

**The City of Key West
Planning Board
Staff Report**



To: Chair and Planning Board members

From: Melissa Paul-Leto, Planner Analyst

Through: Patrick Wright, Planning Director

Meeting Date: May 18, 2017

Agenda Item: **Minor Development Plan and Landscape Waiver– 315 Catherine Street (RE # 00026320-000000)** – A request for Minor Development Plan and Landscape Waiver approval for the construction of three residential units on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 108-91.A.1. (a) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: Minor Development Plan and Landscape Waiver approval for the construction of three residential units.

Applicant: Stones & Cardenas, Attorneys at Law

Property Owner: 315 Catherine Street, LLC

Location: 315 Catherine Street (RE # 00026320-000000)

Zoning: Historic Medium Density Residential (HMDR)



Background / Proposed Development:

The subject property is located on Catherine Street between Thomas and Whitehead Street within the HMDR Zoning District. The property is currently a 4,753 square foot vacant lot of record. An apartment building built in 1958 consisting of five residential units was demolished in 2006.

The proposed development would result in a two wood frame structures. The front structure will house one unit, a one-story frame structure with a second story wood frame structure located at the rear of the property will consist of the second and third unit. Each unit will consist of a 2 bedrooms and 2 bathrooms, each 978 square feet. The plans are calling for paved parking area in the front of the property containing 2 off street spaces. A Landscape Waiver and a Parking Variance are being requested.

In order to allow the proposed development, the following development approval would be required:

- Minor Development Plan review is required due to permanent residential and transient residential development: addition or reconstruction of three or four units within the historic district, pursuant to Section 108-91.A.1.(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”);

Surrounding Zoning and Uses:

Surrounding properties are located within the HHDR and HRCC-3 Zoning Districts. Surrounding uses include a *mix of permanent residents, including single-family, duplex, and multiple-family residential structures, home occupations, community facilities and residential uses.* Zoning districts within 300 feet of the property are the Historic High Density Residential (HHDR) and Historic Medium Density Residential (HMDR).

Process:

Development Review Committee (DRC):	February 23, 2017
Planning Board:	May 18, 2017
Planning Board:	April 20, 2017
(Postponed by applicant)	
HARC:	pending
City Commission:	pending
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.A.1. (a) Requires permanent residential and transient residential development: addition or reconstruction of three or four units within the historic district to be reviewed as a Minor Development Plan. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor 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. The Planning Board’s decision on a Minor Development Plan in the historic district shall be advisory to the City Commission.

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	HMDR			
Flood Zone	AE-7 Zone			
Site size	4,753 SF; 0.109 acres			
Maximum density	16 du/acre	Vacant land (licensed for 5 units previously)	3 units	Existing non- conformity
Maximum height	30 feet	0 feet	30 feet	In compliance
Maximum building coverage	40% (1,901 SF)	0%	40% (1,900 SF)	In compliance
Maximum impervious surface	60% (2,852 SF)	0%	57.4% (2,729 SF)	In compliance
Minimum lot size	4,000 SF	4,753 SF	4,753 SF	In compliance
Minimum front setback	10 feet	0 feet	16 feet 6 inches	In compliance
Minimum side Setback (Left)	5 feet	0 feet	5 feet	In compliance
Minimum side Setback (Right)	5 feet	0 feet	5 feet	In compliance
Minimum rear setback	15 feet	0 feet	15 feet	In compliance

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum vehicular parking (multiple-family)	1 Space per dwelling unit = 3 spaces required	0 spaces	2 spaces	Variance required -1 space
Bicycle parking	10% of the required vehicular parking spaces	0 spaces	2 bicycle spaces	In Compliance
Minimum open space	35% (1,664 SF)	100% (4,753 SF)	35.1% (1,667 SF)	In compliance

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. City 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 Minor Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City 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. The land area would remain the same and the floor area would increase for residential floor area. Utilizing this LOS standard, potable water demand is estimated as follows:

Residential

Based per capita: $93 \text{ gal/capita/day} \times 7.89 \text{ persons} = 733.77 \text{ gal/day}$

The adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. The property is currently 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 93 gallons per capita per day, pursuant to City Code Section 94-67, The land area would remain the same and the floor area would increase. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Residential

Based per capita: $93 \text{ gal/capita/day} \times 7.89 \text{ p} = 733.77 \text{ gal/day}$

The adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

3. Water quality

The property is served by the City's central sewer system. The property is 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.

Stormwater and drainage calculations were submitted to the Utilities Department and have been found to be in compliance

5. Solid Waste

The solid waste LOS standard for residential is 2.66 pounds per capita per day, and nonresidential uses is 6.37 pounds per capita per day, pursuant to City Code Section 94-71. Information on the anticipated number of employees for nonresidential was not provided.

Residential

Based per capita: $2.66 \text{ lbs/capita/day} \times 7.89 \text{ persons} = 20.98 \text{ lbs/day}$

According to the City's General Services Division, the contract with Waste Management (WM) accounts for a 20 year "window" for waste processing at the Wheelabrator Waste-to-Energy site. There are other facilities in South Florida also owned by WM for continued use into the future. Therefore, the adopted solid waste LOS standard is anticipated to be adequate to serve the proposed development.

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72. Catherine Street is classified as a minor arterial roadway. According to the 2011 Carrying Capacity Study, Catherine Street has an existing LOS of D. Vehicle trips and traffic patterns are not anticipated to negatively affect Catherine Street. Therefore, the proposed development is not anticipated to negatively affect the LOS on Catherine Street.

7. Recreation

The recreation LOS standard is five acres of recreation and open space per 1,000 permanent residents pursuant to City Code Section 94-70. According to the 2013 Comprehensive Plan Data and Analysis, the City is currently providing ample recreation and open space. The proposed development would have no impact on the adopted recreation LOS standard.

8. Fire protection

A life safety plan has been provided to the Fire Department and has been found to be in compliance.

9. Reclaimed water system

There are no reclaimed water systems proposed.

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 located within the Key West Historic District and the proposed development would need to obtain a Certificate of Appropriateness from the Historic Architectural Review Commission (HARC) for the proposed development prior to issuance of building permits.

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

The proposed site plan is analyzed in greater detail below. Traffic impacts were found to be in compliance in the concurrency determination above.

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 development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), 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 situated at Catherine Street and Thomas Street. A location map is indicated on the survey and the cover sheet of the plans.

(c) *Land use compatibility.* Properties within 100 feet are located within the HMDR Zoning District. Adjacent land uses within 300 feet include residential uses. 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 project's impact on archaeological and historic resources is being coordinated through the DRC and would be reviewed by the HARC through a Certificate of Appropriateness.

(e) *Subdivision of land.* No subdivision of land is proposed.

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

The Applicant submitted a 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 and reflected in the staff recommendation 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 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 2 off-street parking spaces as well as bicycle parking in the front of the building.

Site survey (City Code Section 108-240)

The Applicant submitted a site survey pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241)

Not applicable.

Environmentally sensitive areas (City Code Section 108-242)

No environmentally sensitive areas are located on or near the property, which is located within the AE-7 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 City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal. Otherwise, no land clearing, excavation or fill is proposed.

(b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans. All remaining trees must be protected.

(c) *Landscaping plan.* A landscape plan has been provided to the city's Urban Forestry manager. A Landscape Waiver request was made for the side yard. The landscape plan has been reviewed by the Urban Forestry manager and found in compliance with the applicable landscape codes.

(d) *Irrigation plan.* None proposed.

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

The proposed plan provides two (2) off street parking spaces in the front of the property. The vehicular access will be from Catherine Street. The applicant is proposing two (2) bicycle spaces provided by a one stationary bike rack located at the front of the property.

Housing (City Code Section 108-245)

There is three market rate residential units being proposed each containing 978 square feet to occupy the front and rear of the proposed two structures.

Economic resources (City Code Section 108-246)

An analysis of estimated average ad valorem tax yield from the proposed project was not submitted by the applicant. However, it is expected the tax yield would be greater than that from the proposed development of the property. No construction expenditure was given by the applicant.

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 located within the historic district and the AE-7 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 are proposed to reduce energy consumption. However, the project would be required to comply with the energy efficiency requirements of the state and city building codes for new residential buildings.
- (g) The property is located within the AE-7 flood zone.
- (h) No on-site recreation facilities are existing or proposed.
- (i) Coordination with applicable agencies is was 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 applicant is proposing to start construction after all required City approvals are made. Staff recommends that, if necessary, temporary construction fencing and erosion barrier be installed and maintained during all phases of demolition and construction. Staff recommends that all City streets and sidewalks shall be kept clean and safe during all phases of construction.

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)

The proposed two residential wood frame structures are located in the HMDR zoning district where residential use is harmonious with the surrounding residential neighborhood

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

The proposed appearance of the site and structures will be required to have HARC approval.

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

Air conditioning units and other mechanical equipment are located on the roof of the two buildings.

Front-end loaded refuse container location requirements (City Code Section 108-280)

The City is coordinating the location and type of refuse containers through the DRC and with Waste Management to ensure adequate service access.

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

None proposed.

Utility lines (City Code Section 108-282)

None proposed.

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

None proposed.

Exterior lighting (City Code Section 108-284)

Indicated on Sheet A-1, all exposed exterior lighting will meet the requirements of Section. 108-284 and be shielded and/or arranged to eliminate glare from roadways.

Signs (City Code Section 108-285)

Any proposed signage would have to obtain HARC approval and building permits.

Pedestrian sidewalks (City Code Section 108-286)

The property is served by existing public sidewalks.

Loading docks (City Code Section 108-287)

None proposed.

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 plans indicate an existing stormwater management system. Vegetation removal has been reviewed by the Urban Forestry Manager and the Tree Commission. Staff recommends temporary fencing and silt barriers if necessary during construction, to prevent soil and debris from running into City streets and sidewalks.

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 proposed landscaping on the front, east side and rear of the property. There is a landscape Waiver request for the west side yard for insufficient amount of landscaping. The proposed plan will comply with the minimum open space and maximum impervious surface requirements.

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

City Code Section 108-572(2) (a) requires a minimum of one vehicular parking space per dwelling unit. There 3 dwelling units being proposed, 3 vehicular spaces are required. City Code Section 108-572 (1) requires a minimum of one vehicular parking space per dwelling unit. The total parking requirement is 3 spaces.

The Code also requires bicycle parking equivalent to 10% of vehicular spaces, one (1) bicycle space would be required based on 3 vehicular spaces. The applicant is proposing a total of two (2) bicycle spaces.

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

A stormwater management plan has been provided by the applicant and reviewed by city staff for compliance.

Utilities (Code Chapter 108, Article IX)

Access to potable water, 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)

Not applicable to Minor Development Plans.

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 Minor Development Plan be **APPROVED** with the following conditions:

General conditions:

1. The proposed development shall be consistent with the site plan dated January 5, 2017 by Matthew Stratton, Registered Architect.
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

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 X

Conditional Use

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address 315 Catherine Street, Key West, FL 33040
- 2) Name of Applicant Adele V. Stones
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 221 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # 305-294-0252 Email ginny@keyslaw.net
- 6) **Email Address:** ginny@keyslaw.net
- 7) Name of Owner, if different than above 315 Catherine Street, LLC
- 8) Address of Owner P.O. Box 610280, Bayside, NY 11361
- 9) Owner Phone # c/o 305-294-0252 Email c/o ginny@keyslaw.net
- 10) Zoning District of Parcel HMDR RE# 00026320-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval NA HARC approval # NA
OR: Date of meeting Pending
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
This project proposes to rebuild three of five previously existing residential units. The previous 1958 CBS apartment-block structure was demolished in 2006 and the property has remained vacant since that time. The proposed redevelopment will consist of two wood frame structures. The front structure will house "Unit 1", a one-story frame structure with a second story rear addition. Unit 1 will be a 2-bdrm/2-bth, 974 sq. ft. independent unit. A second two-story wood frame structure located at the rear of the property will house "Unit 2" and "Unit 3"; both will consist of 2-bdrm/2-bth's, 978 sq. ft. Two off-street automobile parking spaces will be provided. A landscape waiver and a parking variance is being requested.

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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

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

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

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

I. Existing Conditions.

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

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

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

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

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

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

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

Sec. 108-228. Identification of key persons.

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

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

Sec. 108-229. Project description.

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

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

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

Sec. 108-230. Other project information.

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

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

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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

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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

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

Sec. 122-62. Specific criteria for approval.

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

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(305) 809-3720



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

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

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



Project Analysis - 315 Catherine Street

Summary:

Re-build three of five previously existing residential units pursuant to Sec. 122-28(b) by constructing two wood frame two-story residential structures including two on-site parking spaces.

Currently a vacant lot, the previous structure was a one-story apartment block¹ constructed circa 1958. On May 9, 2006, HARC approved the demolition and rebuilding of the non-contributing 5-unit apartment building into a new 5-unit two-story structure.² The demolition permit was issued in December 2006³ and the structure was demolished.

The following analysis provides both existing conditions and proposed development as well as aspects of the design that address community issues.

Analysis:

The following is an analysis of the proposed development plan.

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

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

¹ Attachment A

² Attachment B

³ Attachment C

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

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

Title block (Sec. 108-227)

Name of development: 315 Catherine Street
 Owner/developer: 315 Catherine Street, LLC
 Scale: 1/4" = 1'-0"
 Preparation and revision dates: As noted on plans
 Location: 315 Catherine Street

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

Owner: 315 Catherine Street, LLC
 Authorized Agent: Adele V. Stones, Stones & Cardenas
 Architect: Mathew Stratton, M. Stratton Architecture
 Engineer: Mark Keister, Atlantic Engineering Services
 Surveyor: Mathew Blomberg, Florida Keys Land Surveying, LLC
 Landscape Architect: Scott Neitzel, Neitzel Design Group, Inc.
 Legal and Equitable Owners: George Robb, Jr.

