



## PLANNING BOARD Staff Report

**To:** Chairman and Planning Board members

**From:** Brendon Cunningham, Senior Planner

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** April 18, 2013

**Agenda Item:** Major Development Plan Modification- 3820, 3824, 3850 and 3852 N. Roosevelt Blvd (RE# 00065530-000000, AK #1068233; RE#0006550-000000, AK#1068250; RE#00064940-000000, AK#1065455; RE#00065060-000000, AK#1065587) - Request for Modification to a Major Development Plan approval for property located in the General Commercial (CG) zoning district per Section 108-91(C.)(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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**Request:** To amend a Major Development Plan approval to permit the renovation of four hotel properties.

**Applicant:** JLW Key West 1 and JLW Key West 2

**Property Owner:** JRC Key West Hotel, LLC; RFA Key West LLC; RFA Key West II, LLC; AVA Key West, LLC; JL Key West, LLC; JL Key West II, LLC; JLW Key West 1, LLC; and JLW Key West 2, LLC.

**Location:** 3820, 3824, 3850 and 3852 North Roosevelt Boulevard

**Legal Description:** RE#00065530-000000, AK 1068233; RE#00065550-000000, AK 1068250; RE#00064940-000000, AK 1065455; RE#00065060-000000, AK 1065587

**Zoning:** CG – General Commercial zoning district



## **Background**

This project was originally approved by Planning Board Resolution 2007-006 and City Commission Resolution 07-164 for a complete redevelopment as an integrated hotel complex with a conference center, themed restaurant, time-share units and affordable housing. Subsequently the City and the Developer entered into a Development Agreement per Resolution 08-132 to secure the existing development rights for a period of 10 years.

Ownership of the property has changed and the current Owner has submitted a request to amend the 2009 Development Agreement, allowed by the existing Development Agreement and the Land Development Regulations. The proposed Agreement would reduce the impacts of development on site and allow the owner to renovate the buildings and uses currently existing on the properties. The Owner has chosen not to request an extension of the 2009 Development Agreement which will effectively be dissolved and superseded by this Development Agreement. Concurrent with the Development Agreement modification request the Owner has also submitted this Major Development Plan application for the first phase of the proposed renovation plan.

## **Existing Conditions**

The six contiguous properties of approximately 17 total acres consist of the existing four hotel properties: 3820, 3824, 3850 & 3852 North Roosevelt Boulevard (Phase 1) and the two commercial sites (Phase 2): the Welcome Center with an affordable housing component (3840 North Roosevelt Boulevard) and the vacant restaurant building (3800 North Roosevelt Boulevard).

## **Proposed Development**

At this time, the Developer would modify the Development Agreement and Development Plan to renovate the four existing hotel properties (Phase 1) generally in their current configurations, and replacing existing restaurant and lobby structures for the hotel sites at 3850 and 3852 North Roosevelt Boulevard. The Overall Proposed Site Plan is attached to this Staff Report. And for clarity 3820 N. Roosevelt Blvd. is site D 3824 N. Roosevelt Blvd. is Site C, 3850 is site B and 3852 is site A. Sites E and F, 3840 and 3820 North Roosevelt Boulevard will be part of a separate development plan process (Phase 2).

## **Surrounding Zoning and Uses**

The surrounding properties consist of a single-family residential neighborhood to the rear (South and East), Florida Bay and the Holiday Inn Beachside at the front (North and East) and commercial uses to either side (South and West).

## **Process**

Development Review Committee:	February 6, 2013
Tree Commission:	March 11, 2013
Planning Board Meeting:	April 3, 2013
City Commission Meeting:	May 7, 2013 Tentative

## **Previous City Actions**

May 2, 2007	City Commission Approval of Major Development Plan and Conditional Use, Resolution 07-164;
March 7, 2007	Board of Adjustment Parking Variance, Resolution 07-083;

May 7, 2008 City Commission Preliminary Consideration of Development Agreement, Resolution 08-192;

November 21, 2008 Development Review Committee Review of Draft 2009 Development Agreement

January 27, 2009 Planning Board Recommendation of approval of the 2009 Development Agreement, Resolution 2009-001;

March 4, 2009 City Commission approval of the 2009 Development Agreement for the Key West Resort and Conference Center project, Resolution 09-059.

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

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

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

Planning staff, as required by Chapter 108 of the City of Key West LDRs, has reviewed the following for compliance with the City's LDRs and Comprehensive Plan which is summarized in the following tables. Please note, the following tables for Phase 2 Sites E and F are based on data from files held by the Planning Department. Included are the materials used to this end.

<b>Project Data: 3820 North Roosevelt, Site D</b>			
	<b>Existing</b>	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Zoning</b>	CG	N/A	N/A
<b>Lot Area</b>	134,331 sf	15,000 sf	No Change
<b>FAR</b>	0.668	0.8	0.684
<b>Building coverage</b>	16.83%	40%	16.84%
<b>Impervious</b>	82.15%	60%	80.33%
<b>Parking</b>	150	155	155
<b>Bicycle</b>	52	35% hotel 25% retail	54
<b>Flood Zone</b>	AE-8, 9 & 10	N/A	N/A
<b>Front Setback</b>	48.68'	50'	Same

<b>Rear Setback</b>	307.82'	50'	Same
<b>Side Setback</b>	20'	15.91'	Same

**Project Data: 3824 North Roosevelt, Site C**

	<b>Existing</b>	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Zoning</b>	CG	N/A	N/A
<b>Lot Area</b>	131,661 sf	15,000 sf	No Change
<b>FAR</b>	0.446	0.8	0.419
<b>Building coverage</b>	26.94%	40%	22.53%
<b>Impervious</b>	81.84%	60%	75.07%
<b>Parking</b>	139	101	101
<b>Bicycle</b>	0	35% hotel	36
<b>Flood Zone</b>	AE-8, 9 & 10	N/A	N/A
<b>Front Setback</b>	72.30'	25'	Same
<b>Rear Setback</b>	22.09'	25'	49.71'
<b>Side Setback</b>	37.12'	15'	40.85'

**Project Data: 3850 North Roosevelt, Site B**

	<b>Existing</b>	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Zoning</b>	CG	N/A	N/A
<b>Lot Area</b>	166,895sf	15,000 sf	No Change
<b>FAR</b>	0.494	0.8	0.526
<b>Building coverage</b>	26.71%	40%	26.76%
<b>Impervious</b>	82.95%	60%	75.76%
<b>Parking</b>	186	144	148
<b>Bicycle</b>	0	35% hotel	52
<b>Flood Zone</b>	AE-8, 9 & 10	N/A	N/A
<b>Front Setback</b>	41.20'	50'	Same
<b>Rear Setback</b>	64.48'	50'	50.52
<b>Side Setback</b>	40.38'	20'	Same

**Project Data: 3852 North Roosevelt, Site A**

	<b>Existing</b>	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Zoning</b>	CG	N/A	N/A
<b>Lot Area</b>	144,000 sf	15,000 sf	No Change
<b>FAR</b>	0.494	0.8	0.538
<b>Building coverage</b>	27.847%	40%	29.409%
<b>Impervious</b>	80.50%	60%	75.13%
<b>Parking</b>	138	134	135
<b>Bicycle</b>	0	35% hotel	48
<b>Flood Zone</b>	AE-8, 9 & 10	N/A	N/A
<b>Front Setback</b>	45.5'	50'	Same
<b>Rear Setback</b>	56.1'	50'	Same

<b>Side Setback</b>	53'	20'	Same
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**Concurrency facilities and other utilities or service (Section 108-233)**

This preliminary analysis by staff encompasses the four hotel sites in total for Phase 1.

**Potable Water Supply**

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

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

$$650 \text{ gal/acre/day} * 13.23 \text{ acres [existing developed area]} = 8,599.5 \text{ gal/day}$$

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

$$650 \text{ gal/acre/day} * 13.23 \text{ acres [proposed developed area]} = 8,599.5 \text{ gal/day}$$

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. The applicant will pursue final FKAA permit approvals for potable water service prior to construction and will submit a complete set of plans to determine meter requirements and System Development Fees.

It should be noted that the renovations will likely reduce actual consumption on the site. The renovated hotel rooms will include updated bathroom fixtures which have lower flow needs. Additionally, two existing restaurants are going to 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:

$$660 \text{ gal/acre/day} * 13.23 \text{ acres [existing developed area]} = 8,731.8 \text{ gal/day}$$

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

$$660 \text{ gal/acre/day} * 13.23 \text{ acres [proposed developed area]} = 8,731.8 \text{ gal/day}$$

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.

The Engineering Department states that the stormwater management plans meet the requirements in Chapter 108 Article VIII. The site will meet or exceed minimum requirements as depicted in the storm water management plans.

## **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:

$$6.37 \text{ lb/capita/day} * \text{Approximately 220 employees} = 1401.4 \text{ lb/day}$$

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

$$6.37 \text{ lb/capita/day} * 165 \text{ employees} = 1051.05 \text{ lb/day}$$

These amounts reflect the reduced impact of the hotel properties. 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 renovation project. There will be no increase in the number of hotel rooms. Further, the applicant intends to eliminate two restaurants thus lessening the overall traffic impacts. Further analysis is provided in the applicant's concurrency report.

## **Fire Protection**

The buildings are required to be sprinkled. All additional Life Safety elements shall be in place before a final CO will be issued. See attached DRC meeting minutes for detailed comment.

## **Other public facilities**

These sites are presently being served by multiple FKAA meters. There is currently a 10" water main located on Northside Drive which feeds all proposed properties, excluding RE#00065060-000000 which is served by 16" water main on North Roosevelt. A complete set of plans will be required for review to determine meter requirements and any System Development Charges. See attached DRC meeting minutes for detailed comment.

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

### **Compliance with Chapter 102; Articles 111, IV and V**

The properties are not historic, nor located within an historic district and thus not subject to HARC.

### **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**

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

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

The site is located in the CG 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 renovation. The appearance of the site and structures are being upgraded. Landscape plans and 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 existing structures or at grade and screened from view.

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

The power lines shall be placed underground for this development.

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

This is a renovation of existing hotels. Accessory commercial activity is anticipated for 3820 North Roosevelt Boulevard (Site D). There will be no manufacturing activity at any of the sites.

### **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 submitted according to the Development Agreement 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)**

Sidewalks will be installed in conjunction with the ongoing FDOT reconstruction of N. Roosevelt Blvd.

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

There are no existing loading docks and there is no indication that there will be according to the site plans. There are loading areas for hotel guests for use during check in.

**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 excess parking. The plans indicate that the parking count will meet the required number of spaces. The commercial use for 3820 N. Roosevelt Blvd has been included in the parking count. Additional bicycle and scooter parking are part of the redesigned site. The site plans have been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

**Housing (Section 108-245)**

The proposed development does not impact hurricane evacuation as these are to be renovated hotels, already included in the Hurricane Evacuation model. The affordable housing component at the Welcome Center site (3840 N. Roosevelt Blvd) has also been included.

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

The project will generate approximately \$1,086,035 in ad valorem tax revenues according to the Applicant. Additionally, the construction cost is estimated at \$22,864,992.

**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)**

The properties cannot support the buffer yard requirements as the site is currently configured. A waiver has been submitted as part of this application.



**Request for modification, Section 108-517**

The applicant has requested to modify Section 108-412(a) minimum landscaped areas and Section 108-413 (b) This can be supported as the sites as they exist today are legal non-conforming. The applicant has proposed a reduction in impervious surface ratio for each property bringing the landscaping further into compliance. See attached waiver letter of request.

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

The site plans have been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

**Stormwater and surface water management (Article VIII)**

The applicant submitted a conceptual drainage plan. This item has been discussed in a previous section of this report. The Engineering Department states that the stormwater management plans meet the requirements in Chapter 108. See attached DRC Minutes.

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

The existing buildings are in FEMA flood zones AE-8, AE-9 and AE-10. The renovations will not exceed 50% of depreciated market value and thus do not need to meet FEMA flood elevation requirements. However, the new construction will exceed FEMA flood elevation requirements by one foot in elevation.

**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 with the following conditions:

1. The applicant shall install a continuous landscape buffer and wall per the waiver request approval and Development Agreement.
2. Exterior lighting shall comply with “Dark Sky standards” as described in the Development Agreement.
3. Coordinate with the Art in Public Places Board for an installation at the intersection of 3850 North Roosevelt and US 1, the “Triangle.”
4. Coordinate with FDOT for changes of ingress and egress and sidewalk installation.

