

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major

Minor _____

Conditional Use

Historic District

Yes

No _____

Please print or type:

- 1) Site Address 1200-1222 Simonton Street
- 2) Name of Applicant Trepanier & Associates Inc., acting as agent for
Harborside Motel & Marina, Inc., & Meisel Holdings, LLC.
- 3) Applicant is: Owner _____ Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 402 Appelrouth Ln
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email owen@owentrepanier.com
- 6) **Email Address:** _____
- 7) Name of Owner, if different than above Harborside Motel and Marina, Inc.
- 8) Address of Owner 903 Eisenhower Drive, KW, FL 33040
- 9) Owner Phone # C/o 305-293-8983 Email C/o owen@owentrepanier.com
- 10) Zoning District of Parcel HNC-1 RE# 00028730-000000 &
00028750-000000
- 11) Is Subject Property located within the Historic District? Yes No _____
If Yes: Date of approval pending HARC approval # pending
OR: Date of meeting pending
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

This proposed project seeks to combine two parcels to create a 20,857 sq. ft. site. The existing commercial floor area associated with 1220-1222 will be eliminated. Only the 22 transient and one non-transient units will be rebuilt on-site. The plan fully complies with open space, landscaping and storm water requirements. On-site parking will increase from 9 nonconforming spaces to 12 conforming spaces.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



13) Has subject Property received any variance(s)? Yes _____ No X None Known

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes ____ No X None Known

If Yes, describe and attach relevant documents.

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

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

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

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

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

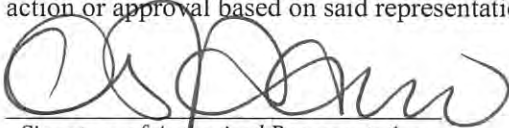
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

1200 Simonton Street

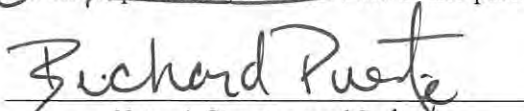
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 06/02/14 by
date
Owen Trepanier, President
Name of Authorized Representative

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


Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Joel Meisel as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING Member of Casa Marina - 1220 Simonton Street LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates Inc.
Please Print Name of Representative

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

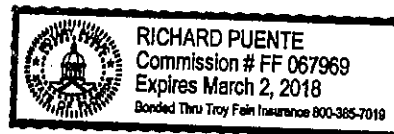
[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this January 20th 2015
Date

by Mr. Joel Meisel
Name of person with authority to execute documents on behalf on entity owner

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

Richard Puente
Notary's Signature and Seal



Richard Puente
Name of Acknowledger typed, printed or stamped

FF 067969
Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, MARVIN M. MELL as
Please Print Name of person with authority to execute documents on behalf of entity

Vice President of Harborside Motel & Marina, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Meisel Holding FL, LLC, Trepanier & Assoc. Inc. Pike Architect
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 3-12-14 by
date

MARVIN M. MELL
Name of Authorized Representative

She is personally known to me or has presented Florida D.L. as identification.

[Signature]
Notary's Signature and Seal



Name of

Commission Number, if any

Exhibit C

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS www.sunbiz.org

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Detail by Entity Name

Florida Limited Liability Company

CASA MARINA - 1220 SIMONTON STREET, LLC

Filing Information

Document Number	L14000105683
FEI/EIN Number	NONE
Date Filed	07/02/2014
State	FL
Status	ACTIVE
Effective Date	07/02/2014

Principal Address

6000 EXECUTIVE BLVD.
700
ROCKVILLE, MD 20852

Mailing Address

6000 EXECUTIVE BLVD.
700
ROCKVILLE, MD 20852

Registered Agent Name & Address

HUGHES-STERLING, ERICA N
500 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

MEISEL, JOEL S
6000 EXECUTIVE BLVD, SUITE 700
ROCKVILLE, MD 20852

Annual Reports

No Annual Reports Filed

[Copyright ©](#) and [Privacy Policies](#)
State of Florida, Department of State

Deed

Doc# 1996660 09/05/2014 2:29PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/05/2014 2:29PM
DEED DOC STAMP CL: Krys \$45,237.50

Prepared by and return to:

Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 13-559-EJ
Will Call No.:

Doc# 1996660
Bk# 2701 Pg# 1900

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Warranty Deed

This Warranty Deed made this 3rd day of September, 2014 between Harborside Motel & Marina Inc., a Florida corporation whose post office address is 903 Eisenhower Drive, Key West, FL 33040, grantor, and Casa Marina - 1220 Simonton Street, LLC a Florida limited liability company whose post office address is 6000 Executive Blvd., Rockville, MD 20852, grantee:

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

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

See Attached Exhibit "A"

Parcel Identification Number: 00028730-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

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

Signed, sealed and delivered in our presence:

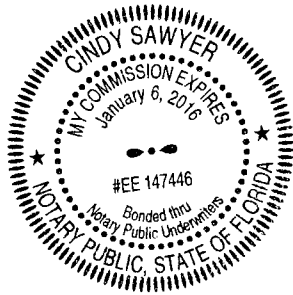
Alia V Stone
Witness Name: _____
Cindy Sawyer
Witness Name: _____

Harborside Motel & Marina Inc., a Florida corporation
By: Andreas Kwoke
Andreas Kwoke, President

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of September, 2014 by Andreas Kwoke, President of Harborside Motel & Marina, Inc., a Florida corporation, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Cindy Sawyer
Notary Public
Printed Name: _____
My Commission Expires: _____

1212 Simonton Street

PARCEL 1:

On the Island of Key West and in part of Tract Eleven (11) according to W. A. Whitehead's Map of said Island delineated in February, 1829, better known according to D. T. Sweeney's Subdivision of Lots One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11), recorded in Book 'L' Deeds, Page 215, of Monroe County Records, as Lots Twenty-Three (23) and Twenty-Seven (27).

PARCEL 2:

On the Island of Key West and known on Wm. A. Whitehead's Map, delineated in February, 1829, as part of Tract Eleven (11), but better known according to D. T. Sweeney's subdivision of Lots One (1), Two (2), Three (3) and Four (4) in Square Eight (8) of Tract Eleven (11), recorded in Book 'L' Deeds, Page 215, Monroe county Records, as Lot Twenty-Four (24), having a front on Simonton Street of 48 feet and extending back at right angles with Simonton Street 100 feet.

1,685,000^a

Doc# 1992403 07/30/2014 3:25PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-134-EJ
Will Call No.:

07/30/2014 3:25PM
DEED DOC STAMP CL: Krys \$11,795.00

Doc# 1992403
Bk# 2696 Pg# 1439

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Warranty Deed

This Warranty Deed made this 8th day of July, 2014 between Rivet Enterprises, Inc., a Florida corporation whose post office address is 17188 Flying Fish Lane, Summerland Key, FL 33042, grantor, and Casa Marina - 1220 Simonton Street, LLC, a Florida limited liability company whose post office address is 6000 Executive Blvd., Rockville, MD 20852, grantee:

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

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

See Attached Exhibit "A"

Parcel Identification Number: 00028750-000000
Alt Key # 1029530

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


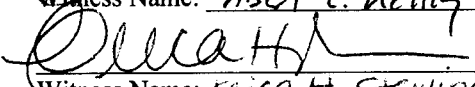
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

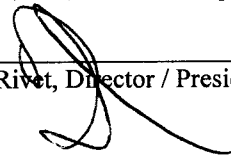
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

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

Signed, sealed and delivered in our presence:


Witness Name: Albert L. Kelley

Witness Name: Erica H. Sterling

Rivet Enterprises, Inc., a Florida corporation


By: 
Bradley A Rivet, Director / President

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 8th day of July, 2014 by Bradley A Rivet of Rivet Enterprises, Inc., a Florida corporation, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____

Analysis

01/30/15

Mr. Kevin Bond, AICP, Acting Planning Director
City of Key West

--Via Email-- kbond@cityofkeywest-fl.gov

RE: 1200 Simonton Street



Dear Kevin:

Thank you for leadership and guidance as we've moved through this project review and approval process.

Enclosed is a set of revised plans (signed and sealed) for the City Commission hearing scheduled for 03/03/15. The plan revisions, itemized below, are based on the cumulative comments of staff review, DRC and Planning Board.

I am available at any time if you have questions or need additional information.

Thanks again for your assistance with this project and your commitment to our community.

