north-south roadways connecting to Flagler Avenue).

During the AM peak hour, it is expected that an additional 14 vehicles will utilize Duck Avenue west of the site, an additional nine (9) vehicles will utilize Duck Avenue east of the site, and an additional seven (7) vehicles will utilize 17th Street south of the site. During the PM peak hour, it is expected that an additional 18 vehicles will utilize Duck Avenue west of the site, an additional 12 vehicles will utilize Duck Avenue east of the site, and an additional 10 vehicles will utilize 17th Street south of the site.

In each direction, the number of new vehicle trips during the AM and PM peak hours is considered to be minimal. In other words, the maximum number of new vehicle trips on Duck Avenue (i.e. 18 vehicles west of the site during the PM peak hour) is equivalent to approximately one (1) vehicle every three (3) minutes. As such, the anticipated increase in traffic volumes associated with the Poinciana Gardens facility will have little impact on the operational characteristics of the surrounding roadway network.

SUMMARY & CONCLUSIONS

Poinciana Gardens is a proposed senior living development to be located in the northeast corner of the intersection at Duck Avenue and 17th Street in the City of Key West, Monroe County, Florida. The subject site for the Poinciana Gardens facility is approximately two (2) acres and contains an existing four (4) dwelling unit residential apartment building. The remainder of the site is vacant.

The Poinciana Gardens residential facility will have 108 residential dwelling units. Of these, 60 dwelling units will be supported independent living and 48 dwelling units (housing up to 56 residents) will receive assisted living services. Additionally, this facility will include a large respite care (i.e. day care) area for up to 25 senior adults. The existing four (4) dwelling unit apartment building will be demolished.

According to the trip generation analysis, the proposed Poinciana Gardens facility is estimated to generate approximately 32 AM peak hour vehicle trips (18 inbound and 14 outbound) and approximately 42 vehicle trips (20 inbound and 22 outbound) during the typical afternoon peak hour. When compared with the existing development intensity (i.e. 4 apartment dwelling units), this represents an increase of 30 AM peak hour vehicle trips and 40 PM peak hour vehicle trips.

From a traffic engineering standpoint, the projected increase in traffic is considered to be minimal. For instance, the maximum number of new vehicle trips on Duck Avenue (i.e. 18 vehicles west of the site during the PM peak hour) is equivalent to approximately one (1) vehicle every three (3) minutes. As such, the anticipated increases in traffic volumes associated with the Poinciana Gardens facility will have little impact on the operational characteristics of the surrounding roadway network.

Traffic Review Comments



CITY OF KEY WEST TRAFFIC REVIEW COMMENTS

Date: May 26, 2016
Discipline: Traffic Engineering
Reviewed by: Eric Czerniejewski, P.E., ENV SP
Phone No.: (954) 921-7781
Fax No.: (954) 921-8807

Application No.: N/A
Project Name: Poinciana Gardens Senior Living Project

No comments
 Comments as followed or attached

1. Please review the intersection sight distance issues at the intersection of Duck Avenue and 17th Street. Although this is a four way stop controlled intersection, there are sight distance concerns on the north leg of 17th Street at the NW corner of the intersection. Please confirm if there is a crash history at this intersection.

KBP Consulting, Inc. 05/19/16 response: As mentioned in the comment, the intersection of Duck Avenue and 17th Street is a four-way stop location. As such, sight distance standards are minimal. Sufficient sight distance in these circumstances is generally defined as the ability for a stopped vehicle at the stop bar on any approach to see the first stopped vehicle on all other approaches. Based upon our experience with and knowledge of this intersection, adequate sight distances are provided for each approach.

If the City and/or their consultant believe that there may be a sight distance obstruction at this location, it is not dependent on traffic volumes or new project traffic associated with proposed development. Either the obstruction exists or it does not. If it does exist, then it should be corrected immediately. And, given that the possible obstruction is not located on developer owned property, this condition must be addressed by the City and not the developer.

CGA response: Addressed. City of Key West has been notified of this location.

2. Please review the intersection sight distance issues at the intersection of Duck Avenue and 18th Street. This is two way stop controlled intersection with sight distances concerns on the south leg of 18th Street at the SW and SE corners of the intersection. Please confirm if there is a crash history at this intersection.

BKP Consulting, Inc. 05/19/16 response: The intersection of Duck Avenue and 18th Street is a three-way stop. As such, the sight distance requirements described for the four-way stop (Comment #1) are applicable for this location as well. And, we are not aware of any obstructions at this location under the current traffic control condition. As with the previous comment, if it is concluded by the City and/or their consultant that a sight distance obstruction exists at Duck Avenue and 18th Street, then it should be corrected immediately. And, given that the possible obstruction is not located on developer owned property, this condition must be addressed by the City and not the developer.

CGA response: Addressed. City of Key West has been notified of this location.

3. Please expand the Roadway System narrative to include description of the roadway features included as part of the 60' Duck Avenue ROW. This would include recent roadway improvements along Duck Avenue including bicycle facility infrastructure, on street parking, etc. It appears that there have been recent traffic/roadway improvements along the Duck Avenue corridor.

BKP Consulting, Inc. 05/19/16 response: The report will be amended to elaborate on the roadway narrative to include the current configuration and amenities of Duck Avenue.

CGA response: Addressed.

4. Please provide an exhibit in the report that shows the trip distribution and assignment by movements (am and pm peak hours) at the driveways and key intersection of Duck Avenue and Dunlap Drive/17th Street. Please confirm that queue stacking will be sufficient at the one way parking lot at the NE corner of this intersection.

BKP Consulting, Inc. 05/19/16 response: The report will be amended to provide the requested exhibit and we will confirm the vehicle stacking condition.

CGA response: Addressed.

5. Please provide an existing and future LOS analysis for the road segment of Duck Avenue between Glenn Archer Drive and Roosevelt Blvd. Please confirm if it meets City LOS standards.

BKP Consulting, Inc. 05/19/16 response: As mentioned in the traffic report, the maximum impact on Duck Avenue is projected to be 18 vehicles west of 17th Street in the PM peak hour. Given that Duck Avenue is a non-State, 2-lane roadway with no exclusive turn lanes, the peak hour two-way Level of Service (LOS) "D" capacity is approximately 930 vehicles per hour (vph). (FDOT Q/LOS generalized service volume tables for a Class II – 35 mph or slower speed, non-state roadway.) The anticipated project traffic reflects a maximum impact of less than

2% of the roadway's capacity. Hence, as stated in the report, the project impact is minimal or, de minimis. And, in our opinion, no further action is required.

CGA response: Addressed.

A handwritten signature in blue ink, appearing to read "Eric Czerniejewski".

Eric Czerniejewski, P.E., ENV SP

Additional Information



December 18, 2015

March 8, 2016 REVISED POST DRC



Key West Planning Department
Attn: Patrick Wright
3140 Flagler Avenue
Key West, FL 33040

Rockford
Construction
Company, Inc.

Tel. 616.285.6933
Fax 616.285.8001

601 First Street NW
Grand Rapids, MI 49504

SUBJECT: Development Plan and Conditional Use Application for Poinciana Gardens located in Poinciana Plaza

Dear Mr. Wright,

Please accept this letter, plans, and supporting documentation for the Development Plan and Conditional Use Application Submission Package for Poinciana Gardens. Note: Our answers are underlined.

DEVELOPMENT PLAN SUBMISSION MATERIALS

Sec. 108 – 227. Title block.

- (1) Name of development. Poinciana Gardens Senior Living.
- (2) Name of owner/developer. The Owner is the Housing Authority of Key West, Florida. The Developer is Key West Senior Development, LLC.
- (3) Scale. Please refer to plans.
- (4) North arrow. Please refer to plans.
- (5) Preparation and revision date. Please refer to plans.
- (6) Location/street address of development. 1664 Dunlap Drive, (corner of Duck Avenue and 17th Street, area also known as Poinciana Plaza).

Sec. 108 – 228. Identification of key persons.

- (1) Owner. The Housing Authority of Key West, Florida.
- (2) Owner’s authorized agent. James Nichols, Key West Senior Development, LLC and Rockford Construction.
- (3) Engineer and architect.
 - a. Engineer Allen Perez, P.E., Perez Engineering & Development, Inc.
 - b. Architect Dan Tosch, R.A., Progressive Associates, Inc.
- (4) Surveyor. Fred Hildebrandt, Island Surveying Inc.
- (5) Landscape architect and/or environmental consultant. Carl Gilley, Thrinax, Inc.
- (6) Other involved in the application. Blue Island Inc. (licensed landscape architect responsible for sealing the irrigation plan).
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any

- OFFICE
- MEDICAL
- EDUCATIONAL
- RETAIL
- INDUSTRIAL
- RENOVATION
- COMMERCIAL
- RESIDENTIAL

majority stockholders will be sufficient. The property is owned by the Housing Authority of the City of Key West, an entity created by statute and ordinance.

Sec. 108-229. Project description.

- (1) Zoning (include any special districts). MDR-1.
- (2) Project site size (acreage and/or square footage). 21.61 acres or 941,316 SF
- (3) Legal description. Please refer to survey.
- (4) Building size. 70,003 SF.
- (5) Floor area ratio, permitted and proposed. 1.0 permitted, 1.0 proposed.
- (6) Lot coverage, permitted and proposed. Building coverage 40% permitted, 12.9% proposed.
- (7) Impervious surface. 60% permitted, 46% proposed.
- (8) Pervious surface. 54% proposed.
- (9) Landscape areas. Please refer to the attached conceptual landscape plan.
- (10) Parking spaces, permitted and proposed. 1 parking spaces per 4 beds permitted, 37 parking spaces proposed.
- (11) Delineation of location of existing and proposed structures. Please refer to plans.
- (12) Existing and proposed development type denoted by land use including density/intensity. Currently, the site houses a 4 unit residential structure owned and operated by the Housing Authority of Key West, the existing facility will be demolished and replaced with an assisted living facility or more commonly referred to as "nursing homes, rest homes and convalescent homes." A Conditional Use is also be sought after for this project. This parcel is within the Medium Density Residential District-1 (MDR-1). The conditional use of this facility as "nursing homes, rest homes, and convalescent homes" has density based upon FAR, not units per acre.
- (13) Setbacks. None. Please refer to Key West Code of Ordinances Sec. 122-280(6)(a).

Sec 108-230. Other project information.

- (1) Proposed stages or phases of development or operation and facility utilization. The development is projected to start upon receipt of all municipal approvals. We're anticipating this date to be May 2016. Typical of construction, the plan is to demolish the existing blue, multi-unit building prior to sitework commencement. The schedule is twenty-two (22) months long with a February 2018 completion date.
- (2) Target dates for each phase. If approved, demolition will take place prior to all municipal approvals, actual construction is planned to start in May 2016. This project is not going to be constructed in phases.
- (3) Expected date of completion. February 2018.
- (4) Proposed development plan for the site. Please refer to attached "Exhibit A - Development Plan."
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).

A. Number and type of residential units:

The proposed development will contain 108 units spaced throughout three stories. The first two stories will be "independent living units with supportive services" while the third floor will be "assisted living units", as follows:

	1 st floor – Independent Living with Services	2 nd floor – Independent Living with Services	3 rd floor – Licensed Assisted Living	Total of each unit
Unit '1' Studio with ½ bath			14	14
Unit '2' Studio with full bath	9	11	16	36
Unit '3' Semi-private with full bath			8	8
Unit '4' One bed with full bath	9	7	10	26
Unit '5" Two bed with two full baths	11	13		24
Total units/floor	29	31	48	108

In addition to the units and residents above, the first floor of the building will include a sufficient area to permit a minimum of twenty-five (25) non-resident per day of respite care for a daily fee. This development will also contain supportive spaces such as guest and resident vestibules and lobbies, administrative offices, mechanical and equipment rooms, first floor commercial kitchen and third floor warming kitchen, receiving, storage, visiting doctor's office, staff areas, and restrooms. Amenity spaces include a parlor, two (2) dining rooms, an arts and crafts room, activity room, commercial laundry, lounge, approximately 4,800 SF of exterior courtyard, a physical therapy room, multi-purpose room, and 2,700 SF mediation terrace. In addition to the above-mentioned courtyard, surrounding the front entrance is a large, wrap around lanai with seating, and along the east end of the building is a substantial space for a community garden. The community garden and other selected landscaping will be watered using a rainwater retention system.

B. Floor Area by Land Use: All floor area is affordable and low income senior living apartments with supportive services including food, laundry, housekeeping, with forty-eight (48) units being licensed, assisted living, including both supportive services and assistance with daily living.

C. Number of tourist accommodation units: None.

D. Seating and parking capacities: There will be seating in the first floor dining room for all independent living residents and third floor dining room seating for all assisted living residents. Each apartment has a seating area and dining area as well. There also is seating areas in the respite care units for day care clients. A total of thirty-seven (37) parking spaces have been strategically placed within the site, eleven (11) at the main entry and twenty-six (26) for resident parking. Of the thirty-seven (37) parking spaces, four (4) spaces are ADA compliant. A bike/scooter parking area accommodating ten (10) bikes and scooters will be located near the resident entry.

E. Number of hospital beds: None.

F. Proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses: The project contemplates an out building adjacent to the east end of the parking lot that will be used for maintenance, lawn care, storage, and vehicle storage (please refer to plans). In addition, there will be a 175KW back-up electric generator outside the kitchen. An area for waste disposal will be located adjacent to the maintenance building at the east end of the site.

- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site. This project is not a planned unit development. It is a single commercial structure being used for affordable senior

living including licensed assisted living. This site and building have been designed to provide residents and guests various outdoor areas. Please refer to plans.

- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations. This building shall be constructed so as to have the first habitable floor 1.5 feet above the required base flood elevation (AE-7).
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas. This site does not have any new encroachment into environmentally sensitive areas. As required by ordinance, 30,000 gallon cistern will be installed on the site to catch rainwater (one gallon per square foot of roof area).

Sec 108-231. Residential developments.

- (1) A breakdown of the proposed residential units by number of bedrooms. Refer to chart above for room configurations by floor. Seventy-six (76) of the 108 units are proposed to be single room occupancy and restricted to one person per unit. There are eight (8) semi-private studio rooms in the assisted living area, each accommodating two residents. There are twenty-four (24) two bedroom units, allowing more than one person per unit.
- (2) Tenure (i.e., owner-occupied or rental). Long-term rental.
- (3) Structure type, such as single-family, duplex, multiple-family, mobile home. This is a multi-family structure constructed to Florida Assisted Living Facility standards. As is the case for all units in the Poinciana Plaza, the proposed units must be rented to qualifying affordable or low income tenants only.

Sec 108-232. Intergovernmental coordination.

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:

Note: Initial coordination with the below entities and organizations began on October 30, 2015.

- a. South Florida Regional Planning Council (SFRPC). N/A.
 - b. City electric system (CES). Refer to attached letter from Keys Energy dated September 1, 2015.
 - c. State department of environmental protection (DEP). N/A.
 - d. Army Corps of Engineers (ACOE). N/A.
 - e. South Florida Water Management District (SFWMD). Currently verifying if this is relevant to our project.
 - f. State department of transportation (DOT). N/A.
 - g. State department of community affairs (DCA). N/A.
 - h. Florida Keys Aqueduct Authority (FKAA). Refer to attached letter dated November 30, 2015.
 - i. State fish and wildlife conservation commission (F&GC). N/A.
 - j. The county.
 - k. Agency for Healthcare Administration (AHCA). This agency licenses and oversees assisted living facilities in Florida. At an appropriate time, an application for license will be filed. This process begins after building permits are issued.
 - l. The City of Key West. This team has been in contact with various departments of the City of Key West. All forms of communication have been established and will continue throughout the term of the project and beyond if necessary.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land. This project does not encroach upon or impact wetlands or submerged land.
 - (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues. Applicant will provide timely status of governmental involvement as the project proceeds.

Sec. 108-233. Concurrency facilities and other utilities or services.

Development plans shall satisfy concurrency management regulations cited in chapter 94. This component of the plan shall identify demands on concurrency facilities generated by the proposed development and identify how the demands shall be accommodated through improvements. The development plan shall also list the utility providers currently serving the site together with a description of the existing infrastructure serving the site. Include the location, design and character of all concurrency facilities and other utilities, such as underground or overhead electric lines, gas transmission lines, or other similar facilities or services, on the development plan.

Please refer to plans. Coordination with the necessary entities is in process.

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

The development plan shall satisfy criteria established in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

The appearance, design and compatibility shall satisfy criteria established in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

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

(a) *Compliance.* The development plan submitted for review should be in compliance with all applicable performance criteria set forth in chapter 94, chapter 102, chapter 106, articles I and III through IX of this chapter, chapter 110 and chapter 114.

(b) *Vicinity map.* A vicinity map shall be provided with the project's location noted together with a general written description of the proposed development. Show the relationship of site to surrounding streets and public facilities at a scale of approximately one inch to 200 feet.

(c) *Land use compatibility.* Adjacent land uses shall be identified including current zoning designation, conditional uses and/or special districts within 50 feet of the boundaries for a minor development, and 100 feet of the boundaries for a major development. If applicable, assess the impact of the proposed development upon the unincorporated part of the county.

(d) *Historic and archeological resource protection.* A review of the project's impact on archaeological and historic resources shall be included. In addition to compliance with development plan review procedures of this article, developments within the historic district shall be consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation and the city's historic architectural review commission's (HARC) Design Guidelines in Key West's Historic District, as provided in chapter 102. Include the written record of the historic architectural review commission's review of the project's impacts in the development plan.

(e) *Subdivision of land.* Any subdivision of land shall comply with section 108-1 and chapter 118 pertaining to subdivisions.

Please refer to plans.

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

The applicant for development plan approval shall submit a development plan that exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

The submitted development plans exhibit harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Sec. 108-237. Site plan.

Development plans shall be drawn at a scale of one inch to 100 feet or larger. The maximum sheet size for development plans shall not exceed 24 inches by 36 inches. Multiple sheets may be used provided each sheet is numbered and the total number of sheets is indicated on each sheet. Cross referencing between sheets shall be required. Necessary notes and symbol legends shall be included. Abbreviations should be avoided but if used they shall be defined in the notes.