**Additional Information  
for  
Phase 2 Site review**

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

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

**Property Record Card -**  
**Maps are now launching the new map application version**

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

Alternate Key: 1068241 Parcel ID: 00065540-000000

**Ownership Details**

**Mailing Address:**  
 JLW KEY WEST 1 LLC  
 506 FLEMING ST  
 KEY WEST, FL 33040

**Property Details**

**PC Code:** 21 - RESTAURANTS & CAFETERIAS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 34-67-25  
**Property Location:** 3800 N ROOSEVELT BLVD KEY WEST  
**Legal Description:** KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 2 PB3-35 OR68 -438-439 OR70-231 OR439-663-664 OR598-462D/C OR739-235-236 PROBATE #77-299-CP-12 OR741-188 OR744-770/771 OR739-676 OR739-682/716 OR741-188 OR744-770/771 OR795-688/689 OR842-2392Q/C OR842-2393 OR1865-637/643P/R OR1865-661/662 OR2250-2253/57

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	200	600	83,445.00 SF

**Building Summary**

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 1  
**Total Living Area:** 6151  
**Year Built:** 1980

### Building 1 Details

Building Type  
 Effective Age 16  
 Year Built 1980  
 Functional Obs 0

Condition A  
 Perimeter 444  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 19  
 Grnd Floor Area 6,151

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

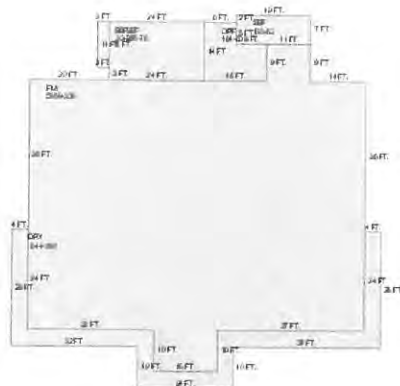
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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	1980					5,359
2	OPX		1	1980					644
3	OPF		1	1980					184
4	FLA		1	1980					792
5	SBF		1	2003					336
6	SBF		1	2003					33
7	SBF		1	2003					133

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		VAC COMM D	100	N	N
	5860	RESTRNT/CAFETR-B-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1604	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT5:TILE PATIO	648 SF	0	0	1979	1980	5	50
2	UB2:UTILITY BLDG	36 SF	0	0	1979	1980	1	50
3	PT3:PATIO	402 SF	0	0	1979	1980	2	50
4	AP2:ASPHALT PAVING	52,043 SF	0	0	1979	1980	2	25
5	CL2:CH LINK FENCE	5,328 SF	0	0	1979	1980	1	30
6	UB2:UTILITY BLDG	120 SF	12	10	1979	1980	3	50

Appraiser Notes

2007-01-12 - FORMER "EL MESON DE PEPE" RESTAURANT. NOW VACANT. - JEN
DEVELOPMENT AGREEMENT ENTERED INTO WITH THE CITY OF KEY WEST RECORDED IN OR2410-119/183 (CITY RES NO 09-059).
PETITION 037-1997, BACK LOT IS BEING USED BY NILES, GATES & SERVICE LOT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B941721	05/01/1994	12/01/1994	5,000	Commercial	ENCLOSE MIDDLE BAY OF CP
	B952772	08/01/1995	12/01/1995	75,000	Commercial	REMODEL DINING ROOM
	P953660	10/01/1995	12/01/1995	2,500	Commercial	RESET FIXTURES
	A953833	11/01/1995	12/01/1995	8,000	Commercial	REPL 40 SQS BUILTUP ROOF
	A953834	11/01/1995	12/01/1995	3,000	Commercial	REPL 9 SQS V-CRIMP ROOF
	E953988	11/01/1995	12/01/1995	400	Commercial	MINIMUM FEE & INSPECTION
	M954116	11/01/1995	12/01/1995	1,800	Commercial	RELOCATE DUCT-18 DROPS
	96-2913	07/01/1996	11/01/1996	400	Commercial	REMODELING
	96-2915	07/01/1996	11/01/1996	5,000	Commercial	PAINTING
	96-0459	01/01/1996	11/01/1996	2,000	Commercial	SIGN
	96-1249	03/01/1996	11/01/1996	2,200	Commercial	A/C
	96-2504	06/01/1996	11/01/1996	2,000	Commercial	A/C
	96-3515	08/01/1996	11/01/1996	3,000	Commercial	REMODELING
1	98-2822	09/10/1998	12/08/1998	2,500	Commercial	REPLACE A/C
	98-4051	12/28/1998	11/17/1999	1,500	Commercial	REPAIR/REPL SHINGLES

99-0244	01/19/1999	11/17/1999	2,500	Commercial	STORM DAMAGE/SIGN
99-1081	03/31/1999	11/17/1999	5,000	Commercial	INSTALL COOLERS
99-1098	03/30/1999	11/17/1999	500	Commercial	ELECTRICAL
9901645	05/12/1999	11/17/1999	4,500	Commercial	INSTALL AC UNIT
99-2131	06/22/1999	11/17/1999	3,000	Commercial	REPLACE 5 TON AC
01-2414	06/27/2001	11/15/2001	3,500	Commercial	CHANGEOUT AC
02-3393	12/18/2002	09/19/2003	2,400	Commercial	CHANGE 4-TON A/C
03-1511	04/28/2003	09/19/2003	2,400	Commercial	INTERIOR WALL REPAIR
03-4331	01/02/2004	11/23/2004	48,685	Commercial	INTERIOR RENOV
03-4236	01/12/2004	11/23/2004	1,000	Commercial	R&R LIGHT FIXT'S
04-1110	04/13/2004	11/23/2004	1,000	Commercial	REPAIR CH
05-2885	07/12/2005	08/07/2006	1,500	Commercial	HOOKUP 150KW GENERATOR

## 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	706,039	50,958	726,172	1,483,169	1,483,169	0	1,483,169
2011	740,905	50,958	1,971,038	2,762,901	2,762,901	0	2,762,901
2010	740,905	50,958	2,208,000	2,999,863	2,999,863	0	2,999,863
2009	740,905	51,238	2,634,509	3,426,652	2,750,000	0	3,426,652
2008	758,338	51,518	2,634,509	2,500,000	2,500,000	0	2,500,000
2007	508,301	51,171	3,512,678	4,072,150	4,072,150	0	4,072,150
2006	483,569	51,443	1,819,066	2,354,078	2,354,078	0	2,354,078
2005	494,947	51,712	1,455,252	2,001,911	2,001,911	0	2,001,911
2004	458,513	51,981	1,182,393	1,692,887	1,692,887	0	1,692,887
2003	535,469	52,253	1,359,072	1,946,794	1,946,794	0	1,946,794
2002	535,469	52,522	1,451,093	2,039,084	2,039,084	0	2,039,084
2001	523,570	52,793	1,250,172	1,826,535	1,826,535	0	1,826,535
2000	523,570	28,491	1,082,400	1,634,461	1,634,461	0	1,634,461
1999	523,570	28,610	1,082,400	1,634,580	1,634,580	0	1,634,580
1998	349,046	28,729	1,082,400	1,460,175	1,460,175	0	1,460,175
1997	349,046	28,050	1,082,400	1,459,496	1,459,496	0	1,459,496
1996	317,315	28,342	984,000	1,329,657	1,329,657	0	1,329,657
1995	258,214	28,585	984,000	1,270,799	1,270,799	0	1,270,799
1994	243,012	35,109	984,000	1,262,121	1,262,121	0	1,262,121
1993	243,012	37,786	984,000	1,264,798	1,264,798	0	1,264,798
1992	243,012	40,411	984,000	1,267,423	1,267,423	0	1,267,423
1991	204,836	6,079	1,249,500	1,460,415	1,460,415	0	1,460,415
1990	204,836	6,079	892,500	1,103,415	1,103,415	0	1,103,415
1989	204,836	6,079	892,500	1,103,415	1,103,415	0	1,103,415

1988	194,157	6,079	803,250	1,003,486	1,003,486	0	1,003,486
1987	190,883	6,079	447,750	644,712	644,712	0	644,712
1986	173,912	6,079	447,750	627,741	627,741	0	627,741
1985	170,390	6,079	305,955	482,424	482,424	0	482,424
1984	167,984	6,079	305,955	480,018	480,018	0	480,018
1983	167,984	6,079	305,955	480,018	480,018	0	480,018
1982	161,698	6,079	305,955	473,732	473,732	0	473,732

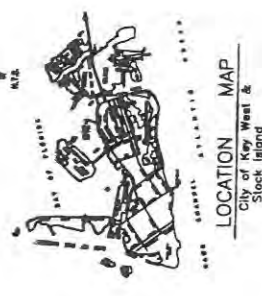
### Parcel Sales History

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

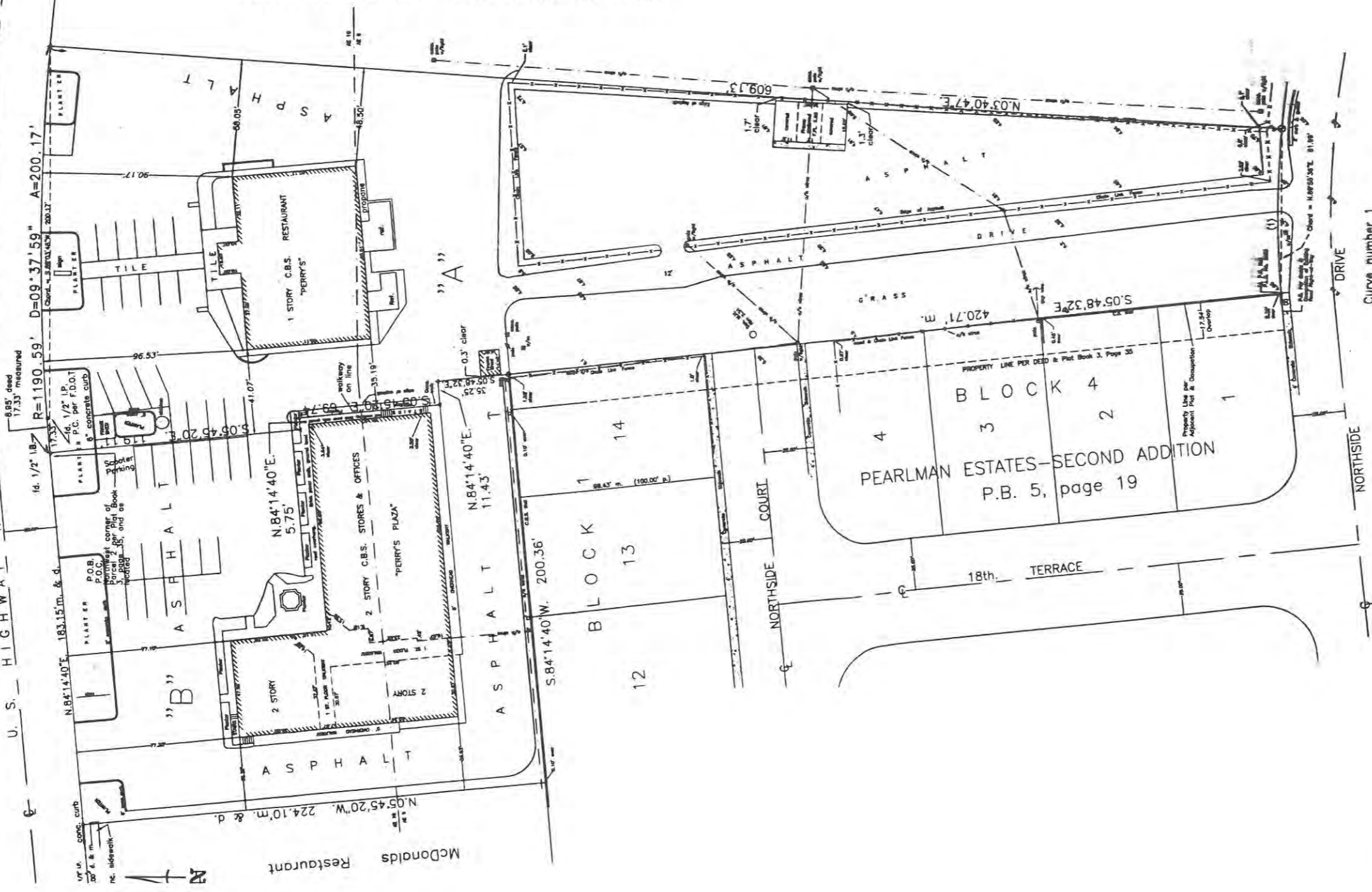
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/6/2006	2250 / 2253	5,500,000	WD	Q
2/28/2003	1865 / 0637	1,700,000	WD	Q
10/1/1981	842 / 2393	240,000	WD	U
8/1/1979	795 / 688	45,000	00	Q

This page has been visited 240,479 times.

