


THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report



**To:** Chair and Planning Board members  
**From:** Kevin Bond, AICP, LEED Green Associate, Planner II  
**Through:**  Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** September 18, 2014

**Agenda Item:** **Major Development Plan and Landscape Modification / Waiver – 716-718 South Street (RE # 00036870-000000, AK # 1037681) – A request for major development plan and landscape modification / waiver approvals for the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

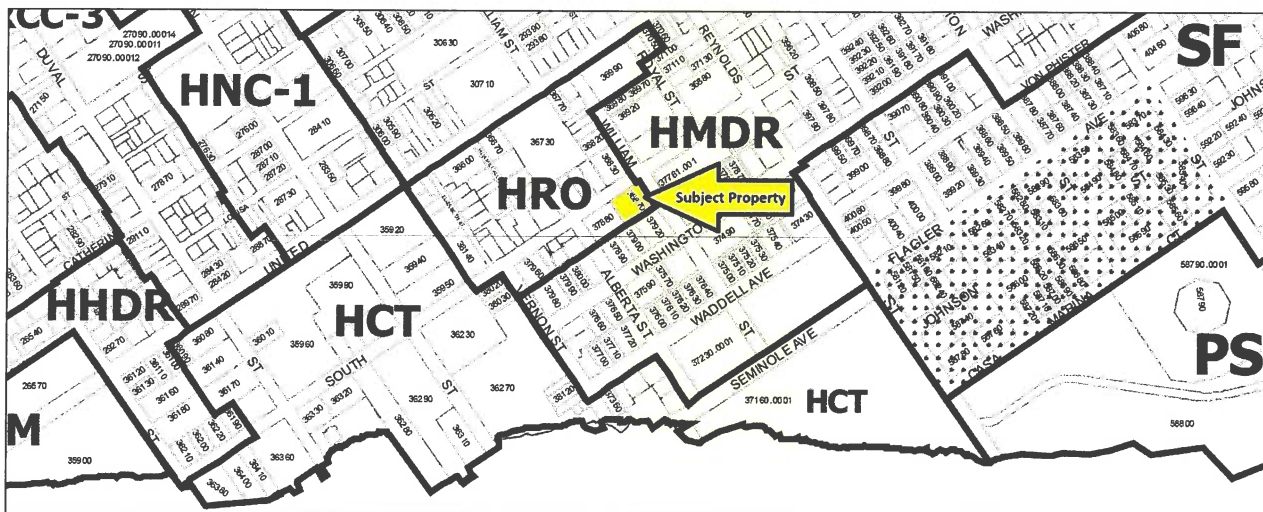
**Request:** Major development plan and landscape modification / waiver approvals for the proposed demolition of the existing 17-unit Seashell Motel and Key West Youth Hostel and construction of a new 17-unit hotel called Two Ocean Inn.

**Applicant:** Trepanier & Associates, Inc.

**Property Owner:** South Street Hospitality LLC

**Location:** 716-718 South Street (RE # 00036870-000000, AK # 1037681)

**Zoning:** Historic Residential / Office (HRO)



**Background / Proposed Development:**

The subject property, located at the southern corner of South and William Streets within the HRO Zoning District, is currently used as the 17-unit Seashell Motel and Key West Youth Hostel. Hotel, motel and transient lodging uses are prohibited within the HRO Zoning District. Therefore, the current and proposed use of the property is nonconforming.

In June 2006, approval for a full redevelopment of the 17-unit hotel was granted to the prior property owner, Denise Ganton, through City Commission Resolution No. 06-212. In April 2008, the City granted a cross-easement agreement to allow one ADA van-accessible parking space to be located within the William Street right-of-way, associated with the 2006 development plan approval. Construction never commenced on that approval, although multiple time extensions were granted by both the City and state law. In October 2013, Ganton sold the property to South Street Hospitality, LLC. In April 2014, the new owners submitted the subject application with an all-new plan for the hotel redevelopment.

The proposed development would demolish the existing 17-unit Seashell Motel and construct a new 17-unit hotel called Two Ocean Inn. The new plans call for a covered parking on the ground level under the building, two floors of hotel rooms and a rooftop pool and sun deck. The overall height of the building would be 38 feet from crown of road. Eighteen (18) off-street vehicular parking spaces, including one (1) ADA van-accessible space, and eight (8) bicycle parking spaces would be provided. Additionally, two (2) on-street vehicular spaces, including one (1) ADA-accessible space, would be provided.

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

- Major Development Plan review is required due to the reconstruction of five or more transient residential units, 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”).
- Modifications or waivers to reduce landscaping requirements pursuant to City Code Section 108-517.
- Height variance to allow non-habitable portions of the building to exceed the 30-foot maximum building height, pursuant to City Code Sections 90-395 and 122-1149 and Section 1.05 of the City Charter.

**Surrounding Zoning and Uses:**

Surrounding properties are located within the HRO and Historic Medium Density Residential (HMDR) Zoning Districts. Surrounding uses include multi-family residential to the north, a dentist’s office to the west, single-family residential to the south, and a multi-family residential condominium to the east. Zoning districts within 300 feet of the property are HRO and HMDR. Other uses within 300 feet of the property include hotel/motel, a Hospice rest home, the former Reynolds School and an AT&T facility.

**Process:**

Development Review Committee (DRC):	April 24, 2014
Preliminary Tree Commission:	June 10, 2014

Planning Board:	July 17, 2014 (postponed by staff)
	August 21, 2014 (postposed by staff)
HARC:	pending
Final Tree Commission:	pending
City Commission:	pending
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.

<b>Project Data Summary</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Zoning District	HRO			
Flood Zone	AE-6 & X			
Site size	13,744 SF; 0.32 acres			
Maximum density	16 du/acre	17 units (53.9 du/acre)	17 units (53.9 du/acre)	No change / Nonconforming
Maximum floor area ratio	1.0	0.71 [estimate, not indicated]	0.98	+0.27 / In compliance
Maximum height	30 feet	Not indicated, but in compliance	38 feet (elevator); 26 feet (habitable space)	<b>Variance required</b>
Maximum building coverage	50%	58% [estimate, not indicated]	50%	-8 / In compliance
Maximum impervious surface	60%	89%	60%	-29 / In compliance
Minimum lot size	5,000 SF	13,744 SF	13,744 SF	None
Minimum lot width	50 feet	132.15 feet	132.15 feet	None
Minimum lot depth	100 feet	104 feet	104 feet	None

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum front setback (South St)	5 feet	Less than 1 foot	5 feet	+4 feet / In compliance
Minimum side setback (west)	5 feet	-1.2 feet (encroachment)	6 feet to trash enclosure; 16 feet to building	+7.2 feet / In compliance
Minimum rear setback (alley)	10 feet	-3.6 feet (encroachment)	22 feet	+25.6 feet / In compliance
Minimum street side setback (William St)	5 feet	~7.5 feet; (gravel parking within street)	5 feet	-2.5 feet / In compliance
Minimum vehicular parking	1 space per lodging unit + 1 manager space = 18 spaces required	2 off-street spaces (+ 8 or 9 nonconforming on-street spaces)	18 off-street spaces, incl 1 ADA van-accessible space; (+ 2 on-street parallel spaces incl 1 ADA in cross easement)	+16 off-street spaces / In compliance
Minimum handicap parking	1 space	0 spaces	1 off-street van-accessible space (+ 1 on-street parallel in cross easement)	+1 off-street space / In compliance
Minimum bicycle parking	35% of vehicular spaces = 7 spaces	Not indicated	8 spaces	In compliance
Minimum open space	20%	11%	28%	+17 / In compliance
Landscaping	Code Ch 108, Arts V & VI	See analysis	See analysis	<b>Nonconforming, but would improve; modification / waiver requested</b>
Consumption area or number of seats		None	None	None

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

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

### **1. Potable water supply**

The potable water LOS standard for nonresidential uses is 650 gallons per acre per day, pursuant to City Code Section 94-68. The land area would remain the same and the floor area would increase. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on total acres of land area:  $650 \text{ gal/acre/day} \times 0.32 \text{ acres} = 208 \text{ gal/day}$

Based on total acres of floor area:  $650 \text{ gal/acre/day} \times 0.31 \text{ acres} = 201.5 \text{ gal/day}$

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

### **2. Wastewater management**

The sanitary sewer LOS standard for nonresidential uses is 660 gallons per acre per day, pursuant to City Code Section 94-67. The land area would remain the same and the floor area would increase. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on total acres of land area:  $660 \text{ gal/acre/day} \times 0.32 \text{ acres} = 211.2 \text{ gal/day}$

Based on total acres of floor area:  $660 \text{ gal/acre/day} \times 0.31 \text{ acres} = 204.6 \text{ gal/day}$

Therefore, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

### **3. Water quality**

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

### **4. Stormwater management / drainage**

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

A drainage plan was submitted indicating that a full stormwater management system would be installed and total impervious area would be reduced. Stormwater would be retained on-site through additional exfiltration trenches and vegetated swales. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

## **5. Solid waste**

The solid waste LOS standard for nonresidential uses is 6.37 pounds per capita per day, pursuant to City Code Section 94-71. The proposed development is anticipated to have seven employees. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Proposed development:  $6.37 \text{ lb/capita/day} \times 7 \text{ employees} = 44.59 \text{ lbs/day}$

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

## **6. Roadways**

The roadway LOS standard is set forth in City Code Section 94-72. South Street is classified as a local road with a LOS standard of D. According to the 2011 Carrying Capacity Study, South Street has an existing LOS of C. The proposed development would not increase number of transient dwelling units/rooms and trip generation is expected to be the same and, therefore, a traffic study was not required. The proposed development is not anticipated to negatively affect the adopted LOS standard.

## **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 nonresidential in nature and therefore would have no impact on the adopted recreation LOS standard.

## **8. Fire Protection**

A life safety plan was submitted. Fire hydrant locations will be confirmed as required per the Fire Marshall's direction.

## **9. Reclaimed water system**

The applicant states "reclaimed water use is contemplated through the use of cisterns."

## **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 building is a potentially contributing structure. Therefore, the proposed development would need to obtain a Certificate of Appropriateness from the Historic Architectural Review Commission (HARC) for the proposed demolition and new hotel building 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. Although a traffic study was not required due to the number of hotel rooms not increasing, traffic impacts were found to be in compliance in the concurrency determination above. The open space provided would increase and new landscaping is proposed, although landscape modifications and waivers are requested as part of the development plan review.

**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 at the southern corner of South and William Streets. Location maps are indicated on Sheet A-0.1 and the survey.
- (c) *Land use compatibility.* Properties within 100 feet are located within the HRO and Historic Medium Density Residential (HMDR) Zoning Districts. Adjacent land uses within 300 feet include multi-family residential, single-family residential, a dentist's office, other hotels/motels, a Hospice rest home, the former Reynolds School and an AT&T facility. 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.
- (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 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 bringing off-street parking into compliance by providing all required spaces on-site and removing existing nonconforming on-street perpendicular spaces, installing two new on-street parallel parking spaces including one ADA-accessible space, installing new ADA-accessible sidewalks, curb ramps, walkways, bicycle racks for up to eight bicycles, screening of garbage and recycling containers, stormwater drainage system enhancements, and increasing open space and landscaping. 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 AE-6 and X flood zones.

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

- (a) *Land clearing, excavation and fill.* All existing development would be demolished and all existing landscaping would be removed.
- (b) *Tree protection.* All existing trees and landscaping would be removed. The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans.
- (c) *Landscaping plan.* The submitted plan indicates landscaping incorporated mostly around the perimeters of the property, with the most substantial landscaping in a rear corner garden. Landscaping is proposed on the rooftop pool deck, as well as "green screen" panels incorporated into the building façade itself. Landscaped open space would be increased above the existing amount. However, full compliance with all landscape buffer requirements of the LDRs is not proposed. Modifications and waivers are requested as part of this application to reduce the required landscaping. No environmentally sensitive areas exist.



(d) *Irrigation plan.* None provided, but an irrigation plan is a recommended condition.

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

Currently, only two off-street parking spaces exist on the property. An on-street gravel parking area for eight to nine vehicles exists along William Street, but this is a nonconforming situation with vehicles backing into the street. The proposed plan would eliminate the existing nonconforming parking and provide all 18 required off-street parking spaces under the building, including one ADA van-accessible space. It should be noted that the van-accessible space would cause vehicles to back into the street in order to exit the space, which is prohibited by City Code Section 108-642. However, given the alternatives of either locating the required van-accessible space under the building, which would cause the building height to increase, or locating it as a parallel space on the City street, the proposed located is the most preferable. Two additional on-street parallel spaces are proposed along William Street, including one ADA-accessible space that is located within a cross easement area approved by the City in 2008. Therefore, net vehicular parking would be increased.

There is existing bicycle parking on the property, some of which is for rental bicycles and is located within City right-of-way. The proposed development calls for eight off-street bicycle parking spaces. Staff recommends that the applicant consider providing additional bicycle parking, either off-street or on-street if it can be approved.

Vehicular and bicycle circulation would be provided by two one-way driveways, including an entrance driveway from South Street and an exit driveway to William Street. Pedestrian circulation would be improved by the proposed new sidewalks along William Street. There are also pervious pavers walkways proposed within the site connecting to the South Street sidewalk and the covered parking level. The plan also indicates crosswalk markings at driveway intersections and corner curb ramps at South and William Streets.

No loading space is proposed because the applicant states that there is no need for large trucks to make deliveries to the property and supplies would be brought by the hotel staff (see letter from owner in application). There is currently no off-street loading space at the existing motel property. Staff recommends that the loading space requirement be reevaluated during annual condition approval inspections and as a result of any code complaints. If needed, one option would be to create an on-street loading zone to accommodate truck deliveries.

**Housing (City Code Section 108-245)**

There are no existing or proposed non-transient residential dwelling units on the property. The proposed development is nonresidential in nature and therefore should have no detrimental effect on hurricane evacuation.

**Economic resources (City Code Section 108-246)**

An analysis of estimated average ad valorem tax yield from the proposed project was not submitted by the applicant. However, it is expected the tax yield would be greater than that from the existing improvements on the property. The construction expenditure given by the applicant is \$2.8 million. The project is designed to accommodate seven employees.

**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 AE-6 and X flood zones.
- (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, although four City bus routes (Blue, Green, Orange and Red) run along South Street with the nearest bus stop at South and Reynolds Streets. The Lower Keys Shuttle runs along United Street, one block away, with the closet stop at United and Reynolds Streets.
- (f) The application states green roof technology would be used and green lodging status will be sought. The plans indicate rooftop solar panels.
- (g) The area between the bottom floor and grade would be used for required vehicular and bicycle parking, as well as building ingress and egress. The hotel lobby would be at-grade, but is proposed to have two feet of flood-proofing.
- (h) No on-site recreation facilities are existing or proposed.
- (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)**

No construction management information was submitted. A vague construction schedule was submitted. Staff recommends that temporary construction fencing and erosion barrier be installed and maintained during all phases of demolition and construction. Staff recommends that 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)**

Although the existing and proposed hotel use is nonconforming in the HRO Zoning District, several other nonconforming aspects of the property would be brought further into compliance with the LDRs, such as parking, landscaping, open space and setbacks. One exception is the proposed 38-foot building height, which is subject to a separate height variance approval.

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

The proposed building is a modern architectural design incorporating vegetated green screen panels and rooftop solar panels. Although it increases the building height, which is subject to a variance, the proposed rooftop pool leaves more space on the ground for landscaping and open space. All site lighting is proposed to be LED and shielded.

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

No rooftop mechanical equipment is indicated on the plans. An air conditioning unit is indicated in each hotel room. The trash and recycling container storage area is located next to the building facing South Street, and is enclosed with a 6-foot high fence. The color rendering depicts the fence as a “green screen.”

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

The City is coordinating the location and type of refuse containers through the DRC and with Waste Management to ensure adequate service access. An enclosure and landscaping are indicated on the plans to help screen the trash collection area from adjacent property.

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

None proposed.

**Utility lines (City Code Section 108-282)**

The application states utilities will be consistent with this section.

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

None proposed.

**Exterior lighting (City Code Section 108-284)**

A conceptual lighting plan was submitted. New exterior site lighting is proposed along the perimeter landscaping, in the parking level under the building and in the rear garden area. The plan notes that all lighting will be LED, shielded (cut off) fixtures and meet Dark Sky requirements. Manufacturer’s cut sheet for all light fixtures should be submitted by the Applicant to ensure that all lights would be properly shielded to prevent glare onto adjacent properties.

**Signs (City Code Section 108-285)**

The northeast (William Street side) building elevation on sheet A-6 and one of the perspective renderings indicates a wall-mounted sign above the hotel lobby entrance.

**Pedestrian sidewalks (City Code Section 108-286)**

The plans indicate a new sidewalk along William Street, where one currently does not exist. Internal pervious paver walkways are proposed, connecting the South Street sidewalk with the rear garden area and the parking level under the building. Marked pedestrian crossings are indicated at the two new driveway intersections with the sidewalks.

**Loading docks (City Code Section 108-287)**

As mentioned above, no loading dock is proposed. See memo from owner in application materials.

**Storage areas (City Code Section 108-288)**

No exterior storage areas are proposed.

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

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

**Landscaping (Code Chapter 108, Article VI)**

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated mostly around the perimeters of the property, with the most substantial landscaping in a rear corner garden. Landscaping is proposed on the rooftop pool deck, as well as “green screen” panels incorporated into the building façade itself. Landscaped open space would be increased above the existing amount. However, full compliance with all landscape buffer requirements of the LDRs is not proposed. The Applicant is requesting modifications and waivers, pursuant to City Code Section 108-517, as outlined in the table below.

<b>Landscaping Modification / Waiver Summary</b>				
<b>Landscaping Type</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change/Waiver</b>
Land use buffer (Sec. 108-347)	Type B adjacent to multifamily uses; Type C adjacent to single-family residential uses; minimum 189.44 plant units required	None	Type B along north (South St) and east (William St); Type C along south; total 474 plant units proposed	Modification requested
Minimum landscaping requirement (Sec. 108-412)	20%	11%	28%	+17 / In compliance
Street frontage (Sec. 108-413)	Less than 0.5 acre site area = 10’ wide, 40 plant units per 100 linear feet; minimum 94 plant units required	None	5’ width provided; total 145 plant units proposed	Modification requested
Interior parking areas (Sec. 108-414)	20% of total parking area; minimum 6’ dim, 60 SF & 1 shade tree per landscape area; 1 tree per 100 SF of landscape area; interior landscape strips between rows and every 10 spaces	None	None; parking area is under building	Waiver required

Landscaping Modification / Waiver Summary				
Landscaping Type	Minimum Required	Existing	Proposed	Change/Waiver
Perimeter parking landscaping (Sec. 108-415)	Building sites 20,000 SF or less: 5' wide, 1 canopy shade tree, 10 shrubs per 35 LF	None	None, but some landscaping provided as part of other requirements; parking area is under building	Modification required
Nonvehicular use areas (Sec. 108-416)	Site with less than 30% nonvehicular open space (NOS): 4 trees / 2,000 SF NOS	None	5 trees and 8 palms based on 2,864 SF of NOS	In compliance

Pursuant to City Code Section 108-517(b), the Planning Board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of City Code Chapter 108, Article VI, Division 4, Subdivision II and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- (1) *Public interest; adjacent property.* The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.
- (2) *Not discriminatory.* The waiver or modification is not discriminatory, considering similar situations in the general area.
- (3) *Superior alternatives.* The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
- (4) *Protection of significant features.* The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
- (5) *Deprivation of reasonable use.* Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:
  - a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
  - b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.
- (6) *Technical impracticality.* Strict application of the requirement would be technically impractical.

Given the challenges and trade-offs of fully complying with all of the various landscaping requirements of the LDRs, staff recommends approval of the requested landscape modifications and waivers.

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

City Code Section 108-572(7) requires a minimum of one vehicular parking space per lodging unit plus one vehicular space for the owner or manager. Seventeen (17) lodging units are existing and proposed. Therefore, eighteen (18) off-street vehicular parking spaces are required and are proposed, including one ADA van-accessible space. The Code also requires bicycle parking equivalent to 35% of vehicular spaces. Therefore, seven (7) bicycle off-street bicycle parking spaces are required and eight (8) are proposed. Additionally, two on-street parallel vehicular parking spaces are proposed on William Street, including one ADA-accessible space. Overall, the amount of vehicular parking is being increased compared to existing conditions.

No loading space is proposed. See analysis above and the owner’s memo in the application.

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

A stormwater management plan was submitted indicating that surface water management is designed for the 25-year/72-hour storm event, as required. Stormwater would be retained on-site through exfiltration trenches and vegetated swales. There are still some staff comments regarding the drainage plan that should be addressed.

**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. Construction costs are estimated to be \$2.8 million; thus the 1% public art set-aside would be approximately \$28,000. 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 and Landscape Modifications / Waivers be **APPROVED** with the following conditions:

**General conditions:**

1. This approval shall not become effective until the concurrent application for height variance is approved and effective.
2. The City reserves the right to reevaluate the loading space requirement pursuant to City Code Section 108-649 based upon the annual conditional approval inspections, code compliance issues and other relevant factors.

3. Although subject to a separate City approval, the City shall not bear any of the costs of the proposed street, sidewalk and landscaping improvements within City rights-of-way.
4. The application shall incorporate any proposed cisterns into the drainage plan and shall submit an irrigation plan pursuant to City Code Section 108-243(d).
5. During all phases of demolition and 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 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.
8. The property owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

# **Draft Resolution**



**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(A) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION OF 17 TRANSIENT RESIDENTIAL UNITS AND FOR THE REDUCTION OF REQUIRED LANDSCAPING ASSOCIATED WITH THE PROPOSED HOTEL REDEVELOPMENT ON PROPERTY LOCATED AT 716-718 SOUTH STREET (RE # 00036870-000000, AK # 1037681) IN THE HISTORIC RESIDENTIAL / OFFICE (HRO) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the reconstruction of five or more transient residential units; and

**WHEREAS**, modifications and waivers to reduce the City’s landscaping requirements are requested pursuant to City Code Section 108-517; and

**WHEREAS**, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

**WHEREAS**, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

September 18, 2014; and

**WHEREAS**, the granting of a Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Major Development Plan and Landscape Modification / Waiver for the redevelopment of the existing 17-unit hotel on property located at 716-718 South Street (RE # 00036870-000000, AK # 1037681) in the Historic Residential / Office (HRO) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated July 2, 2014, is hereby approved with the following conditions:

**General conditions:**

1. This approval shall not become effective until the concurrent applications for height variance is approved and effective.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

2. The City reserves the right to reevaluate the loading space requirement pursuant to City Code Section 108-649 based upon the annual conditional approval inspections, code compliance issues and other relevant factors.

3. Although subject to a separate City approval, the City shall not bear any of the costs of the proposed street, sidewalk and landscaping improvements within City rights-of-way.

4. The application shall incorporate any proposed cisterns into the drainage plan and shall submit an irrigation plan pursuant to City Code Section 108-243(d).

5. During all phases of demolition and 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 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.

8. The property owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

**Section 3.** Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Major Development Plan and Landscape Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this \_\_\_\_ day of \_\_\_\_\_, 2014.

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

---

Richard Klitenick, Planning Board Chairman

Date

**Attest:**

---

Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

---

Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**

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



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major X

Minor \_\_\_\_\_

Conditional Use

\_\_\_\_\_

Historic District

Yes X

No \_\_\_\_\_

Please print or type:

- 1) Site Address 716 - 718 South Street
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 402 Appelrouth Lane  
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email Lori@owentrepanier.com
- 6) **Email Address:** Lori@owentrepanier.com
- 7) Name of Owner, if different than above South Street Hospitality, LLC.
- 8) Address of Owner 830 Truman Avenue, Key West, FL 33040
- 9) Owner Phone # \_\_\_\_\_ Email asonilaw@gmail.com
- 10) Zoning District of Parcel HRO RE# 00036870-000000
- 11) Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
If Yes: Date of approval 12-13-05 HARC approval # H05-07-15-1089  
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).

Request for a modification to a Major Development Plan (Res. No. 06-212) in the following manner:

- Reduce the building footprint by 4.4% (1,099 sq. ft.);
- Reduce impervious surface by 9.0% (1,237 sq. ft.);
- Expand landscape area by 8.8% (1,209 sq. ft.); and
- Install a green roof and achieve Florida Green Lodging status.

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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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 X No \_\_\_\_\_

If Yes, describe and attach relevant documents.

See attached Resolution # 08-107 granting a cross-easement for an encroachment upon City property on William Street.

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.**



# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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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;
  - 3) FEMA Flood Zone;
  - 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

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

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

# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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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:

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

### Sec. 108-228. Identification of key persons.

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

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

### Sec. 108-229. Project description.

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

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

**Sec. 108-230. Other project information.**

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

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

**Sec. 108-231. Residential developments.**

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

**Sec. 108-232. Intergovernmental coordination.**

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

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

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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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:
- (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.

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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- (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-

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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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.



## Request for Landscape Waiver/ Modification

Sec. 108-517

This application/request for modification to the standards of Sec. 108 is hereby filed with the city planning office to be considered by the planning board after reviewing recommendations of the city planner or designated staff.

This request is to waive landscape requirements of Sec. 108 because compliance is not possible on this site. As a result, a superior design shall be created that is customized to the characteristics of the site and its location within the historic district.

This request is to waive the following landscape requirements of Sec. 108 so as to:

1. Protect and preserve the integrity of this vital community service.
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. 108-347(b).** Required Screening.

To permit the following bufferyard screening:

Side	Bufferyard Screening Type
South Street	B-5ft
William Street	B-5ft
Rear (adjacent residential)	C-5ft

**Sec. 108-413.** Requirements along street frontage.

To permit the street frontage landscaping as proposed on the attached plans.

**Sec. 108-414.** Requirements for Interior Areas.

Project has a parking garage, not a parking lot.

**Sec. 108-415.** Perimeter landscape requirements.

Project has a parking garage, not a parking lot.

**Sec. 108-450.** Landscape screening.

To permit the landscape screening as proposed on the attached plans.



# Project Analysis

## Major Development Plan

Project Address: 716-718 South Street, Key West, FL 33040

Property Owner: South Street Hospitality, LLC

Zoning: HRO – Historic Residential Office

Flood Zone: X and AE-6

### Summary:

This project seeks to modify the major development plan granted by Res. No. 06-212 for the site at 716-718 South Street. We seek to implement more environmentally sensitive construction style, reduce the size of the structure from 3 to 2 stories, reduce impervious surface, increase native landscaping and enhance the formerly proposed stormwater management system summarized as follows:

- Reduce the building footprint by 4.4% (1,099 sq. ft.);
- Reduce the stories from 3 to 2;
- Reduce impervious surface by 9.0% (1,237 sq. ft.);
- Expand landscape area by 8.8% (1,209 sq. ft.); and
- Install a green roof and achieve Florida Green Lodging status.

### Analysis:

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

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

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

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

- |                                       |                         |   |
|---------------------------------------|-------------------------|---|
| ▪ Buildings                           | ▪ Garbage and recycling | ▪ Finished floor elevations                 |
| ▪ Setbacks                            | ▪ Signs                 | ▪ Height of existing and<br>proposed grades |
| ▪ Parking                             | ▪ Lighting              | ▪ Drainage plan                             |
| ▪ Driveway dimensions and<br>material | ▪ Project Statistics    | ▪ Landscape                                 |
| ▪ Utility locations                   | ▪ Building Elevations   |   |
| ▪ Plan                                | ▪ Height of buildings   |   |



**Title block (Sec. 108-227)**

Name of development: Two Ocean Inn  
 Owner/developer: South Street Hospitality, LLC  
 Scale: 1/8" : 1'  
 Preparation and revision dates: As noted on plans  
 Location: 716-718 South Street

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

Owner: South Street Hospitality, LLC  
 Authorized Agent: Trepanier & Associates, Inc.  
 Architect: William Horn Architects, Inc.  
 Surveyor: J. Lynn O'Flynn, Inc.  
 Landscape Architect: Elizabeth Newland  
 Legal and Equitable Owners: South Street Hospitality, LLC; Vasantlal Soni and Hansa Soni

**Project Description (Sec. 108-229):**

As mentioned above, this project seeks to modify the major development plan granted by Res. No. 06-212 for the site at 716-718 South Street. We seek to implement more environmentally sensitive construction style, reduce the size of the structure from 3 to 2 stories, reduce impervious surface, increase native landscaping and enhance the formerly proposed stormwater management system.

The following is a comparison of what is currently approved for the site and the modification that the owners believe is appropriate for the type of accommodations they intend to operate.

