

APPLICATION



**DEVELOPMENT PLAN AND
CONDITIONAL USE APPLICATION**
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

RECEIVED
FEB 14 2024
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BY: _____

4:56 pm

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Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>
Minor <input type="checkbox"/>		No <input checked="" type="checkbox"/>

Please print or type:

- 1) Site Address: 3101 N. Roosevelt Boulevard, Key West, FL 33040
- 2) Name of Applicant: Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC
- 3) Applicant is:
Property Owner: _____
Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 221 Simonton Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-294-0252 Email: greg@oropezastonescardenas.com
- 6) **Email Address:** lisa@oropezastonescardenas.com
- 7) Name of Owner, if different than above: Christopher Holland, LLC
- 8) Address of Owner: 3101 N. Roosevelt Boulevard, Key West, FL 33040

9) Owner Phone #: c/o (305) 294-0252 Email: c/o greg@oropezastonescardenas.com

10) Zoning District of Parcel: General Commercial (GC) RE# 00002360-000000

11) Is Subject Property located within the Historic District? Yes _____ No X

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).

See Supplement to Development Plan attached hereto.

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

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 X

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.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

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

Sec. 108-228. Identification of key persons.

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

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (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 hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

AMENDED DEVELOPMENT PLAN CRITERIA SUBMISSION MATERIALS

Pursuant to Section 108 of the Code of Ordinances

3101 N. Roosevelt Blvd. (R.E. # 00002360-000000)

Section 108-227 - Title Block:

- a. Name of Owner: Christopher Holland, LLC
- b. Scale: 1/4" = 1'
- c. North Arrow: As identified on the site plan
- d. Preparation/Revision Date: November 2, 2023

Section 108-228 - Identification of Key Persons:

- a. Owner: Christopher Holland, LLC
- b. Owner's Authorized Agent: Oropeza, Stones & Cardenas, PLLC
- c. Architect: A2O Architecture
- d. Surveyor: Florida Keys Land Surveying
- e. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: Christopher Holland, LLC is the sole owner of the Property. Christopher A. Holland and Antonio Osbron are the only members of Christopher Holland, LLC, a Florida limited liability company.

Section 108-229 - Project Description: The proposed project is for the razing of the Property and the rebuilding of the Property in a manner which is consistent with the Property's existing non-conformities and which meets or exceeds flood management and mitigation goals by raising the Property's elevations and providing for mitigation measures which are more appropriate given the changes to applicable flood map designations and City Codes. The Property consists of 143,657.88 Square Feet of upland area (or 3.3 acres) and currently exists with a legal nonconforming density of 82 units (81 Transient Units and 1 Single Family Unit). The Property currently operates in a commercial capacity as a resort. Christopher Holland, LLC intends to raze the existing Property and to rebuild it as an elevated structure to comport with flood management and mitigation goals. The Property would be rebuilt with 80 transient licensed hotel rooms, 8 workforce housing units, and with the same ancillary commercial attributes including the restaurant (with reduced seating capacity from 150 seats down to 120 seats), retail seafood market, marina, and recreational vehicle rental areas. Significantly, the 80 transient hotel rooms will be rebuilt in accordance with Section 122-28(c) of the City of Key West Land Development Regulations ("Code or LDRs").

- a. Zoning: CG
- b. Project Site Size: 212,020.17 Square Feet (Total Lot Size)
143,657.88 Square Feet (Total Upland Area)
- c. Legal Description:

On the Island of Key West, Florida, more particularly described as: Commencing at the intersection of the centerline of Dredgers Key Road and the Northwesterly right-of-way line of Roosevelt Boulevard, run Northeasterly along the Northwesterly right-of-way line of Roosevelt Boulevard for a distance of 25 feet to the point of beginning of the property hereinafter described; from said point of beginning continue Northeasterly along the Northwesterly right-of-way line of Roosevelt Boulevard for a distance of 400 feet to a point; thence Northwesterly and parallel with said Dredgers

Key Road for a distance of 545 feet to a point; thence Southwesterly and parallel with the Northwesterly right-of-way line of Roosevelt Boulevard for a distance of 400 feet to a point; thence Southeasterly and parallel with said Dredgers Key Road for a distance of 545 feet to the point of beginning.

SUBJECT TO: Limitation as to location from which materials for fill shall be taken, as set forth in that certain deed from the Trustees of the Internal Improvement Fund of the State of Florida, as grantors, to Lyman B. Whitaker and Katherine C. Whitaker, his wife, as grantees, dated March 16, 1951, recorded in Deed Book G-53, at Page 312, in the office of the Clerk of Circuit Court in and for Monroe County, Florida.

d. Site Data Table:

Site Data Table	Code Requirement	Existing	Proposed	Variance Requested
Zoning	CG			
Flood Zone	AE-7 / AE 8 [NGVD 29]			
Size of Site	15,000 SF	212,020.17 SF	No Change	N/A
Upland Area	N/A	143,657.88 SF	No Change	N/A
Height	40'	40'	No Change	N
Front Setback	25'	38' 1 3/4"	26'	N
Side Setback	N/A	N/A	N/A	N
Street Side Setback	20'	56' 3 3/4"	21'	N
Rear Setback-Mean Highwater Line	30'	8' 10 3/4"	30'	N
F.A.R.				
Hotel Units		0.25 935,927.75 SF)	0.21 (29,985.66 SF)	N
Market Rate Units		0.01 (1,088 SF)	0.0 (0 SF)	N
Workforce Units		0.0 (0 SF)	0.03 (3,668.92 SF)	N
Restaurant		0.03 (4,160.56 SF)	0.02 (3,206.98 SF)	N
Density				
Hotel	81 Transient/ 1 Non-Transient	81 Transient	80 Transient	N
Market Rate	*a	1 Non-Transient	0	N
Workforce	% of Redevelop *b	0	8 Workforce	

=/- Average Unit Size		423.54 SF	374.82 SF	
*a	Per LUD updated May 19, 2020, the allowed transient units is 81 plus 1 non-transient dwelling unit			
*b	# Redeveloped units c 0.58 x 0.3 = Workforce Requirement = 80x0.58x0.3 – Owner Hardship			
Building Coverage	40% (57,423.15 SF)	26.01% (37,346.68 SF)	22.11% (31,759.94 SF)	N
Impervious Surface	60% (86,134.29 SF)	62.02% (89,104.60 SF)	62.55% (89,851.24 SF)	Y
Parking for Build-Out of 80 out of Existing 81 Transient Units				
RESORT (TOTAL)			118 Vehicles / 39 Bikes	
Vehicle Sec. 108-572(7)	1/Res. Unit + 1		51	Complies = 81
Scooter	1 Scooter = 1 Vehicle		13	
Bicycle Sec. 108-574	Substitute 4 Bikes = 1 Vehicles		5	
Compact Sec. 108-646	15% of Stalls = 12 Max		12	
Resort Bicycle Sec. 108-572(7)	35% of total required vehicles (8) = 28		30	Complies
Food Service Vehicles Sec. 108-572(7)	1/45 SF Serving (1,669.8 SF)		25	Complies = 37
Food Service Compact Sec. 108-646	15% of Stalls = 5 Max		5	
Scooter	1 Scooter = 1 Vehicle		3	
Bicycle Sec. 108-574	Substitute 4 Bikes = 1 Vehicle		4	
Food Service Bicycle Sec. 105-572(9)	25% Total Req. Vehicles (37) = 9		9	Complies
Vehicle (Accessible) Sec. 108-650	101-150 Standard = 5 ADA		[5]	Complies
AFFORDABLE HOUSING (TOTAL)	1 Res. Unit		9 Vehicles / 12 Bikes	Complies

Vehicle (Standard) Sec. 108-572 (15)			6	
Vehicle (Accessible) Sec 108-650	1-25 Standard = 1	N/A	1	
Compact Sec. 108-646	15% of Stalls = 1 Max		0	
Scooter	1 Scooter – 1 Vehicle		2	
Bicycle Sec. 108-572	25% of Total Req. Vehicles = 4	N/A	12	
Open Space/Landscaping	35% (50,280.26 SF)	33.87% (48,624.33 SF)	37.45% (53,806.64 SF)	N
Consumption Area or Number of Seats	NA	150 Seats	120 seats	N

e. Building Sizes:

Buildings shall be rebuilt with 9' elevations and shall not exceed the permitted 40' height.

f. Floor Area Ratio Permitted & Proposed:

A total floor area ratio (FAR) of 0.8 is permitted in the CG zone. The Proposed Project shall comply with the permitted FAR.

F.A.R	Permitted	Existing	Proposed
	0.8	Total: 0.29	0.26
Hotel Units		0.25 935,927.75 SF)	0.21 (29,985.66 SF)
Market Rate Units		0.01 (1,088 SF)	0.0 (0 SF)
Workforce Units		0.0 (0 SF)	0.03 (3,668.92 SF)
Restaurant		0.03 (4,160.56 SF)	0.02 (3,206.98 SF)

g. Lot Coverage Permitted and Proposed Impervious Surface:

	Permitted	Existing	Proposed
Building Coverage	40% (57,423.15 SF)	26.01% (37,346.68 SF)	22.11% (31,759.94 SF)

Impervious Surface	60% (86,134.29 SF)	62.02% (89,104.60 SF)	62.55% (89,851.24 SF)
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The max building lot coverage pursuant to the Code is 40%, or 57,423.15 Square Feet. In its current condition, the Property has a building coverage of 26.01% or 37,346.68 Square Feet. The Proposed development plan has a proposed building coverage of 22.11% or 31,759.94 Square Feet, and is therefore within the permitted building coverage limits.

The max impervious area pursuant to applicable code is 60%, or 86,134.29 Square Feet. In its current condition, the Property's impervious area totals 62.02%, or 89,104.60 Square Feet. The Proposed development plan has a proposed impervious surface area of 62.55%, or 89,851.24 Square Feet, for which the Applicant will seek an amendment to the existing variance to accommodate the additional 0.53%.

h. Landscape Areas:

Open Space/Landscaping	35% (50,280.26 SF)	33.87% (48,624.33 SF)	37.45% (53,806.64 SF)
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The required open space/landscaping area per the Code is 35%, or 50,280.26 Square Feet. In its current condition, the Property has an open space/landscaping area totaling 33.87%, or 48,624.33 Square Feet. The Proposed Plan increases the total open space/landscaping area to 37.45%, or 53,806.64 Square Feet.

i. Parking Spaces Permitted and Proposed:

Parking for Build-Out of 80 out of Existing 81 Transient Units		
	Permitted	Proposed
RESORT (TOTAL)		118 Vehicles / 39 Bikes
Vehicle Sec. 108-572(7)	1/Res. Unit + 1	51
Scooter	1 Scooter = 1 Vehicle	13
Bicycle Sec. 108-574	Substitute 4 Bikes = 1 Vehicles	5
Compact Sec. 108-646	15% of Stalls = 12 Max	12
Resort Bicycle Sec. 108-572(7)	35% of total required vehicles (8) = 28	30
Food Service Vehicles Sec. 108-572(7)	1/45 SF Serving (1,669.8 SF)	25

Food Service Compact Sec. 108-646	15% of Stalls = 5 Max	5
Scooter	1 Scooter = 1 Vehicle	3
Bicycle Sec. 108-574	Substitute Bikes = 1 Vehicle	4
Food Service Bicycle Sec. 105-572(9)	25% Total Req. Vehicles (37) = 9	9
Vehicle (Accessible) Sec. 108-650	101-150 Standard = 5 ADA	[5]
AFFORDABLE HOUSING (TOTAL)		
	1 Res. Unit	9 Vehicles / 12 Bikes
Vehicle (Standard) Sec. 108-572 (15)		6
Vehicle (Accessible) Sec 108-650	1-25 Standard = 1	1
Compact Sec. 108-646	15% of Stalls = 1 Max	0
Scooter	1 Scooter – 1 Vehicle	2
Bicycle Sec. 108-572	25% of Total Req. Vehicles = 4	12

- j. Delineation of location of existing and proposed structures:

Please see the provided survey and site plans for exact locations and existing and proposed structures. Note, the existing structures will be razed, and therefore will no longer exist in their current locations as shown on the survey.

- k. Existing and proposed development type denoted by land use including density/intensity:

Section 122-750 requires a total maximum density of 16 dwelling units per acre (16 du/acre). The Property consists of 143,657.88 Square Feet, or 3.3 acres of upland area, and therefore has a maximum density of 53 dwelling units. Currently there are eighty-one (81) recognized transient units and one (1) non-transient unit for a total of eighty-two (82) units. The proposed development reduces this permitted non-conformance by reducing the total number of transient units to eighty (80), placing the one (1) non-transient unit in no-use status, and adding eight (8) workforce housing units.

Sec. 108-230 - Other Project Information:

- a. Proposed Phases of Development and Target Dates:
 - i. Single Phase – Completion of the construction of a total of eighty (80) transient hotel units and eight (8) workforce housing units, a restaurant with 120 consumption seats, a retail seafood market, marina, and recreational vehicle rental area.
- b. Expected Date of Completion – On or before two (2) years from the award of the building permits.
- c. The Proposed Development Plan for the Site:

The Property will be rebuilt with 80 transient licensed hotel rooms and 8 workforce housing units and with the same ancillary commercial attributes including the restaurant, retail seafood market, marina, and recreational vehicle rental areas. Significantly, the 80 transient hotel rooms will be rebuilt in accordance with Section 122-28(c) of the City of Key West Land Development Regulations (“Code or LDRs”). The restaurant will include a decrease in the seating capacity from 150 seats down to 120 seats.

- d. Written Description of the characteristics of the proposed development:

- Number of Tourist Accommodation Units: 80
- Number of Workforce Housing Units: 8
- Floor Area by Use:

F.A.R	Permitted	Existing	Proposed
	0.8	Total: 0.29	0.26
Hotel Units		0.25 935,927.75 SF)	0.21 (29,985.66 SF)
Market Rate Units		0.01 (1,088 SF)	0.0 (0 SF)
Workforce Units		0.0 (0 SF)	0.03 (3,668.92 SF)
Restaurant		0.03 (4,160.56 SF)	0.02 (3,206.98 SF)

- Seating Capacities: In its current condition, the Property provides for 4,160.56 Square Feet of consumption area, which amounts to 150 authorized seats. The Proposed Plan provides for a reduction in the total consumption area down to 3,206.98 Square Feet and a reduction in the total number of seats down to 120 seats.
- Number of Storage Areas: +/- 1

- Waste Disposal: 2 dumpster locations within the boundary of the Property which is located close to the new entry point along Dredgers Key Road AKA Sigsbee Road, and allows for storage of the dumpsters on Property as well as ease of access and minimal disturbances for waste removal through Waste Management. The dumpsters shall be contained within appropriate enclosures. The dumpsters will also be fitted with a cleanout line that will re-direct any collected rainwater from the dumpsters directly to the sewer system.
- e. Planned Unit Developments: N/A
- f. Buildings and Sitting Specifications used to reduce damage potential and to comply with federal flood insurance regulations: The Property will be rebuilt at 9' elevations and will utilize flood mitigation devices to reduce rainwater runoff in an effort to alleviate the risks associated with rising water levels.
- g. Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas:
 - All existing protective measures aimed at protecting environmentally sensitive areas, including the surrounding mangroves and other natural elements, will be implemented throughout the razing and the redevelopment processes.
 - Waste disposal – all waste disposals will be contained in a commercial bulk disposal system to provide for one centralized point of disposal which will be buffered and shielded from public view. The dumpsters will also be outfitted with a drainage system which will redirect stormwater and other runoff directly to the sewer system, as opposed to the runoff filtering through and leaking out into the public right of way.
 - Recycling – similarly to waste disposal, recycling will be contained in a commercial bulk disposal system to provide for one centralized point of disposal which will be buffered and shielded from public view.
 - Sound Attenuation: The proposed development includes the installation of landscape screening to ensure minimal disturbance to neighboring properties.

Sec. 108-231. – Residential Developments

Eight (8) workforce housing units shall be built and shall be used as employee housing.

Sec. 108-232. – Intergovernmental Coordination

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies, that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC). N/A.
 - b. City electric system (CES). All coordination regarding electrical service will be completed with Keys Energy, formerly known as City Electric System.

- c. State department of environmental protection (DEP). All coordination regarding the DEP will be completed.
- d. Army Corps of Engineers (ACOE). N/A.
- e. South Florida Water Management District (SWFMD). Any SWFMD permitting requirements will be completed during the building permit application process.
- f. State department of transportation (DOT). Coordination with the DOT will be completed prior to the project start date.
- g. State department of community affairs (DCA). All coordination with DCA will be completed as part of the City of Key West development process.
- h. Florida Keys Aqueduct Authority (FKAA). All coordination regarding water supply will be completed with FKAA.
- i. State fish and wildlife conservation commission (F&GC). All coordination with F&GC will be completed throughout the permitting process and prior to the start of development.
- j. The county. N/A.

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

1. *Potable water supply.*

- a. Pursuant to Section 94-68 of the Code, the daily potable water service standard is 650 gallons per acre per day, or 2,145 gallons per day.
- b. The Proposed Project does not alter the current potable water needs. However, as part of the connection process to centralized water both for potable water and fire suppression, the applicant will coordinate with FKAA.
- c. The subject development shall have an independent water supply line dedicated to the fire suppression system.
- d. There are no anticipated potable water system upgrades necessary to facilitate the planned improvements subject to this application.

2. *Wastewater management.*

- a. Based on the City of Key West adopted level of service the wastewater demand is not anticipated to change at the end of development pursuant to Section 94-67 of the Code. After completion of development, the service demands will be 660 gallons per acre per day, or 2,178 gallons per day.
- b. The Applicant will coordinate with City Engineering and Utilities regarding wastewater management.
- c. N/A.

- d. There are no system improvements required to maintain the current level of service.

(3) *Water quality.* Water quality will be improved with the upgrades being made as part of this development. The current site has minimal stormwater retention devices. The Proposed development calls for the installation of significant stormwater retention devices to mitigate stormwater runoff.

- a. All stormwater management upgrades will be provided.
- b. All landscaping improvements will be provided.

(4) *Stormwater management.* Stormwater management will be improved with the upgrades being made as part of this development. The current site has minimal stormwater retention.

