

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



To: Chairman and Planning Board members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: November 19, 2015

Agenda Item: **Major Development Plan – 725 Duval St. (RE # 00015920-000000; AK # 1016306)** – A request for Major Development Plan approval for the interior renovations and related site work to construct seven new residential units on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Sections 108-91.A.2. (a) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Major Development Plan approval for the construction of seven new residential units and related site work.

Applicant: Trepanier & Associates, Inc.

Property Owners: 725 Duval Street, LLC

Location: 725 Duval Street (RE # 00015920-000000; AK # 1016306)

Zoning: Historic Residential Commercial Core (HRCC-1)



Background / Proposed Development:

The subject property is located in the 700 block of Duval Street on the Northeast intersection of Petronia and Duval Streets within the HRCC-1 Zoning District. The 0.25-acre property consists of a 10,892-square-foot, three-story commercial building currently used as neighborhood commercial retail and accessory commercial storage, both conforming uses. The property is within the Key West Historic District and is a non-contributing structure. According to the Monroe County Property Appraiser, the building was built in 1991. The property is located within the X-flood zone according to FEMA.

The proposed redevelopment would include interior renovations of all three floors. The first floor commercial retail would be partitioned into 4 commercial spaces. The second and third floor would see the elimination of approximately 5,393 sq. ft. of non-residential floor area and the construction of 7 permanent residential units. The applicant is requesting all units via the City’s Building Permit Allocation System (BPAS).

725 Duval Street currently has a twenty (20) off-street space parking lot. The applicant is requesting through a parking variance a reduction to nine (9) off-street parking spaces within the existing parking lot.

Major Development Plan review is required due to the construction of five (5) or more permanent residential units within the Historic District, pursuant to Section 108-91.A.2.(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”).

Surrounding Zoning and Uses:

Surrounding properties are located within the Historic Residential Commercial Core HRCC-1 and HRCC-3 Zoning Districts. Surrounding uses include neighborhood retail, bars, restaurants, offices and residential. Zoning Districts within 300 feet of the property are HRCC-1, HRCC-3, HNC-1, HNC-3, HRO, HMDR and HPS. Other uses within 300 feet of the property include condominiums, churches, hotels, guesthouses and tourist attractions.

Process:

Development Review Committee (DRC):	May 28, 2015
Preliminary Tree Commission:	July 9, 2015 (approved)
Planning Board:	November 19, 2015
HARC:	TBD
Final Tree Commission:	TBD
City Commission:	TBD
DEO review	Up to 45 days, following local appeal period

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

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

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

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Zoning District	HRCC-1			
Flood Zone	X Zone			
Site size	10,892 SF; 0.25 acres			
Maximum density	22 du/acre	0	7 units	7 units In compliance
Maximum floor area ratio	1.0	0.99	0.49	-0.50 / In compliance
Maximum height	35 feet	40 feet	40 feet	In compliance (Sec. 122-32)
Maximum building coverage	50%	51%	50%	-1% / In compliance
Maximum impervious surface	70%	98%	92.9%	-5% / In compliance (Sec. 122-32)
Minimum lot size	4,000 SF	10,892 SF	10,892 SF	In compliance
Minimum lot width	40 feet	93.5 feet	93.5 feet	In compliance
Minimum lot depth	100 feet	116.5 feet	116.5 feet	In compliance

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum front setback (Simonton/Bahama)	0 feet	15.94 feet	10 feet	-5.94 feet / In compliance
Minimum side setback (northwest)	2.5 feet	2.5 feet	2.5 feet	In compliance
Minimum side setback (Petronia)	0 feet	2.5 feet	2.5 feet	In compliance
Minimum rear setback	10 feet	35 feet	35 feet	-15 feet / In compliance
Minimum vehicular parking	22	9 full size 11 compact	9 full size spaces	Variance requested
Minimum handicap parking	N/A	0	1	+1 / In compliance
Minimum bicycle parking	4	0	14 spaces	+14 / In compliance
Minimum open space	33%	2%	7%	+5% / In compliance (Sec. 122-32)

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

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

1. Potable water supply

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The potable water LOS standard for residential uses is 93 gallons per capita per day, pursuant to City Code Section 94-68. Utilizing this LOS standard, potable water demand is estimated as follows:

The potable water LOS standard for residential and commercial uses is 100 gallons per capita per day, pursuant to Comprehensive Plan Policy 4-1.1.2.C.

Based on per capita residential: 100g/ capita/ day/ 18, 41 capita x 100g= 1,841 gal

Based on per capita commercial: $100\text{g}/\text{capita}/\text{day}/5,339/1000*1,583=8.45\text{ gal}$
With a total of 2,686 g

The proposed redevelopment will increase the expected impact from the existing use of the property by approximately 1,241 gallons per day. The adopted potable water LOS standard is anticipated to be adequate to serve the proposed development; the property is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The sanitary sewer LOS standard for residential uses is 100 gallons per capita per day, pursuant to City Code Section 94-67. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita residential: $100\text{ gal}/\text{capita}/\text{day}, 18.41\text{ capita} \times 100\text{ gal} = 1841\text{ gal}$
 $18.41\text{ capita} = 1841\text{ gal}$

Based on per capita commercial: $660\text{ gal}/\text{acre}/\text{day}, 0.119\text{ acres} \times 660\text{ gal} = 80.8\text{ gal}$
With a total of 1921.8 gal

The proposed redevelopment will increase the expected impact from the existing use of the property by 1,545 gallons per day. The adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development and available capacity exists to service the proposed development with the existing infrastructure currently in place.

3. Water quality

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

4. Stormwater management / drainage

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

A drainage plan and engineer's certification was submitted indicating that an existing, approved and functional storm water management system exists on the property. No significant changes are proposed as part of this redevelopment. An engineering certification is provided that demonstrates the storm water system meets the minimum requirements. Additionally, a rainwater catchment system is being proposed as part of the redevelopment. Therefore, no adverse impacts to storm water management or drainage facilities are anticipated.

5. Solid waste

The solid waste LOS standard for residential uses is 2.66 pounds per capita per day, pursuant to Comprehensive Plan Policy 4-1.1.2.D. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Proposed development:

Residential: 2.66 lbs./capita/day
18.41 capita x 2.66 lbs. = 48.9 lbs.
Commercial: 6.37 lbs./capita/day
5,339/ 1000*1.583 =8.45
With a total of 102.7 lbs.

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

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72. A traffic study was required as there is a net increase in units, roadway levels of service will be affected.

7. Recreation

The recreation LOS standard is five acres of recreation and open space per 1,000 permanent residents pursuant to City Code Section 94-70. According to the 2013 Comprehensive Plan Data and Analysis, the City is currently providing ample recreation and open space. The proposed development is mixed-use in nature and therefore would have no impact on the adopted recreation LOS standard.

8. Fire Protection

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

9. Reclaimed water system

No reclaimed water system is being proposed.

10. Other public facilities

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

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

The development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is located within the Key West Historic District and the proposed redevelopment would need to obtain Certificate of Appropriateness from the Historic Architectural Review Commission (HARC) prior to issuance of building permits.

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

The proposed site plan is analyzed in greater detail below. The open space provided would increase and new landscaping is proposed.

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

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

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

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

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

- (a) *Compliance. The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).*
- (b) *Vicinity map. The property is situated in the 700 block of Duval Street on the Northeast corner of Petronia and Duval St. A location map is indicated on the survey.*
- (c) *Land use compatibility. Properties within 100 feet are located within the HRCC-1 and HRCC-3 Zoning Districts. Adjacent land uses within 300 feet of the property include condominiums, churches, hotels, guesthouses and tourist attractions. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.*
- (d) *Historic and archeological resource protection. The project's impact on archaeological and historic resources is being coordinated through the DRC and would be reviewed by the HARC through a Certificate of Appropriateness if applicable.*
- (e) *Subdivision of land. No subdivision of land is proposed.*

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

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

Site plan (City Code Section 108-237)

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

Architectural drawings (City Code Section 108-238)

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

Site amenities (City Code Section 108-239)

Proposed site amenities include nine (9) off-street parking spaces, internal walkways connecting to the public sidewalk, bicycle parking facilities, a cistern, and improved open space.

This project also qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240)

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

Soil survey (City Code Section 108-241)

Not applicable.

Environmentally sensitive areas (City Code Section 108-242)

No environmentally sensitive areas are located on or near the property, which is located within the X flood zone.

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

- (a) *Land clearing, excavation and fill.* The existing land is currently developed, no excavation or fill are being proposed.
- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans. Conceptual approval was granted on September 16, 2015.
- (c) *Landscaping plan.* The submitted plan indicates new landscaping incorporated throughout the site. Landscaped open space would be increased above the existing amount. The landscape plan received preliminary conceptual approval at the September 16, 2015 Tree Commission meeting. Final landscape approval will be required before the project moves to City Commission.
- (d) *Irrigation plan.* An irrigation plan was provided and reviewed by the Tree Commission.

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

The applicant will be decreasing the overall parking requirements from 22 parking spaces to 9 automobile parking spaces including 1 handicap parking space located at 725 Duval Street.

There is a 5,393 sq. feet reduction in non-residential floor area which will reduce the parking demand for commercial use to 4 automobile parking spaces. There are 14 spaces designated for bicycle parking.

A Parking Waiver was approved on October 15, 2015 in accordance with Ordinance 15-05. A parking variance has been submitted.

Housing (City Code Section 108-245)

The applicant is proposing to construct seven (7) residential units on the second and third floor of the building including affordable units. These were applied for through the BPAS allocation system.

Economic resources (City Code Section 108-246)

An analysis of estimated average ad valorem tax yield from the proposed project was not submitted by the applicant. However, it is expected the tax yield would be greater than that from the existing improvements on the property. No construction expenditure was given by the applicant.

Special considerations (City Code Section 108-247)

- (a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The project located within the historic district and the X flood zone.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline, so shoreline access would not be impeded.
- (e) No special facilities are proposed to accommodate bus ridership, nor are any expected for this type of use. The property is served by several City bus routes and the Lower Keys Shuttle, with bus stops located within a half-block to two blocks away.
- (f) The application highlights special design features that are proposed to reduce energy consumption. The units subject to BPAS would be required to obtain a baseline LEED or FGBC green building certification and utilize a rainwater cistern.
- (g) The property is located within the X flood zone. The elevation plans indicate the first floor 2.5 feet above grade.
- (h) Community gathering space is proposed in the form of bicycle parking and public art area along Petronia St, façade of the building.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) No wetlands or submerged land would be impacted.

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

The project would be completed in one phase. A detailed construction schedule was not submitted; however, temporary construction fencing and erosion barrier shall be installed and maintained during all phases of demolition and construction. All City streets and sidewalks shall be kept clean and safe during all phases of demolition and construction.

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

Not applicable.

Site plan (City Code Chapter 108, Article III)

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

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

The suitability of the location for the proposed use is being determined in this analysis.

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

The proposed building is required to be approved by HARC and in keeping with their standards and guidelines.

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

All mechanical equipment, utility hardware and waste storage areas as indicated on the plans would be screened by fences, landscaping or other means.

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

None proposed.

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

None proposed.

Utility lines (City Code Section 108-282)

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

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

Compliant.

Exterior lighting (City Code Section 108-284)

A lighting plan compliant with City Code Section 108-284 was provided.

Signs (City Code Section 108-285)

Any new signage would have to obtain HARC approval and building permits.

Pedestrian sidewalks (City Code Section 108-286)

The existing sidewalk along Petronia Street will be made accessible by removal of a large Coontie fern in the right of way. Internal walkways and a connection to the City sidewalk are proposed.

Loading docks (City Code Section 108-287)

No loading docks are proposed and no loading/unloading area is indicated.

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed.

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

There is no land clearing proposed. Vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Staff recommends temporary fencing and silt barriers during construction to prevent soil and debris from running into City streets and sidewalks.

Landscaping (Code Chapter 108, Article VI)

A Landscape Plan is required as part of Development Plan review, pursuant to City Code Section 108-411. The submitted plan indicates new landscaping incorporated along the perimeters of the property, as well as within the proposed development area. The submitted plan indicates landscaping is being supplemented primarily along the perimeters of the property. The applicant received preliminary Tree Commission approval on July 9, 2015. Final landscape plan approval will be required prior to City Commission.

The applicant is requesting a Landscape Waiver to the following requirements:

Section 108-346, Open space, landscaping and removal of exotic vegetation. The minimum required is 34%, existing is 2% and proposed is 7%.

Section 108-347, Land use buffer, Proposed Use: Low Impact mixed use

Section 108-412, Minimum landscaping requirement. The minimum required is 20%, existing is 2% and proposed is 7%.

Section 108-413, Street frontage, Less than 0.5 acre site area= 10' wide, 40 plant units per 100 linear feet; minimum 40 plant units required, existing is 0 and proposed is 0.

Section 108-414, Interior parking areas, 756 sq. feet required, existing is 0 and proposed is 475 sq. feet.

Section 108-415, Perimeter parking landscape, minimum 5 foot wide planting area along perimeter of all parking areas required, existing is 0 and proposed is 2.75 feet wide.

Section 108-416, Non-vehicular use areas, Site with less than 30% non-vehicular open space (NOS): 1 tree/ 500 SF NOS required, existing is 0 and proposed is 1 tree

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

The applicant is requesting a Parking Variance from the required 22 off-street parking spaces to 9 off-street parking spaces.

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

A Drainage Plan and engineer's certification was submitted indicating that an existing, approved and functional storm water management system exists on the property. No significant changes are proposed as part of this redevelopment. An engineering certification is provided that demonstrates the storm water system meets the minimum requirements. Additionally, a rainwater catchment system is being proposed as part of the redevelopment. Therefore, no adverse impacts to storm water management or drainage facilities are anticipated.

Utilities (Code Chapter 108, Article IX)

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

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

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set-aside for the acquisition, commission and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. A construction cost estimate was not provided by the applicant. A full public art plan would be required to be approved by the AIPP Board prior to building permit issuance.

RECOMMENDATION

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

General conditions:

1. The proposed development shall be consistent with the architectural plans by William Horn, Architect, the certification by Richard J. Milleli, P.E., and the landscape plans dated November 02, 2015 by Ladd B. Roberts, Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. A Building Permit Allocation System (BPAS) award for seven residential units shall be obtained prior to building permit issuance.
3. A Variance for the minimum parking requirements must be granted by the Planning Board.
4. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

5. The applicant shall obtain final landscape plan approval from the Tree Commission.
6. The applicant shall provide a construction cost estimate to be associated for the 1% set aside requirement for Art in Public Places.

Conditions prior to issuance of a building permit:

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

Conditions prior to issuance of a Certificate of Occupancy:

8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

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To: Chairman and Planning Board members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: November 19, 2015

Agenda Item: **Major Development Plan – 725 Duval St. (RE # 00015920-000000; AK # 1016306)** – A request for major development plan approval for the interior renovations and related site work to construct seven new residential units on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Sections 108-91.A.2. (a) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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Zoning: Historic Residential Commercial Core (HRCC-1)



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Surrounding properties are located within the Historic Residential Commercial Core HRCC-1 and HRCC-3 Zoning Districts. Surrounding uses include neighborhood retail, bars, restaurants, offices and residential. Zoning districts within 300 feet of the property are HRCC-1, HRCC-3, HNC-1, HNC-3, HRO, HMDR and HPS. Other uses within 300 feet of the property include condominiums, churches, hotels, guesthouses and tourist attractions.

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Maximum height	35 feet	40 feet	40 feet	In compliance (Sec. 122-32)
Maximum building coverage	50%	51%	50%	-1% / In compliance
Maximum impervious surface	70%	98%	92.9%	-5% / In compliance (Sec. 122-32)
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Minimum lot width	40 feet	93.5 feet	93.5 feet	In compliance
Minimum lot depth	100 feet	116.5 feet	116.5 feet	In compliance

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Minimum side setback (Petronia)	0 feet	2.5 feet	2.5 feet	In compliance
Minimum rear setback	10 feet	35 feet	35 feet	-15 feet / In compliance
Minimum vehicular parking	22	9 full size 11 compact	9 full size spaces	Variance requested
Minimum handicap parking	N/A	0	1	+1 / In compliance
Minimum bicycle parking	4	0	14 spaces	+14 / In compliance
Minimum open space	33%	2%	7%	+5% / In compliance (Sec. 122-32)

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

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

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The potable water LOS standard for residential and commercial uses is 100 gallons per capita per day, pursuant to Comprehensive Plan Policy 4-1.1.2.C.

Based on per capita residential: 100g/ capita/ day/ 18, 41 capita x 100g= 1,841 gal

Based on per capita commercial: $100\text{g/capita/day} / 5,339 / 1000 * 1,583 = 8.45\text{ gal}$
With a total of 2,686 g

The proposed redevelopment will increase the expected impact from the existing use of the property by approximately 1,241 gallons per day. The adopted potable water LOS standard is anticipated to be adequate to serve the proposed development; the property is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The sanitary sewer LOS standard for residential uses is 100 gallons per capita per day, pursuant to City Code Section 94-67. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita residential: $100\text{ gal/capita/day} * 18.41\text{ capita} = 1841\text{ gal}$
 $18.41\text{ capita} = 1841\text{ gal}$

Based on per capita commercial: $660\text{ gal/acre/day} * 0.119\text{ acres} = 80.8\text{ gal}$
With a total of 1921.8 gal

The proposed redevelopment will increase the expected impact from the existing use of the property by 1,545 gallons per day. The adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development and available capacity exists to service the proposed development with the existing infrastructure currently in place.

3. Water quality

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

4. Stormwater management / drainage

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

A drainage plan and engineer's certification was submitted indicating that an existing, approved and functional storm water management system exists on the property. No significant changes are proposed as part of this redevelopment. An engineering certification is provided that demonstrates the storm water system meets the minimum requirements. Additionally, a rainwater catchment system is being proposed as part of the redevelopment. Therefore, no adverse impacts to storm water management or drainage facilities are anticipated.

5. Solid waste

The solid waste LOS standard for residential uses is 2.66 pounds per capita per day, pursuant to Comprehensive Plan Policy 4-1.1.2.D. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Proposed development:

Residential: 2.66 lbs./capita/day
18.41 capita x 2.66 lbs. = 48.9 lbs.
Commercial: 6.37 lbs./capita/day
5,339/ 1000*1.583 =8.45
With a total of 102.7 lbs.

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

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72. A traffic study was required as there is a net increase in units, roadway levels of service will be affected.

7. Recreation

The recreation LOS standard is five acres of recreation and open space per 1,000 permanent residents pursuant to City Code Section 94-70. According to the 2013 Comprehensive Plan Data and Analysis, the City is currently providing ample recreation and open space. The proposed development is mixed-use in nature and therefore would have no impact on the adopted recreation LOS standard.

8. Fire Protection

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

9. Reclaimed water system

No reclaimed water system is being proposed.

10. Other public facilities

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

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

The development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is located within the Key West Historic District and the proposed redevelopment would need to obtain Certificate of Appropriateness from the Historic Architectural Review Commission (HARC) prior to issuance of building permits.

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

The proposed site plan is analyzed in greater detail below. The open space provided would increase and new landscaping is proposed.

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

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

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

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

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

- (a) *Compliance. The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).*
- (b) *Vicinity map. The property is situated in the 700 block of Duval Street on the Northeast corner of Petronia and Duval St. A location map is indicated on the survey.*
- (c) *Land use compatibility. Properties within 100 feet are located within the HRCC-1 and HRCC-3 Zoning Districts. Adjacent land uses within 300 feet of the property include condominiums, churches, hotels, guesthouses and tourist attractions. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.*
- (d) *Historic and archeological resource protection. The project's impact on archaeological and historic resources is being coordinated through the DRC and would be reviewed by the HARC through a Certificate of Appropriateness if applicable.*
- (e) *Subdivision of land. No subdivision of land is proposed.*

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

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

Site plan (City Code Section 108-237)

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

Architectural drawings (City Code Section 108-238)

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

Site amenities (City Code Section 108-239)

Proposed site amenities include nine (9) off-street parking spaces, internal walkways connecting to the public sidewalk, bicycle parking facilities, a cistern, and improved open space.

This project also qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240)

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

Soil survey (City Code Section 108-241)

Not applicable.

Environmentally sensitive areas (City Code Section 108-242)

No environmentally sensitive areas are located on or near the property, which is located within the X flood zone.

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

- (a) *Land clearing, excavation and fill.* The existing land is currently developed, no excavation or fill are being proposed.
- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans. Conceptual approval was granted on September 16, 2015.
- (c) *Landscaping plan.* The submitted plan indicates new landscaping incorporated throughout the site. Landscaped open space would be increased above the existing amount. The landscape plan received preliminary conceptual approval at the September 16, 2015 Tree Commission meeting. Final landscape approval will be required before the project moves to City Commission. No environmentally sensitive areas exist.
- (d) *Irrigation plan.* An irrigation plan was provided and reviewed by the Tree Commission.

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

The applicant will be decreasing the overall parking requirements from 22 parking spaces to 9 automobile parking spaces including 1 handicap parking space located at 725 Duval Street.

There is a 5,393 sq. feet reduction in non-residential floor area which will reduce the parking demand for commercial use to 4 automobile parking spaces. There are 14 spaces designated for bicycle parking.

A parking waiver was approved on October 15, 2015 in accordance with Ordinance 15-05. A parking variance has been submitted.

Housing (City Code Section 108-245)

The applicant is proposing to construct seven (7) residential units on the second and third floor of the building including affordable units. These were applied for through the BPAS allocation system.

Economic resources (City Code Section 108-246)

An analysis of estimated average ad valorem tax yield from the proposed project was not submitted by the applicant. However, it is expected the tax yield would be greater than that from the existing improvements on the property. No construction expenditure was given by the applicant.

Special considerations (City Code Section 108-247)

- (a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The project located within the historic district and the X flood zone.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline, so shoreline access would not be impeded.
- (e) No special facilities are proposed to accommodate bus ridership, nor are any expected for this type of use. The property is served by several City bus routes and the Lower Keys Shuttle, with bus stops located within a half-block to two blocks away.
- (f) The application highlights special design features that are proposed to reduce energy consumption. The units subject to BPAS would be required to obtain a baseline LEED or FGBC green building certification and utilize a rainwater cistern.
- (g) The property is located within the X flood zone. The elevation plans indicate the first floor 2.5 feet above grade.
- (h) Community gathering space is proposed in the form of bicycle parking and public art area along Petronia St, façade of the building.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) No wetlands or submerged land would be impacted.

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

The project would be completed in one phase. A detailed construction schedule was not submitted; however, temporary construction fencing and erosion barrier shall be installed and maintained during all phases of demolition and construction. All City streets and sidewalks shall be kept clean and safe during all phases of demolition and construction.

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

Not applicable.

Site plan (City Code Chapter 108, Article III)

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

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

The suitability of the location for the proposed use is being determined in this analysis.

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

The proposed building is required to be approved by HARC and in keeping with their standards and guidelines.

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

All mechanical equipment, utility hardware and waste storage areas as indicated on the plans would be screened by fences, landscaping or other means.

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

None proposed.

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

None proposed.

Utility lines (City Code Section 108-282)

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

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

Compliant.

Exterior lighting (City Code Section 108-284)

A lighting plan compliant with City Code Section 108-284 was provided.

Signs (City Code Section 108-285)

Any new signage would have to obtain HARC approval and building permits.

Pedestrian sidewalks (City Code Section 108-286)

The existing sidewalk along Petronia Street will be made accessible by removal of a large Coontie fern in the right of way. Internal walkways and a connection to the City sidewalk are proposed.

Loading docks (City Code Section 108-287)

No loading docks are proposed and no loading/unloading area is indicated.

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed.

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

There is no land clearing proposed. Vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Staff recommends temporary fencing and silt barriers during construction to prevent soil and debris from running into City streets and sidewalks.

Landscaping (Code Chapter 108, Article VI)

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates new landscaping incorporated along the perimeters of the property, as well as within the proposed development area. The submitted plan indicates landscaping is being supplemented primarily along the perimeters of the property. The applicant received preliminary Tree Commission approval on July 9, 2015. Final landscape plan approval will be required prior to City Commission.

The applicant is requesting a landscape waiver to the following requirements:

Section 108-346, Open space, landscaping and removal of exotic vegetation. The minimum required is 34%, existing is 2% and proposed is 7%.

