

RESOLUTION NO. 12-172

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING A MAJOR DEVELOPMENT PLAN TO REDEVELOP THE CITY OF KEY WEST SOLID WASTE TRANSFER STATION INTO THE PROPOSED KEY WEST DEPARTMENT OF TRANSPORTATION (KWDOT) PUBLIC TRANSIT AND PARKING FACILITY LOCATED AT 5701 COLLEGE ROAD; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE;

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

WHEREAS, in Resolution No. 10-158, the City Commission approved a Major Development Plan for the subject property; and

WHEREAS, construction did not commence within 12 months of the date of approval, and so, in accordance with section 108-203(a) of the Code of Ordinances, the approved Major Development Plan expired; and

WHEREAS, at a special meeting on April 23, 2012, the Key West Planning Board recommended approval of the previously-approved plans, with conditions; and

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

Section 1: That the attached Major Development Plan for the redevelopment of the City of Key West Solid Waste Transfer Station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility, located at 5701 College Road, is conditionally approved.

Section 2: That the plan is conditioned upon (1) the applicant obtaining an Environmental Resource Permit for storm water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District prior to building permit approval, and (2) That the project permit schedule be extended from 12 months to 24 months, due to the phased nature of the project and the protracted time required for final design and bidding.

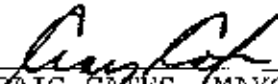
Section 3. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission, subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and

applications attached to or incorporated by reference in the development order; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit or development order until the appeal is resolved by agreement or order.

Passed and adopted by the City Commission at a meeting held this 15 day of May, 2012.

Authenticated by the presiding officer and Clerk of the Commission on May 16, 2012.

Filed with the Clerk May 16, 2012.


CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Donald Leland Craig, AICP, Planning Director

From: Brendon Cunningham

Meeting Date: May 15, 2012

RE: **Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500)** – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

ACTION STATEMENT:

Request: A Major Development Plan to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility.

Location: 5701 College Road (RE# 00072080-000500)

Zoning: PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation-Outstanding Waters of the State) Districts

BACKGROUND:

Previous City Actions:

Development Review Committee Meeting:	June 12, 2008
Tree Commission Meeting:	August 11, 2008
Planning Board Meeting:	November 20, 2008
City Commission Meeting:	May 4, 2009, postponed
City Commission Workshop:	June 2, 2009
Development Review Committee:	March 25, 2010
City Commission Meeting:	May 4, 2010
Planning Board Meeting:	April 23, 2012

This project was originally presented to the Planning Department in 2008. It went before the Development Review Committee (DRC) on June 12, 2008 and then the Planning Board on November 20, 2008. The project consisted of three conceptual designs. The

project was conceptually approved with the understanding that while each of the three designs met the relevant land use criteria, the City Commission would make the final design decision. On May 4, 2009, it was moved forward to the City Commission for approval. The item was then postponed for the purpose of holding a workshop.

The workshop was held on June 2, 2009 to discuss the design alternatives contained within the original application approval. The Commission requested the consultant refine their plans that consisted of the one alternative that most reduced the scope of the project. The project was redesigned and brought back through the DRC on March 25, 2010. The City Commission approved the project through Resolution 10-158 on May 4 2010. Per Section 108-203 (a), construction shall commence within 12 months of the date of approval. Subsequently, the project approval has expired due to the lack of any building permits. Considering this circumstance, it would be prudent to consider approving this project with a recommendation to the City Commission that the project have a permit schedule of 24 months.

At this time, the City is proposing to move forward with the project with the same design and plan set. While the interior spaces have been reconfigured, there has been no material change to the overall design. The estimated interior space has been increased by 785 square feet to account for stairwells, hallways, bathrooms and such spaces not accounted for in the previous calculations. Per Florida Building Code, there are two definitions for floor area. Gross floor area is all that is contained within the exterior walls. Net floor area is "the actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets." The original calculations did not include these spaces. Therefore, while there is a difference in the square footage, it is only an accounting of previously excluded floor area.

Planning Staff Analysis:

Currently the 50.81 acre property consists of an existing solid waste transfer station, the closed Stock Island landfill and extensive environmentally sensitive areas. The zoning on the parcel is PS, C-M and C-OW. The redevelopment addressed in this application is limited to approximately 3.87 acres of the 4.5 acre portion of the parcel occupied by the existing transfer station. This portion of the property is located in the PS zoning district which according to a January 2006 study by CH2M Hill, is the only developable area on the parcel.

The applicant is proposing to redevelop the waste transfer station which occupies an approximately 4.5 acre portion of the 50.81 acre site as the new Key West Department of Transportation Public Transit and Parking Facility. The project proposal is to utilize the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows "For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the Planning Board for a variance." The

property is valued at \$30,963,290 and the project is estimated to be \$7,480,000 which is 24 percent of the property value and as such meets the criteria for build back without variances.

The project will be developed in two phases. The first phase is the subject of this application and consists of the Department of Transportation administration offices, the bus maintenance garage, bus wash, bus parking, fuel dispensing area and employee parking on a 3.87 acre land area. The second phase is expected to consist of parking for Monroe County School District buses as part of a land trade with the City. This second phase will be addressed as part of a separate and future application.

Options / Advantages / Disadvantages:

Option 1. Approval of a **Major Development Plan** to redevelop the City of Key West solid waste transfer station into the proposed City of Key West Department of Transportation (KWDOT) Public Transit Facility, with the following conditions:

- The applicant obtain and maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District (SFWMD) prior to Building Permit approval.
- That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.
 1. **Consistency with the City's Strategic Plan, Vision and Mission:** This action would provide for improved public transit facilities, consistent with the mission and vision of the city.
 2. **Financial Impact:** To be determined

Option 2. Deny application

1. **Consistency with the City's Strategic Plan, Vision and Mission:** Not consistent.
2. **Financial Impact:** To be determined

RECOMMENDATION: Option 1

The Planning Department and Planning Board recommend **conditional approval** to the City Commission for a **Major Development Plan** to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility with the following conditions:

- Obtain and maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District (SFWMD) prior to Building Permit approval.
- That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.

