



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 18, 2013

Agenda Item: **Major Development Plan – 430 Duval Street (RE# 00006570-000000, AK# 1006807)** – A request for Major Development Plan approval for the reconstruction of 4,800 square feet of non-transient commercial floor area for property located in the HRCC-1 zoning district per Section 108-91(A)(2)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: A Major Development Plan approval to permit the reconstruction of the seventh floor, converting a meeting room and bar area into six individual day-spa spaces.

Applicant: Peter Pike, Architect

Property Owner: Spottswood Partners II Ltd.

Location: 430 Duval Street

Legal Description: RE#00006570-000000, AK#1006807

Zoning: Historic Residential Commercial Core (HRCC-1) zoning district

Background

The current seventh floor meeting room and bar were constructed in 1987. This is a popular location to view the sunset. Prior to that, there was a bar located at the southern end of the rooftop.

Proposed Development

The applicant is proposing to replace the existing meeting room and bar area with six day-spa spaces. The LDR's limit height in this district to 35 feet thus making the building legal non-conforming. The proposed spa units will be constructed within the three-dimensional footprint of the existing seventh floor structure. Per Section 122-28 (d), if a structure (or portion of a structure) is voluntarily destroyed to the extent that the reconstruction does not exceed 50 % of the assessed value of the property, variances to the non-conformity are not required.

Surrounding Zoning and Uses

The surrounding properties consist of commercial office and retail uses.

Process

HARC: May 14, 2013, Postponed
Development Review Committee: May 23, 2013
Planning Board Meeting: July 18, 2013
HARC: August 27, 2013, Tentative
City Commission Meeting: September 4, 2013, Tentative

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

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

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

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

Project Data: 430 Duval Street			
	Existing	Permitted/Required	Proposed
Zoning	HRCC-1	N/A	N/A
Lot Area	31,884 sf	15,000 sf	No Change
FAR	0.9	1.0	No Change
Building Coverage	82.6% %	50%	No Change
Impervious	100%	70%	No Change
Parking	91	161	No Change
Flood Zone	X	N/A	N/A
Front Setback	0.3'	0'	No Change
Rear Setback	2.5'	10'	No Change
Side Setback	0'	2.5'	No Change
Streetside Setback	0.7	0'	No Change

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

Potable Water Supply

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

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

$$650 \text{ gal/acre/day} * 0.73 \text{ acres [existing developed area]} = 475 \text{ gal/day}$$

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

$$650 \text{ gal/acre/day} * 0.73 \text{ acres [proposed developed area]} = 475 \text{ gal/day}$$

As the calculation for required potable water is based on acreage, the project as originally developed provided for adequate supply. The existing site is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA). FKAA has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

It should be noted that the renovations will likely reduce actual consumption on the site. The renovated space will include updated bathroom fixtures which have lower flow needs. Additionally, the existing bar will be eliminated.

Sanitary Sewer

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

Utilizing this level of service standard;

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

$$660 \text{ gal/acre/day} * 0.73 \text{ acres [existing developed area]} = 482 \text{ gal/day}$$

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

$$660 \text{ gal/acre/day} * 0.73 \text{ acres [proposed developed area]} = 482 \text{ gal/day}$$

As the calculation for required sanitary sewer is based on acreage, the project as originally developed provided for adequate supply. The current treatment plant has the potential capacity of 10 million gallons per day. At this time only 4.8 million gallons per day are currently utilized. The plant has the capacity to accommodate an addition to the original project.

Drainage

Section 94-69 of the City of Key West Code sets the drainage level of service standard as: i) post development runoff shall not exceed predevelopment runoff for a 25 year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall

must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

This proposed reconstruction will take place within the existing three-dimensional footprint thereby not requiring additional stormwater management.

Solid Waste

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

Utilizing this level of service standard;

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

$$6.37 \text{ lb/capita/day} * \text{Approximately 2 to 4 employees} = 25.48 \text{ lb/day}$$

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

$$6.37 \text{ lb/capita/day} * 12 \text{ employees} = 76.44 \text{ lb/day}$$

According to the City's General Services Division, the contract with Waste Management (WM) accounts for a 20 year "window" for waste processing at the Wheelabrator Waste to Energy site. There are other facilities in south Florida also owned by WM for continued use into the future.

Roadways/Trip Generation

Section 94-72 of the City of Key West Code sets the level of service standard for roads. This is a reconstruction project. There will be no increase in the number of hotel rooms. Further, as part of this proposed project, the applicant intends to eliminate the meeting room and bar thus lessening the potential traffic impacts. Further analysis is provided in the applicant's concurrency report.

Fire Protection

The space is required to be sprinkled. All additional Life Safety elements shall be in place before a final CO will be issued.

Other public facilities

A complete set of plans will be required for review to determine meter requirements and any System Development Charges.

Appearance, design and compatibility (Section 108-234)

Compliance with Chapter 102; Articles 111, IV and V

The portion of the property affected is not historic, However, the property is located within an historic district and thus subject to HARC review.

Compliance with Section 108-956

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

Chapter 110; Article II

Not applicable: no ground will be broken, thus no archeological materials will be disturbed.

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

The site is located in the HRCC-1 zoning district. Transient residential accommodations are typical of the area as are other commercial uses.

Appearance of site and structures (Section 108-236)

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

Appearance of site and structures (Section 108-278)

This project is a reconstruction of an existing rooftop facility. The appearance of the site and structure is being upgraded. Building elevation drawings are part of this application depicting the modifications and improvements.

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

Mechanical equipment will be located on the roofs of the proposed structure and screened from view.

Utility lines (Section 108-282)

Not applicable, the structure and its associated utilities are already extent.

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

There will be no manufacturing activity at the site.

Exterior Lighting (Section 108-284)

Any proposed lighting must comply with this section. The lighting plan shall provide for "Dark Sky" standards for new fixtures and modification of existing lighting.

Signs (Section 108-285)

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

Pedestrian sidewalks (Section 108-286)

Not applicable: the building is already served by existing City sidewalks.

Loading docks (Section 108-287)

Not applicable: there are existing loading areas.

Storage Areas (Section 108-288)

No outdoor storage is proposed.

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

The development, as it exists today has a legal non-conforming parking count.

Housing (Section 108-245)

The proposed development does not impact hurricane evacuation as these are to be renovated hotels, already included in the Hurricane Evacuation model.

Economic resources (Section 108-246)

The project will generate approximately \$1,400,000 in expenditure, 86% of which will be generated within the city.

Special Conditions (Section 108-247)

The application as submitted complies with the intent of the LDRs and the city's Comprehensive Plan in place at the time of the application submittal. The proposed development is not within any special zoning districts, adjacent to the airport or in proximity to waste treatment.

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

The applicant has submitted a construction schedule as part of this application. Building permits will be submitted after this approval has been obtained. Inspections will be performed as required by the Florida Building Code and the Key West Building Department.

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

Not applicable: this is the reconstruction of existing habitable space.

Request for modification, Section 108-517

Not applicable, landscaping is not required as a part of this application.

Off-street parking and loading (Article VII)

The site plan will not change as a result of this project.

Stormwater and surface water management (Article VIII)

Not applicable, this is the reconstruction of existing floor area.

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

The existing building is in FEMA flood zone X. Further, the portion of the building affected by this proposed reconstruction is on the seventh floor at an elevation of approximately 70 feet.

Utilities (Article IX)

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

RECOMMENDATION

The Planning Department recommends **approval** to the Planning Board.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR APPROVAL OF A
MAJOR DEVELOPMENT PLAN FOR
RECONSTRUCTION OF THE SEVENTH
FLOOR FROM A MEETING ROOM AND BAR
FOR CONVERSION INTO A SIX UNIT DAY-
SPA FOR PROPERTY LOCATED AT 430
DUVAL STREET (RE# 00006570-000000, AK#
1006807) PERSUANT TO SECTION 108-91
(A.) (2.) (b.) OF THE LAND DEVELOPMENT
REGULATIONS OF KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Historic Residential Commercial Core, Gulf Side (HRCC-1), zoning district; and

WHEREAS, Section 108-91 A(2.) (b.) of the Code of Ordinances requires Major Development Plans for the construction of 2,500 square feet of gross floor area or greater; and

WHEREAS, the applicant proposed the construction of approximately 4,800 square feet of floor area to be used as a six-space day-spa facility; and

WHEREAS, this **approval** of a Major Development Plan is consistent with the Land Development Regulations and the Comprehensive Plan; and

_____ Chairman

_____ Planning Director

WHEREAS, the recommendation of **approval** of the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

WHEREAS, the approval is consistent with the criteria in the Code; and

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

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

Section 2. That a Major Development Plan for the reconstruction of approximately 4,800 square feet of existing meeting room and bar area into six day-spa spaces per Section 108-91A.(2).(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission **approval** for property located at 430 Duval Street (RE# 00006570-000000, AK# 1006807), as shown on the attached plan set dated July 3, 2013.

Section 3. This Major Development Plan application recommended for **approval** to the City Commission, does 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

_____Chairman

_____Planning Director

property.

Section 4. 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 5. 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 18th day of July, 2013, authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

_____ Chairman

_____ Planning Director

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

draft

_____Chairman

_____Planning Director

Application

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address 430 Duval Street, Key West, FL 33040
- 2) Name of Applicant Peter Pike
- 3) Applicant is: Owner _____ Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 471 U.S. Highway 1
Key West, FL 33040
- 5) Applicant's Phone # 305.296.1692 Email _____
- 6) Email Address: pparchkw@aol.com; C/o Mary@owentrepanier.com
- 7) Name of Owner, if different than above Spottswood Partners II Ltd.
- 8) Address of Owner 500 Fleming Street, Key West, FL 33040
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HRCC-1 RE# 00006570-000000
- 11) Is Subject Property located within the Historic District? Yes No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting 05/14/13
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
The proposed project is to reconstruct the non-historic
portion of the top (7th) floor.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
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13) Has subject Property received any variance(s)? Yes _____ No _____

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

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

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, PETER PIKE, in my capacity as PRESIDENT
(print name) *(print position, president, managing member)*

of PIKE ARCHITECTS DBA PETER PIKE ARCHITECTS 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:

430 Duval Street, Key West, FL 33040

Street Address of subject property

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

A handwritten signature in black ink, appearing to read "Peter Pike".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 12, 2013 by
date

PETER PIKE
Name of Authorized Representative

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

A handwritten signature in black ink, appearing to read "Gerzale R. Curry Hill".

Notary's Signature and Seal

Gerzale R. Curry Hill
Name of Acknowledger typed, printed or stamped



Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Robert A. Spottswood, VICE PRES. as
Please Print Name of person with authority to execute documents on behalf of entity

VP General Partner of Spottswood Partners II, Ltd.
Name of office (President, Managing Member) Name of owner from deed

authorize PETER PIKE ARCHITECTS
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 4/4/2013 by
date

Robert A. Spottswood
Name of Authorized Representative

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

Patricia Gae Ganister
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Site Plans

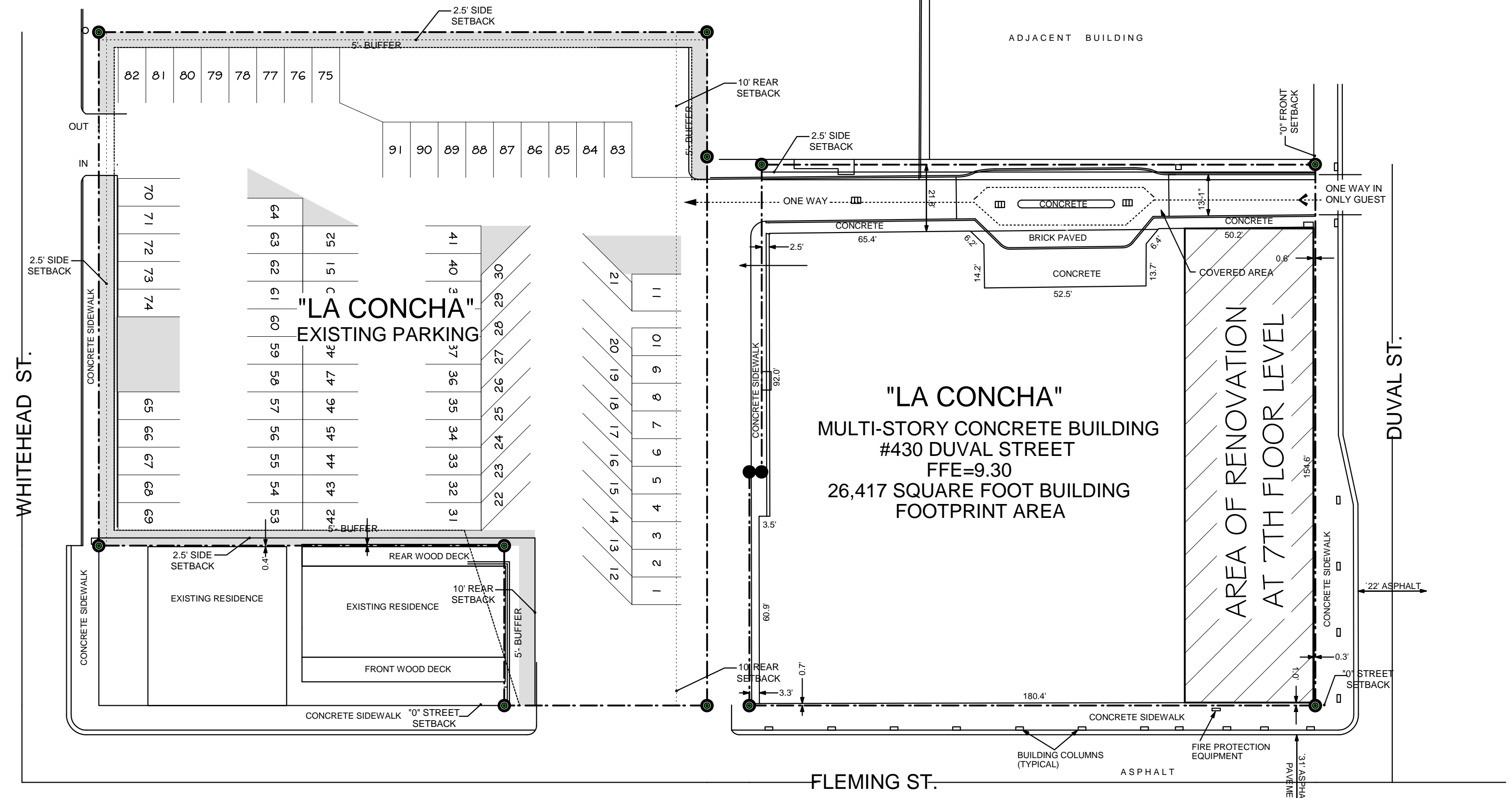
SCHEDULE OF DRAWINGS

ARCHITECTURAL	
SHEET #	TITLE
A-1	SITE PLAN, INDEX, REVISION LOG, PROJ. INFORMATION
A-2	EXISTING & PROPOSED ELEVATIONS
A-3	EXISTING & PROPOSED ELEVATIONS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXIST. & PROPOSED ELEVATIONS, EXIST. FLOOR PLAN
A-6	PROPOSED FLOOR & ROOF PLAN, & BUILDING SECTION
A-7	
A-8	
A-9	
A-10	
A-11	
A-12	
A-13	
A-14	
A-15	
A-16	
A-17	
A-18	
A-19	
A-20	
A-21	
A-22	
A-23	
A-24	
A-25	
A-26	