Project Description (Sec. 108-229):

This project entails rebuilding three of five legally established residential units, per the attached site plan, by constructing two new wood frame two-story residential structures housing the three units with two off street parking spaces on the currently vacant parcel legally described as:

Legal Description: Lot 28 in Square 2, Tact 10 according to Chas. W. Tiff’s map of the City of Key West. Parcel Identification Number: 00026320-000000.

The site has the following characteristics:

Site Data	Permitted	Existing	Proposed	Compliance
Zoning	HMDR	No Change	No Change	<i>Complies</i>
Flood Zone	AE 7	No Change	No Change	<i>Complies</i>
Min Lot Size	4,000 sf	4,753 sf	No Change	<i>Complies</i>
Max Density	5 Units ⁴	5 Units	3 Units	<i>Complies</i>
Max Height	30 ft	N/A	30 ft	<i>Complies</i>
Open Space (min)	35% (1,664 sf)	N/A	35% (1,667 sf)	<i>Complies</i>
Max Building Coverage	40% (1,901 sf)	N/A	39.9% (1,900 sf)	<i>Complies</i>
Impervious Surface	60% (2,852 sf)	N/A	57% (2,729 sf)	<i>Complies</i>
Setbacks: Front	10 ft	N/A	10 ft	<i>Complies</i>
Rear	15 ft	N/A	15 ft	<i>Complies</i>
Side	5 ft	N/A	5 ft	<i>Complies</i>

⁴ Per Sec. 122-28(b) Residential dwelling units may be replaced at their existing nonconforming density
 402 Appelrouth Lane • P.O. Box 2155 • Key West, FL • 33045-2155
 Phone: 305-293-8983 • Fax: 305-293-8748 • Email: Patrick@OwenTrepanier.com

Other Project Information (Sec. 108-230):

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

1. The target date for commencement shall follow entitlement approvals as quickly as possible.
2. Expected date of completion is within 1 year after commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to construct two new wood frame two-story residential structures housing three residential units as depicted on the plans.
5. Parking

Required	Pre-Existing	Proposed
1 space/ unit	0	2

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

Residential Developments (Sec. 108-231):

Three 2bd/2ba units in two wood frame two-story structures with the following square footage:

Unit 1 – 974 SF detached single family structure

Unit 2 – 978 SF duplex

Unit 3 – 978 SF duplex

Intergovernmental Coordination (Sec. 108-232):

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

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	01/19/17
2. Development Review Committee (“DRC”) Meeting	02/23/17
3. Tree Commission	TBD
4. Planning Board Meeting	03/16/17
5. Historical Architecture Review Committee (“HARC”)	TBD
6. City Commission Meeting	TBD
7. City Commission Appeal Period	30 days
8. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

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

1. Based on the City of Key West adopted level of service the potable water demand is anticipated to decrease from the pre-existing 2006 level at the end of this single-phase

development plan (pursuant to Sec. 94-68, the potable water LOS for residential development is 100 gal/acre/day).

Potable water demand is estimated to be 789 gal/day.

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

2. Based on the City of Key West adopted level of service the wastewater demand is anticipated to decrease from the pre-existing 2006 level at the end of this single-phase development plan (pursuant to Sec. 94-68, the wastewater LOS for residential development at 100 gal/day/acre).

The wastewater flow is anticipated to be 789 gal/day.

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

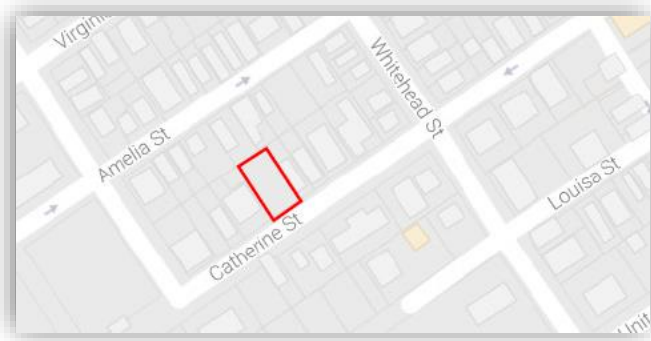
3. No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
4. Changes to the existing storm water management system is depicted on the attached plans.
5. Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for residential development is 0.50 lbs/capita/day). Solid waste (i.e. construction debris) generated by the project will be handled by a licensed waste hauler pursuant to Policy 4-1.1.2.D, the solid waste LOS for residential development is 2.66 lbs/capita/day.

The recyclable waste LOS is anticipated to be 3.945 lbs/day.

The solid waste LOS is anticipated to be 20.98 lbs/day.

6. Potential Trip Generation: Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development). Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

7. The City of Key West's adopted level of service for recreational infrastructure is not anticipated to be affected by this residential redevelopment.
8. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
9. Reclaimed water use will be addressed on the attached site plan.
10. As demonstrated by the Concurrency Analysis provided later in this document, there will be no adverse effects on public facilities. Transportation/roadway map provided below.



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

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

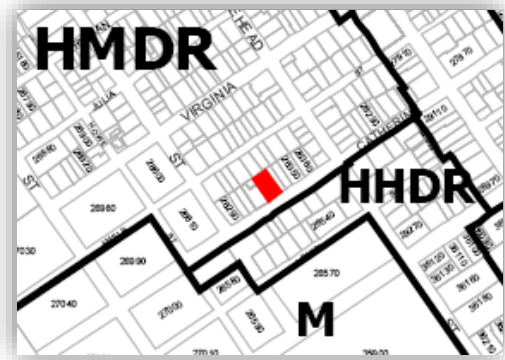
- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements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

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

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

Zoning Map:

- (a) *Land Use Compatibility.* The project site is located in the Historic Medium Density Residential (HMDR) zoning district where residential dwellings are a permitted use. The intent of the Historic Medium Density Residential District (HMDR) is to implement comprehensive plan policies for areas designated “HMDR” on the comprehensive plan future land use map. The HMDR district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The HMDR district shall provide a management framework for preserving the residential character and historic quality of the medium density residential areas within Old Town.



- (d) *Historic and archeological resource protection.* The site located within the Historic District. No known archeological resources exist on, or in close proximity of the site, notwithstanding, any archeological resources will be protected as required.
- (e) *Subdivision of Land.* No subdivision is proposed.

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

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

Site Plan (Sec. 108-237):

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

Architectural Drawings (Sec. 108-238):

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

Site Amenities (Sec 108-239):

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

Site Survey (Sec 108-240):

Survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

No Environmentally sensitive areas exist on this site.

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

No land clearing is proposed, all excavation and landscaping is depicted on attached plans. This project will go through the proper procedures for landscape approval and, if determined applicable by City staff, Tree Commission review.

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

All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on attached plans. A variance application for one parking space will be part of this project approval.

Housing (Sec 108-245):

This project includes rebuilding three of five pre-existing market-rate residential units.

Economic Resources (Sec 108-246):

The Monroe County Property Appraiser's office has been contacted to seek assistance in estimating the average ad valorem tax yield from the proposed project.

Special Considerations (Sec 108-247):

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

Due to the sites' peculiarities, this project will request a landscape waiver and a parking variance. This project complies with all other City land use plans, objectives and policies.

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

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

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port.

SITE PLAN

Scope (Sec 108-276):

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

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

As depicted, the peculiarities of the site will require a modification to the landscape requirements as well as a parking variance for one space. The site does have adequate infrastructure to accommodate the proposed use.

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

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

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

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

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

Not applicable to this project.

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

Not applicable to this project.

Utility lines (Section 108-282):

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

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

No commercial or manufacturing activities are proposed.

Exterior Lighting (Section 108-284):

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

Signs (Section 108-285):

No signage is proposed.

Pedestrian sidewalks (Section 108-286):

No new sidewalks are proposed.

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

No outdoor storage areas are proposed.

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

There is no land clearing proposed, excavation and fill shall be as depicted on the attached plans

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

Per Sec. 108-347, required open space, screening, buffers and landscaping requirements will be provided. Class B buffers required on side and rear where adjacent properties are single family residences. Class A buffer required on west side adjacent to the multi-family dwelling.

Request for Waiver/ Modification (Sec. 108-517):

The proposed redevelopment plan hereby requests release from strict compliance with the following sections of Chapter 108 of the land development regulations:

Sec. 108-347. Required Screening.

The applicant requests a waiver from strict compliance to the requirements for bufferyards and landscape screening and instead proposes the maximum planting area possible given the size of the site, location of swale area and providing a 6' fence. The proposed landscape plan creates a superior design given the constraints of the site.

Sec. 108-642 Off-street parking and loading (Article VII):

A variance is being requested for one of three required off-street parking spaces. No loading zone is required. We are requesting a modification from Sec. 108-642 and 108-648 to allow the parking design depicted on the plans. A modification is needed based on the constraints of the site. The proposed design is an adequate alternative to the requirements of Sec. 108-648. The 3 residential units cannot be rebuilt without a modification to the above section. With the approval of a parking variance for one space, the two off-street parking spaces falls below the threshold of the requirements of 108-642 and 108-648.

The city commission may approve modifications upon demonstrated need by the applicant and based on recommendations of the city staff. In considering modification to the

specifications required by this subdivision, the city commission shall be guided by the current edition of the Architectural Graphic Standards by Ramsey and Sleeper or an equivalent commonly accepted source of standards.

Storm water and Surface Water Management (Article VIII):

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

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

The proposed project is located in the AE-7 flood zone and will comply with all current FEMA requirements.

Utilities (Article IX):

See Concurrency Analysis.

Criteria for review and approval:

- (1) *Land use compatibility:* As stated above, the project site is located in the Historic Medium Density Residential (HMDR) zoning district. The intent of the HMDR is to provide for permanent residential development for single-family, duplex, and multiple-family residential structures. This project complies with the intent of the HMDR district and the HR Future Land Use Designation.
- (2) *Sufficient site size, adequate site specifications, and infrastructure:* As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) *Proper use of mitigative techniques:* No adverse impacts to adjacent land uses are anticipated. The community character is a mix of multi- and single-family residences, with a community pool and park. The community infrastructure will not be burdened by this project.
- (4) *Hazardous waste:* The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) *Compliance with applicable laws and ordinances:* All applicable permits required from agencies other than the City of Key West will be obtained.

CONCURRENCY ANALYSIS:

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

The City's Comprehensive Plan 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. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed redevelopment of 315 Catherine St. The site has an existing floor area of 10,732 sq. ft. (0.25 acres) and a proposed floor area of 5,339 sq. ft. (0.12 acres) on a lot size of 10,892.0 sq. ft. (0.25 acres)

Policy 2-1.1.1 - Transportation

Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Furthermore, because this project is rebuilding less units than previously existed, there is no increase in traffic or parking demand.

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is not anticipated to increase from site's pre 2006 level. (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/acre/day)

The potable water flow is anticipated to be 789 gal/day

Designation	Residential	
	LOS	Daily Capacity ⁵
Proposed	100 g/capita/day	7.89 capita x 100g = 789 gal
Pre-Existing ⁶	100 g/capita/day	13.15 capita x 100g = 1,315 gal

⁵ For the purposes of LOS, "capita" was calculated as *proposed units x persons/household* using the 2009-2013 US Census Data - 2.63 persons per household

⁶ Capacity established in 2006 prior to demolition of the five units.

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: the South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A - Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is not anticipated to increase from the site's pre 2006 level. (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/capita/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be 789 gal/day

Designation	Residential	
	LOS	Daily Capacity ⁷
Proposed	100 gal/capita/day	7.89 capita x 100 gal = 789 gal
Pre-Existing	100 gal/capita/day	13.15 capita x 100 gal = 1,315 gal

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁸

⁷ For the purposes of LOS, "capita" was calculated as *proposed units x persons/household* using the 2009-2013 US Census Data - 2.63 persons per household

⁸ City of Key West Comprehensive Plan Data and Analysis, Pg A-16

Policy 4-1.1.2.D - Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to decrease from the site's pre 2006 level. (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste impact is anticipated to be 20.98 lbs/day

Designation	Residential	
	LOS	Daily Capacity ⁹
Proposed	2.66 lbs/capita/day	7.89 capita x 2.66 lbs = 20.98 lbs
Pre-Existing	2.66 lbs/capita/day	13.15 capita x 2.66 lbs = 34.979 lbs

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.¹⁰

Policy 4-1.1.2.D - Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is not anticipated to increase from the site's pre 2006 level. Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be 3.945 lbs/day

Designation	Residential	
	LOS	Daily Capacity ¹¹
Proposed	0.5 lbs/capita/day	7.89 capita x 0.5 lbs = 3.945 lbs

⁹ For the purposes of LOS, "capita" was calculated as *proposed units x persons/household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁰ City of Key West Comprehensive Plan Data and Analysis, Pg A-17

¹¹ For the purposes of LOS, "capita" was calculated as *proposed units x persons/household* using the 2009-2013 US Census Data - 2.63 persons per household

Pre-Existing	0.5 lbs/capita/day	13.15 capita x 0.5 lbs = 6.575 lbs
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Policy 4-1.1.2. E - Drainage Facilities Level of Service

A proposed stormwater management system is indicated on the attached plans.

