

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



To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: July 24, 2013
Agenda Item: **Minor Development Plan - 1801 North Roosevelt Boulevard (aka: 811 Palm Avenue; RE# 00072080-000000 Alt. Key 1075884 & RE#00072080-000200; Alt. Key 8842635) - A request for the construction of a new dock Master's office in the PS zoning district per Section 108-91B.1(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Request: Construct new Dock Master building with public restrooms and reconfigure vehicular entrance on Palm Avenue
Applicant: William P. Horn, Architect, P.A.
Property Owner: State of Florida
Location: 1801 North Roosevelt Boulevard (RE# 00072080-000000 Alt. Key 1075884 & 00072080-000200; Alt. Key 8842635)
Zoning: Public and Semi-Public Service (PS) zoning



Background:

This property is comprised of two lots of record: one encompassing the parking area at the corner of Palm Avenue and North Roosevelt Boulevard and the other consisting of the remainder of all infrastructure associated with Garrison Bight and Palm Avenue up to Eisenhower Drive. The total of the two parcels accommodates “Charter Boat Row” and the boat ramp, bathrooms and bathing facilities and administration offices for the Dock Master and associated maintenance personnel.

The City has maintained and operated the Garrison Bight Marina since the mid 1960’s. However, the land is technically owned by the State of Florida. For the purpose of constructing the Palm Avenue, the City gave the bay bottom to the State with the understanding that it would be returned. This did not happen. Currently, due to the City Charter, the City cannot acquire property by any means without going to referendum. Therefore, City is in the process of securing a Lease Hold for that portion of the property on which the building will be sited.

Request:

The applicant proposes a Minor Development Plan. The project will be phased. The applicant proposes that phase one consist of the new Dock Master building that will accommodate the facilities listed above into one building and the widening of the entrance / exit drive on Palm Avenue. The second phase will be the of the will be the modifying of the drive lanes on the abutments supporting Palm Avenue to two-way traffic. Phase three will be adding the remaining landscaping and resurface the main parking area.

Surrounding Zoning and Uses:

North: C-OW: Garrison Bight
South: CG: Commercial Retail
East: C-OW: Garrison Bight
West: C-OW: Garrison Bight

Process:

Development Review Committee Meeting: March 28, 2013
Planning Board Meeting: July 24, 2013

Analysis – Evaluation for Compliance With The Land Development Regulations:

Section 108-91 A(1)b of the City of Key West Land Development Regulations requires that any proposed plan outside the historic district including the addition or reconstruction of 1,000 to 4,999 square feet of gross floor area shall require a Minor Development plan. Section 108-196(a) of the Land Development Regulations states that “after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan.”

Planning staff, as required by Chapter 108 of the City Code of Ordinances, has reviewed the following for compliance with the City’s Land Development Regulations and Comprehensive Plan:

	Required/Allowed	Existing	Proposed
Zoning	PS		
Flood Zone		AE-8	
Site Size	6,000 sf	55,589.32 sf	1.48 acres*
Front Setback	20'	93'	148'
Street-Side Setback	15'	0'	15'
Height	25'	+/- 16'	31'***
FAR	0.8	0.065	0.097
Building Coverage	40%	6.54%	9.71%
Impervious Surface	50%	93.07%	83.31%
Landscape Area	20%	6.9%	16.15% ***
Parking	32	67	61****
Bicycle Parking	25%	7%	25%
Scooter Parking	NA	0	7%

*Portion of the site effected by construction and landscaping

**A variance application is running parallel to this application

***The applicant has requested a landscape waiver

****Includes proposed Dock Master Office and existing restaurant

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

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 analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. This portion of the report shall serve as the required written determination of compliance.

The applicant provided a concurrency analysis as part of this application. Staff has reviewed the provided concurrency analysis report and following criteria in Section 94-36 and determined that the proposed project meets the City's requirements for concurrency management with the exception of stormwater management. The City's General Services Department has specified improvements necessary to meet code requirements and conditions to ensure stormwater management is included.

1. The anticipated public facility impacts of the proposed development:

The application is for consolidating existing facilities housed in three buildings. There will be no additional impacts with the proposed development. The applicant has provided a Concurrency Analysis that supports this.

2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The existing services are expected to accommodate the proposed redevelopment project at the current level of service standards.

3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

There are no existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.

4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and

There are no facility improvements or additions that are necessary to accommodate the impact of the proposed development.

5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:

Not applicable: there are no known facility improvements or additions that will need to be completed.

Fire Protection (Section 108-233 (8))

No new fire hydrants are proposed as part of this project. There is a hydrant adjacent to the site on North Roosevelt Boulevard. Further, the building will be required to be sprinkled.

Reclaimed water system (Section 108-233(9))

The applicant intends to capture rain water for use for irrigation.

Other Public Facilities (Section 108-233 (10)):

Based on comments received at the DRC meeting and project description, the proposed minor development plan is not anticipated to increase adverse effects upon public facilities.

Appearance, Design and Compatibility (Section 108-234):

1. Compliance with Chapter 102; Articles 111, IV and V:

Not Applicable: the project is outside of the Historic District.

2. Compliance with Section 108-956:

The applicant has demonstrated that there is access to potable water and to wastewater disposal systems.

3. Compliance with Chapter 110; Article II:

If any archaeologically significant resources are discovered during the development of the site, the applicant will be required to comply with this article of the Land Development Regulations.

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

The project site is located in the PS zoning district. This is a developed site and use. The application is for the replacement of three buildings to be accommodated by one new building

1. Appearance of site and structures (Section 108-236 and 108-278):

The development plan exhibits harmonious overall design characteristics for the building and is in compliance with the performance standards stipulated in Sections 108-278 of the City Code.

- 2. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):**
Mechanical equipment and utility hardware will be screened from view.
- 3. Utility lines (Section 108-282):**
The department has not received comments from Keys Energy. Existing electric lines will be used.
- 4. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**
No commercial or manufacturing activities are associated with this project.
- 5. Exterior Lighting (Section 108-284):**
Lighting will meet dark sky initiative requirements per the Comprehensive Plan.
- 6. Signs (Section 108-285):**
No signage has been proposed as part of the Minor Development Plan.
- 7. Pedestrian sidewalks (Section 108-286):**
There are existing sidewalks adjacent to the site on both Palm Avenue and North Roosevelt Boulevard.
- 8. Loading docks (Section 108-287):**
No loading docks are proposed as part of the Minor Development Plan.
- 9. Storage Areas (Section 108-288):**
A portion of the building will be for storage.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

The project site has existing automobile and bicycle parking. The applicant intends to provide additional bicycle parking.

Housing (Section 108-245):

No housing is proposed as part of the Minor Development Plan.

Economic Resources (Section 108-246):

This is a City project. No economic resources are expected to be generated except for dockage fees, ramp fees, mooring fees, etc.

Special Conditions (Section 108-247):

The proposed development does not generally conflict with the intent of the PS district uses. The project is not located in a special zoning district and does not trigger any of the special considerations outlined in Section 108-247 of the City Code.

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

The proposed development is phased. The applicant proposes phase 1 to commence upon approval of the Minor Development Plan phases 2 and 3 will commence as funds become available.

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

There is minimal open space available on the site to add landscaping in addition to the existing parking.

Request for Modification Section 108-517

The applicant has requested a modification to Section 108-412(a) to reduce minimum landscape area from 20% to 16%. And 108-413(b) to reduce the minimum depth of landscape along the street frontage from 30' required to the proposed 4'.

Off-street Parking and Loading (Article VII) of Chapter 108:

The proposed Minor Development is located within the existing right area. The existing parking is nearly twice what is required for the restaurant and proposed Dock Master building. Additionally, there is new bicycle and scooter parking.

Stormwater and Surface Water Management (Article VIII):

Currently the site does not include stormwater management. The site lies in the AE 7-8 flood zones and is susceptible to flooding via storm surge. As part of the new site design, the applicant has proposed to collect rainwater from the roof to be used for boat wash down and landscape irrigation.

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

The property is within the FEMA AE-7 & 8 zones.

Utilities (Article IX):

The Department did not receive a response from FKAA or Keys Energy Services. The proposed project will use existing utility mains.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Minor Development Plan be **approved**, in its constituent parts with the following conditions:

1. That the dumpster for the existing restaurant be fenced and screened.
2. That the City secure a Lease Hold from the State for the area the building will occupy prior to the issuance of a Certificate of Occupancy.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING APPROVAL
OF A MINOR DEVELOPMENT PLAN FOR
CONSTRUCTION OF A DOCK MASTER
BUILDING FOR PROPERTY LOCATED AT
1801 NORTH ROOSEVELT BOULEVARD
(RE#00072080-000000, AK#1075804 & 00072080-
000200, AK#8842635) PERSUANT TO SECTION
108-91 B.1.(b.) KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the General Commercial (CG), zoning district;
and

WHEREAS, Section 108-91 B.1.(b.) of the Code of Ordinances requires Minor
Development Plans for addition or reconstruction of 1000 - 4,999 square feet of gross floor area; and

WHEREAS, the applicant proposes the construction of approximately 3,654 square feet of
floor area to be used as a Dock Master office, bathroom and bathing facilities and storage; and

WHEREAS, the granting of a Minor Development Plan is consistent with the Land
Development Regulations and the Comprehensive Plan; and

WHEREAS, the recommendation of approval of the Minor Development Plan is in harmony

_____ Chairman

_____ Planning Director

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 Minor Development Plan application recommended for approval to the City Commission, do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of 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 Commission.

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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (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 forty five (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 special meeting held this 24th day of July, 2013.

_____ Chairman

_____ Planning Director

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

Richard Klitenick, Chairman
Key West Planning Board

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
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor X

Conditional Use

Historic District

Yes _____
No X

Please print or type:

- 1) Site Address 1801 NORTH ROOSEVELT BLVD.
- 2) Name of Applicant WILLIAM P. HORN ARCHITECT, P.A.
- 3) Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 915 BAYON STREET
KEY WEST, FL. 33040
- 5) Applicant's Phone # 296-8302 Email WPHORN@AOL.COM
- 6) Email Address: _____
- 7) Name of Owner, if different than above CITY OF KEY WEST, MARILYN WILBARL
- 8) Address of Owner 201 WILLIAM STREET, KEY WEST, FL.
- 9) Owner Phone # 305-809-3794 Email MWILBARL@KEYWESTCITY.COM
- 10) Zoning District of Parcel HPS RE# 72080-000200, 7208
- 11) Is Subject Property located within the Historic District? Yes _____ No X
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
ADDING NEW TRANSIENT RESTROOMS/DOCK MASTER BUILDING,
IMPROVING SITE WITH MORE LANDSCAPING, BIKE/SCOOTER
PARKING, HANDICAP PARKING, RELOCATING ENTRY TO
PAVILION AVENUE - SEE SITEPLAN, PLANS.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

**City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720**



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No _____

If Yes, describe and attach relevant documents.

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

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

CONSISTENCY ANALYSIS

Garrison Bight Marina 1804 N. Roosevelt Blvd.

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This is an analysis of the proposed redevelopment of the existing dock master's office and supporting structures and uses into a single architecturally appropriate structure. This analysis confirms compliance with the approval criteria set forth in the Land Development Regulations of the City of Key West.

Existing development is depicted in the associates surveys and plans, including:

- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Utility locations
- Existing vegetation
- Existing stormwater
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in the associated plans prepared by licensed architects, including:

- Floor Plans
- Buildings
- Utility Locations
- Driveway Dimensions
- Building Elevations
- Parking
- Setbacks
- Garbage and recycling
- Project Statistics

Solutions Statement:

The proposed project will be located on a portion of 1801 N. Roosevelt Blvd. (City Marina at Garrison Bight). The community has anticipated the redevelopment of the property for many years. The resulting structure will provide modern, energy efficient office, storage, maintenance, and ablutionary facilities in more coherent, safe, and architecturally appropriate manner.

Key persons and entities involved in this project are as follows:

Owner:	State of Florida
Authorized Agent:	William P. Horn, Architect, P.A.
Architect:	William P. Horn, Architect, P.A.
Legal and Equitable Owners:	State of Florida City of Key West

Site Data:

SITE DATA	
SITE AREA: 55,589.32 S.F. (1.28 ACRES)	
LAND USE: HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)	
FLOOD ZONE: AE+7.0'+8.0'	
SETBACKS:	
FRONT SETBACK:	SHORE LINE SETBACK:
REQUIRED = 20.0'	REQUIRED = 30.0'
EXISTING = 93.0'	EXISTING = 0.0'
PROPOSED= 148.0'	PROPOSED= 0.0'
SIDE SETBACK:	
REQUIRED = 15.0'	
EXISTING = 0.0'	
PROPOSED= 15.0'	
FAR:	
ALLOWABLE: 1.0 MAX. (55,589.32 S.F.)	
EXISTING: 0.065 (3,835.55 S.F.)	
PROPOSED: 0.097 (5,397.54 S.F.)	
HEIGHT:	
ALLOWABLE: 25.0'	
EXISTING: ±16.0'	
PROPOSED: 30.67'	
(ONLY NON-HABITABLE ROOF AREA IS ABOVE 25.0')	
LOT COVERAGE AREA:	
REQUIRED: 22,235.73 S.F. (40% MAX.)	
EXISTING: 3,835.55 S.F. (6.54%)	
PROPOSED: 5,397.54 S.F. (9.71%)	
IMPERVIOUS AREA:	
REQUIRED: 27,794.66 S.F. (50% MAX.)	
EXISTING: 51,738.98 S.F. (93.07%)	
PROPOSED: 46,311.02 S.F. (83.31%)	
LANDSCAPE AREA / OPEN SPACE:	
REQUIRED: 11,117.86 S.F. (20% MIN.)	
EXISTING: 3,853.74 S.F. (6.93%)	
PROPOSED: 9,278.30 S.F. (16.88%)	
CAR PARKING:	
EXISTING: 67 SPACES	
PROPOSED: 51 SPACES	
NOTE : REDUCTION IN PARKING IS FOR ADDING HANDICAP PARKING (2), LANDSCAPE ISLANDS, SCOOTER PARKING, AND WIDEN DRIVES.	
BICYCLE PARKING:	
EXISTING: 10 SPACES	
PROPOSED: 16 SPACES	
SCOOTER PARKING:	
EXISTING: 0 SPACES	
PROPOSED: 9 SPACES	

Other Project Information:

- Redevelopment is depicted on the plans.
- The target date for commencement is as soon as possible following approval.
- Expected date of completion is within twelve months of renovation commencement.

