

# Application

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



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major  \_\_\_\_\_

Minor \_\_\_\_\_

Conditional Use

\_\_\_\_\_

Historic District

Yes  \_\_\_\_\_

No \_\_\_\_\_

Please print or type:

- 1) Site Address 725 Duval Street, Key West, FL 33040
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative  \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 402 Appelrouth Lane  
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email \_\_\_\_\_
- 6) **Email Address:** lori@owentrepanier.com
- 7) Name of Owner, if different than above 725 Duval Street LLC
- 8) Address of Owner 301 Lincoln Road, Miami Beach, FL 33139-3102
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel HRCC-1 RE# 00015920-000000
- 11) Is Subject Property located within the Historic District? Yes  No \_\_\_\_\_  
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
Construct a one-story residential structure with three 2-bdrm, 1-bth units, \_\_\_ auto, \_\_\_ scooter, and \_\_\_ bike parking spaces underneath. Convert \_\_\_ sq. ft. of second floor commercial floor area to three affordable units with bike/scooter parking on the ground.

\_\_\_\_\_  
\_\_\_\_\_

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

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

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

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

If Yes, describe and attach relevant documents.

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

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

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

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

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

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

**I. Existing Conditions.**

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

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

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

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

## Development Plan Submission Materials

### Sec. 108-226. Scope.

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

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

### Sec. 108-227. Title block.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**CONDITIONAL USE CRITERIA**

**Sec. 122-61. Purpose and intent.**

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

**Sec. 122-62. Specific criteria for approval.**

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.



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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
  - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
  - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
  - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
  - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
    - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
    - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-



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street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

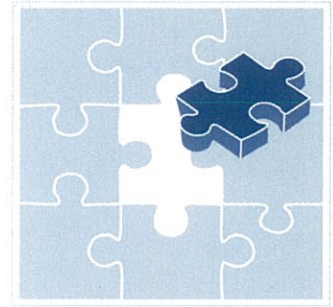
- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

May 1, 2014

Donald Leland Craig, AICP, Director  
Planning and Zoning Services  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040

**RE: Major Development Plan and Variance**  
**725 Duval St (RE No. 00015920-000000)**

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

Dear Mr. Craig,

We are submitting the attached major development plan and variance applications to construct six new residential units (3 affordable & 3 market-rate) by converting ~1,000 sq. ft. of existing commercial floor area and constructing a new residential structure in the rear of the property with required parking underneath.

Thank you for your consideration in this matter.

Best Regards,

A handwritten signature in black ink, appearing to read 'Lori Thompson', with a long, sweeping underline.

Lori Thompson

# Project Analysis

## 725 Duval Street



### Summary:

Construct six new residential units (3 affordable & 3 market-rate) by converting ~1,000 sq. ft. of existing commercial floor area and constructing a new residential structure in the rear of the property with required parking underneath.

### Analysis:

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

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

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

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

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

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

Name of development: 725 Duval Street  
Owner/developer: 725 Duval Street, LLC  
Scale: 1" = 10'-0"  
Preparation and revision dates: As noted on plans  
Location: 725 Duval Street

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

Owner: 725 Duval Street, LLC  
Authorized Agent: Trepanier & Associates, Inc.  
Architect/Engineer: Perez Engineering & Development, Inc.  
Surveyor: Thomas Norby, Inc.  
Landscape Architect: NA - No Changes Proposed  
Legal and Equitable Owners: 725 Duval Street, LLC  
Joseph Cohen, MGRM, 725 Duval Street, LLC  
Yehezkel Haim, MGRM, 725 Duval Street, LLC

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

Construct six new residential units (3 affordable & 3 market-rate) by converting ~1,000 sq. ft. of existing commercial floor area and constructing a new residential structure in the rear of the property with required parking underneath.

The site has the following characteristics:

Site Data	Permitted	Existing	Proposed	Compliance
Zoning	HRCC-1	HRCC-1	No Change	Complies
Min Lot Size	4,000 sf	10,892 sf	No Change	Complies
Max Density	5.5 units	0 units	6 units	Complies
Commercial FAR	1.0 (10,892 sq. ft.)	0.69 (7,469 sq. ft. <sup>1</sup> )	0.67 (5,031 sq. ft.)	Complies
Max Height	35 ft.	Unk.	32'-5" ft.	Complies
Open Space: Commercial	20%	3.4%	16.8%	Complies
Max Building Coverage	50%	46.18%	82.33%	Variance
Impervious Surface Ratio	0.700	0.966	0.811	Variance
Setbacks: Duval St	0 ft.	2.5	2.5	Complies
Petronia St	0 ft.	2.5	2.5	Complies
DuPont Lane	0 ft.	2 ft.	6 ft	Complies
Side	2.5 ft.	2.5	2.5	Complies

\* Existing non-conformity pursuant Sec. 122-27

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

Construction is proposed in a single phase to progress steadily based on Key West LDRs, building codes, and funding.

1. The target date for commencement shall follow entitlement approvals as quickly as possible.
2. Expected date of completion is within 1 year of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to construct a two-story multi-residential structure as depicted on the plans.

Use	Floor Area (sq. ft./ units)		Parking Impact (spaces)			
	Existing	Proposed	Rqmt.	Existing	Proposed	
Residential - Market	0	3	0.1 Bike/auto	0	3	
			1 auto sp/unit	0	3	
Residential - Affordable	0	3	2 Bike/unit	0	6	
Commercial	7,469	5,494	1sp/300sf	7	4	
Total	Res	0	3,360	Bike/scooter	0	9
				Auto	0	3
	Com	7,469		Bike/scooter	0	0
				Auto	7	4

5. Project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is not located in an environmentally sensitive area.

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

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

**Intergovernmental Coordination (Sec. 108-232):**

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

<sup>1</sup> Per Monroe County Property Appraiser's records

**Schedule of Approval Process:**

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	05/01/14
2. Development Review Committee (DRC) Meeting	05/22/14
3. Tree Commission	06/10/14
4. Planning Board Meeting	06/19/14
5. Historical Architecture Review Committee (HARC)	06/24/14
6. City Commission Meeting	07/15/14
7. City Commission Appeal Period	30 days
8. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

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

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

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

Potable water demand is estimated to be 1074.25 gal/day.

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

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

The wastewater flow is anticipated to be 462 gal/day

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

3. No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
4. Changes to the existing storm water management situation is depicted on the attached plans.
5. Solid waste (i.e. construction debris) generated by the project will be handled by a licensed waste hauler.
6. Potential Trip Generation: Please see the traffic analysis
7. The City of Key West's adopted level of service for recreational infrastructure is not affected by commercial development.

8. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
9. Reclaimed water use is not anticipated.
10. As demonstrated by the attached Concurrency Analysis, there will be no adverse effects on public facilities.

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

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

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

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

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

(b) *Vicinity Map.*

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



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

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

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

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

**Site Plan (Sec. 108-237):**

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

**Architectural Drawings (Sec. 108-238):**

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

**Site Amenities (Sec 108-239):**

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

**Site Survey (Sec 108-240):**

Survey of the site is attached.

**Soil Survey (Sec 108-241):**

Soil surveys are not anticipated as part of this project.

**Environmentally Sensitive Areas (Sec. 108-242):**

No Environmentally sensitive areas exist on this site.

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

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

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

All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on attached plans.