Exhibit I

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



Jeb Bush
Governor

M. Rony Frannis, M.D., M.S.P.H., Ph.D.
Secretary

Lillian Rivera, RN, MSN, Administrator

PERMITTEE:

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

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

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

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

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

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

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

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



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

"A"

GENERAL CONDITIONS:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

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

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

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

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

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

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

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

13. This permit also constitutes:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

SPECIFIC CONDITIONS:

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

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

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

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

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

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

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

Issued this 30th day of November 2006

STATE OF FLORIDA
DEPARTMENT OF HEALTH

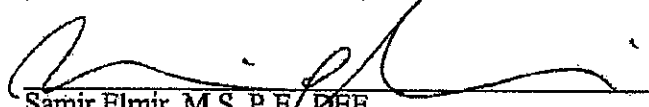

Samir Elmir, M.S., P.E./D.E.E.,
Division Director

Exhibit II

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



FORM #0299
Rev. 5/03

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

Date Issued: 13-MAR-2008

Expiration Date: March 13, 2028

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

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

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

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

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

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

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

Limiting Conditions are as follows:

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

South Florida Water Management
District, by its Governing Board

On March 13, 2008
By [Signature]
Deputy Clerk

LIMITING CONDITIONS

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

Public water supply

4. Source classification is:

Ground Water from:
Biscayne Aquifer
Floridan Aquifer System

5. Annual allocation shall not exceed 8751 MG.

Maximum monthly allocation shall not exceed 809.0088 MG.

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

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

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

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

This Permit is issued to:

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

7. Withdrawal facilities:

Ground Water - Existing:

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

Ground Water - Proposed:

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

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

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

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

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

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

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

26.

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

27.

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

28.

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

29.

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

30.

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

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

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

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

31.

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

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

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

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

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

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

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

Exhibit III

September 3, 2010 Wastewater Memo

Mehdi Benkhatar

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

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

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

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

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

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

Good afternoon Jay,

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

Thanks very much,

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

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

Exhibit IV

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

The City of Key West's Recreation Facilities



THE KEY WEST INTERNATIONAL AIRPORT HAS SPECIAL LAND USE AND HEIGHT LIMITATIONS IMPOSED ON AREAS OVER WHICH A DELTAIR MUST PASS FOR LANDINGS AND TAKEOFFS. PLEASE CONSULT WITH THE AIRPORT AUTHORITY FOR MORE INFORMATION.

LEGEND

- Tennis Courts
- Racquetball/Handball Courts
- Basketball Courts
- ◆ Softball/Baseball Diamonds
- ◆ Swimming Pool
- Golf Courses
- Boat Ramps
- Football/Soccer Fields
- Bocce Courts

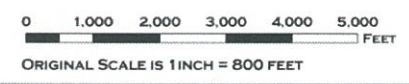


Exhibit V

January, 2010 Solid Waste Memo

Mehdi Benkhatar

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

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

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

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

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

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

315 Catherine Street Key West FL
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.

Adele V. Stones
Signature of Authorized Representative

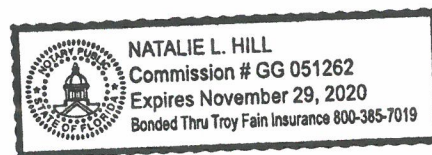
Subscribed and sworn to (or affirmed) before me on this April 18, 2017 by
date

Adele V. Stones
Name of Authorized Representative

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

Natalie L. Hill
Notary's Signature and Seal

Natalie L. Hill
Name of Acknowledger typed, printed or stamped



GG 051262
Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

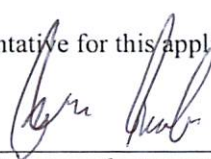
Please complete this form if someone other than the owner is representing the property owner in this matter.

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

Managing Member of 315 Catherine Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Adele V. Stones
Please Print Name of Representative

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


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

Subscribed and sworn to (or affirmed) before me on this January 17, 2017
Date

by GEORGE ROBB
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.


Notary's Signature and Seal

MICHAEL BLADES
Name of Acknowledger typed, printed or stamped

FF 173165
Commission Number, if any



MICHAEL D. BLAUS
Nevada Public State of Florida
My Comm. Expires Feb 28, 2012
Commission # FE 123182



Survey

MAP OF BOUNDARY SURVEY
 LOT 28, SQUARE 2, TRACT 10
 CHAD W. TIFT'S MAP

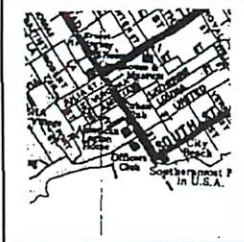
SCALE: 1" = 20'

BEARING BASE:
 ASSUMED FROM PLAT
 AS THE N'LY ROWL OF
 CATHERINE STREET

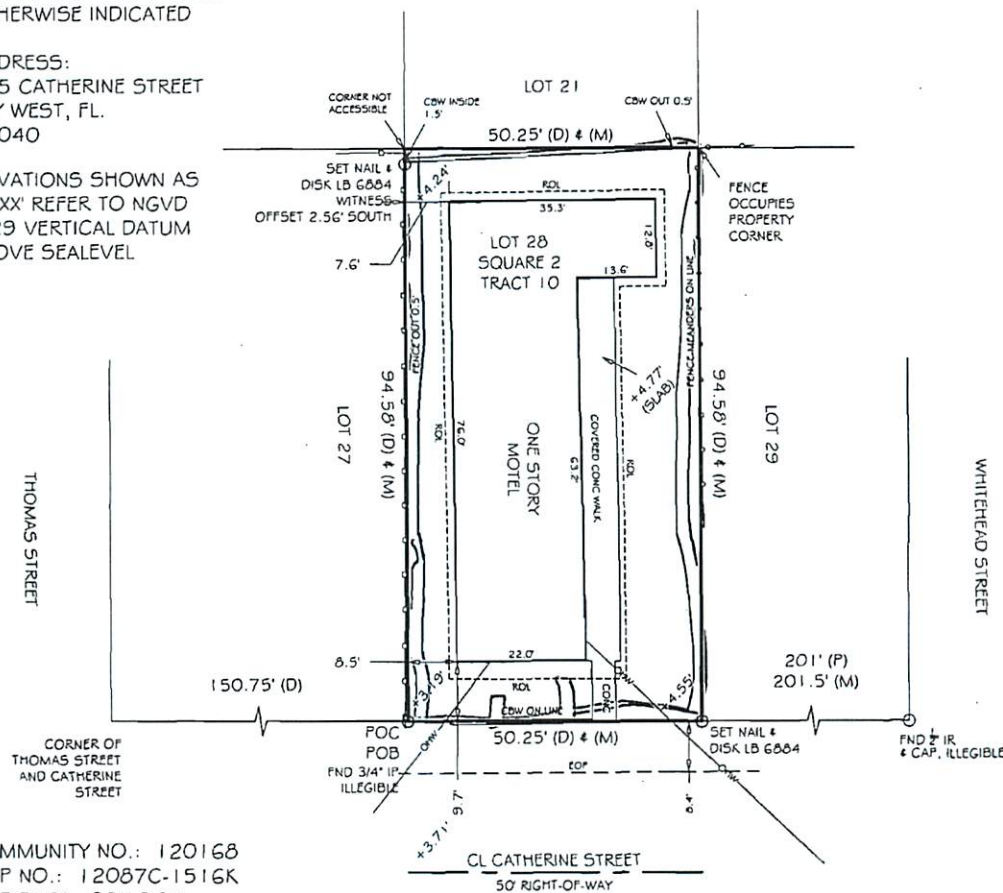
ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED

ADDRESS:
 315 CATHERINE STREET
 KEY WEST, FL.
 33040

ELEVATIONS SHOWN AS
 +X.XX' REFER TO NGVD
 1929 VERTICAL DATUM
 ABOVE SEALEVEL



LOCATION MAP - N.T.S.



COMMUNITY NO.: 120168
 MAP NO.: 12087C-1516K
 MAP DATE: 02/18/05
 FLOOD ZONE: AE
 BASE ELEVATION: 7'

- ⊠ = SANITARY METER
- ⊙ = WATER VALVE
- ⊕ = SEWER CLEAN-OUT
- ⊚ = WATER METER

CERTIFIED TO -
 BERT BENDER and GEORGE ROBB

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

LEGAL DESCRIPTION -
 Lot 28, Square 2, Tract 10 according to Chas. W. Tift's map of the City of Key West, commencing at a point on Catherine Street 150 ft. 9 in. from the corner of Thomas Street and Catherine Streets. Running in a Northeasterly direction 50 feet 3 in., thence in a Southwesterly direction 94 feet 3 in., thence at right angles in a Southwesterly direction 50 feet 3 in., thence in a Southeasterly direction 50 feet 3 in., thence in a Southeasterly direction at right angles 94 feet 7 in. back to the place of beginning.

- | | | |
|---------------------------|---|------------------------------------|
| DELTA = CENTRAL ANGLE | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| ASPH = ASPHALT | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH | M = MEASURED | PT = POINT OF TANGENT |
| CL = CENTERLINE | MEAS = MEASURED | R = RADIUS |
| CM = CONCRETE MONUMENT | NAD83 = NATIONAL GEODETIC VERTICAL DATUM (1929) | R2L = RESIDENCE |
| CONC = CONCRETE | NHT = NOT TO SCALE | ROL = ROOF OVERHANG LINE |
| CVD = COVERED | P = PLAT | R'OM = RIGHT OF WAY |
| CRACK = DRAINAGE EASEMENT | PMA = PLAT & MEASURED | R'OML = RIGHT OF WAY LINE |
| EL = ELEVATION | PC = POINT OF CURVE | TYP = TYPICAL |
| ENCL = ENCLOSURE | PCP = POINT OF COMPOUND CURVE | LEAS = UTILITY EASEMENT |
| ENC = ENCROACHMENT | PCP = PERMANENT CONTROL POINT | UP = UTILITY POLE |
| EOP = EDGE OF PAVEMENT | PL = PARALLEL WALKWAY | WM = WATER METER |
| FR = FINISHED FLOOR | PL = PROPERTY LINE | |
| FI = FENCE INSIDE | POB = POINT OF BEGINNING | |
| FND = FOUND | PI = POINT OF INTERSECTION | |
| FO = FENCE OUTSIDE | POC = POINT OF COMMENCEMENT | |
| FOL = FENCE ON LINE | | |

SCALE:	1" = 20'
FIELD WORK DATE:	4/7/06
REVISION DATE:	-/-
SHEET:	1 OF 1
DRAWN BY:	DDD
CHECKED BY:	RR
INVOICE NO.:	60406.1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G-7.6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(D) (1) (SETBACKS), 1(B) (ENCROACHMENTS), & 1(B) (EASEMENTS). SCHEDULE 'B' HAS NOT BEEN PROVIDED.

SIGNED: *[Signature]*
 ROBERT E. REECE, P.S.M. #5632, PROFESSIONAL SURVEYOR AND MAPPER, LS #684

R.E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
 OFFICE (305) 872-1346
 FAX (305) 872-5622

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

Site Plans

SHEET INDEX	
T-1	PROJECT DESCRIPTION, PROJECT DIRECTORY, PROJECT LOCATION MAP, SHEET INDEX
A-1	SITE PLAN - FIRST FLOOR PLANS
A-2	SECOND FLOOR PLANS
A-3	SITE DATA: BUILDING COVERAGE DIAGRAM, IMPERVIOUS SURFACE DIAGRAM, OPEN SPACE DIAGRAM, & STORMWATER MANAGEMENT PLAN
A-4	ROOF / DRAINAGE PLANS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
FP-1	FIRE PROTECTION PLAN
L-1	LANDSCAPE PLAN

BUILDING STATISTICS
(2) NEW WOOD FRAME 2-STORY BUILDINGS 3-UNIT RESIDENTIAL
UNIT 1 - 974 SF 2 BR / 2 BA UNIT 2 - 978 SF 2 BR / 2 BA UNIT 3 - 978 SF 2 BR / 2 BA
1,900 SF BUILDING FOOTPRINT INCLUDES PORCHES, EGRESS STAIRS AND STRUCTURES >30" TALL
30' TOTAL BUILDING HEIGHT ABOVE EXISTING GRADE AND CROWN OF ROAD

PROJECT STATISTICS
4,753 SF LOT ZONE HMDR FEMA FLOOD ZONE AE-7

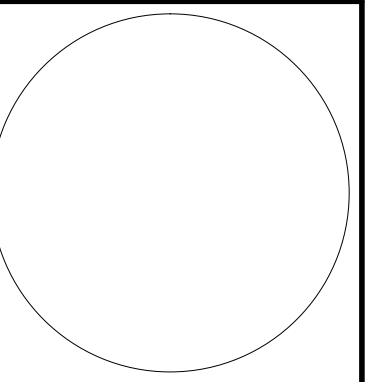
PROJECT DIRECTORY	
ARCHITECT:	MATTHEW STRATTON M.STRATTON ARCHITECTURE 1901 S. ROOSEVELT BLVD. #205W KEY WEST, FL 33040 305.923.9670 Matthew@MStrattonArchitecture.com
STRUCTURAL ENGINEER:	MARK KEISTER ATLANTIC ENGINEERING SERVICES 6501 ARLINGTON EXPRESSWAY BUILDING B, SUITE 201 JACKSONVILLE, FL 32211 904.743.4633 M.Keister@AESPJ.com
MEP ENGINEER:	GREG GLADFELTER GLADFELTER ENGINEERING GROUP 3710 ROBINSON PIKE ROAD GRANDVIEW, MO 64030 913.387.2340 GPG@GEGRP.net
LANDSCAPE ARCHITECT:	SCOTT NEITZEL NEITZEL DESIGN GROUP, INC. P.O. BOX 823642 SOUTH FLORIDA, FL 33082 305.318.5633 SFNeitzel@outlook.com
SURVEYOR:	MATTHEW BLOMBERG FLORIDA KEYS LAND SURVEYING, LLC P.O. BOX 1547 KEY WEST, FL 33041 305.394.3690 MBlomberg.FKLS@gmail.com