Dimension Regulation	Permitted/ Req'd	Approved	Proposed	Comment
Site Size	4,000 sq. ft.	13,743 sq. ft.	13,743 sq. ft.	No Change
Impervious Surface Ratio	0.60	0.69	0.60	<b>9% Reduction</b>
FAR	1.00	1.04	0.96	<b>4.4% Reduction</b>
Landscaping	35%	31.2%	40%	<b>8.8% Increase</b>
Stormwater Management	581 cf.	1,685 cf.		
Setback - Front	5 ft.	5 ft.	5 ft.	No Change
Setback - Rear	10 ft.	5 ft.	10 ft.	<b>5 ft. Increase</b>
Setback - Side	5 ft.	5 ft.	5 ft.	No Change
Building Coverage	50%		50%	No Change
Height	30 ft.	33 ft.	38 ft.	Variance requested
Density	17 units	17 units	17 units	No Change
Parking	18 Spaces	18 Spaces	18 Spaces	No Change
Sustainability	NA	NA	1. Green Roof Technology 2. Impervious Surface Reduction 3. Increased Native Landscaping 4. FL Green Lodging Status	<b>Complies</b> with the Comprehensive and Strategic Plan

**Other Project Information (Sec. 108-230):110.71.9**

1. Construction is proposed to progress continuously and steadily based on Key West LDRs and FBC.
2. The target date for commencement shall follow entitlement approvals as quickly as possible.
3. Expected date of completion is within 2 years of commencement.
4. The proposed development plan is contained herewith.
5. This application proposes a major development of the site. The proposed floor area for the new development is depicted on Plan A-1.
6. Project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is not located in an environmentally sensitive area.

**Residential Developments (Sec. 108-231):**

NA - No residential development proposed.

**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	04/01/14
2. Development Review Committee (DRC) Meeting	04/24/14
3. Tree Commission Submission	04/23/14
4. HARC Submission	05/01/14
5. Tree Commission	05/13/14
6. HARC Meeting 1 (Demo)	05/27/14
7. Planning Board Meeting	06/19/14
8. HARC Meeting 2	06/24/14
9. City Commission Meeting	07/24/14
10. City Commission Decision Appeal Period	30 days
11. Florida Department of Economic Opportunity Appeal Period	45 days

\* Alternative submission date granted by Director of Community Development Services

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

1. Based on the City of Key West adopted level of service the potable water demand is not anticipated to change at the end of this single-phase development plan (pursuant to Sec. 94-68, the potable water LOS for nonresidential development is 650 gal/acre/day).

Potable water demand is estimated to be 205.4 gal/day.

As demonstrated in the Concurrency Analysis below the supply system can provide adequate water for the proposed development, and there are no system improvements required to maintain the adopted level of service. The project team is coordinating with the FKAA and the City of Key Wets Fire Department to determine that the water pressure and flow will be adequate for fire protection for the proposed type of construction.

2. Based on the City of Key West adopted level of service the wastewater demand is not anticipated to change at the end of this single-phase development plan (pursuant to Sec. 94-68, the wastewater LOS for nonresidential development at 660 gal/day/acre).

The wastewater flow is anticipated to be 205.4 gal/day

As demonstrated in the Concurrency Analysis below no change is required in the capacity of the treatment and transmission facilities of wastewater. No system improvements are required to maintain the adopted level of service.

3. No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
4. Storm water management improvements are depicted on the attached plans.
5. Solid waste (i.e. construction debris) generated by the project will be handled by a licensed waste hauler.
6. Potential Trip Generation: No change in traffic is anticipated as a result of the proposed amendment.
7. The City of Key West's adopted level of service for recreational infrastructure is not affected by commercial development.
8. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
9. Reclaimed water use is contemplated through the use of cisterns.
10. As demonstrated by the attached 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):**

- (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.*

(b) *Land Use Compatibility.* The project site is located in the Historic Residential/Office (HRO) zoning district. The historic residential/office district intention is to accommodate business and professional offices as well as residential structures; however, this particular site has functioned as a lodging facility for over 60 years.



(c) *Historic and archeological resource protection.* The site is located within the Historic District no archeological significance is attributed to the site.

(d) Any archeological resources will be protected as required.

(e) *Subdivision of Land.* No subdivisions are anticipated.

**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):**

Pursuant to proposed site plans.

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

The proposed amendment complies with Sec. 108-244 as depicted on the plans.

**Housing (Sec 108-245):**

This project includes no new transient residential development and therefore shall have no impact on hurricane evacuation.

**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 wastewater treatment and transportation.

This project complies with all City land use plans, objectives and policies.

**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, building codes, and funding. 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 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 use.

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

This applications 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):**

Refuse is proposed to be handled in accordance with Sec. 108-280..

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

No roll off containers proposed for day to day hotel operation .

**Utility lines (Section 108-282):**

Utilities are proposed consistent with Sec/ 108-282.

**Criteria for review and approval:**

- (1) Land use compatibility: As stated above, the project site is located in the Historic Residential Office (“HRO”) zoning district. The HRO district intention is to accommodate business and professional offices as well as residential structures; however, this particular site has functioned as a lodging facility for over 60 years.
- (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. The infrastructure and site plan improvements are designed to mitigate potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated. The 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:**

The City’s Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are analyzed:

1. Potable Water & Sanitary Sewer
2. Recreation (for residential development only)
3. Solid Waste
4. Drainage
5. Roads/Trip Generation

The following concurrency analysis reflects the anticipated impacts resulting from the proposed project.

**Potable Water & Sanitary Sewer** “Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any

improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards<sup>1</sup>.”

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

- i) Existing capacity required based on site size: 205.4 gal/day

The total capacity required for nonresidential use on .316 acres is:

$$650 \text{ gal/acres/day} \times .316 \text{ acres} = 205.4 \text{ gal/day}$$

- ii) Proposed capacity required based on site size: 205.4 gal/day

The total capacity required for nonresidential use on .316 acres is:

$$650 \text{ gal/acres/day} \times .316 \text{ acres} = 205.4 \text{ gal/day}$$

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

**FKAA Supply Capacity:**

The Florida Keys Aqueduct Authority (“FKAA”) has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022<sup>2</sup>. Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

*Expanded Florida City R.O. Plant.* The Department of Health issued Permit # 150092-007-wc/04 (Exhibit I) on November 14, 2006 to allow for the construction of an expanded reverse osmosis (R.O.) water plant in Florida City. The expanded water plant is designed to treat blended Floridian Aquifer water as an alternative water source to the Biscayne Aquifer. The permit design capacity of the expanded R.O. plant is 6 MGD.

*Revised Water Use Permit.* The SFWMD issued revised Water Use Permit (WUP) #13-00005-W (Exhibit II) on March 26, 2008, which recognizes the additional blended Floridian Aquifer capacity that will be provided by the expanded R.O. plant. Interim Water Use Allocations in the WUP permit provide FKAA with an allocation of 17.00 MGD (dry season) and 17.79 GPD (wet season) which may be withdrawn from the Biscayne Aquifer and allows FKAA to utilize the Stock Island and Marathon Reverse Osmosis plants for any demands exceeding the interim withdrawal limit, pending completion of the R.O. plant in Florida City. The Stock Island and Marathon

<sup>1</sup> The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

<sup>2</sup> Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

R.O. plants have a combined capacity of 3.0 MGD providing an interim WUP water supply of 20.0 MGD during the dry season if needed. Once operational in 2010, the R.O. plant will provide an additional 6.0 MGD, which when combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, will increase available water supply to 23 MGD for the Florida Keys.

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

1996 annual water demand = 5,272 MG /year  
2006 annual water demand = 6,310 MG /year  
Average Annual Increase = (6,310 MG - 5,272MG)/ 10 = 103.8 MG /year

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

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

- DEP Underground Injection and Control permit was obtained on May 21, 2008.
- Construction contracts were required within 180 days or by November 21, 2008;
- Testing is required within one year and 30 days from issuance of the permit or by June 21, 2009.
- The R.O. plant construction was completed in January, 2010.

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

- i) Existing capacity required based on site size: 208.56 gal/day

The total capacity required for nonresidential use on 0.316 acres is:

$$660 \text{ gal/acres/day} \times 0.316 \text{ acres} = 208.56 \text{ gal/day}$$

- ii) Proposed capacity required based on site size: 208.56 gal/day

The total capacity required for nonresidential use on 0.316 acres is:

$$660 \text{ gal/acres/day} \times 0.316 \text{ acres} = 208.56 \text{ gal/day}$$



The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized<sup>3</sup>. The current plant has the capacity to service this project's projected needs.

**Recreation** There is no residential development proposed therefore this project will have no impact on the demand on the City's adopted level of service for recreation.

**Solid Waste** "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted<sup>4</sup>."

Sec. 94-71 sets the level of service for nonresidential solid waste disposal at 44.59 lb/capita/day.

- i) Existing capacity required: 44.59 lbs/day

The total capacity required for the nonresidential use of 7<sup>5</sup> employee is:  
6.37 lb/capita/day x 7 employee= 44.59 lbs/day

- ii) Proposed capacity required: 44.59 lbs/day

The total capacity required for the nonresidential use of 7 employee is:  
6.37 lb./capita/day x 7 employees = 44.59 lbs/day

Waste Management has more than enough capacity to handle the solid waste disposal<sup>6</sup>.

**Drainage** "Conceptual plan for accommodating storm water run-off and demonstrated evidence that the proposed drainage improvements shall accommodate storm water run-off without adversely impacting natural systems or the City's adopted level of service for storm drainage<sup>7</sup>"

No change to the existing storm water/drainage system is proposed.

**Roads/Trip Generation.**

Use	Weekday (8.17 trips/rm/day)		Saturday (8.19 trips/rm/day)		Sunday (5.95 trips/rm/day)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Hotel (ITE 310)	139.9	139.9	139.2	139.2	101.2	101.2

<sup>3</sup> Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

<sup>4</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

<sup>5</sup> Per applicant's anticipated staffing levels

<sup>6</sup> Per January 25, 2010 memo from Jay Gewin, City of Key West (Exhibit V)

<sup>7</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

**Exhibits**

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

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

***Exhibit III*** – September 3, 2010 Wastewater Memo

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

***Exhibit V*** – January 25, 2010 Solid Waste Memo

# **Exhibit I**

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



Jeb Bush  
Governor

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

Lillian Rivera, RN, MSN, Administrator

**PERMITTEE:**

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

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

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

**TO CONSTRUCT:** A Reverse Osmosis, (RO) treatment facility with a permeate capacity of up to 6 Million Gallons per Day, (MGD) produced from Phase I, consisting of three (3) 1.5 MGD trains or Phase II, consisting of an additional 1.5 MGD or four (4) 1.5 MGD trains. The RO facility will be fully integrated with the existing lime softening plant.

There will be the option of bypassing a limited amount of pretreated Floridan aquifer water and blending it with RU permeate thus adding alkalinity to the product water and increasing the overall plant "net" recovery. The RO system product water (degasified permeate/blended permeate) will be combined (blended) with existing lime softening plant product and a limited amount of cartridge-filtered Biscayne Aquifer RO bypass water. The blended product water will receive chemical addition and be transferred to existing finished water storage facilities and pumped to distribution with existing high service pumps.

The water treatment plant construction permit application is for 6 MGD RO permeate capacity plus up to 3 MGD cartridge filtered Biscayne Aquifer blend flow and up to 0.576 MGD (400 gpm) pretreated Floridan Aquifer feed water bypass (which blends with RO permeate), and up to 0.7 MGD Floridan Aquifer water which blends with the existing lime softening facility influent Biscayne Aquifer water. The full operation of all the above described facility units could raise the Possible Facility Output Capacity to greater than 23.8 MGD existing permissible, plus 6.0 MGD covered under this permit application.

**No other facilities or new wells are part of this permit.**

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



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

"A"

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

**GENERAL CONDITIONS:**

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

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

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

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

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

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

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

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

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

13. This permit also constitutes:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

**SPECIFIC CONDITIONS:**

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

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

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

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

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

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

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

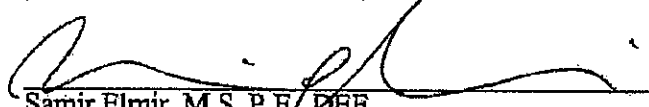
PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

Issued this 30<sup>th</sup> day of November 2006

STATE OF FLORIDA  
DEPARTMENT OF HEALTH

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



# **Exhibit II**

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



FORM #0299  
Rev. 5/03

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

**Date Issued:** 13-MAR-2008

**Expiration Date:** March 13, 2028

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

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

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

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

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

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

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

**Limiting Conditions are as follows:**

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

South Florida Water Management  
District, by its Governing Board

On March 13, 2008  
By [Signature]  
Deputy Clerk

**LIMITING CONDITIONS**

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

Public water supply

4. Source classification is:

Ground Water from:  
Biscayne Aquifer  
Floridan Aquifer System

5. Annual allocation shall not exceed 8751 MG.

Maximum monthly allocation shall not exceed 809.0088 MG.

The following limitations to annual withdrawals from specific sources are stipulated:  
Biscayne Aquifer-: 6,492 MG.

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

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

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

This Permit is issued to:

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

7. Withdrawal facilities:

Ground Water - Existing:

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

## Ground Water - Proposed:

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

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.  
  
Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:
  - (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or
  - (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.
9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:
  - (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)
  - (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or
  - (3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.
10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:
  - (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,
  - (2) Reduction in water levels that harm the hydroperiod of wetlands,
  - (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,
  - (4) Harmful movement of contaminants in violation of state water quality standards, or
  - (5) Harm to the natural system including damage to habitat for rare or endangered species.
11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

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

In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

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

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

26.

In addition to the allocations specified in Limiting Conditions 5 and 25, during the dry season (December 1 to April 30), FCAA shall limit their average day withdrawals from the Biscayne Aquifer to 17 MGD, calculated on a monthly basis. The remaining dry season demands shall be provided by the reverse osmosis system. During the remainder of the year from May 1 to November 30, the withdrawals from the Biscayne Aquifer shall be limited to the Base Condition water use for the Biscayne Aquifer of 6,492 MGY, or an average day of 17.79 MGD. Demands in excess of these volumes shall be provided by the Floridan Aquifer System wells and the emergency desalination facilities.

27.

Prior to the availability of the Floridan Aquifer reverse osmosis system, dry season demand in excess of the Biscayne Aquifer pumpage limitations specified in Limiting Condition 26 shall be obtained from emergency sources pursuant to Limiting Condition 29.

28.

In addition to the monthly reporting required in Limiting Condition 18, and prior to the operation of the Reverse Osmosis system, on the 15th day of each month during and immediately following the dry season extending from December 1 to April 30, FCAA shall file a written report with the District ("mid-month report") evaluating the following: 1) the daily pumpage to date during the last 30 days; and 2) any daily pumpage distribution for the remainder of the dry season as necessary to comply with the 17 MGD Biscayne Aquifer average dry season limitation. Such report shall also identify any remedial actions necessary to ensure compliance that through the remainder of the dry season the applicable Biscayne Aquifer pumpage limitations described above will be met. This report shall replace the other reports required by the Consent Agreement (including the June 15 post-dry season report and the February 15th mid-dry season additional demand report). Such mid-month report shall be evaluated by District staff and revised by the District as necessary to achieve compliance with the above. Upon completion and operation of the Reverse Osmosis system, pursuant to the schedule outlined in Limiting Condition 30, this report requirement shall cease and the monthly Biscayne Aquifer withdrawals shall be reported as required by Limiting Condition 18 of this permit.

29.

In order to reduce the potential for violating the 17 MGD Biscayne Aquifer average monthly withdrawal limitation during the dry season, FCAA must to the greatest extent practical utilize the emergency desalination facilities FCAA owns and operates at Stock Island and Marathon, which are potentially capable of treating saline water at rates up to 3.0 MGD. The FCAA shall use these two emergency desalination facilities as an alternative source of water in order to assist in limiting its dry season Biscayne Aquifer withdrawals. The FCAA's ability to use, and extent of use, of these emergency desalination facilities shall be subject to not causing (i) significant adverse affects to FCAA's water treatment or distribution system; or (ii) a violation of any applicable primary or secondary drinking water standards.

30.

The permittee shall adhere to the following schedule for the construction and operation of the Floridan Aquifer System reverse osmosis wellfield and treatment facility:

Florida Keys Aqueduct Authority - Schedule for Construction and Operation of Floridan Aquifer Production Well, Floridan Aquifer Reverse Osmosis Treatment Facility, and Demineralized Concentrate Disposal Well

--Reverse osmosis water treatment plant expansion  
Award Contract - September 30, 2007  
Complete Construction - December 31, 2009

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

31.

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

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

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

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

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

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

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



# **Exhibit III**

**September 3, 2010 Wastewater Memo**

## Mehdi Benkhatar

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**To:** Jay Gewin  
**Subject:** RE: Wastewater Capacity for the City of Key West

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**From:** Jay Gewin [mailto:jgewin@keywestcity.com]  
**Sent:** Friday, September 03, 2010 8:27 AM  
**To:** Mehdi Benkhatar  
**Cc:** Owen Trepanier  
**Subject:** RE: Wastewater Capacity for the City of Key West

The City of Key West transports its wastewater to its state of the art wastewater treatment facility located on Fleming Key. The facility is permitted to treat 10 million gallons per day (mgd), and currently the average daily influent flow is 4.8 mgd. This average daily flow can go much higher during heavy rain and flood events, up to the capacity of the plant a few times during the year.

The Wastewater Treatment Plant is of course, the final destination for wastewater after it passes through the City's collection system. The capacity of the collection system varies at different locations on the island, as the wastewater passes through a series of lift stations on its way to the Treatment Plant.

*Jay Gewin  
Utilities Manager  
City of Key West  
305-809-3902*

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**From:** Mehdi Benkhatar [mailto:mehdi@owentrepanier.com]  
**Sent:** Thursday, September 02, 2010 4:17 PM  
**To:** Jay Gewin  
**Cc:** Owen Trepanier  
**Subject:** Wastewater Capacity for the City of Key West

Good afternoon Jay,

The City is asking Trepanier & Associates for information regarding the Key West's wastewater capacity. Would you be able to provide me a short memo similar to the one below explaining the current wastewater capacity situation?

Thanks very much,

***Mehdi Benkhatar***  
***Planner/Development Specialist***  
***Trepanier & Associates, Inc.***  
***305-293-8983***

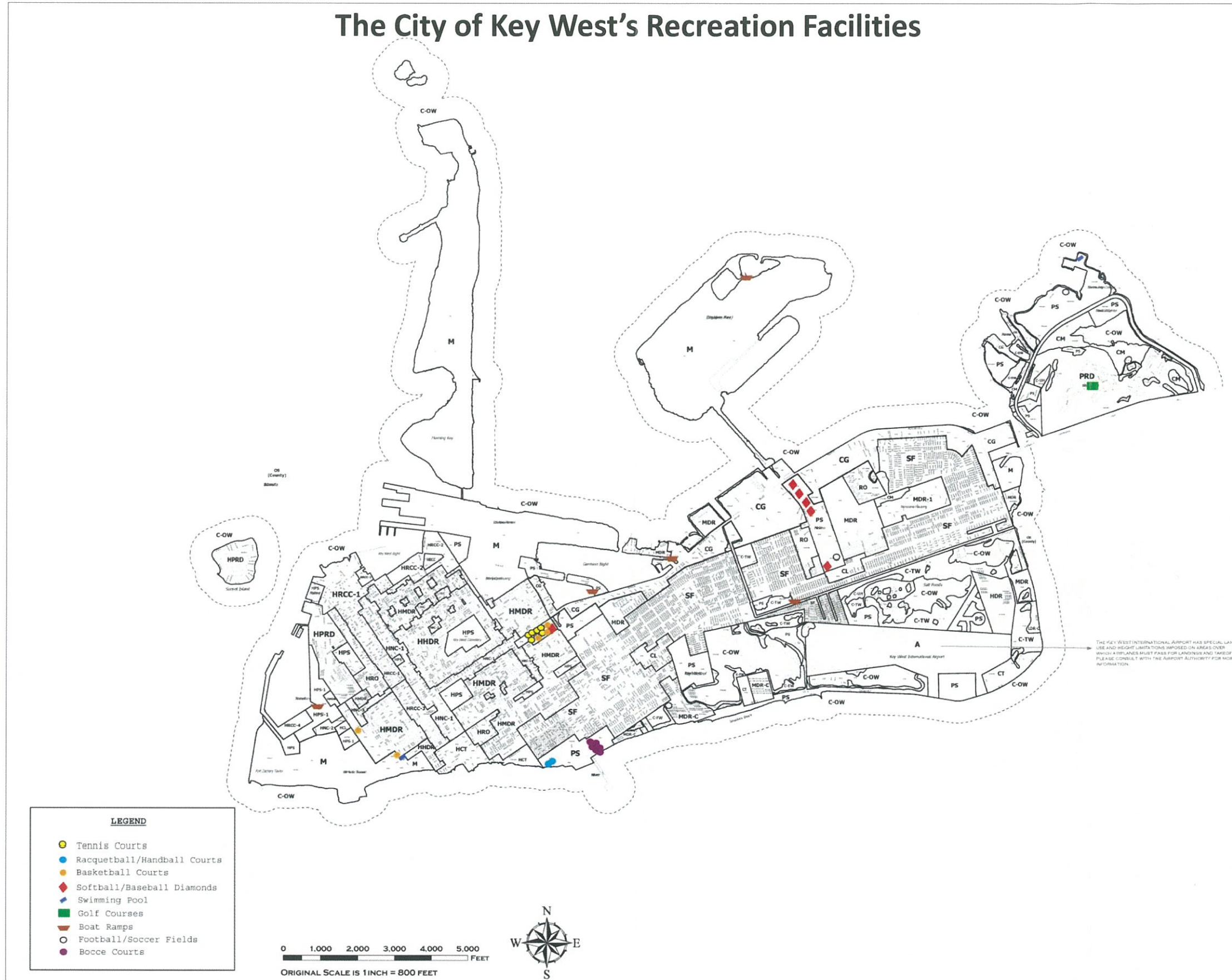
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**From:** Jay Gewin [mailto:jgewin@keywestcity.com]  
**Sent:** Monday, January 25, 2010 4:53 PM  
**To:** Mehdi Benkhatar  
**Cc:** Owen Trepanier  
**Subject:** RE: Solid Waste Capacity for the City of Key West

# **Exhibit IV**

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

# The City of Key West's Recreation Facilities



# **Exhibit V**

**January, 2010 Solid Waste Memo**

## Mehdi Benkhatar

---

**Subject:** FW: Solid Waste Capacity for the City of Key West

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**From:** Jay Gewin [mailto:jgewin@keywestcity.com]  
**Sent:** Monday, January 25, 2010 4:53 PM  
**To:** Mehdi Benkhatar  
**Cc:** Owen Trepanier  
**Subject:** RE: Solid Waste Capacity for the City of Key West

The City of Key West ships its solid waste to one of two waste-to-energy facilities on the mainland, that are shared by other municipalities. Those facilities are capable of receiving 2,500 tons per day, and currently they are only receiving about 70% of that capacity. Our contractor, Waste Management, has informed us that we are in no way exceeding our capacity.

Primarily due to ROGO limitations, lack of buildable space, and economic factors; the population of Key West has remained flat in recent years compared to the rest of Florida. Therefore we have not had to plan for continued growth as other high-growth areas of Florida had in better economic times. We currently are generating approximately 15,000 tons of solid waste per year. In better economic times, that figure was closer to 50,000 or slightly higher. The City plans on increasing its rate of recycling which should lessen the amount of solid waste generated. Recyclables are shipped to a single-stream recycle facility also located on the mainland.

*Jay Gewin  
Utilities Manager  
City of Key West  
305-809-3902*

# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)


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

I, Hansa Soni as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of South Street Hospitality, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Owen Trepanier/ 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 of person with authority to execute documents on behalf on entity owner*

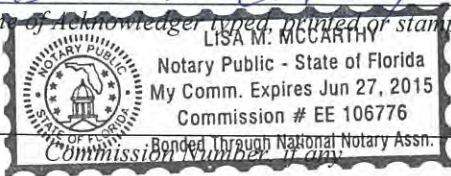
Subscribed and sworn to (or affirmed) before me on this April 01, 2014 by  
*date*

Hansa Soni  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

Lisa M. McCarthy  
*Name of Acknowledger typed, printed or stamped*





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

Managing Member of South Street Hospitality, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Owen Trepanier/ 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*

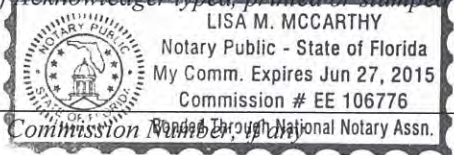
Subscribed and sworn to (or affirmed) before me on this April 01, 2014 by  
*date*

Vasantlal Soni  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Lisa M. McCarthy  
*Name of Acknowledger typed, printed or stamped*



# Verification Form

**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:

716-718 South St.  
*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 April 1, 2014 by  
Owen J. Trepanier  
*Name of Authorized Representative*  
*date*

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*

# **2008 Easement**

ADDRESS: 716-718 SOUTH STREET

RESOLUTION NO. 08-107

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING THE ATTACHED CROSS-EASEMENT BETWEEN THE CITY AND DENISE GANTON FOR "SEA SHELL MOTEL" FOR AN ENCROACHMENT UPON CITY PROPERTY ON WILLIAM STEET ADJACENT TO THE PROPERTY LOCATED AT 716-718 SOUTH STEET; PROVIDING FOR AN EFFECTIVE DATE

*\$1000.00*

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


Section 1: That a cross-easement is hereby granted in accordance with the attached Cross Easement Agreement.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 1st day of April, 2008.

Authenticated by the presiding officer and Clerk of the Commission on April 2, 2008.

Filed with the Clerk April 2, 2008.

  
MORGAN McPHERSON, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK

Doc# 1699693 06/17/2008 10:02AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1699693  
BK# 2366 Pg# 2352

Prepared by:  
City of Key West Clerk's Office  
525 Angela Street  
Key West, Florida 33040

Doc# 1699693  
Bk# 2366 Pg# 2353

(Space above this line reserved for recording office use only)

## **CROSS EASEMENT AGREEMENT**

This Agreement is made this 22<sup>nd</sup> day of April, 2008, between the **CITY OF KEY WEST, FLORIDA**, a municipal corporation (hereinafter the "City"), and **DENISE GANTON** (hereinafter "Ganton").

Whereas, the property more particularly described on Exhibit A, which is attached hereto and incorporated by reference, is located within the City's William Street right-of-way located in Key West, Monroe County, Florida, and

Whereas, Ganton is the fee simple owner of the property located at the corner of William and South Streets in Key West, Florida, whose parcel identification number is 00036870 and 00037880; and

Whereas, Ganton has requested that the City grant development approval for Ganton's proposed redevelopment of a hotel on the property referred to in the preceding paragraph; and

Whereas, the parties have determined that it would be appropriate to locate an ADA accessible parking space on Ganton's property and within the City's right-of-way; and

Whereas, each party, in consideration of the mutual promises contained herein, does grant and convey unto the other party an easement under the following terms and conditions:

1. The City hereby agrees to grant an easement to Ganton for the Property more particularly described on Exhibit A.
2. Ganton hereby agrees to grant an easement to City for the Property more particularly described on Exhibit B.
3. Ganton, her successors and assigns shall have the right to construct, install, locate, and maintain an ADA accessible parking within the area encompassed by the properties more particularly described on Exhibit A and Exhibit B.
4. Ganton shall have the right to enter and depart under, over, across and upon the property more particularly described on Exhibit A as necessary to the proper use of all rights granted herein, upon the conditions that Ganton shall:

- (a) Not unreasonably interfere with the City's use of the Property;
- (b) Indemnify and hold harmless the City from any and all liability arising from the negligent use of the easement by the Grantee, its agents, assigns, affiliates, employees or guests; and
- (c) Adhere to the following terms:
  - (1) The Grantee will install and maintain the ADA accessible parking space.
  - (2) The Grantee will restore any and all damages from construction to existing conditions or better.
  - (3) The Grantee will restore any and all damages from construction of or related to the construction, installation, alteration, operation, repair, replacement, removal or inspection arising in the future or better.
  - (4) There will be no cost to the City for the items described in paragraphs (c)(1-3) above.
- (d) Ganton shall bear the costs of any relocation or modification of said facilities when the change is necessitated by the City's requirements.
- (e) Ganton shall maintain the easement area free of and clear from any obstruction and shall not construct, place, or allow the placing or construction of any obstruction which would interfere with use of the property for an ADA accessible parking space. The City shall have the right to make any other use of the easement area which does not interfere with the Ganton's rights.
- (f) All covenants, stipulations, terms, conditions and provisions of this Agreement shall extend to and be made binding upon respective successors and assigns of the City and Ganton. It is intended that this Agreement shall be recorded and be binding upon future owners of the Property.
- (g) Each party does hereby warrant good and marketable title for the properties described herein and that each party has full power of authority to grant this Cross Easement.