There is a 1,000 sq. ft. reduction in commercial floor area and a thus a commensurate reduction in commercial parking demand of -3.3 spaces. There is a proposed increase of 3 market-rate residential dwellings with a commensurate increase in residential parking demand of 3.0 spaces. The affordable units have a parking demand of two bike/scooter spaces per unit.<sup>2</sup>

Proposed Action	Impact on Auto Parking	Spaces
Existing Commercial Use	Existing Spaces	7.0
Eliminate 1,000 sq. ft. of Commercial Floor Area	Decrease – 1/300 sq. ft.	-3.3
Build 3 Market-rate Units	Increase – 1/unit	3.0
Build 3 Affordable Units	No Impact – 2 bike sp./unit	0.0
<b>Total Change in Parking Demand</b>	<b>Reduction</b>	<b>-0.3</b>

<sup>2</sup> Sec. 122-1470. Accessory unit infill. (a) In all zoning districts of the city, except conservation districts (C), airport district (A) and the HPRD, PRD, HHDR, HMDR, MDR, MDR-C, LDR-C and SF districts, the city commission desires to encourage the addition of affordable work force housing on the same site as commercial properties and institutions to promote employee housing. Such development shall be known as accessory unit infill. Tenants shall be eligible persons under section 122-1469. **Applicants under this section may provide two bicycle or scooter parking spaces per unit as an alternative to applying to the planning board for parking variances.** Provided that units of 600 square feet or less are treated as an 0.55 equivalent unit and all units provided are available under the city's building permit allocation ordinance, section 108-1056 et seq. of the Code of Ordinances, the city shall process applications under this section in the same manner as multifamily units or as a conditional use if multifamily is not allowed.



Use	Floor Area (sq. ft. or units)		Parking Impact (spaces)			
	Existing	Proposed	Rqmt.	Existing	Proposed	
Residential - Market	0	3	.6 <i>Bike/auto</i>	0	3	
			1 <i>auto sp/unit</i>	0	3	
Residential - Affordable	0	3	2 <i>Bike/unit</i>	0	6	
Commercial	7,469	6,469	1 <i>sp/300sf</i>	7	4	
Total	Res	0	3,360	Bike/scooter	0	9
				Auto	0	3
	Com	7,469		Bike/scooter	0	0
				Auto	7	4

Show the shared parking calc (MC Code Sec. 114-67(i)(3)c.)

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

This project includes three market-rate and three affordable residential units. All units will be counted in BPAS.

**Economic Resources (Sec 108-246):**

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

**Special Considerations (Sec 108-247):**

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

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

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

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

**Truman Waterfront Port Facilities (Sec 108-249):**

This project is not located at the Truman Waterfront Port

**SITE PLAN**

**Scope (Sec 108-276):**

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

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

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

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

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

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

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

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

No significant changes to the waste removal system are proposed.

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

No Changes proposed.

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

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

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

No commercial or manufacturing activities are proposed.

**Exterior Lighting (Section 108-284):**

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

**Signs (Section 108-285):**

No signage is proposed.

**Pedestrian sidewalks (Section 108-286):**

No new sidewalks are proposed.

**Loading docks (Section 108-287):**

No loading docks are required or proposed.

**Storage Areas (Section 108-288):**

No outdoor storage areas are proposed.

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

There is no land clearing proposed.

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

The application seeks a modification to the open space, screening, buffers and landscaping requirements of Sec. 108.

**Request for Modification (Sec. 108-517):**

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

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

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

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

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

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

**Specific Waivers/ Modifications:**

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

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

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

To permit the perimeter landscaping as proposed on the attached plans.

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

To permit the nonvehicular use area landscaping as proposed on the attached plans.

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

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

**Sec. 122-690.** Dimensional requirements.

To permit the maximum building coverage to exceed 50% as proposed on attached plans.

To permit impervious surface ratio to exceed 70% as proposed on attached plans.

**Off-street parking and loading (Article VII):**

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

**Storm water and Surface Water Management (Article VIII):**

Proposed changes to the existing storm water management system are shown on attached plans.

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

The proposed project is located in the X flood zone.

**Utilities (Article IX):**

See Concurrency Analysis below.

**Criteria for review and approval:**

- (1) Land use compatibility: As stated above, the project site is located in the Historic Residential Commercial Core (HRCC-1) zoning district. The intent of the Historic Residential Commercial Core-1 is to incorporate the city's intensely vibrant tourist commercial entertainment center with residential living units. This project seeks to meet the needs of people employed by the local economy by providing three (3) affordable 1br units and three (3) 2bd/2ba units for medium to moderate income brackets.
- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated. The community character is a mix of retail shops, entertainment establishments, bar/restaurants, guesthouses, apartments and single-family residences. The community infrastructure will not be burdened by this project.
- (4) Hazardous waste: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances: All applicable permits required from agencies other than the City of Key West will be obtained.

**CONCURRENCY ANALYSIS:**

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

The following specific issues are analyzed:

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

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

**Potable Water & Sanitary Sewer** "Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards<sup>3</sup>."

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<sup>3</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

**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 impacted<sup>4</sup>.”

**1. 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 impacted<sup>5</sup>.”

Recreational Level of Service Standards:

<b>Activity</b>	<b>Requirement<sup>6</sup></b>	<b>Required<sup>7</sup></b>	<b>Existing<sup>8</sup></b>
Tennis Courts	1 court per 7,500	3.10	6
Racquetball/Handball Courts	1 court per 10,000	2.33	4
Basketball Courts	1 court per 5,000	4.65	5 <sup>9</sup>
Softball/Baseball Diamonds	1 diamond per 4,500	5.17	6
Swimming Pools	1 pool per 45,000	Less than 1	2 <sup>10</sup>
Golf Courses	1 18-hole course per 50,000	Less than 1	1
Boat Ramps	1 ramp per 9,500	2.45	2 <sup>11</sup>
Football/Soccer Fields	1 field per 11,000	2.11	3
Bocce Courts	1 court per 9,500	2.45	6
Neighborhood Parks	2.5 acres per 1,000	46.52	236.5 acres <sup>12</sup>
Community Parks	2.5 acres per 1,000	46.52	

The City has more than enough additional recreational capacity beyond the adopted level of service for recreational activities (excluding boat ramps) for the proposed site. The City currently has enough recreational facility capacity to meet this project’s needs and the City’s adopted recreational level of service will not be adversely impacted as a result of this project.

**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) Non-residential Based on Site Size:

a. Existing nonresidential capacity required based on site size: **162.5 gal/day**.

The total capacity required for nonresidential use on **0.25 acres**:

$$650 \text{ gall/day} \times 0.25 \text{ acres} = 162.5 \text{ gal/day}$$

b. Proposed nonresidential capacity required based on site size: **162.5 gal/day**.

The total capacity required for nonresidential use on **0.25 acres**:

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

<sup>5</sup> The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

<sup>6</sup> Per Section 94-70 of the City of Key West Code

<sup>7</sup> These calculations are based on the Key West and Monroe County Demographics found: <http://www.keywestchamber.org/PDF/demographics.pdf> , which assumes a population of 23,262.

<sup>8</sup> Please see attached map for specific locations. (Exhibit IV)

<sup>9</sup> One located at Douglas Gym, one at the MLK Community Center, and 3 at Bay View Park.

<sup>10</sup> At the MLK Community Center and Florida Keys Community College

<sup>11</sup> One on 11<sup>th</sup> Street, one at Garrison Bight.