Best regards,

Owen Trepanier

Comment	Revision
Prepare irrigation plan pursuant to City Code Section 108-243(d).	Irrigation plan included (Sheet L801)
Outdoor Lighting shall comply with Section 108-284.	Note on site plan (Sheet A1.1) indicating lighting shall comply with Sec. 108-284
AIPP public art info needed – estimated construction costs, method of compliance (on-site artwork, in-lieu fee)	Applicant is coordinating with the AIPP (Exhibit A)
Pool bar – need to know if for guests only or open to public, pool hours, bar hours; will beer, wine, liquor be served?	No actual bar proposed. The concierge stand provides beverages to guests only (no cash sales). Revised on Sheet A2.3
“H2O” signs on sheet A-6. Is that the name of the hotel? Signs must comply with code and HARC guidelines.	Note on site plan (Sheet A1.1) that all signage shall comply with code and HARC guidelines.
Clarify Impervious area calc seems low (57.8%) given proposed plans. Civil plan says post-dev impervious is 77%, which is an improvement compared to the existing nonconformity. Which areas are considered pervious? Decking is labeled impervious on civil plan. Impervious areas don't match the landscape plans.	Impervious area was calculated by the civil engineer to be 87.46% existing and 68.7% proposed (Sheet C-1)
No open space calculation provided. Min 20% required.	Open space was calculated by the Landscape Architect to be 20% (Sheet L301)
There are discrepancies between the architectural, landscape and civil plans.	Plan consistency has been reviewed. Plans are consistent.
The arch site plan does not indicate what the finished ground materials will be, such as landscaping, pavers, concrete, wood decking, etc.	Finished ground materials identified on the Landscape plan (Sheet L301)

Site data table on A-1 is missing side (non-street) setback.	Correction made, Site data shown on Site Plan (Sheet A1.1)
No information is given on the plans about the amount of existing off-street parking. No parking calcs.	Parking calculations included on Sit Plan (Sheet A1.1)
United Street new driveway conflicts with existing on-street parallel parking space.	The parking space on United conflicts with the Radius Return provision of the LDRs and will conflict with the driveway, it will therefore be eliminated. There will be room for approximately 6-8 new on street spaces on Louisa.
No bicycle parking indicated. No calc provided. Nine (9) bicycle spaces required. Should provide at least the 9 bicycle spaces.	The bicycle requirement for the project is 4.2 spaces ($12 \text{ auto spaces} \times 35\% = 4.2$). 5 spaces are provided as depicted on the site plan (Sheet A1.1)
No off-street loading space indicated. Existing on-street loading zone along Simonton St.	No loading space required. There will be no distribution of goods or materials (see Exhibit B)
Property sold in July and September. Need new authorization form signed by Joel S. Meisel for Casa Marina – 1220 Simonton Street LLC. Needs to be listed as property owner on application.	Revised authorization forms and application ownership attached hereto (Exhibit C & D)
Indicate parking space length and width. Indicate parking aisle and access aisle widths.	Indicated on site plan (Sheet A1.1)
Recommend driveway not be more than 24 feet wide.	Driveway is 24ft wide as indicated on site plan (Sheet A1.1)
Garbage / recycling location not indicated on plans.	Indicated on site plan (Sheet A1.1)
Clarify - Units along Simonton, site plan doesn't seem to indicate any barrier between sidewalk and patio/pool areas.	Units will be separated by a low wall and landscaping as depicted on Sheet A3.1 & Landscape plans
Indicate the height and material of the walls along Simonton Elevation	Indicated on elevation plans (Sheet A.1)
Site plan does not indicate any fence or barrier along Louisa Street between the pool area and the sidewalk, whereas the elevation plan shows a screen wall and the landscape plan shows plants	A solid wall is proposed outside the setback and is depicted on the site plan (Sheet A1.1), elevation plan (Sheet A.1) and the landscape plans (Sheet L301, L302, L701, L702, L703, L704, L801, L802)
ADA van-accessible space should be marked as such with required signage.	Indicated on site plan (Sheet A1.1)
ADA accessible hotel rooms not labeled.	Indicated on site plan (Sheet A1.1)
Please provide a response and details regarding Keys Energy's comments: KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer.	Indicated on site plan (Sheet A1.1)
Indicate A/C units or outdoor/rooftop mechanical equipment and necessary screening on plans.	Indicated on roof plan (Sheet A2.3)
Civil plans indicate swales, but landscape plan shows heavy landscaping in this area. Swale must be designed to accommodate the proposed landscaping. No swale details or dimensions are indicated.	Plans have been revised to be consistent
Indicate how rooftop rainwater will be directed to the exfiltration trench in the covered parking area. No rooftop drainage, gutters or downspouts are indicated.	Indicated on roof plan (Sheet A2.3)
Is the non-transient "apartment" for the hotel manager or employee(s)?	Apartment will be non transient, intended for a hotel manager
The Access Analysis by KBP Consulting says the United Street driveway would be right turn exit only onto United, but nowhere is this indicated or mentioned on the plans. This should be added to the architectural and civil plans.	Indicated on site plan (Sheet A1.1)
The site plan sheet A-2 attached to the Access Analysis contains different information that the site plan included with the revised plans date 9/18/2014, especially regarding pervious/impervious areas and trash/recycling areas.	Pervious calculations are indicated on the engineering plans (Sheet C-1) Trash/Recycling is indicated on the site plan (Sheet A1.1)
The grade level plan sheet A-2 indicates part (about 5') of the building within the required 15' rear setback. The civil and landscape plans do not match the architectural plans in this area.	Plans revise to eliminate the encroachment



Project Analysis

Major Development Plan

1200-1222 Simonton Street
(RE No. 00028730-000000 & 00028750-000000)

Project Description (Sec. 108-229):

The proposed project seeks to combine two parcels to create a 20,857 sq. ft. site, eliminate existing commercial floor area associated with 1220-1222 and rebuild only the 22 transient and one non-transient units onsite. The plan fully complies with open space, landscaping, stormwater and setback requirements. Onsite parking will increase from 9 nonconforming spaces to 12 conforming spaces.



The proposed redevelopment will alter existing intensity of the site in the following manner:

- Land Use Intensity: 4.1% decrease
- Comm. Floor Area: 2,448 sq. ft. decrease
- Parking Demand: 26% (8.4 sp.) decrease
- Trip Gen.: 70% (354 trips) decrease
- Open Space: 35% increase
- Stormwater Mgmt: 1,160 cf. increase
- Impervious Surf: 36% decrease

Project Analysis:

The following is a complete analysis of the conditional use approval criteria relative to the proposed project at the above property.

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

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

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

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

Title Block (Sec. 108-227):

Name of Development: 1200 Simonton Street
Property Owner: Harborside Motel and Marina, Inc.
▪ Andreas Kwoke, President
▪ Marvin M. Mell, Registered Agent, Vice President
▪ Viola Kwoke, Vice President, Secretary
Developer: Meisel Holding FL, LLC
▪ Erica Hughes, Registered Agent
▪ Mark Meisel, Managing Member
▪ Joel Meisel, Managing Member
Scale: 1 in. = 20 ft.
Preparation and revision dates: Noted on plans
Location: 1200-1222 Simonton Street

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

Owner: Harborside Motel and Marina, Inc.
Developer: Meisel Holding FL, LLC
Authorized Agent: Trepanier & Associates, Inc.
Architect: Peter Pike Architects
Architect: Gonzales Architects
Engineer: Perez Engineering & Development
Surveyor: Island Surveying – Fred Hildebrandt
Landscape Architect: Liz Newland
Legal and Equitable Owners: Harborside Motel and Marina, Inc.
▪ Marvin M. Mell, Registered Agent, Vice President
▪ Andreas Kwoke, President
▪ Viola Kwoke, Vice President, Secretary
Meisel Holding FL, LLC
▪ Mark Meisel, Managing Member
▪ Joel Meisel, Managing Member

Solutions Statement:

This proposed project seeks to combine two parcels to create a 20,857 sq. ft. site. The existing commercial floor area associated with 1220-1222 will be eliminated. Only the 22 transient and one non-transient units onsite will be rebuilt. The plan fully complies with open space, landscaping and stormwater requirements. Onsite parking will increase from 9 nonconforming spaces to 12 conforming spaces.

The proposed redevelopment will alter existing intensity of the site in the following manner:

- o Land Use Intensity: 4.1% decrease
- o Comm. Floor Area: 2,448 sq. ft. decrease
- o Parking Demand: 26% (8.4 sp.) decrease
- o Trip Gen.: 70% (354 trips) decrease
- o Open Space: 35% increase
- o Stormwater Mgmt: 1,160 cf. increase
- o Impervious Surf: 36% decrease

Upon approval, construction will commence immediately following the clearing of the site with the construction of the new, architecturally compatible and conforming, new restaurant building fronting the corner of Truman Avenue and Packer Street.

The proposed development is wholly consisted with the character and intent of the HNC-1 future land use designation and the current zoning district.

Site Data Table:

SITE DATA				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HNC-1	HNC-1	HNC-1	CONFORMS
SITE AREA	20,857 SQ. FT.	4,000 SQ.FT MIN	20,857 SQ. FT.	CONFORMS
MINIMUM WIDTH	+40' (VARIABLE)	40FT	+40' (VARIABLE)	CONFORMS
MINIMUM DEPTH	+100' (VARIABLE)	100FT	+100' (VARIABLE)	CONFORMS
IMPERVIOUS RATIO		60% (12,514 SQ. FT.)	12,499 SQ. FT.	CONFORMS
BUILDING COVERAGE		50 % (10,429 SQ. FT.)	9,848 SQ. FT.	CONFORMS
SETBACKS				
FRONT (SIMONTON)		5' REQUIRED	5'	CONFORMS
REAR		15' REQUIRED	15'	CONFORMS
SIDE (UNITED)		7.5' REQUIRED	7.5'	CONFORMS
SIDE (LOUISA)		7.5' REQUIRED	7.5'	CONFORMS
BUILDING HEIGHT		35' MAXIMUM	35'	CONFORMS
F. A. R.		1.0	.69	CONFORMS
DENSITY		16 DU / ACRE	EXISTING TO REMAIN	CONFORMS

Building Data Table:

Please see proposed site plans

Other Project Information:

- The target date for commencement shall follow entitlement approvals as quickly as possible.
- The proposed buildings will comply with all flood and FEMA-related requirements.

