



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

To: Chairman and Planning Board members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: April 23, 2012

Agenda Item: **Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500)** – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: A Major Development Plan to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility.

Applicant: General Services and Transportation Departments, City of Key West

Property Owner: City of Key West

Location: 5701 College Road

Legal Description: A portion of RE# 00072080-000500

Zoning: PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts



Background

This project was originally presented to the Planning Department in 2008. It went before the Development Review Committee (DRC) on June 12, 2008 and then the Planning Board on November 20, 2008. The project consisted of three conceptual designs. The project was conceptually approved with the understanding that while each of the three designs met the relevant land use criteria, the City Commission would make the final design decision. On May 4, 2009, it was moved forward to the City Commission for approval. The item was then postponed for the purpose of holding a workshop.

The workshop was held on June 2, 2009 to discuss the design alternatives contained within the original application approval. The Commission requested the consultant refine their plans that consisted of the one alternative that most reduced the scope of the project. The project was redesigned and brought back through the DRC on March 25, 2010. The City Commission approved the project through Resolution 10-158 on May 4 2010. Per Section 108-203 (a), construction shall commence within 12 months of the date of approval. Subsequently, the project approval has expired due to the lack of any building permits. Considering this circumstance, it would be prudent to consider approving this project with a recommendation to the City Commission that the project have a permit schedule of 24 months.

At this time, the City is proposing to move forward with the project with the same design and plan set. While the interior spaces have been reconfigured, there has been no material change to the overall design. The estimated interior space has been increased by 785 square feet to account for stairwells, hallways, bathrooms and such spaces not accounted for in the previous calculations. Per Florida Building Code, there are two definitions for floor area. Gross floor area is all that is contained within the exterior walls. Net floor area is “the actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets.” The original calculations did not include these spaces. Therefore, while there is a difference in the square footage, it is only an accounting of previously excluded floor area.

Existing Conditions

Currently the 50.81 acre property consists of an existing solid waste transfer station, the closed Stock Island landfill and extensive environmentally sensitive areas. The zoning on the parcel is PS, C-M and C-OW. The redevelopment addressed in this application is limited to approximately 3.87 acres of the 4.5 acre portion of the parcel occupied by the existing transfer station. This portion of the property is located in the PS zoning district which according to a January 2006 study by CH2M Hill, is the only developable area on the parcel.

Proposed Development

The applicant is proposing to redevelop the waste transfer station which occupies an approximately 4.5 acre portion of the 50.81 acre site as the new Key West Department of Transportation Public Transit and Parking Facility. The project proposal is to utilize the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows “For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance;

and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the Planning Board for a variance.” The property is valued at \$30,963,290 and the project is estimated to be \$7,480,000 which is 24 percent of the property value and as such meets the criteria for build back without variances.

The project will be developed in two phases. The first phase is the subject of this application and consists of the Department of Transportation administration offices, the bus maintenance garage, bus wash, bus parking, fuel dispensing area and employee parking on a 3.87 acre land area. The second phase is expected to consist of parking for Monroe County School District buses as part of a land trade with the City. This second phase will be addressed as part of a separate and future application.

Surrounding Zoning and Uses

The surrounding properties consist of conservation areas, public service areas (including the Stock Island landfill) and a nearby planned redevelopment district comprised of the Key West Golf Club and associated housing and Sunset Key Marina and condominiums.

Permitted Uses in PS Zoning District:

- 1) Community centers, clubs and lodges.
- (2) Educational institutions and day care.
- (3) Golf course facilities.
- (4) Hospitals and extensive care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Places of worship.
- (8) Business and professional offices.
- (9) Medical services.
- (10) Parking lots and facilities.
- (11) Veterinary medical services with or without outside kennels.
- (12) Government operated transit facilities.

Conditional Uses in PS Zoning District:

- (1) Cemeteries.
- (2) Cultural and civic activities.
- (3) Protective services.
- (4) Public and private utilities.
- (5) Funeral homes.
- (6) Marinas.

Previous City Actions

Development Review Committee Meeting:	June 12, 2008
Tree Commission Meeting:	August 11, 2008
Planning Board Meeting:	November 20, 2008
City Commission Meeting:	May 4, 2009, postponed
City Commission Workshop:	June 2, 2009

Development review:
 City Commission Meeting:

March 25, 2010
 May 4, 2010

Process

Planning Board Meeting:
 City Commission Meeting:

April 23, 2012
 May 15, 2012, Tentative

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

Section 108-91 B(2)(b) of the City of Key West LDRs requires that any proposed non-residential development outside the historic district greater than 5,000 square feet submit an application for a major development plan. Section 108-196(a) of the LDRs (review by planning board) states "after reviewing a major development plan or a minor development plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the land development regulations and the intent of the land development regulations and comprehensive plan."

Section 108-198 states that the City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the Land Development Regulations (LDR's) and based on the intent of the LDR's and Comprehensive Plan. The City Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the comprehensive plan and the LDR's. Any condition shall be made a written record and affixed to the development plan as approved. If the City Commission disapproves a development plan, the reasons shall be stated in writing".

Planning staff, as required by Chapter 108 of the City of Key West LDRs, has reviewed the following for compliance with the City's LDRs and comprehensive plan.

Project Data			
	Existinnng	Permitted/Required	Proposed
Zoning	PS	N/A	N/A
Lot Area¹	50.81 acres / 2,213,283.6 sf	6000 sf	3.8 acres / 165,528 sf ¹
FAR	0.01	0.8	0.009
Building coverage	0.1% / 24,801 sf	40%	0.1% / 21,715 sf
Impervious	3.3% / 72,315 sf	50%	5.1% / 110,664.18 sf
Building Height²	Approximately 60 feet	25 feet	43.66 feet ²
Parking³	1 space per 300/600 sf	52	66 + 12 bike / scooter
Flood Zone	AE-9	N/A	N/A

¹ The parcel is 50.81 acres. The applicant is proposing to utilize a 3.8 acre portion of the 4.5 acre area occupied by the existing transfer station. The proposed coverage calculations have been based on the entire parcel size.

² The project proposal will use the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows “For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance.” The property is valued at \$30,963,290 and the project is estimated to be \$7,489,000 which is 24 percent of the property value and as such meets the criteria for build back without variances.

³ 1 space for every 300 square feet of floor area of professional office use. This will consist of a 2 story area with approximately 10,933 square feet for the administrative functions of the KWDOT.

1 Space for every 600 square feet of floor area for warehousing or manufacturing use. This will consist of approximately 10,782 square feet for the bus fleet service area and the bus wash facility.

Concurrency facilities and other utilities or service (Section 108-233)

Potable Water Supply

Section 94-68 of the City of Key West Code sets the level of service standard for potable water for nonresidential uses at 650 gal/acre/day. Utilizing this level of service standard;

i) the capacity of the **existing** use of the subject property would be:

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,515.5 \text{ gal/day}$$

ii) the capacity of the **proposed** use of the subject property would be:

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,515.5 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for potable water would remain unchanged and thus satisfy concurrency requirements. In addition, the existing development is currently utilized by 21 employees and under full solid waste to energy facility operations had greater than 40 employees on two (2) shifts per day/seven (7) days per week. In comparison, the proposed Public Transportation Facility will relocate 11 staff to the proposed facility. The proposed facilities would therefore result in a net decrease in potable water demand when compared to the existing facilities.

The existing site is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA) with a 3” potable water service line and a fire line. The existing 3” service line is connected to a 10” water main located in front of the site. FKAA has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place. The applicant will pursue final FKAA permit approvals for potable water service prior to construction.

The Florida Keys Aqueduct Authority received the application packet and provided comments on this proposal for the June 2008 DRC meeting. The applicant will be required to submit a complete set of plans to determine meter requirements and System Development Fees.

Sanitary Sewer

Section 94-67 of the City of Key West Code sets the level of service standard for sanitary sewer for nonresidential uses at 660 gal/acre/day.

Utilizing this level of service standard;

- i) the capacity of the **available** use of the subject property would be:

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,554.2 \text{ gal/day}$$

- ii) the capacity of the **proposed** use of the subject property would be:

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,554.2 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for sanitary sewer would remain unchanged.

The current facility utilizes a septic system for sanitary sewer disposal which will be disconnected and demolished during redevelopment. Key West Resort Utilities (KWRU) currently provides wastewater collection and treatment services within the area of the proposed development and has been contacted regarding the intent to connect to their wastewater collection system to service the proposed Public Transportation Facility development. KWRU has an overall capacity of 500,000 gal/day and currently operates at 325,000 gal/day. The capacity required to service the Public Transportation Facility will not adversely impact KWRU services. The applicant will pursue final KWRU approvals for sanitary sewer collection and treatment prior to construction of the proposed project.

Drainage

Section 94-69 of the City of Key West Code sets the drainage level of service standard as: 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) stormwater facilities must be designed so as to not degrade the receiving water body.

The proposed project satisfies the drainage concurrency requirement by providing full on-site retention of runoff from the 25 year 3-day storm event as detailed in the attached drainage calculations. The runoff from storm events, up to and including the 25 year 3 day storm event, is captured onsite utilizing a system of inlets, flumes, dry retention areas and associated stormwater piping. For larger storm events, the stormwater system has been designed to utilize Class V injection wells for ultimate disposal of runoff after providing the water quality requirement. As the system is designed for complete onsite retention, up to and including the 25 year 3 day storm

event, the proposed project will not discharge/degrade any surrounding water bodies. By providing the proposed drainage system and providing for onsite retention and disposal of stormwater, the proposed project will satisfy concurrency requirements for the redevelopment. Stormwater treatment standards also apply to the entire parcel. Because areas outside of the redevelopment area consist of undevelopable wetlands and a closed landfill, overall stormwater treatment must address a large area with a variety of treatment objectives. Although management of the entire site is outside the scope of this application, the City must obtain an overall Environmental Resource Permit from the South Florida Water Management District for the developed (north side of the parcel) as part of the approvals for this project.

Solid Waste

Section 94-71 of the City of Key West Code sets the level of service standard for solid waste for nonresidential uses at 6.37 lb/capita/day.

Utilizing this level of service standard;

i) the capacity of the **existing** use of the subject property would be:

$$6.37 \text{ lb/capita/day} * 21 \text{ employees} = 133.77 \text{ lb/day}$$

ii) the capacity of the **proposed** use of the subject property would be:

$$6.37 \text{ lb/capita/day} * 11 \text{ employees} = 70.07 \text{ lb/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for solid waste would decrease and thus satisfy concurrency requirements. The solid waste collection service for the subject site is provided by the City of Key West Solid Waste Department. After collection, the solid waste is hauled away and disposed of by Waste Management. Due to the net reduction in service capacity required, no adverse impact will result to the solid waste service by the proposed Public Transportation Facility project.

Roadways/Trip Generation

Section 94-72 of the City of Key West Code sets the level of service standard for roads. In order to satisfy concurrency requirements, a comparison of the number of trips of the existing facility with the proposed facility was conducted and is presented below. As the proposed facility will generate less trips than the existing facility, it is determined that the concurrency requirement for roads has been met.

The existing site operates as a heavy industrial usage for the existing solid waste facilities. The operations of the existing site had a facility average of 145 daily trips. The generated trips included traffic involved in the solid waste operations that exist onsite as well as facility employee traffic (12 employees).

The proposed site will have a minor decrease in employee trips (11 employees as compared to the existing 12 employees). In comparing the existing and proposed operations it is important to note that all bus routes within the City of Key West already utilize the adjacent road networks

(College Road). As such, the only trips attributable to the operations of the proposed Public Transportation Facility would be an initial trip from the site at the start of the bus schedule and a terminal trip to the site at the completion of the bus schedule. As the City currently operates and maintains fifteen (15) buses, the total anticipated trips for the proposed facilities would be 41 trips.

The 41 trips generated by the proposed facility is well below the existing 145 trips generated by the solid waste facility operations. By reducing the number of trips on adjacent road networks compared with the existing operations, the proposed Public Transportation Facility will satisfy road concurrency requirements.

Fire Protection

The Fire Department had no objections to the site plan at the DRC meetings on June 12, 2008 or March 25, 2010. The building will be required to be sprinkled. All additional Life Safety elements shall be in place before a final CO will be issued.

Other public facilities

Keys Energy Services had no concerns at the DRC meetings on June 12, 2008 or March 25, 2010.

Appearance, design and compatibility (Section 108-234)

Compliance with Chapter 102; Articles 111, IV and V

The applicant has not received HARC approval for the design of the structures as the site does not fall within the jurisdiction of the HARC Planner.

Compliance with Section 108-956

Section 108-956 discusses the requirements for domestic water and wastewater. These issues have been discussed in the previous section of the report.

Chapter 110; Article II

Should any archeologically significant resources be discovered during the development of the site, the applicant shall be required to comply with this article of the LDRs.

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

The site is located in the PS zoning district which permits government operated transit facilities. The surrounding properties consist of conservation areas, public service areas that include the landfill and elementary school, a nearby planned redevelopment district comprised of the Key West Golf Club and associated housing and the neighboring Sunset Key Marina and condominiums. Adverse impacts are not anticipated due to the change to the less intense use proposed, design, and the substantial physical barrier comprised of conservation lands separating these uses. Coordination with the closest residential uses at the Sunset Marina Condominium, including a visual impact assessment from the upper stories of the condominiums, indicates that the redevelopment appears visually compatible. The marina manager noted that future phase work might raise compatibility concerns if it increases transportation impacts to the area. Because this application addresses the first phase of the development only, those concerns will

presumably be discussed at a later date if and when the second phase is formally proposed by the Transit Department.

Appearance of site and structures (Section 108-236)

This section also requires review for compliance with the performance standards stipulated in Section 108-278 through 108-288. This development would seem to be comprised of harmonious design elements thus meeting the general intent.

Appearance of site and structures (Section 108-278)

The applicant does not require HARC approval for the design of the structures as the property is outside the historic district.