Section 108-347, Land use buffer, Proposed Use: Low Impact mixed use

Section 108-412, Minimum landscaping requirement. The minimum required is 20%, existing is 2% and proposed is 7%.

Section 108-413, Street frontage, Less than 0.5 acre site area= 10' wide, 40 plant units per 100 linear feet; minimum 40 plant units required, existing is 0 and proposed is 0.

Section 108-414, Interior parking areas, 756 sq. feet required, existing is 0 and proposed is 475 sq. feet.

Section 108-415, Perimeter parking landscape, minimum 5 foot wide planting area along perimeter of all parking areas required, existing is 0 and proposed is 2.75 feet wide.

Section 108-416, Non-vehicular use areas, Site with less than 30% non-vehicular open space (NOS): 1 tree/ 500 SF NOS required, existing is 0 and proposed is 1 tree

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

The applicant is requesting a parking variance from the required 22 off-street parking spaces to 9 off-street parking spaces.

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

A drainage plan and engineer's certification was submitted indicating that an existing, approved and functional storm water management system exists on the property. No significant changes are proposed as part of this redevelopment. An engineering certification is provided that demonstrates the storm water system meets the minimum requirements. Additionally, a rainwater catchment system is being proposed as part of the redevelopment. Therefore, no adverse impacts to storm water management or drainage facilities are anticipated.

Utilities (Code Chapter 108, Article IX)

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

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

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set-aside for the acquisition, commission and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. A construction cost estimate was not provided by the applicant. A full public art plan would be required to be approved by the AIPP Board prior to building permit issuance.

RECOMMENDATION

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

General conditions:

1. The proposed development shall be consistent with the architectural plans by William Horn, Architect, the certification by Richard J. Milleli, P.E., and the landscape plans dated November 02, 2015 by Ladd B. Roberts, Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. A Building Permit Allocation System (BPAS) award for seven residential units shall be obtained prior to building permit issuance.
3. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

4. The applicant shall obtain final landscape plan approval from the Tree Commission.
5. The applicant shall provide a construction cost estimate to be associated for the 1% set aside requirement for Art in Public Places.

Conditions prior to issuance of a building permit:

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

Conditions prior to issuance of a Certificate of Occupancy:

7. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

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



Development Plan & Conditional Use Application
CITY OF KEY WEST PLANNING DEPT.

Applications will not be accepted unless complete

MAY 01 2015

Development Plan
Major X
Minor _____

Conditional Use

Historic District
Yes X
No _____

Please print or type:

- 1) Site Address 725 Duval Street, Key West, FL 33040
- 2) Name of Applicant Trepanier & Associates, Inc. on behalf of 725 Duval Street, Inc.
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First St
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email _____
- 6) Email Address: kevin@owentrepanier.com
- 7) Name of Owner, if different than above 725 Duval Street LLC
- 8) Address of Owner 301 Lincoln Road, Miami Beach, FL 33139-3102
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HRCC-1 RE# 00015920-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Interior renovations to construct seven new residential units (two affordable, five market-rate) and eliminate approx. 2,183 sq. ft. of commercial floor area.

RECEIVED

MAY 01 2015

CITY OF KEY WEST
PLANNING DEPT.

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



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No

If Yes, describe and attach relevant documents.

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

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

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

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

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

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

I. Existing Conditions.

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

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

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

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

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block: See attached Site Plan

- (1) Name of development. 725 Duval Street
- (2) Name of owner/developer. 725 Duval Street, LLC
- (3) Scale. To-scale
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development. 725 Duval Street

Sec. 108-228. Identification of key persons.

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

- (1) Owner. 725 Duval Street, LLC
- (2) Owner's authorized agent. Trepanier & Associates, Inc.
- (3) Engineer and architect. William P. Horn
- (4) Surveyor. O'Flynn Surveying
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description: See attached Site Plans & Project Analysis

- (1) Zoning (include any special districts). HRCC-1
- (2) Project site size (acreage and/or square footage). 10,892 sf.
- (3) Legal description. See survey and Deed
- (4) Building size. See attached Site Plans & Project Analysis
- (5) Floor area ratio, permitted and proposed. See attached Site Plans & Project Analysis
- (6) Lot coverage, permitted and proposed. See attached Site Plans & Project Analysis
- (7) Impervious surface. See attached Site Plans & Project Analysis
- (8) Pervious surface. See attached Site Plans & Project Analysis
- (9) Landscape areas. See attached Site Plans & Project Analysis

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

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

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

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

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

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms; See Project Analysis
 - (2) Tenure (i.e., owner-occupied or rental); and See Project Analysis
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home. See Project Analysis
- (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. See Project Analysis

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.

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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 comply 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 See attached Site plans & Project Analysis
- (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.

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(305) 809-3720



- (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-

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- 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.

Major Development Plan Project Analysis

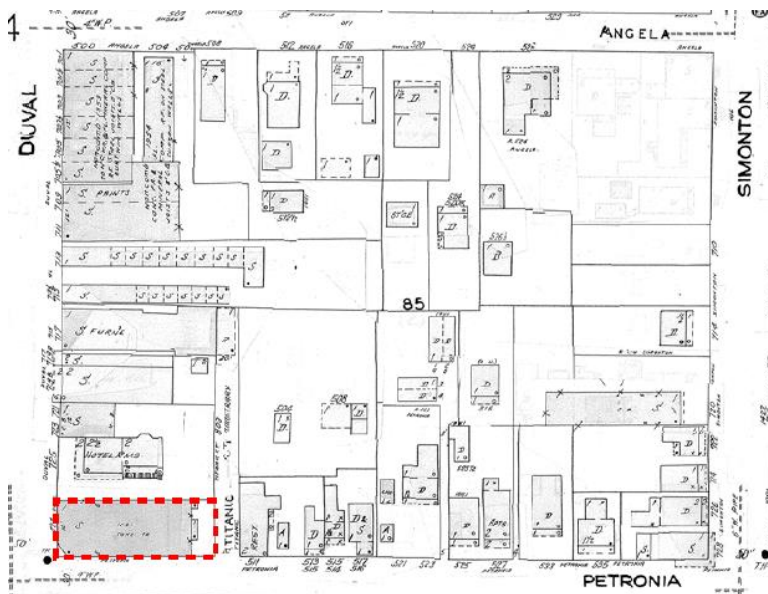
725 Duval Street
(RE No. 00015920-000000)

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS



Summary:

Interior renovations to construct seven new residential units (two affordable, five market-rate) and eliminate approx. 5,393 sq. ft. of non-residential floor area.

Analysis:

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

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

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

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

- | | |
|-------------|-----------|
| ▪ Buildings | ▪ Parking |
| ▪ Setbacks | |

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

Title block (Sec. 108-227)

Name of development: 725 Duval Street
 Owner/developer: 725 Duval Street, LLC
 Scale: Architectural: 1/8" = 1' and Engineering plans provided
 Preparation and revision dates: As noted on plans
 Location: 725 Duval Streets

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

Owner: 725 Duval Street, LLC
 Authorized Agent: Trepanier & Associates, Inc.
 Architect: William P. Horn
 Engineer: Rick Milleli P.E.
 Surveyor: O'Flynn Surveying
 Landscaping: Trepanier & Associates, Inc.
 Legal and Equitable Owners: 725 Duval Street, LLC

- Joseph Cohen, MGRM, 725 Duval Street, LLC
- Yehezkel Haim, MGRM, 725 Duval Street, LLC

Project Description (Sec. 108-229):

Interior renovations to construct seven new residential units (two affordable, five market-rate) and eliminate approx. 5,393 sq. ft. of non-residential floor area. Minor exterior modifications along rear of building to facilitate redevelopment.

The site has the following characteristics:

Site Data	Permitted	Existing	Proposed	Compliance
Zoning	HRCC-1	HRCC-1	No Change	<i>Complies</i>
Min Lot Size	4,000 sf	10,892 sf	No Change	<i>Complies</i>
Commercial FAR	1.0 (10,892 sq. ft.)	0.99 (10,732sq. ft. ¹)	0.49 (5,339 sq. ft.)	<i>Complies</i>
Max Density	5.5@ 22/ acre	0 units	5.5 units	<i>Complies</i>
Compact Infill Bonus (0.78)	2 units	0 units	2 units	<i>Complies</i>
Total Residential Units	7.5	0 units	7.0	<i>Complies</i>
Max Height	35'	40'	No change	<i>Complies*</i>
Open Space Ratio	20%/ 35%	2%	7%	<i>Complies*</i>
Landscape	20%	2%	7%	<i>Complies*</i>
Building Coverage	50%	51%	50.9%	<i>Complies *</i>
Impervious Surface Ratio	0.70	98%	92.9%	<i>Complies *</i>
Setbacks: Duval St	0 ft.	0.5 ft.	No Change	<i>Complies</i>
Petronia St	2.5 ft.	0 ft.	No Change	<i>Complies</i>
DuPont Lane	10 ft.	35 ft.	50 ft.	<i>Complies</i>
Side	2.5 ft.	2.5 ft.	No Change	<i>Complies</i>

* Existing non-conformity pursuant Sec. 122-27

¹ Includes accessory commercial storage

Other Project Information (Sec. 108-230):

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

1. The target date for commencement shall follow entitlement approvals as quickly as possible.
2. Expected date of completion is within 1 year of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to renovate the interior of the existing structure to create seven new residential units (two affordable, five market-rate) and eliminate approx. 5,393 sq. ft. reduction of non-residential floor area as depicted on the plans.
5. Project is not a planned unit development.
6. The project will comply with federal flood insurance regulations.
7. This project is not located in an environmentally sensitive area.

Residential Developments (Sec. 108-231):

The project consists of the following:

- 2 affordable 1bd/1ba units proposed on second floor of existing structure.
- 2 market-rate 2bd/1ba units on second floor of existing structure.
- 2 market-rate 3bd/3ba units on second/third floors of existing structure.
- 1 market-rate 2bd/2ba units on third floor of existing structure.

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West and all applicable Regional, State and Federal Agencies.

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	05/01/15
2. Development Review Committee ("DRC") Meeting	05/28/15
3. Tree Commission Submission	5/20/15
4. Tree Commission (1 st)	06/09/15
5. Development Review Committee ("DRC") Meeting	9/24/15
6. Planning Board Meeting	10/15/15
7. Historical Architecture Review Committee ("HARC") Submission	10/27/15
8. Tree Commission (2 nd)	11/10/15
9. Historical Architecture Review Committee ("HARC") Meeting	11/16/15
10. City Commission Meeting	1/5/16
11. City Commission Appeal Period	30 days
12. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

* Alternative submission date granted by Director of Community Development Services

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

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

- The proposed change is expected to decrease demand on the surrounding transportation system by 38 trips per day
 - The proposed change is expected to increase demand for Potable Water by 1,241 gallons per day
 - The proposed change is expected to increase sanitary sewage supply by 1,545 gallons per day
 - The proposed change is expected to increase Solid Waste supply by 20 pounds per day
 - The proposed change is not expected to impact Storm water LOS.
 - The proposed change is not expected to impact Recreation LOS.
1. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
 2. A cistern is being installed on site; otherwise, reclaimed water use is not anticipated.
 3. As demonstrated by the below Concurrency Analysis, there will be no adverse effects on public facilities.

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

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

- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

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

The **HRCC-1** zoning sub-district encompasses the Duval Street Gulf side tourist commercial core, which provides an intensely vibrant tourist commercial entertainment center characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The commercial entertainment center spans Duval Street generally from the Pier House Hotel south to Petronia Street, and is the most intense activity center in the historic commercial core.

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

(c) *Land Use Compatibility.* The project site is located in the Historic Residential Commercial Core (HRCC-1) zoning district. The intent of the Historic Residential Commercial Core-1 Duval Street Gulf side district is to incorporate the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges, and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core.



(d) *Historic and archeological resource protection.* The site located within the Historic District. Any archeological resources will be protected as required.

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

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

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

Site Plan (Sec. 108-237):

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

Architectural Drawings (Sec. 108-238):

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

Site Amenities (Sec 108-239):

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

Site Survey (Sec 108-240):

Survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

No Environmentally sensitive areas exist on this site.

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

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

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

Overall parking demand will decrease by 5 automobile spaces as a result of the redevelopment. There is a 5,393 sq. ft. reduction in non-residential floor area and a thus a commensurate reduction in non-residential parking demand of 10 spaces. There is a proposed increase of 5 market-rate residential dwellings with an associated increase in residential parking demand of 5 spaces. The two (2) affordable units have a parking demand of two (2) bike/scooter spaces per unit.³ The existing parking area will include 9 automobile parking spaces including 1 handicap parking space.

All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on attached plans and supported by the Trip Generation & Parking Analyses completed by KBP Consulting, Inc.

A parking waiver is requested in association with this major development plan in accordance with Ordinance 15-05⁴.

Comprehensive Plan Data and Analysis: *Furthermore the island is a compact, relatively dense community with flat topography, where most trips consist of short distances and parking is expensive and scarce. This scenario lends itself to encouraging many modes of transportation that are an alternative to a car. Many people are already using bikes, scooters, electric cars, city transit, taxis and private shuttles in addition to walking.*

*The City's 2010 Transit Development Plan states that 18.9 percent of the City's households do not have a car, 47 percent have one car, 28.9 percent have two cars, and 5.1 percent have three or more cars. The 2010 Census indicates that there are 8,925 households in the City, and there is an average of **1.28 automobiles per household**. It is therefore estimated that City residents have approximately 11,424 automobiles.*

Policy 2-1.1.7: Adequate Facilities Ordinance. The City shall amend and continue to enforce the Land Development Regulations to require that physical improvements required to provide adequate roadway and multi-modal transportation capacity and access be in place prior to the issuance of a development order/permit. In addition, prior to approval of a site plan the developer/applicant shall

³ Sec. 122-1470. Accessory unit infill. (a) In all mixed use zoning districts of the city, the city shall encourage the addition of affordable work force housing on the same site as commercial properties and institutions to promote employee housing. Such development shall be known as accessory unit infill. Tenants shall be eligible persons under section 122-1469. Applicants under this section may provide two bicycle or scooter parking spaces per unit as an alternative to applying to the planning board for parking variances. Provided that units of 600 square feet or less are treated as an 0.78 equivalent unit and all units provided must be made available through the city's building permit allocation system.

(b) The maximum total rental and/or sales price for accessory unit infill in a single development shall be based on each unit being affordable housing (moderate income). The rental and/or sales price may be mixed among affordable housing (low income), (median income), (middle income) and (moderate income) in order that the total value in rental and/or sales does not exceed ten percent of the rental and/or sales of all the units at affordable housing (moderate income).

⁴ See Supplementary Application Materials submitted on 9/16/2015

demonstrate to the City's satisfaction that required road and multi-modal transportation improvements shall be in place concurrent with the impacts of development.

- The accompanying Trip Generation & Parking Analyses by KBP Consulting, Inc. demonstrates concurrency with the impacts of development, consistent with the above Comprehensive Plan policy.

Comprehensive Plan Policy 2-1.6.3: Transportation Site Plan Review Criteria. The City of Key West shall enforce Land Development Regulations which include performance criteria designed to manage issues surrounding trip generation; design of efficient internal traffic circulation and parking facilities, **including minimizing** pedestrian and vehicular conflict, **off-street parking**, as well as safe and convenient circulation and maneuverability; control of access points; potential need for acceleration/deceleration lanes; adequate surface water management and drainage; and landscaping.

- The accompanying Trip Generation & Parking Analyses by KBP Consulting, Inc. provided evidence that supports compliance with the above Comprehensive Plan policy and the level of service standards and strategies to increase multi-modalism.

Housing (Sec 108-245):

This project includes five market-rate and two affordable residential units via the density bonuses of Section 108-998. All non-existing residential units will be allocated via BPAS and will meet applicable design and affordability requirements at time of allocation.

Section 122-1467 requires residential or mixed use projects of less than ten residential units or mixed use units to develop at least 30 percent of units of at least 400 square feet each as affordable (median income)". The project complies with this requirement as follows

Proposed Residential Units	30% workforce housing requirement	Workforce Housing units proposed
5	1.5	2

Policy 1-1.1.4: Affordable Housing and Compact Development Incentives. Within land use categories supporting mixed use development, the **Land Development Regulations shall include density and intensity bonuses** that fall within the parameters of the Comprehensive Plan and Future Land Use Map **to achieve the following objectives:**

1. Provision of affordable housing immediately adjacent to employment opportunities:
 - the location of the project in the commercial oriented pedestrian area accomplishes this objective and results in a superior design
2. Reduction in dependence on automobile travel for home/work travel:
 - The project results in a decrease in parking demand of 5 spaces
3. Provision of a range of housing types, inclusive of apartments, townhouses, efficiencies, and single room occupancies:
 - The project results in a mix of affordable and market rate apartments and efficiencies
4. Establishment of a variety of retail uses to support onsite or adjacent residential uses:

- The project results in a division of the existing single retail space into four separate retail spaces
- 5. Provision of sufficient density of residential uses and presence of retail commercial to support transit demand;
 - The project results in sufficient density and intensity to support transit demand
- 6. Support of redevelopment of aging, traditional suburban shopping center retail;
 - The project results in adaptive reuse of an existing historical building.
- 7. Provision of open space and recreational uses within or immediately adjacent to the mixed use complex;
 - The project results in an additional 5% open space above existing within the project site and publicly accessible to the community at large
- 8. Provision of immediate access to and support of bicycle path networks in the City;
 - The project results in immediate access to bicycle networks and provides public bicycle parking facilities
- 9. Increased efficiency of energy and water use;
 - The project will result (through BPAS application) in increased energy and water efficient use
- 10. Increased solid waste diversion;
 - The project will result (through BPAS application) in increased solid waste diversion
- 11. Increased stormwater harvesting;
 - The project will result (through BPAS application) in increased stormwater harvesting
- 12. Decreased inappropriate water use,
 - The project will result (through BPAS application) in decreased inappropriate water use through synergy with landscape irrigation and water harvesting
- 13. Creation of opportunities to provide substantial new landscaping, parking and housing/retail areas to reduce carbon footprints and support sustainability goals.
 - The project results in substantial new landscaping as well as utilization of existing facilities that will reduce the overall carbon footprint and heat island effects on site. The project promotes pedestrian oriented mixed use in the downtown while also increasing the affordable housing stock

Economic Resources (Sec 108-246):

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

Special Considerations (Sec 108-247):

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by this and the concurrency analysis there are no conflicts with the existing public facilities, such as potable water, sanitary sewer treatment or transportation.

This project complies with all City land use plans, objectives and policies. The project is submitted as a superior adaptive reuse design consisting of workforce and affordable housing, and an increased mix of pedestrian oriented commercial opportunities. Further, the project efficiently utilizes existing on-site facilities to reduce impact on public facilities and aids the city in maintaining levels of service for transportation and roadway improvements through effective design of multimodal transportation system improvements: re-assignment of existing parking to appropriate uses based on demand and addition of non-vehicular parking facilities.

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

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

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port

SITE PLAN

Scope (Sec 108-276):

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

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

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

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

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

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

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

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

No significant changes to the waste removal system are proposed.

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

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

Utility lines (Section 108-282):

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

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

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

Exterior Lighting (Section 108-284):

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

Signs (Section 108-285):

Proposed signage will be harmonious with the design theme of the project, will be aesthetically pleasing and reinforce good principles and practices of design. All signage will receive HARC approval and be compliant with the City Sign Code.

Pedestrian sidewalks (Section 108-286):

No new sidewalks are proposed. The existing sidewalk along Petronia Street will be made accessible by removal of a large Coontie fern in the right of way.

Loading docks (Section 108-287):

No loading docks are required or proposed. No change in current delivery logistics is anticipated at this time.

Storage Areas (Section 108-288):

No outdoor storage areas are proposed.

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

There is no land clearing proposed.

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

Request for Modification (Sec. 108-517):

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

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

This application requests credit for existing landscaping and screening in accordance with Section 108-348, Section 108-352 and Section 108-451; the existing and proposed landscaping and screening is depicted on the site plans and consists of a healthy combination of previously planted landscape buffer material, an existing fence/wall along the perimeter of the existing parking area and supplemental plantings to enhance the existing landscaping, open space and

screening on site. No negative impact on existing or abutting land uses is anticipated in conjunction with this proposal.

In addition, this request is to waive the below cited landscape requirements of Sec. 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
6. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
7. Strict application of the requirement would be technically impractical.

Specific Waivers/ Modifications:

Sec. 108-346. Open space, landscaping and removal of exotic vegetation.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

“Residential uses shall provide a minimum of 35 percent open space. Nonresidential uses shall provide a minimum of 20 percent open space. The total open space provided by mixed uses shall be based on the percent of total square feet of floor area on site allotted to the respective residential and nonresidential uses”.

In accordance with Section 122-27, the size and dimension of the open space on site is nonconforming and may be continued and maintained; however, this redevelopment project proposes to synergistically improve these existing legal nonconforming dimensional standards on site while complying with the intent of Section 108-346(d): “The natural landscape of the site shall be preserved as much as possible for purposes of enhancing the general appearance of the site as well as to prevent excessive stormwater runoff, erosion, siltation and dust”.

Open Space Calculations	Existing (sq. ft.)	Proposed (sq. ft.)
Lot Area	10,892	10,892
Residential floor area	0	7,449
% of total floor area	0%	58%
Commercial floor area	10,732	5,339
% of total floor area	100%	42%
Total floor area on site	10,732	12,788
% open space Commercial	20%	8%
% open space Residential	0%	20%
Total Open Space % Demand	20%	29%

5% more than Open space requirement	N/A	34%	
35% collective community space	N/A	64	% Increase
Total Open Space Required	2,178	3,675	69%
Total Open Space Provided	230	770	235%

The proposed redevelopment increases the demand for open space by 69%. This demand is being compensated for with a 235% increase in open space area on-site from what is existing. Further, Section 108-998 requires a minimum of 5% more than the minimum open space requirement be provided; of which a minimum of 35% shall be designed as collective community gathering/recreation space. The 64 sq. ft. of collective community open space is being provided on the southeastern property line along the Petronia Street right of way in connection with the existing bike/ scooter parking on Petronia Street.

Sec. 108-347. Required screening.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

In accordance with Section 122-27 and Section 122-32, the minimum requirements for interior areas on site is nonconforming and may be continued and maintained.

Sec. 108-412. Minimum landscaping requirements.

To allow the proposed improvement to existing non-conformity, as proposed on the attached plans.

In accordance with Section 122-27 and Section 122-32, the minimum area of the landscape on site is nonconforming and may be continued and maintained; however, this redevelopment project proposes to synergistically improve this existing legal nonconforming dimensional standard⁶ on site while complying with the intent of Section 108-346(d) and 108-412(b-c).

Landscape Calculations	Existing (sq. ft.)	Proposed (sq. ft.)	
Lot Area	10,892	10,892	
% Landscape requirement	20%	20%	% Increase
Total Landscape Required	2,178	2,178	0%
Total Landscape Provided	230	770	235%

The proposed redevelopment does not increase the demand for landscaping. The current legal nonconforming landscape area is being compensated for with a 235% increase in minimum landscape area on-site from what is existing. Further, existing perimeter landscaping will be enhanced through densification with new plantings and over compliance with the 70% native requirement, thus synergistically meeting the intent of Section 108-347.

⁶ 108-412(a): minimum 20% of the building site area

Sec. 108-413. Requirements along street frontage.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

In accordance with Section 122-27 and Section 122-32, the minimum requirements along street frontages on site is nonconforming and may be continued and maintained. The Duval Street frontage is not appropriate for installation of landscaping. The Petronia Street frontage, while not meeting the minimum width for plantings, is proposed to receive additional landscaping material that will enhance the appearance of the streetscape synergistically with the requirements of Section 108-998, Section 108-346(d) and Section 108-347

Sec. 108-414. Requirements for interior areas.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

In accordance with Section 122-27 and Section 122-32, the minimum requirements for interior areas on site is nonconforming and may be continued and maintained.

The proposed redevelopment decreases demand for interior landscaping; the requirement for interior landscaping is 756 sq. ft. The current legal nonconforming interior areas landscape area is 0 sq. ft. and is being compensated for with a massive % increase in interior landscape area on-site from the previously approved site plan.