Intergovernmental Coordination

Required intergovernmental coordination shall be handled within the DRC process.

Schedule and Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	06/02/14
2. Development Review Committee (DRC) Meeting	06/26/14
3. Tree Commission	09/09/14
4. Planning Board Meeting	09/18/14

5. Historical Architecture Review Commission (HARC)	09/23/14 ¹
6. Historical Architecture Review Commission (2 nd reading for demolition)	10/28/14
7. City Commission Meeting	11/18/14

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

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

A modest reduction in potable water demand is anticipated.

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

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

A modest reduction in wastewater flow is anticipated .

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

3. No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
4. Improvements to the storm water management are proposed in accordance with the land development regulations and best management practices. Please see attached plans.
5. Solid waste (i.e. construction debris) generated by the project will be handled by a licensed waste hauler.
6. Potential Trip Generation: Please see the traffic analysis.
7. The City of Key West's adopted level of service for recreational infrastructure is not affected by commercial development.
8. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
9. Reclaimed water use is not anticipated.

¹ Tentative

10. As demonstrated by the attached Concurrency Analysis, there will be no adverse effects on public facilities.

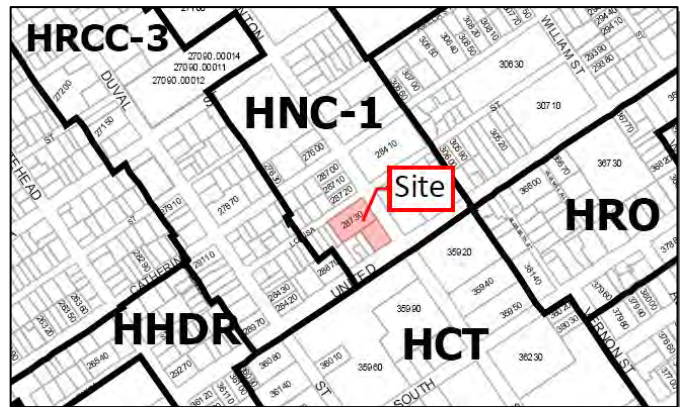
Appearance, design, and compatibility (Section 108-234):

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

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

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

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



(b) *Vicinity Map.*

(c) *Land Use Compatibility.* The project site is located in the Historic Neighborhood Commercial (HNC-1) zoning district. The historic neighborhood commercial district—Truman/Simonton (HNC-1) consists of Simonton, Truman Avenue, and White Street South Corridors. The HNC-1 district is located along major segments of Simonton Street, from Caroline South to United Street; Truman Avenue, from Simonton Street northeast to White Street; and White Street, from Truman Avenue south to United Street; and generally includes larger scale commercial uses oriented toward the motoring public.

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

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

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

All mechanical equipment will be located appropriately and screened per HARC approval and in compliance with Section 108-279.

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

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

Site Plan (Sec. 108-237):

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

Architectural Drawings (Sec. 108-238):

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Sec. 108.

Site Amenities (Sec 108-239):

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

Site Survey (Sec 108-240):

Survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

No Environmentally sensitive areas exist on this site.

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

The site shall be cleared of existing structures; however no clearing is proposed as contemplated by Sec. 108-243. A landscape plan shall be approved consistent with code requirements including tree protection, landscaping and irrigation plan.

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

Improvements to on-site parking and vehicular, bicycle, or pedestrian circulation is proposed pursuant to Sec. 108-573. The nine parking spaces will be maintained, with the additional of 5 new spaces, the layout of the parking will be redesigned as depicted on the attached plans to be more conforming and includes an ADA accessible space.

Housing (Sec 108-245):

(a) Housing types shall be as follows:

- Transient: 22 units rented at market-rate
- Permanent: 1 unit of ≥ 750 sq. ft. rented at market-rate

(b) No lots are intended to be sold in conjunction with this approval.

(c) This market-rate project is a redevelopment of existing BPAS-exempt units, which do not trigger inclusionary housing requirements of the code related to the creation or allocation of new units.

(d) All units proposed for redevelopment are BPAS-exempt and included within the hurricane evacuation model. The redevelopment of these units will have no effect on hurricane evacuation.

Economic Resources (Sec 108-246):

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

Special Considerations (Sec 108-247):

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

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

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

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

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port

SITE PLAN

Scope (Sec 108-276):

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

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

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use. The infrastructure and site plan improvements are designed to mitigate potential adverse impacts of the proposed use.

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

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

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

All mechanical equipment, utility hardware and waste storage areas will be screened from adjacent properties as depicted on the plans.

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

- (a) Generally. As depicted on the plans, the refuse container is not proposed to be located in any required parking space or vehicular use area or in any required bufferyard or landscaping area.
- (b) Service access. The refuse container is proposed to be sited in a manner that will allow the historic preservation planner to find that the proposed manner is necessary to provide property rights enjoyed by others in the same zoning district and will not be detrimental to public health, safety, and welfare.

- (c) Siting obstructions. As depicted on the plans, the refuse container is not:
1. Sited within six feet of any building or structure;
 2. Sited below obstructing wires;
 3. Obstructing any electrical service equipment, fire protection equipment, or roof overhangs; or
 4. Sited adjacent to any other obstruction to the container dumping process.
- (d) Container pads. As depicted on the plans, a refuse container pad is to be provided for all front-end loaded containers and shall, as a minimum, be constructed either of 3,000 psi concrete six inches thick with six-inch by six-inch to ten-inch by ten-inch wire mesh, four inches thick, with number 3 steel reinforcing bars on 12 inch centers in each direction or as approved by the administrative official who shall find that the reduction is necessary to provide property rights enjoyed by others in the same zoning district and will not be detrimental to public health, safety, and welfare. A six-foot-long approach slab of identical width, thickness, and composition to the container pad will also be constructed adjacent and of equal slope to the pad.
- (e) Screening requirements. The refuse containers will be opaquely screened from view from public streets and adjacent properties, to a height of at least six feet or six inches higher than the height of the container, whichever is higher. This screening will be achieved by walls and landscaping and by virtue of the location of the container on the building site.

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

NA – No roll-off container usage is proposed as part of the normal operation of the business.

Utility lines (Section 108-282):

All utility lines will be placed underground. All telephone lines will be placed underground. Service lateral electrical distribution lines serving individual installations will be placed underground. Other high voltage electrical lines will be placed underground or on concrete poles provided that the poles are within the street right-of-way and have provisions for street lighting. Large transformers will be placed on the ground and shall be mounted on pads and contained within enclosures or vaults. Where enclosures or vaults are used, the construction and design will be compatible with primary building design. Landscaping with shrubs and plants shall be provided to screen pad-mounted transformers.

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

All commercial-retail activities will take place within an enclosed building. No outdoor storage or display is proposed.

Exterior Lighting (Section 108-284):

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

Signs (Section 108-285):

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

Pedestrian sidewalks (Section 108-286):

Sidewalks are proposed to link major activity centers and shall also link vehicle use areas including parking areas with all principal buildings. The pedestrian circulation system is proposed to include marked pedestrian crossings in order to separate vehicular and pedestrian traffic.

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

No outdoor storage areas are proposed.

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

(a) No site work shall be undertaken, without prior plan approval, which:

1. Impacts the 100-year floodplain or impacts a designated conservation area;
2. Redirects and/or increases or reduces off-site natural drainage or runoff from a site; or
3. Results in removal of vegetation.

(b) The attached stormwater management plan was prepared by a state-registered engineer and other competent professionals and demonstrates compliance with the city's surface water management performance criteria in article VIII of Chapter 108. In addition, the plans for land excavation or fill demonstrate that the proposed site alterations include mitigation techniques designed to comply with performance criteria addressing the following:

1. Native habitat protection as provided in articles III, IV, V and VII of chapter 110;
2. Site reclamation, including restoration of vegetative cover within disturbed upland open space; planting and stabilizing banks of drainage ways with vegetation which is tolerant to anticipated changes in water levels, including hydric conditions as provided in articles III, IV and VII of chapter 110;
3. Sedimentation and soil erosion control will be provided pursuant to section 108-1 and articles III, IV and VII of chapter 110;
4. Aquifer recharge shall be protected pursuant to articles III, IV, VII and VIII of chapter 110;
5. Flood damage shall be prevented as provided in articles III, IV and VII of chapter 110; and
6. Tree and native vegetation shall be protected as provided in article VI of this chapter; and articles III, IV, V and VI of chapter 110.

(c) No borrow pits or mining activities are proposed as part of this application.