The application does not include information on lighting for the proposed development; therefore, staff is unable to evaluate the lighting plan at this time.

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

The dumpster location has been indicated on the plans. If a front-end loaded container is used, it shall meet all the requirements of Section 108-279 and 108-280 of the LDRs.

Utility lines (Section 108-282)

There were no comments or objections to this development. However, it is typical of Keys Energy to require the power lines be placed underground for this development.

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

All vending operations such as transit pass sales will take place in a climate controlled building.

Exterior Lighting (Section 108-284)

Any proposed lighting must comply with this section.

Signs (Section 108-285)

The plans do not indicate the location of any signage. A separate permit will be required for the installation of any signs and the signs will be required to comply with Chapter 114 "Signs" of the LDRs.

Pedestrian sidewalks (Section 108-286)

The plans refer to a proposed sidewalk as being built by others, as such, the site plan indicates adequate pedestrian walkways. The proposed sidewalk will be along the property line abutting College Road.

Loading docks (Section 108-287)

Not applicable to this development.

Storage Areas (Section 108-288)

Not applicable to this development.

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

The proposed development provides 66 car parking spaces and 12 bicycle and scooter parking spaces that can augment the required car parking spaces at a 20% ratio. In this case, 52 car parking spaces would be required based on 1 space for every 300 square feet of floor area of professional office use and 1 space for every 600 square feet of floor area for ware housing or manufacturing use with an allowed replacement of 11 with bicycles. The site plan indicates adequate bicycle parking. The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

Housing (Section 108-245)

The proposed redevelopment does not impact hurricane evacuation as this is a City operated transit center.

Economic resources (Section 108-246)

Not applicable to this development.

Special Conditions (Section 108-247)

The application as submitted complies with the intent of the LDRs and the city's comprehensive plan. The proposed development is not within any special zoning districts, adjacent to the airport or in proximity to waste treatment. It is however, next to a closed permitted solid waste landfill.

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

The application materials indicate that a building permit will be submitted after approvals have been obtained. Inspections will be performed as required by the Florida Building Code and the Key West Building Department.

Open Space, screening and buffers and landscaping (Article V and VI)

The pervious surface ratio for the entire 50.81 acre parcel should show the open space ratio for this project is approximately 95%.

A minimum of 70% of the plant material shall be native plant materials as defined by the code. The applicant submitted a comprehensive landscape plan to the Tree Commission on August 11, 2008 which was approved.

Off-street parking and loading (Article VII)

The site plan indicates adequate car and bicycle / scooter parking. The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

Stormwater and surface water management (Article VIII)

The applicant submitted a conceptual drainage plan. This item has been discussed in a previous section of this report. The acting City Engineer states that all final stormwater drainage plans must be approved prior to the issuance of building permits and that the plan must address the entire parcel.

Flood Hazard Areas (Division 4 - Sections 108-821 - 108-927)
The proposed development is located in the AE – 9 flood zone.

Utilities (Article IX)

These items have been addressed in a previous section of this report.

RECOMMENDATION

The Planning Department recommends that the Planning Board forward a recommendation of **conditional approval** to the City Commission. The conditions are as follows:

1. Obtain and maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.
2. That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2012-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 108-196 and 122-63 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, APPROVING A MAJOR DEVELOPMENT PLAN AT PROPERTY ADDRESSED AS 5701 COLLEGE ROAD (RE# 00072080-000500); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for a Major Development Plan was originally filed June 2, 2008, by the authorized agent for the property owner;

WHEREAS, the property is located in the PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts; and

WHEREAS, the proposal would permit the conversion of a waste transfer facility into a public transportation maintenance and parking facility; and

WHEREAS, plans received June 2, 2008, were considered at the June 12, 2008, Development Review Committee meeting; and

WHEREAS, after public notice, the application for a Major Development Plan was heard by the Planning Board at the Special Planning Board Meeting on November 20, 2008; and

WHEREAS, at that meeting, Staff recommend approval of the Major Development Plan; and

WHEREAS, a motion was made to approve the Plan; and

WHEREAS, the Plan was scheduled for hearing by the City Commission on May 10, 2009; and

WHEREAS, the Plan was postponed for further review; and

WHEREAS, the Plan was modified and approved by the Commission on May 20, 2010; and

WHEREAS, the associated approvals have since expired due to lack of timely action; and

WHEREAS, the City would move to reapprove the original project; and

_____Chairman

_____Planning Director

WHEREAS, the item was scheduled for a Special Planning Board Meeting on April 23, 2012;

and

WHEREAS, the Plans dated February 2010 were approved at that meeting; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board recommends the City Commission grant **conditional approval** of the application for the Major Development Plan per the attached original plan set dated February 2010 with the following conditions:

1. Obtain and Maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.
2. That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.

Section 2. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and the Planning Director. Passed at a special meeting held April 23, 2012

Authenticated by the Chair of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

_____ Date

Attest:

_____ Chairman

_____ Planning Director

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk

Cheryl Smith, City Clerk

Date

Draft

_____Chairman

_____Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
 City of Key West Planning Department
 604 Simonton Street, Key West, FL 33040
 (305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan	Conditional Use	Historic District
Major <u>X</u>	_____	Yes _____
Minor _____		No <u>X</u>

Please print or type:

- 1) Site Address 5701 College Rd, Key West, Fl 33040
- 2) Name of Applicant City of Key West - Jim Scholl, City manager
- 3) Applicant is: Owner X Authorized Representative _____
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant P.O. Box 1409, 627 Palm Avenue, Key West, Fl 33040
- 5) Applicant's Phone # (305) 809-3910 Email _____
- 6) Email Address: _____
- 7) Name of Owner, if different than above City of Key West
- 8) Address of Owner Same as Applicant
- 9) Owner Phone # (305) 809-3910 Email _____
- 10) Zoning District of Parcel PUBLIC SERVICES RE# 00072080-000500
- 11) Is Subject Property located within the Historic District? Yes _____ No X
 If Yes: Date of approval _____ HARC approval # _____
 OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
The proposed development is a new City of Key West Department of Transportation Public Transit Facility: A Two story (+/- 10,933SF) Administrative/office Area, A One story (+/- 8695SF) Transit Fleet Service Area, A (+/- 2,081SF) BUS WASH FACILITY, A Fuel Island and associated site development as shown on the enclosed plans.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No X
If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?
Yes _____ No X

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

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.

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

5701 College Rd., Key West, Fla 33040

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.

JK Scholl

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this APRIL 5 by

date

JIM K SCHOLL

Name of Owner

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

Maria G. Ratcliff

Notary's Signature and Seal

Maria G. Ratcliff

Name of Acknowledger typed, printed or stamped



March 22, 2015

Commission Number, if any

**Modified Cost Estimate
(Reduced)**

**CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
OFFICE/MAINTENANCE FACILITY & BUS WASH**

SUMMARY - PROBABLE CONSTRUCTION COST

ESTIMATED PROBABLE CONSTRUCTION COST	
Contingency	\$350,000
Office/Maintenance Building	\$4,750,000
Fuel Facility (To be relocated from existing site)	\$0
Bus Wash Facility	\$250,000
Site Development Work	\$1,450,000
Furniture & Special Equipment	Not Included
Estimated Probable Construction Cost Subtotal	\$6,800,000
KW Factor @ 10%	\$680,000
ESTIMATED PROBABLE CONSTRUCTION COST	\$7,480,000

BASIS & ASSUMPTIONS

- Development Area ±3.87 acres
- Intent of estimate is to provide a conceptual level cost estimate
- Quantities and unit-prices are subject to change pending design progress
- Estimate includes an estimate contingency factor due to the stage of design
- Estimate excludes demolition of the existing facilities
- Estimate excludes existing Bldg. & Site Environmental Remediation & Mitigation, if required
- Estimate excludes removal/remediation of any existing chemicals and/or oil in the soil, if required
- Estimate excludes asbestos abatement, if required
- Estimate is based on normal bidding circumstances and current market conditions
- Estimate assumes that the entire project is to be let under a single contract
- Estimate assumes the fuel facility along with specialty equipment will be relocated from the current facilities
- Estimate assumes City to provide/deliver all fill for the project. Cost of furnishing & delivering fill to the site is not included (estimated cost ±\$825,000).
- Estimate assumes project will be provided with an alternate power supply (generator) in the future. Cost of generator is not included (estimated cost ±\$150,000).
- Estimate excludes furniture and special equipment (estimated cost ±\$250,000).

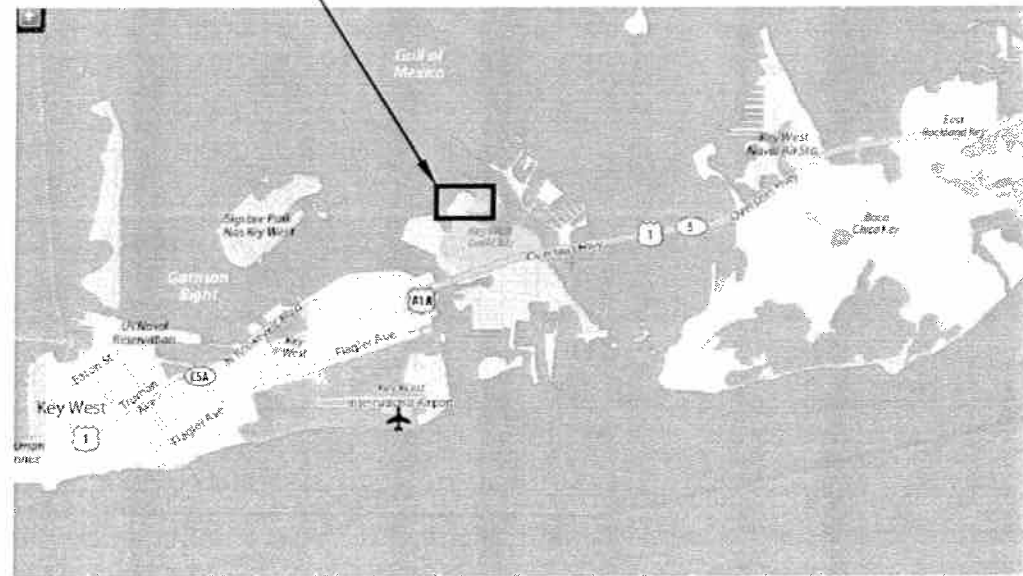
Site Plans

CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY

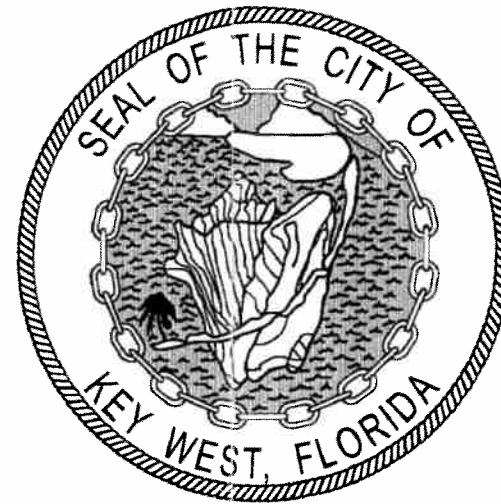
5701 COLLEGE ROAD, KEY WEST, FL 33040

CIVIL - VOLUME I
SFWMD PERMIT SET

PROJECT LOCATION



VICINITY MAP



PREPARED FOR THE
City of Key West
Key West, Florida

INDEX TO DRAWINGS

DRAWING	DESCRIPTION
C-00A	COVER / INDEX
E-01	EXISTING CONDITIONS
C-01	PROPOSED SITE PLAN
C-02	PROPOSED GRADING AND DRAINAGE PLAN
C-03	PROPOSED UTILITY PLAN

PERMIT SET
NOT FOR CONSTRUCTION

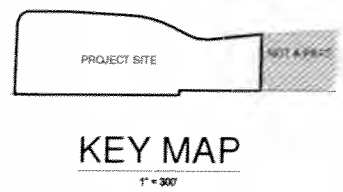
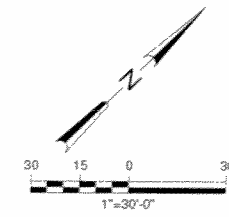
CIVIL ENGINEER

ARCHITECTURAL, MEP, LANDSCAPING

CHEN & ASSOCIATES
Civil and Environmental Engineers
420 Lincoln Road, Suite 444
Miami Beach, Florida 33139
Tel: 786 495 1500
Fax: 305 444 9999
ATTN: OSCAR R. BELLO, P.E.