Intergovernmental Coordination:

Coordination has occurred as part of the DRC hearing process.

Schedule and Process:

The review process for conditional use review is controlled by Sec. 122-63

<i>Completed</i>	Submission Deadline
<i>Completed</i>	Development Review Committee
07/18/13	Planning Board
TBD	City Commission
10 Days	Planning Board Appeal Period
45 Days	Department of Economic Opportunity Appeal Period

SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

Characteristics of proposed use:

Scale & Intensity					
Floor area ratio	Existing		Proposed		
	0.065		0.097		
Traffic generation	Land Use		Weekday Peak Hour Trips	Saturday Trips ¹	Sunday Trips ¹
	Existing	Government Office Building (730) 3,636 sq. ft. x 1.21 pk hr trips / 1,000 sq. ft.	4.40	13.4	13.4
	Proposed	Government Office Building (730) 5,398 sq. ft. x 1.21 pk hr trips / 1,000 sq. ft.	6.53	19.6	19.6
	Total Change in Trips		2.13	6.39	6.39

Land use compatibility:

This analysis and associated plans demonstrate that the minor development, including its proposed scale and intensity are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity in any appreciable manner. The site is in the CG Land Use District.

Site Size:

The site is 55,589 sq ft. It is sufficient, and has adequate infrastructure to accommodate the proposed redevelopment as depicted on the plans.

Mitigative techniques:

The proposed use will not create negative impacts that require mitigation, therefore, no mitigative techniques are proposed.

Hazardous waste:

The proposed redevelopment shall not generate additional hazardous waste. The marina currently handles waste through licensed haulers and will continue to do so.

Compliance with applicable laws and ordinances:

This minor development shall comply 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.

¹ ITE does not provide trip generation estimates for government office weekend use, thus for the purpose of this analysis we estimated weekend use is and would continue to be 3 times the weekday use.

² ibid

Additional criteria applicable to specific land uses:

- Land uses within a conservation area - The proposed project is not located in a conservation area.
- Residential development - No residential development is proposed.

ANALYSIS: EVALUATION FOR COMPLIANCE WITH THE LDRS

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

The anticipated public facility impacts of the proposed development:

The following concurrency analysis demonstrates that all anticipated development impacts to public facilities can be accommodated within current capacities.

The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The following concurrency analysis demonstrates that all anticipated development impacts to existing facilities can be accommodated within current capacities and adopted levels of service.

Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

There are no existing facility deficiencies that will need to be corrected prior to completion of the proposed development.

The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions:

There are no facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards.

The date such facility improvements or additions will need to be completed to be:

NA – No improvements required.

Fire Protection (Section 108-233 (8))

Key West Fire Department coordination has been ongoing. No objections are known to exist at this time.

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

The project site is located in the CG zoning district. Based on the surrounding zoning and land uses, the proposed redevelopment is compatible with neighboring properties.

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

See associated plans.

Utility lines (Section 108-282):

See associated plans.

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

See associated plans.

Exterior Lighting (Section 108-284):

See associated plans.

Signs (Section 108-285):

See associated plans.

Pedestrian sidewalks (Section 108-286):

See associated plans.

Loading docks (Section 108-287):

See associated plans.

Storage Areas (Section 108-288):

See associated plans.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

The new design makes dramatic improvements to the on- off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation as depicted on the plans

Housing (Section 108-245):

No housing is proposed as part of this project.

Economic resources (Section 108-246):

No significant changes are anticipated.

Special Conditions (Section 108-247):

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

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

Construction shall comply with Sec. 108-248.

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

No changes required or proposed.

Stormwater and Surface Water Management (Article VIII):

No changes required or proposed.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):
No changes proposed.

Utilities (Article IX):
No changes proposed.

CONCURRENCY ANALYSIS

Garrison Bight Marina 1804 N. Roosevelt Blvd.

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

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 outlined:

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 addition to the Conch Harbor building to house the new West Marine.

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 standards¹."

Potable Water Sec. 94-68 sets the level of service for residential potable water at 93 gal/capita/ day and nonresidential at 650 gal/acre/day.

- i) Existing capacity required based on site size: **832 gal/day**

The total capacity required for nonresidential use on **1.28 acres** is:

$$650 \text{ gal/acres/day} \times 1.28 \text{ acres} = 832 \text{ gal/day}$$

- ii) Proposed capacity required based on site size: **832 gal/day**

The total capacity required for nonresidential use on **1.28 acres** is:

$$650 \text{ gal/acres/day} \times 1.28 \text{ acres} = 832 \text{ gal/day}$$

- iii) Existing capacity required based on floor area: **54 gal/day**

The total capacity required for nonresidential use on **0.083 acres** is:

¹ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

650 gal/acres/day x 0.083 acres = 54 gal/day

iv) Proposed capacity required based on floor area: **80.5 gal/day**

The total capacity required for nonresidential use on **0.12 acres** is:

650 gal/acres/day x 0.12 acres = 80.5 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 2022². 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 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

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

The total capacity required for nonresidential use on 0.12 acres is:

$$660 \text{ gal/acres/day} \times 0.12 \text{ acres} = 81.8 \text{ gal/day}$$

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 utilized³. The current plant has the capacity to service this project's projected needs.

Recreation "In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted⁴."

No residential development is proposed.

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 impacted⁵."

Sec. 94-71 sets the level of service for residential solid waste disposal (1994-2010) at 2.66 lb/capita/day and nonresidential solid waste disposal at 6.37 lb/capita/day. The proposed development does not change the number of slips. There is no anticipated increase in employment as a result of this redevelopment. The following analysis is based on the per capita employment numbers for the dock master's office.

- i) Existing capacity required: **382 lbs/day**

The total capacity required for the nonresidential use of 6 employees⁶ is:

$$6.37 \text{ lb/capita/day} \times 6 \text{ employees} = 382 \text{ lbs/day}$$

- ii) Proposed capacity required: **382 lbs/day**

The total capacity required for the nonresidential use of 6 employees⁷ is:

$$6.37 \text{ lb/capita/day} \times 6 \text{ people} = 382 \text{ lbs/day}$$

Waste Management has more than enough capacity to handle the increase⁸.

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 drainage⁹"

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

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

⁵ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

⁶ No. of employees provided by the City of Key West.

⁷ There is no anticipated increase in employment numbers as a result of this redevelopment.

⁸ Per January 25, 2010 memo from Jay Gewin, City of Key West (Exhibit V)

⁹ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

This site will meet the minimum requirements through best management practices as depicted on the attached storm water management plans.

Roads/Trip Generation- “Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements^{10.}”

For the purposes of calculating traffic generation we used the Institute of Transportation Engineer’s 7th Edition Trip Generation Volumes. For the purposes of this analysis, the current site contains 3,636 sq. ft. of Government Office Building (730). The proposed site will be remain the same with a 1,762 sq. ft. increase in floor area.

Land Use		Weekday Peak Hour Trips	Saturday Trips ¹¹	Sunday Trips ¹²
Existing	Government Office Building (730) <i>3,636 sq. ft. x 1.21 pk hr trips / 1,000 sq. ft.</i>	4.40	13.4	13.4
Proposed	Government Office Building (730) <i>5,398 sq. ft. x 1.21 pk hr trips / 1,000 sq. ft.</i>	6.53	19.6	19.6
Total Change in Trips		2.13	6.39	6.39

This site is located on Roosevelt Blvd. The Blvd. is a constrained street, and this intersection is notably below the City’s adopted LOS. However, the potential increase in traffic as a result of this proposed redevelopment will have a de minimis impact.

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

¹⁰ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

¹¹ ITE does not provide trip generation estimates for government office weekend use, thus for the purpose of this analysis we estimated weekend use is and would continue to be 3 times the weekday use.

¹² *ibid*

07/16/13

Mr. Brendon Cunningham, Senior Planner
City of Key West Planning Department
3140 Flagler Avenue
Key West FL, 33040

**Re: 1800 North Roosevelt
Landscape Waiver Request (Sec. 108-517)**

TREPANIER



& ASSOCIATES INC.
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Cunningham:

Please accept this application/ request for a modification to the landscape standards pursuant to Sec. 108-517.

The associated plans demonstrate the proposed design is superior and provides dramatic improvements to street buffers, impervious surface, landscaping and open space; nevertheless, the site will not conform to the minimum standards of Sec. 108.

We respectfully request a waiver of/ modification to the landscape requirements of Sec. 108 to allow this site to be improved in a superior manner with respect to Sec. 108. The modification will not have a significant adverse impact on the public interest, or on adjacent property. The modification is not discriminatory.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepanier', written over a faint blue line.

Owen Trepanier

Verification Form

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

I, WILLIAM P. HORN, 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:

1801 N. ROOSEVELT BLVD., KEY WEST, FL.
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 July 19, 2013 by William P. Horn
date Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



To Bennett
Name of Acknowledger typed, printed or stamped

EE 097995
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Bogdan Vitas, in my capacity as City Manager
(print name) (print position; president, managing member)

of City of Key West
(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:

1801 N. Roosevelt Blvd / City Marina - Garrison Bight
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

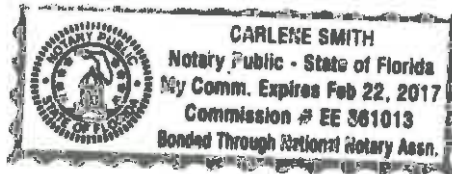
Subscribed and sworn to (or affirmed) before me on this 2/20/13 by
date

Bogdan Vitas
Name of Authorized Representative



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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Bogden Vitas as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West (1801 N. Ross.)
Name of office (President, Managing Member) *Name of Owner from deed*

authorize William P. Horn, LEED AP, BD+C
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

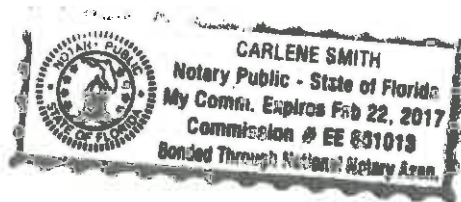
Subscribed and sworn to (or affirmed) before me on this 2/20/13 by
date

Bogden Vitas
Name of Authorized Representative



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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

113755

Parcel No. 100.1
Section 90500-2604
State Road
County of Monroe
Relocation Across Garrison
Right in Key West

CITY DEED

THIS INDENTURE Made this 20 day of November, A.D. 1963 between the City of Key West, Florida, a municipal corporation organized and existing under the laws of the State of Florida, as party of the first part, and the STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, as party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of ONE DOLLAR and other valuable considerations paid, receipt of which is hereby acknowledged, does hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns forever the following described land, situate, lying and being in the County of Monroe State of Florida, to-wit:

PARCEL NO. 100 SECTION 90500-2604

Commencing at the intersection of the centerlines of First Street and Roosevelt Boulevard according to the Plat of Sunshine Subdivision, Plat No. 3, a Subdivision in the City of Key West, Florida, as recorded in Plat Book 2, at Page 169, in the Public Records of Monroe County, Florida, run N 37°17'38" W a distance of 26.56 feet to a point being in the Northerly Right of Way Line of Roosevelt Boulevard and being the POINT OF BEGINNING; thence S 72°28'07" W on said Northerly Right of Way line a distance of 300.76 feet to a point on said Northerly Right of Way line; thence N 17°31'53" W a distance of 274.71 feet to a point on a curve concave to the Southwesterly and having a tangent bearing of N 68°41'05" W through said point; thence Westerly on said curve having a central angle of 44°08'45", and a radius of 616.20 feet, through an angle of 12°45'18" for a distance of 137.18 feet to the end of said curve; thence N 81°26'23" W a distance of 1505.34 feet to a point; thence S 53°46'37" W a distance of 98.23 feet to a point on the now existing Easterly Right of Way line extended Northerly, of Eisenhower Drive by occupation; thence S 61°33'37" W a distance of 60.64 feet to a point; thence N 17°36'49" W a distance of 200.94 feet to a point; thence N 08°33'37" E a distance of 50.33 feet to a point; thence S 81°26'23" E a distance of 272.04 feet to a point; thence N 53°33'37" E a distance of 106.07 feet to a point; thence S 81°26'23" E a distance of 1365.05 feet to a point being the beginning of a curve concave to the Southwesterly; thence Southeasterly on said curve having a central angle of 44°08'45" and a radius of 616.20 feet a distance of 628.88 feet to the end of said curve; thence S 37°17'38" E a distance of 75.19 feet to a point in the Northerly Right of Way Line of Roosevelt Boulevard; thence S 72°28'07" W on said Northerly Right of Way line a distance of 106.26 feet to the POINT OF BEGINNING; containing 11.00 acres, more or less.