5. This Cross Easement and the rights created hereunder shall be for a period commencing on the day and date first above written and continuing in perpetuity as long as Ganton shall utilize the properties described herein for the purpose of providing an ADA accessible parking space, and this Cross easement shall inure and be binding upon the successors and assigns of the Property. Any violation or failure on the part of Ganton to adhere to the terms set forth in the grant made hereunder shall entitle the City to terminate this Agreement and may require the Ganton to remove improvements made pursuant to it at Grantee's expense. The prevailing party in any action to enforce the terms or rights hereunder shall be entitled to recover reasonable attorney's fees.

6. Ganton agrees to pay to City a processing fee in the amount of \$1,000.00, together with all sums and fees for city sewer, city garbage, if unpaid; to otherwise promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Ganton further agrees to pay City an annual rental fee for this easement in the total amount of \$400.00, payable

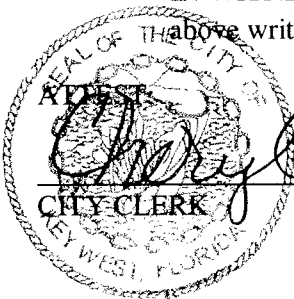
annually on the anniversary date of the execution of this Easement Agreement to the City of Key West. Failure to pay such rental shall constitute grounds for the Grantor to terminate the easements.

7. Ganton agrees that any enlargement of the ADA accessible parking space contemplated herein shall operate to terminate the easements granted hereby, and that City shall thereupon have the right to require Ganton to fully and entirely vacate the easements on the William Street right-of-way through demolition or removal of the ADA accessible parking space. Ganton agrees that in the event the ADA accessible parking space within the William Street right-of-way is removed or substantially destroyed, these easements shall terminate, and that any new structures shall be built entirely on land owned by Ganton, or her assigns, and shall not encroach on City's right-of-way. Additionally, Ganton recognizes and agrees that City may reclaim or retake its property without process upon a determination of necessity to protect the health, safety or welfare of the City's residents. Notwithstanding the fact that these easements may terminate at some future date, it is a covenant that runs with the land, and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

8. Ganton expressly agrees herein that, in the event the proposed redevelopment of a hotel on Ganton's property adjacent to the easements granted herein does not take place, or, in the event the approved site development or building plans are significantly changed, or, in the event that the redevelopment project is not completed for any reason whatsoever, the easements granted herein shall be cancelled, void, and of no further force or effect.

Doc# 1699693  
Bk# 2366 Pg# 2355

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal the day and year first above written.



*Cheryl Smith*  
CITY CLERK

CITY OF KEY WEST

*J. K. Scholl*  
JIM SCHOLL, CITY MANAGER

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 22nd day of April, 2008, by Jim Scholl, who is  personally known to me, ~~or who [ ] has produced drivers license as identification.~~

*Susan P. Harrison*  
Notary Public

My Commission expires:



SUSAN P. HARRISON  
Commission DD 652993  
Expires April 8, 2011  
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Susan P. Harrison



  
DENISE GANTON

STATE OF FLORIDA  
COUNTY OF MONROE

Doc# 1699693  
Bk# 2366 Pg# 2356

The foregoing instrument was acknowledged before me this 21st day of April, 2008, by Denise Ganton, who is ~~[ ] personally known to me, or~~ who  has produced Florida drivers license as identification.



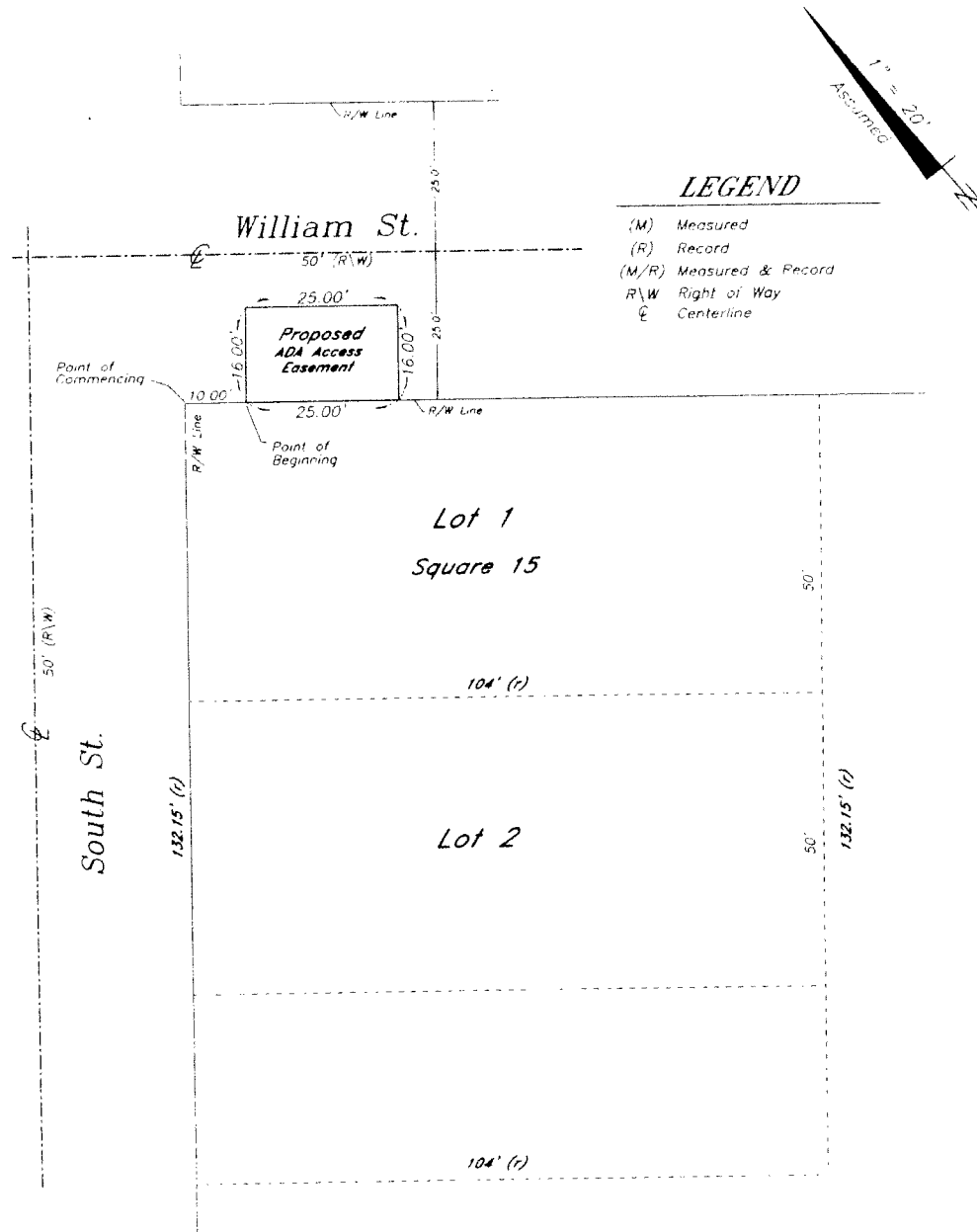
SUSAN P. HARRISON  
Commission DD 652993  
Expires April 8, 2011  
Bonded Thru Troy Fain Insurance 800-386-7019

  
Notary Public

Print Name: SUSAN P. HARRISON

My Commission expires:  
Apr-18, 2011

Specific Purpose Survey Map to illustrate a legal description authored by the undersigned of a portion of William Street, adjacent to Lot 1, Square 15, Tract 17, Island of Key West



NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #8298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2544

Specific Purpose Survey Report to illustrate a legal description  
authored by the undersigned of a portion of William Street,  
adjacent to Lot 1, Square 15, Tract 17, Island of Key West

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This sketch is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. The "Specific Purpose Sketch" contained hereon does not purport to represent a field boundary survey.
6. The north arrow is assumed and based on Plat Book 1, Page 69.
7. This "Specific Purpose Sketch" is not assignable.
8. This Survey Report is not valid without the attached Survey Map.

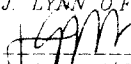
SPECIFIC PURPOSE SKETCH OF:

A parcel of land being a portion of the right-of-way of William Street adjacent to Lot 1 of Square 15, Tract 17, of KEY WEST INVESTMENT COMPANY, according to the plat thereof as recorded in Plat Book 1, Page 69 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the SW'ly right of way line of William Street with the SE'ly right of way line of South Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 10.00 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said William Street for a distance of 25.00 feet; thence at right angles in a NE'ly direction for a distance of 16.00 feet; thence at right angles in a NW'ly direction for a distance of 25.00 feet; thence at right angles in a SW'ly direction for a distance of 16.00 feet back to the Point of Beginning.

SPECIFIC PURPOSE SKETCH FOR: Sea Shell Motel;

J. LYNN O'FLYNN, INC.

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

February 12, 2008

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
PSM #6298  
3430 Dick Ave., Key West, FL 33040  
(305) 296-7427 FAX (305) 296-2244

**Deed**

42,901.000 10

Doc# 1956035 10/31/2013 1:58PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:  
Susan Mary Cardenas  
Attorney at Law  
Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 13-278-Ganton

10/31/2013 1:58PM  
DEED DOC STAMP CL: Krya \$20,300.00

[Space Above This Line For Recording Data]

Doc# 1956035  
Bk# 2656 Pg# 1908

## Warranty Deed

**This Warranty Deed** made this 31st day of October, 2013 between Denise Ganton, a married woman whose post office address is 2140 Robinson Road, Jackson, MI 49203, grantor, and South Street Hospitality, LLC, a Florida limited liability company whose post office address is 830 Truman Avenue, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows:

Commencing at the Southernmost corner of the Intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, said parcel being the NE'ly 32.15 feet of Lot 3 in Block 15 of Key West Investment Co's Subdivision as recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida; and said parcel being more particularly described as follows:

COMMENCE at the intersection of the SW'ly right-of-way line (ROWL) of William Street with the SE'ly ROWL of South Street and run thence SW'ly along the ROWL of the said South Street for a distance of 100.00 feet to the Point of Beginning the parcel of land being described herein, thence continue SW'ly along the SE'ly ROWL of the said South Street for a distance of 32.15 feet; thence SE'ly and at right angles for a distance of 104.00 feet; thence NE'ly and at right angles for a distance of 32.15 feet; thence NW'ly and at right angles for a distance of 104.00 feet back to the Point of Beginning.

Parcel Identification Number: 00037880-000100 / 00036870-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Amelia Gull  
Witness Name: AMELIA GULL  
Jon A. Nowinski  
Witness Name: JON A. NOWINSKI

Denise Ganton (Seal)  
Denise Ganton

Doc# 1956035  
Bk# 2656 Pg# 1909

State of Michigan  
County of Jackson

The foregoing instrument was acknowledged before me this 3 day of October, 2013 by Denise Ganton, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Laurei Fisher  
Notary Public

Printed Name: Laurei Fisher

My Commission Expires: 11/08/2019



LAUREI FISHER  
Notary Public, Jackson County, MI  
My Commission Expires Nov. 8, 2019

MONROE COUNTY  
OFFICIAL RECORDS

**EXHIBIT A**

On the Island of Key West, and known as a part Lot One (1) and Two (2), of Square Fifteen (15), Tract Seventeen (17), as per plat recorded in Plat Book One (1), Page Sixty Nine (69) of the public records of Monroe County, Florida. COMMENCE at the intersection of the SW'ly right of way line of William Street with the SE'ly right of way line of South Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 10.00 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Williams Street for a distance of 25.00 feet; thence at right angles in a NE'ly direction for a distance of 16.00 feet; thence at right angles in a NW'ly direction for a distance of 25.00 feet; thence at right angles in a SW'ly direction for a distance of 16.00 feet back to the Point of Beginning.

**EXHIBIT B**

On the Island of Key West, and known as a part Lot One (1) and Two (2), of Square Fifteen (15), Tract Seventeen (17), as per plat recorded in Plat Book One (1), Page Sixty Nine (69) of the public records of Monroe County, Florida. COMMENCE at the intersection of the SW'ly right of way line of William Street with the SE'ly right of way line of South Street and run thence SE'ly along the SW'ly right of way line of the said William Street for a distance of 10.00 feet to the Point of Beginning; thence continue SE'ly along the SW'ly right of way line of the said Williams Street for a distance of 25.00 feet; thence at right angles in a SW'ly direction for a distance of 1.00 feet; thence at right angles in a NW'ly direction for a distance of 25.00 feet; thence at right angles in a NE'ly direction for a distance of 1.00 feet back to the Point of Beginning.

**MONROE COUNTY**  
**OFFICIAL RECORDS**



# **SunBiz Info**

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

SOUTH STREET HOSPITALITY, LLC.

### Filing Information

**Document Number** L13000124834  
**FEI/EIN Number** 46-3579496  
**Date Filed** 09/04/2013  
**State** FL  
**Status** ACTIVE

### Principal Address

830 TRUMAN AVENUE  
KEY WEST, FL 33040

### Mailing Address

830 TRUMAN AVENUE  
KEY WEST, FL 33040

### Registered Agent Name & Address

SONI, VASANTLAL  
1301 ASHBY STREET  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

SONI, VASANTLAL  
1301 ASHBY STREET  
KEY WEST, FL 33040

Title MGRM

SONI, HANSA  
1301 ASHBY STREET  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2014	02/01/2014

**Document Images**

[02/01/2014 -- ANNUAL REPORT](#)

View image in PDF format

[09/04/2013 -- Florida Limited Liability](#)

View image in PDF format

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[Frs | WikwE #lqg#Subydf | #SrofIny](#)

V wdw#r #H crulgd/#G hsdwp hqwh#i# wdw

**Memo re: no need for  
loading space**

## Owen Trepanier

---

**From:** Ashish Soni <asonilaw@gmail.com>  
**Sent:** Wednesday, July 02, 2014 7:04 PM  
**To:** Owen Trepanier  
**Subject:** Re: 716-718 South Street

Owen,

The size of the hotel will not necessitate the receipt or distribution of materials and merchandise as normally contemplated by a hotel use. The proposed hotel will have only 17 rooms and less than 1,500 sq. ft. of non-residential floor area.

The economy of scale is such that all laundry is handled onsite, as depicted on the plans. There will be no gift shop or similar retail operation. We will provide a simple breakfast offering prepared daily onsite by the morning manager. There will be no other food service associated with the hotel.

As we do with our other hotel, consumables such as breakfast offerings, laundry detergent and paper products are brought to the hotel by managers on an as-needed basis. This normally occurs on the way into work in the morning or in the evening.

--

Thank you,

Ashish V Soni, Esq.

**Mailing Address:**  
830 Truman Avenue  
Key West, FL 33040  
**Cell Phone:**  
305-394-2923

---

On Wed, Jul 2, 2014 at 2:51 PM, Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)> wrote:

Mr. Soni,

Can you please describe how the hotel will receive or distribute materials and merchandise by vehicle?

Owen

---

Trepanier & Associates, Inc.  
Land Planners & Development Consultants  
1421 First Street, P.O. Box 2155  
Key West, FL 33045-2155  
Ph. [305-293-8983](tel:305-293-8983) / Fx. [305-293-8748](tel:305-293-8748)  
[www.owentrepanier.com](http://www.owentrepanier.com)

# **Memo re: pervious materials in impervious calculations**



## Memo

**To:** Mr. Owen Trepanier  
Trepanier & Associates, Inc.

**From:** Allen E. Perez, P.E.

**Date:** July 17, 2014

**Subject:** **Two Ocean – Impervious Area Clarification**

This memo is in response to your question regarding the percentages of pervious vs. impervious surface on the stormwater management plan for the above project. The pervious vs. impervious area percentages used in the engineering stormwater calculations are based on commonly accepted best management practices, industry standards, Florida Statutes and Key West Code; they are not strictly based on the Key West Code only.

In the case of this project, our proposed system exceeds the minimum requirements of the Key West Code by approximately 11%. Based on the City Code definitions of impervious surface, the site will have an ISR of 60%. However, our calculations are based on a more stringent definition of impervious and the system is designed to account for a site that is 71% impervious. The 11% distinction results from our calculations which treat pervious pedestrian walkways and paths in the same as vehicular use areas. We find if we utilize this more stringent approach, the overall effectiveness of the system is dramatically enhanced.

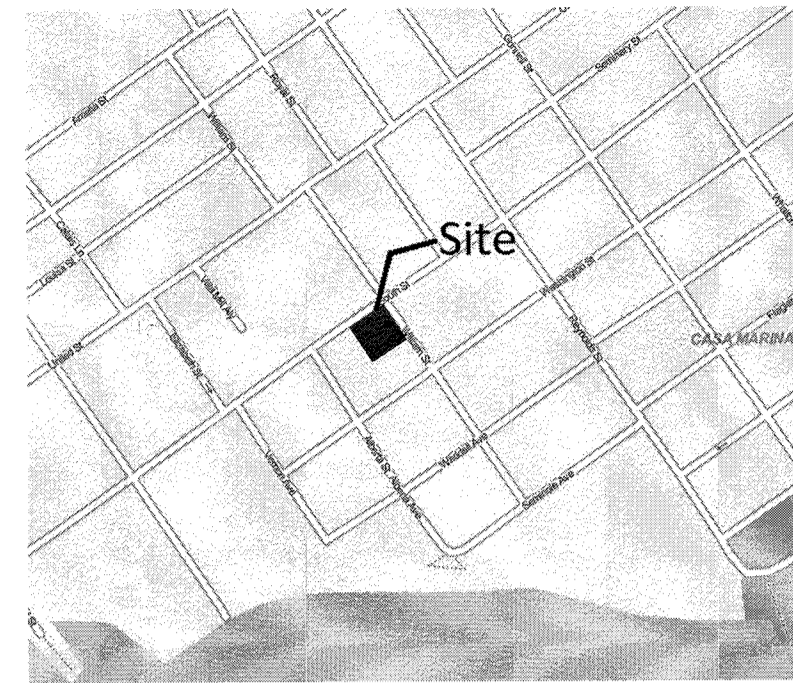
However, to be clear, the site plan as proposed will have 60% impervious surface made up of impervious paving, structures, roofs and vehicular use areas as defined in the code. The 11% difference in our calculations includes pervious walkways and ground surface treatments that are not vegetation (such as pervious stepping stones, crushed rock, etc.).

**Key West Office:**

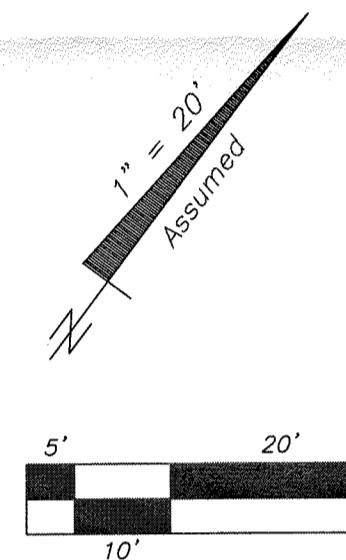
1010 Kennedy Dr. Suite 201 • Key West, Florida 33040  
tel: (305) 293-9440 Fax: (305) 296-0243

# Survey





Location Map - Not to Scale



**LEGEND**

- Found screw (Phillips head)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (6298)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (C) Calculated
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- POC Point of Commencing
- POB Point of Beginning
- R/W Right of Way
- ⊙ Manhole
- ☆ Light Pole
- (6.5) Spot Elevation (Typical)
- CLF Chain Link Fence
- NSR Not Survey Related
- O.R. Official Records
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Water Valve
- ⊗ Sewer Cleanout
- ⊗ Water Meter
- ⊗ Fire Hydrant
- Conc. Concrete
- ⊗ Tree (Diameter)
- ⊗ Palm

- NOTES:**
- Said described property is located within an area having a Zone Designation of X and AE (EL 6) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120168, with a date of identification of 2-18-05, for Community Panel No. 1516 K, in Key West, Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
  - The property has direct physical access to South Street and William Street, a dedicated public street or highway.
  - Gross Land Area: 13,744 +/- Square Feet.
  - The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 4543334 with an effective date of August 6, 2013, Revised 9/26/13 and that all easements, covenants and restrictions referred in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
  - Date of field work: October 7, 2013
  - Underground foundations and utilities were not located.
  - Ownership of fences is undeterminable, unless otherwise noted.
  - All angles are 90° (Measured & Record) unless otherwise noted.
  - Street address: 716-718 South, Key West, FL.
  - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record by this Surveyor. Easement information shown hereon was based on Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13 and Revised 9/26/13.
  - North Arrow is assumed and based on the Plat.
  - ZONING - per City of Key West Zoning Department: HRO (Historic Residential/Office District) -- Minimum Setbacks: Front= 5'; Side = 5'; Rear = 10'; Street side = 5'; Maximum height: 30'; Maximum Density: 16 Dwelling units per acre (16 du/acre); Maximum Floor Area Ratio: 1.0 (Refer to Section 122-926 for additional restrictions; Maximum lot coverage: a) Maximum building coverage: 50 percent; b) Impervious surface ratio: 60 percent; Minimum lot size: 5,000 square feet; a) minimum lot width: 50 feet; b) minimum lot depth: 100 feet
  - The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.
  - The legal description shown hereon was furnished by the client or their agent (Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13, Revised 9/26/13). This survey does not determine or imply ownership.
  - There are no cemeteries on or within 100 feet of the property.
  - There are no watercourses or wetlands on subject property.
  - Parking Spaces: 2 Regular
  - No evidence of current earth moving work, building construction or building additions.
  - No observed evidence of ADA accessible parking space as noted in Cross Easement Agreement recorded in Official Record Book 2366, at Page 2352.
  - Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

**Schedule B-II Exception Table:**

	PLOTTED
11. Easement given to Comcast recorded in Official Records Book 1958, Page 243.	Entire Site
12. Deed for conveyance of Development Rights and Rogo Allocations filed 6/23/2007 recorded in Official Records Book 2303, Page 2055.	Entire Site
13. Resolution No 08-107, Granting Cross Easement filed 6/17/2008 recorded in Official Records Book 2366, Page 2352.	Yes

**BOUNDARY SURVEY OF:** Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows: Commencing at the Southernmost corner of the Intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William Street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, said parcel being the NE'ly 32.15 feet of Lot 3 in Block 15 of Key West Investment Co's Subdivision as recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida; and said parcel being more particularly described as follows: COMMENCE at the intersection of the SW'ly right-of-way line (ROWL) of William Street with the SE'ly ROWL of South Street and run thence SW'ly along the ROWL of the said South Street for a distance of 100.00 feet to the Point of Beginning the parcel of land being described herein, thence continue SW'ly along the SE'ly ROWL of the said South Street for a distance of 32.15 feet; thence SE'ly and at right angles for a distance of 104.00 feet; thence NE'ly and at right angles for a distance of 32.15 feet; thence NW'ly and at right angles for a distance of 104.00 feet back to the Point of Beginning.

**SURVEYOR'S CERTIFICATION**

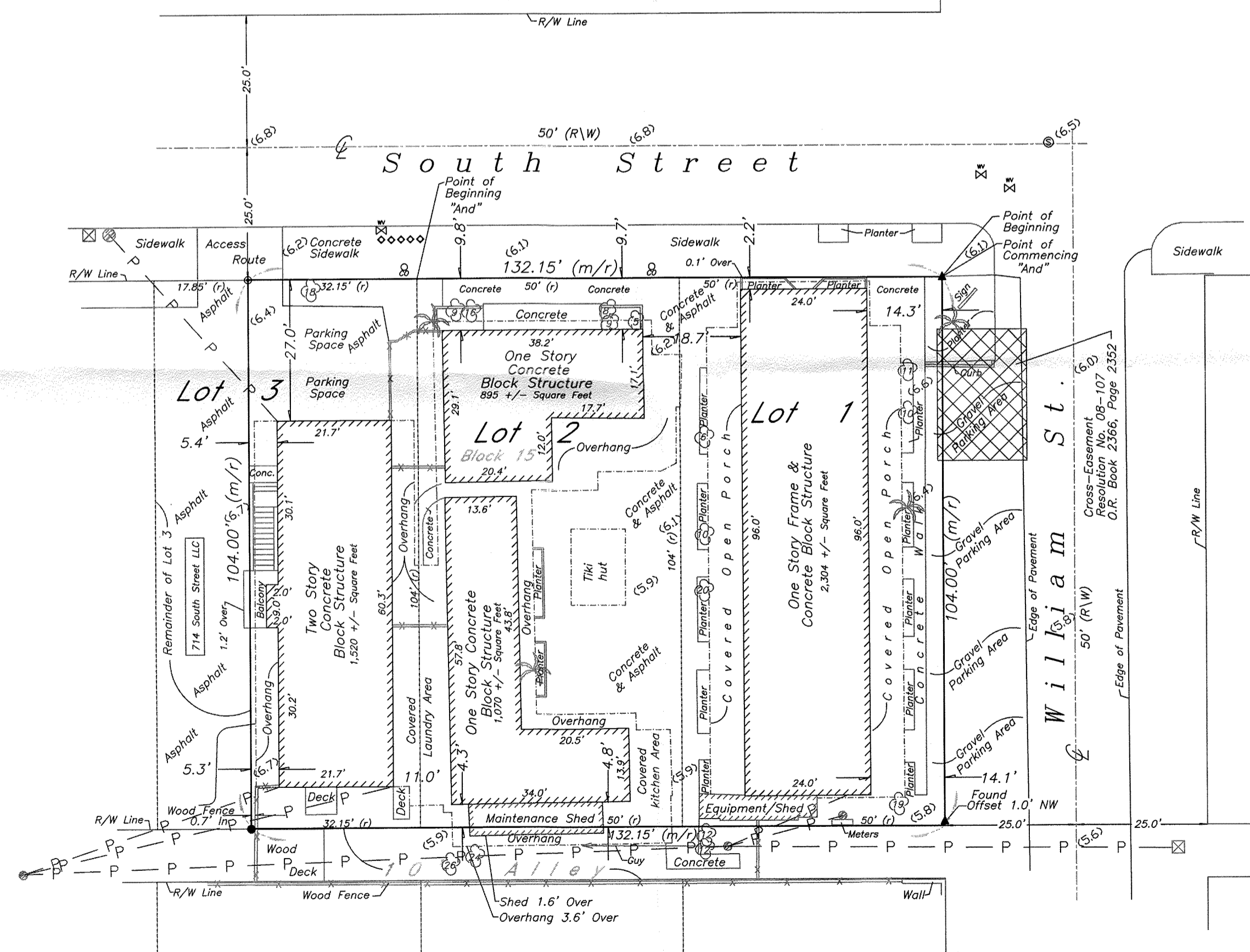
This survey is made for the benefit of: South Street Hospitality, LLC; Centennial Bank; Stones & Cardenas; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16, of Table A thereof. The field work was completed on October 7, 2013

Date of Plat or Map: October 9, 2013

J. Lynn O'Flynn, Inc.

*J. Lynn O'Flynn*  
 J. Lynn O'Flynn  
 Professional Surveyor & Mapper  
 Florida Registration #6298





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

TWO OCEAN INN  
716-718 SOUTH STREET  
KEY WEST, FL.

SEAL \_\_\_\_\_

THESE DRAWINGS MAY  
NOT BE REPRODUCED  
WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

DATE  
3-21-14 DRC  
5-12-14 PL. BD.