- a. Retention of runoff or discharge of such runoff into adequately sized natural vegetative filtration areas in a manner approximating the natural runoff regime; All runoff requirements will be complied with, and the Applicant will work with the City to ensure sufficient measures are in place for stormwater runoff.
- b. Permanent drainage systems which make maximum use of natural drainage patterns, vegetative retention and filtration; All drainage requirements will be complied with.
- c. Evidence that the proposed drainage improvements shall accommodate stormwater runoff without adversely impacting natural systems or the city's adopted level of service for drainage. All stormwater requirements will be complied with.

(5) *Solid waste.* All solid waste needs will be handled by Waste Management for Commercial Services. The Solid Waste disposal plan shall contain both a recyclable and non-recyclable disposal component.

(6) *Roadways.* The Proposed Project will reduce traffic on North Roosevelt Boulevard by redirecting entry and exit traffic away from North Roosevelt Boulevard in favor of an entry and exit point on Sigsbee Road.

(7) *Recreation.* N/A.

(8) *Fire protection.* Appropriate fire suppression systems will be implemented in the redevelopment of the Property.

(9) *Reclaimed water system.* A cistern will be installed as required in the development of any units in the event of a 2024 BPAS award.

(10) *Other public facilities.* N/A.

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

The Proposed Plan shall satisfy the following criteria:

- Chapter 102- N/A as this is not a historic, contributing structure;
- Section 108-956- The Project is a rebuild of an existing hotel and therefore has already demonstrated connection to potable water.

Sec. 108-325. – Site Location and Character of Use.

- a. Compliance: The development plan shall comply with the following:
 - i. Chapter 94- all requirements with regard to potable water, solid waste, sanitary sewer, drainage, and roads shall be complied with.
 - ii. Chapter 102- N/A
 - iii. Chapter 106- N/A
 - iv. Chapter 110- N/A
 - v. Chapter 114- Any proposed signage shall be installed in compliance with applicable Chapter 114 subsections.
 - vi. As set forth herein, the Proposed Project shall comply with Site Plan requirements, Traffic Impacts requirements, Open space, screening and buffering requirements, landscaping requirements, off-street parking and loading requirements, stormwater and surface water management, and utility requirements.
- b. Vicinity Map: See Major Development Plan provided with application. The provided plans show the area including the Property location and surrounding area/streets, FEMA Flood Map, Zoning Map, and the proposed site plan.
- c. Land Use Compatibility: See Major Development Plan, which provides for the Zoning Map. The Property is located within the Commercial General district, as are the surrounding areas with the exception of the local Little League fields, which are in the Public Services zoning district.
- d. Historic and Archaeological Resource Protection: N/A.
- e. Subdivision of land: N/A.

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

The Proposed Plan calls for a harmonious overall design, which conforms with the characteristics of architecture and design consistent with surrounding areas as well as with the overall historic aesthetics of the City of Key West by substantially upgrading the site.

Sec. 108-237. – Site Plan.

The provided Site Plans address the existing and proposed building layouts, lot configuration, finished floor elevations, proposed topographic contours showing proposed drainage patterns and stormwater retention measures, building coverage/open space ratio, size and dimensions in compliance with the CG zoning regulations, type, quantity and density of the dwelling units, and floor area ratios. These items are further addressed in the submitted Application and within the memorandum.

Sec. 108-238. – Architectural Drawings.

The provided architectural drawings were prepared by Aileen A. Osborne, R.A., License No. AR97603, A2O Architecture. The plans include a scaled drawing of the side, front and rear facades, including roof pitch and fenestration, a description of the materials used, a generalized floor plan, and the location, height and general character of perimeter or ornamental walls, fences, landscaping.

Sec. 108-239. – Site Amenities.

a. Generally- the site plan shall include amenities required to comply with appearance, design and compatibility outlines in:

a. Chapter 102- N/A. The Property is not within the historic district.

b. Articles III, IV, and V of Section 108.

i. Article III- Site Plan

1. Sec. 108-277- Site Location and Character of Use: The Applicant shall comply with all size and dimension regulations, general provisions, performance criteria, and the permitted and conditional uses, off-street parking, landscaping, required open spaces, and yards and building setbacks to the extent possible. Any remaining non-conformities will be decreased in such nonconformity.
2. Sec. 108-278- The Proposed Plan confirms with the general appearance of the site and structures in the surrounding area and therefore provides for a pleasing and harmonious overall environment, including the choice of building materials, plan materials, lighting and other building and site improvements.
3. Sec. 108-279- the Proposed Plan provides for appropriate and pleasing screening and buffering of any mechanical equipment where needed, unlike the current situation.
4. Sec. 108-280- Front-end loaded refuse container location: all refuse containers shall be located within accessible service areas which shall be buffered in accordance with the requirements set forth in Section 108-280.
5. Sec. 108-281- Roll-off compactor container location requirements: N/A.
6. Sec. 108-282- Utility Lines: Utility lines shall be placed underground, other high-voltage electrical lines may be placed underground or on concrete poles which are within the street right-of-way. Large transformers shall be on the ground and mounted on pads and contained within appropriate enclosures.
7. Sec. 108-283- Commercial and manufacturing activities conducted in enclosed buildings: N/A.
8. Sec. 108-284- Exterior Lighting: The Applicant shall comply with all applicable exterior lighting restrictions to avoid disturbance to surrounding areas.
9. Sec. 108-285- Signs. All signs shall conform to the code as to all signage and shall be aesthetically pleasing.
10. Sec. 108-286- Pedestrian Sidewalks: the Proposed Plan includes appropriate pedestrian walkways and crosswalks where applicable.
11. Sec. 108-287- Loading Docs: N/A.

12. Sec. 108-288- Storage Areas: Storage areas shall be fully contained within the Property and shall be located in the rear and shall be fully enclosed with a wall and entrance/exit gates.
 13. Sec. 108-289- Land Clearing, excavation or fill- the Proposed development involves the razing of the Property and the subsequent rebuilding of the Property as an elevated structure to comport with flood management and mitigation goals. The Applicant shall comply with all required conservation, protection, and erosion requirements throughout the razing and subsequent rebuilding processes.
- ii. Article IV- Traffic Impacts - Traffic impacts will be decreased with the decrease in restaurant seats and decrease in transient motel rooms.
1. Sec. 108-317- Internal circulation system design and access/egress considerations: the proposed development provides for an improved internal circulation system design and improved access and egress points.
 2. Sec. 108-318- Separation of vehicles, bicycles and pedestrians: all parking areas, driveways, bicycles ways, and pedestrians ways shall be clearly delineated.
 3. Sec. 108-319- Driveway and curb cut approvals: The Applicant shall coordinate with all utility companies to ensure all driveway and curb cuts meet the requirements of each utility.
- iii. Article V- Open Space, Screening, and Buffers
1. Sec. 108-346- open space, landscaping and removal of exotic vegetation:
 - a. The proposed plan provides for open space comprised of permeable open surfaces where applicable.
 - b. The Proposed Plan meets with required 20% open space minimum.
 - c. The Proposed Plan calls for the location of open spaces and spaces between buildings that include adequate light and air, appropriate separations between buildings and uses, enhancement of privacy, sufficient area for recreation and leisure pursuits of the Property's guests, and facilitates surface water drainage.
 2. Sec. 108-347- Required Screening: The Applicant shall meet minimum standards for required bufferyards and landscape screening. Please see the provided landscape plans for further details regarding the proposed bufferyards and landscape screening.
 3. Sec. 108-348- Existing Plant Material: Native vegetation shall be preserved wherever possible. Any removals of native vegetation shall be performed with appropriate City approvals.
 4. Sec. 108-349- Landscape Specifications: The Applicant shall meet required landscape specifications. Please see the provided landscape plans for further details regarding the proposed landscape specifications. The Applicant will work with the City in regard to the specific landscaping specifications where necessary.

5. Sec. 108-350- Exceptions: All bufferyards shall be, at minimum 2.5 feet wide.
 6. Sec. 108-351- Increasing landscape and/or bufferyard requirements: The Applicant shall work with the City to determine the appropriate bufferyard dimensions.
 7. Sec. 108-352- Reducing landscape and/or bufferyard requirements: If a reduction of the landscaping and/or bufferyards requirements becomes necessary, the Applicant shall coordinate with the City for all such reductions and applicable credits.
- c. Section 108-956- Potable Water and Wastewater:

i. *Potable water supply.*

- a. Pursuant to Section 94-68 of the Code, the daily potable water service standard is 650 gallons per acre per day, or 2,145 gallons per day.
- b. The Proposed Project does not alter the current potable water needs. However, as part of the connection process to centralized water both for potable water and fire suppression, the applicant will coordinate with FCAA.
- c. The subject development shall have an independent water supply line dedicated to the fire suppression system.
- d. There are no anticipated potable water system upgrades necessary to facilitate the planned improvements subject to this application.

ii. *Wastewater management.*

- a. Based on the City of Key West adopted level of service the wastewater demand is not anticipated to change at the end of development pursuant to Section 94-67 of the Code. After completion of development, the service demands will be 660 gallons per acre per day, or 2,178 gallons per day.
- b. The Applicant will coordinate with City Engineering and Utilities regarding wastewater management.
- c. N/A.
- d. There are no system improvements required to maintain the current level of service.

- d. Article II of Chapter 110- Whenever necessary, the Applicant will coordinate with the City to ensure appropriate protections of all environmental resources are enacted.
- b. Existing Site Conditions- the Application has indicated the location, character, color, and dimensions of all existing site amenities on the provided site plans.
- c. Proposed: the Application has indicated the location, size, character, color, height, and design of all newly proposed site amenities on the provided site plans.

Sec. 108-240. – Site Survey.

The Applicant has provided a site survey which meets the requirements set forth in Section. 108-240.

Sec. 108-241. – Soil Survey.

N/A.

Sec. 108-242. Environmentally Sensitive Areas.

ARTICLE III- Environmental Resources:

- a. CHAPTER 10, DIVISION II- WETLANDS: The Property fronts possible wetlands and possible Class III waters. The provided site plans and survey delineate the wetland boundary line. The Proposed Plan does not entail development of the wetlands or of any of the areas within the wetlands, and further the Proposed Plan includes appropriate buffer areas which are designed to protect the wetlands from the impacts generated by the adjacent land use. The Proposed Plan further provides for hazardous waste storage and disposal, therefore hazardous waste storage and disposal shall not impact the wetlands.
- b. CHAPTER 10, DIVISION III- SOIL EROSION AND SEDIMENTATION CONTROL. As part of the building permit process, a soil erosion and sedimentation control plan will be provided.
- c. CHAPTER 10, DIVISION IV- FRESHWATER LENS PROTECTION. The Proposed Plan provides for conformance with all applicable open space requirements and further requires coordination with the Florida Keys Aqueduct Authority and the South Florida Water Management District to ensure no intrusion of the freshwater lens occurs.

ARTICLE IV- Coastal Resources- The Proposed Project does not border a natural shoreline or coast.

ARTICLE V- Wildlife Habitat Preservation and Protection of Flora and Fauna

Construction barriers will be placed on site preventing damage to any threatened vegetation or habitats.

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

The Proposed development involves the razing of the Property and the subsequent rebuilding of the Property as an elevated structure to comport with flood management and mitigation goals. The Applicant shall comply with all required conservation, protection, and erosion requirements throughout the razing and subsequent rebuilding processes.

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

No off-site parking is required under the Proposed Plan. The Proposed Plan calls for adequate on-site parking for vehicles, mopeds, golf carts, and bicycles. The Proposed Plan additionally includes clear designations for the different types of parking and for pedestrian walkway. Please see the Site Plans for traffic circulation data.

Sec. 108-245. – Housing.

- **The intensity of the Property is decreased as a result of the site improvements set forth in the Proposed Plan.**

The Property's existing total floor area for use as hotel units equates to 35,927.75 total square feet. Under the proposed plan, the Property's proposed total floor area for use as hotel units equates to 29,985.66 total square feet, which is a reduction of 5,942.09 total square feet of hotel use floor area. Currently, the hotel operates with 81 total hotel units. The Proposed Plan calls for a reduction in the total hotel units down to 80 hotel units. Section 122-1466 defines "Development or redevelopment" as "for purposes of this section, shall mean any development or redevelopment **that increases the size of unit(s), the number of units,** or the need for additional affordable workforce housing as evidenced by additional services or intensity." See *Section 122-1466, City of Key West Land Development Regulations*, attached hereto.

As stated, neither the overall intensity of the Property nor the total number of units is increasing. In fact, the total square footage of the hotel units decreased by 5,942.09 and the total number of hotel units decreases by 1 hotel unit. Intensity is defined by the Land Development Regulations as "the floor area ratio." *Section 89-9, City of Key West Land Development Regulations*. For purposes of Development, a change in intensity equates to "an increase in the number of dwelling units in a structure or on land or a material increase the intensity in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land." See *Section 86 -9, City of Key West Land Development Regulations*, attached hereto. The proposed plan does not increase the floor area ratio, nor does it increase the intensity of the Property as it does not increase the number of dwelling units, does not increase the number of businesses on the Property, and does not add manufacturing establishments or offices.

In fact, both the intensity and the total number of units decreases as a result of the Proposed Plan. Moreover, there is no increase in the services provided for at the Property, as no new businesses will be added. The Proposed Plan does not call for additional hotel rooms to be added, but rather requires a reduction of 1 hotel unit and an overall decrease in the square footage of the hotels units which currently have an average square footage of 423.54 and will be reduced to 374.82 square feet per hotel unit under the Proposed Plan. The Proposed Plan further decreases the existing legal nonconformances with the Property related to setbacks and open space requirements.

Additionally, during the May 7, 2019 Planning Commission meeting, it was stated by the then Planning Director, Patrick Wright, during the discussion on the amendment to Ordinance Number 19-11, §5-7-2019 which called for the amendment to the language set forth in Section 122-1465 – Section 122-1500, that the decrease of the size of one unit within the property and an increase of another unit within the property which effectively redistributed the existing floor area ratio, there would be no net increase in the square footage. In this regard, a proposition had been made by a local attorney that the word aggregate be added to the definition such that the terminology was to state that this ordinance would apply to any development or redevelopment which increased the aggregate size of the units. The addition of the word "aggregate" was supported by Patrick Wright as it mirrored the intent of the ordinance amendment. He further stated that the intent of the use of the word "services" was to capture those redevelopments which did not increase the number of rooms but adds additional business uses, which is not contemplated in this proposed plan.

It is important to note that during the May 7, 2019 City Commission meeting, then Planning Director Patrick Wright commented that the intention of the amendment to Ordinance Number 19-11, §5-7-2019, which called for the amendment to the language set forth in Section 122-1465 – Section 122-1500, was for it to apply to developments and redevelopments which involve an increase in the size of the units, an increase in the number of units, or the need for additional workforce housing triggered by an increase in intensity or services at the Property. None of which applies to this proposed plan. The intent, and was described by Patrick Wright at that meeting, was to limit the types of developments and redevelopments which are subject to this ordinance to those which involve an increase in the number or size of units, or which call for an increase in workforce house, so that this ordinance would not be applied to all development and redevelopment in the City of Key West.

It is clear based upon the definitions in the current code as well as the comments made by Patrick Wright at the May 7, 2019 City Commission meeting that the ordinance requiring the application of the thirty percent (30%) affordability requirement does not apply to the Proposed Plan for the Property, as it does not involve an increase in the size, or the aggregate size, of the hotel units, nor does it call for the addition of the services provided for at the Property. Therefore, the mere fact that this is a proposed redevelopment does not automatically trigger the thirty percent (30%) affordability requirement, and the proposed plan is not one which falls within the intended types of development or redevelopment, and thus the Property is not subject to such affordability requirement.

- **Redevelopment of the subject transient units is not a redevelopment of housing units**

Significantly, it is also important to note that the transient units which are the subject of the Proposed Plan are hotel accommodation units. Under the Land Development Regulations, a hotel is defined as “a building with dwelling units for accommodation of transient guests or tenants and providing services common to hotels, including, but not limited to, a central office or lobby, room service, food service and daily maid service, and otherwise complying with requirements of the state hotel and restaurant commission. For the purpose of this definition, the term "dwelling unit" shall be defined as a sleeping room with bath, flush toilet, lavatory and storage closet.” *Section 86-9, City of Key West, Land Development Regulations.*

Additionally, Chapter 86 of the Land Development Regulations sets for the Land Use Classifications as four separate categories of (1) residential activities, (2) community facilities, (3) commercial activities, and (4) light industrial.

Residential activities are defined as:

- a. Single-family/two-family dwellings and accessory residential units,
- b. Multifamily dwellings,
- c. Manufactured housing,
- d. Group homes, and
- e. Approved home occupations.

Commercial Activities is defined in pertinent part as:

- h. *Hotel, motel and transient lodging* mean any unit, group of units, building, or group of buildings within a single complex which is:
 1. Rented for periods of less than 28 days;
 2. Advertised or held out to the public as a place regularly rented to transients.

The 80 transient units set forth in the Proposed Plan relate to the hotel, motel and transient lodging industry set forth within the general provisions of the Land Development Regulation as a commercial activity, and do not comport with the provided categories of residential activities.

Conversely, a Housing Unit is defined as “an occupied or vacant house, apartment, or single-room occupancy (SRO) that is intended as separate living quarters.” *Section 86-9, City of Key West, Land Development Regulations*. The thirty percent (30%) affordability requirement is specific to Housing Units. See *Section 122-1467(1)(a)*. Therefore, pursuant to the definitions of the terms “Hotel” and “Housing Units,” *Section 122-1467*’s affordability requirement does not apply to hotels and therefore is not applicable to the 80 transient units within the subject proposed plan under the terms set forth in the submitted request.

However, while it is the undersigned’s opinion that the subject proposed plan does not trigger the thirty percent (30%) affordability requirement, if the Planning Department were to apply the thirty percent (30%) affordability requirement, it would trigger *Section 122-1338(3)*, under which transient units are equivalent to residential units at an exchange rate of one (1) transient unit transferred at its 0.58 ROGO/BPAS unit equivalency into a residential unit. With the applicable hotel rooms, the calculation would be: 80 transient hotel units x 0.58 ROGO/BPAS equivalency = 46.4 residential units. 46.4 units x thirty percent (30%) totals 13.92 units. See *Section 122-1338(3), City of Key West Land Development Regulations*, attached hereto. While the undersigned does not believe *Sections 122-1338(3) and 122-1467(1)(a)* apply, the Proposed Plan does call for the addition of eight (8) workforce housing units. If additional workforce housing is deemed necessary, the Applicant intends to seek a waiver for the remaining affordable housing units.

