

Application

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major

Minor _____

Conditional Use

Historic District

Yes _____

No

Please print or type:

- 1) Site Address 1515-1525 Bertha Street & 1512 Dennis Street
- 2) Name of Applicant Trepanier & Associates Inc.
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 402 Appelrouth Lane
Key West FL 33040
- 5) Applicant's Phone # 305-293-8983 Email _____
- 6) **Email Address:** lori@owentrepanier.com
- 7) Name of Owner, if different than above A.H. of Monroe County Inc.
- 8) Address of Owner PO Box 4374 key West FL 33041-4374
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel (CL) Commercial Limited RE# 00063400-000000,00063400-000100
- 11) Is Subject Property located within the Historic District? Yes _____ No
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

AHI is a nonprofit Florida corporation that provides case-managed health care, housing assistance, and support services for HIV-infected residents of the Florida Keys.

AHI of Monroe County, Inc. is proposing the redevelopment of their existing rest home facility at Marty's Place. The property currently consists of 16 individual living units. The redevelopment will allow for a total of 47 individual deed-restricted affordable living units as well as a 1,916 sq. ft. administration building. The redevelopment will provide for increased capacity to meet current AHI housing demands.

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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No

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

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

Conditional Use & Development Plan Approval Criteria Analysis

Pursuant to Sec. 122-61 to -65

AHI - **Marty's Place**



The following is an analysis of the specific criteria for approval, pursuant to Sec. 122-61 to -65, for the proposed redevelopment of Marty's Place.

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

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

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

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

Solutions Statement:

AHI is a nonprofit Florida corporation that provides case-managed health care, housing assistance, and support services for HIV-infected residents of the Florida Keys.

AHI of Monroe County, Inc. is proposing the redevelopment of their existing rest home facility at Marty's Place. The property currently consists of 16 individual living units. The redevelopment will allow for a total of 47 individual living units as well as a 1,916 sq. ft. administration building. The redevelopment will provide for increased capacity to meet current AHI housing demands.

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

Owner: AHI Real Estate Properties, Inc.
 Authorized Agent: Trepanier & Associates, Inc.
 Architect: MHK, Architecture & Planning
 Engineer: Meridian Engineering, LLC
 Legal and Equitable Owners: AHI Real Estate Properties, Inc.

Site Data:

Dimensional Aspect	Permitted/ Required	Existing	Proposed	Compliance
Zoning	CL	CL	No Change	Complies
Min Lot Size	10,000 sq. ft.	33,066 sq. ft.	No Change	Complies
Max Density (Units/ acre)	16 units	NA	NA	Complies
Commercial FAR	0.8	0.24 (7,909 sq. ft.)	0.05 (1,916 sq. ft.)	Complies
Max Height	40 ft.	22 ft.	40 ft.	Complies
Open Space: Commercial	20%	40%	30% (9,915 sq. ft.)	Complies
Max Building Coverage	40%	29.5% (9,744 sq. ft.)	79% (26,385 sq. ft.)	Variance
Landscaping	20%	Unk.	30% (9,915 sq. ft.)	Complies
Impervious Surface	60%	56.2% (18,585 sq. ft.)	70% (23,151 sq. ft.)	Variance
Setbacks: Front (Dennis)	25' 0"	10' 5"	17' 5"	Variance
Front (Venetia)	25' 0"	11' 11"	25' 0"	Complies
Front (Bertha)	25' 0"	8' 9"	10' 0"	Variance
Side 1	20' 0"	0' 0"	15' 0"	Variance
Rear	25' 0"	9' 7"	15' 0"	Variance

Other Project Information:

This is a single phase project with construction beginning after the demolition of the existing 16 structures and administration building. The redevelopment of this site into 47 units will be completed within a 12-14 month timeframe after the site has been cleared.

Intergovernmental Coordination:

Coordination will occur as part of the DRC hearing process.

Schedule and Process:

The review process for conditional use review will be pursuant to Sec. 122-63

05/14/18	Submission Deadline
06/26/18	Development Review Committee
07/09/18	Tree Commission Hearing
07/19/18	Planning Board
08/14/18	Tree Commission Hearing
09/02/18	City Commission
30 days	City Commission Appeal Period
45 days	Department of Economic Opportunity Appeal Period

SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

Land use compatibility:

The attached analysis and plans demonstrate that the proposed project, including its proposed scale and intensity are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

Site Size:

The Marty's Place site is 33,066 sq. ft.

Mitigative techniques:

The proposed use will not create negative impacts that require mitigation; however, the site will be brought into compliance with stormwater water management and will be dramatically improved with landscaping. Parking will be added to the site along with on-site management.

Hazardous waste:

The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation.

Compliance with applicable laws and ordinances:

This use shall comply with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained.

Additional criteria applicable to specific land uses:

- Land uses within a conservation area - the proposed project is not located in a conservation area.
- New residential development of 47 units and an administration building is proposed.

ANALYSIS: EVALUATION FOR COMPLIANCE WITH THE LDRS

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

The anticipated public facility impacts of the proposed development:

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

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

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

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

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

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

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

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

NA – No improvements required.

Fire Protection (Section 108-233 (8))

Key West Fire Department coordination shall be per DRC. No objections are known to exist at this time.

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

The project site is located in the Commercial-Limited ("CL") zoning district. The CL zoning district is intended to serve limited commercial land uses such as neighborhood residential markets, specialized markets with customized market demands, and tourist-oriented markets. Based on the surrounding zoning and land uses, the proposed project is compatible with neighboring properties.

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

Please see attached plans.

Utility lines (Section 108-282):

No changes proposed.

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

All commercial activities are proposed to occur within enclosed buildings.

Exterior Lighting (Section 108-284):

All lighting will be consistent with Sec. 108-284.

Signs (Section 108-285):

Signage shall be approved under Sec. 108-285

Pedestrian sidewalks (Section 108-286):

All pedestrian sidewalks will be designed consistent with Sec. 108-286.

Loading docks (Section 108-287):
No changes proposed.

Storage Areas (Section 108-288):
No changes are proposed.

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

Pursuant to Sec. 108-572 the parking demands for AHI housing conform to Nursing/Convalescent Home (Sec. 108-572(12)).

Existing Parking: 12 spaces; Proposed Parking: 37 spaces

Use	Parking Requirement	Existing (16 Beds)	Required (47 Beds)	Proposed
Nursing/Convalescent homes (Sec. 108-572(12))	1 space for every 4 beds	12	11.75	40
	10% Bicycles	Unk.	1.17	17
Office (Sec. 108-572(15))	1 space per 300 sq. ft.	0	6.39	7
	25% Bicycles	0	1.59	3
Total	Auto	12	18.14	47
	Bicycle	Unk.	2.76	20

Housing (Section 108-245):

Thirty-one new individual rest home living units will be added as a result of this project.

Units	No.
Existing Rest Home Living Units	16
Number to be Redeveloped	0
New Rest Home Living Units to be added	47
Total Number of Units (Post Development)	47

Economic resources (Section 108-246):
No significant changes are anticipated.

Special Conditions (Section 108-247):

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

The project is located within the CL District and complies with the intent of the plan.

There is no impact on the unincorporated portion of the county.

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

Construction will be done in two phases. Phase I will commence as soon as possible following the approval, Phase II will commence within 5 years.

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

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

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

1. Protect and preserve the integrity of this vital community service.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. The waiver or modification is necessary to preserve or enhance significant existing cultural and public-like facilities related to the development site.
6. 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.
7. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
8. The unusual conditions involved, i.e. the need for case-managed health care, housing assistance, and support services for HIV-infected residents of the Florida Keys are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.
9. Strict application of the requirement would be technically impractical.

Specific Waivers/ Modifications:

Sec. 108-413. Requirements along street frontage.

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

Sec. 108-415. Perimeter landscape requirements.

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

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

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

Sec. 108-450. Landscape screening.

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

Stormwater and Surface Water Management (Article VIII):

No changes required or proposed.

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

No changes proposed.

Utilities (Article IX):

No changes proposed.

CONCURRENCY ANALYSIS:

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

The following specific issues are outlined:

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

The following concurrency analysis reflects the anticipated impacts resulting from the proposed conversion of existing commercial floor area to retail use.

Potable Water & Sanitary Sewer "Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards¹:"

Potable Water Policy 9-1.6.1 sets the level of service for residential potable water at 100 gal/capita/ day.

- i) The total residential capacity required for the existing 16 unit (16 people) parcel is:

$$100 \text{ gal/capita/day} \times 16 \text{ people} = 16,000 \text{ gal/day}$$

- ii) The total residential capacity required for the proposed 47 unit (47 people) parcel is:

$$100 \text{ gal/capita/day} \times 47 \text{ people} = 47,000 \text{ gal/day}$$

- iii) The total nonresidential capacity required for the existing is:

$$100 \text{ gal/capita/day} \times 1 \text{ people} = 100 \text{ gal/day}$$

- iv) The total nonresidential capacity required for the proposed 2 employees parcel is:

$$100 \text{ gal/capita/day} \times 2 \text{ people} = 200 \text{ gal/day}$$

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

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

FKAA Supply Capacity:

The Florida Keys Aqueduct Authority ("FKAA") has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022². Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

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

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

The interim allocation of 20 MGD (7,300 MG/year) through 2010 and 23 MGD after 2010 provides ample water supply to support the adopted amendment and allocated growth well beyond 10 years. The "Monroe County 2007 Annual Public Facilities Report" documents historic water use in the Florida Keys. Water 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:

$$1996 \text{ annual water demand} = 5,272 \text{ MG /year}$$

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

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

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

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

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

Sanitary Sewer Policy 9-1.6.1 sets the level of service for residential sanitary sewer at 100 gal/capita/day and nonresidential sanitary sewer at 660 gal/acre/day.

i) the total residential capacity required for the existing 16 unit parcel is:

$$100 \text{ gal/capita/day} \times 16 \text{ people} = 1,600 \text{ gal/day}$$

ii) the total residential capacity required for the proposed 47 unit parcel is:

$$100 \text{ g gal/capita/day} \times 47 \text{ people} = 4,700 \text{ gal/day}$$

iii) the total nonresidential capacity required for the existing 0.18 acre parcel is:

$$660 \text{ gal/acre/day} \times 0.18 \text{ acres} = 119.8 \text{ gal/day}$$

iv) the total nonresidential capacity required for the proposed 0.04 acre parcel is:

$$660 \text{ gal/acre/day} \times 0.04 \text{ acres} = 26.4 \text{ gal/day}$$

The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized³. The current plant has the capacity to service this project's projected needs.

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

The City's adopted level of service for recreation will not be adversely impacted.

Solid Waste- "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted⁵:"

Sec. 94-71 sets the level of service for residential solid waste disposal (1994-2010) at 2.66 lb/capita/day and nonresidential solid waste disposal at 6.37 lb/capita/day⁶.

i) the total capacity required for the existing 1 employees is:

$$6.37 \text{ lb/capita/day} \times 1 \text{ employees} = 6.37 \text{ lb/day}$$

ii) the total capacity required for the proposed 2 employees⁷ is:

$$6.37 \text{ lb/capita/day} \times 19.6 \text{ employees} = 12.74 \text{ lb/day}$$

Based on the City's LOS standards there will be a projected reduction in solid waste generation on the site. Waste Management has more than enough capacity to handle the projected load

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 drainage⁸"

This site currently meets the minimum requirements through best management practices.

Roads/Trip Generation - "Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements⁹:"

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

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

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

⁶ For these calculations, we chose to use the number of employees to represent the "capita."

⁷ APA Planner's Estimating Guide (Table 4-2)

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

⁹ Ibid

ITE Use	Peak PM Hour Trip Generation by Wkday			
	Existing		Proposed	
Assisted Living (ITE 254) 0.22 Trips per occ. bed	16 bed	3.5	47 bed	10.3
General Office (ITE 710) 1.49 trips/1k sq. ft.	7,909 sqft	11.7	1,916 sq.ft	2.8
Total		15.2		13.14

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

Warranty Deed

This Indenture,

Made this 16th day of July, A.D. 1990,

900
150
4372 30

Between, BRANCHIK ENTERPRISES, INC.,
a corporation existing under the laws of the State of OHIO and State of Ohio, having its
principal place of business in the County of party of the first part, and

AIDS HELP, INC.

of the County of MONROE and State of FLORIDA part
of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, to it in hand
paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised,
released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise,
release, convey and confirm unto the said party of the second part, and
heirs and assigns forever, all that certain parcel of land lying and being in the County of
MONROE and State of Florida, more particularly described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in
February, A.D. 1829 as part of Tract Thirty but now particularly described as
follows, to-wit:

Lots 1,2,3,4,11,12, and 14, in Square 6, according to W.D. Cash's Diagram of
land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's
by T.J. Ashe, Deputy County Surveyor, dated March 8, 18887, said diagram being
recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

SUBJECT TO restrictions, easements, limitations, conditions of record if any,
and taxes for the year 1990 and subsequent years.

THIS INSTRUMENT PREPARED BY:
ROBERT T. FELDMAN, ESQUIRE
ATTORNEY AT LAW
FELDMAN & KOENIG, P.A.
417 EATON STREET, KEY WEST, FLORIDA 33040

647990 REC 138 PAGE 1952

FILED FOR RECORD

90 JUL 19 P 4:09

MONROE COUNTY

DS Paid 4372.50 Date 7-19-90
MONROE COUNTY
DANNY B. KOLHAGE, CLERK CIR. CT.
By *[Signature]* D.C.

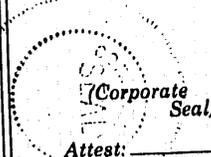
Together with all the tenements, hereditaments and appurtenances, with every privilege,
right, title, interest and estate, reversion, remainder and easement thereto belonging or in any
wise appertaining:

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

And the said party of the first part doth covenant with the said party of the second part
that it is lawfully seized of the said premises; that they are free of all incumbrances, and that
it has good right and lawful authority to sell the same; and the said party of the first part does
hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused
these presents to be signed in its name by its President, and its corp-
orate seal to be affixed, attested by its
the day and year above written.

BRANCHIK ENTERPRISES, INC.



Signed, Sealed and Delivered in Our Presence:

By *[Signature]*
JONATHAN BRANCHIK President.

[Signature]

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State of Florida
County of Monroe

I Hereby Certify That on this 16th day of July A.D. 1990, before me personally appeared JONATHON BRANCHIK and respectively of BRANCHIK ENTERPRISES, INC. , a corporation under the laws of the State of Ohio , to me known to be the persons described in and who executed the foregoing conveyance to AIDS HELP, INC., a Florida Corporation

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Key West in the County of Monroe and State of Florida, the day and year last aforesaid.

My Commission Expires May 3, 1992

[Signature]
Notary Public



Recorded in Official Record Book
In Monroe County, Florida
Record Verifying
DANNY L. ROBERTS JR.
Clerk Circuit Court

Warranty Deed

FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION



Return to: (enclose self addressed stamped envelope)
Name Robert T. Feldman, Esq.

Address: 417 Eaton Street
Key West, Florida 33040 857010

OFF REC 1322 PAGE 1342

1300
200
70

This Instrument Prepared by: Robert T. Feldman

Address: Above

Grantee Name and S.S. -: 65-0363080
Address: _____

Grantee Name and S.S. -: _____
Address: _____

FILED FOR RECORD
94 SEP 12 A9:44
DANNY B. ROBERTS
CLK. DIR. OF
MONROE COUNTY, FLA.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Made this 8th day of September, A. D. 19 94,

Between, AIDS HELP, INC., a Florida not-for-profit corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and

A.H.I. REAL ESTATE PROPERTIES, INC., a Florida not-for-profit corporation

of the County of Monroe and State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to conditions, restrictions, limitations and easements of record and to taxes for the current and subsequent years.

Property Appraiser's Parcel Identification Number: 0006340

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever. And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.



AIDS HELP, INC., a Florida not-for-profit corporation

Signed, Sealed and Delivered in Our Presence:

Charles E. Larkin
CHARLES E. LARKIN

By Carol L. Rogers
CAROL L. ROGERS
President.

Robert T. Feldman
Robert T. Feldman

State of Florida

County of Monroe

I Hereby Certify that on this 8th day of September A.D. 1994 before me personally appeared Carol L. Rogers and

Presidents and respectively of AIDS HELP, INC., a Florida not-for-profit corporation under the laws of the State of Florida, and who are personally known to me or have produced as identification and did (did not) take an oath; they have severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.



Ruth Smith
Signature
Ruth Smith
Printed Name
Notary Public
Title
CC236903
Serial #, if Any

Warranty Deed

FORM 1123 REV. 11/91

FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

TITLEBLANK REGISTERED U. S. PATENT OFFICE TUTTLE LAW PRINT. PUBLISHERS, WILMINGTON, VT 05702

ATTORNEY AT LAW
FELDMAN & KOENIG, P.A.
417 EATON STREET
KEY WEST, FL 33040

857010

OFF
REC | 322 PAGE | 344

On the island of Key West and known as Lot 1 and part of Lots 2 and 12, in Square 6 according to W. D. Cash's Diagram of Land in Tract Thirty, by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, as recorded in Plat Book 1 at Page 13 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the NW'ly right of way line of Venetia Street with the NW'ly right of way line of Dennis Street and run thence in a SW'ly direction along the NW'ly right of way line of Venetia Street for a distance of 123.67 feet to the Point of Beginning; thence NW'ly and at right angles for a distance of 113.67 feet; thence SW'ly and at right angles for a distance of 61.33 feet to the NE'ly right of way line of Bertha Street; thence SE'ly and at right angles along the NE'ly right of way line of Bertha Street for a distance of 113.67 feet to the NW'ly right of way line of the said Venetia Street; thence NE'ly at right angles and along the NW'ly right of way line of the said Venetia Street for a distance of 61.33 feet back to the Point of Beginning.

Recorded in Official Records
in Monroe County, Florida
Record Verified
DANNY L. KOYFACE
Clerk Circuit Court

EXHIBIT A

Property Record Card

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00063400-000000
 Account # 1063835
 Property ID 1063835
 Millage Group 10KW
 Location 1512 DENNIS St., KEY WEST
 Address
 Legal KW DIAG PB1-13 PT LOT 2 & ALL LOTS 3 & 4 & 11 & PT LOT 12 & ALL LOT 14 SQR 6
 Description TR 30 G26-184 G30-254/255 G33-408/409 OR629-174 OR654-569
 OR1138-1952/1953 OR1198-1899/1900(LG) OR1235-1857/61(RES NO 92-493)(LG)
 (Note: Not to be used on legal documents)
 Neighborhood 31050
 Property Class HOMES FOR THE AGED (7400)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

A.H. OF MONROE COUNTY INC
 PO BOX 4374
 KEY WEST FL 33041

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$881,141	\$779,802	\$817,765	\$813,619
+ Market Misc Value	\$32,535	\$32,753	\$27,923	\$26,157
+ Market Land Value	\$257,114	\$259,739	\$259,739	\$247,371
= Just Market Value	\$1,170,790	\$1,072,294	\$1,105,427	\$1,087,147
= Total Assessed Value	\$1,170,790	\$1,072,294	\$1,105,427	\$1,087,147
- School Exempt Value	(\$1,170,790)	(\$1,072,294)	(\$1,105,427)	(\$1,087,147)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	26,050.00	Square Foot	0	0

Commercial Buildings

Style S.F.R. - R1 / R1
 Gross Sq Ft 384
 Finished Sq Ft 312
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	312	312	0
SPF	SC PRCH FIN LL	72	0	0
TOTAL		384	312	0

Style S.F.R. - R1 / R1

Gross Sq Ft 618
 Finished Sq Ft 312
 Perimiter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	312	312	0
OPF	OP PRCH FIN LL	104	0	0
SPF	SC PRCH FIN LL	72	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		618	312	0

Style S.F.R. - R1 / R1
 Gross Sq Ft 464
 Finished Sq Ft 384
 Perimiter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	384	384	0
SPF	SC PRCH FIN LL	80	0	0
TOTAL		464	384	0

Style S.F.R. - R1 / R1
 Gross Sq Ft 384
 Finished Sq Ft 312
 Perimiter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	312	312	0
OPF	OP PRCH FIN LL	72	0	0
TOTAL		384	312	0

Style S.F.R. - R1 / R1
 Gross Sq Ft 354
 Finished Sq Ft 300
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	0
SPF	SC PRCH FIN LL	54	0	0
TOTAL		354	300	0

Style S.F.R. - R1 / R1
 Gross Sq Ft 592
 Finished Sq Ft 520
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	520	520	0
SPF	SC PRCH FIN LL	72	0	0
TOTAL		592	520	0

Style S.F.R. - R1 / R1
 Gross Sq Ft 372
 Finished Sq Ft 312
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area

Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	312	312	0
SPF	SC PRCH FIN LL	60	0	0
TOTAL		372	312	0

Style S.F.R. - R1 / R1
 Gross Sq Ft 798
 Finished Sq Ft 600
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation WD CONC PADS
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 1
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1943
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	600	600	0
OPF	OP PRCH FIN LL	30	0	0
SPF	SC PRCH FIN LL	168	0	0
TOTAL		798	600	0

Style M.F. - R2 / R2
 Gross Sq Ft 1,848
 Finished Sq Ft 854
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Quality 500 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 ABOVE AVERAGE WOOD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type NONE with 0% NONE
 Year Built 1992
 Year Remodeled
 Effective Year Built 2003

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	924	0	0
FLA	FLOOR LIV AREA	854	854	0
OPF	OP PRCH FIN LL	70	0	0
TOTAL		1,848	854	0

Style M.F. - R3 / R3
 Gross Sq Ft 3,444
 Finished Sq Ft 1,554
 Perimeter 0
 Stories 1

Interior Walls
Exterior Walls HARDIE BD
Quality 500 ()
Roof Type
Roof Material METAL
Exterior Wall1 HARDIE BD
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 3
Half Bathrooms 0
Heating Type FCD/AIR DUCTED
Year Built 2006
Year Remodeled
Effective Year Built 2006
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	1,722	0	0
OPX	EXC OPEN PORCH	168	0	0
FLA	FLOOR LIV AREA	1,554	1,554	0
TOTAL		3,444	1,554	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1949	1950	1	804 SF	1
WALL AIR COND	1982	1983	1	5 UT	1
RES POOL	1984	1985	1	450 SF	3
WOOD DECK	1984	1985	1	687 SF	2
FENCES	1985	1986	1	462 SF	2
FENCES	1991	1992	1	300 SF	2
WALL AIR COND	1994	1995	1	6 UT	2
UTILITY BLDG	2006	2007	1	140 SF	3
FENCES	2012	2013	1	92 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/1990	\$795,000	Warranty Deed		1138	1952	Q - Qualified	Improved