Interior Landscape Calculations	Existing (sq. ft.)	Proposed (sq. ft.)	
Parking Area	4,769	3,780	
% Landscape requirement	20%	20%	% Increase
Total Landscape Required	954	756	-21%
Total Landscape Provided	0	475	474900%

Further, existing perimeter landscaping will be enhanced through densification with new plantings and over compliance with the 70% native requirement, thus synergistically meeting the intent of Section 108-347.

Sec. 108-415. Perimeter landscape requirements.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

In accordance with Section 122-27 and Section 122-32, the minimum requirements for interior areas on site is nonconforming and may be continued and maintained.

The proposed redevelopment decreases demand for perimeter landscaping; the requirement for perimeter landscape width is 5 feet. The current legal nonconforming perimeter landscape width is 0 sq. ft. and is being compensated for with a 175% increase in perimeter landscape

width on-site from the previously approved site plan and a commiserate increase in perimeter landscape area.

Perimeter Landscape Calculations	Existing (sq. ft.)	Proposed (sq. ft.)	
Building Site	10,892	10,892	
Perimeter landscape width Required (ft)	5	5	% Increase
Perimeter landscape width provided (Avg)	0	2.75	175%
Perimeter landscape area provided	0	475	47400%

Further, the existing perimeter landscaping will be enhanced through densification with new plantings and over compliance with the 70% native requirement, thus synergistically meeting the intent of Section 108-347. Required plant material in perimeter landscape strips will comply with the intent of Section 108-415(b).

Sec. 108-416. Other landscape requirements for nonvehicular use areas.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

In accordance with Section 122-27 and Section 122-32, the minimum requirements for non-vehicular use areas on site is nonconforming and may be continued and maintained.

Sec. 122-690. Dimensional requirements.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

In accordance with Section 122-27 and Section 122-32, existing legally nonconforming dimensional requirements on site may be continued and maintained.

Off-street parking and loading (Article VII):

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

Storm water and Surface Water Management (Article VIII):

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

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

The proposed project is located in the X flood zone.

Utilities (Article IX):

See Concurrency Analysis below.

Criteria for review and approval:

- (1) Land use compatibility: As mentioned above, the project site is located in the Historic Residential Commercial Core (HRCC-1) zoning district. The intent of the Historic Residential Commercial Core-1 is to incorporate the city's intensely vibrant tourist commercial entertainment center with residential living units. This project seeks to meet various socio-economic needs of residents by providing:
 - 2 affordable 1bd/1ba units proposed on second floor of existing structure.
 - 2 market-rate 2bd/1ba units on second floor of existing structure.
 - 2 market-rate 3bd/3ba units on second/third floors of existing structure.
 - 1 market-rate 2bd/2ba units on third floor of existing structure.
- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated, the community character is a mix of retail shops, entertainment establishments, bar/restaurants, guesthouses, apartments and single-family residences; nevertheless, landscaping will be enhanced in order to improve existing buffers on site. Community infrastructure will not be burdened by this project.
- (4) Hazardous waste: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances: All applicable permits required from agencies other than the City of Key West will be obtained.

CONCURRENCY ANALYSIS:

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

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

The following specific issues are outlined:

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

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

Policy 2-1.1.1- Transportation

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

The LOS analysis⁷ concludes that overall trip generation from the site will be expected to decrease by approximately 38 trips per day as part of the proposal.

Notwithstanding the Trip Generation and Parking Analyses by KBP Consulting, Inc., Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

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

This project supports Policy 2-1.1.3 as both a mixed use project and a mixed use project utilizing bicycles and pedestrianism in-lieu of automotive dependency.

Policy 4-1.1.2.C – Potable Water

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

The potable water flow is anticipated to be 2,686 gal/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by by approximately 1,241 gallons per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁸	LOS	Daily Capacity	
Proposed	100 g/capita/day	18.41 capita x 100g = 1,841 gal	100g/capita/day	5,339/1000*1.583 ⁹ =8.45	2,686g
Existing	100 g/capita/day	2.63 capita x 100g = 263 g	100g/capita/day	7,486/1000*1.583 ¹⁰ =11.82	1,445g

⁷ See Trip Generation and Parking Analyses by KBP Consulting, Inc.

⁸ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁹ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

¹⁰ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

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

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: the South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 650 gal/capita/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be 1,921.8 gal/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 1,545 gallons per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ¹¹	Rate	Daily Capacity	
Proposed	100 gal/capita/day	18.41 capita x 100 gal = 1841 gal	660 gal/acre/day	0.119 acres x 660 gal = 80.8 gal	1921.8 gal
Existing	100 gal/capita/day	2.63 capita x 100 gal = 263 gal	660 gal/acre/day	.171 acres x 660 gal = 113 gal	376 gal

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

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range

¹¹ For the purposes of LOS, “capita” was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.¹²

Policy 4-1.1.2.D- Solid Waste

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

The solid waste impact is anticipated to be 102.7 lbs/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 20 pounds per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ¹³	LOS	Daily Capacity	
Proposed	2.66 lbs/capita/day	18.41 capita x 2.66 lbs = 48.9 lbs	6.37 lbs/capita/day	5,339/1000*1.583 ¹⁴ =8.45	102.7 lbs
Existing	2.66 lbs/capita/day	2.63 capita x 2.66 lbs = 6.99 lbs	6.37 lbs/capita/day	7,486/1000*1.583 ¹⁵ =11.82	82.3 lbs

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

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.¹⁶

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

¹² City of Key West Comprehensive Plan Data and Analysis, Pg A-16

¹³ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁴ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

¹⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

¹⁶ City of Key West Comprehensive Plan Data and Analysis, Pg A-17

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

The recyclable waste impact is anticipated to be 11.32 lbs/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 7 pounds per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ¹⁷	LOS	Daily Capacity ¹⁸	
Proposed	0.05 lbs/capita/day	18.41 capita x 0.5 lbs = 9.21 lbs	0.25 lbs/capita/day	5,339/ 1000*1.583 ¹⁹ =8.45	11.32 lbs
Existing	0.05 lbs/capita/day	2.63 capita x 0.5 lbs = 1.31 lbs	0.25 lbs/capita/day	7,486/ 1000*1.583 ²⁰ =11.82	4.27 lbs

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

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

Existing Level of Service Standard

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

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

¹⁷ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁸ Adopted LOS 0.5/Adopted LOS 0.25= 2.00 multiplier; 4.03*2.00=8.06

¹⁹ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

²⁰ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, OWEN TREPANIER, in my capacity as PRESIDENT
(print name) (print position; president, managing member)
of TREPANIER & ASSOCIATES, INC.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

725 DUVAL STREET

Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4-29-2014 by
date
Owen J. Trepanier
Name of Authorized Representative

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

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Joseph Cohen as
Please Print Name of person with authority to execute documents on behalf of entity
President of 725 Duval Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*
authorize Trepanier & Associates, Inc.
Please Print Name of Representative

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

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

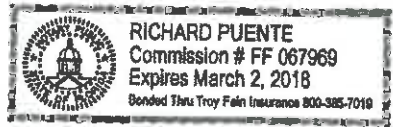
Subscribed and sworn to (or affirmed) before me on this 4/29/2014 by
date

Joseph Cohen
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

725 DUVAL STREET, LLC

Filing Information

Document Number	L12000079834
FEI/EIN Number	46-0666546
Date Filed	06/15/2012
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2013

Principal Address

301 LINCOLN ROAD
MIAMI BEACH, FL 33139

Mailing Address

% THE COHEN'S ORGANIZATION
45 NW 21ST STREET
MIAMI, FL 33127

Changed: 04/23/2015

Registered Agent Name & Address

SHEVLIN, BARRY, Esq.
SHEVLIN & ATKINS
1111 KANE CONCOURSE, SUITE 400
BAY HARBOR ISLANDS, FL 33154

Name Changed: 01/14/2014

Address Changed: 01/14/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

COHEN, JOSEPH
301 LINCOLN ROAD
MIAMI BEACH, FL 33139

Title MGRM

HAIM, YEHEZKEL
210 71ST STREET, SUITE 309
MIAMI BEACH, FL 33141

Annual Reports

Report Year	Filed Date
2013	10/08/2013
2014	01/14/2014
2015	01/07/2015

Document Images

[01/07/2015 -- ANNUAL REPORT](#)

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[10/08/2013 -- REINSTATEMENT](#)

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Deed

3,000,000.00

Doc# 1894475 08/07/2012 1:03PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

08/07/2012 1:03PM
DEED DOC STAMP CL: DS \$21,000.00

Doc# 1894475
Bk# 2583 Pg# 496

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
P.O. Box 2129
Key West, FL 33045

WARRANTY DEED

THIS WARRANTY DEED, made this 3 day of August, 2012, between YORAM BITON, a single man, and COURTNEY BITON, a single women (hereinafter called "Grantor"), and 725 DUVAL STREET, LLC., a Florida limited liability company, having a mailing address of 301 Lincoln Road, Miami Beach, FL 331392 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property located in Monroe County, Florida:

That certain parcel located at 725 Duval Street, Key West, Florida 33040 and more particularly described in Exhibit A attached hereto.

This conveyance is subject to real estate taxes and assessments for 2012 and all subsequent years; and all conditions, easements and restrictions of record.

Grantor hereby fully warrants title to the aforescribed property and will defend same against all lawful claims whatsoever.

Witnesses:

[Print] John R. Allison, III

[Print] JENNY M. STERLING

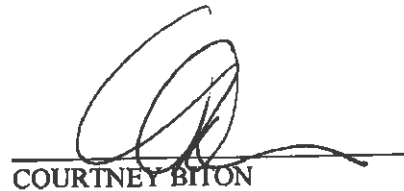


YORAM BITON
Address of Grantor: 1211 Grinnell St.
Key West, Florida 33045

Witnesses:

[Print] JOHN M. SPOTTSWOOD, JR.

[Print] JENNY M. STERLING


COURTNEY BITON

Address of Grantor: 3714 Flagler Ave.
Key West, Florida 33045

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by YORAM BITON, who produced FL Drivers license as identification or is personally known and did not take an oath.

WITNESS, my hand and official seal, this 3rd day of August, 2012.

My commission expires:



Jenny M. Sterling
Notary Public
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by COURTNEY BITON, who produced FL Drivers license as identification or is personally known and did not take an oath.

WITNESS, my hand and official seal, this 3rd day of August, 2012.

My commission expires:



Jenny M. Sterling
Notary Public
State of Florida at Large

Exhibit "A"

Doc# 1894475
Bk# 2583 Pg# 498

Legal Description for File No.: 12-0511M

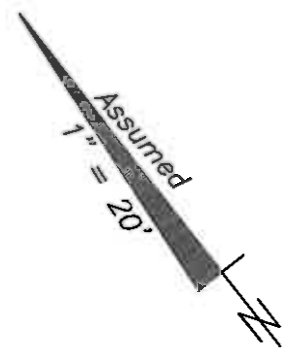
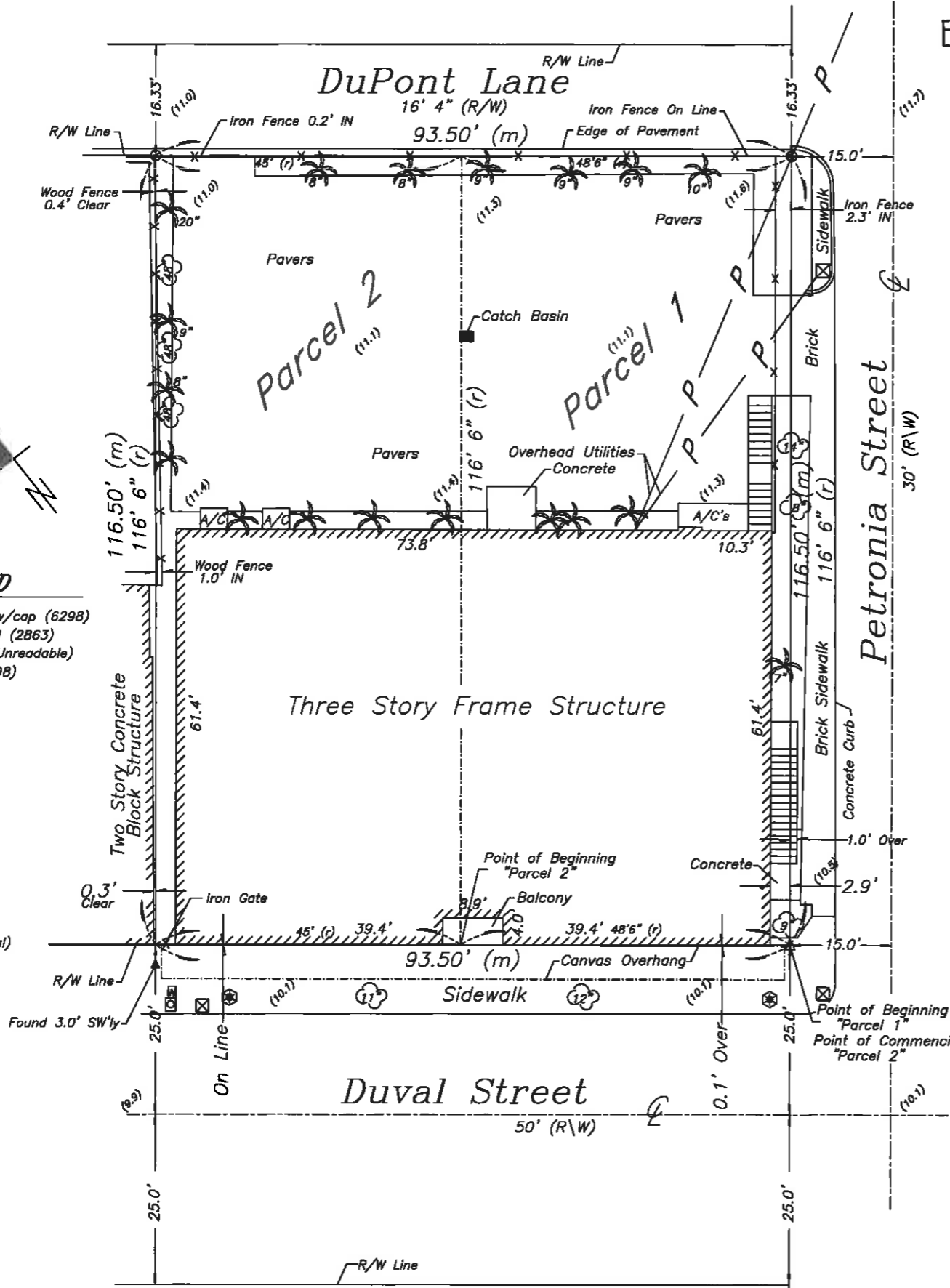
ON THE ISLAND OF KEY WEST AND KNOWN AS A PART OF TRACT FOUR (4) ACCORDING TO W.A. WHITEHEAD'S MAP OF SAID ISLAND, DELINEATED IN February, A.D. 1829, BUT BETTER KNOWN AS A PART OF LOT FOUR (4) IN SQUARE TWO (2) OF SAID TRACT FOUR ACCORDING TO C.W. TIFT'S MAP OF SAID TRACT; COMMENCING AT THE CORNER OF DUVAL AND PETRONIA STREETS, AND RUNS THENCE IN A NORTHWESTERLY DIRECTION ALONG THE LINE OF SAID DUVAL STREET FORTY-EIGHT (48) FEET SIX (6) INCHES, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED AND SIXTEEN (116) FEET SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FORTY-EIGHT (48) FEET SIX (6) INCHES OUT TO PETRONIA STREET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ALONG THE LINE OF PETRONIA STREET TO THE POINT OF BEGINNING.

AND:

THAT CERTAIN PIECE OF LAND IN WALL ADDITION TO THE CITY OF KEY WEST, KNOWN AS A PART OF LOT FOUR (4) SQUARE TWO (2) IN TRACT FOUR (4) BEGINNING AT A POINT ON DUVAL STREET FORTY-EIGHT (48) FEET AND SIX (6) INCHES FROM THE CORNER OF DUVAL AND PETRONIA STREETS AND RUNNING THENCE ALONG DUVAL STREET IN A NORTHWESTERLY DIRECTION FORTY-FIVE (45) FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY ONE HUNDRED AND SIXTEEN (116) FEET SIX (6) INCHES; THENCE AT RIGHTS ANGLES SOUTHEASTERLY FORTY-FIVE (45) FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY ONE HUNDRED AND SIXTEEN (116) FEET SIX (6) INCHES TO THE POINT OF BEGINNING ON DUVAL STREET.

Survey

Boundary Survey Map of part of Lot 4, Square 2 Island of Key West, Florida



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout
- ⊠ Water Meter
- ⊗ Light Post
- (11.5) Spot Elevation (Typical)
- 🌴 Palm
- ☁ Tree

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 725 Duval Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: May 19, 2014
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF:
PARCEL 1: On the Island of Key West and known as part of Tract 4 according to W.A. Whitehead's map of said Island, delineated in February, AD 1829, but better known as a part of Lot Four (4) in Square Two (2) of said Tract Four according to CW Tift's map of said Tract; Commencing at the corner of Duval and Petronia Streets, and runs thence in a Northwesterly direction along the line of said Duval Street Forty-Eight (48) feet Six (6) inches; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Eight (48) feet Six (6) inches out to Petronia Street; thence at right angles in a Southwesterly direction along the line of Petronia Street to the Point of Beginning.
PARCEL 2: A certain piece of land in Wall Addition to the City of Key West, known as a part of Lot Four (4) Square Two (2) in Tract Four (4) beginning at a point on Duval Street Forty-Eight (48) feet Six (6) inches from the corner of Duval and Petronia Streets and running thence along Duval Street in a Northwesterly direction Forty-Five (45) feet; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Five (45) feet; thence at right angles in a Southwesterly direction One hundred and Sixteen (116) feet Six (6) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: 725 Duval, LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298

May 20, 2014

**THIS SURVEY
 IS NOT
 ASSIGNABLE**

J. LYNN O'FLYNN, Inc.

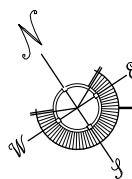
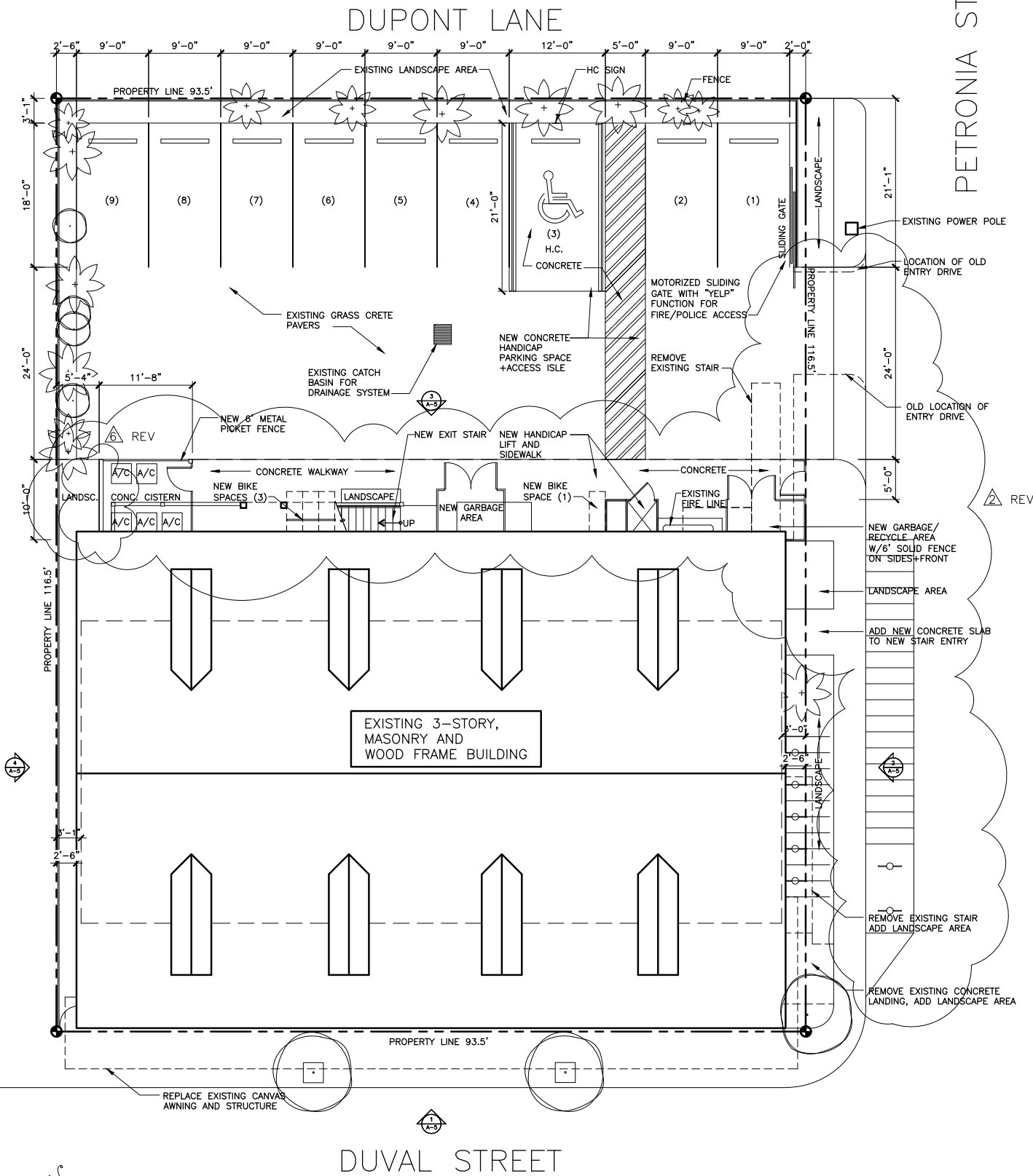


3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

Site Plans

SITE DATA	
LAND USE :	HRCC-1
FLOOD ZONE :	ZONE 'X'
SITE AREA :	10,892.75 S.F. (0.25 ACRES)
LOT COVERAGE :	ALLOWABLE = 50% (5,446.375 S.F.) EXISTING = 51% (5,598 S.F.) PROPOSED = 50.9% (5,550 S.F.)
IMPERVIOUS AREA :	ALLOWABLE = 70% (7,625 S.F.) EXISTING = 98% (10,662.75 S.F.) PROPOSED = 92.9% (10,123 S.F.)
LANDSCAPE AREA :	ALLOWABLE = 20% MIN (2,178.5 S.F.) EXISTING = 2% (230 S.F.) PROPOSED = 7% (770 S.F.)
OPEN SPACE :	ALLOWABLE = 33% MIN (3,594.6 S.F.) EXISTING = 2% (230 S.F.) PROPOSED = 7% (770 S.F.)
MAX. HEIGHT:	ALLOWABLE = 35.0' EXISTING = 39.97' PROPOSED = NO CHANGE TO HEIGHT
SETBACKS :	FRONT: ALLOWABLE: 0.0' EXISTING: 0.5' PROVIDED: 0.5' (NO CHANGE) SIDE: ALLOWABLE: 2.5' EXISTING: 2.5' PROVIDED: 2.5' (NO CHANGE) REAR: ALLOWABLE: 10.0' EXISTING: 35.5' PROVIDED: 50.0' S. SIDE: ALLOWABLE: 0.0' EXISTING: OVER PROPERTY LINE PROVIDED: 2.5'
PARKING REQUIREMENTS :	EXISTING APPROVED PARKING SPACES = 20.0 SPACES PROPOSED PARKING SPACE = 9.0 SPACES EXISTING ON SITE BIKE/SCOOTER SPACES = 0 PROPOSED ON SITE BIKE/SCOOTER SPACES = 14 EXISTING OFF SITE BIKE/SCOOTER SPACES = 23 PROPOSED OFF SITE BIKE/SCOOTER SPACES = 23

DRAWING LIST	
A-1	PROPOSED SITE & ROOF PLAN
A-2	PROPOSED 1ST FLOOR PLAN
A-3	PROPOSED 2ND FLOOR PLAN
A-4	PROPOSED 3RD FLOOR PLAN
A-5	PROPOSED ELEVATIONS
EX-1	EXISTING SITE & ROOF PLAN
EX-2	EXISTING 1ST FLOOR PLAN
EX-3	EXISTING 2ND FLOOR PLAN
EX-4	EXISTING 3RD FLOOR PLAN
EX-5	EXISTING ELEVATIONS
E-1	EXTERIOR ELECTRIC LIGHTING PLAN
LS-1	LIFE SAFETY ROOF PLAN
LS-2	LIFE SAFETY 1ST FLOOR PLAN
LS-3	LIFE SAFETY 2ND FLOOR PLAN
LS-4	LIFE SAFETY 3RD FLOOR PLAN
LX-1	EXISTING LANDSCAPE PLAN
L-1	PROPOSED LANDSCAPE & IRRIGATION PLAN
SU-1	SURVEY