**PLANNING BOARD
RESOLUTION No. 2012-18**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 108-196 and 122-63 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, APPROVING A MAJOR DEVELOPMENT PLAN AT PROPERTY ADDRESSED AS 5701 COLLEGE ROAD (RE# 00072080-000500); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for a Major Development Plan was originally filed June 2, 2008, by the authorized agent for the property owner;

WHEREAS, the property is located in the PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts; and

WHEREAS, the proposal would permit the conversion of a waste transfer facility into a public transportation maintenance and parking facility; and

WHEREAS, plans received June 2, 2008, were considered at the June 12, 2008, Development Review Committee meeting; and

WHEREAS, after public notice, the application for a Major Development Plan was heard by the Planning Board at the regularly scheduled meeting on November 20, 2008; and

WHEREAS, at that meeting, Staff recommended approval of the Major Development Plan; and

WHEREAS, a motion was made to approve the Plan; and


WHEREAS, the Plan was scheduled for hearing by the City Commission on May 10, 2009; and

WHEREAS, the Plan was postponed for further review; and

WHEREAS, the Plan was modified and approved by the Commission on May 20, 2010; and

WHEREAS, the associated approvals have since expired due to lack of timely action; and

WHEREAS, the City would move to reapprove the original project; and

 Vice Chairman

 Planning Director

WHEREAS, the item was scheduled for a Special Planning Board Meeting on April 23, 2012;

and

WHEREAS, the Plans dated February 2010 were approved at that meeting; and

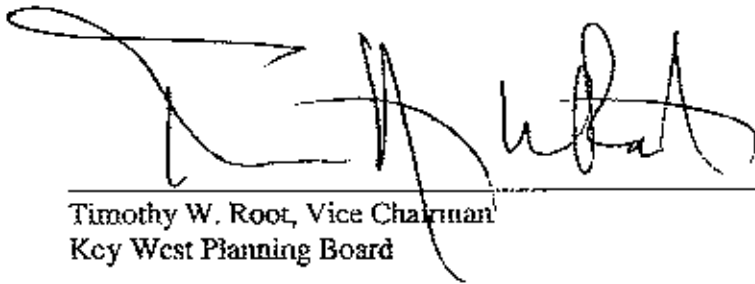
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board recommends the City Commission grant **conditional approval** of the application for the Major Development Plan per the attached original plan set dated February 2010 with the following conditions:

1. Obtain and Maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.
2. That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.

Section 2. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Presiding Officer and the Clerk of the Commission. Passed at a special meeting held April 23, 2012.

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

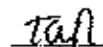


Timothy W. Root, Vice Chairman
Key West Planning Board

4/26/12

Date

Attest:

 Vice Chairman

 Planning Director



Donald Leland Craig, AICP, Planning Director


4/25/12
Date


Filed with the Clerk



Cheryl Smith, City Clerk

4-26-12
Date

 Vice Chairman

 Planning Director

CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY

5701 COLLEGE ROAD, KEY WEST, FL 33040

CIVIL - VOLUME I
SFWMD PERMIT SET

PROJECT LOCATION



VICINITY MAP



PREPARED FOR THE
City of Key West
Key West, Florida

INDEX TO DRAWINGS	
DRAWING	DESCRIPTION
C-001	CIVIL - VOLUME I
C-002	CIVIL - VOLUME II
C-003	CIVIL - VOLUME III
C-004	CIVIL - VOLUME IV
C-005	CIVIL - VOLUME V
C-006	CIVIL - VOLUME VI
C-007	CIVIL - VOLUME VII
C-008	CIVIL - VOLUME VIII
C-009	CIVIL - VOLUME IX
C-010	CIVIL - VOLUME X

PERMIT SET
NOT FOR CONSTRUCTION

FEBRUARY 2010

ARCHITECTURAL, MEP, LANDSCAPING



PBS & ASSOCIATES
ARCHITECTURAL, MEP, LANDSCAPING
4251 ...
Miami, FL 33140
Tel: 305-497-1000
Fax: 305-497-1001
www.pbsandj.com

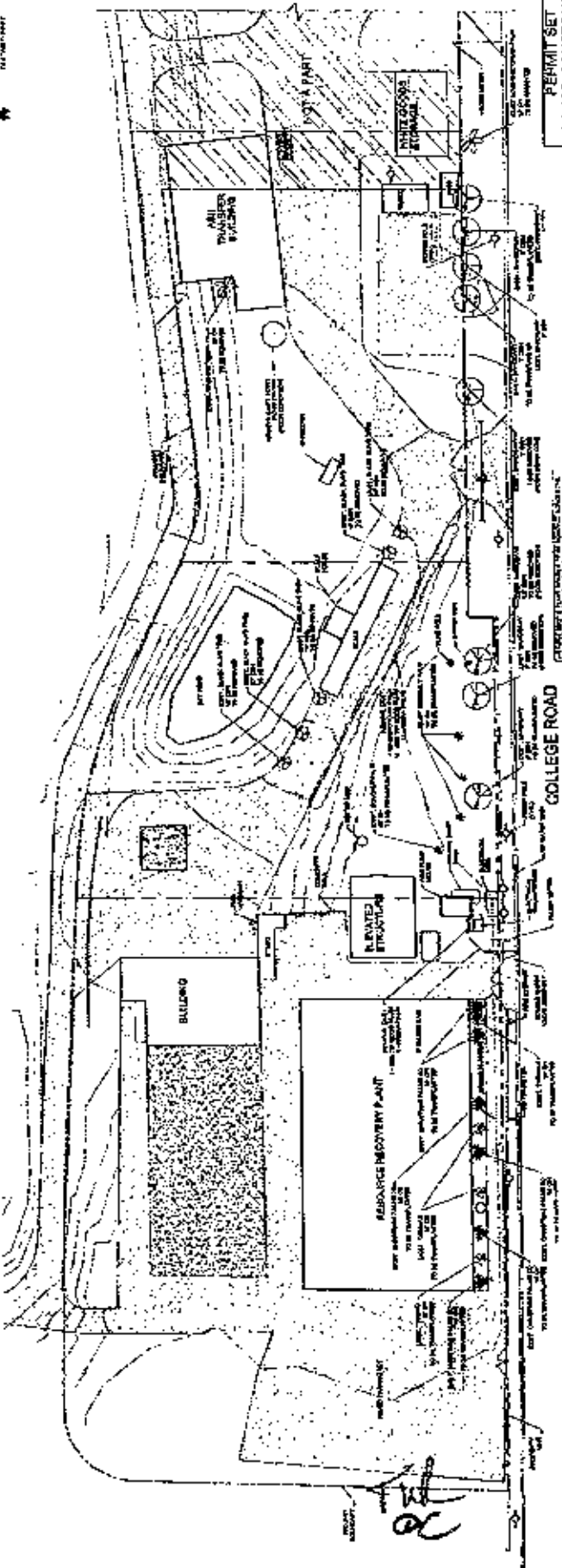
CIVIL ENGINEER

Handwritten signature and initials



KEY MAP

- NOTES:**
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR UTILITIES CONSTRUCTION, LATEST EDITION.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION, LATEST EDITION.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION, LATEST EDITION.
- LEGEND:**
- EXISTING ROADWAY
 - EXISTING SIDEWALK
 - EXISTING CURB
 - EXISTING DRIVEWAY
 - EXISTING UTILITY
 - EXISTING STRUCTURE
 - EXISTING FENCE
 - EXISTING TREES
 - EXISTING LANDSCAPE
 - EXISTING LIGHT FIXTURES
 - EXISTING SIGNAGE
 - EXISTING UTILITIES
 - EXISTING STRUCTURES
 - EXISTING FENCES
 - EXISTING TREES
 - EXISTING LANDSCAPE
 - EXISTING LIGHT FIXTURES
 - EXISTING SIGNAGE
- PROPOSED:**
- PROPOSED ROADWAY
 - PROPOSED SIDEWALK
 - PROPOSED CURB
 - PROPOSED DRIVEWAY
 - PROPOSED UTILITY
 - PROPOSED STRUCTURE
 - PROPOSED FENCE
 - PROPOSED TREES
 - PROPOSED LANDSCAPE
 - PROPOSED LIGHT FIXTURES
 - PROPOSED SIGNAGE