FLORIDA STATE ROAD DEPARTMENT
DIVISION OF RIGHTS OF WAY

NOV 20 1963

DESCRIPTION APPROVED
4th DISTRICT BY R/LH

Sheet 2
Parcel No. 100.1
Section 90500-2604
State Road
County of Monroe
Relocation Across Garrison
Right in Key West

TO HAVE AND TO HOLD THE SAME together with all and singular the appurtenances thereto belonging, or in anywise incident or appertaining, and all the estate, right, title, interest and claim whatsoever of the party of the first part, in law or in equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be duly executed in its name by its Mayor, and its Seal to be hereto affixed, attested by its City Clerk, the date first above written.

Signed, sealed and delivered in the presence of:

Agnes P. Lane
Glean D. Coney

BY: C. B. Harney
Its Mayor
ATTEST: Tracie Lane
Its City Clerk

STATE OF FLORIDA
COUNTY OF MONROE

Before me personally appeared C. B. Harney and Tracie Lane to me well known, and known to me to be the Mayor and City Clerk respectively of the City of Key West, the municipal corporation named in the foregoing instrument, and known to me to be the persons who as such City officials executed the same; and then and there the said C. B. Harney and the said Tracie Lane did acknowledge before me that said instrument is the free act and deed of said City by them respectively executed as such officers for the purpose therein expressed; that the Seal thereunto attached is the City Seal by them in like capacity affixed; all under authority in them duly vested.

Witness my hand and official Seal this 22 day of November, A.D., 1963.

Notary Public in and for the County and State aforesaid.

My commission expires:

(NOTARIAL SEAL)

119255
Recorded in Original Book
Nov 22 1963
RECORD VERIFIED

10 APRIL 1963

RESOLUTION NO. 2218

A RESOLUTION ASSURING THE GRANTING OF A RIGHT-OF-WAY FOR THE PROPOSED IMPROVEMENTS BY THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA.

WHEREAS, the Board of County Commissioners of Monroe County, Florida, has requested the State Road Department of the State of Florida to cause the construction of Garrison Bight improvements, including roadway, bridge and parking areas under the County Secondary Road Program for the fiscal year of 1963-64, and

WHEREAS, this Commission considers the action taken by the Board of County Commissioners to be a great advancement towards the economic betterment of this community in providing an additional arterial highway to gain entrance to the downtown business section of the City and to provide the necessary areas to construct a marina, providing parking areas to ease the ever increasing parking congestion on Roosevelt Boulevard, and

WHEREAS, it behooves this Commission at this time to express to the Board of County Commissioners of Monroe County, Florida, and the State Road Department of the State of Florida, its highest endorsement of such project and disclose that the Commission intends to cooperate to the fullest extent, Now, therefore,

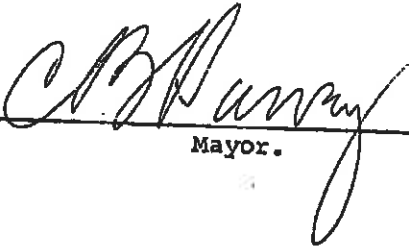
BE IT RESOLVED by the City Commission of The City of Key West, Florida:

That the City Commission of The City of Key West, Florida hereby assures the Board of County Commissioners of Monroe County, Florida, and the State Road Department of the State of Florida that the necessary right-of-way in Garrison Bight will be

granted to the State Road Department when the requirements of said right-of-way are defined for the Garrison Bight improvements, including roadway, bridge, parking areas, necessary bulkheads and retaining walls, and permits will be issued by the City to do uniform dredging in designated areas in Garrison Bight.

Be it further resolved that the City Clerk is hereby directed to send a copy of this resolution to the Chairman of the Board of County Commissioners, Monroe County, Florida, and to Clarence E. Davidson, District Engineer, Florida State Road Department, Ft. Lauderdale, Florida.

Passed and adopted by the City Commission at a meeting held this 10 day of April, A. D. 1963.



Mayor.

Attest:



City Clerk.

Survey



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111th Avenue
Miami, FL 33172

ANANTH PRASAD, P.E.
SECRETARY

MEMORANDUM

DATE: January 28, 2013

TO: Alejandro Casals, SRWA, District Right of Way Manager.

FROM: Cristina Kinman Albury, P.S.M., District Right of Way Surveyor.

VIA: Denis A. Denis.

COPIES TO: Vince Reuben, Julie Bazan, Richard Lineberger, Javier Bustamante, Cristina Kinman, Carlos Garcia, Noyka Espinosa, File.

SUBJECT:

Financial Project Number:	N/A
State Road Number:	N/A (Garrison Bight)
County:	Monroe
Parcel(s):	(No number assigned)

A boundary survey, parcel sketch and legal description have been prepared for the transfer of Garrison Bight Causeway.

Enclosed, please find:

A copy of the signed and sealed sketch and legal description for said Parcel of Garrison Bight, as well as the Boundary Survey.

If you should have any questions, please contact me at extension 5244.

Thank you,

Denis A. Denis

EXHIBIT "A"

LEGEND:

- ☉ - Centerline
- C.B. - Chord Bearing
- C.D. - Chord Distance
- ∠ - Delta/Central Angle of Curve
- FDOT - Florida Department of Transportation
- F.P. - Financial Project
- L - Length of Curve
- LB - License Business
- NO. - Number
- O.R.B. - Official Record Book
- PG. - Page
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- R - Radius
- R/W - Right-of-Way
- S.R. - State Road

GENERAL NOTES:

- THIS IS NOT A SURVEY
- Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- Lands shown hereon were not abstracted by this office for rights-of-way, easements of record, ownership, abandonments, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate verification.
- Bearings and dimensions for the Overall Parcel are taken from Official Record Book (O.R.B.) 296, Page 358 of the Public Records of Monroe County, Florida, with a reference bearing of S 72°28'07" W, shown along a parallel line 25.00 feet Northerly of the Centerline of Roosevelt Boulevard (State Road 5/U.S. 1).
- Bearings and dimensions for the Parcel 6001 are taken from Official Record Book (O.R.B.) 1290, Page 1531 of the Public Records of Monroe County, Florida.
- All other parcel lessout dimensions are calculated based on the aforementioned documents recorded in the Public Records of Monroe County, Florida, and the implied intent of the Sketch to Accompany Legal Description, prepared for the Florida Department of Transportation by Island Surveying, Inc., State Project No. 90500-2604, With a revised date of July 8, 2011.
- The Section Line between Section 32, Township 67 South, Range 25 East and Section 5, Township 68 South, Range 25 East could not be located and, thus is not shown.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.



01/28/2013

SELVIN P. BRUCE DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 5290

This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

				FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				
		STATE ROAD NO. N/A		MONROE COUNTY				
		BY	DATE	PREPARED BY C.S.A CENTRAL, INC LB 7938	DATA SOURCE SEE GENERAL NOTES			
		DRAWN	D HALISER	12/18/12				
REVISION	BY	DATE	CHECKED	S. BRUCE	12/18/12	F.P. NO. N/A	SECTION 90010	SHEET 1 OF 8

EXHIBIT "A"

LEGAL DESCRIPTION - OVERALL PARCEL (O.R.B. 296, PG. 358):

Commencing at the intersection of the centerlines of First Street and Roosevelt Boulevard according to the Plat of Sunshine Subdivision; Plat No. 3, a Subdivision in the City of Key West, Florida, as recorded in Plat Book 2, at Page 169, in the Public Records of Monroe County, Florida, run N 37°17'38" W a distance of 26.56 feet to a point being in the Northerly Right of Way line of Roosevelt Boulevard and being the POINT OF BEGINNING; thence S 72°28'07"W on said Northerly Right of Way line a distance of 300.76 feet to a point on said Northerly Right of Way line; thence N 17°31'53" W a distance of 274.71 feet to a point on a curve concave to the Southwesterly and having a tangent bearing of N 68°41'05" W through said point; thence Westerly on said curve having a central angle of 44°08'45", and a radius of 616.20 feet, through an angle of 12°45'18" for a distance of 137.18 feet to the end of said curve; thence N 81°26'23" W a distance of 1505.34 feet to a point; thence S 53°46'37" W a distance of 98.23 feet to a point on the now existing Easterly Right of Way line extended Northerly, of Eisenhower Drive by occupation; thence S 61°33'37" W a distance of 60.64 feet to a point; thence N 17°36'49" W a distance of 200.94 feet to a point; thence N 08°33'37" E a distance of 50.33 feet to a point; thence S 81°26'23" E a distance of 272.04 feet to a point; thence N 53°33'37" E a distance of 106.07 feet to a point; thence S 81°26'23" E a distance of 1365.05 feet to a point being the beginning of a curve concave to the Southwesterly; thence Southeasterly on said curve having a central angle of 44°08'45" and a radius of 816.20 feet a distance of 628.88 feet to the end of said curve; thence S 37°17'38" E a distance of 75.19 feet to a point in the Northerly Right of Way line of Roosevelt Boulevard; thence S 72°28'07" W on said Northerly Right of Way line a distance of 106.26 feet to the POINT OF BEGINNING;

containing 11.00 acres, more or less.

LESS THE FOLLOWING (O.R.B. 1290, PG. 1351 - PARCEL 6001):

COMMENCING at the intersection of the centerlines of First Street and Roosevelt Boulevard according to the Plat of Sunshine Subdivision Plat No. 3, a subdivision in the city of Key West, Florida, as recorded in Plat Book 2, Page 169, in the Public Records of Monroe County, Florida, thence N 37°17'38" W, 26.56 feet to a point on the northerly right of way line of Roosevelt Boulevard; thence S 72°28'07"W, along said northerly right of way line a distance of 70.17 feet; thence leaving said northerly right of way line, N 17°31'53" W, 20.61 feet to a POINT OF BEGINNING.

THENCE S 72°28'07" W, 149.82 feet; thence N 17°31'53" W, 34.00 feet; thence N 72°28'07" E, 71.50 feet; thence N 17°31'53" W, 80.00 feet; thence N 72°28'07" E, 68.37 feet; thence along the arc of a curve, concave to the southwest, 82.99 feet, with a radius of 695.04 feet, with a chord distance of 82.94 feet, bearing S 43°28'22" E; thence along the arc of a curve, concave to the northwest, 55.97 feet, with a radius of 28.50 feet, with a chord distance of 47.40 feet, bearing S 16°12'30" W to the POINT OF BEGINNING.

Containing 0.298 acres, more or less.

(CONTINUED ON NEXT SHEET)

This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
		STATE ROAD NO. N/A	MONROE COUNTY
	BY	DATE	PREPARED BY: C.S.A. CENTRAL, INC LB 7938
DRAWN	D.HAUER	12/18/12	DATA SOURCE: SEE GENERAL NOTES ON SHEET 1
REVISION	BY	DATE	F.P. NO. N/A
	CHECKED	S.BRUCE	12/18/12
		SECTION 90010	SHEET 2 OF 8

EXHIBIT "A"

LESS THE FOLLOWING (20' STRIP):

COMMENCE at the aforesaid intersection of the Centerline of First Street with the Centerline of Roosevelt Boulevard; thence S 72°28'07" W, along said Centerline of Roosevelt Boulevard, a distance of 228.97 feet; thence N 17°31'53" W a distance of 25.00 feet to the POINT OF BEGINNING.

Thence S 72°28'07" W, along a line 25.00 feet Northerly of and parallel with said centerline of Roosevelt Boulevard, a distance of 80.77 feet; thence N 17°31'53" W a distance of 20.00 feet; thence N 72°28'07" E a distance of 80.77 feet; thence S 17°31'53" E a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 1,615 square feet of land, more or less.

LESS THE FOLLOWING (PARCEL A):

COMMENCE at the aforesaid intersection of the Centerline of First Street with the Centerline of Roosevelt Boulevard (State Road 5/U.S. 1); thence N 37°17'38" W, along the Northerly extension of the centerline of said First Street, a distance of 26.56 feet to the POINT OF BEGINNING.