PROPOSED SITE & ROOF PLAN

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

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

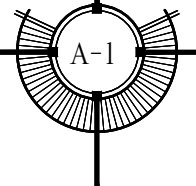
NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

SEAL

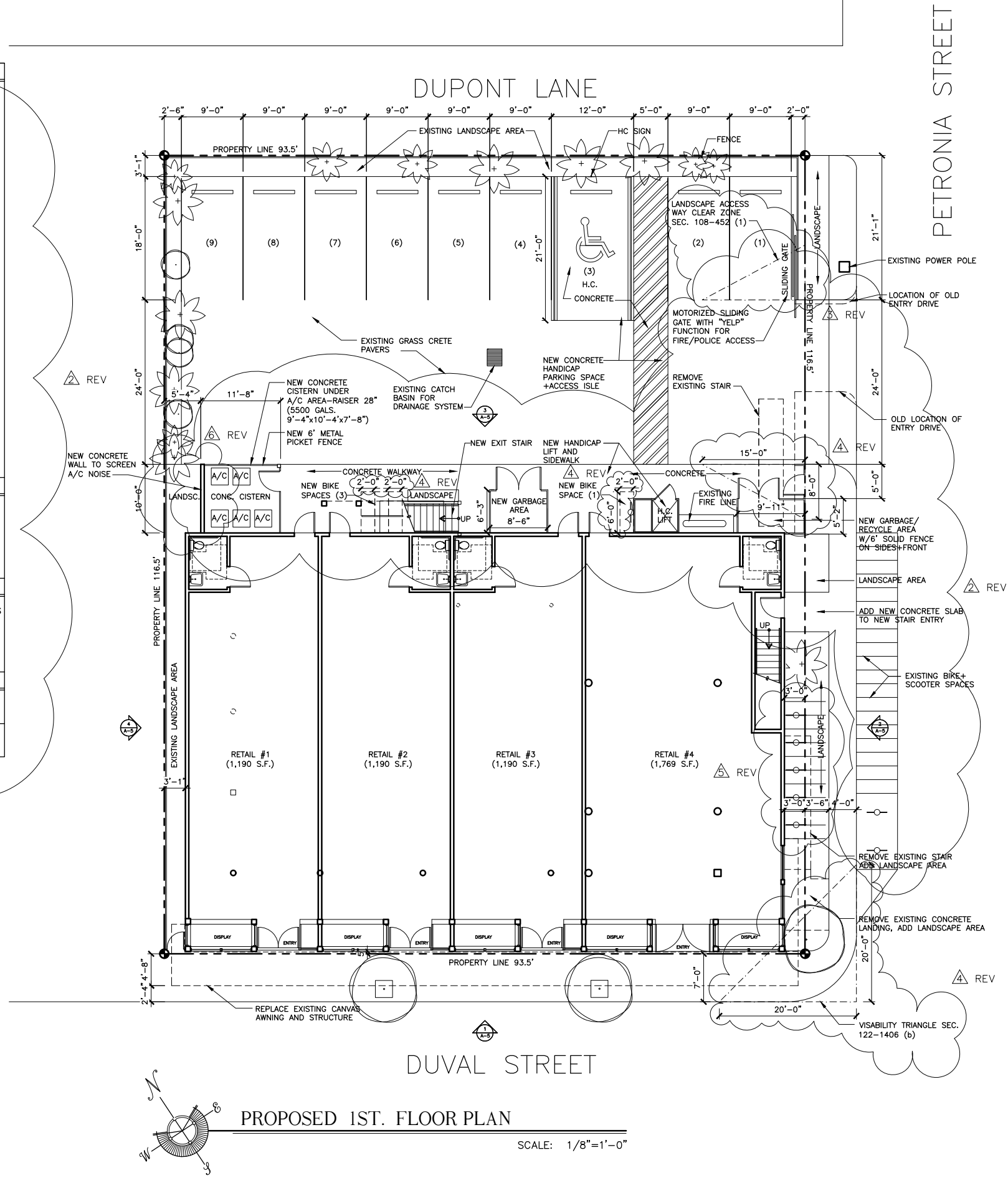
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04-28-15 DRC

REVISIONS
05-26-15
08-08-15 REV (DRC)
09-15-15 REV (DRC)
09-17-15 REV (DRC)
10-13-15 REV (DRC)
11-02-15 REV (DRC)

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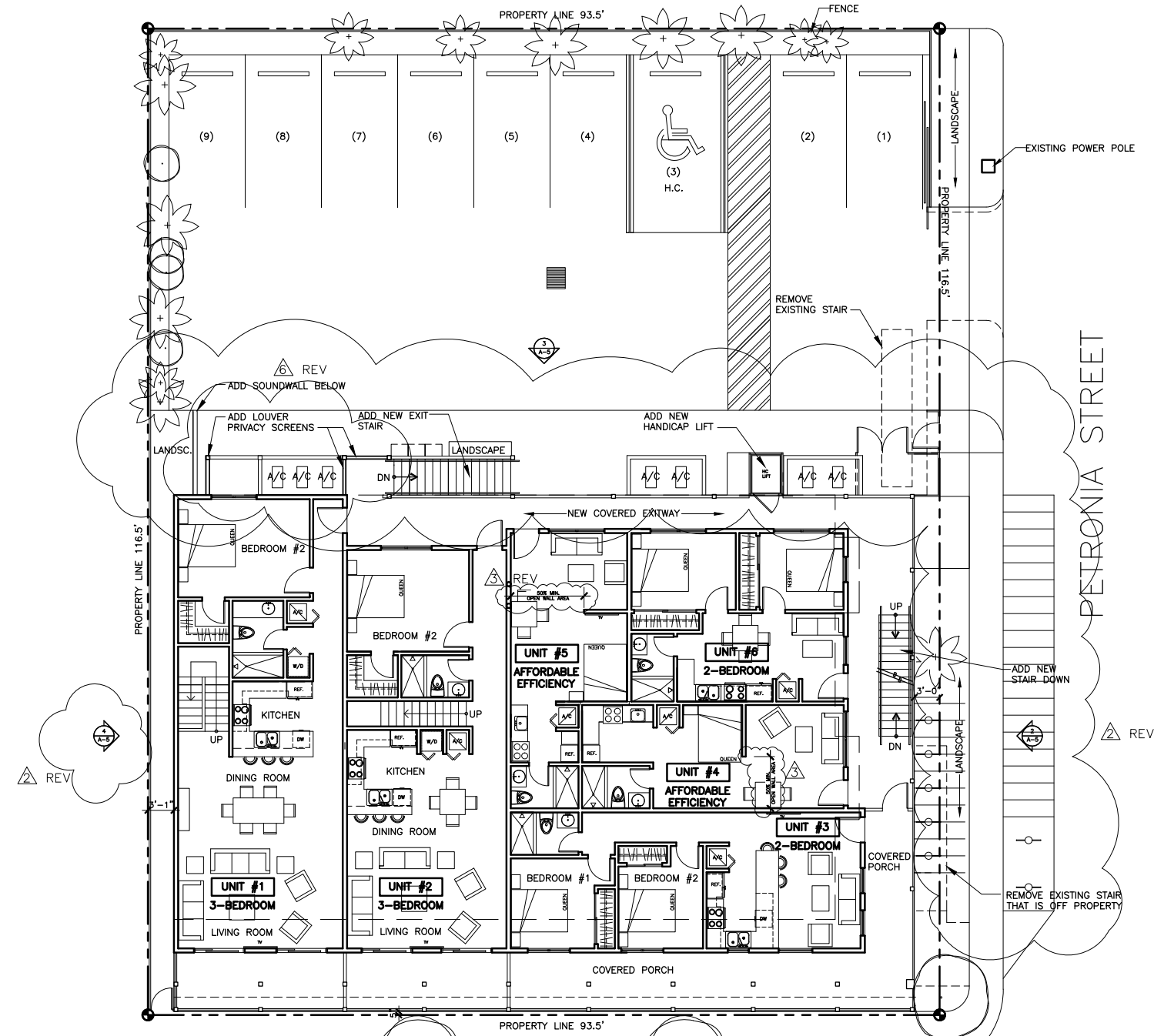
BUILDING DATA	
EXISTING BUILDING AREAS	
EXISTING RETAIL:	
1ST FLOOR	= 5,339 S.F.
EXISTING OPEN ACCESSORY COMMERCIAL STORAGE	
2ND FLOOR	= 1,428 S.F.
EXISTING ENCLOSED ACCESSORY COMMERCIAL STORAGE	
2ND FLOOR	= 2,132 S.F.
3RD FLOOR	= 1,833 S.F.
TOTAL	= 10,732 S.F.
PROPOSED BUILDING AREAS	
PROPOSED RETAIL (1ST FLOOR ONLY):	
RETAIL NO. 1	= 1,190 S.F.
RETAIL NO. 2	= 1,190 S.F.
RETAIL NO. 3	= 1,190 S.F.
RETAIL NO. 4	= 1,769 S.F.
SUBTOTAL	= 5,339 S.F.
NEW RESIDENTIAL UNITS (2ND AND 3RD FLOORS):	
UNIT NO. 1	= 1,880 S.F.
UNIT NO. 2	= 1,669 S.F.
UNIT NO. 3	= 706 S.F.
UNIT NO. 4	= 400 S.F.
UNIT NO. 5	= 400 S.F.
UNIT NO. 6	= 532 S.F.
UNIT NO. 7	= 1,862 S.F.
SUBTOTAL	= 7,449 S.F.
TOTAL	= 12,788 S.F.
BUILDING OCCUPANCY:	
1ST FLOOR=	MERCANTILE (M)
2ND AND 3RD FLOORS=	RESIDENTIAL (R-2)
CONSTRUCTION TYPE= V-B; FULLY SPRINKLED	
NOTE: EXISTING BUILDING CONSISTS OF CMU EXTERIOR WALLS AND WOOD FRAME ROOF AND INTERIOR CONSTRUCTION.	
FIRE SEPARATIONS:	
EXTERIOR WALL- 2 HR CONST. REQUIRED ALONG INSIDE PROPERTY LINE (LESS THAN 5'-0" TO PROPERTY LINE)	
HORIZONTAL SEPARATION- 1 HR AT FLOORS; M TO R-2 AND R-2 TO R-2	
SEPARATION OF UNITS- 1 HR; M TO M AND R-2 TO R-2	
HEIGHT AND AREA: SPRINKLED	
M	ALLOWED = 18,000 S.F. 2 STORY
	PROPOSED = 5,339 S.F. 1 STORY
R-2	ALLOWED = 14,000 S.F. 3 STORY
	PROPOSED = 5,050 S.F. 2 STORY



PROPOSED 1ST. FLOOR PLAN

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

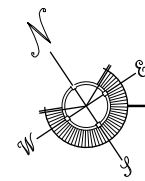
DUPONT LANE



DUVAL STREET

PROPOSED 2ND. FLOOR PLAN

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



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725 DUVAL STREET
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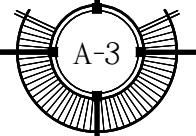
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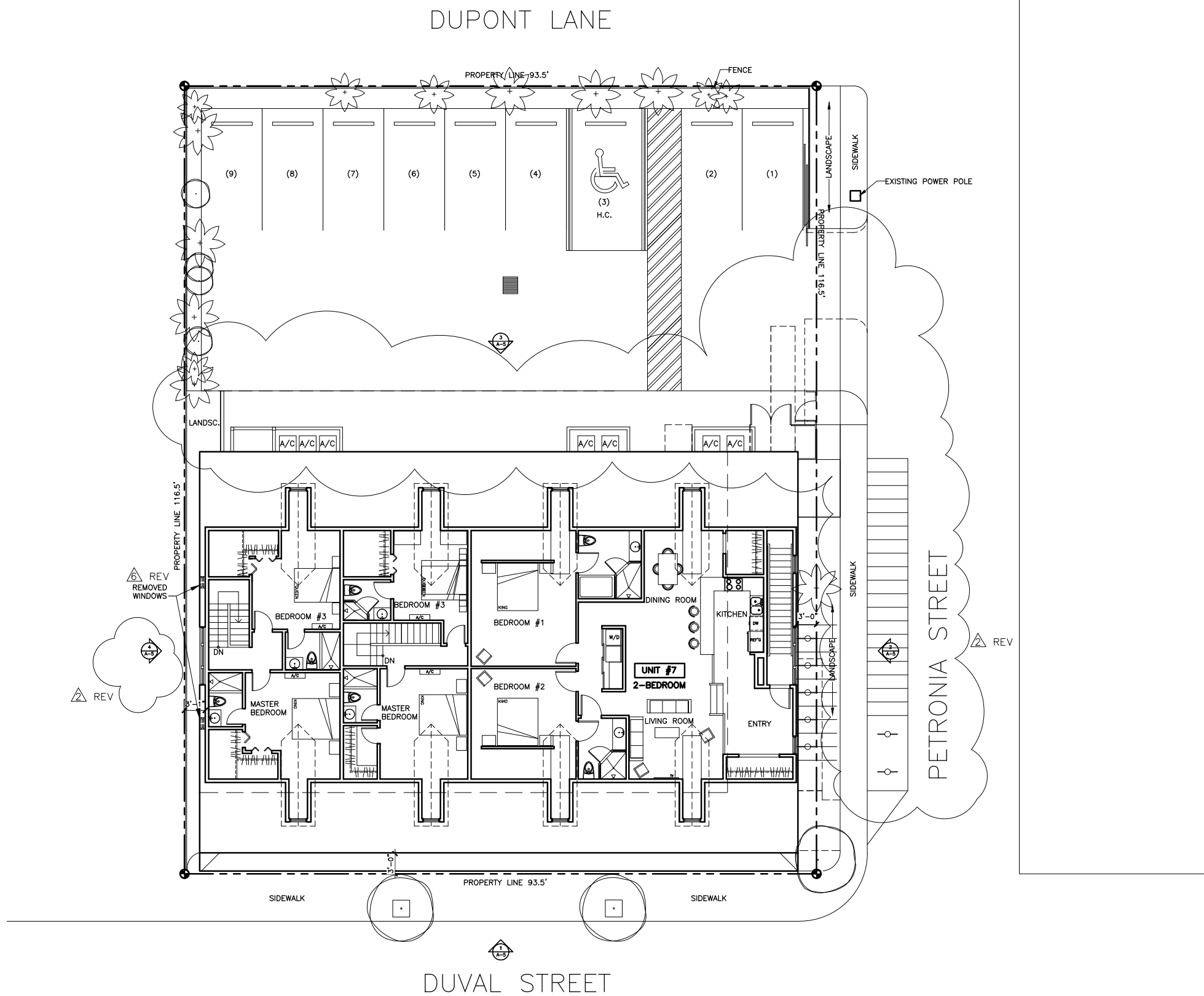
REVISIONS

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- 08-08-15 REV (DRC)
- 09-15-15 REV (DRC)
- 09-17-15 REV (DRC)
- 10-13-15 REV (DRC)
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NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

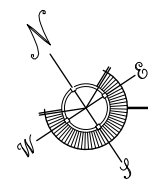


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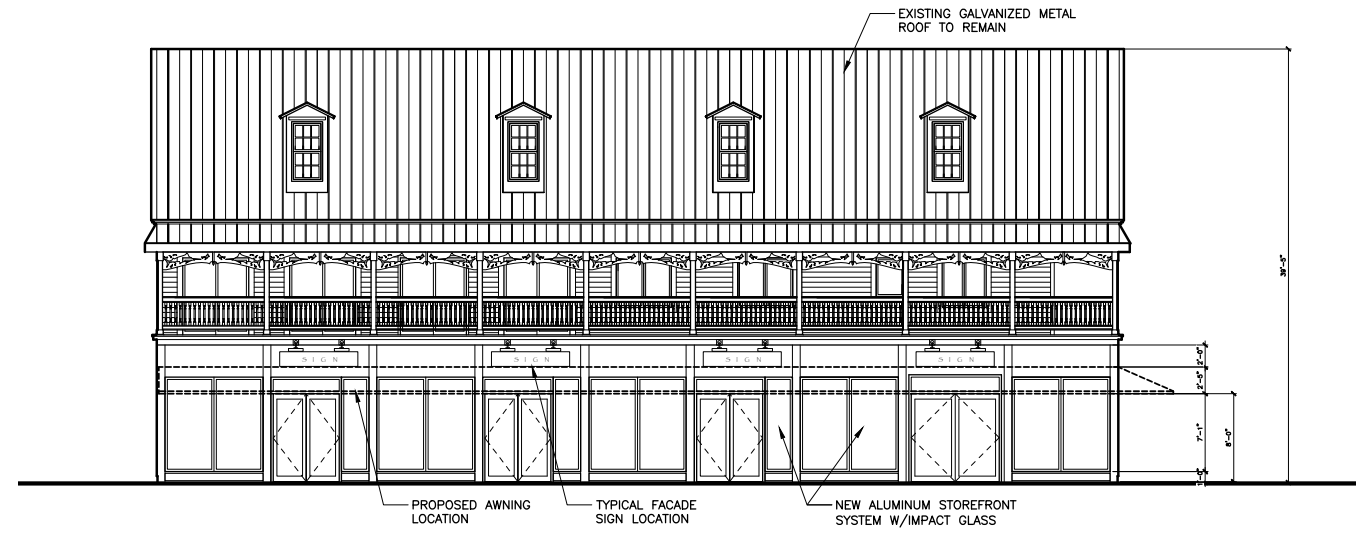
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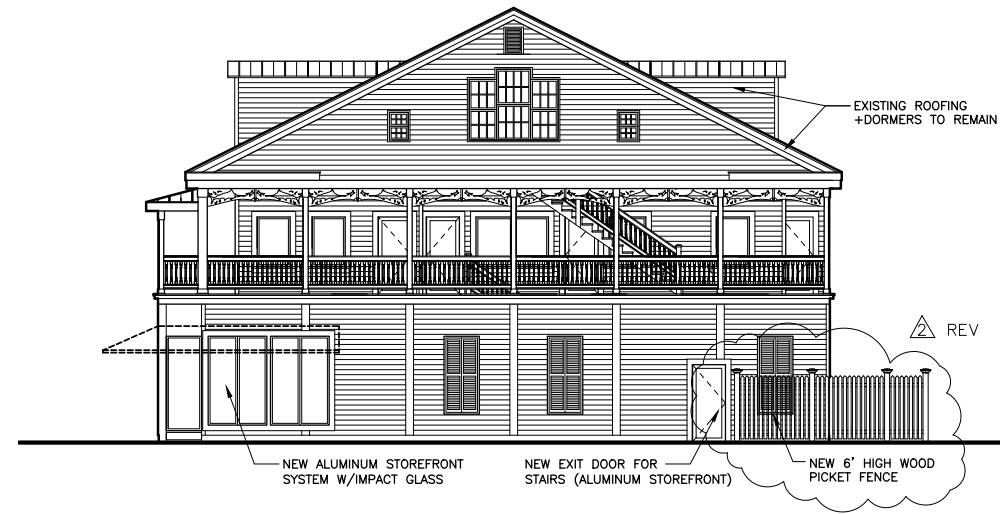


PROPOSED 3RD. FLOOR PLAN

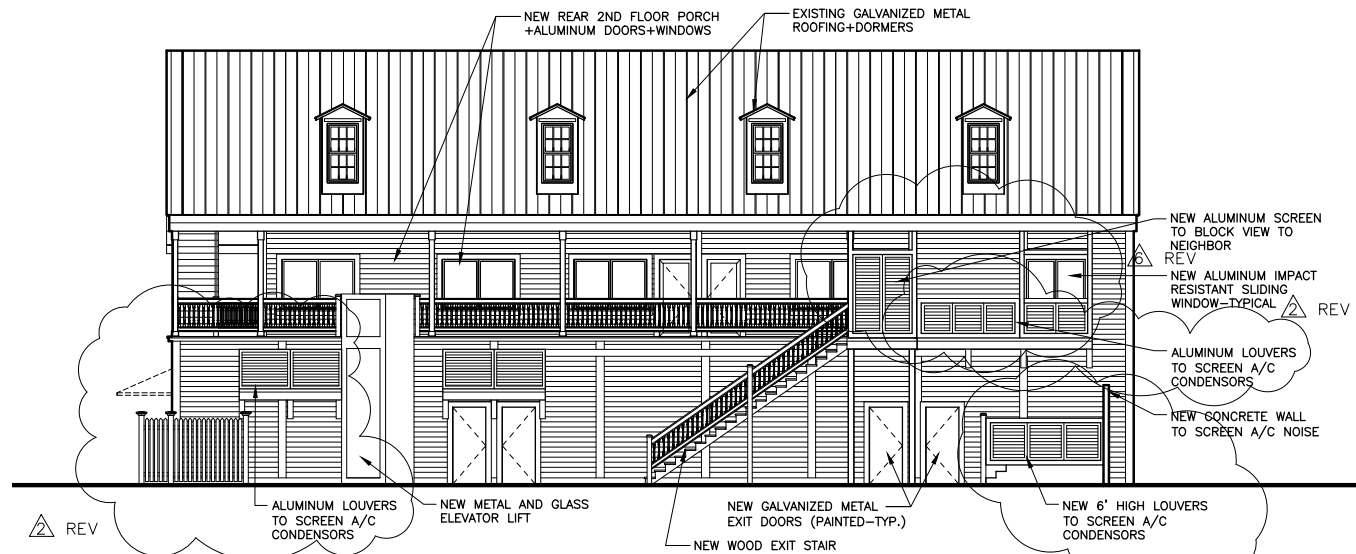
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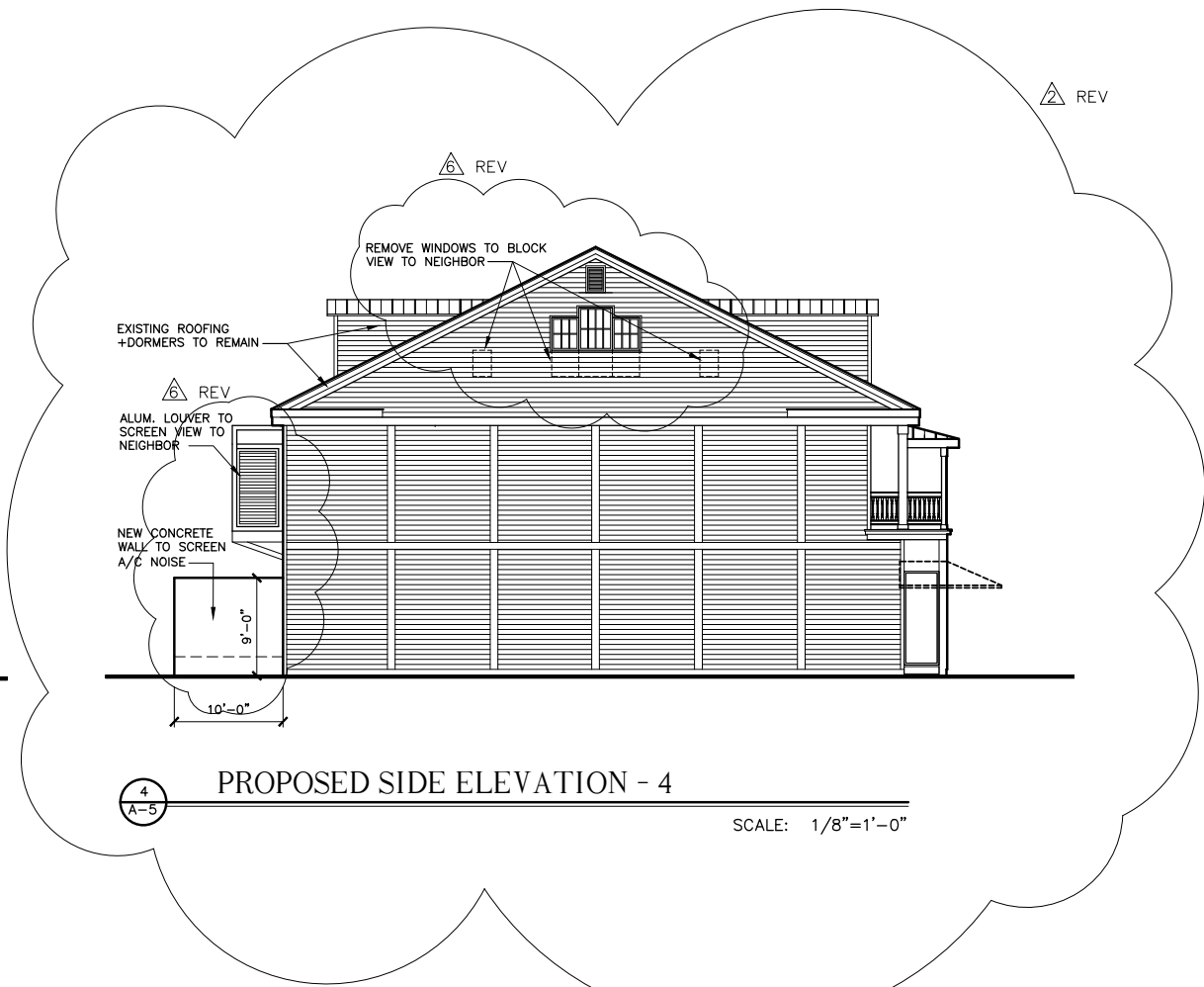
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A-5
PROPOSED FRONT ELEVATION - 1
SCALE: 1/8"=1'-0"