PERMIT SET
 NOT FOR CONSTRUCTION

EXISTING CONDITIONS
 SCALE: AS SHOWN
 DATE: 11/11/11
 EC-01

CITY OF KEY WEST, FLORIDA
 PUBLIC TRANSPORTATION FACILITY
 401 COLLEGE ROAD, KEY WEST, FL, 33901

CITY OF KEY WEST, FLORIDA
 DEPARTMENT OF TRANSPORTATION
 401 COLLEGE ROAD, KEY WEST, FL, 33901



PBS
 PROFESSIONAL BUSINESS SERVICES

ASSOCIATES
 ENGINEERS, ARCHITECTS, PLANNERS

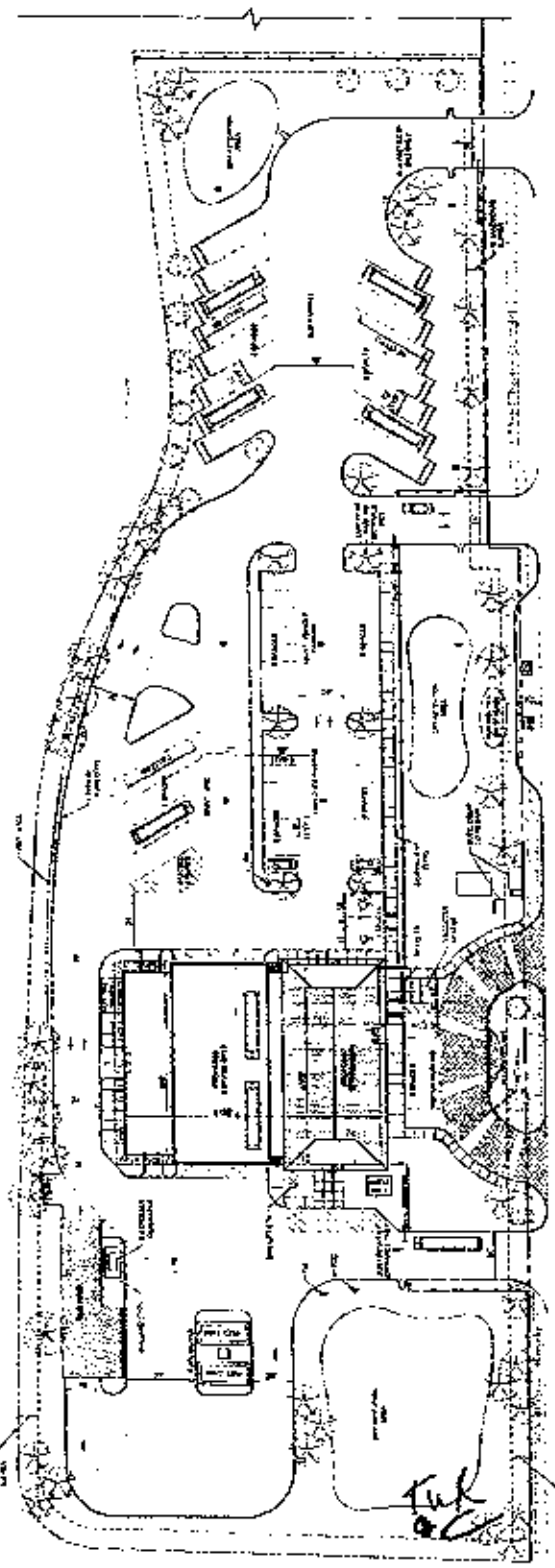
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NO. 1117	DATE: 11/11/11	REVISION: 3
NO. 1117	DATE: 11/11/11	REVISION: 4
NO. 1117	DATE: 11/11/11	REVISION: 5
NO. 1117	DATE: 11/11/11	REVISION: 6
NO. 1117	DATE: 11/11/11	REVISION: 7
NO. 1117	DATE: 11/11/11	REVISION: 8
NO. 1117	DATE: 11/11/11	REVISION: 9
NO. 1117	DATE: 11/11/11	REVISION: 10

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/14/2017	J. L. ...
2	REVISION		
3	REVISION		
4	REVISION		
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KEY MAP

LEGEND

- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS
- EXISTING UTILITIES
- EXISTING SURFACE
- EXISTING GRADE
- EXISTING EROSION CONTROL
- EXISTING LANDSCAPE
- EXISTING STRUCTURES
- EXISTING UTILITIES
- EXISTING SURFACE
- EXISTING GRADE
- EXISTING EROSION CONTROL
- EXISTING LANDSCAPE
- EXISTING STRUCTURES



PERMIT SET
NOT FOR CONSTRUCTION

PROPOSED SITE PLAN
 C-01

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
 301 COLLEGE ROAD, WEST KEY

CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION



PBS

ASSOCIATES

DATE	11/14/2017
BY	J. L. ...
PROJECT NO.	17-001
SHEET NO.	15
TOTAL SHEETS	15

LEGEND

PROPOSED GRADE
 EXISTING GRADE
 PROPOSED DRAINAGE
 EXISTING DRAINAGE
 PROPOSED PAVEMENT
 EXISTING PAVEMENT
 PROPOSED CURB
 EXISTING CURB
 PROPOSED SIDEWALK
 EXISTING SIDEWALK
 PROPOSED UTILITY
 EXISTING UTILITY
 PROPOSED TREE
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 PROPOSED FENCE
 EXISTING FENCE
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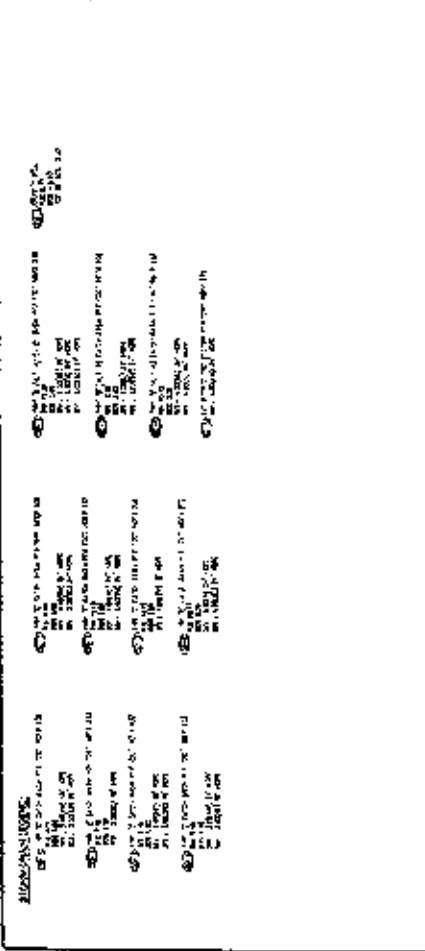
KEY MAP

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL PROPOSED GRADES ARE TO BE CONFORMED TO THE PROPOSED GRADE PLAN.
3. ALL PROPOSED PAVEMENT ARE TO BE CONFORMED TO THE PROPOSED PAVEMENT PLAN.
4. ALL PROPOSED CURBS AND SIDEWALKS ARE TO BE CONFORMED TO THE PROPOSED CURB AND SIDEWALK PLAN.
5. ALL PROPOSED UTILITIES ARE TO BE CONFORMED TO THE PROPOSED UTILITY PLAN.
6. ALL PROPOSED TREES ARE TO BE CONFORMED TO THE PROPOSED TREE PLAN.
7. ALL PROPOSED FENCES AND SIGNS ARE TO BE CONFORMED TO THE PROPOSED FENCE AND SIGN PLAN.
8. ALL PROPOSED LIGHTS ARE TO BE CONFORMED TO THE PROPOSED LIGHT PLAN.