PBS&J
2001 NW 107TH AVE.
MIAMI, FL 33172-2507
PHONE: 305.592.7275
FAX: 305.597.0229
FBPR CERTIFICATE OF
AUTHORIZATION No.: 24
ATTN: AVINASH GUPTA, AIA

FEBRUARY 2010



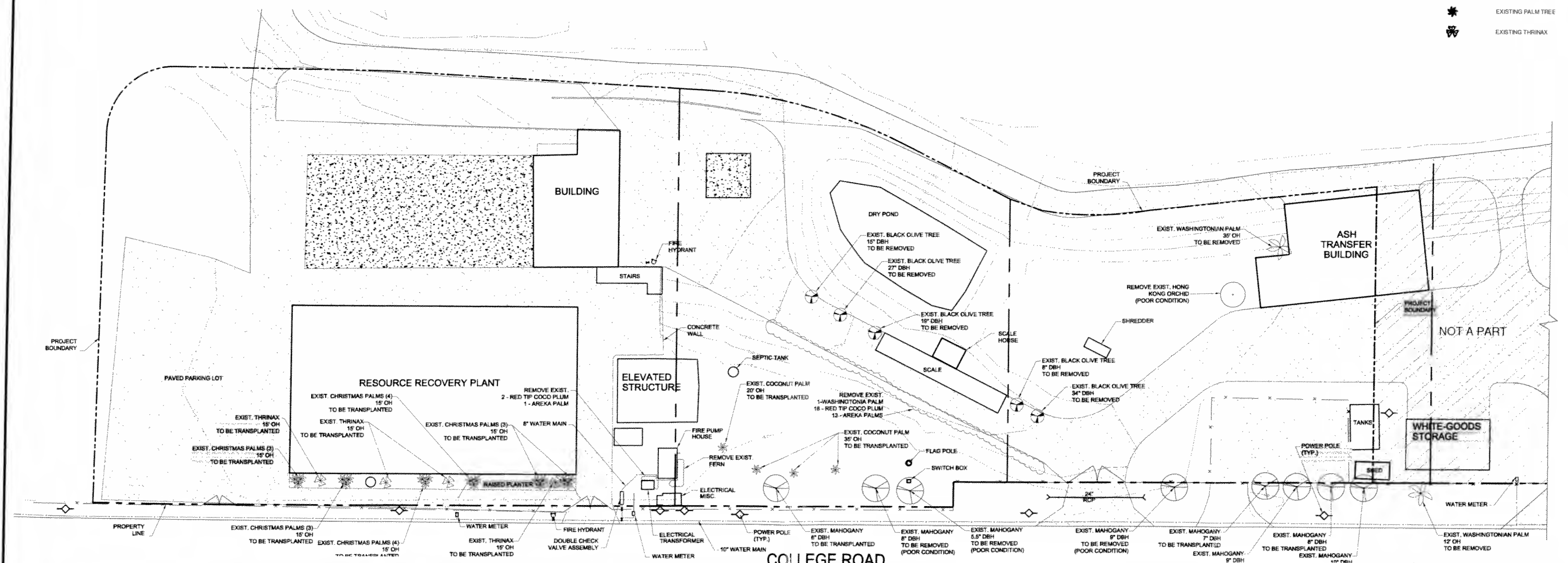
NOTES:

1. THE CITY OF KEY WEST SOLID WASTE DEPARTMENT IS RESPONSIBLE FOR CLOSING OUT OPERATIONS AND DEMOLITION OF ALL EXISTING STRUCTURES ON SITE PERTAINING TO THE EXISTING SOLID WASTE TRANSFER STATION. THE PROPOSED TRANSFER STATION PROJECT INCLUDES NEW FACILITY DEVELOPMENT ONLY.
2. THE EXISTING CONDITIONS SHEET PRESENTED IS FOR REFERENCE ONLY AND IS BASED ON SURVEY COMPLETED (JUNE 1992) BY CH2M HILL AND AVIROM AND ASSOCIATES (OCTOBER 2006).

- LEGEND:**
- PROPERTY LINE
 - - - PROJECT BOUNDARY LINE
 - EXISTING WATER LINE
 - x - EXISTING FENCE
 - EXISTING CONTOURS
 - FEMA ZONE LINE
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ▭ EXISTING ASPHALT
 - ▭ EXISTING CONCRETE
 - ✻ EXISTING WASHINGTONIAN PALM
 - ⊗ EXISTING BLACK OLIVE TREE
 - ⊗ EXISTING MAHOGANY
 - ✻ EXISTING PALM TREE
 - ✻ EXISTING THRINAX

ABBREVIATIONS:

OH - OVERALL HEIGHT
 DBH - DIAMETER AT BREAST HEIGHT
 EXIST. - EXISTING



INVASIVE EXOTIC PLANT SPECIES TO BE REMOVED ACROSS THE STREET THE ENTIRE WIDTH OF THE PROJECT. WORK TO BE COORDINATED WITH THE CITY'S LANDSCAPING DEPARTMENT.

**PERMIT SET
 NOT FOR CONSTRUCTION**

NO.	DATE	REVISIONS	APPRO. BY

DESIGNER: ORB
 DRAWN BY: CAA
 CHECKER: ME
 SCALE: AS SHOWN



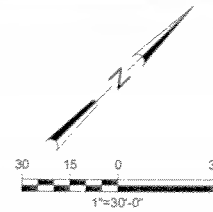
CONCANN BELLO, P.E.
 CIVIL ENGINEER
 P.L. Reg. No. 91813



**CITY OF KEY WEST, FLORIDA
 DEPARTMENT OF TRANSPORTATION**
 827 PALM AVENUE, KEY WEST, FL 33540

**CITY OF KEY WEST
 PUBLIC TRANSPORTATION FACILITY**
 5701 COLLEGE ROAD, KEY WEST, FL 33040

EXISTING CONDITIONS
 Date: FEBRUARY 2010
 Sheet: of Drawing: EC-01

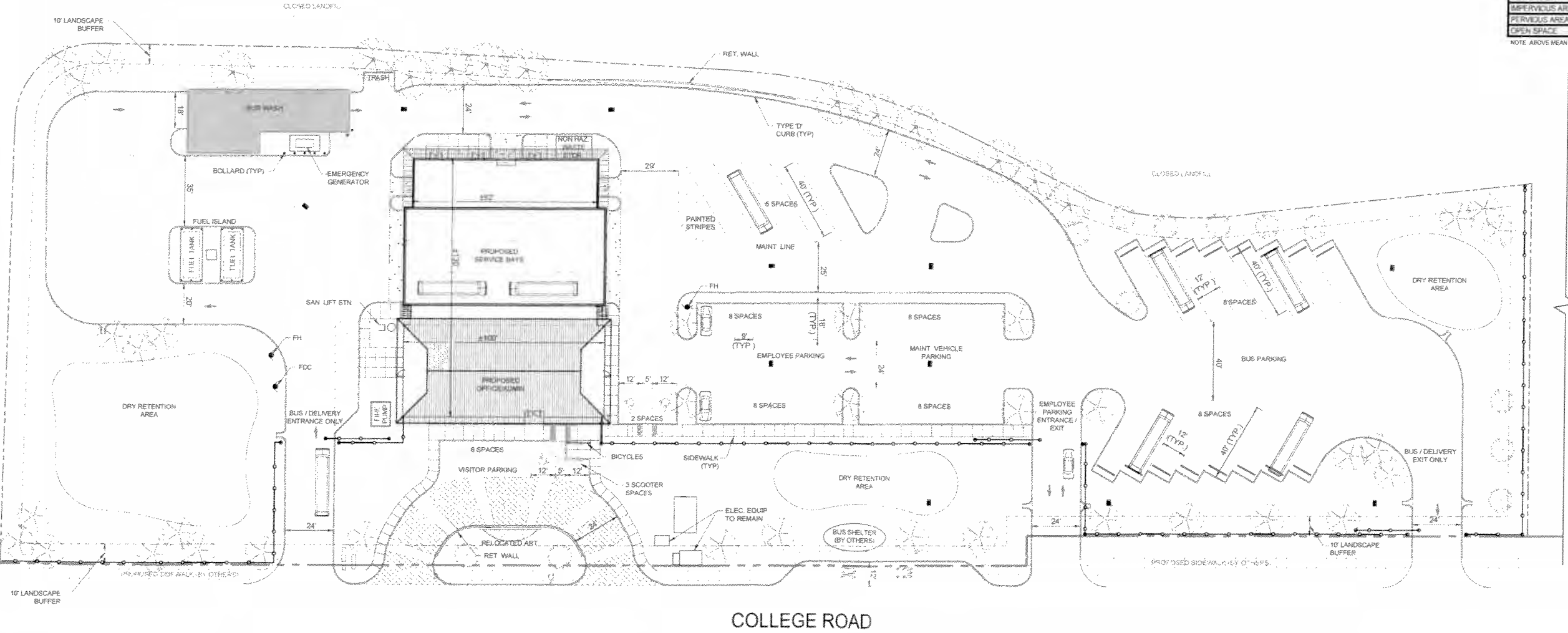


KEY MAP
1" = 30'

LEGEND:

- PROPERTY LINE
- - - PROJECT BOUNDARY LINE
- - - PROPOSED CHAIN LINK FENCE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- - - FEMA ZONE LINE
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROP. CONCRETE FLUME
- PROP. ADA RAMP TYPE 'CR-23'

SITE DATA		
ADDRESS:	5701 COLLEGE ROAD, KEY WEST, FL 33040	
PROPERTY INFO:	FEMA BASE FLOOD ELEVATION = 11.0 FT (NOV); FEMA MAP # 12067C1020B; SLOPED ZONE: 2%	
OWNER AND CONTACT PERSON:	CITY OF KEY WEST, P.O. BOX 488, KEY WEST, FLORIDA 33041	
EXISTING ZONING:	(PS) PUBLIC SERVICES	
USE:	(PS) PUBLIC SERVICES	
ITEM	REQUIREMENTS	PROVIDED
PROJECT AREA:		1.86 ACRES (81,123 SF)
MIN. FRONT SETBACK:	20 FT	79 FT
MIN. REAR SETBACK:	20 FT	20 FT
MIN. SIDE SETBACK:	10 FT	10 FT
MAX. DENSITY:	80%	80%
MAX. FLOOR AREA RATIO:	3.0	0.702
MAX. HEIGHT:	37 FT (3RD FLOOR)	
MAX. BUILDING COVERAGE:	40%	7.9%
MIN. LOT SIZE:	8,000 SF	80,123 SF
MIN. WIDTH:	50'	200'
MIN. DEPTH:	100'	100'
PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE:		ADMIN. BLDG. 7,389 SQ. FT.; SERVICE BLDG. 9,289 SQ. FT.; WASH FACILITY 2,037 SQ. FT. (TOTAL) 18,715 SQ. FT.
PARKING REQUIRED:	1 SPACE/100 SF (ADMIN.) = 73 SPACES 1 SPACE/100 SF (SERVICE) = 113 SPACES TOTAL = 186 SPACES	48 SPACES 3 SCOOTER SPACES
BICYCLE PARKING REQUIRED:	2% (ADMIN.) = 1 SPACES 5% (SERVICE) = 5 SPACES TOTAL = 6 SPACES	12 SPACES
MIN. PARKING DIM.:	8' x 18'	8' x 18'
MIN. DRIVEWAY WIDTH:	20' FIRE ACCESS, 20' TWO WAY, AND 24' TWO WAY WITH 8" FINISH	20' MIN.; 24' MIN.
HANDICAP SPACES:	2 SPACES	3 SPACES
REFERENCE IS MADE TO THE CITY OF KEY WEST CODE OF ORDINANCES		
LAND COVERAGE SUMMARY		
TOTAL AREA:	1.86 ACRES (81,123 SF)	
IMPERVIOUS AREA:	1.61 ACRES (100,421 SF)	
PERVIOUS AREA:	1.55 ACRES (67,702 SF)	
OPEN SPACE:	40.3%	



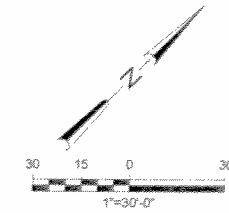
- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
 - PROJECT BOUNDARY/PROPERTY LINE PRESENTED IS BASED ON SURVEY COMPLETED (JUNE 1992) BY CH2M HILL AND AVROM AND ASSOCIATES (OCTOBER 2008)
 - TREES SHOWN FOR GRAPHIC PRESENTATION ONLY. REFER TO LANDSCAPE PLANS FOR FINAL LANDSCAPE LOCATIONS

**PERMIT SET
NOT FOR CONSTRUCTION**

<table border="1"> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>1</td><td></td><td></td><td></td></tr> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>APPT. BY</th> </tr> </table>	5				4				3				2				1				NO.	DATE	REVISION	APPT. BY	DESIGNER: ORE DRAWN BY: CAA CHECKER: ME SCALE: AS SHOWN	 CH2M HILL & ASSOCIATES Civil and Environmental Engineers 500 West Cypress Street, Suite 300 Fort Lauderdale, Florida 33309 Tel: 954-760-0000 Fax: 954-760-0001	 PBSJ 300 SW 10TH AVE SUITE 11, 20-12-007 MIAMI, FLORIDA 33135-2007 305-358-0211 FAX 305-357-2202 100% CORRECTIVE OF AUTHORIZATION No. 24	 OSCAR W. BELLO, PE CIVIL ENGINEER FL. REG. NO. 51813	CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION 127 PALM AVENUE, KEY WEST, FL 33040	CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY 5701 COLLEGE ROAD, KEY WEST, FL 33040	PROPOSED SITE PLAN Date: FEBRUARY 2010 Sheet: of Drawing: C-01
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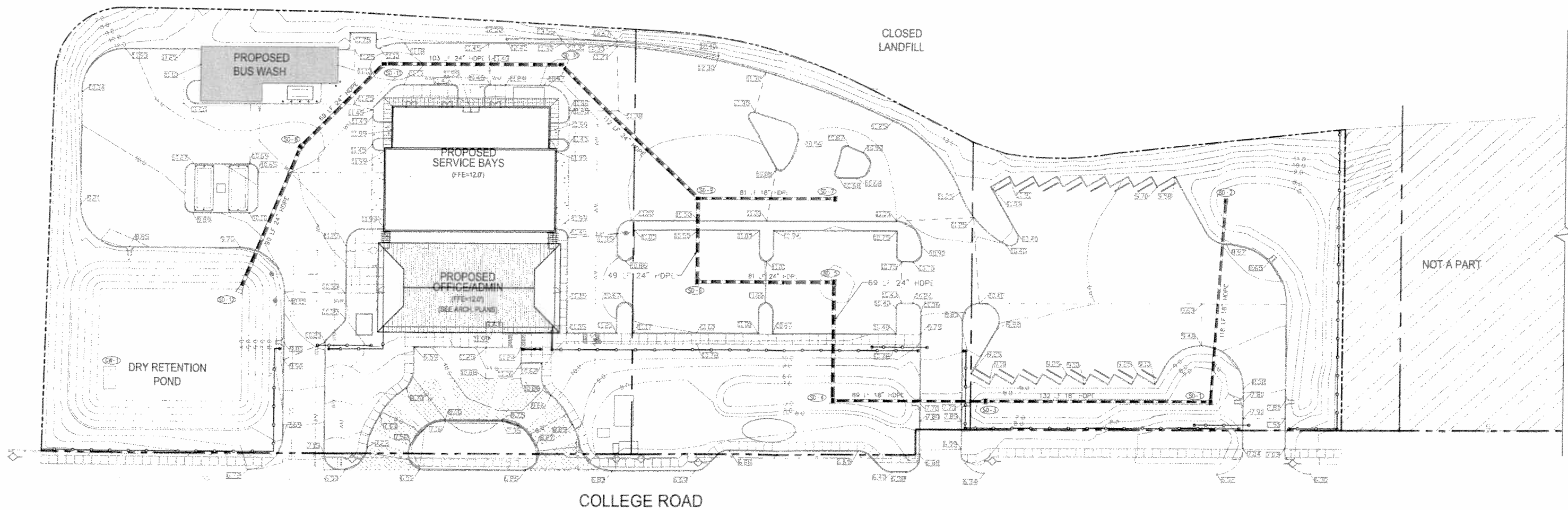
STORM DRAIN LEGEND:

- SD-1 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 7.10
BOS 1.00
INV 3.00(NW) 18" HDPE
INV 3.00(SE) 18" HDPE
- SD-2 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 7.10
BOS 1.00
INV 3.00(E) 18" HDPE
- SD-3 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 7.10
BOS 1.00
INV 3.00(W) 18" HDPE
- SD-4 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 7.10
BOS 1.00
INV 3.00(NW) 24" HDPE
INV 3.00(NE) 18" HDPE
- SD-5 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 9.80
BOS 1.00
INV 4.00(SW) 24" HDPE
INV 3.00(SE) 24" HDPE
- SD-6 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 10.13
BOS 2.00
INV 4.00(NE) 24" HDPE
INV 4.00(W) 24" HDPE
- SD-7 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 10.45
BOS 2.00
INV 4.00(SW) 18" HDPE
- SD-8 TYPE 'C' CATCH-BASIN PER FDOT INDEX 232
RM 10.77
BOS 2.00
INV 4.00(N) 24" HDPE
INV 4.00(E) 24" HDPE
- SD-9 TYPE 'D' (A.1. A) CATCH-BASIN PER FDOT INDEX 232
RM 10.30
BOS 2.00
INV 4.00(NW) 18" HDPE
INV 4.00(W) 24" HDPE
INV 4.00(SE) 24" HDPE
- SD-10 TYPE 'D' (A.1. A) CATCH-BASIN PER FDOT INDEX 232
RM 10.90
BOS 2.00
INV 4.00(E) 24" HDPE
INV 4.00(SW) 24" HDPE
- SD-11 TYPE 'D' (A.1. A) CATCH-BASIN PER FDOT INDEX 232
RM 10.75
BOS 2.00
INV 4.00(NE) 24" HDPE
INV 4.00(S) 24" HDPE
- SD-12 24" METELED END SECTION PER FDOT INDEX 232
INV 4.00(NW) 24" HDPE
- GW DRAUGHTY WELL
RM 5.77
BOS -0.50
TOP OF WELL 3.00



KEY MAP
1"=300'

- LEGEND:**
- PROPERTY LINE
 - PROJECT BOUNDARY LINE
 - - - PROPOSED CHAIN LINK FENCE
 - ◇ EXISTING POWER POLE
 - ▽ EXISTING FIRE HYDRANT
 - ▽ EXISTING WATER VALVE
 - EXISTING ASPHALT
 - PROPOSED PAVER
 - PROPOSED CONCRETE
 - TYPE 'C' CATCH BASIN
 - STORM DRAIN MANHOLE
 - ▽ MITERED END SECTION
 - STORM DRAIN PIPE
 - GRADING RIDGE LINE



**PERMIT SET
NOT FOR CONSTRUCTION**

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NO.	DATE	REVISION	APP'D BY

DESIGNER: ORB
DRAWN BY: CAA
CHECKER: MB
SCALE: AS SHOWN

CHEN & ASSOCIATES
Civil and Environmental Engineers
300 West of Highway 1, Suite 200
Fort Lauderdale, Florida 33309
Tel: 954.750.0700
Fax: 954.750.0701

PBS&I
380 NW 107th Ave
Miami, FL 33167
Phone: 305.251.5151
Fax: 305.251.5152
FOR OFFICIAL USE ONLY

OSCAR R. BELLO, PE
CIVIL ENGINEER
FL Reg. No. 91912



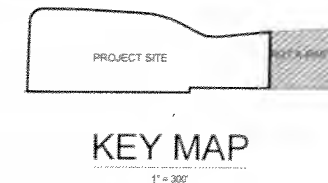
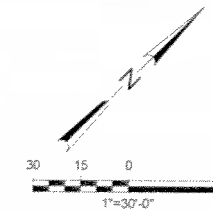
CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION
627 PALM AVENUE, KEY WEST, FL 33040

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
5701 COLLEGE ROAD, KEY WEST, FL 33040

PROPOSED GRADING AND DRAINAGE PLAN
Date: FEBRUARY 2010
Sheet: _____ of _____ Drawing: C-02

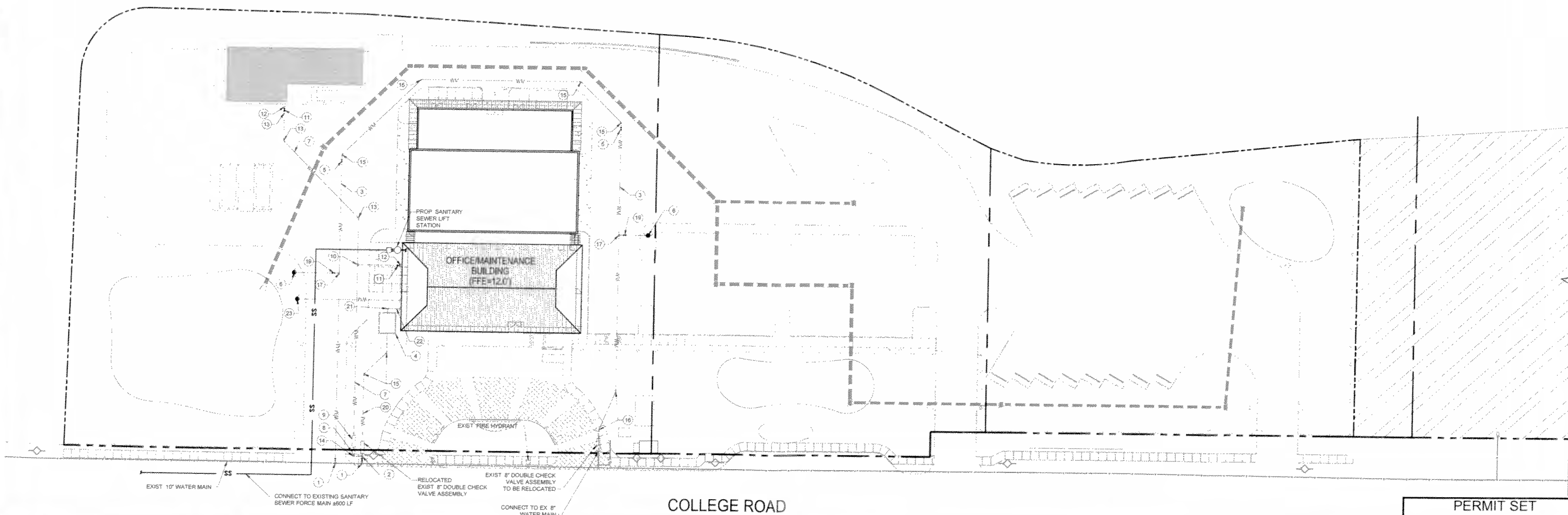
PROPOSED WATER SCHEDULE

- | | | |
|--|---|---|
| 1 PROP. 10" X 8" TAPPING SLEEVE AND 6" TAPPING VALVE | 11 PROP. 2" GATE VALVE | 21 PROP. 8" 90° BEND |
| 2 PROP. 8" X 2" TEE | 12 PROP. 2" DOMESTIC WATER CONNECTION (SEE PLUMBING PLANS FOR CONTINUATION) | 22 PROP. 8" FIRE CONNECTION (SEE PLUMBING PLANS FOR CONTINUATION) |
| 3 PROP. 8" WATER LINE | 13 PROP. 2" 45° BEND | 23 PROP. FIRE DEPT. CONNECTION |
| 4 PROP. FIRE PUMP | 14 PROP. 2" 90° BEND | |
| 5 PROP. 6" GATE VALVE | 15 PROP. 8" 45° BEND | |
| 6 PROP. FIRE HYDRANT ASSEMBLY | 16 PROP. 8" 22 1/2° BEND | |
| 7 PROP. 2" DOMESTIC WATER LINE | 17 PROP. 8" X 6" TEE | |
| 8 PROP. 2" DOMESTIC WATER METER PER FKA | 18 PROP. 6" 90° BEND | |
| 9 PROP. 2" FKA APPROVED DOMESTIC BACKFLOW PREVENTER | 19 PROP. 6" GATE VALVE | |
| 10 PROP. 2" X 2" TEE | 20 PROP. 8" FIRE WATER LINE | |



LEGEND:

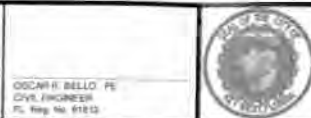
- PROPERTY LINE
- - - PROJECT BOUNDARY LINE
- - - - - PROPOSED CHAIN LINK FENCE
- [Hatched Box] PROPOSED PAVERS
- ◇ EXISTING POWER POLE
- ◇ EXISTING FIRE HYDRANT
- ◇ EXISTING WATER VALVE
- - - EXISTING ASPHALT



PERMIT SET
NOT FOR CONSTRUCTION

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NO.	DATE	REVISION	APPROVED BY

DESIGNER: ORB
DRAWN BY: CAA
CHECKER: MB
SCALE: AS SHOWN



CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION
607 PALM AVENUE, KEY WEST, FL 33040

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
5701 COLLEGE ROAD, KEY WEST, FL 33040

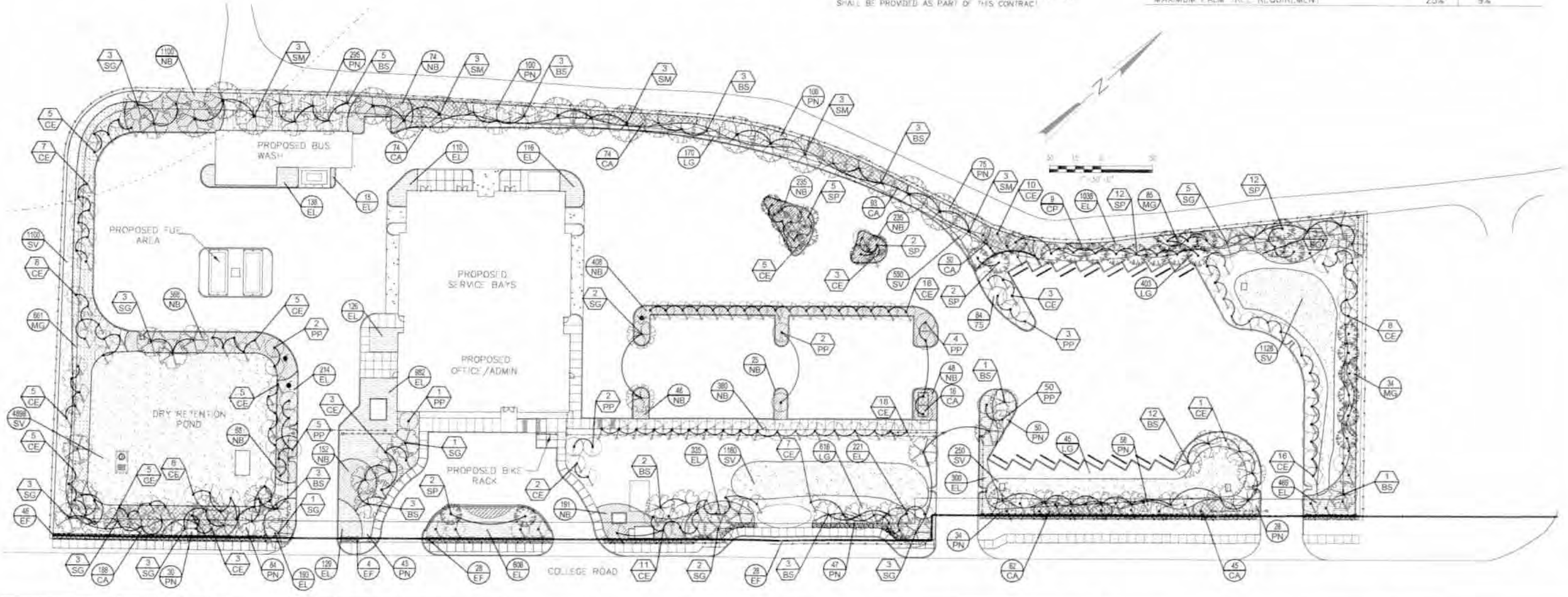
PROPOSED UTILITY PLAN
Date: FEBRUARY 2018
Sheet: _____ of _____ Drawing: C-03