2
A-5
PROPOSED SIDE ELEVATION - 2
SCALE: 1/8"=1'-0"



3
A-5
PROPOSED BACK ELEVATION - 3
SCALE: 1/8"=1'-0"



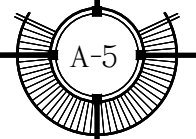
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A-5
PROPOSED SIDE ELEVATION - 4
SCALE: 1/8"=1'-0"

SEAL

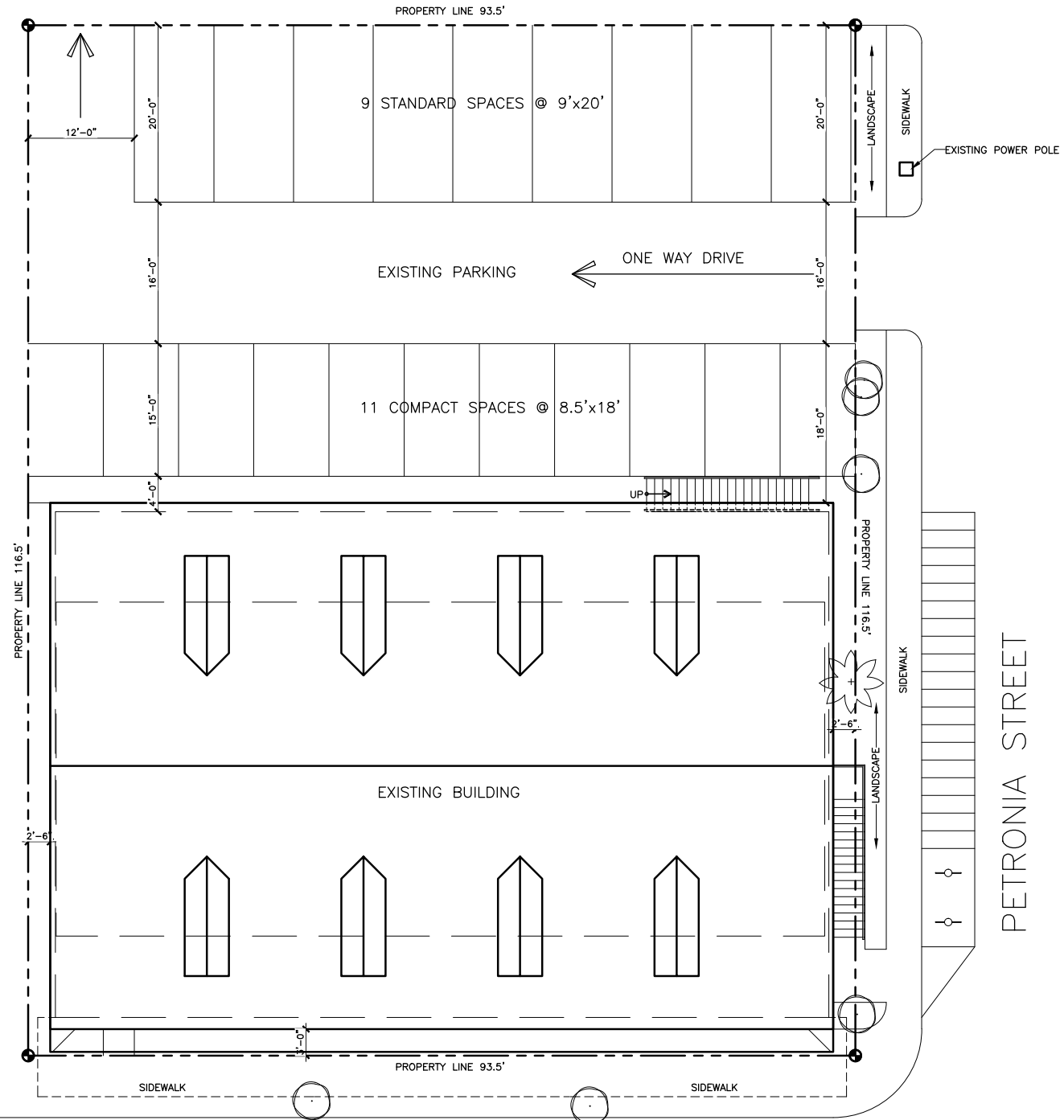
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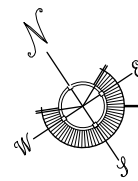
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DUPONT LANE



DUVAL STREET



EXISTING SITE PLAN

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

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NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

SEAL

DATE

04-28-15 DRC

REVISIONS

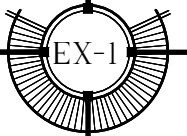
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EMA

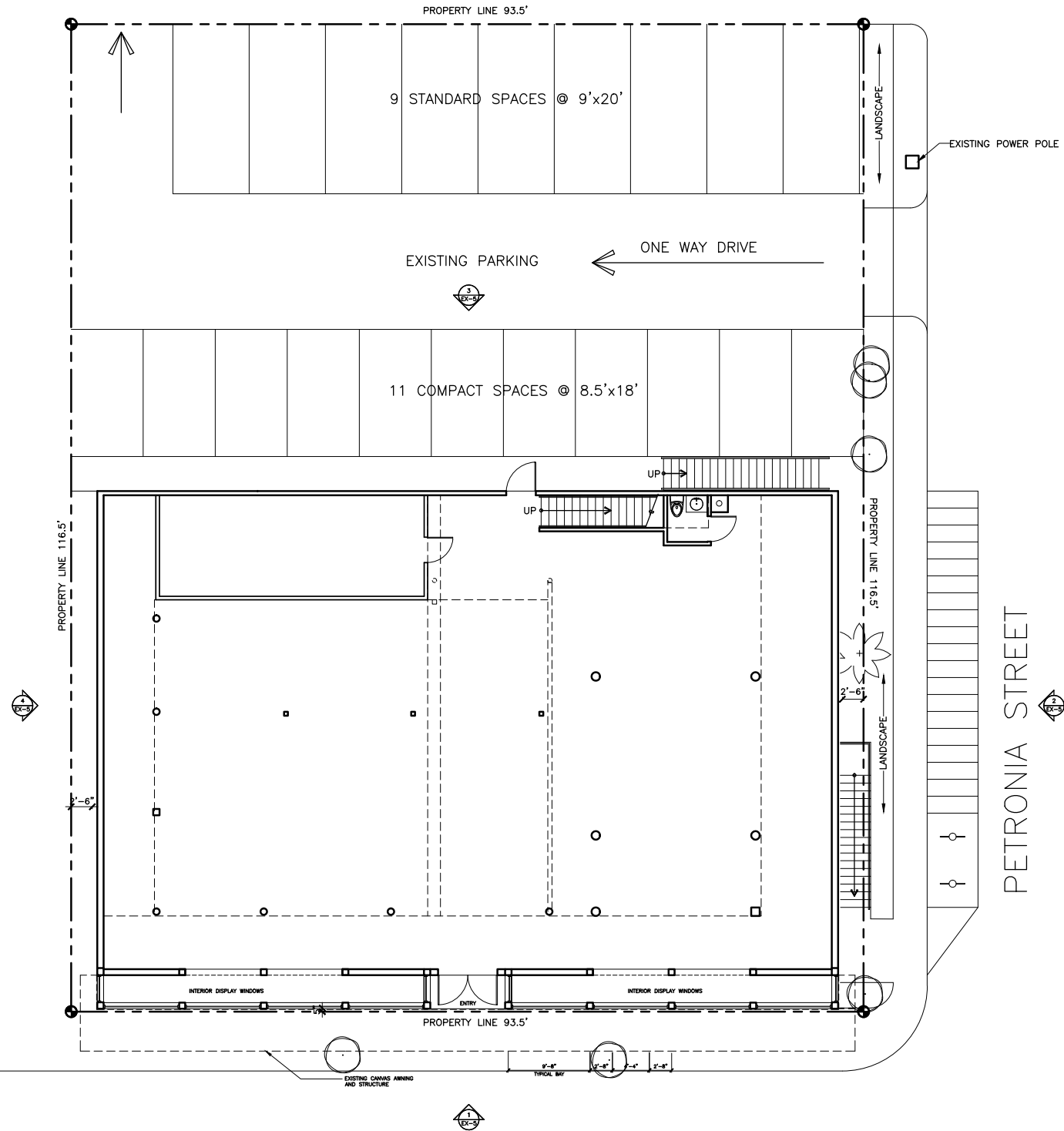
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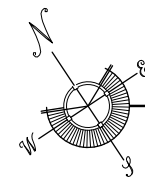


NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

DUPONT LANE



DUVAL STREET



EXISTING 1ST. FLOOR PLAN

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

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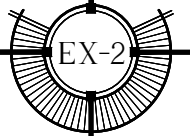
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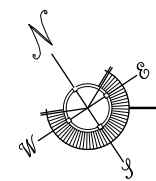
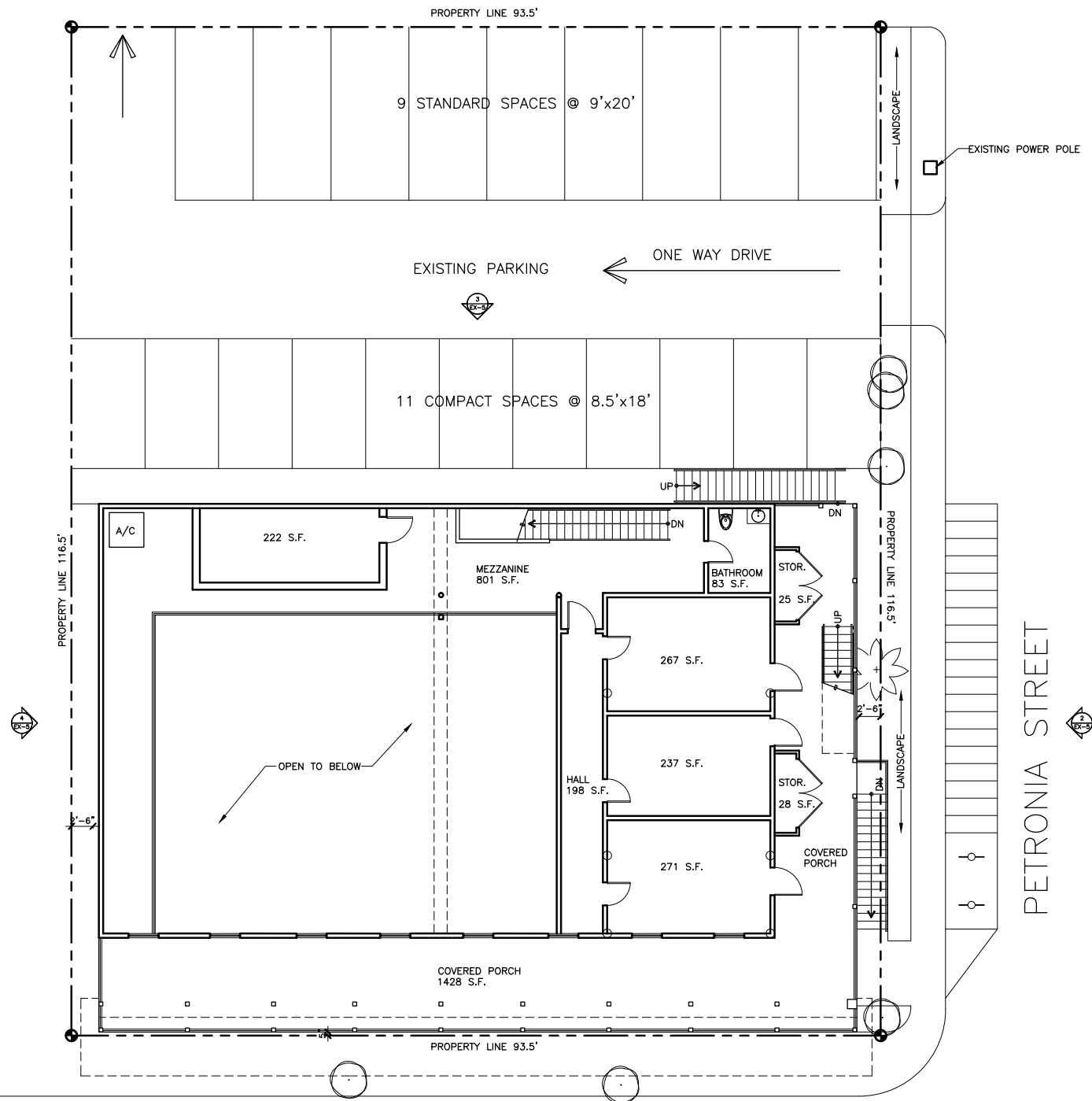
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NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

DUPONT LANE



EXISTING 2ND. FLOOR PLAN

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

DUVAL STREET

PETRONIA STREET

WILLIAM P. HORN
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LICENSE NO.
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NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

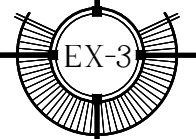
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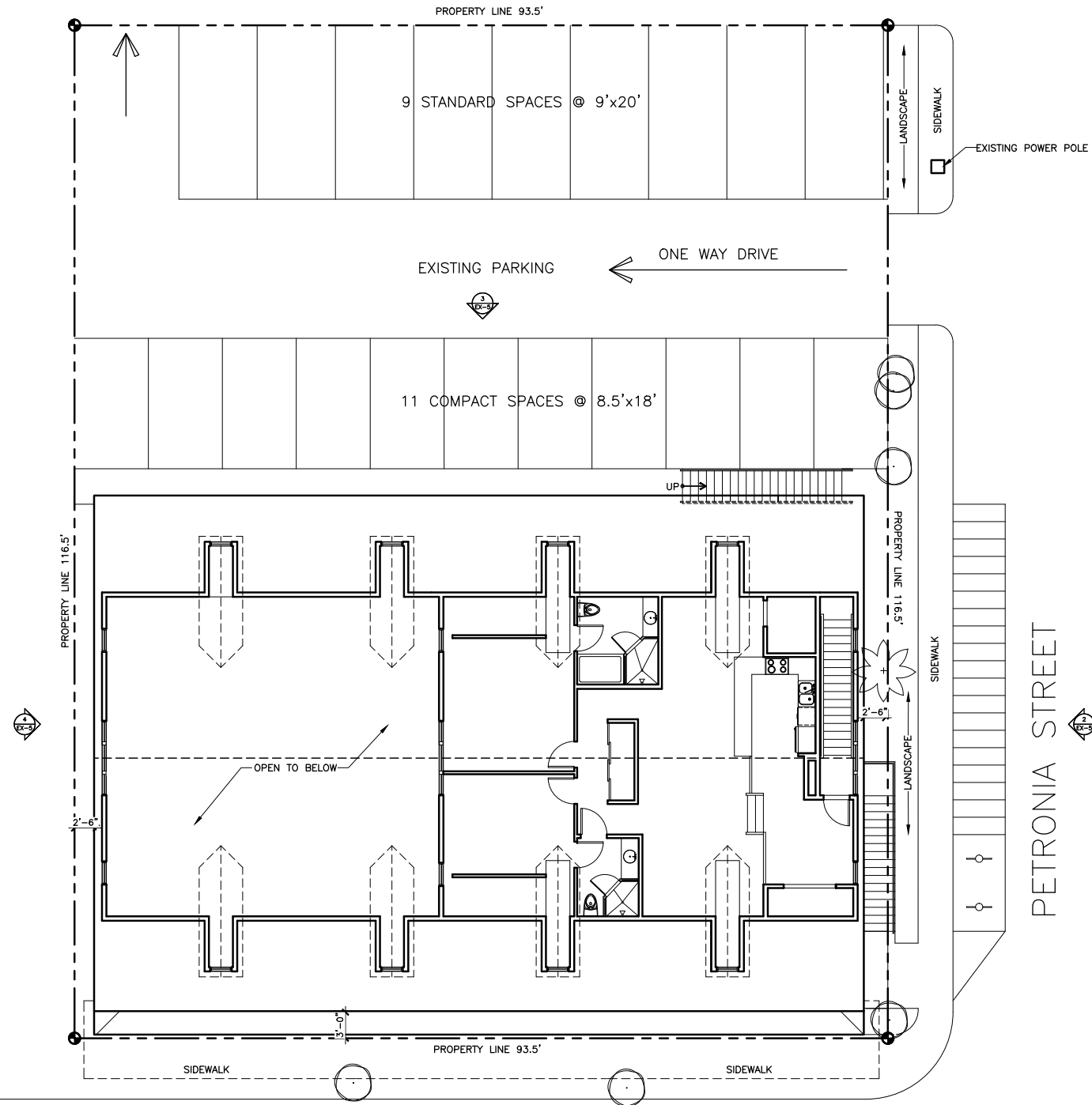
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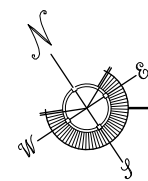


NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

DUPONT LANE



DUVAL STREET



EXISTING 3RD. FLOOR PLAN

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

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33040

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LICENSE NO.
AA 0003040

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

SEAL

DATE

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REVISIONS

- 05-26-15
- 08-08-15 REV (DRC)
- 09-15-15 REV (DRC)
- 09-17-15 REV (DRC)

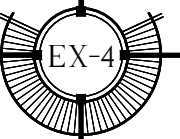
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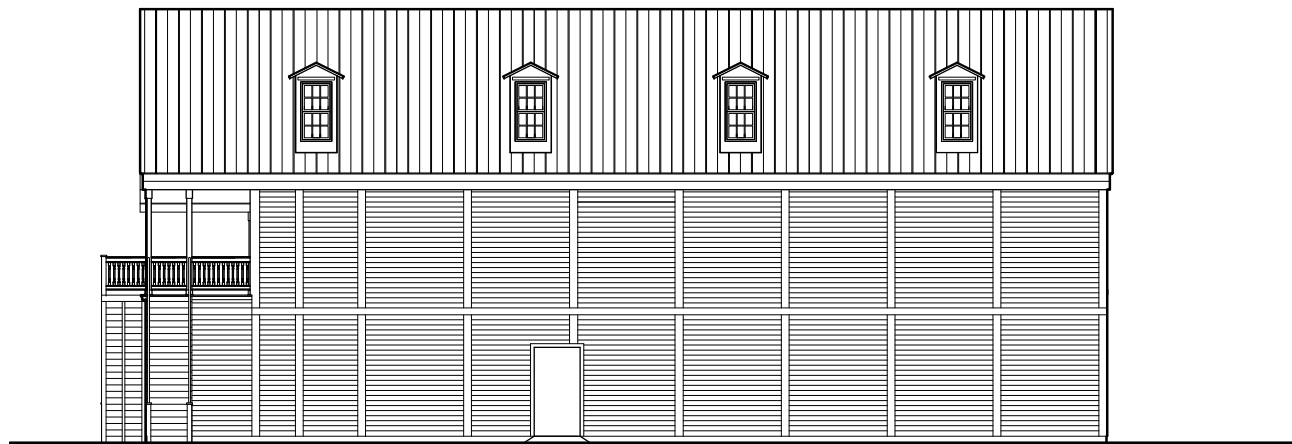
NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA



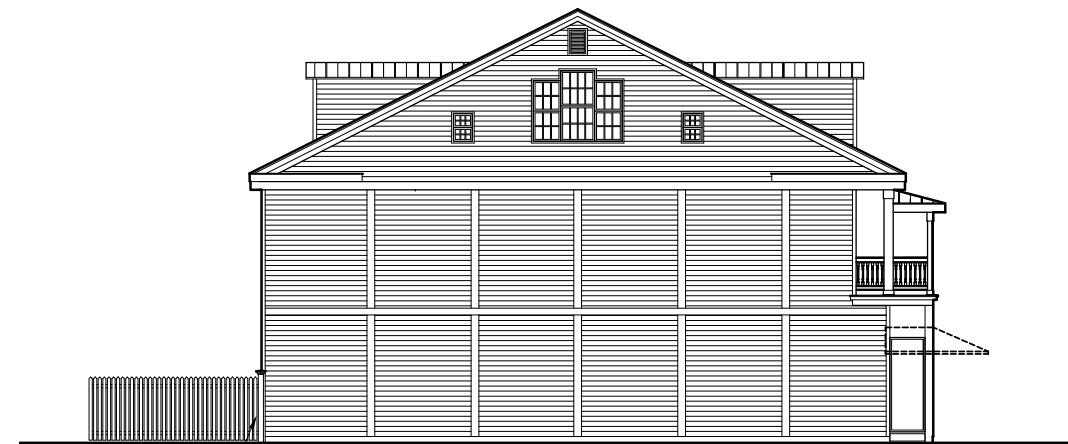
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EX-5
EXISTING FRONT ELEVATION - 1
SCALE: 1/8"=1'-0"