Thence S 72°28'07" W, along a line 25.00 feet Northerly of and parallel with said centerline of Roosevelt Boulevard, a distance of 56.51 feet to a tangent point of cusp with a circular curve concave to the Northwest, having a radius of 30.00 feet; thence Northeasterly, Northerly and Northwesterly along said curve to the left, through a central angle of 112°54'16" for an arc distance of 59.12 feet to a point of tangency; thence N 40°26'09" W a distance of 61.18 feet; thence N 43°56'53" W a distance of 42.95 feet; thence N 52°04'24" W a distance of 72.84 feet to the point of curvature of a circular curve concave to the Southwest, having a radius of 679.69 feet; thence run Northwesterly along said curve to the left, through a central angle of 25°40'10" for an arc distance of 304.51 feet to a point of compound curvature with circular curve concave to the Southwest, having a radius of 1,760.43 feet; thence run Northwesterly along said curve to the left, through a central angle of 03°47'24" for an arc distance of 116.45 feet to the point of tangency; thence N 81°31'59" W a distance of 287.95 feet; thence N 81°34'34" W a distance of 221.52 feet to Point "A"; thence N 08°30'25" E a distance of 28.38 feet; thence S 81°45'03" E a distance of 221.15 feet; thence S 81°31'18" E a distance of 287.69 feet, to the point of curvature of a circular curve concave to the Southwest, having a radius of 2,344.47 feet; thence run Southeasterly along said curve to the right, through a central angle of 02°53'42" for an arc distance of 118.47 feet to a point of compound curvature with a circular curve concave to the Southwest, having a radius of 743.39 feet; thence run Southeasterly along said curve to the right, through a central angle of 15°30'06" for an arc distance of 201.13 feet to a point of tangency; thence S 63°07'30" E a distance of 45.00 feet; thence S 56°48'41" E a distance of 108.24 feet, to a point on a circular curve concave to the Southwest, having a radius of 758.63 feet; thence from a radial bearing of S 40°08'03" W, run Southeasterly along said curve to the right, through a central angle of 06°33'20" for an arc distance of 86.80 feet to a point of tangency; thence S 39°55'29" E a distance of 89.02 feet, to the point of curvature a circular curve concave to the Northeast, having a radius of 55.00 feet; thence run Southeasterly along said curve to the left, through a central angle of 67°36'24" for an arc distance of 64.90 feet, to a point of tangency with a line 25.00 feet Northerly of and parallel with said Centerline of Roosevelt Boulevard, said point also being Point "C"; thence S 72°28'07" W, along the previously described line, a distance of 67.49 feet to the POINT OF BEGINNING.

Containing 38,622 square feet of land, more or less.

(CONTINUED ON NEXT SHEET)

This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION												
STATE ROAD NO. N/A					MONROE COUNTY							
		BY		DATE		PREPARED BY:			DATA SOURCE:			
		DRAWN		D.HAUSER		12/18/12		C.S.A CENTRAL, INC LB 7938			SEE GENERAL NOTES ON SHEET 1	
REVISION		BY		DATE		CHECKED			S.BRUCE		12/18/12	
						F.P. NO. N/A			SECTION 90010		SHEET 3 OF 8	

EXHIBIT "A"

LESS THE FOLLOWING (BRIDGE):

From the POINT OF BEGINNING at the aforesaid Point "A"; thence N 81°23'47" W a distance of 126.20 feet to Point "B"; thence N 08°32'26" E a distance of 28.38 feet; thence S 81°23'40" E a distance of 126.19 feet; thence S 08°30'25" W a distance of 28.38 feet to the POINT OF BEGINNING.

Containing 3,581 square feet of land, more or less.

LESS THE FOLLOWING (PARCEL B):

From the POINT OF BEGINNING at the aforesaid Point "B"; thence N 81°25'14" W a distance of 444.43 feet; thence N 81°26'12" W a distance of 110.23 feet; thence N 84°00'32" W a distance of 23.84 feet; thence N 87°15'51" W a distance of 87.10 feet; thence N 81°54'43" W a distance of 72.71 feet; thence N 81°36'06" W a distance of 271.73 feet; thence N 08°33'37" E a distance of 50.33 feet; thence S 81°26'23" E a distance of 160.29 feet; thence S 08°05'10" W a distance of 11.29 feet; thence S 81°27'28" E a distance of 109.41 feet; thence S 81°24'22" E a distance of 53.02 feet; thence S 81°27'12" E a distance of 641.21 feet; thence S 81°49'49" E a distance of 45.52 feet; thence S 08°32'26" W a distance of 28.38 feet to the POINT OF BEGINNING.

Containing 34,131 square feet of land, more or less.

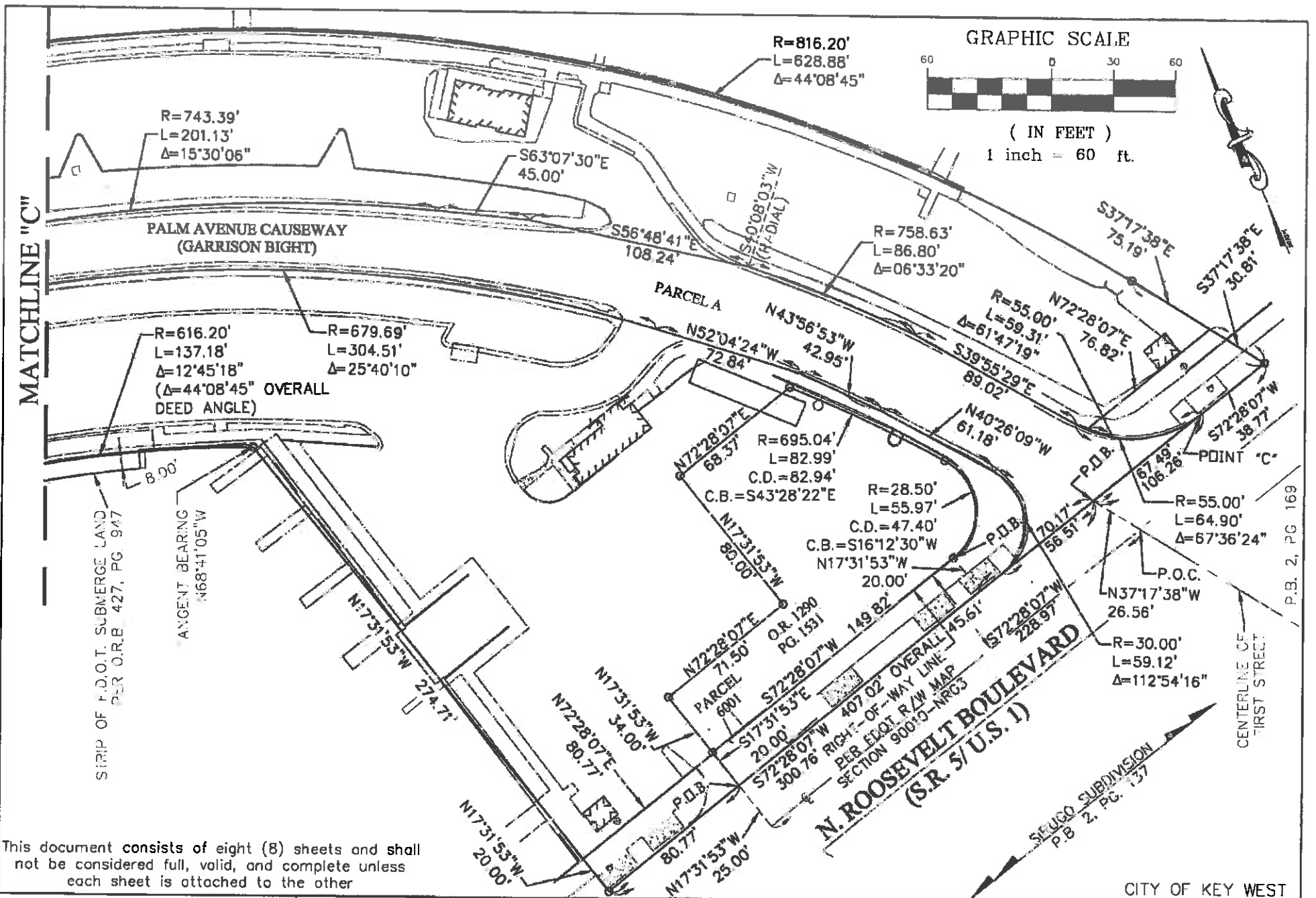
LESS THE FOLLOWING (29' STRIP):

From the POINT OF BEGINNING at the aforesaid Point "C", said point being on a circular curve concave to the Northeast, having a radius of 55.00 feet and being tangent to a line 25.00 feet Northerly of, and parallel with said Centerline of Roosevelt Boulevard; thence run Northwestery along said curve to the right, through a central angle of 61°47'19" for an arc distance of 59.31 feet; thence N 72°28'07" E a distance of 76.82 feet; thence S 37°17'38" E a distance of 30.81 feet, to said line being 25.00 feet Northerly of, and parallel with said Centerline of Roosevelt Boulevard; thence S 72°28'07" W, along the previously said line, a distance of 38.77 feet to the POINT OF BEGINNING.

Containing 1,974 square feet of land, more or less.

This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

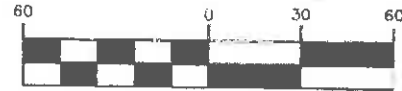
			FLORIDA DEPARTMENT OF TRANSPORTATION					
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION					
			STATE ROAD NO. N/A		MONROE COUNTY			
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	D.HAUSER	12/18/12	G.S.A. CENTRAL, IIC LB 7938	SEE GENERAL NOTES ON SHEET 1	
REVISION	BY	DATE	CHECKED	S.BRUCI	12/18/12	F.P. NO. N/A	SECTION 90010	SHEET 4 OF 8



This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION	REVISION	BY	DATE	STATE ROAD NO. N/A	PREPARED BY: C.S.A. CENTRAL, INC. LB 7938	DATA SOURCE: SEE GENERAL NOTES ON SHEET 1
				MONROE COUNTY	BY J.MUNOZ	DATE 12/18/12
					CHECKED S.BRUCE	DATE 12/18/12
					F.P. NO. N/A	SECTION 90010
						SHEET 5 OF 8

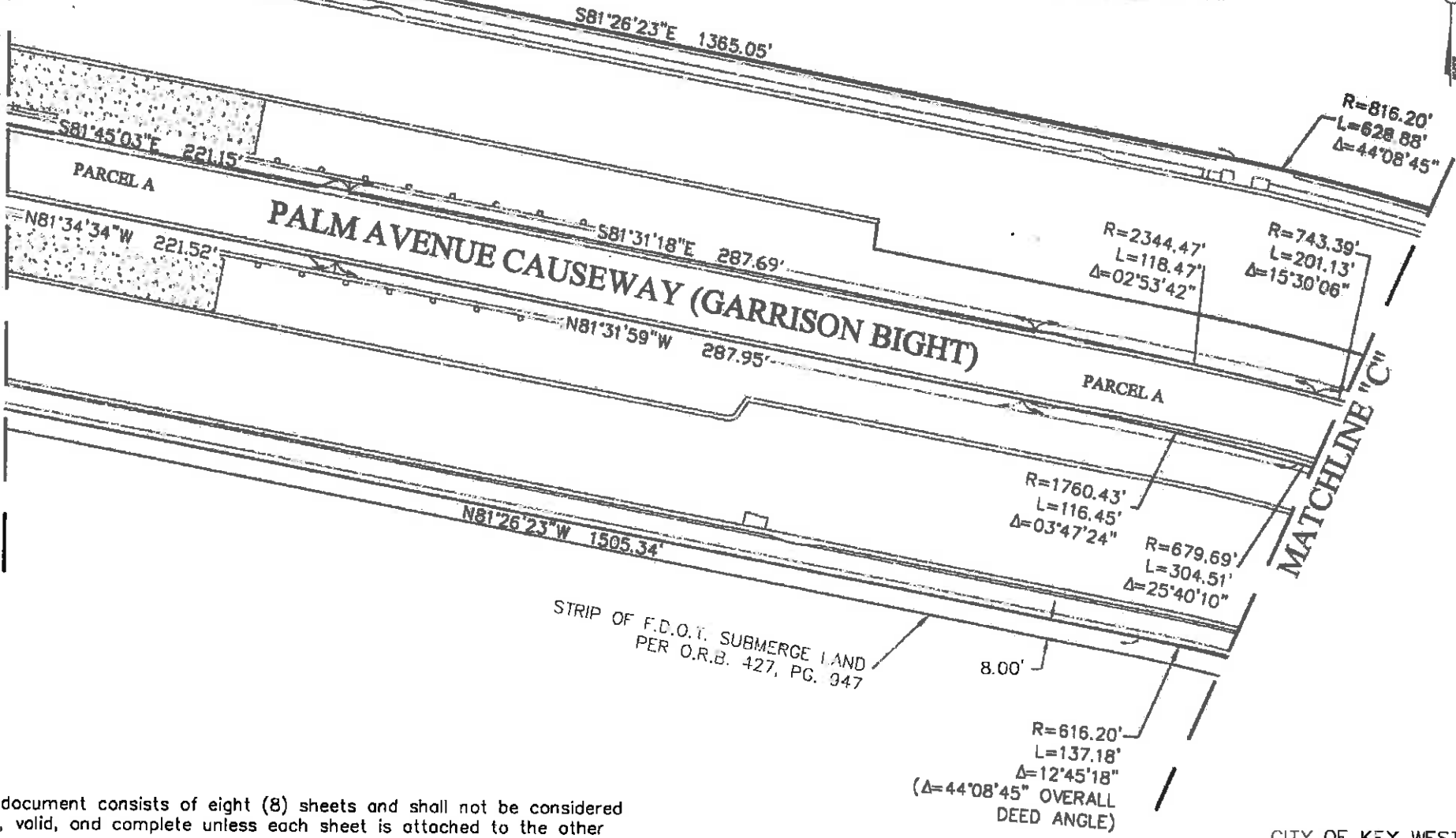
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

MATCHLINE "B"

MATCHLINE "C"

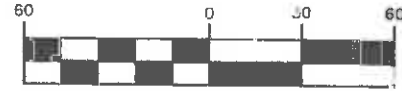


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CITY OF KEY WEST
MONROE COUNTY