Open space, landscaping and removal of exotic vegetation (Sec. 108-346):

(a) Open space is proposed to be comprised of permeable open surfaces, excluding principal structures and impermeable surfaces. No parking or paved areas is proposed be included as open area. Active recreation areas are counted as open area.

(b) Open space for this project is proposed to be 20% as depicted on the plans.

- (c) As depicted on the plans, open space and spaces between buildings required by this Article V, is proposed to be located and improved so as to reasonably serve the purposes for which the requirements are intended. These purposes include provision of adequate light and air, appropriate separation between buildings and uses, enhancement of privacy, sufficient area for recreation and leisure pursuits in residential areas, and to facilitate surface water drainage.
- (d) The natural landscape of the site is proposed to be preserved as much as possible for purposes of enhancing the general appearance of the site as well as to prevent excessive stormwater runoff, erosion, siltation and dust. Prior to the issuance of a certificate of occupancy for a new development, the owner/applicant proposes to remove all nuisance and invasive exotic vegetation from the site for which a development order or permit is requested. Nuisance plants include those plants which may or may not be native, and their growth habits are hard to control or they exhibit some undesirable features. Invasive exotic vegetation is those plants which have been introduced into the area and may have undesirable growth habits or maintenance constraints.

Request for Modification (Sec. 108-517):

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

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

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

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

Specific Waivers/ Modifications:

Sec. 108-347. Required screening.

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

Sec. 108-413. Requirements along street frontage.

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

Sec. 108-415. Perimeter landscape requirements.

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

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

To permit the non-vehicular use area landscaping as proposed on the attached plans.

Sec. 108-450. Landscape screening.

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

Off-street parking and loading (Article VII):

Parking Impact Study based on Sec. 108-572

Use	Existing			Proposed			
	Amount	Parking Schedule	Sps. Rq'd	Amount	Parking Schedule	Sps. Rq'd	
Hotel	22 Units	1 space/ unit + 1	23.0	22 Units	1 space/ unit + 1	23.0	
Apartment	1 Unit	1 space/ unit	1.0	1 Unit	1 space/ unit	1.0	
Medical Office	1 Doctor	5 spaces/ Dr.	5.0	0 Dr	5 spaces/ Dr.	0.0	
Restaurant	5 Seats	1 space/ 3 seats	1.7	0 seats	1 space/ 3 seats	0.0	
Beauty Salon	500 sq. ft. ²	1 space / 300 sq. ft.	1.7	0 sq. ft.	1 space / 300 sq. ft.	0.0	
Total Existing - Required			32.4	Total Proposed - Required			24.0
						Change	-8.4 (-26%)

The above analysis demonstrates a 26% reduction in parking impact as a result of the proposed development.

Parking – Existing, Required, & Proposed

Existing		Required		Proposed	
9 spaces	Nonconforming	9 spaces	Nonconforming	12 spaces	Conforming

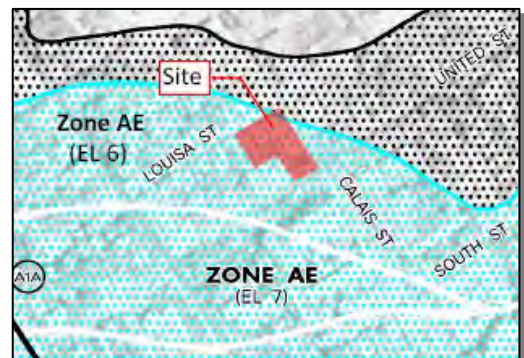
The proposed redevelopment will both increase the supply of off-street parking but also make it fully compliant with Art. VII.

Storm water and Surface Water Management (Article VIII):

The attached drainage plan by Perez Eng. demonstrates compliance with the intent of Art. VIII.

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

The proposed project is located in the AE 6 flood zone.



Utilities (Article IX):

See Concurrency Analysis below.

CONCURRENCY ANALYSIS:

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

The following specific issues are outlined:

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

² Estimated

5. Roads/Trip Generation

The following concurrency analysis reflects the anticipated impacts resulting from the proposed development at 921 Truman Avenue.

Potable Water & Sanitary Sewer “Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards³.”

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

Commercial Analysis:

1. Existing nonresidential capacity required based on site size: **310 gal/day**
The total capacity required for nonresidential use on **0.48 acres** is:
 $650 \text{ gal/acre/day} \times 0.78 \text{ acres} = 310 \text{ gal/day}$
2. Proposed capacity required based on site size: **310 gal/day**
The total capacity required for nonresidential use on **0.48 acres** is:
 $650 \text{ gal/acre/day} \times 0.78 \text{ acres} = 310 \text{ gal/day}$
3. Existing capacity required based on floor area: **38.9 gal/day**
The total capacity required for nonresidential use on **0.06 acres** is:
 $650 \text{ gal/acre/day} \times 0.06 \text{ acres} = 38.9 \text{ gal/day}$
4. Proposed capacity required based on floor area: **0.0 gal/day**
The total capacity required for nonresidential use on **0.0 acres** is:
 $650 \text{ gal/acre/day} \times 0.0 \text{ acres} = 0.0 \text{ gal/day}$

Residential Analysis:

1. Existing residential capacity required: **3,348 gal/day**
The total capacity required for nonresidential use based on **36 people** is:
 $93 \text{ gal/capita/day} \times 36 \text{ people} = 3,348 \text{ gal/day}$
2. Proposed residential capacity required: **3,348 gal/day**
The total capacity required for residential use based on **36 people** is:
 $93 \text{ gal/capita/day} \times 36 \text{ people} = 3,348 \text{ gal/day}$

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

FKAA Supply Capacity:

The Florida Keys Aqueduct Authority (“FKAA”) has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in

³ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FCAA to provide over 23 MGD, which will provide sufficient capacity through 2022⁴. Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

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

Revised Water Use Permit. The SFWMD issued revised Water Use Permit (WUP) #13-00005-W (Exhibit II) on March 26, 2008, which recognizes the additional blended Floridian Aquifer capacity that will be provided by the expanded R.O. plant. Interim Water Use Allocations in the WUP permit provide FCAA with an allocation of 17.00 MGD (dry season) and 17.79 GPD (wet season) which may be withdrawn from the Biscayne Aquifer and allows FCAA to utilize the Stock Island and Marathon Reverse Osmosis plants for any demands exceeding the interim withdrawal limit, pending completion of the R.O. plant in Florida City. The Stock Island and Marathon R.O. plants have a combined capacity of 3.0 MGD providing an interim WUP water supply of 20.0 MGD during the dry season if needed. Once operational in 2010, the R.O. plant will provide an additional 6.0 MGD, which when combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, will increase available water supply to 23 MGD for the Florida Keys.

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

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

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

⁴ Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

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

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

Sanitary Sewer Sec. 94-67 sets the level of service for residential sanitary sewer at 100 gal/capita/day and nonresidential sanitary sewer at 660 gal/acre/day.

Commercial Analysis

1. Existing capacity required based on site size: **316.8 gal/day**
The total capacity required for nonresidential use on 0.48 acres is:
 $660 \text{ gal/acres/day} \times 0.48 \text{ acres} = 316.8 \text{ gal/day}$
2. Proposed capacity required based on site size: **316.8 gal/day**
The total capacity required for nonresidential use on 0.48 acres is:
 $660 \text{ gal/acres/day} \times 0.48 \text{ acres} = 316.8 \text{ gal/day}$
3. Existing capacity required based on floor area: **39.6 gal/day**
The total capacity required for nonresidential use on **0.06** acres is:
 $660 \text{ gal/acres/day} \times 0.06 \text{ acres} = 39.6 \text{ gal/day}$
4. Proposed capacity required based on floor area: **0.0 gal/day**
The total capacity required for nonresidential use on **0.06** acres is:
 $660 \text{ gal/acres/day} \times 0.0 \text{ acres} = 0.0 \text{ gal/day}$

Residential Analysis:

1. Existing residential capacity required: **3,600 gal/day**
The total capacity required for nonresidential use based on **36 people** is:
 $100 \text{ gal/ capita/ day} \times 36 \text{ people} = 3,600 \text{ gal/day}$
2. Proposed residential capacity required: **3,600 gal/day**
The total capacity required for residential use based on **36 people** is:
 $100 \text{ gal/ capita/ day} \times 36 \text{ people} = 3,600 \text{ gal/day}$

Based on the concurrency management calculation prescribed in the Comprehensive Plan, there is will be a di minimis decrease in the proposed capacity required by Key West Comprehensive Plan LOS standards. The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized⁵. The current plant has the capacity to service this project's projected needs.

⁵ Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

Recreation “In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City’s adopted level of service for recreation shall not be adversely impacted⁶.”

Onsite recreational facilities are proposed as depicted on the plans.

Solid Waste- “Projected demand generated by the development on the solid waste disposal system and assurances that the City’s adopted level of service for solid waste disposal shall not be adversely impacted⁷.”

Sec. 94-71 sets the level of service for residential solid waste disposal (1994-2010) at 2.66 lb/capita/day and nonresidential solid waste disposal at 6.37 lb/capita/day.