2
EX-5
EXISTING SIDE ELEVATION - 2
SCALE: 1/8"=1'-0"



3
EX-5
EXISTING BACK ELEVATION - 3
SCALE: 1/8"=1'-0"



4
EX-5
EXISTING SIDE ELEVATION - 4
SCALE: 1/8"=1'-0"

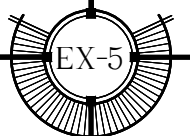
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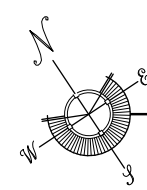
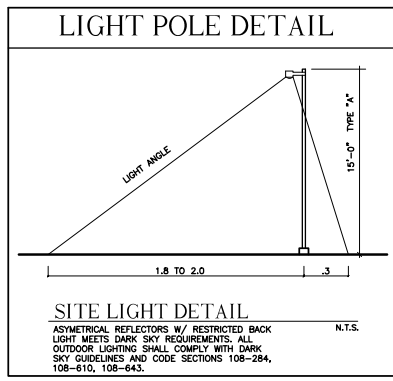
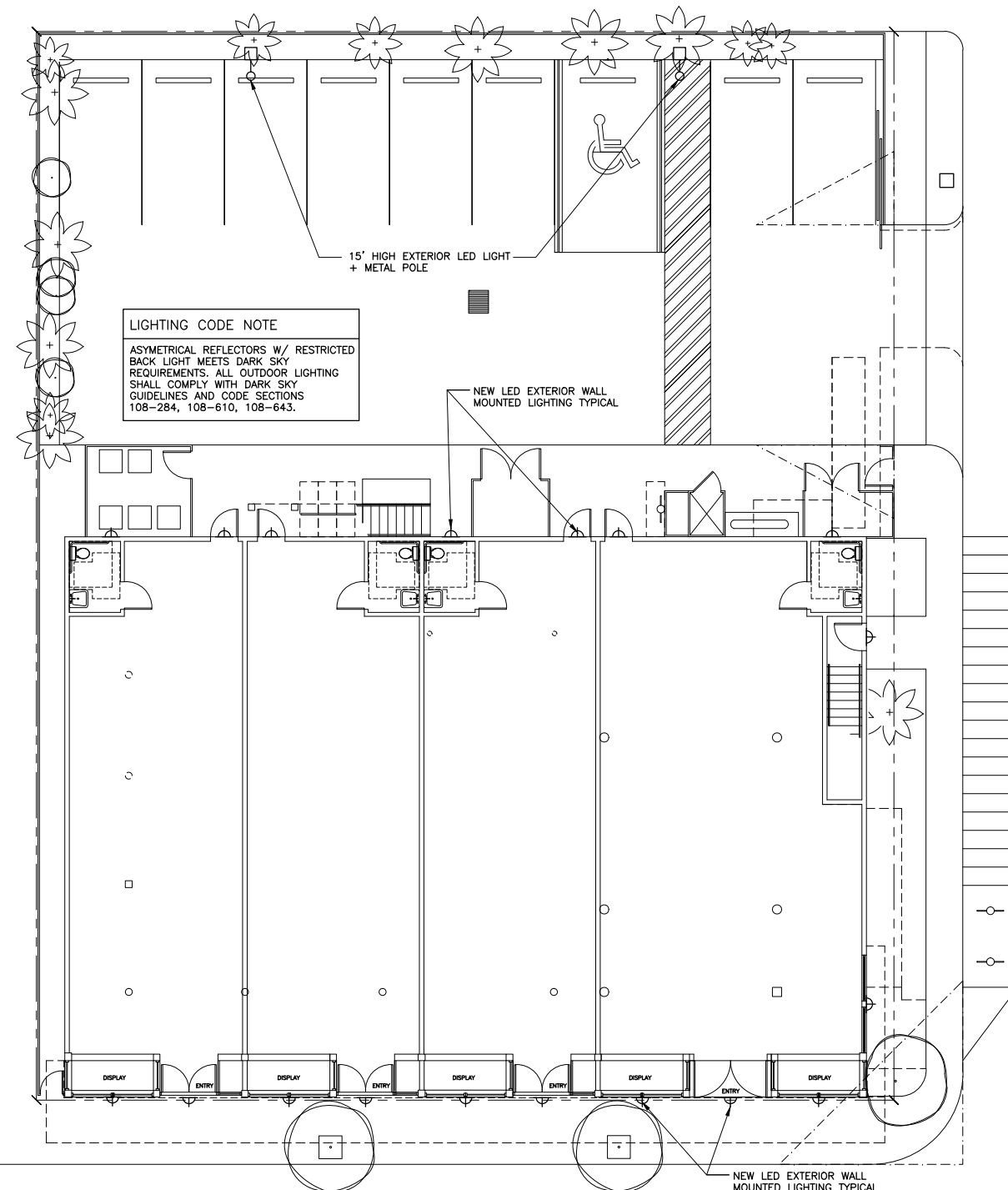
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OCE
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PROJECT
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ELECTRICAL LEGEND	
	CEILING HUNG SPECIALTY LIGHT (DROPPED DOWN TO 7'-6" A.F.F.)
	CEILING FAN/LIGHT - 52" TYP.
	CEILING MOUNTED EXPOSED CAN LIGHTS
	SEMI-RECESSED CAN LIGHT IN CEILING
	RECESSED CAN CEILING FIXTURE
	CEILING MOUNTED HUNG MINI SPECIALTY LIGHT (DROPPED DOWN TO 7'-0" A.F.F.)
	WALL MOUNTED INTERIOR LIGHT ABOVE MIRROR
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED INTERIOR LIGHT FIXTURE
	WALL MOUNTED EXTERIOR LIGHT FIXTURE
	2'x4' FLUORESCENT FIXTURE
	POOL LIGHT (UNDER WATER)
	LANDSCAPE LIGHTING
	SMOKE DETECTOR (HARDWIRE)
	WP WATER PROOF ITEM
	EXISTING ELECTRIC
	WALL SINGLE OUTLET
	WALL DUPLEX OUTLET
	240V SINGLE OUTLET
	WALL FOURPLEX OUTLET
	SPECIAL PURPOSE OUTLET
	SPECIAL OUTLET - MIRROR
	FLOOR OUTLET
	WALL SWITCH
	3-WAY WALL SWITCH
	TELEPHONE OUTLET
	CABLE T.V.
	RECESSED ELECTRIC PANEL
	DISCONNECT SWITCH
	SURFACE MOUNTED ELECTRIC PANEL
	FIRE EXTINGUISHER
	EXHAUST FAN
	JUNCTION BOX
	EMERGENCY LIGHT
	DOOR BELL
	GFI GROUND FAULT INTERRUPTER
	DIMMER
	HOSE BIB

ACTUAL LOCATION OF ALL WORK TO BE SITE VERIFIED AND COORDINATE WITH OWNER. COORDINATE SWITCHING REQUIREMENTS WITH OWNER.



PROPOSED EXTERIOR ELECTRIC LIGHTING PLAN

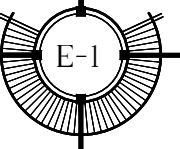
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SEAL _____

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- 05-26-15
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SEAL

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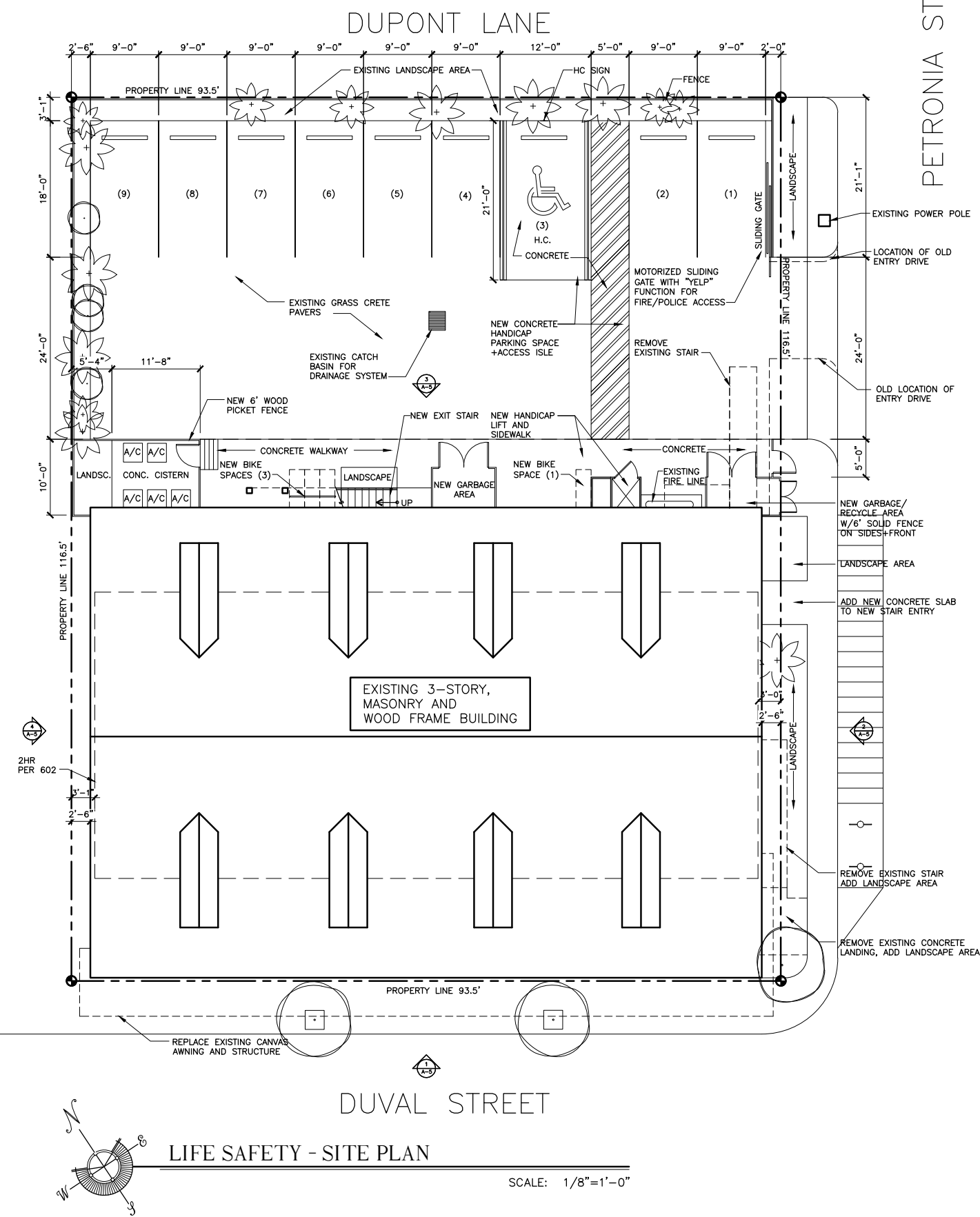
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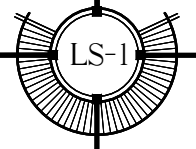
PROJECT
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1424



LIFE SAFETY - SITE PLAN

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

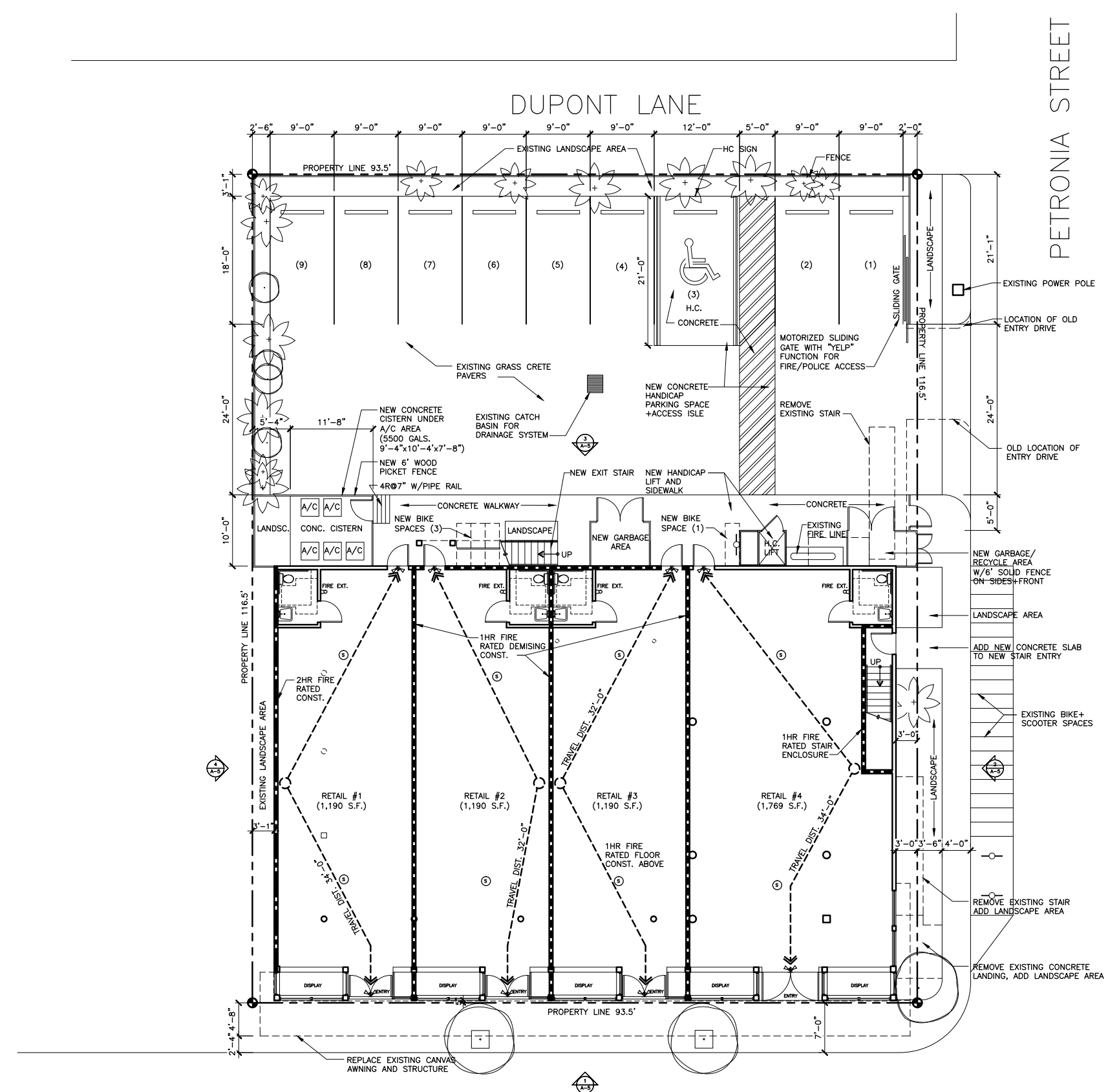


SEAL

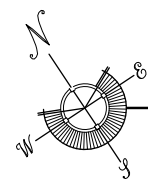
DATE
04-28-15 DRC

- REVISIONS
- 05-26-15
 - 08-08-15 REV (DRC)
 - 09-15-15 REV (DRC)
 - 09-17-15 REV (DRC)

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OCE
EMA
JW
PROJECT NUMBER
1424



NOTE: MAX. TRAVEL DISTANCE; MERCANTILE;
SPRINKLED BUILDING = 250'-0"

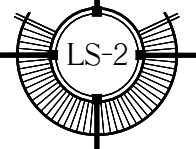


DUVAL STREET

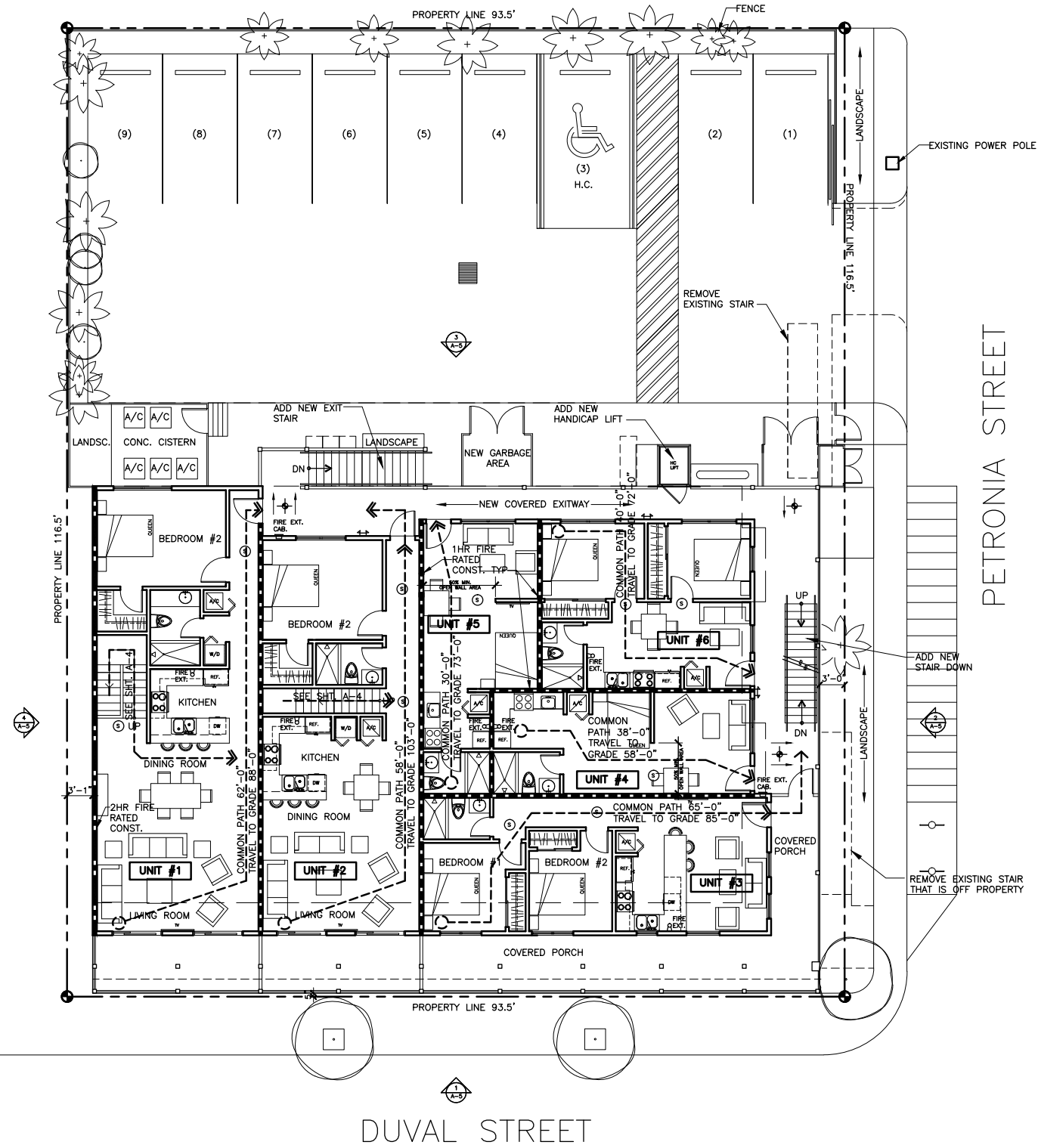
LIFE SAFETY - 1ST. FLOOR PLAN

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

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA



DUPONT LANE



NOTE: 1 HR. FIRE RATED FLOOR/CEILING ASSEMBLY BETWEEN 1ST FLOOR AND 2ND FLOOR AND BETWEEN 2ND AND 3RD FLOOR AREA SEPARATE UNITS #3, #4, #5 AND #6 FROM 3RD FLOOR UNIT #7.

MAX. COMMON PATH; RESIDENTIAL (R-2);
 SPRINKLED BUILDING = 125'-0"
 MAX. EXIT ACCESS TRAVEL DISTANCE; RESIDENTIAL (R-2);
 SPRINKLED BUILDING = 250'-0"

BUILDING SHALL BE FULLY SPRINKLERED THROUGH OUT (ALL LEVELS).
 SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 13.
 THE BUILDINGS EXISTING SPRINKLER SYSTEM SHALL BE ANALYZED, EXPANDED FOR NEW WORK AND UPGRADED AS REQUIRED FOR FULL COMPLIANCE WITH APPLICABLE CURRENT CODES. THIS WORK SHALL INCLUDE INVESTIGATION OF THE EXISTING LINE AND CONNECTIONS TO THE UTILITY MAIN IN THE STREET AND UPGRADES IF REQUIRED.

TOWN HOUSE UNITS #1 AND #2:
 THESE UNITS ARE LOCATED ON THE SECOND FLOOR WITH 2 EXITS AVAILABLE FROM THE UNIT ENTRY.
 125'-0" OF COMMON PATH WITHIN THE UNIT IS ALLOWED PER TABLE 1014.3.
 EMERGENCY ESCAPE/RESCUE OPENINGS ARE REQUIRED FROM SLEEPING ROOMS BELOW 4 STORIES PER FBC 1029.1. OPENINGS AND FIRE DEPT. ACCESS SHALL ALSO CONFORM WITH NFPA 101 - 24.2.2.3.3

2 BEDROOM UNITS #3 AND #6:
 SAME AS ABOVE

EFFICIENCY UNITS #4 AND #5:
 THESE UNITS ARE LOCATED ON THE SECOND FLOOR WITH 2 EXITS AVAILABLE FROM THE UNIT ENTRY. UNITS SHALL CONFORM WITH FBC 1208.4 WHICH DEFINES EFFICIENCY UNITS.
 EMERGENCY ESCAPE/RESCUE OPENING ARE NOT REQUIRED PER 1029.1. EXCEPTION 2. SLEEPING ROOMS THAT HAVE A DOOR THAT OPENS DIRECTLY ONTO AN EXTERIOR BALCONY THAT OPENS TO A PUBLIC WAY.

2 BEDROOM UNIT #7, THIRD FLOOR:
 THIS SINGLE EXIT UNIT IS ALLOWED ON THE THIRD FLOOR PER TABLE 1021.2(1) WITH A MAX EXIT ACCESS TRAVEL OF 125'-0" (92'-0" PROPOSED).
 EMERGENCY ESCAPE/RESCUE OPENINGS ARE REQUIRED FROM SLEEPING ROOMS BELOW 4 STORIES PER 1029.1. OPENINGS AND FIRE DEPT. ACCESS SHALL ALSO CONFORM WITH NFPA 101 - 24.2.2.3.3

ALL UNITS ARE SEPARATED FROM EACH OTHER WITH 1 HR. FIRE RATED DEMISING PARTITIONS EXTENDING FROM RATED FLOOR ASSEMBLY TO RATED FLOOR ASSEMBLY OR TO UNDERSIDE OF ROOF DECK.

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

TEL (305) 296-6302
 FAX (305) 296-1033

LICENSE NO.
 AA 0003040

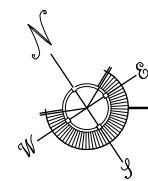
NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA.

SEAL

DATE
 04-28-15 DRC

REVISIONS
 05-26-15
 08-08-15 REV (DRC)
 09-15-15 REV (DRC)
 09-17-15 REV (DRC)

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 PROJECT NUMBER
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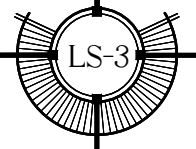


LIFE SAFETY - 2ND. FLOOR PLAN

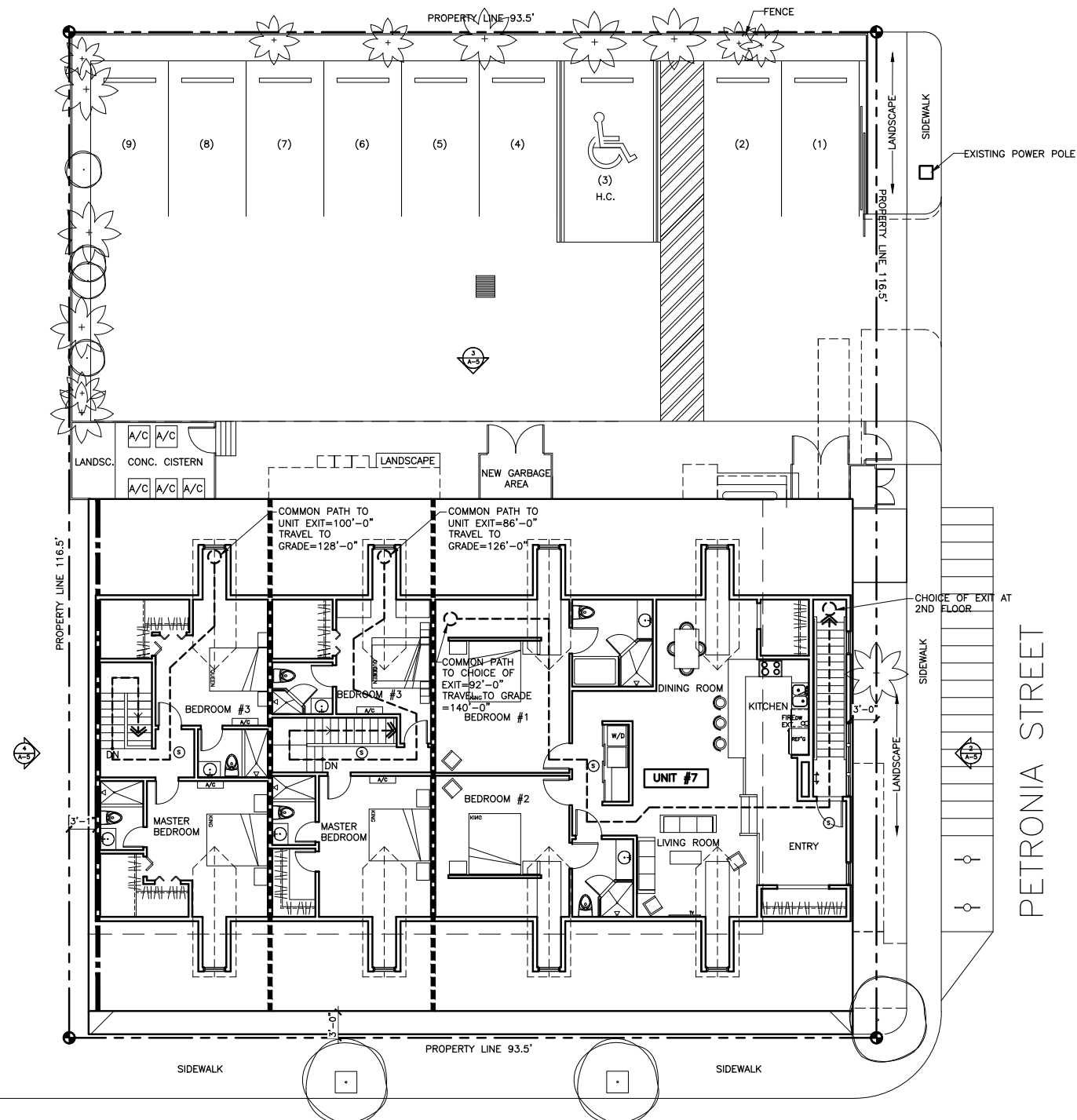
SCALE: 1/8"=1'-0"

DUVAL STREET

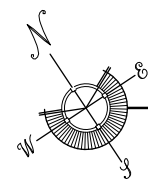
NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA



DUPONT LANE



DUVAL STREET



LIFE SAFETY - 3RD. FLOOR PLAN

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

WILLIAM P. HORN ARCHITECT, P.A.