315 CATHERINE STREET

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
315 Catherine Street
Key West, FL 33040



1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



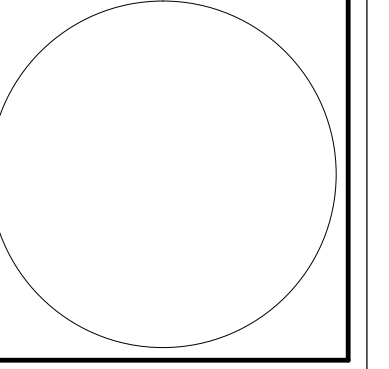
Date 1.5.17

Project # 1601

T-1

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
315 Catherine Street
Key West, FL 33040



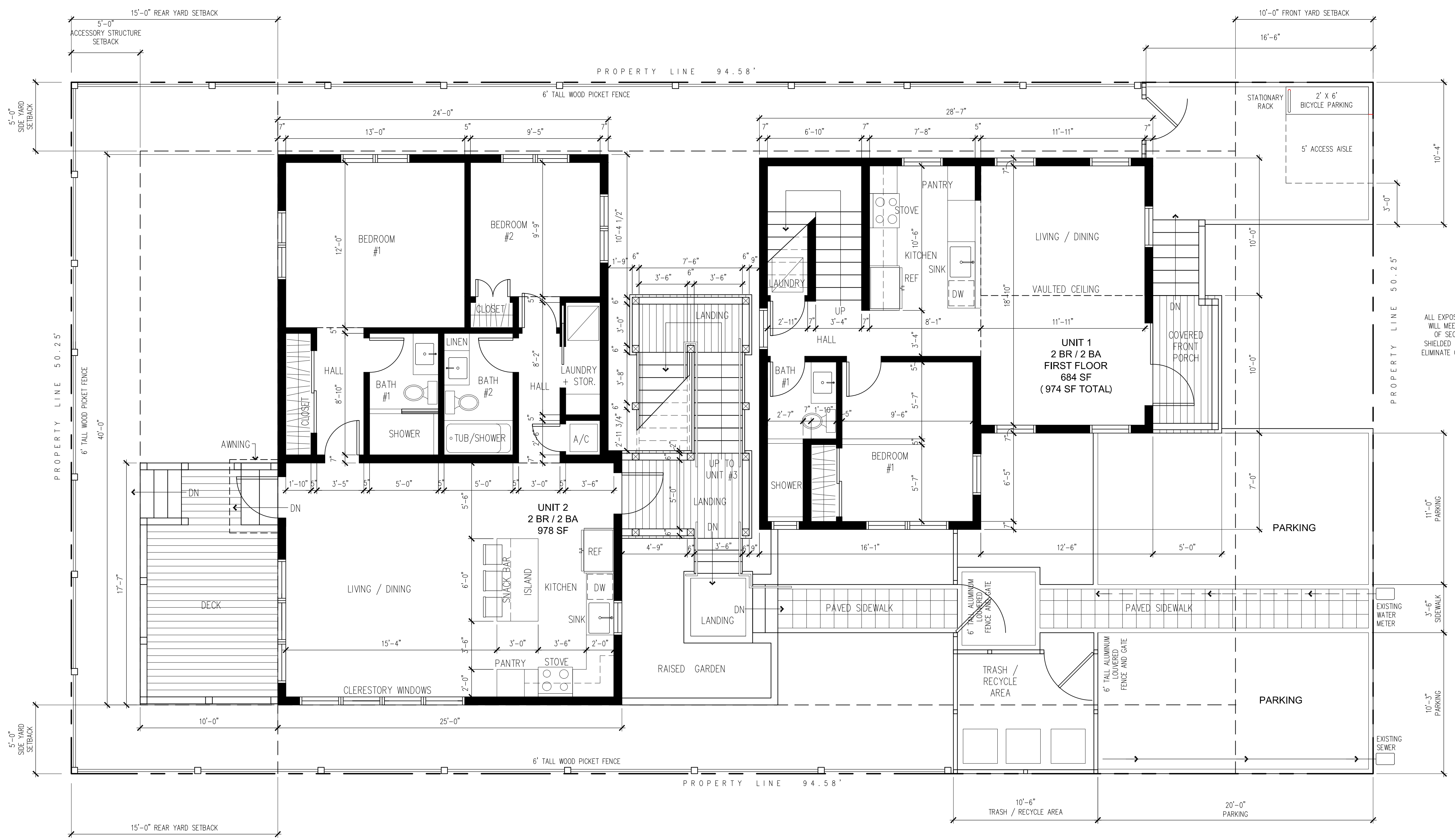
1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



Date 1.5.17

Project # 1601

A-1



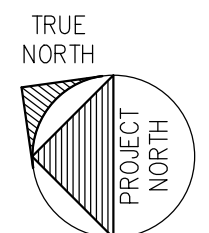
NOTE:
 ALL EXPOSED EXTERIOR LIGHTING
 WILL MEET THE REQUIREMENTS
 OF SEC. 108-284 AND BE
 SHIELDED AND/OR ARRANGED TO
 ELIMINATE GLARE FROM ROADWAYS

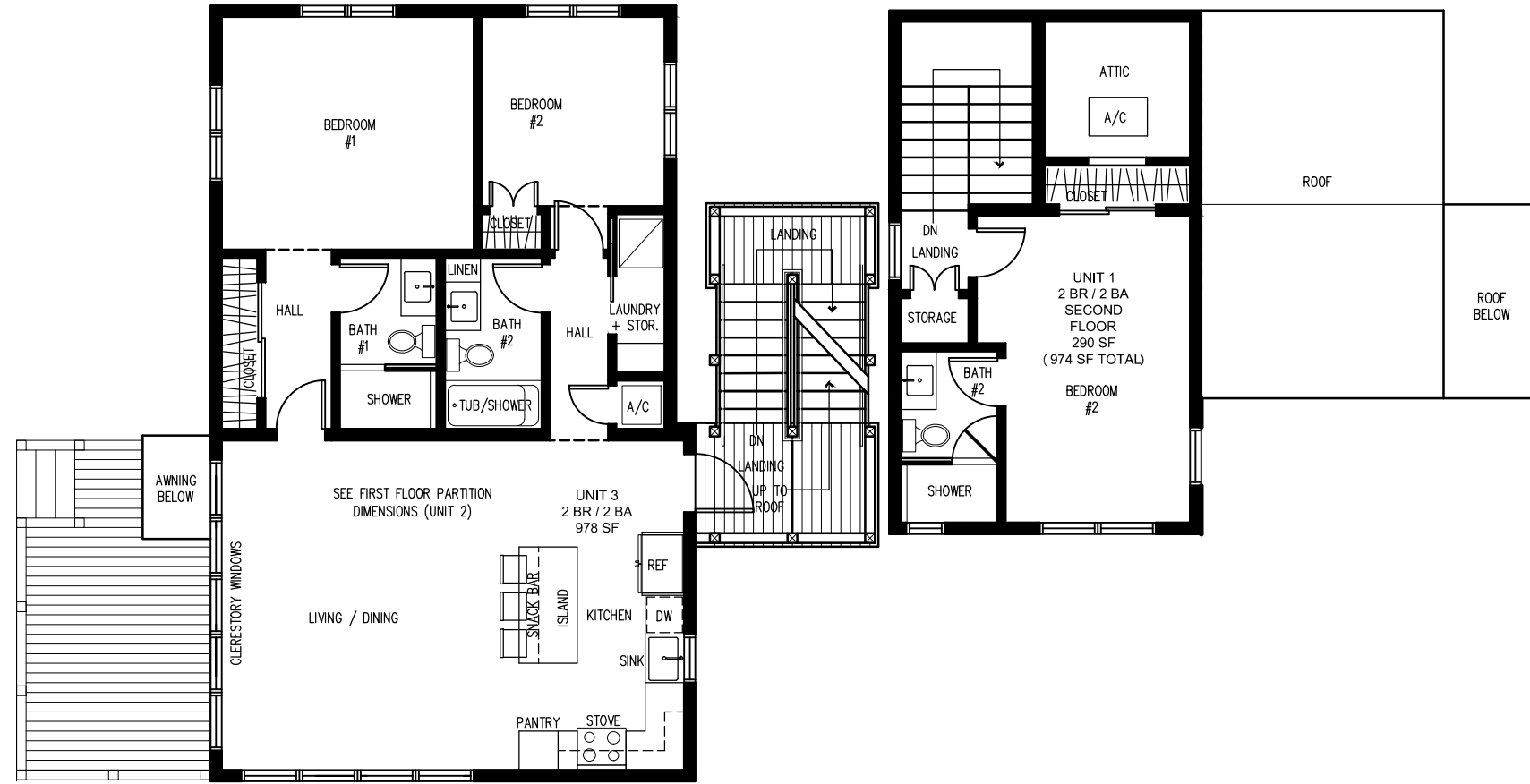
CATHERINE STREET

OVERHEAD POWER
 LINES ON OPPOSITE
 SIDE OF
 CATHERINE STREET

SITE PLAN / FIRST FLOOR PLAN – UNITS 1 AND 2
 1/4"=1'-0"

315 CATHERINE STREET SITE DATA:		
4,753 SF LOT		
ZONE HMDR		
FEMA FLOOD ZONE AE-7		
3 RESIDENTIAL DWELLING UNITS – 974 SF, 978 SF & 978 SF – 2BR/2BA		
	ALLOWED	PROPOSED
BUILDING COVERAGE	40% = 1,901 SF	1,900 SF (40%) SEE DIAGRAM SHEET A-3
IMPERVIOUS SURFACE	60% = 2,852 SF	2,729 SF (57.4%) SEE DIAGRAM SHEET A-3
OPEN SPACE	35% = 1,664 SF (MIN)	1,667 SF (35.1%) SEE DIAGRAM SHEET A-3

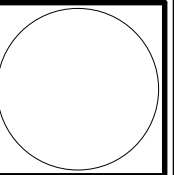




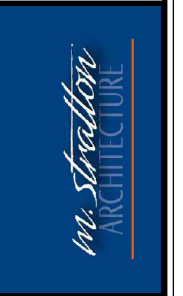
SECOND FLOOR PLAN – UNITS 1 AND 3
 1/4"=1'-0"

Revisions:

3-Unit Residential Building
 George Robb - Owner / Developer
 315 Catherine Street
 Key West, FL 33040

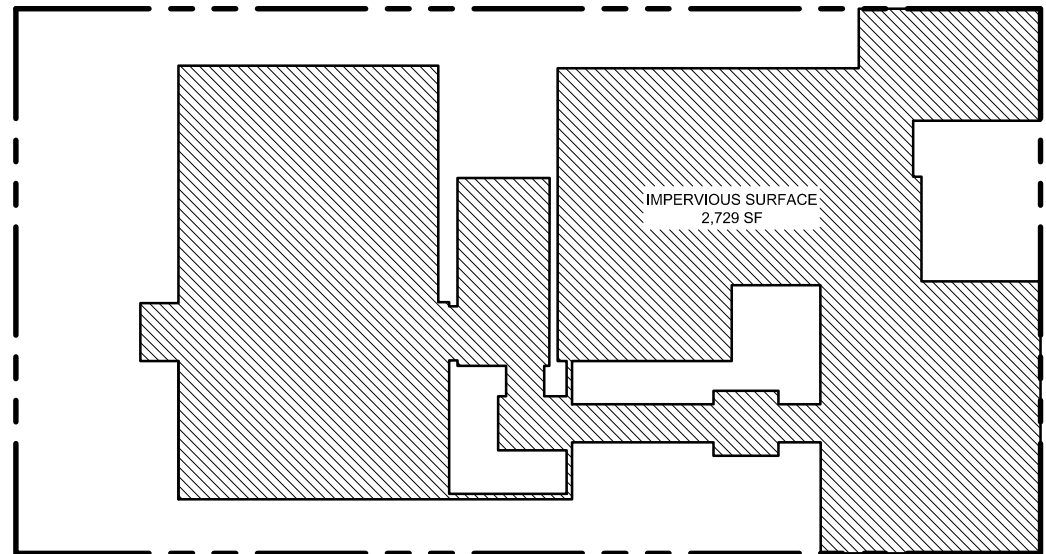


1901 S. Roosevelt Blvd. #205W
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 305.923.9670
 Matthew@MStrattonArchitecture.com