STRUCTURAL	
SHEET #	TITLE

MECHANICAL	
SHEET #	TITLE

ELECTRICAL	
SHEET #	TITLE



1 SITE PLAN
 A2 Scale: 1" = 30 ft

PLANNING SET 06-27-13 HARC SUBMITAL SET 06-27-13
 ROOF TOP SPA RENOVATIONS
CROWN PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

MAIN BUILDING BUILT UNDER
 FLORIDA BUILDING CODE ALLOWABLE HEIGHTS AND BUILDING AREAS TABLE 503

OCCUPANCY CLASS GROUP "A-2" ASSEMBLY
 TYPE CONSTRUCTION TYPE I - PROTECTED

ITEM	EXISTING	SBC TABLE 500	PROPOSED	REMARK
TYPE CONSTRUCTION	R-1	I PROTECTED, SPRINK.	I PROTECTED, SPRINK.	
MAX. HT IN FEET	UNLIMITED			
OCCUPANCY	RESIDENTIAL R-1			
MAX # STORIES	UNLIMITED			
MAX AREA PER 1000 SQ. FT.	UNLIMITED			

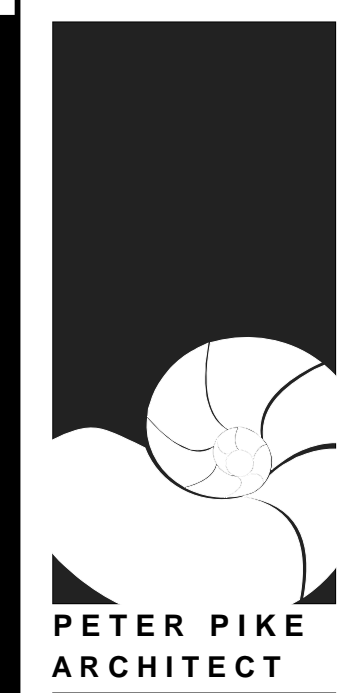
SITE DATA		409 DUVAL STREET		REFERENCE ONLY - MAIN BUILDING		NOTES:	
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK			
DISTRICT (STRUCTURE)	HRCC-1	HRCC-1	HRCC-1	SUBJECT PROPERTY	ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER		
DISTRICT (PARKING)	HRO	HRO	HRO	SUBJECT PROPERTY			
SITE AREA (STRUCTURE)	31,984 SQ. FT. (.73 ACRE)	4,000 SQ. FT. MIN	31,984 SQ. FT. (.73 ACRE)				
SITE AREA (PARKING)	36,506 SQ. FT. (.84 ACRE)		36,506 SQ. FT. (.84 ACRE)				
MINIMUM WIDTH	175.9'	40'	EXISTING TO REMAIN				
MINIMUM DEPTH	180.0'	100'	EXISTING TO REMAIN				
IMPERVIOUS RATIO	1.00%	70%	EXISTING TO REMAIN				
BUILDING AREA	26,417 SQ. FT. FOOTPRINT		EXISTING TO REMAIN				
LOT COVERAGE	82.5%	50%	EXISTING TO REMAIN				
SETBACKS							
FRONT	0.3' TO 0.6'	NONE	EXISTING TO REMIAN				
REAR	2.5' TO 3.3'	10.0'	EXISTING TO REMIAN				
SIDE	0	2.5'	EXISTING TO REMIAN				
STREET SIDE	0.7' TO 1.0'	NONE	EXISTING TO REMIAN				
BUILDING HEIGHT	EXISTING 96.6' (MAX.)	35'	82.5'	SUBJECT STRUCTURE			

OWNER REPRESENTATIVE:
 REMINGTON DEV. CORP
 14180 DALLAS PKWY, SUITE 700
 DALLAS, TX. 75240

PROJECT APPROVALS:		
ITEM	APPROVAL #	DATE
DEVELOPMENT REVIEW COMMITTEE	MEETING HELD	5-23-13
H.A.R.C.	POSTPONED	05-14-13
PLANING BOARD		07-18-13
CITY COMMISSION	TBA	XXXXXX

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING
 FBC 2007
 A.S.C.E. 07-10 REGULATIONS
 LIVE LOAD 40 p.s.f.
 WIND LOAD 180 M.P.H.

ARCHITECT SEAL
 PETER PIKE



PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 KEY WEST, FLA. 33040
 305-296-1692

RENOVATIONS
CROWN PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

DRAWING TITLE:
 SITE PLAN / PROJECT NOTES
 PROJECT CALCS.

PROJECT NUMBER:
 DRAWN: KM/AO
 CHECKED: PMP
 DATE: 07-03-13

SHEET #
A-1
 OF

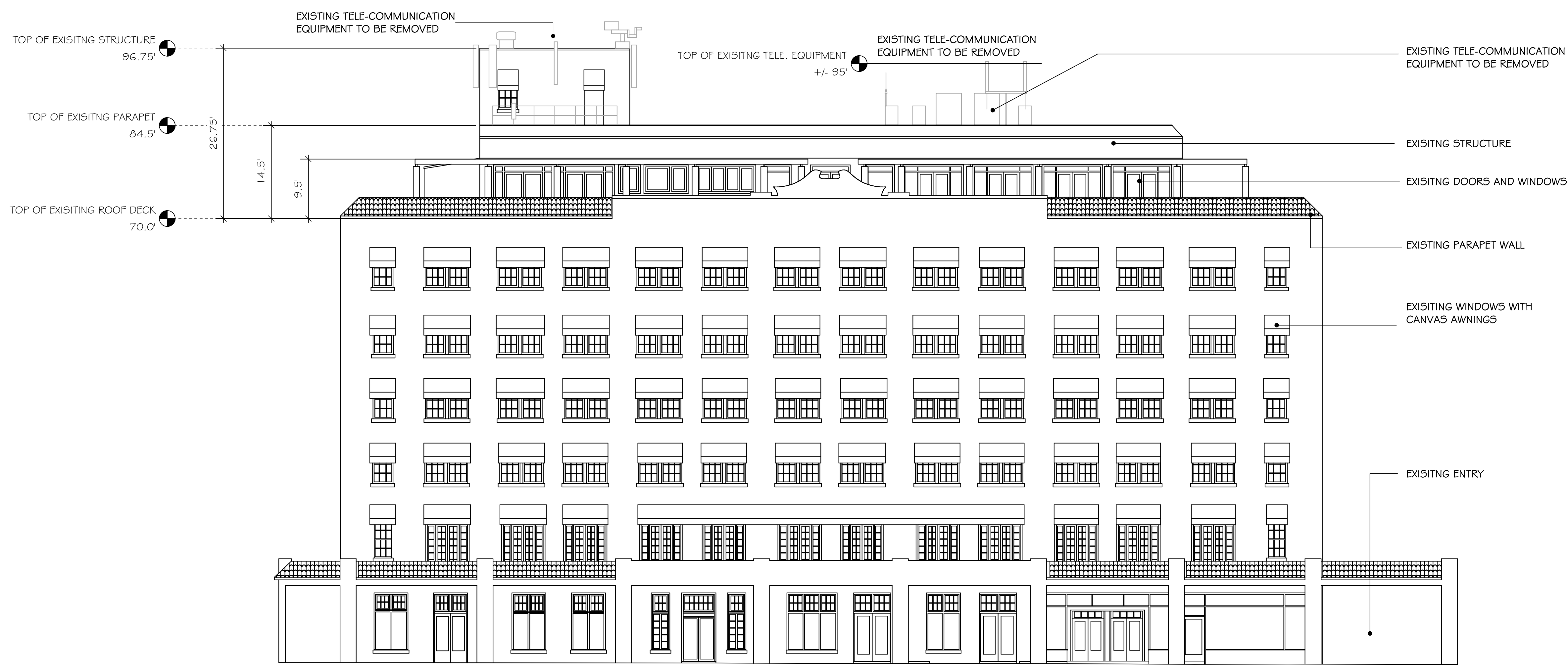
Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies. These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.

D

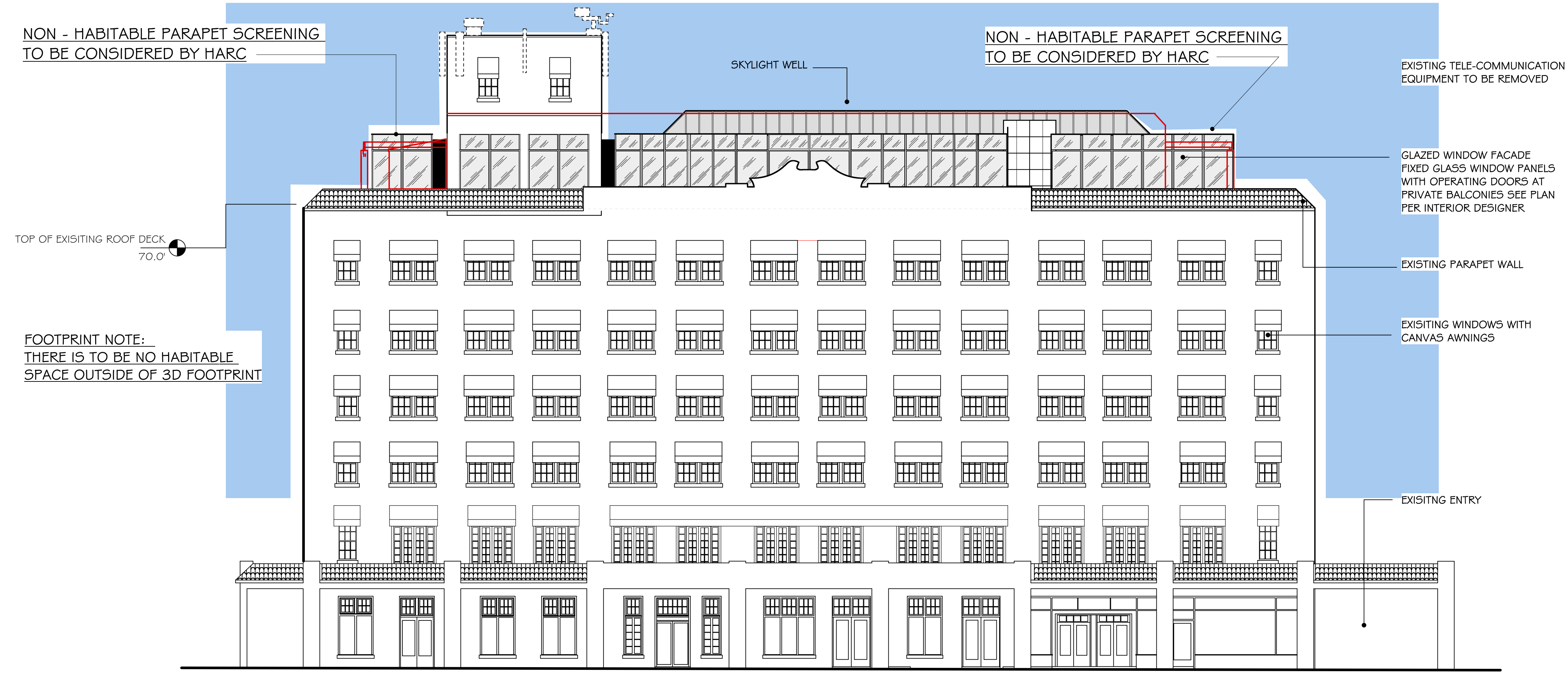
C

B

A



2 EXISTING NORTH-EAST ELEVATION
A-2 Scale: 1" = 10 ft



1 PROPOSED NORTH-EAST ELE.
A-2 Scale: 1" = 10 ft

PLANNING SET 07-03-13

PROJECT:

RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:

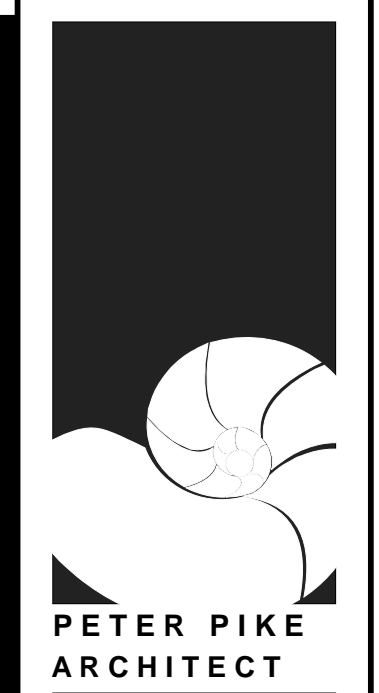
PROPOSED & EXISTING
ELEVATIONS

PROJECT NUMBER:

DRAWN: KM/AO
CHECKED: PMP
DATE: 07-03-13

SHEET #
A-2
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies. These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

7

6

5

4

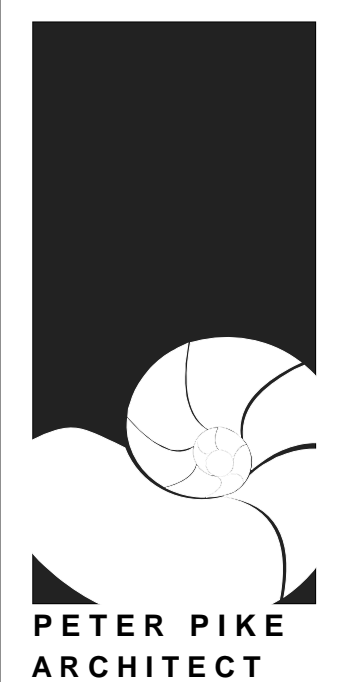
3

2

1

REVISIONS: DATE

75% DD SET



PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS

PROJECT NUMBER:
DRAWN: KM/AO
CHECKED: PMP
DATE: 07-03-13

SHEET #
A-3
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

EXISTING TELE-COMMUNICATION
EQUIPMENT TO BE REMOVED

EXISTING TELE-COMMUNICATION
EQUIPMENT TO BE REMOVED

EXISTING STRUCTURE

EXISTING DOORS AND WINDOWS

EXISTING PARAPET WALL

EXISTING WINDOWS WITH
CANVAS AWNINGS

EXISTING ENTRY

2 EXISTING NORTH-WEST ELEVATION
A-3 Scale: 1" = 10 ft

NON - HABITABLE PARAPET SCREENING
TO BE CONSIDERED BY HARC

GLAZED WINDOW FACADE
FIXED GLASS WINDOW PANELS
WITH OPERATING DOORS AT
PRIVATE BALCONIES SEE PLAN
PER INTERIOR DESIGNER

EXISTING WINDOWS WITH
CANVAS AWNINGS

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-G.