915 EATON ST. KEY WEST, FLORIDA 33040

TEL (305) 296-8302 FAX (305) 296-1033

LICENSE NO. AA 0003040

NEW HOUSING UNITS 725 DUVAL STREET KEY WEST, FLORIDA.

SEAL

DATE 04-28-15 DRC

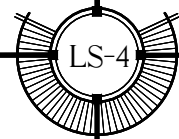
REVISIONS

- 05-26-15
- 08-08-15 REV (DRC)
- 09-15-15 REV (DRC)
- 09-17-15 REV (DRC)

DRAWN BY

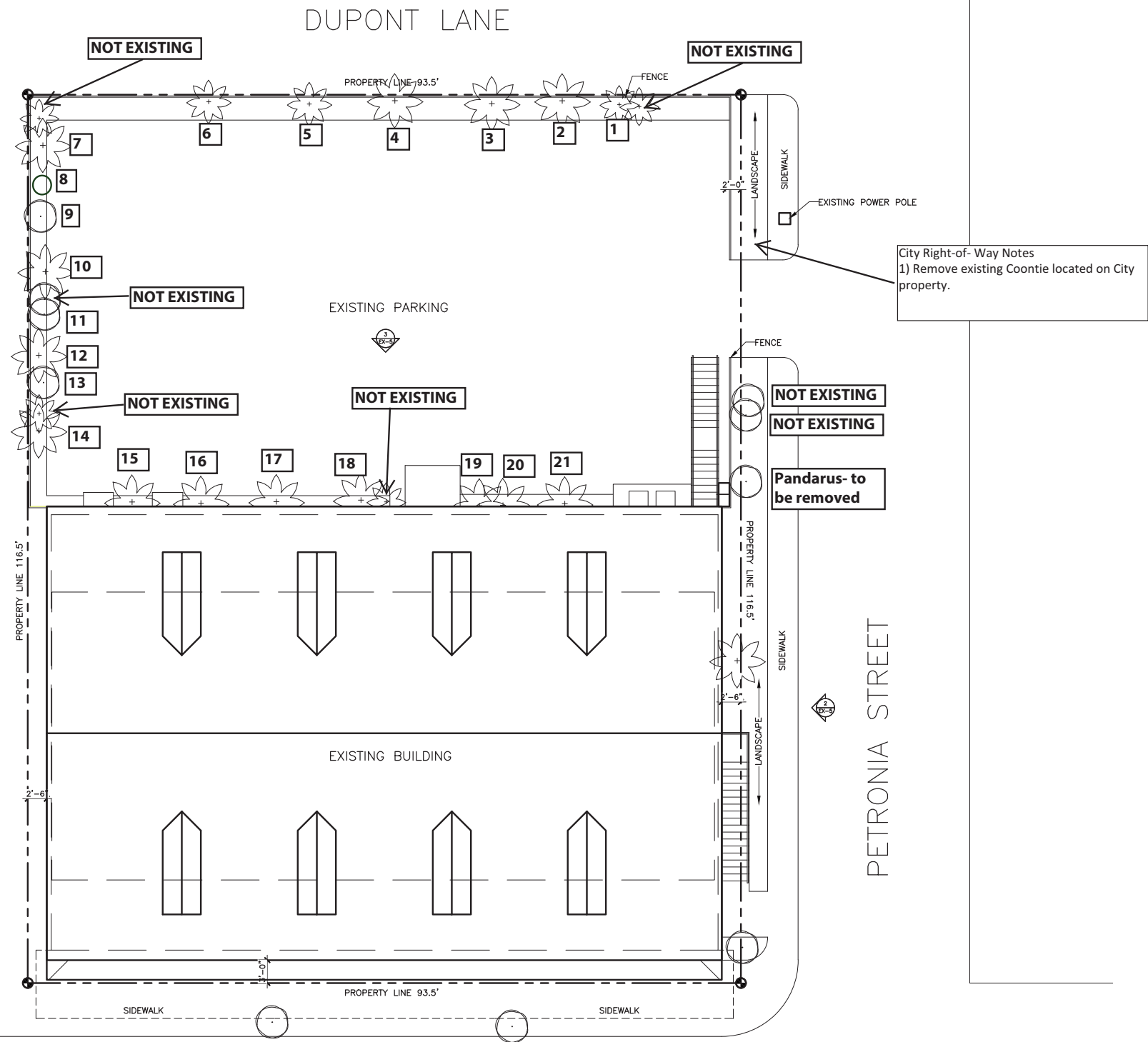
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EMA
JW
PROJECT NUMBER

1424



NEW HOUSING UNITS 725 DUVAL STREET KEY WEST, FLORIDA

#	Botanical Name	Common Name	DBH	Ht	Spread	Action
1	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
2	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
3	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
4	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
5	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
6	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
7	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	7'	Preserve
8	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	8'	Preserve
9	<i>Sabal palmetto</i>	Sabal Palm	14"	10'	7'	Preserve
10	Unknown	Unknown	multi-trunk	12'	8'	Preserve
11	<i>Cocos nucifera</i>	Coconut Palm	8"	18'	8'	Preserve
12	Unknown	Unknown	multi-trunk	10'	9'	Preserve
13	Unknown	Unknown	multi-trunk	11'	6'	Preserve
14	<i>Cocos nucifera</i>	Coconut Palm	11"	23'	8'	Preserve
15	Unknown	Unknown	multi-trunk	10'	6'	Preserve
16	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	8'	Preserve
17	<i>Cocos nucifera</i>	Coconut Palm	9"	19'	8'	Preserve
18	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
19	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	10'	Remove
20	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
21	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
22	<i>Sabal palmetto</i>	Sabal Palm	10"	8'	6'	Remove
23	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	10'	Remove
24	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
25	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	11'	Remove



City Right-of-Way Notes
 1) Remove existing Coontie located on City property.



NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA.

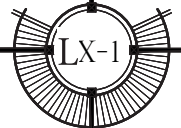
SEAL _____

DATE
 04-28-15 DRC

REVISIONS
 5/27/15
 8/8/15

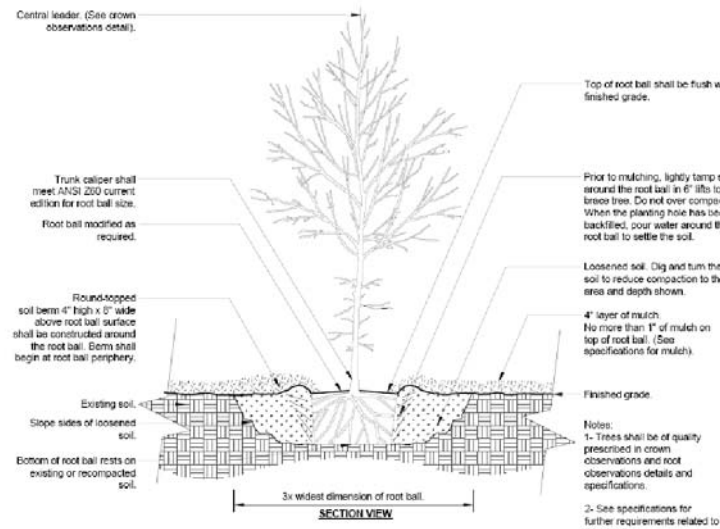
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PROJECT NUMBER

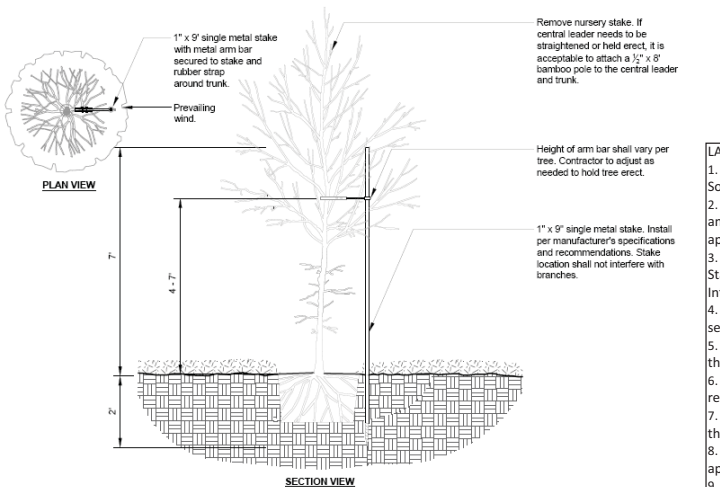


NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

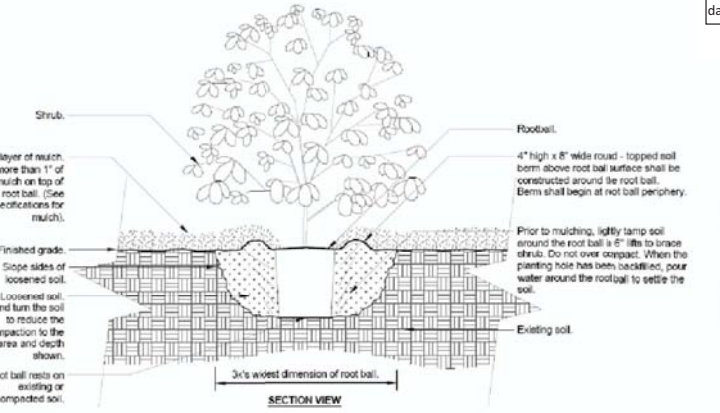
#	Botanical Name	Common Name	Specifications
26	<i>Psychotria nervosa</i>	Wild Coffee	7 GAL. 3'x3' minimum
8	<i>Sabal palmetto</i>	Sabal Palm	25 GAL. 6-8' OA
110	<i>Ernodea litteralis</i>	Golden Creeper	1 GAL. 12" OC



P-X TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



P-X TREE STAKING - SINGLE METAL STAKE



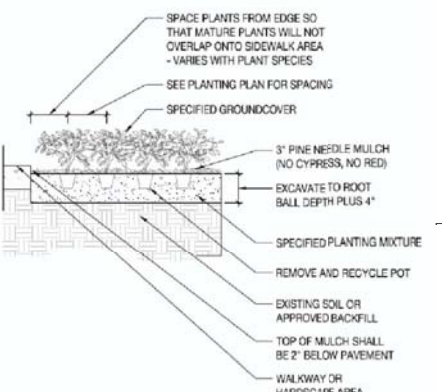
P-X SHRUB - UNMODIFIED SOIL

Section 108-518

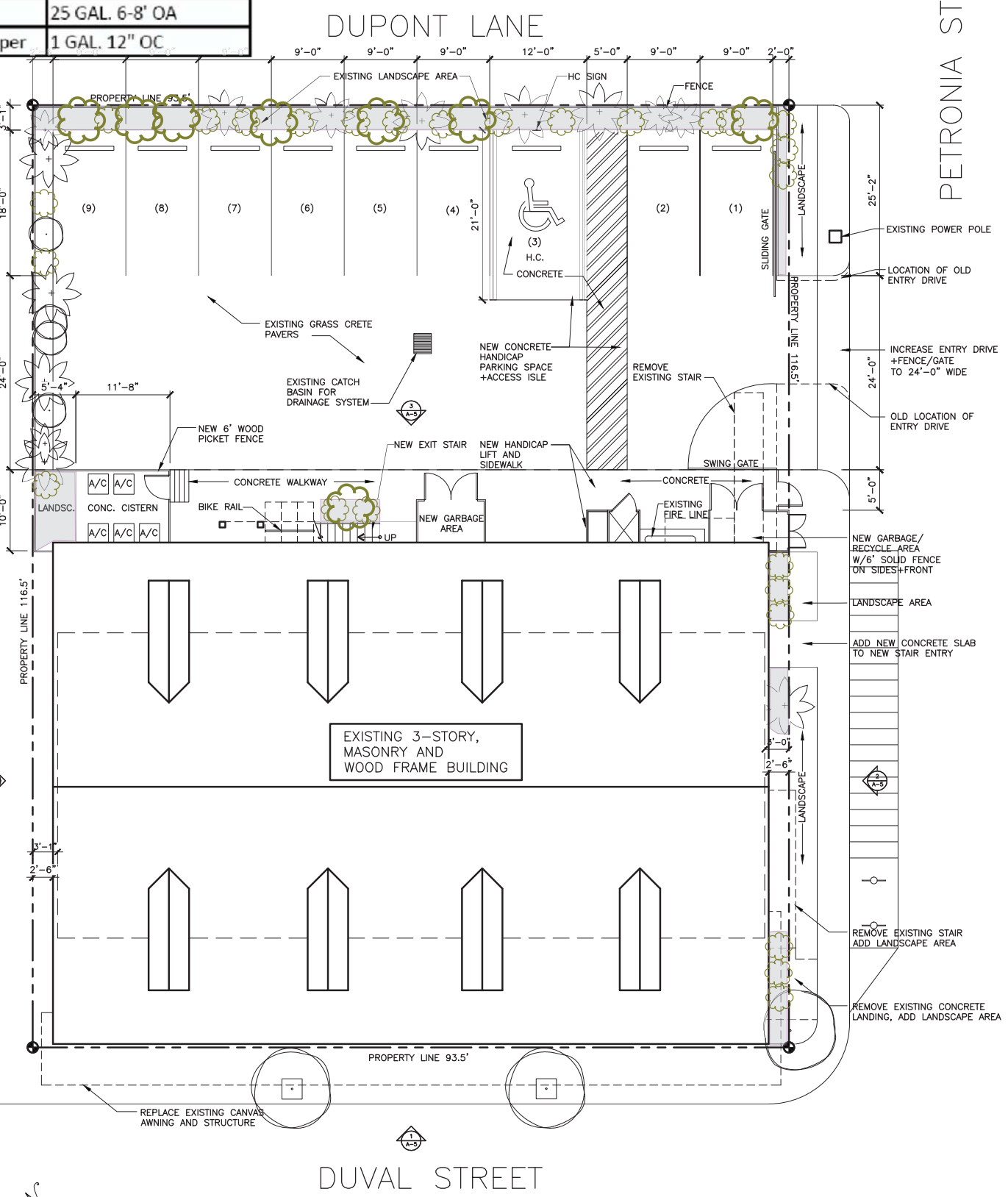
- Wild coffee (*Psychotria nervosa*)
- Sabal Palms (*Sabal palmetto*)
- Golden creeper (*Ernodea litteralis*)

Existing, preserved trees to remain

- LANDSCAPE NOTES**
- Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
 - The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
 - Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
 - Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation.
 - No equipment shall be cleaned, or harmful liquids deposited within the limits of the root zone of trees which remain on site.
 - No signs, wires, or other attachments shall be attached to any tree to remain on site.
 - Vehicular and construction equipment shall not park or drive within the limits of the drip line.
 - No trenching shall be allowed within the drip-line of a tree, unless approved by the City.
 - The developer is responsible for all actions of his contractors and subcontractors until the improvements are accepted by the City.
 - Landscape irrigation shall be provided via cistern, water pump with timer and hose bib(s). Drip hoses will be installed in all perimeter landscape islands. Other on-site landscaping will be hand-watered.
 - All new landscaping will be watered daily for 1 month, every other day for 3 months, then weekly until established.

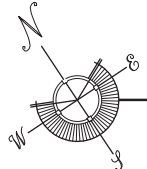


5 GROUND COVER PLANTING DETAIL
SCALE: 3/32" = 1'-0"



PROPOSED LANDSCAPE & IRRIGATION PLAN

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



NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

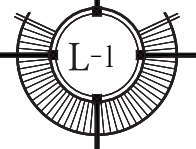
SEAL

DATE
04-28-15 DRC

REVISIONS
5/27/15 DRC
8/8/15 TC
10/25/15 PB

DRAWN BY
KS

PROJECT NUMBER
1424



Boundary Survey Map of part of Lot 4, Square 2 Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 725 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 19, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF:

PARCEL 1: On the Island of Key West and known as part of Tract 4 according to W.A. Whitehead's map of said Island, delineated in February, AD 1829, but better known as a part of Lot Four (4) in Square Two (2) of said Tract Four according to CW Tift's map of said Tract; Commencing at the corner of Duval and Petronia Streets, and runs thence in a Northwesterly direction along the line of said Duval Street Forty-Eight (48) feet Six (6) inches; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Eight (48) feet Six (6) inches out to Petronia Street; thence at right angles in a Southwesterly direction along the line of Petronia Street to the Point of Beginning.

PARCEL 2: A certain piece of land in Wall Addition to the City of Key West, known as a part of Lot Four (4) Square Two (2) in Tract Four (4) beginning at a point on Duval Street Forty-Eight (48) feet Six (6) inches from the corner of Duval and Petronia Streets and running thence along Duval Street in a Northwesterly direction Forty-Five (45) feet; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Five (45) feet; thence at right angles in a Southwesterly direction One hundred and Sixteen (116) feet Six (6) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: 725 Duval, LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 20, 2014

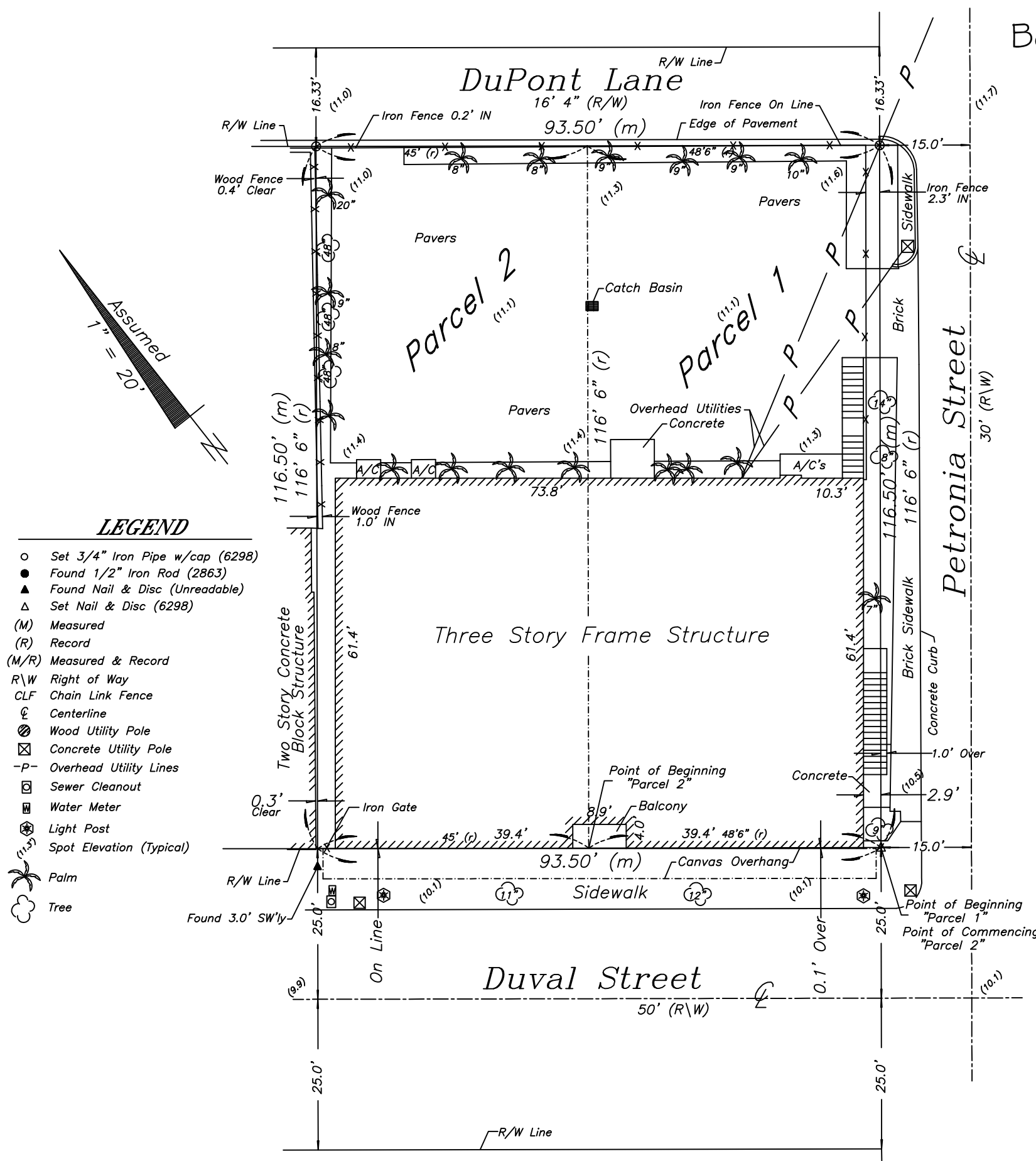
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Sewer Cleanout
- ⊗ Water Meter
- ⊗ Light Post
- (11.3) Spot Elevation (Typical)
- 🌴 Palm
- 🌳 Tree

Site Photos



Address Petronia Street

Address is approximate





Address Petronia Street

Address is approximate



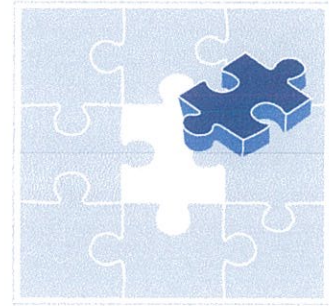
Storm Water Certificate

September 11, 2015

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

**RE: 725 Duval St.
Major Development Plan
Stormwater Compliance**

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Director Cohen:

Please accept this letter as certification of the plans dated 5/26/15 by William Horn as meeting or exceeding applicable regulations of the City of Key West Comprehensive Plan and Land Development Regulations related to drainage.

Based on review of the proposed plans and inspection of the existing site infrastructure, I hereby certify the following:

- The project meets the criteria of Section 108-716(3) of the City of Key West Land Development Regulations¹ because it does not create a new impervious surface exceeding 500 square feet.
- As designed, post development runoff in the parking area will not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.² As shown on William Horn's plans the impervious area actually decreases which in turn decreases the amount of runoff from the project area.
- As designed, the existing parking area drainage meets the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code.³ As shown on the attached marked up William Horn site plan there is an existing exfiltration trench in the parking area. The exfiltration trench appears to be approximately 25 feet long to the south and 15 ft long to the north of the catch basin based on field observations. I was unable to identify the diameter of pipe in the exfiltration trench to the south due to the presence of a pollutant abatement device. The pipe to the north of the catch basin is a 12-inch diameter corrugated metal pipe. The site area is approximately 10,892.75 sf (0.25 acres). One inch over the site results in 0.25 ac-in of volume. Based on the SFWMD formula for exfiltration trenches and using a typical 5 ft by 5 ft trench, the required amount of trench would be 29 ft. The site has approximately 40 ft of trench which would be sufficient. This is based on my visual observations of the catch basin, clean out and exposed pipe in the catch basin. The width and depth are assumptions based on experience designing exfiltration trenches.
- As designed, the parking area drainage will not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.⁴
- As designed, the parking area drainage meets the criteria of Section 108-606 of the Key West Land Development Regulations.⁵

¹ Sec. 108-716. - Exemptions.

² Comprehensive Plan Policy 4-1.1.2.E.1

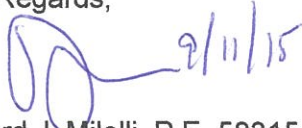
³ Comprehensive Plan Policy 4-1.1.2.E.2

⁴ Comprehensive Plan Policy 4-1.1.2.E.3

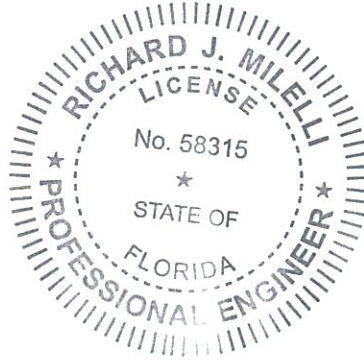
We respectfully request the City of Key West recognize the proposed drainage design as 'in compliance' with applicable regulations of the Comprehensive Plan and Land Development Regulations.