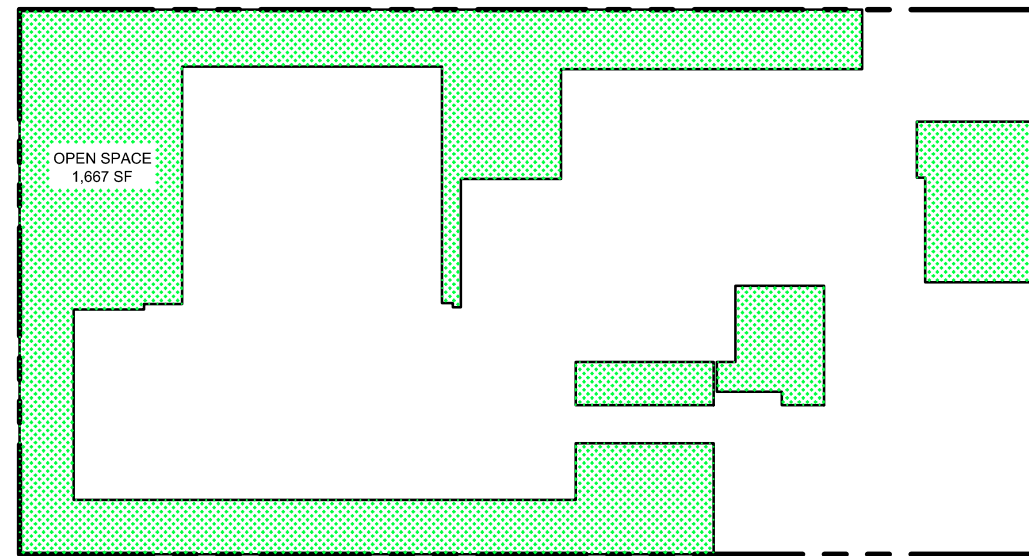


Date 1.5.17
 Project # 1601

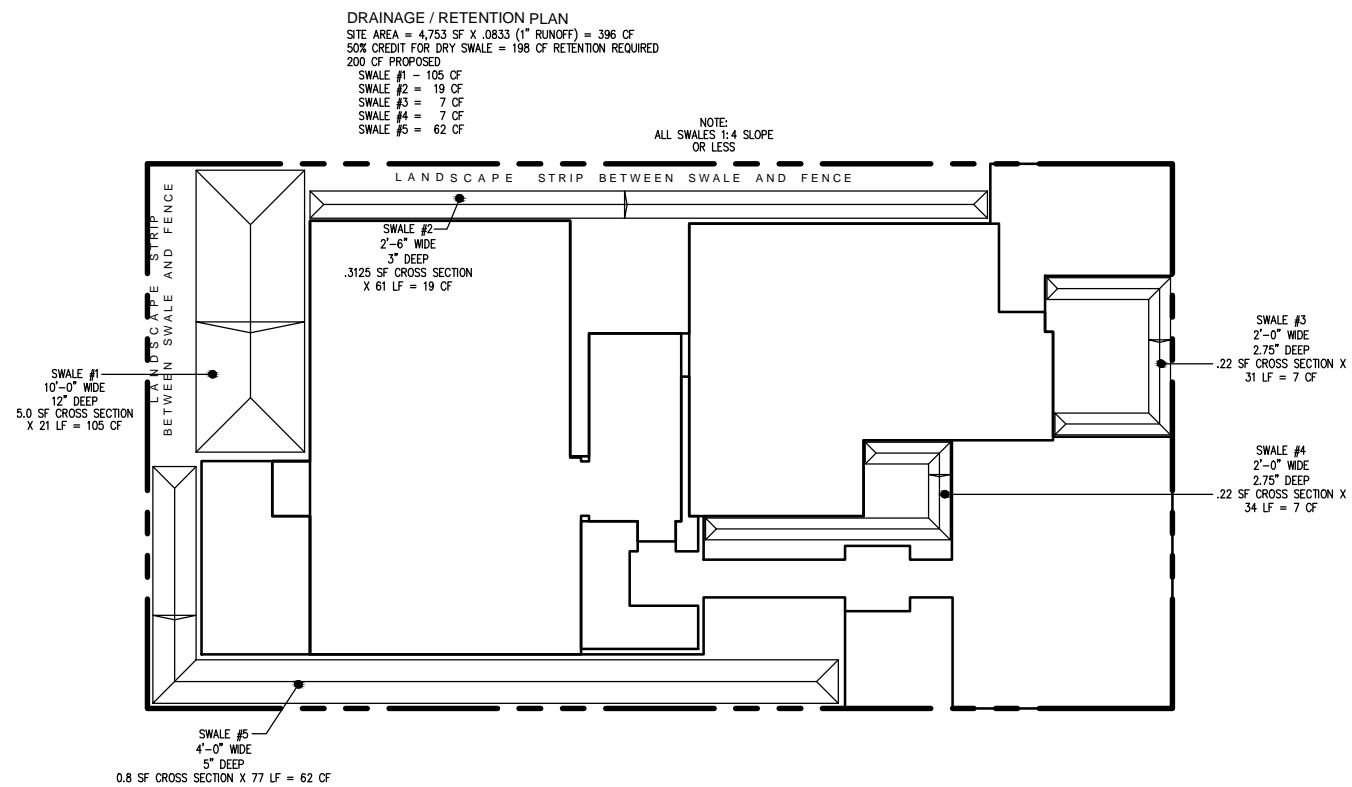
A-2



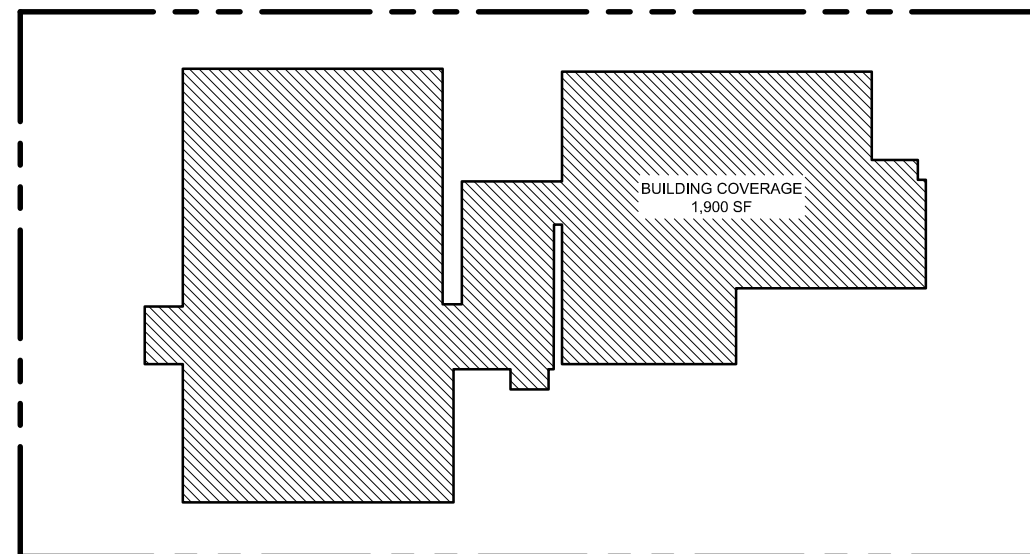
IMPERVIOUS SURFACE RATIO DIAGRAM
1/8"=1'-0"



OPEN SPACE DIAGRAM
1/8"=1'-0"



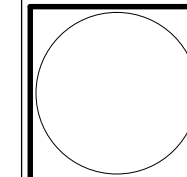
STORMWATER MANAGEMENT PLAN
1/8"=1'-0"



BUILDING COVERAGE DIAGRAM
1/8"=1'-0"

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
315 Catherine Street
Key West, FL 33040



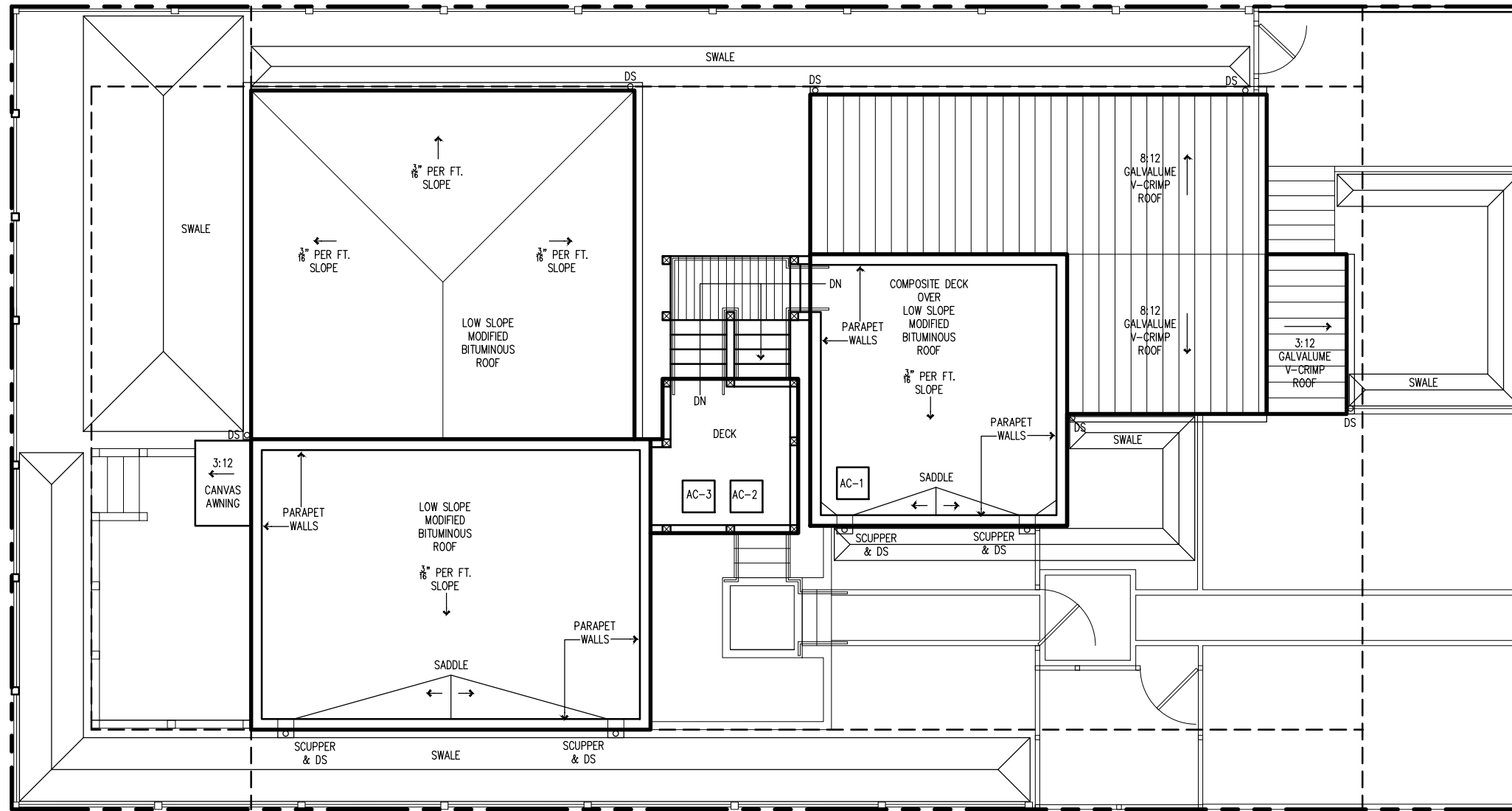
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 1.5.17

Project # 1601

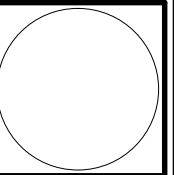
A-3



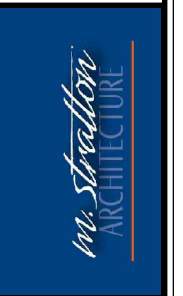
ROOF PLANS
1/4"=1'-0"

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
315 Catherine Street
Key West, FL 33040



1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



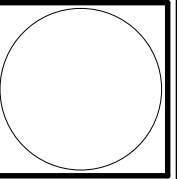
Date 1.5.17

Project # 1601

A-4

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
315 Catherine Street
Key West, FL 33040



1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 1.5.17

Project # 1601

A-5



FRONT (SOUTH) ELEVATION
REAR BUILDING (UNITS 2 & 3)
1/4"=1'-0"



FRONT (SOUTH) ELEVATION
FRONT BUILDING (UNIT 1)
1/4"=1'-0"



SIDE (WEST) ELEVATION
1/4"=1'-0"



SIDE (EAST) ELEVATION
1/4"=1'-0"



REAR (NORTH) ELEVATION
1/4"=1'-0"

Revisions:

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Key West, FL 33040

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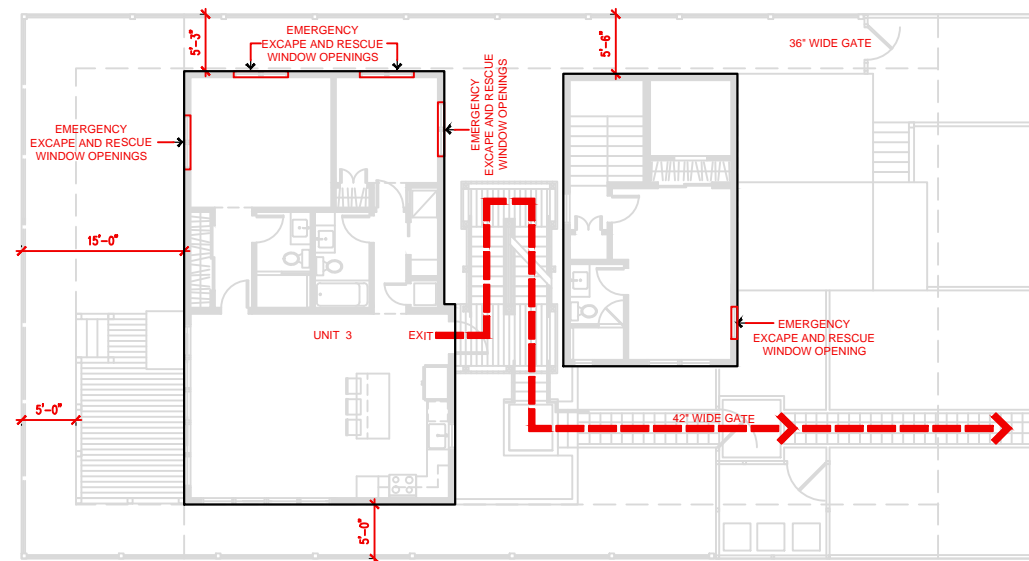
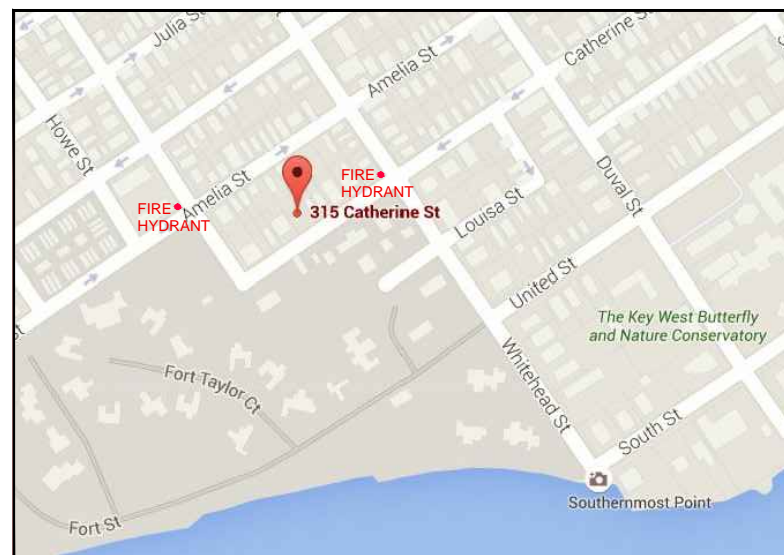