EXPLANATIONS

1. PROPOSED GRADE
2. EXISTING GRADE
3. PROPOSED DRAINAGE
4. EXISTING DRAINAGE
5. PROPOSED PAVEMENT
6. EXISTING PAVEMENT
7. PROPOSED CURB
8. EXISTING CURB
9. PROPOSED SIDEWALK
10. EXISTING SIDEWALK
11. PROPOSED UTILITY
12. EXISTING UTILITY
13. PROPOSED TREE
14. EXISTING TREE
15. PROPOSED FENCE
16. EXISTING FENCE
17. PROPOSED SIGN
18. EXISTING SIGN
19. PROPOSED LIGHT
20. EXISTING LIGHT



PERMIT SET
NOT FOR CONSTRUCTION

PROPOSED GRADING AND DRAINAGE PLAN

CITY OF KEY WEST, FLORIDA
 DEPARTMENT OF TRANSPORTATION

CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY
 333 COLLEGE ROAD, WEST KEY, FLORIDA

PBS&S
 PROFESSIONAL ENGINEERING AND SURVEYING
 1000 COLLEGE ROAD, WEST KEY, FLORIDA

ASSOCIATES
 1000 COLLEGE ROAD, WEST KEY, FLORIDA

DATE: 11/11/11
PROJECT: KEY WEST TRANSPORTATION FACILITY
SCALE: AS SHOWN

NO. 1	DATE	BY	REVISION
NO. 2	DATE	BY	REVISION
NO. 3	DATE	BY	REVISION
NO. 4	DATE	BY	REVISION
NO. 5	DATE	BY	REVISION
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NO. 10	DATE	BY	REVISION

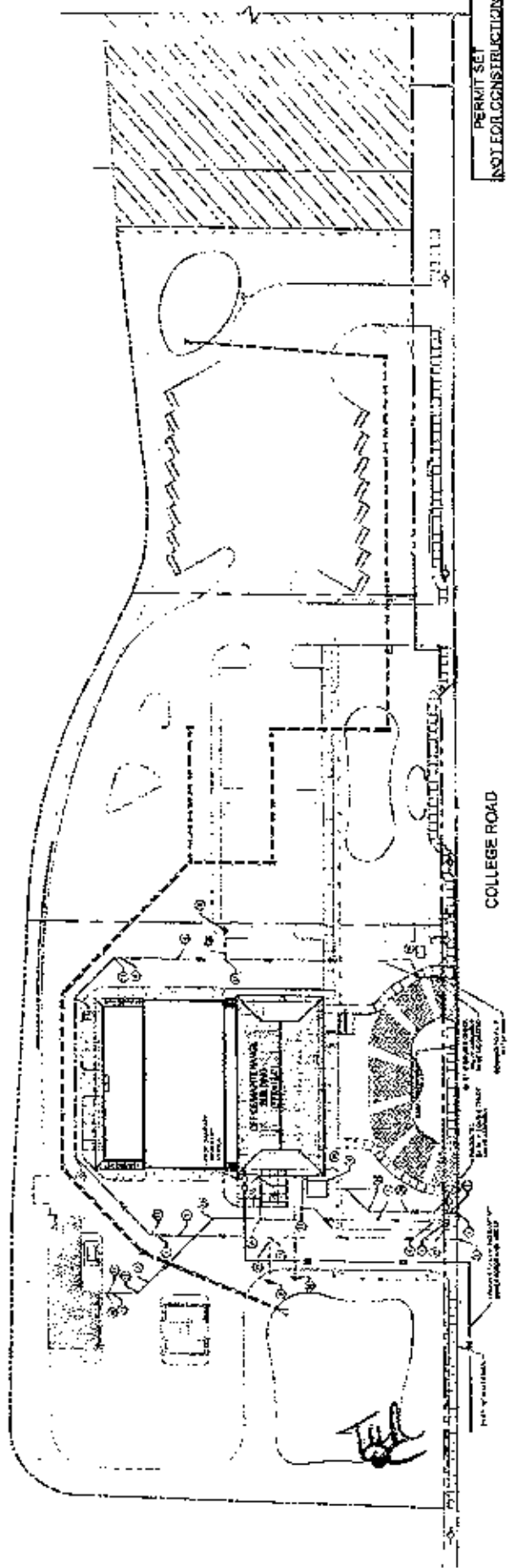
- CONSTRUCTION**
- 1. ROAD TO BE BUILT
 - 2. ROAD TO BE WIDENED
 - 3. ROAD TO BE REPAIRED
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- 29. ROAD TO BE CLOSED TO TRAFFIC
- 30. ROAD TO BE OPENED TO TRAFFIC

KEY MAP

LEGEND

- CITY LIMITS
- PROJECT BOUNDARY
- PROPERTY LINES
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING TREES
- PROPOSED TREES
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE

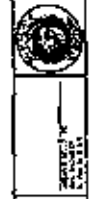


PERMIT SET
NOT FOR CONSTRUCTION

PROPOSED UTILITY PLAN
Date: 11/11/11
Sheet: 1 of 1
Drawing: C-08

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
PROJECT NO. 11-0001

CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION



PBSI
Professional Seal and Stamp

ENGINEER
Name: [Redacted]
Title: [Redacted]
Firm: [Redacted]