Please refer to plans. A site plan illustrating the reconfigured site has been provided in accordance with the requirements of section 108-237.

Sec. 108-238. Architectural drawings.

All architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively.

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Drawings submitted for development plan meet or exceed the minimal submission requirements. The professional architect of record is Progressive Associates, Inc. and the professional engineer of record is Perez Engineering & Development, Inc. (please refer to Sec. 108 – 228. Identification of key persons listed above.)

Sec. 108-239. Site amenities.

- (a) Generally. The site plan shall include amenities required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.
- (b) Existing. All existing site amenities (i.e., signs, lighting fixtures, water features, etc.) shall be indicated as to location, character, color, and dimension.
- (c) Proposed. State the location, size, character, color, height and design of all newly proposed site amenities in the form of working drawings and/or photographs.

Please refer to plans.

Sec. 108-240. Site survey.

A site survey prepared by a certified land surveyor shall be included in the development plan.

Please refer to plans.

Sec. 108-241. Soil survey.

The soil survey for the development plan shall be as identified in the soil survey for the county, U.S.D.A. Soil Conservation Service or other competent expert evaluation. When soil suitability limitations are indicated for the proposed development, the city engineer may require a preliminary soil analysis by a qualified soils engineer. The development plan shall comply with environmental protection criteria in section 108-1 and articles III, IV, V, VII and VIII of chapter 110.

Please refer to Geotech Report by PSI dated October 27, 2015.

Sec. 108-242. - Environmentally sensitive areas.

Using maps from the comprehensive plan, future land use map series (FLUM), the development plan shall indicate whether or not the parcel is located within a floodplain, floodway or drainageway, wetland, open water, upland wildlife habitat, or coastal high hazard area. Site specific surveys may be required.

Please refer to plans. The site is located in the AE-7 Flood Zone. This project does not encroach upon or impact wetlands or submerged land.

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

- (a) Land clearing, excavation and fill.
- (b) Tree protection.
- (c) Landscaping plan.
- (d) Irrigation plan.

The development plans and proposed development activity complies with section 108-289 and applicable performance criteria as outlined in Section 108-1 and articles III, IV, V, VII, and VIII of Chapter 110.

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

Development plans shall satisfy on- and off-site vehicular and bicycle circulation, and parking requirements of articles IV and VII of this chapter. Development plans shall include location, dimensions and typical construction specifications.

Please refer to plans to depict the requirements for on- and off-site vehicular and bicycle circulation, and parking.

Sec. 108-245. - Housing.

- (a) If the development project includes residential development, a breakdown of the proposed residential units by price or rental range and type of unit shall be provided, such as single-family, duplex, townhouse, mobile home.
Rents (excluding mandatory services and/or assistance with daily living) range from \$304 –\$2205 per month.
Rent including services range from \$1104 to \$4041 depending on the size of unit and the services included.

- (b) If lots are to be sold without constructed dwelling units, the number and percentage of such lots and the extent of improvements to be made prior to sale shall be indicated.
- (c) The potential of the proposed development to meet local or regional housing needs shall be assessed. In particular, any measures taken to provide low and moderate income housing shall be indicated.
All units are reserved for low to moderate income tenants.
- (d) Hurricane evacuation considerations which acknowledge the current evacuation and emergency operations plans, how project residents will be informed about these plans, and any developer responsibilities identified in such plans shall be described.
Hurricane evacuation and emergency evacuation and operation plans consistent with ACHA requirements will be developed and implemented as part of the licensing procedure for assisted living facilities, including recurrent training and regular drills.

Sec. 108-246. - Economic resources.

- (a) An analysis of the estimated average ad valorem tax yield from the proposed project during each phase of development shall be provided. Assumptions and standards utilized including but not limited to assessed value, exemption and millage rate shall be indicated.
N/A.
- (b) For each development phase, the average annual construction expenditure by type (labor, materials) and the percentage of this expenditure which will occur within the city shall be estimated.
Project Construction cost is approximately \$14 million. Local content unknown until bids are let following development of full construction plans after DRC and Conditional Use approval.
- (c) For nonresidential developments, the number of permanent employees using appropriate standard industry classifications shall be projected.
It is estimated that the facility will employ thirty-five (35) full-time employees.

Sec. 108-247. - Special considerations.

- (a) The relationship of the proposed development to city land use plans, objectives and policies shall be described. Also, the relationship to existing or proposed public facilities plans, such as wastewater treatment and transportation shall be indicated and any conflicts identified.
- (b) Any relationship of the project to special zoning districts, such as airport noise and hazard zones, solid or liquid waste treatment or disposal areas, shall be indicated.
N/A.
- (c) If applicable, the proposed development's impact on the unincorporated portion of the county shall be assessed.
- (d) If the project fronts a shoreline, measures to allow public access to the shoreline, such as easements or rights-of-way, shall be indicated, and any structure that may impede movement along the shoreline below the mean high water line shall be illustrated, and measures being taken to mitigate any such impediment shall be demonstrated.
N/A.
- (e) Any special facilities that will be provided to accommodate bus ridership (i.e., bus stop, bus access lane, or other similar facilities) shall be indicated.
Access will be assured to the existing bus stop on the corner of the property.
- (f) Any special design features that will be utilized to reduce energy consumption shall be described. Further, any measures that will be taken to utilize solar energy or other alternative energy sources shall be described.
See the FGBC Florida Green Home Standard Checklist for details of energy savings to be included in the facility.
- (g) If the building is to be elevated, the uses for the area between the bottom floor and the grade shall be indicated by square footage.
N/A.
- (h) The size and nature of private and public recreation facilities provided on the site shall be indicated.

Please refer to plans.

- (i) Proof of coordination with applicable local, regional, state and federal agencies, including the state department of environmental protection and the army corps of engineers that will be involved in the project shall be provided. Please refer to Sec 108-232. Intergovernmental coordination (above). We will seek ACHA approval prior to Certificate of Occupancy.
- (j) Evidence that any necessary permit, lease or other permission from the state department of environmental protection has been obtained for any activity that will impact wetland communities or submerged land shall be provided. N/A.

Sec. 108-248. - Construction management plan and inspection schedule.

When the proposed development contains two or more phases and/or the project's proposed construction schedule is anticipated to exceed a period of one year, the applicant shall be required to submit a construction management plan and inspection schedule as part of the development plan.

Although this project is to be constructed in one phase, the proposed construction duration is approximately twenty-two (22) months. Throughout the term of construction, we will comply with necessary construction and safety measures. Required inspections will be scheduled and conducted accordingly. A full construction management plan will be submitted once we have received the necessary approvals from the Planning Department.

Sec. 108-249. - Truman Waterfront Port facilities.

N/A.

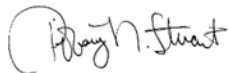
CONDITIONAL USE CRITERIA

Conditional Use approval is also being requested for this project. Per section 122-278, this property, zoned medium density residential district-1 (MDR-1), allows as an approved conditional use, "nursing homes, rest homes and convalescent homes." Assisted living facilities are included within the definition of this use. This project is vital to the City and its elderly residents requiring affordable rent and services. This development shall positively affect the City of Key West and therefore many will benefit should Conditional Use approval be granted.

Should you have questions regarding this package, please contact me at my office phone at (616) 432-6614, mobile phone (616) 406-9079, or via email at tstuart@rockfordconstruction.com

Kindest regards,

ROCKFORD CONSTRUCTION CO.



Tiffany N. Stuart
Assistant Project Manager



Exhibit B – Site Data Table

Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	MDR-1	This project is proposed to be within the set requirements. However, this project will need a Conditional use for "Nursing homes, rest homes and convalescent homes."		
Flood Zone	AE, EL 7'			
Size of Site	90,028 SF			
Height	35'		35'	
Front Setback	none shown		N/A	
Side Setback	none shown		N/A	
Side Setback	none shown		N/A	
Street Side Setback	none shown		N/A	
Rear Setback	none shown		N/A	
Residential Floor Area	N/A		69,420 SF	N/A
Density	N/A (due to proposed use)		108*0.1=10.8 BPAS	N/A
Commercial Floor Area			N/A	N/A
F.A.R (Commercial)	1.0		1.0	
Building Coverage	40%		29.4%	
Impervious Surface	60%		57.5%	
Parking	27		37 total	
Handicap Parking			4	N/A
Bicycle Parking			10	
Open Space/ Landscaping			42.5%	
Number and type of units			60 Independent Living 48 Assisted Living	N/A
Consumption Area or Number of seats			2,134 SF	N/A

Text above in green font depicts revisions from the previously submitted BPAS application.

This table has been updated to include comments from the DRC meeting on January 28, 2016. Please refer to page 6 for the revised table for the Planning Board.



THE CITY OF KEY WEST

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

September 22, 2015

James A. Nichols
Key West Senior Development, LLC
490 Martell Drive
Bloomfield Hills, Michigan 48304

RE: Zoning Verification Letter
3200 Block Duck Avenue, Key West, Florida 33040
(RE # 00000840-000000, AK # 1000850)

Dear Mr. Nichols:

The following letter is written in response to a request for zoning verification regarding the above-referenced property. The subject property is zoned Medium Density Residential District – 1 (MDR-1), and the future land use classification is Medium Density Residential pursuant to the City of Key West Future Land Use Map.

The current use of the property as 153 affordable residential units operated through the Key West Housing Authority is a permitted use in the MDR-1 Zoning District pursuant to the City of Key West Land Development Regulations (LDR). The property is a legal, conforming use, and there are currently no known code violations associated with this property. The proposed use of a 108 unit nursing home on the property would at minimum require major development plan and conditional use approval per Section 108-91(B)(2)(a) and 122-278(3). Please be aware that nursing homes for purposes of density and the City's Building Permit Allocation System (BPAS) must comply with Section 86-9(2)(h).

If damaged, the project, including the building, parking, and landscaping may be reconstructed in the same footprint. If any nonconformities exist at the time of such damage or destruction, then the provisions of Sections 122-26 through 122-34 of the LDR (attached) will apply, including Section 122-28 which addresses reconstruction or replacement of properties which are involuntarily destroyed.

Please do not hesitate to contact me at 305-809-3778 with any questions or comments that you may have.

Respectfully,

Patrick Wright
Planner II

Attachments:

- 1 MDR-1 Zoning District Regulations
- 2 City of Key West Land Development Regulations Section 108-91
- 3 City of Key West Land Development Regulations Section 86-9(2)(h)
- 4 Key West Zoning Map
- 5 Nonconformities (Sections 122-26 through 122-34)

Subdivision IV.1. - Medium Density Residential District-1 (MDR-1)

Sec. 122-276. - Intent.

The MDR-1 district is established to implement comprehensive plan policies for areas designated "MDR-1" on the comprehensive plan future land use map. The MDR-1 district shall provide the Poinciana Housing Parcel with a designation appropriate to the existing medium density multiple-family development on the site and compatible with the existing and future land uses. The MDR-1 district shall accommodate a mixture of multiple-family structure types, supportive community facilities, and accessory land uses. This district shall not accommodate guest homes, commercial uses or freestanding office buildings. However, accessory uses, including approved home occupations, conducted within the residential structures are permitted so long as all such accessory uses are customarily incidental to and subordinate to the residential use. Other customary accessory uses and community facilities may also be located in areas designated MDR-1.

(Ord. No. 99-18, § 1 (Exh. A(2-5.2.3(1)(A))), 9-8-1999)

Sec. 122-277. - Uses permitted.

Uses permitted in the medium density residential district-1 (MDR-1) are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Places of worship.
- (3) Multiple-family residential dwellings.
- (4) Community centers.
- (5) Group homes with less than or equal to six residents as provided in section 122-1246.
- (6) Parks and recreation, active and passive.
- (7) Special needs social services.
- (8) Protective services.

(Ord. No. 99-18, § 1 (Exh. A(2-5.2.3(1)(B))), 9-8-1999)

Sec. 122-278. - Conditional uses.

Conditional uses in the medium density residential district-1 (MDR-1) are as follows:

- (1) Group homes with 7 to 14 residents as provided in section 122-1246.
- (2) Educational institutions and day care.
- (3) Nursing homes, rest homes and convalescent homes.
- (4) Public and private utilities.

(Ord. No. 99-18, § 1 (Exh. A(2-5.2.3(1)(C))), 9-8-1999)

Sec. 122-279. - Prohibited uses.

In the medium density residential district-1 (MDR-1), all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 99-18, § 1 (Exh. A(2-5.2.3(1)(D))), 9-8-1999)

Sec. 122-280. - Dimensional regulations.

The dimensional requirements in the medium density residential district-1 (MDR-1) are as follows:

- (1) Maximum density: Eight dwelling units per acre (8 du/acre).
- (2) Maximum FAR: 1.0.
- (3) Maximum height: 35 feet.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 50 percent.
 1. Single-family and two-family: 35 percent.
 2. Multiple-family and community facilities: 40 percent.
 - b. Maximum impervious surface ratio:
 1. Single-family and two-family: 50 percent.
 2. Multiple-family and community facilities: 60 percent.
- (5) Minimum lot size:
 - a. Multiple-family: 10,000 square feet.
 - b. Single-family: 5,000 square feet.
 - c. Minimum width:
 1. Multiple-family and community facilities: 80 feet.
 - d. Minimum depth: 100 feet.
- (6) Minimum setbacks:
 - a. Multiple-family and community facilities:
 - b. Single-family and two-family:
 1. Front: 10 feet.
 2. Side: 55 feet or 10 percent of lot width to a maximum of 15 feet, whichever is greater.
 3. Rear: 20 feet.
 4. Street side: 20 feet.

(Ord. No. 99-18, § 1 (Exh. A(2-5.2.3(1)(E))), 9-8-1999)

Secs. 122-281—122-295. - Reserved.

DIVISION 3. - APPLICABILITY AND FILING PROCEDURE^[2]

Footnotes:

-- (2) --

Editor's note—Ord. No. 05-04, adopted Jan. 19, 2005, repealed and/or amended §§ 108-91—108-101 to read as herein set out. Formerly §§ 108-91—108-101 pertained to the same subject matter and derived from Ord. No. 97-10, adopted July 3, 1997.

Sec. 108-91. - Scope; major and minor developments.

The following types of development shall require minor and major development plan approval.

A. *Within the Historic District:*

1. Minor development plan required for:
 - (a) Permanent residential and transient residential development: addition or reconstruction of three or four units.
 - (b) Nonresidential floor area: addition or reconstruction of 500 to 2,499 square feet of gross floor area.
 - (c) Commercial land use: addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities of 500 to 2,499 square feet.
2. Major development plan required for:
 - (a) Permanent residential and transient residential development: addition or reconstruction of five or more units.
 - (b) Nonresidential floor area: addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area.
 - (c) Commercial land use: addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities equal to or greater than 2,500 square feet.
 - (d) Any development located within tidal waters extending 600 feet seaward of the corporate city limits.
 - (e) A port facility expansion proposed in the Truman Waterfront Parcel.

B. *Outside of the Historic District:*

1. Minor development plan required for:
 - (a) Permanent residential and transient residential development: addition or reconstruction of five to ten more units.
 - (b) Nonresidential floor area: addition or reconstruction of 1,000 to 4,999 square feet of gross floor area.
 - (c) Commercial land use: addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities of 1,000 to 4,999 square feet.
2. Major development plan required for:
 - (a) Permanent residential and transient residential development: addition or reconstruction of eleven or more units.
 - (b) Nonresidential floor area: addition or reconstruction of equal to or greater than

5,000 square feet of gross floor area.

- (c) Commercial land use: addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities equal to or greater than 5,000 square feet.
- (d) Any development located within tidal waters extending 600 feet seaward of the corporate city limits.

C. *Modifications of development plan:*

1. *Administrative Modifications.* The following and similar modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner:
 - (a) Reduction of building size;
 - (b) Reduction of impervious area;
 - (c) Expansion of landscaping; or
 - (d) A revision to enhance storm water management, landscaping, handicapped accessibility, and/or utilities.
2. *Minor Modifications.* The following and similar modifications must be approved by the city planner, city engineer and planning board chairperson and reported to the planning board at a regularly scheduled meeting:
 - (a) Relocation of at least ten feet of pools, parking spaces, drives and driveways, or buildings from the location shown on the approved plan;
 - (b) Addition of parking spaces not to exceed 25 percent (including fractions thereof) of the total number of existing parking spaces or five spaces, whichever is the lesser amount, and no such additional parking shall consume the approved landscaped area;
 - (c) Attached or detached additions to buildings in the historic district that do not increase the floor area in excess of 500 square feet;
 - (d) Installation of utility system improvements including buildings not exceeding 200 square feet; or
 - (e) Any use, except single-family dwelling units and accessory structures thereto, or change in use resulting in less than 1,000 square feet of impervious surface area on the entire site.
3. *Major Modifications.* Modifications exceeding those to be treated as administrative or minor will be treated in the same manner as the original approval.
4. Changes to specific conditions required by the original approval shall require approval by the administrative body that originally approved the development and shall be noticed in accordance with division 2 of article VIII of chapter 90.

D. *Administrative determination:*

1. For development not fitting within the categories set forth herein, the city planner shall determine the appropriate review process after considering similarity, complexity of the development, impacts on the demand for city services, and the potential for adverse impact(s) upon neighboring areas.
- 2.

In applying the criteria set forth herein, all phases of the total project or development shall be considered. In determining the appropriate level of review, the city planner may aggregate previous development completed within two years of a new application.

(Ord. No. 05-04, § 22, 1-19-2005)

Sec. 108-92. - Preapplication.

An optional nonbinding preapplication conference is encouraged for development plan review. The purpose of the preapplication conference is to provide potential applicants an opportunity to discuss conceptual development and determine applicable public policy and regulatory procedures.

(Ord. No. 05-04, § 23, 1-19-2005)

Sec. 108-93. - Filing, application and fee.

An application for development plan approval shall be filed with the city's planning department in a form prescribed by the city planner. The fee schedule for development plan review shall be determined by resolution of the city commission.

(Ord. No. 05-04, § 24, 1-19-2005)

Sec. 108-94. - Review by staff.