Date 1.5.17
Project # 1601

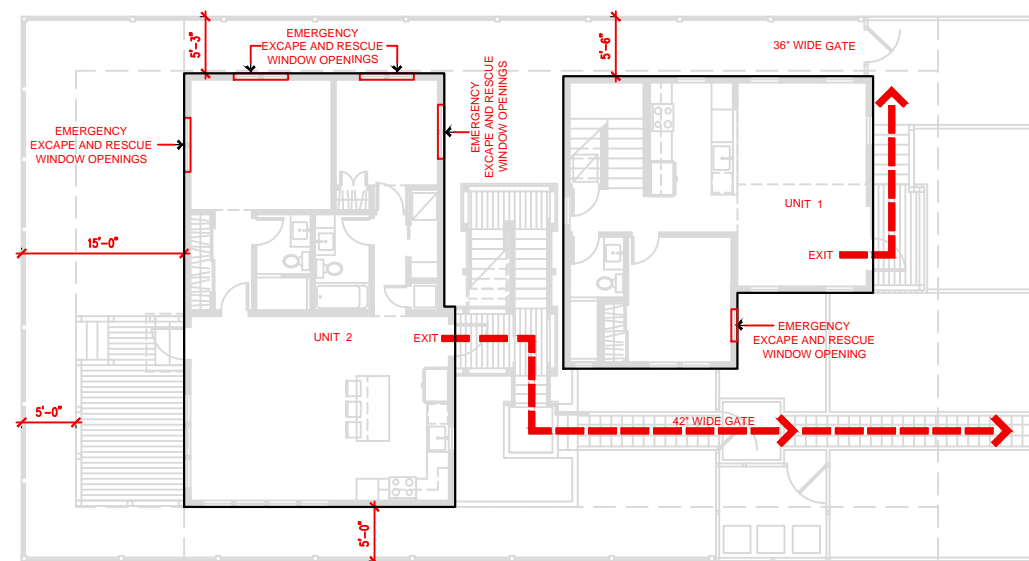
A-6

PROJECT STATISTICS	
OCCUPANCY:	RESIDENTIAL GROUP R-2
TYPE OF CONSTRUCTION:	TYPE V-A

315 CATHERINE STREET
NEAREST FIRE HYDRANT LOCATION MAP



SECOND FLOOR FIRE PROTECTION PLAN
1/8"=1'-0"



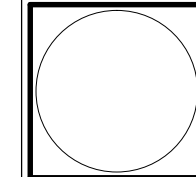
FIRST FLOOR FIRE PROTECTION PLAN
1/8"=1'-0"

CATHERINE STREET

CATHERINE STREET

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
315 Catherine Street
Key West, FL 33040



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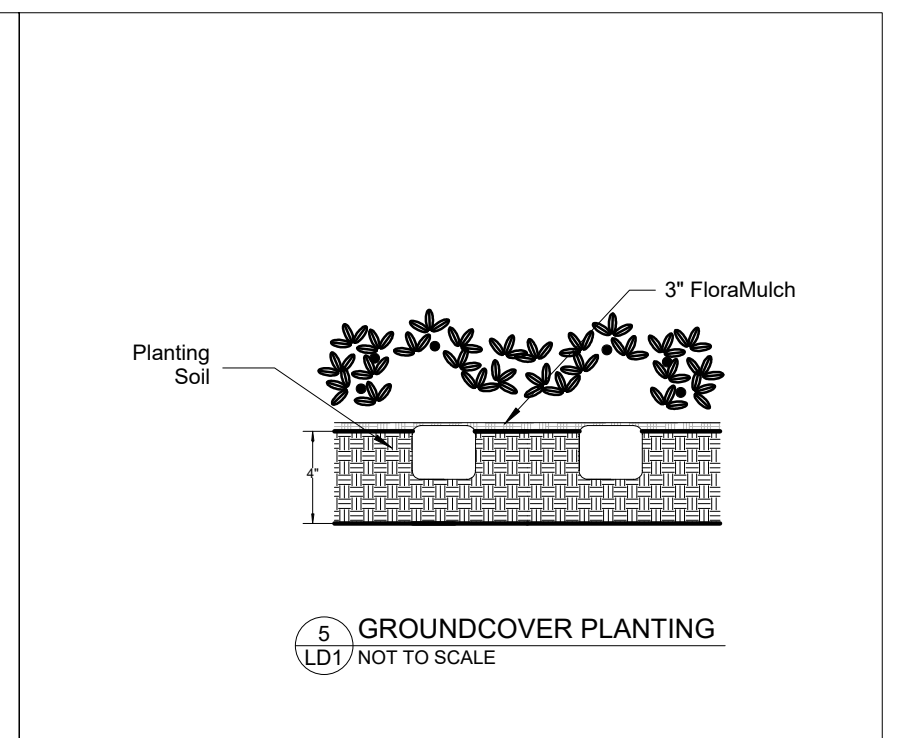
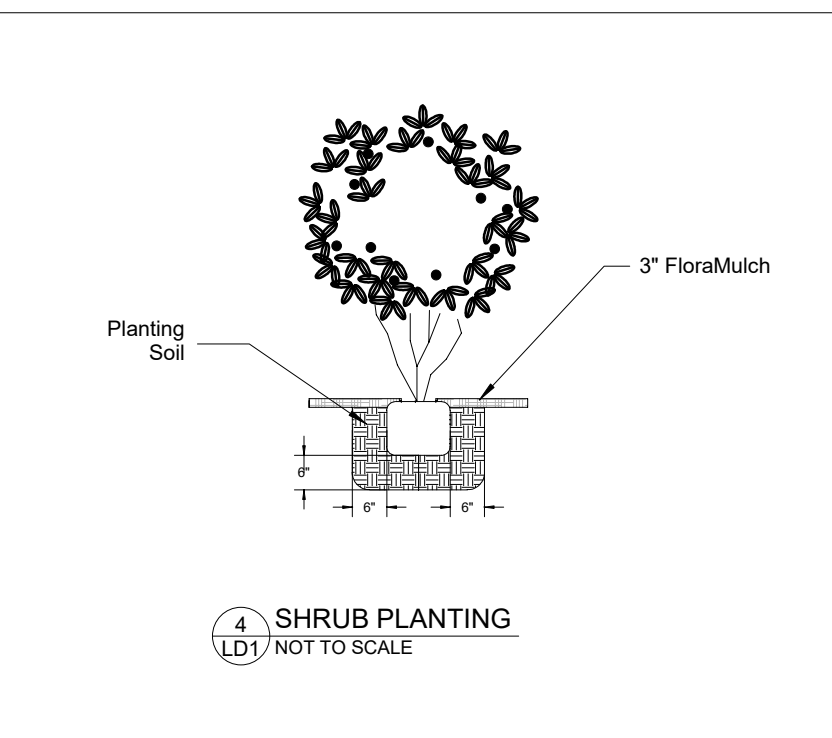
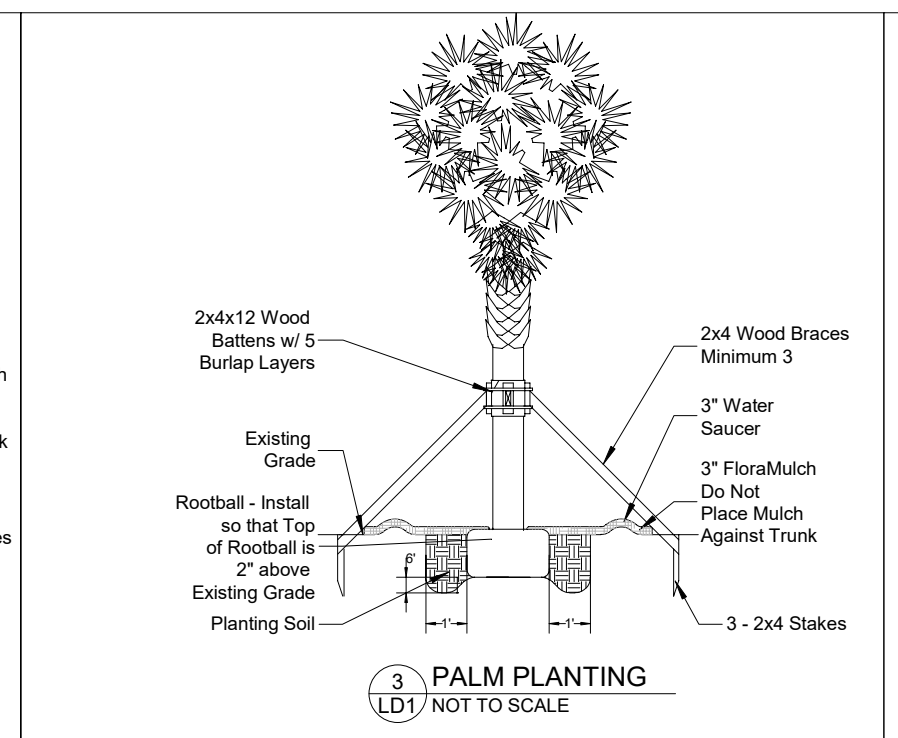
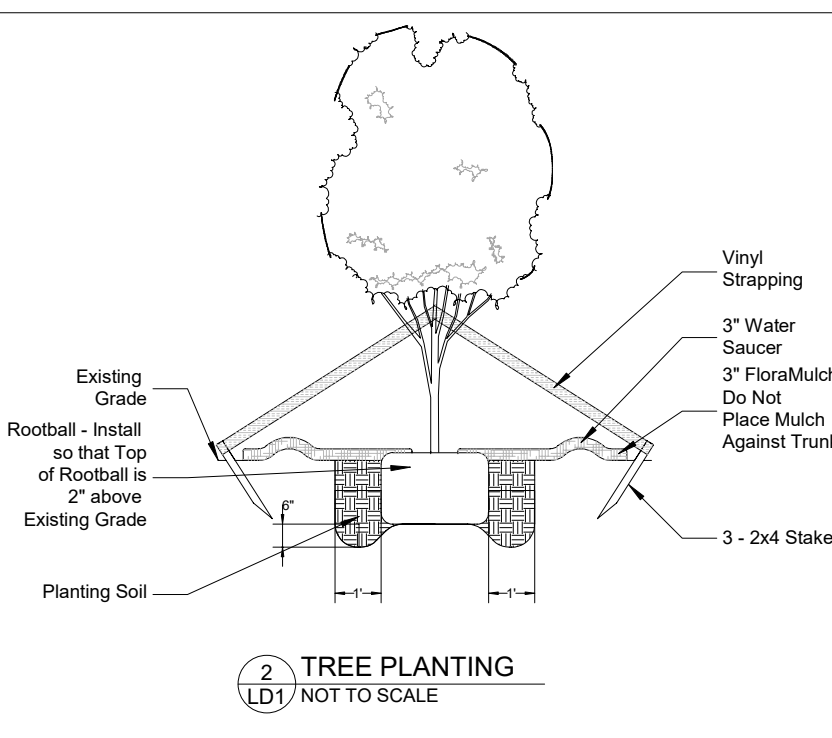
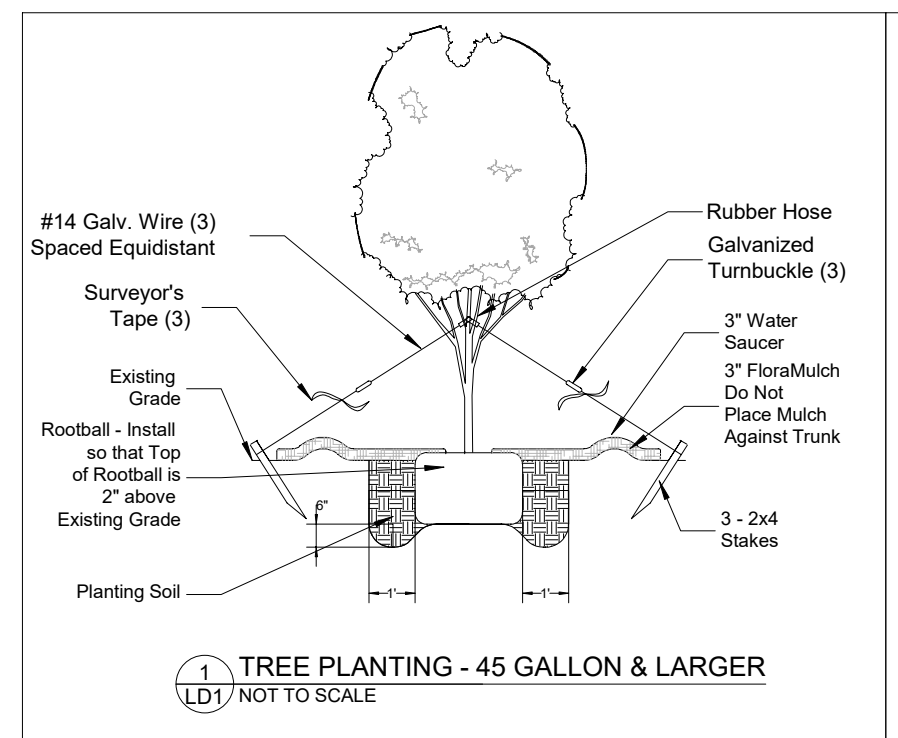
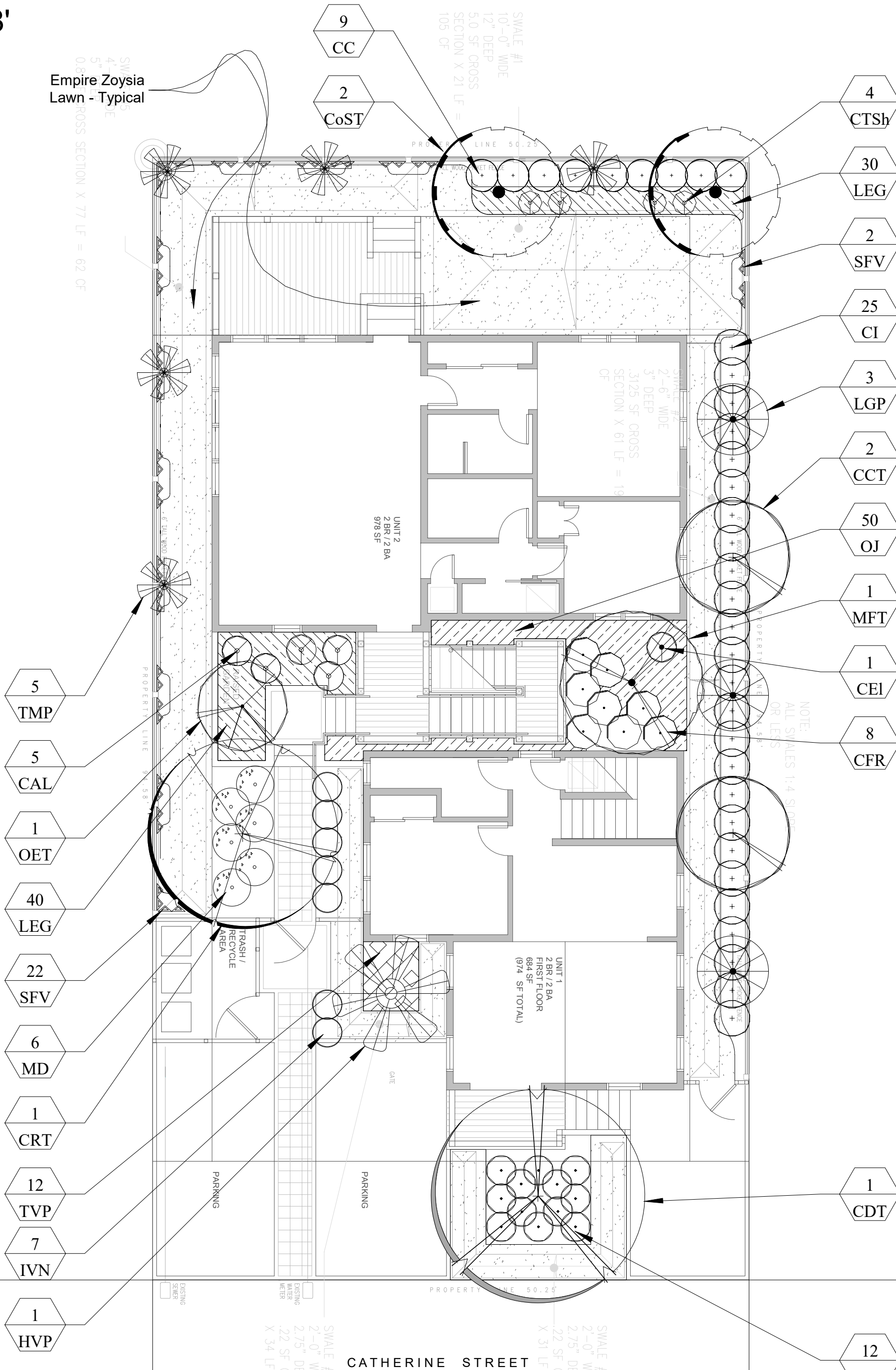