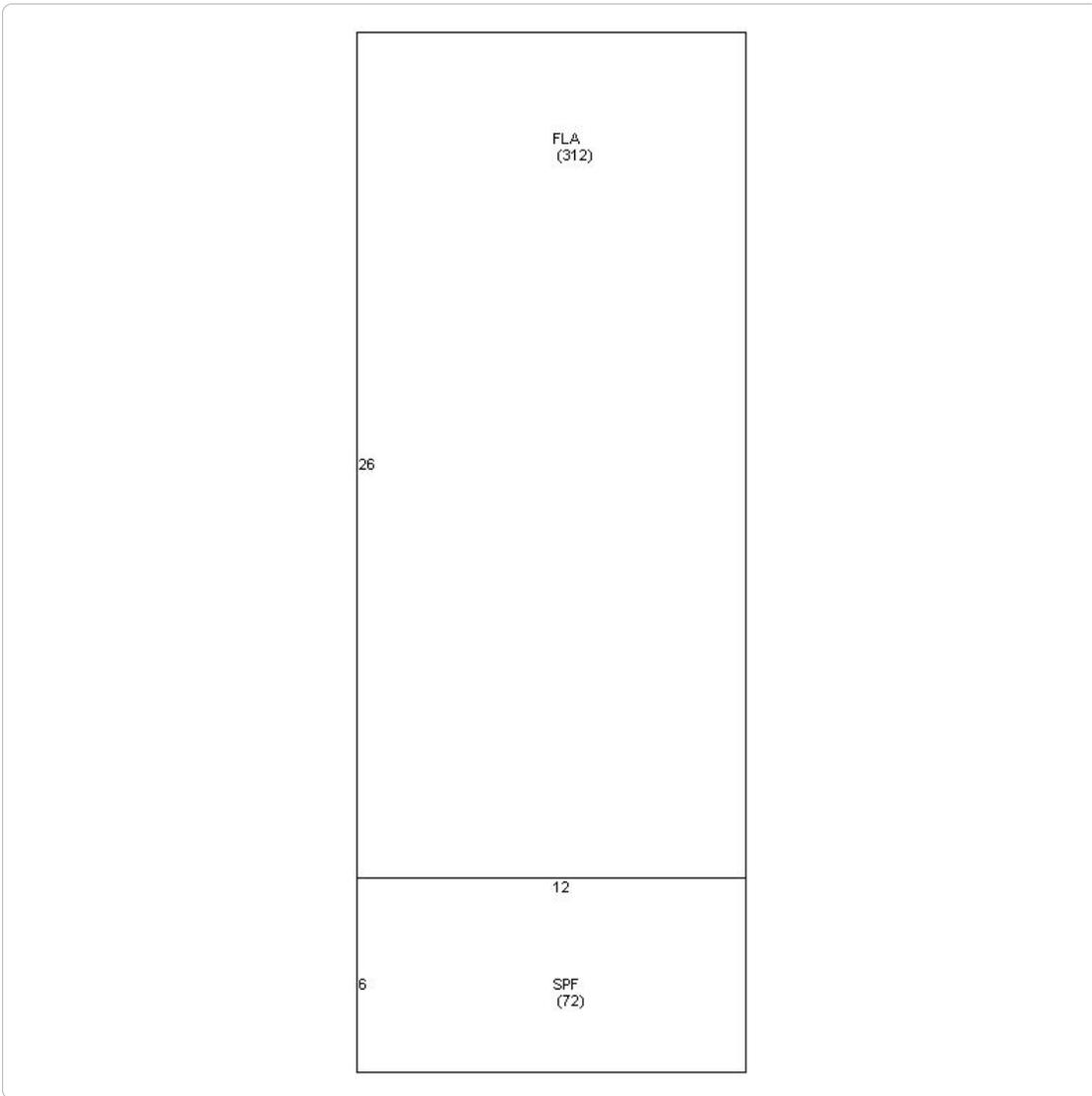
Permits

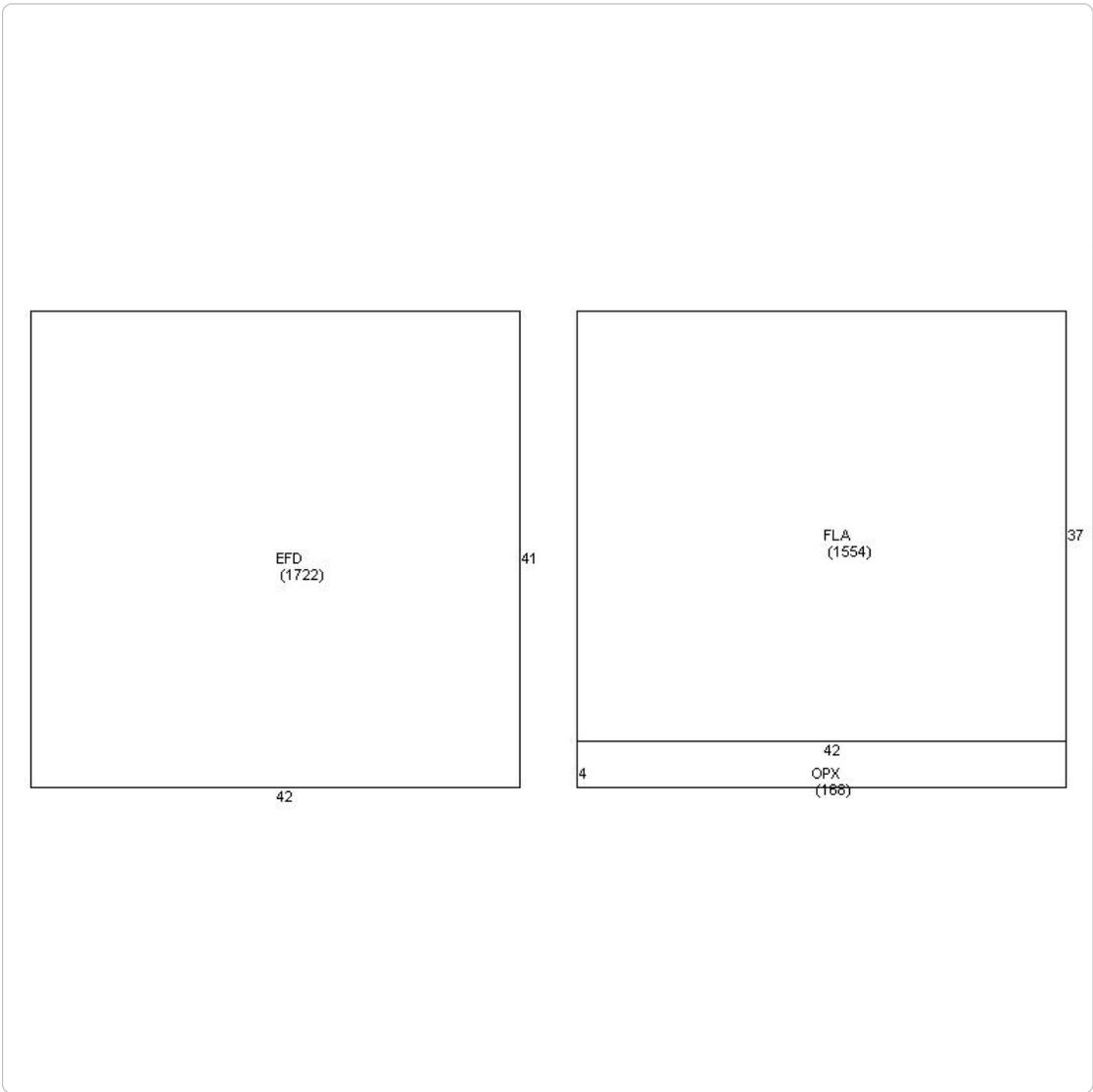
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-4233	10/3/2013		\$2,786	Residential	CHANGE OUT 1 AND 1/2 TON AC SYSTEM USING EXISTING ELECTRICAL, STAND AND DUCTING
12-1679	5/10/2012	5/10/2012	\$3,000	Commercial	INSTALL APPROX 92 LF OF VINYL FENCE W/ 6 X 6 POST IN BETWEEN
08-3765	10/13/2008	12/15/2008	\$3,500	Residential	CONSTRUCT 24' X 18' CONCRETE PARKING PAD
08-3766	10/13/2008	12/15/2008	\$1,200	Residential	BUILD 3' X 8' CLOSET IN BEDROOM
08-3556	9/24/2008	12/15/2008	\$4,500	Residential	CHANGE OUT TWO 1.5 TON A/C UNITS
08-3003	8/16/2008	12/15/2008	\$1,500	Residential	REPLACE CONDENSOR
08-3004	8/16/2008	12/15/2008	\$900	Residential	REMOVE AND RE-INSTALL CONDENSOR
08-3005	8/16/2008	12/15/2008	\$400	Residential	REMOVE AND RE-INSTALL CONDENSOR
08-3006	8/16/2008	12/15/2008	\$900	Residential	REPLACE CONDENSOR
08-3007	8/16/2008	12/15/2008	\$900	Residential	REMOVE AND RE-INSTALL CONDENSOR
08-3009	8/16/2008	12/15/2008	\$1,500	Residential	REPLACE CONDENSOR
08-2675	7/24/2008	12/15/2008	\$500	Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
08-2676	7/24/2008	12/15/2008	\$500	Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
08-2677	7/24/2008	12/15/2008	\$500	Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
08-2678	7/24/2008	12/15/2008	\$500	Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
08-2679	7/24/2008	12/15/2008	\$500	Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
08-6727	7/9/2008	7/9/2008	\$0	Residential	ISSUED C/O
08-0058	1/23/2008	4/10/2008	\$45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES AND REPLACE WITH V-CRIMP, REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
08-0059	1/23/2008	4/10/2008	\$45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP, REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
08-0060	1/23/2008	4/10/2008	\$45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP, REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
08-0139	1/23/2008	4/10/2008	\$45,000	Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP, RAISE STRUCTURE TO FEMA ELEVATION, REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
08-0140	1/23/2008	4/10/2008	\$45,000	Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP, RAISE STRUCTURE TO FEMA ELEVATION, REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING

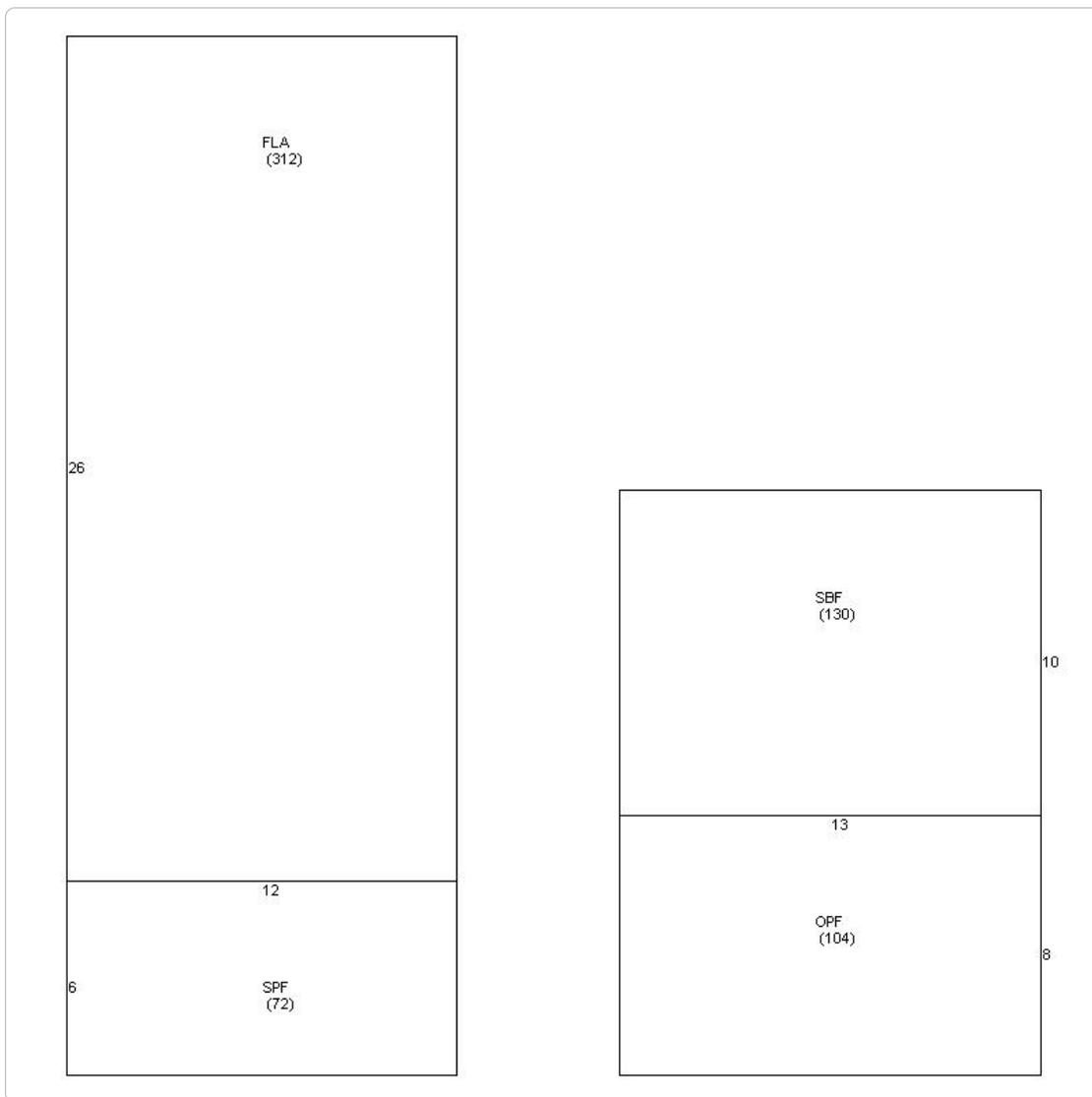
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-0141	1/23/2008	4/10/2008	\$45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 1100 SF REMOVE & REPLACE V-CRIMP & MODIFIED RUBBER, REPLACE APPROX 100 SF ROTTEN ROOF SHEATHING
07-2511	5/22/2007	6/17/2007	\$150	Residential	ADD 3 MORE OPENINGS IN PERMIT #07-1856
07-2419	5/17/2007	6/17/2007	\$3,978	Residential	INSTALL 600 SF OF V-CRIMP ROOFING TO 1907 VENETIA ST
07-1852	4/16/2007	12/15/2007	\$6,250	Residential	REMOVE EXISTING FIXTURES & RE-PLUMB WATER SERVICE AND CONNECTIONS.
07-1855	4/16/2007	12/15/2007	\$4,200	Residential	REWIRE EXISTING 400 SF COTTAGE
07-1856	4/16/2007	12/15/2008	\$3,500	Residential	REMOVE WALL A/C AND ADD CENTRAL SYSTEM
07-168	4/12/2007	8/16/2007	\$48,000	Residential	RENOVATE EXISTING 400SF COTTAGE AND ENCLOSE EXISTING PORCH ADD CENTAL A/C
07-1687	4/12/2007	12/15/2007	\$48,000	Residential	RENOVATE 400 SF COTTAGE ENCLOSE 60 SF PORCH AND ADD 65 SF PORCH. REPLACE WALL A/C WITH CENTRAL SYSTEM
07-4217	4/10/2007		\$0	Residential	ISSUED C/O
06-6829	1/2/2007	6/17/2007	\$700	Residential	DISCONNECT PLUMBING TO RAISE THE HOME AND RECONNECT SEWER AND WATER SUPPLY
06-6830	1/2/2007	5/1/2007	\$700	Residential	DISCONNECT PLUMBING TO RAISE STRUCTURE AND RE-PLUMB TO MEET ELEVATION.
06-6306	12/28/2006	5/1/2007	\$20,000	Residential	RAISE BUILDING TO MEET 8' ELEVATION. ROTATE STRUCTURE 90 DEGREES. RECONNECT UTILITIES AND ADD STAIRS.
06-6531	12/28/2006	4/10/2007	\$20,000	Residential	RAISE EXISTING SFR TO FEMA FLOOD ELEV,8.0 NGVD
06-6823	12/28/2006	2/21/2007	\$500	Residential	RELOCATE EXISTING 100AMP SERVICE
06-6824	12/28/2006	2/21/2007	\$500	Residential	RELOCATE EXISTING 100 AMP SERVICE FOR 1907 VENETIA ST
06-4401	7/21/2006	7/7/2006	\$1,500	Residential	SEWER CONNECT
06-4402	7/21/2006	11/1/2006	\$1,500	Residential	HOOK UP SEWER LINE + WATER METER CAN
06-4201	7/11/2006	11/1/2006	\$2,300	Residential	1.5 TON A/C 5 DROPS
06-4210	7/11/2006	11/1/2006	\$2,300	Residential	INSTALL 1.5 TON A/C
97-0304	7/11/2006	11/1/2006	\$2,300	Residential	A/C INSTALL 5 DROPS
06-3184	5/25/2006	7/7/2006	\$1,700	Residential	INSTALL 200 AMP SVC
06-3185	5/25/2006	7/7/2006	\$1,700	Residential	INSTALL 200 AMP SVC CENTRAL A/C
06-3186	5/25/2006	7/7/2006	\$1,700	Residential	200 AMP SVC
06-2898	5/15/2006	7/7/2006	\$2,300	Residential	HOOK UP SEWER + WATER LINE
05-4332	12/6/2005	7/7/2006	\$10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULAR HOME 1521 BETHA ST
05-4334	12/6/2005	12/1/1997	\$10,000	Residential	INSTALL FOUNDATION STEPS FOR MODULAR HOUSERENOVATIONS
05-4335	12/6/2005	7/7/2006	\$10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULA HOUSR FOR 1525 BERTHA ST
05-4335	12/6/2005	7/7/2006	\$10,000	Residential	INSTALL FOUNDATION + STEPS
06-4334	12/6/2005	7/7/2006	\$10,000	Residential	INSTALL FOUNDATION + MODULAR STEPS
05-2252	6/8/2005	7/7/2006	\$750	Residential	RELOCATE ELECTRIC FOR 1907 VENETIA ST.
05-2253	6/8/2005	7/7/2006	\$750	Residential	RELOCATE ELECTRIC FOR 1911 VENETIA ST.
05-2254	6/8/2005	7/7/2006	\$750	Residential	RELOCATE ELECTRIC FOR 1913 VENETIA ST.
05-1161	4/12/2005	7/7/2006	\$7,000	Residential	install a 10'X14' teds shed
04-1127	4/8/2004	11/17/2004	\$8,368	Residential	INSTALL SHUTTERS FOR 1516
04-1128	4/8/2004	11/17/2004	\$9,432	Residential	SHUTTERS FOR 1512 DENNIS
04-1129	4/8/2004	11/17/2004	\$3,974	Residential	INSTALL SHUTTERS FOR 1911
04-1130	4/8/2004	11/17/2004	\$5,422	Residential	INSTALL SHUTTERS FOR 1913
04-1131	4/8/2004	11/17/2004	\$5,422	Residential	INSTALL SHUTTERS FOR 1909
04-1132	4/8/2004	11/17/2004	\$5,422	Residential	INSTALL SHUTTERS FOR 1901
04-1133	4/8/2004	11/17/2004	\$5,010	Residential	INSTALL SHUTTERS FOR 1903
04-1134	4/8/2004	11/17/2004	\$7,160	Residential	INSTALL SHUTTERS FOR 1907
04-1137	4/8/2004	11/17/2004	\$5,422		INSTALL SHUTTERS
03-2857	10/18/2003	11/17/2004	\$3,250	Residential	NEW 2-TON FOR 1903
03-3001	8/26/2003	11/17/2004	\$400	Residential	ELE FOR A/C 1909
03-3002	8/26/2003	11/17/2003	\$400	Residential	ELE. FOR A/C 1905
03-3003	8/26/2003	11/17/2004	\$400	Residential	ELE.FOR A/C.1903
03-3004	8/25/2003	11/17/2004	\$400	Residential	ELECTRICAL HEAT
03-2856	8/18/2003	11/17/2004	\$3,650	Residential	NEW A/C UNIT 1901
03-2858	8/18/2003	11/17/2004	\$3,250	Residential	NEW 2-TON FOR 1905
03-2859	8/18/2003	11/17/2004	\$3,250	Residential	NEW 2-TON FOR 1909
03-2860	8/18/2003	11/17/2004	\$3,650	Residential	NEW 2-TON FOR 1913
03-2630	7/28/2003	11/17/2004	\$950	Residential	REPLACE SEWER LINE
02-1969	8/14/2002	10/9/2002	\$2,000	Residential	2-SMOKE DEDECTORS
02-2151	8/12/2002	10/9/2002	\$8,000	Residential	PLUMBING
02-1548	6/14/2002	10/9/2002	\$5,000	Residential	INTERIOR WOOD WORK
01-2728	8/17/2001	11/6/2001	\$8,000	Residential	RENOVATIONS
01-2660	7/27/2001	11/6/2001	\$18,000	Residential	RENOVATIONS
01-2132	5/31/2001	11/6/2001	\$5,000	Residential	16 SQS BUILTUP
01-1040	3/12/2001	11/6/2001	\$12,000	Residential	RENOVATIONS
00-4547	1/8/2001	11/6/2001	\$20,000	Residential	RENOVATIONS
01-0105	1/8/2001	11/6/2001	\$20,000	Residential	RENOVATIONS
01-0106	1/8/2001	11/6/2001	\$20,000	Residential	RENOVATIONS

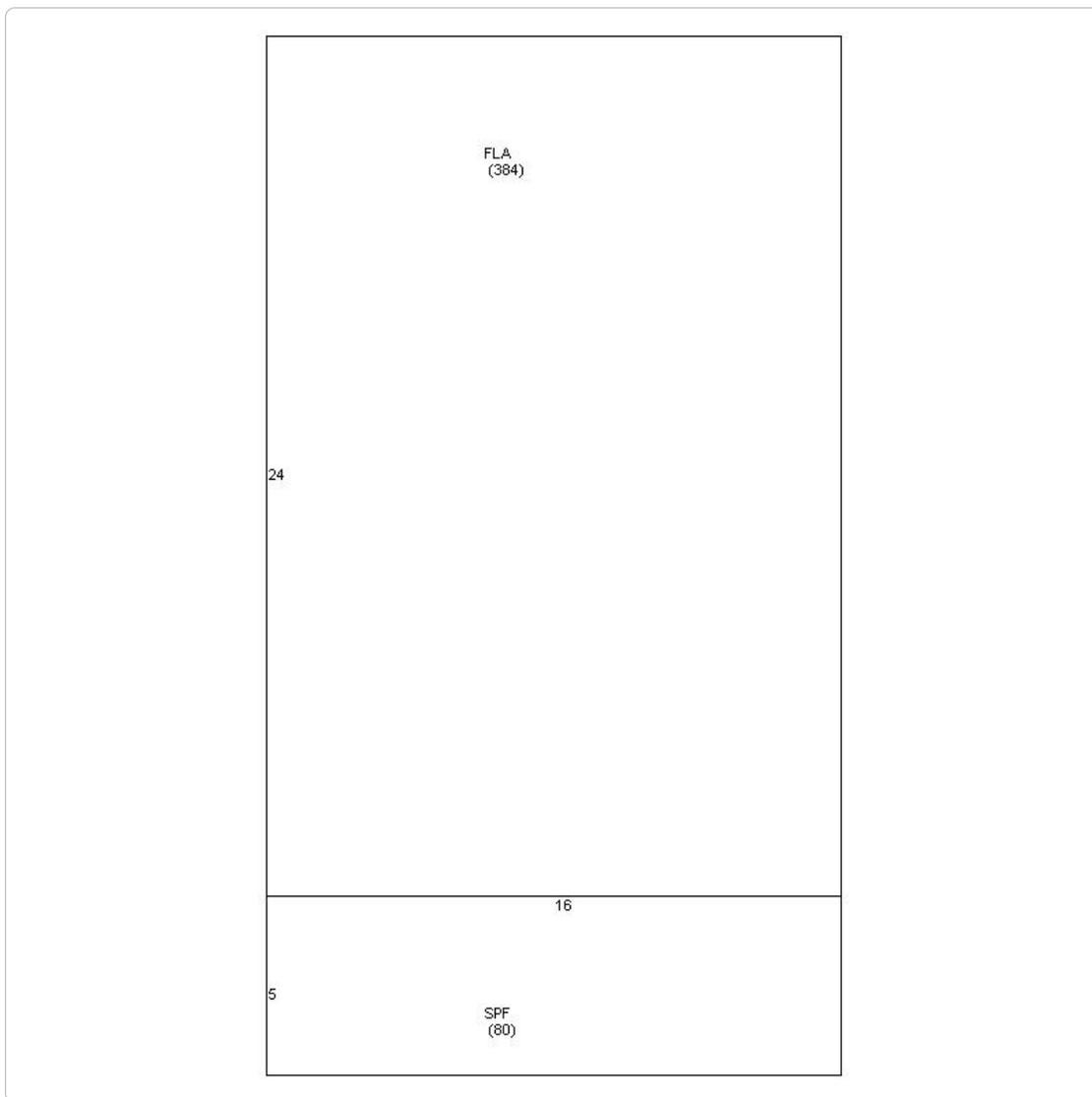
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
01-0108	1/8/2001	11/6/2001	\$20,000	Residential	RENOVATIONS
98-3355	10/27/1998	12/31/1998	\$500	Residential	STORM DAMAGE LIGHTING
98-3017	10/2/1998	12/31/1998	\$1,000	Residential	STORM DAMAGE
98-2803	9/10/1998	12/31/1998	\$250	Residential	REPLACE REMEX WIRING
97-0304	2/1/1997	12/1/1997	\$1,200	Residential	ELECTRICAL
A951271	4/1/1995	11/1/1995	\$3,297		8 SQ V-CRIMP & 3 SQ S.RFG