NO.	DESCRIPTION	DATE	BY

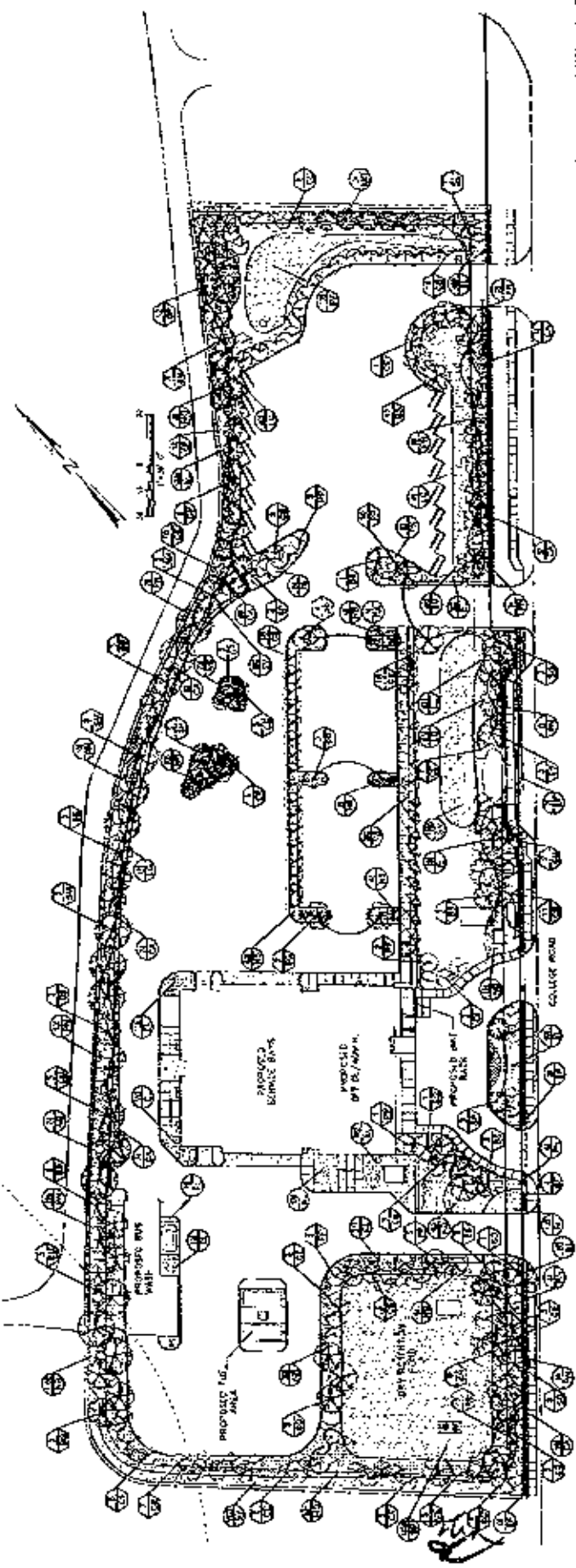
GENERAL NOTES

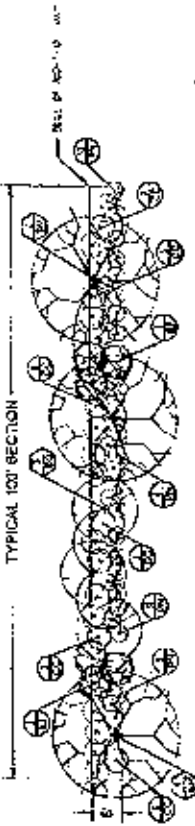
1. ALL PLANTING TO BE INSTALLED BY CONTRACTOR.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES.
3. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF KEY WEST LANDSCAPE PLAN.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES.
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GENERAL NOTES (continued)

21. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES.
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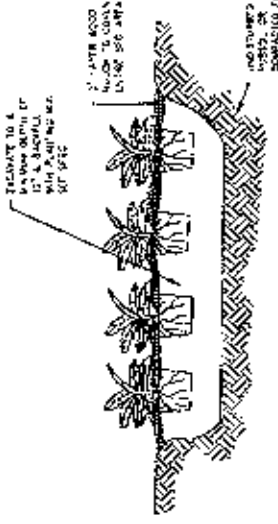
ITEM	DESCRIPTION	QTY	UNIT	REMARKS	TOTAL
1	PLANTING	16	SE-1	SE-1	16
2	PLANTING	16	SE-2	SE-2	16
3	PLANTING	16	SE-3	SE-3	16
4	PLANTING	16	SE-4	SE-4	16
5	PLANTING	16	SE-5	SE-5	16
6	PLANTING	16	SE-6	SE-6	16
7	PLANTING	16	SE-7	SE-7	16
8	PLANTING	16	SE-8	SE-8	16
9	PLANTING	16	SE-9	SE-9	16
10	PLANTING	16	SE-10	SE-10	16
11	PLANTING	16	SE-11	SE-11	16
12	PLANTING	16	SE-12	SE-12	16
13	PLANTING	16	SE-13	SE-13	16
14	PLANTING	16	SE-14	SE-14	16
15	PLANTING	16	SE-15	SE-15	16
16	PLANTING	16	SE-16	SE-16	16
17	PLANTING	16	SE-17	SE-17	16
18	PLANTING	16	SE-18	SE-18	16
19	PLANTING	16	SE-19	SE-19	16
20	PLANTING	16	SE-20	SE-20	16



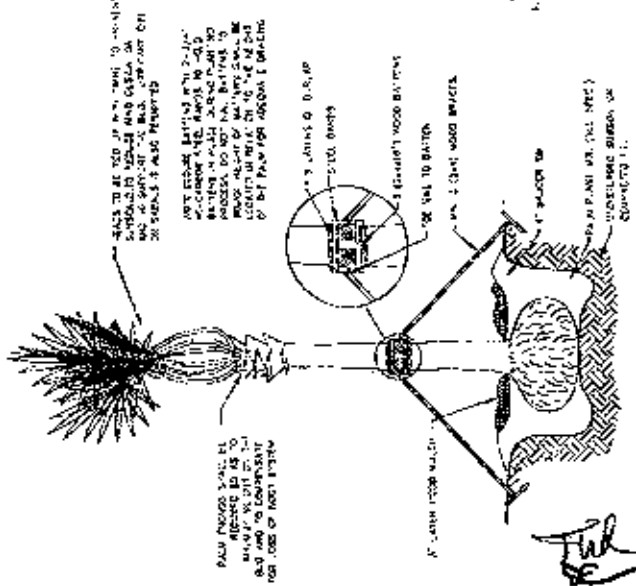


STREET FRONTAGE BUFFER PLAN 15'				
KEY	DESCRIPTION	CITY	SIZE	REMARKS
1	SILVER CHERRY		3' DIA. @ 10' HGT.	
2	SMALL PALM		2' DIA. @ 10' HGT.	
3	SHRUB		2' DIA. @ 10' HGT.	
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100	SHRUB		2' DIA. @ 10' HGT.	
TOTAL				100'

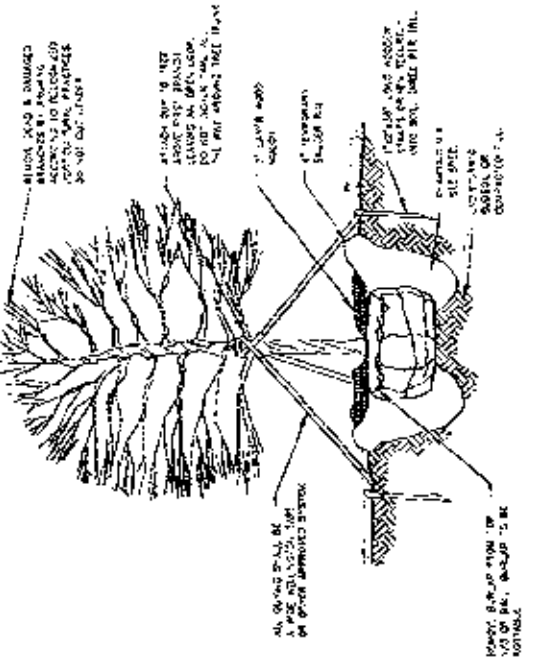
TYPICAL ROADWAY BUFFER
SCALE 1/4" = 1' - 0"