Date 1.5.17
Project # 1601

FP-1

LANDSCAPE PLAN

SCALE: 1" = 8'



City of Key West Plant List												
L Key	New	Existing	Botanical Name	Common Name	Native Yes	Native No	Caliper	Height Installed	Height Maturity	Canopy	Quantity	Container
TREES												
CRT	X		Clusia rosea	Signature Tree	X		2 1/2"	12' Ht.	30'		1	45 Gallon
CDT	X		Capparis cynophallophora	Jamaican Caper	X			8-10'	10'	10'	2	
CoST	X		Coccoloba diversifolia	Pigeon Plum	X		4"	14-16'	50'	35'	1	Field Grow
CoST	X		Cordia sebestiana	Orange Gauger	X		2 1/2"	10-12' Ht.	15'	15'	2	30 Gallon
MFT	X		Myrciathes fragrans	Simpson Stopper	X		2"	9-10'	20'		1	25 Gallon
OET	X		Ochrosia elliptica	Kopsia		X		6-8'	20'		1	Field Grow
PALMS												
HVP	X		Hyphorbe verschaffeltii	Spindle Palm		X		10-12'	20'		1	Field Grow
LGP	X		Licuala grandis	Licuala Palm		X		5-6'	8'		3	15 Gallon
TMP	X		Thrinax morrisii	Silver Palm		X		5-6'	20'		5	25 Gallon
SHRUBS												
L Key	New	Existing	Botanical Name	Common Name	Native Yes	Native No	Size	Quantity	Container			
CEI	X		Cordyline 'Electra'	Electra TI Plant		X	2"	1	3 Gallon			
CAL	X		Cordyline 'Auricle Lux'	Auricle Lou TI Plant		X	2-3"	5	3 Gallon			
CC	X		Capparis cynophallophora	Jamaican Caper	X		15-18" x 10-12"	9	3 Gallon			
CFR	X		Codiaeum 'Franklin Roosevelt'	Franklin Roosevelt Croton		X	24" Full	8	3 Gallon			
CI	X		Chrosobolus ikaco	Cocoplum	X		24"x20"	25	3 Gallon			
CTS	X		Caladium 'Thai Star'	Thai Star Caladium		X	Full	4	6" Pot			
HPC	X		Hamelia patens 'Compacta'	Dwarf Firebush		X	2" Full	12	3 Gallon			
IVN	X		Ilex vomitoria 'Nana'	Dwf. Yaupon Holly		X	12"x12"	7	3 Gallon			
MD	X		Monstera deliciosa	Swiss Cheese Plant		X	24"x24"	6	7 Gallon			
GROUNDCOVER												
LEG	X		Liriope 'Evergreen Giant'	Green Liriope		X	Full	70	1 Gallon			
OJ	X		Ophiopogon japonica	Mondo Grass		X	Full	50	1 Gallon			
Tvp	X		Tubaghia violacea	Society Garlic - Pnk		X	Full	12	1 Gallon			
VINES												
SFV	X		Stephanotis floribunda	Madagascar Jasmine		X	Full	24	3 Gallon			

MINIMUM STANDARDS FOR LANDSCAPING ALONG THE RIGHT-OF-WAY			PROVIDED LANDSCAPING ALONG THE RIGHT-OF-WAY			
Area of Site	Width of Required Landscaping (linear feet)	Number of Plant Units Required per 100 Linear Feet of Property Line of Right-of-Way	Length of Right of Way	Plant Units Required	Plant Units Provided	% Native Plant
Less than 5 acre	10	40	50.25	20.1	10 (1 Shade Tree) + 12 (12 Shrubs) = 22	100%
MINIMUM STANDARDS FOR BUFFERYARDS AND LANDSCAPE SCREENING			PROVIDED LANDSCAPING FOR THE BUFFERYARD			
Bufferyard Widths (linear feet)	Landscape Screen Type	Number of Plant Units Required per 100 Linear Feet of Bufferyard	Length of Bufferyard	Plant Units Required	Plant Units Provided	% Native Plant
EAST BUFFERYARD						
2.5-4.99	B (Single Family)	45	94.58	43	10 (2 Ornamental Trees) + 15 (3 Palms) + 25 (25 Shrubs) = 50	82%
NORTH BUFFERYARD						
2.5-4.99	B (Single Family)	45	50.25	23	20 (2 Shade Trees) + 15 (3 Palms) + 9 (9 Shrubs) = 44	100%
WEST BUFFERYARD						
	A (Multi-Family)	Waiver to be Requested				
LANDSCAPE REQUIREMENTS IN NONVEHICULAR USE AREAS						
30-39% in Nonvehicular Open Space	4 Required Trees / 2500 SF of NOS	1667/2500x4=2.67 or 3 Required Trees	6 Trees Provided			

LANDSCAPE SPECIFICATIONS

I. RELATED DOCUMENTS

A. Contract Agreement, Drawings, and these Specifications apply to the work specified in this Section.

B. References:

- Grades and Standards for Nursery Plants: Florida Department of Agriculture and Consumer Services, 2nd Edition February 1999
- Bertsch's Reference Guide to Florida Landscape Plants: Bousch and McCreary, 1994.

II. SCOPE

A. Scope of Work - Work under this contract consists of furnishing all labor, supplies, equipment, and materials to complete the installation of all landscape work as specified on these plans dated 03/30/17 including the plant list, details, and these specifications. Scope includes warranty and maintenance of plants through Substantial Completion.

B. City & County Ordinances - All work under this contract is to be done in full accord with the building code as established by the City of Miami and Miami-Dade County. Changes in Work - The Owner without invalidation of the contract may order extra work or make changes to the work by written agreement between Owner and Contractor.

C. Verification of Existing Site Conditions & Claims for Extra Work - The Contractor is responsible for verifying existing conditions prior to mobilization and shall not be entitled to any claim for extra work as a result of existing conditions.

D. Protection of Existing Site - The Contractor shall ensure that the existing site including existing plant material is protected from his operations and is responsible for replacement or repair to any damage resulting from these operations. The Contractor must comply with all laws associated with locating existing utilities including notifying Sunshine State One Call.

E. Duration - Work shall be completed within 20 days from Notice to Proceed issued in writing by the Owner.

III. QUALITY ASSURANCE

A. Landscape Contractor Qualification - No individual, company or corporation will be permitted to perform any work under this Section by contract or sub-contract unless such individual, company or corporation is fully qualified to perform the work. The Contractor, if requested, shall provide the following evidence of qualifications:

- Membership in trade or professional organizations
 - Associated Landscape Contractors of America
 - American Association of Nurserymen
 - Florida Nurserymen and Growers Association
- List of not less than three (3) similar projects which the individual, company or corporation performed under contract or subcontract to a general contractor, building, owner, or government entity.
- Supervision - All planting shall be performed by competent and skilled personnel experienced in planting procedures, under the supervision of a qualified Superintendent and Foreman.

IV. MATERIAL

A. Submittals - Submit literature, describing materials, samples of materials and sources of supply for materials proposed for use in this project for approval as specified in this Section.

B. Plant Material

- Standards - All plant material shall be Florida No. 1 or better at time of planting as specified in the Florida Department of Agriculture's Grades & Standards for Nursery Plants, 2nd Edition February 1998. This includes but is not limited to:
 - Health & Vitality,
 - Condition of Foliage
 - Root System
 - Absence of Pests, Disease, or Mechanical Damage
- Palms - Remove one half of the older leaves at the time of digging and tie together around the hub the remaining leaves with a biodegradable twine.
- Size and Species - Plants shall be true to species and variety as indicated on the Plant List and shall conform to sizes and specifications as shown herein, except that larger size plants may be used if approved by the Owner and/or the Landscape Architect at no extra cost to the Owner.
 - Trees
 - Caliper - As per Florida's Grades and Standards for Florida Nursery Plants, Caliper shall be measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. The average of the largest diameter and that perpendicular to it is referred to as caliper.
 - Height - Measured from the ground to the topmost portion of the tree as shown in the Grades and Standards for Nursery Plants.
 - Crown Spread Diameter - The average of the widest branch spread and that perpendicular to it as shown in the Grades and Standards for Nursery Plants.
 - Palms
 - Overall Height - Highest point in the canopy measured from the soil line to the natural position of the last fully expanded leaf as shown in the Grades and Standards for Nursery Plants.
- Sod - Sod shall be of even thickness and with good root structure. Sod must be reasonably free of weed, freshly mowed before cutting and in good healthy condition when laid, as well as not stacked for more than 24 hours.
- Acceptance of Material - The Landscape Architect and/or the Owner reserves the right to reject any landscape material that does not meet the criteria set forth in these specifications and/or drawings.
- Substitutions - No substitutions of any landscape material shall be permitted without the written consent of the Owner and/or the Landscape Architect.
- Non-Availability - In the event that a specified plant is not available, the Contractor shall provide written notice to the Landscape Architect and/or Owner. Should the Landscape Architect and/or Owner locate a source for the specified plant within the State of Florida, the Contractor shall be bound to purchase and install from that source.
- Discrepancies - Where quantities and/or species differ between the Planting Plans and the Plant List, the Plans shall govern.
- Soil - Topsoil shall be natural, friable, and free from rocks larger than 1/2" diameter, weeds, stems, plant tissue, litter, toxic substances, or any other deleterious materials. Provide proof of soil characteristics and suitability for plant growth from independent and certified testing laboratories, independently mailed to the Owner and/or the Landscape Architect prior to the delivery and/or use of the soil.
- Pre-Emergent Herbicide - Shall be pre-approved and applied as per manufacturer's specifications.
- Mulch - See Details
- Fertilizer - Agriform fertilizer tablets not to exceed manufacturer's recommendations. Fertilizers from Atlantic Fertilizer are also acceptable as long as selected fertilizer is appropriate to the plant material.