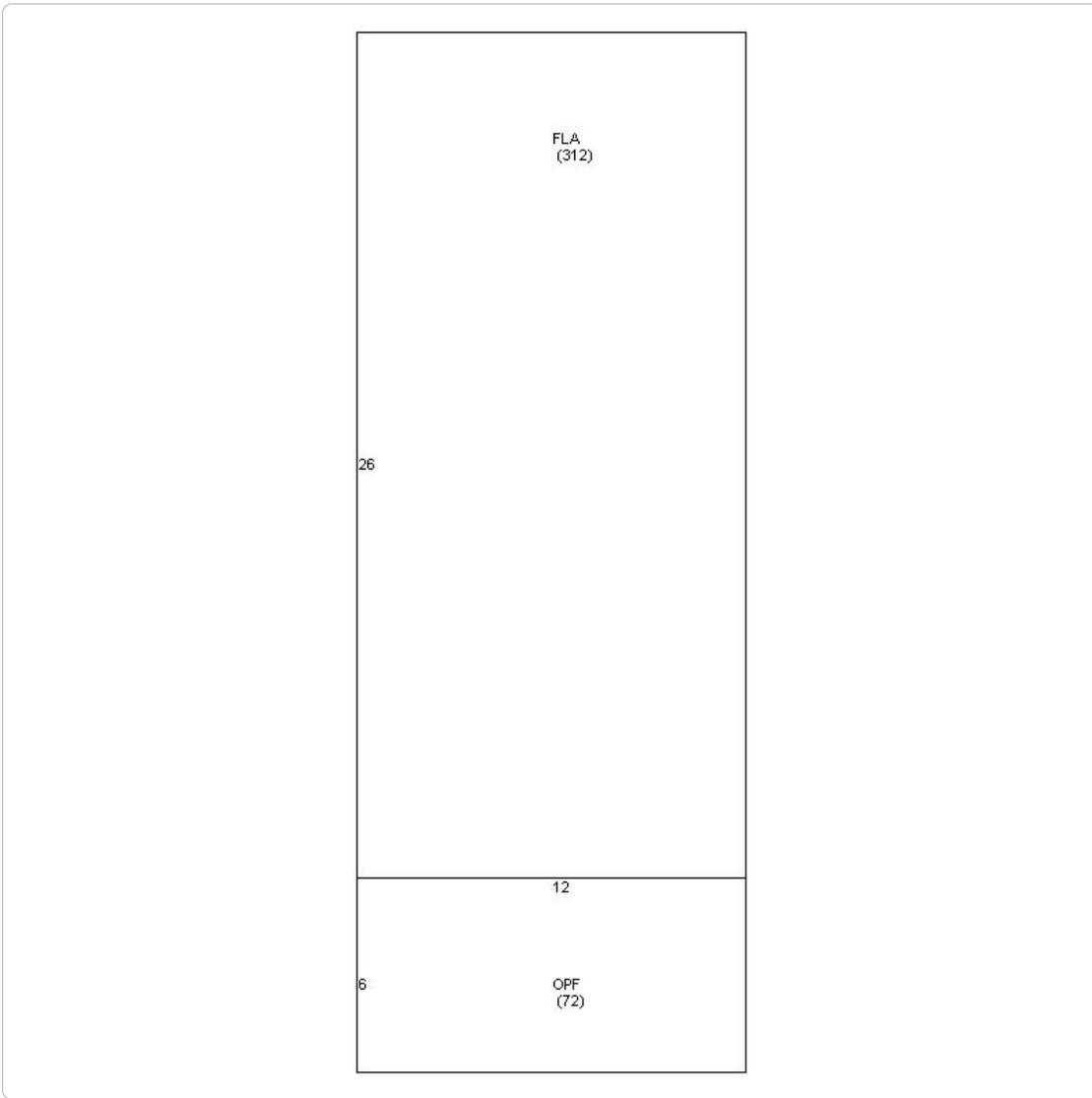
Sketches (click to enlarge)

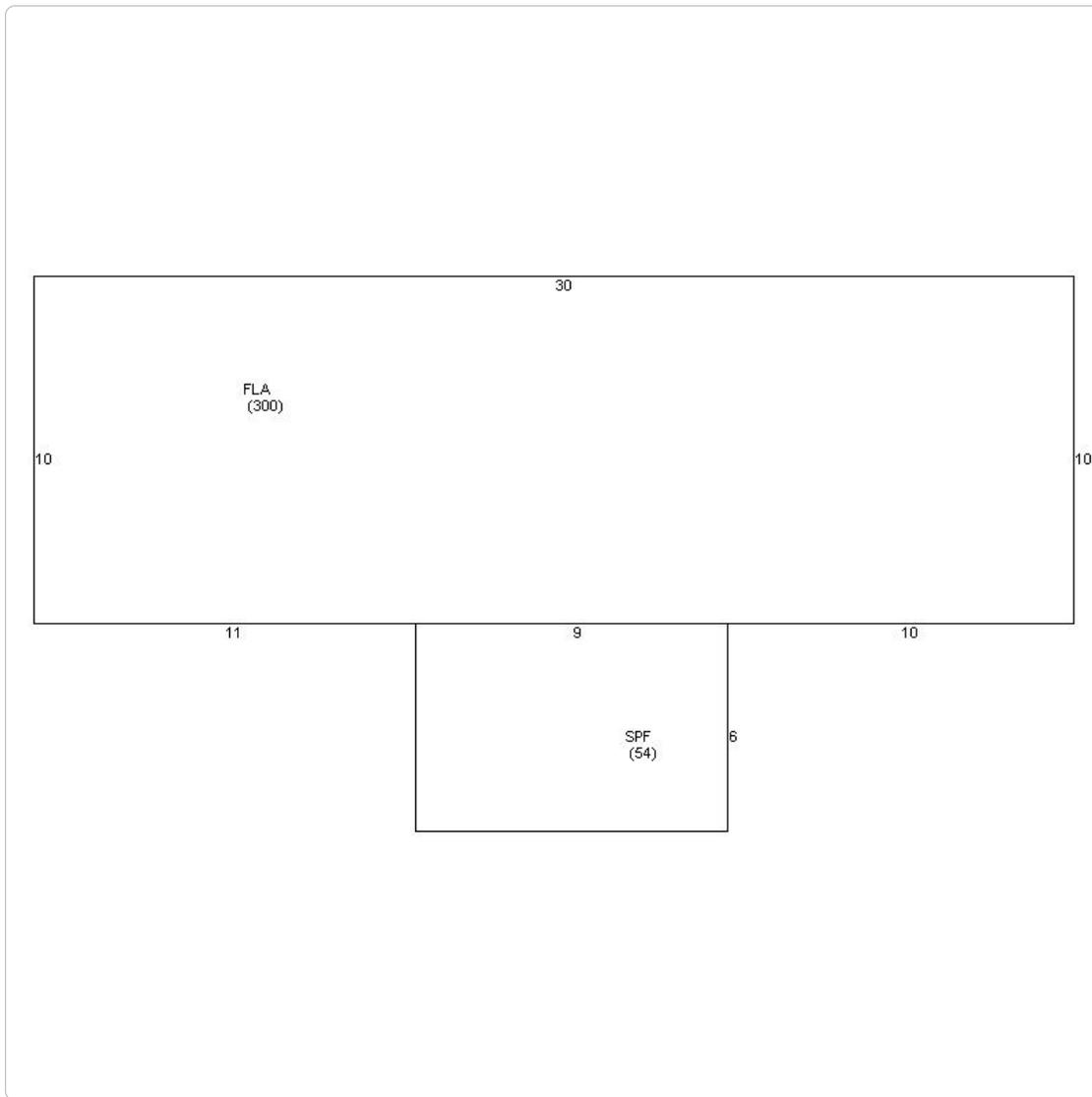


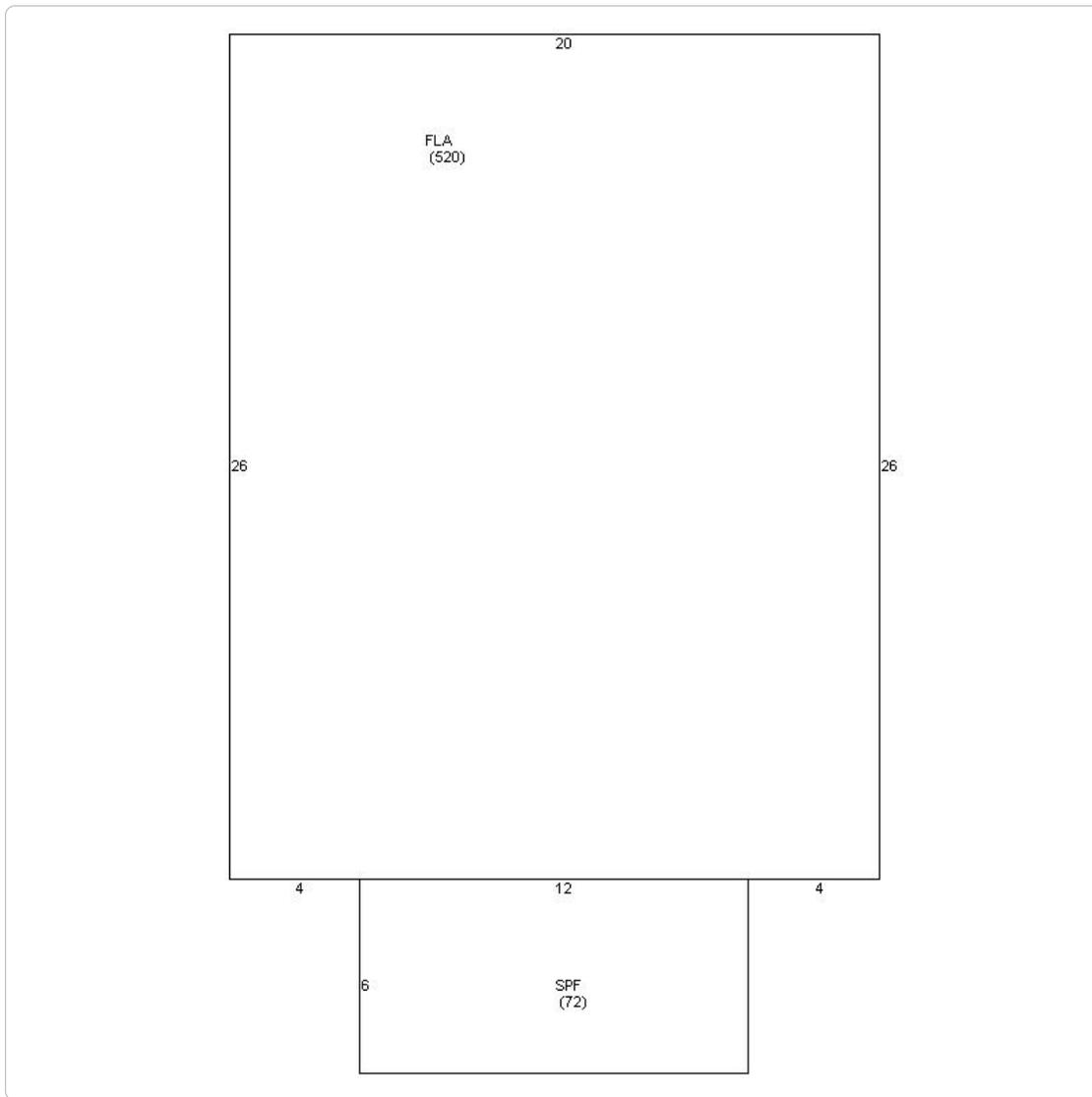


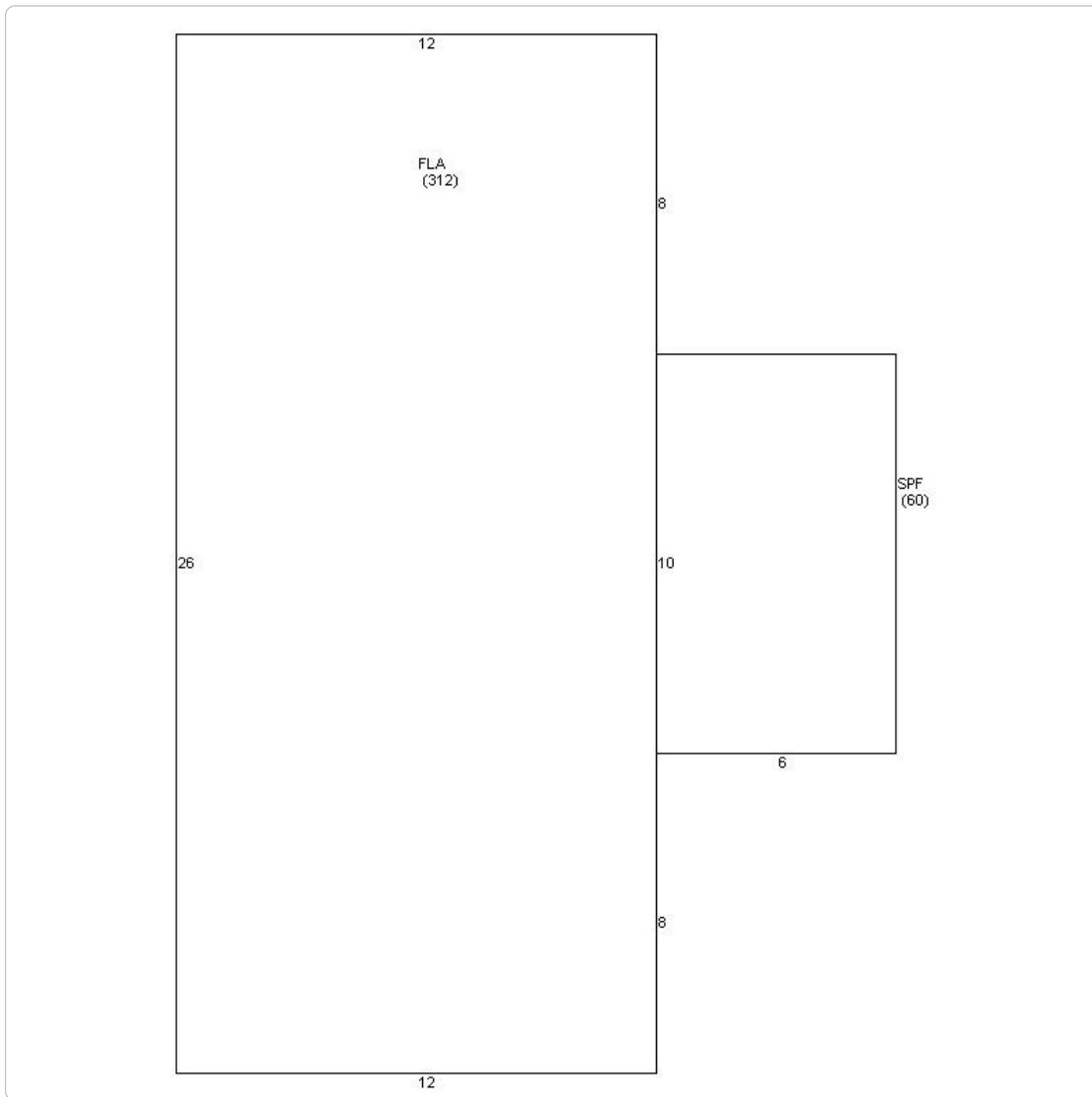


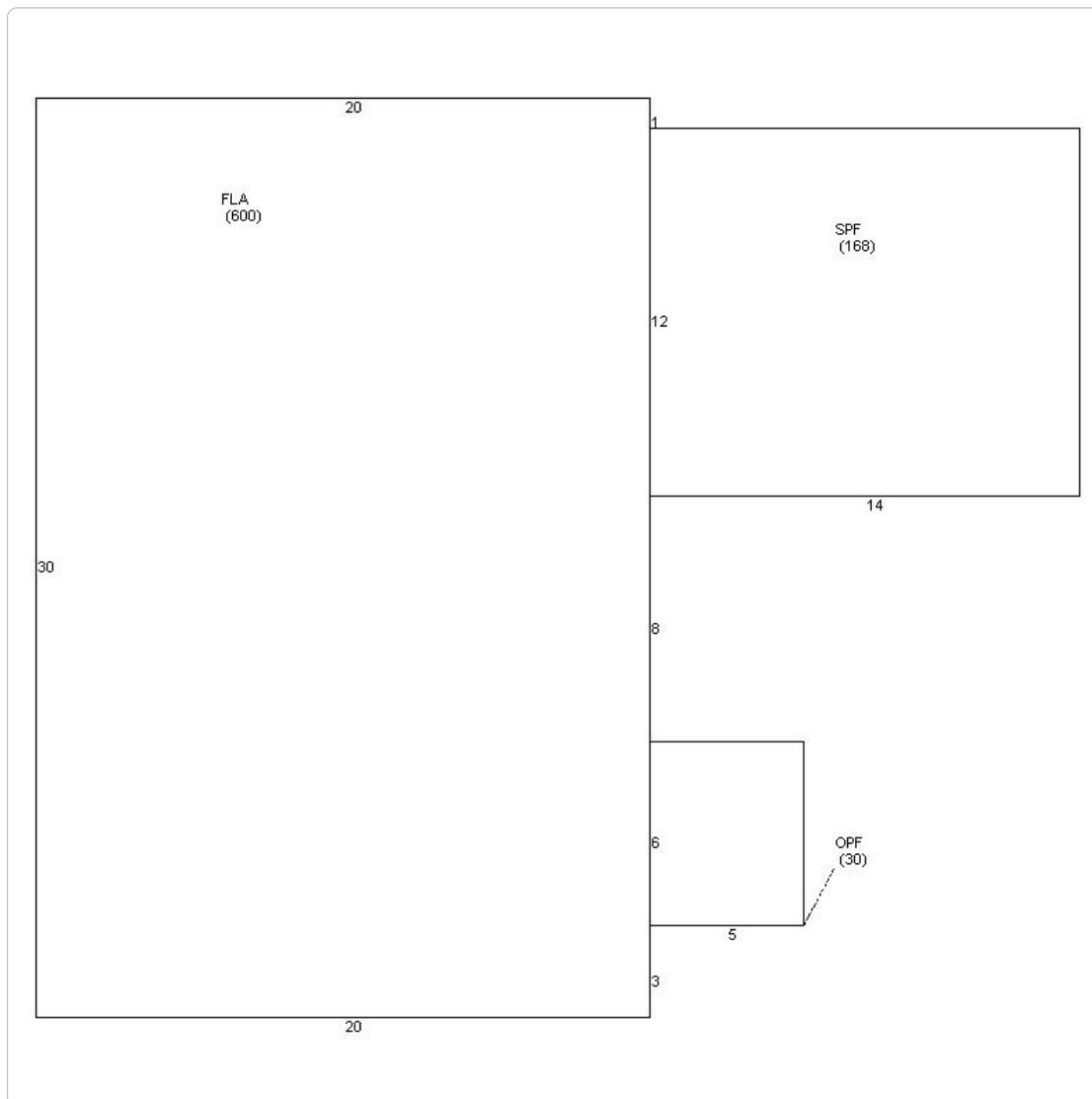


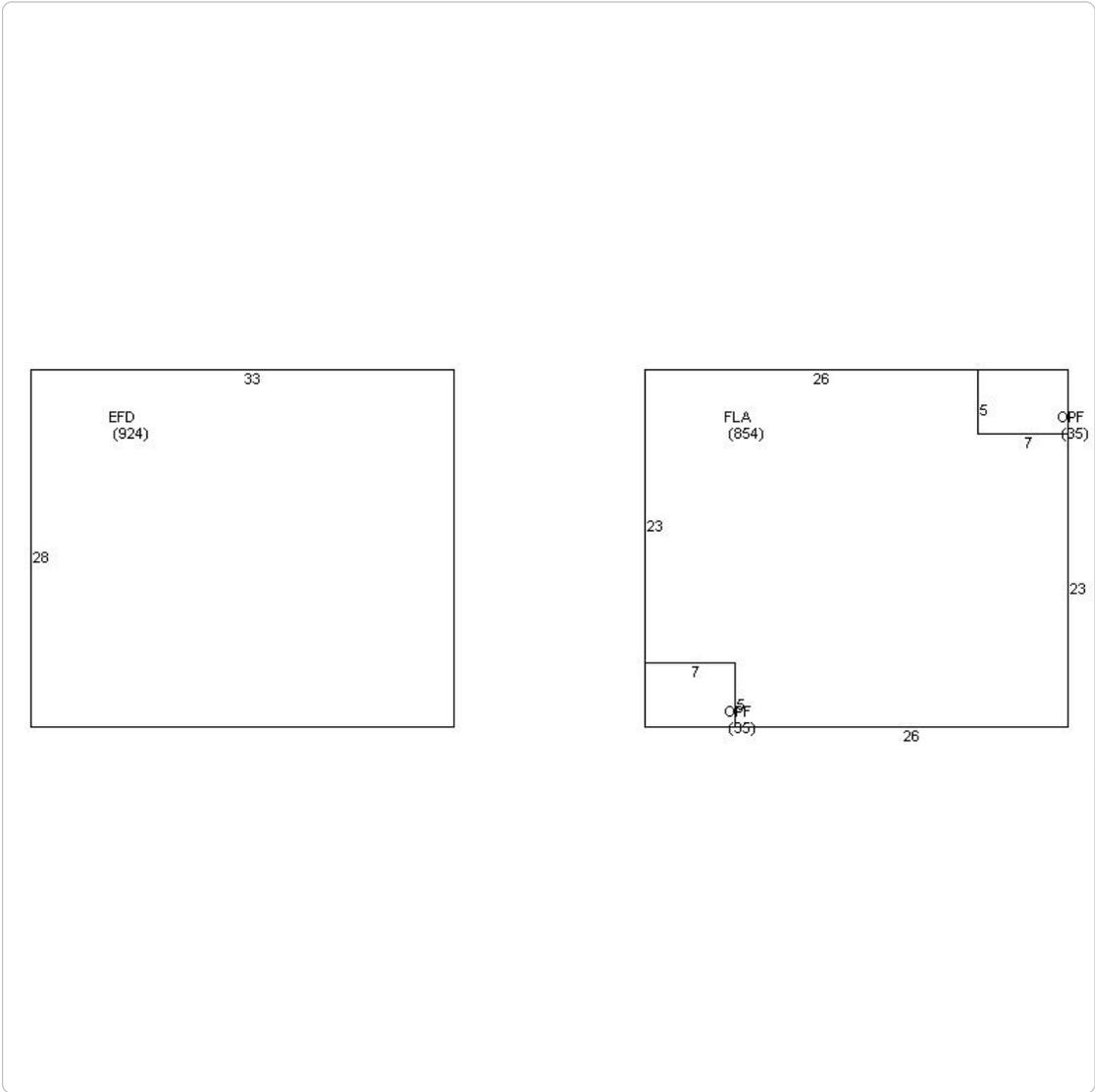












Photos



AK1063835 1512 Dennis Street, 1521-1525 Bertha Street 8/3/2011



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 5/9/2018, 1:46:24 AM



Developed by
The Schneider
Corporation

Summary

Parcel ID 00063400-000100
 Account # 8850701
 Property ID 8850701
 Millage Group 10KW
 Location Address 1515 BERTHA St, KEY WEST
 Legal Description KW W D CASH DIAGRAM PB1-13 LOT 1 AND PT LOTS 2 AND 12 SQR 6 TR 30 OR1322-1342/44
 (Note: Not to be used on legal documents)
 Neighborhood 31050
 Property Class HOMES FOR THE AGED (7400)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

A H I REAL ESTATE PROPERTIES INC
 PO BOX 4374
 KEY WEST FL 33041

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$192,419	\$168,605	\$177,656	\$189,407
+ Market Misc Value	\$3,789	\$3,928	\$3,480	\$3,218
+ Market Land Value	\$120,041	\$119,484	\$119,484	\$113,795
= Just Market Value	\$316,249	\$292,017	\$300,620	\$306,420
= Total Assessed Value	\$316,249	\$292,017	\$300,620	\$306,420
- School Exempt Value	(\$316,249)	(\$292,017)	(\$300,620)	(\$306,420)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	6,971.00	Square Foot	114	61

Commercial Buildings

Style M.F. - R3 / R3
 Gross Sq Ft 3,612
 Finished Sq Ft 1,428
 Perimeter 0
 Stories 1
 Interior Walls WALL BD/WD WAL
 Exterior Walls HARDIE BD
 Quality 500 ()
 Roof Type IRR/CUSTOM
 Roof Material METAL
 Exterior Wall1 HARDIE BD
 Exterior Wall2
 Foundation CONC BLOCK
 Interior Finish WALL BD/WD WAL
 Ground Floor Area
 Floor Cover CONC S/B GRND
 Full Bathrooms 3
 Half Bathrooms 0
 Heating Type FCD/AIR DUCTED with 0% NONE
 Year Built 1994
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	1,764	0	0
OPX	EXC OPEN PORCH	168	0	0
FLA	FLOOR LIV AREA	1,428	1,428	0
OPU	OP PR UNFIN LL	252	0	0
TOTAL		3,612	1,428	0