Thank you in advance for your consideration.

Best Regards,



Richard J. Milelli, P.E. 58315
Meridian Engineering LLC
Cert of Auth 29401
201 Front Street, Suite 203
Key West, FL 33040

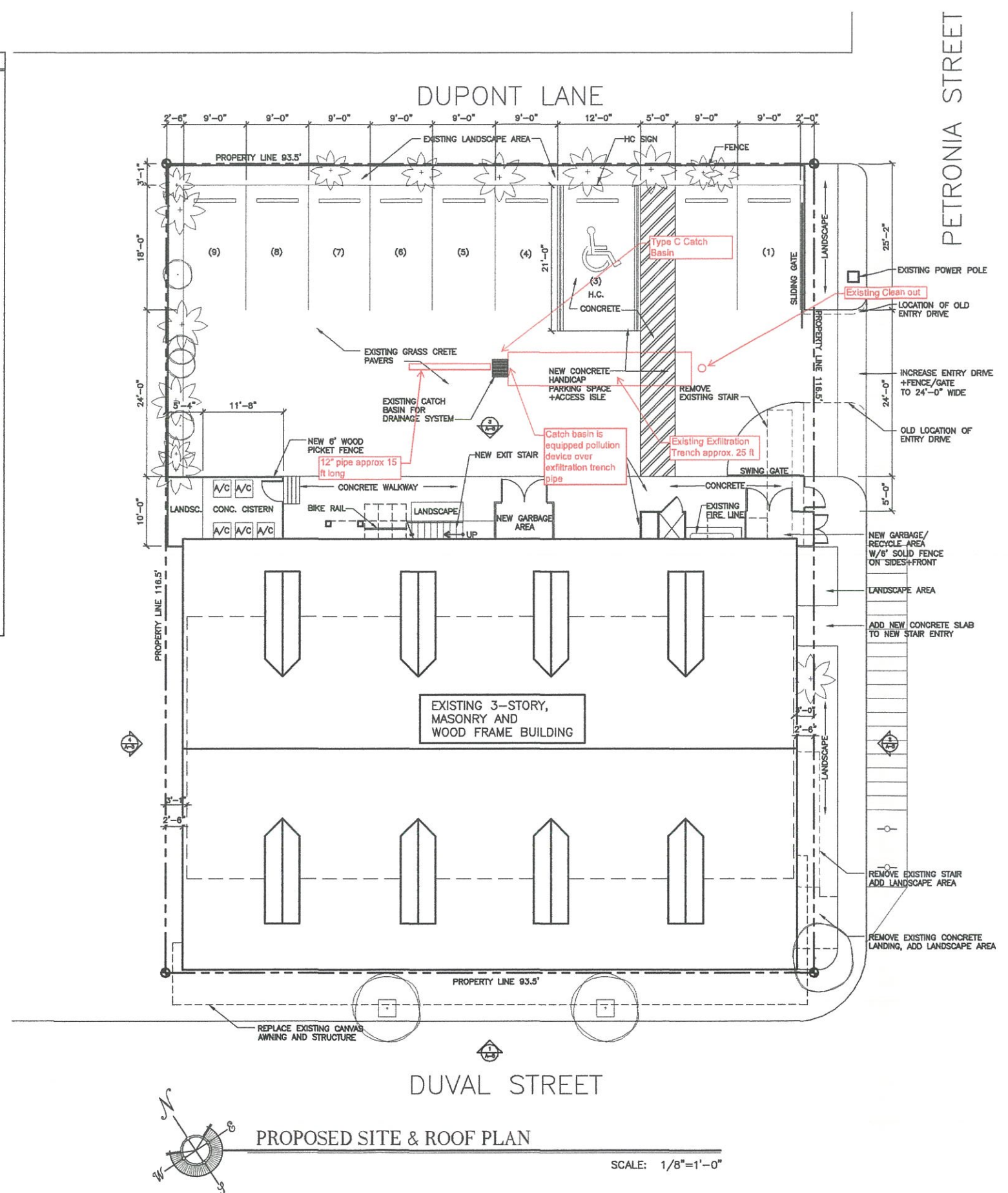


Cc: Elizabeth Ignaffo

⁵ Sec. 108-606. - Drainage plans for parking surfaces.

SITE DATA	
LAND USE :	HRCC-1
FLOOD ZONE :	ZONE 'X'
SITE AREA :	10,892.75 S.F. (0.25 ACRES)
LOT COVERAGE :	ALLOWABLE = 50% (5,446.375 S.F.) EXISTING = 51% (5,598 S.F.) PROPOSED = 50.9% (5,550 S.F.)
IMPERVIOUS AREA :	ALLOWABLE = 70% (7,625 S.F.) EXISTING = 98% (10,662.75 S.F.) PROPOSED = 92.9% (10,123 S.F.)
LANDSCAPE AREA :	ALLOWABLE = 20% MIN (2,178.5 S.F.) EXISTING = 2% (230 S.F.) PROPOSED = 7% (770 S.F.)
OPEN SPACE :	ALLOWABLE = 33% MIN (3,594.6 S.F.) EXISTING = 2% (230 S.F.) PROPOSED = 7% (770 S.F.)
MAX. HEIGHT:	ALLOWABLE = 35.0' EXISTING = 39.97' PROPOSED = NO CHANGE TO HEIGHT
SETBACKS :	FRONT: ALLOWABLE: 0.0' EXISTING: 0.5' PROVIDED: 0.5' (NO CHANGE) SIDE: ALLOWABLE: 2.5' EXISTING: 2.5' PROVIDED: 2.5' (NO CHANGE) REAR: ALLOWABLE: 10.0' EXISTING: 35.5' PROVIDED: 50.0' S. SIDE: ALLOWABLE: 0.0' EXISTING: OVER PROPERTY LINE PROVIDED: 2.5'
PARKING REQUIREMENTS :	EXISTING APPROVED PARKING SPACES = 12.0 SPACES PROPOSED PARKING SPACE = 9.0 SPACES EXISTING ON SITE BIKE/SCOOTER SPACES = 0 PROPOSED ON SITE BIKE/SCOOTER SPACES = 3 EXISTING OFF SITE BIKE/SCOOTER SPACES = 23 PROPOSED OFF SITE BIKE/SCOOTER SPACES = 23

DRAWING LIST	
A-1	PROPOSED SITE & ROOF PLAN
A-2	PROPOSED 1ST FLOOR PLAN
A-3	PROPOSED 2ND FLOOR PLAN
A-4	PROPOSED 3RD FLOOR PLAN
A-5	PROPOSED ELEVATIONS
EX-1	EXISTING SITE & ROOF PLAN
EX-2	EXISTING 1ST FLOOR PLAN
EX-3	EXISTING 2ND FLOOR PLAN
EX-4	EXISTING 3RD FLOOR PLAN
EX-4	EXISTING ELEVATIONS
LS-1	LIFE SAFETY ROOF PLAN
LS-2	LIFE SAFETY 1ST FLOOR PLAN
LS-3	LIFE SAFETY 2ND FLOOR PLAN
LS-4	LIFE SAFETY 3RD FLOOR PLAN
SU-1	SURVEY



WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL: (305) 296-8302
FAX: (305) 296-1033

LICENSE NO.
AA 0003040

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

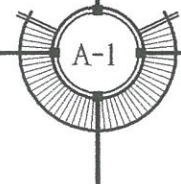
SEAL

DATE
04-28-15 DRC

REVISIONS
05-26-15

DRAWN BY
OCE
EMA

PROJECT
NUMBER
1424



NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

Traffic Study

September 8, 2015

Mr. Kevin Sullivan, AICP
Trepanier & Associates, Inc.
1421 First Street, P.O. Box 2155
Key West, Florida 33045-2155

**Re: 725 Duval Street – Key West, Florida
Trip Generation and Parking Analyses**

Dear Kevin:

There is an existing three-story building located at 725 Duval Street in Key West, Monroe County, Florida. The subject site is located, generally, in the northeast quadrant of the intersection at Duval Street and Petronia Street. The existing commercial space (5,339 square feet) on the first floor will remain; however, it will be divided into four (4) separate commercial units. Seven (7) residential apartment units will be constructed on the second and third floors in space (5,393 square feet) that is currently used as accessory / storage area for the first floor retail space.

The purpose of this correspondence is to document the projected trip generation characteristics of the reconfigured building and to address the proposed parking configuration and supply.

Trip Generation Analysis

The trip generation for this project was determined utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. According to the subject ITE manual, the most appropriate land use categories for the subject land uses are Land Use #220 – Apartment and Land Use #826 – Specialty Retail Center. The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below.

Apartment – ITE Land Use #220

- Weekday: $T = 6.65 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.51 (X)$ (20% in / 80% out)
- PM Peak Hour: $T = 0.62 (X)$ (65% in / 35% out)

Specialty Retail Center – ITE Land Use #826

- Weekday: $T = 44.32 (X)$
where T = number of trips and X = 1,000 square feet of gross leasable area
- AM Peak Hour: $T = 0.00 (X)$
- PM Peak Hour: $T = 2.71 (X)$ (44% in / 56% out)

Regarding the subject site, the location (i.e. in “the heart” of the Duval Street commercial corridor), the proposed uses (i.e. retail and residential), and limited parking supply, it is clearly evident that a majority of the patrons as well as residents of this site will likely utilize modes of travel other than personal automobiles.

Principally, it is expected that most patrons will be tourists and nearly all of them will walk or bike to the site. Similarly, it is expected that most of the residents will also work and shop primarily in the downtown area and will walk or bike to their destination. Conservatively, it is estimated that 80% of the “trips” generated by this site will involve non-automobile modes of transportation.

Table 1 below summarizes the trip generation characteristics associated with the 725 Duval Street site (existing and proposed configuration) in the City of Key West, Florida.

Table 1								
Trip Generation Summary								
725 Duval Street - Key West, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Specialty Retail Center								
- Customer Service Area	5,339 SF	237	0	0	0	6	8	14
- Accessory/Storage Area	5,393 SF	239	0	0	0	7	8	15
Sub Total	10,732 SF	476	0	0	0	13	16	29
- Non-Automotive Travel (80%)		(381)	0	0	0	(10)	(13)	(23)
Total (Existing)		95	0	0	0	3	3	6
Proposed								
Specialty Retail Center								
- Customer Service Area	4,539 SF	201	0	0	0	5	7	12
- Accessory/Storage Area	800 SF	35	0	0	0	1	1	2
Apartment	7 DU	47	1	3	4	3	1	4
Sub Total		283	1	3	4	9	9	18
- Non-Automotive Travel (80%)		(226)	(1)	(2)	(3)	(7)	(7)	(14)
Total (Proposed)		57	0	1	1	2	2	4
Difference (Proposed - Existing)		(38)	0	1	1	(1)	(1)	(2)

Compiled by: KBP Consulting, Inc. (September 2015).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

As indicated above, the amount of automobile traffic associated with the proposed configuration at the 725 Duval Street site is anticipated to be minimal and will have little impact on the surrounding roadways. Furthermore, when compared with the existing configuration of the building, the overall number of trip generated by the site will be reduced with the proposed building configuration.

Parking Supply

The proposed site plan indicates that the parking lot will consist of nine (9) parking spaces. As mentioned previously, the commercial space will consist of four (4) units and there will be 7 (seven) residential units. Five of the residential units require one (1) parking space while the remaining two residential units have no parking requirement. With four (4) parking spaces for the commercial component (i.e. one parking space for each commercial unit) and five (5) parking spaces for the residential component, the total supply of nine (9) parking spaces appears to be both adequate and reasonable.

This conclusion is consistent with the foregoing trip generation analysis which concludes that the patrons and residents associated with the 725 Duval Street site will principally utilize modes of transportation other than automobiles. In essence, the location of this site (i.e. in “the heart” of the Duval Street and the historic pedestrian-oriented commercial corridor) is exceedingly conducive to pedestrian and bicycle activity. As such, reliance upon the automobile is greatly diminished and, correspondingly, the need for parking is reduced.

Furthermore, it should be noted that the parking requirement associated with the existing building configuration is as follows:

- Commercial Retail (1 parking space / 300 SF) = 18 parking spaces
- Accessory Storage (1 parking space / 600 SF) = 9 parking spaces
- **Total Parking Requirement = 27 parking spaces**

The parking requirement associated with the proposed building configuration is as follows:

- Commercial Retail (1 parking space / 300 SF) = 15 parking spaces
- Accessory Storage (1 parking space / 600 SF) = 2 parking spaces
- Residential Apartment (1 parking space / DU) = 5 parking spaces
- **Total Parking Requirement = 22 parking spaces**

The overall parking demand is decreased as a result of the proposed redevelopment; coupled with the pedestrian oriented and multimodal goals, objectives and policies of the Comprehensive Plan, the proposed parking design is superior to that prescribed by the LDR's.

Parking Lot Design

The proposed parking lot design consists of nine (9) parking spaces oriented at 90 degrees with a 24-foot drive aisle. The parking spaces will be 9 feet by 18 feet. Ingress and egress to the parking area will be provided on Petronia Street and the entrance will be gated. The proposed parking lot configuration and dimensions are viewed as preferable when compared with the existing approved parking lot configuration.

For instance, the original design consisted of 20 parking spaces oriented at 90 degrees with a one-way, 16 foot drive aisle. Nine (9) of these parking spaces were considered “standard” with dimensions of 9 feet by 20 feet.

The remaining 11 parking spaces were considered “compact” spaces with dimensions of 8 feet – 6 inches by 18 feet – 3 inches. The overall module dimension (stall depths plus drive aisle width) was 54 feet – 3 inches.

According to the Urban Land Institute (ULI) in their publication entitled *The Dimensions of Parking (Fourth Edition)*, the minimum module dimensions for one-way traffic, double-loaded aisles, and 90 degree parking are 60 feet with a 24 foot drive aisle. Similarly, the Institute of Transportation Engineers (ITE) publication entitled *Transportation and Land Development (2nd Edition)*, the desirable module dimensions for standard parking stalls, 90 degree parking, and low turnover rates, are 59 feet with a 24 foot drive aisle.

The originally proposed parking configuration provides too little module and drive aisle width to accommodate the required parking / un-parking and circulation maneuvers. Furthermore, 90 degree parking and one-way drive aisles are not considered to be compatible and the parking radius at the north end of the parking lot is not sufficient to accommodate the vehicles exiting to DuPont Lane. And, lastly, all exiting traffic is directed to DuPont Lane; a local residential alleyway. This is viewed as an undesirable condition.

Conclusions

In summary, the foregoing trip generation analysis indicates that the planned uses will generate a minimal amount of automobile traffic and the parking analysis supports the proposed supply and lot configuration.

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

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Property Appraiser Information



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

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

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1016306** Parcel ID: **00015920-000000**

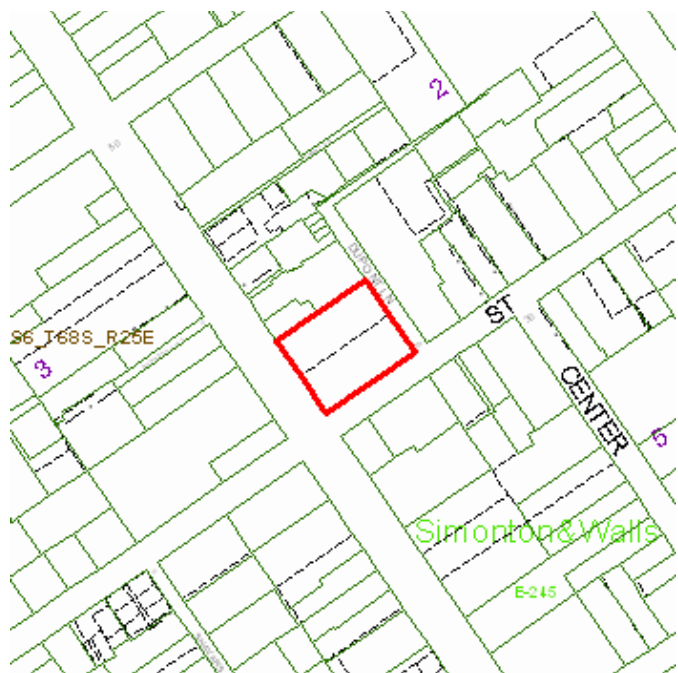
Ownership Details

Mailing Address:
725 DUVAL STREET LLC
301 LINCOLN RD
MIAMI BEACH, FL 33139-3120

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 725 DUVAL ST KEY WEST
Legal Description: KW PT LOT 4 SQR 2 TR 4 G10-447 G40-233/34 OR782-721D/C OR783-1572/73 OR841-117 OR937-365D/C OR937-366 OR1003-1925/1926P/R OR1027-243 OR1027-244 OR1135-191/92 OR1517-2234/35 OR2033-1204/05 OR2583-496/98

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	93	116	10,892.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 7469
 Year Built: 1991

Building 1 Details

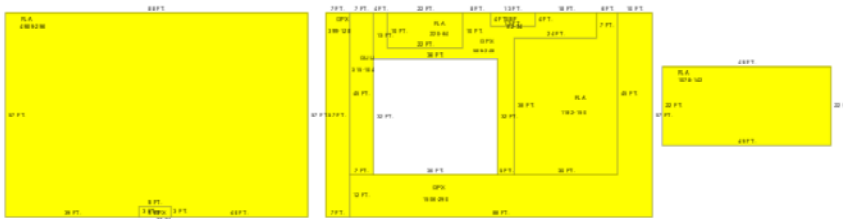
Building Type	Condition <u>G</u>	Quality Grade 450
Effective Age 12	Perimeter 652	Depreciation % 15
Year Built 1991	Special Arch 0	Grnd Floor Area 7,469
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	2	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	2	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPX		1	1991					1,506
2	OUU		1	1991					315
3	OPX		1	1991					399
4	FLA		1	1991					1,182

5	OPX	1	1991	589
6	SBF	1	1991	52
7	FLA	1	1991	220
8	FLA	1	1991	4,989
9	OPX	1	1991	27
10	FLA	1	1991	1,078

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2808	OFFICE BLD-1 STORY	50	N	Y
	2809	WAREHOUSE/MARINA C	50	N	Y
	2810	WAREHOUSE/MARINA C	100	N	Y
	2811	DEPT STORES-B	100	N	Y
	2812	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	912 SF	152	6	1990	1991	3	60
2	PT2:BRICK PATIO	4,018 SF	0	0	1990	1991	1	50

Appraiser Notes

2002 & 2003 CUT OUT DONE- FOR H.T.CHITHAM,S
2004-02-05 OFFERING THE BUSINESS FOR SALE FOR \$250,000 PLUS THE INVENTORY \$400,000-SKI
CONCH REPUBLIC TRADING CO.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-4108	12/01/2009	03/14/2011	4,000 Commercial	REPLACE 250 LF OF EXISTING GUTTER ON FRONT AND REAR OF BUILDING. REPLACE WITH 6" WHITE SEAMLESS GUTTER & DOWNSPOUT. INSTALL NEW VENTED SOFFIT ON FRONT OF BUILDING
1	12-3362	09/24/2012		4,500 Commercial	REPLACE EXISTING WOOD DOOR WITH IMPACT DOOR
1	12-2930	08/09/2012		2,000 Commercial	INTERIOR WORK ONLY. DEMO NON LOAD BEARING PARTITION WALLS AND INTERIOR FINISHES.
1	12-3070	08/24/2012		10,000 Commercial	INSTALL 150SF OF FALSE CEILING JOIST FOR DISPLAY PURPOSES, TWO INTERIOR DOORS, ONE WITH SIDE LIGHTS, REPAIR 300 SF OF WOOD FLOORING AND TRIM, DRYWALL AND PAINT, REPLACE REAR DOOR W/DOUBLE STEEL DOOR, POUR NEW RAMP FOR DELIVERIES. REMOVE RAMP AT FRONT DOOR AND REPAIR FOR ADA ACCESS AT 1/20 SLOPE, MOVE FRONT DOORS FORWARD.
1	13-0071	01/15/2013		9,500 Commercial	INSTALL NEW AWNING WITH "ESTATE LIQUIDATOR" ON FRONT
1	13-1310	04/08/2013		5,000 Commercial	REPLACE ROTTEN BOARDS AND TRIM ABOVE AWNING 98' X 2' & PAINT TO MATCH EXISTING, PATCH & REPAIR DRYWALL AT THIRD FLOOR PORCH
	11-0849	03/17/2011		0	FABRICATE AND INSTALL AN EDGE METAL TIE IN TO STOP LEAK.
1	9803293	10/26/1998	01/01/1999	2,000 Commercial	PAINT FIRST FLOOR BLDG
1	9901469	05/04/1999	11/03/1999	2,000	REPLACE SIGN

1	0001207	05/15/2000	11/16/2001	1,100	PRESSURE CLEAN/PAINT BLDG
1	03-1230	04/04/2003	10/03/2003	2,000	PAINT EXTERIOR
1	05-1236	04/19/2005	11/05/2005	4,000	GUTTER WORK AND REPAINT
1	06-4434	07/21/2006	12/19/2006	3,500	SECOND FLOOR BALCONY RETILE
1	06-4975	08/28/2006	12/19/2006	6,000	INSTALL HURRICANE SHUTTERS ON STORE FRONT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	845,102	20,747	875,368	1,741,217	1,741,217	0	1,741,217
2013	747,964	21,377	820,658	1,589,999	1,589,999	0	1,589,999
2012	777,105	22,113	820,658	1,619,876	1,619,876	0	1,619,876
2011	777,105	22,850	820,658	1,620,613	1,620,613	0	1,620,613
2010	796,533	23,480	819,841	1,639,854	1,639,854	0	1,639,854
2009	825,675	24,216	1,446,288	2,296,179	2,296,179	0	2,296,179
2008	825,675	24,953	1,728,099	2,578,727	2,578,727	0	2,578,727
2007	603,198	25,583	2,499,714	3,357,956	3,357,956	0	3,357,956
2006	603,198	26,319	980,280	3,097,500	3,097,500	0	3,097,500
2005	623,998	27,055	871,360	3,097,500	3,097,500	0	3,097,500
2004	643,639	27,685	647,280	2,298,000	2,298,000	0	2,298,000
2003	684,940	54,048	528,612	2,298,000	2,298,000	0	2,298,000
2002	684,940	56,065	528,612	2,298,000	2,298,000	0	2,298,000
2001	762,101	29,788	528,612	1,027,300	1,027,300	0	1,027,300
2000	735,217	12,345	453,096	1,027,300	1,027,300	0	1,027,300
1999	552,670	12,642	453,096	1,027,300	1,027,300	0	1,027,300
1998	474,566	26,476	453,096	1,027,300	1,027,300	0	1,027,300
1997	474,566	27,081	431,520	1,027,300	1,027,300	0	1,027,300
1996	431,424	27,687	431,520	952,231	952,231	0	952,231
1995	431,424	28,074	431,520	952,231	952,231	0	952,231
1994	431,424	28,680	431,520	902,114	902,114	0	902,114
1993	431,424	29,285	431,520	892,229	892,229	0	892,229
1992	431,424	29,672	431,520	892,616	892,616	0	892,616
1991	0	0	222,720	222,720	222,720	0	222,720
1990	0	0	179,568	179,568	179,568	0	179,568
1989	0	0	178,176	178,176	178,176	0	178,176
1988	0	0	150,336	150,336	150,336	0	150,336
1987	0	0	68,873	68,873	68,873	0	68,873
1986	0	0	66,883	66,883	66,883	0	66,883
1985	0	0	53,453	53,453	53,453	0	53,453
1984	0	0	40,090	40,090	40,090	0	40,090
1983	0	0	35,245	35,245	35,245	0	35,245
1982	0	0	30,234	30,234	30,234	0	30,234

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/3/2012	2583 / 496	3,000,000	WD	37
7/31/2004	2033 / 1204	3,450,000	WD	Q
5/1/1998	1517 / 2234	3,050,000	WD	U
6/1/1990	1135 / 191	1	WD	M
10/1/1981	841 / 117	45	WD	U

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