Sec. 108-246.- Economic Resources.

- a. Estimated Average Ad Valorem Tax Yield from the Proposed Project during each phase of development.
 - a. The Applicant estimates the average Ad Valorem Tax Yield upon completion of this single-phased Proposed Project to be \$334,472.00 annually. This is based upon an estimated assessed value of \$40,000,000.00 and a millage rate of 10KW.
- 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.
 - a. The Applicant anticipates construction costs for labor to be approximately \$10,000,000.00 and construction costs for materials to be approximately \$20,000,000.00 for the Proposed Project.
- c. For non-residential developments, the number of permanent employees using appropriate standard industry classifications shall be projected.
 - a. The Applicant does not anticipate a change in the number of employees, and would estimate 100 employees total.

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.

The Proposed Project incorporates several of the City’s main objectives as set forth in the Comprehensive Plan. Importantly, the Proposed Plan is designed to enhance the Property’s appearance so as to create a more appealing focal point for motorists along Roosevelt

Boulevard, increase the structure's ability to withstand major storms and mitigate losses resulting from flood waters, aid in the management of storm water run-off, and provide for eight (8) workforce housing units which currently do not exist and which are desperately needed within the City of Key West.

- (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.

N/A.

- (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 as the Property does not front a natural shoreline.

- (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.

A hotel shuttle shall be provided for all hotel guests to mitigate traffic to and from the downtown area.

- (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.

N/A.

- (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.

The area between the bottom floor and the grade shall be utilized as ground level parking for hotel guests and restaurant patrons.

- (h) The size and nature of private and public recreation facilities provided on the site shall be indicated.

A total of three (3) pools shall be provided as private recreation facilities for hotel guests.

- (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.

The Applicant will coordinate with all applicable local, regional, state and federal agencies during the building permit process.

- (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. 248.- Construction Management Plan and Inspection Schedule. N/A. The Proposed Plan calls for a single phase development.

Sec. 108-249.- Truman Waterfront Port Facilities. N/A.

Plans

MAJOR DEVELOPMENT PLAN

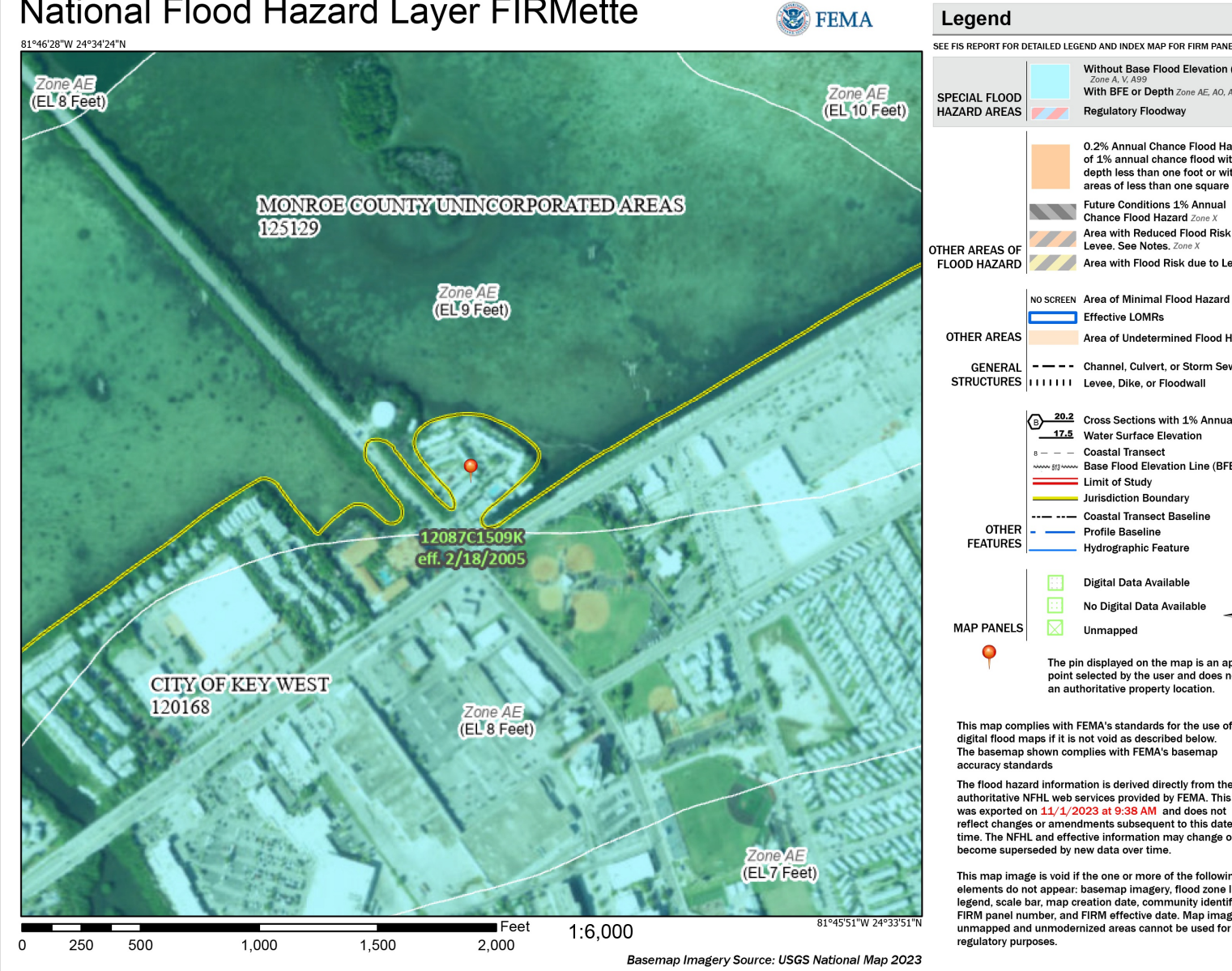
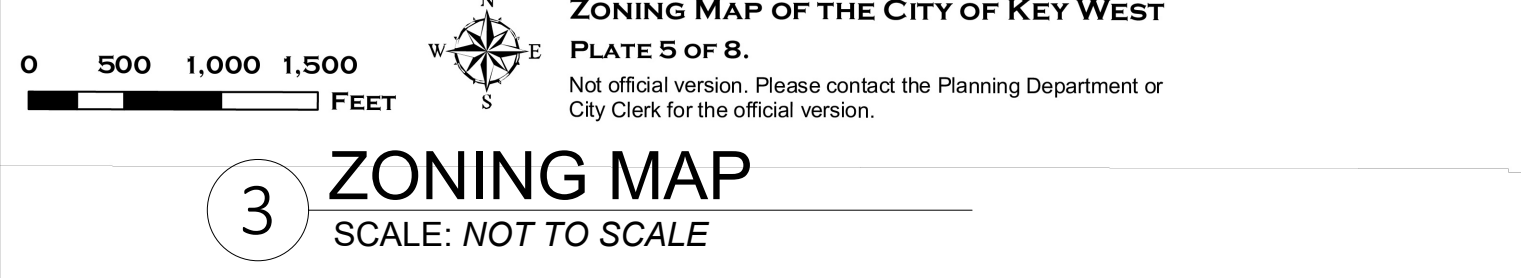
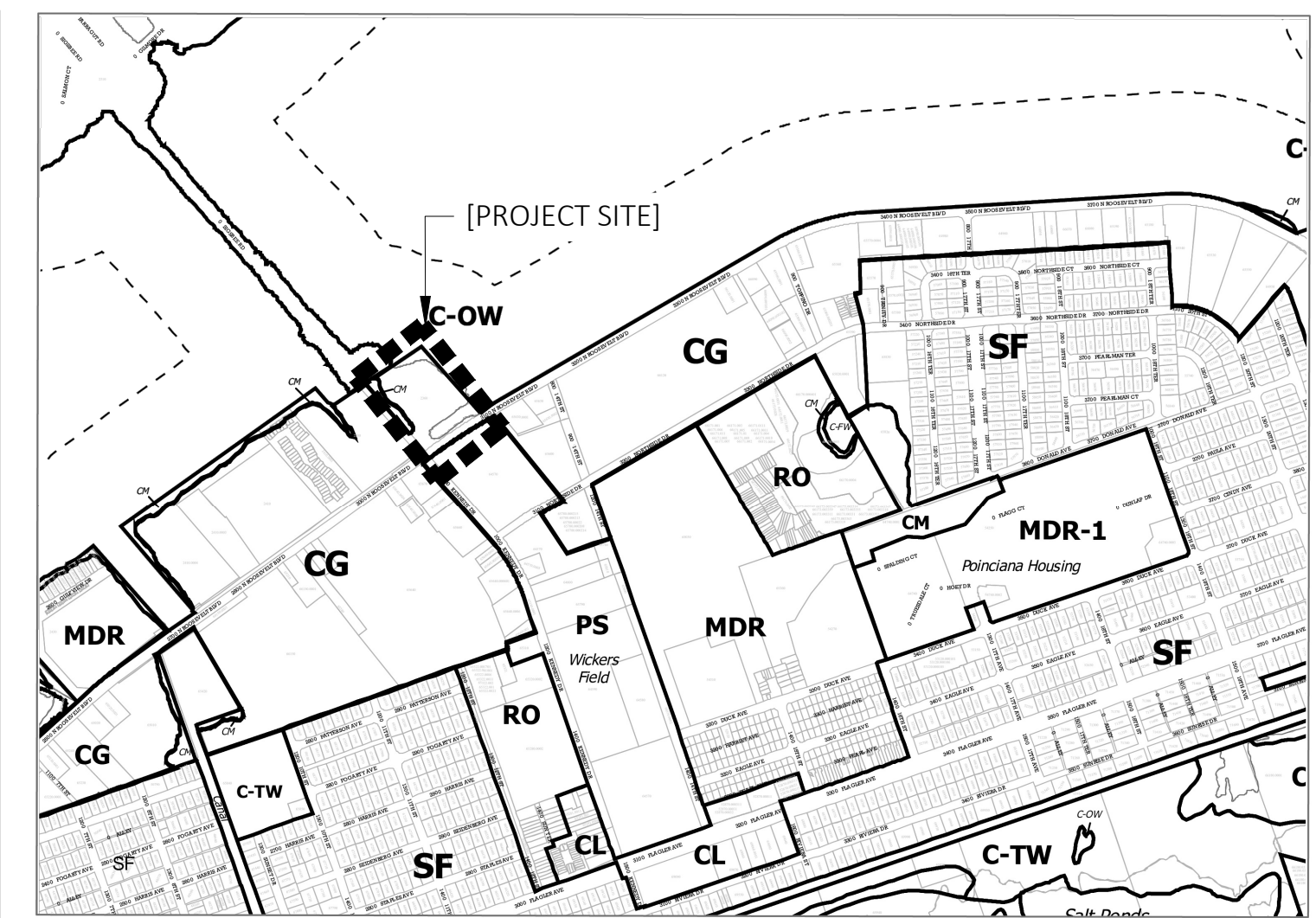
IBIS BAY WATERFRONT RESORT
KEY WEST, FL 33040
PARCEL: 00002360-000000

SCOPE OF WORK

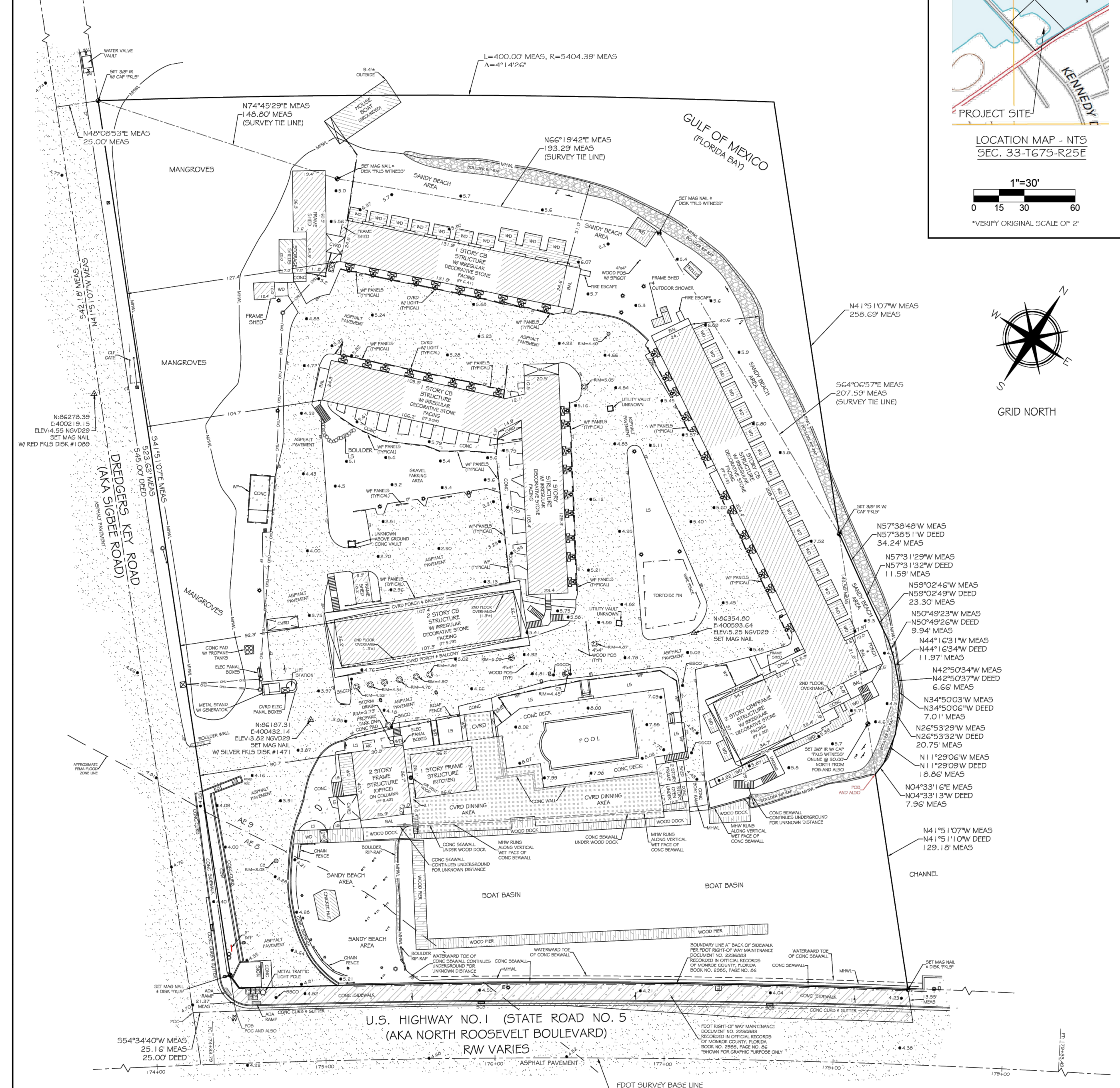
- REDEVELOPMENT TO BUILD-BACK 80 OUT OF 81 TRANSIENT UNITS.
- PROPOSED WORK REDUCES DENSITY:
- 54 UNIT HOTEL BUILDING
 - 16 UNIT HOTEL BUILDING
 - 10 INDIVIDUAL COTTAGE UNITS
 - 80 UNIT HOTEL INCLUDING POOL, FOOD SERVICES, GYM, SPA, BOAT DOCKING FACILITIES, AND AMENITY RENTALS.

DRAWING INDEX

- GENERAL**
G1.0 COVER, SCOPE, INDEX AND SURVEY COPY
- ARCHITECTURAL**
A1.1 PROPOSED SITE PLAN & DATA TABLE
A1.2 SITE PLAN - OVERALL GROUND LEVEL PARKING AND CIRCULATION PLAN
A2.1 FLOOR PLANS - HOTEL LOBBY BUILDING
A2.2 FLOOR PLANS - HOTEL LOBBY BUILDING
A2.3 FLOOR PLANS - HOTEL LOBBY BUILDING
A2.4 FLOOR PLANS - HOTEL BUILDING 2
A2.5 FLOOR PLANS - HOTEL BUILDING 2 & TYPICAL COTTAGE
A2.6 FLOOR PLANS - WORKFORCE
A3.1 EXTERIOR ELEVATIONS - HOTEL LOBBY BUILDING
A3.2 EXTERIOR ELEVATIONS - HOTEL BUILDING
A3.3 EXTERIOR ELEVATIONS - HOTEL BUILDING 2 & TYPICAL COTTAGE
A3.4 EXTERIOR ELEVATIONS - WORKFORCE & TYPICAL COTTAGE
- LANDSCAPE**
L-1 LANDSCAPE PLAN
- CIVIL**
C-1 CONCEPTUAL CIVIL ENGINEERING PLAN



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



1 COPY OF SURVEY
SCALE: NOT TO SCALE

TOTAL AREA = 212,020.17 SQFT ± OR 4.87 ACRES ±
TOTAL UPLAND AREA = 143,657.88 SQFT ± OR 3.30 ACRES ±

SURVEYOR'S NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 1980 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (1983), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION, EAST ZONE (8001)).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CREDITED TO A CONTIGUOUS LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD-WISE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- COMMUNITY NO. 1 (2016) & 1 (2018) MAP NO. 1 (2017) - 1 (2018), MAP DATE: 02-16-2025; FLOOD ZONE: AE; BASE ELEVATIONS: 9.0.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK, DESIGNATOR MARK #1114, AN ADJ. ELEVATION = 41.10 HIGHER.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC DATUM OF 1983 (NAD 83) AND ARE CERTIFIED TO AN ACCURACY OF 0.017' ±.
- THE FINISH FLOOR ELEVATIONS OF THE BUILDINGS (FF) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR LEVELS WERE MEASURED OR VERIFIED.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE LOCAL CITY/COUNTY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESSES: 3101 NORTH ROOSEVELT BOULEVARD, FL 33040.
- ALL LIMITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 03/16/2023 - 04/02/2023.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
- THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL, WHATSOEVER, UNLESS ANY NOTICE OF THIS SURVEY AND ANY FINISHED OTHER THAN WHICH WERE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & PARTNER, WILL BE DONE SO AT THE RISK OF THE RELYING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & PARTNER.
- THIS PARCEL COVERS MORE THAN ONE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE LINE(S). THE APPROXIMATE LOCATION OF WHICH ARE SHOWN HEREON. THESE LINES ARE APPROXIMATE & AS SCALED FROM A FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 13068. THE FLOOD MAP IS AT A SCALE OF 1" = 500' ±. AT THIS SCALE THE LINE (S) IS/ARE 1/8" IN WIDTH. IN ADDITION TO THE SMALL SCALE THE MAP IS EXTREMELY VAGUE, MAKING PRECISE LOCATION OF THE SUBJECT PARCEL, IMPROBABLE. THESE LINES ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, AND SHOULD NOT BE USED AS THE SCALE CRITERIA FOR DETERMINING CONSTRUCTION LIMITS. THE LOCATION OF THESE LINES SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORIZED FLOOD ZONE CONSTRUCTION.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 08/28/2023 - REVISED TO INCLUDE APPROXIMATE FEMA FLOOD ZONE LINE.