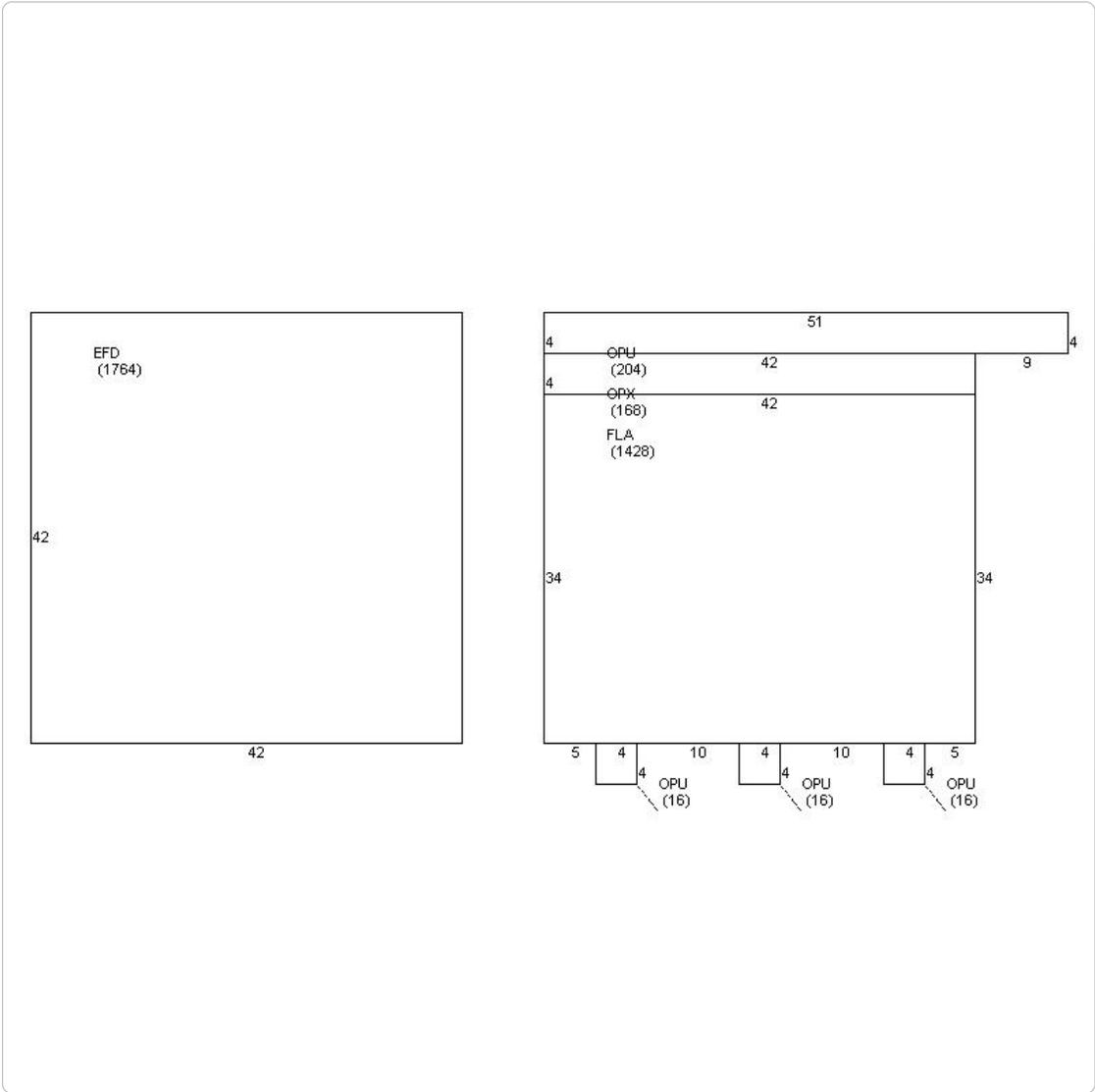
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1989	1990	1	396 SF	2
PATIO	1993	1994	1	345 SF	2
FENCES	1994	2007	1	720 SF	2

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-3029	8/23/2011	8/10/2012	\$3,800	Commercial	AREA OF 4 X 50 APPLY PRIMER COAT TO WALL SURFACE, INSTALL HYDRO-STOP WATER PROOFING SYSTEM, APPLY 2 COATS OF HYDRO FINISH COAT AND CLEAN JOB SITE
06-4760	9/15/2006	11/1/2006	\$1,500	Commercial	INSTALL WATER TO THREE WASHING MACHINES AND SINK
06-4761	9/15/2006	11/1/2006	\$1,500	Commercial	INSTALL BREAKER BOX FOR THREE DRYERS
06-2779	5/3/2006	7/6/2006	\$4,500	Commercial	INSTALL THREE 1.5TON AC W/15 DROPS
06-2784	5/3/2006	7/6/2006	\$7,000	Commercial	20 SQRS VCRIMP
06-0094	1/19/2006	7/6/2006	\$2,300	Commercial	HURICANE REPAIRS REPLACE 120'x6' FENCING & ONE GATE
04-1117	4/8/2004	6/22/2004	\$5,734	Commercial	STORM SHUTTERS
98-3018	10/1/1998	8/9/1999	\$500	Commercial	ELECTRICAL
M943972	12/1/1994	12/1/1994	\$6,000	Commercial	1.5 TON AC
P944042	12/1/1994	12/1/1994	\$9,500	Commercial	PLUMBING
B943088	9/1/1994	12/1/1994	\$170,000	Commercial	NEW 3 UNIT STRUCTURE

Sketches (click to enlarge)



Photos



Detail by Entity Name

Florida Not For Profit Corporation
A.H.I. REAL ESTATE PROPERTIES, INC.

Filing Information

Document Number	N49935
FEI/EIN Number	65-0363080
Date Filed	07/17/1992
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/19/1994
Event Effective Date	NONE

Principal Address

1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Changed: 08/08/2012

Mailing Address

1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Changed: 08/08/2012

Registered Agent Name & Address

PRIDGEN, EUGENE S
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Name Changed: 10/26/2012

Address Changed: 08/08/2012

Officer/Director Detail

Name & Address

Title Treasurer

Varner, Marcus
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title CEO

PRIDGEN, EUGENE S
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title president

Elwell, Christopher
.....

Detail by Entity Name

Florida Not For Profit Corporation
A.H. OF MONROE COUNTY, INC.

Filing Information

Document Number	N13659
FEI/EIN Number	59-2678740
Date Filed	03/03/1986
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/05/2009
Event Effective Date	NONE

Principal Address

1434 KENNEDY DRIVE
KEY WEST, FL 33040

Changed: 06/12/2000

Mailing Address

1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Changed: 02/11/2011

Registered Agent Name & Address

PRIDGEN, EUGENE S
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Name Changed: 10/26/2012

Address Changed: 08/08/2012

Officer/Director Detail

Name & Address

Title VP

McChesney, Lori
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title President

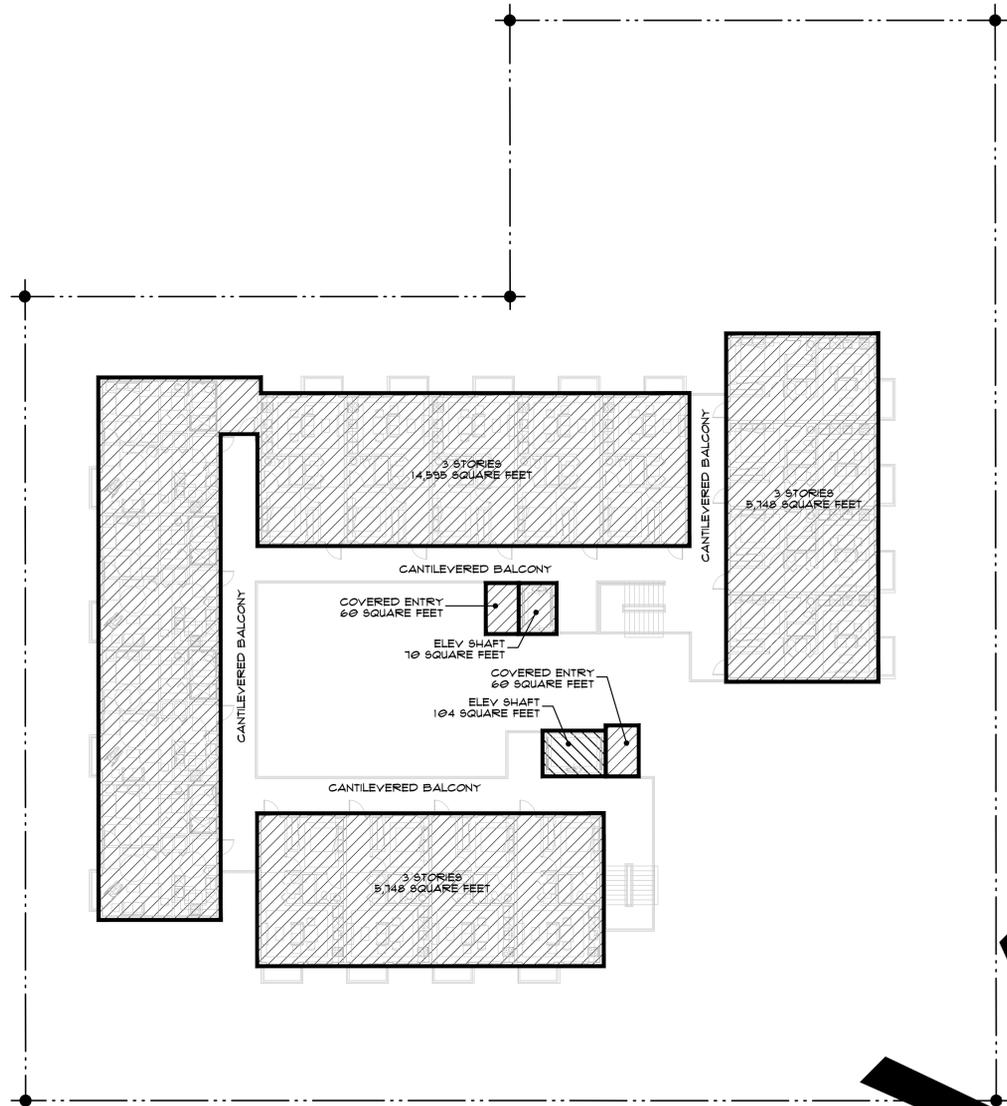
Elwell, Christopher
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title Treasurer

Varner, Marcus
.....

Survey

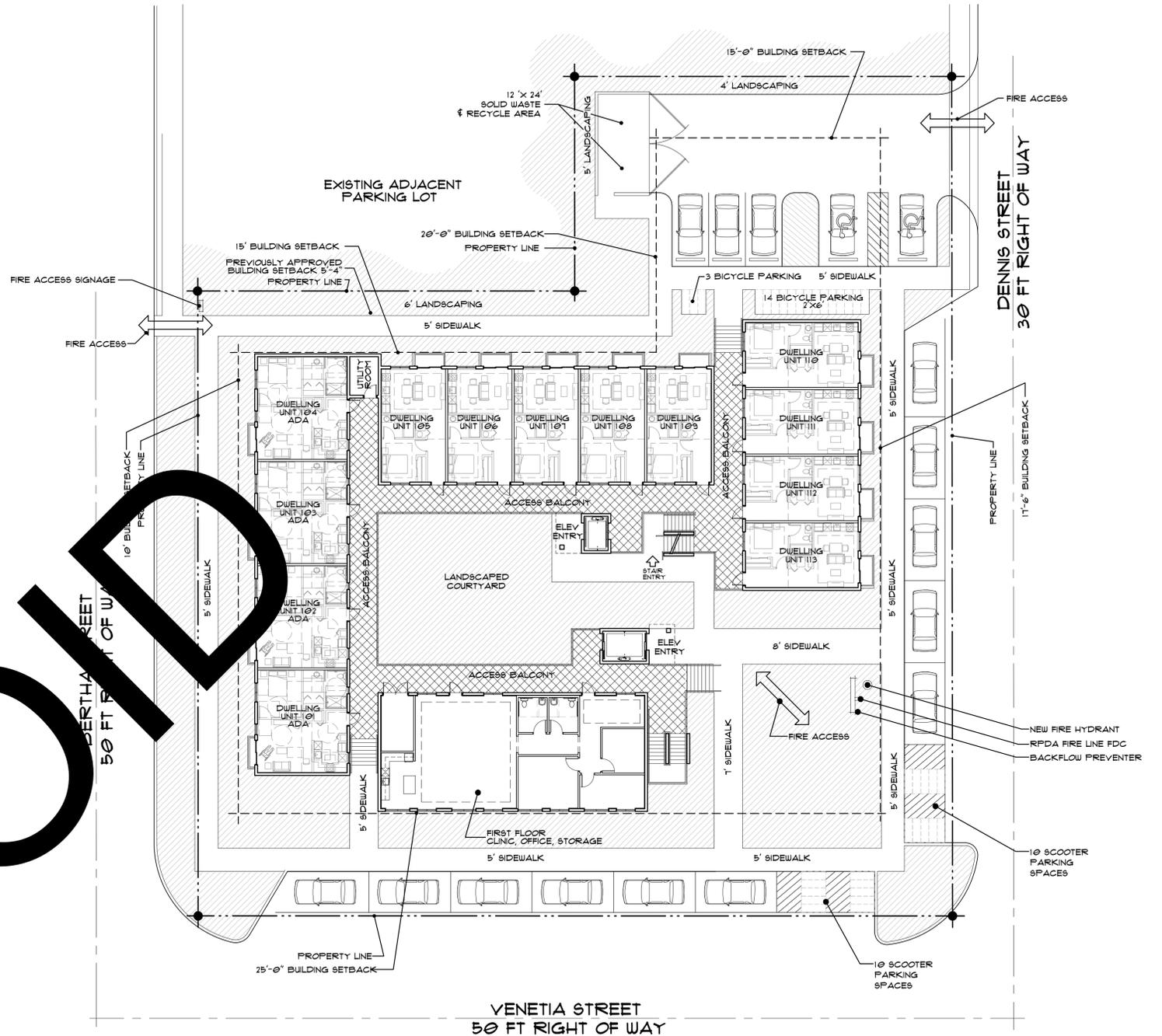
**Original
Proposed Plans
(please see page 107 for updated site plan)**



TOTAL SITE 33,066 SQUARE FEET
 MAXIMUM FAR 0.8 = 26,452 SQUARE FEET
 GROSS FLOOR AREA 26,385 SQUARE FEET
 FAR = (26,385) / 33,066 = 0.8
 NOTE: THE EXTERIOR OPEN AIR BALCONIES FOR UNIT ACCESS AND UNIT BALCONIES ARE ALL NON-ROOFED AND CANTILEVERED. THEY ARE NOT A PART OF THE F.A.R.

FLOOR AREA RATIO DIAGRAM
 SCALE: 1/16" = 1'-0"

VOID



RESIDENTIAL CARE FACILITY

SITE PLAN DIAGRAM
 SCALE: 1/16" = 1'-0"

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	CL			
FLOOD ZONE	AE 8 - NGVD 23			
SIZE OF SITE	33,066 S.F. / 0.76 ACRES			
HEIGHT	40 FEET	LESS THAN 40	40' FROM C.R.	
SIDE SETBACK (DENNIS STREET)	20'-0"	10'-5"	11'-6"	VARIANCE REQUESTED
FRONT SETBACK (VENETIA STREET)	25'-0"	11'-11"	25'-0"	
SIDE SETBACK (BERTHA STREET)	20'-0"	8'-9"	10'-0"	VARIANCE REQUESTED
SIDE SETBACK	20'-0"	4'-0"	20'-0"	
REAR SETBACK	25'-0"	9'-7"	15'-0"	VARIANCE REQUESTED
F.A.R.	(0.8) 26,453	(0.24) 7,999 S.F.	(0.8) 26,385 S.F.	
BUILDING COVERAGE	13,266 S.F. (40%)	9,744 S.F. (29.5%)	12,042 (36%)	
IMPERVIOUS SURFACE	19,839 (60%)	18,585 S.F. (56.2%)	23,151 S.F. (70%)	VARIANCE REQUESTED
PARKING	1 SPACE PER 4 ROOMS	12 REQ / 16 PROP	16	
HANDICAP PARKING	2 SPACES	0	2	
BICYCLE PARKING	5 SPACES	0	17 BICYCLE / 20 SCOOTER	
OPEN SPACE / LANDSCAPING	20%	40%	9,915 S.F. (30%)	
NUMBER AND TYPE OF UNITS	16 DU/A	16	47	
CONSUMPTION AREA OR NUMBER OF SEATS	NA	NA	NA	

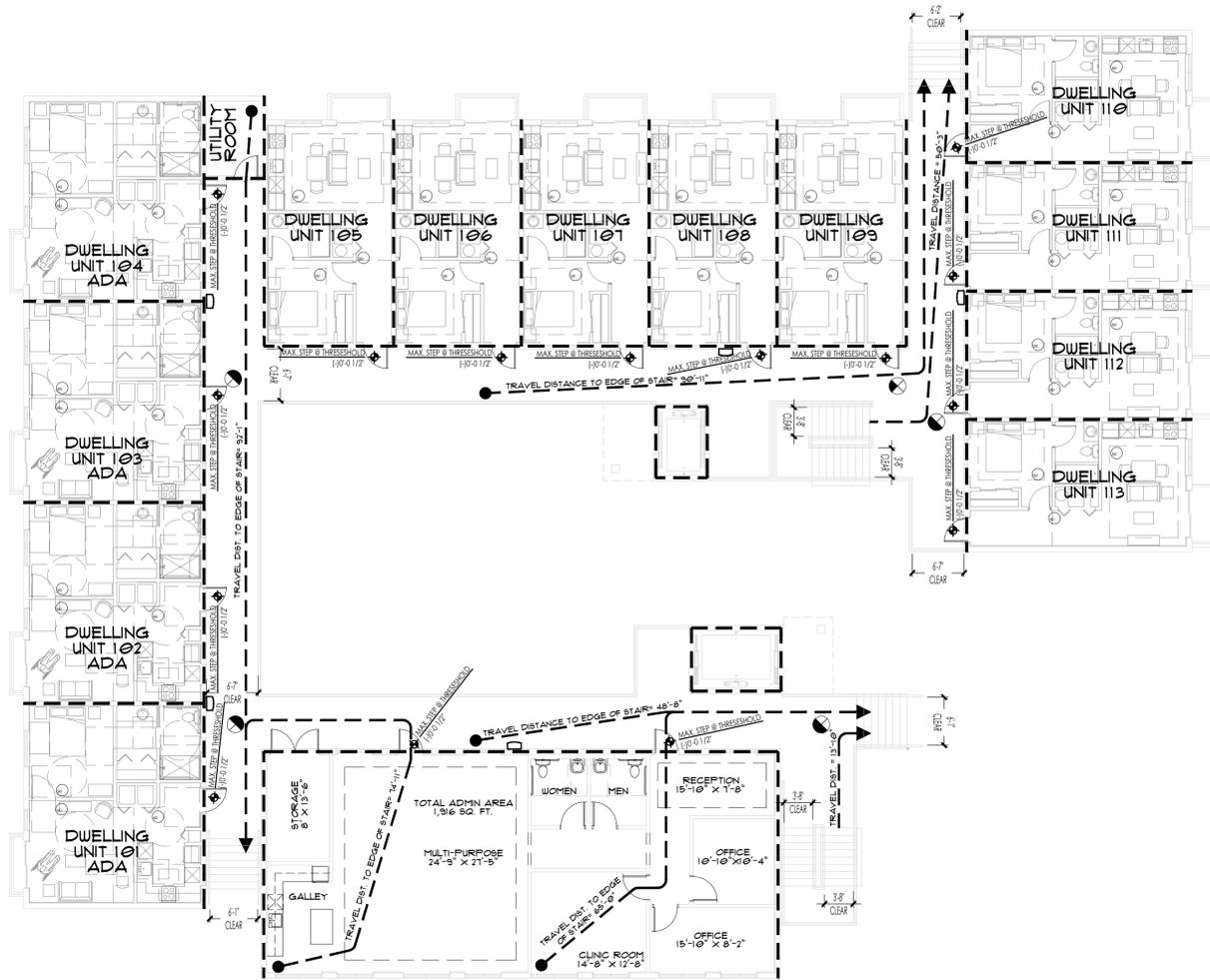
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Marty's Place Residential Care Facility
 AIDS Help of Monroe County, 15121 Dennis Street, Key West, Florida

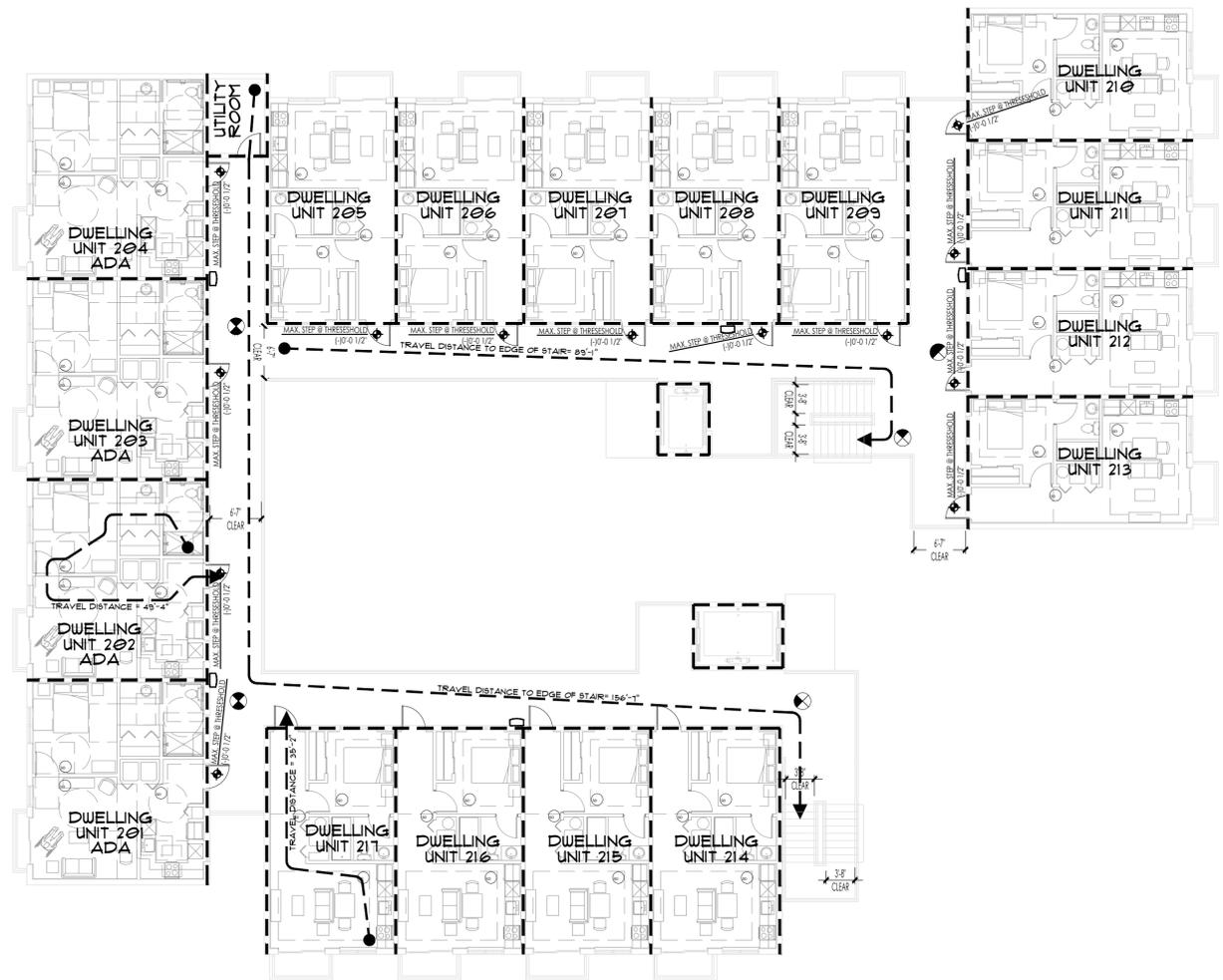
9756TH A/E.S. SUITE 200
 NAPLES FLORIDA 34102
 PHONE: (239) 331-7192
 WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