TYPICAL GROUNDCOVER PLANTING
SCALE 1/4" = 1' - 0"



SENSITIVE TRUNK PALM
SCALE 1/4" = 1' - 0"



TYPICAL TREE PLANTING
SCALE 1/4" = 1' - 0"

DRAWN BY DATE CHECKED BY DATE	DESIGNED BY DATE	PROJECT NO. DATE	SHEET NO. OF TOTAL SHEETS	LANDSCAPE PLAN No. of Plants: 283 Date: 1/24/03 Scale: 1/4" = 1' - 0"
				CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY 1000 COLLEGE AVENUE, WEST KEY WEST, FLORIDA 33440
CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION 1000 COLLEGE AVENUE, WEST KEY WEST, FLORIDA 33440				LANDSCAPE PLAN No. of Plants: 283 Date: 1/24/03 Scale: 1/4" = 1' - 0"



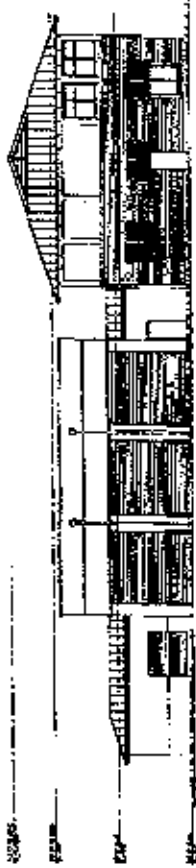
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

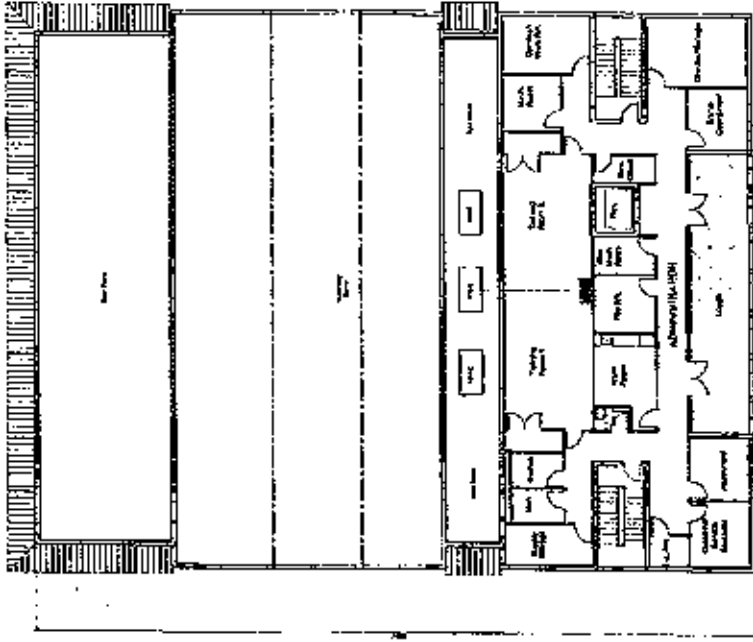


WEST ELEVATION
SCALE: 1/8" = 1'-0"

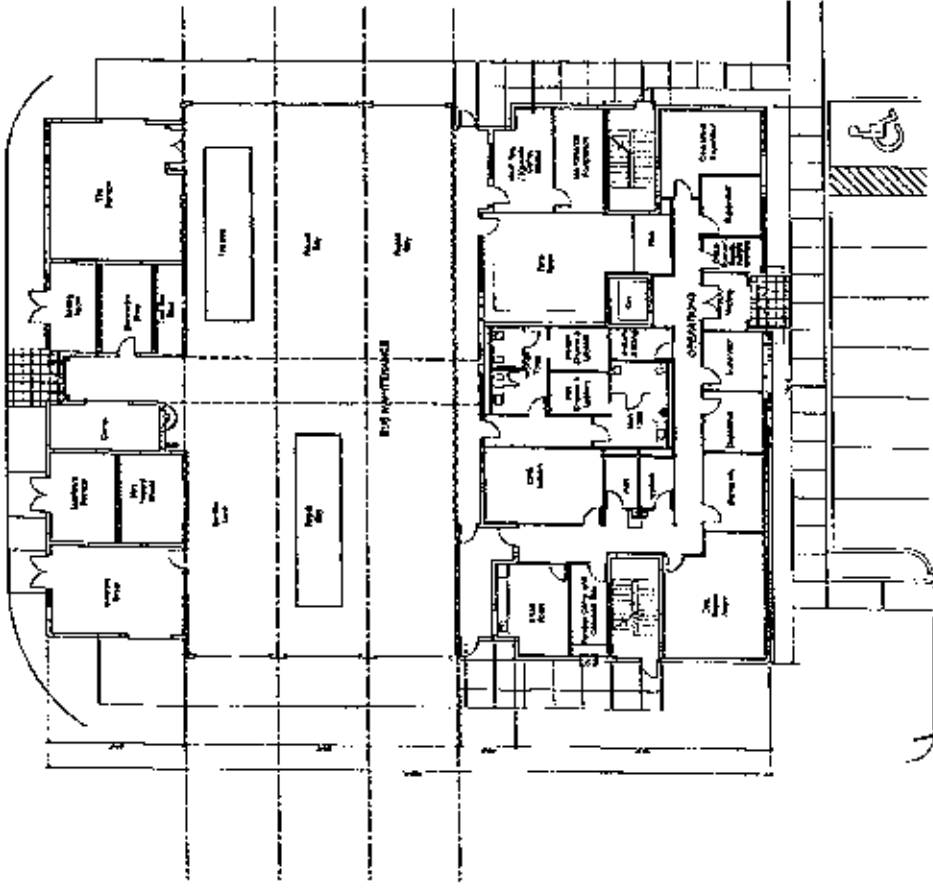
CONCEPTUAL ELEVATIONS / MASSING

Jul 90

<p>DATE: 7/11/90 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>PROJECT: CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION FACILITY</p>	<p>CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION</p>	<p>PROJ: [Number]</p>	<p>ASSOCIATES ARCHITECTS 1000 [Address] MIAMI, FL 33130</p>	<p>SCALE: 1/8" = 1'-0"</p>
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SECOND LEVEL
CONCEPTUAL PLAN



FIRST LEVEL
CONCEPTUAL PLAN

*Jul
 21*

CONCEPTUAL PLANS

		CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION		CITY OF KEY WEST DEPARTMENT OF TRANSPORTATION FACILITY		Date: _____ Scale: _____	
		FISJ <small>FLORIDA INSTITUTE OF SCIENCE & JOURNALISM</small>		ASSOCIATES <small>ARCHITECTS</small>		PROJECT NO. _____ SHEET NO. _____	
PROJECT NO. _____ SHEET NO. _____		PROJECT NO. _____ SHEET NO. _____		PROJECT NO. _____ SHEET NO. _____		PROJECT NO. _____ SHEET NO. _____	



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

To: Chairman and Planning Board members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: April 23, 2012

Agenda Item: **Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500)** – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: A Major Development Plan to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (K.WDOT) Public Transit and Parking Facility.