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



U. S. HIGHWAY N.O. 1 (State Road No. 5) North Roosevelt Blvd.



Curve number 1  
 Radius = 500.78'  
 Delta = 09°23'27"  
 Arc = 82.08'  
 Tangent = 41.13'  
 Chord = 81.99'  
 Chord Brg. = N.89°55'36"E

number 2  
 500.78  
 00°59'12"  
 8.62  
 4.31  
 8.62  
 Brg. N.84°44'16"E

**LEGAL DESCRIPTION: Tract B:**  
 On the island of Key West, Monroe County, Florida, and being a part of the lands formerly owned by the Key West Improvement, Inc. and being more particularly described as follows: Begin at the Northwest corner of Parcel Number Two (2) as shown on the "Plot of Survey of Lands on Island of Key West, Monroe County, Florida," recorded in Plat Book 3, at Page 35 of Monroe County Official Records, said corner being that established by John P. Goggin; thence S.05°45'20"E, a distance of 119.11 feet; thence N.84°14'40"E, a distance of 5.75 feet; thence S.05°45'20"E, a distance of 69.74 feet; thence N.84°14'40"E, a distance of 11.43 feet; thence S.05°48'32"E, a distance of 35.25 feet; thence S.84°14'40"W, along the Northern Line of Block 1, Pearlman Estates, Second Addition, per Plat Book 5, Page 19, Monroe County Records a distance of 200.36 feet; thence N.05°45'20"W, a distance of 224.10 feet to the Southern Right-of-Way Line of U.S. Highway No. 1; thence N.84°14'40"E, and along the said Southern Right-of-Way Line of U.S. Highway No. 1 a distance of 183.15 feet to the Point of Beginning. Parcel contains 42050 square feet or 0.97 acres, more or less.

**LEGAL DESCRIPTION: TRACT A:**  
 On the island of Key West, Monroe County, Florida, and being a part of the lands primarily owned by the Key West Improvement, Inc. and being more particularly described as follows: Begin at the Northwest corner of Parcel Number Two (2) as shown on the "Plot of Survey of Lands on Island of Key West, Monroe County, Florida," recorded in Plat Book 3, at Page 35 of Monroe County Official Records, said corner being that established by John P. Goggin; thence S.05°45'20"E, a distance of 119.11 feet; thence N.84°14'40"E, a distance of 5.75 feet; thence S.05°45'20"E, a distance of 69.74 feet; thence N.84°14'40"E, a distance of 11.43 feet; thence S.05°48'32"E, a distance of 35.25 feet; thence S.84°14'40"W, along the Northern Right-of-Way Line of Northside Drive and a point on a curve to the bearing of N.89°55'38"E, and a chord length of 81.99 feet; thence along the arc of said curve, an arc length of 82.08 feet to the end of said curve; thence N.03°40'47"E, a distance of 609.13 feet to the Southern Right-of-Way Line of U.S. Highway No. 1; thence a point on a curve to the bearing of 09°23'27", a chord length of 1190.59 feet; thence along the arc of said curve, an arc length of 81.99 feet to the Point of Beginning. Parcel contains 83534 square feet or 1.92 acres, more or less.

**SURVEYOR'S NOTES:**  
 North arrow based on original deeds  
 Reference Bearing: R/W U.S. No. 1  
 3, 4, elevations existing elevation  
 Elevations based on N.G.V.D., 1929 Datum  
 Bench Mark No.: 8071-A07 Elevation: 5.12  
 Monumentation:  
 ● = set 1/2" Iron Pipe, P.L.S. No. 2749  
 ○ = Found 1/2" Iron Pipe  
 ▲ = Found P.K. Nail

- Abbreviations:**
- Sty. = Story
  - R/W = Right-of-Way
  - F.L. = Finish
  - P. = Plat
  - m. = Measured
  - N.T.S. = Not to Scale
  - C. = Centerline
  - Elev. = Elevation
  - B.M. = Bench Mark
  - P.C. = Point of Curvature
  - P.T. = Point of Tangency
  - P.O.C. = Point of Commence
  - P.B. = Point of Beginning
  - Pl. = Plat
  - Elec. = Electric
  - Tele. = Telephone
  - o/h = Overhead
  - u/g = Underground
  - F.F.L. = Finish Floor Elevation
  - conc. = concrete
  - I.P. = Iron Pipe
  - I.B. = Iron Bar
  - B. = Baseline
  - C.B.S. = Concrete Block Stucco
  - cast. = Cast
  - Wood = Wood
  - R. = Radius
  - A. = Arc (Length)
  - D. = Delta, (Central angle)
  - w.m. = Water Meter
  - Hyd. = Fire Hydrant
  - F.W. = Fire Well
  - A/C = Air Conditioner

Field Work performed on: 1/14/03

**RECEIVED**

DEC 27 2005  
 CITY OF KEY WEST  
 PLANNING DEPT.

FREDERICK H. HILDEBRAND  
 ENGINEER PLANNER SURVEYOR  
 3150 Northside Drive  
 Suite 101  
 Key West, FL 33540

Old Town Development, Ltd. & Perry's Plaza, LLC 3708-3800 No Roosevelt Blvd., Key West, FL 33040		Draw. No.:	03-126
BOUNDARY SURVEY		Flood panel No.	110-18
Scale: 1" = 30'		Flood Zone:	AE
Date: 10/31/95		Flood Elev.:	10'

**CERTIFICATION:** I, the undersigned, certify that the attached BOUNDARY SURVEY is correct to the best of my knowledge and belief; that it meets the minimum standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Rule 61G17-6.02, and the American Land Title Association, and that no visible encroachments unless shown hereon.

H. HILDEBRAND  
 Land Surveyor & Mapper No. 2749  
 Engineer No. 36810

TON made to:  
 Bank  
 Koenig, & Highsmith, P.A.  
 Title Insurance Company  
 Key West Development, Ltd.  
 Plaza, LLC



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

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

**Property Record Card -**  
**Maps are now launching the new map application version**

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

Alternate Key: 1065471 Parcel ID: 00064950-000000

**Ownership Details**

**Mailing Address:**  
 JLW KEY WEST 1 LLC  
 506 FLEMING ST  
 KEY WEST, FL 33040

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** Yes  
**Section-Township-Range:** 34-67-25  
**Property Location:** 1185 20TH ST KEY WEST  
**Legal Description:** PT KW NO 1 A PARCEL OF LAND LYING SW OF NORTH ROOSEVELT BOULEVARD OR79-322/323 OR520-689 OR520-691 OR880-1977/1978 OR884-1974/1976 OR902-1211/1212 OR2250-2269/73 OR2427-279/85DEC/AFFORD/REST

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	137	646	78,259.00 SF

**Building Summary**

**Number of Buildings:** 4  
**Number of Commercial Buildings:** 4  
**Total Living Area:** 14704  
**Year Built:** 1972

### Building 1 Details

Building Type  
 Effective Age 22  
 Year Built 1972  
 Functional Obs 0

Condition A  
 Perimeter 436  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 26  
 Grnd Floor Area 5,312

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

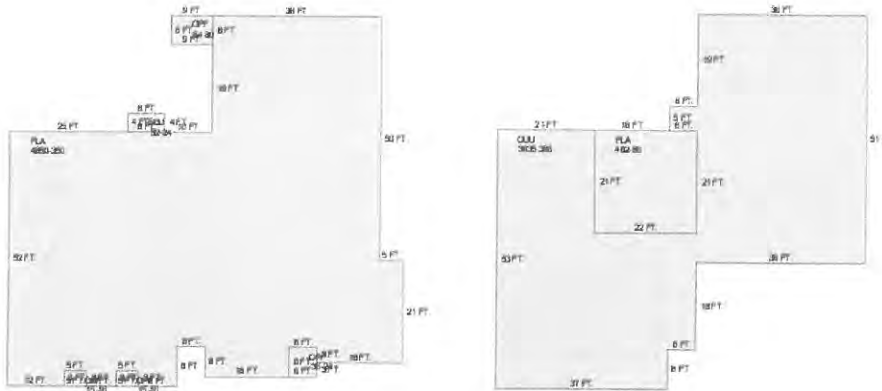
Roof Cover  
 Heat 2  
 Heat Src 2

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 0

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	1991					4,850
2	OPF		1	1991					15
3	OPF		1	1991					15
4	OPF		1	1991					36
5	SBU		1	1991					32
6	OPF		1	1991					54
7	OUU		1	1991					3,635
8	FLA		1	1991					462

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5606	1 STY STORE-B	100	N	Y
	5613	OFFICE BLD-1 STORY	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1539	AB AVE WOOD SIDING	35
1540	WD OVER CONC BL	65

**Building 2 Details**

Building Type  
 Effective Age 22  
 Year Built 1999  
 Functional Obs 0

Condition A  
 Perimeter 508  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 26  
 Grnd Floor Area 5,952

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

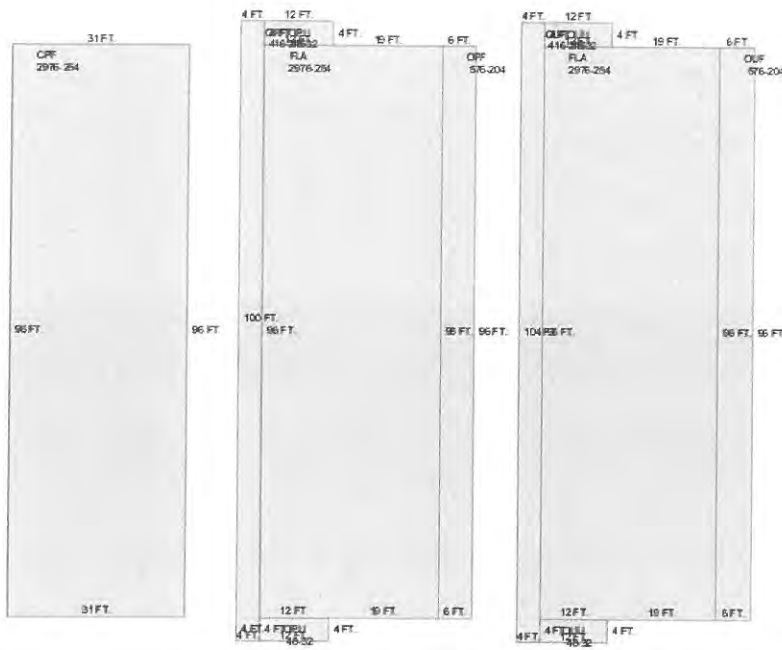
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 16  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

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	CPF		1	1999					2,976
2	OPF		1	1999					416
3	FLA		1	1999					2,976
4	OPU		1	1999					48
5	OPU		1	1999					48
6	OPF		1	1999					576
7	FLA		1	1999					2,976
8	OUF		1	1999					416
9	OJU		1	1999					48
10	OUF		1	1999					576
11	OJU		1	1999					48

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5614	APTS-A	100	Y	Y
	5615	APTS-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1541	CUSTOM	100

### Building 3 Details

Building Type  
 Effective Age 22  
 Year Built 2001  
 Functional Obs 0

Condition A  
 Perimeter 60  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 26  
 Grnd Floor Area 200

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

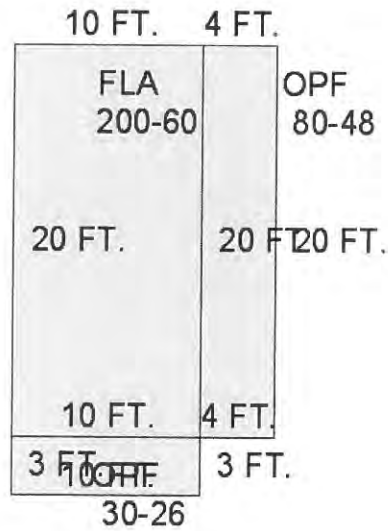
Roof Cover  
 Heat 2  
 Heat Src 2

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 0

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	2000					200
2	OPF		1	2000					80
3	OPF		1	2000					30

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5616	1 STY STORE-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1542	METAL SIDING	100

**Building 4 Details**

Building Type  
 Effective Age 18  
 Year Built 1983  
 Functional Obs 0

Condition A  
 Perimeter 242  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 3,240

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

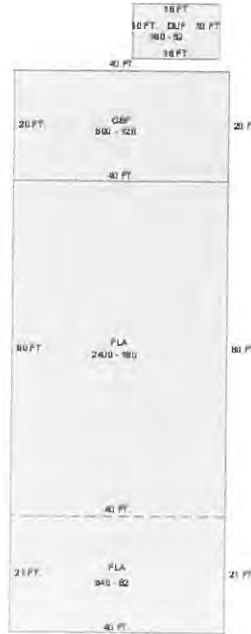
Extra Features:

2 Fix Bath 1

Vacuum 0

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

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	1982					2,400
2	FLA		1	1982					840
3	DUF		1	1984					160
4	GBF		1	1984					800

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5618	SERVICE SHOPS-B-	100	N	N
	5619	OFF BLDG-1 STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1544	C.B.S.	26
1545	NO VALUE	74

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	48 SF	8	6	1989	1990	2	50
2	FN2:FENCES	2,400 SF	400	6	1998	1999	5	30
3	AC2:WALL AIR COND	2 UT	0	0	1999	2000	1	20
4	FN2:FENCES	300 SF	75	4	1999	2000	2	30
5	AP2:ASPHALT PAVING	48,342 SF	0	0	1982	1983	2	25
6	PT3:PATIO	2,400 SF	0	0	1982	1983	2	50
7	TK2:TIKI	114 SF	19	6	1984	1985	4	40
8	WD2:WOOD DECK	336 SF	0	0	1991	1992	3	40
9	FN2:FENCES	576 SF	96	6	1995	1996	2	30
10	AC2:WALL AIR COND	1 UT	0	0	1996	1997	1	20
11	PT2:BRICK PATIO	713 SF	23	31	1999	2000	2	50

**Appraiser Notes**

TPP 8944948 - RENTALS TPP 8525389 - RETAIL TPP 8976837 - HTM LLC (CONSTRUCTION)

DEVELOPMENT AGREEMENT ENTERED INTO WITH THE CITY OF KEY WEST RECORDED IN OR2410-119/183 (CITY RES NO 09-059).