SKI
 SEP 4, 2018

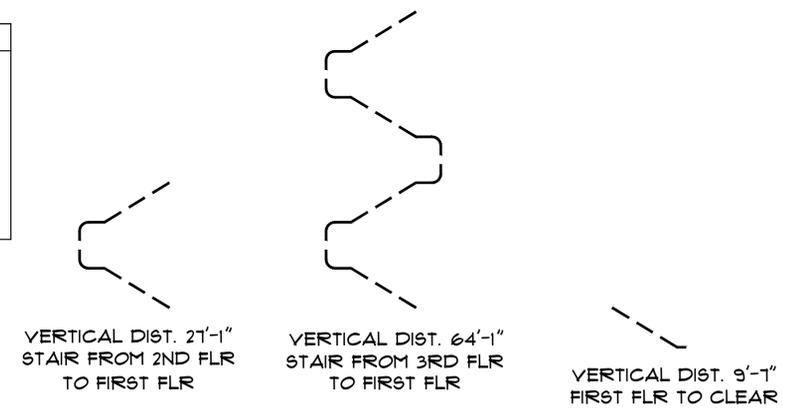


1ST FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



2ND FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

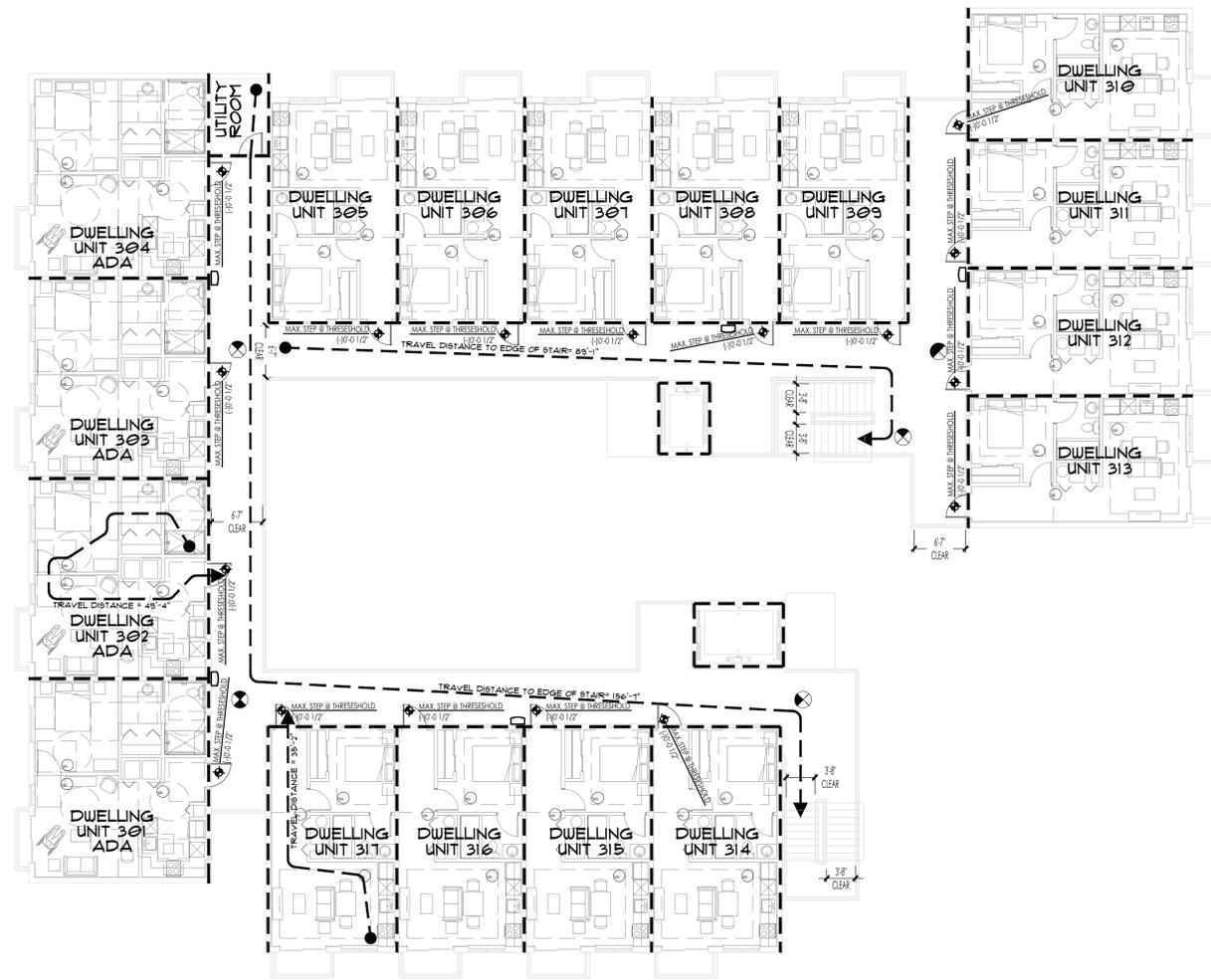
EGRESS DISTANCE CALCULATIONS					LIFE SAFETY LEGEND		LIFE SAFETY NOTES	
FLOOR	DISTANCE TO EGRESS STAIRS	VERTICAL DISTANCE TO FIRST FLR	DISTANCE TO STAIR	VERTICAL X DISTANCE TO CLEAR	MAX TRAVEL DISTANCE	1-HOUR RATED WALL	2-HOUR RATED WALL	1. FIRE PROTECTION SYSTEM IS NFPA 13 FULL SPRINKLER SYSTEM 2. PROVIDE AT EACH STAIR TOWER SIGNAGE ON EACH FLOOR LEVEL STATING THE FOLLOWING (STAIR LOCATION, YOUR CURRENT LEVEL YOU ARE ON, # OF LEVELS TO EXIT (W/ DIRECTIONAL ARROW), INDICATE IF STAIR EXTENDS TO THE ROOF, INDICATE LEVEL THE STAIR TOWER TERMINATES AT) EXAMPLE: STAIR #1 YOU ARE ON LEVEL #4 EXIT (W/ DIRECTIONAL ARROW) OF FLOORS TO EXIT) THIS STAIR EXTENDS FROM GROUND FLOOR TO FOURTH FLOOR BRAILLE MARKING
THIRD FLOOR	92'-1"	N/A	N/A	9'-1"	107'-8"			
SECOND FLOOR	156'-1"	21'-1"	13'-10"	9'-1"	207'-1"			
FIRST FLOOR	156'-1"	64'-1"	13'-10"	9'-1"	243'-10"			
MAX TRAVEL DISTANCE ALLOWED W/SPRINKLER		150'		MAX TRAVEL DISTANCE PROVIDED (INCLUDING VERTICAL PATH)		250'		243'-10"



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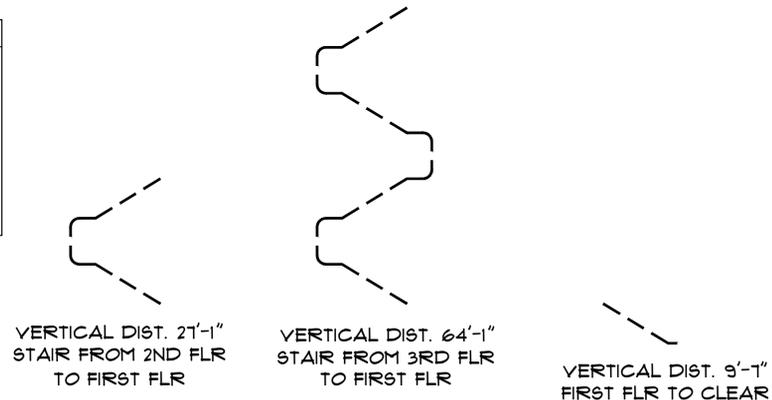
Marty's Place Residential Care Facility
 AIDS Help of Monroe County, 1512 Dennis Street, Key West, Florida

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 NAPLES FLORIDA 34102
 PHONE: (239)331-7892
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3RD FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

EGRESS DISTANCE CALCULATIONS					LIFE SAFETY LEGEND		LIFE SAFETY NOTES	
	DISTANCE TO EGRESS STAIRS	VERTICAL DISTANCE TO FIRST FLR	DISTANCE TO STAIR	VERTICAL X DISTANCE TO CLEAR	MAX TRAVEL DISTANCE	1-HOUR RATED WALL	2-HOUR RATED WALL	1. FIRE PROTECTION SYSTEM IS NFPA 13 FULL SPRINKLER SYSTEM 2. PROVIDE AT EACH STAIR TOWER SIGNAGE ON EACH FLOOR LEVEL STATING THE FOLLOWING (STAIR LOCATION, YOUR CURRENT LEVEL YOU ARE ON, # OF LEVELS TO EXIT W/ DIRECTIONAL ARROW, INDICATE IF STAIR EXTENDS TO THE ROOF, INDICATE LEVEL THE STAIR TOWER TERMINATES AT) EXAMPLE: STAIR #1 YOU ARE ON LEVEL #4 EXIT W/ DIRECTIONAL ARROW# OF FLOORS TO EXIT THIS STAIR EXTENDS FROM GROUND FLOOR TO FOURTH FLOOR BRAILLE MARKING
THIRD FLOOR	92'-1"	N/A	N/A	9'-1"	108'-8"			
SECOND FLOOR	156'-1"	21'-1"	13'-10"	9'-1"	207'-1"			
FIRST FLOOR	156'-1"	64'-1"	13'-10"	9'-1"	243'-10"			
MAX TRAVEL DISTANCE ALLOWED w/SPRINKLER		190'		MAX TRAVEL DISTANCE PROVIDED (INCLUDING VERTICAL PATH)		243'-10"		



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 SEP 12, 2018

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FIRST FLOOR PLAN 
 SCALE: 1/8" = 1'-0"

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SK2
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2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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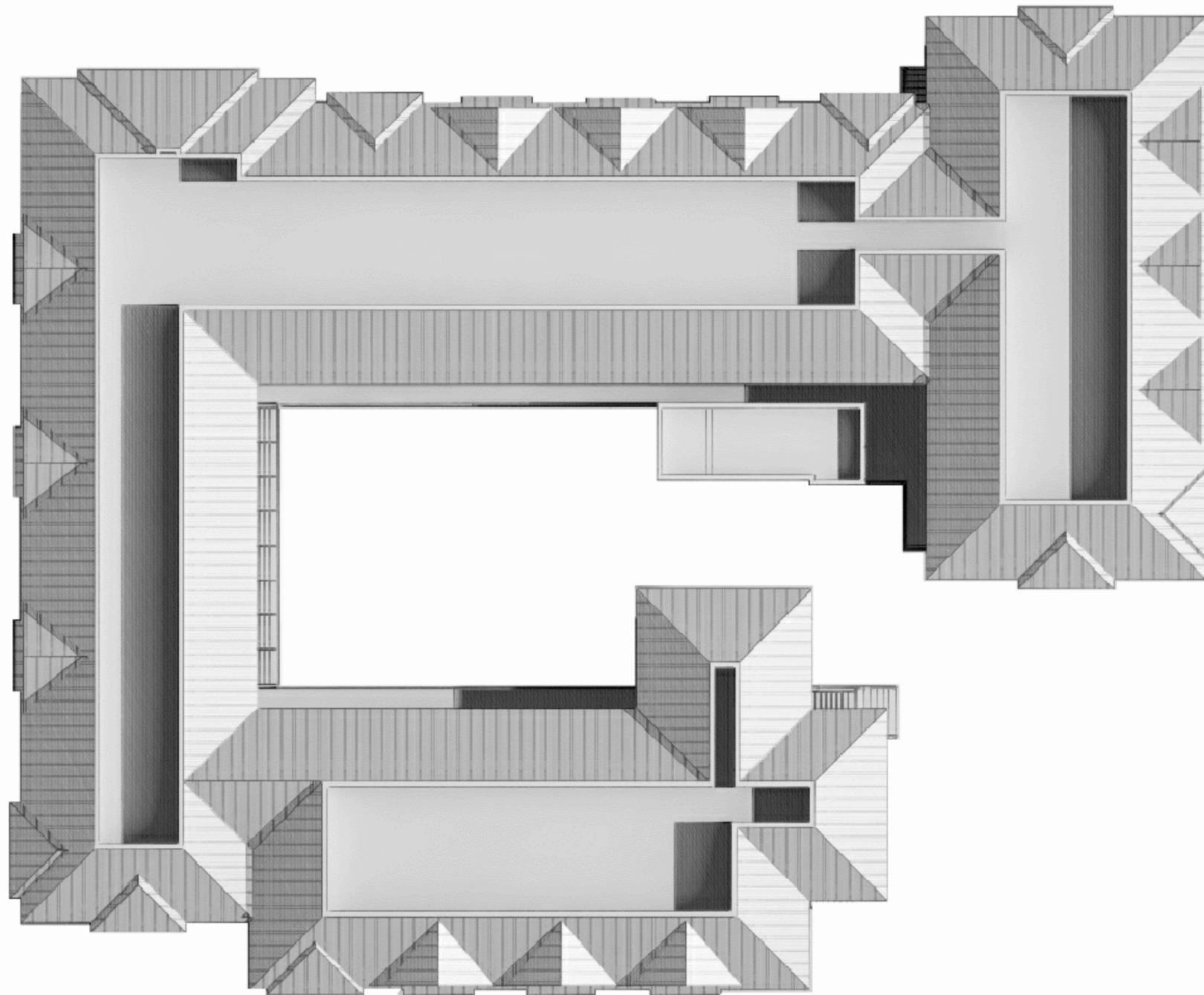
3RD FLOOR PLAN 
 SCALE: 1/8" = 1'-0"

Marty's Place Residential Care Facility
 AIDS Help of Monroe County, 15121 Dennis Street, Key West, Florida

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ROOF PLAN

SCALE: 1/8" = 1'-0"



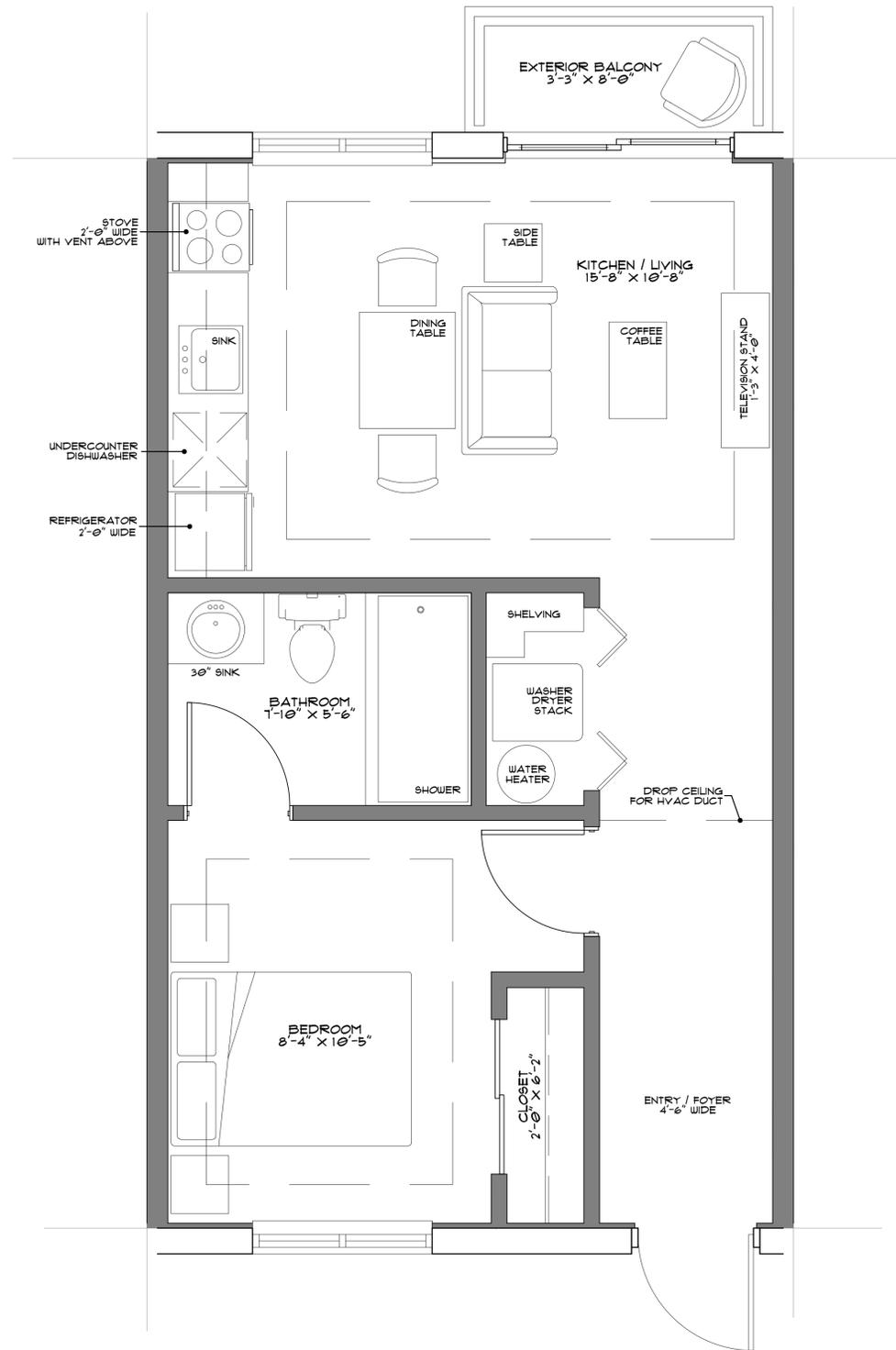
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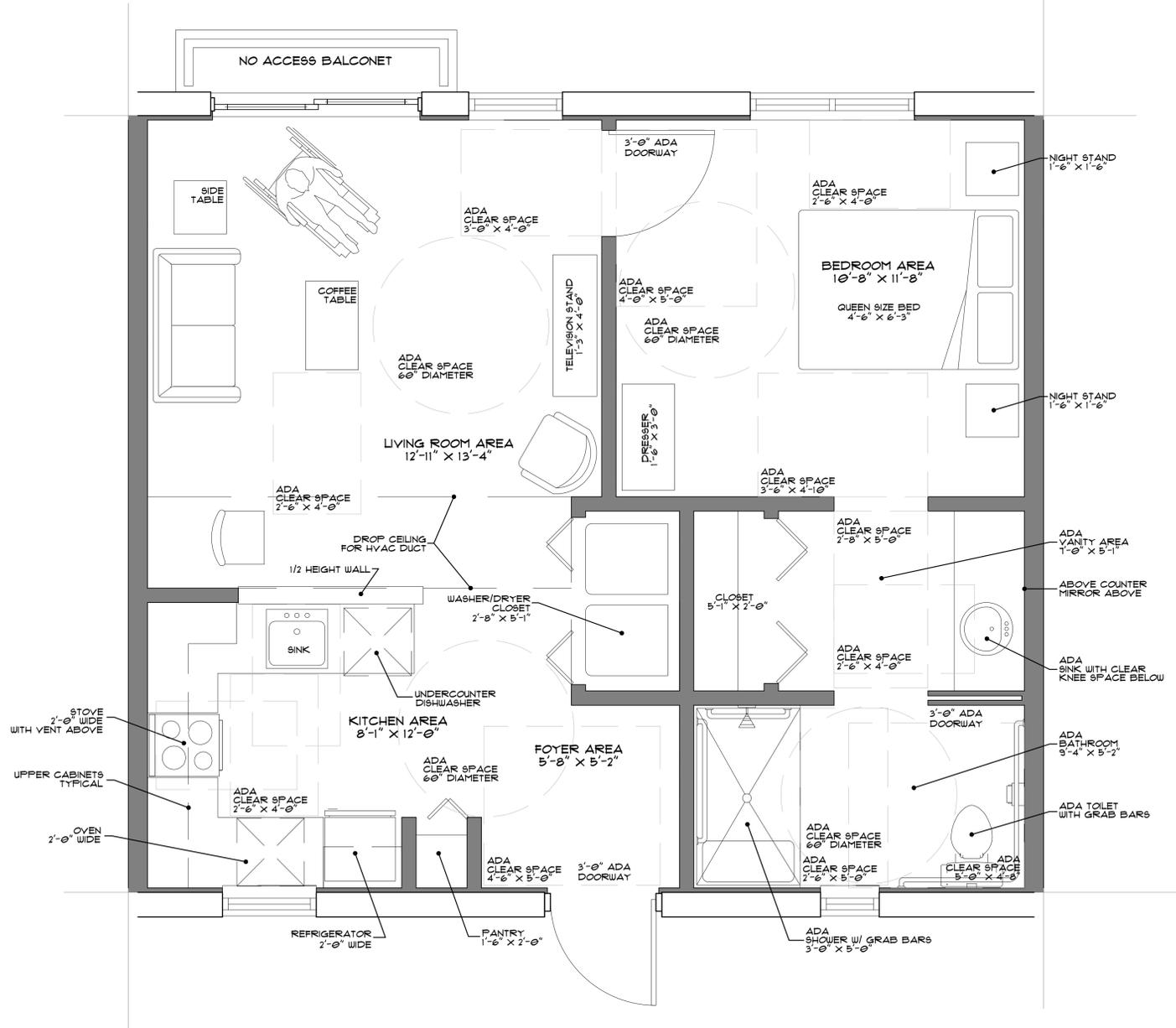
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SK5
 SEP 12, 2018



TYPICAL NON-ACCESSIBLE UNIT DIAGRAM
1-BEDROOM UNIT ——— 471 S.F.

1/2" = 1'-0"



TYPICAL ACCESSIBLE UNIT DIAGRAM
1-BEDROOM UNIT ——— 594 S.F.

1/2" = 1'-0"

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SK6
 SEP 12, 2018

- 40'-0" FROM AVERAGE CROWN OF ROAD
- TOP OF ROOF
43.91' NGVD 29
- ROOFTOP SLAB
38.16' NGVD 29
- 3RD FLOOR
28.16' NGVD 29
- 2ND FLOOR
18.18' NGVD 29
- DESIGN FLOOD ELEVATION
8.16' NGVD 29
- FEMA FLOOD ZONE
7.16' NGVD 29
- AVERAGE CROWN RD
3.91' NGVD 29
- BASEPOINT
0.0' NGVD 29



NORTH BUILDING ELEVATION (A)
SCALE: 1/8" = 1'-0"

- 40'-0" FROM AVERAGE CROWN OF ROAD
- TOP OF ROOF
43.91' NGVD 29
- ROOFTOP SLAB
38.16' NGVD 29
- 3RD FLOOR
28.16' NGVD 29
- 2ND FLOOR
18.18' NGVD 29
- DESIGN FLOOD ELEVATION
8.16' NGVD 29
- FEMA FLOOD ZONE
7.16' NGVD 29
- AVERAGE CROWN RD
3.91' NGVD 29
- BASEPOINT
0.0' NGVD 29



WEST BUILDING ELEVATION (BERTHA) (B)
SCALE: 1/8" = 1'-0"

- 40'-0" FROM AVERAGE CROWN OF ROAD
- TOP OF ROOF
43.91' NGVD 29
- ROOFTOP SLAB
38.16' NGVD 29
- 3RD FLOOR
28.16' NGVD 29
- 2ND FLOOR
18.18' NGVD 29
- DESIGN FLOOD ELEVATION
8.16' NGVD 29
- FEMA FLOOD ZONE
7.16' NGVD 29
- AVERAGE CROWN RD
3.91' NGVD 29
- BASEPOINT
0.0' NGVD 29



SOUTH BUILDING ELEVATION (VENETIA) (C)
SCALE: 1/8" = 1'-0"

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Marty's Place Residential Care Facility
AIDS Help of Monroe County, 1512 Dennis Street, Key West, Florida

9756TH A/E.S. SUITE 200
NAPLES FLORIDA 34102
PHONE: (239) 331-7182
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MHK ARCHITECTURE & PLANNING

SK1
SEP 12, 2018

- 40'-0" FROM AVERAGE CROWN OF ROAD
- TOP OF ROOF
43.91' NGVD 29
- ROOFTOP SLAB
38.16' NGVD 29
- 3RD FLOOR
28.16' NGVD 29
- 2ND FLOOR
18.18' NGVD 29
- DESIGN FLOOD ELEVATION
8.16' NGVD 29
- FEMA FLOOD ZONE
7.16' NGVD 29
- AVERAGE CROWN RD
3.91' NGVD 29
- BASEPOINT
0.0' NGVD 29



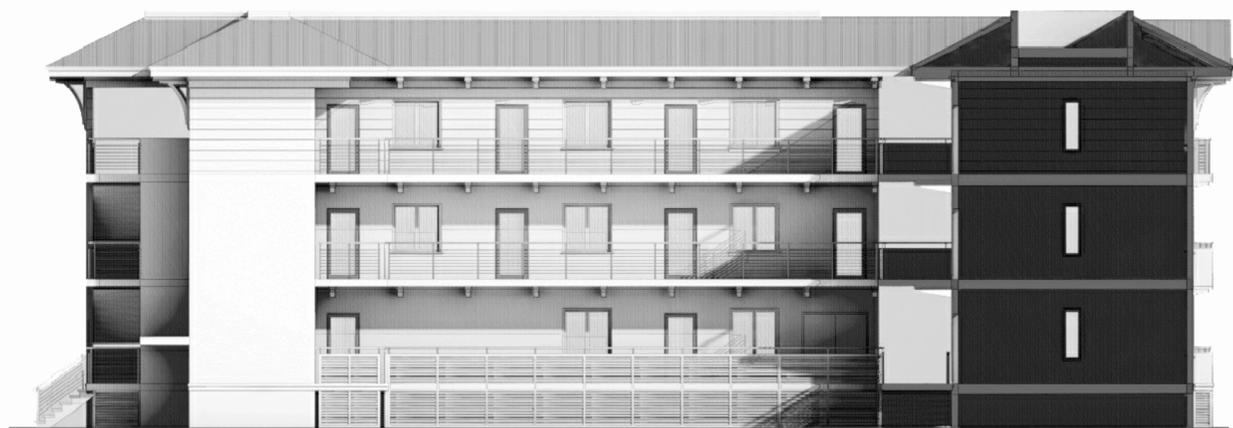
EAST BUILDING ELEVATION (DENNIS) D
SCALE: 1/8" = 1'-0"