<sup>12</sup> The City of Key West Recreation Department was unable to provide the acreage of Neighborhood & Community Parks, however based on the 1993 Comprehensive Plan Table VII-1 Inventory of Public Parks there are 236.5 ac of parks. The parks are not differentiated by Community versus Neighborhood parks.

$$650 \text{ gal/day} \times 0.25 \text{ acres} = 162.5 \text{ gal/day}$$

ii) Non-residential Based on Commercial Floor Area:

- a. Existing nonresidential capacity required based on commercial floor area:  
**110.5 gal/day.**

The total capacity required for nonresidential use on **0.17 acres**:

$$650 \text{ gal/day} \times 0.17 \text{ acres} = 110.5 \text{ gal/day}$$

- b. Proposed nonresidential capacity required based on commercial floor area:  
**74.75 gal/day.**

The total capacity required for nonresidential use on **0.115 acres**:

$$650 \text{ gal/day} \times 0.115 \text{ acres} = 74.75 \text{ gal/day}$$

iii) Residential:

- a) Existing capacity required for residential use of **0 people** is:

$$93 \text{ gal/capita/day} \times 0 \text{ people} = \mathbf{0 \text{ gal/day}}$$

- b) Proposed capacity required for residential use of **9<sup>13</sup> people** is:

$$93 \text{ gal/capita/day} \times 9 \text{ people} = \mathbf{837 \text{ gal/day}}$$

- iv) The **total capacity** required for the proposed residential and existing nonresidential use is:

$$162.5 \text{ gal/day} + 911.75 \text{ gal/day} = \mathbf{1074.25 \text{ gal/day}}$$

Based on the concurrency management calculation prescribed in the Comprehensive Plan, there is minimal increase in the proposed capacity required by Key West Comprehensive Plan LOS standards; the Florida Keys Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

**FKAA Supply Capacity:**

The Florida Keys Aqueduct Authority ("FKAA") has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022<sup>14</sup>. Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

<sup>13</sup> Based on 1 resident per bedroom

<sup>14</sup> Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

*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 FCAA 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 FCAA 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 demand has fluctuated significantly on an annual basis, however when evaluated over a ten-year period, the data shows an increase in water demand of more than 1 billion gallons over the last 10 years with an annual average increase of approximately 104 MG/year. This increase in demand can be shown in the following calculation:

$$\begin{aligned} 1996 \text{ annual water demand} &= 5,272 \text{ MG /year} \\ 2006 \text{ annual water demand} &= 6,310 \text{ MG /year} \\ \text{Average Annual Increase} &= (6,310 \text{ MG} - 5,272 \text{ MG}) / 10 = 103.8 \text{ MG /year} \end{aligned}$$

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

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

- DEP Underground Injection and Control permit was obtained on May 21, 2008.
- Construction contracts were required within 180 days or by November 21, 2008;



- Testing is required within one year and 30 days from issuance of the permit or by June 21, 2009.
- The R.O. plant construction was completed in January, 2010.

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

- i) Existing capacity required based on site size: **165 gal/day**

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

$$660 \text{ gal/acres/day} \times 0.25 \text{ acres} = \mathbf{165 \text{ gal/day}}$$

- ii) Proposed capacity required based on site size: **165 gal/day**

The total capacity required for **residential** use on **0.25 acres** is:

$$660 \text{ gal/acres/day} \times 0.25 \text{ acres} = \mathbf{165 \text{ gal/day}}$$

- iii) Existing capacity required based on floor area:

The total capacity required for **nonresidential** use on **0.17 acres** is:

$$660 \text{ gal/acres/day} \times 0.17 \text{ acres} = \mathbf{462 \text{ gal/day}}$$

- iv) Proposed capacity required based on floor area: **462 gal/day**

The total capacity required for residential use on **0.17 acres** is:

$$660 \text{ gal/acres/day} \times 0.17 \text{ acres} = \mathbf{462 \text{ gal/day}}$$

The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized<sup>15</sup>. The current plant has the capacity to service this project's projected needs.

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

**Solid Waste** "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted<sup>16</sup>."

Sec. 94-71 sets the level of service for nonresidential solid waste disposal at 6.37 lb/capita/day.<sup>17</sup>

- i) Existing capacity required: **25.48 lbs/day**

The total capacity required for the **nonresidential** use of **14 employees** is:

<sup>15</sup> Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

<sup>16</sup> The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

<sup>17</sup> American Planning Association, Planner's Estimating Guide

6.37 lb/capita/day x 14 employee= **25.48 lbs/day**

ii) Proposed capacity required: **25.48 lbs/day**

The total capacity required for the **residential** use of **9 people** is:

6.37 lb./capita/day x 9 employees = **57.33 lbs/day**

Waste Management has more than enough capacity to handle the solid waste disposal<sup>18</sup>.

**Drainage** “Conceptual plan for accommodating storm water run-off and demonstrated evidence that the proposed drainage improvements shall accommodate storm water run-off without adversely impacting natural systems or the City’s adopted level of service for storm drainage<sup>19</sup>”

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

**Roads/Trip Generation** The estimated trips for the peak hour generated by the most similar land use to the proposed is charted below. There are no anticipated on- or off-site improvements necessitated to accommodate the traffic impacts generated by the development.

This proposed revision reduces the potential trip generation of the site in the following manner:

Weekday: -4.00 trips  
Saturday: -3.70 trips  
Sunday: 14.73trips

Trip Generation	Use (sq. ft.)		Week Day			Saturday			Sunday		
	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed
Retail (ITE 814)	7469	6469	44.32	331.03	286.71	42.04	314.00	271.96	20.43	152.59	132.16
Residential (ITE 220)	0	6	6.72	0.00	40.32	6.39	0.00	38.34	5.86	0.00	35.16
			<b>Total</b>	331.03	327.03		314.00	310.30		152.59	167.32
			<b>Change</b>		<b>-4.00</b>			<b>-3.70</b>			<b>14.73</b>

### 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

<sup>18</sup> Per January 25, 2010 memo from Jay Gewin, City of Key West (Exhibit V)

<sup>19</sup> The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

# **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, Joseph Cohen as  
*Please Print Name of person with authority to execute documents on behalf of entity*

PRESIDENT of 725 Duval Street, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier & Associates, Inc.  
*Please Print Name of Representative*

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

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

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

Joseph Cohen  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*



FF 067969  
*Commission Number, if any*

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

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

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

725 DUVAL STREET

Street Address of subject property

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

[Signature]  
Signature of Authorized Representative

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

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

[Signature]  
Notary's Signature and Seal

Richard Puente  
Name of Acknowledger typed, printed or stamped



FF 067969  
Commission Number, if any

**Deed**



3,000,000.00

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

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

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

Doc# 1894475  
Bk# 2583 Pg# 496

**WARRANTY DEED**

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

**WITNESSETH:**

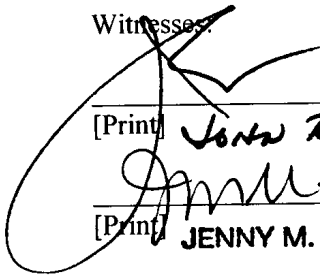
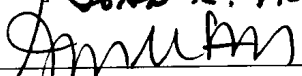
That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property located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


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

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

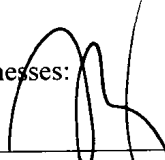
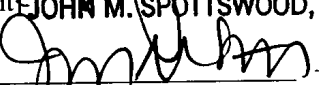
Grantor hereby fully warrants title to the aforescribed property and will defend same against all lawful claims whatsoever.