1 PROPOSED NORTH-WEST ELEVATION
A-3 Scale: 1" = 10 ft

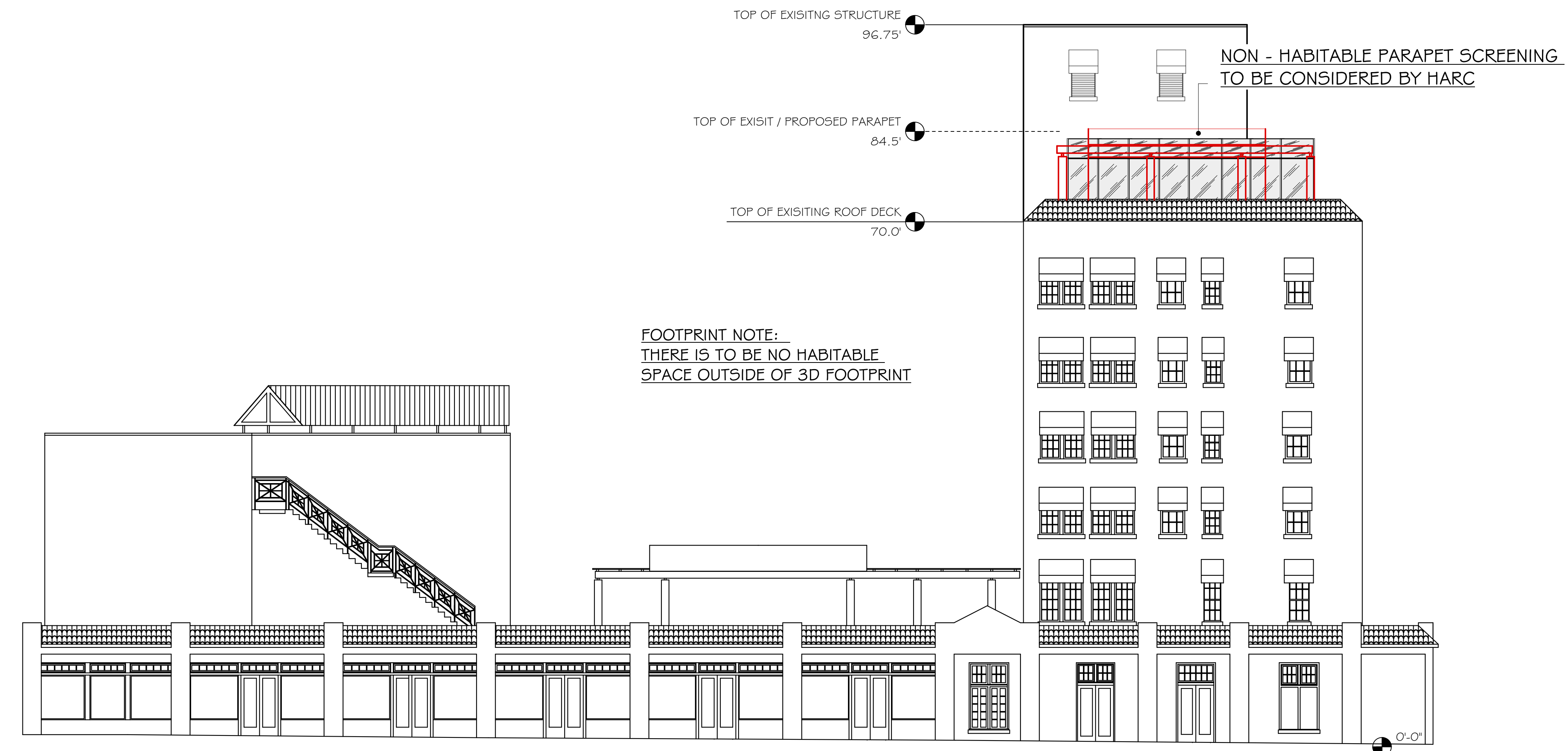
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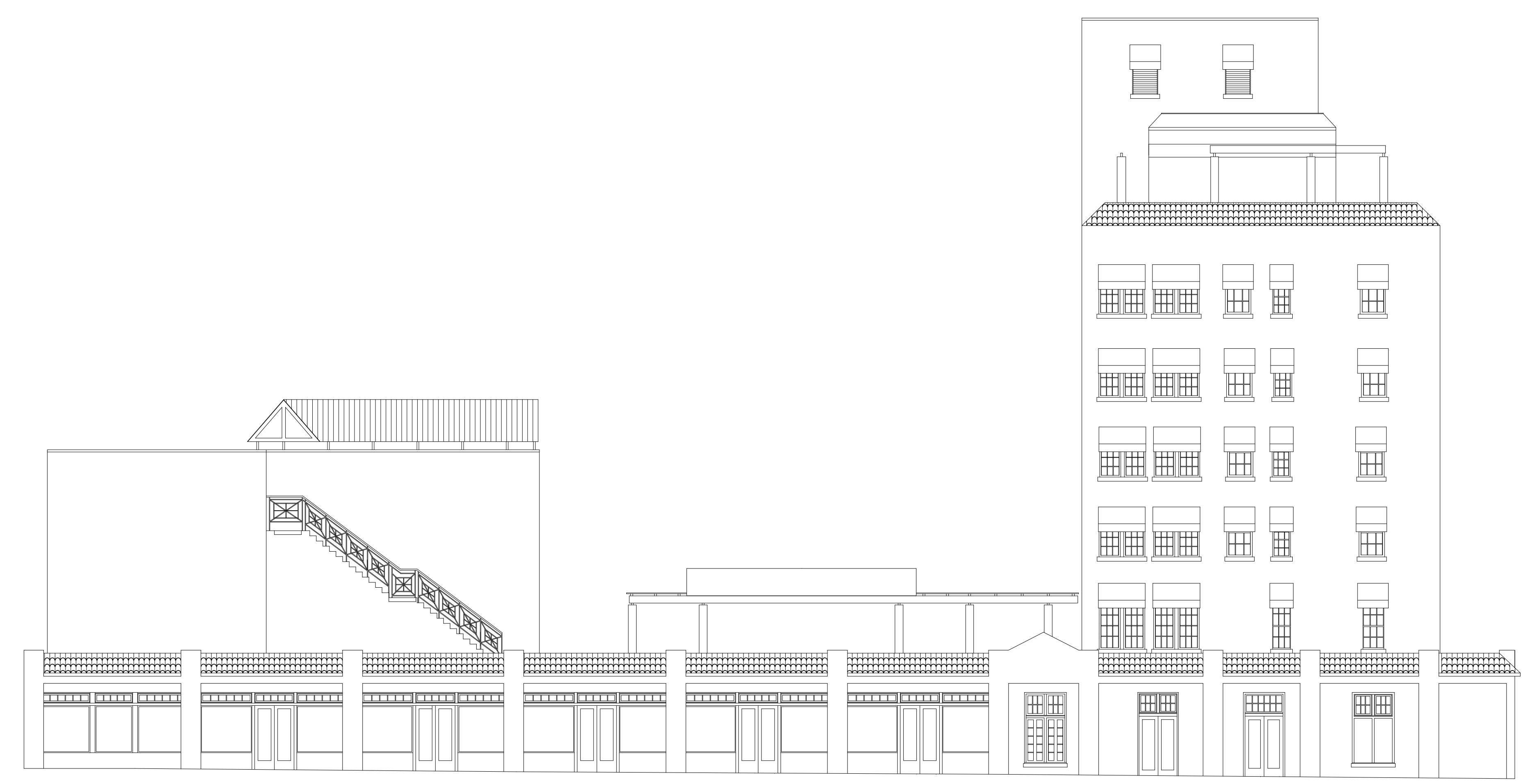
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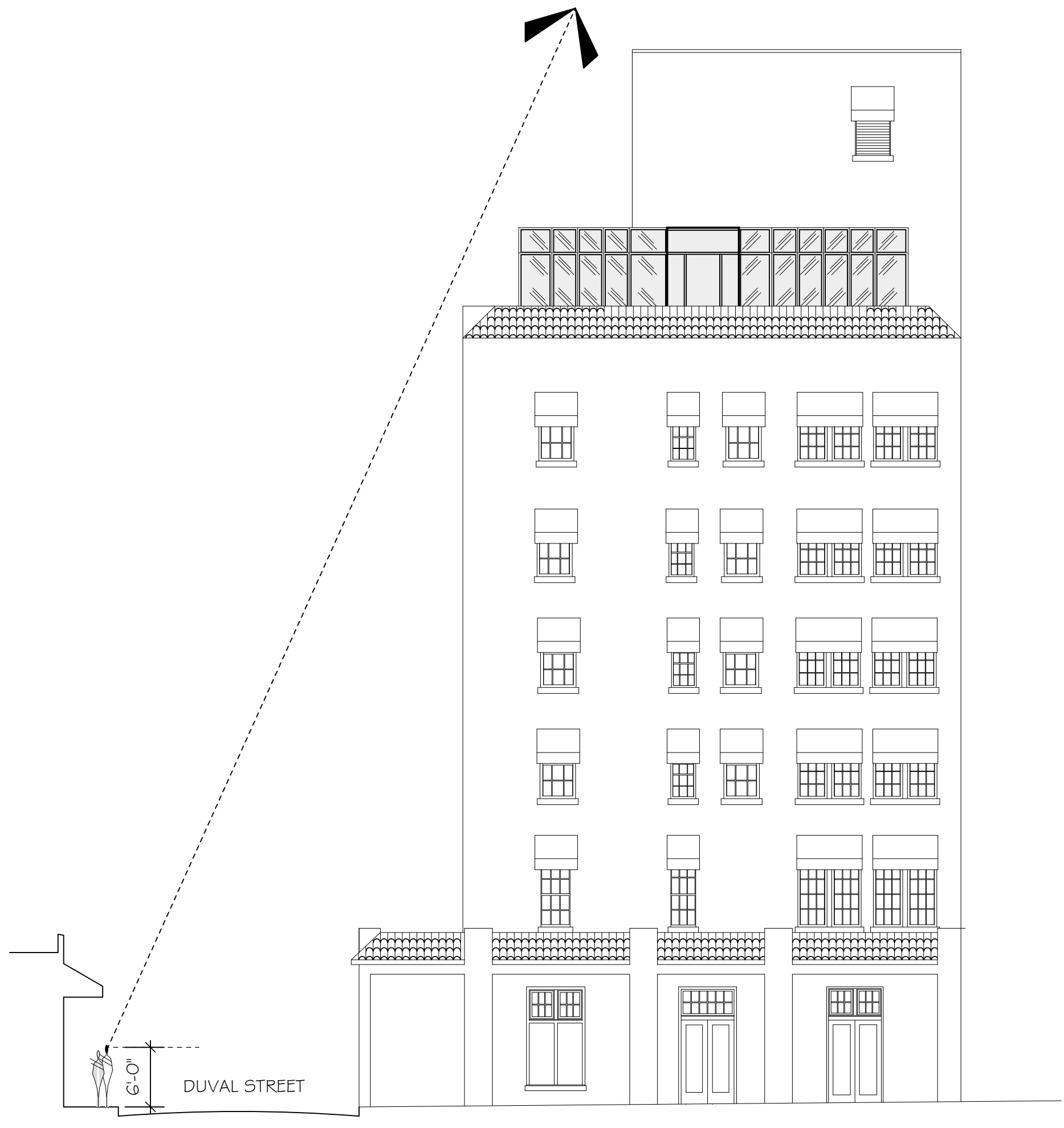


1 PROPOSED SOUTH-EAST ELEVATION
A-4 Scale: 1" = 10 ft

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SMT. A-6.



2 EXISTING SOUTH-EAST ELEVATION
A-4 Scale: 1" = 10 ft



3 DUVAL SIGHT LINE
A-4 Scale: 1" = 10 ft

PLANNING SET 07-03-13

PROJECT:
 RENOVATIONS
CROWNE PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

DRAWING TITLE:
 PROPOSED & EXISTING
 ELEVATIONS

PROJECT NUMBER:

DRAWN: KM/AO
CHECKED: PMP
DATE: 07-03-13

SHEET #
A-4
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies. These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.

REVISIONS:	DATE
75% DD SET	

PETER PIKE ARCHITECT

471 US HIGHWAY 1
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:

RENOVATIONS
CROWNE PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

DRAWING TITLE:

PROPOSED & EXISTING
 ELEVATIONS &
 EXIST. FLOOR PLAN

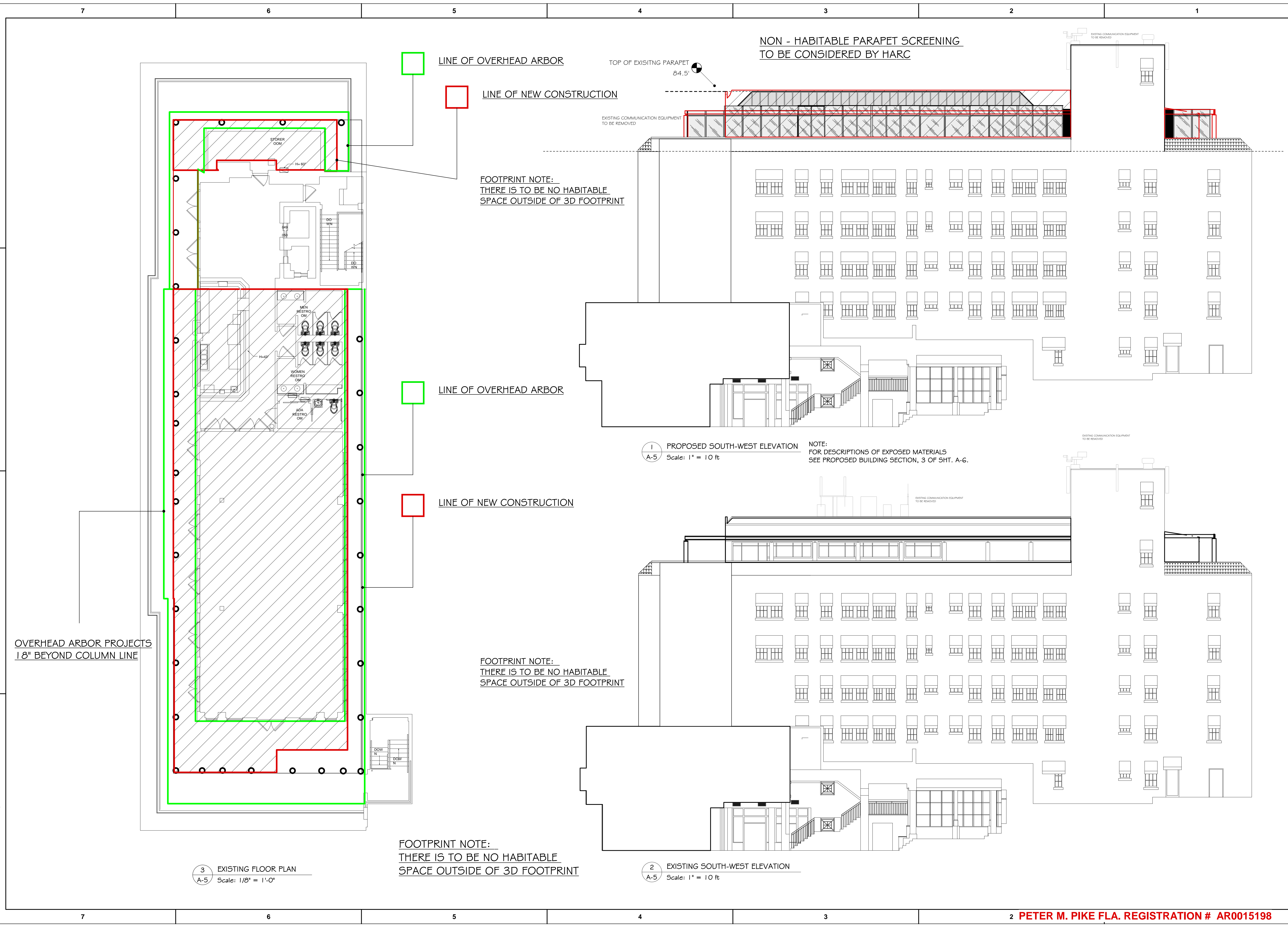
PROJECT NUMBER:

DRAWN: KM/AO
 CHECKED: PMP
 DATE: 07-03-13

SHEET #

A-5
 OF
 5

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.