PLANT LIST							
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS	TOTAL	
PALMS							
SP	SABA PALMETTO	SABA PALM	28	12'-18" CLEAR TRUNK	STAGGER HEIGHTS	TREES AND PALMS 324	
TREES							
BS	BURSERA SMARUBA	GUMBO LIMBO	45	12" HT. x 6" SPR	2 1/2" CALIPER		
CI	CONDICARPUS ECTECTICUS 'SERICEUS'	SILVER BUTTWOOD	186	10" HT. x 5" SPR	2" CALIPER		
PP	PISCIDA PISCIFLUA	JAMAICA DOGWOOD	23	10" HT. x 5" SPR	2" CALIPER		
SC	SMARUBA GLAUCA	PARADISE TREE	27	10" HT. x 5" SPR	2" CALIPER		
SM	SWITENIA MAHOGANI	MAHOGANY	15	12" HT. x 6" SPR	2 1/2" CALIPER		
SHRUBS							
PN	PSYCHOTRIA NERVOZA	WILD COFFEE	1007	16" HT. x 16" SPR	3 GA. CAN, 30" D.C.	SHRUBS 3123	
ET	EUGENIA FOETIDA	SPANISH STOPPER	226	16" HT. x 16" SPR	3 GA. CAN, 30" D.C.		
MG	RAPANEA PUNICATA	MYRSINE	714	16" HT. x 16" SPR	3 GA. CAN, 30" D.C.		
CA	CALICARPA AMERICANA	BEAUTYBERRY	642	16" HT. x 16" SPR	3 GA. CAN, 30" D.C.		
CP	CALYPTRANTHES PALLENS	SPICEWOOD	282	16" HT. x 16" SPR	3 GA. CAN, 36" D.C.		
GROUND COVERS							
NB	NIPIROLOPIS BISERRATA	SWORD FERN	2143	12" HT. x 16" SPR	3 GA. CAN, 24" D.C.	GROUND COVERS 15452	
EL	EREGLOIA LITTORALIS	BEACH CREEPER	4926	3" HT. x 8" SPR	1 GA. CAN, 18" D.C.		
SV	SPOROBOLOUS VIRGINICUS	COASTAL DROPSIDE	8400	CELL PACK ROOTINGS	18" D.C.		
LG	LIME ROCK GRAVEL	LIME ROCK GRAVEL	1309 S.Y.		2" BED DEPTH		

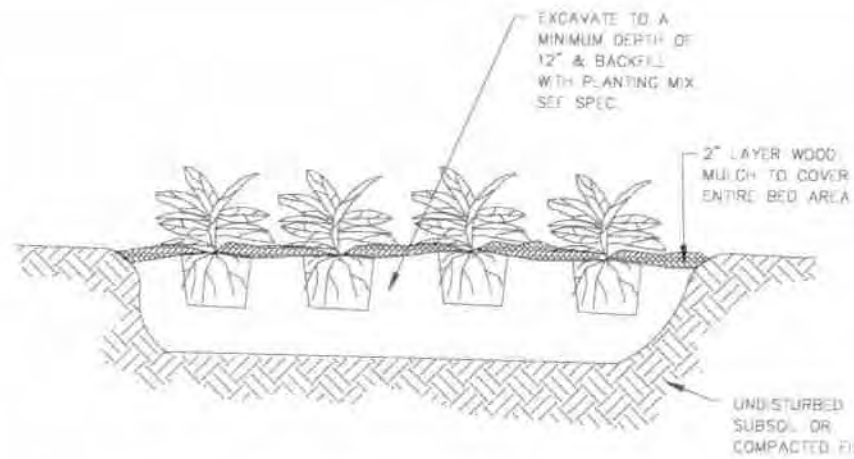
GENERAL NOTES

- ALL PLANTING TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF KEY WEST.
- CONTRACTOR SHALL OBTAIN PROPER PERMITS FOR THIS WORK.
- ALL PLANTING MATERIAL SHALL BE IN OPTIMUM CONDITION, FREE OF ALL INSECTS AND DISEASE, AND SHALL BE EQUAL TO A CLASSIFICATION KNOWN AS FLORIDA GRADE No. 1, AS PER FLORIDA GRADES AND STANDARDS.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND IMPROVEMENTS AND NOTIFY OWNER IMMEDIATELY OF ANY CONFLICT WITH THESE PLANS.
- REMOVE ALL LIMESTONE, LOOSEN COMPACTED SUBGRADE, AND BACKFILL WITH TOP SOIL BEFORE INSTALLING PLANT MATERIAL IN ALL PARKING LOT ISLANDS.
- PLANTING MIX IS TO BE 4 PARTS NATIVE SOIL, 1 PART PEAT OR APPROVED COMPOST PLUS 4 POUNDS OF 6-6-6 FERTILIZER PER CUBIC YARD OF BACKFILL. ADD MYCORRHIZAL TRANSPLANT INOCULANT PER MANUFACTURER'S DIRECTIONS.
- IT WILL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTING RECEIVE ADEQUATE WATER DURING INSTALLATION AND THROUGHOUT THE PLANT WARRANTED PERIODS. DEEP WATERING OF ALL NEW PLANTS AND ANY SUPPLEMENTARY WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS PART OF THIS CONTRACT.

SITE DATA		
KEY WEST TRANSIT STATION		
ZONE DISTRICT:		PUBLIC SERVICE
LANDSCAPE DATA		
	REQUIRED	PROVIDED
SITE DATA		
SITE AREA		168,123 S.F. (3.86 AC.)
LANDSCAPE AREA	33,657 S.F. (20%)	67,702 S.F. (40%)
REQUIREMENTS ALONG STREET FRONTAGE		
LENGTH OF FRONTAGE		763'
WIDTH OF LANDSCAPING	40'	25'-40'
NUMBER OF PLANT UNITS*	1220	1220
CANOPY/ SHADE TREES	27	46
EVERGREEN/ ORNAMENTAL TREES	70	84
SHRUBS	740	3430
REQUIREMENTS FOR INTERIOR AREAS		
TOTAL VEHICULAR USE AREA		78,230 S.F.
MINIMUM LANDSCAPE AREA	17,340 S.F. (20%)	11,103 S.F. (14%)
CANOPY/ SHADE TREES	173	88
PERIMETER LANDSCAPE REQUIREMENTS		
PERIMETER LANDSCAPE WIDTH	10'	10'
PERIMETER LANDSCAPE LENGTH-		1010'
CANOPY TREES	57	57
SHRUBS	290	1082
OTHER LANDSCAPE REQUIREMENTS		
NONVEHICULAR OPEN SPACE TREES	22	34
NATIVE TREE REQUIREMENT	70%/227 trees	91%/296 trees
MAXIMUM PALM TREE REQUIREMENT	25%	9%

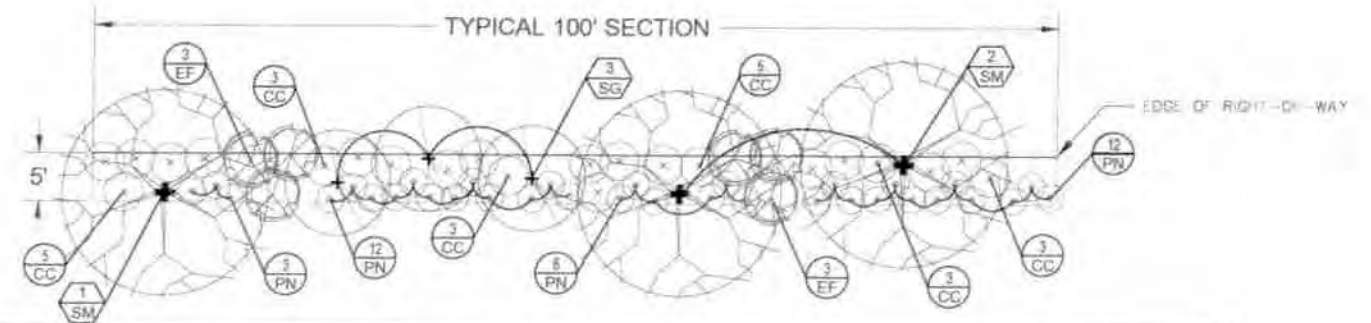


5 4 3 2 1 NO. DATE REVISION APP'D BY	DESIGNER: HLB DRAWN BY: KHS CHECKER: HLB SCALE: AS SHOWN	H & A ASSOCIATES Civil and Environmental Engineers 1001 South Canal, Suite 100 West Palm Beach, Florida 33411 Tel: 561-833-1100 Fax: 561-833-1101	CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION 627 PALM AVENUE, KEY WEST, FL 33040	CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY 5701 COLLEGE ROAD, KEY WEST, FL 33040	LANDSCAPE PLAN Date: FEBRUARY 2010 Sheet <u> </u> of <u>15</u> Drawing LD-100
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TYPICAL GROUNDCOVER PLANTING

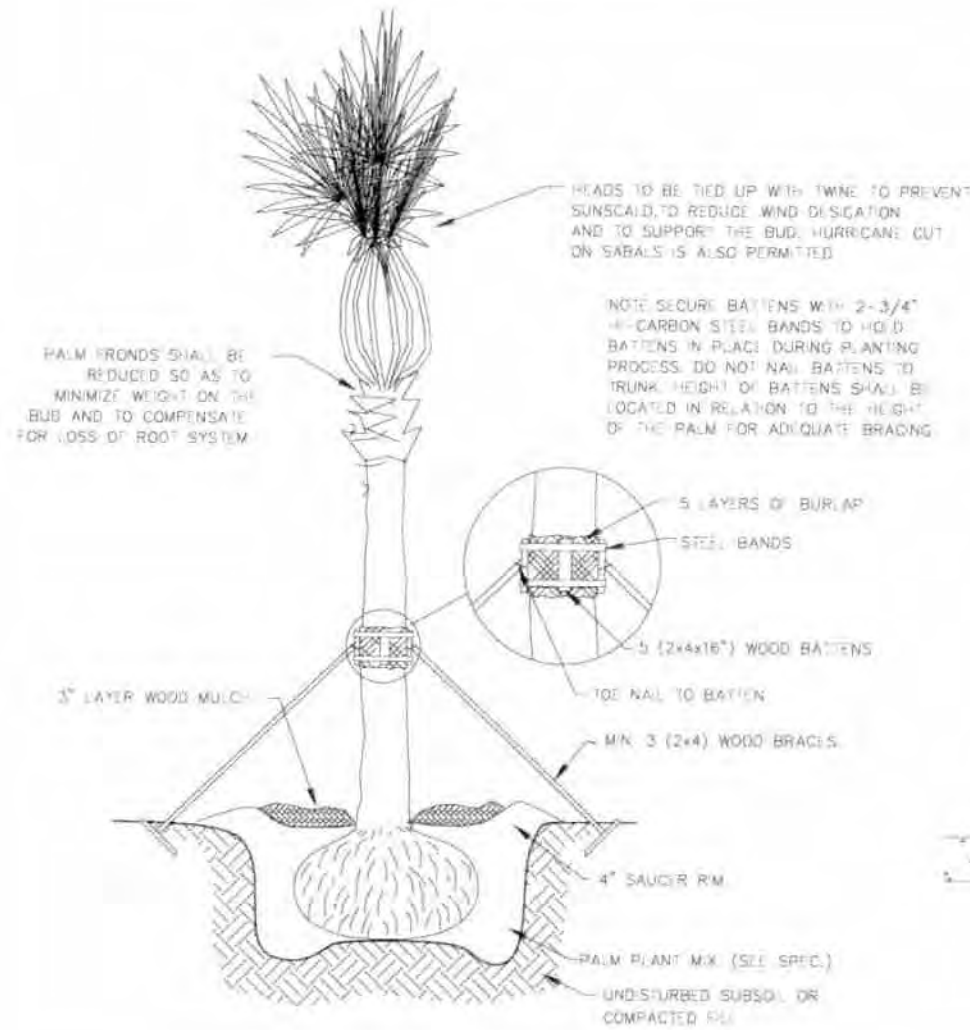
N.T.S.



STREET FRONTAGE BUFFER PLANT LIST						
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS	TOTAL
TREES						
SG	SMARDUBA GLAUCA	PARADISE TREE	24	10" HT. x 5" SPR.	2" CALIPER	TREES 48
SM	SWETENIA MAHDGAN	MAHOGANY	24	12" HT. x 6" SPR.	2" CALIPER	
SHRUBS						
PN	PSYCHOTRIA NERVOSA	WILD COFFEE	264	16" HT. x 16" SPR.	3 GAL. CAN	SHRUBS 488
EF	EUGENIA FOETIDA	SPANISH STOPPER	48	16" HT. x 16" SPR.	3 GAL. CAN	
CC	CAPPARIS CYNOPHALOPHORA	JAMAICA CAPER	176	16" HT. x 16" SPR.	3 GAL. CAN	

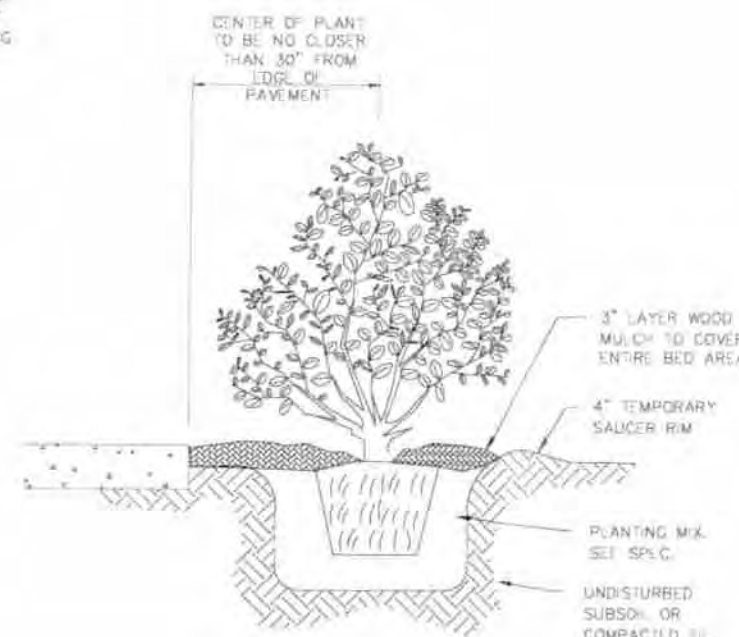
TYPICAL ROADWAY BUFFER

SCALE 1" = 10'