- 40'-0" FROM AVERAGE CROWN OF ROAD
- TOP OF ROOF
43.91' NGVD 29
- ROOFTOP SLAB
38.16' NGVD 29
- 3RD FLOOR
28.16' NGVD 29
- 2ND FLOOR
18.18' NGVD 29
- DESIGN FLOOD ELEVATION
8.16' NGVD 29
- FEMA FLOOD ZONE
7.16' NGVD 29
- AVERAGE CROWN RD
3.91' NGVD 29
- BASEPOINT
0.0' NGVD 29



INTERIOR SOUTH BUILDING ELEVATION E
SCALE: 1/8" = 1'-0"

- 40'-0" FROM AVERAGE CROWN OF ROAD
- TOP OF ROOF
43.91' NGVD 29
- ROOFTOP SLAB
38.16' NGVD 29
- 3RD FLOOR
28.16' NGVD 29
- 2ND FLOOR
18.18' NGVD 29
- DESIGN FLOOD ELEVATION
8.16' NGVD 29
- FEMA FLOOD ZONE
7.16' NGVD 29
- AVERAGE CROWN RD
3.91' NGVD 29
- BASEPOINT
0.0' NGVD 29



INTERIOR NORTH BUILDING ELEVATION F
SCALE: 1/8" = 1'-0"

FRI 14 SEP 2018 11:41:03AM EST \\P\FAC\BUBUSHI_3869\MARTYS-PLACE-2_1_41131713_4529.DWG

Marty's Place Residential Care Facility
AIDS Help of Monroe County, 1512 Dennis Street, Key West, Florida

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NAPLES FLORIDA 34102
PHONE: (239) 331-7182
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MHK ARCHITECTURE & PLANNING

SK8
SEP 12, 2018



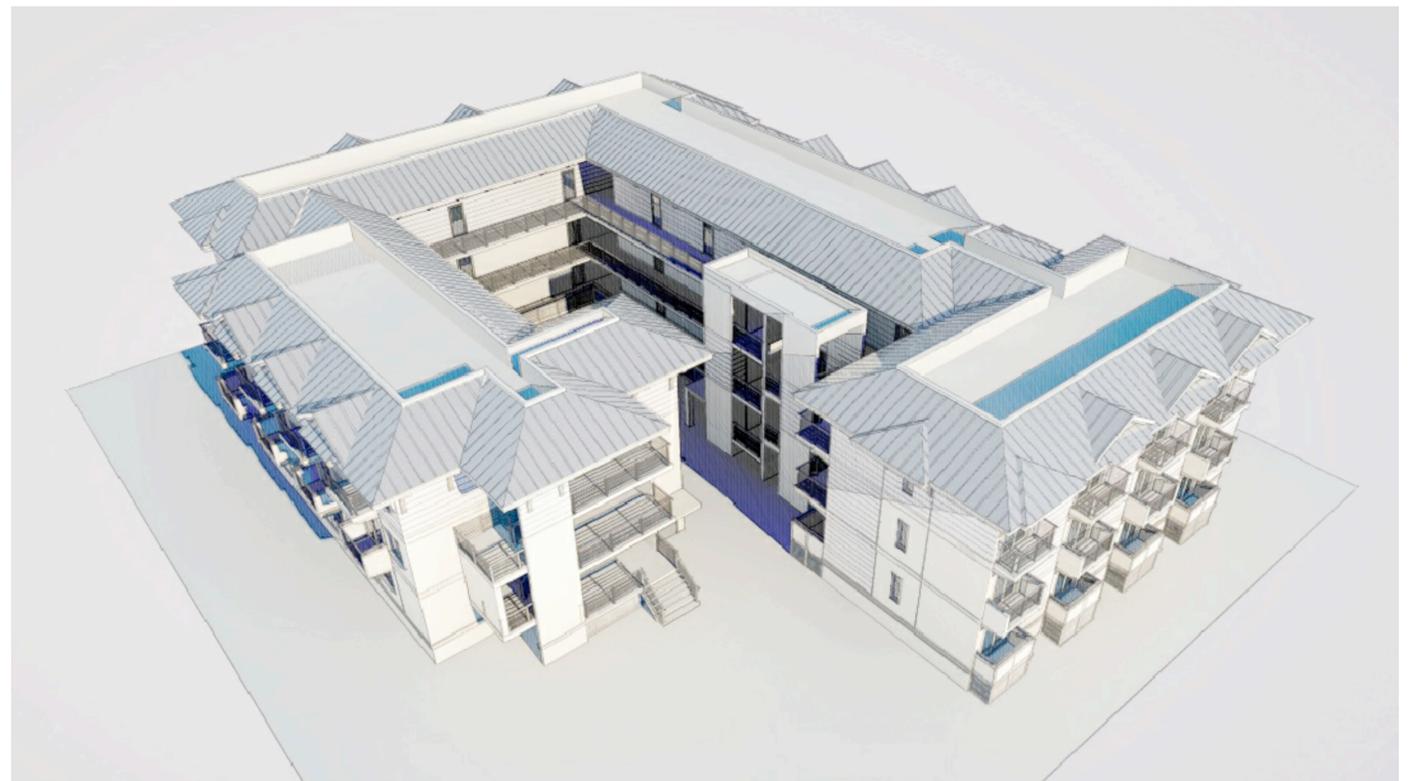
VIEW FROM SOUTHEAST CORNER (VENETIA & DENNIS)



VIEW FROM SOUTH (VENETIA)



VIEW FROM NORTH



AERIAL VIEW FROM SOUTHWEST CORNER

FRI 14 SEP 2018 11:41:04AM EST \\P\FAC\BUBUSHI_3869\MARTYS-PLACE-2_1_41131173_4529.DWG

Marty's Place Residential Care Facility
 AIDS Help of Monroe County, 1512 Dennis Street, Key West, Florida

9756TH A/E.S. SUITE 200
 NAPLES FLORIDA 34102
 PHONE: (239) 331-7192
 WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

SK9
 SEP 12, 2018

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:

- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:

- A. Design Requirements:
 - 1. Layout of Irrigation Heads:
 - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.

1.3 QUALITY ASSURANCE:

- A. Regulatory Requirements:
 - 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
 - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
 - 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
 - 2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
- D.
 - 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:

- A. Record Drawings:
 - 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
 - a. Detail and dimension changes made during construction.
 - b. Significant details and dimensions not shown in original Bidding Documents and relevant shop drawings.
 - 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
 - 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
 - 4. As-built drawing shall be clearly drawn.
 - 5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
 - 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
 - 1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:

- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:

- A. Standard one (1) year warranty stipulated in General Conditions shall include:
 - 1. Completed system including parts and labor.
 - 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
 - 3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:

- A. Extra Materials:
 - 1. In addition to installed system, furnish Owner with the following items at close-out:
 - a. Two sprinkler head bodies of each size and type.
 - b. Two nozzles for each size and type.
 - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:

- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
- B. Pipe:
 - 1. Pressure Lines: as indicated on plans.
 - 2. Lateral Lines: as indicated on plans.
 - 3. Risers: sch. 80 PVC, gray
- C. Fittings:
 - 1. Schedule 40 PVC.
- D. Steeving:
 - 1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:

- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:

- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire.

2.4 VALVES:

- A. Electric Valves:
 - 1. Make and model shown on Drawings.
- B. Automatic Controller:
 - 1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:

- A. Valve Boxes:
 - 1. Ametek or Brooks heavy duty valve box with locking lid or Landscape Architect approved equal.
 - 2. Do not install more than one (1) valve in a single box.
 - 3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:

- A. Protection:
 - 1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:

- A. Trenching and Backfilling:
 - 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
 - 2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

B. Installation of Plastic Pipe:

1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
 2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
 3. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
 4. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
 5. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
 6. Make solvent weld joints in the following manner:
 - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
 - b. Apply uniform coat of 711 solvent to outside of pipe.
 - c. Apply solvent to fitting in similar manner.
 - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
 - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
 - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
 - g. Wipe off solvent appearing on outer shoulder of fitting.
 - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
 - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
 7. Tape threaded connection with teflon tape.
- C. Control Valves and Controller:**
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
 2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
 3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
 4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:**
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
 2. Set sprinkler heads perpendicular to finish grade.
 3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:**
1. Stake dripline every eight feet along dripline laterals.

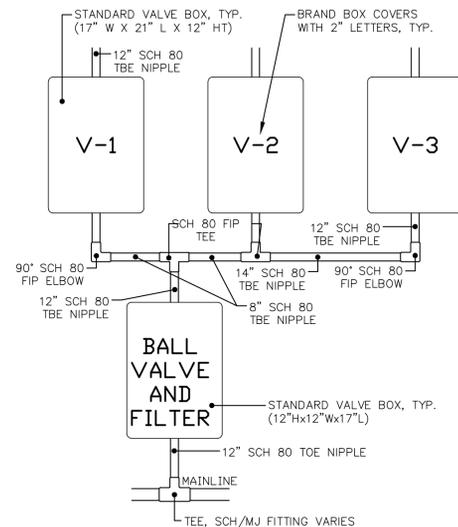
3.3 ADJUSTMENT AND CLEANING:

- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

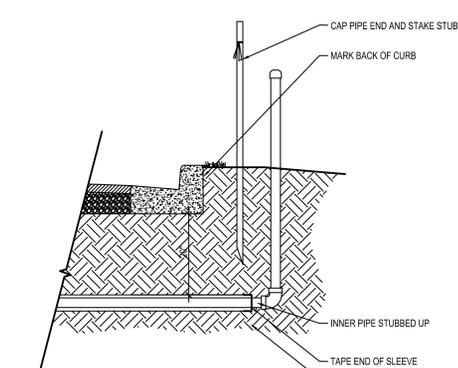
3.4 DEMONSTRATION:

- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

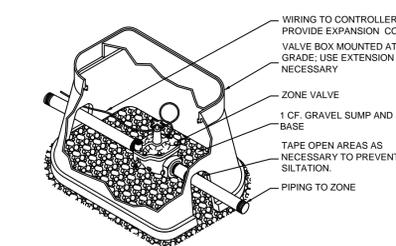
END OF SECTION



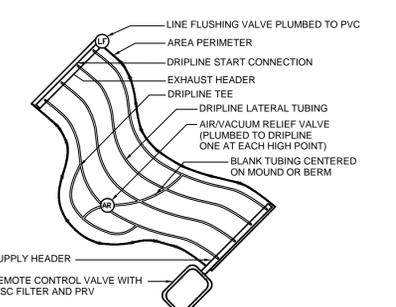
VALVE BOX LAYOUT
N.T.S.



SLEEVING ROUGH-IN DETAIL
SCALE: NTS



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.
ZONE VALVE INSTALLATION DETAIL
SCALE: NTS



IRREGULAR AREA DIPLINE LAYOUT

JANET O. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE * PLANNING
P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7688



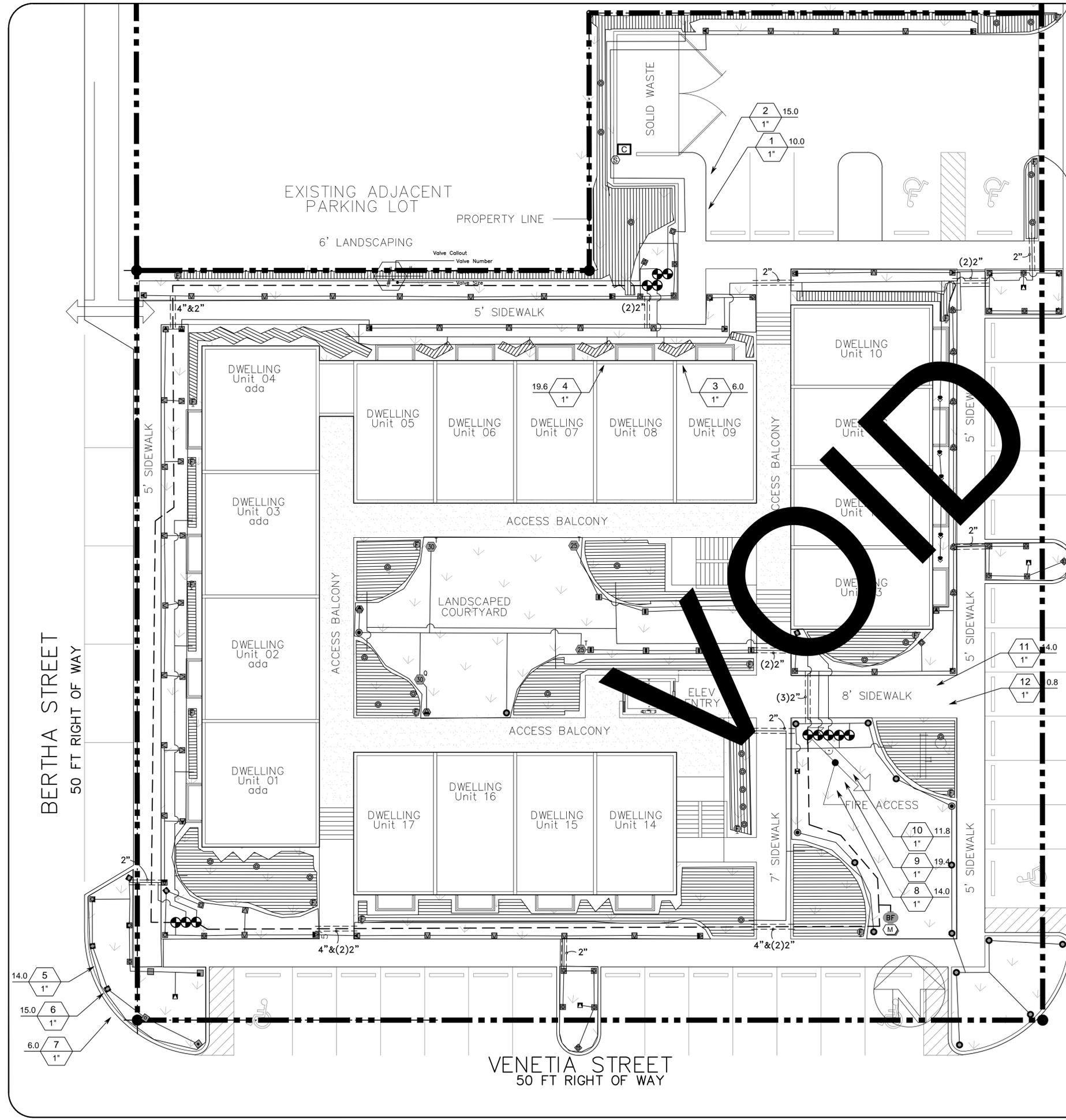
MARTY'S PLACE
NEW DEVELOPMENT
JACKSONVILLE, FLORIDA

IRRIGATION PLAN
05.21.18

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REV.	DATE	DESCRIPTION
3	08.31.18	TREE COMMISSION COMMENTS
2	07.26.18	LANDSCAPE COORDINATION
1	07.19.18	ARBORIST ASSESSMENT

JOB NO. 23318
DRAWN: DHM
CHECKED: JOW
SCALE: 1:10
IR-2
DRAWING NO.



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS	PRECIP.
■	Rain Bird 180G-PR5 15 Strp Series	8	LCS	30	0.49	4x15'	1.58"/hr
■	Rain Bird 180G-PR5 15 Strp Series	8	RCS	30	0.49	4x15'	1.58"/hr
■	Rain Bird 180G-PR5 15 Strp Series	34	SST	30	1.21	4x30'	1.58"/hr
■	Rain Bird 180G-PR5 8 Series MPR	10	180	30	0.52	8'	1.58"/hr
■	Rain Bird 180G-PR5 8 Series MPR	10	90	30	0.26	8'	1.58"/hr
■	Rain Bird 180G-PR5 10 Series MPR	1	180	30	0.79	10'	1.58"/hr
■	Rain Bird 180G-PR5 10 Series MPR	7	90	30	0.39	10'	1.58"/hr
■	Rain Bird 180G-PR5 10 Series MPR	1	120	30	0.53	10'	1.58"/hr
■	Rain Bird 180G-PR5 12 Series MPR	1	180	30	1.30	12'	1.58"/hr
■	Rain Bird 180G-PR5 15 Series MPR	1	90	30	0.92	15'	1.58"/hr
■	Rain Bird 180G-PR5 8 Series VAN	3	Adj	30		8'	1.58"/hr
■	Rain Bird 180G-PR5 10 Series VAN	5	Adj	30		10'	1.58"/hr
■	Rain Bird 180G-PR5 12 Series VAN	1	Adj	30		12'	1.58"/hr
■	Rain Bird 180G-PR5 15 Series VAN	1	Adj	30		15'	1.58"/hr
■	Rain Bird 1812-PR5 15 Strp Series	1	RCS	30	0.49	4x15'	1.58"/hr
■	Rain Bird 1812-PR5 15 Strp Series	6	SST	30	1.21	4x30'	1.58"/hr
■	Rain Bird 180G with RVAN 18	13	Adj	45		18'	.55"/hr
■	Rain Bird 180G with R-VAN 14	8	Adj	45		14'	.55"/hr
■	Rain Bird 180G with R-VAN-1724	3	Adj	45		24'	.55"/hr
■	Rain Bird 180G with R-VAN Strp	1	LCS	40	0.44	5x15'	.55"/hr
■	Rain Bird 180G with R-VAN Strp	1	RCS	40	0.44	5x15'	.55"/hr
■	Two Rain Bird PCT-07	1x2	360	30	2x.07	1'	NA
■	Two Rain Bird 1401 bubbler	4x2	360	30	2x.25	1'	NA

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	PRECIP.
■	Rain Bird 5004-MPR	2	45		25'	.55"/hr
■	Rain Bird 5004-MPR	2	45		30'	.55"/hr

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PRECIP.
●	Rain Bird 1812 with GPH Irrigation Products GDFN	18	
●	Rain Bird PCT-05	6	NA
●	Two Rain Bird PC-10 Single Outlet	27x2	NA
■	Area to Receive Dnpline Rain Bird XFD-09-12 (1G) XFD On-Surface Pressure Compensating Landscape Dnpline, 0.9GPH emitters at 12.0" O.C. Dnpline laterals spaced at 16.0' apart, with emitters offset for triangular pattern, UV Resistant. Install dnpline on both sides of plant material.	3,000 s.f.	1.1"/hr

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 100HV 1" valve box. Install a 1" PVC ball valve and Rain Bird PRB-100 in a jumbo valve box.	12
■	Wilkins 975XL 1" Backflow Preventer	1
■	Rain Bird ESP13Me 13 Station Controller	1
■	Rain Bird R5D-BEx Rain Sensor	1
■	Water Meter 3/4"	1
—	Irrigation Lateral Line: PVC Class 160	2,200 l.f.
—	Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21	460 l.f.
—	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.	

WATERING SCHEDULE

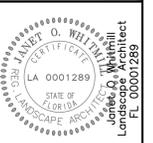
ZONE	GPM	WATER USE	PRECIP. RATE	MAR (2ND SUNDAY) - NOV (1ST SUNDAY) DAYS - MINUTES	NOV (1ST SUNDAY) - MAR (2ND SUNDAY) DAYS - MINUTES
1	10.0	LOW	1.1"/hr	TUES / F - 40 MIN	TUES - 40 MIN
2	15.0	MEDIUM	1.58"/hr	TUES / F - 28 MIN	TUES - 28 MIN
3	6.0	LOW	1.1"/hr	TUES / F - 40 MIN	TUES - 40 MIN
4	19.6	MEDIUM	1.58"/hr	TUES / F - 28 MIN	TUES - 28 MIN
5	14.0	MEDIUM	1.58"/hr	TUES / F - 28 MIN	TUES - 28 MIN
6	15.0	MEDIUM	1.58"/hr	TUES / F - 28 MIN	TUES - 28 MIN
7	6.0	LOW	1.1"/hr	TUES / F - 40 MIN	TUES - 40 MIN
8	14.0	LOW	1.1"/hr	TUES / F - 40 MIN	TUES - 40 MIN
9	19.4	MEDIUM	1.58"/hr	TUES / F - 28 MIN	TUES - 28 MIN
10	11.8	MEDIUM	.55"/hr	TUES / F - 60 MIN	TUES - 60 MIN
11	14.0	LOW	1.1"/hr	TUES / F - 40 MIN	TUES - 40 MIN
12	10.8	MEDIUM	.55"/hr	TUES / F - 60 MIN	TUES - 60 MIN

4,000 SQ. FEET LOW WATER USE IRRIGATED SHRUBS
4,785 SQ. FEET MEDIUM USE IRRIGATED TURF
NO WATERING TO TAKE PLACE BETWEEN THE HOURS OF 10:00AM - 4:00PM

Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES

Edgewater, Florida EMAIL: cid@tntonic.net
Tel: (386) 424-0027

JANET O. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE * PLANNING
P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7688



MARTY'S PLACE
NEW DEVELOPMENT
JACKSONVILLE, FLORIDA

IRRIGATION PLAN
05.21.18

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REV.	DATE	DESCRIPTION
3	08.11.18	TREE COMMISSION COMMENTS
2	07.26.18	LANDSCAPE COORDINATION
1	07.19.18	ARBORIST ASSESSMENT

JOB NO. 23318

DRAWN: DHM

CHECKED: JOW

SCALE: 1:10

IR-1
DRAWING NO.

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Eugene Scott Pridgen as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director/CEO of A.H. of Monroe County Inc. d/b/a AIDS Help
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.

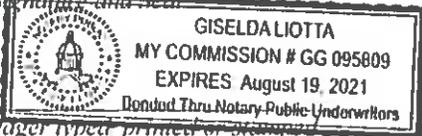
Eugene Scott Pridgen
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this May 10, 2018
Date

by Eugene Scott Pridgen
Name of person with authority to execute documents on behalf on entity owner

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

Red
Notary's Signature and Seal


Name of Acknowledger typed printed or stamped

Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

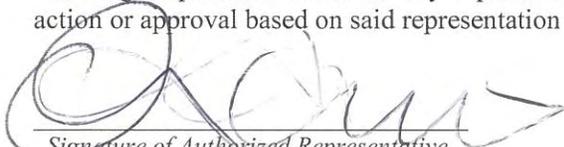
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

1515-1525 Bertha Street & 1512 Dennis Street

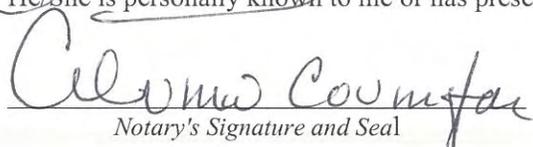
Street Address of subject property

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 10th May 2018 by
Owen Trepanier
Name of Authorized Representative *date*

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


Notary's Signature and Seal

ALVINA COVINGTON
Name of Acknowledger typed, printed or stamped



Alvin Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

**Noticing Package for
September 18, 2018
Planning Board Meeting**

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., September 18, 2018, City Commission Chambers, 1300 White Street, Key West, Florida, the purpose of the hearing will be to consider a request for:

Major Development Plan and Conditional Use – 1515-1525 Bertha Street & 1512 Dennis Street (RE# 00063400-000100 & RE# 00063400-000000) – A major development plan and conditional use application for the construction of forty-seven residential units and an administration building located within the Commercial Limited (CL) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street or call 305-809-3764 or visit our website at www.cityofkeywest-fl.gov.