Each application for development plan approval shall be reviewed by the city planner and transmitted to the development review committee and other staff as may be designated by the city planner based upon the type of development proposed. The city planner shall review each application for compliance with land development regulations.

(Ord. No. 05-04, § 25, 1-19-2005)

Sec. 108-95. - Performance guarantee.

A performance guarantee may be required from applicants as a condition of development plan approval if all required on- or off-site infrastructure improvements are not in place at the time of development plan approval. The performance guarantee shall be in the form of a performance bond or other instrument approved by the city commission. The performance guarantee shall be furnished and payable to the city in the sum of 125 percent of the total cost of the city engineer's estimates for extension of potable water distribution system components; sanitary sewer system components; street improvements, including acceleration and/or deceleration lanes, traffic control devices, markings, signage, and/or related street improvements; sidewalks, curbs, and/or gutters; stormwater management improvements; and/or other improvements required in the development plan approval. The terms of the performance guarantee may be modified by the city commission after considering recommendations of staff and the city attorney.

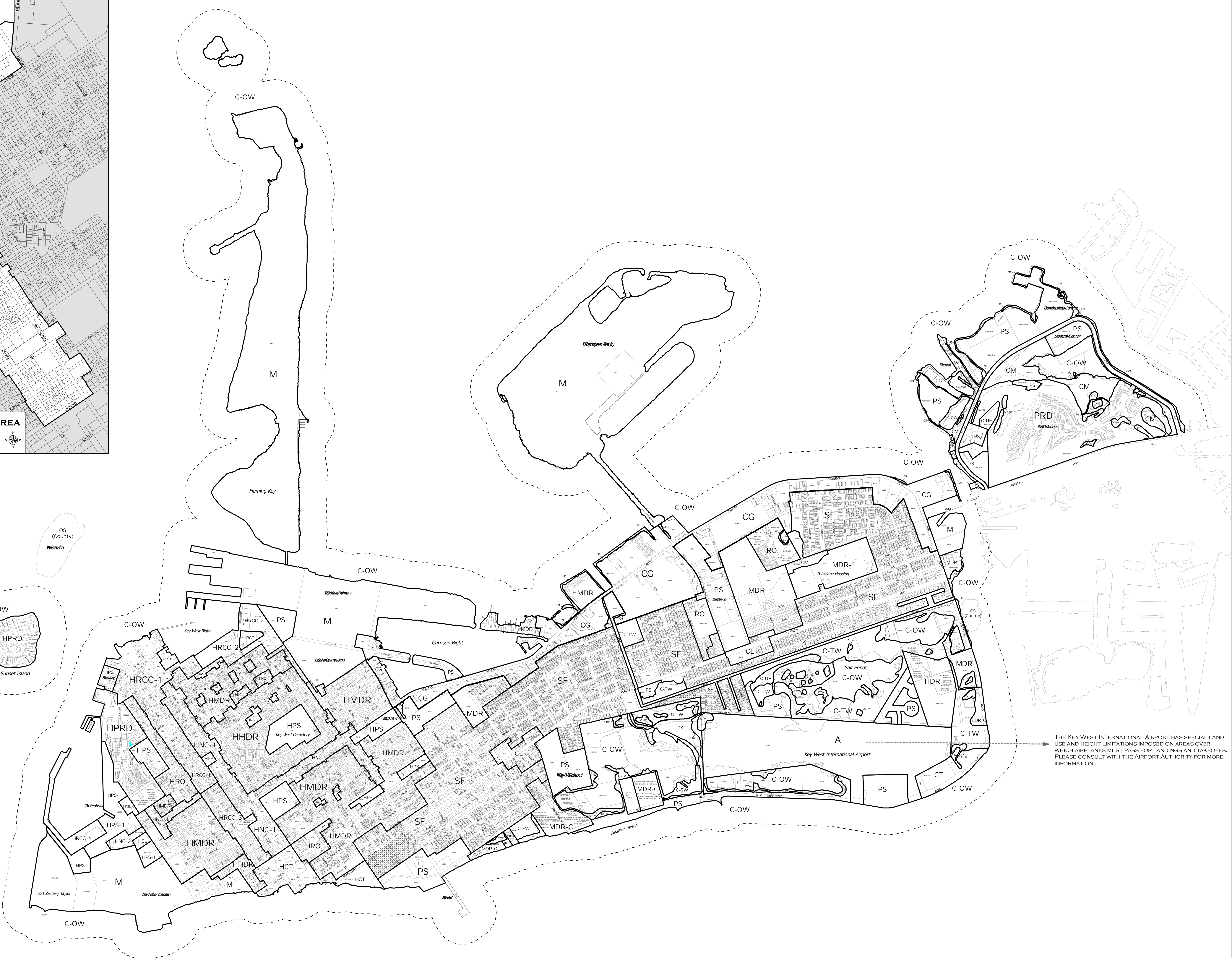
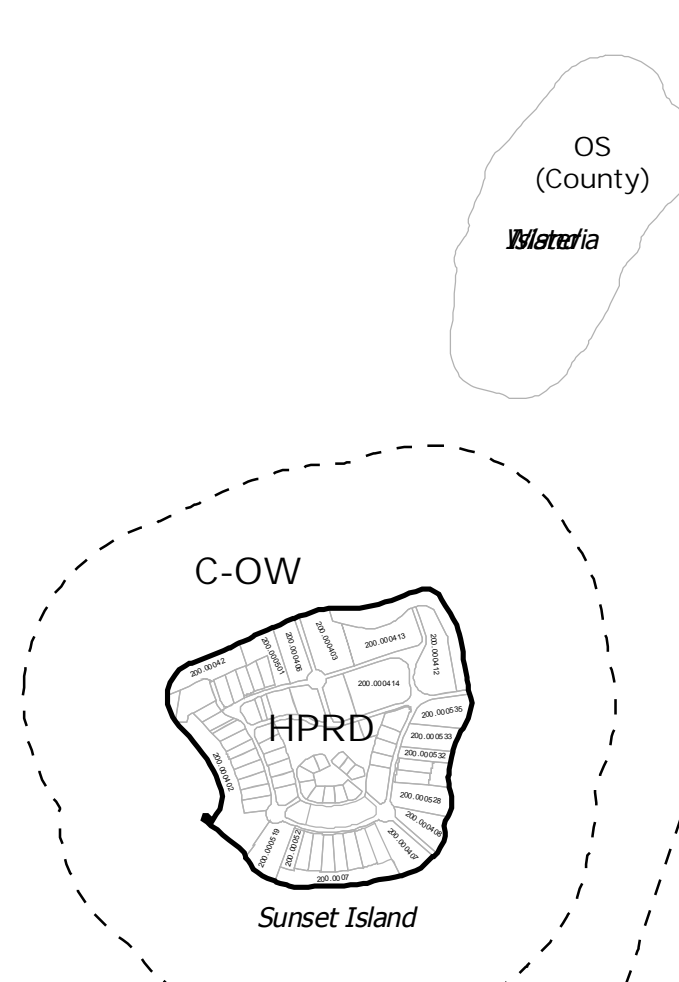
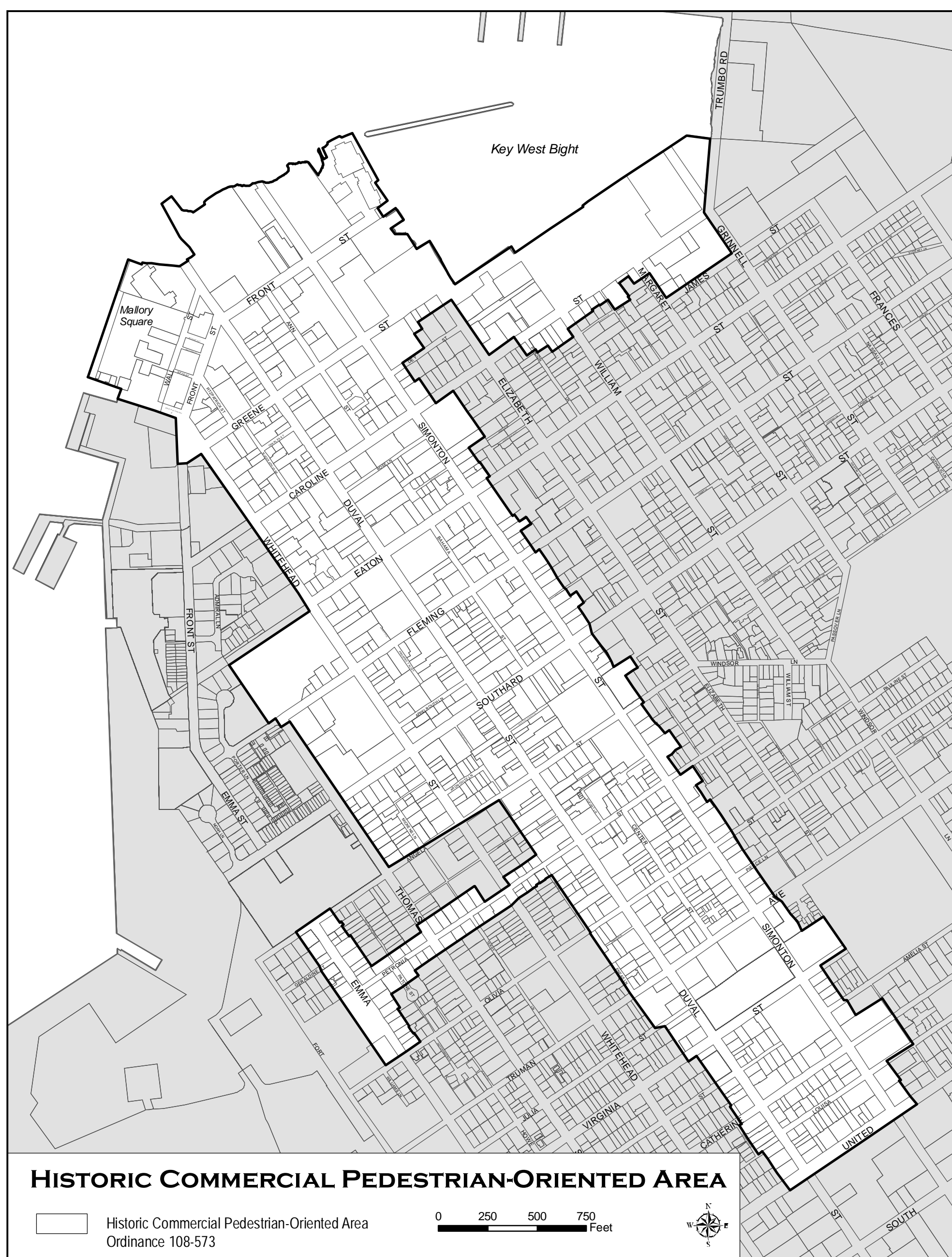
(Ord. No. 05-04, § 26, 1-19-2005)

Secs. 108-96—108-130. - Reserved.

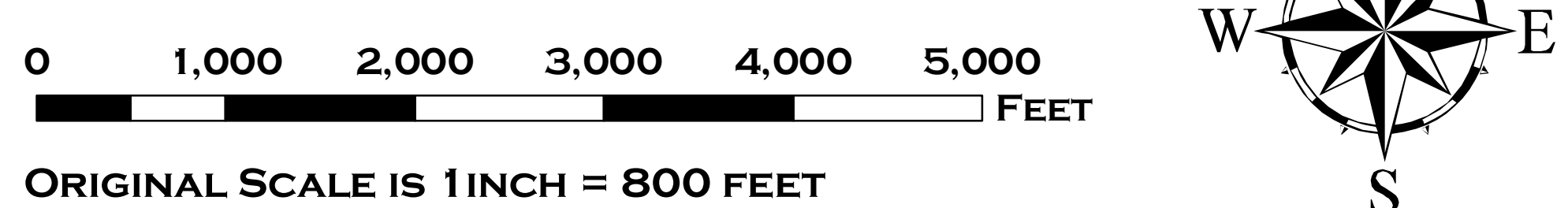
From Section 86-9(2)

h. Nursing homes, rest homes, assisted living facilities and convalescent homes mean activities customarily performed at a home for the elderly or infirm in which three or more persons not of the immediate family are received, kept or provided with food, shelter and care for compensation. This activity shall not include duly state-licensed volunteer adult foster care homes in which three or fewer foster adults are placed. Neither does the principal activity include hospitals, clinics or similar institutions that diagnose and treat the sick or injured.

For purposes of permitted density and intensity, the floor area ratio shall govern, not units per acre. Individual living units or resident nursing beds shall be treated as 0.1 equivalent unit under the city's building permit allocation ordinance, section 108-994. If a facility is developed to remain operational during and after a category 5 hurricane, and therefore does not contribute to the evacuation of vehicles, the city commission may exempt this facility from the requirements of the building permit allocation ordinance or may authorize an alternate equivalency factor.



THE KEY WEST INTERNATIONAL AIRPORT HAS SPECIAL LAND USE AND HEIGHT LIMITATIONS IMPOSED ON AREAS OVER WHICH AIRPLANES MUST PASS FOR LANDINGS AND TAKEOFFS. PLEASE CONSULT WITH THE AIRPORT AUTHORITY FOR MORE INFORMATION.



OFFICIAL ZONING MAP OF THE CITY OF KEY WEST, FLORIDA

LEGEND

A	Airport	HHDR	Historic High Density Residential	MDR	Medium Density Residential
C-FW	Conservation- Freshwater Wetlands	HMDR	Historic Medium Density Residential	MDR-1	Medium Density Residential 1
C-OW	Conservation- Outstanding Waters of the State	HNC (1 - 3)	Historic Neighborhood Commercial 1 - 3	MDR-C	Coastal Medium Density Residential
C-TW	Conservation- Tidal Wetlands of the State	HPRD	Historic Planned Redevelopment and Development District	PRD	Planned Redevelopment and Development District
C-UH	Conservation- Upland Hammock	HPS	Historic Public and Semi-public Services	PS	Public Services
CG	General Commercial	HPS (1 & 2)	Historic Public and Semi-public Services 1 & 2	RO	Residential / Office
CL	Limited Commercial	HRCC	Historic Residential Commercial Core	SF	Single Family
CM	Conservation- Mangrove	HRCC (1 - 4)	Historic Residential Commercial Core 1-4	SF Special	SF Special
CT	Salt Pond Commercial Tourist	HRO	Historic Residential / Office		Ordinances 122-236 and 122-238
HCL	Historic Limited Commercial	LDR-C	Coastal Low Density Residential		
HCT	Historic Commercial Tourist	M	Military		
HDR	High Density Residential				

Zoning delineations based on Future Land Use Map (FLUM).
 Original map created by D. Sullins Stewart with the City of Key West Planning Department dated 1993.
 1996 Revisions provided by the City of Key West Planning Department.
 FLUM adopted as zoning map by ordinance 97-10, July 3, 1997.
 2004 Revisions provided by the City of Key West Planning Department based on ordinances 99-18, 00-14, and 03-04.
 Base map provided by the Monroe County Property Appraiser.
 Parcel map updated on: June 24, 2004
 Plot prepared on: December 14, 2004
 THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER THE CITY OF KEY WEST NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

ATTESTED:
 See Key West City Clerk's Office for Official Version

TY SYMROSKI, CITY PLANNER	DATE
_____	_____

REVISIONS:

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____

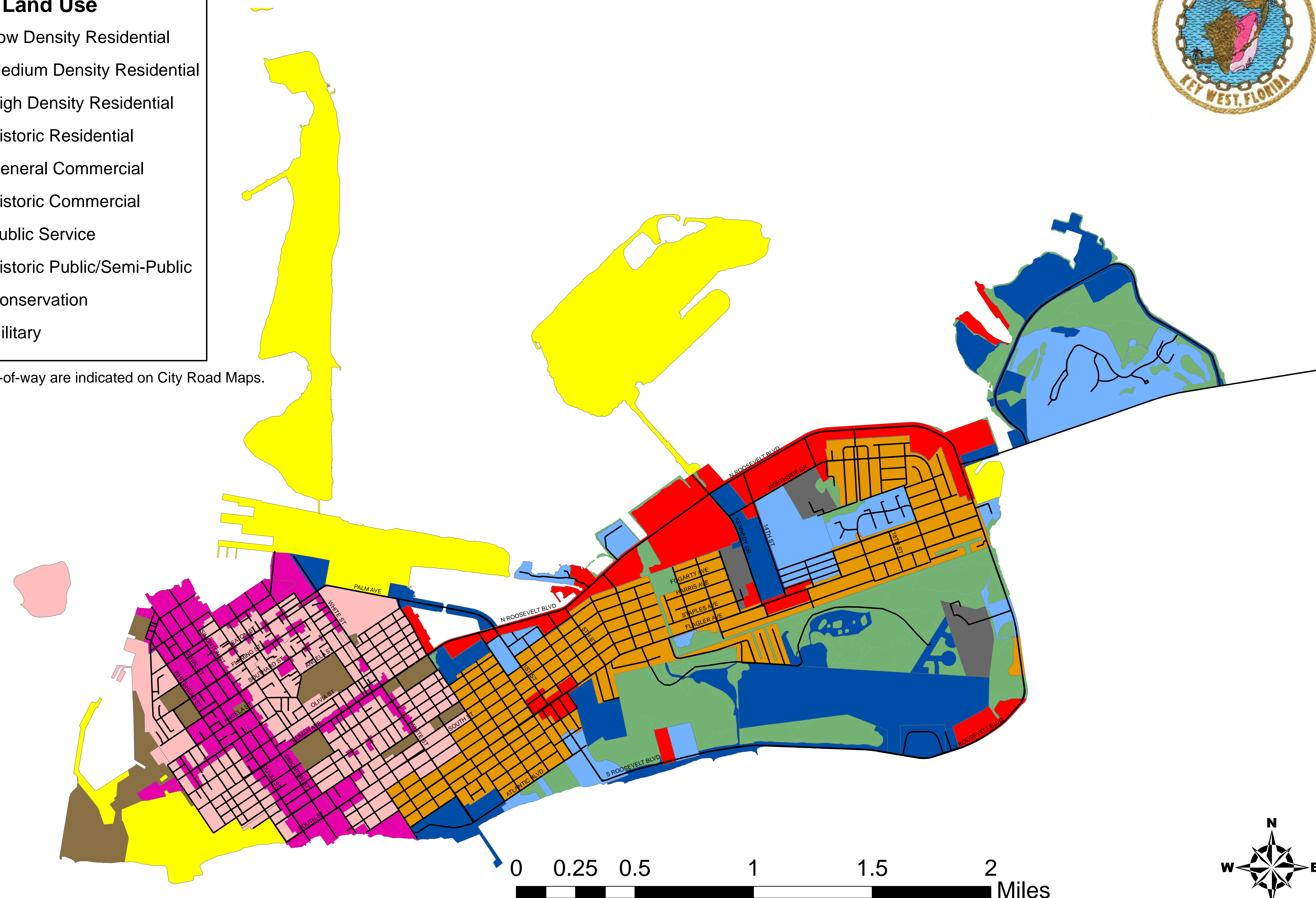


Legend

Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Historic Residential
- General Commercial
- Historic Commercial
- Public Service
- Historic Public/Semi-Public
- Conservation
- Military

Note: Rights-of-way are indicated on City Road Maps.