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				STATE ROAD NO. N/A		PREPARED BY: C.S.A. CENTRAL, INC. LB 7938		DATA SOURCE: SEE GENERAL NOTES ON SHEET 1	
				DRAWN	J.MUNOZ	12/18/12			
				CHECKED	S.BRUCE	12/18/12	F.P. NO. N/A		SECTION 90010
	REVISION	BY	DATE					SHEET 6 OF 8	

GRAPHIC SCALE

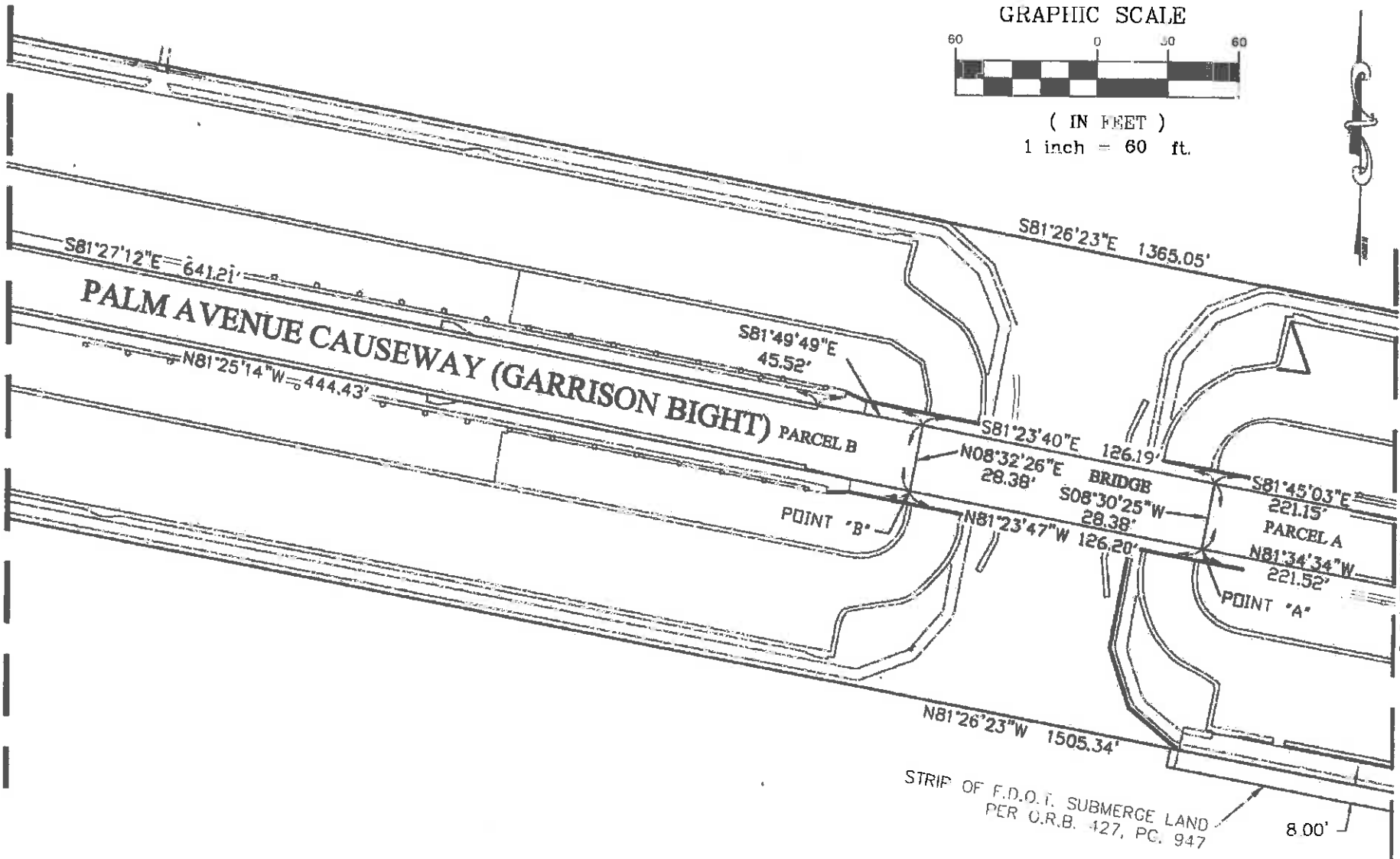


(IN FEET)
1 inch = 60 ft.



MATCHLINE "A"

MATCHLINE "B"



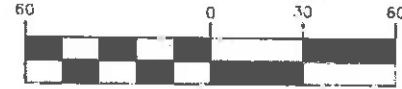
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CITY OF KEY WEST

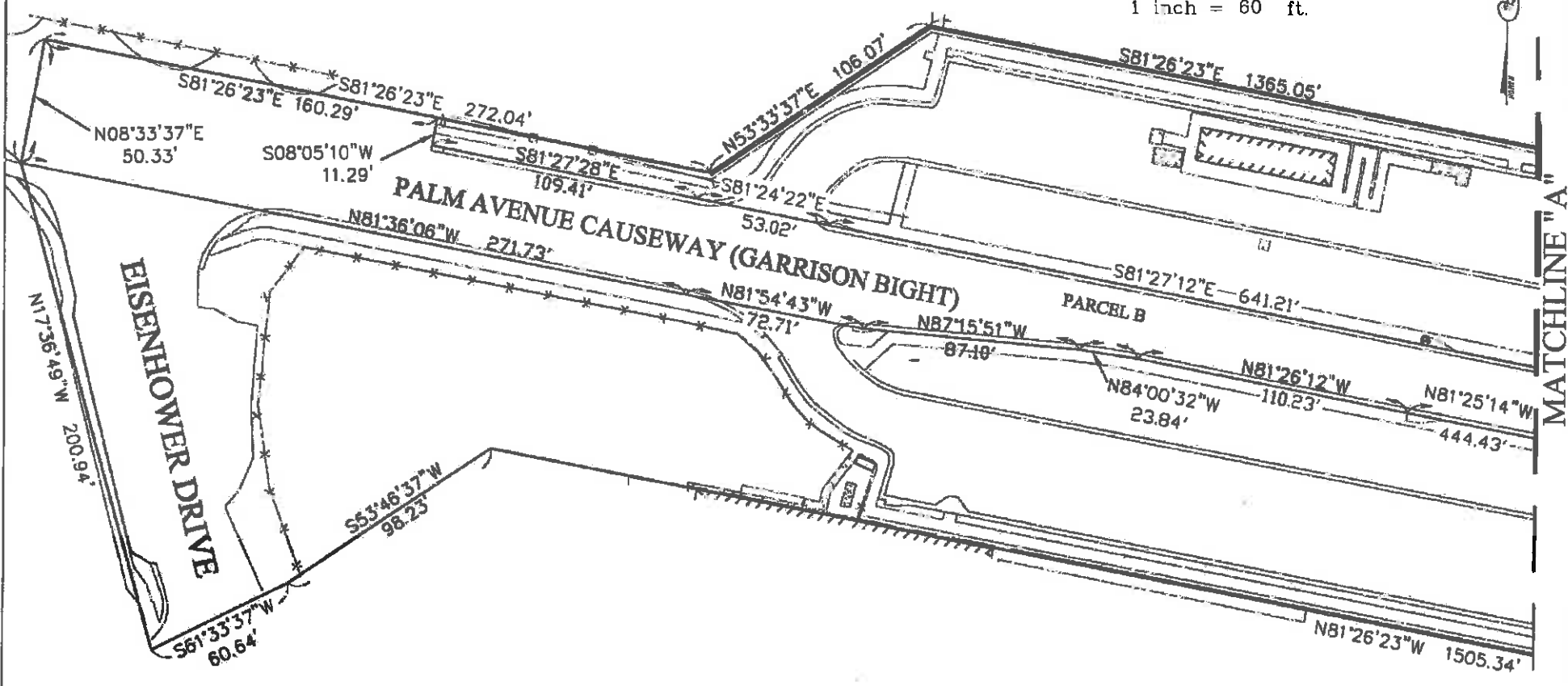
MONROE COUNTY

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				STATE ROAD NO. N/A		PREPARED BY: C.S.A. CENTRAL, INC. LB 7938		DATA SOURCE: SEE GENERAL NOTES ON SHEET 1	
				BY	DATE				
				DRAWN	J.MUNOZ	12/18/12			
	REVISION	BY	DATE	CHECKED	S.BRUCE	12/18/12	F.P. NO. N/A	SECTION 90010	SHEET 7 OF 8

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



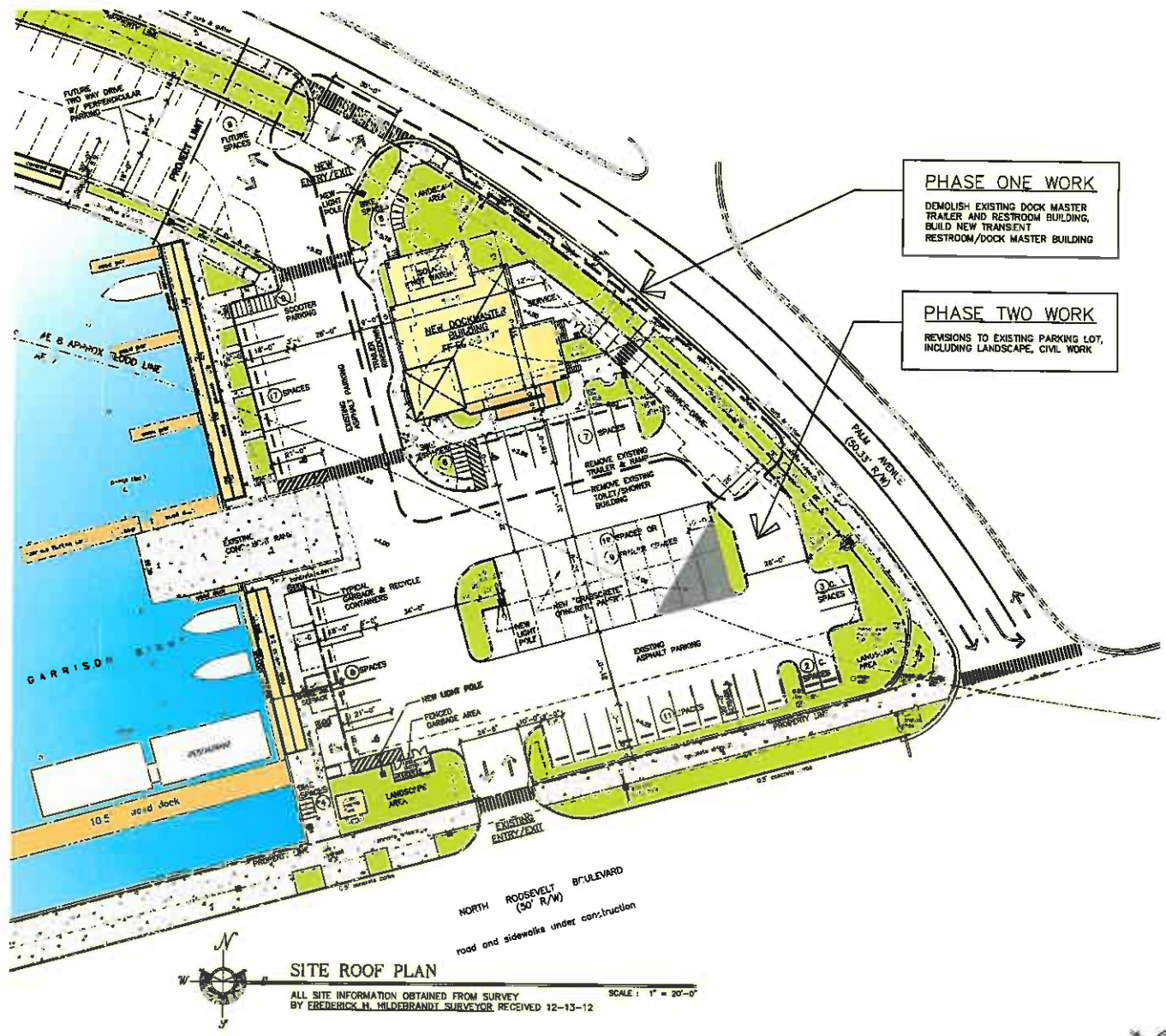
This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other

CITY OF KEY WEST
MONROE COUNTY

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION				STATE ROAD NO. N/A		PREPARED BY: C.S.A. CENTRAL, INC LB 7938		DATA SOURCE: SEE GENERAL NOTES ON SHEET 1	
				BY	DATE	DRAWN	J.MUNOZ	12/18/12	
				CHECKED	S.BRUCE	12/18/12	F.P. NO. N/A	SECTION 90010	SHEET 8 OF 8
	REVISION	BY	DATE						