2004-07-13 THE PLANNING BOARD GRANTED A ONE YEAR EXTENSION TO BUILD A SECOND STORY RESTAURANT AND BAR ABOVE THE WELCOME CENTER.SKI

ADJ LAND FROM 1.55AC TO 1.796AC(78259SQFT) PER OR2250-2269

DECLARATION OF AFFORDABLE HOUSING RESTRICTIONS, WHICH APPLIES TO THE 16 CONSTRUCTED RENTAL UNITS LOCATED AT THE REAR OF THE REAL PROPERTY LOCATED AT 1185 20TH ST

2003-05-28- BLDG. #1 CONCH TOUR TRAIN WELCOME CENTER BLDG. #2 1185 20TH. ST. 16 APT. BLDG. #3 RETAIL SHOP FRONT PARKING LOT BLDG. #4 HERTZ RENT-A-CAR

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 8941643	05/01/1994	11/01/1994	1,000	Commercial	REPAIR STOREFRONT WINDOWS
2 M942717	08/01/1994	11/01/1994	1,200	Commercial	3 TON AC
3 B932768	09/01/1993	11/01/1996	3,950	Commercial	INSTALL 4 BLOCK WALLS
4 B950274	01/01/1995	11/01/1996	96,000	Commercial	ADDITIONS
5 A950806	03/01/1995	11/01/1996	1,200	Commercial	ASPHALT SHINGLES
6 E951580	05/01/1995	11/01/1996	385	Commercial	MISCELLANEOUS/INSPECTION
7 B953460	10/01/1995	11/01/1996	5,900	Commercial	RENOVATIONS/STORAGE
8 E953647	10/01/1995	11/01/1996	600	Commercial	AMP SERVICE/INSPECTION
9 E953913	11/01/1995	11/01/1996	500	Commercial	AMP SERVICE/INSPECTION
10 P953955	11/01/1995	11/01/1996	9,500	Commercial	9 BATHROOM FIXTURES
11 E953735	11/01/1995	11/01/1996	1,000	Commercial	AC/LIGHTS
12 9500002	12/01/1995	11/01/1996	1	Commercial	ELECTRIC ONLY
13 9500056	12/01/1995	11/01/1996	1	Commercial	A/C
14 9600478	01/01/1996	11/01/1996	44,460	Commercial	RENOVATION,CONVERSION
15 9600877	02/01/1996	07/01/1996	22,580	Commercial	COMMERICAL CONVERSION

16	9601641	04/01/1996	07/01/1996	8,500	Commercial	COMMERICAL CONVERSION
17	9601818	04/01/1996	07/01/1996	7,000	Commercial	PLUMBING ONLY
18	9601882	05/01/1996	07/01/1996	3,000	Commercial	A/C
19	9602475	06/01/1996	07/01/1996	3,600	Commercial	ELECTRIC ONLY
20	9602395	06/01/1996	07/01/1996	400	Commercial	SIGN
21	9602886	07/01/1996	07/01/1996	2,000	Commercial	SIGN APPLICATION
22	9602887	07/01/1996	07/01/1996	300	Commercial	SIGN APPLICATION
23	9701865	06/01/1997	08/01/1997	6,000	Commercial	REPL SIDING REAR 2ND STOR
24	9701761	07/16/1997	08/29/1999	640,000	Commercial	16 NEW ONE UNIT BEDROOMS
25	9803671	11/17/1998	06/29/1999	25,000	Commercial	OIL INTERCEPTER
26	9801260	04/21/1998	06/29/1999	5,000	Commercial	STOCKADE FENCE
27	02-3005	11/25/2002	12/31/2002	1,250	Commercial	REPLACE SEWER LINE
28	02-2750	01/13/2003	01/31/2003	2,400	Commercial	INSTALL HOOD
29	02-2608	09/24/2002	11/15/2002	1,500	Commercial	PLUMBING
30	00-1013	05/03/2000	11/15/2002	3,000	Commercial	FENCE
31	05-3217	08/02/2005	08/07/2006	2,469	Commercial	REPLACE SIDING AND TRIM
32	05-4773	10/31/2005	08/07/2006	160	Commercial	HURRICANE WILMA DAMAGE DRI-IN 4 SQS ROOFING

### 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	1,666,977	69,890	700,762	2,437,629	2,437,629	0	2,437,629
2011	1,737,150	71,389	1,902,069	3,710,608	3,710,608	0	3,710,608
2010	1,737,150	72,850	2,065,400	3,875,400	3,630,000	0	3,875,400
2009	1,748,955	74,609	2,464,363	3,600,000	3,300,000	0	3,600,000
2008	1,748,955	76,126	2,464,363	3,000,000	3,000,000	0	3,000,000
2007	1,283,080	77,685	3,285,818	4,646,583	4,646,583	0	4,646,583
2006	1,319,239	68,887	1,687,950	3,076,076	3,076,076	0	3,076,076
2005	1,366,531	70,017	1,350,360	2,786,908	2,786,908	0	2,786,908
2004	1,388,544	71,126	1,097,168	2,556,838	2,556,838	0	2,556,838
2003	1,388,544	72,358	1,097,168	2,558,070	2,558,070	0	2,558,070
2002	1,172,271	132,282	1,097,168	2,401,721	2,401,721	0	2,401,721
2001	1,172,271	135,604	945,252	2,253,127	2,253,127	0	2,253,127
2000	1,169,934	72,943	818,400	2,061,277	2,061,277	0	2,061,277
1999	434,285	68,211	818,400	1,320,896	1,320,896	0	1,320,896
1998	290,200	70,363	818,400	1,178,963	1,178,963	0	1,178,963
1997	290,200	73,647	818,400	1,182,247	1,182,247	0	1,182,247
1996	154,866	77,157	744,000	976,023	976,023	0	976,023
1995	154,866	80,791	744,000	979,657	979,657	0	979,657
1994	154,866	85,028	744,000	983,894	983,894	0	983,894



1993	154,866	88,663	744,000	987,529	987,529	0	987,529
1992	154,866	90,882	744,000	989,748	989,748	0	989,748
1991	152,282	94,456	943,600	1,190,338	1,190,338	0	1,190,338
1990	152,364	98,653	674,000	925,017	925,017	0	925,017
1989	152,364	102,225	674,000	928,589	928,589	0	928,589
1988	145,097	83,694	606,600	835,391	835,391	0	835,391
1987	141,832	86,331	337,200	565,363	565,363	0	565,363
1986	103,004	88,856	337,200	529,060	529,060	0	529,060
1985	99,841	91,480	225,223	416,544	416,544	0	416,544
1984	96,888	94,654	236,373	427,915	427,915	0	427,915
1983	48,319	4,094	236,373	288,786	288,786	0	288,786
1982	42,096	4,094	236,373	282,563	282,563	0	282,563

### Parcel Sales History

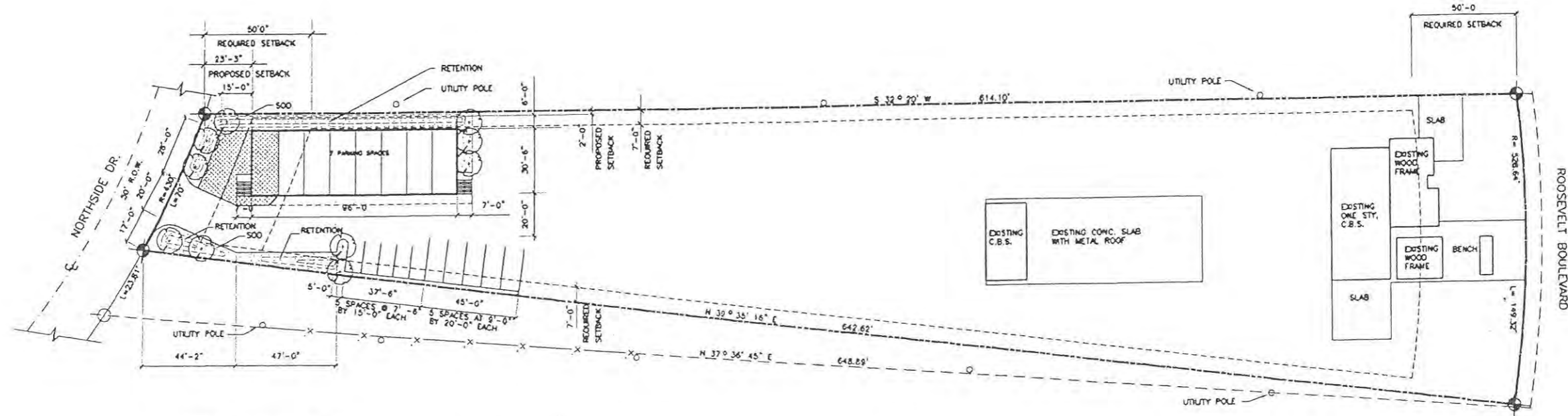
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/6/2006	2250 / 2269	5,000,000	WD	Q
6/1/1983	884 / 1974	400,000	WD	Q
4/1/1983	880 / 1977	24,800	WD	Q

This page has been visited 240,639 times.

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

*Draft  
Received  
last week  
of February  
for TS to  
compare, review*



**SITE ANALYSIS**

TOTAL LOT AREA	66,631 S.F. (1.53 AC)	
TOTAL BUILDING AREA	5,876 S.F. (EXIST.)	
DENSITY	16 UNITS PROPOSED	16/AC MAX. ALLOWED
FLOOR AREA RATIO	0.143 PROPOSED	.80 MAX. ALLOWED
HEIGHT	35'-7"	40'-0" MAX ALLOWED
PARKING SPACES	17 PROVIDED	16 REQUIRED
LOT COVERAGE	7072 S.F. (EXISTING)	
	4156 S.F. (NEW)	
	11,228 S.F. (TOT) = 17%	40% MAX ALLOWED
SETBACKS		
FRONT	495'-0" PROPOSED	50'-0" REQUIRED
SIDE	2'-0" PROPOSED	7'-0" REQUIRED
REAR	23'-3" PROPOSED	50'-0" REQUIRED

**NOTE**

EXISTING AREA IS 100% PAVED. LANDSCAPED AREAS ARE AN IMPROVEMENT UPON A NON-CONFORMING CONDITION. NO FURTHER ALTERATIONS OCCUR BEYOND DECREASED IMPERVIOUS SURFACE AREA.

**SITE PLAN**  
1"=60'-0"



Gonzé  
Archit.

3130  
Northside  
Drive  
Key West,  
Florida  
33040

(305) 294-  
FAX  
(305) 294-

Seal  
AA 000230  
AR 000811

Project

WELCOME CENTER APARTMENTS

Sheet Title  
SITE PLAN

Revisions

Project No  
9701

Date

6-2-  
Drawn By

Checked

Sheet No

ST-  
of

**Additional Site Review  
Engineering**



THE CITY OF KEY WEST

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

Engineering Services Comments  
Development Review Committee  
March 19, 2013

**Key West Resort and Conference Center  
3820 – 3852 North Roosevelt Boulevard  
Development Agreement  
Major Development Plan Modifications**

Pursuant to Code of Ordinances, Article II of Chapter 108, the following comments pertaining to the Development Agreement and Overall Master Plan are provided:

A five-foot utility easement exists along the rear of Site A, 3352 North Roosevelt Boulevard, and the rear properties of Pearlman Estates, along Site B. Site B survey notes the location of the five-foot utility easement cannot be located.