NON - HABITABLE PARAPET SCREENING
 TO BE CONSIDERED BY HARC

LINE OF OVERHEAD ARBOR

LINE OF NEW CONSTRUCTION

TOP OF EXISTING PARAPET
 84.5'

EXISTING COMMUNICATION EQUIPMENT
 TO BE REMOVED

FOOTPRINT NOTE:
 THERE IS TO BE NO HABITABLE
 SPACE OUTSIDE OF 3D FOOTPRINT

LINE OF OVERHEAD ARBOR

LINE OF NEW CONSTRUCTION

1 PROPOSED SOUTH-WEST ELEVATION
 A-5 Scale: 1" = 10 ft

NOTE:
 FOR DESCRIPTIONS OF EXPOSED MATERIALS
 SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-6.

FOOTPRINT NOTE:
 THERE IS TO BE NO HABITABLE
 SPACE OUTSIDE OF 3D FOOTPRINT

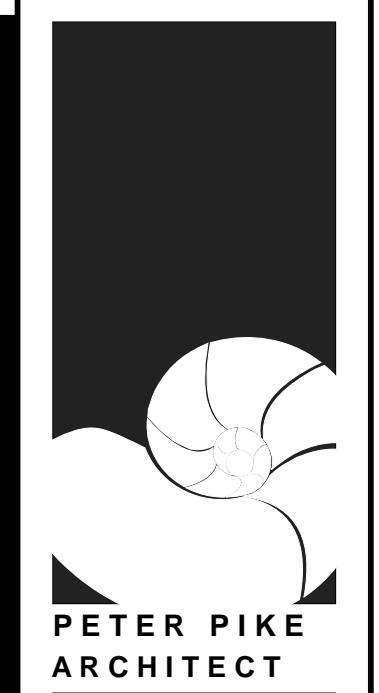
FOOTPRINT NOTE:
 THERE IS TO BE NO HABITABLE
 SPACE OUTSIDE OF 3D FOOTPRINT

2 EXISTING SOUTH-WEST ELEVATION
 A-5 Scale: 1" = 10 ft

3 EXISTING FLOOR PLAN
 A-5 Scale: 1/8" = 1'-0"

OVERHEAD ARBOR PROJECTS
 1.8" BEYOND COLUMN LINE

PLANNING SET 07-03-13



PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED FLOOR PLAN,
ROOF PLAN, & BUILDING
SECTION

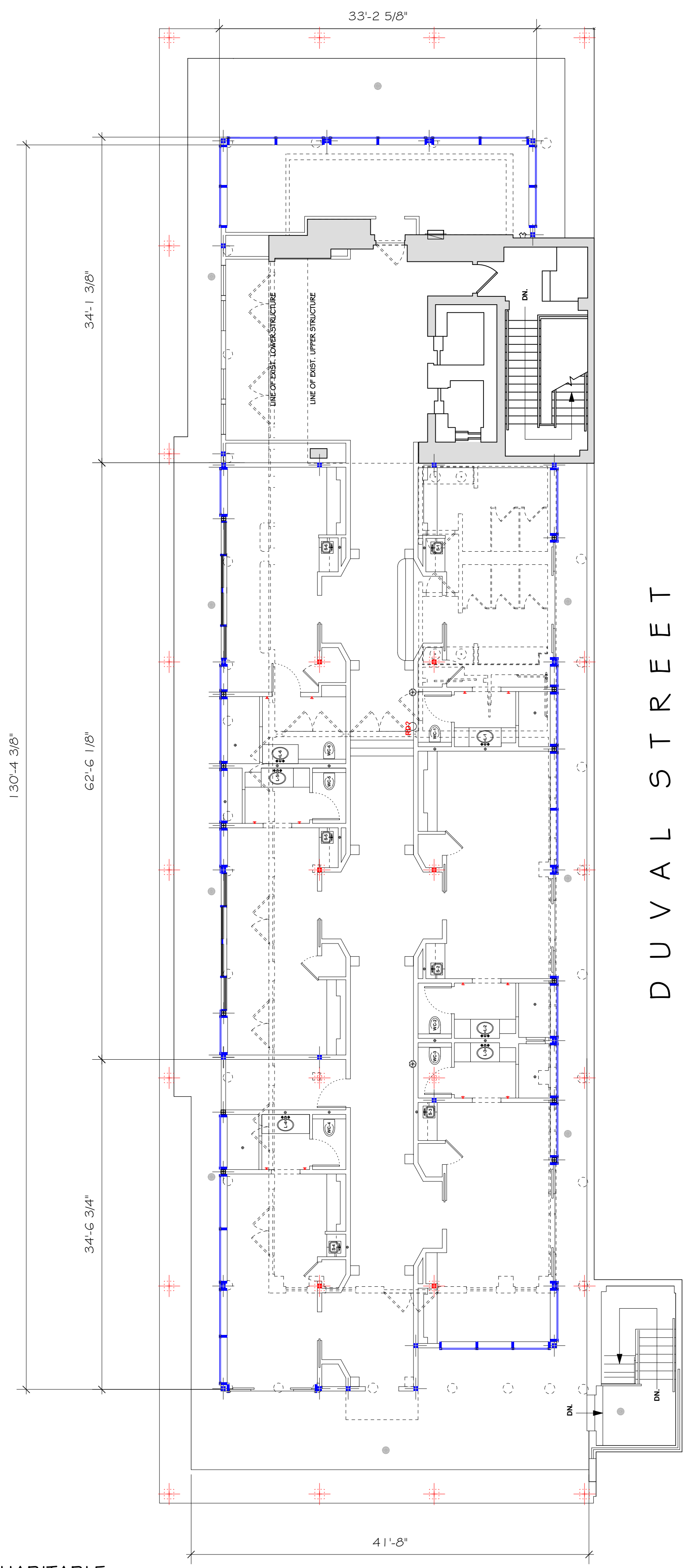
PROJECT NUMBER:

DRAWN: KM/AO
CHECKED: PMP
DATE: 07-03-13

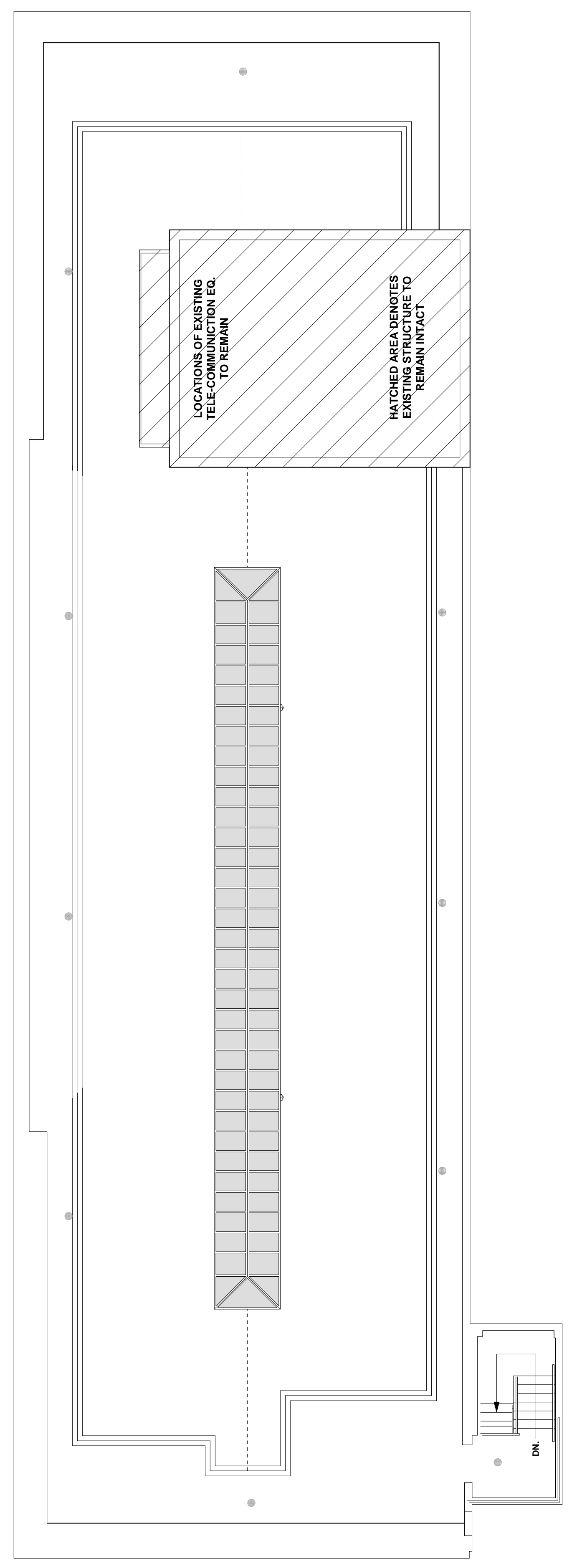
SHEET #
A-6
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

PLANNING SET 07-03-13

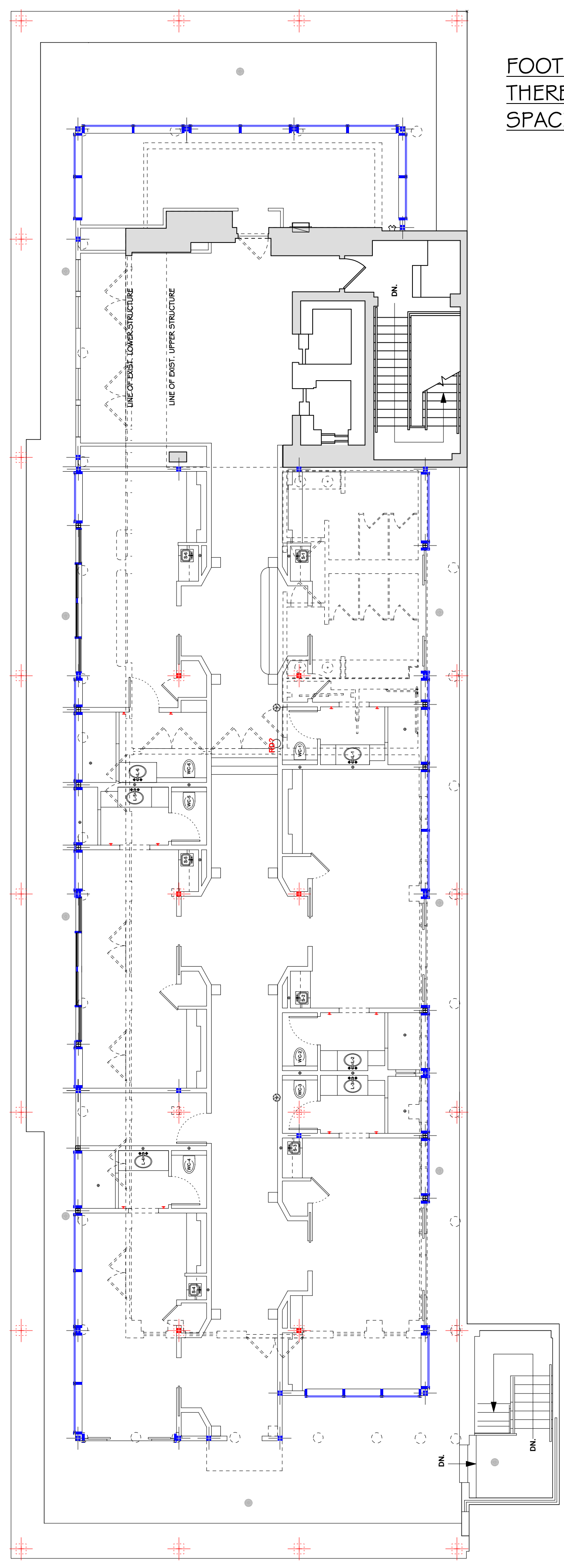


1 PROPOSED FLOOR PLAN 06-19-13
Scale: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT



3 PROPOSED W/ EXIST. OVERLAY
Scale: 1/8" = 1'-0"
NOTE:
EXISTING STRUCTURE SHOWN DASHED.

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

D

C

B

A

D U V A L S T R E E T

Additional Information



Project Analysis

The following is complete analysis of the proposed project including development plan and approval criteria.

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

- Name of Development
- Name of Owner/ Developer
- Scale
- North arrow
- Preparation and revisions 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 and architects, 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

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

Owner: Spottswood Partners II Ltd.
 Authorized Agent: Peter Pike Architects
 Engineer: Perez Engineering & Development, Inc.
 Architect: Peter Pike Architect, Inc.
 Surveyor:
 Landscape Architect: No Change Proposed
 Legal and Equitable Owners: Spottswood Partners II, Ltd
 Remington Development Corporation

Project Description (Sec. 108-229):

Issue	Existing	Proposed
Zoning	Spilt - HRCC-1 & HRO	No Change
Project Site Size: <i>HRCC-1 Portion</i>	31,984 sq. ft.	No Change
<i>HRO Portion</i>	36,506 sq. ft.	No Change
Legal Description	See attached	No Change

Building Size	7-story	No Change
Floor Area Ratio	1.06	No Change
Lot Coverage	82.6%	No Change
Impervious Surface	100.0%	No Change
Pervious Surface	0.0%	No Change
Landscape Areas	0.0%	No Change
Parking Spaces	0.0%	No Change
Delineation of Location of Existing and Proposed Structures	91	No Change
Development Type	Please see attached Plans	Please see attached Plans
Setbacks: Front	Hotel – 160 units	No Change
Street Side	0.3 ft. to 0.6 ft.	No Change
Side	0.7 ft. to 1.0 ft.	No Change
Rear	0.0	No Change
	2.5 ft. to 3.3 ft.	No Change

SITE DATA 409 DUVAL STREET REFERENCE ONLY - MAIN BUILDING				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT (STRUCTURE)	HRCC-1	HRCC-1	HRCC-1	SUBJECT PROPERTY
DISTRICT (PARKING)	HRO	HRO	HRO	
SITE AREA (STRUCTURE)	31,984 SQ. FT. (.73 ACRE)	4,000 SQ.FT MIN	31,984 SQ. FT. (.73 ACRE)	SUBJECT PROPERTY
SITE AREA (PARKING)	36,506 SQ. FT. (.84 ACRE)		36,506 SQ. FT. (.84 ACRE)	
MINIMUM WIDTH	175.9'	40'	EXISTING TO REMAIN	
MINIMUM DEPTH	180.0'	100'	EXISTING TO REMAIN	
IMPERVIOUS RATIO	100%	70%	EXISTING TO REMAIN	
BUILDING AREA	26,417 SQ. FT. FOOTPRINT		EXISTING TO REMAIN	
LOT COVERAGE	82.5%	50%	EXISTING TO REMAIN	
SETBACKS				
FRONT	0.3' TO 0.6'	NONE	EXISTING TO REMIAN	
REAR	2.5' TO 3.3'	10.0'	EXISTING TO REMIAN	
SIDE	0	2.5'	EXISTING TO REMIAN	
STREET SIDE	0.7' TO 1.0'	NONE	EXISTING TO REMIAN	
BUILDING HEIGHT	EXISTING 96.6' (MAX.)	35'	82.5'	SUBJECT STRUCTURE

Other Project Information (Sec. 108-230):

1. The proposed construction will not inhibit the existing remaining operations on site.
2. The target date for commencement shall follow entitlement approvals as quickly as possible.
3. Expected date of completion is November 1, 2013.
4. The proposed Development Plan is contained herewith.