Note: Original Scale is 1" = 800 feet

CITY OF KEY WEST - 2030 FUTURE LAND USE MAP

ARTICLE II. - NONCONFORMITIES

FOOTNOTE(S):

--- (2) ---

Cross reference— Buildings and building regulations, ch. 14. [\(Back\)](#)

Sec. 122-26. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Acquiring authority means the governmental entity proposing to acquire private property for a public transportation or other public purpose, pursuant to eminent domain action or by voluntary conveyance. Acquiring authorities include, but are not limited to, Monroe County, the City of Key West, and the Florida Department of Transportation ("FDOT").

Cure plan means a site plan submitted by an acquiring authority or a private property owner for a site subject to an eminent domain action or a voluntary conveyance for public transportation or other public purpose. The cure plan shall show proposed changes to structures or other features of the remainder parcel necessary to make the remainder parcel comply with the applicable land development regulations or, comply to the degree feasible.

Dwelling unit. See section 86-9.

Eminent domain action means one or a series of actions taken by an acquiring authority to obtain fee simple title to all or some part of privately held real property for a public use.

Eminent domain/public purpose waiver means authorization from the City of Key West for the continued use and enjoyment of a remainder parcel subsequent to an eminent domain action or a voluntary conveyance for public transportation or other public purpose. An eminent domain/public purpose waiver shall not be issued where the remainder parcel and the existing structures located thereon conform with the applicable zoning district land development regulations as of the date that title transferred to an acquiring authority under an eminent domain action or through a voluntary conveyance.

Noncomplying building or structure means any building or other structure, for which the use is lawful (permitted or nonconforming), but the building or other structure does not comply with all applicable sections of the land development regulations, including, but not limited to, size and dimension regulations, off-street parking requirements, landscape requirements, nuisance abatement standards, or height requirements, either on the effective date of the ordinance from which this section derives or as a result of any subsequent amendment.

Nonconforming density means the number of dwelling or living units per acre greater than the number allowed by the land development regulations, which were legally established or licensed prior to the effective date of the ordinance from which this section derives.

Nonconforming use means a use of a building or structure or a tract of land which does not, on the effective date of the ordinance from which this section derives or amendment thereto, conform to any one of the current permitted uses of the zoning district in which it is located, but which was legally established in accordance with the zoning in effect at the time of its inception or which use predates all zoning codes and which use has not changed or been abandoned. This definition shall not operate to make legal an unlicensed transient rental accommodation located in a residential structure.

Owner of a remainder parcel means the owner in fee simple title of a remainder parcel who is a successor in interest to a private property owner's interest in the remainder parcel; or, the owner in fee simple title of a remainder parcel whose title to the remainder parcel is derived from the private property owner or the private property owner's successors in title.

Parent tract means the parcel of land that existed prior to an acquiring authority's acquisition of some portion of the parcel through eminent domain action or voluntary conveyance for public transportation or other public purpose.

Private property owner means the owner in fee simple title of a parent tract.

Remainder parcel means that portion of the parent tract remaining in private ownership following an eminent domain action or a voluntary conveyance for public transportation or other public purpose.

Voluntary conveyance means the transfer of title to any portion of a parent tract by the private property owner to an acquiring authority for public transportation or other public purpose in lieu of an eminent domain action.

(Ord. No. 00-10, § 3, 6-6-2000; Ord. No. 12-18, § 1, 7-17-2012)

Cross reference— Definitions generally, § 1-2.

Sec. 122-27. - Intent.

The intent of this article is to permit a nonconforming use and a noncomplying structure or building to be continued, to be reconstructed or replaced, or to be repaired or maintained under certain conditions, but not to encourage their expansion. Nonconforming densities may also be continued, reconstructed, replaced, repaired or maintained, although a distinction is made for reconstruction or replacement purposes between transient and permanent residential densities.

(Ord. No. 00-10, § 4, 6-6-2000)

Sec. 122-28. - Replacement or reconstruction.

- (a) *Applicability.* This section applies both to voluntary reconstruction or replacement of dwelling units and involuntary reconstruction or replacement of dwelling units. Nothing in this section is intended to supersede applicable Federal Emergency Management Agency requirements for elevation in flood zones.
- (b) *Dwelling units (residential).* Residential dwelling units may be replaced at their existing nonconforming density. Except as provided in subsection (f) of this section, dwelling units involuntarily destroyed do not require variances to be reconstructed or replaced. If a voluntary reconstruction or replacement occurs, if the dwelling units exist or existed in a noncomplying building or structure, the reconstruction or replacement that exceeds 66 percent of the assessed or appraised value of the building or structure shall require a variance granted by the planning board. In a voluntary reconstruction of a structure on a corner lot, the property owner must apply to the planning board for all necessary setback variances. All noncomplying accessory structures to the principal building or structure (e.g., a shed, pool, fence, etc., but not including a condominium clubhouse) shall also require a variance in order to be reconstructed or replaced, either voluntarily or involuntarily. If a proposed reconstruction or replacement would not otherwise require a variance but would add a new building or structure to the site to accommodate density, a variance shall be required for the additional building or structure. A residential building in which one or more units hold a residential transient use business tax receipt shall be deemed residential for the purposes of this section.
- (c) *Dwelling units (transient).* Transient dwelling units may be replaced at their existing nonconforming density so long as the reconstruction or replacement complies with all zoning district regulations, review procedures and performance criteria contained in the land development regulations. No variances shall be granted to accommodate such reconstruction or replacement; provided, however, that a variance may be granted to setbacks only if existing setback regulations would create undue hardship.
- (d) *Properties without dwelling units.* For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a noncomplying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require

a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance.

- (e) *Mixed use properties.* If a property contains both a dwelling unit and a commercial use, its reconstruction or replacement shall be governed, separately, under each applicable subsection set forth in this section.
- (f) *Historic district.* Notwithstanding any other subsection contained in this section, if a noncomplying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in the historic vernacular as approved by the historic architectural review commission.
- (g) *Miscellaneous.* With respect to subsections (a) through (f) of this section, the development review committee and the planning board, in evaluating petitions for variance, shall balance the need to protect life and property with the need to preserve the economic base of the community. Under no circumstances shall a voluntarily or involuntarily destroyed nonconforming use or noncomplying building or structure be replaced to a degree or level that increases or expands the prior existing nonconforming use or noncomplying building or structure.

(Ord. No. 00-10, § 5, 6-6-2000; Res. No. 06-292, § 1, 9-6-2006; Ord. No. 08-04, § 24, 5-20-2008)

Sec. 122-29. - Repairs and maintenance.

- (a) *Generally.* Any building or structure devoted in whole or in part to a nonconforming density or nonconforming use may be repaired and maintained as provided in this section. If repair or maintenance shall exceed the criteria set forth in this section, renovation of the building or structure shall be governed by section 122-28
- (b) *Residential or transient dwelling units.* For residential or transient dwelling units, work may be done in any period of 12 consecutive months for repairs and maintenance to an extent not exceeding 66 percent of the current assessed or appraised value.
- (c) *Property without dwelling units or mixed use (commercial).* For property without dwelling units or mixed use (commercial), work may be done in any period for 12 consecutive months on ordinary repairs and maintenance to an extent not exceeding 50 percent of the current assessed or appraised value.

(Ord. No. 00-10, § 6, 6-6-2000)

Sec. 122-30. - Abandonment of nonconforming use.

If a nonconforming use ceases, except when government action impedes access to the premises, any and every future use of the building or structure and/or premises shall be in conformity with the use sections of the land development regulations. All material and equipment associated with the abandoned nonconforming use shall be completely removed from the premises by its owner. No new structure or addition that does not conform to the requirements of this article shall be erected in connection with such nonconforming use. A nonconforming use shall be considered abandoned when such use has ceased for a period of 24 months. If a dispute occurs with the city about whether a use has been abandoned, the owner shall be entitled to a hearing before the planning board.

(Ord. No. 00-10, § 7, 6-6-2000; Ord. No. 08-04, § 25, 5-20-2008)

Sec. 122-31. - Noncomplying lots or building sites of record.

- (a) In any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall

apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply.

- (b) If two or more adjoining lots or portions of lots in single ownership on January 1, 1994, do not meet the requirements for building site width, depth and area as established by this article, the land involved shall be considered to be an undivided parcel, and no portion of the parcel shall be used or sold that does not meet building site width, depth and area requirements, nor shall any division of the parcel be made that leaves remaining any lot with substandard width, depth, area, parking, open space or stormwater retention. Notwithstanding anything to the contrary in this subsection, two or more adjoining lots or building sites shall not be considered to be an undivided parcel, and may be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75 percent of the minimum lot size of the applicable district regulations and is not otherwise required to provide required parking for the adjacent parcel.

(Ord. No. 00-10, § 8, 6-6-2000)

Sec. 122-32. - Additional regulations.

- (a) A nonconforming use, nonconforming density or a noncomplying building or structure may be continued, subject to this article.
- (b) A casual, intermittent, temporary or illegal use of land, building or structure shall not be sufficient to establish the existence of a nonconforming use, nonconforming density or noncomplying building or structure.
- (c) Should any noncomplying building or structure be moved for any reason from its location, it shall thereafter conform to the regulations or the zoning district of its new location.
- (d) A nonconforming use shall not be extended, expanded, enlarged, or increased in intensity. This prohibition shall include but not be limited to the extension of a nonconforming use within a building or structure or to any other building or structure.
- (e) A nonconforming use of a building or structure may be changed to another nonconforming use if the planning board finds that:
 - (1) The new use is equally or more appropriate to the zoning district; and
 - (2) The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.
- (f) This article shall apply to signs, consistent with chapter 114

(Ord. No. 00-10, § 9, 6-6-2000; Ord. No. 08-04, § 26, 5-20-2008)

Sec. 122-33. - Eminent domain/public purpose waiver.

An eminent domain/public purpose waiver is intended to provide private property owners and owners of remainder parcels a viable and fair alternative to the adverse impact on their real property, as a result of an eminent domain action or voluntary conveyance to an acquiring authority. It allows the continued use of the remainder parcel in a manner similar to its pre-acquisition, pre-taking, or pre-conveyance condition. Waivers provided pursuant to this section 122-33 can be obtained for nonconforming lots and structures. Waivers cannot be granted for nonconforming uses.

(a) Applicability.

- (1) Vacant parcels, whether conforming or nonconforming lots, shall be eligible for an eminent domain/public purpose waiver from land development regulations including, but not limited to, minimum lot size, setbacks, parking, open space, pervious versus impervious area, density, floor area ratios, landscaping and landscape buffers, and signage setbacks, pursuant to sections 122-33(c), (d), and (e).

- (2) Developed parcels. Where an eminent domain action or voluntary conveyance for public transportation or other public purpose reduces the lot size and creates a nonconforming remainder parcel but does not require the relocation of site features, said parcel shall be eligible for an eminent domain/public purpose waiver from land development regulations including, but not limited to, minimum lot size, setbacks, parking, open space, pervious versus impervious area, floor area ratios, density, landscaping and landscape buffers, and signage setbacks, pursuant to sections 122-33(c), (d) and (e).
 - (3) Developed parcels. Where an eminent domain action or voluntary conveyance for public transportation or other public purpose requires the relocation of site features including, but not limited to, buildings, parking spaces, landscaping, stormwater facilities, dumpsters, light poles and signs, such a parcel shall be eligible for an eminent domain/public purpose waiver, pursuant to sections 122-33(c) and (e).
- (b) An acquiring authority, a private property owner, and an owner of a remainder parcel are each hereby granted the authority to apply for a waiver from the land development regulations on a remainder parcel that has resulted or will result from an eminent domain action or voluntary conveyance for public transportation or other public purpose. The application may be made prior to or after the acquiring authority has obtained title to some part of the parent tract. The city planner shall have authority to grant eminent domain/public purpose waivers pursuant to sections 122-33(c), (d) and (e).
 - (c) Procedure for an acquiring authority or private property owner to apply for an eminent domain/public purpose waiver.
 - (1) An acquiring authority or a private property owner may apply in writing to the city planner for a waiver pursuant to sections 122-33(c) and (e). The applicable fee, established by resolution, shall be submitted with the following documents:
 - a. An as-built drawing of the parent tract and a legal description of the portion to be acquired by or transferred to the acquiring authority and the remainder parcel shall be submitted for those circumstances described in sections 122-33(a)(1), (2) and (3) above. The as-built drawing must show the parent tract and the remainder parcel with the proposed changes to the site including, but not limited to, buildings, parking, landscaping, stormwater facilities, topographic data and adjacent right-of-way; and
 - b. A site plan (a cure plan as defined herein) showing the parent tract and the remainder parcel with the proposed changes to the site including, but not limited to, buildings, parking, landscaping, stormwater facilities, topographic data and adjacent right-of-way. Submittal of a cure plan shall not be necessary on a vacant parcel but shall be required for those parcels described in section 122-33(a)(3) above.
 - (2) If an application for a waiver is submitted by an acquiring authority, the private property owner shall be notified via certified mail (return receipt requested) by the city planner within ten days of the application submittal date. Likewise if the private property owner applies for a waiver, the acquiring authority shall be notified via certified mail (return receipt requested) by the city planner within ten days of the application submittal date.
 - (3) The city planner shall grant or deny a waiver pursuant to section 122-33(c) in accordance with the standards set forth in section 122-33(e) below. A certified letter (return receipt requested) shall be issued within 30 days to the acquiring authority and the private property owner following the decision. The private property owner shall not be required to accept the waiver or implement a cure plan, as approved by the city planner.
 - (d) Procedure for an owner of a remainder parcel to apply for an eminent domain/public purpose waiver.
 - (1) An owner of a remainder parcel may apply in writing to the city planner for a waiver pursuant to sections 122-33(d) and (e). The applicable fee, established by resolution, shall be submitted with the following documents:

- a. An as-built drawing depicting the remainder parcel and that portion of the parent tract previously acquired by or transferred to the acquiring authority following an eminent domain action or as a result of a voluntary conveyance shall be submitted for those circumstances described in section 122-33(a)(1) and (2) above; and
 - b. A certified copy of the recorded document evidencing the acquiring authority's acquisition of a portion of the parent tract following an eminent domain action or a certified copy of the deed of conveyance wherein the private property owner conveyed a portion of the parent tract to the acquiring authority as a result of a voluntary conveyance for public transportation or other public purpose.
- (2) The city planner shall grant or deny a waiver pursuant to section 122-33(d) in accordance with the standards set forth in section 122-22(e) below. A certified letter (return receipt requested) shall be issued within 30 days to the owner of a remainder parcel following the decision.
- (e) Standards for issuance of eminent domain/public purpose waivers.
- (1) If an existing lot, parcel or structure becomes nonconforming (or an existing nonconformity becomes less conforming) as a result of a voluntary conveyance to an acquiring authority or an eminent domain action, a waiver may be granted by the city planner, provided a determination is made by the city planner that:
 - a. The requested waiver will not adversely affect safety, aesthetic or environmental conditions of neighboring properties; and
 - b. The requested waiver shall not adversely affect the safety of pedestrians or operations of motor vehicles; and
 - c. The requested waiver will not encourage or promote the continuation of existing uses of the property which have been or will be rendered unfeasible or impractical due to the impacts of the taking, conveyance, and/or construction of the roadway or other facility including, but not limited to, aesthetic, visual noise, dust, vibration safety, land use compatibility, environmental or other impacts.

(Ord. No. 12-18, § 2, 7-17-2012)

Sec. 122-34. - Status of parcels during or after acquisition by eminent domain action or voluntary conveyance for public transportation or other public purpose.

- (a) Where a waiver is issued pursuant to section 122-33(c) and (d), the waiver shall become effective and the remainder parcel shall be considered compliant to the degree feasible after an acquiring authority takes title to any portion of real property subject to an eminent domain action or voluntary conveyance for public transportation or other public purpose.
- (b) Where a private property owner accepts a waiver on a remainder parcel that was also a vacant parcel or where no cure plan was necessary, the waiver shall remain valid and applicable to the remainder parcel indefinitely. However, future site plan and building permit approvals shall comply with all provisions in the land development regulations except those listed in the waiver.
- (c) Where a private property owner accepts a waiver based upon a cure plan, the physical changes to the remainder parcel, specified in the cure plan, shall occur within two years of the waiver and cure plan being approved. Future site plan and building permit approvals shall comply with all provisions in the land development regulations except those listed in the waiver.
- (d) Waivers issued pursuant to this section may be appealed in the manner provided for appeals of administrative interpretations of the city planner pursuant to section 90-430
- (e) The city planner shall cause waivers issued pursuant to this section to be filed with the city clerk and recorded in the public records of Monroe County no later than 30 days from the effective date of the waiver.

- (f) The provisions of sections 122-33(c), (d), and (e) shall not be interpreted to allow for the continued existence of building or safety code violations that are determined to be an immediate threat to the public health, safety or welfare.
- (g) The appropriate city staff are hereby authorized to take any necessary steps to enforce all applicable building and safety codes though the subject property is part of a pending governmental acquisition.