Witnesses:

  
[Print] **John R. Allison, III**  
  
[Print] **JENNY M. STERLING**

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

Witnesses:

  
[Print] **JOHN M. SPOTTSWOOD, JR.**  
  
[Print] **JENNY M. STERLING**

  
COURTNEY BITON

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


STATE OF FLORIDA )  
COUNTY OF MONROE )

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

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

My commission expires:



  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

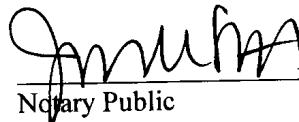
STATE OF FLORIDA )  
COUNTY OF MONROE )

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

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

My commission expires:



  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

**Exhibit "A"**

Doc# 1894475  
Bk# 2583 Pg# 498

**Legal Description for File No.: 12-0511M**

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

AND:

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



## Detail by Entity Name

### Florida Limited Liability Company

725 DUVAL STREET, LLC

### Filing Information

<b>Document Number</b>	L12000079834
<b>FEI/EIN Number</b>	46-0666546
<b>Date Filed</b>	06/15/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/08/2013
<b>Event Effective Date</b>	NONE

### Principal Address

301 LINCOLN ROAD  
MIAMI BEACH, FL 33139

### Mailing Address

301 LINCOLN ROAD  
MIAMI BEACH, FL 33139

### Registered Agent Name & Address

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

Name Changed: 01/14/2014

Address Changed: 01/14/2014

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

COHEN, JOSEPH  
301 LINCOLN ROAD  
MIAMI BEACH, FL 33139

Title MGRM

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

### Annual Reports

Report Year	Filed Date
-------------	------------

2013	10/08/2013
2014	01/14/2014

**Document Images**[01/14/2014 -- ANNUAL REPORT](#)

View image in PDF format

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

View image in PDF format

[07/02/2012 -- LC Amendment](#)

View image in PDF format

[06/15/2012 -- Florida Limited Liability](#)

View image in PDF format

# Survey

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

Key West, Fl. 33040

Thomas A. Norby, PLS

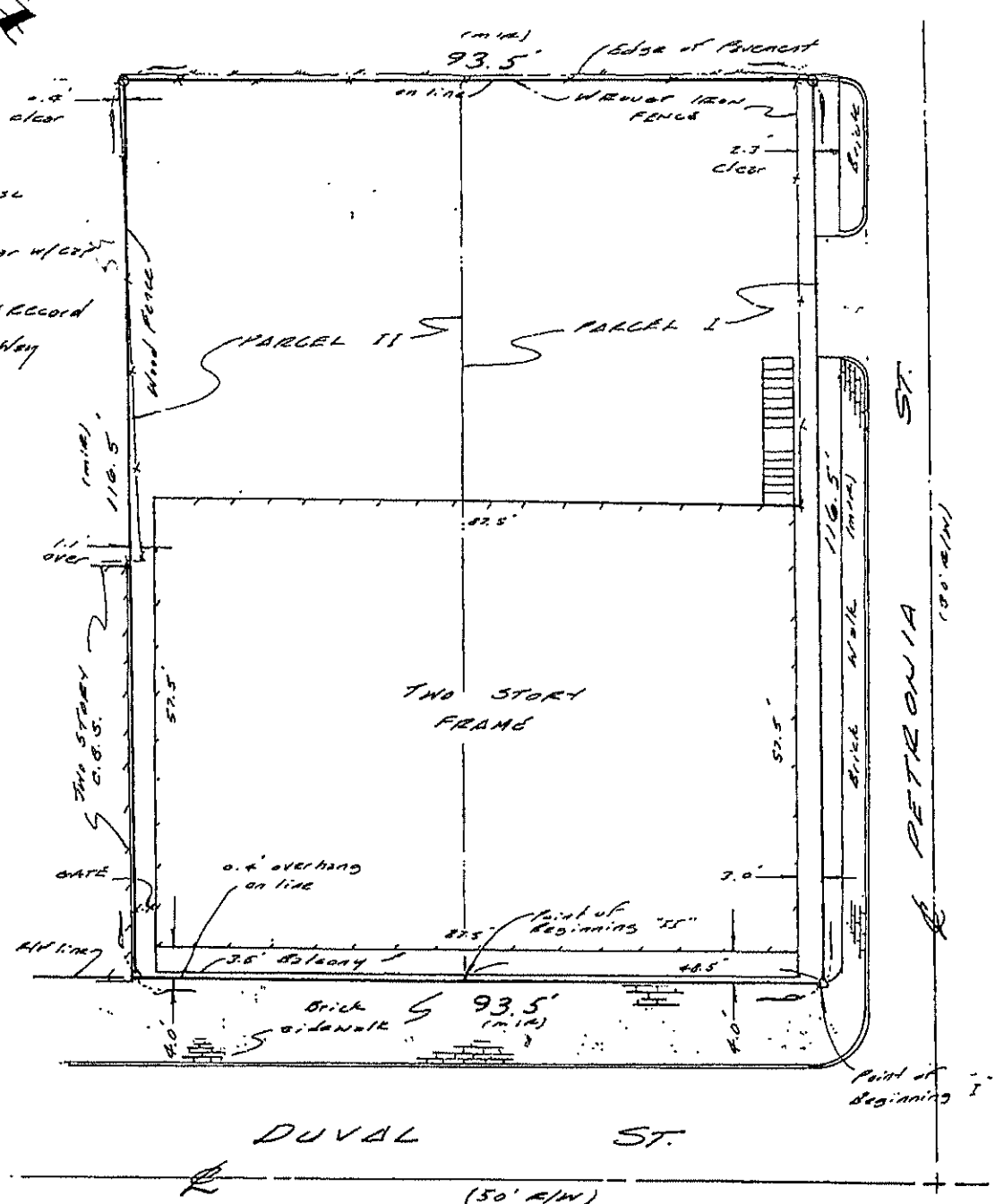
Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924

DUPONT LN.

- D - Set Nail 1 D. 3/4 (5234)
- O - Set 45 Re-Bar w/cap (5234)
- (m.l.a.) - Measured & Record
- R/W - Right-of-Way
- C - Center Line



SHEET ONE OF TWO SHEETS

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

Key West, Fl. 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
4. All angles are 90° (Measured & Record) unless otherwise noted.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Date of field work: March 31, 1998.
7. Street address: 725 Duval Street, Key West, FL 33040.


**BOUNDARY SURVEY OF:** On the Island of Key West and known as part of Tract Four (4) according to W.A. Whitehead's map of said Island, delineated in February, A.D. 1829, but better known as a part of Lot Four (4) in Square Two (2) of said Tract Four according to C.W. Tift's map of said Tract : Commencing at the corner of Duval and Petronia Streets, and runs thence in a Northwesterly direction along the line of said Duval Street Forty-eight (48) feet Six (6) inches; thence at right angles in a Northeasterly direction One hundred and sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-eight (48) feet Six (6) inches out to Petronia Street; thence at right angles in a Southwesterly direction along the line of Petronia Street to the point of beginning.

**AND:**

The certain piece of land in Wall Addition to the City of Key West, known as a part of Lot four (4) Square (2) in Tract Four (4) beginning at a point on Duval Street Forty-eight (48) feet and six (6) inches from the corner of Duval and Petronia Streets and running thence along Duval Street in a Northwesterly direction Forty-five (45) feet; thence at right angles NE'ly One Hundred and Sixteen (116) feet six (6) inches; thence at right angles SE'ly Forty-five (45) feet; thence at right angles SW'ly One Hundred and Sixteen (116) feet six (6) inches to the point of beginning on Duval Street, to be the several dimensions more or less.

I HEREBY CERTIFY to: Evan R. Marbin & Associates, P.A.;  
First State Bank of the Florida Keys, its  
successors and/or assigns;  
Spottswood, Spottswood & Spottswood; and  
Chicago Title Insurance Company;

NORBY & ASSOCIATES, INC.