5. The proposed development is to convert an accessory use from one permitted use to another. The non-historic 7th floor meeting room will be demolished and rebuilt as a six treatment-room day spa.
6. Project is not a planned unit development.
7. The project site is located within the X-Zone.
8. This project is not located in an environmentally sensitive area.

Residential Developments (Sec. 108-231):

This project does not include any residential development.

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West or as otherwise required by the Planning Director.

Schedule and Process:

The following development approval schedule and process is anticipated:

La Concha – 430 Duval St. Major Development Plan	April				May				June				July				August			
	Week				Week				Week				Week				Week			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Attend HARC					14															
Attend DRC								23												
Attend Planning Board											20				18					
Attend City Commission													2		16		6			

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

1. As demonstrated by the Concurrency Analysis below and 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. Based on Sec. 94-68 sets the level of service for residential potable water for nonresidential development at 650 gal/acre/day. The potable water demand is estimated to be 1,020.50 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 FCAA and the City of Key Wests 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 flow is anticipated to be 1036.20 gal/day at the end of this single-phase development plan based on the average daily flow rate of 660 gal/day/acre as per Sec. 94-68 of the Key West City Code.

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. A storm water management plan will be submitted at the request of DRC or as otherwise directed by the Planning Director.
5. Solid waste (i.e. construction debris) generated by the project will be handled by a licensed waste hauler.
6. Potential Trip Generation:

ITE Category	Week Day		Saturday		Sunday	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Hotel (ITE #310)	8.17 trips / room		8.19 trips / room		5.95 trips / room	
	1307 ¹	1307 ²	1,310	1,310	952	952

7. The City of Key West's adopted level of service for recreational infrastructure is not affected by commercial development.
8. Fire hydrant locations in relation to the building will be determined as per DRC direction or as otherwise required by the Planning Director.
9. No reclaimed water will be utilized on the site.
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.

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

The project site is located in both the HRCC-1 (existing structure) and HRO (parking lot) zoning districts. HRCC-1 is the Historic Residential Commercial Core Duval Street Gulfside District. This district incorporates the City's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, restaurants, lounges, bars and various transient accommodations. The use of this site is not changing. The project proposes the demolition and rebuilding of existing non-historic floor area.

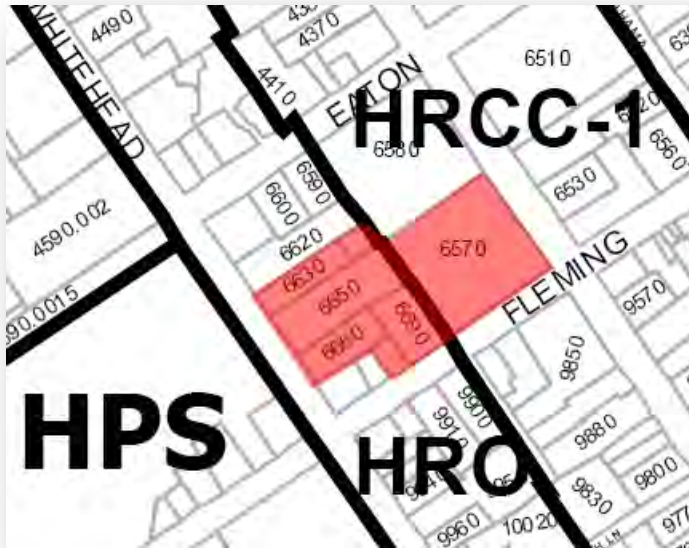
The HRO district is the Historic Residential/Office District. This District accommodates business and professional offices as well as residential structures. The parking lot of

¹ Based on 160 rooms

² Based on half the existing GFA (9,346 sq. ft.)

this development lies in the HRO district, which is a permitted use in this district. The use of this site is not changing.

Vicinity Map:



HARC Review is scheduled to occur on 05/14/13.

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.

Site Plan (Sec. 108-237):

Site plan of proposed development is attached.

Architectural Drawings (Sec. 108-238):

Architectural drawings are attached.

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):

A survey of the site is attached.

Soil Survey (Sec 108-241):

There is no soil survey required as the proposed development is the roof of an existing structure.

Environmentally Sensitive Areas (Sec. 108-242):

This parcel is not located within a floodplain, floodway or drainage way, wetland, open water, upland wildlife habitat, or coastal high hazard area.

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

This project is contained within the existing building on the site and has no impact on native habitat, soil erosion, fresh water lens protection, flood damage, or native vegetation.

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

No changes to on-site and off-site parking and vehicular, bicycle, or pedestrian circulation is required or proposed.

Housing (Sec 108-245):

This project includes no residential development and is therefore expected to have no impact on hurricane evacuation.

Economic Resources (Sec 108-246):

Trepanier & Associates, Inc. has contacted the Monroe County Property Appraiser's office to seek assistance in estimating the average ad valorem tax yield from the proposed project. It is unclear whether the ad valorem tax yield will increase as a result of this project.

The estimated expenditure of this single-phase project is \$1,400,000.00 and approximately 86% of that is to be spent in the City of Key West.

Special Considerations (Sec 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.

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 expected to commence as soon as possible.

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port

Scope (Sec 108-276):

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

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

The use associated with this project is an Accessory Use

Accessory use means a use that is clearly incidental to the principal use, that is subordinate in area, extent or purpose to the principal use and that contributes to the comfort, convenience or necessity of the principal use, and that is located on the same lot with such

principal building or use. In a residential district, the accessory use shall not be nonresidential in character.

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

The appearance of this structure has been designed for the purpose of creating a pleasing and harmonious overall environment. It will in no way detract from the surrounding properties.

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

All mechanical equipment will be located on the roof of the proposed structure and screened per HARC approval in compliance with Section 108-279.

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

No 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):

This project is not new construction. Existing utilities shall be utilized.

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

All commercial-retail activities will take place within the enclosed building. No outdoor storage or display is 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):

Proposed signage will be harmonious with the urban design theme of the project, will be aesthetically pleasing and reinforce good principles and practices of design.

Pedestrian sidewalks (Section 108-286):

No sidewalks are proposed.

Loading docks (Section 108-287):

No loading docks are required.

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:

No change to existing open space, screening, buffers and landscaping is proposed.

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 since all proposed development is on the roof of an existing structure.

Storm water and Surface Water Management (Article VIII):

No changes are proposed to the existing storm water management system.

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

The proposed project is located in the X Flood Zone³. All FEMA requirements shall be met.

Utilities (Article IX):

Electrical service shall be provided by Keys Energy. The proposed development project will use existing utility mains for potable and sewer water as shown in the concurrency management report.

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 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 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 standards⁴."

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

³ Monroe County Property Record Card

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

- i) Existing capacity required based on site size: 1,020.50 gal/day

The total capacity required for nonresidential use on 1.57 acres is:

$$650 \text{ gal/acres/day} \times 1.57 \text{ acres} = 1,020.50 \text{ gal/day}$$

- ii) Proposed capacity required based on site size: 1020.50 gal/day

The total capacity required for nonresidential use on 1.57 acres is:

$$650 \text{ gal/acres/day} \times 1.57 \text{ acres} = 1,020.50 \text{ gal/day}$$

- iii) Existing capacity required based on floor area: 1111.50 gal/day

The total capacity required for nonresidential use on 1.71 acres is:

$$650 \text{ gal/acres/day} \times 1.71 \text{ acres} = 1111.50 \text{ gal/day}$$

- iv) Proposed capacity required based on floor area: 1111.50 gal/day

The total capacity required for nonresidential use 1.71 acres is:

$$650 \text{ gal/acres/day} \times 1.71 \text{ acres} = 1111.50 \text{ gal/day}$$

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

FKAA Supply Capacity:

The Florida Keys Aqueduct Authority ("FKAA") has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022⁵. 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

⁵ Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

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 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 residential sanitary sewer at 100 gal/capita/day and nonresidential sanitary sewer at 660 gal/acre/day.

- i) Existing capacity required based on site size: **1,036.20 gal/day**

The total capacity required for nonresidential use on 1.57 acres is:

$$660 \text{ gal/acres/day} \times 1.57 \text{ acres} = 1,036.20 \text{ gal/day}$$

- ii) Proposed capacity required based on site size: **1,036.20 gal/day**

The total capacity required for nonresidential use on 1.57 acres is:

$$660 \text{ gal/acres/day} \times 1.57 \text{ acres} = 1,128.60 \text{ gal/day}$$

- iii) Existing capacity required based on floor area: **1,128.60 gal/day**

The total capacity required for nonresidential use on 1.71 acres is:

$$660 \text{ gal/acres/day} \times 1.71 \text{ acres} = 1,128.60 \text{ gal/day}$$

- iv) Proposed capacity required based on floor area: **1,128.60 gal/day**

The total capacity required for nonresidential use on 1.71 acres is:

$$660 \text{ gal/acres/day} \times 1.71 \text{ acres} = 1,128.60 \text{ gal/day}$$

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 utilized⁶. 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 impacted⁷."

No Residential Development 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 impacted⁸."

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.

- i) Existing capacity required: **758 lbs/day**

The total capacity required for the nonresidential use of 119 employees⁹ is:

$$6.37 \text{ lb/capita/day} \times 119 \text{ employees} = 758 \text{ lbs/day}$$

- ii) Proposed capacity required: **758 lbs/day**

The total capacity required for the nonresidential use of **119** employees is:

⁶ Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

⁷ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

⁸ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

⁹ APA Planner's Estimating Guide, (table 4-11) was used to estimate employment numbers for existing uses.

6.37 lb/capita/day x 119 employees = 758 lbs/day

Waste Management has more than enough capacity to handle the increase¹⁰.

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 drainage¹¹”

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

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 improvements¹².”

ITE Category	Week Day		Saturday		Sunday	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Hotel (ITE #310)	8.17 trips / room		8.19 trips / room		5.95 trips / room	
	1307 ¹³	1307 ¹⁴	1,310	1,310	952	952

This site is located on Duval Street. Duval Street is not a constrained street according to City of Key West Code Section 94-72.

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 Per January 25, 2010 memo from Jay Gewin, City of Key West (Exhibit V)
¹¹ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues
¹² The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues
¹³ Based on 160 rooms
¹⁴ Based on half the existing GFA (9,346 sq. ft.)

Exhibit I

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



Jeb Bush
Governor

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

Lillian Rivera, RN, MSN, Administrator

PERMITTEE:

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

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

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

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

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

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

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

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



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

"A"

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

GENERAL CONDITIONS:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

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

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

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

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

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

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

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

13. This permit also constitutes:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

SPECIFIC CONDITIONS:

1. The applicant is responsible for retaining the engineer of record in the application for supervision of the construction of this project and upon completion, the engineer shall inspect for complete conformity to the plans and specifications as approved.
2. All concrete coatings/admixtures, liners, grouts, hoses, tubings, and protective paints and coatings shall be listed by the National Sanitation Foundation as acceptable for contact with potable water.
3. Bacteriological points depicted on the plans may be modified with Department consent to meet convenient locations where taps would be inserted in the Main for Fire, Metering, Air Release or other connections but not less than 900 foot intervals for new mains. "Additionally, each part or system module shall be Bacteriologically cleared with 2 consecutive days of sampling before being placed in service as well as the final stream going to storage and subsequent service.
4. The Applicant or his designee shall notify The Department at the local DOE office of the start of the study/construction for purposes of allowing Department Personnel to observe the actual process.
5. The owner or permittee is advised that approval is given to the functional aspects of this project on the basis of representation, and data furnished to this division. There may be County, Municipal or other Local Regulations to be complied with by the owner or permittee prior to construction of the facilities represented by the plans referred to above.
6. This construction permit is issued with the understanding that pipe material and appurtenances used in this installation will be in accordance with the latest applicable AWWA & NSF Standards for public water supplies.
7. The applicant Public Water System as a condition of this permit is hereby advised they shall revert to (2) two-six Month periods of standard monitoring for Lead and Copper upon issuance of Clearance to put the facilities into service. If no Lead or Copper exceedance occurs within the 2-6 Month periods, the System may return to annual monitoring.

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

Issued this 30th day of November 2006

STATE OF FLORIDA
DEPARTMENT OF HEALTH


Samir Elmir, M.S., P.E., DEE,
Division Director

Exhibit II

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



FORM 8029
Rev. 3/03

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

Date Issued: 13-MAR-2008

Expiration Date: March 13, 2028

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

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

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

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

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

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

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

Limiting Conditions are as follows:

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

South Florida Water Management
District, by its Governing Board

On March 13, 2008
By [Signature]
Deputy Clerk

LIMITING CONDITIONS

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

Public water supply

4. Source classification is:

Ground Water from:
Biscayne Aquifer
Floridan Aquifer System

5. Annual allocation shall not exceed 8751 MG.

Maximum monthly allocation shall not exceed 809.0088 MG.

The following limitations to annual withdrawals from specific sources are stipulated:

Biscayne Aquifer-: 6,492 MG:

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

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

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

This Permit is issued to:

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

7. Withdrawal facilities:

Ground Water - Existing:

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

Ground Water - Proposed:

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

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

(1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

(2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:

(1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

(2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

(3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

(1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

(2) Reduction in water levels that harm the hydroperiod of wetlands,

(3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

(4) Harmful movement of contaminants in violation of state water quality standards, or

(5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

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

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

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

26.

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

27.

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

28.

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

29.

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

30.

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

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

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

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

31.

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

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

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

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

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

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

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

Exhibit III

September 3, 2010 Wastewater Memo

Mehdi Benkhatar

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

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

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

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

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

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

Good afternoon Jay,

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

Thanks very much,

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

Exhibit IV

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

The City of Key West's Recreation Facilities



Exhibit V

January 25, 2010 Solid Waste Memo

Mehdi Benkhatar

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

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

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

Primarily due to ROGO limitations, lack of buildable space, and economic factors; the population of Key West has stayed flat in recent years compared to the rest of Florida. Therefore we have not had to plan for continued growth in solid waste as other high-growth areas of Florida had in better economic times. We currently are generating approximately 45,000 tons of solid waste per year. In better economic times, that figure was closer to 50,000 or slightly higher. In the future, the City plans on increasing its rate of recycling which should lessen the amount of solid waste generated. Our recyclables are shipped to a single-stream recycle facility also located on the mainland.

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

12,128881

First Amendment

FIRST AMENDMENT dated as of the 18th day of January, 1988, by and between John M. Spottswood, Jr., William B. Spottswood and Robert A. Spottswood, as Trustees of the Spottswood Family Trust u/w/d July 13, 1973 (the "Lessor"), and La Concha Associates, Ltd., a Florida limited partnership (the "Lessee").

RECITALS

A. La Concha Motor Inn, Inc. entered into that certain Lease Agreement with Seaboard-Seinsheimer dated May 18, 1985 and recorded upon Public Records of Monroe County, Florida in Official Records Book 941 at Pages 1949-2028 (the "La Concha Lease") pertaining to the land legally described on Exhibit "A" attached hereto (the "La Concha Property").

B. La Concha Motor Inn, Inc. assigned all of its right, title and interest in and to the La Concha Lease to John M. Spottswood, Jr., William B. Spottswood and Robert A. Spottswood, as Trustees of the Spottswood Family Trust, by that certain Assignment of Lease dated May 20, 1985 and recorded upon the Public Records of Monroe County, Florida in Official Records Book 941 at Pages 2254-2257.