Site B survey shows a 30-foot easement along the rear of the Site B property, 3350 North Roosevelt Boulevard.

Site A shows two existing propane tanks at the rear of the parcel. If these propane tanks are to remain, please coordinate with the Fire Marshall, regarding safe installation requirements.

Sanitary Sewer

Please coordinate sanitary sewer design and points of connection through Engineering Services Department.

Potable Water

Coordinate potable water service through Florida Keys Aqueduct Authority, including utility design, points of connection, and capacity determination for fire protection, facilities, water features, and irrigation.

Stormwater Management System

Sites A, B and C Conceptual Drainage Plans propose a system of stormwater retention ponds and exfiltration trenches, followed by disposal via gravity injection wells. These Conceptual Drainage Plans will provide pre-treatment and disposal, as required in Chapter 108, Article VIII.

Site D Conceptual Drainage Plan will provide gravity injection well disposal of captured stormwater runoff.

Solid Waste

Trash and recycle storage areas should provide sufficient capacity for recycle, trash, cardboard, bulk materials, and shall be screened from the adjacent properties and public right-of-ways with fences, walls or landscaping, to shield unsightly conditions.

Front-end loaded refuse container sites shall be located in accordance with Sec. 108-280.

Roadway

Please coordinate North Roosevelt Boulevard entrance access locations with FDOT District Six Construction Department.

**Concurrency Analysis**  
**As Provided by the Applicant**

KEY WEST HOTEL COLLECTION  
NORTH ROOSEVELT BLVD DEVELOPMENT  
**Concurrency Management Report**  
**ARTICLE III. - LEVEL OF SERVICE**

The proposed renovation of the six properties along North Roosevelt Boulevard will generally maintain the same burden on local utilities and municipal services.

Sec. 94-66. – Scope of Development  
PHASE 1

**SITE A – 3852 North Roosevelt Blvd – Phase 1 (RE # 00065060-000000)**

The existing site's impervious surfaces cover approximately 80.5% of the site. The proposed plan, however, only covers approximately 75.13% of the site. That is an increase of over 7,700 square feet of pervious area.

The renovation will demolish the existing Waffle House and lobby building and replace it with a new lobby and registration building. This will reduce the consumption area of the property by 35%. The new lobby building will not include a commercial kitchen space, only a food preparation area to serve breakfast to the hotel guests.

The new lobby building will be constructed with energy efficient wall and roof assemblies and will be built above the base flood elevation in accordance with FEMA standards. The existing buildings that will remain will also be upgraded with new wall assemblies at the guest entries, new roof assemblies, and by adding insulation and new finishes to the existing walls. All doors and windows on the property will be new and insulated.

Throughout the site, more efficient fixtures will replace existing equipment. This includes both plumbing and lighting fixtures. In addition, the mechanical systems will be completely replaced with more energy efficient equipment in the guest rooms and public areas.

Lastly, the proposed renovation will not add any guest rooms to the current property.

**SITE B – 3850 North Roosevelt Blvd – Phase 1 (RE # 00064940-000000)**

The existing site's impervious surfaces cover approximately 82.68% of the site. The proposed plan, however, only covers approximately 75.76% of the site. That is an increase of over 11,500 square feet of pervious area.

The renovation will demolish the existing restaurant building and replace it with a new lobby and registration building. This will reduce the consumption area of the property by 64%. The new lobby building will have a commercial kitchen that focuses on serving breakfast to the hotel guests only.

The new lobby building will be constructed with energy efficient wall and roof assemblies and will be built above the base flood elevation in accordance with FEMA standards. The existing buildings that will remain will also be upgraded with new wall assemblies at the guest entries,

new roof assemblies, and by adding insulation and new finishes to the existing walls. All doors and windows on the property will be new and insulated.

Throughout the site, more efficient fixtures will replace existing equipment. This includes both plumbing and lighting fixtures. In addition, the mechanical systems will be completely replaced with more energy efficient equipment in the guest rooms and public areas.

Lastly, the proposed renovation will not add any guest rooms to the current property.

#### **SITE C – 3824 North Roosevelt Blvd – Phase 1 (RE # 00065550-000000)**

The existing site's impervious surfaces cover approximately 81.84% of the site. The proposed plan, however, only covers approximately 75.07% of the site. That is an increase of over 8,900 square feet of pervious area.

The renovation will demolish the restaurant and meeting space portion of the existing lobby building. This will reduce the consumption area of the property by 86%. The renovated lobby building will not include a commercial kitchen space, only a food preparation area to serve breakfast to the hotel guests only.

The existing buildings that will remain on the site will be upgraded with new wall assemblies at the guest entries, new roof assemblies, and by adding insulation and new finishes to the existing walls. All doors and windows on the property will be new and insulated.

Throughout the site, more efficient fixtures will replace existing equipment. This includes both plumbing and lighting fixtures. In addition, the mechanical systems will be completely replaced with more energy efficient equipment in the guest rooms and public areas.

Lastly, the proposed renovation will not add any guest rooms to the current property.

#### **SITE D – 3820 North Roosevelt Blvd – Phase 1 (RE # 00065530-000000)**

The existing site's impervious surfaces cover approximately 82.15% of the site. The proposed plan, however, only covers approximately 70.33% of the site. That is an increase of over 2,400 square feet of pervious area.

The renovation will demolish the restaurant space on the ground level. This will reduce the consumption area of the property by 23%. The renovated lobby will not include a commercial kitchen space, only a food preparation area to serve breakfast to the hotel guests. Two shell retail spaces, totaling 2,420 square feet, will also be incorporated into the ground level.

The existing entire building will be upgraded with new wall assemblies at the guest entries, new roof assemblies, and by adding insulation and new finishes to the existing walls. All doors and windows on the property will be new and insulated.

Throughout the site, more efficient fixtures will replace existing equipment. This includes both plumbing and lighting fixtures. In addition, the mechanical systems will be completely replaced with more energy efficient equipment in the guest rooms and public areas.

Lastly, the proposed renovation will not add any guest rooms to the current property.

PHASE 2  
(Future Commercial Developments)

**SITE E – 3840 North Roosevelt Blvd – Phase 2 (RE # 00064950-000000)**

The renovation will demolish the two commercial buildings closest to Roosevelt and replace them with a new commercial building that has the same square footage. The new building will be built above the base flood elevation in accordance with FEMA standards. Because there will only be one building and the parking will be arranged more efficiently, 4,100 square feet of pervious area will be added to the site.

The new building will be constructed with energy efficient wall and roof assemblies.

More efficient fixtures will replace existing equipment. This includes both plumbing and lighting fixtures. In addition, the mechanical systems will be completely replaced with more energy efficient equipment.

**SITE F – 3800 North Roosevelt Blvd – Phase 2 (RE # 00065540-000000)**

The renovation will demolish the commercial building closest to Roosevelt and replace it with a new commercial building that has the same square footage. The new building will be built above the base flood elevation in accordance with FEMA standards. Because the parking will be arranged more efficiently and the site should be screened from its neighbors, 8,600 square feet of pervious area will be added to the site.

The new building will be constructed with energy efficient wall and roof assemblies.

More efficient fixtures will replace existing equipment. This includes both plumbing and lighting fixtures. In addition, the mechanical systems will be completely replaced with more energy efficient equipment.

Sec. 94-67. – Sanitary Sewer

Level of service standards for sanitary sewer is 660 gallons per acre per day for non-residential uses. The actual calculations per site are shown below:

**Site A**

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.30</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>2,178</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.30</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>2,178</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.63</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,076</b>	gal / day



iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.77</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,168</b>	gal / day

**Site B**

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.83</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>2,528</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.83</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>2,528</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.89</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,247</b>	gal / day
iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>2.01</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,327</b>	gal / day

**Site C**

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.02</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,993</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.02</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,993</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.34</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>884</b>	gal / day
iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.27</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>838</b>	gal / day

**Site D**

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.08</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>2,033</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.08</b>	acres

	Total Capacity = acres x 660 gal / acres /day =	<b>2,033</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>2.06</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,360</b>	gal / day
iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>2.11</b>	acres
	Total Capacity = acres x 660 gal / acres /day =	<b>1,393</b>	gal / day

### Sec. 94-68. – Potable water

Level of service standards for potable water is 650 gallons per acre per day for non-residential uses. The actual calculations per site are shown below:

#### Site A

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.30</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>2,145</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.30</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>2,145</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.63</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,060</b>	gal / day
iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.77</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,151</b>	gal / day

#### Site B

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.83</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>2,490</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.83</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>2,490</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.89</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,229</b>	gal / day

iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>2.01</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,307</b>	gal / day

**Site C**

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.02</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,963</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.02</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,963</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.34</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>871</b>	gal / day
iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>1.27</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>823</b>	gal / day

**Site D**

i.)	Existing Capacity required based on site size:		
	Site Size =	<b>3.08</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>2,002</b>	gal / day
ii.)	Proposed Capacity required based on site size:		
	Site Size =	<b>3.08</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>2,002</b>	gal / day
iii.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>2.06</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,338</b>	gal / day
iv.)	Existing Capacity required based on floor area:		
	Floor Area =	<b>2.11</b>	acres
	Total Capacity = acres x 650 gal / acres /day =	<b>1,371</b>	gal / day

**Sec. 94-69. – Drainage facilities**

The drainage level of service applicable to this proposed development is determined by both of the following:

- (1) *Postdevelopment runoff shall not exceed the predevelopment runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.*

You will notice on each sheet in the drainage calculations the Post Development – Pre Development is producing a negative value, defining a reduction in the runoff.

- (2) Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in F.A.C. 17-25.025, with treatment of the runoff from the first one inch of rainfall on site to meet the water quality standards required by F.A.C. 17-302.500. Stormwater facilities which directly discharge into outstanding Florida waters (OFW) shall provide an additional treatment pursuant to F.A.C. 17-25.025(9).

In the water quality section of the drainage calcs, you will see we are providing a pre-treatment value that meets or exceeds the 1" runoff.

The actual calculations per site are shown below:

**Site A**

Water Quantity and Water Quality Calculations					
<u>Water Quantity - Predevelopment</u>					
Project Area	A =	3.305	ac	143,987	sf
Pervious Area		0.644	ac	28,047	sf
Impervious Area		2.662	ac	115,940	sf
% Impervious		80.52%			
Rainfall for 25yr/24hr event	P <sub>24</sub> =	9	in		
Rainfall for 25yr/72hr event	P <sub>72</sub> =	12.23	in		
Depth to Water Table		2	ft		
Predeveloped Available Storage		1.88	in		
Soil Storage	S =	0.37	in		
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q <sub>pre</sub> =	11.80	in		
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/24h</sub> =	39.01	ac-in		
<u>Water Quantity - Postdevelopment</u>					
Project Area	A =	3.305	ac	143,987	sf
Pervious Area		0.822	ac	35,813	sf
Impervious Area		2.483	ac	108,174	sf
% Impervious		75.1%			
Rainfall for 25yr/24hr event	P <sub>24</sub> =	9	in		
Rainfall for 25yr/724hr event	P <sub>72</sub> =	12.23	in		
Depth to Water Table		2	ft		

Developed Available Storage		1.88	in	
Soil Storage	S =	0.47	in	
$Q_{\text{post}} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	$Q_{\text{post}} =$	11.69	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25\text{yr}/24\text{h}} =$	38.63	ac-in	
<u>Postdevelopment - Predevelopment</u>	-			
$Q_{\text{pre-post}} = Q_{\text{post}} - Q_{\text{pre}}$	$Q_{\text{pre-post}} =$	-0.12	in	
Pre/Post Volume = $Q_{\text{pre-post}} \times A$	$V_{\text{pre-post}} =$	-0.38	ac-in	
<u>Water Quality</u>	-			
-	-			
Basin A		3.305	ac	143,987 sf
Surface Water		0.000	ac	0 sf
Roof Area		0.969	ac	42,190 sf
Pavement/Walkways		1.515	ac	65,984 sf
Pervious area		0.822	ac	35,813 sf
Site Area for Water Quality (Total Area - (Surface Water + Roof Area))		2.337	ac	101,797 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)		1.515	ac	65,984 sf
% Impervious		46%		
A) One inch of runoff from project area		3.305	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))		3.787	ac-in	
<u>Comparison of Water Quality Methods</u>	-			
		3.305	<	3.787
		ac-in		ac-in
<u>Comparison of Water Quality vs Water Quantity</u>				
		3.787	>	-0.380
		ac-in		ac-in
Pretreatment Volume Required	3.787	ac-in		13,747 cf
Pretreatment volume provided (Dry Retention)	0.337	ac-in		1,225 cf
Pretreatment Volume Provided (Exfiltration Trench)	3.880	ac-in		11,780 cf
Total Pretreatment Volume Provided	4.217	ac-in		15,309 cf