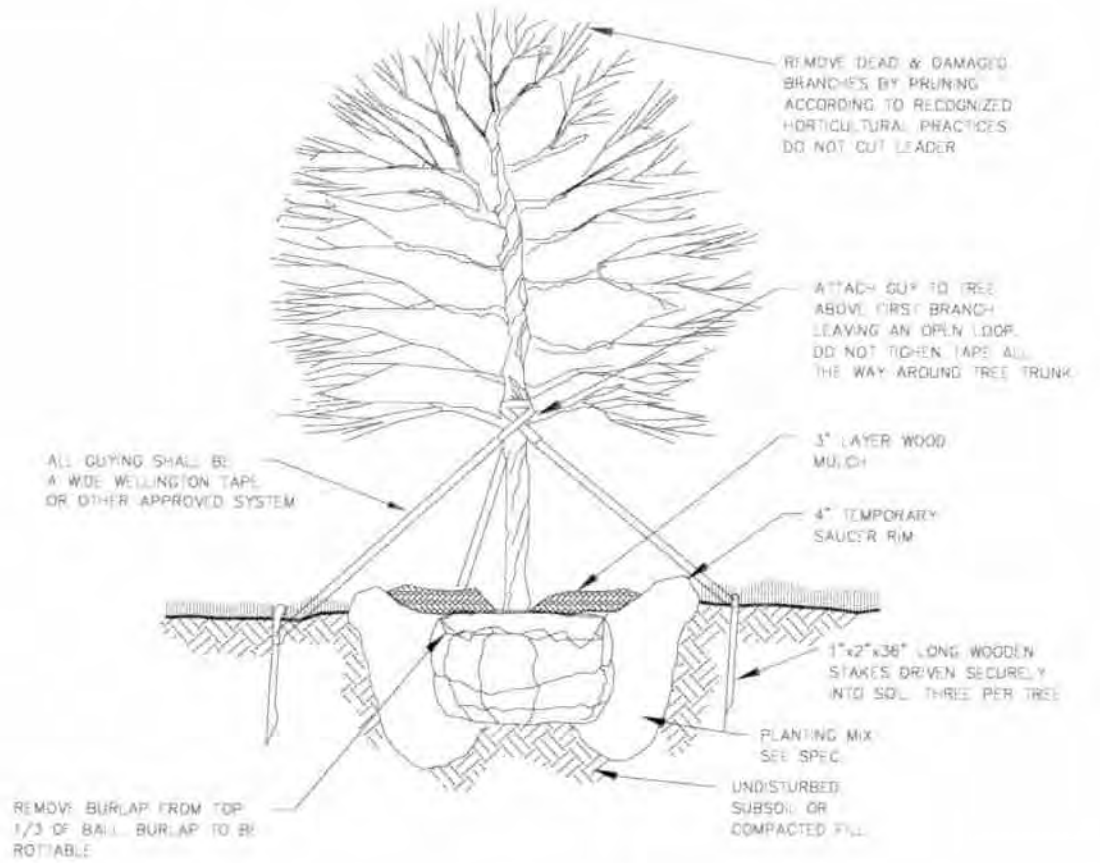
SINGLE TRUNK PALM

N.T.S.



SINGLE TRUNK PALM

N.T.S.



TYPICAL TREE PLANTING

N.T.S.

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NO.	DATE	REVISION	APPROVED BY

DESIGNER HLB
 DRAWN BY HOS
 CHECKER HLB
 SCALE AS SHOWN

& ASSOCIATES
 12401 Environmental Engineer
 4555 Leach Trail, Suite 100
 West Palm Beach, Florida 33411
 Tel: 561-491-1500
 Fax: 561-491-1501

SEE SHEET
 FOR SPECIFICATIONS
 FOR DETAILS OF ASSOCIATION

HURRY! BELTON, SEA
 LANDSCAPE ARCHITECT
 P.L. Reg. No. 180

CITY OF KEY WEST, FLORIDA
 DEPARTMENT OF TRANSPORTATION
 927 PALM AVENUE, KEY WEST, FL 33040

CITY OF KEY WEST
 PUBLIC TRANSPORTATION FACILITY
 5701 COLLEGE ROAD, KEY WEST, FL 33040

LANDSCAPE PLAN

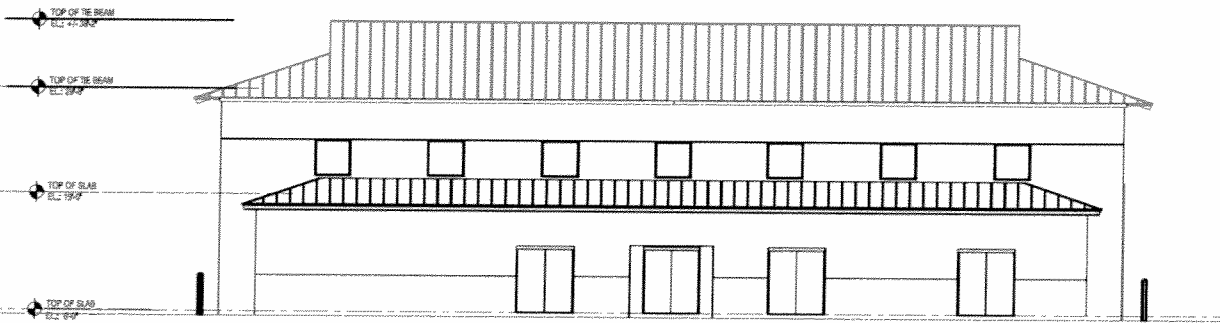
Date: FEBRUARY 2010
 Sheet: 01 of 15 Drawing: LD-101



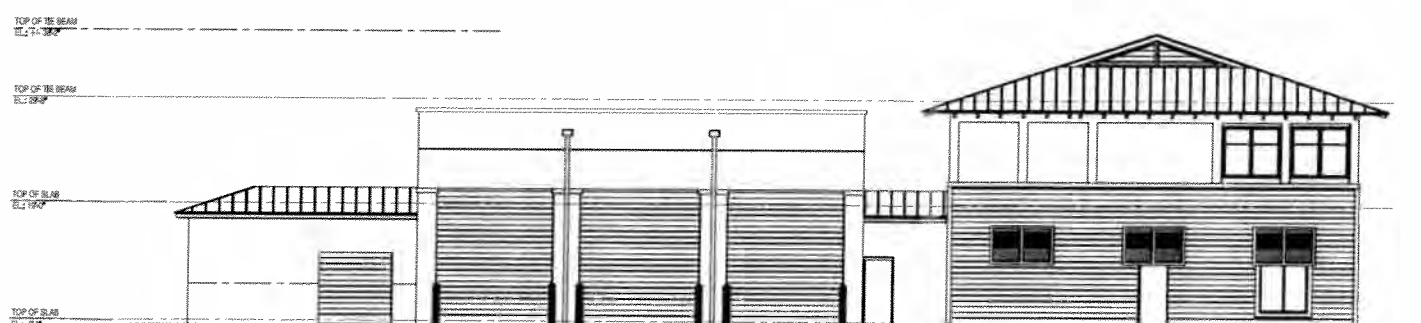
SOUTH ELEVATION
SCALE : 3/32" = 1'-0"



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



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

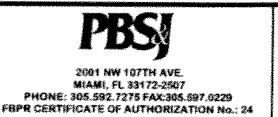


WEST ELEVATION
SCALE : 3/32" = 1'-0"

CONCEPTUAL ELEVATIONS / MASSING

5			
4			
3			
2			
1	DATE	ITEM	
NO.	DATE	REVISION	APP'D. BY

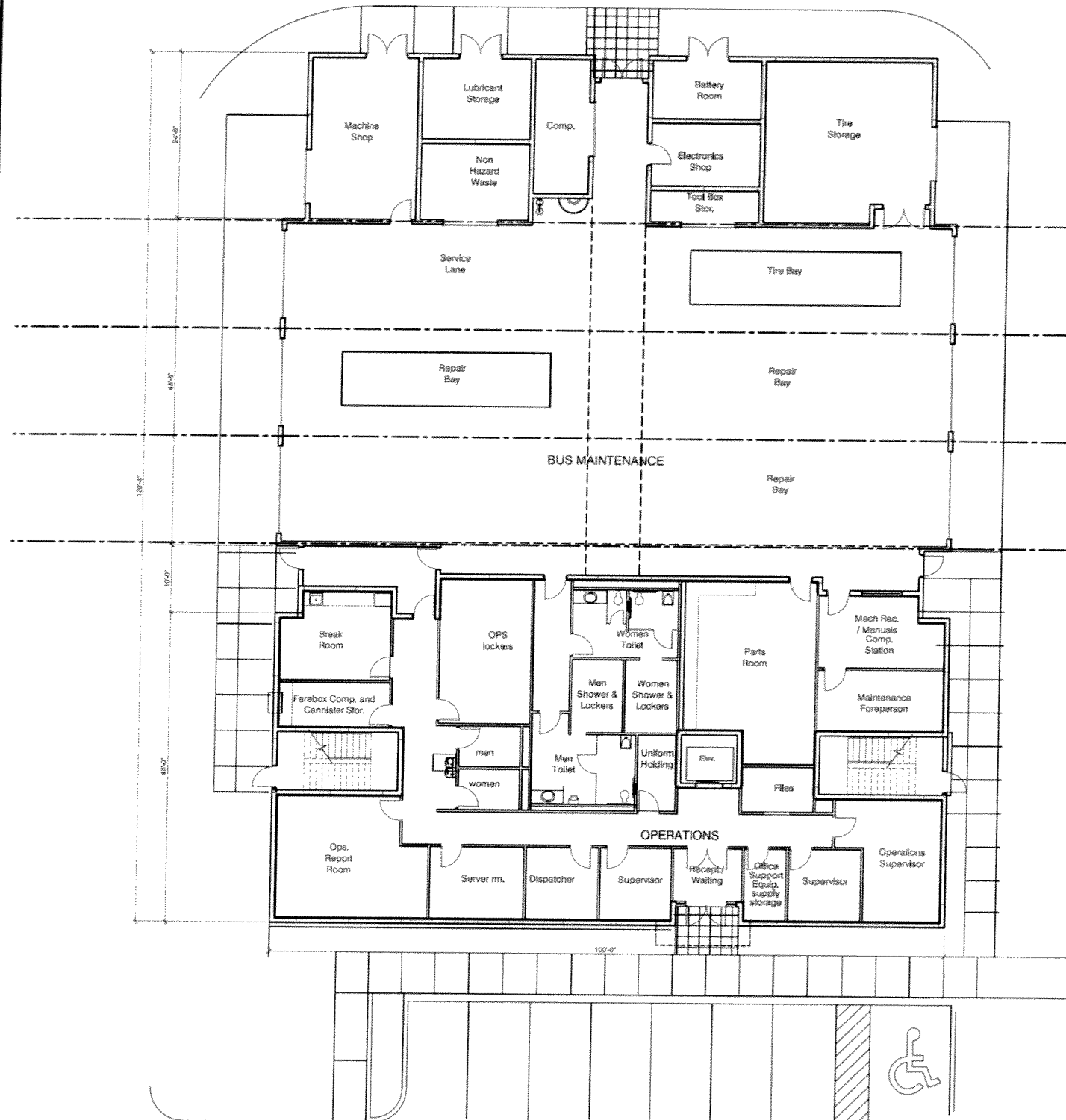
DESIGNER: _____
DRAWN BY: _____
CHECKER: _____
SCALE: _____



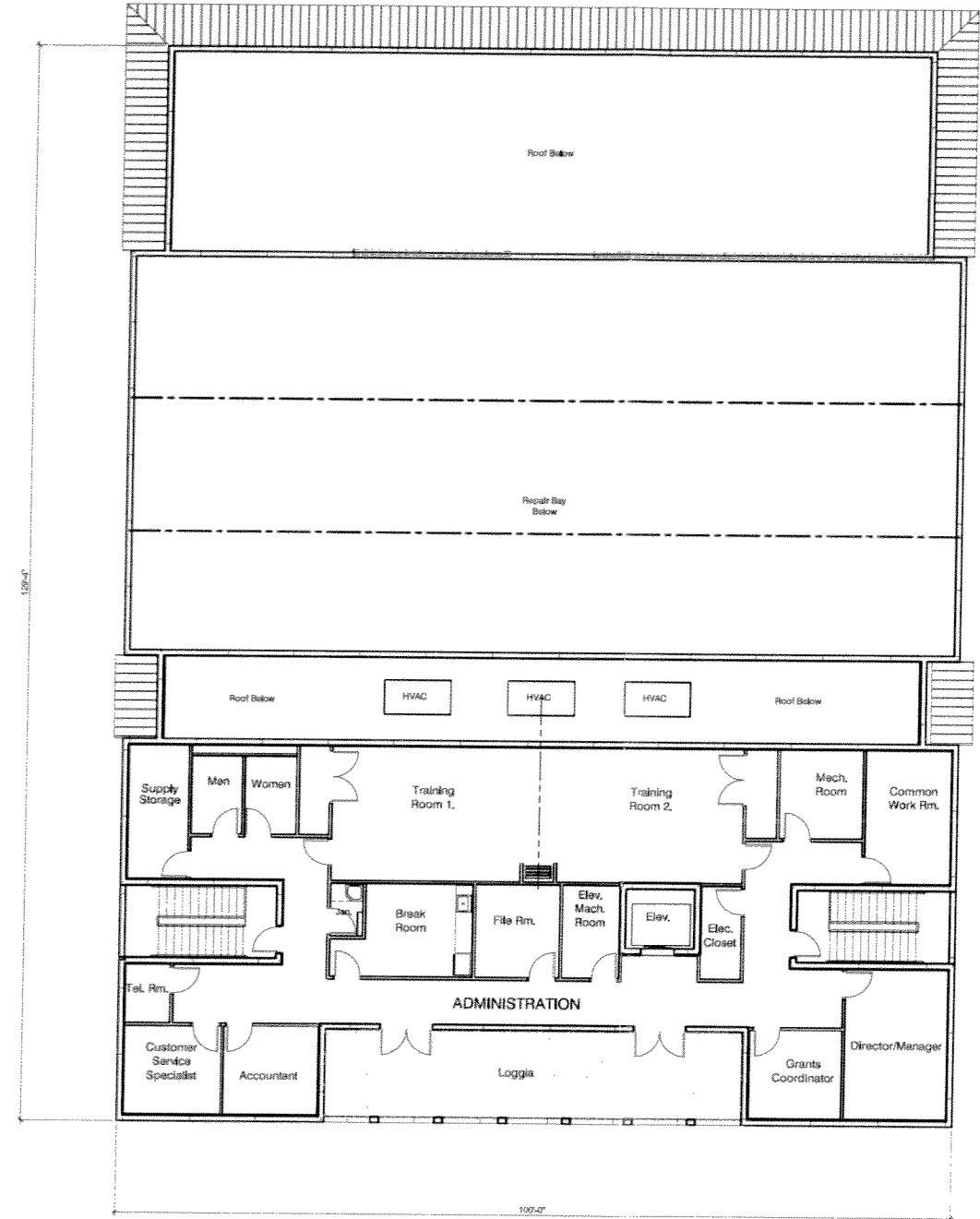
CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION
627 PALM AVENUE, KEY WEST, FL 33040