LEGAL DESCRIPTION:
On the Island of Key West, Florida, and more particularly described as follows:
COMMENCING at the intersection of the centerline of Druggers Key Road and the Northwestern right of way line of Roosevelt Boulevard, run Northwesterly along the Northwestern right of way line of Roosevelt Boulevard for a distance of 225 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning continue Northwesterly along the Northwestern right of way line of Roosevelt Boulevard for a distance of 400 feet to a point; thence Northwesterly and parallel with the said Druggers Key Road for a distance of 545 feet to a point; thence Southwesterly and parallel with the Northwestern right of way line of Roosevelt Boulevard for a distance of 400 feet to a point; thence Southwesterly and parallel with said Druggers Key Road for a distance of 545 feet to the Point of Beginning.

AND ALSO:
A line being the advanced boundary line of July 1st, 1975 lying along the bay of Florida, adjacent to the Eastern boundary line of an island parcel of land (A.K.A. Ibis Bay, Official Records Book 2000, Page 1645-1647, Monroe County, Florida), located at the Northwestern corner of Druggers Key Road and North Roosevelt Blvd. (S. Highway No. 1), being on the Island of Key West, Monroe County, Florida, and also lying in Section 35, Township 25' South, Range 25' East, and being more particularly described as follows:
Commencing at the intersection of the Northwestern Right of Way line of Druggers Key Road and the Northwestern Right of Way line of North Roosevelt Blvd. (S. Highway No. 1), also being the Southwesterly property corner of the Bay, and a point of beginning in the Southeast; thence in a Southwesterly direction along the said corner and the Northwestern Right of Way line of North Roosevelt Blvd., said curve having a radius of 541.19 29 feet, a central angle of 041° 34' 44", a chord bearing of N52°09'02", and a chord length of 339.91 feet; thence along the arc of said curve, an arc length of 400.00 feet to the Eastern boundary line of Ibis Bay; thence in a Southwesterly direction along the said corner and rock wall and the Point of Beginning of the herein described line; thence under the Bay side of the said concrete and rock wall for the following ten (10) meters and towards; (1) thence N.04°33'13", a distance of 7.96 feet; (2) thence N. 1°29'06"W, a distance of 20.75 feet; (3) thence N.26°32'36"W, a distance of 20.75 feet; (4) thence S.34°50'00"W, a distance of 7.01 feet; (5) thence S.42°52'27"W, a distance of 6.66 feet; (6) thence S.44°16'23"W, a distance of 11.27 feet; (7) thence S.54°45'22", a distance of 5.84 feet; (8) thence N.12°02'42"W, a distance of 23.30 feet; (9) thence N.75°25'13"W, a distance of 11.50 feet; (10) thence N.75°25'13"W, a distance of 34.24 feet to the said intersection of the Eastern line of Ibis Bay and being the Point of Beginning.

CERTIFIED TO:
CHRISTOPHER HOLLAND LLC


FLORIDA KEYS LAND SURVEYING
21402 OVERSEAS HIGHWAY, SUITE 4
CLUDDO KEY, FL 33042
PHONE: (305) 394-3680
EMAIL: FLKLSA@GMAIL.COM

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
IBIS BAY BEACH RESORT
3101 NORTH ROOSEVELT BOULEVARD
KEY WEST, FLORIDA

DATE: 07/06/2023 SURVEY BY: FKLS PROJECT: IBIS BAY
REVISION DATE: 08/28/2023 DRAWN BY: MPB H. SCALE: 1"=30'
JOB NO.: 22-0000 CHECKED BY: EAI SHEET 1 OF 1

GENERAL NOTES	
1.	THIS PROJECT UTILIZES COKW LDR SEC 122-1143 AMENDMENT. REDUCTION OF IMPERVIOUS COVERAGE FOR OVERHANGS AND GUTTERS.
2.	LANDSCAPE AND HARDSCAPE SHOWN FOR REFERENCE AND SITE CALCULATION PURPOSES. COORDINATE FINAL MATERIALS W/ LANDSCAPE DESIGN, BY OTHERS.
3.	PROPOSED BUILDINGS WILL BE ABOVE CURRENT FLOOD HEIGHTS, NGVD 29. COMMERCIAL USE SPACES AT GROUND LEVEL WILL BE FLOOD PROOFED TO CURRENT CODES AS ALLOWED.
4.	PROJECT PROPOSES PERVIOUS PAVING IN SOME AREAS. CREDIT OF 44.4% WILL BE REQUESTED TO FINAL GROUND COVER CALCULATIONS, BASED ON PRODUCT; TEMERON PERVIOUS PAVERS OR SIMILAR, 44.4 INCHES PER HOUR PERMEABILITY RATE.

PROJECT SITE DATA			
IBIS BAY BEACH RESORT, 3101 NORTH ROOSEVELT BOULEVARD, KEY WEST, FLORIDA 33040			
REAL ESTATE NO.: 00002360-000000			
ZONING DISTRICT	CG COMMERCIAL GENERAL		
FLOOD ZONE	AE 8/ AE 9 [NGVD 29]		
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT SIZE [TOTAL]	15,000 SF	212,020.17 SF [4.87 ACRES]	NO CHANGE
UPLAND AREA	-	143,657.88 SF [3.30 ACRES]	NO CHANGE
HEIGHT [CROWN]	40'-0"	-	40'-0"
FAR			
HOTEL UNITS		.25 [35,927.75 SF]	.21 [29,985.66 SF]
MARKET RATE UNITS		.01 [1,088 SF]	0.0 [0 SF]
WORKFORCE UNITS		0.0 [0 SF]	.03 [3,668.92 SF]
RESTAURANT		.03 [4,160.56 SF]	.02 [3,206.98 SF]
DENSITY			
HOTEL	81 TRANSIENT/ 1 NON-TRANSIENT ^a	81 TRANSIENT 1 NON-TRANSIENT	80 TRANSIENT 0
MARKET RATE			
WORKFORCE	% OF REDEVELOP ^b	0	8 WORKFORCE
+/- AVERAGE UNIT SIZE		423.54 SF	374.82 SF
^a PER L.U.D DATED MAY 19, 2020, THE ALLOWED TRANSIENT UNITS IS [81], PLUS [1] NON-TRANSIENT DWELLING UNIT.			
^b # REDEVELOPED UNITS X .58 X .3 = WORKFORCE REQUIREMENT = 80x.58x.3 - OWNER HARDSHIP			
SETBACKS			
FRONT YARD	25'-0"	38'-1 3/4"	26'-0"
STREET SIDE	20'-0"	56'-3 3/4"	21'-0"
MEAN HIGH WATER LINE	30'-0"	8'-10 3/4"	30'-0"
BUILDING COVERAGE	40% MAX [57,423.15 SF]	+/- 26.01% [37,346.68 SF]	22.11% [31,759.94 SF]
IMPERVIOUS COVERAGE	60% MAX [86,134.29 SF]	+/- 62.02% [89,104.60 SF]	62.55% ⁴ [89,851.24 SF]
OPEN SPACE	35% MIN [50,280.26 SF]	+/- 33.87% [48,624.33 SF]	37.45% [53,806.64 SF]



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AILEEN A. OSBORN, R.A.
LICENSE NO. AR97803
EXPIRATION DATE: 02/28/25

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CONSULTANTS:

IBIS BAY WATERFRONT RESORT
PARCEL ID: 00002360-000000

MAJOR DEVELOPMENT PLAN SUBMISSION

3101 NORTH ROOSEVELT BLVD.,
KEY WEST, FLORIDA 33040

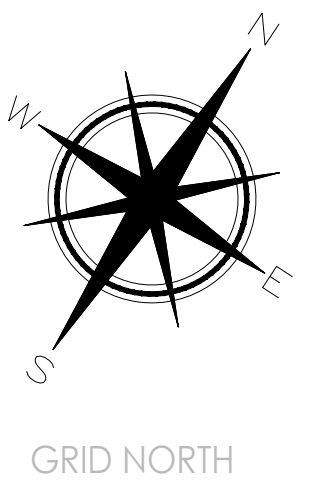
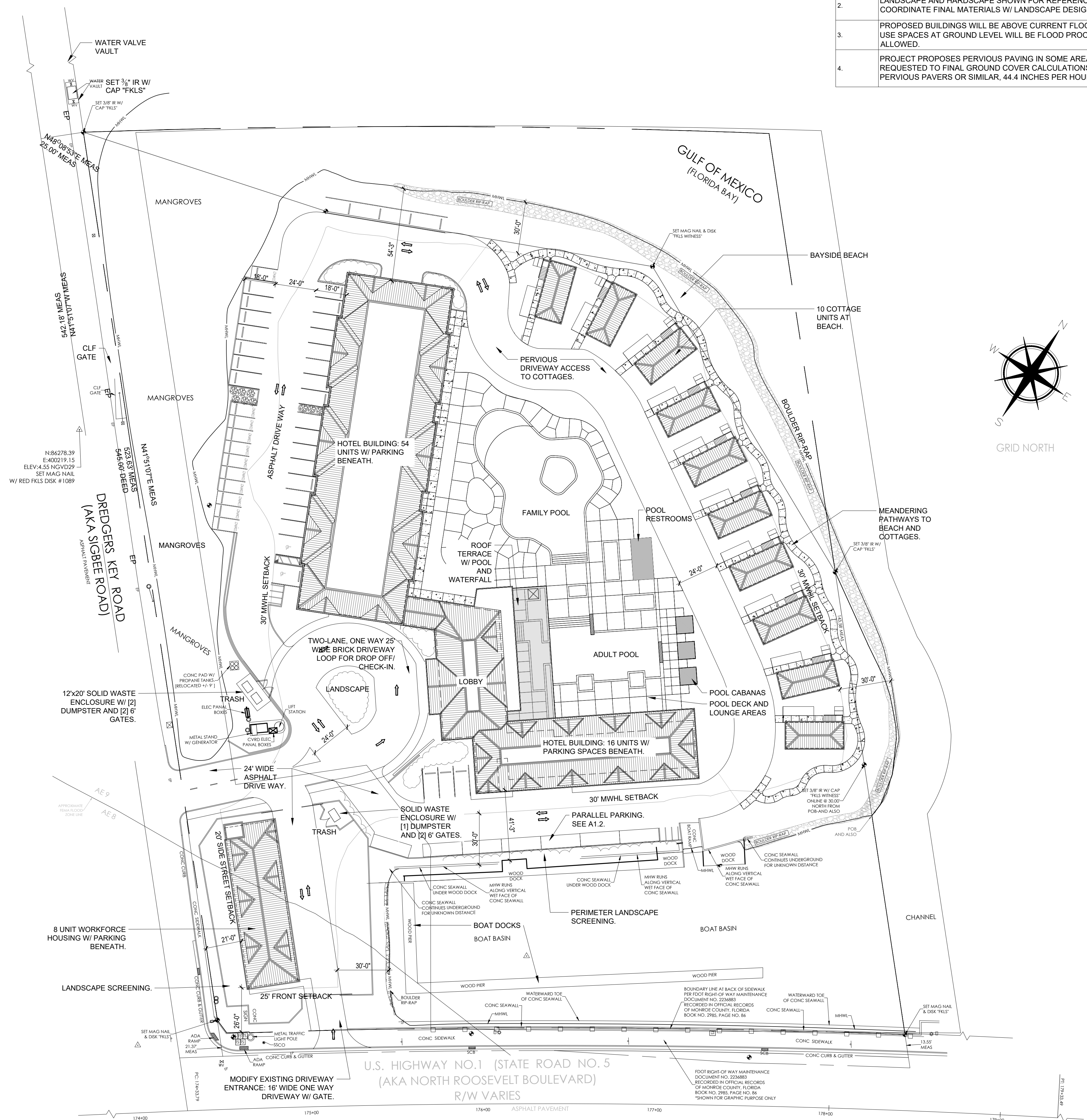
SUBMISSIONS:
2024.05.14 MAJOR DEVELOPMENT PLAN
2024.05.31 MAJOR DEVELOPMENT - REVISE

APPROVALS:

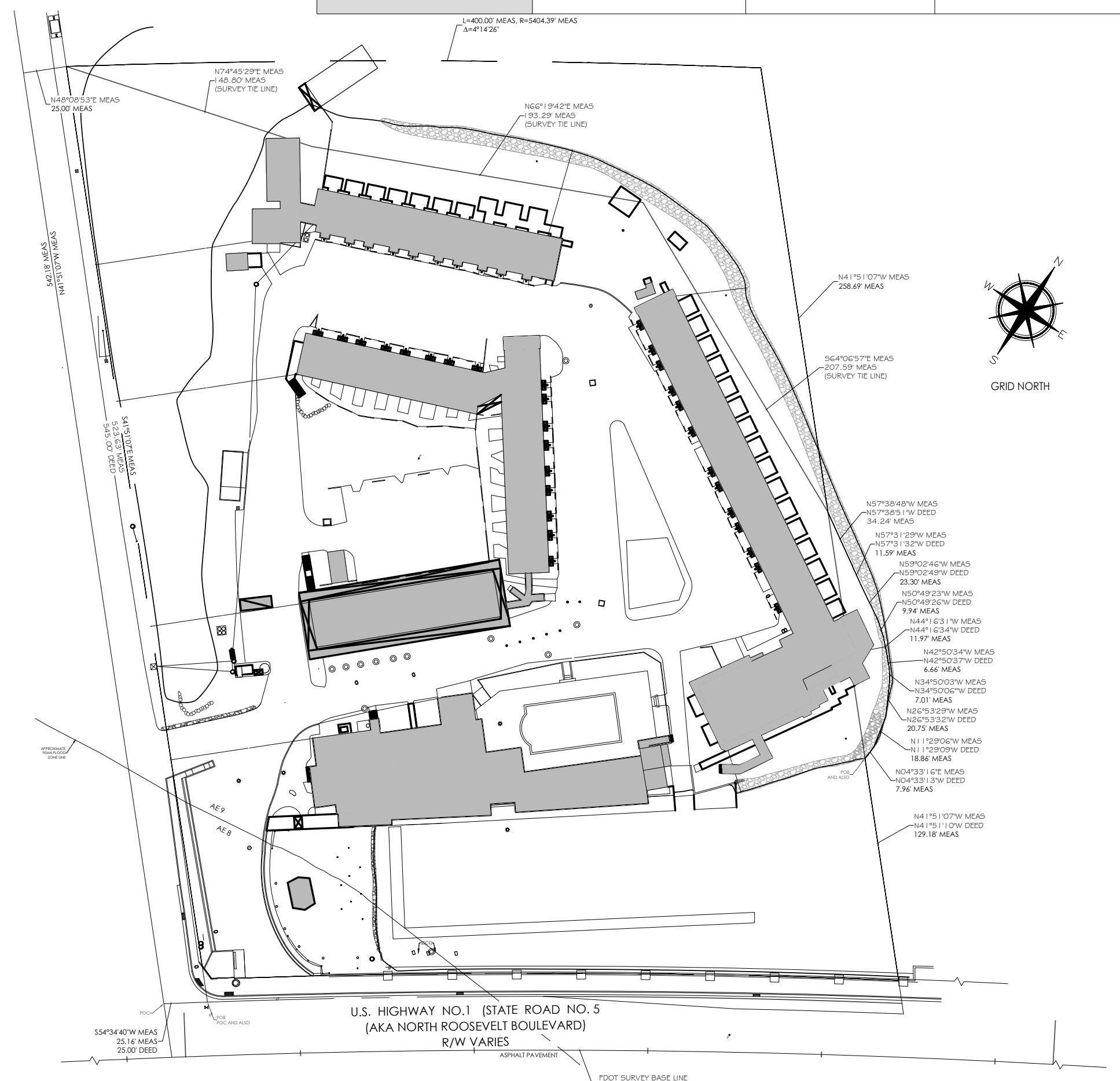
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PROPOSED SITE PLAN AND DATA TABLE