<b>Exfiltration Trench Design</b>		
Required trench length (L) =		
	$V$	
	$K (H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)$	
	Hydraulic Conductivity, K=	0.000214
	H =	2 ft
	W =	5 ft
	Du =	1 ft
	Ds =	2.5 ft
	Volume of Trench , V =	3.449 ac-in
Trench Length Required =	615	FT
Trench Length Provided =	693	FT

<u>Injection Well Design</u>			
Design Volume =	38.63	ac-in	per 1 day event
Design Rate (15.19/24) =	1.610	ac-in	/hr
Assumed (K) value between 60' to 100'	0.03	cf/sec/sf	
Well diameter (D)	2.00	ft	
Surface Area per foot of well length (SA)	6.28	sf	
Length of open hole (L)	30.00	ft	
Well discharge capacity = (K)(SA)(L) =	5.65	>	1.610
	cfs		cfs

Depth to Water Table	Non Compacted Water Storage	Compacted Water Storage
Feet	Inches	Inches
1	0.6	0.45
2	2.5	1.88
3	6.6	4.95
4	10.9	8.18

**Site B**

<b>Water Quantity and Water Quality Calculations</b>			
<u>Water Quantity - Predevelopment</u>			
Project Area	A =	3.831	ac 166,895 sf

Pervious Area	0.665	ac	28,951	sf
Impervious Area	3.167	ac	137,944	sf
% Impervious	82.65%			
Rainfall for 25yr/24hr event	$P_{24} = 9$	in		
Rainfall for 25yr/72hr event	$P_{72} = 12.23$	in		
Depth to Water Table	2	ft		
Predeveloped Available Storage	1.88	in		
Soil Storage	$S = 0.33$	in		
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	$Q_{pre} = 11.85$	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/24h} = 45.39$	ac-in		
<u>Water Quantity - Postdevelopment</u>				
	-			
Project Area	$A = 3.831$	ac	166,895	sf
Pervious Area	0.929	ac	40,452	sf
Impervious Area	2.903	ac	126,443	sf
% Impervious	75.8%			
Rainfall for 25yr/24hr event	$P_{24} = 9$	in		
Rainfall for 25yr/72hr event	$P_{72} = 12.23$	in		
Depth to Water Table	2	ft		
Developed Available Storage	1.88	in		
Soil Storage	$S = 0.46$	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	$Q_{post} = 11.70$	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/24h} = 44.83$	ac-in		
<u>Postdevelopment - Predevelopment</u>				
	-			
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = -0.15$	in		
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = -0.57$	ac-in		
<u>Water Quality</u>				
	-			
Basin A	3.831	ac	166,895	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.605	ac	26,371	sf
Pavement/Walkways	2.297	ac	100,072	sf
Pervious area	0.929	ac	40,452	sf

Site Area for water quality (Total Area- (Surface Water + Roof Area)	3.226	ac	140,524	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	2.297	ac	100,072	sf
% Impervious	60%			
A) One inch of runoff from project area	3.831	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	5.743	ac-in		
<u>Comparision of Water Quality Methods</u>				
	3.831	<	5.743	
	ac-in		ac-in	
<u>Comparision of Water Quality vs Water Quantity</u>				
	5.743	>	-0.565	
	ac-in		ac-in	
Pretreatment Volume Required	5.743	ac-in	20,848	cf
Pretreatment volume provided (Dry Retention)	0.632	ac-in	2,295	cf
Pretreatment Volume Provided (Exfiltration Trench)	5.950	ac-in	18,064	cf
Total Pretreatment Volume Provided	6.582	ac-in	23,894	cf

<b>Exfiltration Trench Design</b>			
Required trench length (L) =			
	$V$		
	$K (H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)$		
Hydraulic Conductivity, K=	0.000502		
H =	2.25	ft	
W =	5	ft	
Du =	1.25	ft	
Ds =	1.5	ft	
Volume of Trench , V =	5.111	ac-in	
Trench Length Required =	428	FT	
Trench Length Provided =	496	FT	



*Injection Well Design*

Design Volume =	44.83	ac-in	per 1 day event
Design Rate (15.19/24) =	1.868	ac-in	/hr
Assumed (K) value between 60' to 100'	0.03	cf/sec/sf	
Well diameter (D)	2.00	ft	
Surface Area per foot of well length (SA)	6.28	sf	
Length of open hole (L)	30.00	ft	
Well discharge capacity = (K)(SA)(L) =	5.65	>	1.868
	cfs		cfs

Depth to Water Table	Non Compacted Water Storage	Compacted Water Storage
Feet	Inches	Inches
1	0.6	0.45
2	2.5	1.88
3	6.6	4.95
4	10.9	8.18

**Site C**

**Water Quantity and Water Quality Calculations**

<u>Water Quantity - Predevelopment</u>				
	-			
Project Area	A =	3.023	ac	131,661 sf
Pervious Area		0.000	ac	0 sf
Impervious Area		3.023	ac	131,661 sf
% Impervious		100.00%		
Rainfall for 25yr/24hr event	P <sub>24</sub> =	9	in	
Rainfall for 25yr/72hr event	P <sub>72</sub> =	12.23	in	
Depth to Water Table		2	ft	
Predeveloped Available Storage		1.88	in	
Soil Storage	S =	0.00	in	
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q <sub>pre</sub> =	12.23	in	
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/24h</sub> =	36.97	ac-in	
<u>Water Quantity - Postdevelopment</u>				
	-			
Project Area	A =	3.023	ac	131,661 sf
Pervious Area		0.754	ac	32,824 sf
Impervious Area		2.269	ac	98,837 sf

% Impervious		75.1%		
Rainfall for 25yr/24hr event	$P_{24} =$	9	in	
Rainfall for 25yr/72hr event	$P_{72} =$	12.23	in	
Depth to Water Table		2	ft	
Developed Available Storage		1.88	in	
Soil Storage	$S =$	0.47	in	
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	$Q_{post} =$	11.69	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/24hr} =$	35.32	ac-in	
<u>Postdevelopment - Predevelopment</u>				
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} =$	-0.55	in	
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} =$	-1.65	ac-in	
<u>Water Quality</u>				
Basin A		3.023	ac	131,661 sf
Surface Water		0.000	ac	0 sf
Roof Area		0.684	ac	29,800 sf
Pavement/Walkways		1.585	ac	69,037 sf
Pervious area		0.754	ac	32,824 sf
Site Area for Water Quality (Total Area - (Surface Water + Roof Area))		2.338	ac	101,861 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)		1.585	ac	69,037 sf
% Impervious		52%		
A) One inch of runoff from project area		3.023	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))		3.962	ac-in	
<u>Comparision of Water Quality Methods</u>				
		3.023	<	3.962
		ac-in		ac-in
<u>Comparision of Water Quality vs Water Quantity</u>				
		3.962	>	-1.647

		ac-in	ac-in	
Pretreatment Volume Required	3.962	ac-in	14,383	cf
Pretreatment volume provided (Dry Retention)	0.000	ac-in	5,389	cf
Pretreatment Volume Provided (Exfiltration Trench)	4.035	ac-in	12,250	cf
<b>Total Pretreatment Volume Provided</b>	<b>4.035</b>	<b>ac-in</b>	<b>14,647</b>	<b>cf</b>

<b>Exfiltration Trench Design</b>			
Required trench length (L) =	-		
	$V$		
	$K (H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)$		
Hydraulic Conductivity, K =	0.0001		
H =	2.25	ft	
W =	5	ft	
Du =	1.25	ft	
Ds =	3.25	ft	
Volume of Trench, V =	3.962	ac-in	
Trench Length Required =	1026	FT	
Trench Length Provided =	1045	FT	

30

<i>Injection Well Design</i>			
Design Volume =	35.32	ac-in	per 1 day event
Design Rate (15.19/24) =	1.472	ac-in	/hr
Assumed (K) value between 60' to 100'	0.03	cf/sec/sf	
Well diameter (D)	2.00	ft	
Surface Area per foot of well length (SA)	6.28	sf	
Length of open hole (L)	30.00	ft	
Well discharge capacity = (K)(SA)(L) =	5.65	>	1.472
	cfs		cfs

Depth to Water Table	Non Compacted Water Storage	Compacted Water Storage
Feet	Inches	Inches
1	0.6	0.45
2	2.5	1.88
3	6.6	4.95
4	10.9	8.18

**Site D**

<b>Water Quantity and Water Quality Calculations</b>				
<u>Water Quantity - Predevelopment</u>				
	-			
Project Area	A =	3.084	ac	134,331 sf
Pervious Area		0.550	ac	23,978 sf
Impervious Area		2.533	ac	110,353 sf
% Impervious		82.15%		
Rainfall for 25yr/24hr event	P <sub>24</sub> =	9	in	
Rainfall for 25yr/72hr event	P <sub>72</sub> =	12.23	in	
Depth to Water Table		2	ft	
Predeveloped Available Storage		1.88	in	
Soil Storage	S =	0.34	in	
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q <sub>pre</sub> =	11.84	in	
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/24h</sub> =	36.50	ac-in	
<u>Water Quantity - Postdevelopment</u>				
	-			
Project Area	A =	3.084	ac	134,331 sf
Pervious Area		0.606	ac	26,417 sf
Impervious Area		2.477	ac	107,914 sf
% Impervious		80.3%		
Rainfall for 25yr/24hr event	P <sub>24</sub> =	9	in	
Rainfall for 25yr/72hr event	P <sub>72</sub> =	12.23	in	
Depth to Water Table		2	ft	
Developed Available Storage		1.88	in	
Soil Storage	S =	0.37	in	
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q <sub>post</sub> =	11.80	in	
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/24h</sub> =	36.38	ac-in	
<u>Postdevelopment - Predevelopment</u>				
	-			
$Q_{pre-post} = Q_{post} - Q_{pre}$	Q <sub>pre-post</sub> =	-0.04	in	
Pre/Post Volume = Q <sub>pre-post</sub> x A	V <sub>pre-post</sub> =	-0.12	ac-in	

<u>Water Quality</u>				
Project Area	3.084	ac	134,331	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.495	ac	21,557	sf
Pavement/Walkways	1.982	ac	86,357	sf
Pervious area	0.606	ac	26,417	sf
Site Area for Water Quality (Total Area - (Surface Water + Roof Area))	2.589	ac	112,774	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	1.982	ac	86,357	sf
% Impervious	64%			
A) One inch of runoff from project area	3.084	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	4.956	ac-in		
<u>Comparison of Water Quality Methods</u>				
	3.084	<	4.956	
	ac-in		ac-in	
<u>Comparison of Water Quality vs Water Quantity</u>				
	4.956	>	-0.120	
	ac-in		ac-in	
Pre-treatment Volume Required	4.956	ac-in	17,991	cf
Pretreatment volume provided (Dry Retention)	0.303	ac-in	1,100	cf
Pretreatment Volume Provided (Exfiltration Trench)		ac-in	0	cf
<b>Total Pretreatment Volume Provided</b>	<b>0.303</b>	<b>ac-in</b>	<b>1,100</b>	<b>cf</b>

<b>Exfiltration Trench Design</b>			
Required trench length (L) =			
	$V$		
	$K (H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4} (W)(Du)$		
Hydraulic Conductivity, K=	0.0001		
H =	2.25	ft	
W =	5	ft	
Du =	1.25	ft	
Ds =	3	ft	
Volume of Trench, V =	4.956	ac-in	

Trench Length Required = 1322 FT  
Trench Length Provided = 1123 FT

<i>Injection Well Design</i>			
Design Volume =	36.38	ac-in	per 1 day event
Design Rate (15.19/24) =	1.516	ac-in	/hr
Assumed (K) value between 60' to 100'	0.03	cf/sec/sf	
Well diameter (D)	2.00	ft	
Surface Area per foot of well length (SA)	6.28	sf	
Length of open hole (L)	30.00	ft	
Well discharge capacity = (K)(SA)(L) =	5.65	>	1.516
	cfs		cfs

Depth to Water Table	Non Compacted Water Storage	Compacted Water Storage
Feet	Inches	Inches
1	0.6	0.45
2	2.5	1.88
3	6.6	4.95
4	10.9	8.18