Commercial Analysis

1. Existing capacity required: **95.5 lbs/day**

The total capacity required for the nonresidential use of 15 people is:
 $6.37 \text{ lbs/capita/day} \times 15 \text{ people} = 95.5 \text{ lbs/day}$

2. Proposed capacity required: **44.95 lbs/day**

The total capacity required for the nonresidential use of 7 people is:
 $6.37 \text{ lbs/capita/day} \times 7 \text{ people} = 44.95 \text{ lbs/day}$

Residential Analysis

3. Existing capacity required: **81.36 lbs/day**

The total capacity required for the nonresidential use of 36 people is:
 $2.26 \text{ lbs/capita/day} \times 36 \text{ people} = 81.36 \text{ lbs/day}$

4. Proposed capacity required: **81.36 lbs/day**

The total capacity required for the nonresidential use of 36 people is:
 $2.26 \text{ lbs/capita/day} \times 36 \text{ people} = 81.36 \text{ lbs/day}$

Based on the concurrency management calculation prescribed in the Comprehensive Plan, there is will be a di minimis decrease in the proposed capacity required by Key West Comprehensive Plan LOS standards. Waste Management has more than enough capacity to handle the waste stream⁸.

Drainage - “Conceptual plan for accommodating storm water run-off and demonstrated evidence that the proposed drainage improvements shall accommodate storm water run-off without adversely impacting natural systems or the City’s adopted level of service for storm drainage⁹”

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

Roads/Trip Generation- “Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W,

⁶ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.
⁷ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.
⁸ Per January 25, 2010 memo from Jay Gewin, City of Key West (Exhibit V)
⁹ The City of Key West’s Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements¹⁰.”

Use	ITE Trip Rates			Units of Measure		Weekday		Saturday		Sunday	
	Wkdy	Sat	Sun	Exist	Prop	Exist	Prop	Exist	Prop	Exist	Prop
Hotel (ITE 310) <i>Trips per room</i>	6.72	6.39	5.86	22.00	22.00	147.84	147.84	140.58	140.58	128.92	128.92
Apartment (ITE 220) <i>Trips per unit</i>	8.17	8.19	5.95	1.00	1.00	8.17	8.17	8.19	8.19	5.95	5.95
Medical Office (ITE 630) <i>Trips per Doctor</i>	4.43	0.44 ¹¹	0.44 ¹²	1.00	0.00	4.43	0.00	0.44	0.00	0.44	0.00
Restaurant (ITE 933) <i>Trips per 1k sq. ft.</i>	716.00	696.0	500.0	0.50 ¹³	0.00	358.00	0.00	348.0	0.00	250.0	0.00
Beauty Salon (ITE 918) <i>Trips per 1k sq. ft.</i>	60.00	72.00 ¹⁴	72.00 ¹⁵	1.00 ¹⁶	0.00	30.00	0.00	36.00	0.00	36.00	0.00
Total						548.44	156.01	533.21	148.77	421.31	134.87
Change						-392.43 (-72%)		-384.44 (-72%)		-286.44 (-68%)	

This site is located on the 1200-block of Simonton Street. Based on the ITE trip generation tables the street should experience a modest decrease in potential traffic.

Exhibits

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

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

Exhibit III – September 3, 2010 Wastewater Memo

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

Exhibit V – January 25, 2010 Solid Waste Memo

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

¹¹ Estimated at 0.10 the weekday rate

¹² Ibid.

¹³ Estimated 500 sq. ft.

¹⁴ Estimated at 1.20 the weekday rate

¹⁵ Ibid.

¹⁶ Estimated 500 sq. ft.

Exhibit I

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



Jeb Bush
Governor

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

Lillian Rivera, RN, MSN, Administrator

PERMITTEE:

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

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

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

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

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

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

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

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



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

"A"

GENERAL CONDITIONS:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

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

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

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

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

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

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

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

13. This permit also constitutes:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

SPECIFIC CONDITIONS:

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

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

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

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

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

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

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

Issued this 30th day of November 2006

STATE OF FLORIDA
DEPARTMENT OF HEALTH



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

Exhibit II

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



FORM #0299
Rev. 5/03

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

Date Issued: 13-MAR-2008

Expiration Date: March 13, 2028

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

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

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

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

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

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

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

Limiting Conditions are as follows:

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

South Florida Water Management
District, by its Governing Board

On March 13, 2008
By [Signature]
Deputy Clerk

LIMITING CONDITIONS

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

Public water supply

4. Source classification is:

Ground Water from:
Biscayne Aquifer
Floridan Aquifer System

5. Annual allocation shall not exceed 8751 MG.

Maximum monthly allocation shall not exceed 809.0088 MG.

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

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

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

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

This Permit is issued to:

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

7. Withdrawal facilities:

Ground Water - Existing:

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

Ground Water - Proposed:

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

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

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

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

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

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

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

26. In addition to the allocations specified in Limiting Conditions 5 and 25, during the dry season (December 1 to April 30), FCAA shall limit their average day withdrawals from the Biscayne Aquifer to 17 MGD, calculated on a monthly basis. The remaining dry season demands shall be provided by the reverse osmosis system. During the remainder of the year from May 1 to November 30, the withdrawals from the Biscayne Aquifer shall be limited to the Base Condition water use for the Biscayne Aquifer of 6,492 MG, or an average day of 17.79 MGD. Demands in excess of these volumes shall be provided by the Floridan Aquifer System wells and the emergency desalination facilities.
27. Prior to the availability of the Floridan Aquifer reverse osmosis system, dry season demand in excess of the Biscayne Aquifer pumpage limitations specified in Limiting Condition 26 shall be obtained from emergency sources pursuant to Limiting Condition 29.
28. In addition to the monthly reporting required in Limiting Condition 18, and prior to the operation of the Reverse Osmosis system, on the 15th day of each month during and immediately following the dry season extending from December 1 to April 30, FCAA shall file a written report with the District ("mid-month report") evaluating the following: 1) the daily pumpage to date during the last 30 days; and 2) any daily pumpage distribution for the remainder of the dry season as necessary to comply with the 17 MGD Biscayne Aquifer average dry season limitation. Such report shall also identify any remedial actions necessary to ensure compliance that through the remainder of the dry season the applicable Biscayne Aquifer pumpage limitations described above will be met. This report shall replace the other reports required by the Consent Agreement (including the June 15 post-dry season report and the February 15th mid-dry season additional demand report). Such mid-month report shall be evaluated by District staff and revised by the District as necessary to achieve compliance with the above. Upon completion and operation of the Reverse Osmosis system, pursuant to the schedule outlined in Limiting Condition 30, this report requirement shall cease and the monthly Biscayne Aquifer withdrawals shall be reported as required by Limiting Condition 18 of this permit.
29. In order to reduce the potential for violating the 17 MGD Biscayne Aquifer average monthly withdrawal limitation during the dry season, FCAA must to the greatest extent practical utilize the emergency desalination facilities FCAA owns and operates at Stock Island and Marathon, which are potentially capable of treating saline water at rates up to 3.0 MGD. The FCAA shall use these two emergency desalination facilities as an alternative source of water in order to assist in limiting its dry season Biscayne Aquifer withdrawals. The FCAA's ability to use, and extent of use, of these emergency desalination facilities shall be subject to not causing (i) significant adverse affects to FCAA's water treatment or distribution system; or (ii) a violation of any applicable primary or secondary drinking water standards.
30. The permittee shall adhere to the following schedule for the construction and operation of the Floridan Aquifer System reverse osmosis wellfield and treatment facility:

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

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

--Deep Injection Well

Obtain FDEP Permit - March 31, 2008

Award Contract - 152 days after receiving FDEP Underground Injection Control Permit

Complete Drilling and Testing - 1 year and 30 days after receiving FDEP Underground Injection Control Permit

--Complete reverse osmosis water treatment plant system

Begin and Stabilize Operation - 2 years and 60 days after receiving FDEP Underground Injection Control Permit

31.