PROJECT #: 23.01
SHEET:
A7.7

MAY 31, 2024
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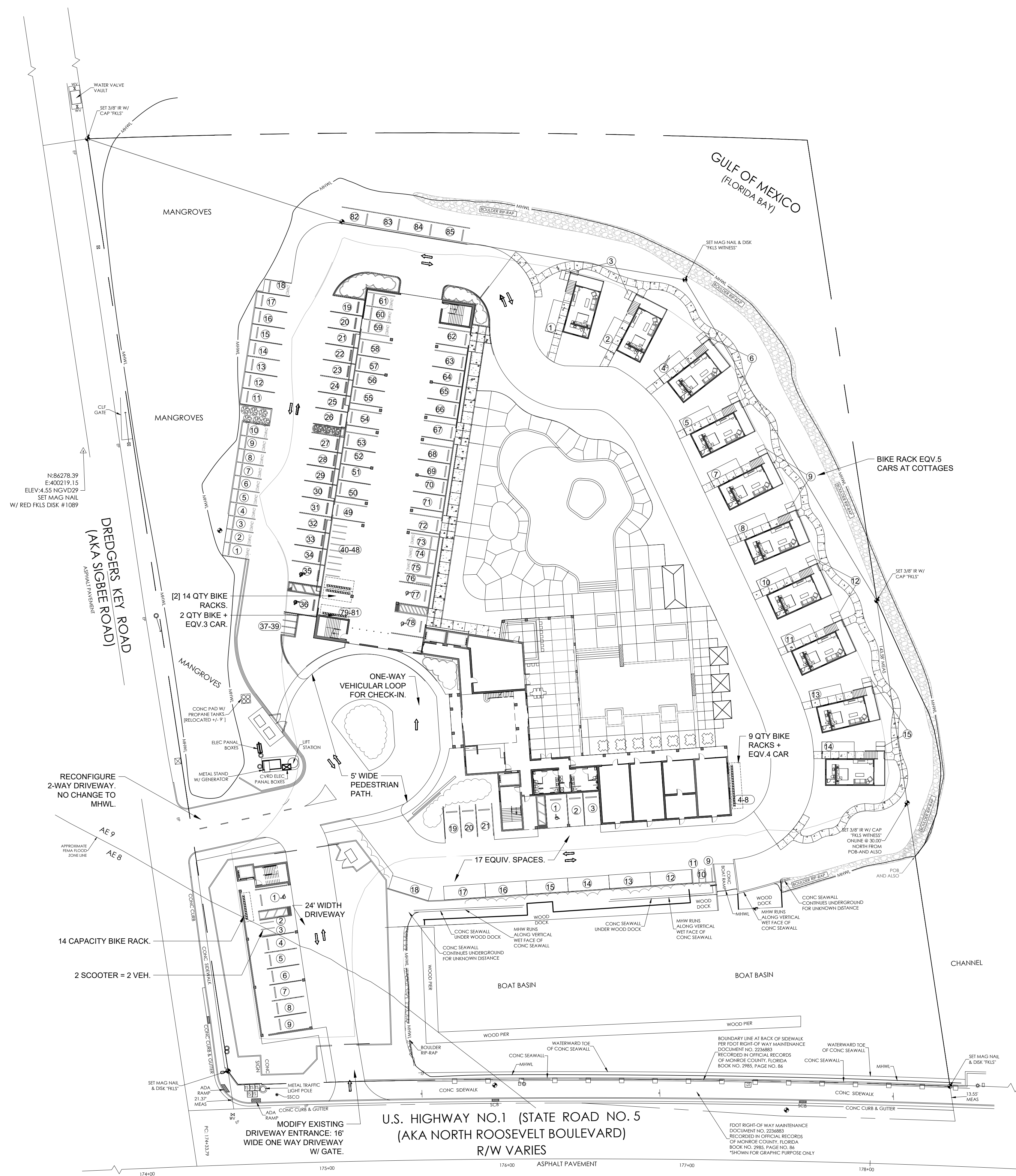
1 PROPOSED SITE PLAN
SCALE: 1/32"=1'-0"
GRAPHIC SCALE: 1/32"=1'-0"



2 EXISTING REFERENCE SITE PLAN
SCALE: 1/64"=1'-0"

IBIS BAY WATERFRONT RESORT
PARCEL ID: 00002360-000000
**MAJOR DEVELOPMENT
PLAN SUBMISSION**
3101 NORTH ROOSEVELT BLVD.,
KEY WEST, FLORIDA 33040

PROJECT SITE DATA				
IBIS BAY BEACH RESORT, 3101 NORTH ROOSEVELT BOULEVARD , KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00002360-000000				
ZONING DISTRICT	CG COMMERCIAL GENERAL			
FLOOD ZONE	AE 7/ AE 8 [NGVD 29]			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
PARKING FOR BUILD-BACK OF 80 OUT OF EXISTING 81 TRANSIENT UNITS				
RESORT [TOTAL]			119 VEH./ 39 BIKE	COMPLIES
VEHICLE SEC 108-572 (7)	1/ RES. UNIT +1		52	REQUIRED: 81 COMPLIES =82
SCOOTER	1 SC. = 1 VEH.		13	
BICYCLE SEC 108-574	SUBSTITUTE 4 BIKE=1 VEH.		5	REQUIRED: 37 COMPLIES =37
COMPACT SEC 108-646	15% OF STALLS = 12 MAX		12	
RESORT BICYCLE SEC 108-572 (7)	35% OF TOTAL REQ. VEH.[80] = 28		30	COMPLIES
FOOD SERVICE VEHICLE SEC 108-572 (9)	1/ 45 SF SERVING [1,669.8SF]		25	REQUIRED: 37 COMPLIES =37
FOOD SERVICE COMPACT SEC 108-646	15% OF STALLS = 5 MAX		5	
SCOOTER	1 SC. = 1 VEH.		3	REQUIRED: 37 COMPLIES =37
BICYCLE SEC 108-574	SUBSTITUTE 4 BIKE=1 VEH.		4	
FOOD SERVICE BICYCLE SEC 108-572 (9)	25% OF TOTAL REQ. VEH.[37] = 9		9	COMPLIES
VEH. [ACCESSIBLE] SEC 108-650	101-150 STANDARD=5 ADA		[5]	COMPLIES
AFFORDABLE HOUSING [TOTAL]				
VEH. [STANDARD] SEC 108-572 (15)	1/ RES. UNIT=8		9 VEH. / 12 BIKE	COMPLIES
VEH. [ACCESSIBLE] SEC 108-650	1-25 STANDARD=1	N/A	6	1
COMPACT SEC 108-646	15% OF STALLS = 1 MAX	N/A	0	
SCOOTER	1 SC. = 1 VEH.	N/A	2	12
BICYCLE SEC 108-572	25% OF TOTAL REQ. VEH. =4	N/A	12	



1 PROPOSED SITE PLAN GROUND LEVEL W/ TRAFFIC PATTERNS
SCALE: 1/32"=1'-0"
GRAPHIC SCALE: 1/32" = 1'-0"

IBIS BAY WATERFRONT RESORT
PARCEL ID: 00002360-000000
**MAJOR DEVELOPMENT
PLAN SUBMISSION**
3101 NORTH ROOSEVELT BLVD.,
KEY WEST, FLORIDA 33040

SUBMISSIONS:
2024.02.14 MAJOR DEVELOPMENT PLAN
2024.05.31 MAJOR DEVELOPMENT - REVISE

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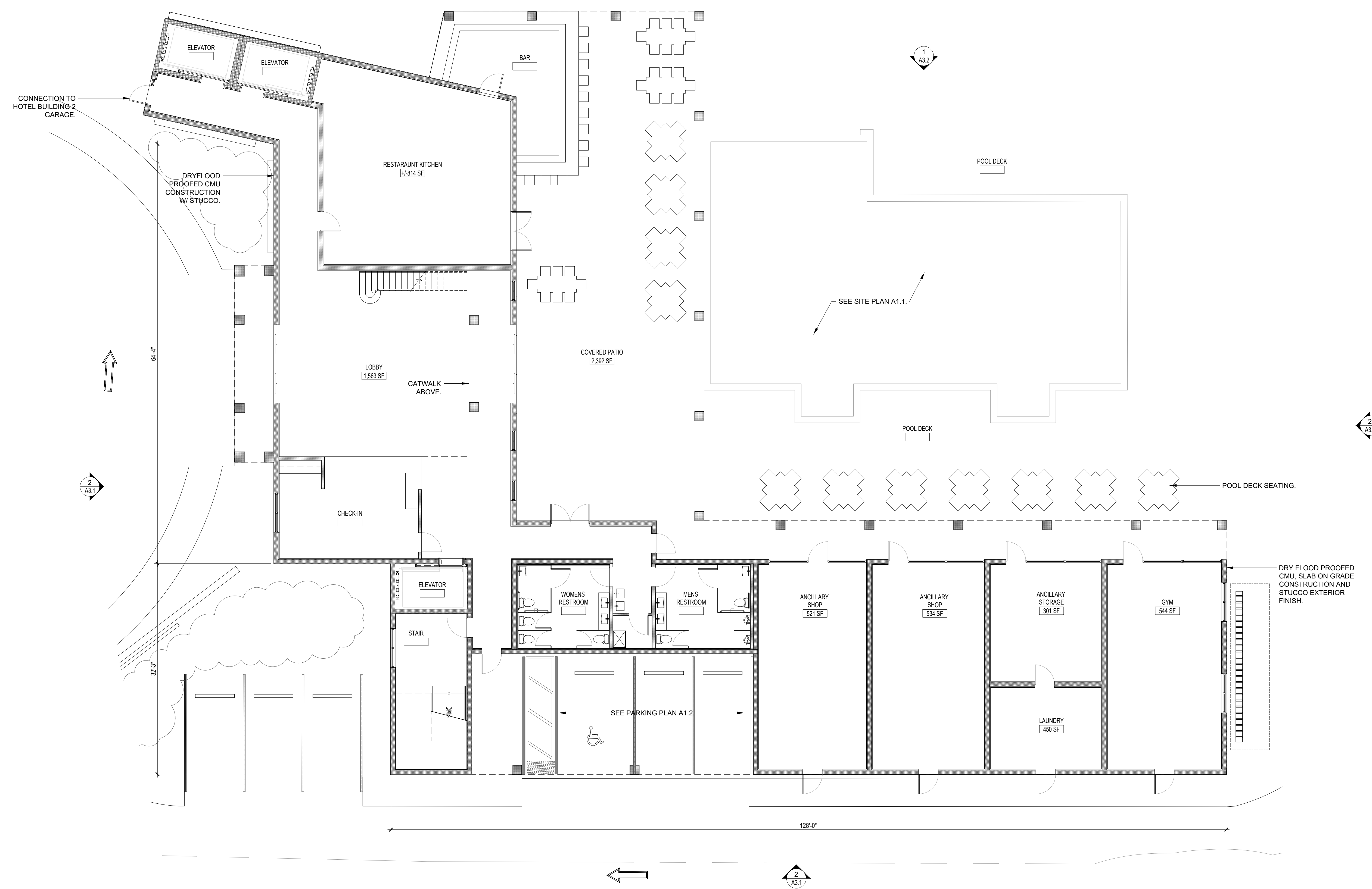
TITLE:

FLOOR PLANS:
HOTEL LOBBY
BUILDING

PROJECT #: 23.01

SHEET:

A2.7
MAY 31, 2024
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1 GROUND FLOOR PLAN - HOTEL LOBBY BUILDING
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"

IBIS BAY WATERFRONT RESORT
PARCEL ID: 00002360-000000
**MAJOR DEVELOPMENT
PLAN SUBMISSION**
3101 NORTH ROOSEVELT BLVD.,
KEY WEST, FLORIDA 33040

SUBMISSIONS:

2024.05.14 MAJOR DEVELOPMENT PLAN
2024.05.31 MAJOR DEVELOPMENT - REVISE

APPROVALS:

TITLE:

FLOOR PLANS:
HOTEL LOBBY
BUILDING

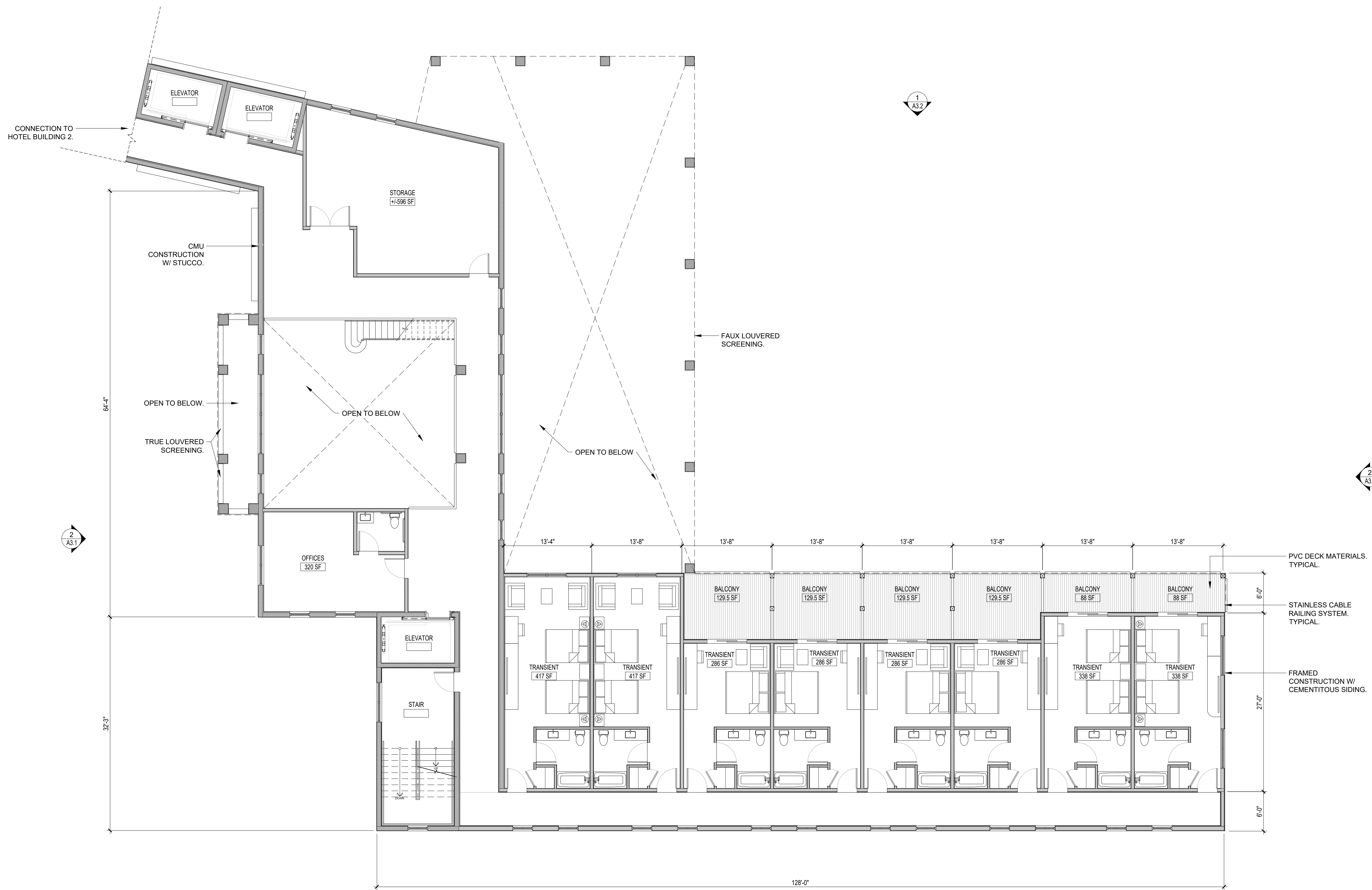
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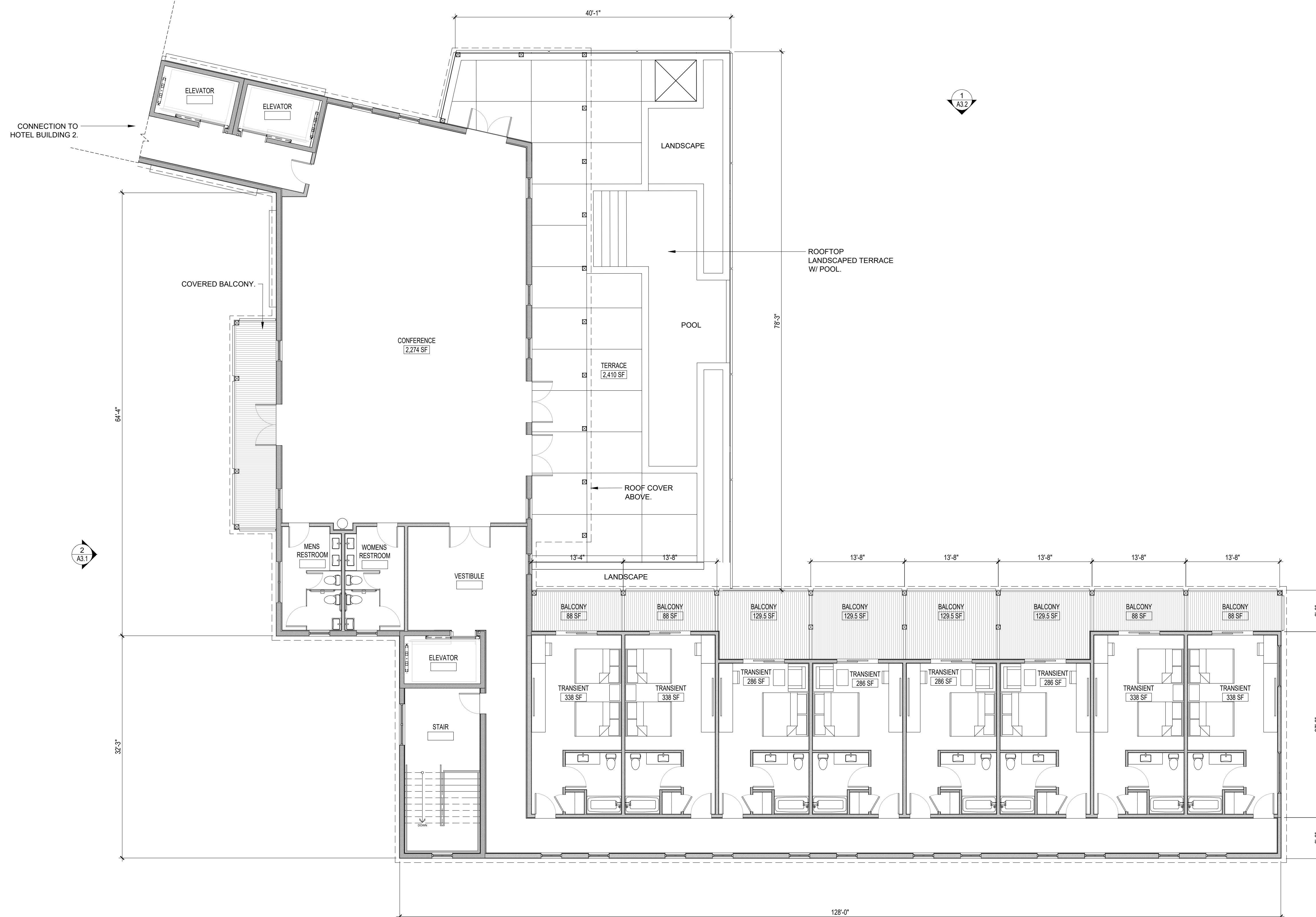
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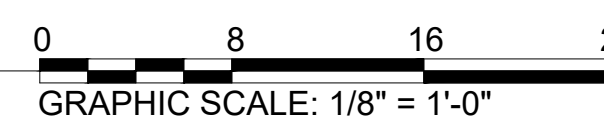