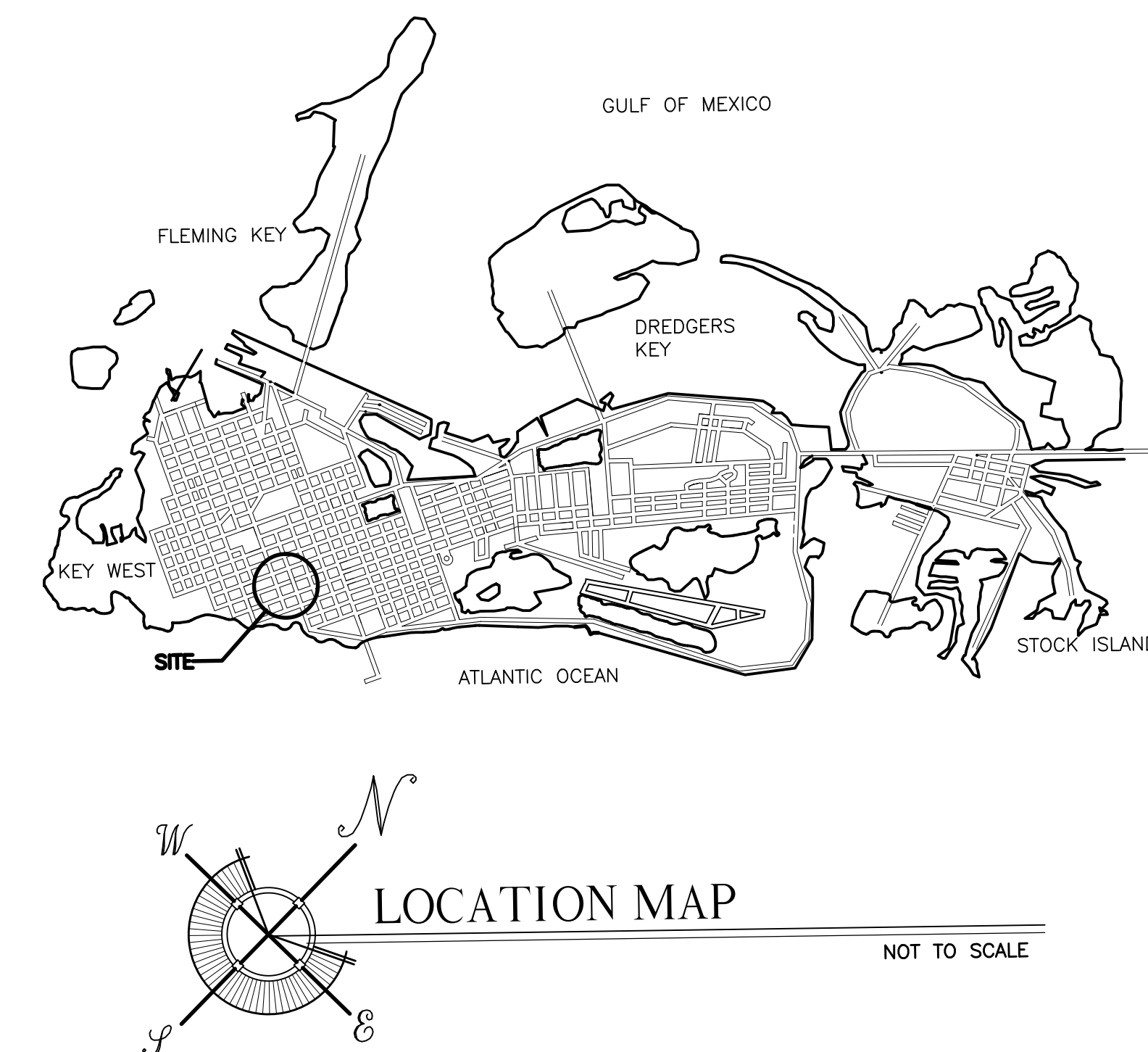
REVISIONS \_\_\_\_\_

DRAWN BY  
OE  
FH

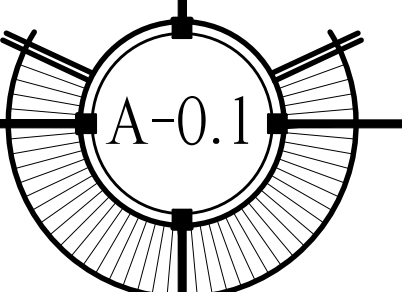
PROJECT  
NUMBER  
1324

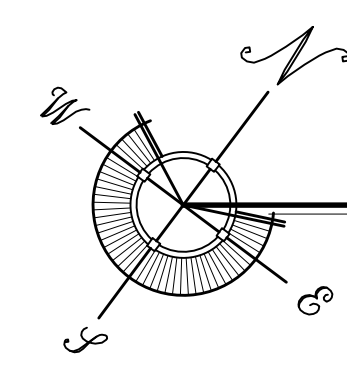
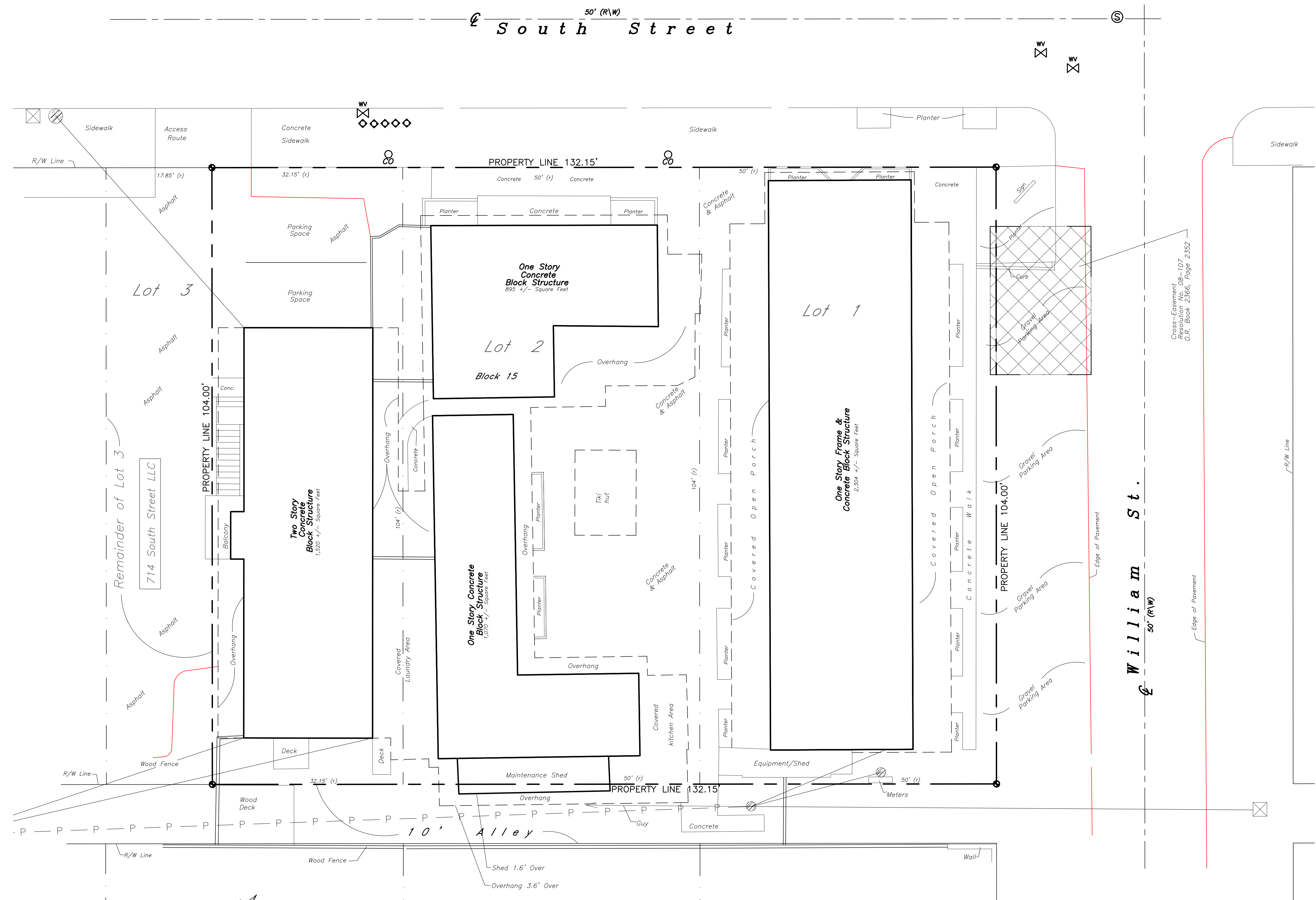
## TWO OCEAN INN - KEY WEST, FLORIDA

INDEX OF SHEETS			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
A-0.1	COVER SHEET	C-1	CONCEPTUAL DRAINAGE PLAN
A-1	SITE PLAN - PARKING LEVEL	L-1.0	TREE DISPOSITION PLAN
A-2	FLOOR PLAN - 1ST FLOOR	L-1.1	SITE LANDSCAPE PLAN
A-3	FLOOR PLAN - 2ND FLOOR	L-1.2	ROOF LANDSCAPE PLAN
A-4	ROOF PLAN		
A-5	ELEVATION	LS-1	LIFE SAFETY - PARKING LEVEL
A-6	ELEVATION	LS-2	LIFE SAFETY - 1ST FLOOR
A-7	CONCEPTUAL SECTION	LS-3	LIFE SAFETY - 2ND FLOOR
A-8	RENDERING	LS-4	LIFE SAFETY - ROOF
A-9	RENDERING		
A-10	RENDERING	SU-1	SURVEY
E-1	CONCEPTUAL LIGHTING PLAN		
EX-1	EXISTING SITE PLAN		

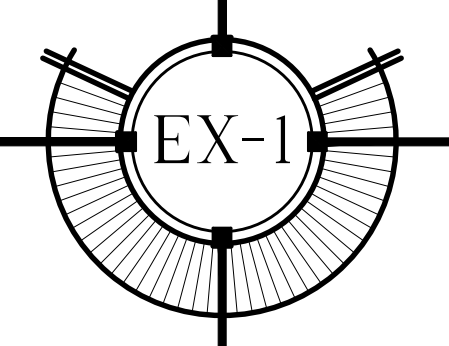


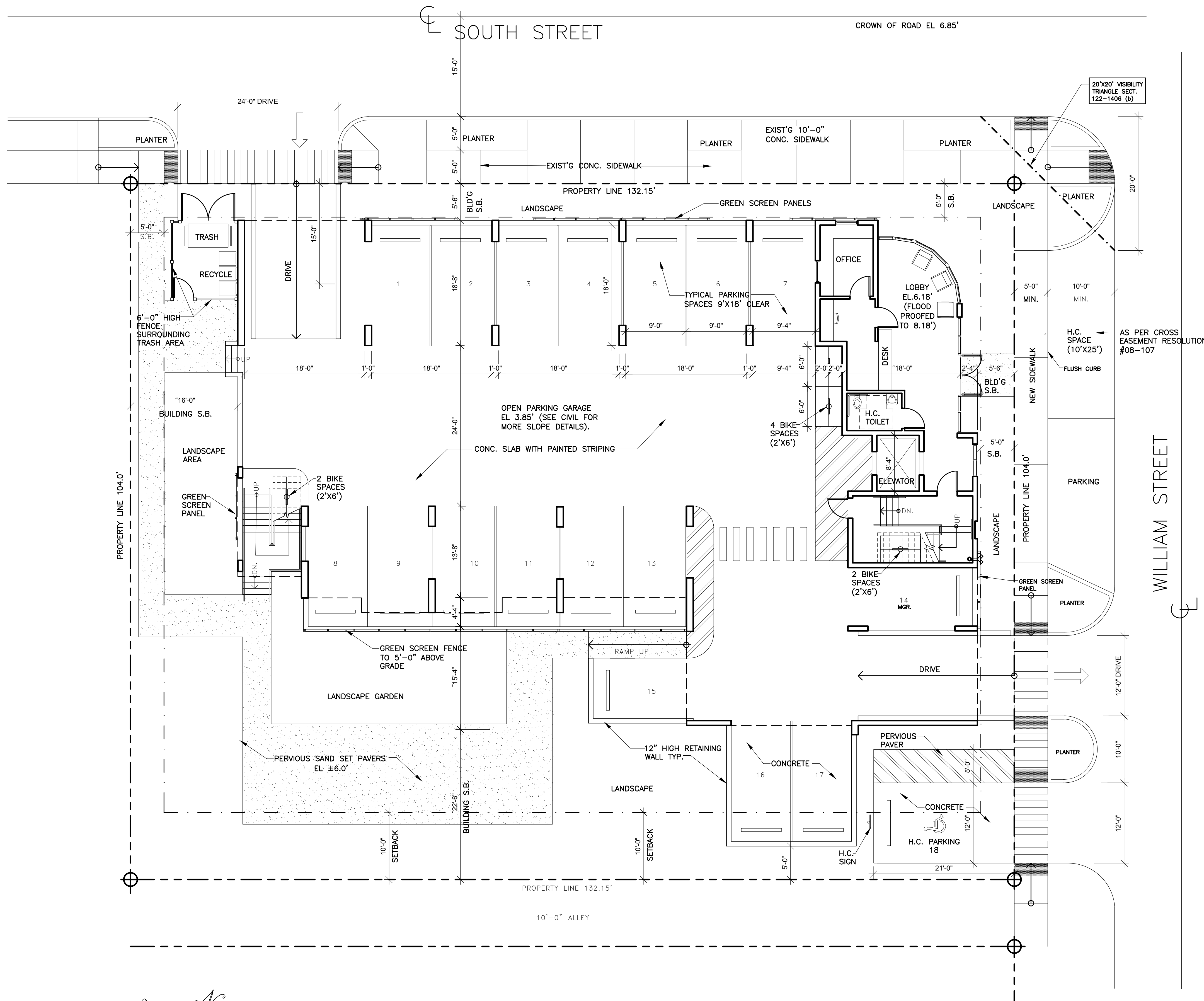
TWO OCEAN INN  
716-718 SOUTH STREET  
KEY WEST, FLORIDA



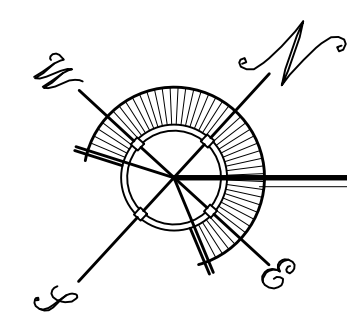


**EXISTING SITE PLAN**  
SCALE: 1/8"=1'-0"  
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
PREPARED BY J. LYNN O'FLYNN, Inc.  
DATED ON 10-09-13.



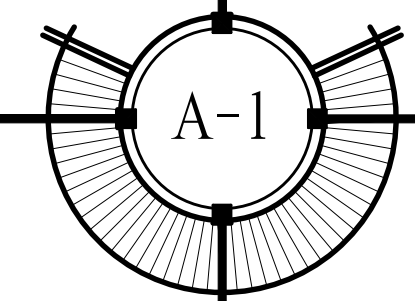


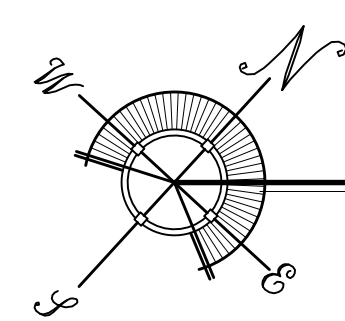
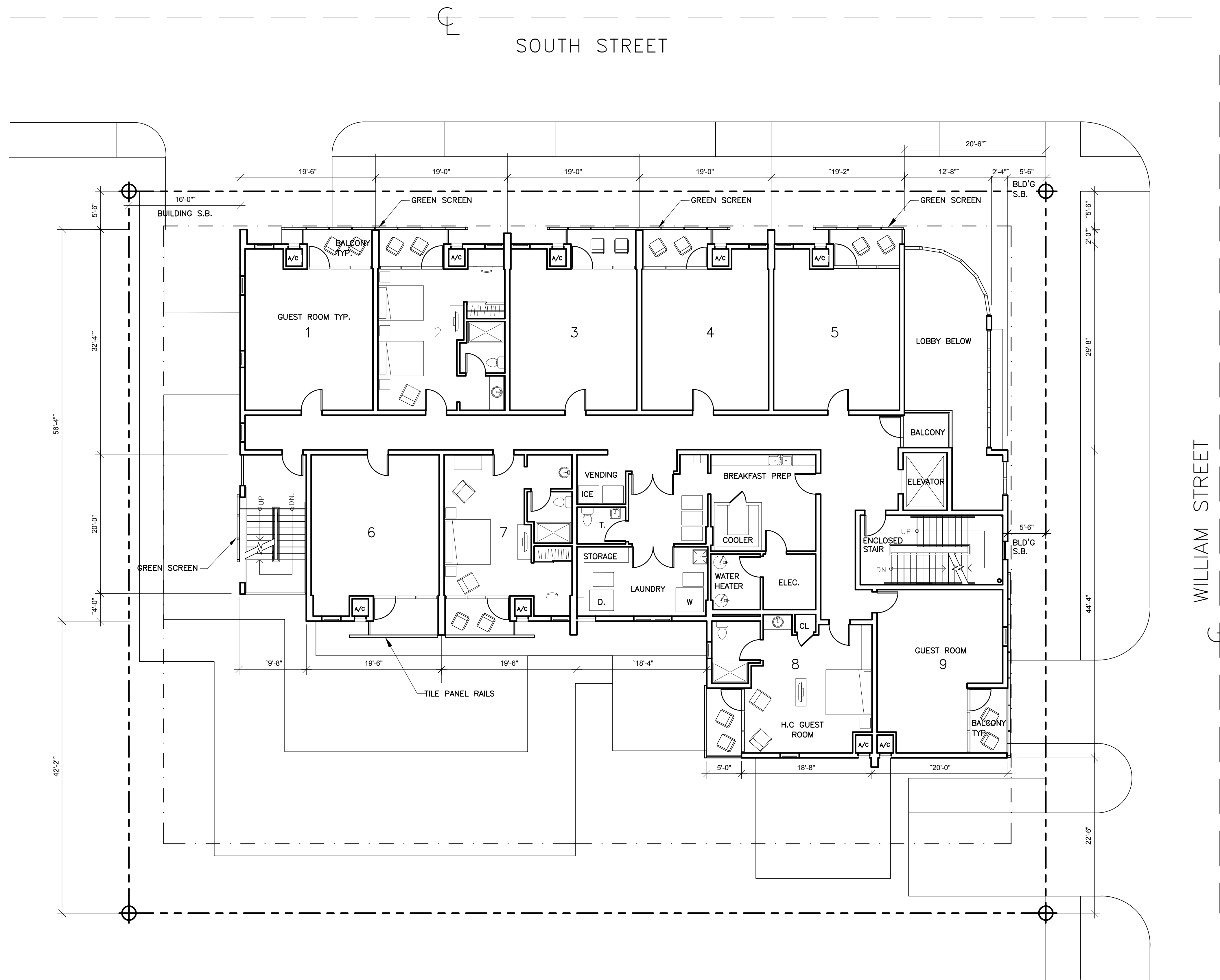
SITE DATA	
SITE AREA = 13,744 S.F. LAND USE = HRO (HISTORIC RESIDENTIAL / OFFICE)	
FLOOD ZONE = 'X' AND AE (EL. 6)	
LOT COVERAGE ALLOWED = 6,871 SQ.FT. = 50% LOT COVERAGE PROPOSED = 6,870 SQ.FT. = 50%	
IMPERVIOUS SURFACES, ALLOWED = 8,246 SQ.FT. = 60% IMPERVIOUS SURFACES, PROPOSED = 8,240 SQ.FT. = 60%	
SETBACKS: FRONT (SOUTH ST.) = 5'-0" REQUIRED PROVIDED = 5'-6" SIDE SETBACK = 5'-0" REQUIRED PROVIDED = 16'-0" STREETSIDE SETBACK = 5'-0" REQUIRED PROVIDED = 5'-0" REAR (ALLEY) = 10'-0" REQUIRED PROVIDED = 22'-0"	
HEIGHT: 30'-0" ABOVE CROWN OF ROAD +8'-0" FOR NON-HABITABLE ROOF STRUCTURES OF ELEVATOR AND STAIRS.	
PARKING: 1 SPACE PER UNIT X 17 UNITS = 17 SPACES 1 SPACE FOR MANAGER = 1 TOTAL REQUIRED = 18 SPACES PROVIDED (INCLUDING 1H.C. SPACE) = 18 SPACES	
BICYCLE PARKING REQUIRED = 7 SPACES (18 SPACES X 35%) PROVIDED = 8 SPACES	
BUILDING DATA	
OCCUPANCY = R-1 (HOTEL)	
CONSTRUCTION TYPE = TYPE 11B, SPRINKLERED PER NFPA 13R MAX. 16,000 S.F. PER FLOOR, 4 STORIES, 55'-0" HT. TRAVEL DISTANCE TO AN EXIT (SPRINKLERED) = 200 FT. COMMON PATH TO A CHOICE OF EXITS = 50 FT.	
GROUND FLOOR: (PARKING/LOBBY)	ENCLOSED(GROSS) = 944 S.F. COVERED PARKING = 6,018 S.F.
FIRST FLOOR (9 UNITS/SERVICE)	ENCLOSED = 5,827 S.F. COVERED = 648 S.F.
SECOND FLOOR (8 UNITS/SERVICE)	ENCLOSED = 6,105 S.F. COVERED = 620 S.F.
	ENCLOSED (STAIR/ELEVATOR) = 293 S.F. TRELLIS = 380 S.F.
BUILDING TOTALS:	ENCLOSED(GROSS) = 13,169 S.F. COMMERCIAL SERVICES = 2,881 S.F. CIRCULATION = 2,189 S.F. HOTEL = 8,099 S.F. COVERED = 6,018 S.F. COVERED PARKING = 1,648 S.F.
PREVIOUS PLANNING SUBMITTAL BUILDING TOTALS AS APPROVED	ENCLOSED COVERED = 14,346 COVERED = 4,593 COVERED PARKING = NOT LISTED



SITE PLAN - PARKING LEVEL

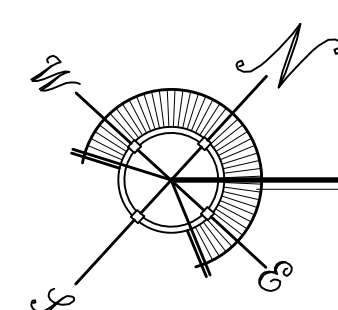
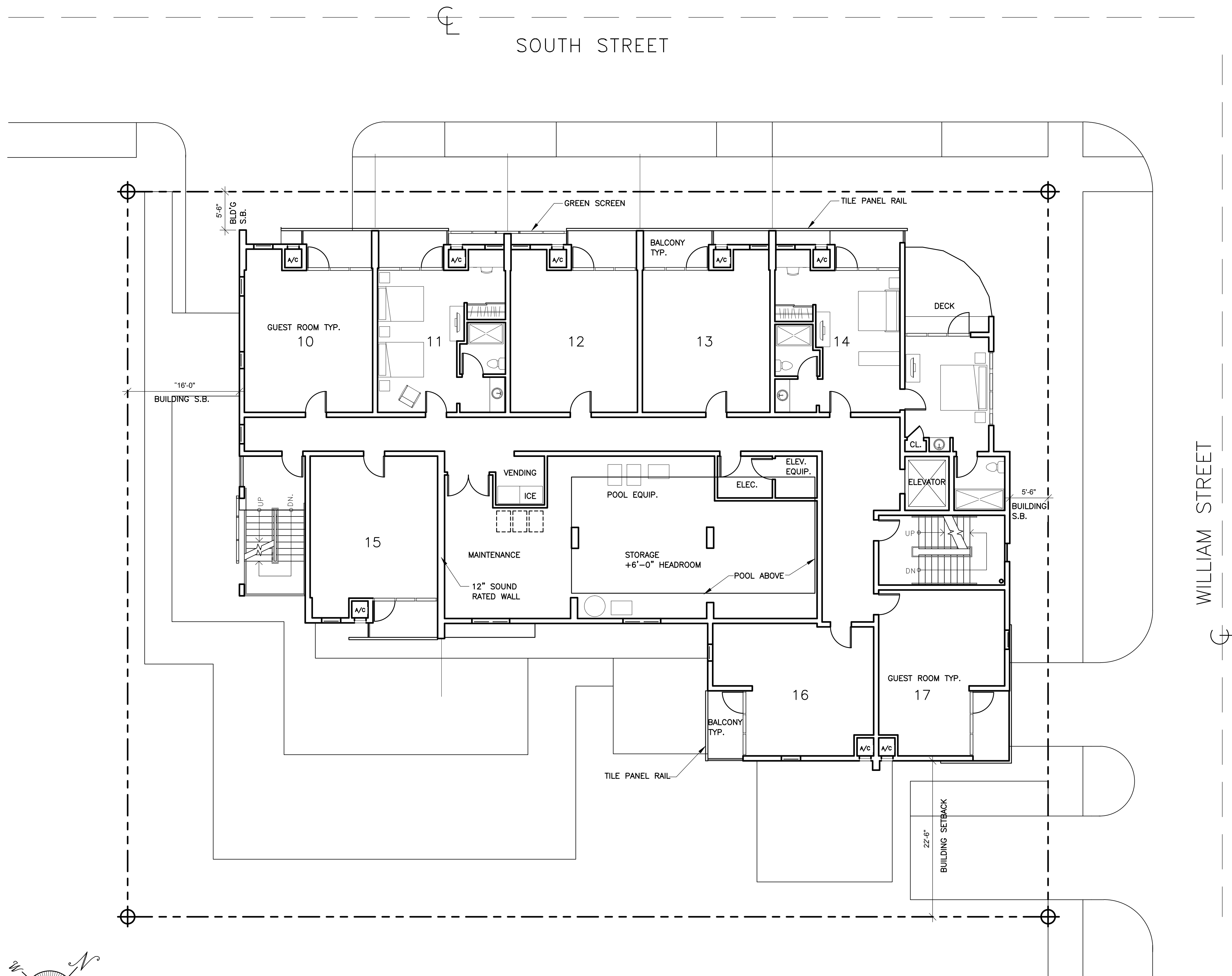
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1/8"=1'-0"  
PREPARED BY J. LYNN O'FLYNN, INC.  
DATED ON 10/9/13





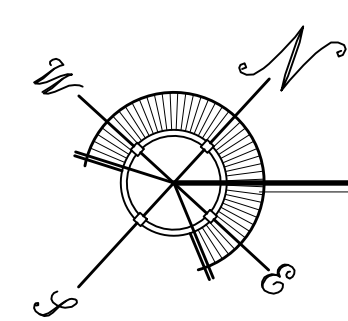
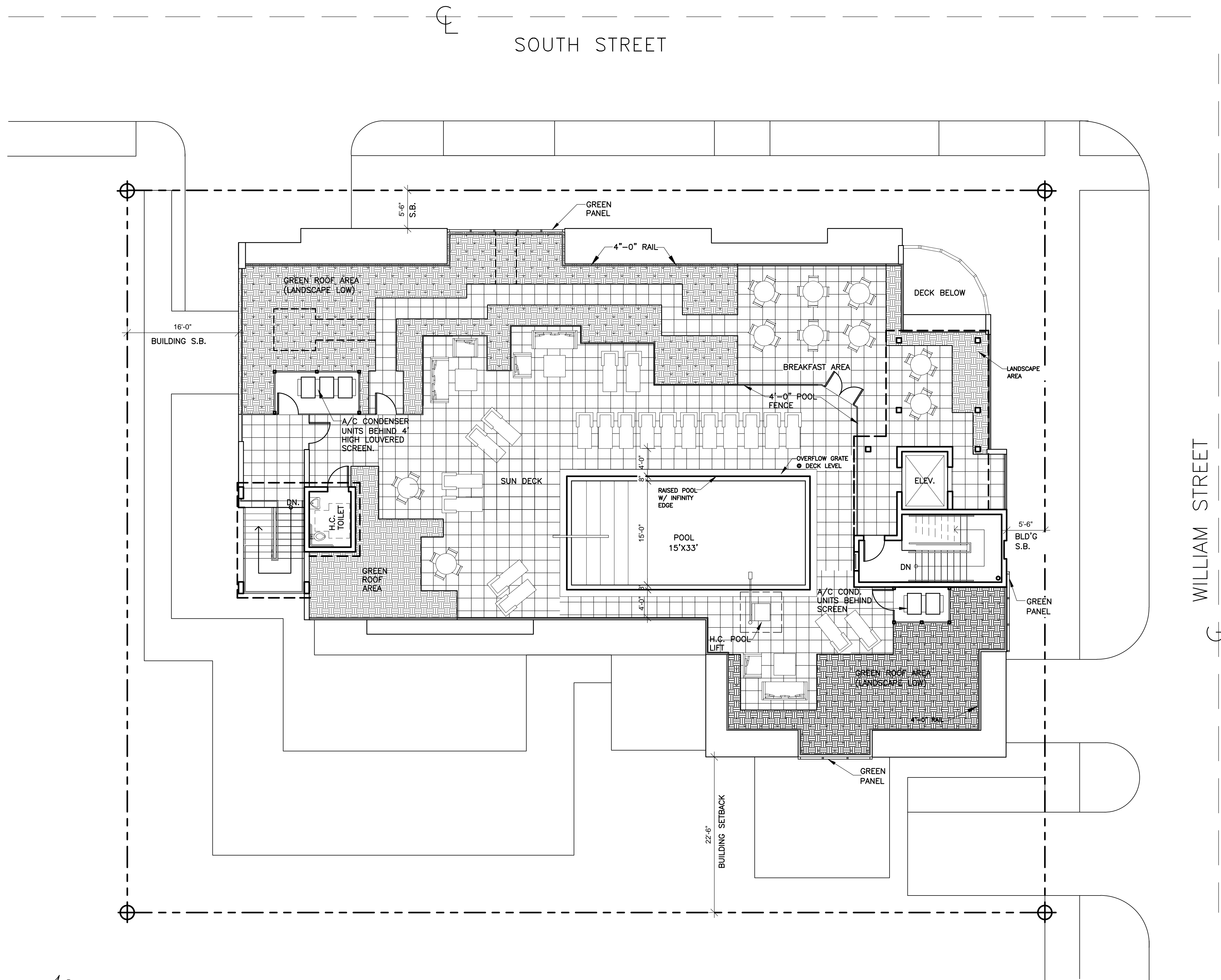
1ST LEVEL FLOOR PLAN