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

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

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

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

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

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

-- Complete drilling and Testing - \$2,000.00 per week

-- Complete reverse Osmosis Water Treatment Plant System - \$2,000.00 per week

-- Begin and Stabilize Operation - \$2,000.00 per week

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

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

Exhibit III

September 3, 2010 Wastewater Memo

Mehdi Benkhatar

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

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

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

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

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

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

Good afternoon Jay,

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

Thanks very much,

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

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

Exhibit IV

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

The City of Key West's Recreation Facilities

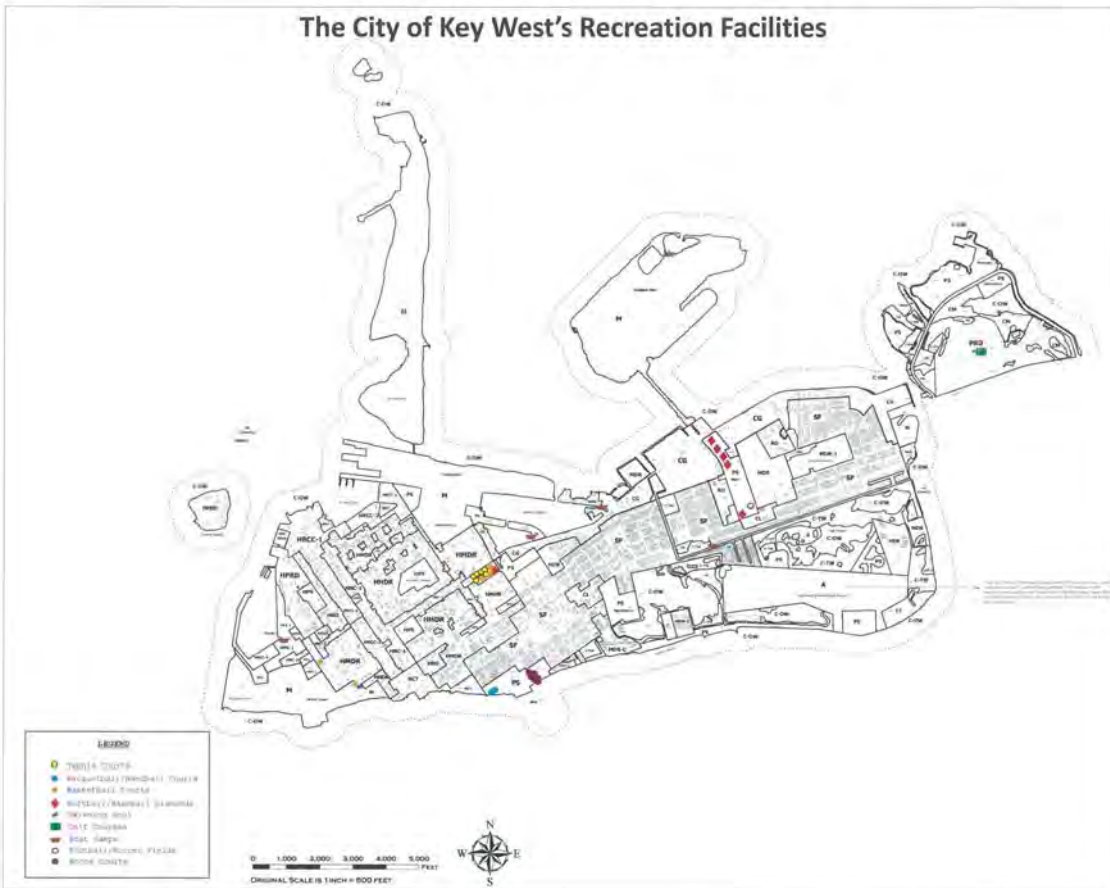


Exhibit V

January, 2010 Solid Waste Memo

Mehdi Benkhatar

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

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

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

Primarily due to ROGO limitations, lack of buildable space, and economic factors; the population of Key West has remained flat in recent years compared to the rest of Florida. Therefore we have not had to plan for continued population growth as other high-growth areas of Florida had in better economic times. We currently are generating approximately 20,000 tons of solid waste per year. In better economic times, that figure was closer to 50,000 or slightly higher. The City plans on increasing its rate of recycling which should lessen the amount of solid waste generated. Recyclables are shipped to a single-stream recycle facility also located on the mainland.

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

Property Appraiser Information

Detail by Entity Name

Florida Limited Liability Company

CASA MARINA - 1220 SIMONTON STREET, LLC

Filing Information

Document Number	L14000105683
FEI/EIN Number	NONE
Date Filed	07/02/2014
State	FL
Status	ACTIVE
Effective Date	07/02/2014

Principal Address

6000 EXECUTIVE BLVD.
700
ROCKVILLE, MD 20852

Mailing Address

6000 EXECUTIVE BLVD.
700
ROCKVILLE, MD 20852

Registered Agent Name & Address

HUGHES-STERLING, ERICA N
500 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

MEISEL, JOEL S
6000 EXECUTIVE BLVD, SUITE 700
ROCKVILLE, MD 20852

Annual Reports

No Annual Reports Filed



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

Exhibit C

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

The Offices of the Property Appraiser will be closed Monday the 19th for Martin Luther King Jr. Day.

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

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

Alternate Key: 1029513 Parcel ID: 00028730-000000

Ownership Details

Mailing Address:

CASA MARINA - 1220 SIMONTON STREET LLC
6000 EXECUTIVE BLVD
ROCKVILLE, MD 20852-3853

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

Affordable Housing: No

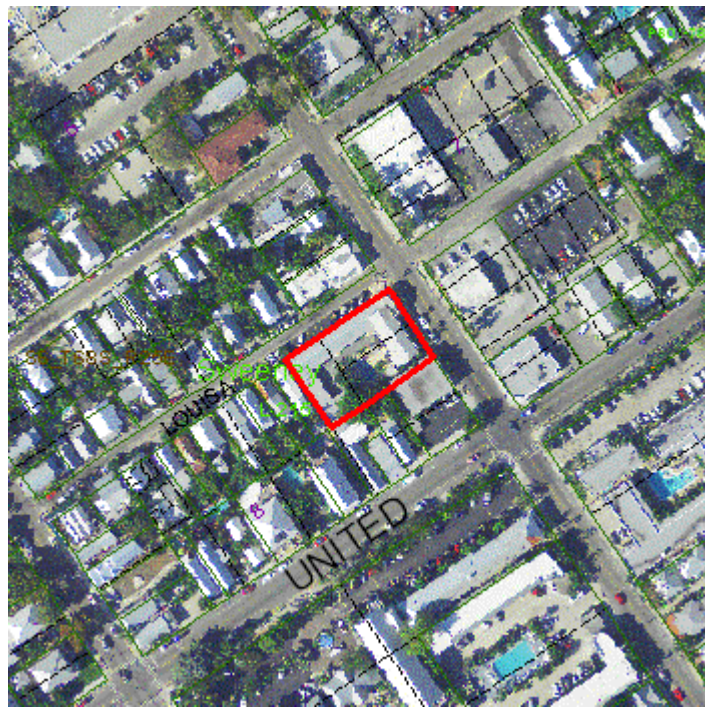
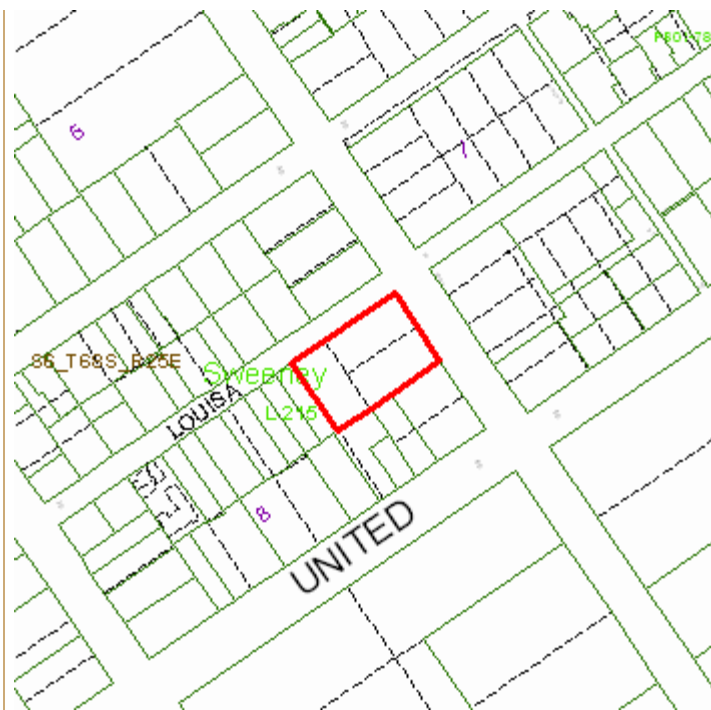
Section-Township-Range: 06-68-25

Property Location: 1212 SIMONTON ST Unit Number: 20 KEY WEST

Legal Description: KW LOTS 23 24 AND 27 SQR 8 TR 11 G42-193/94 G43-414/15 G48-112/13 OR359-6/7 OR532-556 OR667-532 OR680-587/589 OR770-386/388 OR811-22/24 OR864-1949/1950C/T OR898-132 OR937-2154 OR1010-2043/44 OR2701-1900/01

Click Map Image to open interactive viewer

Exhibit C



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	96	147	14,120.00 SF

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3
 Total Living Area: 6871
 Year Built: 1948

Exhibit C

Building 1 Details

Building Type
Effective Age 32
Year Built 1948
Functional Obs 0

Condition F
Perimeter 336
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 40
Grnd Floor Area 3,143

Inclusions:

Roof Type
Heat 1
Heat Src 1

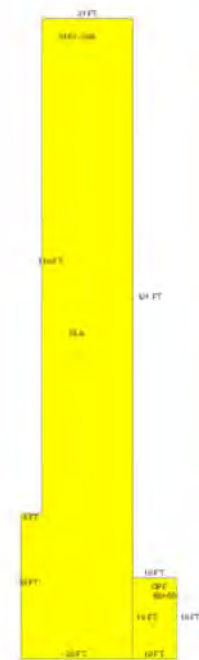
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 10
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	1947					3,143
2	OPF		1	1947					180