  
Thomas A. Norby, PLS  
Florida Reg. #5234

March 31, 1998

Rev. Cert. 5-4-98

SHEET TWO OF TWO SHEETS



# Plans

# APARTMENT HOUSING

## 725 DUVAL STREET KEY WEST, FLORIDA

### SITE DATA

ZONING DISTRICT: HRCC-1  
 FLOOD ZONE: X-9999  
 F.I.R.M. - COMMUNITY #12087; PANEL #1516; SUFFIX 'K'; DATED: 02-18-2005  
 LEGAL DESCRIPTION: KW PT LOT 4 SQR 2 TR 4 G10-447 G40-233/34

### DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH 2012 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

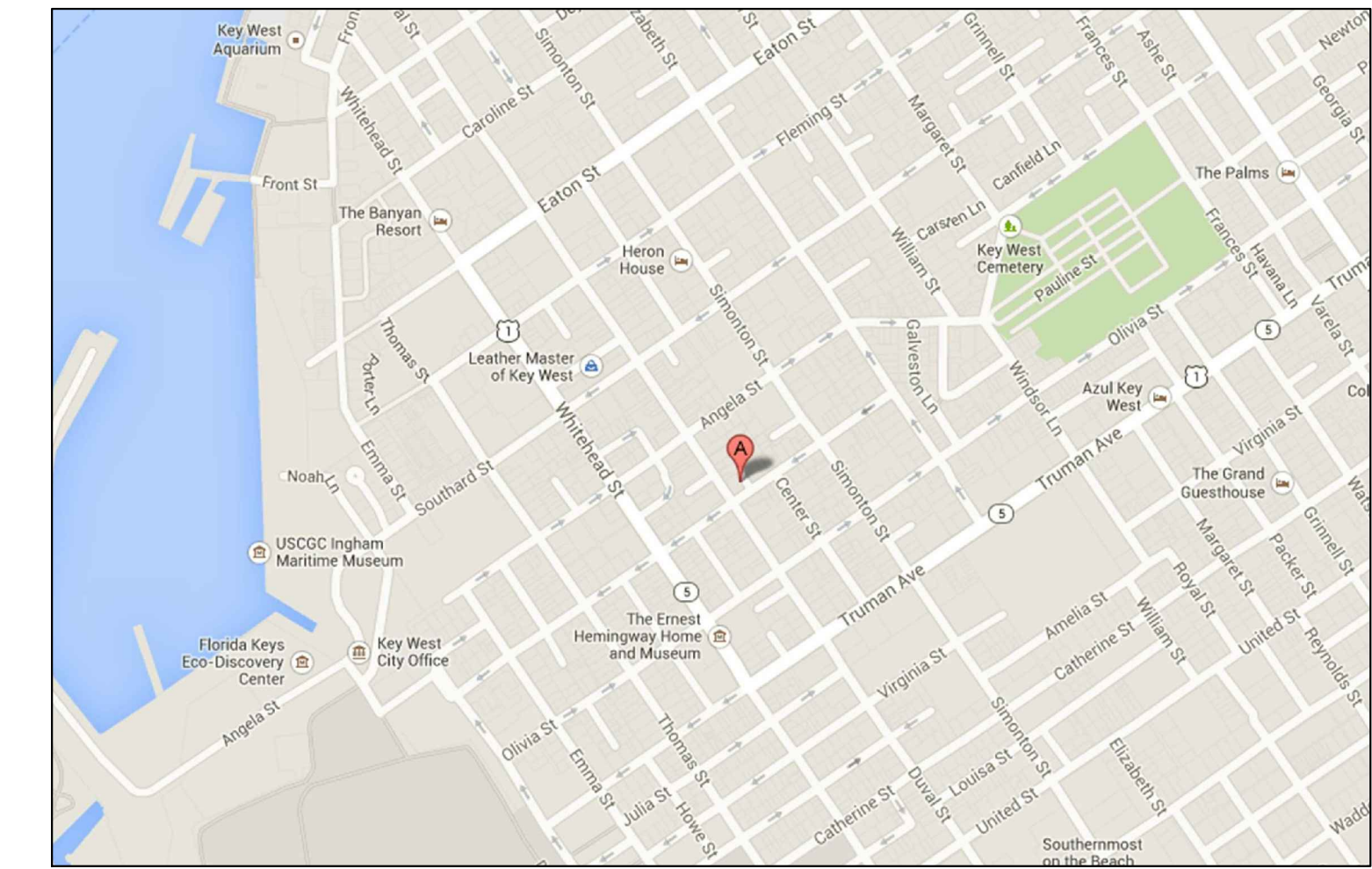
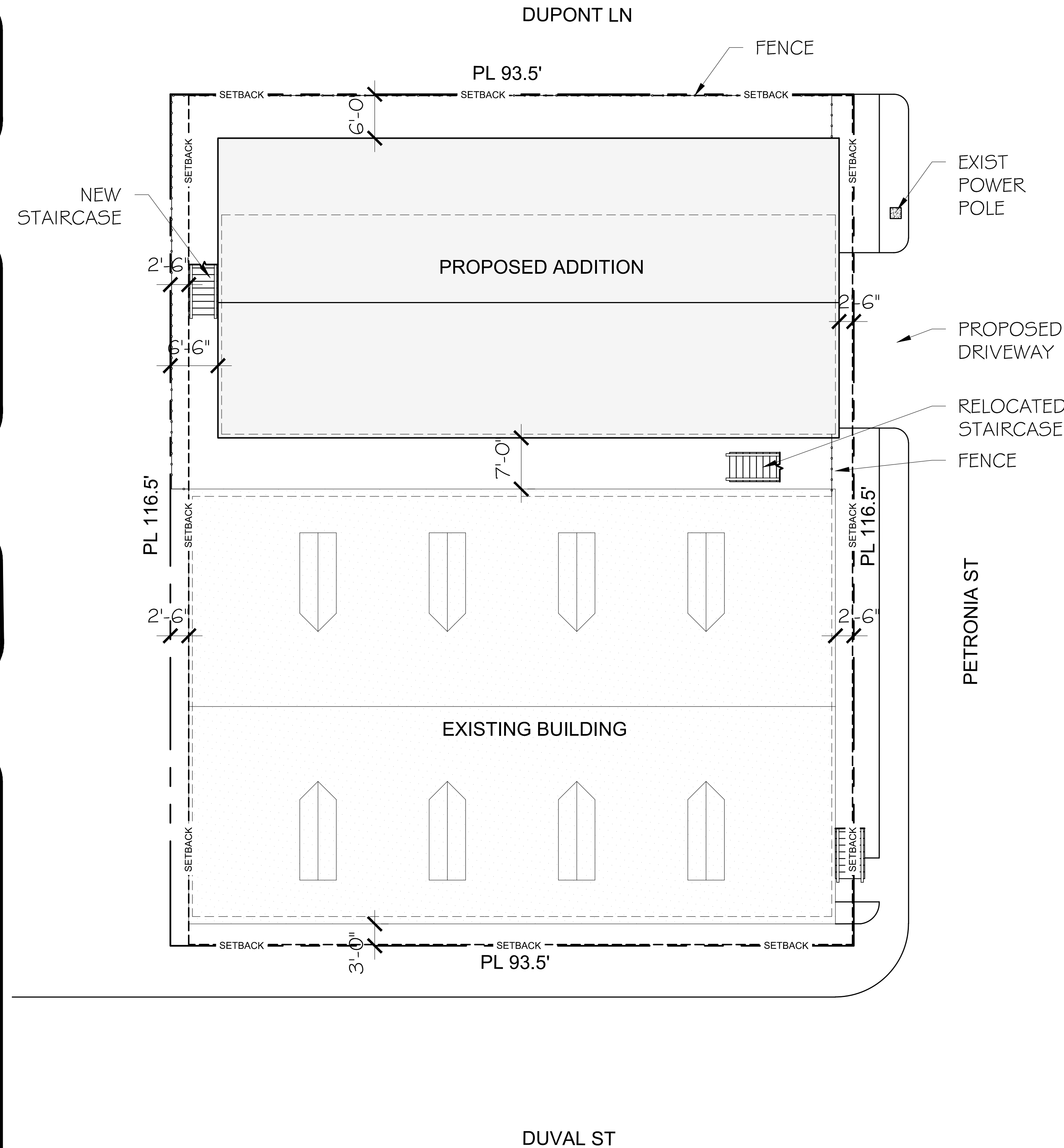
OCCUPANCY CLASSIFICATION: MIXED, R-2  
 CONSTRUCTION TYPE: V  
 THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D

### INDEX OF DRAWINGS

- T-1 - CONCEPTUAL SITE DATA AND SITE PLAN
- A-1 - CONCEPTUAL FIRST LEVEL - PARKING
- A-2 - CONCEPTUAL SECOND LEVEL - UNIT FLOOR PLANS
- A-3 - CONCEPTUAL ELEVATIONS
- A-4 - CONCEPTUAL ELEVATIONS

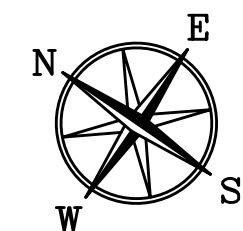
### GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.