Plan Set

SITE DATA	
SITE AREA: 55,506.32 S.F. (1.28 ACRES)	
LAND USE: MRS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)	
FLOOD ZONE: AE+7.0'+0.0'	
SETBACKS:	
FRONT SETBACK:	SHORE LINE SETBACK:
REQUIRED = 20.0'	REQUIRED = 20.0'
EXISTING = 0.0'	EXISTING = 0.0'
PROPOSED = 145.0'	PROPOSED = 0.0'
SIDE SETBACK:	
REQUIRED = 15.0'	
EXISTING = 0.0'	
PROPOSED = 15.0'	
FAR:	
ALLOWABLE: 1.0 MAX. (55,506.32 S.F.)	
EXISTING: 0.008 (3,035.55 S.F.)	
PROPOSED: 0.097 (5,397.54 S.F.)	
HEIGHT:	
ALLOWABLE: 25.0'	
EXISTING: 416.0'	
PROPOSED: 30.67'	
LOT COVERAGE AREA:	
REQUIRED: 22,205.73 S.F. (40% MAX.)	
EXISTING: 3,533.55 S.F. (6.36%)	
PROPOSED: 5,397.54 S.F. (9.71%)	
IMPERVIOUS AREA:	
REQUIRED: 27,704.88 S.F. (50% MAX.)	
EXISTING: 31,736.88 S.F. (57.17%)	
PROPOSED: 46,311.02 S.F. (83.31%)	
LANDSCAPE AREA / OPEN SPACE:	
REQUIRED: 11,117.98 S.F. (20% MIN.)	
EXISTING: 3,533.74 S.F. (6.36%)	
PROPOSED: 8,278.30 S.F. (14.93%)	
CAR PARKING:	
EXISTING: 87 SPACES	
PROPOSED: 81 SPACES	
NOTE: REDUCTION IN PARKING IS FOR ADDING HANDICAP PARKING (2), LANDSCAPE ISLANDS, SCOOTER PARKING, AND WHEEL CHAIRS.	
BICYCLE PARKING:	
EXISTING: 10 SPACES	
PROPOSED: 10 SPACES	
SCOOTER PARKING:	
EXISTING: 0 SPACES	
PROPOSED: 9 SPACES	
BUILDING DATA	
EXISTING BUILDING DATA	
EXISTING FIRE PUMP HOUSE	108.25 S.F.
EXISTING COVERED CANOPY	1,533.63 S.F.
EXISTING DOCKMASTER BUILDING	1,084.50 S.F.
EXISTING BATHROOM BUILDING	825.27 S.F.
TOTAL EXISTING	3,431.65 S.F.
PROPOSED BUILDING DATA	
1st FLOOR ENCLOSED	2,333.63 S.F.
1st FLOOR COVERED	1,202.63 S.F.
TOTAL PROPOSED	3,536.26 S.F.



WILLIAM P. HORN
ARCHITECT, P.A.

1914 11th St
Key West
Florida
32901

TEL: 305.852.2222
F: 305.852.1111

1001 SE 1st
2nd Floor
33134

TRANSIENT RESTROOMS / DOCK MASTER BUILDING

CITY OF KEY WEST
6000 S. COLLIER BLVD
19th FLOOR
KEY WEST, FL 32901

SCALE

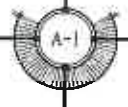
DATE

DESIGNED BY
DRAWN BY

PROJECT NO.

1019

TRANSIENT RESTROOMS / DOCK MASTER BUILDING
CITY MARINA / GARRISON BIGHT
KEY WEST, FLORIDA

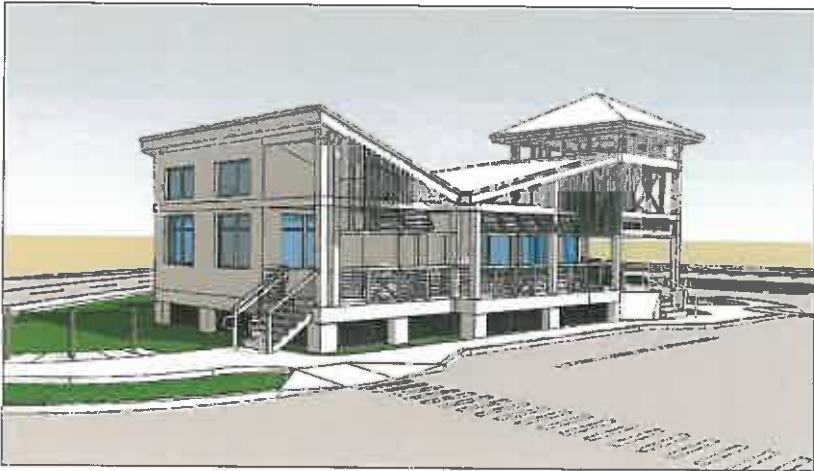




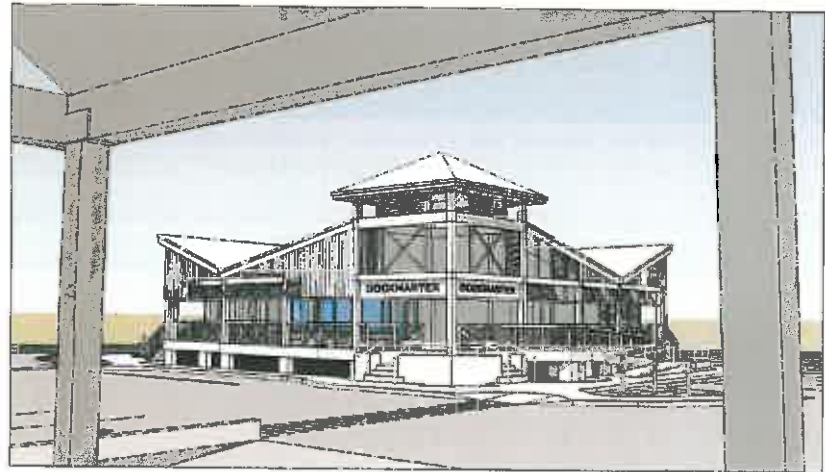
1
A-4 PERSPECTIVE # 1



2
A-4 PERSPECTIVE # 2



3
A-4 PERSPECTIVE # 3



4
A-4 PERSPECTIVE # 4

WILLIAM P. HORN
ARCHITECT, P.A.

PROJECT: 1215
KEY WEST,
FLORIDA
2008

TEL: 305.260.1142
FAX: 305.260.1172

LICENSE NO.
121500008

TRANSIENT
RESTROOMS /
DOCK MASTER
BUILDING

CITY OF KEY
WEST
GARRISON BIGHT
1.25 N. ROOSEVELT BLVD.
KEY WEST, FL 33040

SEAL

THIS DOCUMENT MAY
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WITHOUT THE WRITTEN
AUTHORITY OF WILLIAM
P. HORN

DATE
02-14-13 D.R.C.
03-14-13 P.L.B.D.

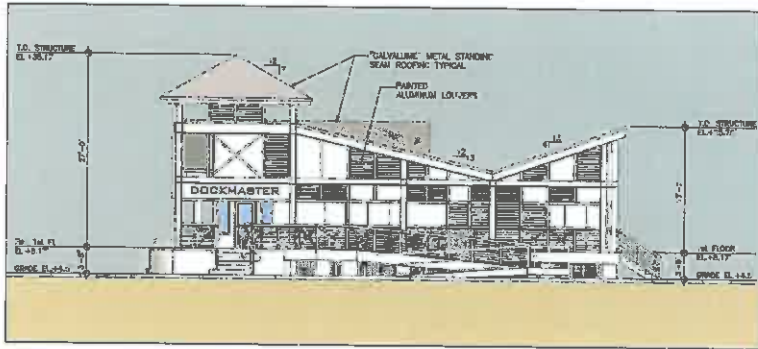
REVISIONS

DRAWN BY
AR

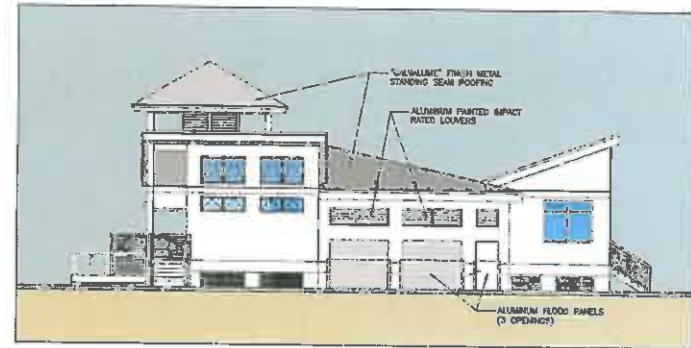
PROJECT
NUMBER
1215

TRANSIENT RESTROOMS / DOCK MASTER BUILDING
CITY MARINA / GARRISON BIGHT
KEY WEST, FLORIDA

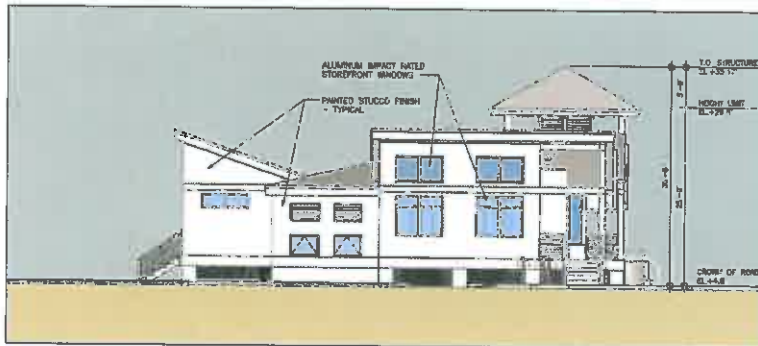




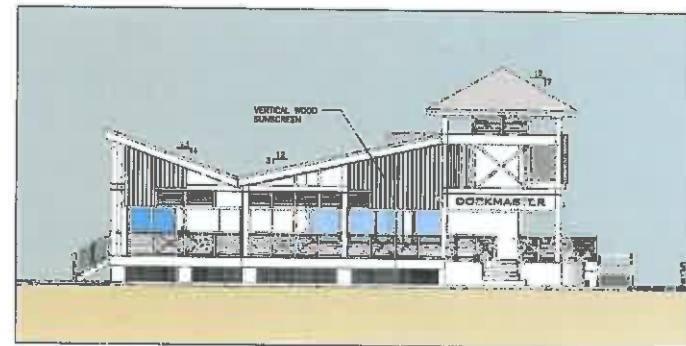
1
A-3
ELEVATION - 1
SCALE: 1/8" = 1'-0"



2
A-3
ELEVATION - 2
SCALE: 1/8" = 1'-0"



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



4
A-3
ELEVATION - 4
SCALE: 1/8" = 1'-0"

SCALE

THIS IS A PRELIMINARY
DRAWING. IT IS NOT TO BE
USED FOR CONSTRUCTION
WITHOUT THE ARCHITECT'S
WRITTEN PERMISSION.

DATE
02-14-18 D.R.C.
09-14-18 P.L.B.D.

REVISIONS

DRAWN BY
-R

PROJECT
NUMBER
1215

TRANSIENT RESTROOMS/DOCK MASTER BUILDING
CITY MARINA/GARRISON BIGHT
KEY WEST, FLORIDA



Existing Site Photos



ENTRY NEAR NORTH ROOSEVELT BLVD.



EXISTING COVERED CANOPY'S TO REMAIN



RESTROOM BUILDING TO BE REPLACED



DOCKMASTER TRAILER

DOCKMASTER TRAILER TO BE REPLACED



PUMP HOUSE TO REMAIN



BOAT RAMP TO REMAIN



EXISTING CATCH BASINS TO REMAIN BUT WILL BE IN PLANTERS



USED OIL AREA TO BE RELOCATED OFF THIS SITE

DRC Minutes

Minutes of the Development Review Committee

March 28, 2013

Approved April 25, 2013

parking area at this location. Keep in mind that FDOT will be installing a sidewalk curbside in the reconstruction of N Roosevelt Blvd. which may somewhat change the traffic pattern with addition of ADA ramping and curb cut(s) for this location.

5. **Minor Development Plan - 1801 North Roosevelt Boulevard (aka: 811 Palm Avenue; RE# 00072080-000000 Alt. Key 1075884 & 00072080-000200; Alt. Key 8842635) - A request for the construction of a new dock Master's office in the PS zoning district per Section 108-91B.1(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the minor development plan request.

The applicant's architect, Bill Horn, gave members an overview of the request. He informed members that Elizabeth Newland is the landscape architect on the project.

FEMA comments:

As submitted, the plans meet the minimum floodplain standards for damage prevention. The question is whether minimum elevation requires are safe enough for this location which has a history of significant tropical storm flooding.

Recommend the Applicant consider a first floor elevation of 9' +msl as opposed to the submitted 8'.

Adding only five additional inches (final height of 8.5') to the building height would give the building credit for a full 9' (rounded measurement) which would result in a perpetual cost savings.

The garage maintenance area is to be located below minimum flood levels and dry flood proofed. It's recommended Applicant consider wet flood proofing this area.

Wet flood proofing might be more practical from a storm recovery aspect, especially considering this maintenance area will be critical to post-storm recovery efforts for the entire marina complex.

Wet flood proofing may be less costly, wouldn't depend upon human interaction, would protect this enclosed area for tropical storms that arrive without advance notice (Katrina).

Fire Department comments:

Applicant will need to come into compliance with all code requirements.

Police Department comments:

No comments.

Engineering comments:

The site plan shows curbs around the proposed landscape areas, where the existing stormwater drain inlets are located. Site grading and flumes are not proposed. Please coordinate the site plan with the drainage plan, to prevent stormwater ponding.

Front-end loaded refuse containers shall be screened by vegetation or fencing, and located in accordance with Sec.108-280, where manually moving the container is not necessary and fifty feet of clear backup service access is provided. Please adjust the location and gate orientation of the restaurant dumpster storage area.