(Ord. No. 12-18, § 3, 7-17-2012)

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

- P1.1 N/A Sanitation system that reduces chlorine use
- P1.2 N/A Pool Cover
- P1.3 N/A Solar pool heating system
- P1.4 N/A Dedicated PV's to run pool equipment
- P1.5 Yes Home has no pool or spa

Prerequisite 2: Waterfront Considerations

- P2.1 N/A Use of native aquatic vegetation in shoreline area
- P2.2 N/A No turf adjacent to water (Low maintain plants instead)
- P2.3 N/A Use of terraces, swales, or berms to slow storm water
- P2.4 Yes Home site does not border natural water body

Prerequisite 3: No Invasive Exotic Species

- P3.1 Yes Landscape Considerations
- New Is the landscape existing or new

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.1 **30** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

Yes :Does the Home have a confirmed HERS Index

70 :Confirmed HERS Index

Design, Finishes, Amenities

E2.1	-	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	-	1	Cross vent and ceiling fans code credit
E2.5	1	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.6	N/A	1	Passive solar space heating system
E2.7	N/A	1	Passive solar day-lighting
E2.8	N/A	1	Deciduous trees on south
E2.9	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	-	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 55 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 55 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 55 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	-	1	Pre-plumb for solar hot water
E2.16	-	2	Install a State Certified rated solar hot water system
E2.17	-	1	Compact hot water distribution
E2.18	-	1	Insulate all hot water pipes
E2.19	1	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	-	1	Efficient well pumping
E2.23	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.24	1	1	Dwelling unit attached, zero lot-line, row house
E2.25	-	2	Recessed, sealed IC fixtures
E2.26	3	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	-	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing
	48	112	Total Points

48 Total points for Category 1 (30 min / 75 max)

Name of HERS Rater: 0

Certifying Agent Category 1: 0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 Fixtures

W1.1	2	2 - 3	Water saving clothes washer 4.5 : Water factor (WF) of clothes washer
W1.2	1	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.3	1	1	All showers equipped with only 1 showerhead per shower
W1.4	1	1 - 2	all lavatory sink faucets have flow rates of ≤ 2.0 gpm (all ≤ 1.5 gpm = 2 pts)
W1.5	2	2	High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
W1.6	1	1	Toilet with UNAR Map Rating of 600 gpf or greater

W2 Greywater Reuse

W2.1	-	1 - 3	Greywater System Installed
------	---	-------	----------------------------

W3 Rainwater Harvesting

W3.1	3	1 - 3	Rainwater Harvesting System installed
------	---	-------	---------------------------------------

W4 Reclaimed Water Reuse

W4.1	-	2	Water for irrigation
W4.2	-	2	Meter on reclaimed irrigation system
W4.3	-	2	Volume-based pricing arrangement
W4.4	-	2	For toilet flushing

W5 Installed Landscape

W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	2	1 - 3	60%, 80%,100%, of plants/trees from drought-tolerant list 80% :Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with local environment / microclimate
W5.4	3	3	Turf less then 50% of landscape
W5.5	2	2	Evenly shaped turf areas, no turf on berms
W5.6	2	2	Plants with similar maintenance requirements grouped together
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.8	1	1	Non-Cypress mulch used
W5.9	2	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.1	-	10	No permanent installed irrigation system
W6.2	2	2	Innovative irrigation technology
W6.3	0	3	Irrigated land according to FGBC standard Yes Separate zones for turf and landscape beds - multi program controller No High-volume irrigation does not exceed 60% of landscape area No Head to head coverage for rotor/spray heads Yes Correctly installed Micro-irrigation in landscape beds and narrow areas Yes Minimize overspray on impermeable surfaces
W6.4	1	1	OR Yes Pressure compensating spray heads installed in spray zones Yes Pressure regulating valves are installed for spray zones
W6.5	1	1	In poor drainage (low) areas, heads are installed with check valves
W6.6	1	2	High volume irrigated areas have matched precipitation rates
W6.7	1	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.1	5	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	2	2	Florida Friendly Landscape™ Program New Construction Certification
	41	57	Total Points

40 Total points for Category 2 (15 min / 40 max)

Certifying Agent Category 2:	0
Landscape Auditor:	0
Credentials of Auditor:	0

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			No <input type="text" value="0"/> Name of FGBC Green Development
			<input type="text" value="0"/> % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	N/A	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	2	2	Site within 1/4 mile of existing basic community resources
			1/2 Mile away from basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			Yes Convenience store
			No Daycare center
			Yes Fire station
			Yes Fitness center or gym
			No Laundry or dry cleaner
			No Library
			Yes Medical or dental office
			Yes Pharmacy
			No Police station
			No Post office
			Yes Place of worship
			Yes Restaurant
			Yes School
			Yes Supermarket
			Yes Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	N/A	2	Site located in small lot cluster development
LC1.9	N/A	2	Brownfield site
	9	21	Total Points
	9	Total points for Category 3 (0 min / 15 max)	
Certifying Agent Category 3:		#VALUE!	

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

I **N/A** That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.

Native Tree and Plan Preservation

S1.1	2	2	Maximize tree survivability
S1.2	0	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for N/A
S1.3	N/A	2	Replant or donate removed vegetation
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter 0 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

S2.1	-	2	Mill clear trees
S2.2	0	1 - 2	Reuse cleared materials for mulch / landscape Mulch is both cleared and reused: 0

Erosion Control / Topsoil Preservation

S3.1	2	2	Develop an erosion control site plan
S3.2	1	1	Stabilize disturbed soil
S3.3	-	2	Stage disturbance
S3.4	1	1	Control sediment runoff during construction
S3.5	1	1	Save and reuse any removed topsoil

Drainage / Retention

S4.1	2	2	Onsite designated retention area
S4.2	2	2	Direct filtered rooftop runoff to planted area(s)
S4.3	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious 0 % Pervious Material 20000 Total Lot Area (sq. ft.) 12000 Coverage Area (sq. ft.) 8000 100% Pervious sq. ft. 0 Equivalent Pervious Area --> 8000 Equivalent Pervious Area (semi-pervious) 2 Total points for pervious area
	13	34	Total Points

13 Total points for Category 4 (5 min / 30 max)

Certifying Agent Category 4: **0**

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

H1.1	3	3	Detached garage/carport OR air barrier between living space & garage AND no air handler or ducts in garage
H1.2	1	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.3	-	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.4	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating		Water Heating	
Yes	Electric	Yes	Electric
N/A	Sealed combustion equipment	N/A	Sealed combustion equipment
N/A	Sealed combustion closet	N/A	Sealed combustion closet
		N/A	Outside of conditioned space

Moisture Control

H2.1	0	1	Drainage tile on and around top of footing
H2.2	0	1	Drainage board for below grade walls
H2.3	0	1	Gravel bed beneath slab on grade floors
H2.4	1	1	Seal slab penetration
H2.5	0	1	Capillary break between foundation and framing
H2.6	0	3	Central dehumidification system
H2.7	0	1	No vapor barrier on inside of assemblies
H2.8	1	1	Moisture control for tub/shower and shower surrounds

Source Control

H3.1	1	1	No exposed urea-formaldehyde wood products
H3.2	2	2	Zero VOC paints, stains, and finishes
H3.3	1	1	Low VOC paints, stains, and finishes
H3.4	1	1	Low VOC sealants and adhesives
H3.5	1	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.6	0	1	Healthy flooring
H3.7	0	1	Healthy insulation
H3.8	1	1 - 2	Protect ducts, range hood, and bath exhaust fans during construction
H3.9	3	3	Integrated pest management plan

Cleanability

H4.1	0	1 - 2	Central vacuum system
		N/A	System roughed in
		N/A	Installed with exhaust outdoor
		N/A	Installed with exhaust indoor thru HEPA filter
H4.2	0	1	Useable entry area

Universal Design

H5.1	3	1-3	Universally designed living area
------	---	-----	----------------------------------

Ventilation

H6.1	-	2 - 4	Controlled mechanical ventilation
H6.2	1	1	Radon/Soil gas vent system installed
H6.3	1	1	Floor drain sealed
H6.4	1	1	Energy Star® bath fans with timer or humidistat
H6.5	1	1	Kitchen range hood vented to exterior
H6.6	1	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	N/A	3	Whole house positive filtration
H6.8	2	1 - 2	Efficient HVAC filter
H6.9	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	N/A	1	Manual D duct design
	30	52	Total Points

30 Total points for Category 5 (15 min / 35 max)

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

M1.1	-	1	Recycled content roof material
M1.2	2	2 - 3	Certified sustainable lumber No homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified Yes home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.3	-	1	Engineered / alternative material for outdoor living
M1.4	-	1	Concrete with fly ash or blast furnace slag
M1.5	-	1	Recycled content siding or soffit material
M1.6	-	1	Eco-friendly insulation
M1.7	-	1	Recycled content drywall
M1.8	-	1	Recycled content paint
M1.9	1	1	Steel interior studs
M1.10	-	1	Eco-friendly flooring material
M1.11	-	1	Eco-friendly ceiling materials
M1.12	1	1 - 3	Locally produced materials Yes minimum 80% of all new windows & doors are from local manufacturers & are operable N/A 50% of all doors are reused doors or 50% of all windows are reused windows N/A 80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

M2.1	N/A	3	Resource efficient wall system with integral insulation
M2.2	2	2	Develop a construction and demolition waste management plan
M2.3	3	2 - 4	Implement job site waste management 3 # of items implemented trash, perimeter water, storage List items (i.e.: a, b, c, etc.)
M2.4	-	1	Compost bin/built in collection of recyclables
M2.5	1	1 - 2	Engineered roof and floor components Yes 80% of floor (or code allowance) N/A 80% of roof (or code allowance)
M2.6	1	1	Finger jointed or laminated products
M2.7	1	1	Eco-friendly trim
M2.8	-	1	Perimeter based on 2 foot dimensions
M2.9	-	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	-	1	Stack framing
M2.11	-	1	2-stud corners with drywall clips
M2.12	-	1	T-wall with drywall clips

Durability

M3.1	1	1	Roof slope ≥ 3:12 but ≤ 6:12
M3.2	-	1	Large overhangs (eave and gable)
M3.3	-	1	Air admittance vents
M3.4	-	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	1	1	Siding and exterior trim primed all sides
M3.6	1	1	Plants/turf minimum of 2ft. from foundation
M3.7	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	-	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	-	2	Automatic in home water sensor/shut off system installed
M3.10	-	1	Access panel to non-accessible plumbing fixture installed
M3.11	-	1	Laundry room below living floor or drain installed
	16	47	Total Points

16 Total points for Category 6 (10 min / 35 max)

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

DM1.1	-	2	Safe room
DM1.2	-	2	Unvented attic or No attic
DM1.3	2	2	Window, door, and skylight protection or impact resistant type
DM1.4	1	1	Attached garage and exterior door protection
DM1.5	1	1	Exterior structures and equipment properly anchored
DM1.6	-	2	Secondary water protection installed on roof
DM1.7	2	2	Adhesive applied to roof sheathing
DM1.8	-	5	Comply with Fortified For Safer Living Standards

Flood (must incorporate all three)

DM2	3	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			Yes	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			Yes	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor

Fire (must incorporate all three for 3.1)

DM3.1	3	3	Yes	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			Yes	Fire resistant soffit and vent material
DM3.2	0	3	-	Fire Sprinklers installed to cover 100% of living area of home

This should be "3" but the formula isn't pulling correctly to the summary sheet.

Lightning & Electronics Protection

DM4	-	1 - 2	Installed Surge Suppression or Lightning Protection System
-----	---	-------	--

Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)

- required Seal slab penetrations
- required Vegetation > 2 ft. from foundation
- required Slopes graded away from building

DM 5.1	10	10	DM 5.1: Chemical Soil Treatment Used	
			Yes	Exterior cladding installed to prohibit intrusion
			Yes	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			Yes	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			Yes	Irrigation/sprinkler water does not hit building
			Yes	Damage replacement warranty issued and available for annual renewal
			OR	
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided	
			-	Chemical soil treatment avoided
			-	Alternative Florida Building Code approved method of foundation protection employed
			OR	
DM 5.3		12	DM 5.3: Treated wood products	
			-	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	-	1	80% of Cellulose insulation used is Borate treated	
	25	38	Total Points	

Actually 28, see note above.

25 Total points for Category 7 (5 min / 30 max)

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

G1.1 0 - 25 Conditioned house size (enter **no** if not claiming any points)
 :square feet of conditioned area

Adaptability

G2.1 2 Roof trusses designed for addition
 G2.2 1 - 2 Unfinished rooms
 G2.3 1 Install a minimum of 2 upgraded automation system

Renewable Power Generation

G3.1 1 - 5 **Reduce peak demand or annual load**
 1 point for each 2kW system size

Remodel

G4.1 10 **Remodeling structure (HERS Index < 80)**
 G4.2 3 Toilets 1.6 gpf and showers 2.5 gpm or less
 G4.3 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
 G4.4 2 Existing homes with pools - upgrade pump to variable speed or dual speed
 G4.5 2 Roof to wall connection upgrades

Other

G5.1 1 - 2 Home builder/designer/architect/landscape architect member of FGBC
 :Number of members on the team that are members of FGBC
 G5.2 2 Homeowner's manual, including information, benefits, operations - per reference guide
 G5.3 2 Minimum 1 hour Hands on training provided to homeowner
 G5.4 1 Plan for edible landscape/food garden
 G5.5 2 Guaranteed energy bills
 G5.6 1 - 5 **INNOVATIVE CREDITS**
 Description of innovation:

49 Total Points

Total points for Category 8 (0 min / 40 max)

Certifying Agent Category 8:

FGBC Home Score

Category	Your Score	Required Min - Max
Category 1: Energy	48	30 - 75
Category 2: Water	40	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	13	5 - 30
Category 5: Health	30	15 - 35
Category 6: Materials	16	10 - 35
Category 7: Disaster Mitigation	25	5 - 30
Category 8: General	4	0 - 40

Actually 188, see note on Category 7, DM3.2.

Total:	185
Total Need:	100
Certified Home Score	185
Certification Level:	Gold

The Total Need number will automatically adjust as points are earned for each criteria in the checklist.

Home Address	
	0
	0

October 27, 2015

Key West Senior Living, LLC
490 Martell Drive
Bloomfield Hills, Michigan 48304

Attention: Mr. David Kesar

Re: Report of Geotechnical Engineering Services
Poinciana Gardens Senior Living
(N.E.C.) Duck Avenue and Dunlap Drive, Key West, Florida
PSI Project No.: 0397-984

Dear Mr. Kesar:

Professional Service Industries, Inc. (PSI) has completed a geotechnical engineering study in connection with the above referenced project. Our services were provided in general accordance with PSI Proposal No. P0-397-161949, dated September 11, 2015. Authorization to proceed was by means of a signed agreement of our proposal by Mr. James Nichols with Key West Senior Development, LLC, dated October 11, 2015. This report provides an overview of the work completed by us in connection with the study and provides recommendations for use in site preparation and foundation design.

1.0 PROJECT INFORMATION

The area of study is located on the northeast corner of Duck Avenue and Dunlap Drive in Key West, Florida. A site vicinity map identifying the project location with respect to existing streets and features is presented on **Sheet 1** of the **Appendix**.

At the time of our study, the site was occupied by several two-story structures and light vegetation. Our truck mounted drilling equipment used for the subsurface exploration did not experience any difficulty in moving around the site. Photographs from our site visit are presented on **Sheet 2** of the **Appendix**.

The project will include the development of an assisted living facility. The facility will consist of a 106 unit, three-story, ±91,000 square foot structure with adjoining paved parking/areas. Structural loads were not finalized at this time. However, based on an email from Mr. Daniel Tosch with Progressive Associates, Inc., we understand the anticipated maximum wall and column loads are 5 kips/foot and 50 kips, respectively. Additionally, the development will consist of a stormwater management system.

If any of the noted information is incorrect or has changed, please notify PSI so that we may amend the recommendations presented in this report, if appropriate.

2.0 FIELD EXPLORATION AND SUBSURFACE CONDITIONS

2.1 STANDARD PENETRATION TEST (SPT) BORINGS

To evaluate subsurface conditions at the site, we drilled/sampled five Standard Penetration Test (SPT) borings that were advanced to depths ranging from 6 to 40 feet below grade. The approximate locations at which the borings were drilled are shown on **Sheet 3** of the **Appendix**.

After seating the sample spoon six inches, the number of successive blows required to drive the sampler twelve inches into the soil constitutes the test result commonly referred to as the "N" value. The "N" value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive materials. The SPT borings were performed using a CME-75 truck mounted drill rig equipped with an automatic hammer. The recovered split spoon samples were visually classified in the field and transported to the laboratory for further review. Following completion of our field services, the boreholes were backfilled with excavated soil/rock and the site generally cleaned, as required.

2.2 PERCOLATION TEST

PSI performed one percolation test at a depth of 15 feet below grade within SPT boring B-3. The percolation test was performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. SPT sampling was performed simultaneously as the borehole was advanced using a 6-inch diameter casing. A 4-inch diameter perforated PVC pipe was placed in the borehole prior to retrieving the casing. Water was then pumped into the borehole in order to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded.

The hydraulic conductivity value determined from the test is presented in **Table 1** of the **Appendix**. The value is in units of cubic feet of flow per second, per square foot of seepage area, per foot of head (cfs/ft²-ft). The tabulated value is an ultimate value. The designer should apply an appropriate factor of safety to the reported value.

2.3 SUBSURFACE AND GROUNDWATER CONDITIONS

The soil types encountered at the boring locations are presented on individual logs included in the **Appendix**. The stratification presented is based on visual observation of the recovered soil samples and the interpretation of the field logs by a geotechnical engineer. Included with the profiles are the N-values and groundwater levels measured at the time the borings were drilled.

The results of our borings performed for the study generally revealed a surficial cover of granular material consisting of varying amounts of limerock, organic fine sand, and silty fine sand that persisted to a depth of 2 feet below grade. Below the granular stratum, the borings encountered moderately to very strongly cemented limestone to the maximum termination depth of the explorations at 40 feet below grade.