C. La Concha Motor Inn, Inc. conveyed the La Concha Property to John M. Spottswood, Jr., William B. Spottswood and Robert A. Spottswood, as Trustees of the Spottswood Family Trust, by that certain Quit Claim Deed dated May 20, 1985 and recorded upon the Public Records of Monroe County, Florida in Official Records Book 941 at Pages 2262-2265.

D. Seaboard-Seinsheimer assigned all of its right, title and interest in and to the La Concha Lease to La Concha Associates, Ltd. (the Lessee hereunder) by that certain Assignment of Ground Lease and Bill of Sale dated January 31, 1986 and recorded upon the Public Records of Monroe County, Florida in Official Records Book 964 at Pages 1504-1507.

FLORIDA
MONROE COUNTY
JAN 26 4:16
FILED FOR RECORD

E. John M. Spottswood, Jr., William B. Spottswood and Robert A. Spottswood, as Trustees of the Spottswood Family Trust, executed that certain Estoppel Certificate And Lease Modification Agreement in favor of City Federal Savings and Loan Association dated December 19, 1985 and recorded upon the Public Records of Monroe County, Florida in Official Records Book 964 at Pages 1498-1503.

F. The Lessee mortgaged its interest in the La Concha Lease to City Federal Savings and Loan Association ("City Federal") by that certain leasehold mortgage dated January 31, 1986 and recorded upon the Public Records of Monroe County, Florida in Official Records Book 964 at Pages 1511 - 1539.

G. The Lessee entered into a Management Agreement with Holiday Inns, Inc. ("Holiday Inns") pertaining to the La Concha Hotel which is principally located upon the La Concha Land. The Management Agreement is dated July 29, 1985 and a memorandum of the agreement is recorded upon the Public Records of Monroe County, Florida in Official Records Book 960 at Page 102.

H. Subsequent to entering into the La Concha Lease, the Lessee acquired that certain real property located in Monroe County, Florida legally described in Exhibit "B" attached hereto (the "Cobo Property").

I. The Cobo Property is immediately adjacent to the La Concha Land and is presently used in the operation of the La Concha Hotel.

J. To accommodate the Lessee and to provide for the common ownership of both parcels of land used in the operation of the La Concha Hotel - the La Concha Land and the Cobo Property - the Lessor acquired the Cobo Property from the Lessee conditioned upon the Lessee leasing the Cobo Property back from the Lessor in accordance with the terms and conditions of the La Concha Lease as amended by this First Amendment.

K. The Lessor and Lessee desire to amend the La Concha Lease as hereinafter provided and have obtained the consent of City Federal and Holiday Inns to do so.

NOW, THEREFORE, in consideration of the premises, the covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. ADDITION TO DEMISED PREMISES. The Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor all of the Lessor's right, title and interest in the Cobo Property in accordance with and on the same terms and conditions as set forth in the La Concha Lease; except, that, Lessee shall pay Lessor additional rent for the Cobo Property as provided in paragraph 2 below. Accordingly, the Cobo Property is hereby added to the Demised Land under and as such term is used in the La Concha Lease.

2. ADDITIONAL RENT. (a) Lessee shall pay to Lessor as rent for the Cobo Property (the "Cobo Rent") during the Demised Term (as defined in the La Concha Lease) the sum of:

(i) Twenty Six Thousand Two Hundred Seventy Two and 08/100 (\$26272.08) dollars per year payable in monthly installments of Two Thousand One Hundred Eighty Nine and 34/100 (\$2189.34) dollars each plus any applicable sales or use tax, and

(ii) Two Thousand Nine Hundred Nineteen and 12/100 (\$2919.12) dollars per year payable in monthly installments of Two Hundred Forty Three and 26/100 (\$243.26) dollars each plus any applicable sales or use tax.

(b) The Cobo Rent shall be payable in addition to the rent otherwise payable under the La Concha Lease including without limitation that payable under Section 2.01. Lessee shall also pay all other charges, liabilities, taxes, insurance, utilities and other costs and expenses associated with the Cobo Property, all as otherwise provided in the La Concha Lease.

(c) The Cobo Rent payable under subparagraph 2(a)(ii) above shall be increased annually during the Demised Term commencing May 1, 1988 in accordance with and proportionate to the percentage increase in the Consumer Price Index, as set by the United States Department of Labor, all items column, or the successor index thereto, for the same period.

(d) The monthly installments of Cobo Rent payable under subparagraph 2(a)(i) above (the "Installment Amount") shall be increased, initially, five (5) years from the commencement date hereof (the "Initial Change Date"), and again ten (10) years from the commencement date hereof (the "Second Change Date"), as follows:

(1) The Installment Amount shall be increased at the Initial Change Date by multiplying the Installment Amount by a fraction (the "Initial Change Installment Amount"), the numerator of which is 350 basis points above the prim rate (as same is published in the Wall Street Journal or other leading financial publication) in effect fifteen (15) days prior to the Initial Change Date (the "Initial Change Factor"), and the denominator of which is 12-1/4%. Subject to the terms of the Lease, the Initial Change Installment Amount shall be payable from the Initial Change Date through the day prior to the Second Change Date.

(2) At the Second Change Date, the Initial Change Installment Amount shall be increased by multiplying that amount by a fraction (the "Second Change Installment Amount"), the numerator of which is 350 basis points above the prim rate (as defined above) in effect fifteen (15) days prior to the Second Change Date, and the denominator of which is the Initial Change Factor. Subject to the terms of the Lease, the Second Change Installment Amount shall be payable from the Second Change Date through the Demised Term.

3. CONFIRMATION. The parties hereby confirm the provisions of the La Concha Lease as amended by this Amendment.

4. CONSENTS. The Lessee has obtained the consents of City Federal and Holiday Inns to this Amendment, which consents are attached hereto; and represents to the Lessor that it has obtained all other consents which are necessary in connection with the execution and delivery of this Amendment by the Lessee.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed on their respective behalfs as of the date first written above.

Signed, sealed and delivered in the presence of:

John M. Spottswood, Jr., William B. Spottswood and Robert A. Spottswood as Trustees of the Spottswood Family Trust u/w/d July 13, 1973

[Signature]
John M. Spottswood, Jr., Trustee

[Signature]
As to all Trustees

[Signature]
William B. Spottswood, Trustee

[Signature]
As to all Trustees

[Signature]
Robert A. Spottswood, Trustee

La Concha Associates, Ltd., a Florida limited partnership

By: Seaboard-Seinsheimer, its General Partner

[Signature]
As to Thomas J. Murphy

By: [Signature]
Thomas J. Murphy, President
Seaboard Construction, Inc.,
a General Partner
(CORPORATE SEAL)

[Signature]
As to Thomas J. Murphy

[Signature]
As to Robert J. Gronak

By: [Signature]
Robert J. Gronak, President
W.G. Seinsheimer Companies, a
General Partner
(CORPORATE SEAL)

[Signature]
As to Robert J. Gronak

STATE OF FLORIDA)
COUNTY OF MONROE)

Before me personally appeared John M. Spottswood, Jr. as Trustee of the Spottswood Family Trust u/w/d July 13, 1973, Lessor, to me well known and known to me to be the person

described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and official seal, this 11th day of December, 1987.

My commission expires:
Notary Public, State of Florida
My Commission Expires March 3, 1989

B. G. M. Pellicani
Notary Public

STATE OF FLORIDA)
COUNTY OF MONROE)

Before me personally appeared William B. Spottswood as Trustee of the Spottswood Family Trust u/w/d July 13, 1973, Lessor, to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and official seal, this 11th day of December, 1987.

My commission expires:
Notary Public, State of Florida
My Commission Expires March 3, 1989

B. G. M. Pellicani
Notary Public

STATE OF FLORIDA)
COUNTY OF MONROE)

Before me personally appeared Robert A. Spottswood as Trustee of the Spottswood Family Trust u/w/d July 13, 1973, Lessor, to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and official seal, this 11th day of December, 1987.

My commission expires:
Notary Public, State of Florida
My Commission Expires March 3, 1989

B. G. M. Pellicani
Notary Public

STATE OF FLORIDA)
COUNTY OF Dade)

Before me personally appeared Thomas G. Murphy, President of Seaboard Construction, Inc., a General Partner of Seaboard-Seinsheimer as a general partner of La Concha Associates, Ltd., a Florida limited partnership and THOMAS P. MURPHY, JR., to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and _____ Secretary of the above named Seaboard Construction, Inc., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 9th day of December, 1987.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. MAR 17, 1989
ISSUED THRU GENERAL INS. UND

BO

Notary Public

STATE OF FLORIDA)
COUNTY OF _____)

Before me personally appeared Robert J. Gronsky, President of W.G. Seinsheimer Companies, a General Partner of Seaboard-Seinsheimer as a general partner of La Concha Associates, Ltd., a Florida limited partnership and Victoria R. Roberts, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Asst. Secretary of the above named W.G. Seinsheimer Companies, a Corporation, and severally acknowledged to and before me that they executed such instrument

as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 3 day of December, 1987.

My commission expires:
11/9/97

Sandra Mungoldoff
Notary Public

CONSENT AND ACKNOWLEDGEMENT
of
CITY FEDERAL SAVINGS & LOAN ASSOCIATION

City Federal Savings and Loan Association, organized and existing under the laws of the United States of America, 1141 East Jersey Street, Elizabeth, County of Union, State of New Jersey, hereby consents to the foregoing Amendment and acknowledges that the Lessor's interest in the Demised Premises (including the Cobo property) is not subject to or encumbered by any City Federal Saving and Loan Association mortgage or lien and further acknowledges that any such mortgage or lien only pertains to the Lessee's interest in the La Concha Lease. This consent and acknowledgement is given to induce the Lessor to enter into the foregoing Amendment.

Signed, sealed and delivered
in the presence of:

City Federal Savings and
Loan Association

Denise J. Saari
As to City Federal Savings &
Loan Association

By: Richard E. Simmons
Richard E. Simmons, its
Senior Vice President

James Brown
As to City Federal Savings &
Loan Association

Date: 12/14/87

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

Before me personally appeared Richard E. Simmons and
Denise J. Saari, to me well known, and known to me to be the
individuals described in and who executed the foregoing instrument
as Sr. Vice President and Assistant Secretary of the above named
City Federal Savings and Loan Association, a Corporation, and
severally acknowledged to and before me that they executed such
instrument as such President and Secretary, respectively, of said
corporation, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation and that it was affixed
to said instrument by due and regular corporate authority, and
that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 14th day of
December, 1987.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 26, 1991
DOMESTIC THIRD GENERAL CHS. 689.01

James W. Adams
Notary Public, State of Florida
at large

CONSENT AND ACKNOWLEDGEMENT
of
HOLIDAY INNS, INC.

Holiday Inns, Inc. hereby consents to the foregoing
Amendment and acknowledges that the Lessor's interest in the
Demised Premises (including the Cobo property) is not subject to
Holiday Inns, Inc.'s Management Agreement. This consent and

acknowledgement is given to induce the Lessor to enter into the foregoing Amendment.

Signed, sealed and delivered in the presence of:

Holiday Inns, Inc.

Jack Shub
As to Holiday Inns, Inc.

By: [Signature] Regional Vice President
its

Joyce M. Gilling
As to Holiday Inns, Inc.

Date: 12/18/87

STATE OF FLORIDA }
COUNTY OF }

Before me personally appeared J. Carlos Tolosa and n/a, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and n/a Secretary of the above named Holiday Inns, Inc., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 18th day of December, 1987.



My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 23, 1990.
SIGNED, THRU NOTARY PUBLIC UNDERWRITERS.

Daniel R. Morgan
Notary Public, State of Florida
at large

EXHIBIT "A"Parcel I

A part of Lot 1, Square 38, according to the plat of the Island of Key West, delineated in February, A.D. 1829, by William A. Whitelaw; said property being more particularly described as follows:

COMMENCING at the corner of Duval and Fleming Streets, and running thence in a Northwesterly direction along the Southwest side of Duval Street 176 feet; thence at right angles in a Southwesterly direction 100 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 4 feet; thence at right angles in a Southwesterly direction 76 feet to Fleming Street; thence at right angles in a Northwesterly direction along the Northwest side of Fleming Street 184 feet to the Point of Beginning.

Parcel II

On the Island of Key West and known on William A. Whitelaw's map of said Island delineated in February, A.D. 1829, as a part of Lot 4, Square 38, known as the Patent Lot; COMMENCING at a point on Whitelaw Street 176 feet from the corner of Patent and Whitelaw Streets, and runs thence in a Northwesterly direction parallel with Patent Street 196 feet, 9 inches; thence at right angles in a Southwesterly direction parallel with Whitelaw Street 72 feet; thence at right angles to Whitelaw Street in a Southwesterly direction 196 feet, 9 inches out to Whitelaw Street; thence at right angles along Whitelaw Street in a Northwesterly direction 72 feet to the Place of Beginning.

Parcel III

On the Island of Key West and known on William A. Whitelaw's map of said Island delineated in February, A.D. 1829, as a part of Lot 4, Square 38, to wit: A strip of land extending Southwesterly from the Northwesterly boundary line of said Lot 4 along the Northeastery boundary line of said Lot 4 seventy-two (72) feet and being one (1) foot in width.

Parcel IV

On the Island of Key West and known on the map of said Island by William A. Whitelaw delineated in February, 1829, as a part of Lot 4 in Square 38 and more particularly described as follows: COMMENCING at a point on Whitelaw Street, distant 52 feet Northwesterly from the corner of Fleming and Whitelaw Streets, and running thence along Whitelaw Street in a Northwesterly direction 52 feet; thence at right angles in a Northwesterly direction 131 feet, 10 inches; thence at right angles in a Southwesterly direction 52 feet; thence at right angles in a Southwesterly direction 131 feet, 10 inches, to the Place of Beginning. Be the several dimensions more or less.

Parcel V

On the Island of Key West, County of Monroe, State of Florida, being part of Lot Three (3) of Square Thirty-eight (38); COMMENCING at a point one hundred thirty-six (136) feet from the corner of Whitelaw and Patent Streets, thence at right angles to Whitelaw Street and in Northwesterly direction one hundred forty-eight (148) feet and four (4) inches to Point of Beginning of parcel being conveyed, from said point continue in a Northwesterly direction forty nine (49) feet and five (5) inches; thence at right angles in a Southwesterly direction forty (40) feet and six (6) inches; thence at right angles in a Southwesterly direction forty-nine (49) feet and five (5) inches; thence at right angles in a Northwesterly direction forty (40) feet and six (6) inches to the Point of Beginning.

RECORDS MEMO.
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

Parcel VI

On the Island of Key West, County of Monroe, State of Florida, being part of Lot Three (3) of Square Thirty-eight (38); **COMMENCE** at a point one hundred thirty-six (136) feet from the corner of Whiteland and Eaton Streets and crossing thence along Whiteland Street in a Southwesterly direction forty (40) feet, and six (6) inches; thence at right angles in a Northwesterly direction one hundred forty-eight (148) feet and four (4) inches; thence at right angles in a Northwesterly direction forty (40) feet, and six (6) inches; thence at right angles in a Southwesterly direction one hundred forty-eight (148) feet, four (4) inches, back to the Point of Beginning.