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4030	HOTEL/MOTEL B	100	N	Y
	4031	OPF	100	N	N

Exterior Wall:

Exhibit C

Interior Finish Nbr	Type	Area %
1073	C.B.S.	100

Building 2 Details

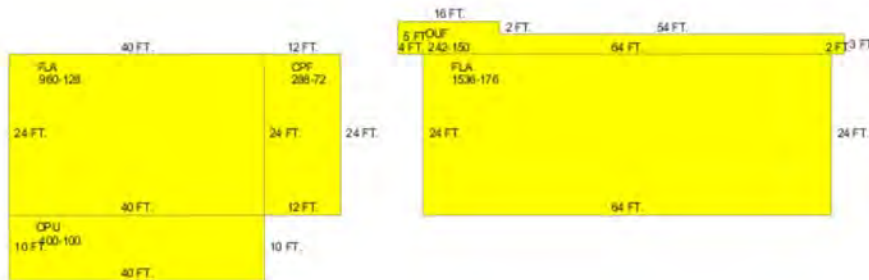
Building Type	Condition <u>F</u>	Quality Grade 450
Effective Age 32	Perimeter 304	Depreciation % 40
Year Built 1958	Special Arch 0	Grnd Floor Area 2,496
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 18	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>CPF</u>		1	1987					288
2	<u>FLA</u>		1	1987					960
3	<u>FLA</u>		1	1987					1,536
4	<u>OUF</u>		1	1987					242

Exhibit C

5	OPU	1	1987	400
---	-----	---	------	-----

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4032	CPF	100	N	N
	4033	HOTEL/MOTEL B	100	N	N
	4034	HOTEL/MOTEL B	100	N	N
	4035	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1074	AB AVE WOOD SIDING	38
1075	C.B.S.	62

Building 3 Details

Building Type
Effective Age 32
Year Built 1958
Functional Obs 0

Condition F
Perimeter 204
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 40
Grnd Floor Area 1,232

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

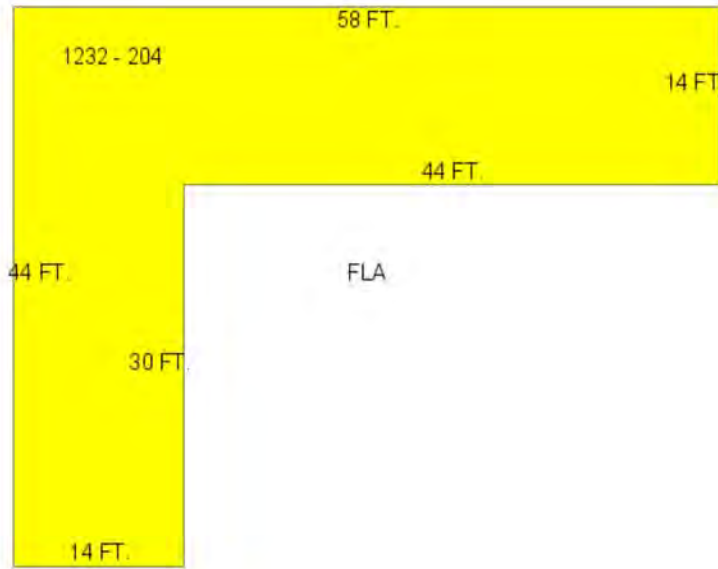
Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 18

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

Exhibit C



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1947					1,232

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4036	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1076	AB AVE WOOD SIDING	38
1077	C.B.S.	62

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	295 SF	59	5	1977	1978	5	30
2	PO6:COMM POOL	450 SF	0	0	1976	1977	3	50
3	PT3:PATIO	880 SF	0	0	1976	1977	2	50
4	AP2:ASPHALT PAVING	2,984 SF	0	0	1975	1976	2	25

Exhibit C**Appraiser Notes**

2003-01-16-SKI 22 MOTEL ROOMS

TPP 8517220 - SPINDRIFT MOTEL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
	04/20/2010	07/12/2010	2,429	Commercial	REPLASTER POOL
10-1819	06/02/2010		7,200	Commercial	REPLACE/INSTALL 12 SQS. WHITE M/B RUBBER ROLL ROOFING
10-2904	09/03/2010		2,300	Commercial	REMOVE FALSE PICKETS ON PARAPHET WALL APPROX 42LF BY 3-6" H. PATCH CRACKS IN STUCCO AND PAINT TO MATCH ORIGINAL COLOR.
08-1097	04/14/2008		2,400	Commercial	INSTALL 5 V-CRIMP METAL ROOF OVER SMALL STORAGE ROOM.
10-1246	04/20/2010		2,429	Commercial	REPLASTER COMMERCIAL SWIMMING POOL 79LF
1 B95-1605	05/01/1995	12/01/1995	1,000	Commercial	REPAIRS
2 96-1792	04/01/1996	08/01/1996	1,600	Commercial	RENOVATIONS
3 96-1783	04/01/1996	08/01/1996	400	Commercial	PAINTING
4 96-2005	05/01/1996	08/01/1996	27,160	Commercial	ELECTRIC
5 97-4246	12/19/1997	12/31/1997	2,000	Commercial	REPLACE ROOF
6 98-1253	04/22/1998	12/31/1998	3,500	Commercial	PAINT EXTERIOR
7 99-1686	05/25/1999	11/18/1999	150	Commercial	SIGN MAINTENANCE
8 99-2335	07/09/1999	11/18/1999	14,500	Commercial	INSTALL EMERG GENERATOR
9 99-2972	08/20/1999	11/18/1999	1,500	Commercial	ELECTRICAL
10 99-3251	10/22/1999	11/18/1999	14,250	Commercial	NEW POOL PUMP PACKAGE
11 06-6571	12/07/2006		4,800	Commercial	7 SQS OF V-CRIMP ROOFING
12 07-1293	03/16/2007		12,800	Commercial	INSTALL 27 SQS OF V-CRIMP 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
2014	844,114	22,421	491,122	2,194,624	2,194,624	0	2,194,624
2013	844,114	22,421	491,122	2,126,492	2,126,492	0	2,126,492
2012	844,114	22,421	491,122	2,126,492	2,126,492	0	2,126,492
2011	892,349	22,421	491,122	2,054,582	2,054,582	0	2,054,582
2010	892,349	22,421	456,563	2,054,582	2,054,582	0	2,054,582
2009	928,526	22,421	1,161,370	2,209,228	2,209,228	0	2,209,228
2008	928,526	22,421	1,284,920	2,209,228	2,209,228	0	2,209,228
2007	747,713	18,263	1,235,500	2,241,122	2,241,122	0	2,241,122
2006	763,798	18,998	1,200,200	2,280,711	2,280,711	0	2,280,711

Year	Area	Value	Area	Value	Area	Value	Area	Value
2005	763,798	19,733	988,400	2,042,178	2,042,178	0	2,042,178	2,042,178
2004	755,440	20,467	776,600	1,949,558	1,949,558	0	1,949,558	1,949,558
2003	755,440	21,202	409,480	1,938,003	1,938,003	0	1,938,003	1,938,003
2002	755,440	21,937	409,480	1,845,717	1,845,717	0	1,845,717	1,845,717
2001	755,440	22,672	409,480	1,845,717	1,845,717	0	1,845,717	1,845,717
2000	749,421	14,735	324,760	1,845,717	1,845,717	0	1,845,717	1,845,717
1999	749,421	15,221	324,760	1,552,154	1,552,154	0	1,552,154	1,552,154
1998	500,783	15,707	324,760	1,453,997	1,453,997	0	1,453,997	1,453,997
1997	500,783	16,193	296,520	1,181,944	1,181,944	0	1,181,944	1,181,944
1996	455,257	16,680	296,520	1,056,235	1,056,235	0	1,056,235	1,056,235
1995	414,592	17,188	296,520	1,056,235	1,056,235	0	1,056,235	1,056,235
1994	414,592	17,704	296,520	1,173,807	1,173,807	0	1,173,807	1,173,807
1993	414,592	18,212	296,520	1,271,617	1,271,617	0	1,271,617	1,271,617
1992	414,592	18,720	296,520	1,271,617	1,271,617	0	1,271,617	1,271,617
1991	414,592	19,236	296,520	1,271,617	1,271,617	0	1,271,617	1,271,617
1990	414,626	19,876	215,330	1,271,617	1,271,617	0	1,271,617	1,271,617
1989	317,394	20,515	211,800	1,271,617	1,271,617	0	1,271,617	1,271,617
1988	252,295	16,530	183,560	1,018,567	1,018,567	0	1,018,567	1,018,567
1987	214,643	15,486	129,728	434,965	434,965	0	434,965	434,965
1986	149,577	0	43,200	324,362	324,362	0	324,362	324,362
1985	146,759	0	43,200	477,539	477,539	0	477,539	477,539
1984	139,260	0	43,200	182,460	182,460	0	182,460	182,460
1983	139,260	0	22,752	162,012	162,012	0	162,012	162,012
1982	127,023	0	21,696	136,016	136,016	0	136,016	136,016

Exhibit C

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
9/3/2014	2701 / 1900	6,462,500	WD	30
5/1/1987	1010 / 2043	1,325,000	WD	U

This page has been visited 172,970 times.