1 FIRST FLOOR PLAN - HOTEL LOBBY BUILDING
SCALE: 1/8"=1'-0"





1 SECOND FLOOR PLAN - HOTEL LOBBY BUILDING
SCALE: 1/8"=1'-0"



2
A3.1

2
A3.1

1
A3.2

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CONSULTANTS:

IBIS BAY WATERFRONT RESORT
PARCEL ID: 00002360-000000

**MAJOR DEVELOPMENT
PLAN SUBMISSION**
3101 NORTH ROOSEVELT BLVD.,
KEY WEST, FLORIDA 33040

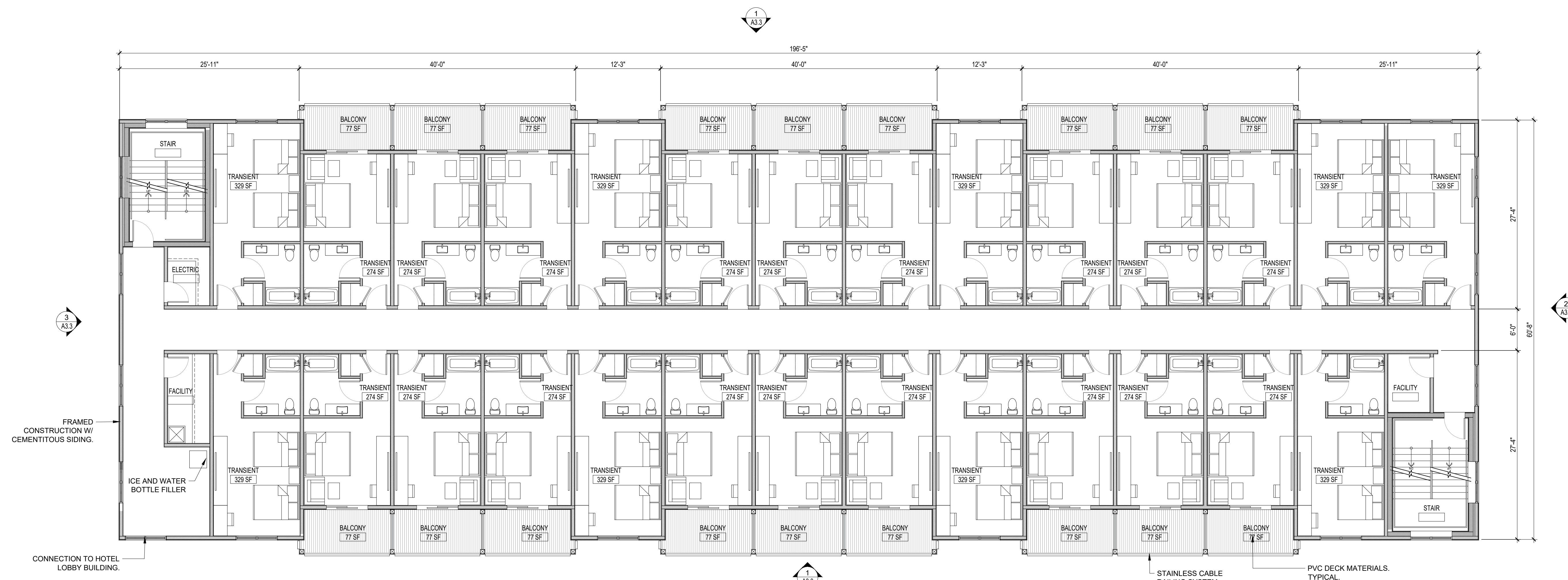
SUBMISSIONS:
2024.02.14 MAJOR DEVELOPMENT PLAN
2024.05.31 MAJOR DEVELOPMENT - REVISE

APPROVALS:

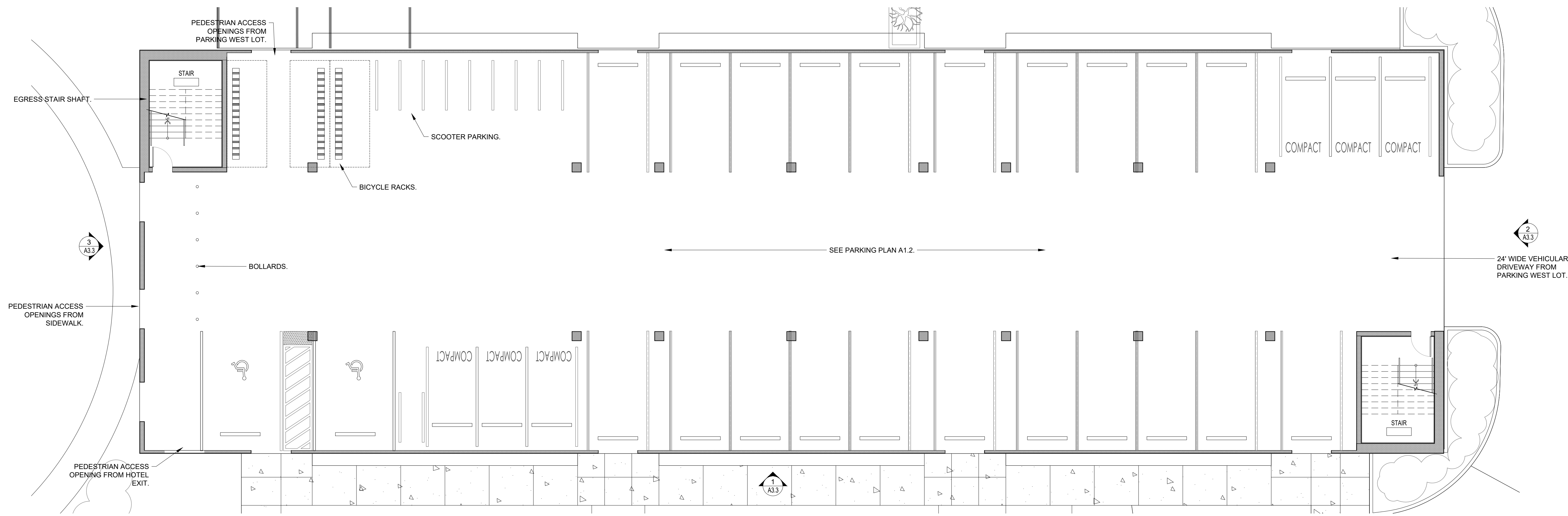
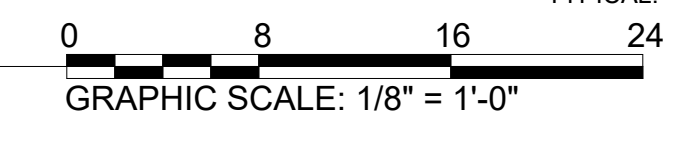
TITLE:
**FLOOR PLANS:
HOTEL
BUILDING 2**

PROJECT #: 23.01
SHEET:
A2.4

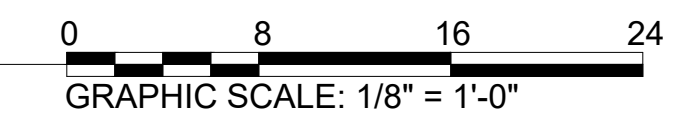
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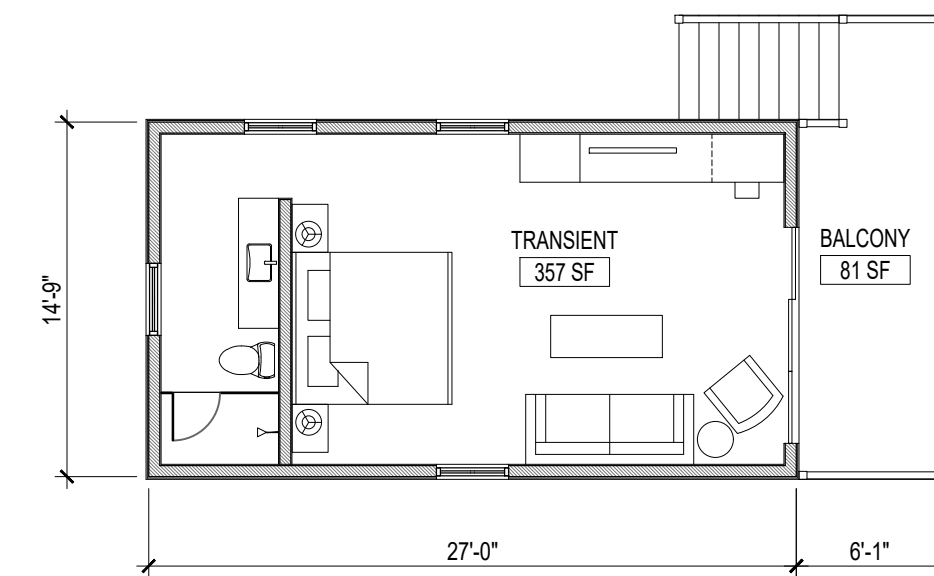


2 FIRST FLOOR PLAN - HOTEL BUILDING 2
SCALE: 1/8"=1'-0"

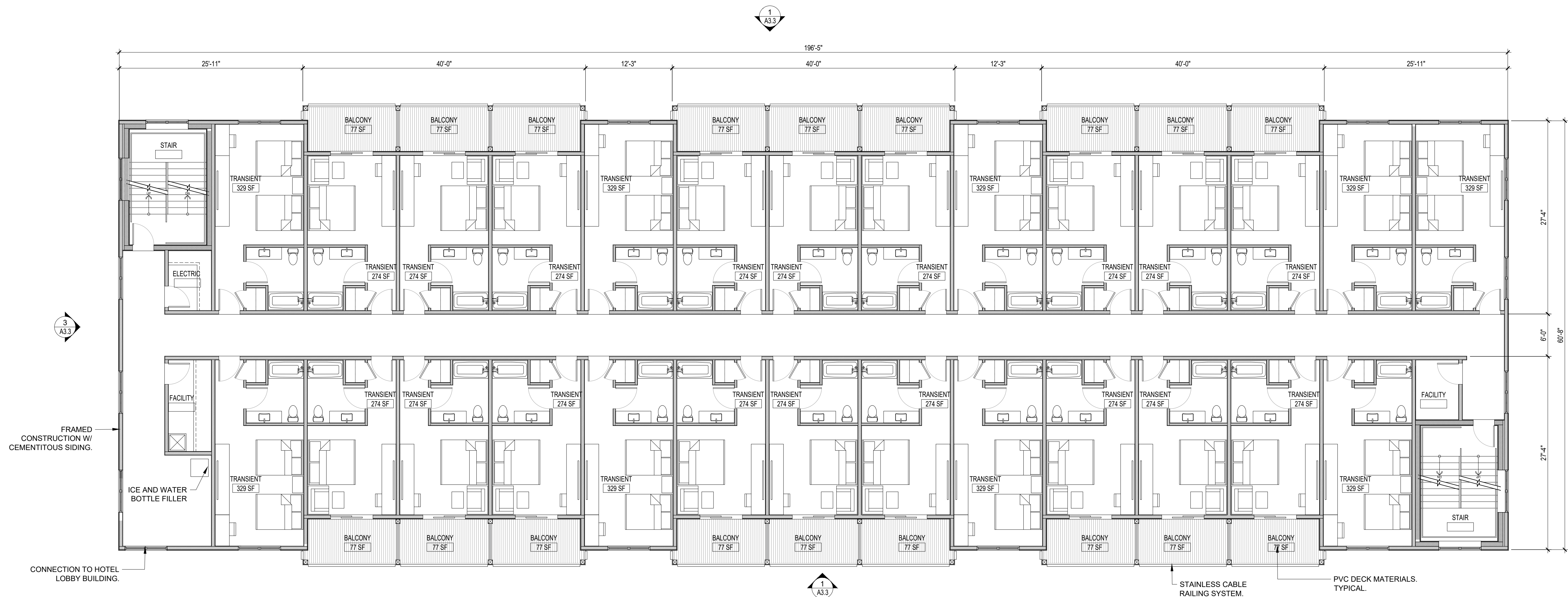
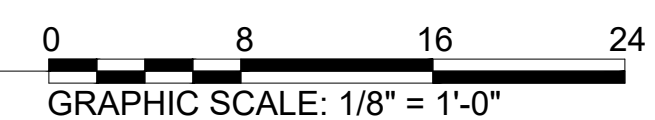


1 GROUND FLOOR PLAN - HOTEL BUILDING 2
SCALE: 1/8"=1'-0"

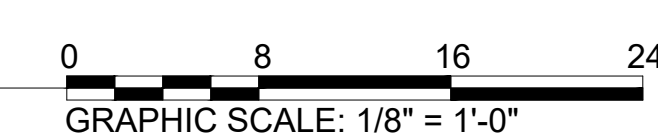




2 TYPICAL COTTAGE FLOOR PLAN
SCALE: 1/8"=1'-0"



1 SECOND FLOOR PLAN - HOTEL BUILDING 2
SCALE: 1/8"=1'-0"



FRAMED CONSTRUCTION W/ CEMENTITIOUS SIDING.
ICE AND WATER BOTTLE FILLER
CONNECTION TO HOTEL LOBBY BUILDING.

STAINLESS CABLE RAILING SYSTEM. TYPICAL.
PVC DECK MATERIALS. TYPICAL.



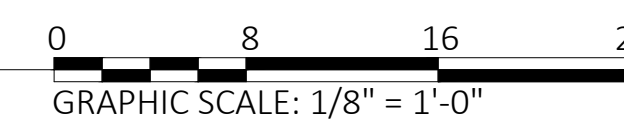
2 HOTEL LOBBY BUILDING: WEST ELEVATION [SIGSBEE]

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



1 HOTEL LOBBY BUILDING: SOUTH ELEVATION [NORTH ROOSEVELT]

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

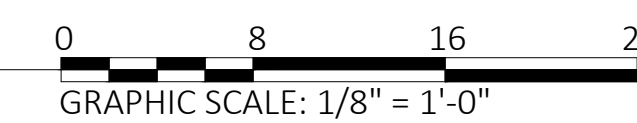


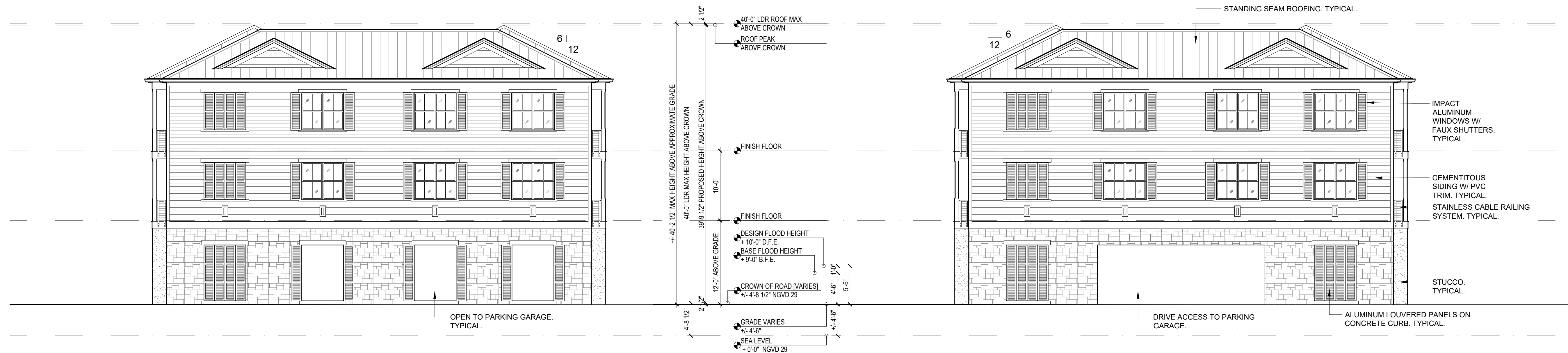


2 HOTEL LOBBY BUILDING: EAST ELEVATION [GULF]
SCALE: 1/8"=1'-0"

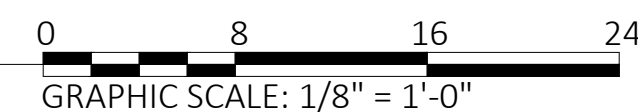


1 HOTEL LOBBY BUILDING: NORTH ELEVATION [GULF]
SCALE: 1/8"=1'-0"

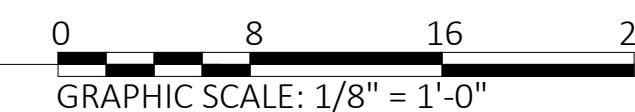




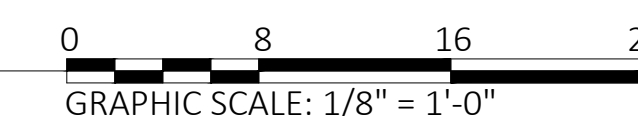
3 HOTEL BUILDING 2: SOUTH ELEVATION [N. ROOSEVELT]
SCALE: 1/8" = 1'-0"