CITY OF KEY WEST DEPARTMENT OF TRANSPORTATION FACILITY

Date: FEBRUARY 11 2010
Sheet: _____ of _____ Drawing: _____



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



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



CONCEPTUAL PLANS

5			
4			
3			
2			
1	DATE	ITEM	
NO.	DATE	REVISION	APPD. BY

DESIGNER: _____
DRAWN BY: _____
CHECKER: _____
SCALE: _____

CHIEN & ASSOCIATES
Civil and Environmental Engineers
4277 N.W. 12th St., Suite 200
Miami Beach, Florida 33509
Tel: 781-491-1000 Fax: 781-491-2900
E: 781-491-2909

PBSJ
3081 NW 107TH AVE.
MIAMI, FL 33122-2897
PHONE: 305.592.7275 FAX: 305.597.0229
FBPR CERTIFICATE OF AUTHORIZATION No.: 24

CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION
627 PALM AVENUE, KEY WEST, FL 33040

CITY OF KEY WEST DEPARTMENT OF
TRANSPORTATION FACILITY

Date: JANUARY 2010
Sheet: _____ of _____ Drawing: _____

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., April 23, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500) – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500) – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: City of Key West
Project Location: 5701 College Rd **Date of Hearing:** Monday, April 23, 2012
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene
City Commission Chambers

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

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

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

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

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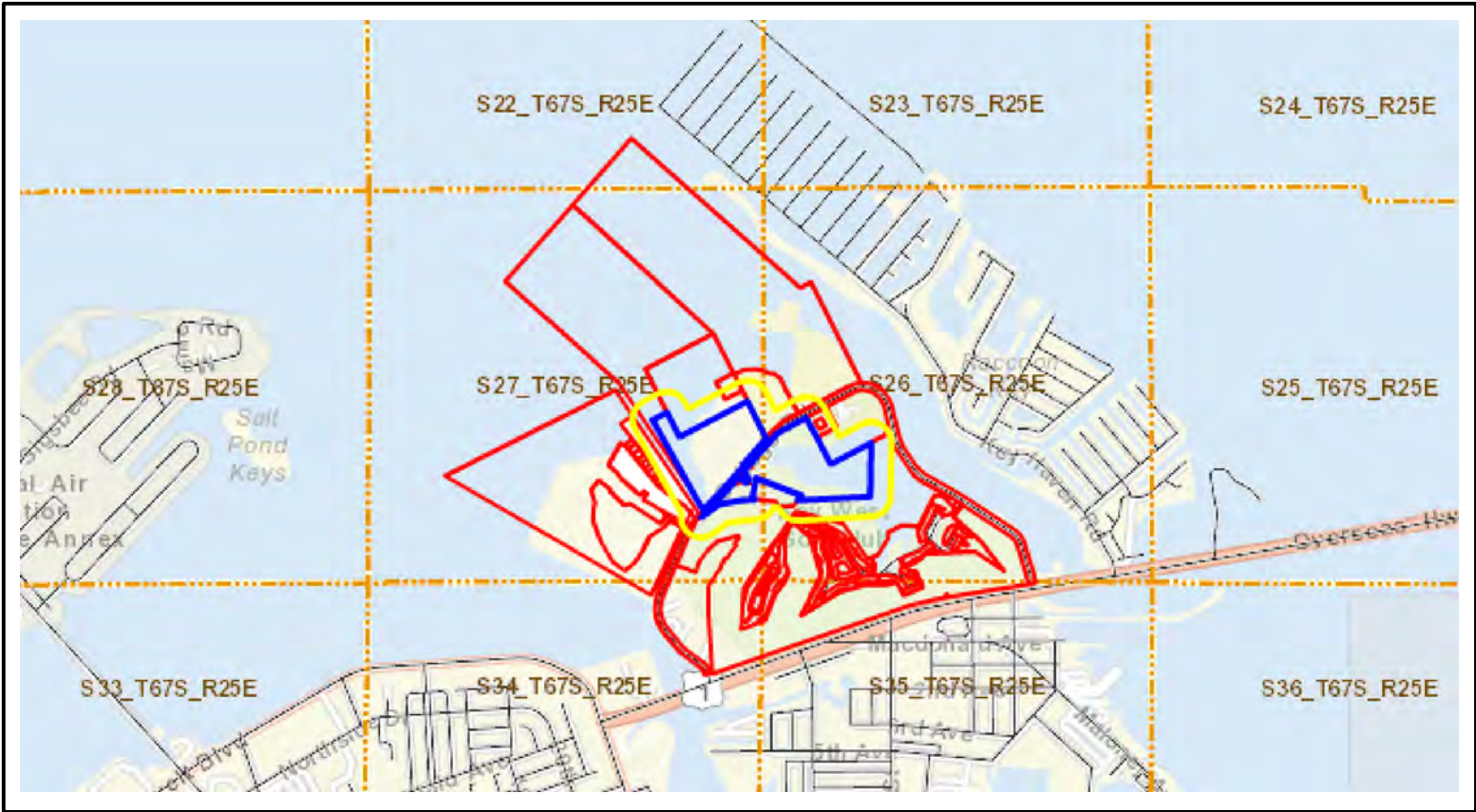
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5701 College