Art in Public Places comment:

Minutes of the Development Review Committee

March 28, 2013

Approved April 25, 2013

Mr. Moody informed the applicant that the amount of the project triggers adding artwork or a mural on the site. The applicant requested meeting prior to construction to address the location of the artwork and/or mural.

Planning Director comments:

Mr. Craig requested the applicant reconsider the location of the trailer washdown and head in parking.

Karen Olson, Special Projects Coordinator for the Engineering Department, informed members that they tried to maintain and add as many parking spaces as the site would allow.

Urban Forester comments:

The Urban Forester and the Tree Commission will need to review the landscape plan. The removal of any existing trees will require review and possible permits from the Tree Commission.

ADA Coordinator comments:

Need to confirm address on Palm Avenue, don't remember assigning this address. The Marina has always been known as 1801 N Roosevelt Blvd. ADA comments concerning construction will be reserved for plan review at time of building permit submittal. We may need to address the number of ADA parking spaces in that parking lot as well.

Mr. Horn informed members that a height variance will be required for the tower.

ADJOURNMENT

Motion to adjourn was made by Mr. Torrence and seconded by Ms. Ignaffo.

Meeting adjourned at 11:40am.

**Respectfully submitted by,
Carlene Smith
Development Review Administrator
Planning Department**

Property Appraiser Information

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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1075884 Parcel ID: 00072080-000000

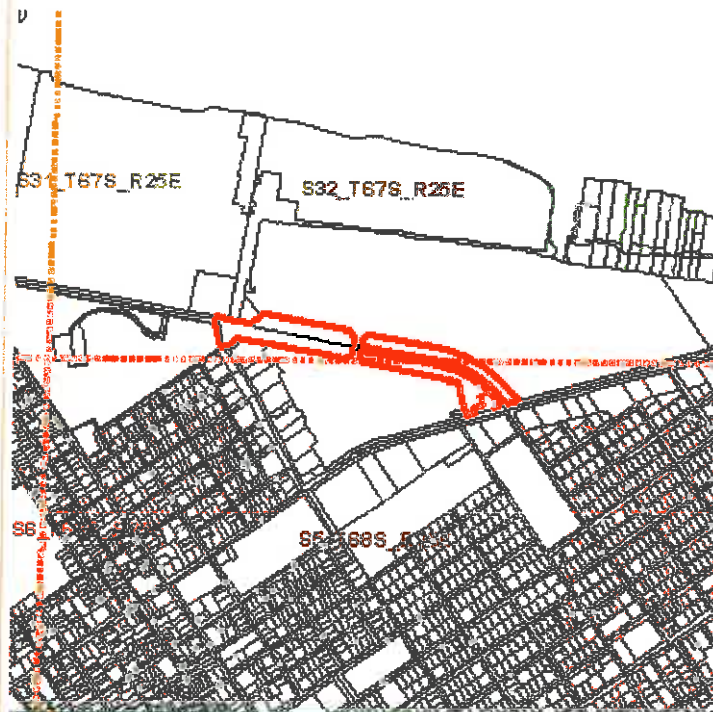
Ownership Details

Mailing Address:
STATE OF FLORIDA
TALLAHASSEE, FL

Property Details

PC Code: 87 - STATE OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 32-67-25
Property Location: 811 PALM AVE KEY WEST
1801 N ROOSEVELT BLVD KEY WEST
Legal Description: 33 67 25 KW GARRISON BIGHT ROAD (10.70 AC) OR296-358/359 OR425-181/182 OR427-947/948

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



Exemptions

Exemption	Amount
16 - STATE LANDS	10,575,634.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	466,092.00 SF

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3
 Total Living Area: 1920
 Year Built: 1983

Building 1 Details

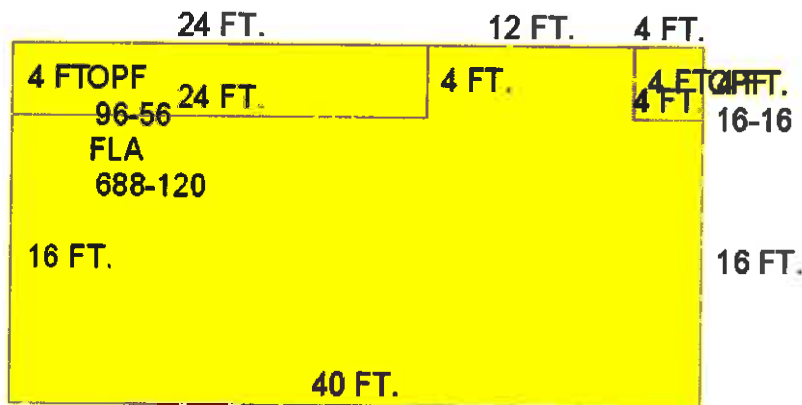
Building Type	Condition A	Quality Grade 350
Effective Age 30	Perimeter 120	Depreciation % 40
Year Built 1983	Special Arch 0	Grnd Floor Area 688
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1996				688
2	OPF		1	1996				96
3	OPF		1	1996				16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6128	CITY BLDGS B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1674	AVE WOOD SIDING	100

Building 2 Details

Building Type
 Effective Age 18
 Year Built 1996
 Functional Obs 0

Condition A
 Perimeter 136
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 560

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

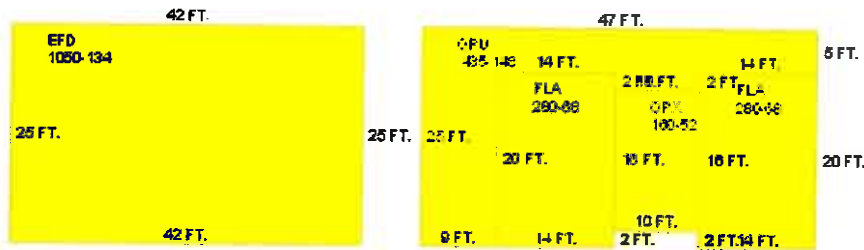
Roof Cover
 Heat 2
 Heat Src 2

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 18

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	EFD		1	2000					1,050
2	OPU		1	2000					435
3	FLA		1	1996					280
4	OPX		1	1996					160
5	FLA		1	1996					280

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6129	CITY BLDGS A	100	N	N
	6130	CITY BLDGS A	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1675	C.B.S.	100

Building 3 Details

Building Type
 Effective Age 12
 Year Built 2000
 Functional Obs 0

Condition A
 Perimeter 136
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 15
 Grnd Floor Area 672

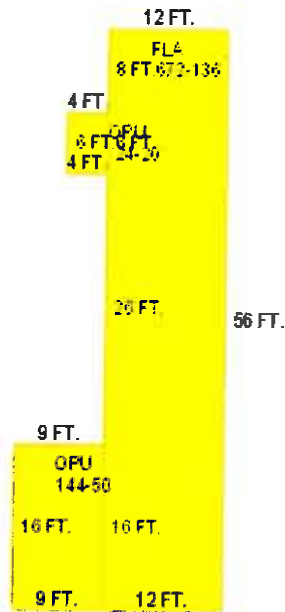
Inclusions:

Roof Type

Roof Cover

Foundation

	Heat 1 Heat Src 1	Heat 2 Heat Src 2	Bedrooms 0
Extra Features:			
	2 Fix Bath 0		Vacuum 0
	3 Fix Bath 1		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 0		Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2000					672
2	OPU		1	2000					24
3	OPU		1	2000					144

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6131	OFF BLDG-1 STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1676	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	DK2:CON DKS/CONPIL	8,109 SF	0	0	1969	1970	5	60
2	DK2:CON DKS/CONPIL	2,730 SF	0	0	1991	1992	5	60
3	CC2:COM CANOPY	6,752 SF	0	0	1991	1992	4	40
4	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
5	UB2:UTILITY BLDG	100 SF	10	10	2000	2001	3	50
6	UB2:UTILITY BLDG	100 SF	10	10	2000	2001	3	50
7	AP2:ASPHALT PAVING	348,480 SF	0	0	1969	1970	2	25
8	DK4:WOOD DOCKS	1,800 SF	300	6	2003	2004	5	40
9	DK4:WOOD DOCKS	640 SF	40	16	2003	2004	5	40
10	DK4:WOOD DOCKS	184 SF	46	4	2003	2004	5	40

Appraiser Notes

BLDG 1 = DOCKMASTERS BLDG 2 = RESTROOMS/SHOWERS BLDG 3 = MOBILE HOME.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0488	02/20/2009		9,000	Commercial	INSTALL OF A SERVICE RATED DISCONNECT WITH 400AMP METER SOCKET
E953588	10/01/1995	12/01/1995	1,000	Commercial	REPAIRS
E952909	09/01/1995	04/01/1996	4,000	Commercial	ELECTRICAL
B952928	09/01/1995	04/01/1996	134,000	Commercial	NEW RESTROOMS/SHOWERS
P952934	09/01/1995	04/01/1996	20,000	Commercial	PLUMBING
E954254	12/01/1995	04/01/1996	5,000	Commercial	ELECTRICAL
96-0465	01/01/1996	04/01/1996	5,000	Commercial	ROOF
3 0000204	01/25/2000	12/31/2000	1	Commercial	TEMPORARY TRAILER
2 0000412	02/17/2000	12/31/2000	2,100	Commercial	INSTALL HAND DRYERS
0000841	03/30/2000	12/31/2000	86,000	Commercial	FIRE SUPPRESSION SYSTEM
0000530	03/03/2000	12/31/2000	22,600	Commercial	UPGRADE SEWER SYSTEM
0000986	04/14/2000	12/31/2000	600	Commercial	ELECTRICAL
03-0194	01/21/2003	09/18/2003	4,000	Commercial	METAL ROOF
01-3899	12/26/2001	03/24/2003	104,000	Commercial	INSTALL DINGY DOCK

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
2012	284,362	680,829	13,594,039	14,559,230	9,614,213	14,559,230	0
2011	291,400	690,386	13,594,039	14,575,825	8,740,194	14,575,825	0
2010	292,189	698,442	6,955,000	7,945,631	7,945,631	7,945,631	0

2009	304,567	709,241	8,388,800	9,402,608	9,402,608	9,402,608	0
2008	306,145	716,053	8,388,800	9,410,998	9,410,998	9,410,998	0
2007	227,245	630,976	8,388,800	9,247,021	9,247,021	9,247,021	0
2006	231,051	655,622	18,643,680	19,530,353	19,530,353	19,530,353	0
2005	233,674	669,845	18,643,680	19,547,199	19,547,199	19,547,199	0
2004	236,177	679,675	18,643,680	19,559,532	19,559,532	19,559,532	0
2003	220,411	613,772	8,622,702	9,456,885	9,456,885	9,456,885	0
2002	220,411	623,912	8,154,684	8,999,007	8,999,007	8,999,007	0
2001	220,411	633,890	6,687,500	7,541,801	7,541,801	7,541,801	0
2000	0	0	6,687,500	6,687,500	6,687,500	6,687,500	0
1999	0	0	6,687,500	6,687,500	6,687,500	6,687,500	0
1998	0	0	6,687,500	6,687,500	6,687,500	6,687,500	0
1997	0	0	6,687,500	6,687,500	6,687,500	6,687,500	0
1996	0	0	6,687,500	6,687,500	6,687,500	6,687,500	0
1995	0	0	6,687,500	6,687,500	6,687,500	6,687,500	0
1994	0	0	6,687,500	6,687,500	6,687,500	6,687,500	0
1993	0	0	6,875,000	6,875,000	6,875,000	6,875,000	0
1992	0	0	6,875,000	6,875,000	6,875,000	6,875,000	0
1991	0	0	6,875,000	6,875,000	6,875,000	6,875,000	0
1990	0	0	4,791,600	4,791,600	4,791,600	4,791,600	0
1989	0	0	4,791,600	4,791,600	4,791,600	4,791,600	0
1988	0	0	219,179	219,179	219,179	219,179	0
1987	0	0	219,179	219,179	219,179	219,179	0
1986	0	0	219,179	219,179	219,179	219,179	0
1985	0	0	219,179	219,179	219,179	219,179	0
1984	0	0	219,179	219,179	219,179	219,179	0
1983	0	0	219,179	219,179	219,179	219,179	0
1982	0	0	219,179	219,179	219,179	219,179	0

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.

There are no sales to display for this parcel.

This page has been visited 116,473 times.