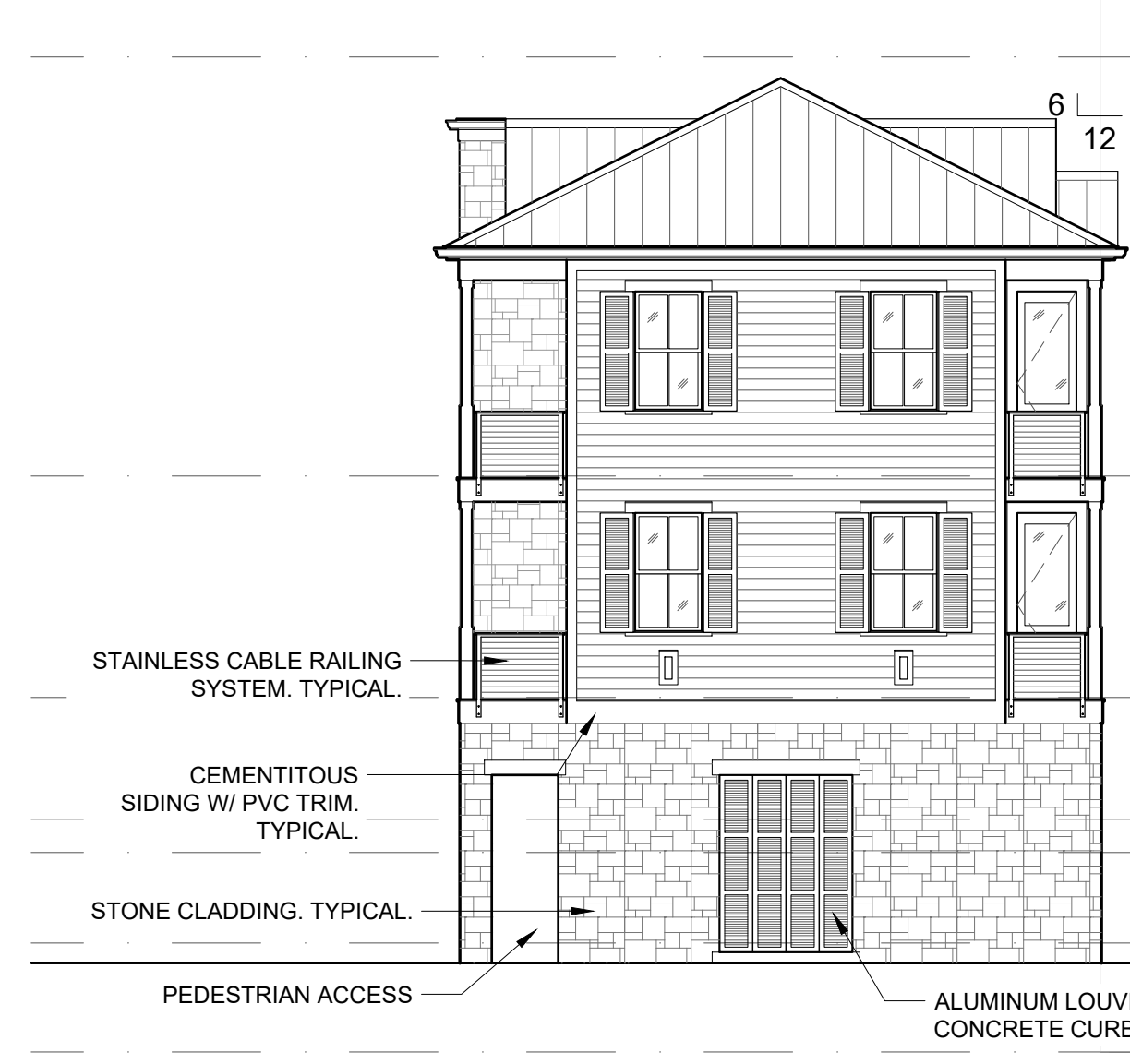


2 HOTEL BUILDING 2: NORTH ELEVATION [GULF]
SCALE: 1/8" = 1'-0"



1 HOTEL BUILDING 2: WEST ELEVATION [SIGSBEE] AND EAST [GULF]
SCALE: 1/8" = 1'-0"

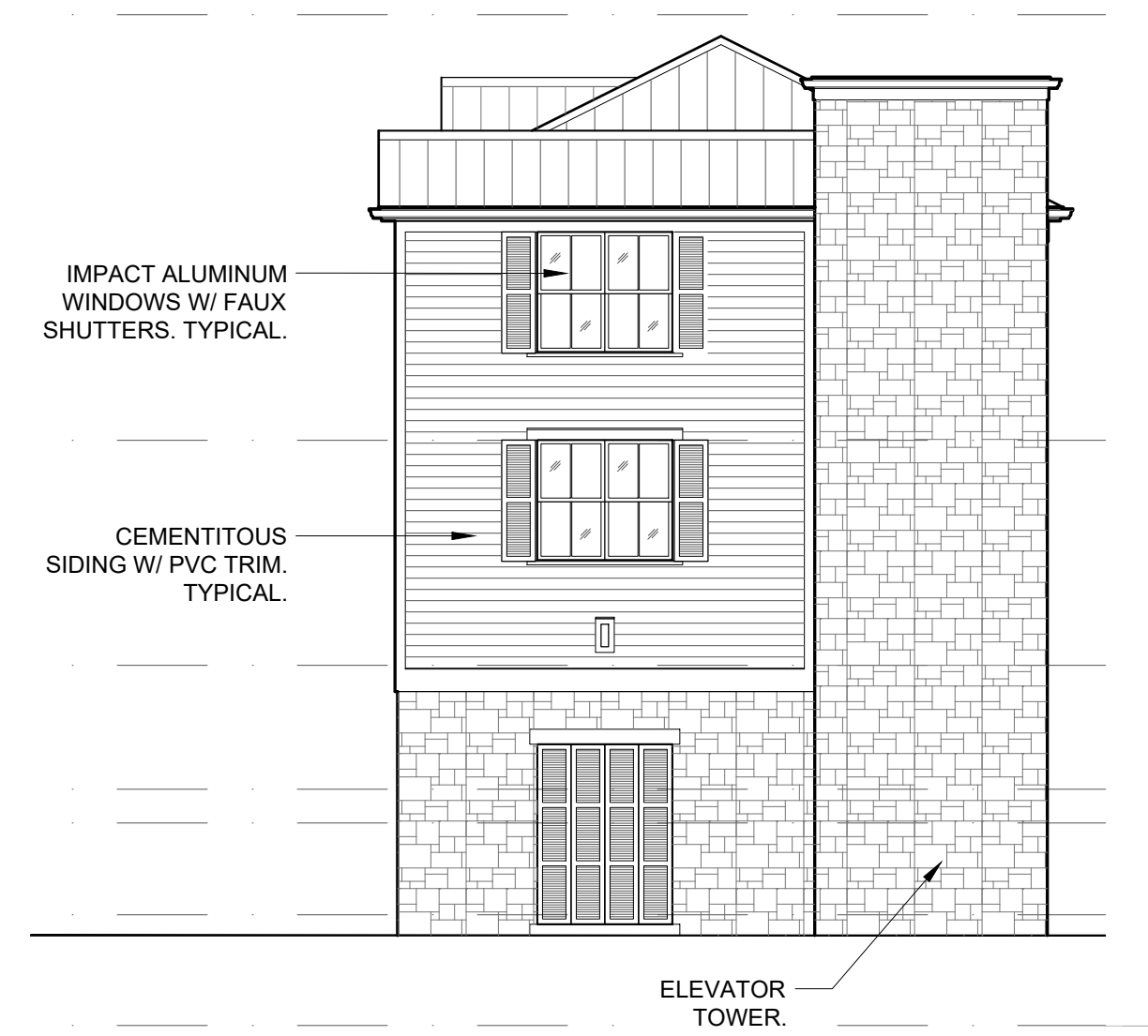
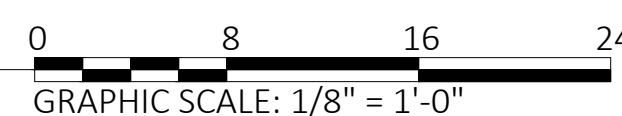




1 SIDE ELEVATION
SCALE: 1/8"=1'-0"



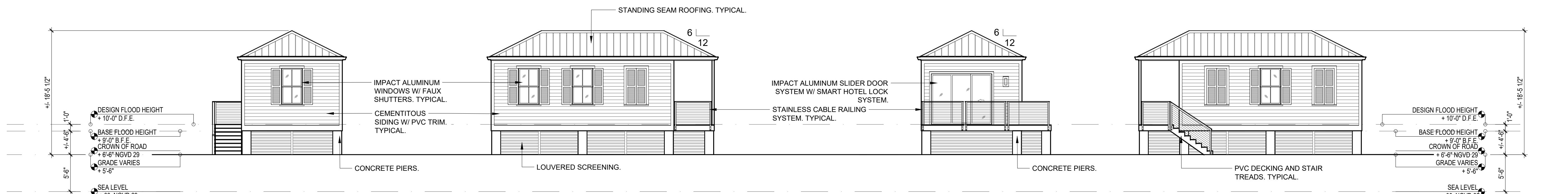
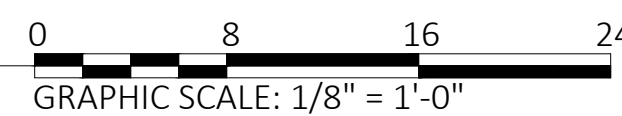
2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



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



4 REAR ELEVATION
SCALE: 1/8"=1'-0"

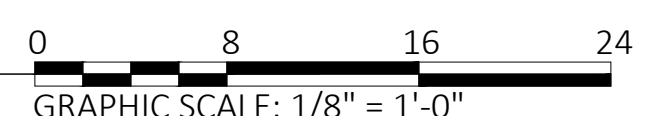


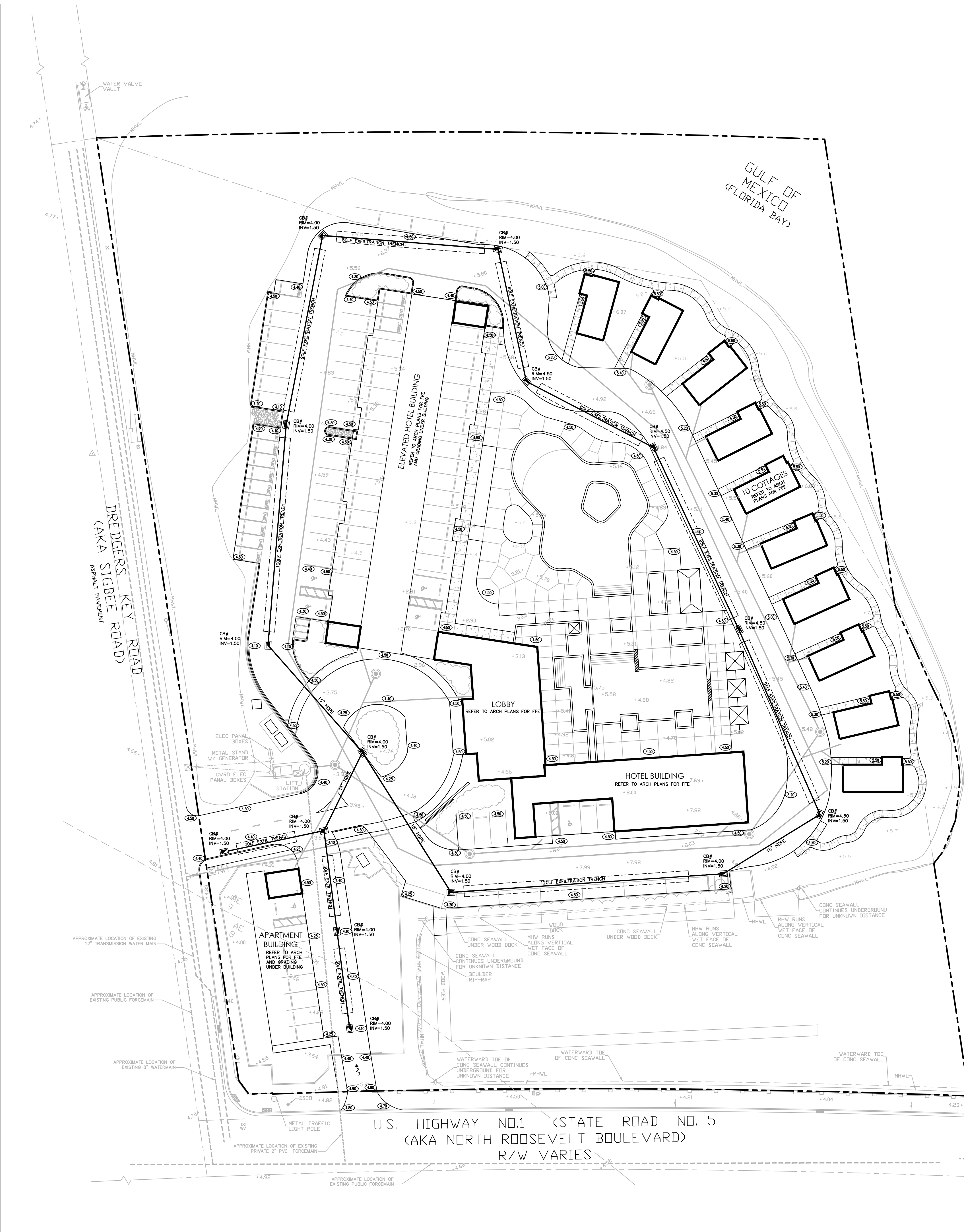
5 REAR ELEVATION
SCALE: 1/8"=1'-0"

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

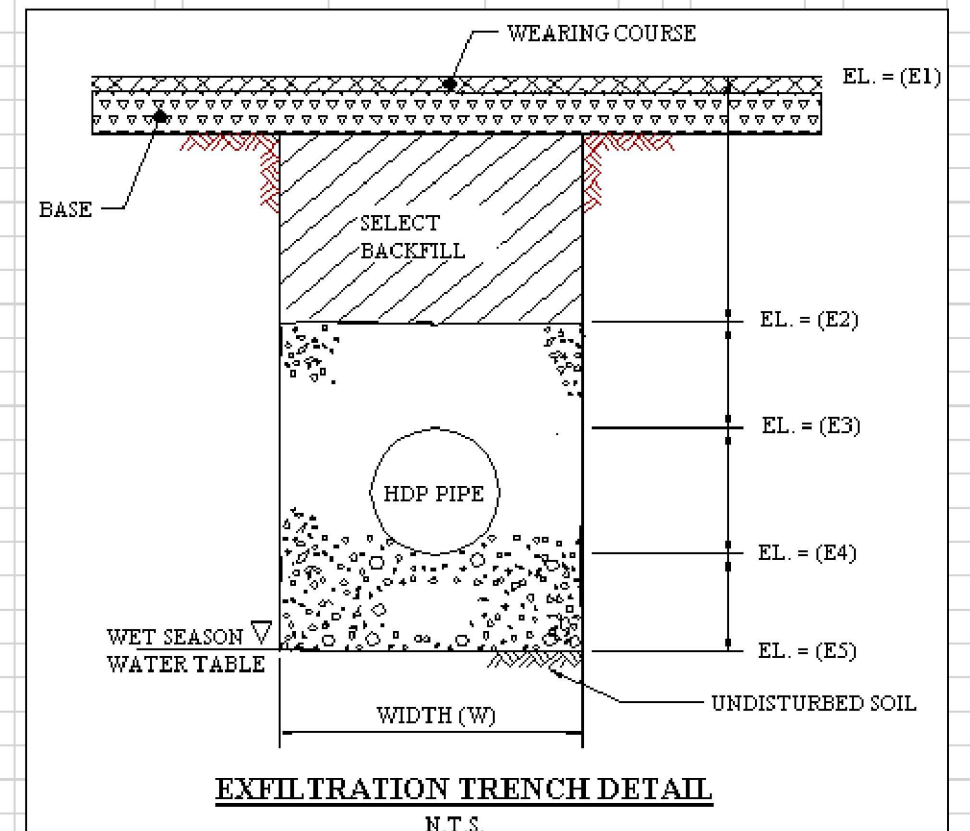
7 FRONT ELEVATION
SCALE: 1/8"=1'-0"

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





IBIS Bay Resort
FIS Project No. 24-1799.00



E1 = 4.00	ft. NAVD	$k_1 = 1.00E-03$	cfs / ft ² - ft. head (Hydraulic Conductivity)
E2 = 3.25	ft. NAVD	$k_2 = 1.00E-03$	cfs / ft ² - ft. head (Hydraulic Conductivity)
E3 = 2.75	ft. NAVD	$K = (k_1 + k_2) / 2$	= 1.00E-03 cfs / ft ² - ft. head
E4 = 1.50	ft. NAVD		
E5 = -0.25	ft. NAVD		
Water Table = 1.50	ft. NAVD		
Width (W) = 7.00	ft.		
L = 790	lineal feet of trench provided		
K = 1.00E-03	cfs / ft ² - ft. head (Hydraulic Conductivity)		
D ₁ = 1.75	ft. (Non-Saturated Trench Depth)	D ₂ = E2 - (The Shallower of Water Table or E5)	
D ₃ = 1.75	ft. (Saturated Trench Depth)	D ₃ = (The Shallower of Water Table or E5) - E5	
H ₂ = 2.50	ft. (Depth to water table)	H ₂ = E1 - (The Shallower of Water Table or E5)	
W = 7.00	ft. (Width of Trench)		
V _{wq} = 6.08	ac-in (Volume to be treated for water quality)		
%WQ = 0.50			
FS = 2.00			
$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_1 - D_1^2 + 2H_2D_3) + (0.000139)WD_1} = \frac{6.08}{0.0319 + 0.0017} = 181 \text{ LF}$			
L_{wq} = 181 lineal feet of trench required for water quality			
$V_{total} = V_{wq} + V_{qn} = 15.58 \text{ ac-in (Total Volume required to be treated for water quantity)}$			
$V_{qn} = V_{total} - V_{wq} = 9.50 \text{ ac-in (Volume to be treated in addition to water quality for water quantity)}$			
$L_{qn} = \frac{FS[(\%WQ)(V_{qn}) + V_{qn}]}{K(H_2W + 2H_2D_1 - D_1^2 + 2H_2D_3) + (0.000139)WD_1} = \frac{25.08}{0.0319 + 0.0017} = 746 \text{ LF}$			
L_{qn} = 746 lineal feet of trench required for water quantity			
$V_{add} = [L \times (K(H_2W + 2H_2D_1 - D_1^2 + 2H_2D_3) + (0.000139)WD_1)] - V_{wq} = [790 \times (0.0319 + 0.0017)] - 6.08$			
$V_{add} = 10.25 \text{ ac-in (Volume provided in addition to } V_{wq})$			
V = V_{wq} + V_{add} = 16.33 acre-inches treated (Total volume treated) = 1.36 acre-feet treated			