### SITE DATA TABLE

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HRCC-1	HRCC-1	HRCC-1	
LOT SIZE	10,893 SF	10,893 SF	10,893 SF	
BUILDING AREA	5,031 SF	5,446 SF	8,969 SF	
COMMERCIAL FLOOR AREA	7,469 SF	10,893 SF	5,031 SF	REDUCED
BUILDING COVERAGE %	46.18%	50.00%	82.33%	
IMPERVIOUS COVERAGE	10,522 SF	7,625 SF	8,844 SF	REDUCED
IMPERVIOUS COVERAGE %	96.6%	70.00%	81.1%	REDUCED
BUILDING HEIGHT	< 35'	< 35'	< 35'	NO CHANGE
PETRONIA STREET SETBACK	2'-6"	0'-0"	2'-6"	NO CHANGE
DUPONT LANE SETBACK	2'-0"	0'-0"	6'-0"	NO CHANGE
DUVAL STREET SETBACK	3'-0"	0'-0"	3'-0"	NO CHANGE
SIDE SETBACK	2'-6"	2'-6"	2'-6"	NO CHANGE



### SITE PLAN

SCALE: 1" = 10'-0"

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
 KEY WEST OFFICE  
 1010 E. Duval Street, Suite 201  
 Key West, Florida 33040  
 TEL: (305) 293-9440 FAX: (305) 293-9243  
 CERTIFICATE OF AUTHORIZATION No. 8579

PAUL R. SEMMES, P.E.  
 Florida P.E. NO. 44137  
 May 1, 2014

ORIGINAL: \_\_\_\_\_

REVISIONS:

1	
2	
3	
4	
5	
6	

APARTMENT HOUSING  
 725 DUVAL STREET  
 KEY WEST, FL 33040

GARY THE CARPENTER  
 800 SIMONTON STREET  
 KEY WEST, FL 33040

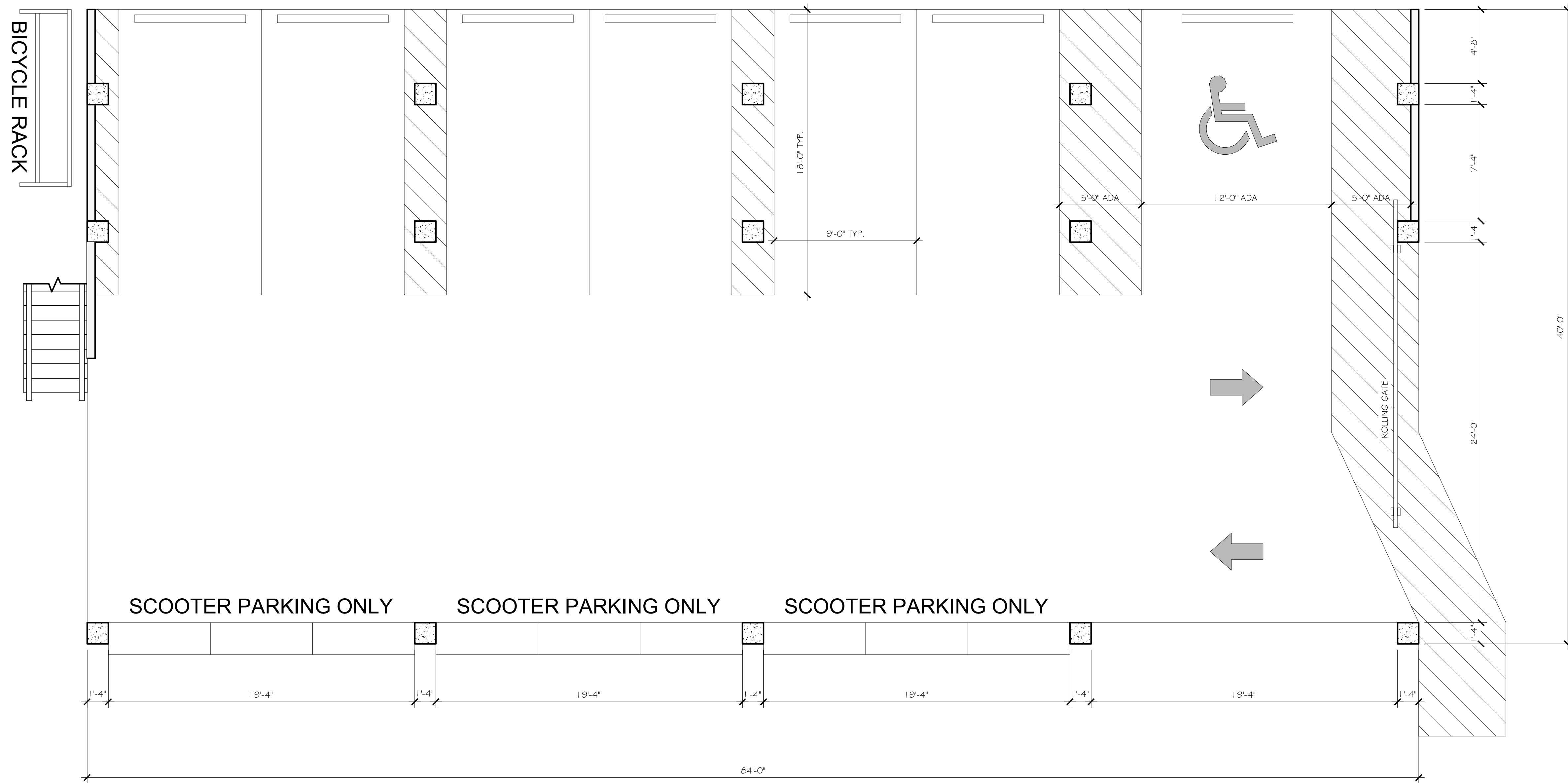
JOB NO. 131083  
 DRAWN: BTD  
 DESIGNED: PRS  
 CHECKED: PRS  
 QC SHEET T-1



1  
A-1

**PROPOSED FIRST LEVEL - PARKING**

SCALE: 1/4" = 1'-0"