The groundwater table was observed in the borings at depths ranging from 3.0 to 4.6 feet below existing grade at the time of drilling (October 2015). The difference in the water level is primarily a result of slight changes in the ground surface elevation between the borehole locations.

It should be noted that groundwater levels at the site fluctuate daily due to tidal changes and seasonally in response to rainfall and the infiltration rate of the soil. Therefore, at a time of the year different from the time of drilling, there is a possibility of a change in the recorded levels. We estimate that during the peak of the wet hydroperiod, with rainfall and recharge at a maximum, groundwater levels at the site could be one to two feet higher than those reported herein (i.e. seasonal high groundwater table level).

We recommend that the contractor determine the actual groundwater levels at the time of construction to assess groundwater impact on his construction procedure. Please refer to the boring logs presented in the **Appendix** for details on the subsurface conditions encountered at the exploration locations.

3.0 RECOMMENDATIONS

3.1 FOUNDATIONS

After completion of site preparation procedures as noted in **Section 4.0** of the report, the proposed structure can be supported on shallow foundations that are designed using a maximum net allowable bearing pressure of 4,000 pounds per square foot (psf), resting on the natural limestone. If required for complying with "Monroe County, Florida, Code of Ordinances" Section 122-3 (c), rock anchors may be used to supplement the shallow foundations and is discussed in **Section 3.2** of the report.

The bottom of the footings should be at least 18 inches below the finished exterior grade in order to provide confinement. We further recommend that the footings supporting isolated columns have a minimum width of 36 inches and that continuous footings (if present) have a minimum width of at least 18 inches, even if those dimensions produce a bearing pressure less than the allowable. The purpose of limiting the minimum footing size is to prevent a "punching" shear failure and to reduce the possibility of bearing on an isolated weak zone.

The contractor should anticipate a high resistance to excavation activities (i.e. during footing excavation, as well as during the installation of below grade utilities) as moderately to strongly cemented limestone was encountered at relatively shallow depths. The limestone formation may require the use of special equipment and breaking tools during construction excavation work, installation of well points (if required for dewatering) and associated earthwork activities.

Foundations subject to transient lateral loads will resist these forces through a combination of base shearing resistance mobilized at the footing-subgrade interface and earth pressure acting on the vertical faces of the footings at right angles to the direction of applied load. Base shearing resistance may be determined using a friction factor of 0.55. Passive earth pressure resistance should be computed using an equivalent fluid pressure of 180 pounds per square foot per foot of depth, for granular backfill material. Resistance to sliding determined in accordance with the noted parameters should be considered ultimate resistance. Accordingly, the design for sliding resistance should include a factor of safety. We recommend that a factor of safety of at least 1.5 be used.

To calculate the resistance of a footing to uplift forces, a prismatic failure block with vertical faces should be assumed above the footing base. The resisting forces will be provided by the combination of footing weight, overburden soil weight in the failure block, and shearing resistance along the faces of the soil block. The weight of the soil above the water table should be taken as 110 pounds per cubic foot (pcf). For submerged soil, a buoyant weight of 48 pcf should be used. The factor of safety against uplift should not be less than 1.5.

The amount of settlement of a structure founded on top of granular soils is primarily governed by the elastic compressibility of the material, the size and depth of its foundations, and the pressure imposed on the supporting materials by the foundations. Based on the field test data obtained, our experience with similar structures and empirical relationships for bearing capacity and settlement, we have estimated that the maximum total settlement of the foundations will be less than one inch. Differential settlement, between adjacent foundations, should be approximately one-half of the total settlement movement. Angular distortions that occur along wall footings due to differential settlement are not expected to be more than 1 in 600 (i.e. one half inch in 25 feet).

Compacted structural fill that will provide support to the footings have very low compressibility characteristics and any settlement due to pressure applied by the foundations is likely to occur almost immediately upon application of the loads. In this case, nearly all of the settlement of the structure foundations due to dead loads is expected to take place during construction. The portion of the settlement due to the live load of the building will generally take place soon after the first application of this load.

Our settlement estimates are contingent upon subgrade preparation being carried out as recommended herein. Total and differential settlements of the noted magnitudes are usually considered tolerable for the anticipated construction; however, the tolerance of the proposed structure to the predicted total and differential settlements should be confirmed by the structural engineer/architect. Additionally, our settlement estimates are based on the foundation loads being on the order of magnitude noted earlier in **Section 1.0** of this report.

3.2 ROCK ANCHORS

For the purpose of anchoring the building foundation into the limestone formation, thereby providing uplift resistance, 16-inch diameter drilled cast-in-place rock anchors are typically used in Monroe County. The rock anchors will need to be installed a minimum of three feet into the natural limestone strata. The allowable capacity in uplift for a 16-inch diameter rock anchor is noted below in **Table A**. (Full length reinforcement should be placed in the anchor in order to develop the necessary uplift capacity with an adequate factor of safety.)

Table A: Recommendations for Drilled Cast-in-Place Rock Anchors

Diameter (inches)	Minimum Rock Socket Length (feet)	Allowable Uplift Capacity (Tons)
16	3	15

Note: The top of limestone surface was encountered at an approximate depth of two feet below grade as it existed at the time of drilling the borings in October 2015.



3.3 GROUND FLOOR SLAB

We recommend that the procedures described in **Section 4.0** of this report be used to prepare the floor slab subgrade. Ground floor slabs can bear directly on top of compacted structural fill material. A modulus of subgrade reaction value of 150 pounds per cubic inch (pci) may be used for design.

To avoid potential moisture problems, we recommend that floor slab subgrade soils be covered with a vapor barrier (such as visqueen, normally 6 mil thick) prior to constructing the slab-on-grade floors. The floor slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of the slabs and foundation system so that a small amount of independent movement can occur without causing structural damage. An ultimate friction factor of 0.21 should be used for the vapor barrier-soil interface with an appropriate factor of safety. The use of vapor barrier should only be considered within enclosed spaces. The use of vapor barrier will not be necessary beneath exterior slabs.

4.0 SITE PREPARATION

Based on the results of our field exploration, we anticipate site preparation procedures to include the steps listed below. All work should be carried out in accordance with current regulatory criteria with the site preparation work and construction activities being carried out with care so as not to impact the adjacent existing construction that is to remain. The earthwork and testing required herein should be performed under the supervision of PSI personnel.

1. The location of any existing underground utility lines within the construction area should be established. Provisions should be made to relocate any interfering utility lines within the construction area. Abandoned utilities should be removed or grouted to reduce the possibility of subsurface erosion that could result in future settlement. Excavations resulting from the removal of unwanted pipes should be infilled with suitable granular soils that are thoroughly compacted.
2. Portions of the existing structures intended for demolition and the associated foundation elements should be removed. All construction debris along with other unwanted ground cover (asphalt, concrete, vegetation, etc.) should be completely removed from the site and be properly disposed of. This work should be carried out in accordance with current regulatory criteria. If the existing foundations intended for demolition are left in place they could have potential impacts on the new construction.
3. The cleared exposed subgrade should be densified using a self-propelled vibratory roller which imparts a dynamic force of not less than 20 tons. Densification of the soils should be performed within the proposed development areas plus a 5-foot wide perimeter extending beyond the outside edge of the same, where practical. Densification operations should continue until the subgrade soils are firm and unyielding. Any area of the exposed surface that deflects excessively under the weight of the compaction equipment should be excavated approximately 24 inches and be replaced with compacted structural fill. Soils in this interval should be compacted to at least 95 percent of the Modified Proctor maximum dry density determined per ASTM D-1557.

4. Structural fill material may be composed of either clean sands or limerock. The fill should consist of an inorganic, non-plastic material, free of any man-made debris and limerock with a three inch maximum particle size. Proper control of the placement and compaction of new fills for the project should be exercised by a representative of the geotechnical engineer. The fill materials should be placed in lifts not exceeding 12 inches in loose thickness. Each lift should be compacted to at least 95 percent of the Modified Proctor maximum dry density near the optimum moisture content as determined by ASTM D-1557. Fill to be compacted with a vibratory plate tamper or a small walk behind vibratory roller should be placed in lifts not exceeding six inches in loose thickness.
 - A) The structural fill to be used above the water table should have a Unified Soil Classification System designation of GP, GW, SP, SW, GP-GM, GW-GM, SW-SM, or SP-SM containing less than 12 percent material passing the No. 200 sieve.
 - B) The structural fill or backfill to be placed below the water table and to a height of one foot above it should consist of a combination of FDOT 57 Stone and structural fill material mixed in an approximate 50% proportion by volume. Density testing will not be required within this layer, however the subgrade preparation work should be observed by a representative from our office to confirm that the material is in a stable and unyielding condition.
 - C) The use of a commercially available fill material by the name "Cyclone Sand" should not be permitted for the project. Cyclone sand contains large amounts of fines and is therefore very sensitive to moisture. The moisture sensitivity of the material makes it difficult to compact and achieve the desired densities.
5. The footings for the proposed structure should be placed on the natural limestone.
 - A) For footings resting on the natural limestone formation, in lieu of compaction, the bottom of excavation should be observed by a geotechnical engineer from this office to verify the integrity of the limestone.
 - B) All open foundation excavations should be observed and approved by a licensed geotechnical engineer or his representative prior to pouring concrete.
6. Groundwater control may be required at this site for either excavation dewatering or removal of temporarily perched water from a rain event. Such water can be controlled by pumping from sumps located in ditches or pits. Groundwater should be maintained at least one foot below the bottom of any excavation made during construction operations, or, at least two feet below the surface of any compaction operations.
7. It is mandated by federal regulations that all excavations, whether they be utility trenches, basement excavations or footing excavations, be constructed in accordance with OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

5.0 PAVEMENT SECTION SUGGESTIONS

Flexible pavement sections in this geographic area typically consist of an asphaltic concrete wearing course, a limerock base course and a stabilized subgrade (sub-base). Based on our experience in the area, the typical pavement section thicknesses noted in **Table B** below are considered suitable for the project.

Table B: Typical Pavement Section Suggestions

Type of Pavement	Layer	Material Description	Layer Thickness (inches)	
			Light Duty	Medium Duty
Flexible	(A)	Florida DOT Asphalt Type S	1.5	2.0
	(B)	Crushed limerock with a minimum LBR of 100, compacted to 98% of the Modified Proctor maximum dry density	6.0	8.0
	(SB)	Stabilized sub-grade (sub-base) fill with a minimum LBR of 40 compacted to 95% of the Modified Proctor maximum dry density	12.0	12.0
Rigid	(C)	Florida DOT Portland Cement Concrete	5.0	6.0
	(SB)	Stabilized sub-base compacted to 95% of the Modified Proctor maximum dry density	12.0	12.0
(A) = Asphaltic Concrete, (B) = Base Course, (SB) = Stabilized Sub-grade (Sub-base) (C) = Concrete				

The base course materials in the pavements should consist of crushed limerock having a minimum Limerock Bearing Ratio (LBR) of 100. Base materials should meet the requirements presented in the latest revisions of the Florida Department of Transportation "Specifications for Road and Bridge Construction", Section 911 (limestone). The base course should be compacted to at least 98 percent of the material's maximum dry density (ASTM D-1557). The subgrade should be stabilized to a depth of 12 inches to achieve a minimum LBR of 40. This can be obtained by blending base material (limerock) with the existing subgrade soils. The required mixing ratio should be determined by laboratory testing. The stabilized subgrade should be compacted to at least 95 percent of the maximum dry density (ASTM D-1557). The LBR requirement for the subgrade soils is only necessary for the "flexible" pavement section.

Where dumpsters are to be parked on the pavement, so that a considerable load is transferred from relatively small steel supports, it is recommended that rigid concrete pavement be constructed. In addition, in areas utilized for loading and unloading heavy duty-trucks, consideration should also be given to using a rigid pavement. In accordance with the geotechnical requirements, a minimum portland concrete pavement thickness of 5 inches should be used in parking areas (light duty) and 6 inches in loading areas (medium duty), if rigid pavements are to be employed.

The concrete should be reinforced as necessary to withstand the traffic loadings anticipated and jointed to reduce the potential for crack development. The minimum rigid pavement thickness recommended herein is based upon concrete with an unconfined compressive strength of 4,000 pounds per square inch (psi) and a modulus of rupture of 450 psi. Fill that may be required to raise grades in pavement areas should be compacted to at least 95 percent of the material's maximum dry density (ASTM D-1557).

Lastly, we recommend that a minimum separation of two feet be maintained between the bottom of the base and the seasonal high groundwater table levels.

Actual pavement section thicknesses and the reinforcement details for the rigid pavement section should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The noted sections represent minimum thicknesses for typical local construction practices and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

6.0 REPORT LIMITATIONS

Our professional services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed. After the plans and specifications are complete, it is recommended that PSI be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed shallow foundations. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed structure.

The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

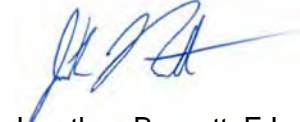
This report has been prepared for the exclusive use of Key West Senior Living, LLC and their design consultants, for the specific application to the design and construction of the Poinciana Gardens Senior Living in Key West, Florida.

7.0 CLOSURE

We trust this report is adequate for your current needs; however, should you have any questions or should additional information be required, please do not hesitate to contact our office at (305) 471-7725.

Respectfully Submitted,

Professional Service Industries, Inc.
Certificate of Authorization No: 3684



Jonathan Bassett, E.I.
Project Engineer



Dhuruva (Dru) Badri, P.E.
Department Manager
FL License No. 68718

APPENDIX

Sheet 1:	Site Vicinity Map
Sheet 2:	Site Photographs
Sheet 3:	Boring Location Plan Boring Logs
Table 1:	Summary of Percolation Test Result Schematic of Usual Open-Hole Percolation Test

APPENDIX

SITE VICINITY MAP



Approximate Site Location

GEOTECHNICAL ENGINEERING SERVICES
Poinciana Gardens Senior Living
(N.E.C.) Duck Avenue and Dunlap
Key West, Florida

DATE: 10/23/2015

DRAWN: CA

CHKD.: DB



SHEET No.: 1

PSI PROJECT No.: 0397-984

SITE PHOTOGRAPHS



GEOTECHNICAL ENGINEERING SERVICES
Poinciana Gardens Senior Living
(N.E.C.) Duck Avenue and Dunlap Drive
Key West, Florida

DATE: 10/23/2015

DRAWN: CA

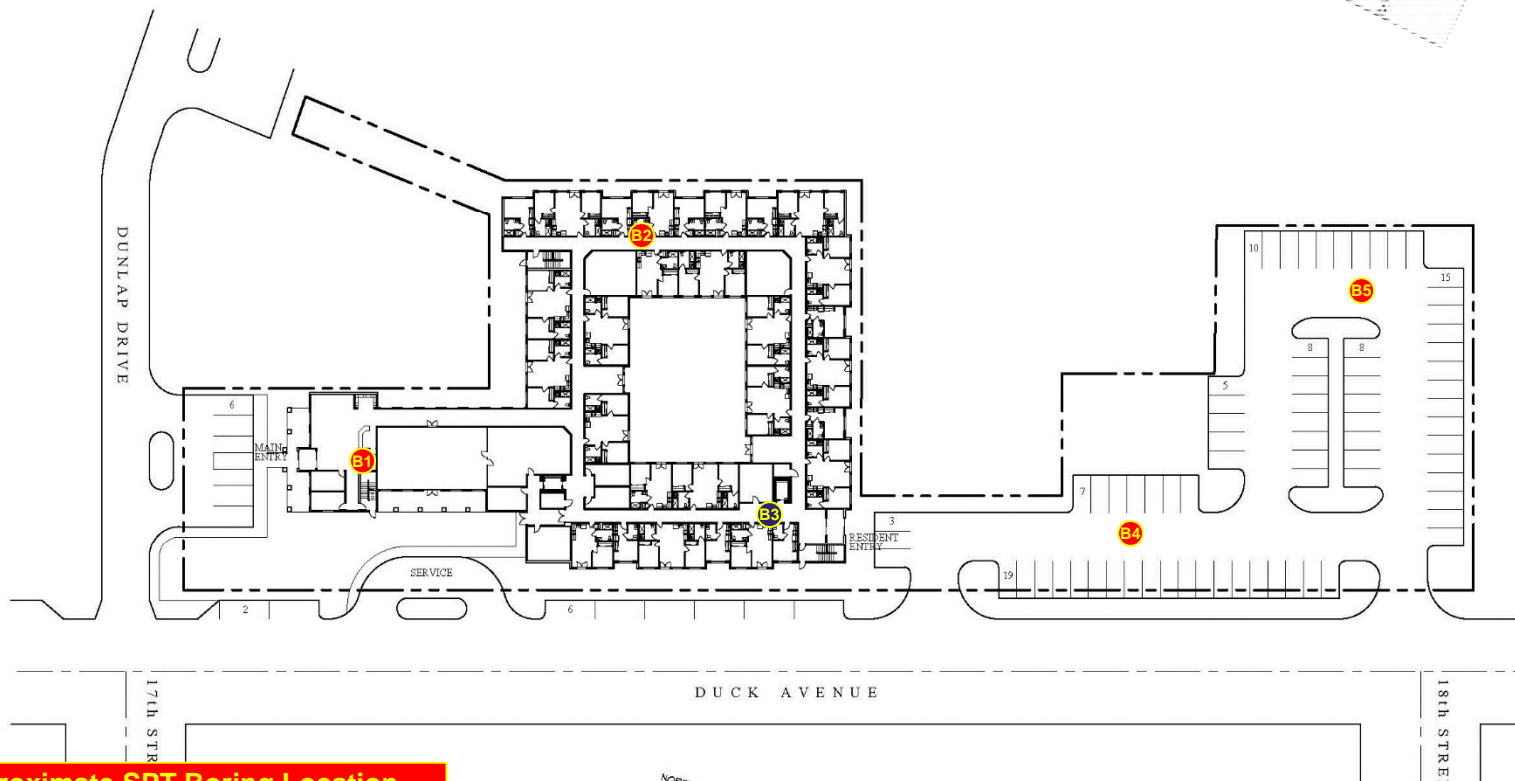
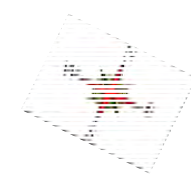
CHKD:: DB