IBIS Bay Resort
FIS Project No. 24-1799.00

I. GENERAL INFORMATION

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	212,020 SF =	4.87 AC
B. BUILDING COVERAGE =	28,765 SF =	0.66 AC 14%
C. PARKING GARAGE =	0 SF =	0.00 AC 0%
D. LAKE =	67,057 SF =	1.54 AC 32%
E. TOTAL ASPHALT & WALKS =	67,934 SF =	1.56 AC 32%
F. TOTAL IMPERVIOUS =	163,756 SF =	3.76 AC 77%
G. % WATER QUALITY IMPERVIOUS =		58%
H. Pervious Area =	48,264 SF =	1.11 AC 23%
		100%

EXISTING LAND USAGE

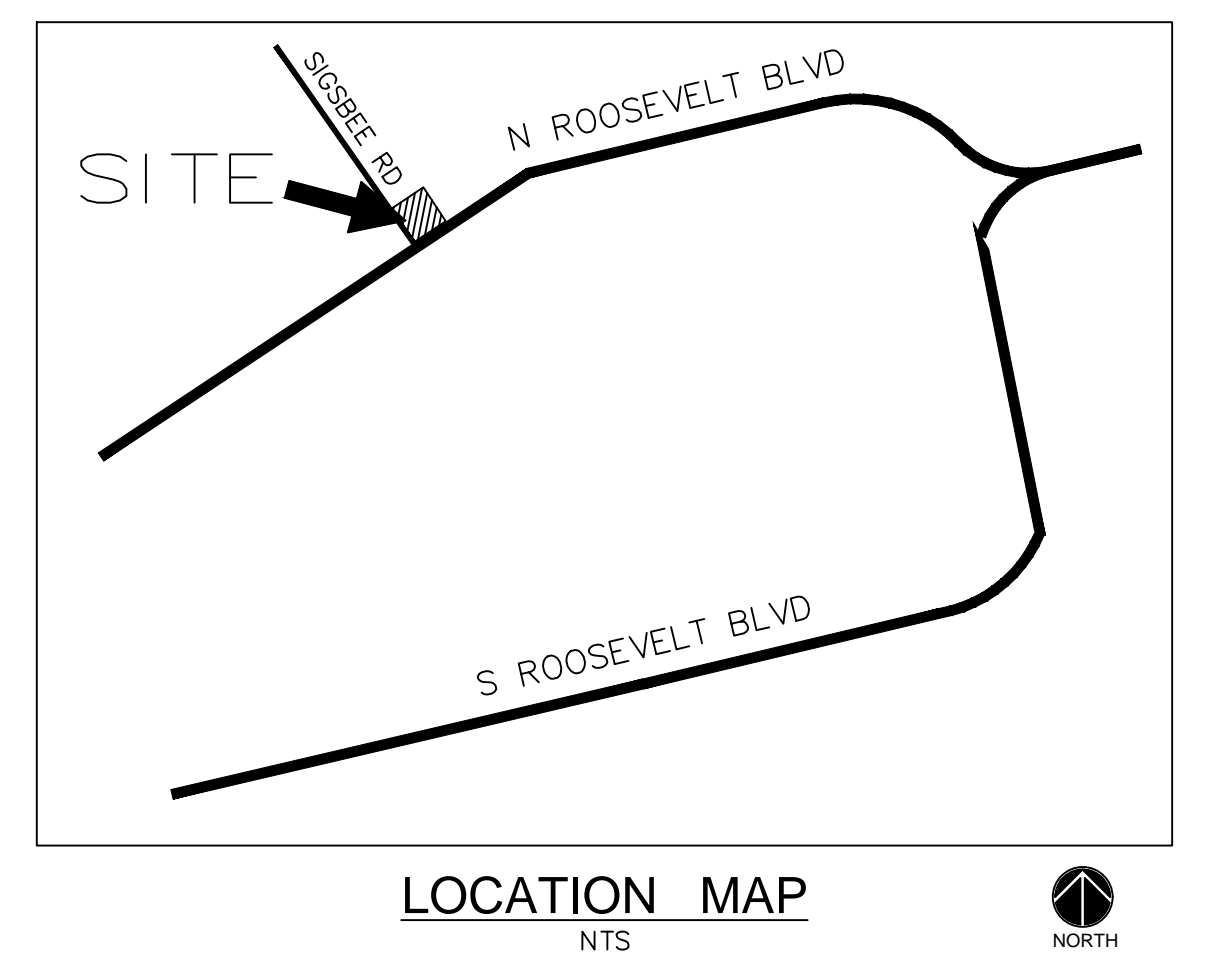
A. TOTAL ACREAGE =	212,020 SF =	4.87 AC
B. BUILDING COVERAGE =	22,395 SF =	0.51 AC 11%
C. TOTAL ASPHALT & WALKS =	52,467 SF =	1.20 AC 25%
D. LAKE =	67,057 SF =	1.54 AC 69%
E. TOTAL IMPERVIOUS =	141,919 SF =	3.26 AC 67%
F. % WATER QUALITY IMPERVIOUS =		63%
G. Pervious Area =	70,101 SF =	1.61 AC 33%
		100%

II. WATER QUALITY CRITERIA

- A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE
 $1" / 12 \times \text{Total Acreage} = 0.41 \text{ AC-FT} = 4.87 \text{ AC-IN}$
- B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERVIOUS
 $2.5\% \times \% \text{ Imperv.} \times \text{Total Acreage} = 0.51 \text{ AC-FT} = 6.08 \text{ AC-IN}$

III. WATER QUANTITY CRITERIA

- A. COMPUTE THE 5-YR 1-HOUR VOLUME FOR TOTAL SITE
 $3.2\% \times \text{Total Acreage} = 1.30 \text{ AC-FT} = 15.58 \text{ AC-IN}$



FLOOD DATA:

COMMUNITY NO.: 120168 & 125129
 MAP NO.: 12087C-1509K
 MAP DATE: 02-18-2005
 FLOOD ZONE: AE
 BASE ELEVATION(S): 9.0'

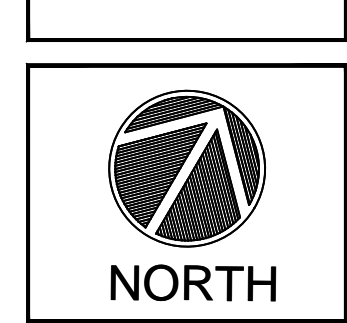
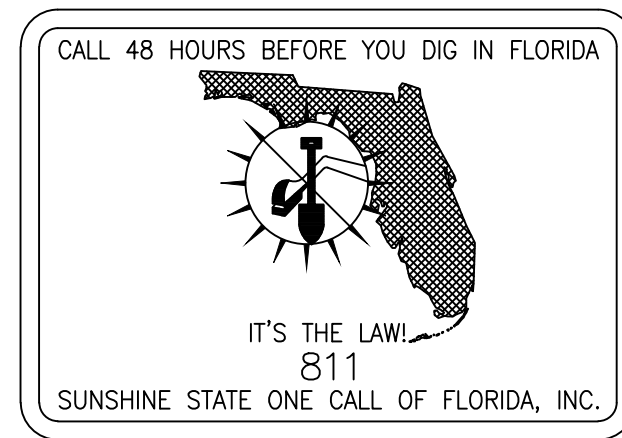
AVERAGE WET SEASON WATER LEVEL = ELEV. (1.50) NGVD

LEGEND:

- 0.00 PROPOSED ELEVATION (NGVD)
- +5.32 EXISTING ELEVATION (NGVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMISE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

GRADING AND DRAINAGE NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF KEY WEST.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
- ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
- CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
- COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
- CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
- SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SURVEY INFORMATION BASED ON SURVEY PROVIDED BY FLORIDA KEYS LAND SURVEYING DATED 08/28/2023.
- ELEVATIONS SHOWN ARE NGVD88.
- FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
- ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.

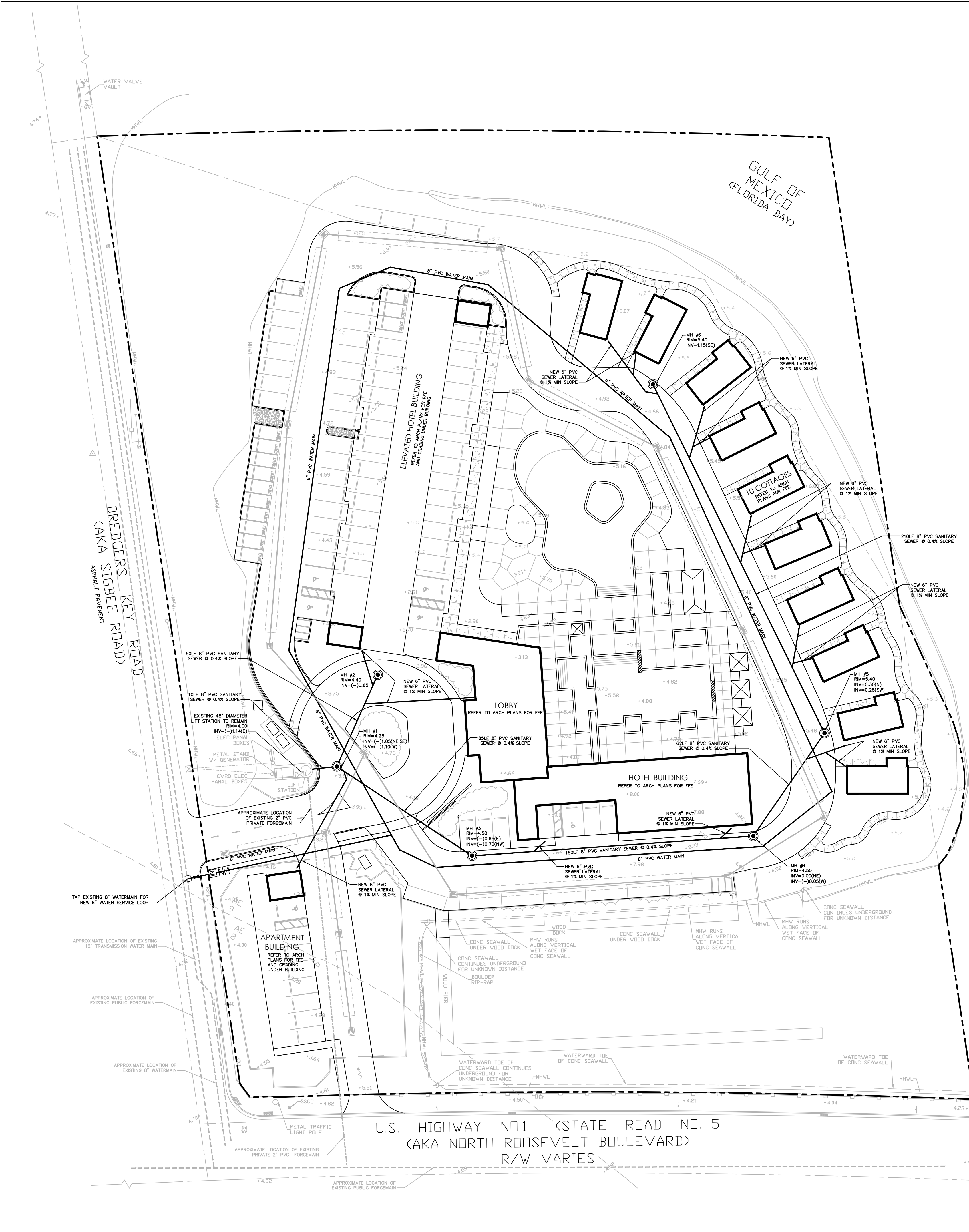


Revisions

Phase:
 PERMIT DOCUMENTS

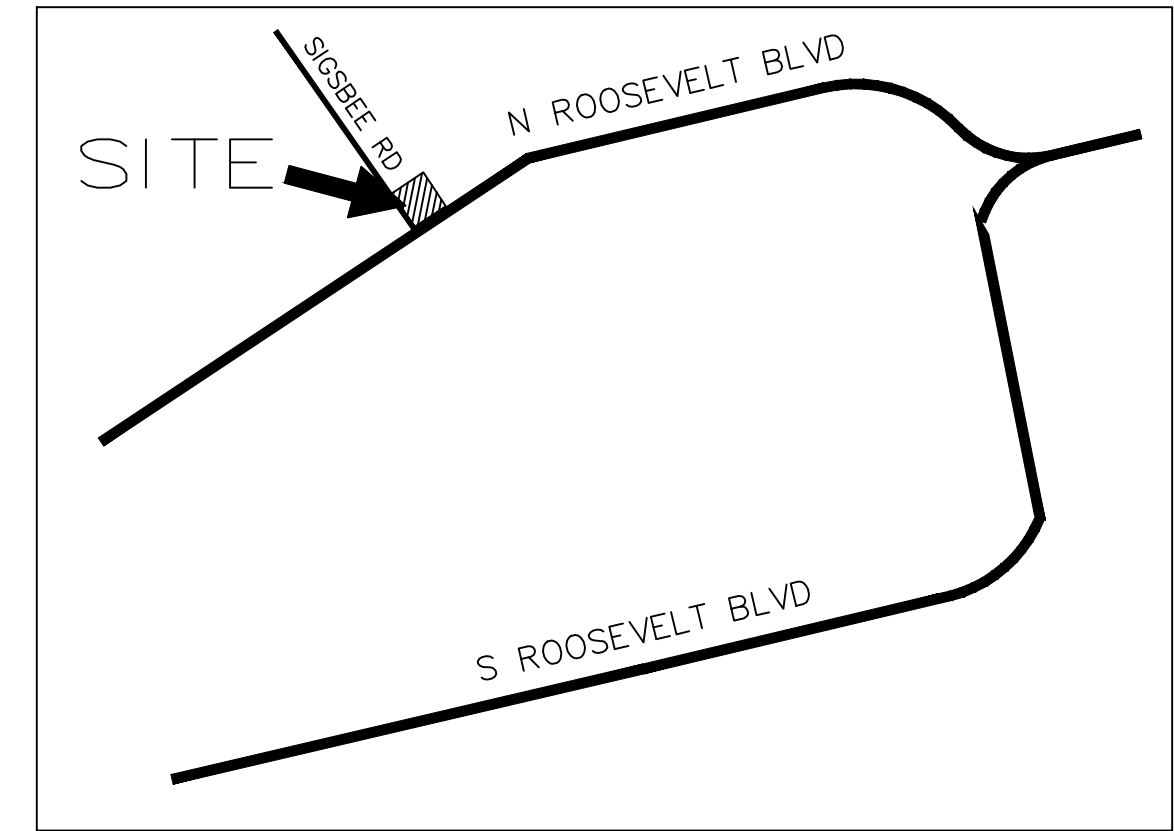
SEAL

Scale:	Date
1"=30'	08/09/24
Job No.	Plot Date
24-1799.00	08/09/24
Drawn by	Sheet No.
SHG	C1
Proj. Mgr.	
SHG	
Appr. by	1 of 2
SHG	



WATER AND SEWER NOTES:

- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.
- 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING AND WM-FM CROSSING. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE ABLE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12' SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.
- ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
- CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMASE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
- FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
- STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
- CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
- ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
- THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
- EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT-OF-WAY, PRIVATE THOROUGHFARES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR.
- FINAL SEWER MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH FINAL PAVEMENT ELEVATIONS AND MATCH PAVEMENT SLOPE AS APPLICABLE.



FLOOD DATA:

COMMUNITY NO.: 120168 & 125129
 MAP NO.: 12087C-1509K
 MAP DATE: 02-18-2005
 FLOOD ZONE: AE
 BASE ELEVATION(S): 9.0'

AVERAGE WET SEASON
 WATER LEVEL= ELEV. (1.50) NGVD

LEGEND:

(0.00)	PROPOSED ELEVATION (NGVD)	●	PROPOSED MANHOLE
+5.32	EXISTING ELEVATION (NGVD)	- W -	WATER MAIN
[]	PROPOSED CATCH BASIN	- FM -	SANITARY FORCE MAIN
[]	PROPOSED PLUG	+	VALVE
[]	TEE	+	FIRE HYDRANT
[]	WATER METER	+	SIAMASE CONNECTION
[]	DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE	+	CLEANOUT
[]	REDUCED PRESSURE BACKFLOW PREVENTER	+	EDGE OF PROPOSED PAVEMENT (ASPHALT)
[]	DIRECTIONAL FLOW ARROW AND GRAVITY SEWER	+	DIRECTION OF SURFACE DRAINAGE
		+	SAMPLE POINT
		+	EXIST. WATER MAIN
		+	EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

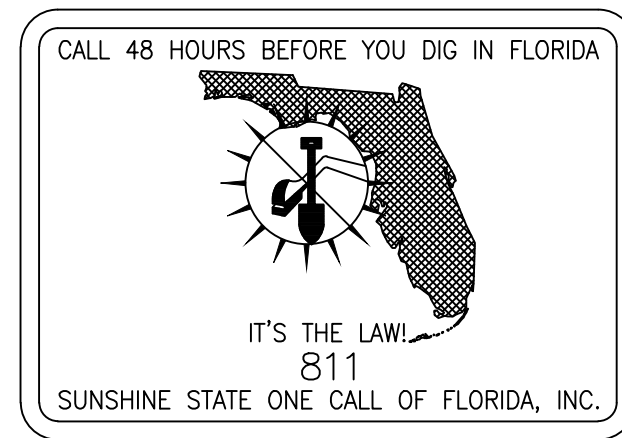


Revisions

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SEAL

Scale:	Date
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Job No.	Plot Date
24-1799.00	08/09/24
Drawn by	Sheet No.
SHG	C2
Proj. Mgr.	
SHG	
Appr. by	2 of 2
SHG	



Landscape Plans

SURVEY

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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:

3101 N. Roosevelt Boulevard, Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.



Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 2/14/24 by _____
date

Gregory S. Oropeza
Name of Applicant

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



**AUTHORIZATION
FORM**



**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, Antonio Osborn as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Christopher Holland, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Oropeza Stokes & Cardenas PLLC
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 of entity owner

Subscribed and sworn to (or affirmed) before me on this 2-14-2024
Date

by Antonio Osborn
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