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



2ND LEVEL FLOOR PLAN

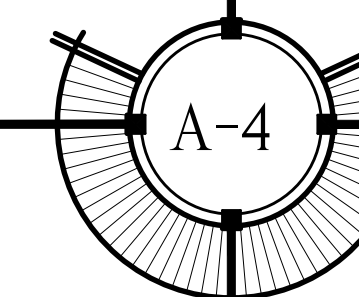
SCALE: 1/8"=1'-0"

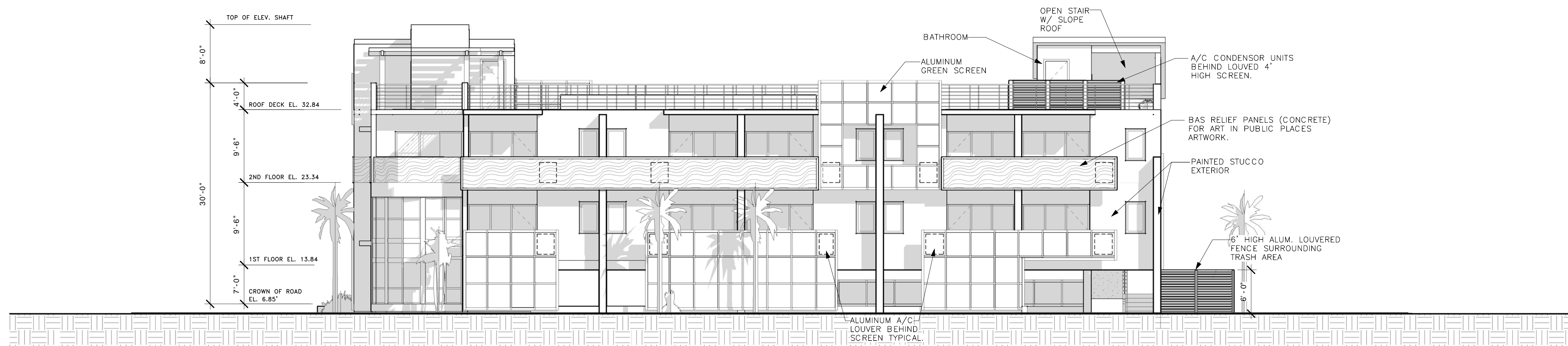


ROOF PLAN

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

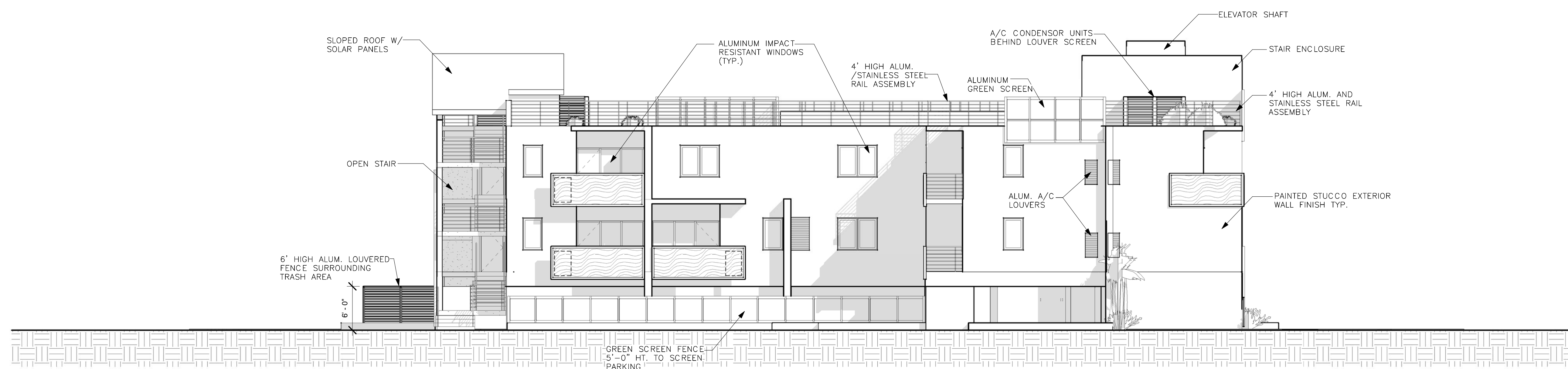
TWO OCEAN INN  
716-718 SOUTH STREET  
KEY WEST, FLORIDA





NORTH WEST ELEVATION- SOUTH ST. SIDE

1/8" = 1'-0"



SOUTH EAST ELEVATION - GARDEN SIDE

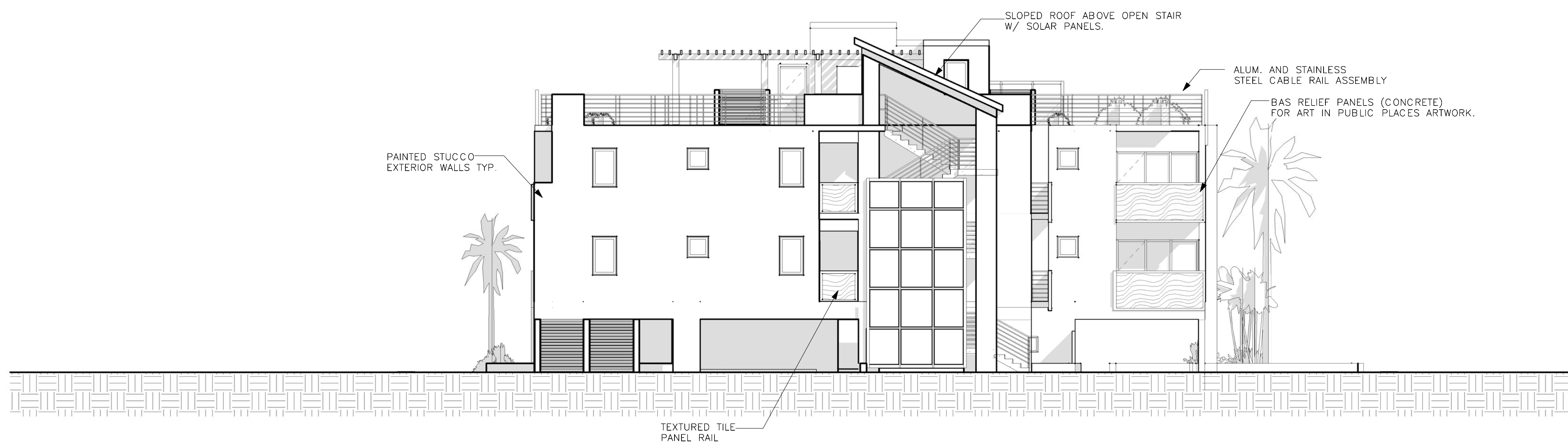
1/8" = 1'-0"





NORTH EAST ELEVATION -WILLIAM ST. SIDE

1/8" = 1'-0"



SOUTH WEST ELEVATION

1/8" = 1'-0"

THESE DRAWINGS MAY  
NOT BE REPRODUCED  
WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

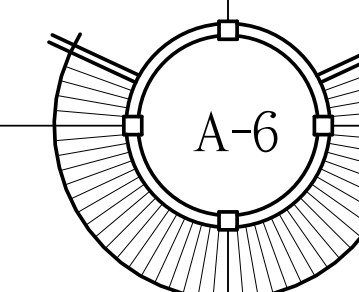
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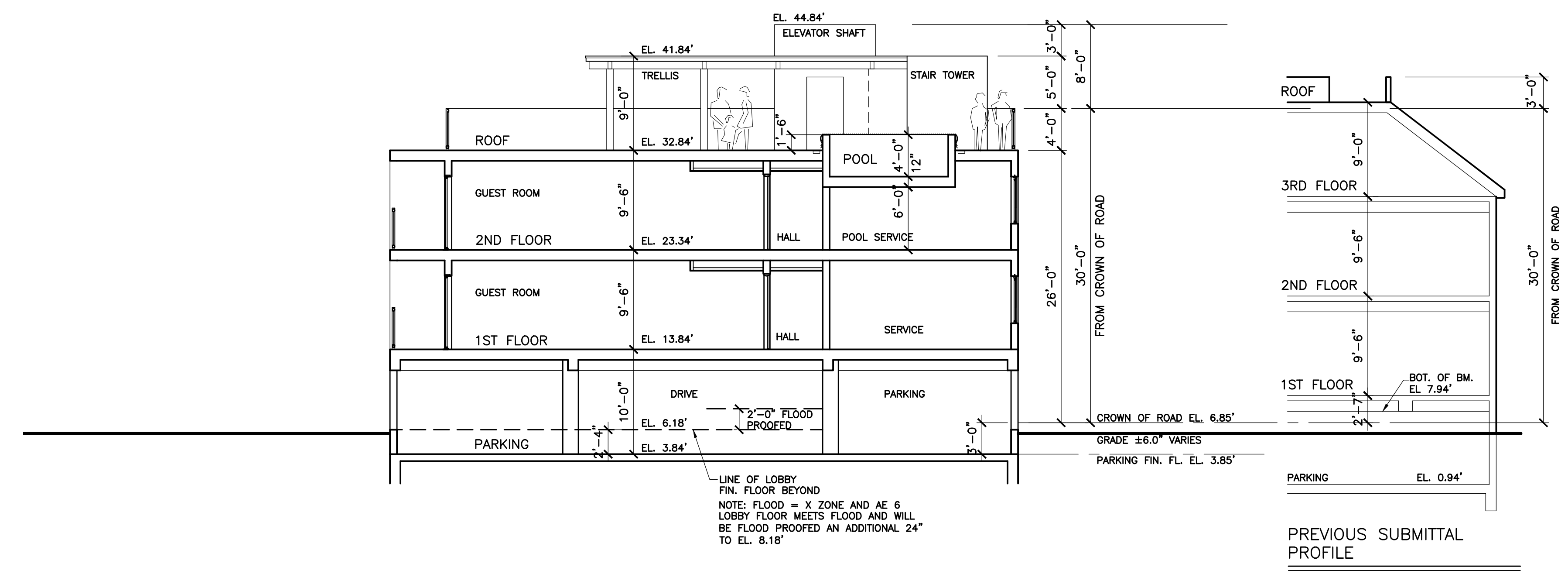
DATE  
3-21-14 DRC  
5-12-14 PL. BD.  
8-25-14 HARC

REVISIONS

DRAWN BY  
OE

PROJECT  
NUMBER  
1324

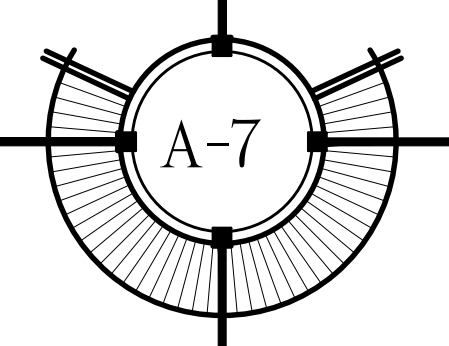




TWO OCEAN INN - 716, 718 SOUTH STREET

CONCEPTUAL SECTION

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



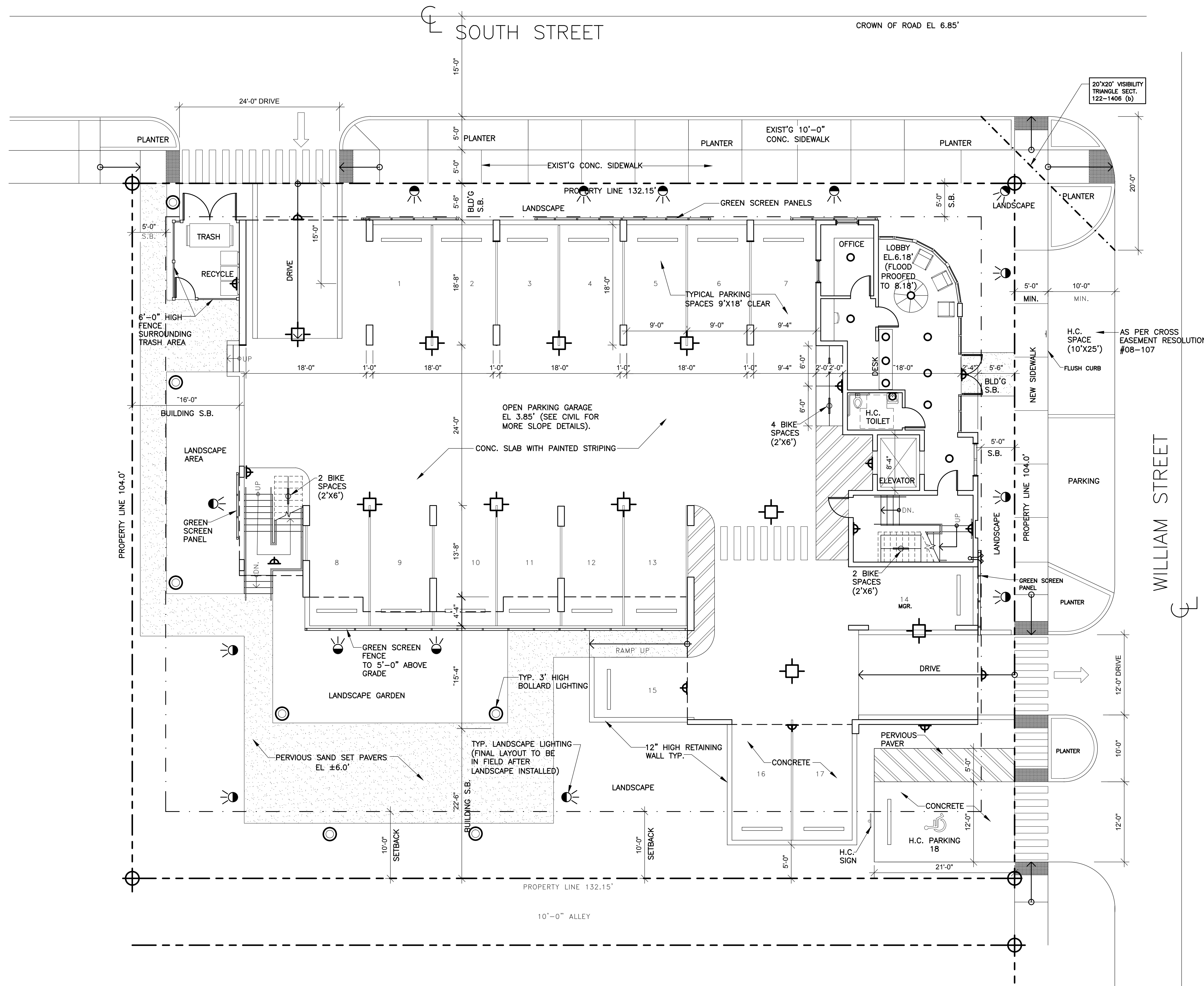






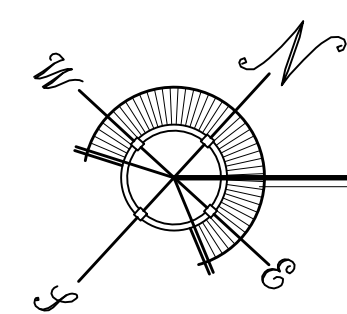
TWO OCEAN INN





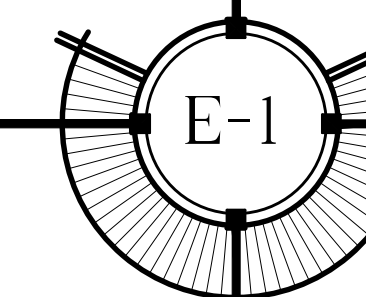
ELECTRICAL LIGHTING LEGEND	
	INTERIOR CAN LIGHTING (LED)
	CEILING MOUNTED LED DOWN LIGHTS
	WALL MOUNTED LED DOWN LIGHTS
	LANDSCAPE LED LIGHTING, LOW VOLTAGE
	BOLLARD LED LIGHTS

NOTE: ALL LIGHTING WILL BE LED AND MEET ALL CITY CODE REQUIREMENTS, INCLUDING BEING CUT OFF TYPE (TO NOT LIGHT OFF PROPERTY) AND WILL MEET ALL "DARK SKY REQUIREMENTS".



CONCEPTUAL LIGHTING PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1/8"=1'-0"  
PREPARED BY J. LYNN O'FLYNN, INC.  
DATED ON 10/9/13

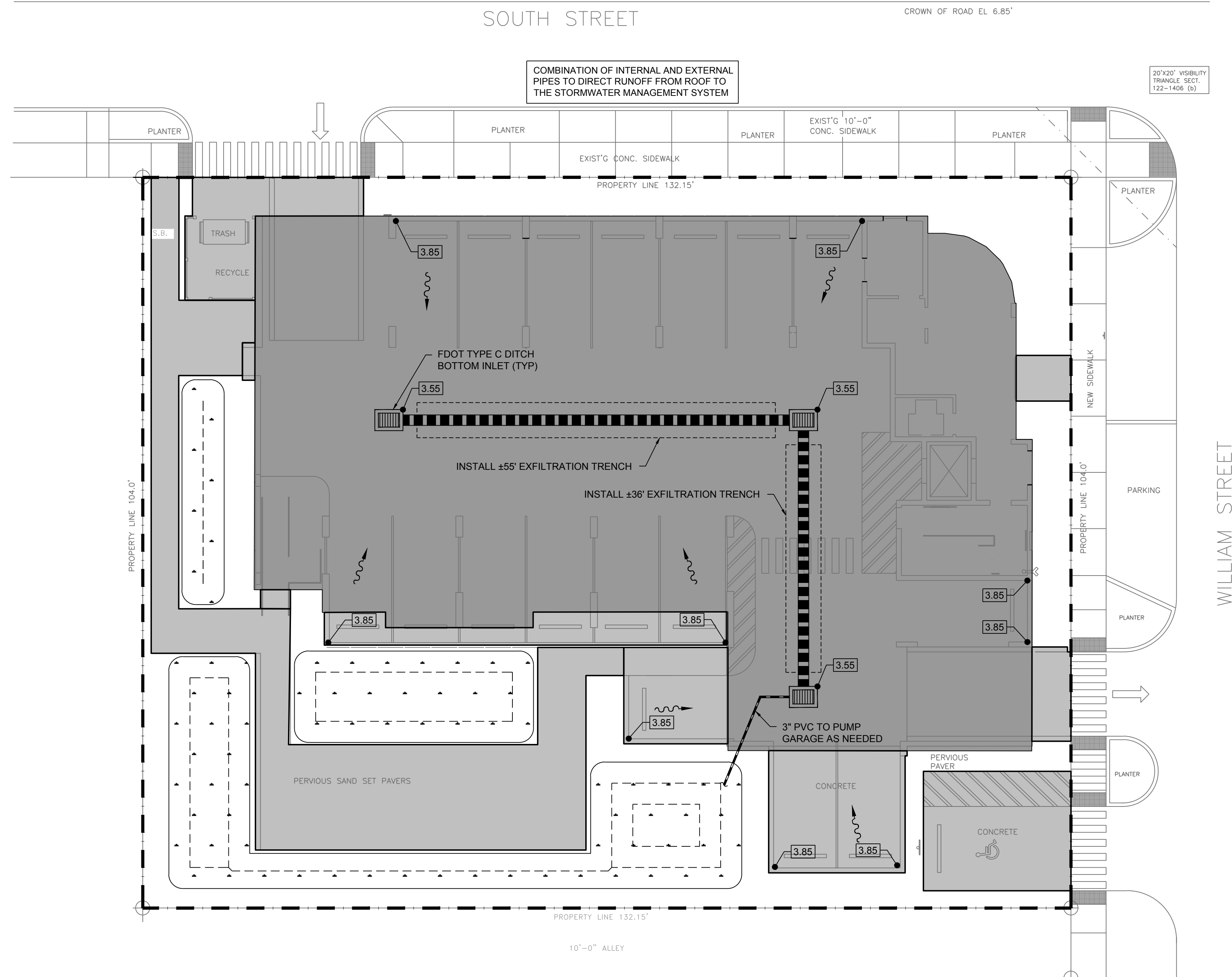




SCALE 1"=10'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

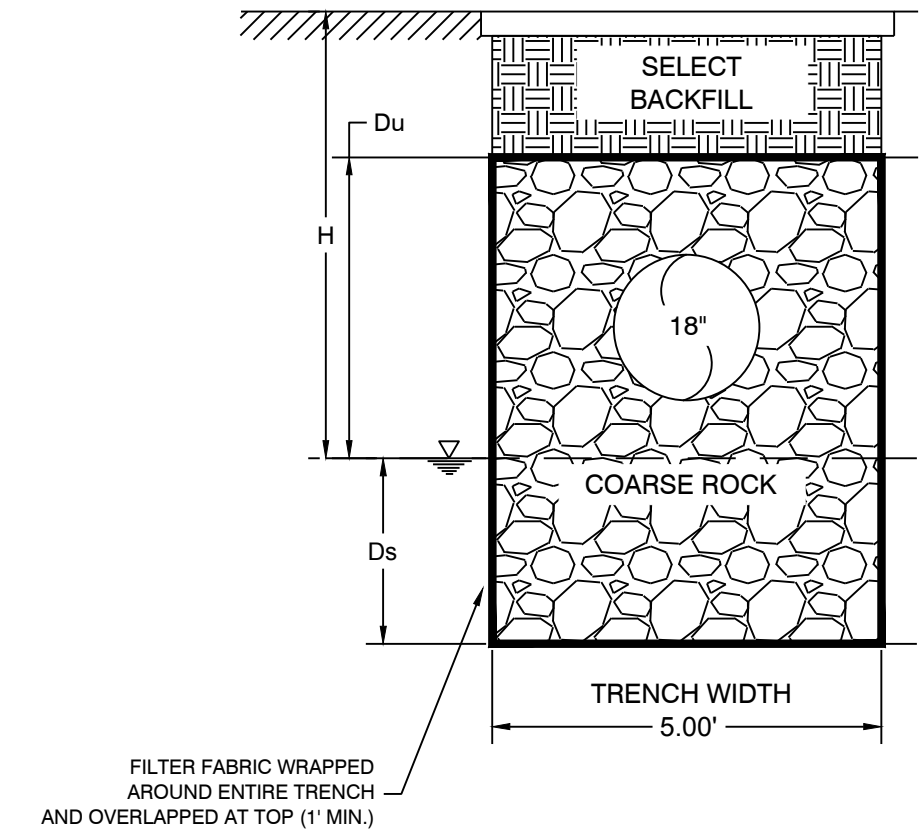
LEGEND	
[Line]	PROJECT LIMITS
[Hatched]	ASPHALT PAVEMENT
[Hatched]	CONCRETE
[Hatched]	ROOF AREA
[Hatched]	DRY RETENTION AREA
[Arrow]	STORMWATER FLOW
NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE	



Water Quantity Calculations - 25yr/72hr Design Storm			
<i>Water Quantity - Predevelopment</i>			
Project Area	A =	0.316	ac 13,744 sf
Pervious Area		0.033	ac 1,450 sf
Impervious Area		0.282	ac 12,294 sf
% Impervious		89.45%	
Rainfall for 25yr/24hr event	P <sub>24</sub> =	9	in
Rainfall for 25yr/3day event	P <sub>72</sub> =	12.23	in
Depth to Water Table		4	ft
Predeveloped Available Storage		8.18	in
Soil Storage	S =	0.86	in
Q <sub>pre</sub> = ((P <sub>72</sub> - 0.2S) <sup>2</sup> / (P <sub>72</sub> + 0.8S))	Q <sub>pre</sub> =	11.25	in
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/72hr</sub> =	3.55	ac-in
<i>Water Quantity - Postdevelopment</i>			
Project Area	A =	0.316	ac 13,744 sf
Pervious Area		0.089	ac 3,887 sf
Impervious Area		0.226	ac 9,857 sf
% Impervious		71.7%	
Rainfall for 25yr/24hr event	P <sub>24</sub> =	9	in
Rainfall for 25yr/3day event	P <sub>72</sub> =	12.23	in
Depth to Water Table		4	ft
Developed Available Storage		8.18	in
Soil Storage	S =	2.31	in
Q <sub>post</sub> = ((P <sub>24</sub> - 0.2S) <sup>2</sup> / (P <sub>24</sub> + 0.8S))	Q <sub>post</sub> =	9.84	in
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/72hr</sub> =	3.10	ac-in
<i>Postdevelopment - Predevelopment</i>			
Q <sub>pre-post</sub> = Q <sub>post</sub> - Q <sub>pre</sub>	Q <sub>pre-post</sub> =	-1.42	in
Pre/Post Volume = Q <sub>pre-post</sub> x A	V <sub>pre-post</sub> =	-0.45	ac-in

\*FOR THE PURPOSES OF THE DRAINAGE CALCULATIONS, THE PERMEABLE PAVERS ARE CONSIDERED IMPERVIOUS

Water Quality Calculations - 25yr/72hr Design Storm			
<i>Water Quality</i>			
Project Area		0.316	ac 13,744 sf
Surface Water		0.000	ac 0 sf
Roof Area		0.160	ac 6,978 sf
Pavement/Walkways		0.066	ac 2,879 sf
Pervious area		0.089	ac 3,887 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)		0.066	ac 2,879 sf
% Impervious		21%	
A) One inch of runoff from project area		0.316	ac-in
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))		0.165	ac-in
<i>Comparison of Water Quality Methods</i>			
		0.316	> 0.165
		ac-in	ac-in
Pond volume for water quality		0.316	ac-in 1,145 cf
Total Volume provided		0.332	ac-in 1,206 cf



1 Exfiltration Trench Detail  
NOT TO SCALE

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
CERTIFICATE OF AUTHORIZATION No. 9579

KEY WEST OFFICE  
1010 EAST KENNEDY DRIVE, SUITE 201  
KEY WEST, FL 33040  
TEL: (305) 293-9440 FAX: (305) 296-0243

ALLEN E. PEREZ, P.E.  
Florida P.E. NO. 51488  
July 2, 2014

ORIGINAL: \_\_\_\_\_ MARCH 2014

REVISIONS:

1	
2	
3	
4	
5	
6	

TWO OCEAN INN

KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

SOUTH STREET HOSPITALITY, LLC

716-718 SOUTH STREET

KEY WEST, 33040

JOB NO. 141008

DRAWN BGO

DESIGNED AEP

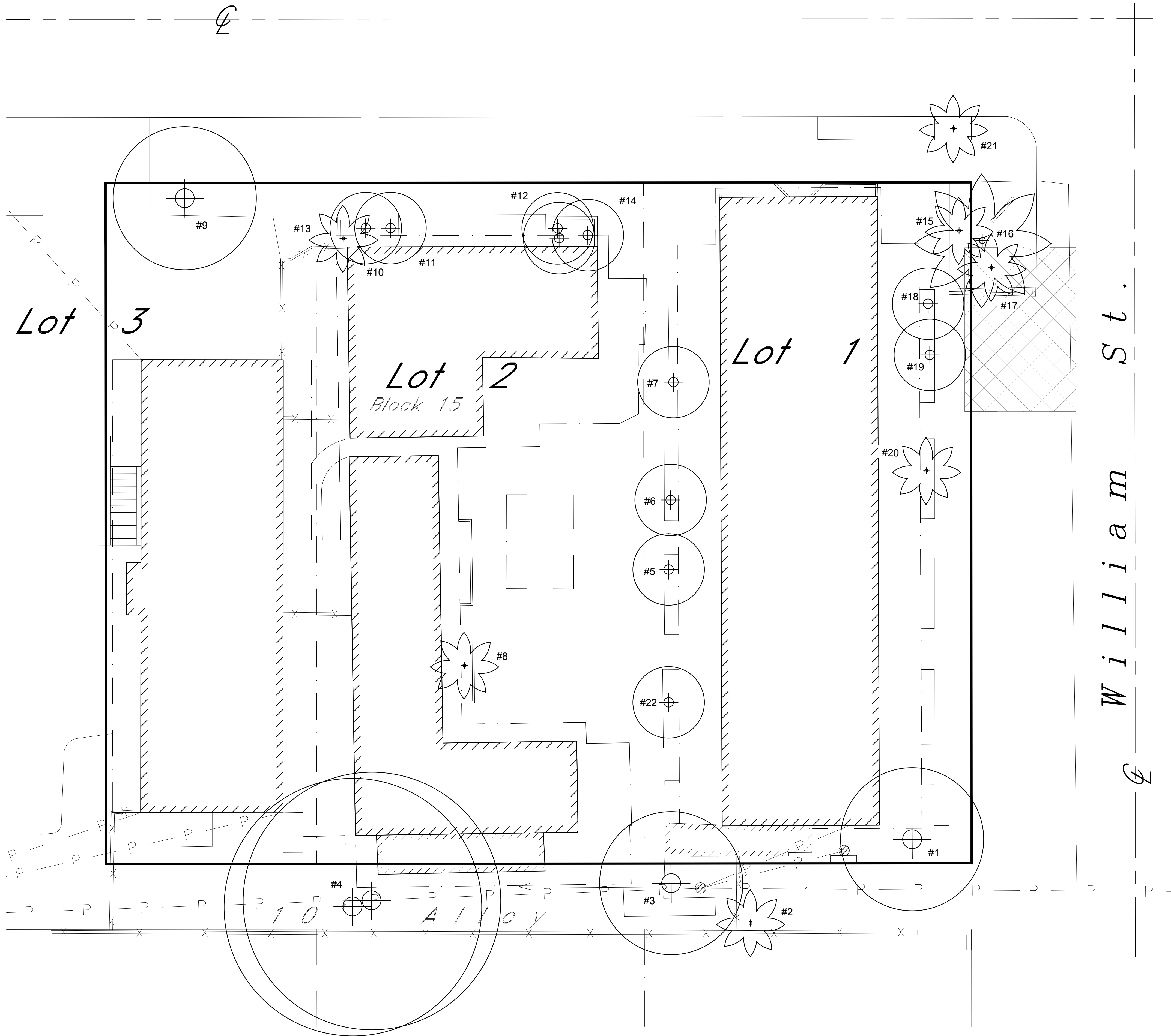
CHECKED AEP

QC \_\_\_\_\_

SHEET C-1



South Street



EXISTING TREE & PALM DISPOSITION SCHEDULE									
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	NOTES	
1	Melococcus bijugatus	Spanish Lime	35'	30'	17 1/8"	Fair	Remove	Cavity First Crotch/Roots Around Foundation/Adjacent to OH Wires	
2	Washingtonia robusta	Washington Palm	20'	8'	11 1/2"	Fair	Remove	City Alley/Adjacent to OH Wires	
3	Tabebuia pallida	Pink Tabebuia	35'	15'	11 1/4", 12 1/2"	Poor	Remove	City Alley/Adjacent to OH Wires	
4	Dalmanis naga	Poinciana	35'	35'	23 1/2", 23 1/4"	Poor	Remove	Cavity in Main Crotch/ Large Rotting Stub /Adjacent to OH Wires	
5	Tabebuia pallida	Pink Tabebuia	25'	20'	17 1/4"	Poor	Remove		
6	Araucaria heterophylla	Norfolk Island Pine	25'	20'	11"	Poor	Remove		
7	Plumeria	Frangipani	15'	12'	5 3/4"	Poor	Remove		
8	Washingtonia robusta	Washington Palm	35' OA	8'	11"	Fair	Remove		
9	Bauhinia blakeana	Orchid Tree	20'	20'	19"	Poor	Remove		
10	Scheffera actinophylla	Scheffera	20'	15'	8 1/2"	Poor	Remove		
11	Scheffera actinophylla	Scheffera	15'	15'	16"	Poor	Remove		
12	Scheffera actinophylla	Scheffera	20'	15'	9 1/2"	Poor	Remove		
13	Washingtonia robusta	Washington Palm	20'	8'	13 1/2"	Fair	Remove		
14	Scheffera actinophylla	Scheffera	12'	5'	3 1/2"	Poor	Remove		
15	Psychosperma elegans	Alexander Palm	7' To Bud	8'	2 1/2", 1 1/2"	Fair	Remove		
16	Cocos nucifera	Coconut	38' OA	20'	10"	Fair	Remove		
17	Psychosperma elegans	Alexander Palm	7' To Bud	8'	1 1/2", 2 1/2"	Fair	Remove		
18	Tabebuia pallida	Pink Tabebuia	25'	20'	9 3/4"	Poor	Remove		
19	Tabebuia pallida	Pink Tabebuia	20'	12'	8"	Poor	Remove		
20	Adonis mentii	Christmas Palm	15'	8'	6"	Fair	Remove		
21	Hamelia patens	Fire Bush	20'	8'	5"	Poor	Remove	City ROW/Adjacent to OH Wires	
22	Hamelia patens	Fire Bush	10'	8'	2", 1 1/2"	Poor	Remove		

NOTE: Height, Spread, Caliper and location of vegetation is approximate.