SHEET No.: 2

PSI PROJECT No.: 0397-984

psi Information
To Build On
Engineering • Consulting • Testing

BORING LOCATION PLAN



● **Approximate SPT Boring Location**

● **Approximate Percolation/SPT Boring Location**

CONCEPT SITE PLAN
 SCALE: 1"=30'
 SITE AREA: 90,028sf approx. (2 acres)
 BUILDING AREA: 90,866 sf
 First Floor: 30,424 sf

GEOTECHNICAL ENGINEERING SERVICES
 Poinciana Gardens Senior Living
 (N.E.C.) Duck Avenue and Dunlap Drive
 Key West, Florida

DATE: 10/23/2015

DRAWN: CA



SHEET No.: 3

PSI PROJECT No.: 0397-984

CHKD.: DB



Professional Service Industries, Inc.
 7950 N.W. 64th Street
 Miami, FL 33166
 Telephone: (305) 471-7725
 Fax: (305) 593-1915

LOG OF BORING B-1

Sheet 1 of 1

PSI Job No.: 0397-984
 Project: Poinciana Gardens Senior Living
 Location: (N.E.C.) Duck Avenue and Dunlap Drive
 Key West, Florida

Drilling Method: SPT
 Sampling Method: SS
 Hammer Type: Automatic
 Boring Location: Refer to Sheet 3

WATER LEVELS	
▽ While Drilling	4.2 feet
▼ Upon Completion	4.2 feet
▽ Delay	N/A

Elevation (feet)	Depth (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	Station: N/A Offset: N/A	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA				Additional Remarks
											N in blows/ft ⊙				
0				1			Dark Brown Organic Fine SAND with Traces of Limerock and Vegetation (Topsoil)	OL SP	8-35-41-50					>> ⊙	
				2			Dark Brown Organic Fine SAND with Traces of Roots		N=76 (50/5")					>> ⊙	
				3			Light Brown/Gray LIMESTONE with Fine Sand		N=50/5"					>> ⊙	
5				4					46-(50/3")					>> ⊙	
				5					N=50/3"					>> ⊙	
				6					36-35-41-(50/4")					>> ⊙	
				7					N=76					>> ⊙	
				8					25-31-36-45					>> ⊙	
10				9					N=67					>> ⊙	
				10										>> ⊙	
				11										>> ⊙	
15									15-15-18						
									N=33						
									17-18-18						
									N=36						
									16-17-20						
									N=37						
									15-17-19						
									N=36						
									14-13-13						
									N=26						
									8-7-7						
									N=14						

Completion Depth: 40.0 ft	Sample Types:	Shelby Tube	Latitude:
Date Boring Started: 10/13/15	Auger Cutting	Hand Auger	Longitude:
Date Boring Completed: 10/13/15	Split-Spoon	Calif. Sampler	Drill Rig: CME-75
Logged By: I.L.	Rock Core	Texas Cone	Remarks:
Drilling Contractor: PSI, Inc.			

The stratification lines represent approximate boundaries. The transition may be gradual.



Professional Service Industries, Inc.
 7950 N.W. 64th Street
 Miami, FL 33166
 Telephone: (305) 471-7725
 Fax: (305) 593-1915

LOG OF BORING B-2

Sheet 1 of 1

PSI Job No.: 0397-984
 Project: Poinciana Gardens Senior Living
 Location: (N.E.C.) Duck Avenue and Dunlap Drive
 Key West, Florida

Drilling Method: SPT
 Sampling Method: SS
 Hammer Type: Automatic
 Boring Location: Refer to Sheet 3

WATER LEVELS	
▽ While Drilling	4.6 feet
▽ Upon Completion	4.6 feet
▽ Delay	N/A

Elevation (feet)	Depth (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	Station: N/A Offset: N/A	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA		Additional Remarks
											N in blows/ft ⊙		
0				1			Dark Brown Organic Fine SAND with Traces of Limerock and Vegetation (Topsoil)	OL	12-31-(50/4") N=81/4"			>> ⊙	
				2			Light Brown/Gray LIMESTONE with Fine Sand		48-50-(50/5") N=100/5"			>> ⊙	
				3	▼				(50/5") N=50/5"			>> ⊙	
				4					39-42-31-(50/4") N=73			>> ⊙	
				5					32-39-48-(50/5") N=87			>> ⊙	
				6					13-15-20 N=35				
				7					18-17-15 N=32				
				8					19-21-27 N=48				
				9					18-15-13 N=28				
				10					12-11-11 N=22				
				11					9-6-5 N=11				

Completion Depth: 40.0 ft
 Date Boring Started: 10/13/15
 Date Boring Completed: 10/13/15
 Logged By: I.L.
 Drilling Contractor: PSI, Inc.

Sample Types:

- Auger Cutting
- Split-Spoon
- Rock Core
- Shelby Tube
- Hand Auger
- Calif. Sampler
- Texas Cone

Latitude:
 Longitude:
 Drill Rig: CME-75
 Remarks:

The stratification lines represent approximate boundaries. The transition may be gradual.



Professional Service Industries, Inc.
 7950 N.W. 64th Street
 Miami, FL 33166
 Telephone: (305) 471-7725
 Fax: (305) 593-1915

LOG OF BORING B-3

Sheet 1 of 1

PSI Job No.: 0397-984
 Project: Poinciana Gardens Senior Living
 Location: (N.E.C.) Duck Avenue and Dunlap Drive
 Key West, Florida

Drilling Method: SPT
 Sampling Method: SS
 Hammer Type: Automatic
 Boring Location: Refer to Sheet 3

WATER LEVELS	
▽ While Drilling	4.4 feet
▼ Upon Completion	4.4 feet
▽ Delay	N/A

Elevation (feet)	Depth (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	Station: N/A Offset: N/A	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA		Additional Remarks
											N in blows/ft ⊙		
0				1			Dark Brown Organic Fine SAND with Traces of Limerock and Vegetation (Topsoil)	OL	18-28-(50/5") N=78/11"			>> ⊙	
				2			Light Brown/Gray LIMESTONE with Fine Sand		50-(50/5") N=50/5"			>> ⊙	
				3					(50/4") N=50/4"			>> ⊙	
				4					27-30-28-(50/3") N=58			>> ⊙	
				5					20-23-(50/5") N=73/11"			>> ⊙	
				6					12-16-21 N=37				
				7					17-16-15 N=31				
				8					18-20-25 N=45				
				9					14-16-18 N=34				
				10					11-10-11 N=21				
				11					5-5-5 N=10				

Note: Percolation Test Performed at 15 Feet Below the Ground Surface

Completion Depth: 40.0 ft
 Date Boring Started: 10/14/15
 Date Boring Completed: 10/14/15
 Logged By: I.L.
 Drilling Contractor: PSI, Inc.

Sample Types:

- Auger Cutting
- Split-Spoon
- Rock Core
- Shelby Tube
- Hand Auger
- Calif. Sampler
- Texas Cone

Latitude:
 Longitude:
 Drill Rig: CME-75
 Remarks:

The stratification lines represent approximate boundaries. The transition may be gradual.



Professional Service Industries, Inc.
 7950 N.W. 64th Street
 Miami, FL 33166
 Telephone: (305) 471-7725
 Fax: (305) 593-1915

LOG OF BORING B-4

Sheet 1 of 1

PSI Job No.: 0397-984
 Project: Poinciana Gardens Senior Living
 Location: (N.E.C.) Duck Avenue and Dunlap Drive
 Key West, Florida

Drilling Method: SPT
 Sampling Method: SS
 Hammer Type: Automatic
 Boring Location: Refer to Sheet 3

WATER LEVELS	
▽ While Drilling	3.3 feet
▽ Upon Completion	3.3 feet
▽ Delay	N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	Station: N/A Offset: N/A	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA		Additional Remarks
										N in blows/ft ⊙		
	0			1			Dark Brown Organic Fine SAND with Traces of Limerock and Vegetation (Topsoil)	OL GP	3-3-8-31 N=11 (50/5") N=50/5" 50-(50/3") N=50/3"	Moisture, %		
				2		Light Brown/Gray LIMEROCK with Silty Fine Sand	Moisture, %					
				3		Light Brown/Gray LIMESTONE with Fine Sand	Moisture, %					
	5									STRENGTH, tsf		
										▲ Qu * Qp		

Completion Depth: 6.0 ft
 Date Boring Started: 10/14/15
 Date Boring Completed: 10/14/15
 Logged By: I.L.
 Drilling Contractor: PSI, Inc.

Sample Types:

- Auger Cutting
- Split-Spoon
- Rock Core
- Shelby Tube
- Hand Auger
- Calif. Sampler
- Texas Cone

Latitude:
 Longitude:
 Drill Rig: CME-75
 Remarks:

The stratification lines represent approximate boundaries. The transition may be gradual.



Professional Service Industries, Inc.
 7950 N.W. 64th Street
 Miami, FL 33166
 Telephone: (305) 471-7725
 Fax: (305) 593-1915

LOG OF BORING B-5

Sheet 1 of 1

PSI Job No.: 0397-984
 Project: Poinciana Gardens Senior Living
 Location: (N.E.C.) Duck Avenue and Dunlap Drive
 Key West, Florida

Drilling Method: SPT
 Sampling Method: SS
 Hammer Type: Automatic
 Boring Location: Refer to Sheet 3

WATER LEVELS	
▽ While Drilling	3.0 feet
▽ Upon Completion	3.0 feet
▽ Delay	N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	Station: N/A Offset: N/A	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA		Additional Remarks
											N in blows/ft ©		
	0			1			Dark Brown Organic Fine SAND with Traces of Limerock and Vegetation (Topsoil)	OL GP	7-7-5-3 N=12				
				2			Light Brown/Gray LIMEROCK with Silty Fine Sand		18-20-21-23 N=41				
	5			3			Light Brown/Gray LIMESTONE with Fine Sand		21-19-17-18 N=36				

Completion Depth: 6.0 ft
 Date Boring Started: 10/14/15
 Date Boring Completed: 10/14/15
 Logged By: I.L.
 Drilling Contractor: PSI, Inc.

Sample Types:

- Shelby Tube
- Hand Auger
- Calif. Sampler
- Texas Cone
- Auger Cutting
- Split-Spoon
- Rock Core

Latitude:
 Longitude:
 Drill Rig: CME-75
 Remarks:

The stratification lines represent approximate boundaries. The transition may be gradual.

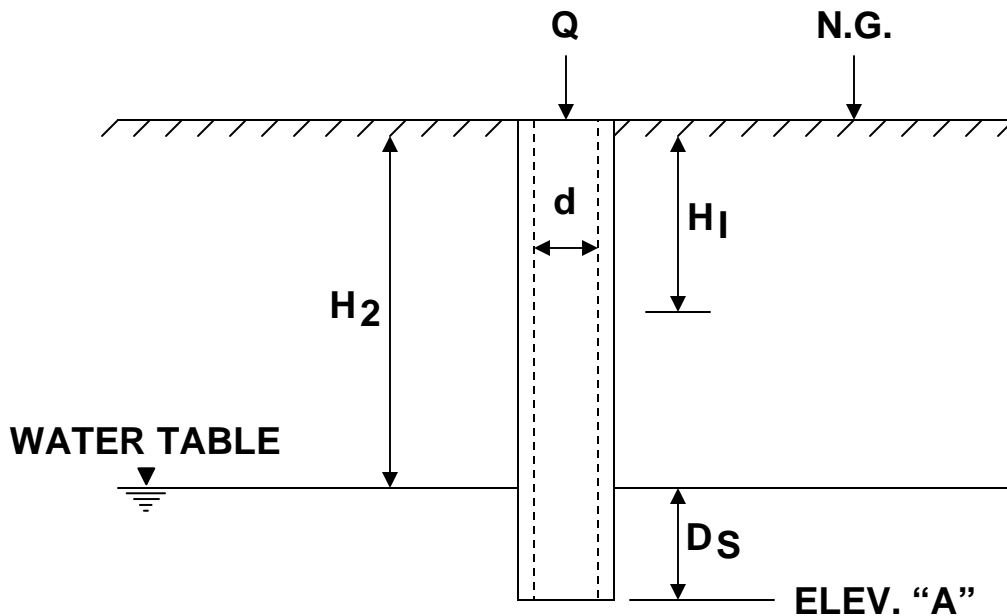
**TABLE 1: SUMMARY OF PERCOLATION TEST RESULTS
POINCIANA GARDENS SENIOR LIVING
(N.E.C.) DUCK AVENUE AND DUNLAP DRIVE
KEY WEST, FLORIDA
PSI PROJECT No.: 0397-984**

Test No.	Date Performed	Diameter		Depth of Hole (Feet)	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H ₂ (Feet)	Saturated Hole Depth, D _s (Feet)	Average Flow Rate, Q (gpm)	K, Hydraulic Conductivity cfs/ft ² -ft
		Casing (Inches)	Perforated PVC (Inches)		Below Ground Surface (Feet)					
					Prior to Test	During Test				
B-3	14-Oct-15	6	4	15.0	4.4	0.0	4.4	10.6	5.0	1.2E-04

Note:

- (1) The above hydraulic conductivity value is for a french drain installed to the same depth as the borehole test. The value represents an ultimate value. The designer should apply an appropriate factor of safety.
- (2) The hydraulic conductivity value was calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the following page.
- (3) A diameter of six inches was used in the computation of the Hydraulic Conductivity value presented in the above table.

USUAL OPEN – HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K= HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT.HEAD)

Q= "STABILIZED" FLOW RATE (CFS)

d= DIAMETER OF TEST HOLE (FEET)

H₂ = DEPTH TO WATER TABLE (FEET)

D_S = SATURATED HOLE DEPTH (FEET)

ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.

H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT.HEAD)



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Antoinette M. Appell
Vice-Chairman
District 4

Cara Higgins
District 1

David C. Ritz
District 5

Kirk C. Zuelch
Executive Director

November 30, 2015

Tiffany Stuart
Rockford Construction
601 First Street NW
Grand Rapids, MI 49504

RE: Poinciana Gardens Senior Living
Manuel Castillo, Housing Authority of Key West
Duck Avenue & 17th Terrace
RE # 00054250-000000

Dear Ms. Stuart,

This letter will serve as preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is a 6" water main that will need to be relocated prior to construction of proposed facility. This work will require a FCAA utility permit. I have included permit procedures and permit application which will need to be submitted for permitting.

A complete set of Civil and Architectural plans will be required to determine meter requirements and system development charges.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

CC Christie Martin, Customer Service Manager-Key West
Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

September 1, 2015

Ms. Tiffany Stewart
Assistant Project Manager
Rockford Construction
601 First Street NW
Grand Rapids, MI 49504

RE: Poinciana Gardens
Duck Avenue and 17th Street, Key West, Florida

Dear Ms. Stewart:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (Keys).

KEYS' Engineering Section requests that they be provided with a **full set of plans and a Project Review Form** (separate form for each new meter) for the referenced project.

These plans are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the **full set of plans and the Project Review Form** to one of our Customer Accounts Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

A handwritten signature in blue ink that reads "Armando Mira".

Armando Mira
Customer Accounts Field Representative

AM/am

Enclosures

C:

M. Alfonso, Supervisor of Engineering

File: CUS-200

Public Comment

From: kwbigbird <kwbigbird@aol.com>
Date: April 20, 2016 at 1:22:03 PM EDT
To: pwright@cityofkeywest-fl.gov
Subject: Poinciana Gardens

Hi Patrick:

Following are my comments regarding this application. .I would like them to be read into the record as I can not attend the meeting. ...Allen

To: Chairman and Planning Board Members

Re: Poinciana Gardens Application

First I will comment on the process that preceded this application for approval for an assisted living facility at Poinciana.

On Jan.5, 1999 the City Commission adopted the Poinciana Neighborhood Resolution addressing our concerns about the development and impact on the surrounding neighborhood from services and housing at Poinciana.

Initially any development was to be integrated into the surrounding neighborhood.

Many hours were invested in reaching this agreement.

Once the property was conveyed to the City of Key West and the Key West Housing Authority someone determined that this resolution no longer was applicable. Due to the fact that this is a resolution. ..there is no legal means to require anyone to honor it...so much for resolutions The fact remains. This resolution is just as applicable now as it was when it was approved Now...for comments on the proposed facility.

First...I advocated placing an assisted living facility at Poinciana, but not to this scale.

You are being asked to approve a facility that will not only impact this neighborhood forever but also to allow a 60% increase in units for this parcel concentrated on one small portion of this property. Three stories are not integrating into the surrounding neighborhood. .. legal or not. There has been no notice to the surrounding residents and property owners to participate in the initial planning of this facility. Just a one week notice of the planning board meeting.. That is wrong.

Is this project the foot in the door for future infill at Poinciana? Once you approve 3 stories the argument to increase density and approve height variances for affordable housing will soon follow.

The conceptual plan for 5 stories and multiple buildings for affordable housing was presented a few weeks ago. That is not compatible with or integrating into the surrounding neighborhood.

I do not believe that the impact study for this project has been properly noticed to the surrounding property owners and I request that you postpone approval until a meeting can be held with the property owners present and discuss in full the impacts of this major development on this neighborhood before sending the application to the City Commission.

A one week notice of this Planning Board meeting is insufficient.

This is public land being offered to a private developer who has no interest in what the impact of this development will have on this neighborhood.

Thank you for your consideration.

Allen Tidball

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 PM on April 21, 2016 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 - Conditional Use – 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879) - A request for major development plan for the construction of a 108 unit senior living facility and for conditional use to allow for the nursing home, rest home, convalescent home use on property located within the Medium Density Residential District - 1 (MDR-1) Zoning District.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.cityofkeywest-fl.gov. Written responses must be submitted before the hearing to the contact person below.

Contact: Patrick Wright, Planner II; E-mail: pwright@cityofkeywest-fl.gov; Phone: 305-809-3778; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

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

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER
PLANNING BOARD DETERMINATION.**

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Major Development Plan - Conditional Use – A request for major development plan for the construction of a 108 unit senior living facility and for conditional use to allow for the nursing home, rest home, convalescent home use on property located within the Medium Density Residential District - 1 (MDR-1) Zoning District.