MCPA GIS Public Portal



Printed: Apr 05, 2012

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 ARTHUR SAWYER POST 28 AMERICAN LEGION	5610 COLLEGE RD		KEY WEST	FL	33040	
2 ROHRIG PAUL G AND LISE	5603 COLLEGE RD	UNIT E305	KEY WEST	FL	33040	
3 CHAPMAN RICHARD L	5607 COLLEGE RD	UNIT A101	KEY WEST	FL	33040	
4 TURINSKY ERIC AND ARLEEN	29 MEIRS RD		CREAM RIDGE	NJ	08514-1905	
5 MITCHELL JAMES W	5607 COLLEGE RD	UNIT 102	KEY WEST	FL	33040	
6 TOMPKINS STEPHEN G AND RENEE L	5601 COLLEGE RD	APT 101	KEY WEST	FL	33040-4306	
7 BOOZER JAMES H	PO BOX 420462		SUMMERLAND KI	FL	33042	
8 WITHERSPOON PARTNERS KEY WEST II LLC	254 WITHERSPOON ST		PRINCETON	NJ	08542-3218	
9 SUNSET VENTURES OF KEY WEST INC	5555 COLLEGE RD		KEY WEST	FL	33040	
10 LEONARD ELIZABETH QUAL PER RESD TRUST	5601 COLLEGE RD	UNIT 302	KEY WEST	FL	33040	
11 ERICKSON MARLYN G	1002 MAIN		RAPID CITY	SD	57700	
12 HEITLER ROBERT H AND JANE	1694 COTTONWOOD CREEK PL		LAKE MARY	FL	32746	
13 ROHRIG CRAIG AND EILEEN H/W	9309 LAWN BROOK DR		VERONA	WI	53593	
14 DAVENPORT LYNN P AND DIANE L	20 SUNSET KEY DR		KEY WEST	FL	33040	
15 KLEIN STEVEN J AND JULIA A	116 SHELBY ST		COVINGTON	KY	41011	
16 PEDEN CRAIG	6775 HIGHLAND PINES CIR		FORT MYERS	FL	33966-1378	
17 ZIEGLER BERNARD C III REVOCABLE TRUST	214 KEY HAVEN RD		KEY WEST	FL	33040	
18 HOLMAN JOHN L	3863 WEST COUNTY RD 16		LOVELAND	CO	80537	
19 LOFFREDO JOSEPH R AND KARRIE L	10100 HAMPTON CIR		ANCHORAGE	AK	99507-6213	
20 BREAKIRON JAMES E AND RENATE M SAGER	12720 SPOTSWOOD FURNACE RD		FREDERICKSBURG	VA	22407-2020	
21 CAHABA LIMITED PARTNERSHIP	845 K ST		ANCHORAGE	AK	99501-3358	
22 MINNICH CAROL	5605 COLLEGE ROAD	APT 303	KEY WEST	FL	33040	
23 SUNSET MARINA DOCKOMINIUM OF KEY WEST	5555 COLLEGE RD		KEY WEST	FL	33040	
24 JOHNSON DWIGHT V	PO BOX 49241		DENVER	CO	80249-0241	
25 MORRIS CATHERINE M	177 GOLF CLUB DR		KEY WEST	FL	33040	
26 DAVIS REVOCABLE LAND TRUST DTD 9/25/2003	2121 S MCCALL RD		ENGLEWOOD	FL	34224-4512	
27 JAKEY REAL ESTATE HOLDINGS LLC	3745 11TH CIR	STE 105	VERO BEACH	FL	32960	
28 SPREITZER JAMES E	PO BOX 6006		KEY WEST	FL	33041-6006	
29 RAMIREZ DONNA F	116 RESEARCH DR	STE A	MILFORD	CT	06460-8569	
30 TAYLOR JOY BROWN REV TRUST 6/16/2008	5607 COLLEGE RD	UNIT 202	KEY WEST	FL	33040	
31 HERIDIA MICHAEL W	159 HAMPTON POINT DR		SAINT AUGUSTINE	FL	32092-3055	
32 ANDERSON JANET E	105 CACHE CAY DR		VERO BEACH	FL	32963-1213	
33 FLESZAR HOLDINGS INC	1414 NEWTON ST		KEY WEST	FL	33040	
34 MITCHELL JAMES W	5607 COLLEGE RD APT 102		KEY WEST	FL	33040-4347	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 CHARTER SYSTEMS INC	2500 NE 9TH ST	APT 207	FT LAUDERDALE	FL	33304	
36 DREAM CATCHER CHARTERS INC	230 SUGARLOAF DR		SUGARLOAF KEY	FL	33042	
37 VALDESPINO FELIX J	5555 COLLEGE RD		KEY WEST	FL	33040	
38 JOHNSON CAPITAL LLC	9105 SKYRIDGE DR		BOZEMAN	MT	59715-9588	
39 ROLANDER TED L DEC OF TRUST DATED 03/16/93	5603 COLLEGE RD	UNIT 202	KEY WEST	FL	33040	
40 BAILEY GLENN V	6331 ALCORN ST		BOKEELIA	FL	33922	
41 M-D INVESTMENTS LLC	1109 EATON ST		KEY WEST	FL	33040	
42 MIRANDA FRANCISCO A AND KRISTIN TINES (H/W)	13518 FRENCH PARK		HELOTES	TX	78023	
43 MENO DAVID M AND TRACEY R	50 SAFE HARBOR AVE		PAWLEYS ISLANI	SC	29585	
44 WEAVER JAMES M AND GERRI	5430 DORN RD		SUMMERLAND KI	FL	33042-5913	
45 BUTLER THOMAS	97 SEASIDE NORTH CT		KEY WEST	FL	33040	
46 SUNSET MARINA RESIDENCES OF KW CONDO	5601-5607 COLLEGE RD		KEY WEST	FL	33040	
47 HORAN RICHARD J AND CAROL A	1010 KENNEDY DR	STE 203	KEY WEST	FL	33040	
48 ZIEGLER BERNARD C III REV TR OF 2006 DTD	214 KEY HAVEN RD		KEY WEST	FL	33040	
49 TOPPINO DANIEL P	PO BOX 787		KEY WEST	FL	33041	
50 STOLDT GARY	2540 MILITARY ST		PORT HURON	MI	48060	
51 HYDE MARVIN N AND PAULA J	4402 W GLEN PL		RAPID CITY	SD	57702	
52 FLESZAR HOLDING INC	1414 NEWTON ST		KEY WEST	FL	33040	
53 JOLLY CRAIG L	928 CLARK ST		BIRMINGHAM	MI	48009	
54 MICHAELS ARTHUR AND SALLY	2890 DUFFY LN		RIVERWOODS	IL	60015-1641	
55 BAILEY PROPERTIES LLC	5601 2ND ST WEST		LEHIGH ACRES	FL	33971	
56 SUNSET MARINA 5601 LLC	2 GROVE ISLE DR APT 1409		MIAMI	FL	33133-4112	
57 COLE DEBORAH	2 TESTA PL		NORWALK	CT	06854-4639	
58 INVESTMENT RENTALS LLC	ONE OFFICE PARK CIR	STE 300	BIRMINGHAM	AL	35223	
59 AZZOPARDI JOSEPHINE GRANTOR TRUST	78 BEACON HILL RD		PORT WASHINGT	NY	11050-3034	
60 GLENN JOSEPH P DEC OF TR 8/23/2004	PO BOX 433		KEY WEST	FL	33041-0433	
61 SAVOIE DENIS AND FLORENCE	1720 SOUTH ST		KEY WEST	FL	33040	
62 GERBRACHT JAMES J AND ADELE W	3741 EAGLE AVE		KEY WEST	FL	33040	
63 JENKINS RICHARD A	3720 NE 30TH AVE		LIGHTHOUSE PO	FL	33064	
64 VISCEGLIA JOHN B	28 LINDBERGH RD		RINGOES	NJ	08551-1508	
65 DFS PROPERTIES LP	2950 MIDDLEBROOK PIKE		KNOXVILLE	TN	37921-5604	
66 HORAN RICHARD AND CAROL A	1010 KENNEDY DR	UNIT 203	KEY WEST	FL	33040	
67 COWARD THOMAS JR AND NANCY	1316 LAIRD ST		KEY WEST	FL	33040	
68 BOLLN WILLIAM D SR	13281 N ANGOSTURA RD	UNIT C103	HOT SPRINGS	SD	57747-7204	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 LOWER FL KEYS HOSPITAL DIST	PO BOX 4308		SILVER SPRING	MD	20914-4308	
70 BRADENTON BEACH MARINA INC	402 CHURCH AVE		BRADENTON BE	FL	34217	
71 MONROE COUNTY	301 FLEMING ST	RM 29	KEY WEST	FL	33040	
72 KEY WEST GOLF CLUB HOMEOWNERS ASSOCIATION INC	74 GOLF CLUB DR		KEY WEST	FL	33040-7920	
73 BOARD OF PUBLIC INSTRUCTION	241 TRUMBO RD		KEY WEST	FL	33040	
74 ADAMS ERIK T	5605 COLLEGE RD APT 201		KEY WEST	FL	33040-4304	
75 SICIGNANO JOSEPH AND KAREN L	PO BOX 007		KEY WEST	FL	33041	
76 HIPPS DAVID E AND LAURA S	2939 RAIN FOREST PL		LAND O LAKES	FL	34639	
77 ALEXANDER JAMES L AND JOANNE	5601 COLLEGE RD	UNIT 102	KEY WEST	FL	33040	
78 WITHERSPOON PARTNERS KEY WEST LLC	254 WITHERSPOON ST		PRINCETON	NJ	08542-3218	
79 VAN SOYE FAMILY TRUST 9/19/1990	5605 COLLEGE RD	APT 202	KEY WEST	FL	33040	
80 EFFRAIN ROBERT AND TERRI	1370 S OCEAN BLVD APT 2004		POMPANO BEACI	FL	33062-7136	
81 HALL DONALD P	5607 COLLEGE RD	UNIT D304	KEY WEST	FL	33040	
82 HENKEL ROBERT K	910 GRINNELL ST		KEY WEST	FL	33040-6438	
83 ROEHRIG CRAIG AND EILEEN H/W	9309 LAWN BROOK DR		VERONA	WI	53593	
84 RAGUSEA ANTHONY S	153 GOLF CLUB DR		KEY WEST	FL	33040-4381	
85 HEIMGARNTER MICHELLE ANNE LANDRY	1425 FORSYTHE AVE		MONROE	LA	71201-4313	
86 ADAMS DIANNE	215 GOLF CLUB DR		KEY WEST	FL	33040	
87 SNIDER JANE ELIZABETH	4898 SOUTH PENINSULA DR		PONCE INLET	FL	32127	
88 BRINSON CARL M	PO BOX 27008		PANAMA CITY	FL	32411-7008	
89 GLEASON CHARLES K AND GRETCHEN S	52 INNSBRUCK BLVD		HOPEWELL JUNC	NY	12533-8317	
90 BOGGS PATRICIA A	P O BOX 510278		KEY COLONY BE	FL	33051-0278	
91 BOARD OF TRUSTEES	5901 W JR COLLEGE ROAD		KEY WEST	FL	33040	
92 MCDONALD WILLIAM W FAMILY SPLIT PURCHASE TRUST	ONE OFFICE PARK CIRCLE SUITE 300		BIRMINGHAM	AL	35223	
93 SWEENEY THOMAS R	5000 W 78TH ST		BLOOMINGTON	MN	55435	
94 WIESLER MICHAEL O &	PO BOX 8007		RAPID CITY	SD	57709	
95 ANDRIX JOHN I	5607 COLLEGE RD	UNIT 204	KEY WEST	FL	33040	
96 KEMP JAMES E AND PATRICIA ANNE	PO BOX 159		EDWARDS	CO	81632	
97 KEY WEST HEALTH AND REHABILITATION CENTER LLC	PO BOX 4308		SILVER SPRING	MD	20914-4308	
98 KEY WEST GOLF CLUB HOMEOWNERS ASSOC INC	74 GOLF CLUB DR		KEY WEST	FL	33040-7920	
99 SMITH EVERETT HUDSON	1075 DUVAL ST STE C21		KEY WEST	FL	33040-3188	
100 RANELONE BERNARD R	5605 COLLEGE RD	UNIT 101	KEY WEST	FL	33040	
101 UTLEY STEVEN R	1850 S OCEAN DR APT 1502		HALLANDALE BE	FL	33009-7679	
102 HALL PATRICK	1434 PEVANS PKWY		RAPID CITY	SD	57701	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 VAN SOYE FAMILY TRUST UNDER DEC TR 9/19/1990	5605 COLLEGE RD	APT 202	KEY WEST	FL	33040	
104 JACKSON ROBERT C AND ANGELA GAIL	14091 SCIO CHURCH RD		CHELSEA	MI	48118-9613	
105 AZZOPARDI JOSEPHINE	78 BEACON HILL RD		PORT WASHINGTON	NY	11050-3034	
106 SHIELDS DONNA T/C	1713 WASHINGTON ST		KEY WEST	FL	33040-4915	
107 REDDING LYNN W	562 PORTER LN		KEY WEST	FL	33040	
108 DEBOER ERIK TR LIV TR 12/21/1994	1411 PINE ST		KEY WEST	FL	33040	
109 ANDRIX JOHN I	5607 COLLEGE RD	UNIT 204	KEY WEST	FL	33040	
110 SEITZ KIMBERLEY J	155 GOLF CLUB DR		KEY WEST	FL	33040	
111 KING RICHARD	1483 GATOR TRACK		CHARLESTON	SC	29414	
112 WARBIN RICHARD E AND BEVERLY M	5555 COLLEGE RD		KEY WEST	FL	33040	
113 KAEMPF CLAUDIO R	637 S SHORE DR		PORTAGE	MI	49002	
114 HAROUTUNIAN KATHERINE	5607 COLLEGE RD	UNIT 104D	KEY WEST	FL	33040	
115 MINNICH MARTIN DOUGLAS AND CAROL R	5605 COLLEGE RD	UNIT 303	KEY WEST	FL	33040	
116 BATTY PETER H AND ELLEN D	912 GEORGIA ST		KEY WEST	FL	33040	
117 COVAN FREDERICK AND DIANE	1901 FOGARTY AVE	UNIT 1	KEY WEST	FL	33040	
118 STIVER WILLIAM E AND CARLA A	P O BOX 877		ENGLEWOOD	FL	34295	
119 CHIDLEY MARC S & SCIONE CAROL A (WIFE)	144 CENTRAL AVE		SALISBURY	MA	01952	
120 CORNELL SANDRA H	181 GOLF CLUB DR		KEY WEST	FL	33040	
121 JUALL DAVID J AND BONNIE J	PO BOX 3		DURHAM	PA	18039-0003	
122 CRUMP PAIGE	5555 COLLEGE RD		KEY WEST	FL	33040	
123 DEKEYSER RICHARD T AND SUSAN C	410 LOUISA ST		KEY WEST	FL	33040	
124 FRANK MICHAEL J AND BARBARA J	4964 SAFARI CIR		EAGAN	MN	55122	
125 WIESELER GLORIA J	PO BOX 8002		RAPID CITY	SD	57709-8002	
126 LOGAN RYAN SCOTT AND KRISTEN JENNIFER	30354 PALM DR		BIG PINE KEY	FL	33043	
127 ROLANDER TED L SELF-DEC OF TRUST 03/16/1993	5603 COLLEGE RD NO 202		KEY WEST	FL	33040	
128 HEIERMANN DONALD ALAN	5864 E WASHINGTON ST		INDIANAPOLIS	IN	46219-6559	
129 LIVELY DAVID A	972 LAGOON DR		SUMMERLAND KI	FL	33042-4831	
130 SUNSET LOBSTER 3 LLC	270 MADISON AVE	FL 16	NEW YORK	NY	10016	
131 KEMP JAMES E AND PATRICIA A	P O BOX 159		EDWARDS	CO	81632	
132 LESHINSKI JANICE M	1355 ABERCROMBIE WAY		THE VILLAGES	FL	32162	
133 SUNSET KEY CONSULTANTS LLC	P O BOX 5328		ENGLEWOOD	NJ	07631	
134 NOBLE DARLA LEE	18-B DUSTIN AVE		HAMPTON	NH	03842-3250	
135 KEYS HOLDINGS LLC	2949 OVERSEAS HWY		MARATHON	FL	33050	
136 DE BOER ERIK LIVING TRUST 12/21/94	1411 PINE ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 SHEA JAMES V	PO BOX 643031		VERO BEACH	FL	32964-3031	
138 GLEASON KENNETH CHARLES AND GRETCHEN	52 INNSBRUCK BLVD		HOPEWELL JUNC	NY	12533-8317	
139 SAGER CHRISTOPHER KA	293 LATIMER ST SE		MARIETTA	GA	30008-2543	
140 BROWN GENE	1 LAS OLAS CIR	UNIT 716	FORT LAUDERDA	FL	33316	
141 SCHRADER GEOFFREY SCOTT	411 WALNUT ST	UNIT 1364	GREEN COVE SP	FL	32043	
142 COTTIS JOHN DEC TRUST 5/28/2008	17258 DOLPHIN ST		SUGARLOAF SHC	FL	33042	
143 SCOTT KAREN J AND DANIEL A	P O BOX 2932		KEY WEST	FL	33045	
144 ADORJAN REV TR DTD 10/15/04	1500 SOUTH MCCALL RD		ENGLEWOOD	FL	34223	
145 GLEASON C KENNETH AND GRETCHEN	52 INNSBRUCK BLVD		HOPEWELL JUNC	NY	12533-8317	
146 GAIZO DENNIS W AND BARBARA A	1871 REDFISH RUN SW		SUPPLY	NC	28462	
147 DALMOR INC	4311 SW 96 DR		GAINESVILLE	FL	32608	
148 DEBOER ERIK TRUSTEE	1411 PINE ST		KEY WEST	FL	33040	
149 BEGLEY JAMES A	231 PONCE DE LEON AVE		VENICE	FL	34285	
150 PAUROWSKI PEGGY A	5603 COLLEGE RD	UNIT D-30	KEY WEST	FL	33040	
151 ANDERSEN JEFF AND PAMELA	PO BOX 591		GREENLAND	NH	03840-0591	
152 HEEGARD CHRIS	17179 LABRISA CT		SUGARLOAF KEY	FL	33042	
153 M AND L MCCORMICK LLC	1796 BAYSHORE DR		ENGLEWOOD	FL	34223	
154 WEBSTER TODD AND M J	3724 SUNRISE LN		KEY WEST	FL	33040	
155 CAMPELLONE JOSEPH V AND MARY E	55 OAKHURST LN		MOUNT LAUREL	NJ	08054-3191	
156 TRIVISONNO NICHOLAS L REV TRUST DTD 2/24/03	50 PALMETTO DR		KEY WEST	FL	33040	
157 MILLER CHARLES E SR AND RITA S REV TR DTD 02/02/04	6820 MANASOTA KEY RD		ENGLEWOOD	FL	34223-9265	
158 ROSATO ALBERT JR AND PATRICIA L	957 SYMPHONY ISLE BLVD		APOLLO BEACH	FL	33572	
159 KEYS HOLDINGS LLC	2949 OVERSEAS HWY		MARATHON	FL	33050	
160 BENTLEY MARY C	1511 17TH TERR		KEY WEST	FL	33040	
161 LIVELY COVE INC	2949 OVERSEAS HWY		MARATHON	FL	33050	
162 ROBINSON RICHARD R	PO BOX 4234		KEY WEST	FL	33041	
163 HALL DONALD AND SARAH	5607 COLLEGE RD	UNIT 304	KEY WEST	FL	33040	
164 BOSKI KURT G	1048 N TOWN AND RIVER DR		FORT MYERS	FL	33919	
165 MCKEE RICHARD L	5555 COLLEGE RD	UNIT L-8	KEY WEST	FL	33040	
166 WYSOCKI GARRET & JEANINE SEYMOUR (H/W)	854 SYMPHONY ISLE BLVD		APOLLO BEACH	FL	33572	
167 LUKEN MARTIN G	3400 NORTH LAKE SHORE DR	APT 48	CHICAGO	IL	60657	
168 KEYS 90 LLC	PO BOX 2492		KEY LARGO	FL	33037-2492	
169 DENHART ERIC J AND MARIE LOUISE G	1701 VON PHISTER ST		KEY WEST	FL	33040	
170 HOLMES PETER	12 WILDWOOD LN		SCARBOROUGH	ME	04074	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 BAYER EDWARD	6470 CREEKSIDE TRL		OLON	OH	44139-3104	
172 ARMBRUSTER JOYCE T TRUST 12/17/93	1715 SE 14TH ST		FT LAUDERDALE	FL	33316	
173 PRUITT JOHN M	195 RIVER HILLS DR		NASHVILLE	TN	37210	
174 WEEKS ORIN HAYWOOD JR	1216 ANGELA ST		KEY WEST	FL	33040	
175 JACKSON ROBERT C AND ANGELA G	14091 SCIO CHURCH		CHELSEA	MI	48118	
176 FRIIS TORBEN	90 GEORGE ST	UNIT 1408	OTTAWA	ONTAF	K1N 5W1	CANADA
177 1470129 ONTARIO INC	90 GEORGE ST	UNIT 1408	OTTAWA	ONTAF	K1N 5W1	CANADA