ELIZABETH NEWLAND  
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300  
Coral Gables, Florida 33134  
305.481.6301  
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001288  
State of Florida

Consultants:

Revisions:

TWO OCEAN INN  
KEY WEST, FLORIDA

Drawing Size: 24x36 Project #:

Drawn By: EN Checked By: EN

Title:

EXISTING TREE DISPOSITION PLAN

Sheet Number:

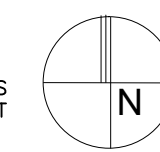
L-1.0

Date: MAY 20, 2014

NOTES:

1. Site survey provided by William P. Horn Architect, PA
2. Height, spread, caliper and location of existing vegetation is approximate.
3. All other existing vegetation not scheduled here is to be removed.

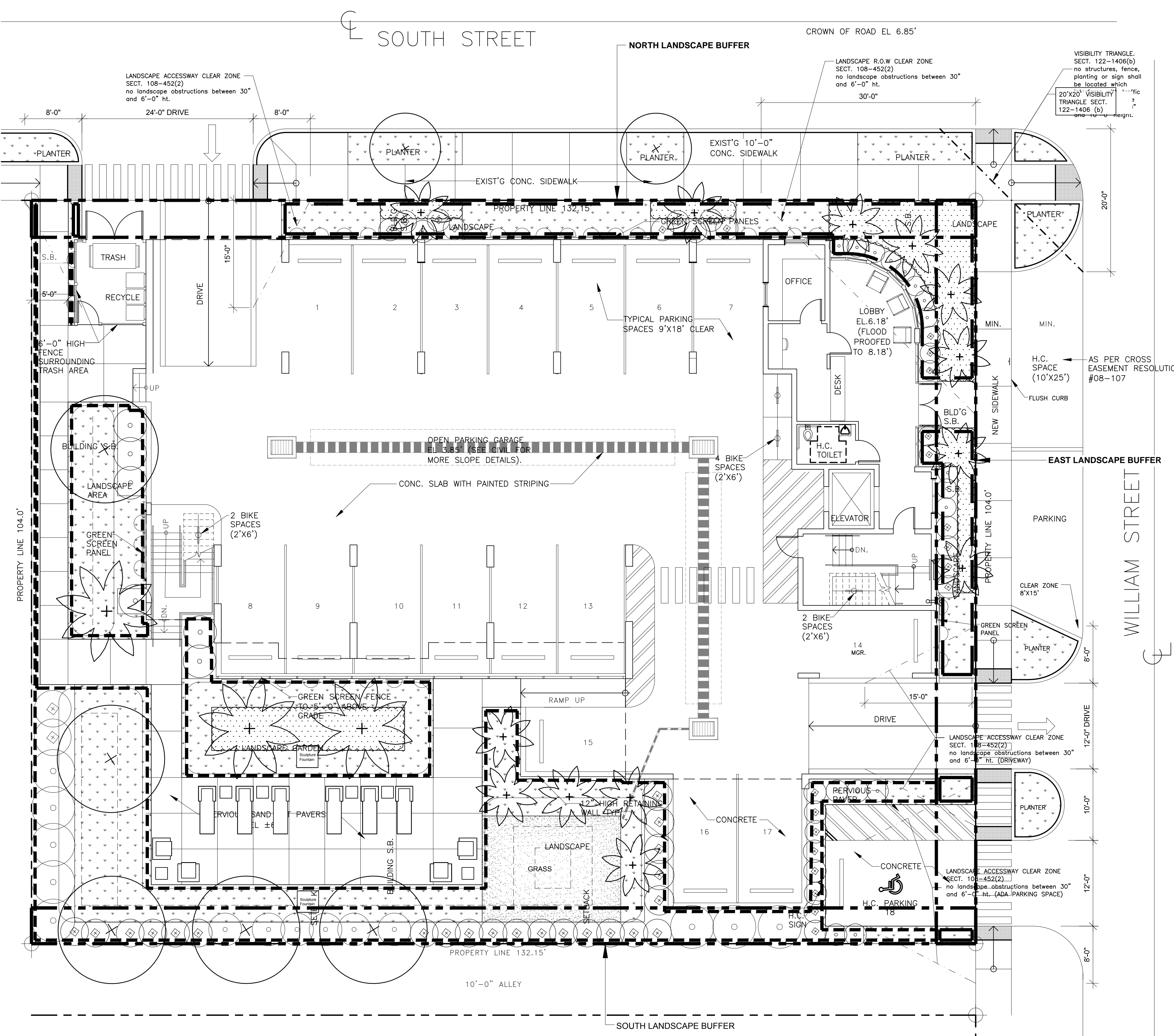
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BAR IS TWO INCHES ON ORIGINAL DRAWINGS  
IF NOT TWO INCHES ON THIS SHEET ADJUST  
SCALES ACCORDINGLY.



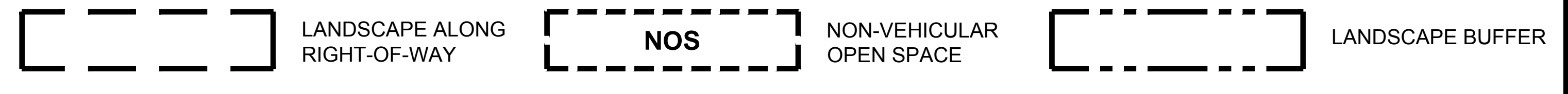
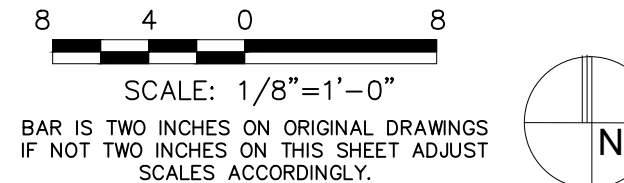
PLANT SCHEDULE										
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>TREES</b>										
CAC	7	Cananga odorata	Ylang Ylang	No	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
SIG		Simourea glauca	Paradise Tree	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
BOS		Bourea succulenta	Strongbark	Yes	3'-4"	10'-12'	8'-10'	45 Gal	As Shown	Tree Type
CLR		Clusia rosea	Pitch Apple	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
COD		Coccoloba diversifolia	Pigeon Plum	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
COS		Cordia sebestena	Orange Geiger	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
GUD		Guapiara discolor	Blolly	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
GUS		Guaiacum sanctum	Lignum vitae	Yes	2'-3"	6'-10'	8'-10'	45 Gal	As Shown	Tree Type
TAB		Tabeuia bahamensis	Bahama Tabeuia	No	2'-3"	10'-12'	6'-8"	45 Gal	As Shown	6' CT
GYL		Gymnanthes lucida	Crabwood	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
<b>PALMS</b>										
BIN	16	Bismarkia nobilis 'Silver'	Bismark Palm	No	12'-16"	10'-14'	10'-12'	B&B	As Shown	Silver
PTE		Ptychosperma elegans	Alexander Palm	No	4'-6"	10'-12'	6'-8"	B&B	As Shown	Multi
SAP		Sabal palmetto	Palmetto	Yes	12'-16"	10'-14'	8'-10'	B&B	As Shown	With Boots
THM		Thrinax morrisii	Key Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
VEM		Veitchia montgomeryana	Montgomery Palm	No	6'-8"	12'-14'	6'-8"	B&B	As Shown	Single
THR		Thrinax radiata	Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
<b>LARGE SHRUBS</b>										
CAC	16	Capparis cynophallophora	Jamaican Caper	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
CLG		Clusia guttifera	Small Leaf Clusia	No	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
EUF		Eugenia foetida	Spanish Stopper	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
MFR		Myrciaria fragrans	Simpson Stopper	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
RAP		Rapanea punctata	Myrsine	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
RAA		Randia aculeata	Indigo Berry	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
<b>MEDIUM SHRUBS</b>										
BRU	71	Brysonima lucida	Locust Berry	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
ERT		Eriothela fruticosa	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
CAA		Calliandra americana	Beauty Bush	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
CHI		Chrysobalanus icaco	Coccolum	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
HAM		Hamelia patens	Firebush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
PSN		Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
SAB		Sava bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
<b>SMALL SHRUBS</b>										
PLI	160	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	18" O.C.	
SER		Serenoa repens	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	24" O.C.	
TRF		Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	24" O.C.	
<b>GROUND COVER</b>										
LAD	1200	Lantana depressa	Pinelands Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
ERF		Eriothela fruticosa	Black Torch	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
NEB		Neprolepis biserrata 'Furcans'	Fishtail Fern	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
NEE		Neprolepis exaltata 'Bostoniensis'	Boston Fern	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
PHB		Philodendron 'Burlie Marx'	Burlie Marx Philodendron	No	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
RUE		Ruellia brittonia	Ruellia	Yes	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
STJ		Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	18" O.C.	
ZAF		Zamia pumila	Coontie	Yes	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
<b>GRASS</b>										
ZME	288	Zoysia matrella 'Empire'	Zoysia matrella 'Empire'	No	NA	NA	NA	SF	Sod	
<b>VINES</b>										
BAK	33	Bougainvillea 'Barbara Karst'	Bougainvillea	No	NA	48"-60"	24"	15 Gal	As Shown	Trellis
PAJ		Pandora jasminoides	Pandora Vine	No	NA	48"	24"	7 Gal	As Shown	Trellis
PYU		Pycnostegia venusta	Flame Vine	No	NA	48"	24"	7 Gal	As Shown	Trellis
TRJ		Trachelospermum jasminoides	Confederate Jasmine	No	NA	48"	24"	7 Gal	As Shown	Trellis

SEC. 108-411/416 MINIMUM LANDSCAPE REQUIREMENTS				
<b>Minimum Landscaped Areas - Sec. 108-412 (a)</b>				
Site Area 13,744 SF x 20% Minimum Area of Building Site		SF / % Required	2,749 SF / 20%	SF / % Provided
				3,833 SF / 28%
<b>Minimum Native Plant Requirement 70% - Sec. 108-412 (b)</b>				
Native Plants	1491	Total Plants Provided	1949	Percent Provided
Exotic Plants	456			24%
<b>Total Native &amp; Exotic Plants</b>	<b>1949</b>			<b>100%</b>
<b>Minimum Standards Landscaping Along Street Frontage Right-of-Way - Sec. 108-413</b>				
Area of Site Less Than .5 Acre, Width of Required Landscaping 10' and 40 Plant Units / 100 LF				
236 LF Property Line Abutting Street Frontages / 100 LF = 2.36				
40 Plant Units x 2.36 = 95 Plant Units Required				
Canopy / Shade Trees	0	Total Plants Provided	10	Plant Units Provided
Evergreen / Ornamental Trees	0		10	0
Shrubs	145		1	145
<b>Total Plant Units Provided</b>				<b>145</b>
<b>Requirements for Interior Areas - Sec. 108-414</b>				
Not Applicable Relates to Exterior Parking Lot				
<b>Perimeter Landscape Requirements - Sec. 108-415</b>				
Not Applicable Relates to Exterior Parking Lot				
<b>Landscape Requirements in Nonvehicular Open Space (NOS) - Sec. 108-416</b>				
Percent of Site in NOS is Less Than 30%, NOS Requires 4 Trees / 2000 SF of NOS				
20.85% or 2,864 SF of Site is Nonvehicular Open Space				
	2,864 SF / 2000 = 1.43 SF x 4 Trees	Total Trees Required	5.72	Total Trees Provided
				5 Trees / 8 Palms

SEC. 108-346/353 OPEN SPACE, SCREENING AND BUFFERS				
<b>Open Space - Sec. 108-346 (b)</b>				
<b>Non Residential Open Space Minimum 20%</b>				
Site Area 13,744 SF x 20% Minimum Area of Building Site		Required	2,749 SF / 20%	Provided SF
				3833 SF
Landscaping Areas				1339 SF
Active Recreation / Permeable Areas				5,172 SF
<b>Total Open Space</b>				<b>37.63%</b>
<b>Required Screening - Sec. 108-347 (b, c, d)</b>				
<b>Landscape Buffer North Property Line (South Street)</b>				
Type B Buffer 5' 132 LF		Total Plants Provided		Plant Units Provided
40 Plant Units / 100 LF				
40 x 1.32 = 52.8				
Canopy Trees	0		10	0
Ornamental Trees	0		5	0
Shrubs	208		1	208
<b>Total Plant Units Provided North Property Line</b>				<b>208</b>
<b>Landscape Buffer East Property Line (William Street)</b>				
Type B Buffer 5' 104 LF		Total Plants Provided		Plant Units Provided
40 Plant Units / 100 LF				
40 x 1.04 = 41.6				
Canopy Trees	0		10	0
Ornamental Trees	0		5	0
Shrubs	119		1	119
<b>Total Plant Units Provided East Property Line</b>				<b>119</b>
<b>Landscape Buffer South Property Line (Abutting Residential)</b>				
Type C Buffer 5' 132 LF		Total Plants Provided		Plant Units Provided
72 Plant Units / 100 LF				
72 x 1.32 = 95.04				
Canopy Trees	3		10	30
Ornamental Trees	3		5	15
Shrubs	102		1	102
<b>Total Plant Units South Property Line</b>				<b>147</b>



NOTES:  
1. Site survey provided by William P. Horn Architect, PA  
2. Sight triangles, landscape clear zone dimensions and code references provided by William P. Horn Architect, PA.



Seal:

ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001288  
State of Florida

Consultants:

Revisions:

TWO OCEAN INN  
KEY WEST, FLORIDA

Drawing Size  
24x36 Project #

Drawn By: EN Checked By: EN

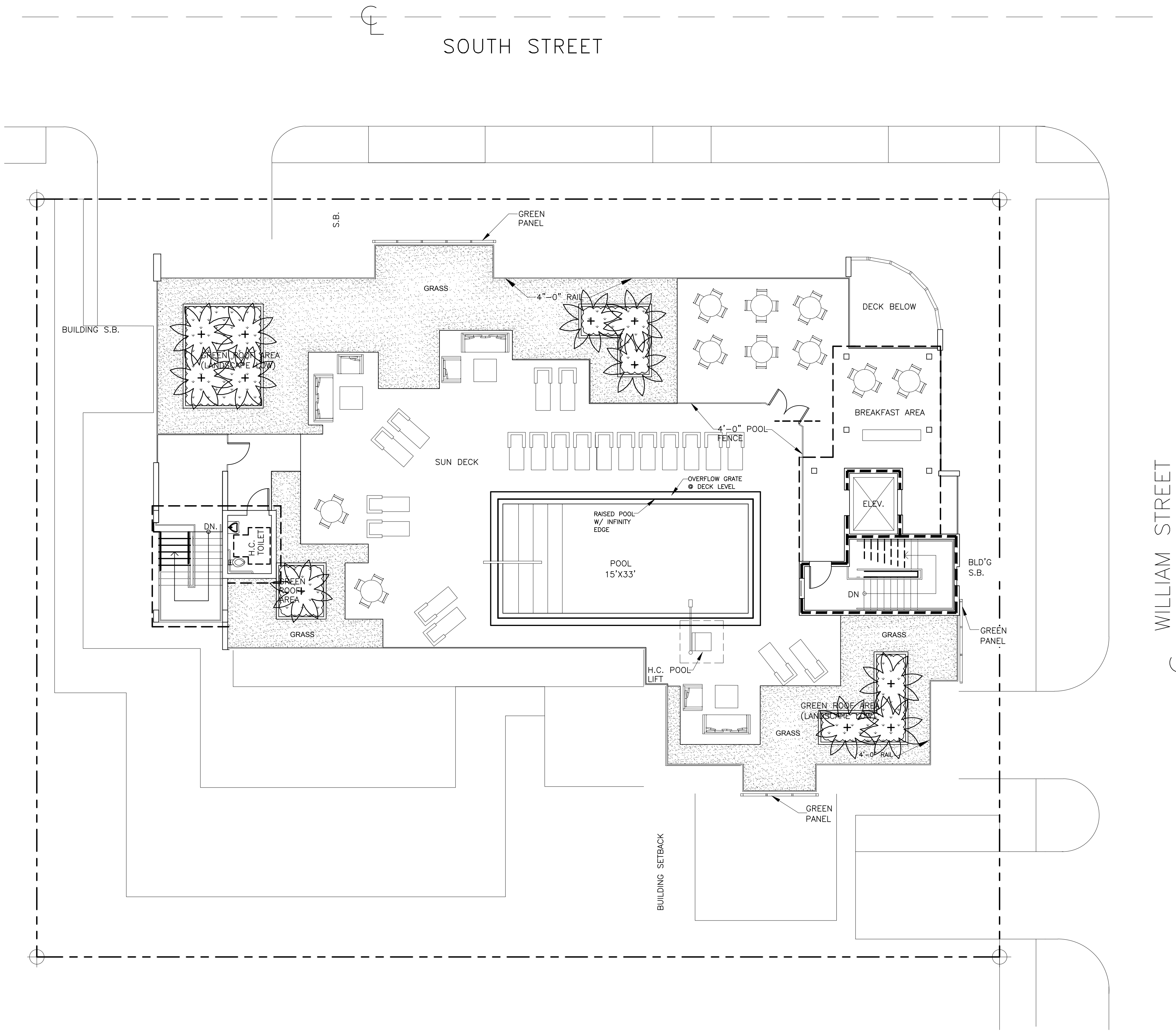
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ROOF LEVEL  
LANDSCAPE PLAN

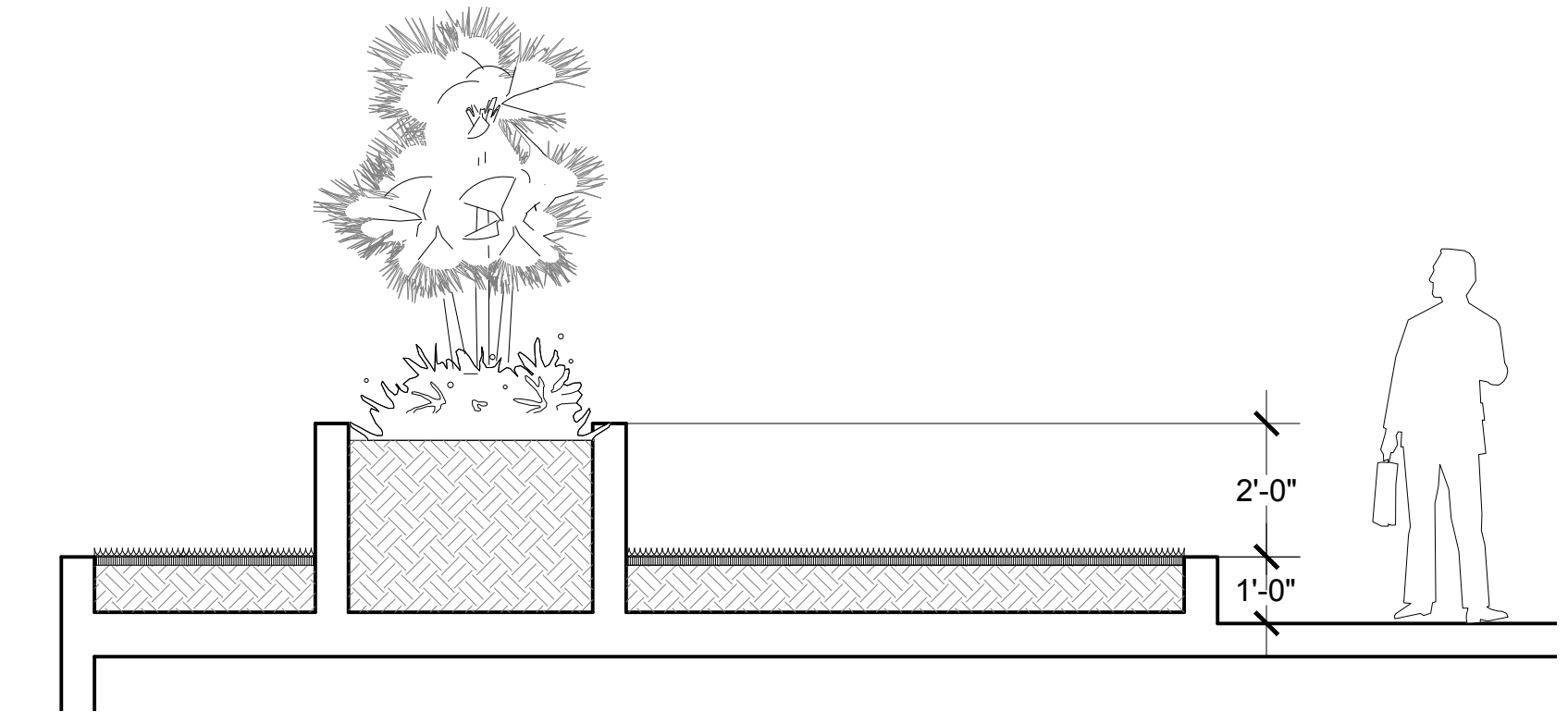
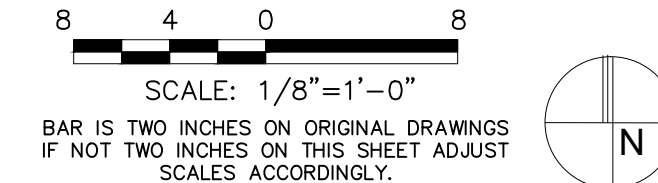
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L-1.2

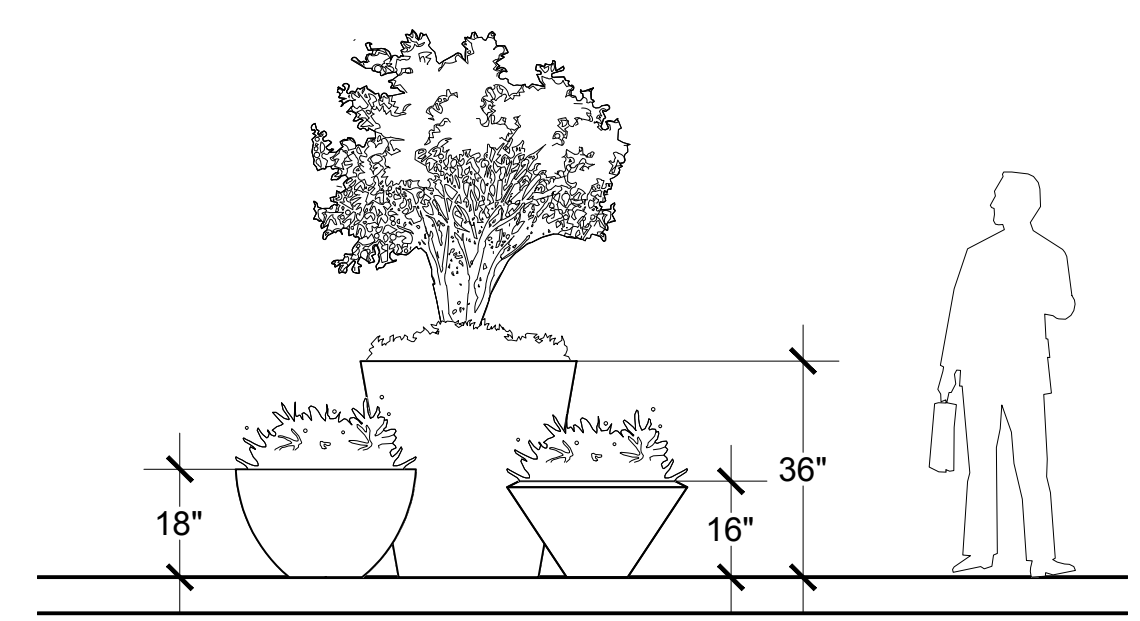
Date: - MAY 20, 2014



1 ROOF LEVEL LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"



2 ROOF PLANTER SECTION (CONCEPTUAL)  
SCALE: 3/8" = 1'-0"



3 ROOF PLANT POT OPTION (CONCEPTUAL)  
SCALE: 3/8" = 1'-0"

PLANT SCHEDULE										
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
★	11	<i>Dyopsis cabada</i>	Cabada palm	No	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
		<i>Thrinax morrisii</i>	Key Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
		<i>Thrinax radiata</i>	Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
<b>GROUNDCOVER</b>										
■	435	<i>Lantana depressa</i>	Pineland Lantana	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Microsorium scolopendrium</i>	Wart Fern	No	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Nepenthes biserrata 'Furcans'</i>	Fishtail Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Nepenthes exaltata 'Bostoniensis'</i>	Boston Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Philodendron 'Burle Marx'</i>	Burle Marx Philodendron	No	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
		<i>Ruellia brittonia</i>	Ruellia	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
		<i>Stachytarpheta jamaicensis</i>	Potterweed	Yes	NA	18"-24"	18"-24"	1 Gal	18" O.C.	
<i>Zamia pumila</i>	Coontie	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.			
<b>GRASS</b>										
■	1451	<i>Zoysia matrella 'Empire'</i>	<i>Zoysia matrella 'Empire'</i>	No	NA	NA	NA	SF	Sod	

NOTES:  
1. Site survey provided by William P. Horn Architect, PA  
2. Sight triangles, landscape clear zone dimensions and code references provided by William P. Horn Architect, PA.