Parcel VII

On the Island of Key West and known on the map of said Island by William A. Whiteland, delineated in February, 1929, as a part of Lot 4 in Square 38 and more particularly described as follows:

COMMENCE at a point on Whiteland Street, distant 104 feet Northwesterly from the corner of Fleming and Whiteland Streets, and also the Northwesterly corner of land described in O.R. 379, Page 162 of the Public Records of Monroe County, Florida, and running thence along Whiteland Street in a Northwesterly direction 2 feet, said point being the Southwesterly corner of land described in O.R. 374, Pages 51 and 54 of the Public Records of Monroe County, Florida; thence at right angles in a Northwesterly direction 131 feet, 10 inches; thence at right angles in a Southwesterly direction 2 feet; thence at right angles in a Southwesterly direction 131 feet, 10 inches to the Point of Beginning.

Parcel VIII

On the Island of Key West, County of Monroe, State of Florida, being part of Lot Three (3) of Square Thirty-eight (38); **COMMENCE** at a point one hundred thirty-six (136) feet from the corner of Whiteland and Eaton Streets, thence at right angles to Whiteland Street and in a Northwesterly direction one hundred ninety-seven (197) feet and nine (9) inches to a point; thence at right angles in a Southwesterly direction forty (40) feet and six (6) inches to the Point of Beginning of the parcel of land herein being described; thence continue in a Southwesterly direction 6 inches to a point, said point being the intersection of the Northwesterly boundary line of Lot 4, Square 38 and the Northwesterly boundary line of Lot 4, Square 38; thence in a Southwesterly direction and along the Northwesterly boundary line of Lot 4, Square 38 for 1 foot; thence at right angles in a Northwesterly direction 6 inches; thence at right angles in a Northwesterly direction 1 foot back to the Point of Beginning.

EXHIBIT "B"

On the Island of Key West, and is known as Part of Lot 4 in Square 38, according to W. A. Whitehead's map or plan of said Key West, delineated in February, 1829; Commencing at a point on Fleming Street, 131 feet, 10 inches, from the corner of Whitehead and Fleming Streets, and running thence on Fleming Street in a N.E.'ly direction 65 feet, 11 inches; thence at right angles in a N.W.'ly direction 52 feet; thence at right angles in a S.W.'ly direction 65 feet, 11 inches; thence at right angles in a S.E.'ly direction 52 feet to the point of beginning.

Also, part of said lot 4 in said Square 38, commencing at a point on the dividing line of said lot 4 and Lot 1 in said Square 38, 52 feet North Westerly from Fleming Street, and 197 feet and 9 inches North Easterly from Whitehead Street, and running thence from said point in a North Westerly direction and parallel with Whitehead Street 52 feet; thence at right angles in a South Westerly direction and parallel with Fleming Street 65 feet and 11 inches; thence at right angles in a South Easterly direction and parallel with Whitehead Street 52 feet; thence at right angles in a North East direction and parallel with Fleming Street 65 feet and 11 inches to the point of beginning.

Recorded in Office Records Book
in Macaulay County, Florida
Book 1, Page 1654
DANIEL L. BRADSHAW
Clerk Circuit Court

SECURITY OF PRINTING, TYPING, OR REPRODUCTION
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

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

The offices of the Property Appraiser will be closed **Thursday July 4th** for Independence Day. 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: 1006807 Parcel ID: 00006570-000000

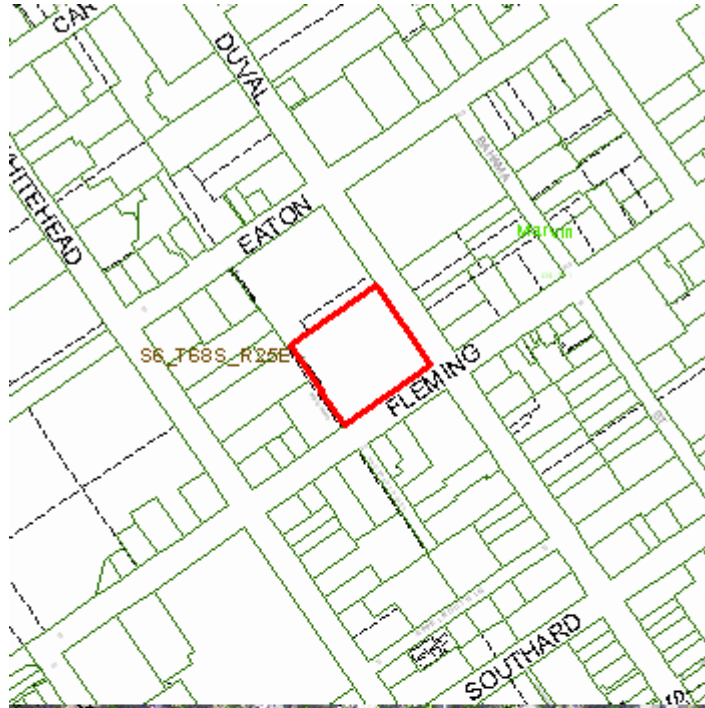
Ownership Details

Mailing Address:
SPOTTSWOOD PARTNERS II LTD
500 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 430 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/2265Q/C OR985-1803-E OR1268-869/871(RES NO 93-336) OR1566-1343/51 OR1585-1884/1902 OR1585-1908/26 OR1585-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			33,407.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2
 Total Living Area: 63145
 Year Built: 1938

Building 1 Details

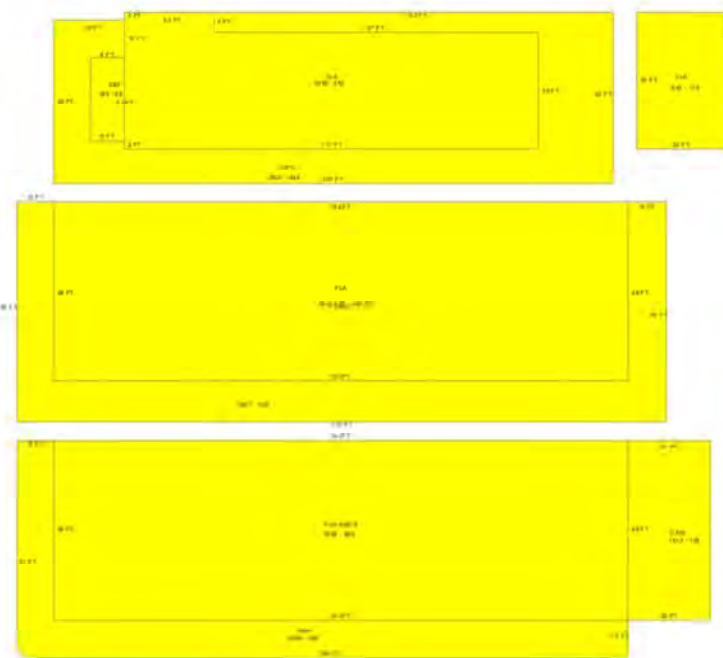
Building Type	Condition E	Quality Grade 600
Effective Age 12	Perimeter 1,210	Depreciation % 15
Year Built 1938	Special Arch 0	Grnd Floor Area 18,458
Functional Obs 0	Economic Obs 0	

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	160	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	25	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	CAN		1	1938					2,085
0	FLA		1	1938		Y			7,084
2	FLA		5	1986					7,084
3	OPX		1	1986					2,923
4	FLA		1	1986					3,450

6	SBF	1	2000	189
7	FLA	1	1986	840
8	CAN	1	1986	1,012
9	OPU	1	1986	2,677

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTELS/MOTEL A	100	Y	Y
	1641	HOTELS/MOTEL A	100	Y	Y
	1642	HOTELS/MOTEL A	100	Y	Y
	1643	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
450	CUSTOM	100

Building 2 Details

Building Type
Effective Age 12
Year Built 1986
Functional Obs 0

Condition E
Perimeter 2,024
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 15
Grnd Floor Area 44,687

Inclusions:

Roof Type
Heat 1
Heat Src 1

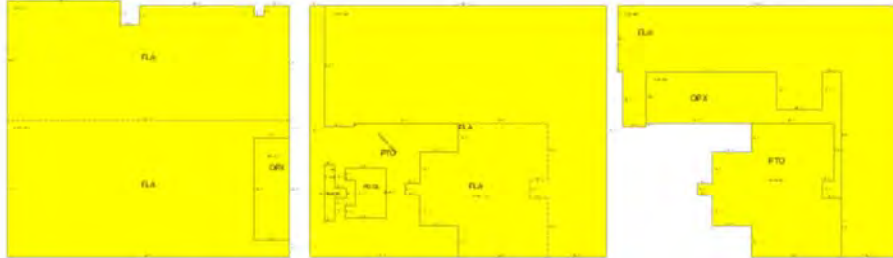
Roof Cover
Heat 2
Heat Src 2

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 240

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	FLA		1	1986					9,301
2	FLA		1	1986					9,927
4	FLA		1	1986					216
5	PTO		2	1986					5,280
6	FLA		1	1986					11,766
7	FLA		1	1986					9,301
8	FLA		1	1986					4,176
9	OPX		1	1986					2,501
10	PTO		1	1986					4,056
11	OPX		1	1986					1,007

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1644	HOTELS/MOTEL A	100	Y	Y
	1645	HOTELS/MOTEL A	55	Y	Y
	1646	VACANT COMM	20	Y	Y
	1647	SERV SHOPS ETC	25	Y	N
	1648	HOTELS/MOTEL A	100	Y	Y
	1649	HOTELS/MOTEL A	100	Y	Y
	1650	OPX	100	N	N
	1651	HOTELS/MOTEL A	100	Y	Y
	1652	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
451	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PO6:COMM POOL	650 SF	0	0	1999	2000	2	50
4	WD2:WOOD DECK	1,321 SF	0	0	1985	1986	4	40
5	PT4:PATIO	2,065 SF	0	0	1985	1986	4	50
6	HT2:HOT TUB	1 UT	0	0	1985	1986	4	50
7	FN2:FENCES	1,120 SF	140	8	1988	1989	2	30

Appraiser Notes

2002-12-26 - (041)160 HOTEL ROOMS. BLDG NO 1 IS RESTORED PORTION OF OLD BUILDING. BLDG NO 2 IS TWO COMPLETED FLOORS OF NEW HOTEL TPP ACCOUNT #8513755.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	11-1319	04/25/2011	7,500	Commercial	REPLACE 3 SECTIONS OF THE SECOND FLOOR ELEVATION ROOF TILE S.W. SIDE OF THE BLDG (FLEMING ST) EACH SECTION IS 18' LONG. CONCRETE TILES WILLHAVE SAME COLOR & PROFILE AS EXISTING
1	12-3760	10/15/2012	28,177	Commercial	REPLACE EXISTING DRAIN AND FRENCH DRAIN AT DUMPSTER/COMPACTOR AREA. NEW SYSTEM SHALL HAVE 750 GAL. INERCEPTOR, 8' THROUGH DRAIN 30LF FRENCH DRAIN , REPAIR ASPHALT, INSTALL 3.6 BALLARDS. REPAIR EXISTING CURB WHERE DAMAGED.
1	11-4590	02/07/2012	55,000	Commercial	FRAMING & REPLACING EXISTING STEEL STUDS W/TREATED STUDS ON 16" CENTER PER PLANS. DENS GLASS & HARDI BOARD STUCCO WALLS IN
1	11-3211	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3809	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3216	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3210	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE POWER TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL

					OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3810	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3215	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3193	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3194	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3196	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT.
1	11-3801	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3195	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3198	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3197	10/25/2011	29,545	Commercial	REFURBISH 21 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3802	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3200	10/25/2011	29,545	Commercial	REFURBISH 16 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3199	10/25/2011	29,545	Commercial	REFURBISH 14 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3803	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3214	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3213	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3217	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3808	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH

						GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3212	10/25/2011		16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-2878	08/11/2011		12,000	Commercial	REPAIR 90 SF DAMAGED CONCRETE CEILING ON 4TH FLOOR, ELEVATOR LANDING. REMOVE AND REPLACE 100 SQ ACOUSTICAL CEILING. ALL INTERIOR WORK ONLY.
1	11-3836	10/24/2011		42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 201-207; 229-233
1	11-3202	10/24/2011		42,272	Commercial	REFURBISH OF 16 HOTEL ROOMS; REMOVE AND REPLACE 16 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3201	10/24/2011		42,272	Commercial	REFURBISH OF 14 HOTEL ROOMS; REMOVE AND REPLACE 14 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3835	10/24/2011		42,272	Commercial	REFURBISH 13 ROOMS; REMOVE AND REPLACE 13 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 301-311; 329-339
1	11-3206	10/24/2011		42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3207	10/24/2011		42,272	Commercial	REFURBISH OF 15 HOTEL ROOMS; REMOVE AND REPLACE 15 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3208	10/24/2011		42,272	Commercial	REFURBISH OF 10 HOTEL ROOMS; REMOVE AND REPLACE 10 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3205	10/24/2011		42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3834	10/24/2011		42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL.
1	11-3204	10/24/2011		42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3203	10/24/2011		42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
				0		
1	B94-002	01/01/1994	02/01/1994	95,805	Commercial	RENOVATIONS,RELOCATE BAR
1	B94-0410	02/01/1994	12/01/1994	3,750	Commercial	ADDING A STRUCTURAL BEAM
1		01/01/1994	12/01/1994	700	Commercial	3 DROPS

	M94-0126						
1	M94-3567	10/01/1994	12/01/1994	1,000	Commercial		REPLACE A/C UNIT
1	E95-0139	01/01/1995	08/01/1995	200	Commercial		1 MOTOR
1	B95-0145	01/01/1995	08/01/1995	4,000	Commercial		REPLACE WOOD ENTRY DOOR
1	B95-1244	04/01/1995	08/01/1995	27,920	Commercial		REPL 28 WDWS - 5 DOORS
1	96-3984	10/01/1996	11/01/1996	41,000	Commercial		MECHANICAL
1	964194	10/01/1996	11/01/1996	41,000	Commercial		MECHANICAL
1	97-1289	04/01/1997	10/01/1997	57,000	Commercial		ROOFING
1	97-3899	11/18/1997	12/07/1998	2,000	Commercial		REPL AIR HANDLER
1	98-1086	01/06/1998	12/07/1998	40,000	Commercial		PAINT ALL WOOD
1	98-2072	07/02/1998	12/07/1998	19,000	Commercial		REPL AIR HANDLER
1	98-2916	10/20/1998	12/07/1998	39,000	Commercial		ROOF REPAIRS
1	98-3220	12/21/1998	12/30/1998	20,000	Commercial		UPDATE SERVICE
1	99-4040	01/07/1999	11/03/1999	60,000			REPAIR CONCRETE SPALLING
1	99-0039	01/07/1999	11/03/1999	8,000			3 ANTENNA'S
1	99-0457	02/05/1999	11/03/1999	8,000	Commercial		REPLACE 3 AIR HANDLERS
1	99-0869	03/12/1999	11/03/1999	55,000	Commercial		NEW AWNINGS
1	99-1104	03/30/1999	11/03/1999	25,000	Commercial		REMOV/REPL CONCRETE STAIR
1	99-1725	05/19/1999	11/03/1999	6,000	Commercial		ANTENNA'S
1	99-2193	06/28/1999	11/03/1999	5,000	Commercial		REFINISH POOL
1	99-4041	12/23/1999	07/12/2000	16,000	Commercial		REMOVE/REPL DRIVEWAY
1	00-1641	06/20/2000	11/01/2000	90,000	Commercial		142 CANVAS AWNINGS
1	00-1996	08/01/2000	11/01/2000	42,000	Commercial		POWER PAINT BUILDING
1	99-1725	08/25/2000	11/01/2000	5,500	Commercial		3 ADDITIONAL ANTENNAS
1	01-977	03/12/2001	11/16/2001	8,381	Commercial		INTERIOR RENOVATION
1	01-2818	08/14/2001	11/16/2001	8,800	Commercial		REPLACE FIRE ALARM
1	01-2707	08/02/2001	11/16/2001	2,000	Commercial		ELECTRICAL
1	01-3346	10/16/2001	11/16/2001	5,500	Commercial		INSTALL/CONNECT 3 ANTENAS