City of Key West, Florida
Planning Department
PO Box 1409
Key West, Florida 33041-1409

PUBLIC MEETING NOTICE



City of Key West, Florida
Planning Department
PO Box 1409
Key West, Florida 33041-1409

PUBLIC MEETING NOTICE

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Major Development Plan and Conditional Use – 1515-1525 Bertha Street & 1512 Dennis Street (RE# 00063400-000100 & RE# 00063400-000000) – A major development plan and conditional use application for the construction of forty-seven residential units and an administration building located within the Commercial Limited (CL) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: September 18, 2018

Time of Hearing: 6:00 PM

Location of Hearing: City Commission Chambers, 1300 White Street, Key West, FL 33040

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.cityofkeywest-fl.gov. Click on Agenda's & Minutes. A copy of the corresponding application is available from the City of Key West Planning Department located at 1300 White Street, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: City of Key West City Clerk's Office E-mail: Vicky Walker at vwalker@cityofkeywest-fl.gov, Phone: 305-809-3832 or Mail: PO Box 1409, Key West FL 33041-1409

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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HAMILTON MARY E REVOCABLE TRUST
6/26/2017
22 EVERGREEN AVE
KEY WEST, FL 33040

SAUNDERS RONALD E
PO BOX 5217
KEY WEST, FL 33045

RAMLO CONSTRUCTION CORP
209 DUVAL ST
KEY WEST, FL 33040

WOLFE JILL
1107 KEY PLZ
KEY WEST, FL 33040

RODRIGUEZ DAVID
1519 JOSEPHINE ST
KEY WEST, FL 33040

MEANS THOMAS H
1210 8TH ST
KEY WEST, FL 33040

GIBSON MICHELLE K
1600 BERTHA ST
KEY WEST, FL 33040

FRANK JOSEPH
1612 BERTHA ST
KEY WEST, FL 33040

KIRK ROBERT
2315 N ROOSEVELT BLVD
KEY WEST, FL 33040

PAPROTA JOSEPH
6838 ROLFE AVE
NEW ALBANY, OH 43054

CHAMBERLAIN NEIL
1609 JOSEPHINE ST
KEY WEST, FL 33040

HERMAN JEAN D
1809 VENETIA ST
KEY WEST, FL 33040

WALTERS ANNE
PO BOX 4872
KEY WEST, FL 33041

INTERNICOLA CASEY M
2910 FLAGLER AVE
KEY WEST, FL 33040

ESQUINALDO AMELIA
1614 BERTHA ST
KEY WEST, FL 33040

PUMAR PAMELA L H/W
1510 JOSEPHINE ST
KEY WEST, FL 33040

SPOTTSWOOD ANDREA A
42 FLORAL AVE
KEY WEST, FL 33040

DODGE BRUCE G
1620 BERTHA ST APT 2
KEY WEST, FL 33040

SHELDON FRANK LEE
1812 FLAGLER AVE
KEY WEST, FL 33040

NORTH CAROLINA PROPERTIES I LLC
195 PINE LN
WHITEVILLE, NC 28472

MESSIER ERIC PETER
1604 BERTHA ST
KEY WEST, FL 33040

JIMENEZ CHAZ DANIEL
1624 BERTHA ST
KEY WEST, FL 33040

CRISTEA IULIA
1613 JOSEPHINE ST
KEY WEST, FL 33040

HART DOUGLAS C
1721 S HILL RD
MORETOWN, VT 05660

BARRY MARC
1616 BERTHA ST
KEY WEST, FL 33040

TENNYSON KYLE
1508 BERTHA ST
KEY WEST, FL 33040

NIELSEN JULIE ANNE
1620 BERTHA ST UNIT 4
KEY WEST, FL 33040

TONNO LLC
1800 ATLANTIC BLVD
KEY WEST, FL 33040

1509 JOSEPHINE STREET LLC
3130 NORTHSIDE DR
KEY WEST, FL 33040

HJH & SGH LTD
1128 11TH ST
KEY WEST, FL 33040

BI-STATE REALTY LLC
444 N MAIN ST
HUBBARD, OH 44425

ZEMAITIS LAURA
1600 BERTHA ST
KEY WEST, FL 33040

DEHN ERIC S
PO BOX 114
KEY WEST, FL 33041

BLAKE OLIVER S
17243 SNAPPER LN
SUMMERLAND KEY, FL 33042

RENDUELES MARIE DEL CARMEN
1425 2ND ST
KEY WEST, FL 33040

KW EMPIRE LLC
1901 FLAGLER AVE
KEY WEST, FL 33040

1921 FLAGLER LLC
PO BOX 371865
KEY LARGO, FL 33037

OWEN TREPANIER & ASSOCIATES INC
1421 1ST ST
KEY WEST, FL 33040

1908 FLAGLER AVENUE CORP
209 DUVAL ST
KEY WEST, FL 33040

A H I REAL ESTATE PROPERTIES INC
PO BOX 4374
KEY WEST, FL 33041

CAMPBELL-ODELL DAVID G
1617 JOSEPHINE ST
KEY WEST, FL 33040

POULIDES CHRISTOPHER H/W
1509 DENNIS ST
KEY WEST, FL 33040

SALVATION ARMY
PO BOX 2609
KEY WEST, FL 33045

KLOTHAKIS JASON
1508 DUNCOMBE ST
KEY WEST, FL 33040

HALLETT JOSEPH M
1919 VENETIA ST
KEY WEST, FL 33040

DEGRAFFENREID ELSA
2102 SEIDENBERG AVE
KEY WEST, FL 33040

MOORE FRED A
1510 DUNCOMBE ST
KEY WEST, FL 33040

POULSEN LINNEA L
314 N COLUMBUS ST
ALEXANDRIA, VA 22314

GEARY MANAGEMENT COMPANY INC
1900 FLAGLER AVE
KEY WEST, FL 33040

KRYSZTOFIAK ELZBIETA B
1525 FLAGLER AVE
KEY WEST, FL 33040

SCHOOL BOARD OF MONROE CTY FL
241 TRUMBO RD
KEY WEST, FL 33040

A.H. OF MONROE COUNTY INC
PO BOX 4374
KEY WEST, FL 33041

PRICE ARDEL DECLARATION OF TRUST
11/2/2010
3616 SUNRISE DR
KEY WEST, FL 33040

GRODZINSKI MONICA
1609 BERTHA ST
KEY WEST, FL 33040

JEZEK MICHAEL
1516 DUNCOMBE ST
KEY WEST, FL 33040

HULL PAULINA MATUS H/W
1618 DENNIS ST
KEY WEST, FL 33040

MOSBLECH TRACIE L H/W
1908 VENETIA ST
KEY WEST, FL 33040

D ERCOLE DENNIS
2200 FOGARTY AVE
KEY WEST, FL 33040

NICHOLAS OBEA LLC
200 76TH ST
MIAMI BEACH, FL 33141

BOARD OF PUBLIC INST OF MONROE
CTY FL
241 TRUMBO RD
KEY WEST, FL 33040

GILL DENNIS
1107 KEY
KEY WEST, FL 33040

DISCOUNT AUTO PARTS INC C/O
ADVANCE STORES COMPANY INC NO
9306 ATTN: TAX ACCT
PO BOX 2710
ROANOKE, VA 24001

BOLLEA VICTORIA
1611 JOSEPHINE ST
KEY WEST, FL 33040

DANIEL WILLIAM P
1600 JOSEPHINE ST
KEY WEST, FL 33040

**Planning Board
Staff Report**

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



To: Chair and Planning Board members

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner I

Meeting Date: September 18, 2018

Agenda Item: **Major Development Plan, Conditional Use, and Landscape Modification / Waiver – 1515-1525 Bertha Street and 1512 Dennis Street (RE# 00063400-000100 & RE# 00063400-000000) – A Major Development Plan, Conditional Use, and Landscape Modification / Waiver application for the construction of forty-seven (47) residential units and an administration building located within the Commercial Limited (CL) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Request: Major development plan approval, conditional use approval, and landscape modification / waiver for the proposed construction of a 3-story building with forty-seven (47) residential units and an administration building.

Applicant: Trepanier & Associates, Inc.

Property Owner: A H I Real Estate Properties Inc. & A.H. of Monroe County, Inc.

Location: 1515-1525 Bertha Street (RE# 00063400-000100) and 1512 Dennis Street (RE# 00063400-000000)

Zoning: Commercial Limited (CL)



Background:

The subject properties are located at 1515-1525 Bertha Street and 1512 Dennis Street. In order to allow the proposed redevelopment and expansion of the existing facility, the following development approvals would be necessary:

- Major Development Plan review is required due to permanent residential development; addition of eleven or more units, pursuant to Section 108-91.B.2(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”).
- A Landscape Waiver / Modification is requested to reduce landscape requirements pursuant to City Code Section 108-413, 108-415, 108-416, and 108-450.
- Conditional use review is required for the construction of the rest home facility which is a conditional use within the CL zoning district, pursuant to City Code Section 122-388 (6).
- A Variance approval is required pursuant to City Code Section 90-395, 122-390 (4) b, 122-390 (6) a, and 122-390 (6) c. The project as proposed exceeds the maximum allowable impervious surface, and the structures sit within the side-yard and rear-yard setbacks.

Existing Conditions and Additional Background:

The properties currently consist of eleven (11) structures, with sixteen (16) housing units. The two parcels, when combined, total 33,021 square-feet.

Proposed Development:

The proposal is to remove the existing structures and replace them with new 3-story buildings surrounding a landscaped courtyard.

The first floor will have four (4) 1-bedroom/1-bathroom accessible units, nine (9) 1-bedroom/1-bathroom standard units, and a 1,916-square-foot administration area. The second and third floors will each have four (4) 1-bedroom/1-bathroom accessible units and thirteen (13) 1-bedroom/1-bathroom standard units. The total amount of living units will be forty-seven (47), of which twelve (12) will be accessible.

The new development will be able to accommodate forty-seven (47) clients, thirty-one (31) more than the current layout. Ingress and egress to the rest home can be achieved from Bertha Street, Venetia Street, or Dennis Street.

Surrounding Zoning and Uses:

Surrounding properties are located within the Limited Commercial (CL) and Single Family (SF) zoning districts. Surrounding uses include commercial, multiple-family residential units, single-family residential dwelling units, and a public high school.

Process:

Development Review Committee:	June 28, 2018 (approved)
Preliminary Tree Commission:	August 14, 2018 (postponed)
Preliminary Tree Commission:	September 11, 2018 (approved)
Planning Board:	September 18, 2018
Final Tree Commission:	TBD
City Commission (2 readings):	TBD
DEO review	Up to 45 days, following local appeal period

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

City Code Section 108-91.B.2 (a) requires Major Development Plan review for permanent residential development; addition of eleven or more units. City Code Section 108-196(a) states after reviewing a Major Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and Comprehensive Plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial.

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

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Zoning District	CL			
Flood Zone	AE-8			
Site size	33,066 SF			
Minimum Lot Size	10,000 SF	33,066 SF	No Change	None
Minimum Lot Width	70 feet	185' (front) 92.5 (rear)	No Change	None
Maximum Floor Area Ratio	0.8	0.24	0.8	None
Maximum Height	40 feet	Less than 40'	40'	None

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum Building Coverage	40%	29.5%	36.46%	None
Maximum Impervious Surface	60%	56.2%	70.11%	Variance Required
Minimum Open Space	20%	40%	30%	None
Minimum Front Setback	25 feet	11'-11"	25'	None
Minimum Street-Side Setback	20 feet	8'-9" (Bertha Street) 10'-5" (Dennis Street)	10' (Bertha Street) 17'-6" (Dennis Street)	Variance Required
Minimum Rear Setback	25 feet	9'-7"	15'	Variance Required
Vehicle Off-Street Parking	1 space for every 4 beds (12)	5 off-street paved spaces	16 off-street (of which 2 are accessible)	None
Bicycle Parking	10% of Vehicle Parking	0 spaces	17 spaces	None
Landscaping	City Code Ch. 108, Articles V - VI	See analysis	See analysis	Nonconforming / Waivers Requested

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

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. This portion of the report shall serve as the required written determination of compliance.

1. Potable water supply.

The potable water LOS standard for residential uses is 93 gallons per capita per day, pursuant to City Code Section 94-68. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on per capita residential: $93 \text{ gal/capita/day} \times 47 \text{ persons (1 per unit)} = 4,371 \text{ gal/day}$

The proposal is a demolition and reconstruction of an existing residential living facility, therefore the existing water supply will continue to be used for the site. The adopted potable water LOS standard is expected to be adequate to serve the proposed expansion. The property is serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management.

The sanitary sewer LOS standard for residential uses is 100 gallons per capita per day, pursuant to City Code Section 94-67. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita residential: $100 \text{ gal/capita/day} \times 47 \text{ persons (1 per unit)} = 4,700 \text{ gal/day}$

The Utilities Department has requested the applicant coordinate sewer connections to utilize existing sewer connections on Bertha Street, Venetia Street, and Dennis Street.

The applicant states that the current utility service is adequate to support the proposed development pursuant to City Code Section 94-67. The proposal is a reconstruction and expansion of an existing residential living facility; therefore, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

3. Water quality.

The properties are served by the City's central sewer system. The properties are not adjacent to any bodies of water, therefore, no adverse impacts to water quality are anticipated.

4. Stormwater management / drainage.

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

A drainage plan was submitted indicating that a full stormwater management system would be installed. Stormwater would be retained on-site through one 20 LF exfiltration trench and three (3) swales. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

5. Solid waste.

The solid waste LOS standard for residential uses is 2.66 pounds per capita per day, pursuant to City Code Section 94-71. The proposed development is anticipated to accommodate forty-seven (47) persons. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Proposed development: 2.66 lb/capita/day x 47 persons (1 per unit) = 125.02 lbs/day

The properties are currently served by Waste Management. A 12'x 24' solid waste and recycling area is reflected on the plans.

The adopted solid waste LOS is anticipated to be adequate to serve the proposed development.

6. Roadways

The trip generation for the expansion of the assisted living facility would have a minimal impact on ingress and egress traffic onto Bertha Street, Venetia Street, or Dennis Street. According to the Institute of Transportation Engineers (ITE) the proposed redevelopment would increase the total weekday trips by 93.

ITE USE	EXISTING		PROPOSED	
CONGREGATE CARE FACILITY (253) AVG VEH TRIP ENDS VS. DU ON A WEEKDAY: 2.02 AVERAGE RATE	16 DWELLING UNITS	32.32 TRIPS		
ASSISTED LIVING (254) AVG VEH TRIP ENDS VS. BEDS ON A WEEKDAY: 2.66 AVERAGE RATE			47 BEDS	125.02 TRIPS

7. Recreation.

The plans do not show onsite recreation. The City’s adopted level of service for public recreation will not be adversely impacted.

8. Fire Protection.

There are no fire hydrants on the existing site. The plans show a new fire hydrant, a reduced pressure detector assemblies (RPDA) fire line fire department connection, and a backflow preventer near the corner of Venetia Street and Dennis Street.

9. Reclaimed water system.

The plans do not show a reclaimed water system. This project did not need BPAS units, therefore no prerequisite cistern is required.

10. Other public facilities.

Based on comments received from the DRC members, and based on the Applicant’s concurrency analysis, all public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

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

The development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is not located in the historic district.

Articles III (site plan), IV (traffic impacts) and V (open space, screening, and buffers) of City Code Chapter 108 (planning and development)

The proposed reconstruction and expansion of the assisted living facility will have minimal traffic generation on Bertha Street, Venetia Street, or Dennis Street. The project as proposed requires a landscape modification / waiver. The project as proposed requires a variance to the street-side setbacks and the rear-yard setbacks.

City Code Section 108-956 (potable water and wastewater)

Potable water and wastewater were found to be in compliance in the concurrency determination above.

Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the Applicant would be required to comply with this article of the LDRs.

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

- (a) *Compliance.* The submitted major development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).
- (b) *Vicinity map.* The property is bounded by Bertha Street on the west, Venetia Street on the south, and Dennis Street on the east.
- (c) *Land use compatibility.* Properties within 100 feet are located in the CL and SF zoning districts. Adjacent land uses within 300 feet include single-family and multi-family residential, retail, professional offices, restaurants, and a public school. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.
- (d) *Historic and archeological resource protection.* The property is not located in the historic district.
- (e) *Subdivision of land.* No subdivision of land is proposed.

Appearance of site and structures (City Code Section 108-236):

The Applicant submitted a major development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Site plan (City Code Section 108-237):

The Applicant submitted a site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

Architectural drawings (City Code Section 108-238):

The Applicant submitted extensive architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

Site amenities (City Code Section 108-239):

Proposed site amenities include sixteen (16) off-street parking spaces, a new stormwater drainage system, new landscaping, a landscaped courtyard, and site lighting. This project also qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240):

The Applicant submitted a site survey prepared by Florida Keys Land Surveying pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241):

Not applicable.

Environmentally sensitive areas (City Code Section 108-242):

The proposed construction of the assisted living facility will not impact conservation and mangrove areas and it is not located near the shoreline. The subject property is located within the AE-8 flood zone.

Land clearing, excavation and fill, tree protection, landscaping, and irrigation plan (City Code Section 108-243):

- (a) *Land clearing, excavation, and fill.* The proposed development will require demolition/removal of the existing structures and extensive tree and landscape removal.

- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission reviewed the Landscape Plan and Tree Mitigation Plan. Conceptual approval was granted at the September 11, 2018 meeting.
- (c) *Landscaping plan.* The submitted plan indicates landscaping incorporated throughout the property. The submitted landscape plan shows the removal of twenty-four (24) trees, the transplantation of twenty-five (25) palm trees, and the transplantation of nine (9) trees. The conceptual landscape plan was approved by the Tree Commission on September 11, 2018. However, full compliance with all landscape buffer requirements of the LDRs is not proposed. Modifications and waivers are requested as part of this application to reduce the required landscaping.
- (d) *Irrigation plan.* An irrigation plan was submitted by the applicant.

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

There are currently five (5) off-street parking spaces (of which 1 is handicap accessible) at the property. The proposed development will include sixteen (16) off-street parking spaces (of which 2 will be handicap accessible, racks to accommodate up to seventeen (17) bicycles, and twenty (20) scooter parking spaces.

Housing (City Code Section 108-245):

There are currently sixteen (16) existing non-transient residential units on the property, with an equivalent single-family unit (ESFU) of 16.00. These units will be converted to forty-seven (47) individual living units at an ESFU of 0.10 (nursing home, rest home, assisted living facility, and convalescent home). The redeveloped property will be able to serve thirty-one (31) more clients than the current development.

Economic resources (City Code Section 108-246):

The estimated cost of construction is \$7,500,000. According to the Monroe County Property Appraiser, the market improvement value in 2018 of the properties in their current state is \$1,057,040.

Special considerations (City Code Section 108-247):

- (a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The project is not located in the historic district and is in the AE-8 flood zone.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline, so shoreline access would not be impeded.
- (e) No special facilities are proposed to accommodate bus ridership.

- (f) No special design features that will be utilized to reduce energy consumption are described on the plans.
- (g) The properties are located within the AE-8 flood zone and would not have usable area below the bottom floor.
- (h) No public or private recreation facilities are proposed on the property. The proposed plans indicate a landscaped courtyard.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) No wetlands or submerged land would be impacted.

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

The construction is proposed in two phases. According to the application, Phase I will commence as soon as possible following the approval, and Phase II will commence within five (5) years.

Truman Waterfront Port facilities (City Code Section 108-249):

Not applicable.

Site plan (City Code Chapter 108, Article III):

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Site location and character of use (City Code Section 108-277):

Nursing homes, rest homes, and convalescent homes are a conditional use within the CL zoning district.

Appearance of site and structures (City Code Section 108-278)

The proposed project, and its choice of building materials, plant materials, lighting, and other site improvements will create a pleasing and harmonious overall environment. The AIPP board will be instrumental in incorporating public art on the property.

Location and screening of mechanical equipment, utility hardware and waste storage areas (City Code Section 108-279 & 280)

The 12 x 24 solid waste and recycling receptacle area is reflected on the plans.

Roll-off compactor container location requirements (City Code Section 108-281)

None proposed.

Utility lines (City Code Section 108-282)

No changes proposed.

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

None proposed.

Exterior lighting (City Code Section 108-284)

The Applicant has submitted an exterior lighting plan, Sheet C-2.0.

Signs (City Code Section 108-285)

No signage is reflected on the plans.

Pedestrian sidewalks (City Code Section 108-286)

The plans indicate sidewalk and pedestrian circulation throughout the proposed development.

Loading docks (City Code Section 108-287)

No loading docks are proposed, and no loading/unloading is indicated.

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed.

Land clearing, excavation, or fill (City Code Section 108-289)

No work would impact a floodplain or a conservation area. The proposed stormwater management would address drainage and runoff from the site. Vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Temporary fencing and silt barriers shall be in place during demolition and construction to prevent soil and debris from running into City streets and sidewalks, and adjacent properties.

Landscaping (Code Chapter 108, Article VI):

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated throughout the property. The applicant will go to the Tree Commission for final approval of the landscape plan after the Planning Board. Nonetheless, full compliance with all landscape buffer requirements of the LDRs is not proposed. The Applicant is requesting modifications and waivers, pursuant to City Code Section 108-517, as outlined in the table below.

Landscaping Modification / Waiver Summary				
Landscaping Type	Minimum Required	Existing	Proposed	Change / Waiver
Street frontage (Sec. 108-413) Bertha Street, Venetia Street, Dennis Street	20 feet right-of-way buffer	Fence and existing screening	See attached conceptual landscape plan	Waiver requested
Perimeter (Sec. 108-415)	5.0 feet	Fence and existing screening	4.0 feet See attached conceptual landscape plan	Waiver requested

Nonvehicular use open space areas (Sec. 108-416)	4 trees / 2,500 square-feet of NOS	Fence and existing screening	See attached conceptual landscape plan	Waiver requested
Screening (Sec. 108-450)	A landscape strip along the entire perimeter of all parking areas except along the portion of the perimeter which is entirely screened visually from adjacent property by buildings on the property being improved	Fence and existing screening	Various See attached conceptual landscape plan	Waiver requested

Pursuant to City Code Section 108-517(b), the Planning Board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of City Code Chapter 108, Article VI, Division 4, Subdivision II and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- (1) *Public interest; adjacent property.* The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.
- (2) *Not discriminatory.* The waiver or modification is not discriminatory, considering similar situations in the general area.
- (3) *Superior alternatives.* The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
- (4) *Protection of significant features.* The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
- (5) *Deprivation of reasonable use.* Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:
 - a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
 - b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

(6) *Technical impracticality*. Strict application of the requirement would be technically impractical.

Given the challenges and trade-offs of fully complying with all of the various landscaping requirements of the LDRs, staff recommends approval of the requested landscape modifications and waivers.

Off-street parking and loading (Code Chapter 108, Article VII):

The code requires one (1) space per four (4) beds for nursing homes or convalescent home. The off-street parking requirement for this project would be a minimum of twelve (12) spaces. The Applicant is proposing sixteen (16) automobile spaces, as well as twenty (20) scooter spaces and racks to accommodate up to seventeen (17) bicycles.

Stormwater and surface water management (Code Chapter 108, Article VIII):

A stormwater management plan was submitted indicating that surface water management is designed for the 25-year/72-hour storm event, as required. Stormwater would be retained on-site through an exfiltration trench and three new vegetated swales.

Utilities (Code Chapter 108, Article IX):

Access to potable water, access to wastewater disposal systems and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

Art in Public Places (City Code Section 2-487):

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set aside for the acquisition, commission, and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. Construction costs are estimated to be \$7,500,000. A full public art plan would be required to be approved.

CRITERIA FOR CONDITIONAL USE REVIEW AND APPROVAL:

Pursuant to City Code Section 122-62(c), applications for a conditional use shall clearly demonstrate the following:

- (1) *Land use compatibility*. Properties within 100 feet are located in the CL and SF zoning districts. Adjacent land uses within 300 feet include single-family and multi-family residential, retail, professional offices, restaurants, and a public school. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.

- (2) *Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.* The size of the site and its infrastructure can accommodate the proposed use.
- (3) *Proper use of mitigative techniques.* Any adverse impacts will not affect surrounding properties. The on-site upgrades, such as landscaping and lighting, should provide added benefits to the neighborhood.
- (4) *Hazardous waste.* No hazardous waste would be generated on the property.
- (5) *Compliance with applicable laws and ordinances.* Any and all necessary permits from other governmental agencies would be obtained.
- (6) *Additional criteria applicable to specific land uses.* Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. *Land uses within a conservation area.* No development is proposed to take place within a conservation area.
 - b. *Residential development.* The property currently has 16.00 ESFUs which will be converted to nursing home, rest home, assisted living facility, and convalescent home fractional ESFUs (0.10).
 - c. *Commercial or mixed-use development.* No applicable.
 - d. *Development within or adjacent to historic district.* No applicable.
 - e. *Public facilities or institutional development.* No applicable.
 - f. *Commercial structures, uses and related activities within tidal waters.* No applicable.
 - g. *Adult entertainment establishments.* No applicable.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Development Plan, Conditional Use, and Landscape Waiver be **APPROVED** with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated September 4, 2018 signed and sealed by MHK Architecture and Planning, and the landscape plans dated August 31, 2018 by Janet O. Whitmill, R.L.A., Inc.

2. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
3. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to placement on a City Commission agenda:

4. The site plan shall be modified to address the following issues:
 - a. The existing sidewalks in the public right-of-way shall remain.
 - b. The off-street parking requirement of a minimum of twelve (12) spaces shall be wholly contained within the parcel without removing existing on-street parking.
5. The applicant shall obtain final landscape plan approval from the Tree Commission.
6. The applicant shall provide proof of coordination with the Key West International Airport.