Seal:

ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001288  
State of Florida

Consultants:

Revisions:

TWO OCEAN INN  
KEY WEST, FLORIDA

Drawing Size  
24x36 Project #:

Drawn By: EN Checked By: EN

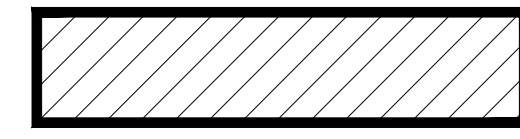
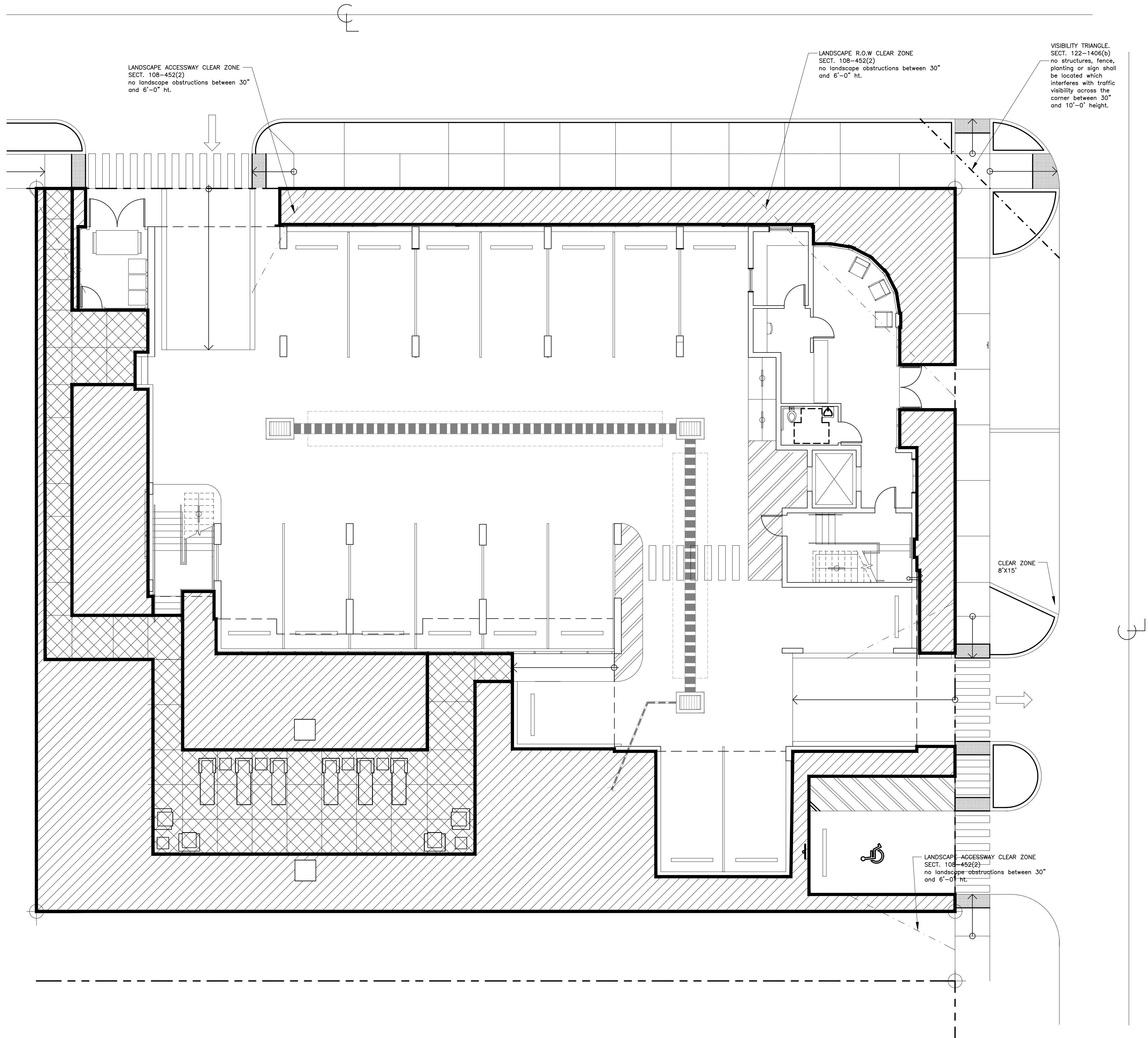
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OPEN SPACE  
CALCULATION

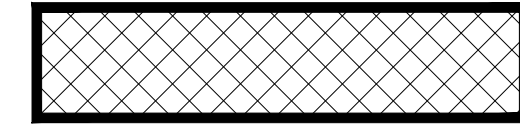
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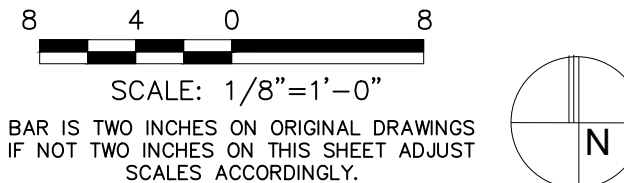
Date: - MAY 20, 2014



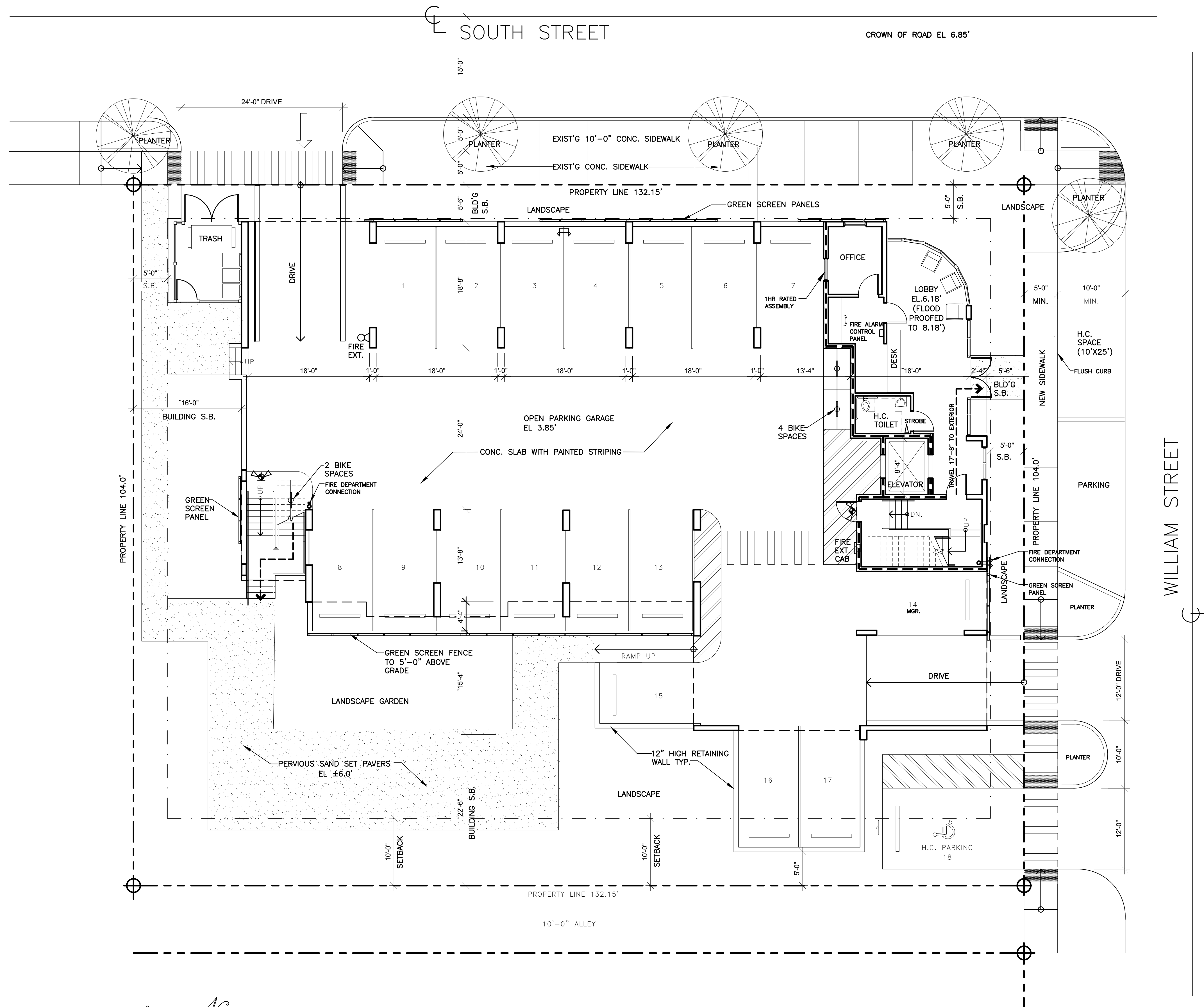
LANDSCAPE AREA 3,833 SF



ACTIVE RECREATION / PERMEABLE AREA 1,339 SF



NOTES:  
1. Site survey provided by William P. Horn Architect, PA  
2. Sight triangles, landscape clear zone dimensions and code references  
provided by William P. Horn Architect, PA.



### SITE DATA

SITE AREA = 13,743.6 S.F.  
LAND USE = HRO-2 (HISTORIC RESIDENTIAL OFFICE)

FLOOD ZONE = 'X' AND AE (EL. 6)

LOT COVERAGE ALLOWED = 6,871 SQ.FT. = 50%  
LOT COVERAGE PROPOSED = 6,871 SQ.FT. = 50%

IMPERVIOUS SURFACES, ALLOWED = 8,246 SQ.FT. = 60%  
IMPERVIOUS SURFACES, PROPOSED = 8,246 SQ.FT. = 60%

SETBACKS:  
FRONT (SOUTH ST.) = 5'0" REQUIRED  
PROVIDED = 5'6"  
SIDE SETBACK = 5'0" REQUIRED  
PROVIDED = 16'0"  
REAR (ALLEY) = 10'0" REQUIRED  
PROVIDED = 22'0"

HEIGHT: 30'-0" ABOVE CROWN OF ROAD  
+8'-0" FOR NON-HABITABLE ROOF STRUCTURES OF ELEVATOR AND STAIRS.

PARKING:  
1 SPACE PER UNIT X 17 UNITS = 17 SPACES  
1 SPACE FOR MANAGER = 1  
TOTAL REQUIRED = 18 SPACES  
PROVIDED (INCLUDING 1 H.C. SPACE) = 18 SPACES  
\*ADDITIONAL H.C. SPACE IS PROVIDED ON WILLIAM ST. AS PER PREVIOUS APPROVAL.  
BICYCLE PARKING = 6 SPACES

LOADING ZONE NOT REQUIRED BASED ON BUILDING SQUARE FOOTAGE.  
SEE BUILDING DATA.

### BUILDING DATA

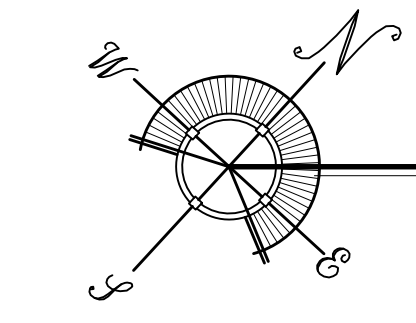
OCCUPANCY = R-1 (HOTEL)

CONSTRUCTION TYPE = TYPE 11B, SPRINKLERED PER NFPA 13R  
MAX. 16,000 S.F. PER FLOOR, 4 STORIES, 55'-0" HT.  
TRAVEL DISTANCE TO AN EXIT (SPRINKLERED) = 200 FT.  
COMMON PATH TO A CHOICE OF EXITS = 50 FT.

GROUND FLOOR: (PARKING/LOBBY)	ENCLOSED(GROSS) COVERED PARKING	= 944 S.F. = 6,018 S.F.
FIRST FLOOR (9 UNITS/SERVICE)	ENCLOSED COVERED	= 5,827 S.F. = 648 S.F.
SECOND FLOOR (8 UNITS/SERVICE)	ENCLOSED COVERED	= 6,105 S.F. = 620 S.F.
	ENCLOSED (STAIR/ELEVATOR)	= 293 S.F.
	TRELLIS	= 380 S.F.
<b>BUILDING TOTALS:</b>	<b>ENCLOSED(GROSS)</b>	<b>= 13,169 S.F.</b>
	COMMERCIAL SERVICES	= 2,881 S.F.
	CIRCULATION	= 2,189 S.F.
	HOTEL	= 8,099 S.F.
	COVERED COVERED PARKING	= 1,648 S.F. = 6,018 S.F.
PREVIOUS PLANNING SUBMITTAL	ENCLOSED COVERED	= 14,346 = 4,593
BUILDING TOTALS AS APPROVED	COVERED PARKING	= NOT LISTED

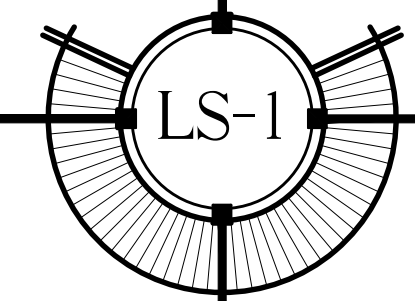
### LIFE SAFETY LEGEND

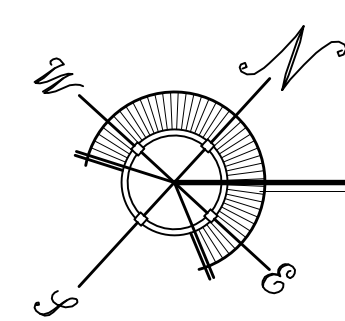
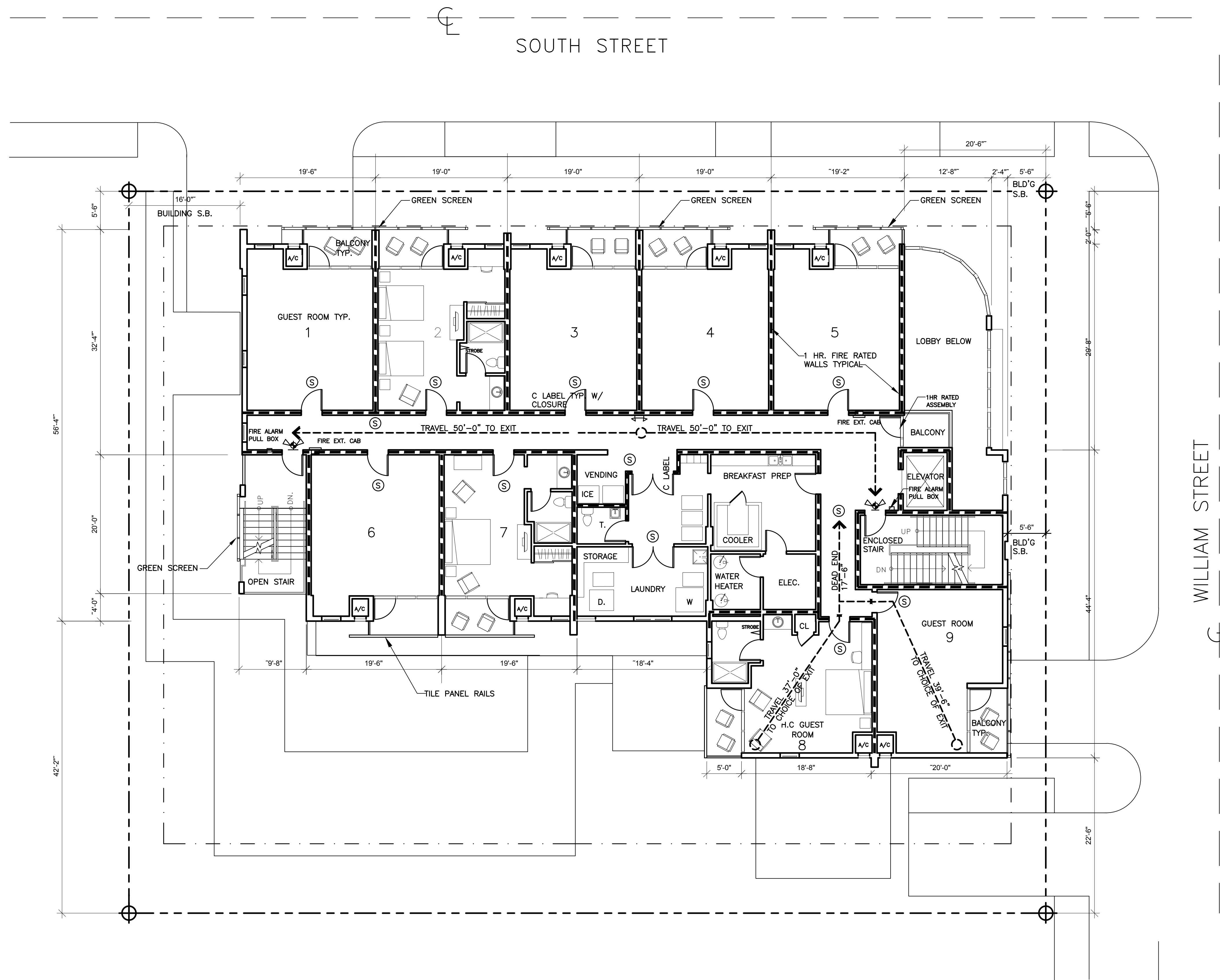
	EMERGENCY LIGHT		COMBO SMOKE DETECTOR AND CO SENSOR
	COMBO EXIT LIGHT AND EMERGENCY LIGHT		FIRE DEPT. CONNECTION
	FIRE EXTINGUISHER CAB		FIRE ALARM CONTROL PANEL
	STROBE		FIRE ALARM PULL BOX



### PARKING LEVEL

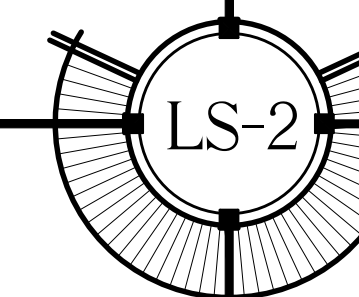
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1/8"=1'-0"  
PREPARED BY J. LYNN O'FLYNN, INC.  
DATED ON 10/9/13

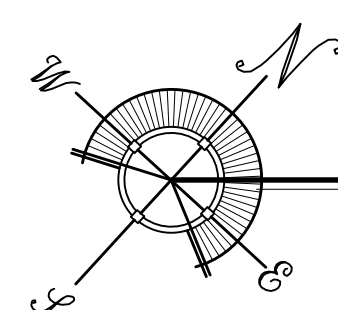
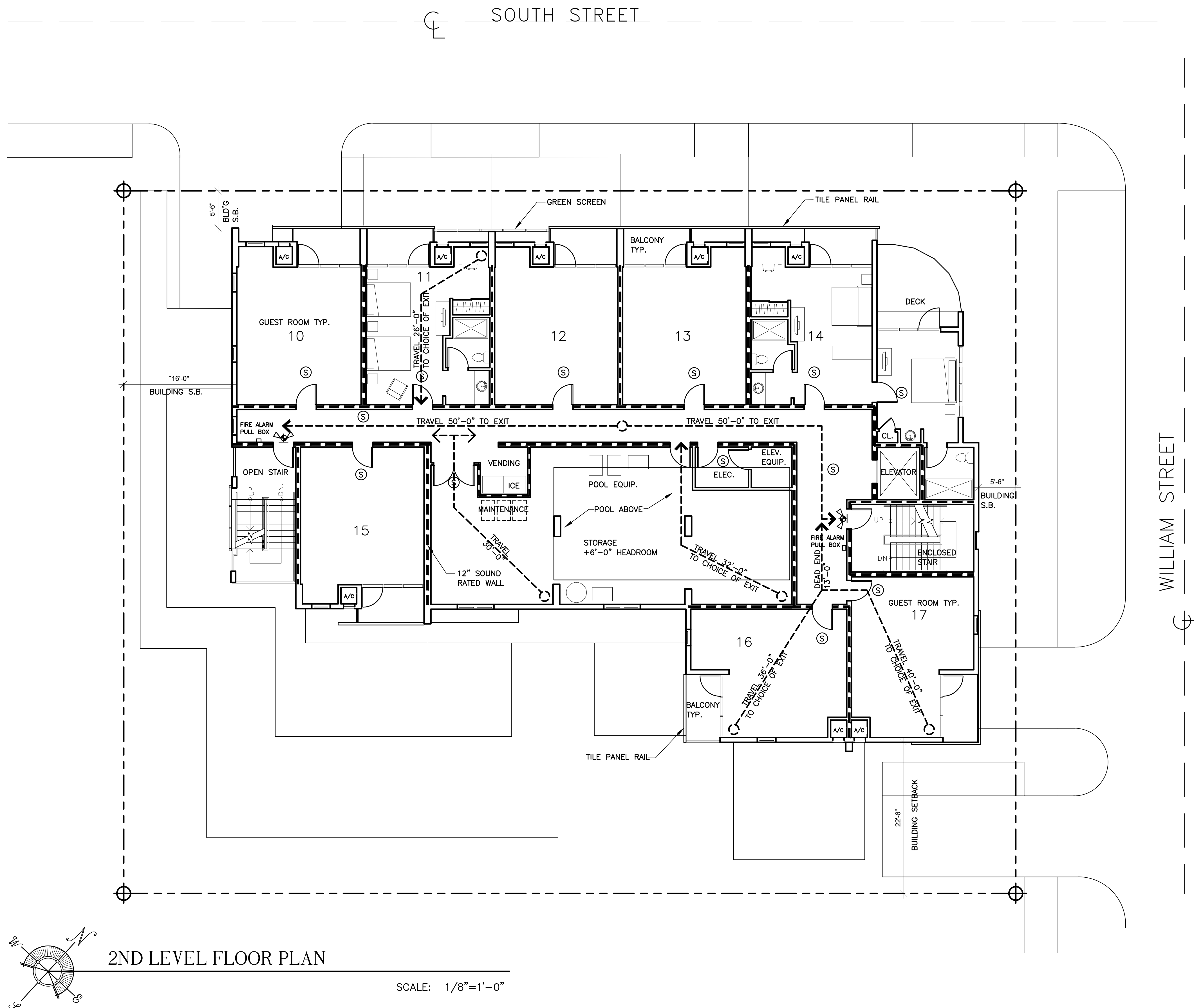




1ST LEVEL FLOOR PLAN

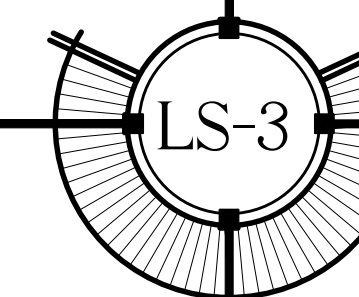
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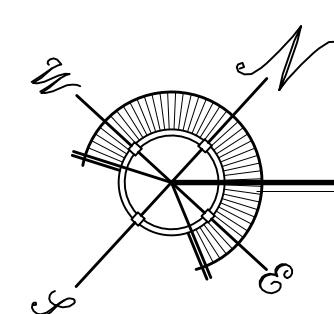
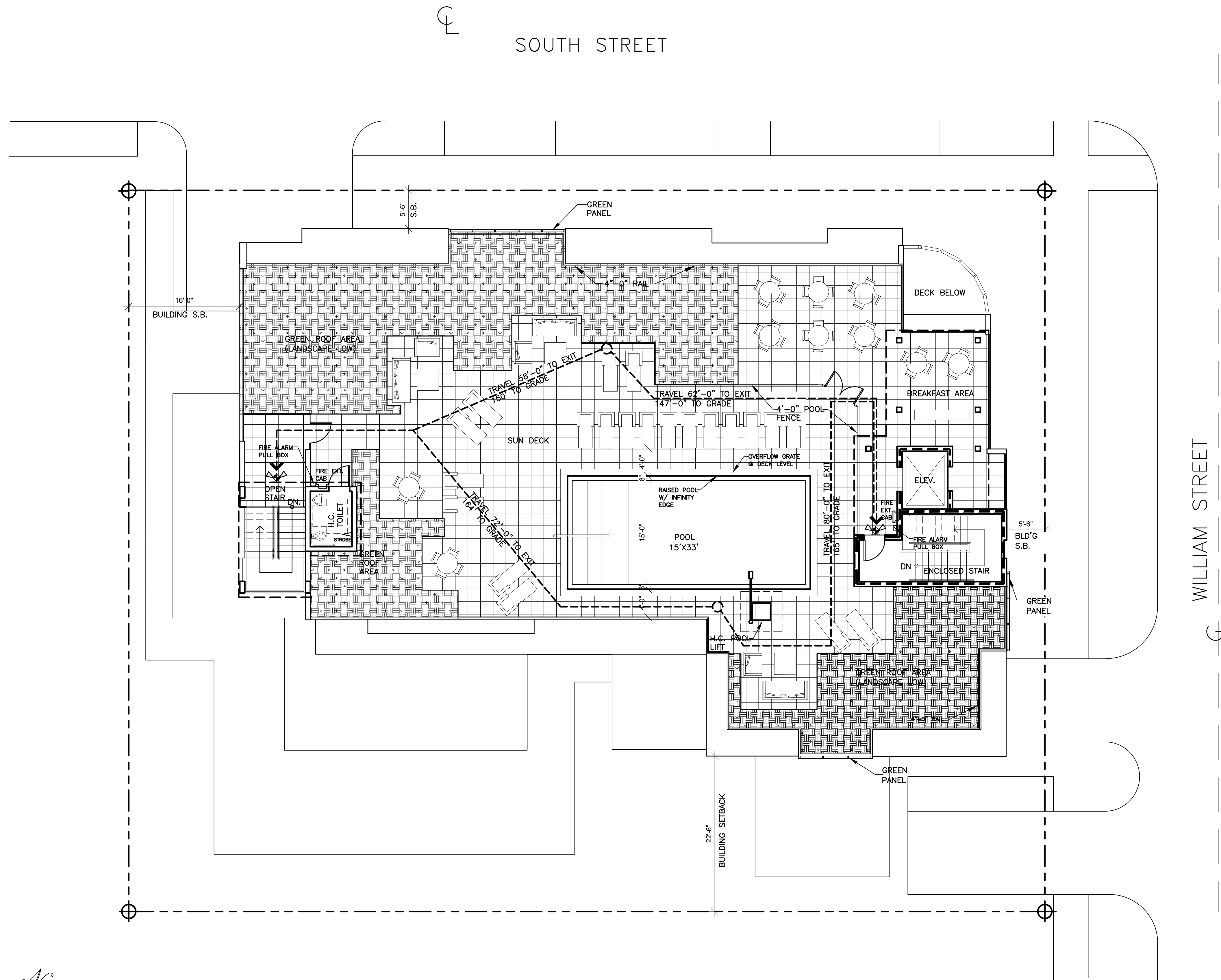




2ND LEVEL FLOOR PLAN

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

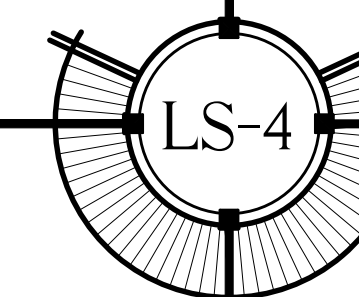




ROOF PLAN

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

TWO OCEAN INN  
716-711 SOUTH STREET  
KEY WEST, FLORIDA





# **DRC Minutes/Comments**



## THE CITY OF KEY WEST

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

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**TO:** Kevin Bond, Planner II

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

**DATE:** July 16, 2014

**SUBJECT: 716-718 South Street, Two Ocean Inn  
Major Development Plan and Height Variance**

Revised Conceptual Drainage Plan, dated July 2, 2014, for the Two Oceans Inn, has been reviewed.

Catch basin inlet notes 3" PVC to pump garage as needed.

Please indicate if pump will be permanently installed in catch basin, or set in-place when needed. If permanently installed, please provide a pump installation detail that shows the controller on-off level, noting HWL water table elevation, so that operation of the pump will not cause groundwater pumping.

Please show control measures that will be employed to provide assurance stormwater pumping will not cause overflow from the swale. The swale may be at capacity, when garage pumping is indicated.

Roof Drains and Gutters

Please indicate how roof drains will be connected to stormwater management system.