IMPACT OVERALL CALCULATION

Project Area	143987 3.305 Site A			166895 3.831 Site B			131661 3.023 Site C			134331 3.084 Site D		
	sf	ac	%	sf	ac	%	sf	ac	%	sf	ac	%
Impervious Area	115940	2.662	80.52%	137944	3.167	82.65%	107747	2.474	81.84%	110353	2.533	82.15%
PERVIOUS		0.000		28951	0.665	17.35%	23914	0.549	18.16%	23978	0.550	17.85%
total	115940	2.662		166895	3.831		131661	3.023	100.00%	134331	3.084	100.00%
asphalt	50165	1.152	34.84%	52434	1.204	31.42%	59037	1.355	44.84%	69968	1.606	52.09%
concrete (walkways, stairs, misc. pads)	15819	0.363	10.99%	47638	1.094	28.54%	10000	0.230	7.60%	16389	0.376	12.20%
roof area	42190	0.969	29.30%	26371	0.605	15.80%	29800	0.684	22.63%	21557	0.495	16.05%
total	108174	2.483	75.13%	126443	2.903	75.76%	98837	2.269	75.07%	107914	2.477	80.33%
				40452	0.92865	0.24238	32824	0.753535	0.249307	26417	0.606451	0.196656

Sec. 94-71. – Solid Waste

Level of service standards for solid waste is 6.37 pounds per capita per day for non-residential uses. The actual calculations per site are shown below:

Site A

i.)	Existing Capacity required based per capita:		
		<b>45</b>	Employees
	Total Key Count (134) x 2 persons =	<b>268</b>	Guests
	Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>1,994</b>	lb
ii.)	Proposed Capacity required based per capita:		
		<b>45</b>	Employees
	Total Key Count (133) x 2 persons =	<b>266</b>	Guests
	Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>1,981</b>	lb

**Site B**

i.)	Existing Capacity required based per capita:		
		<b>46</b>	Employees
	Total Key Count (148) x 2 persons =	<b>296</b>	Guests
	Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>2,179</b>	lb
ii.)	Proposed Capacity required based per capita:		
		<b>46</b>	Employees
	Total Key Count (141) x 2 persons =	<b>282</b>	Guests
	Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>2,089</b>	lb

**Site C**

i.)	Existing Capacity required based per capita:		
		<b>29</b>	Employees
	Total Key Count (100) x 2 persons =	<b>200</b>	Guests
	Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>1,459</b>	lb
ii.)	Proposed Capacity required based per capita:		
		<b>29</b>	Employees
	Total Key Count (100) x 2 persons =	<b>200</b>	Guests
	Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>1,459</b>	lb

**Site D**

i.)	Existing Capacity required based per capita:		
		<b>45</b>	Employees
	Total Key Count (145) x 2 persons =	<b>290</b>	Guests
	Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>2,134</b>	lb
ii.)	Proposed Capacity required based per capita:		
		<b>45</b>	Employees
	Total Key Count (145) x 2 persons =	<b>290</b>	Guests

Total Capacity = (Total Capita) x 6.37 lb / capita / day=	<b>2,134</b> lb
---	-----------------

## Sec. 94-70. – Roads

### Trip Generation Analysis:

Site A- 3852 North Roosevelt Blvd.

Site B- 3850 North Roosevelt Blvd.

Site C- 3824 North Roosevelt Blvd.

Site D- 3820 North Roosevelt Blvd.

Site E - 3840 North Roosevelt Blvd

Site F– 3800 North Roosevelt Blvd.

The Key West Hotel Collection is a proposed renovation of (6) properties along North Roosevelt Blvd., consisting of 4 hotels and 2 commercial parcels. The following sections summarize the project description and trip generation for each of the properties. The analysis was conducted utilizing the Institute of Transportation Engineers (ITE) Trip Generation 8th Edition and Trip Generation Handbook. The main focus of the following study is to provide a general understanding of pre- development Vs. post-development trip generation based off of proposed land uses.

### Project Description / Trip Generation

#### **Site A**

The existing site currently features a (134) room hotel and (40) seat high-turnover restaurant. The proposed renovations will demolish the restaurant building and expand the administrative / welcome facilities of the hotel. Furthermore, the hotel will remove (1) room to reach a proposed room count of (133). Refer to Attachment A for a summary of the site's existing and anticipated trip generation. The development of the property will reduce the number of p.m. peak hour trips from 95 to 78, a net reduction of 17 trips.

#### **Site B**

The existing site currently features a (148) room hotel and (199) seat high-turnover restaurant. The proposed renovations will demolish the restaurant building and expand the administrative / welcome facilities of the hotel. Furthermore, the hotel renovation will result in the removal of (7) rooms to reach a proposed room count of (141). Refer to Attachment A for a summary of the site's existing and anticipated trip generation. The development of the property will reduce the number of p.m. peak hour trips from 169 to 83, a net reduction of 86 trips.

#### **Site C**



The existing site currently features a (100) room hotel. Also, it historically featured a 3,338 SF restaurant, which has been taken into account for existing traffic flow. The proposed renovations will demolish the restaurant space and expand the administrative / welcome facilities of the hotel. Following renovations, the hotel will feature the same room count as pre-development, (100). Refer to Attachment A for a summary of the site's existing and anticipated trip generation. The development of the property will reduce the number of p.m. peak hour trips from 96 to 59, a net reduction of 37 trips.

#### **Site D**

The existing site currently features a (145) room hotel and (150) seat high-turnover restaurant. The proposed renovations will demolish the restaurant space and expand the administrative / welcome facilities of the hotel. Following renovations, the hotel will feature the same room count as pre-development, (145). Refer to Attachment A for a summary of the site's existing and anticipated trip generation. The development of the property will reduce the number of p.m. peak hour trips from 147 to 86, a net reduction of 61 trips.

#### **Sites E and F**

The site currently features two commercial buildings totaling approximately +/-8,800 sf. The proposed renovations will demolish the existing buildings and replace them with a new commercial structure that has the same square footage. Refer to Attachment A for a summary of the site's existing and anticipated trip generation. The development of the property will produce no net change in the number of p.m. peak hour trips.

*END OF THE DOCUMENT*

# Previous Approvals

RESOLUTION NO. 08-132

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING PERMISSION TO INITIATE A DEVELOPMENT AGREEMENT FOR A PROJECT BY THE SPOTTSWOOD HOTELS, INC. FOR THE CONSTRUCTION OF A 450 ROOM HOTEL, 33 TIMESHARE UNITS, 21 RESIDENTIAL UNITS WITH LOCK-OUTS, A 20,500 SQUARE FOOT CONFERENCE CENTER, 21,000 SQUARE FEET OF RETAIL SPACE, A THEMED RESTAURANT AND BAR WITH 7,000 SQUARE FEET OF CONSUMPTION SPACE, AND FIFTY WORK FORCE HOUSING UNITS ON A SITE ADDRESSED AS 3820 NORTH ROOSEVELT BOULEVARD RE#S 00064950-000000, 00065550-000000, 00065530-000000, 00065540-000000, 00065060-000000, and 00064940-000000**

**WHEREAS**, pursuant to Section 90-679 of the Code of Ordinances, the City Commission is allowed to determine whether it is willing to consider entering into a proposed Development Agreement prior to the commencement of the normal process of approving a Development Agreement;

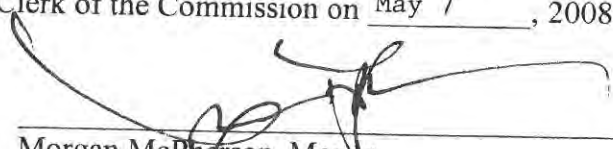
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST FLORIDA, AS FOLLOWS:

Section 1: That preliminary approval of a proposed Development Agreement is hereby granted pursuant to Section 90-679 of the Code of Ordinances.

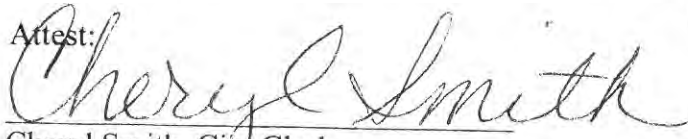
Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6th day of May, 2008.

Authenticated by the presiding officer and Clerk of the Commission on May 7, 2008.  
Filed with the Clerk May 7, 2008.

  
Morgan McPherson, Mayor

Attest:

  
Cheryl Smith, City Clerk

## EXECUTIVE SUMMARY



**To:** Jim Scholl, City Manager  
**From:** Amy Kimball-Murley, Interim Planning Director  
**Date:** May 6, 2008  
**RE:** 3820 N. Roosevelt Boulevard  
Request for Permission to Initiate a Development Agreement

### ACTION STATEMENT

**Request:** Preliminary City Commission authorization to enter into a Development Agreement per Section 90-679 of the Land Development Regulations  
**Location:** 3820 N. Roosevelt Boulevard (Key West Resort and Conference Center)

### BACKGROUND

The City's Land Development Regulations allow the City Commission, at its sole discretion, to enter into Development Agreements with property owners. Section 90-679 of the Code requires the City Commission to first make a preliminary determination regarding their willingness to enter into such an Agreement prior to the normal process of submitting a proposed Development Agreement that is considered by the Planning Board and City Commission.

The owners of the Key West Resort, Spottswood Hotels, Inc., submitted a request for such preliminary City Commission consideration on March 24, 2008, after meeting with the Planning Department to discuss options to extend existing Major Development Plan, Conditional Use and Variance approvals for the Key West Resort project. The request was submitted pursuant to Section 90-678 which requires the applicant to initiate the Development Agreement process through the city administrative official (in this case the Planning Department).

The Key West Resort is a large project which includes the construction of a 450 room hotel, 33 timeshare units, 21 residential units with lock-outs, a 20,500 square foot conference center, 21,000 square feet of retail space, a themed restaurant and bar with 7,000 square feet of consumption space, and fifty work force housing units. The site is approximately 17 acres. The project was originally approved by the City Commission by Resolution 07-164 and by the Board of Adjustment via Resolution 07-083 (see attachments). These approvals are set to expire in July 2008 (the approvals were issued in May 2007 but did not go into effect until after City and DCA appeal periods expired). The applicant is entitled under the Code to request extensions of these approvals from the City Commission and Board of Adjustment. However, given the size and complexity of

the development, it may be appropriate for the Commission to integrate all three approvals into a single Development Agreement, thereby giving the City a clear, single mechanism with which to control the timing and phasing of the development. While the Development Agreement process is not right for every project, it is generally most suitable for large-scale projects of this nature.

The applicant has requested that the existing conditions of approval associated with the Major Development Plan, Conditional Use and Variance be incorporated into the Agreement. The existing timeframes would be modified and it is likely that a phased approach to the schedule would be proposed; this approach would allow the development to occur incrementally under timeframes acceptable to the City. Although up to ten years are allowed through the Development Agreement process, it is up to the Commission to determine what timeframes will be appropriate for this project, should the Commission decide to issue this preliminary determination.

The Land Development Regulations acknowledge the findings of the state legislature that enable Development Agreements under Florida Statute, as follows (see Section 90-676):

*(1) The lack of certainty in the approval of development can result in a waste of economic and land resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning.*

*(2) Assurance to a developer that, upon receipt of a development permit, the applicant may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in ensuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning and reduces the economic costs of development.*

*(3) The comprehensive planning process should be furthered by authorizing local governments to enter into development agreements with developers. The intent is to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.*

Should the Commission give the applicant preliminary authorization to move forward with an application for a Development Agreement, the applicant would be required to provide a draft agreement as well as other information required by the code. The draft agreement would be reviewed by the Development Review Committee and then heard by the Planning Board and then be submitted to the City Commission for public hearing.

## **RECOMMENDATIONS**

### **Options / Advantages / Disadvantages:**

**Option 1.** Approve the preliminary request by the applicant to consider a Development Agreement for the Key West Resort project.

1. **Consistency with the City's Strategic Plan, Vision and Mission:** This action would provide enhanced services and attractions geared toward tourism, consistent with the mission and vision of the city.
2. **Financial Impact:** There is no direct financial impact to the city itself.

**Option 2.** Do not approve the request and require the applicant to use existing approvals for the project.

1. **Consistency with the City's Strategic Plan, Vision and Mission:** This action would provide enhanced services and attractions geared toward tourism, consistent with the mission and vision of the city.
2. **Financial Impact:** There is no direct financial impact to the city itself.