REVISIONS	ORIGINAL
1	
2	
3	
4	
5	
6	

APARTMENT HOUSING  
 725 DUVAL STREET  
 KEY WEST, FL 33040  
 CONCEPTUAL FIRST LEVEL - PARKING

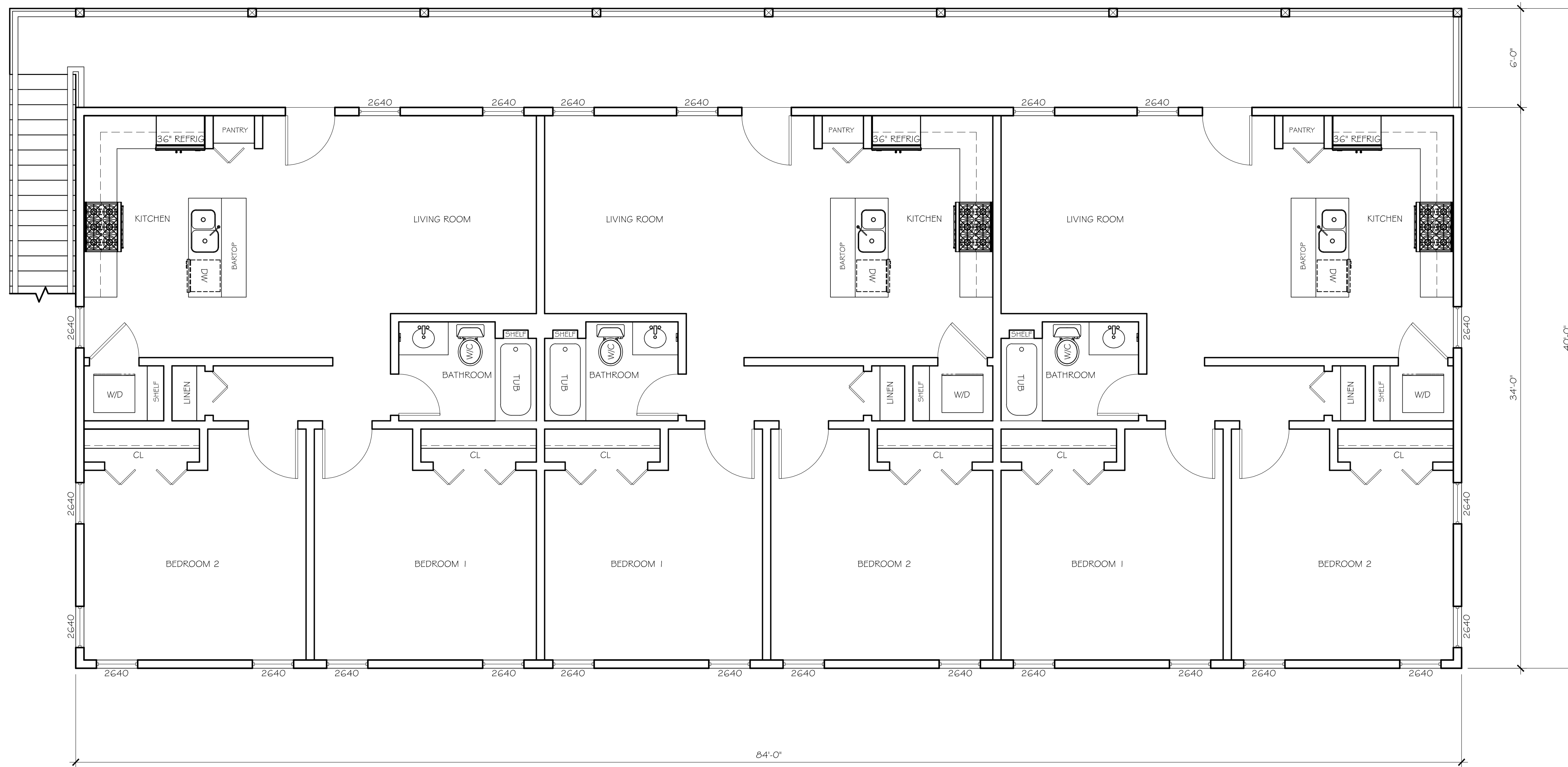
**GARY THE CARPENTER**  
 800 SIMONTON STREET  
 KEY WEST, FL 33040

JOB NO.	131083
DRAWN	BTD
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-1

1  
A-2

PROPOSED SECOND LEVEL - UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"



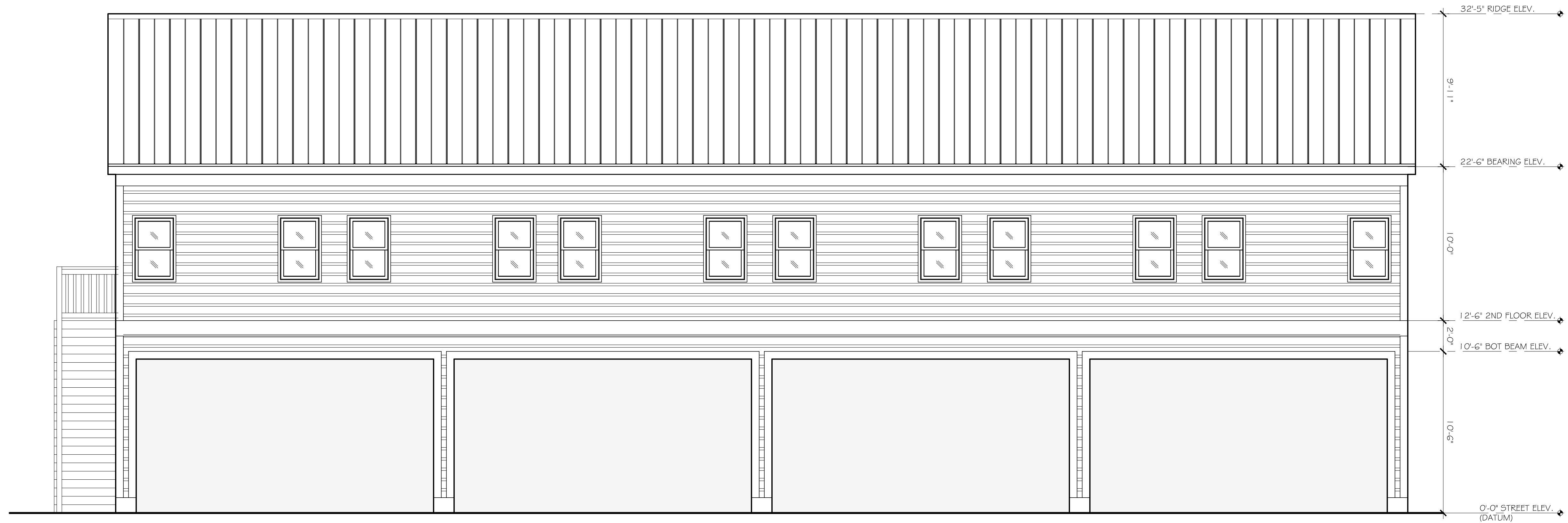
PAUL R. SEMMES, P.E.  
 Florida P.E. NO. 44137  
 May 1, 2014