THE CITY OF KEY WEST

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

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Engineering Services Comments  
Development Review Committee  
April 24, 2014

**2323 Staples Avenue  
Detached Habitable Space Variance**

No comments.

**1112 Southard Street  
Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back onto property.  
Solid waste and recycle storage area shall be provided and/or maintained.

**1404 Olivia Street  
Impervious Surface, Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back into swale.

**808 Olivia Street  
Impervious Surface Variance**

Install and direct roof gutter downspouts back onto property.

**900 Packer Street  
Impervious Surface, Front and Side-yard Setback Variance**

1. Property record card lists two addresses for this property; 846 Olivia Street and 900 Packer Street. Pursuant to Sec. 66-87, business tax is required for rental property. Please contact the Building Department to make an appointment to confirm second unit has been removed.
2. Pursuant to Sec. 108-452, clear zone sight distances at the intersection of right-of-ways shall be measured 30ft along each property line. Existing landscaping, located in the Packer Street right-of-way conflicts with Sec. 108-452.

**500 Duval Street  
Side-yard Setback Variance**

No comments.

**716-718 South Street  
Major Development Plan and Maximum Height Variance**

1. Please indicate how roof drains will be connected to stormwater management system.
2. Please indicate how garage pump will operate, considering the depth of the water table in the exfiltration trench catchbasin.
3. Please estimate the volume of trash and recycle material to be produced for this proposed project, and provide dimensions for the quantity of solid waste material to be produced. Ensure trash and recycling area will be sufficient to meet the demands of this proposed development.
4. Please show the clear zone sight distance at the intersection of South Street and William Street, noting unobstructed cross visibility shall be between 30 inches and six feet above the sidewalk grade.

**1516 Dennis Street to 1124 Duval Street  
Transient License Transfer rev. 04.10.2014**

No comments.



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

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UTILITY BOARD OF THE CITY OF KEY WEST

---

April 23, 2014

Mr. Don Craig  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS MEETING OF April 24, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 24, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 1112 Southard Street – Variance  
COMMENT: KEYS has no objections to the variance request, however the customer will need to get in contact with KEYS about upgrading their riser to avoid possible code violations.
2. LOCATION: 1404 Olivia Street - Variance  
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 808 Olivia Street - Variance  
COMMENT: KEYS has no objections to the variance request.
4. LOCATION: 900 Packer Street - Variance  
COMMENT: KEYS has no objections to the variance request.
5. LOCATION: 500 Duval Street - Variance  
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 716-718 South Street – Major Development Plan  
COMMENT: KEYS has no objections to the major development plan. KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about the location of underground facilities and other requirements.
7. LOCATION: 716-718 South Street – Height Variance  
COMMENT: KEYS has no objections to the height variance request.

8. LOCATION: 2323 Staples Avenue – Variance  
COMMENT: KEYS has no objections to the variance request.
9. LOCATION: 1516 Dennis Street – Transient License Transfer  
COMMENT: KEYS has no objections to transient license transfer.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,



Matthew Alfonso  
Supervisor of Engineering  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

MA/mpd

Copied via electronic mail:

L. Tejada, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Finigan, Director of Engineering & Control  
A. Tejada, Director of Customer Services  
File: PLI-132



THE CITY OF KEY WEST  
Tree Commission  
Post Office Box 1409 Key West, FL 33041-1409  
Telephone: 305-809-3764

---

June 11, 2014

Elizabeth Newland  
P.O. Box 140908  
Coral Gables, FL 33114

Dear Ms. Newland;

The City of Key West Tree Commission recently considered your permit application regarding property located at 716-718 South Street, owned by South Street Hospitality, LLC, at their regularly scheduled meeting on June 10, 2014.

The request of the permit application was for Conceptual Approval of the Landscape with Tree Removal for the above mentioned property. The Tree Commission approved the conceptual landscape plan submitted with the application and presented to the Commission with the understanding that a few minor modifications would be made regarding some of the actual plant species to be used (ie: Ruella).

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

Sincerely,

Karen DeMaria  
Urban Forestry Program Manager  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040  
Office: 305/809-3768  
Fax: 305/809-3978

# **Property Appraiser Record Card**



**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: **1037681** Parcel ID: **00036870-000000**

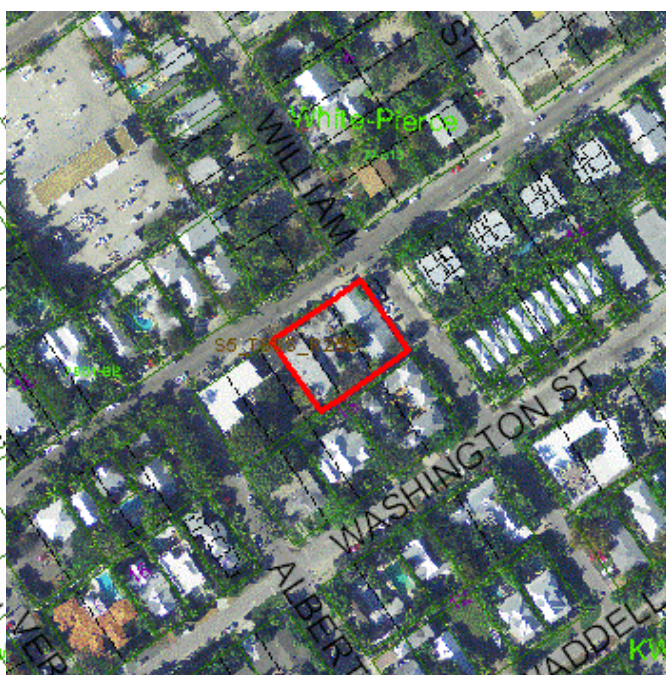
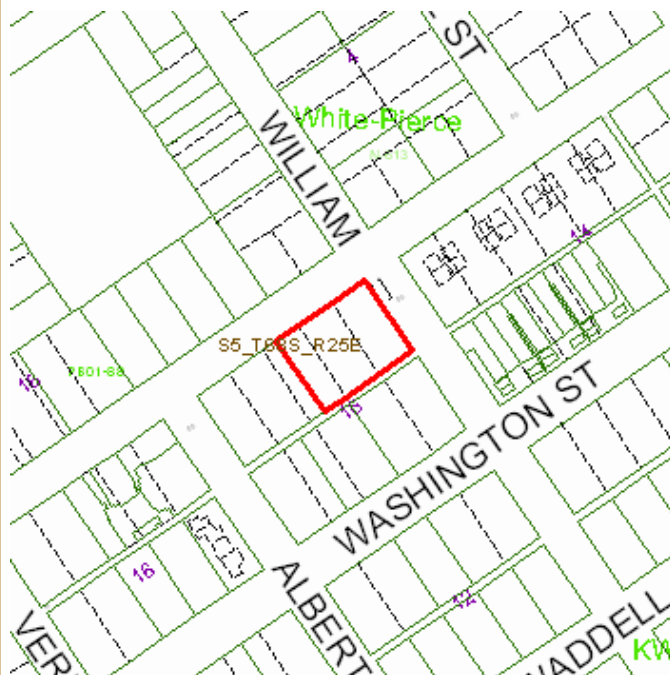
### Ownership Details

**Mailing Address:**  
SOUTH STREET HOSPITALITY LLC  
830 TRUMAN AVE  
KEY WEST, FL 33040-6426

### Property Details

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 718 SOUTH ST KEY WEST  
**Legal Description:** KW INVESTMENT CO SUB PB1-69 PT LT 3 SQR 15 TR 17 AND KW WHITE AND PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17 OR53-405/06 OR171-294/95 OR471-633-634 OR655-249 OR746-171/72 OR752-1262/64 OR881-77 OR1007-699/700 OR1007-701/02 OR1121-759/60 OR1162-280/81 OR1410-1439/40 OR1663-707/08 OR2106-2411/13 OR2366-2352/58(RES NO 08-107) OR2656-1908/09

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





### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			13,743.00 SF

### Building Summary

**Number of Buildings:** 4  
**Number of Commercial Buildings:** 4  
**Total Living Area:** 7270  
**Year Built:** 1948

### Building 1 Details

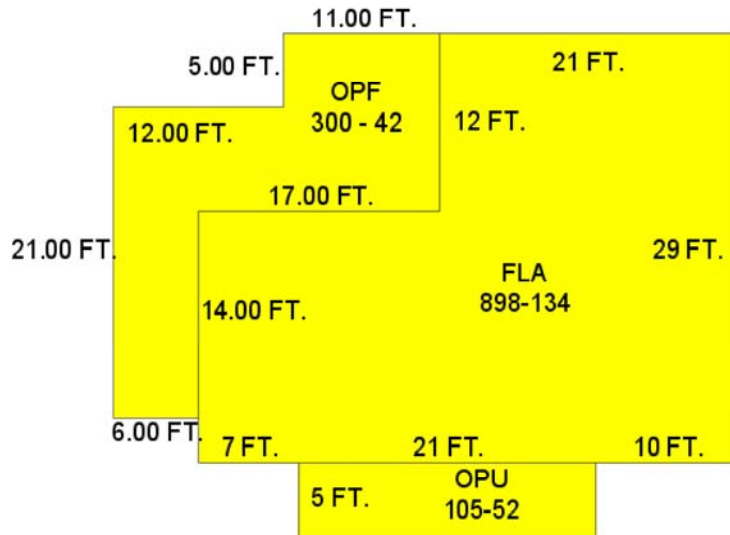
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade</b> 350
<b>Effective Age</b> 19	<b>Perimeter</b> 134	<b>Depreciation %</b> 23
<b>Year Built</b> 1948	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 898
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath 0	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 18	Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPU		1	1990					105
2	FLA		1	1990					898

3	OPF	1	1990	300
---	-----	---	------	-----

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4702	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1263	C.B.S.	100

### Building 2 Details

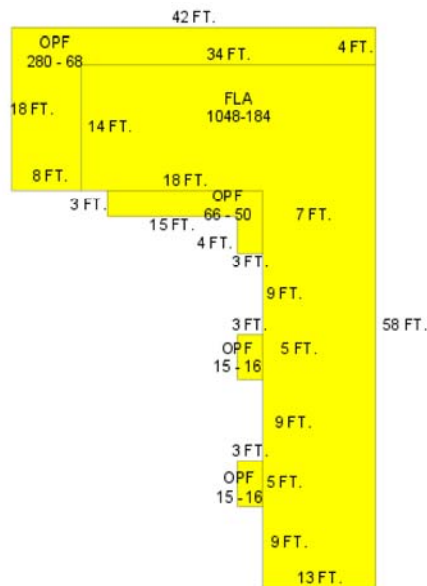
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade</b> 350
<b>Effective Age</b> 19	<b>Perimeter</b> 184	<b>Depreciation %</b> 23
<b>Year Built</b> 1948	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,048
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

Inclusions:

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	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	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,048
2	OPF		1	1990					280

3	OPF	1	1990	66
4	OPF	1	1990	15
5	OPF	1	1990	15

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4704	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1264	C.B.S.	100

### Building 3 Details

Building Type  
 Effective Age 19  
 Year Built 1948  
 Functional Obs 0

Condition A  
 Perimeter 240  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 23  
 Grnd Floor Area 2,304

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

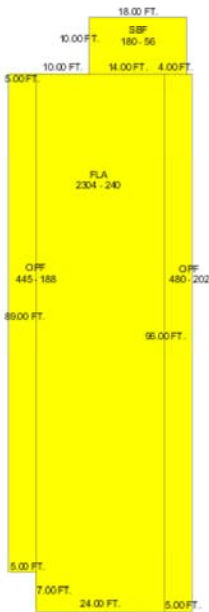
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 30

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area

1	OPF	1	1990	445
2	FLA	1	1990	2,304
3	OPF	1	1990	480
4	SBF	1	1990	180

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4707	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1265	C.B.S.	100

### Building 4 Details

**Building Type**  
**Effective Age** 19  
**Year Built** 1963  
**Functional Obs** 0

**Condition A**  
**Perimeter** 376  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 350  
**Depreciation %** 23  
**Grnd Floor Area** 3,020

Inclusions:

**Roof Type**  
**Heat** 1  
**Heat Src** 1

**Roof Cover**  
**Heat** 2  
**Heat Src** 2

**Foundation**  
**Bedrooms** 0

Extra Features:

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 24

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0

Sections:

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Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1963					1,458
0	FLA		1	1963					1,562
0	OUF		1	1963					55
0	OUF		1	1963					280
0	OUF		1	1963					128
0	SBF		1	1963					100

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTEL/MOTEL B	100	N	Y
		HOTEL/MOTEL B	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
	C.B.S.	50
	CUSTOM	50

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	222 SF	37	6	1988	1989	2	30
2	AC2:WALL AIR COND	6 UT	0	0	1983	1984	1	20
3	UB3:LC UTIL BLDG	20 SF	5	4	1981	1982	1	30

**Appraiser Notes**

OR2366-2352/2358(RES NO 08-107) EASEMENT FOR ADA ACCESSIBLE PARKING SPACE ON CITY OF KEY WEST'S RIGHT OF WAY
BLDG #3 HAS THE OFFICE AND IS LEFT OF #1
2004-07-27-ASKING \$4,500,000 FROM THE KW CITIZEN FOR MOTEL & YOUTH HOSTEL AND 21 TRANSIENT LICENSES. FOUR BUILDS TOTAL 7300SF ON A 13,744SF CORNER LOT.-SKI
BLDG #1 IS RIGHT OF OFFICE
AK 8785682 (RE 00037880-000100) IS NOW COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES, COMPLETED FOR THE 2014 TAX ROLL. (1/16/2014 SCJ)
BLDG #2 IS DIRECTLY BEHIND #1

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	E950172	01/01/1995	09/01/1995	800		MINIMUM ELECTRIC
	E950983	03/01/1995	09/01/1995	1,000		LIGHT FIXTURES
	9604076	10/01/1996	12/01/1996	3,600		ROOF
	03-4068	12/02/2003	12/31/2003	2,000		ELECTRICAL UPGRADE
	04-0217	01/29/2004	10/22/2004	5,500		200 AMP + POLE

**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	915,397	1,307	714,250	2,169,956	2,169,956	0	2,169,956
2013	512,423	1,307	636,513	1,906,050	1,906,050	0	1,906,050
2012	512,423	1,307	636,513	2,131,469	1,797,791	0	2,131,469
2011	539,042	1,307	1,094,007	1,634,356	1,634,356	0	1,634,356
2010	539,042	1,307	1,144,000	1,684,349	1,684,349	0	1,684,349
2009	565,662	1,307	1,344,200	1,911,169	1,911,169	0	1,911,169
2008	565,662	1,307	1,768,000	1,849,601	1,849,601	0	1,849,601
2007	454,566	1,307	1,768,000	1,849,601	1,849,601	0	1,849,601
2006	465,262	1,330	936,000	1,644,879	1,644,879	0	1,644,879
2005	465,262	1,361	676,000	1,424,913	1,424,913	0	1,424,913
2004	464,309	1,385	520,000	1,424,913	1,424,913	0	1,424,913
2003	464,309	1,408	228,800	1,424,913	1,424,913	0	1,424,913
2002	464,309	1,439	228,800	1,357,060	1,357,060	0	1,357,060
2001	464,309	1,462	228,800	1,357,060	1,357,060	0	1,357,060
2000	464,309	1,162	215,800	1,357,060	1,357,060	0	1,357,060
1999	501,193	1,176	215,800	952,262	952,262	0	952,262
1998	334,130	1,186	215,800	791,173	791,173	0	791,173
1997	334,130	1,196	195,000	650,058	650,058	0	650,058
1996	246,801	1,210	195,000	605,196	605,196	0	605,196
1995	246,801	1,340	195,000	605,196	605,196	0	605,196
1994	246,801	1,470	195,000	601,354	601,354	0	601,354
1993	246,801	1,603	195,000	631,074	631,074	0	631,074
1992	246,801	1,734	195,000	631,074	631,074	0	631,074
1991	246,801	1,864	195,000	631,074	631,074	0	631,074
1990	213,396	0	158,600	631,074	631,074	0	631,074
1989	213,396	0	156,000	631,074	631,074	0	631,074
1988	64,754	0	65,000	129,754	129,754	0	129,754
1987	63,650	0	42,307	105,957	105,957	0	105,957
1986	63,598	0	40,435	104,033	104,033	0	104,033
1985	62,281	0	23,660	85,941	85,941	0	85,941
1984	61,153	0	23,660	84,813	84,813	0	84,813
1983	61,153	0	23,660	84,813	84,813	0	84,813
1982	57,321	0	22,932	80,253	80,253	0	80,253

## 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
10/29/2013	2656 / 1908	2,900,000	WD	Q
4/21/2005	2106 / 2411	4,190,000	WD	M
11/20/2000	1663 / 0707	452,900	WD	M
2/1/1990	1121 / 759	655,000	WD	Q
3/1/1987	1007 / 701	275,000	WD	M
5/1/1983	881 / 77	180,000	WD	M

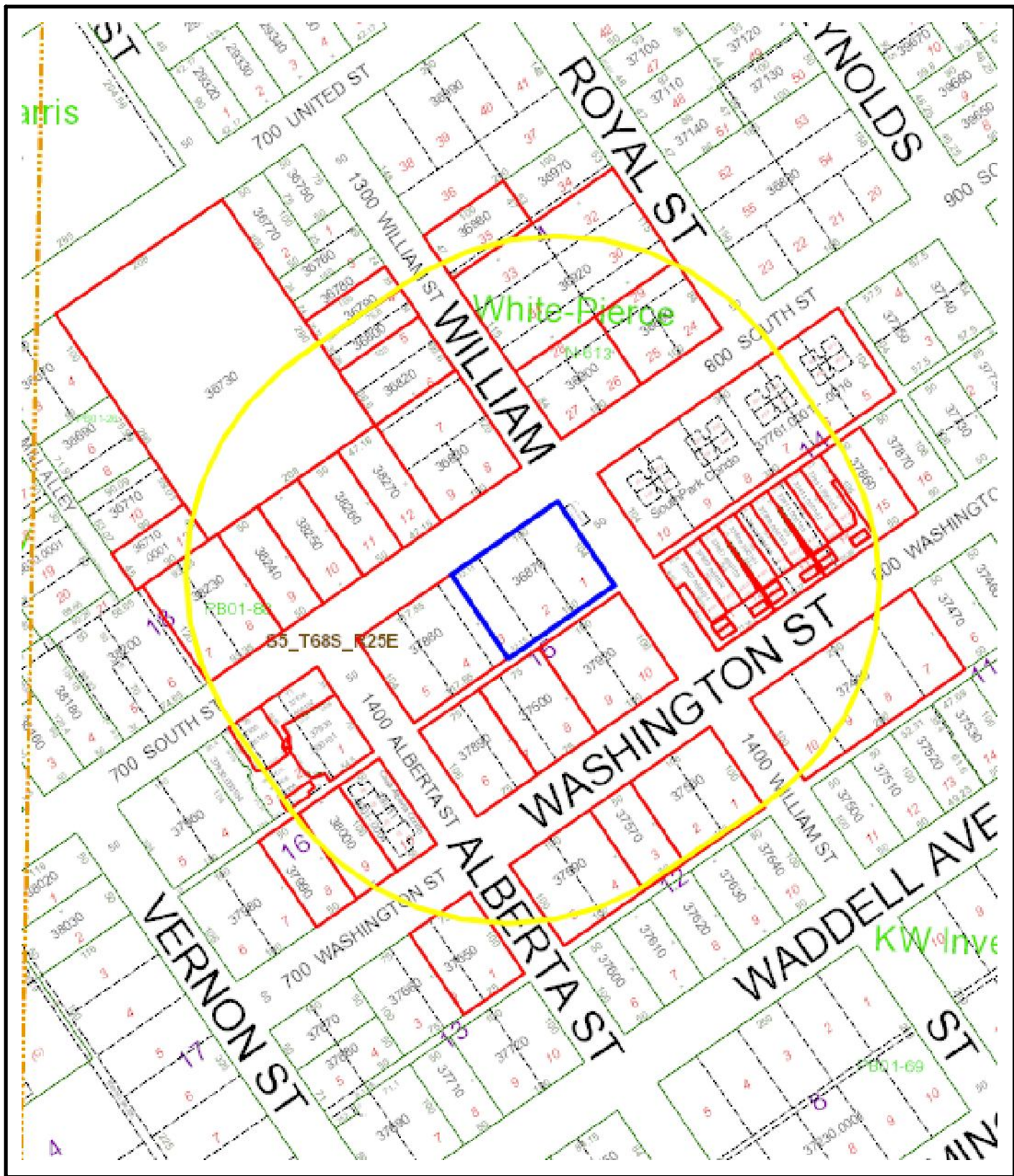
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This page has been visited 258,537 times.

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

**Public Notices**  
**(radius map & mailing list)**





# Monroe County, Florida

## MCPA GIS Public Portal

Printed: Sep 03, 2014

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.



# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on September 18, 2014 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 and Landscape Modification / Waiver – 716-718 South Street (RE # 00036870-000000, AK # 1037681)** – A request for major development plan and landscape modification / waiver approvals for the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

**Contact:** Kevin Bond, Senior Planner; E-mail: [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978;  
**Mail:** PO Box 1409, Key West FL 33041-1409

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

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

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

**Variance – Major Development Plan and Landscape Modification / Waiver** – A request for major development plan and landscape modification / waiver approvals for the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Applicant:** Trepanier & Associates, Inc.      **Owner:** South Street Hospitality, LLC.

**Locations:** 716-718 South Street (RE # 00036870-000000, AK # 1037681)

**Date of Hearing:** September 18, 2014      **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://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:** Kevin Bond, Senior Planner; **E-mail:** [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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NAME	ADDRESS1	ADDRESS2 CITY	STATE	ZIP	COUNTRY
1 DIGBY STEVEN JAMES AND LISA		4 MOUNT 'ILFRACOMBE	DEVON	EX34PD	ENGLAND
2 MCMANE DAVID AND ARALYNN		259 RUE D PARIS		75011	FRANCE
3 1-3 LLC		341 KILMACARY	NC	27511-4490	
4 709 WASHINGTON LLC	C/O WEISSBERG CORP	28 BLACK'WARRENTON	VA	20186-2685	
5 714 SOUTH STREET LLC		714 SOUTIKEY WEST	FL	33040	
6 BAHLKE WILLIAM P AND ALMEDA ALLEN		804 SOUTIKEY WEST	FL	33040-4762	
7 BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY		242 WHITEKEY WEST	FL	33040	
8 BRUGMAN FAMILY LIMITED PARTNERSHIP THE (5/16/96)		721 SOUTIKEY WEST	FL	33040	
9 BRYAN JOSEPH MCKINLEY JR		2317 PRIN GREENSBORO	NC	27408	
10 CANNON ROGER F TRUST AGREEMENT 9/6/2005		3240 HAVE PALATINE	IL	60067-9054	
11 CASA ALBERTA LLC		1101 JOHN KEY WEST	FL	33040-4827	
12 CASA ALBERTA LLC	C/O VENACARE OF FLORIDA KE	615 1/2 DL KEY WEST	FL	33040	
13 CASA VACATIONS LLC		1419 REYI KEY WEST	FL	33040-4782	
14 CHAPUIS RALPH A		812 SOUTIKEY WEST	FL	33040-4764	
15 COBO LUIS E AND ANA A		1101 JOHN KEY WEST	FL	33040-4827	
16 CORNFIELD NEIL		17 BEVER PORT WASHINGT NY		11050-3017	
17 CORTINAS ANGELICA MARIE		816 SOUTIKEY WEST	FL	33040-4765	
18 CUNNINGHAM DAVID A ESTATE	C/O CUNNINGHAM JON M CO-E)	2150 VICK CUMMING	GA	30041	
19 DEDRICK WARREN WILLIAM	C/O MCCANN MICHELLE CPA	180 SUGA SUMMERLAND KI	FL	33042-3673	
20 DEVAULT DARLENE AND KENNETH E JR		1212 SE 2I FORT LAUDERDA	FL	33301-3941	
21 DIBIASIO JAMES AND LINDA		804 SOUTIKEY WEST	FL	33040-4762	
22 DICKERSON ONNIE D III		1203 CAL'KEY WEST	FL	33040	
23 FREEMAN PETER R		706 ORIEN ORIENTAL	NC	28571	
24 GONZALEZ ANGEL T JR AND TRACEY TOPPER		240 E 55TH NEW YORK	NY	10022-4021	
25 GREENE TIMOTHY O		PO BOX 5I KEY WEST	FL	33045-5590	
26 GROOMS MARY LOUISA P		719 WASHKEY WEST	FL	33040-4777	
27 GRUMBACHER NANCY T TRUST 1/12/95		2055 ROSI YORK	PA	17403-5900	
28 GULFSTREAM APARTMENTS OF KEY WEST LLC		500 FLEMI KEY WEST	FL	33040-6891	
29 HOLST LESLIE K AND ELLEN R		1415 ALBE KEY WEST	FL	33040-4757	
30 HOSPICE OF THE FLORIDA KEYS INC		1319 WILL KEY WEST	FL	33040-4736	
31 HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIDA		1400 KENI KEY WEST	FL	33040-4055	
32 HSBC BANK USA NA	C/O SELECT PORTFOLIO SERVI	3815 S WE SALT LAKE CITY	UT	84115-4412	
33 KAUFMAN STUART M REVOCABLE INTER-VIVOS TR 10/4/88		760 WASHKEY WEST	FL	33040-4778	
34 KELLER JANINE C AND DAVID M		617 FLEMI KEY WEST	FL	33040-6899	

NAME	ADDRESS1	ADDRESS2 CITY	STATE	ZIP	COUNTRY
35 KING HOLDINGS OF KEY WEST LLC		1602 LAIRI KEY WEST	FL	33040	
36 KOONTZ BONNIE W TRUST 7/24/2013		8407 BROI LOUISVILLE	KY	40241-6101	
37 KUNKEMOELLER STEVEN AND SUSAN M		793 WATC CINCINNATI	OH	45230-3758	
38 LOST WEEKEND LLC		PO BOX 3 CEDAR LAKE	IN	46303-0035	
39 LUSTER JUNE TRAVIS TRUST 11/10/2005	C/O LUSTER WM CLARK AND JU	699 BLAC DEL RIO	TN	37727	
40 LUSTER WILLIAM CLARK JR AND JUNE TRAVIS		699 BLAC DEL RIO	TN	37727	
41 MACNELLY SUSAN M REVOCABLE TRUST 1/28/2012		PO BOX 1 FLINT HILL	VA	22627-0188	
42 MARCUS BARBARA		927 S WIN LOS ANGELES	CA	90019	
43 MCFARLAND ANN		114 N GEC MILLERSVILLE	PA	17551-1807	
44 NEEDLEMAN DIANE T/C		1320 ROY, KEY WEST	FL	33040	
45 NORMAC INC		800 WASH KEY WEST	FL	33040-4799	
46 OLIVE JAMES R		707 WASH KEY WEST	FL	33040-4732	
47 PADILLA MARTA M		16510 NW HIALEAH	FL	33016-6142	
48 POTTER MARY SUE QPRT 02/05/08		1801 GULF NAPLES	FL	34102-4915	
49 PRUETT RANDY B AND CINDY C		2383 NICC SHREVEPORT	LA	71107	
50 RAGUSO REBECCA		111 HOLID CANANDAIGUA	NY	14424-1427	
51 REINKING ANDREW J		812 SOUTI KEY WEST	FL	33040-4764	
52 ROBINSON SOLITA		1012 JOHN KEY WEST	FL	33040-4826	
53 RODRIGUEZ DELFINA		241 E 15TH HIALEAH	FL	33010-3553	
54 RYMER J HOYLE TRUST		5238 STAT DE LEON SPRING	FL	32130-3871	
55 SCHOLL DIANE E		PO BOX 2 LAKE PLACID	NY	12946-0029	
56 SCHOOLER RHONDA E		521 EMER YPSILANTI	MI	48198	
57 SOUTH STREET HOSPITALITY LLC		830 TRUM KEY WEST	FL	33040-6426	
58 SOUTHERN BELL TEL AND TELEGRAPH	C/O BELLSOUTH TELECOMMUN	PO BOX 7 BEDMINSTER	NJ	07921-7207	
59 SOUTHPARK CONDOMINIUM		816 South KEY WEST	FL	33040	
60 SPRIGGS LECIA E		127 CLAIB RIDGELAND	MS	39157-9707	
61 TEPE VICKI L		816 SOUTI KEY WEST	FL	33040-4765	
62 TURCHIN GARY A AND LISA V		9908 LONE ORLANDO	FL	32836-6537	
63 VALENZUELA STACE V		812 SOUTI KEY WEST	FL	33040-4764	
64 WADDELL PROPERTIES LLC		403 RUTH SYRACUSE	NY	13212-1942	
65 WHERTY JAMES		5511 WINC VENTNOR CITY	NJ	08406-2351	
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67					
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