1	01-3061	12/04/2001	08/16/2002	20,000	Commercial	REMOVE 8 GUEST ROOMS
1	01-3968	12/14/2001	08/16/2002	5,000	Commercial	PLUMBING
1	02-0675	03/21/2002	08/16/2002	100	Commercial	MOVE TICKET BOOTH
1	02-2720	12/17/2002	10/03/2003	40,695	Commercial	ROOFING OVER BAR
1	02-3282	03/25/2003	10/03/2003	33,000	Commercial	RENOVATE TOP-BAR
1	03-1601	06/06/2003	10/03/2004	3,000	Commercial	REMOVE WINDOW
1	03-0478	08/05/2003	02/23/2004	77,500	Commercial	PLUMBING & BUILDOUT
1	04-0023	01/08/2004	02/23/2004	9,000	Commercial	REPLACE AIR HANDLER
1	04-0047	01/09/2004	02/23/2004	20,000	Commercial	ELE FOR STARBUCKS
1	04-2999	09/14/2004	11/08/2005	10,000	Commercial	REPIPE POOL SYSTEM
1	05-1079	04/06/2005	11/08/2005	2,000	Commercial	RELOCATE EXISTING PANEL ANTENNA
1	06-5686	10/17/2006	12/19/2006	10,000	Commercial	ADD LIGHTS AND OUTLETS IN DINING AREA
1	06-6275	01/24/2007		9,000	Commercial	SEAL COAT 34,870SF RE-STRIP PARKING
1	07-0444	02/13/2007		1,100	Commercial	REPLACE 70 LOW VOLTAGE LIGHTS IN ROOF
1	06-5420	10/05/2006	12/19/2006	314,000	Commercial	EXTERIOR PAINTING / STUCCO REPAIR /CONCRETE REPAIR
1	06-4266	08/04/2006	12/19/2006	200,000	Commercial	INTERIOR DEMO OF NON BEARING WALLS FINISHES
1	06-3783	06/29/2006	12/19/2006	900	Commercial	HARD WIRE 7 WALL SCONES SMOKE DETECTORS EMERGENCY SIGHNS
1	07-4038	08/20/2007		1,500	Commercial	INSTALL CIRCUIT FOR 1. TON A.C. FOR TELEPHONE ROOM
1	07-4039	08/20/2007		2,400	Commercial	RUN ELECTRIC FOR HOTEL KITCHEN AIR-MOVERS
1	07-3960	08/15/2007		30,000	Commercial	CHANGE OUT EXISTING HOOD INTERIOR WORK ONLY
1	07-4123	08/29/2007		2,000	Commercial	INSTALL 3-PHASE AIR HANDLERS

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	16,038,797	62,247	3,387,561	16,478,295	16,478,295	0	16,478,295
2011	16,038,797	63,798	3,387,561	15,508,172	15,232,726	0	15,508,172
2010	16,830,837	65,350	3,428,955	13,847,933	13,847,933	0	13,847,933

2009	16,830,837	67,536	3,925,323	14,722,707	14,722,707	0	14,722,707
2008	16,830,837	69,510	4,342,910	15,251,144	15,251,144	0	15,251,144
2007	13,624,241	59,761	4,342,910	12,824,832	12,824,832	0	12,824,832
2006	13,568,819	61,576	3,006,630	13,377,742	13,377,742	0	13,377,742
2005	12,213,308	63,640	2,505,525	14,712,671	14,712,671	0	14,712,671
2004	13,299,471	65,455	2,104,641	13,520,205	13,520,205	0	13,520,205
2003	15,029,887	67,481	2,071,234	13,685,367	13,685,367	0	13,685,367
2002	14,678,661	69,334	2,071,234	13,685,367	13,685,367	0	13,685,367
2001	15,005,590	91,765	2,071,234	13,685,367	13,685,367	0	13,685,367
2000	17,600,366	85,173	1,737,164	10,873,637	10,873,637	0	10,873,637
1999	20,059,832	80,206	1,737,164	11,468,349	11,468,349	0	11,468,349
1998	13,373,221	83,377	1,737,164	11,468,349	11,468,349	0	11,468,349
1997	13,373,221	86,662	1,670,350	11,468,349	11,468,349	0	11,468,349
1996	12,157,474	89,849	1,670,350	9,153,332	9,153,332	0	9,153,332
1995	12,157,474	93,135	1,670,350	9,153,332	9,153,332	0	9,153,332
1994	12,157,474	96,305	1,670,350	8,594,566	8,594,566	0	8,594,566
1993	12,157,474	99,605	1,599,200	9,693,689	9,693,689	0	9,693,689
1992	12,157,474	102,776	1,599,200	9,693,689	9,693,689	0	9,693,689
1991	12,157,474	106,062	1,599,200	9,693,689	9,693,689	0	9,693,689
1990	12,157,474	109,249	1,287,356	9,693,689	9,693,689	0	9,693,689
1989	12,157,474	111,078	1,279,360	13,282,489	13,282,489	0	13,282,489
1988	9,717,947	89,898	1,023,488	13,658,532	13,658,532	0	13,658,532
1987	8,572,656	92,340	489,755	13,918,884	13,918,884	0	13,918,884
1986	954,814	72,077	479,760	1,582,294	1,582,294	0	1,582,294
1985	651,806	72,822	345,427	1,077,952	1,077,952	0	1,077,952
1984	647,267	73,567	345,427	1,066,261	1,066,261	0	1,066,261
1983	1,289,530	74,312	224,224	1,588,066	1,588,066	0	1,588,066
1982	1,181,430	75,057	192,833	1,449,320	1,449,320	0	1,449,320

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 69,781 times.

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 18, 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:

Major Development Plan – 430 Duval Street (RE# 00006570-000000, AK# 1006807)
– A request for Major Development Plan approval for the reconstruction of 4,800 square feet of non-transient commercial floor area for property located in the HRCC-1 zoning district per Section 108-91(A)(2)(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:

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Applicant: PETER PIKE **Owner:** SPOTTSWOOD PARTNERS II LTD

Project Location: 430 Duval Street

Date of Hearing: Thursday, July 18, 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 Katrina Cool at kcool@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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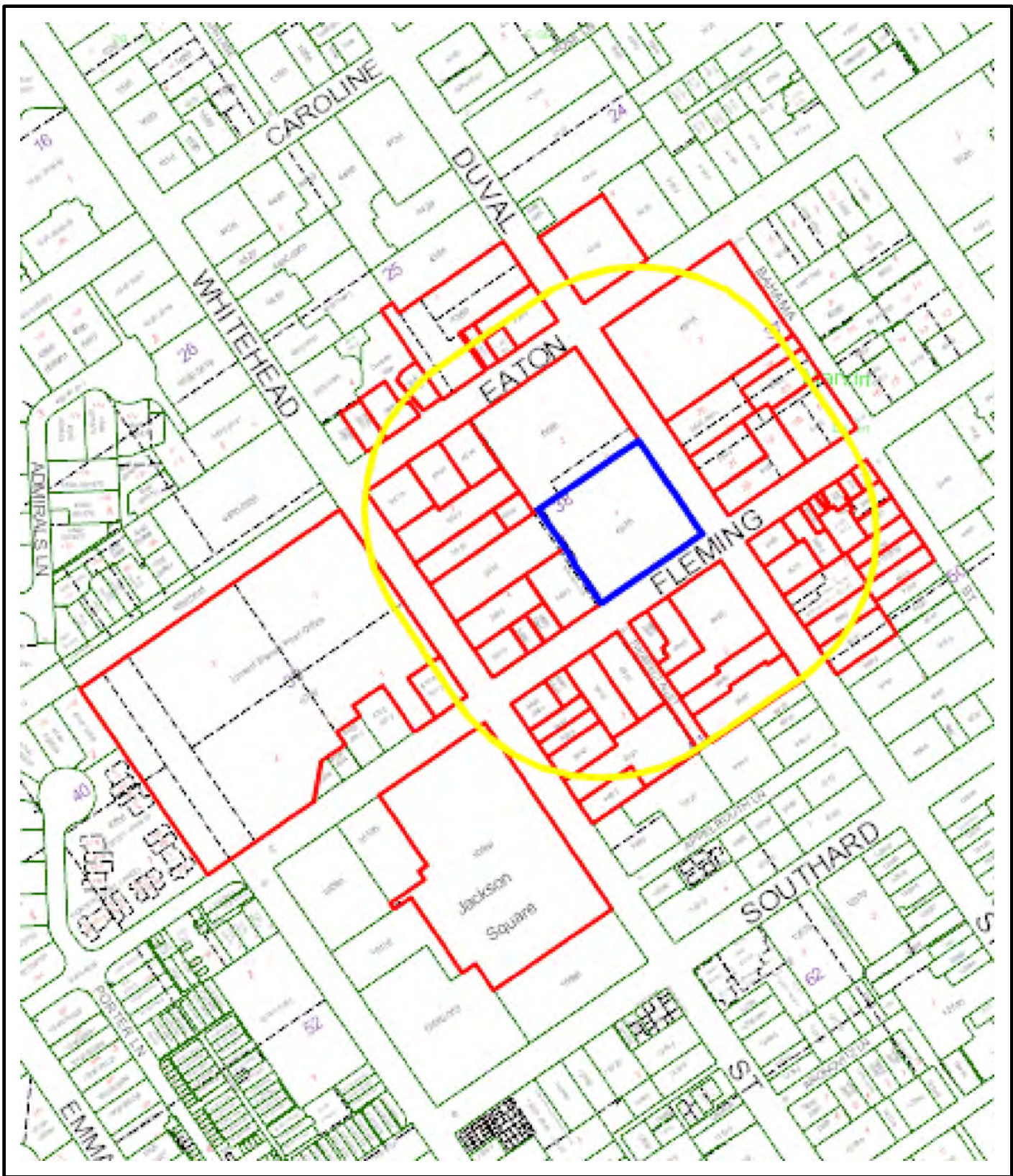
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Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Katrina Cool at kcool@keywestcity.com .

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.

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.



Monroe County, Florida

MCPA GIS Public Portal

Printed: Jun 24, 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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 REPUBLIC OF CUBA	7300 NW 35TH TER		MIAMI	FL	33122-1241	
2 WIDENER ROBERT L	409 FLEMING ST		KEY WEST	FL	33040	
3 KNIGHT EDWARD B LIV TR	336 DUVAL ST		KEY WEST	FL	33040-6500	
4 JJJJ INC	410 FLEMING ST		KEY WEST	FL	33040-6529	
5 C & D PROPERTIES OF KEY WEST I LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
6 SPOTTSWOOD PARTNERS II LTD	500 FLEMING ST		KEY WEST	FL	33040	
7 COOPER LAND TRUST	7705 NW 48TH ST, STE 110		MIAMI	FL	33166	
8 YENTSCH FAMILY TRUST	504 BAHAMA ST		KEY WEST	FL	33040	
9 505-507 WHITEHEAD STREET LLC	507 WHITEHEAD ST		KEY WEST	FL	33040-6546	
10 ONDERDONK GARY R & DIANE M	513 FLEMING ST, STE 1		KEY WEST	FL	33040-6861	
11 ST PAULS CHURCH	PO BOX 1014		KEY WEST	FL	33041-1014	
12 KAVOURA DIMITRI	PO BOX 308		KEY WEST	FL	33040	
13 230 EAST 7TH ST ASSOCS.	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
14 MULBERG LTD	566 SYLVAN DR		WINTER PARK	FL	32789	
15 CONVERTITO CORIANN	504 BAHAMA ST		KEY WEST	FL	33040-6809	
16 GIRONET HELENE	408 EATON ST		KEY WEST	FL	33040	
17 WHITEHEAD PROPERTIES II LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
18 WOLKOWSKY DAVID W LIV TR	PO BOX 1429		KEY WEST	FL	33041-1429	
19 SKII INC	500 FLEMING ST		KEY WEST	FL	33040-6891	
20 420 FLEMING LLC	2650 AIRPORT RD S STE H		NAPLES	FL	34112-4886	
21 WHITEHEAD PROPERTIES I LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
22 CARRRELLO ANTHONY G	PO BOX 588		MERRICK	NY	11566-0588	
23 IRWIN MICHAEL SCOTT REV LIV TR	1008 SEMINARY ST		KEY WEST	FL	33040	
24 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
25 KEY WEST PROFESSIONAL OFFICES INC	422 FLEMING ST		KEY WEST	FL	33040	
26 PILOT HOUSE LLC	524 EATON ST		KEY WEST	FL	33040	
27 GAEDICKE-RHOADES CINDY M REV LIV TR	507 WHITEHEAD ST		KEY WEST	FL	33040-6546	
28 SSRAFFERTY LLC	PO BOX 1007		KEY WEST	FL	33040	
29 RAPPAPORT ROBERT	5 EVERGREEN AVE		KEY WEST	FL	33040	
30 512 FLEMING LLC	34 ALLAMANDA AVE		KEY WEST	FL	33040-6202	
31 ROSE MARCI L	810 THOMAS ST		KEY WEST	FL	33040-7337	
32 STROMBUS CORPORATION	1073 BUTTONWOOD DR		SUGARLOAF KEY	FL	33042	
33 BANYAN TREE OF KW CONDO & OWNER ASSOC.	323 WHITEHEAD ST		KEY WEST	FL	33040-6590	
34 OLD KRESS BUILDING COMPANY INC	424-A FLEMING ST		KEY WEST	FL	33040	
35 400 DUVAL RETAIL LLC	1119 VONPHISTER ST		KEY WEST	FL	33040-4831	
36 MITCHELL PAUL J	PO BOX 4930		KEY WEST	FL	33041-4930	
37 COLONIAL SUITES INC	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
38 BABY CHEAPEES LLC	820 WHITE ST		KEY WEST	FL	33040-7157	
39 WOLKOWSKY DAVID W LIV TR	PO BOX 1429		KEY WEST	FL	33041-1429	
40 FIRST STATE BANK OF THE FLORIDA KEYS	1201 SIMONTON ST		KEY WEST	FL	33040	
41 230 EAST 7TH ST ASSOCIATES	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
42 DUVAL CENTER A CONDOMINIUM	503 DUVAL ST		KEY WEST	FL	33040	
43 WALTERS CHARLES D	615 ELIZABETH ST		KEY WEST	FL	33040	
44 RODEL CHARITABLE FOUNDATION - FL LLC	PO BOX 4014		KEY WEST	FL	33041-4014	
45 IRWIN MICHAEL SCOTT REV LIV TR	1008 SEMINARY ST		KEY WEST	FL	33040-4803	
46 IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040	
47 SAWYER WILLIAM R & BARBARA K	1412 18TH ST		KEY WEST	FL	33040	
48 MORGAN GERALD	3825 DUCK AVE		KEY WEST	FL	33040	
49 TANNER PARTNERS LLLP	516 FLEMING ST		KEY WEST	FL	33040	
50 CARR JOE ALAN	PO BOX 6404		KEY WEST	FL	33041-6404	
51 37 COURT INVESTMENTS INC	909 16TH TER		KEY WEST	FL	33040	