Applicants: Housing Authority of Key West, Florida / Key West Senior Development, LLC / Rockford Construction

Owner: Housing Authority of Key West, Florida

Location: 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)

Date of Hearing: April 21, 2016 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.cityofkeywest-fl.gov. 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: **Contact:** Patrick Wright, Planner II; E-mail: pwright@cityofkeywest-fl.gov; Phone: 305-809-3778; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

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 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Major Development Plan - Conditional Use – A request for major development plan for the construction of a 108 unit senior living facility and for conditional use to allow for the nursing home, rest home, convalescent home use on property located within the Medium Density Residential District - 1 (MDR-1) Zoning District.

Applicants: Housing Authority of Key West, Florida / Key West Senior Development, LLC / Rockford Construction

Owner: Housing Authority of Key West, Florida

Location: 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)

Date of Hearing: April 21, 2016 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.cityofkeywest-fl.gov. 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: **Contact:** Patrick Wright, Planner II; E-mail: pwright@cityofkeywest-fl.gov; Phone: 305-809-3778; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

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 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Owner_Name	Address1	Address2 CITY	State	ZIP	Country
1 ACEVEDO RONALD D AND SABRINA L		1115 17TH KEY WEST	FL	33040-4270	
2 ADAMS MARIE BLANCHE		1301 18TH KEY WEST	FL	33040-4656	
3 AHRENS SCOTT G		3528 DUCI KEY WEST	FL	33040-4429	
4 ANDERSON DANIEL SCOTT		6213 SMIT TROY	MI	48085-1083	
5 ASGAARD HOLDING COMPANY LLC		3420 DUCI KEY WEST	FL	33040-4427	
6 ATLAS GORDON D AND JANA G		5724 OAK ALFRED STATION	NY	14803-9733	
7 BARRETT DENIS A AND ELAINE M		3704 PEA KEY WEST	FL	33040-4221	
8 BATTY PETER AND ELLEN		912 GEOR KEY WEST	FL	33040-7206	
9 BEEMAN JASON E		3719 DON. KEY WEST	FL	33040-4441	
10 BENSON JON D AND STEPHANIE R		3708 CIND KEY WEST	FL	33040-4408	
11 BISKUP ERIC M ESTATE		3716 DON. KEY WEST	FL	33040-4410	
12 BLUM JAMES A REV TR 1/11/1996		3539 EAGI KEY WEST	FL	33040-4653	
13 BOSCO LORI G AND DANIEL S		1608 SEMI KEY WEST	FL	33040-3509	
14 BRANTLEY ANNABEL MOFFAT	C/O EDITH E MOFFAT	1237 HALI TALLAHASSEE	FL	32308-5278	
15 BRIGGS TAMMY M ESTATE		3367 DON. KEY WEST	FL	33040-4488	
16 BROADBENT LEROY W AND JOANN M		3427 DON. KEY WEST	FL	33040-4434	
17 BROADWAY JANE ALLISON		3717 CIND KEY WEST	FL	33040-4407	
18 BUBLAK KAREL		2616 HARI KEY WEST	FL	33040-3945	
19 BURRELL JUDY L		3319 DON. KEY WEST	FL	33040-4487	
20 CAMPBELL WILLIAM AND VIRGINIA		1203 17TH KEY WEST	FL	33040-4271	
21 CARCEDO HECTOR AND SHEILA		3375 DON. KEY WEST	FL	33040-4488	
22 CARCEDO HECTOR AND SHEILA		3436 DUCI KEY WEST	FL	33040-4427	
23 CASAMAYOR RAYMOND JR ESTATE		3708 DON. KEY WEST	FL	33040-4410	
24 CASTELLANO SANDRA L/E		3335 DON. KEY WEST	FL	33040-4487	
25 CHAMBERS JOSEPH E JR ESTATE	C/O WILLIS GUY A P/R	2432 FLAG KEY WEST	FL	33040-3844	
26 CHERRY DEAN E AND CYNTHIA M		3322 DON. KEY WEST	FL	33040	
27 CIAVOLINO RICHARD J AND PAULA F		3628 DUCI KEY WEST	FL	33040-4412	
28 CLARO JANET H AND FERNANDO J		1435 18TH KEY WEST	FL	33040	
29 CONDELLA PHILLIP A AND DEBORAH		3430 DUCI KEY WEST	FL	33040-4427	
30 CRESPO MICHAEL S AND JAMIE D		3713 DUCI KEY WEST	FL	33040	
31 CRISS NANCY CRISWELL		1213 17TH KEY WEST	FL	33040-4277	
32 CURRY TROY		1211 16TH KEY WEST	FL	33040	
33 DAWICKI EDWARD C III AND AMANDA RUTH		1215 16TH KEY WEST	FL	33040-4281	
34 DEHAVEN SALLY L		3327 DON. KEY WEST	FL	33040-4487	

Owner_Name	Address1	Address2 CITY	State	ZIP	Country
35 DEVENYI GABOR B AND DARLENE F		3637 EAGI KEY WEST	FL	33040-4623	
36 DIAMANDI DOROTHY MAE L/E		11870 N BI DUNNELLON	FL	34434-2286	
37 DIAZ JOSE O AND SYLVIA A		3500 DUCI KEY WEST	FL	33040-4429	
38 DIAZ RICARDO AND TAMMY LYNN		1025 18TH KEY WEST	FL	33040-4250	
39 DOSTAL RICHARD		210 TRUM KEY WEST	FL	33040-7341	
40 DUNLAP BRIAN W		3314 DON. KEY WEST	FL	33040	
41 DURAN WILLIAM AND JANICE		1209 19TH KEY WEST	FL	33040	
42 EDGE ERNEST R JR		3722 CIND KEY WEST	FL	33040-4408	
43 EDSON GEORGE L 2008 REV TR AGR 3/24/2008		65 CLARK CORNISH	NH	03745-4408	
44 EISENMAN CAROL		3632 DUCI KEY WEST	FL	33040	
45 EMANUEL EYAL		1016 18TH KEY WEST	FL	33040	
46 ESQUINALDO VILLIERS JR AND FLORENCE P		1122 17TH KEY WEST	FL	33040-4274	
47 ETSHMAN BRUCE A		3713 CIND KEY WEST	FL	33040	
48 FARRELLY GREGORY G		506 LOUIS KEY WEST	FL	33040-3106	
49 FASSO JOHN		1116 18TH KEY WEST	FL	33040-4208	
50 FAYE PATRICIA LYNN		3702 DON. KEY WEST	FL	33040-4410	
51 FITCH MARTHA L		3502 DUCI KEY WEST	FL	33040-4429	
52 FOSSUM JAMES AND DANIELLE		3525 EAGI KEY WEST	FL	33040-4653	
53 FOWLER ALAN A AND KELLY		3715 DON. KEY WEST	FL	33040-4441	
54 FRAGA PEDRO AND NORA Y		3707 PEA F KEY WEST	FL	33040-4220	
55 FUHRMAN DAVID M		1201 17TH KEY WEST	FL	33040-4277	
56 GALVAN AILEEN		3371 DON. KEY WEST	FL	33040-4488	
57 GALVAN JORGE AND PATRIA		1109 17TH KEY WEST	FL	33040-4270	
58 GARCIA EDWARD AND DAMARYS		3302 DON. KEY WEST	FL	33040	
59 GARCIA OMAR E AND MIA B		1204 17TH KEY WEST	FL	33040-4273	
60 GARCIA SILVIO REV TR 7/15/2004		13 BIRCHV KEY WEST	FL	33040	
61 GIACUMBO GENE		3608 DUCI KEY WEST	FL	33040	
62 GIDWANI RESHMA		1901 S RO KEY WEST	FL	33040-5213	
63 GOLAN A E TRUST UNDER WILL OF A E GOLAN		5529 ANZ/ SAN FRANCISCO CA		94121-2430	
64 GONZALEZ ALBERT		PO BOX 5: KEY WEST	FL	33045-5703	
65 GREEN PETER J		3723 CIND KEY WEST	FL	33040-4407	
66 GROSSMAN NADENE		3303 DON. KEY WEST	FL	33040	
67 GUIEB ROBIN LEIGH ANN		3712 PEA F KEY WEST	FL	33040-4221	
68 HARDEN MARC ALAN		3832 EAGI KEY WEST	FL	33040-4527	

Owner_Name	Address1	Address2 CITY	State	ZIP	Country
69 HAWKINS FRANK		1410 18TH KEY WEST	FL	33040-4658	
70 HAYES JANET RECIO TRUST 6/19/1995		3531 EAGLE KEY WEST	FL	33040	
71 HERCE PATRICIA LEE		2001 HARI KEY WEST	FL	33040	
72 HIGGS JOAN E		1341 19TH KEY WEST	FL	33040	
73 HILL BRELINDA		3307 DON. KEY WEST	FL	33040-4487	
74 HINCHCLIFFE STEPHEN M		109 KEY H KEY WEST	FL	33040	
75 HITCHCOCK CHARLES E JR AND ANGELA J		3343 DON. KEY WEST	FL	33040	
76 HOFFER LESLIE E AND CANDICE M		1114 18TH KEY WEST	FL	33040-4208	
77 HOFFMAN BARBARA		3709 PEAKEY WEST	FL	33040	
78 HOGBERG DANIEL E		3543 EAGLE KEY WEST	FL	33040	
79 HOLT JAMES G		1115 18TH KEY WEST	FL	33040-4207	
80 HOLTKAMP JORDAN S		5607 3RD . KEY WEST	FL	33040-6033	
81 HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIDA		1400 KENI KEY WEST	FL	33040-4055	
82 HRABCOVA IVONA L/E		3431 EAGLE KEY WEST	FL	33040-4651	
83 HUBBS IRMA		3532 DUCI KEY WEST	FL	33040-4429	
84 HUDGINS SHAWN W		3707 PAUL KEY WEST	FL	33040-4416	
85 HUTCHISON LIESE L		1214 16TH KEY WEST	FL	33040-4279	
86 ICAMCO INC		PO BOX 5: KEY WEST	FL	33045-5925	
87 JKMH PARTNERS LLC		3440 DUCI KEY WEST	FL	33040-4427	
88 JOHNSON PATRICIA C TRUST		3616 EAGLE KEY WEST	FL	33040-4624	
89 JOHNSON YOSHIKO I		3311 DON. KEY WEST	FL	33040	
90 JOHNSTON RICHARD AND CHANDA		3544 DUCI KEY WEST	FL	33040-4429	
91 JONES ALICE JOYCE L/E		1219 16TH KEY WEST	FL	33040-4281	
92 JONES SIDNEY C AND TIMOTHY A		1115 19TH KEY WEST	FL	33040	
93 KEY WEST ASSOCIATION OF REALTORS INC		3422 DUCI KEY WEST	FL	33040	
94 KEY WEST COMMUNITY DIAGNOSTIC COMPANY LLC		3414 DUCI KEY WEST	FL	33040	
95 KILBORN CHRISTINA R		3715 PEAKEY WEST	FL	33040-4220	
96 KILLEN ROBERT DAVID AND ADELAIDE		3712 CIND KEY WEST	FL	33040-4408	
97 KNOWLES ELISSA M DEC TR 4/23/1998		3612 DUCI KEY WEST	FL	33040-4412	
98 KNOWLES MICHAEL AND KIMBERLY		3640 DUCI KEY WEST	FL	33040	
99 KNOWLES WILLIAM I JR AND SUSAN P		15415 SW MIAMI	FL	33193-2518	
100 KOCHAN SUSAN		3315 DON. KEY WEST	FL	33040	
101 KORZEN GREG B AND RENATA		3713 PAUL KEY WEST	FL	33040-4416	
102 LABRADA MAX W		3323 DON. KEY WEST	FL	33040-4487	

Owner_Name	Address1	Address2 CITY	State	ZIP	Country
103 LEOPARD EDDIE L/E		3719 DUCI KEY WEST	FL	33040	
104 LETO DAVID AND PENNY		3530 DUCI KEY WEST	FL	33040	
105 LIZ ERNEST AND ELIZABETH		3711 PEAKEY WEST	FL	33040-4220	
106 MALGRAT KIMERLIE A GRIZZEL AND MICHAEL LEE SR		1018 18TH KEY WEST	FL	33040-4211	
107 MAOUAD JAD		5434 CEN' BUFFALO	NY	14221-2878	
108 MARQUESA COURT HOMEOWNER'S ASSOCIATION INC		201 FRON KEY WEST	FL	33040	
109 MCCAIN SHANNAN AND DAVID		3720 DON. KEY WEST	FL	33040	
110 MCGUIRL HUBERT A JR AND JEAN		3605 EAGI KEY WEST	FL	33040	
111 MCLEOD JAMES D AND ANNE M		3509 EAGI KEY WEST	FL	33040	
112 MEAD PAUL AND CINDY LOU		PO BOX 2(FORT DAVIS	TX	79734-2078	
113 MEADOR KENNETH C AND BARBARA TR 2/19/92		3705 CIND KEY WEST	FL	33040	
114 MESSER BARBARA ANN L/E		1118 18TH KEY WEST	FL	33040-4208	
115 MONSALVATGE MICHAEL		19 BEECH KEY WEST	FL	33040	
116 MOREAU GERALD RAYMOND AND ROSE MARIE		3504 DUCI KEY WEST	FL	33040-4429	
117 MUNOZ REUBEN		3310 DON. KEY WEST	FL	33040	
118 MURPHY SHARI S REV TRUST 9/25/2001		105 CAND. MAITLAND	FL	32751-3327	
119 NGOV MICHAEL K AND SOPHAK		425 A GRE KEY WEST	FL	33040-6566	
120 NORTHSIDE BUILDERS INC		20 DRIFTV KEY WEST	FL	33040	
121 OTTO ROGER A AND VILMA E		1122 17TH KEY WEST	FL	33040-4272	
122 OVIDE MICHAEL L AND KATHRYN A		3619 EAGI KEY WEST	FL	33040-4623	
123 PEARLMANS JOE INC		517 DUVAI KEY WEST	FL	33040-6587	
124 PEREZ ALLEN		1010 KENI KEY WEST	FL	33040-4134	
125 POIRIER CAROL M		3701 DUCI KEY WEST	FL	33040	
126 QUINTANA JORGE A AND MARGARITA		3707 DON. KEY WEST	FL	33040-4409	
127 ROBERMAN JAY A AND LINDA L		3339 DON. KEY WEST	FL	33040	
128 RODRIGUEZ JOSE F AND MIRIAM L/E		3705 DON. KEY WEST	FL	33040-4409	
129 RODRIGUEZ KATHRYN E		1202 17TH KEY WEST	FL	33040-4275	
130 SALTER LEWIS F AND ROSE		3515 EAGI KEY WEST	FL	33040-4653	
131 SALTER LEWIS F JR AND LORI FARMER		1405 18TH KEY WEST	FL	33040	
132 SANDERS TIMOTHY J AND FLOR PATRICIA		3711 DUCI KEY WEST	FL	33040-4423	
133 SASI MOSHE		3501 EAGI KEY WEST	FL	33040-4653	
134 SERMAK DAVID AND YVONNE G		3708 PAUL KEY WEST	FL	33040-4417	
135 SIMONS JUDITH K		PO BOX 2: KEY WEST	FL	33045-2554	
136 SMITH MARSHA L AND CHARLES E III		1206 17TH KEY WEST	FL	33040-4275	

Owner_Name	Address1	Address2 CITY	State	ZIP	Country
137 SMITH WILLIAM L JR		4 DRIFTW KEY WEST	FL	33040-6233	
138 SOLANO DANIEL V AND MARTHA		1110 18TH KEY WEST	FL	33040-4208	
139 STORY DIANE HOUSE		3712 PAUL KEY WEST	FL	33040	
140 SWEETING ROGER W AND SHIRLEY A		3359 DON. KEY WEST	FL	33040	
141 SWEETING ROGER W AND SHIRLEY A		3710 PEA KEY WEST	FL	33040-4221	
142 TENNYSON AMY		3636 DUCI KEY WEST	FL	33040-4412	
143 THE GEORGE GIFT TRUST 7/11/2012	C/O LOCKWOOD JOHN MALOY T	34 ALLAM. KEY WEST	FL	33040-6202	
144 THIEL NANCY M T/C		9 COCONI KEY WEST	FL	33040	
145 TIDBALL PERSHING ALLEN AND CATHERINE CECCO		PO BOX 4; KEY WEST	FL	33041-4204	
146 TOBIN MARGARET W		3709 DON. KEY WEST	FL	33040-4409	
147 TORIKE FREDRICK L II		2318 N RC KEY WEST	FL	33040	
148 TROIA LENORE REVOCABLE TRUST 4/14/2014		2250 WILM DELAND	FL	32720-2390	
149 TURNER CARMEN E		3331 DON. KEY WEST	FL	33040-4487	
150 US BANK TRUST NA		16745 W B SAN DIEGO	CA	92127-1908	
151 V A PANICO PROPERTIES LLC		1514 19TH KEY WEST	FL	33040	
152 VALDES JOSEPH A JR		3518 DUCI KEY WEST	FL	33040-4429	
153 VALDEZ CHRISTOPHER D		1905 HARI KEY WEST	FL	33040-3619	
154 WAITE KENNETH SR AND LILLIAN		3318 DON. KEY WEST	FL	33040	
155 WALKER CELIA		1218 16TH KEY WEST	FL	33040-4279	
156 WALLACE JANE		1307 17TH KEY WEST	FL	33040-4644	
157 WECHSLER STEVEN		3347 DON. KEY WEST	FL	33040-4488	
158 WETZLER JOHN J L/E		3635 EAGI KEY WEST	FL	33040	
159 WIGGINS DANIEL D JR		3379 DON. KEY WEST	FL	33040-4488	
160 WIGGINS RICHARD ASHLEY		3650 LON(NORTH FORT MY	FL	33917-7225	
161 WILLIAMS MILES LIV TR 5/31/07	C/O WILLIAMS D A TRUSTEE	3712 DON. KEY WEST	FL	33040	
162 WRIGHT SEAN TERRANCE AND KIMBERLY		3713 PEA KEY WEST	FL	33040-4220	