Conditions prior to issuance of a building permit:

7. Applicant shall coordinate with Keys Energy Services a full project review.
8. Approval of a Public Art Plan shall be obtained from the AIPP Board pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

9. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

**Minutes from the
Planning Board
Meeting
(agenda items #8 & #9)**



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Tuesday, September 18, 2018

6:00 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order 6:00 PM

Roll Call

Absent 1 - Pike

Present 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Mr. Gilleran, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo, the Agenda be Approved, postponing items 2, 3 and 6 to the October 18 meeting and Item 13 being withdrawn. The motion passed by an unanimous vote.

Approval of Minutes

1 August 16, 2018

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo, that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

2 **Variance - 3228 Flagler Avenue - (RE# 00069040-000000) - A**
request for a variance to the minimum side yard setback requirement in order to construct eight residential units on property located within the Commercial Limited (CL) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed to October 18, 2018 meeting.

3 **Minor Development Plan, Conditional Use, and Landscape Waiver - 3228 Flagler Avenue (RE#00069040-000000) - A** request for minor development plan, Conditional Use and landscape waiver approvals for the construction of eight (8) non-transient units on property located within the Commercial Limited (CL) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed to October 18, 2018 meeting.

4 **Text Amendment of the Comprehensive Plan - A** resolution of the Key West Planning Board recommending an ordinance to the City Commission amending Table 1-1.1.5 and Policy 1-1.1.10 entitled "Allowed Uses in Historic Public and Semi-Public" of the Comprehensive Plan; providing for the repeal of inconsistent provisions; an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Planning Resolution be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-44

5 **Text Amendment of the Land Development Regulations - A**
resolution of the Key West Planning Board recommending an ordinance to the City Commission amending Chapter 122 entitled “Zoning”; Article IV entitled “Districts”; Division 11 entitled “Historic Public and Semipublic Services District”; Subdivision I entitled “Historic Public and Semipublic Services District (HPS)”; Section 122-956 entitled “Intent”; Section 122-958 entitled “Conditional Uses”; and Section 122-960 entitled “Dimensional Requirements” of the Land Development Regulations; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Planning Resolution be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-45

New Business

6 **Exception for Outdoor Merchandise Display - 407 A & B Front Street (RE # 00000180-000000) - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Postponed to October 18, 2018 meeting.

7 **Minor Development Plan - 1028-1030 Truman Avenue (RE # 00033280-000000) - A request for minor development plan approval for the construction of a new two-story commercial structure in the front of the parcel and a new two-story two-family residential structure in the rear of the parcel located in the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

A motion was made by Mr. Browning, seconded by Mr. Lloyd, that the Planning Resolution be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-46

8 Variance - 1515-1525 Bertha Street & 1512 Dennis Street (RE# 00063400-000100 & RE# 00063400-000000) - A request for variances to maximum allowable impervious surface and minimum street-side and rear-yard setback requirements in order to construct a 3-story structure on property located within the Commercial Limited (CL) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Lloyd, seconded by Mr. Browning, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Variance be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-47

9 Major Development Plan and Conditional Use - 1515-1525 Bertha Street & 1512 Dennis Street (RE# 00063400-000100 & RE# 00063400-000000) - A major development plan and conditional use application for the construction of forty-seven residential units and an administration building located within the Commercial Limited (CL) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Planning Resolution be Passed, subject to the conditions set forth on the staff report. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-48

10 Variance - 622 Mickens Lane (RE # 00013130-000100) - A request for a variance to the parking requirement of one off-street parking space to allow for no off-street parking for property located within the Historic Residential Office (HRO) Zoning District pursuant to Sections 90-395 and 108-572 (1) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Russo, seconded by Mr. Browning, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Variance be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-49

11

Variance - 1116 Packer Street - (RE# 00031440-000100) - A

request for variances to the maximum building coverage allowed and the minimum side setback in order to construct a covered porch in the rear yard on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Russo, seconded by Mr. Varela, Sr., that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

No: 2 - Mr. Browning, and Vice Chair Gilleran

Absent: 1 - Mr. Pike

Yes: 4 - Mr. Lloyd, Mr. Russo, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2018-50

12

An After-the-Fact Variance - 3302 Harriet Avenue - (RE# 00031440-000100) - A

request for variances to maintain a 6 foot solid fence on the front of the property and a eight foot gate entry on the side of the property located within the Medium Density Residential (MDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Browning, seconded by Mr. Russo, that the Planning Board Resolution be Postponed to the October 18, 2018 meeting. The motion carried by the following vote:

No: 1 - Vice Chair Gilleran

Absent: 1 - Mr. Pike

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., and Chairman Holland

13

Amended and Restated Development Agreement Extension - 3840 North Roosevelt Boulevard (RE# 00064950-000000, AK # 1065471) A request for an extension of an approved Amended and Restated Development Agreement in the General Commercial (CG) Zoning District pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Withdrawn from the Agenda for Readvertising

Public Comment

Reports

Adjournment 8:15 PM

**Planning Board
Resolution
no. 2018-48**

**PLANNING BOARD
RESOLUTION NO. 2018-48**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE, AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.B.2(a), 108-196(a), 122-388 (6), 122-62, 108-413, 108-415, 108-416, 108-450, AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF 47 RESIDENTAIL UNITS AND AN ADMINISTRATION BUILDING ON PROPERTY LOCATED AT 1515-1525 BERTHA STREET AND 1512 DENNIS STREET (RE # 00063400-0001000; AK # 1000469 AND RE # 00063400-000000; AK # 1063835) WITHIN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 B. 2. (a) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that outside of the Historic District, a Major Development Plan is required for permanent residential development addition of eleven or more units; and

WHEREAS, Section 108-196 (a) authorizes the Planning Board to review and approve, approve with conditions, or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, Section 122-388 (6) requires Conditional Use approval for nursing homes, rest homes, and convalescent homes; and

WHEREAS, Section 122-62 provides the specific criteria for the approval of a conditional use; and

WHEREAS, Section 108-413 provides minimum standards for landscaping along the right-

 Chairman

 Planning Director

of-way; and

WHEREAS, Section 108-415 provides minimum requirements for perimeter landscaping;

and

WHEREAS, Section 108-416 provides minimum landscape requirements in nonvehicular use areas; and

WHEREAS, Section 108-450 provides requirements for landscape screening; and

WHEREAS, modifications and waivers to reduce the City's landscaping requirements are requested pursuant to City Code Section 108-517; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape modification / waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2018; and

WHEREAS, the granting of a Major Development Plan, Conditional Use, and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan, Conditional Use, and Landscape Modification / Waiver is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

herein.

Section 2. The Major Development Plan, Conditional Use, and Landscape Modification / Waiver application for the construction of forty-seven (47) new residential units and an administrative building on property located at 1515-1525 Bertha Street (RE # 00063400-000100) and 1512 Dennis Street (RE# 00063400-000000) within the Commercial Limited (CL) zoning district pursuant to Sections 108-91.B.2(a), 108-196(a), 122-388 (6), 122-62, 108-413, 108-415, 108-416, 108-450, and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated September 4, 2018 signed and sealed by MHK Architecture and Planning, and the landscape plans dated August 31, 2018 by Janet O. Whitmill, R.L.A., Inc.; notwithstanding any revisions requested and recommended by staff.
2. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 5 PM on Monday through Friday, and 9 AM to 5 PM on Sunday.
3. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to placement on a City Commission agenda:

4. The site plan shall be modified to address the following issues:


Chairman


Planning Director

- a. The existing sidewalks in the public right-of-way shall remain.
 - b. The off-street parking requirement of a minimum of twelve (12) spaces shall be wholly contained within the parcel without removing existing on-street parking.
5. The applicant shall obtain final landscape plan approval from the Tree Commission.
 6. The applicant shall provide proof of coordination with the Key West International Airport.
 7. A revised traffic study to the satisfaction of the City Engineer shall be submitted.

Conditions prior to issuance of a building permit:

8. The applicant shall coordinate with Keys Energy Services a full project review.
9. Approval of a Public Art Plan shall be obtained from the AIPP board pursuant to City Code Section 2-487 and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

10. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan, Conditional Use, and Landscape Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption


Chairman

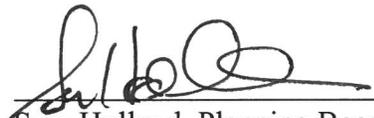

Planning Director

and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of September 2018.

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



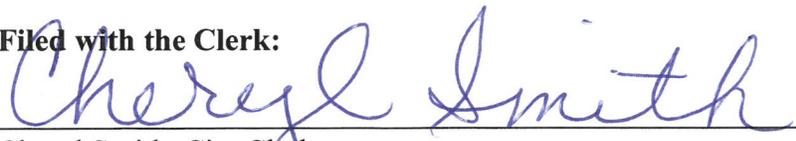
Sam Holland, Planning Board Chairman 10.3.18
Date

Attest:



Patrick Wright, Planning Director 10-1-18
Date

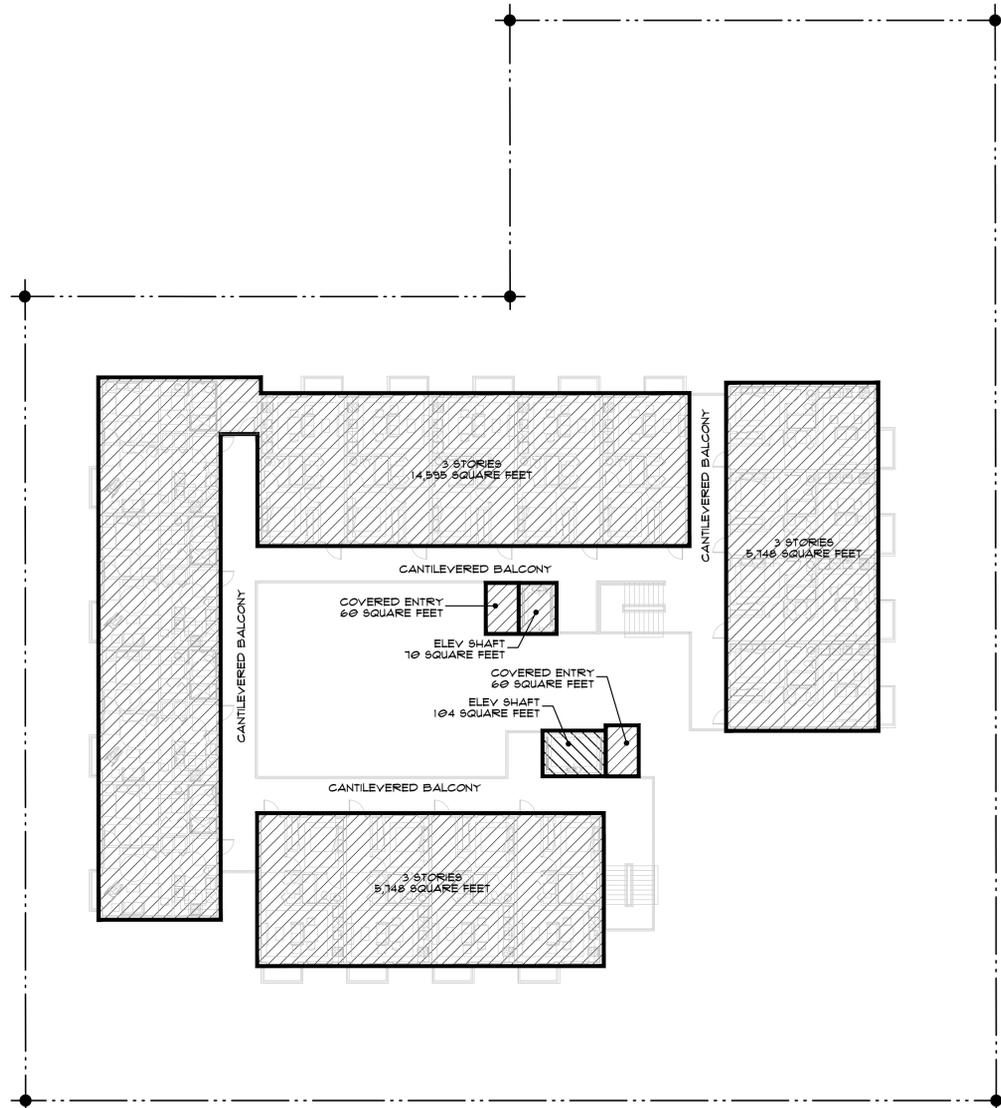
Filed with the Clerk:



Cheryl Smith, City Clerk 10-3-18
Date

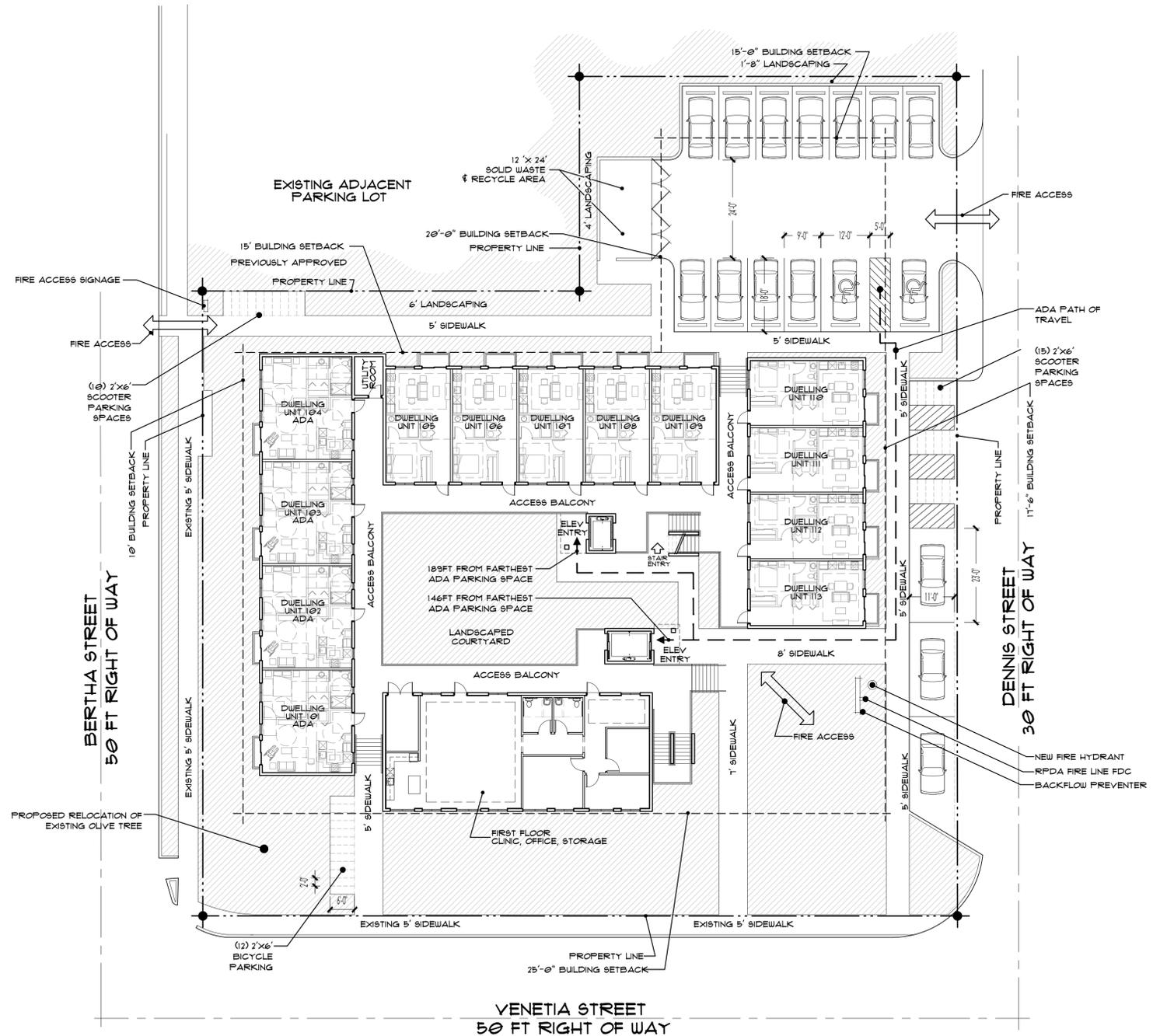
 Chairman
 Planning Director

**Updated Plans
(condition #4 of Resolution no. 2018-48)**



TOTAL SITE.....33,066 SQUARE FEET
 MAXIMUM FAR.....0.8 = 26,452 SQUARE FEET
 GROSS FLOOR AREA.....26,385 SQUARE FEET
 FAR = (26,385) / 33,066 = 0.8
 NOTE: THE EXTERIOR OPEN AIR BALCONIES FOR UNIT ACCESS AND UNIT BALCONIES ARE ALL NON-ROOFED AND CANTILEVERED. THEY ARE NOT A PART OF THE F.A.R.

FLOOR AREA RATIO DIAGRAM
 SCALE: 1/16" = 1'-0"



RESIDENTIAL CARE FACILITY

SITE PLAN DIAGRAM
 SCALE: 1/16" = 1'-0"

	CODE REQUIREMENT			VARIANCE REQUEST
	CODE REQUIREMENT	EXISTING	PROPOSED	
ZONING	CL			
FLOOD ZONE	AE 8 - NGVD 23			
SIZE OF SITE	33,066 S.F. / 0.76 ACRES			
HEIGHT	40 FEET	LESS THAN 40	40' FROM C.R.	
SIDE SETBACK (DENNIS STREET)	20'-0"	10'-5"	11'-6"	VARIANCE REQUESTED
FRONT SETBACK (VENETIA STREET)	25'-0"	11'-11"	25'-0"	
SIDE SETBACK (BERTHA STREET)	20'-0"	8'-3"	10'-0"	VARIANCE REQUESTED
SIDE SETBACK	20'-0"	4'-0"	20'-0"	
REAR SETBACK	25'-0"	9'-1"	15'-0"	VARIANCE REQUESTED
F.A.R.	(0.8) 26,453	(0.24) 7,939 S.F.	(0.8) 26,385 S.F.	
BUILDING COVERAGE	13,266 S.F. (40%)	9,144 S.F. (29.5%)	12,042 (36%)	
IMPERVIOUS SURFACE	19,839 (60%)	18,585 S.F. (56.2%)	23,151 S.F. (70%)	VARIANCE REQUESTED
PARKING	1 SPACE PER 4 ROOMS	12 REQ / 16 PROP	16	
HANDICAP PARKING	2 SPACES	0	2	
BICYCLE PARKING	5 SPACES	0	12 BICYCLE / 25 SCOOTER	
OPEN SPACE / LANDSCAPING	20%	40%	9,915 S.F. (30%)	
NUMBER AND TYPE OF UNITS	16 DU/A	16	41	
CONSUMPTION AREA OR NUMBER OF SEATS	NA	NA	NA	

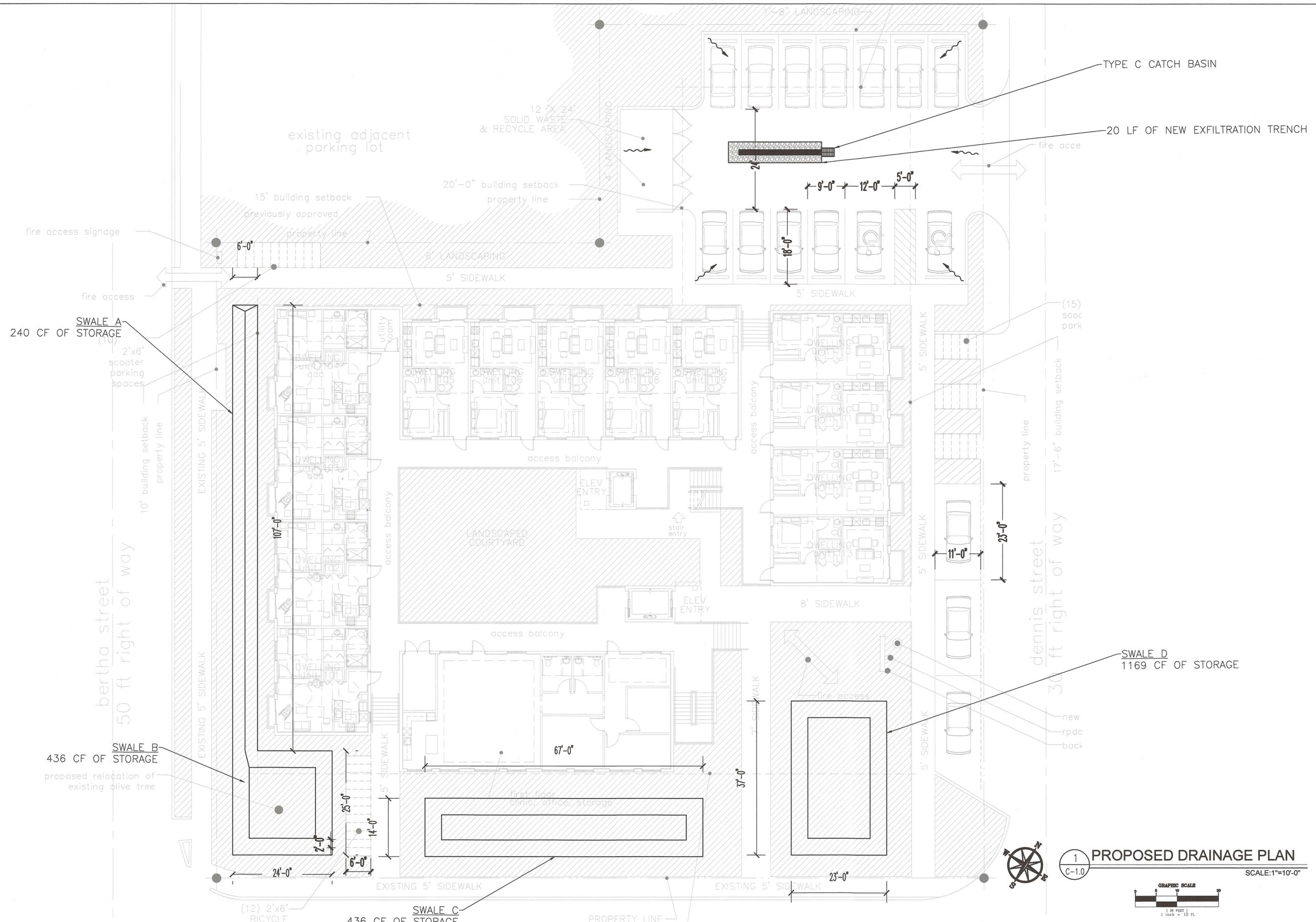
MON, 03 DEC 2018 09:50:30AM EST: \\MP\ADPUB\BLSH_347\ARTISTS-PLACE-2.DWG

Marty's Place Residential Care Facility
 AIDS Help of Monroe County, 15121 Dennis Street, Key West, Florida

9756THA/E.S.SUITE 200
 NAPLES FLORIDA 34102
 PHONE: (239) 331-7892
 WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

SKI
 DEC 3, 2018



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Richard J. Milelli
 PE #58315

MARTY'S PLACE, AIDS HELP OF MONROE COUNTY, INC.
 1512 DENNIS STREET
 KEY WEST, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale:
AutoCad File No.	

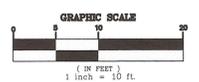
Revisions:
 1. KW.PD.revision.12.3.18

Title:
DRAINAGE PLAN

Sheet Number:
C-1.0

Date: SEPTEMBER 5, 2018

1 PROPOSED DRAINAGE PLAN
 C-1.0



**Proof of Coordination with the
Key West International Airport
(condition #6 of Resolution no. 2018-48)**

December 10, 2018

Vanessa Sellers, Planner II
City of Key West
1300 White Street
Key West, FL 33040

**Re: 1515-1525 Bertha Street & 1512 Dennis Street
AHI - Marty's Place
Major Development Plan Conditional Use and Variance
(RE 0006340-000000 & 0006340-000100)**

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Vanessa,

This letter serves to confirm that we are in compliance with condition #6, "The applicant shall provide proof of coordination with the Key West International Airport." On October 15, 2018, you were included on the email chain between Mr. Pedro Mercado, Assistant County Attorney, and me where he confirmed receipt of the development plans for 1515 Bertha Street. Within that email, he provided us with a sample Avigation Easement which he asked to be included in the development approval. We recommend this be a condition of City Commission approval prior to the issuance of building permits.

Also copied on that email were the relevant airport personnel. We will continue to coordinate with Mr. Mercado and airport personnel as the project progresses.

Thank you for your time and consideration in this matter.

Please don't hesitate to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Thompson".

Lori Thompson