Applicant: General Services and Transportation Departments, City of Key West

Property Owner: City of Key West

Location: 5701 College Road

Legal Description: A portion of RE# 00072080-000500

Zoning: PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts



Background

This project was originally presented to the Planning Department in 2008. It went before the Development Review Committee (DRC) on June 12, 2008 and then the Planning Board on November 20, 2008. The project consisted of three conceptual designs. The project was conceptually approved with the understanding that while each of the three designs met the relevant land use criteria, the City Commission would make the final design decision. On May 4, 2009, it was moved forward to the City Commission for approval. The item was then postponed for the purpose of holding a workshop.

The workshop was held on June 2, 2009 to discuss the design alternatives contained within the original application approval. The Commission requested the consultant refine their plans that consisted of the one alternative that most reduced the scope of the project. The project was redesigned and brought back through the DRC on March 25, 2010. The City Commission approved the project through Resolution 10-158 on May 4 2010. Per Section 108-203 (a), construction shall commence within 12 months of the date of approval. Subsequently, the project approval has expired due to the lack of any building permits. Considering this circumstance, it would be prudent to consider approving this project with a recommendation to the City Commission that the project have a permit schedule of 24 months.

At this time, the City is proposing to move forward with the project with the same design and plan set. While the interior spaces have been reconfigured, there has been no material change to the overall design. The estimated interior space has been increased by 785 square feet to account for stairwells, hallways, bathrooms and such spaces not accounted for in the previous calculations. Per Florida Building Code, there are two definitions for floor area. Gross floor area is all that is contained within the exterior walls. Net floor area is "the actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets." The original calculations did not include these spaces. Therefore, while there is a difference in the square footage, it is only an accounting of previously excluded floor area.

Existing Conditions

Currently the 50.81 acre property consists of an existing solid waste transfer station, the closed Stock Island landfill and extensive environmentally sensitive areas. The zoning on the parcel is PS, C-M and C-OW. The redevelopment addressed in this application is limited to approximately 3.87 acres of the 4.5 acre portion of the parcel occupied by the existing transfer station. This portion of the property is located in the PS zoning district which according to a January 2006 study by CH2M Hill, is the only developable area on the parcel.

Proposed Development

The applicant is proposing to redevelop the waste transfer station which occupies an approximately 4.5 acre portion of the 50.81 acre site as the new Key West Department of Transportation Public Transit and Parking Facility. The project proposal is to utilize the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows "For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance;

and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the Planning Board for a variance." The property is valued at \$30,963,290 and the project is estimated to be \$7,480,000 which is 24 percent of the property value and as such meets the criteria for build back without variances.

The project will be developed in two phases. The first phase is the subject of this application and consists of the Department of Transportation administration offices, the bus maintenance garage, bus wash, bus parking, fuel dispensing area and employee parking on a 3.87 acre land area. The second phase is expected to consist of parking for Monroe County School District buses as part of a land trade with the City. This second phase will be addressed as part of a separate and future application.

Surrounding Zoning and Uses

The surrounding properties consist of conservation areas, public service areas (including the Stock Island landfill) and a nearby planned redevelopment district comprised of the Key West Golf Club and associated housing and Sunset Key Marina and condominiums.

Permitted Uses in PS Zoning District:

- 1) Community centers, clubs and lodges.
- (2) Educational institutions and day care.
- (3) Golf course facilities.
- (4) Hospitals and extensive care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Places of worship.
- (8) Business and professional offices.
- (9) Medical services.
- (10) Parking lots and facilities.
- (11) Veterinary medical services with or without outside kennels.
- (12) Government operated transit facilities.

Conditional Uses in PS Zoning District:

- (1) Cemeteries.
- (2) Cultural and civic activities.
- (3) Protective services.
- (4) Public and private utilities.
- (5) Funeral homes.
- (6) Marinas.

Previous City Actions

Development Review Committee Meeting:	June 12, 2008
Tree Commission Meeting:	August 11, 2008
Planning Board Meeting:	November 20, 2008
City Commission Meeting:	May 4, 2009, postponed
City Commission Workshop:	June 2, 2009

Development review:
City Commission Meeting:

March 25, 2010
May 4, 2010

Process

Planning Board Meeting:
City Commission Meeting:

April 23, 2012
May 15, 2012, Tentative

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

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

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

Planning staff, as required by Chapter 108 of the City of Key West LDRs, has reviewed the following for compliance with the City's LDRs and comprehensive plan.

Project Data	Existing	Permitted/Required	Proposed
Zoning	PS	N/A	N/A
Lot Area¹	50.81 acres / 2,213,283.6 sf	6000 sf	3.8 acres / 165,528 sf ¹
FAR	0.01	0.8	0.009
Building coverage	0.1% / 24,801 sf	40%	0.1% / 21,715 sf
Impervious	3.3% / 72,315 sf	50%	5.1% / 110,664.18 sf
Building Height²	Approximately 60 feet	25 feet	43.66 feet ²
Parking³	1 space per 300/600 sf	52	66 + 12 bike / scooter
Flood Zone	AE-9	N/A	N/A

¹ The parcel is 50.81 acres. The applicant is proposing to utilize a 3.8 acre portion of the 4.5 acre area occupied by the existing transfer station. The proposed coverage calculations have been based on the entire parcel size.

² The project proposal will use the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows "For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance." The property is valued at \$30,963,290 and the project is estimated to be \$7,489,000 which is 24 percent of the property value and as such meets the criteria for build back without variances.

³ 1 space for every 300 square feet of floor area of professional office use. This will consist of a 2 story area with approximately 10,933 square feet for the administrative functions of the KWDOT.

1 Space for every 600 square feet of floor area for warehousing or manufacturing use. This will consist of approximately 10,782 square feet for the bus fleet service area and the bus wash facility.

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

Potable Water Supply

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

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

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,515.5 \text{ gal/day}$$

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

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,515.5 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for potable water would remain unchanged and thus satisfy concurrency requirements. In addition, the existing development is currently utilized by 21 employees and under full solid waste to energy facility operations had greater than 40 employees on two (2) shifts per day/seven (7) days per week. In comparison, the proposed Public Transportation Facility will relocate 11 staff to the proposed facility. The proposed facilities would therefore result in a net decrease in potable water demand when compared to the existing facilities.

The existing site is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA) with a 3" potable water service line and a fire line. The existing 3" service line is connected to a 10" water main located in front of the site. FKAA has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place. The applicant will pursue final FKAA permit approvals for potable water service prior to construction.