REVISIONS	ORIGINAL
1	
2	
3	
4	
5	
6	

APARTMENT HOUSING  
 725 DUVAL STREET  
 KEY WEST, FL 33040  
 CONCEPTUAL SECOND LEVEL - UNIT FLOOR PLANS

GARY THE CARPENTER  
 800 SIMONTON STREET  
 KEY WEST, FL 33040

JOB NO.	131083
DRAWN	BTD
DESIGNED	PRS
CHECKED	PRS
QC SHEET	



1  
A-3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2  
A-3 PETRONIA STREET ELEVATION

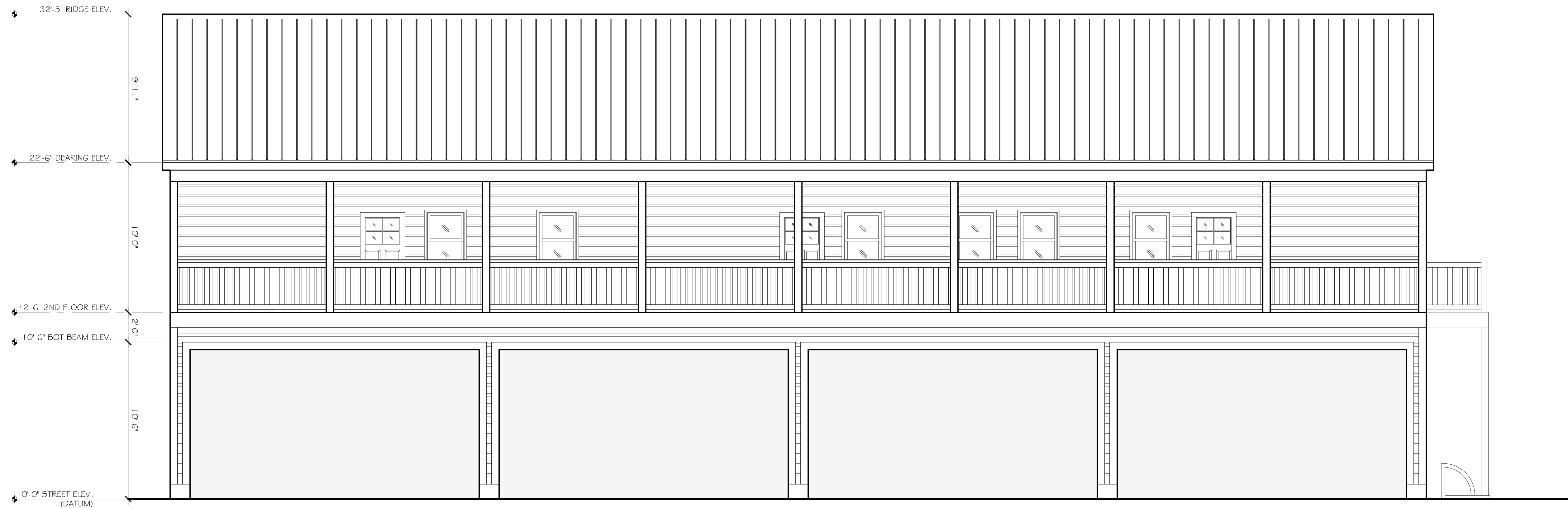
SCALE: 1/4" = 1'-0"

REVISIONS	ORIGINAL
1	
2	
3	
4	
5	
6	

APARTMENT HOUSING
725 DUVAL STREET
KEY WEST, FL 33040
CONCEPTUAL ELEVATIONS

GARY THE CARPENTER
800 SIMONTON STREET
KEY WEST, FL 33040

JOB NO.	131083
DRAWN	BTD
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-3



1  
A-4

DUPONT LANE ELEVATION

SCALE:1/4"=1'-0"



2  
A-4

SIDE ELEVATION

SCALE:1/4"=1'-0"

REVISIONS	ORIGINAL
1	
2	
3	
4	
5	
6	

APARTMENT HOUSING
725 DUVAL STREET
KEY WEST, FL 33040
CONCEPTUAL ELEVATIONS

GARY THE CARPENTER
800 SIMONTON STREET
KEY WEST, FL 33040

JOB NO.	131083
DRAWN	BTD
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-4

# **Property Appraiser Record Card**





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

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

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

## Property Record Card -

**Maps are now launching the new map application version.**

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

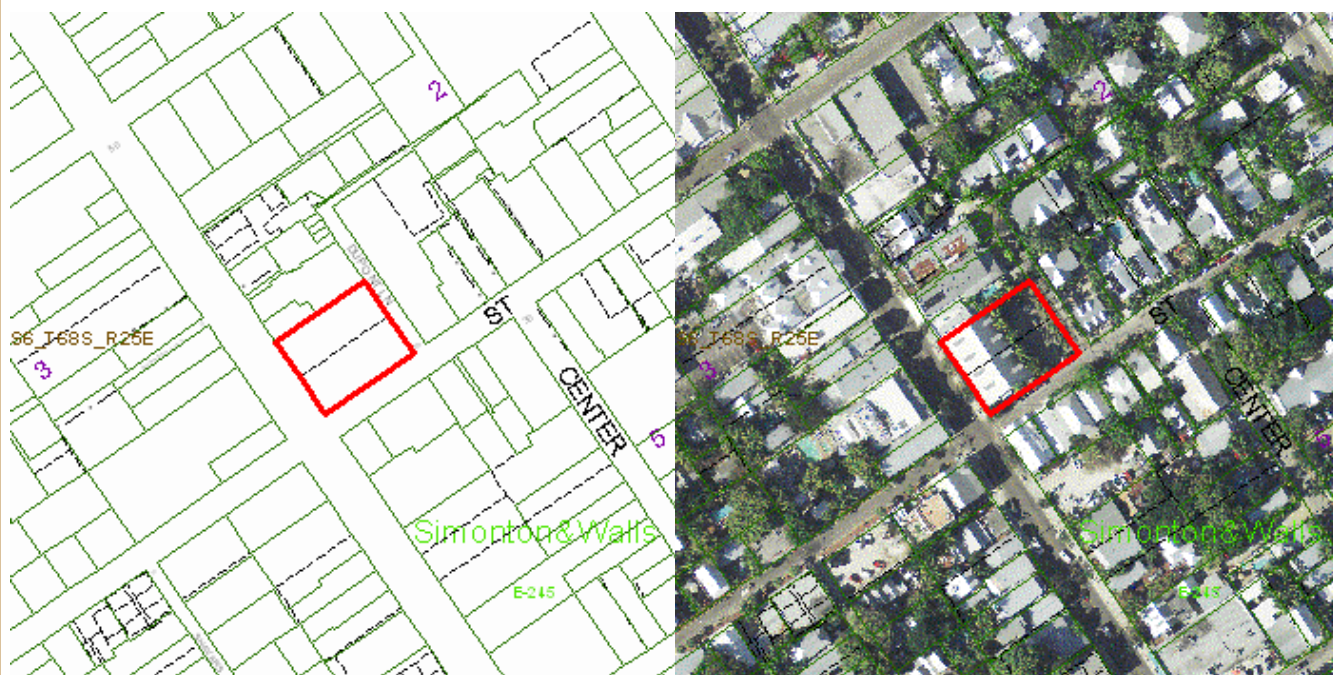
### Ownership Details

**Mailing Address:**  
 725 DUVAL STREET LLC  
 301 LINCOLN RD  
 MIAMI BEACH, FL 33139-3102

### Property Details

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

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------



100D - COMMERCIAL DRY

93

116

10,892.00 SF

## Building Summary

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

## Building 1 Details

Building Type  
 Effective Age 11  
 Year Built 1991  
 Functional Obs 0

Condition G  
 Perimeter 652  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 13  
 Grnd Floor Area 7,469

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

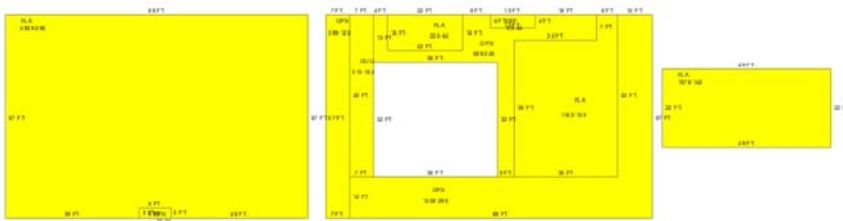
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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	OPX		1	1991					1,506
2	OUU		1	1991					315
3	OPX		1	1991					399
4	FLA		1	1991					1,182
5	OPX		1	1991					589

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

**Interior Finish:**

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

**Exterior Wall:**

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

**Misc Improvement Details**

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

**Appraiser Notes**

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

**Building Permits**

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

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

## Parcel Sales History

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

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

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