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



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

Exhibit C

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

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

The Offices of the Property Appraiser will be closed Monday the 19th for Martin Luther King Jr. Day.

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

Alternate Key: 1029530 Parcel ID: 00028750-000000

Ownership Details

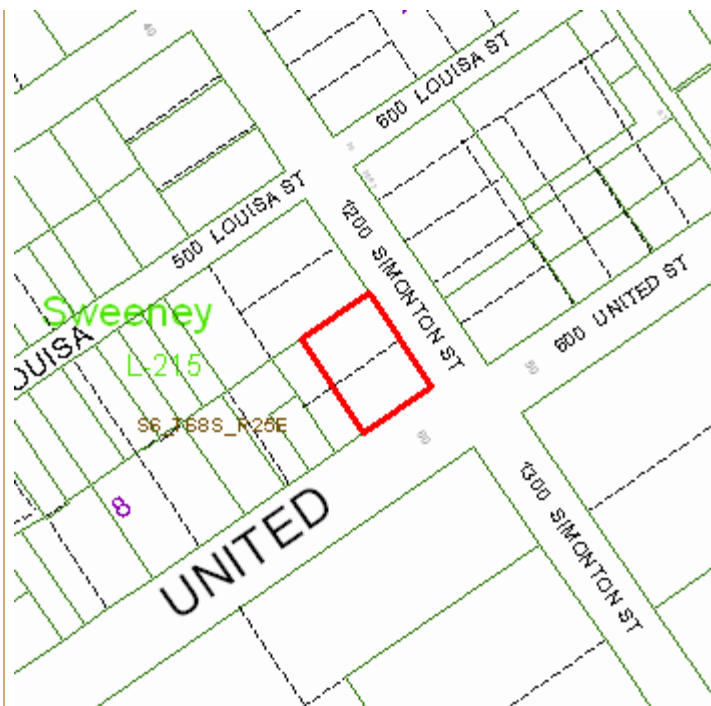
Mailing Address:
CASA MARINA - 1220 SIMONTON STREET LLC
6000 EXECUTIVE BLVD
ROCKVILLE, MD 20852-3853

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1220 SIMONTON ST KEY WEST
1222 SIMONTON ST KEY WEST
Legal Description: KW PT LOTS 25 AND 26 SQR 8 TR 11 OR290-455/456 OR1424-1542 OR2696-1439/40 OR2699-1715/17C

Click Map Image to open interactive viewer

Exhibit C



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	48	70	3,360.00 SF
100D - COMMERCIAL DRY	48	70	3,360.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3616
 Year Built: 1963

Exhibit C

Building 1 Details

Building Type
Effective Age 24
Year Built 1963
Functional Obs 0

Condition A
Perimeter 356
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 30
Grnd Floor Area 3,616

Inclusions:

Roof Type
Heat 1
Heat Src 1

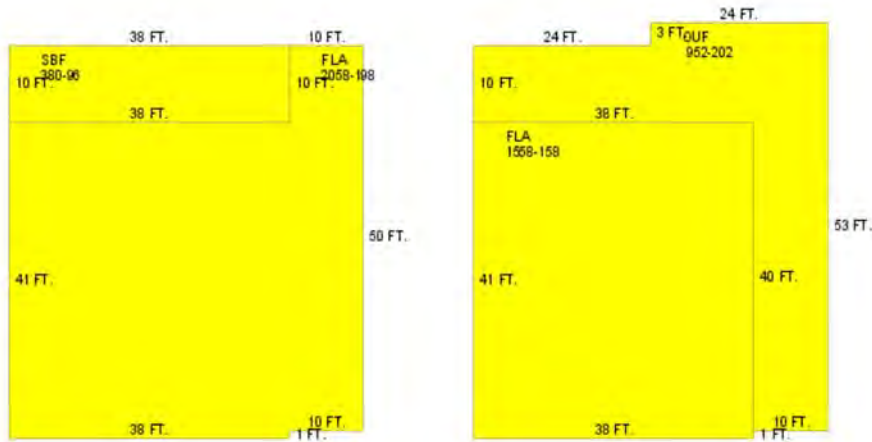
Roof Cover
Heat 2
Heat Src 2

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 15

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	1990					2,058
2	SBF		1	1990					380
3	FLA		1	1990					1,558
4	OUF		1	1990					952

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4041	PROFESS BLDG-B	76	N	Y

Exhibit C

4042	1 STY STORE-B	24	N	Y
4043	SBF	100	N	N
4044	APTS-B	100	N	Y
4045	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1079	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	492 SF	82	6	1985	1986	5	30
2	PT3:PATIO	480 SF	0	0	1962	1963	1	50
3	AP2:ASPHALT PAVING	2,915 SF	0	0	1971	1972	1	25
4	CA2:CARPORT	200 SF	20	10	1994	1995	4	50
5	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
6	AC2:WALL AIR COND	1 UT	0	0	1985	1986	3	20
7	FN2:FENCES	1,140 SF	190	6	1995	1996	2	30
8	UB3:LC UTIL BLDG	100 SF	10	10	1996	1997	1	30

Appraiser Notes

TPP8901291-RENTAL 8516681-DDS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-2514	07/17/2008		150		INSTALL NEW DISCONNECT & WIRE TO NEW COMPRESSOR.
08-464	02/21/2008		500		HOOK UP 3-BAY SINK AND GREASE TRAP.
08-1661	05/14/2008		250		APPLICATION OF WHITE LETTERING AND BLACK BACKGROUND NAME: BAD BOY BURRITO CAFE.
08-3602	09/25/2008		1,800		INSTALL NEW 200 AMP SERVICE TO REPLACE EXISTING 100 AMP PANEL.
B944006	12/01/1994	06/01/1995	1,100		CARPORT 20 X 10
9603733	09/01/1996	12/01/1997	500		PAINTING
0200363	02/14/2002	10/03/2002	10,000		REMOVE/REPLACE ROOF
03-0450	02/13/2003	10/02/2003	500		GREASE TRAP
03-0595	02/27/2003	10/02/2003	2,200		DEMO BLOCK
03-0946	03/20/2003	10/02/2003	20,000		REPLACE WALL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)**Exhibit C**

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	447,763	9,200	432,552	889,515	889,515	0	889,515
2013	473,349	9,402	432,552	915,303	915,303	0	915,303
2012	473,349	9,638	432,552	915,539	915,539	0	915,539
2011	506,698	9,836	432,552	949,086	949,086	0	949,086
2010	506,698	10,038	399,426	916,162	916,162	0	916,162
2009	506,698	10,274	724,221	1,241,193	1,241,193	0	1,241,193
2008	506,698	10,472	873,600	1,390,770	1,390,770	0	1,390,770
2007	365,858	9,838	840,000	1,215,696	1,215,696	0	1,215,696
2006	365,858	10,052	571,200	947,110	947,110	0	947,110
2005	392,959	10,228	470,400	639,000	639,000	0	639,000
2004	397,462	10,408	369,600	639,000	639,000	0	639,000
2003	361,532	10,770	194,880	639,000	639,000	0	639,000
2002	374,292	11,142	194,880	557,421	557,421	0	557,421
2001	374,292	11,470	194,880	557,421	557,421	0	557,421
2000	374,292	5,158	154,560	557,421	557,421	0	557,421
1999	400,217	5,284	154,560	449,113	449,113	0	449,113
1998	267,351	5,399	154,560	449,113	449,113	0	449,113
1997	251,878	3,861	141,120	449,113	449,113	0	449,113
1996	194,956	3,948	141,120	206,024	206,024	25,000	181,024
1995	194,956	2,823	141,120	206,024	206,024	25,000	181,024
1994	194,956	2,874	141,120	206,024	206,024	25,000	181,024
1993	194,956	2,937	141,120	206,024	206,024	25,000	181,024
1992	194,956	3,010	141,120	206,024	206,024	25,000	181,024
1991	194,956	3,082	141,120	206,024	206,024	25,000	181,024
1990	152,588	338	51,240	206,024	206,024	25,000	181,024
1989	152,588	338	50,400	203,648	203,648	25,000	178,648
1988	119,182	338	43,680	174,477	174,477	25,000	149,477
1987	114,544	338	30,870	156,549	156,549	25,000	131,549
1986	115,052	338	30,240	145,630	145,630	25,000	120,630
1985	107,635	338	30,240	138,213	138,213	25,000	113,213
1984	94,795	338	30,240	125,373	125,373	25,000	100,373
1983	94,795	338	15,926	111,059	111,059	25,000	86,059
1982	81,983	338	15,893	98,214	98,214	25,000	73,214

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
-----------	----------------------------	-------	------------	---------------

7/8/2014	2696 / 1439	1,685,000	<u>WD</u>	<u>3</u>
7/8/2014	2699 / 1715	0	<u>WD</u>	<u>11</u>
10/1/1996	1424 / 1542	639,000	<u>WD</u>	<u>Q</u>

Exhibit C

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