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

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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 8842635 Parcel ID: 00072080-000200

Ownership Details

Mailing Address:
STATE OF FLA DEPT ENV PROTECT
(FLORIDA MARINE PATROL)
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

Property Details

PC Code: 80 - VACANT GOVERNMENTAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: VACANT LAND 1801 NORTH ROOSEVELT BLVD KEY WEST
Legal Description: 05 68 25 KW PT OF PARKING AREA IN GARRISON BIGHT (.298 AC) OR1290-1529/31Q/C(LG)

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
16 - STATE LANDS	1,057,452.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	13,068.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	13,000 SF	0	0	1969	1970	2	25

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-00004174	12/14/2009		12,900	Commercial	Paving
1 13-0941	03/13/2013		24,950	Commercial	INSTALLATION OF A STANDPIPE SYSTEM TARPON PIER AT THE CITY MARINA INCLUDES THE INSTALLATION OF 6 EXTINGUISHERS IN CABINETS
1 13-0940	03/12/2013		57,900	Commercial	INSTALLATION OF PORTABLE WATER & SEWER SYSTEM FOR TARPON PIER REPLACEMENT IN CITY MARINA INCLUDES A PUMP OUT SYSTEM AND WATER SUPPLIED TO THE DOCKS
1 13-0942	03/12/2013		138,000	Commercial	SUPPLY & INSTALLATION OF 4 ELECTRICAL PANELS FOR MARINA. REMOVE & REINSTALL OF EXISTING PEDESTALS. INCLUDES COMMUNICATION TOWER LINE.
1 13-1095	03/12/2013		550	Commercial	TO RELOCATE EXISTING DOMESTIC WATER PPZ DEVICE

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
2012	0	10,400	1,544,638	1,555,038	961,320	1,555,038	0
2011	0	10,400	1,544,638	1,555,038	873,928	1,555,038	0
2010	0	10,400	784,080	794,480	794,480	794,480	0
2009	0	10,400	980,100	990,500	990,500	990,500	0
2008	0	10,400	980,100	990,500	990,500	990,500	0
2007	0	10,400	980,100	990,500	990,500	990,500	0
2006	0	10,400	522,720	533,120	533,120	533,120	0
2005	0	10,400	522,720	533,120	533,120	533,120	0
2004	0	10,400	522,720	533,120	533,120	533,120	0
2003	0	10,400	241,758	252,158	252,158	252,158	0
2002	0	10,400	228,636	239,036	239,036	239,036	0
2001	0	10,400	187,500	197,900	197,900	197,900	0
2000	0	0	187,500	187,500	187,500	187,500	0
1999	0	0	187,500	187,500	187,500	187,500	0

1998	0	0	187,500	187,500	187,500	187,500	0
1997	0	0	187,500	187,500	187,500	187,500	0
1996	0	0	187,500	187,500	187,500	187,500	0
1995	0	0	187,500	187,500	187,500	187,500	0
1994	0	0	187,500	187,500	187,500	187,500	0

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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)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 pm, July 24, 2013 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:

Minor Development Plan – 1801 North Roosevelt Boulevard (aka 811 Palm Avenue; RE# 00072080-000200, AK# 8842635; RE# 00072080-000000, AK# 1075884) - A request for the construction of a new Dock Master's office in the PS zoning district per Section 108-91B.1(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Minor Development Plan – 1801 North Roosevelt Boulevard (aka 811 Palm Avenue; RE# 00072080-000200, AK# 8842635; RE# 00072080-000000, AK# 1075884) - A request for the construction of a new Dock Master’s office in the PS zoning district per Section 108-91B.1(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: WILLIAM P. HORN **Owner:** CITY OF KEY WEST
Project Location: 1801 N. Roosevelt Blvd. (aka 811 Palm Ave.)
Date of Hearing: Wednesday, July 24, 2013 **Time of Hearing:** 6:00 PM
Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

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

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

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

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

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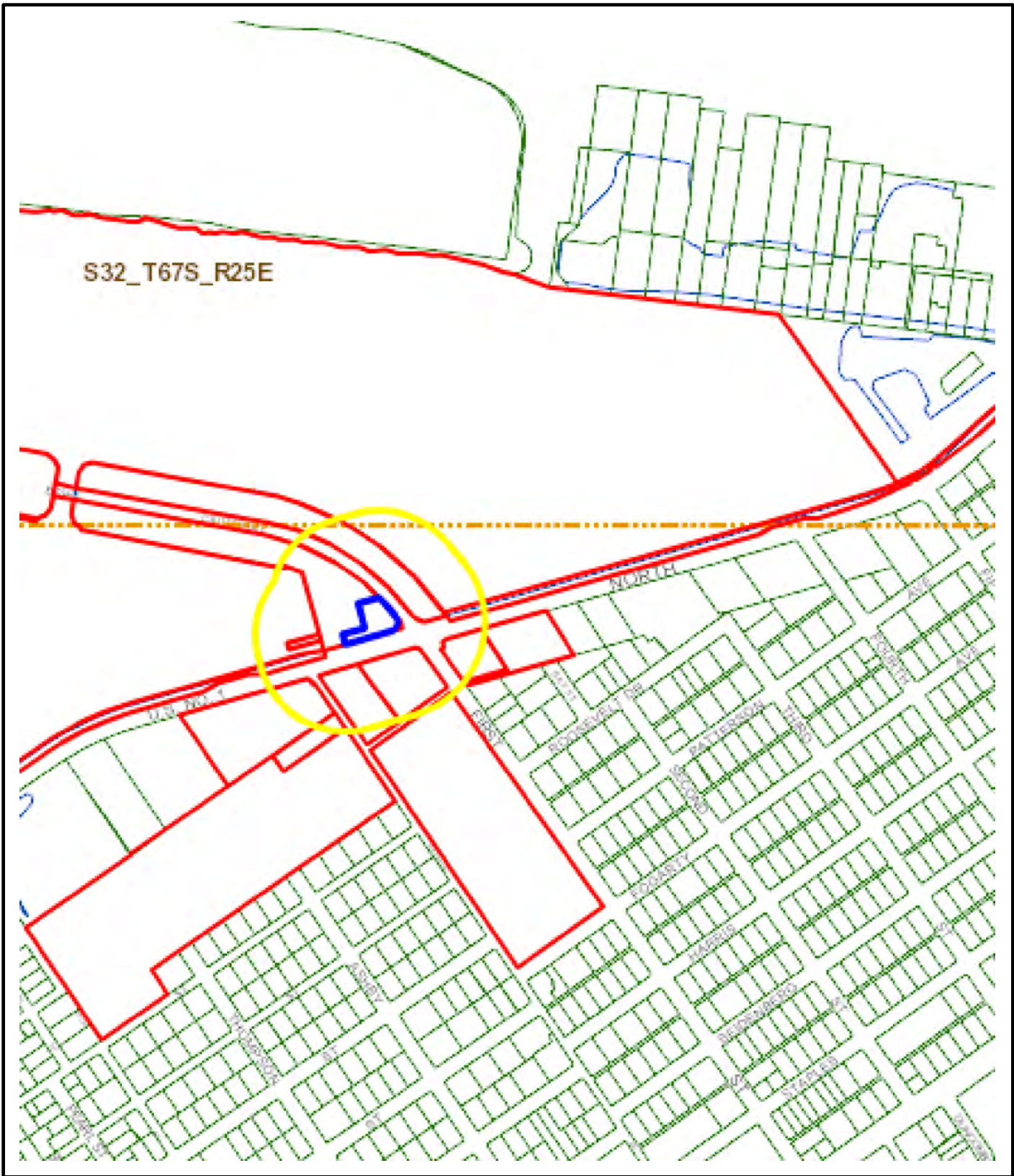
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Monroe County, Florida

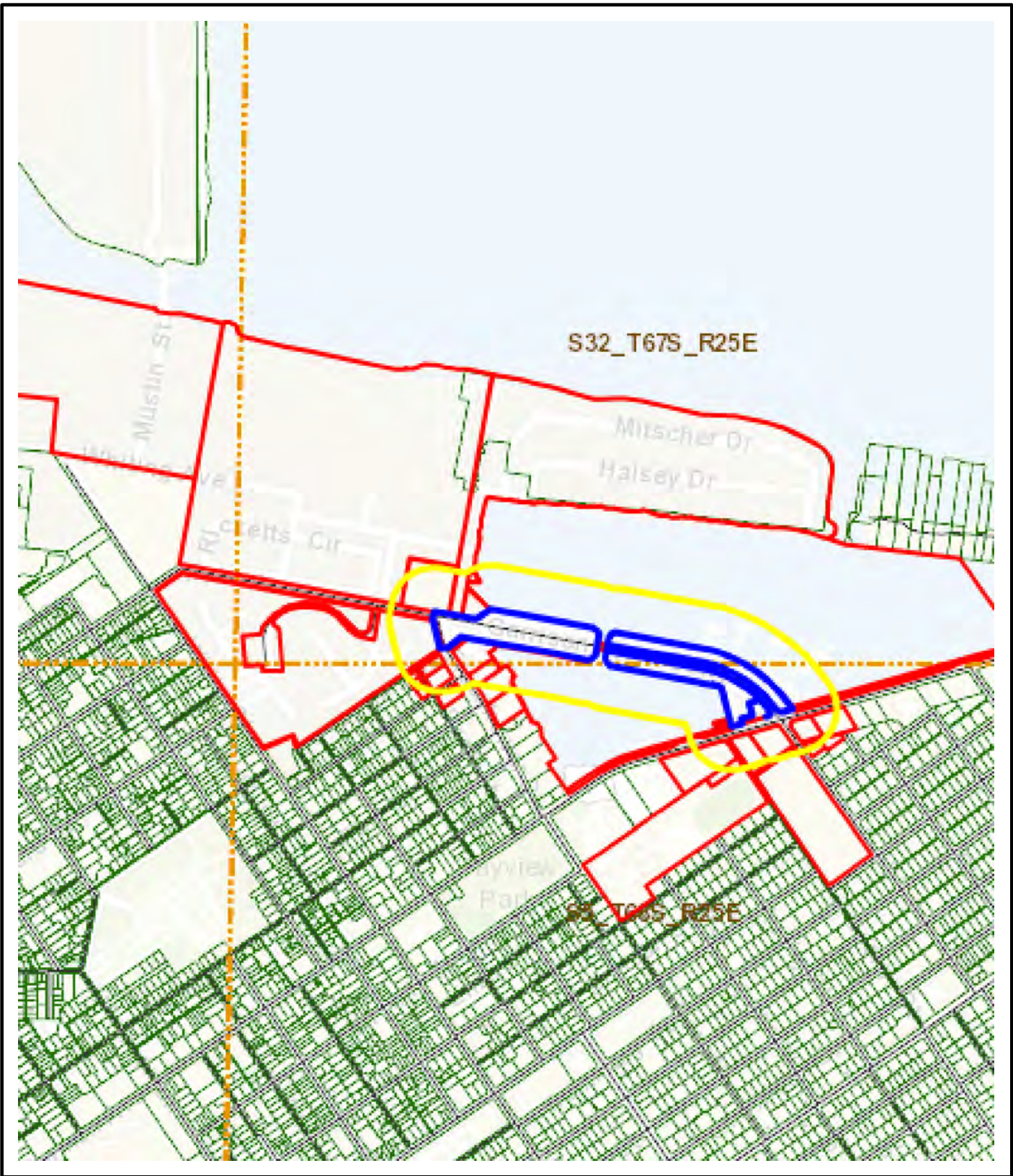
MCPA GIS Public Portal

Printed: Jul 02, 2013



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.





Monroe County, Florida

MCPA GIS Public Portal

Printed: Jul 02, 2013



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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 MLA KEY WEST PROPERTIES LLC	1460 ARTIMINO LN		BOYNTON	FL	33436-1110	
2 719 EISENHOWER LTD	201 FRONT ST, STE 310		KEY WEST	FL	33040	
3 ISLAM SHAFIQU L D	1203 1ST ST		KEY WEST	FL	33040-3601	
4 PARADISE PETROLEUM MARKETERS INC	P O BOX 430663		BIG PINE I	FL	33043	
5 STROMBUS CORPORATION	1073 BUTTONWOOD DR		SUGARLO	FL	33042	
6 LEVINE JULES P REV TR AG	719 EISENHOWER DR APT 4		KEY WEST	FL	33040-7030	
7 PARADISE HARBOR NUMBER 7 LLC	3340 N ROOSEVELT BLVD STE 6		KEY WEST	FL	33040-8021	
8 HOUSING AUTHORITY OF THE CITY OF KEY WEST	1400 KENNEDY DR STE A		KEY WEST	FL	33040-4055	
9 GLASSER MARC & HEIDI	700 PEARL ST		KEY WEST	FL	33040-7034	
10 HALLGREN WENDY	1425 NEWTON ST		KEY WEST	FL	33040	
11 HOFFER ROSE M	1100 BAY ST		KEY WEST	FL	33040	
12 STATE OF FLA DEPT OF TRANSPORTATION	1000 NW 111TH AVE		MIAMI	FL	33172-5802	
13 ISLAND TRANQUILITY INC	711 EISENHOWER DR		KEY WEST	FL	33040	
14 KEY WEST LODGE NO 1760 LOYAL ORDER MOOSE	700 EISENHOWER		KEY WEST	FL	33040	
15 1700 N ROOSEVELT LLC	PO BOX 2068		KEY WEST	FL	33041	
16 INGRAM MICHAEL B	1001 WHITEHEAD ST		KEY WEST	FL	33040-7522	
17 HOUSING AUTHORITY THE CITY OF KEY WEST	PO BOX 2476		KEY WEST	FL	33045-2476	
18 SOUTHEAST HOUSING LLC	10 CAMPUS BLVD		NEWTON	PA	19073-3200	
19 MOEN TRUST	718 EISENHOWER DR		KEY WEST	FL	33040	
20 RI CS2 LLC	PO BOX 460069		ESCONDIDO	CA	92046-0069	
21 SAVIANO DENNIS P LIV TR	PO BOX 2025		KEY WEST	FL	33045-2025	
22 STATE OF FLA DEPT ENV PROTECT	3900 COMMONWEALTH BLVD		TALLAHAS	FL	32399	
23 WEGMAN TIMOTHY G	702 PEARL ST		KEY WEST	FL	33040	