### **STAFF RECOMMENDATION**

**Option 1, Approval of the preliminary request**

**THOMAS E. POPE, P.A.**  
ARCHITECTURE, RESTORATION, PLANNING  
PO BOX 5567  
KEY WEST FLORIDA 33045  
(305) 296-3611  
FAX (305) 294-2923  
EMAIL TEOPEPPA@AOL.COM

March 17, 2008

Amy Kimball-Murley  
Planning Director  
City of Key West  
Planning Department  
604 Simonton Street  
Key West, Florida 33040

MAR 24 2008

**RE: 3820 North Roosevelt**

Dear Amy,

Thank you for meeting with Robert Spottswood, Don Wolfe and myself last Friday to review the status of approvals for the Key West Resort at 3820 North Roosevelt Boulevard Key West. At that meeting we all agreed that all approvals for the project were currently in effect and they would remain in effect one year after the final DCA review and approval. That date will require some research, but we all thought it is mid July 2008. During the course of the meeting we discussed two options to extend the time frame of the approvals. You recommended we make a request to the City to enter into a Development Agreement. Please consider this letter as that formal request. We would like to formulate a Development Agreement that would allow an extended time frame for the development and allow flexibility in the Site Plan and building design such that it would not impact the intent of our existing approvals. We understand that the first step of the Development Agreement process is the approval of this request by the City Commission. We are hoping this request will be approved, however if it is denied, please accept this letter as our formal request to extend the existing Major Development Plan and Conditional Use Approvals one year through the established approval process.

Sincerely,

  
Thomas E. Pope

# Baker Hostetler

APR 16 2008

**TO:** Thomas E. Pope  
Robert Spottswood  
**FROM:** Robert H. Gebaide  
**DATE:** April 16, 2008  
**SUBJECT:** Project Key West Ownership

## Introduction

There are a total of six (6) contiguous properties that are included in this project. As further described in this memorandum, the properties are owned by wholly owned subsidiaries of Spottswood Hotels, Inc., and affiliates of Spottswood Hotels, Inc. For purposes of this memorandum, the properties are defined as follows:

1. 3852 N. Roosevelt Boulevard (the "Days Inn Property").
2. 3850 N. Roosevelt Boulevard (the "Holiday Inn Property").
3. 3840 N. Roosevelt Boulevard (the "Conch Train Property").
4. 3824 N. Roosevelt Boulevard (the "Comfort Inn Property").
5. 3820 N. Roosevelt Boulevard (the "Radisson Property").
6. 3800 N. Roosevelt Boulevard (the "Old Town Property").



APR 16 2008

**Holiday Inn Key West**

The following entities own the Holiday Inn Key West Property, as tenants in common, and in the following percentages:

SH6, Inc., a Florida corporation	14.87%
Robert A. Spottswood, President, Treasurer	
William B. Spottswood, Vice President	
John M. Spottswood, Jr., V.P. and Secretary	
JRC Key West Hotel LLC	33.46%
(an Illinois limited liability company, Edward W. Ross, Principal)	
AVA Key West LLC	16.67%
(an Illinois limited liability company, Andrew V. Agostini, Principal)	
JL Key West LLC	16.67%
(an Illinois limited liability company, J Luzuriaga, Principal)	
RFA Key West LLC	18.33%
(an Illinois limited liability company, Edward W. Ross, Principal)	

**The Days Inn Property, the Radisson Property, Old Town Property, and Conch Train Property**

The Days Inn Property, Radisson Property, Old Town Property and Conch Train Property are owned by JLW Key West 1, LLC, a Florida limited liability company.

SH 7, Inc., a Florida corporation is the managing member of JLW Key West 1, LLC, and is a wholly owned subsidiary of Spottswood Hotels, Inc.

The members of JLW Key West 1, LLC, and their respective percentages, are as follows:

SH 7, Inc. (wholly owned subsidiary of Spottswood Hotels, Inc) – same officers as SH6, Inc., above	23.75%
Andrew V. Agostini	23.75%
J Luzuriaga	23.75%
RFA Investors, LP	23.75%
Jeremy Glendenning	5.0%

APR 16 2008

**Comfort Inn Property**

The Comfort Inn Property is owned by the following entities, as tenants in common, and in the following percentages:

- SH 8 LLC 32.6%  
(a Florida limited liability company, Spottswood Hotels, Inc. owned entity)
- J L Key West II LLC 22.5%  
(a Florida limited liability company, J Luzuriaga, principal)
- RFA Key West II LLC 22.5%  
(a Florida limited liability company, Edward W. Ross, principal)
- JLW Key West 2, LLC 22.4%  
(a Florida limited liability company, see below for ownership interests)

SH7, Inc., a Florida corporation, is the managing member of JLW Key West 2, LLC. SH 7 is a wholly owned subsidiary of Spottswood Hotels, Inc.

<u>Name of JLW Key West 2, LLC Member</u>	<u>Membership Percentage</u>
Andrew V. Agostini	77.5786%
SH 7, Inc.	0.100%
Jeremy Glendenning	22.3214%

RESOLUTION NO. 07-164

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING PURSUANT TO SECTIONS 108-198 AND 122-63 OF THE CODE OF ORDINANCES A MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE FOR THE PROPERTY LOCATED AT 3820 NORTH ROOSEVELT BOULEVARD; PROVIDING CONDITIONS; RESCINDING RESOLUTION NO. 06-246; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Section 108-198, the City Commission shall review and act upon Major Development Plan proposals; and

WHEREAS, at its meeting of March 15, 2007, the Key West Planning Board recommended approval; and

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

Section 1: That the proposed Major Development Plan and Conditional Use for the property located at 3820 North Roosevelt Boulevard is hereby approved.

Section 2: That the twelve conditions recommended by the Planning Board in its Resolution No. 2007-006, attached hereto, are hereby approved and adopted.


Section 3: That Resolution No. 06-246 is hereby rescinded.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 1 day of May, 2007.

Authenticated by the presiding officer and Clerk of the Commission on May 2, 2007.

Filed with the Clerk May 2, 2007.

  
MORGAN McPHERSON, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK

**PLANNING BOARD RESOLUTION**  
**No. 2007-006**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 108-196 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, APPROVING A MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION FOR THE CONSTRUCTION OF 450 KEY HOTEL WITH SPA, HOTEL RESTAURANT AND BAR, 33 TIME SHARE UNITS, 21 RESIDENTIAL UNITS WITH LOCKOUTS AND 2 TRANSIENT LISCENSES EACH. 50 UNIT WORK-FORCE HOUSING AND A CONFERENCE CENTER WITH 20,500 SQUARE FEET OF MEETING SPACE. 21,000 SQUARE FEET OF RETAIL SPACE, A THEMED RESTAURANT AND BAR WITH 7,000 SQUARE FEET IN CONSUMPTION SPACE (250 SEATS) AT WHAT IS CURRENTLY REFERRED TO AS 3820 NORTH ROOSEVELT BOULEVARD (RE#'s 00064950-000000, 00065550-000000, 00065530-000000, 00065540-000000, 00065060-000000, and 00064940-000000); PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an Application for a Major Development Plan Application was filed 18 December 2006, by The JLW KEY WEST 1 LLC, authorized agent for the owner/s of the property, located in the General Commercial (CG) zoning district; and

**WHEREAS**, the proposal is to allow for the construction of a 450 Key Hotel with Spa, Hotel Restaurant and Bar, 33 Time Share Units, 21 Residential Units with Lockouts and 2 Transient licenses each. 50 Unit Workforce housing and a Conference center with 20,500 square feet of meeting space. 21,000 square feet of retail space, a themed restaurant and bar with 7,000 square feet in consumption space (250 seats); and

**WHEREAS**, plans received 18 December 2006, were considered at the 11 January 2007 and 8 February 2007 Development Review Committee meetings; and

**WHEREAS**, after public notice, the application for a Major Development Plan approval was heard by the Planning Board at its Regular Meeting of 15 March 2007; and

**WHEREAS**, for that meeting, there were 126 notices sent with 0 returned; and

**WHEREAS**, at that meeting, Senior Planner II Jim Singelyn presented the staff report prepared by Jim Singelyn; and

**WHEREAS**, the Board heard Mr. Singelyn recommend approval with conditions; and

**WHEREAS**, the applicant stated they accepted the conditions; and

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

**Section 1.** That the Planning Board approves the application for the Major Development Plan with the following conditions:

1. All units shall be sprinkled.
2. Prior to submitting a building permit application, the applicant shall secure any necessary permits from state and federal agencies, including but not limited to South Florida Water Management District, FDOT, and the City of Key West Utilities.
3. All units (non-transient and transient) shall comply with the Federal Fair Housing Act requirements for accessibility and are ADA adaptable.
4. The property is currently comprised of 8 parcels owned solely by the applicant. A Unity of Title, in a form acceptable to the City Attorney, shall be recorded with the Monroe County Clerk of Courts.
5. The City will grant the applicant 19.6 affordable ROGO allocations should the allocations be available.
6. Restrictive Covenants for the workforce housing units for a minimum term of 50 years, in a form acceptable to the City Attorney, shall be recorded with the Monroe County Clerk of Courts. The effective date of the restrictive covenant shall be the date the Certificate of Occupancy (CO) is issued for the workforce housing units.
7. The CO for the workforce housing units shall be concurrent with or prior to the issuance of the CO for any other part of the resort redevelopment.
8. The developer shall provide a phasing schedule and plan for the displacement and/or relocation of residents of the existing 16 workforce housing units to be redeveloped.
9. The service road access locations at both ends of the site shall have curb cuts that permit both ingress and egress. The curb cut located in front of the Conference Center shall be right and left turn exit only. All other curb cuts shall be one way with all exits to be right turn only onto North Roosevelt Boulevard.
10. A Signage Plan will be submitted to the City for approval prior to the issuance of building permits.
11. Valet parking shall remain throughout the life of the project.
12. This approval rescinds Resolution 06-246.

**Section 2.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and the Planning Director.

Passed at a meeting held 15 March 2007.

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



**Chairman Richard Klitenick**  
**Key West Planning Board**

4/16/2007

Date

Attest:



**Gail E. Kenson, AICP, Planning Director**

21 Apr 07

Date

Filed with the Clerk



**Cheryl Smith, City Clerk**

4-23-07

Date

RESOLUTION NO. 07-083

VARIANCE: 3820 N. ROOSEVELT BOULEVARD

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE CONSTRUCTION OF A HOTEL WITH SPA, RESTAURANT, BAR, TIME SHARE UNITS, EMPLOYEE HOUSING, CONFERENCE SPACE AND RETAIL SPACE BY GRANTING A VARIANCE TO THE OFF-STREET PARKING REGULATIONS FOR PROPERTY IN THE CG, GENERAL COMMERCIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA. PROVIDING A CONDITION. FOR PROPERTY LOCATED AT 3820 N. ROOSEVELT BOULEVARD, KEY WEST, FLORIDA (RE# 00064950-000000, 00065550-000000, 00065530-000000, 00065540-000000, 00065060-000000, 00064940-000000)

**WHEREAS,** the Board of Adjustment finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS,** the Board of Adjustment finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS,** the Board of Adjustment finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and



**WHEREAS,** the Board of Adjustment finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS,** the Board of Adjustment finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS,** the Board of Adjustment finds that the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS,** the Board of Adjustment finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance; and

**WHEREAS**, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

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

**Section 1.** That a variance to **OFF-STREET PARKING** regulations in the **CG, GENERAL COMMERCIAL Zoning District**, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows to: Sections 108-572(1), (2B), (3), (4), (7), (9) and (10), OF 100 PARKING SPACES FROM THE 989 PARKING SPACES REQUIRED TO THE 889 PARKING SPACES PROPOSED (816 EXISTING); ALLOWING THE SUBSTITUTION 89 BICYCLE PARKING SPACES FOR 89 OF THE 100 PARKING SPACES FOR WHICH THE VARIANCE IS REQUESTED. **THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF A HOTEL WITH SPA, RESTAURANT, BAR, TIME SHARE UNITS, EMPLOYEE HOUSING, CONFERENCE SPACE AND RETAIL SPACE. FOR PROPERTY LOCATED AT 3820 N. ROOSEVELT BOULEVARD (THE KEY WEST HOTEL AND CONFERENCE CENTER), KEY WEST, FLORIDA (RE# 00064950-000000, 00065550-000000, 00065530-000000, 00065540-000000, 00065060-000000, 00064940-000000).**

**Section 2.** It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 3.** The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 4.** This variance 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 property.


**Section 5.** That the granting of the variance is conditioned that the applicant maintains the valet parking throughout the life of the development and that the applicant provides a minimum of 89 bicycle parking spaces and 25 scooter parking spaces in lieu of 100 car parking spaces.

**Section 6.** 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.

Read and passed on first reading at a regular meeting held this 7th day of March, 2007.

Authenticated by the presiding officer and Clerk of the Board on 19th day of March, 2007.

Filed with the Clerk on March 19, 2007.

  
MORGAN MCPHERSON, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
CHERYL SMITH, CITY CLERK