V. INSTALLATION

A. Plant Selection - The Contractor shall be responsible for selecting all plant material that meets plant and specification requirements, except for material tagged in advance by Landscape Architect. The Landscape Architect may visit the source to inspect the selected plant material and/or require photographs. Approval of the selected plant material at the source shall not impair the Landscape Architect's right to reject the plant material after delivery to the site, and/or during subsequent progress of the work.

B. Delivery, Handling and Storage - Field grown material shall not be removed from the ground until the Contractor is ready to transport it to the site. Containerized material shall not be removed from container until ready for planting. Plants transported to the project in open vehicles shall be covered with tarpaulins or other suitable covers securely fastened to the body of the vehicle to prevent damage to the plants. Closed vehicles shall be adequately ventilated to prevent overheating of plants. Protect Plants from delivery through planting.

C. Excavation - Remove existing soil as specified on the details and /or suitable use as topsoil. Plant material shall not remain unplanted on-site longer than 24 hours after delivery. If detrimental material is encountered, notify the Owner immediately prior to proceeding.

D. Layout - All plant material will be laid out according to these plans.

E. Dig & Plant Planting - Dig holes for trees 6" deeper and 12" wider on each side of the root ball. Plant trees so that the top of the root-ball is at least 2" above existing grade after setting.

F. Shrub Planting - Dig holes for shrubs 3" deeper and 6" wider on each side of the root-ball. Plant shrubs so that the top of the root-ball is at least 1" above existing grade.

G. Planting Soil - Planting Soil shall be 50% Existing Soil if suitable and 50% New Soil. New Soil shall be 50% Sand, 50% Topsoil. Backfill shall include fertilizer tablets not to exceed manufacturer's recommendations.

H. Subsoil for Sod - A 1" Layer of Soil (50% Sand & 50% Topsoil) shall be provided for all sod areas.

I. Sod - An application of 6-6-40% organic fertilizer shall be applied to lawn area just prior to laying of the sod at the manufacturer's suggested rate. Ground to be wet down before sod is laid in place. Sod is to be laid so as to ensure tight joints. Sod is to be power rolled with a 1-ton roller within 48 hours after laying.

J. Pre-Emergent Herbicide - Apply Surfuron or an approved equal Pre-Emergent Herbicide as per manufacturer's recommendations. Apply after planting and prior to mulching.

K. Mulch - Apply specified mulch in all planting areas to depth shown on the details.

L. Clean-Up - Upon completion of all planting operations, the Contractor shall remove from the site all excess soil, debris, rubbish and related material and equipment, and shall leave all soft and hard surface areas free from vehicular marks and dirt that may have resulted from his work. Contractor shall wash and clean dirt from all paved areas affected by the landscape operation.

VI. MAINTENANCE

A. Duration of Work - Maintenance shall begin immediately after installation of plant material and shall extend through the approval Substantial Notice of Completion except for Watering which shall continue upon completion of the watering period.

B. Watering - Plants shall be watered by hose soaking thoroughly each day. For the first two weeks (14 calendar days) and every other day for the following two-week period. Water shall be clean & free of pesticides. At the end of this two-week period, earth saucers shall be collapsed and mulch installed in accordance with the details & these specifications.

C. Pruning - Shall be conducted in accordance with standard horticultural practice and/or as directed by the Landscape Architect. Pruning shall include removal of dead wood or injured branches, removal of suckers, and general thinning and shaping. Only sharp tools shall be used. Plants must be Florida #1 with regards to form after pruning for acceptance.

D. Weeding - The Contractor shall remove weeds and apply herbicide as required to control weed growth.

E. Fertilizing - The Contractor shall fertilize plant material where needed, according to correct deficiency symptoms or as directed by the Landscape Architect.

F. Girdling & Staking - The Contractor shall be responsible for repairing and tightening girds, resting plants to proper grades or upright positions, and restoring planting saucers. Girds and stakes shall be removed six months after substantial completion as determined by the Owner/Landscape Architect.

VIII. SUBSTANTIAL COMPLETION

A. Substantial Completion - At completion of the installation, the Owner and/or Landscape Architect shall schedule an inspection of the work and if the work is determined to be substantially complete, will issue a punch list of items to be completed prior to final acceptance. Punch list items must be completed within two weeks of their issuance. Once completed a final inspection shall be scheduled by the Owner and/or Landscape Architect.

VIII. WARRANTIES

A. Guarantee - The Contractor shall guarantee all plant material for a period of one (1) year after installation and provisional acceptance issued in writing by the Owner or his designated representative upon completion of all landscape work, excluding maintenance. All replaced plant material shall carry guarantee as specified above. Material of doubtful survival at the termination of the guaranteed period shall carry and additional one (1) year guarantee. If after this period the survival of the plant remains doubtful, or appearance does not contribute to the aesthetic appearance of the project for reasons attributable to the selection, delivery, or installation. The Contractor shall replace the plants within 3 days in accordance with these specifications or no additional cost to the Owner.

B. Acts of God - Plant material, which is damaged by Acts of God, are not subject to the above warranties. Such Acts of God shall include hurricanes, tornadoes, or freeze. In order to claim such warranty exceptions, the Contractor shall submit published records of the nearest official U.S. Weather station, which shall substantiate the occurrence of the above phenomenon.

C. Damage & Theft - Any damage or theft after substantial completion to the plant material beyond the contractor's control shall be borne by the Owner.

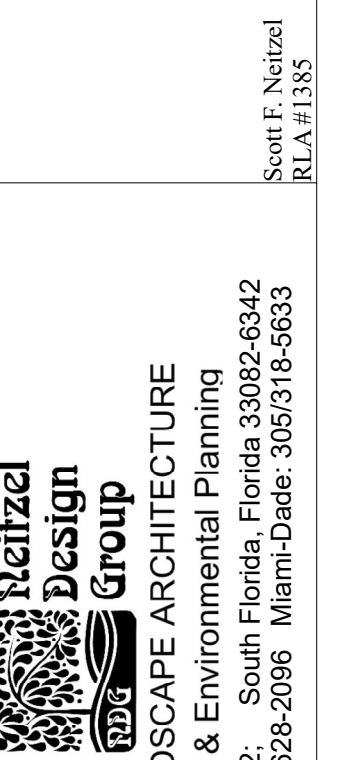
Revisions:

-
-
-

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Landscape Development Plan for:
3 UNIT RESIDENTIAL BLDG.
For Broad Reach Enterprises
 315 Catherine Street
 Key West, Florida

SEAL



LANDSCAPE PLAN

SCALE 1" = 8'

DRAWN SFN

JOB BRE-16-09

DATE 03-30-17

SHEET:

L1
1 of 1

Additional Information



Detail by Entity Name

Florida Limited Liability Company

315 CATHERINE STREET, LLC

Filing Information

Document Number L16000042232
FEI/EIN Number NONE
Date Filed 02/29/2016
State FL
Status ACTIVE

Principal Address

315 CATHERINE STREET
KEY WEST, FL 33040

Mailing Address

P.O. BOX 610280
BAYSIDE, NY 11361

Registered Agent Name & Address

STONES, ADELE V
221 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

ROBB, GEORGE E
P.O. BOX 610280
BAYSIDE, NY 11361

Annual Reports

No Annual Reports Filed

Document Images

[02/29/2016 -- Florida Limited Liability](#)

View image in PDF format

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 8th day of July, 2016 by and between **GEORGE E. ROBB**, whose address is 3700 Sunrise Lane, Key West, FL 33040, party of the first part; and **315 CATHERINE STREET, LLC**, a Florida limited liability company, whose address is 315 Catherine Street, Key West, FL 33040, 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, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

Lot 28 in Square 2, Tract 10 according to Chas W. Tift's map of the City of Key West, commencing at a point on Catherine Street 150 ft. 9 in. from the corner of Thomas and Catherine Streets. Running in a Northeasterly direction 53 feet 3 in., thence in a Northwesterly direction 94 feet 7 in., thence at right angles in a Southwesterly direction 50 feet 3 in., thence in a Southeasterly direction at right angles 94 feet 7 in., back to the place of beginning.

Parcel Identification No.: 00026320-000000

SUBJECT TO: Taxes for the year 2016 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

[Signature]
Signature of Witness

Swinskeyford
Printed Name of Witness

[Signature]
GEORGE E. ROBB

[Signature]
Signature of Witness

George Robb III
Printed Name of Witness

STATE OF NEW YORK :
COUNTY OF NEW YORK :

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GEORGE E. ROBB, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced DRIVER LICENSE as identification, and he/she has/have acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at 111 E. 14th St 12:30PM County of NEW YORK, State of NEW YORK, this 8th day of JULY, 2016.

WYKEITHIA SMALLS
Printed Name of Notary

Wykeithia Smalls
NOTARY PUBLIC

My Commission Expires: 01/04/2020

WYKEITHIA SMALLS
Notary Public, State of New York
No. 01SM6335153
Qualified in Bronx County
Commission Expires January 4, 2020

Wykeithia Smalls
07/08/2016



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

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

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

Alternate Key: 1027111 Parcel ID: 00026320-000000

Ownership Details

Mailing Address:
315 CATHERINE STREET LLC
PO BOX 610280
BAYSIDE, NY 11361-0280

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 315 CATHERINE ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB1-25-40 LOT 28 SQR 2 TR 10 OR31-388/89 OR523-86 OR1246-266/271EST OR1260-910D/C OR2053-2298/2300PET OR2053-2301/06WILL OR2254-343/44 OR2805-2453/54

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	50	95	4,753.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	CL2:CH LINK FENCE	470 SF	0	0	1964	1965	1	30

Appraiser Notes

2006-12-29 IMPROVEMENT HAS BEEN DEMO'D. LOT VACANT. DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B94-2335	07/01/1994	10/01/1994	900	Residential	PAINT EXTERIOR
97-1251	05/01/1997	06/01/1997	49,205	Residential	PLUMBING
01-1126	03/12/2001	10/12/2001	8,350	Residential	NEW ROOF
04-1105	04/08/2004	07/23/2004	1,825	Residential	REPLACE SEWER LINE
06-6560	12/15/2006	12/28/2006	19,000	Residential	COMPLETE DEMOLIION,INSTALL CONSTRUCTION FENCE AOUND LOT BONDARIES
06-6696	12/15/2006	06/01/2007	1,000	Residential	CAP SEWER FOR DEMO

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	417	160,597	161,014	160,073	0	161,014
2015	0	363	145,375	145,738	145,521	0	145,738
2014	0	329	131,963	132,292	132,292	0	132,292
2013	0	329	135,346	135,675	135,675	0	135,675
2012	0	329	135,346	135,675	135,675	0	135,675
2011	0	329	135,232	135,561	135,561	0	135,561
2010	0	329	148,567	148,896	148,896	0	148,896
2009	0	329	236,357	236,686	236,686	0	236,686
2008	0	329	369,449	369,778	369,778	0	369,778
2007	0	293	451,535	451,828	451,828	0	451,828
2006	249,995	2,486	404,005	556,488	556,488	0	556,488
2005	219,733	2,486	332,710	554,929	554,929	0	554,929
2004	184,208	2,486	285,180	471,874	471,874	0	471,874
2003	135,085	2,486	142,590	280,162	280,162	0	280,162
2002	189,369	2,486	76,048	267,903	267,903	0	267,903
2001	164,120	2,486	76,048	242,654	242,654	0	242,654
2000	164,120	1,953	66,542	232,614	232,614	0	232,614
1999	138,871	1,652	66,542	207,065	207,065	0	207,065
1998	118,121	1,352	66,542	186,015	186,015	0	186,015
1997	99,223	1,352	57,036	157,611	157,611	0	157,611
1996	57,749	826	57,036	115,611	115,611	0	115,611
1995	64,574	704	57,036	122,313	122,313	0	122,313
1994	57,749	629	57,036	115,414	115,414	0	115,414

1993	58,159	0	57,036	115,195	115,195	0	115,195
1992	70,954	0	57,036	127,990	127,990	0	127,990
1991	70,954	0	57,036	127,990	127,990	0	127,990
1990	59,214	0	41,589	100,803	100,803	0	100,803
1989	52,216	0	40,401	92,617	92,617	0	92,617
1988	42,964	0	33,271	76,235	76,235	0	76,235
1987	42,451	0	27,805	70,256	70,256	0	70,256
1986	42,686	0	25,666	68,352	68,352	0	68,352
1985	40,982	0	15,275	56,257	56,257	0	56,257
1984	38,528	0	15,275	53,803	53,803	0	53,803
1983	38,528	0	15,275	53,803	53,803	0	53,803
1982	39,267	0	11,327	50,594	50,594	0	50,594

Parcel Sales History

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

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/8/2016	2805 / 2453	100	<u>QC</u>	<u>11</u>
11/13/2006	2254 / 343	790,000	<u>WD</u>	<u>Z</u>
2/1/1972	523 / 86	16,000	00	<u>Q</u>

This page has been visited 12,416 times.

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