The Florida Keys Aqueduct Authority received the application packet and provided comments on this proposal for the June 2008 DRC meeting. The applicant will be required to submit a complete set of plans to determine meter requirements and System Development Fees.

Sanitary Sewer

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

Utilizing this level of service standard;

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

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,554.2 \text{ gal/day}$$

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

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,554.2 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for sanitary sewer would remain unchanged.

The current facility utilizes a septic system for sanitary sewer disposal which will be disconnected and demolished during redevelopment. Key West Resort Utilities (KWRU) currently provides wastewater collection and treatment services within the area of the proposed development and has been contacted regarding the intent to connect to their wastewater collection system to service the proposed Public Transportation Facility development. KWRU has an overall capacity of 500,000 gal/day and currently operates at 325,000 gal/day. The capacity required to service the Public Transportation Facility will not adversely impact KWRU services. The applicant will pursue final KWRU approvals for sanitary sewer collection and treatment prior to construction of the proposed project.

Drainage

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

The proposed project satisfies the drainage concurrency requirement by providing full on-site retention of runoff from the 25 year 3-day storm event as detailed in the attached drainage calculations. The runoff from storm events, up to and including the 25 year 3 day storm event, is captured onsite utilizing a system of inlets, flumes, dry retention areas and associated stormwater piping. For larger storm events, the stormwater system has been designed to utilize Class V injection wells for ultimate disposal of runoff after providing the water quality requirement. As the system is designed for complete onsite retention, up to and including the 25 year 3 day storm

event, the proposed project will not discharge/degrade any surrounding water bodies. By providing the proposed drainage system and providing for onsite retention and disposal of stormwater, the proposed project will satisfy concurrency requirements for the redevelopment. Stormwater treatment standards also apply to the entire parcel. Because areas outside of the redevelopment area consist of undevelopable wetlands and a closed landfill, overall stormwater treatment must address a large area with a variety of treatment objectives. Although management of the entire site is outside the scope of this application, the City must obtain an overall Environmental Resource Permit from the South Florida Water Management District for the developed (north side of the parcel) as part of the approvals for this project.

Solid Waste

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

Utilizing this level of service standard;

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

$$6.37 \text{ lb/capita/day} * 21 \text{ employees} = 133.77 \text{ lb/day}$$

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

$$6.37 \text{ lb/capita/day} * 11 \text{ employees} = 70.07 \text{ lb/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for solid waste would decrease and thus satisfy concurrency requirements. The solid waste collection service for the subject site is provided by the City of Key West Solid Waste Department. After collection, the solid waste is hauled away and disposed of by Waste Management. Due to the net reduction in service capacity required, no adverse impact will result to the solid waste service by the proposed Public Transportation Facility project.

Roadways/Trip Generation

Section 94-72 of the City of Key West Code sets the level of service standard for roads. In order to satisfy concurrency requirements, a comparison of the number of trips of the existing facility with the proposed facility was conducted and is presented below. As the proposed facility will generate less trips than the existing facility, it is determined that the concurrency requirement for roads has been met.

The existing site operates as a heavy industrial usage for the existing solid waste facilities. The operations of the existing site had a facility average of 145 daily trips. The generated trips included traffic involved in the solid waste operations that exist onsite as well as facility employee traffic (12 employees).

The proposed site will have a minor decrease in employee trips (11 employees as compared to the existing 12 employees). In comparing the existing and proposed operations it is important to note that all bus routes within the City of Key West already utilize the adjacent road networks

(College Road). As such, the only trips attributable to the operations of the proposed Public Transportation Facility would be an initial trip from the site at the start of the bus schedule and a terminal trip to the site at the completion of the bus schedule. As the City currently operates and maintains fifteen (15) buses, the total anticipated trips for the proposed facilities would be 41 trips.

The 41 trips generated by the proposed facility is well below the existing 145 trips generated by the solid waste facility operations. By reducing the number of trips on adjacent road networks compared with the existing operations, the proposed Public Transportation Facility will satisfy road concurrency requirements.

Fire Protection

The Fire Department had no objections to the site plan at the DRC meetings on June 12, 2008 or March 25, 2010. The building will be required to be sprinkled. All additional Life Safety elements shall be in place before a final CO will be issued.

Other public facilities

Keys Energy Services had no concerns at the DRC meetings on June 12, 2008 or March 25, 2010.

Appearance, design and compatibility (Section 108-234)

Compliance with Chapter 102; Articles 111, IV and V

The applicant has not received HARC approval for the design of the structures as the site does not fall within the jurisdiction of the HARC Planner.

Compliance with Section 108-956

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

Chapter 110; Article II

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

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

The site is located in the PS zoning district which permits government operated transit facilities. The surrounding properties consist of conservation areas, public service areas that include the landfill and elementary school, a nearby planned redevelopment district comprised of the Key West Golf Club and associated housing and the neighboring Sunset Key Marina and condominiums. Adverse impacts are not anticipated due to the change to the less intense use proposed, design, and the substantial physical barrier comprised of conservation lands separating these uses. Coordination with the closest residential uses at the Sunset Marina Condominium, including a visual impact assessment from the upper stories of the condominiums, indicates that the redevelopment appears visually compatible. The marina manager noted that future phase work might raise compatibility concerns if it increases transportation impacts to the area. Because this application addresses the first phase of the development only, those concerns will

presumably be discussed at a later date if and when the second phase is formally proposed by the Transit Department.

Appearance of site and structures (Section 108-236)

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

Appearance of site and structures (Section 108-278)

The applicant does not require UARC approval for the design of the structures as the property is outside the historic district.

The application does not include information on lighting for the proposed development; therefore, staff is unable to evaluate the lighting plan at this time.

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

The dumpster location has been indicated on the plans. If a front-end loaded container is used, it shall meet all the requirements of Section 108-279 and 108-280 of the LDRs.

Utility lines (Section 108-282)

There were no comments or objections to this development. However, it is typical of Keys Energy to require the power lines be placed underground for this development.

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

All vending operations such as transit pass sales will take place in a climate controlled building.

Exterior Lighting (Section 108-284)

Any proposed lighting must comply with this section.

Signs (Section 108-285)

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

Pedestrian sidewalks (Section 108-286)

The plans refer to a proposed sidewalk as being built by others, as such, the site plan indicates adequate pedestrian walkways. The proposed sidewalk will be along the property line abutting College Road.

Loading docks (Section 108-287)

Not applicable to this development.

Storage Areas (Section 108-288)

Not applicable to this development.

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

The proposed development provides 66 car parking spaces and 12 bicycle and scooter parking spaces that can augment the required car parking spaces at a 20% ratio. In this case, 52 car parking spaces would be required based on 1 space for every 300 square feet of floor area of professional office use and 1 space for every 600 square feet of floor area for ware housing or manufacturing use with an allowed replacement of 11 with bicycles. The site plan indicates adequate bicycle parking. The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

Housing (Section 108-245)

The proposed redevelopment does not impact hurricane evacuation as this is a City operated transit center.

Economic resources (Section 108-246)

Not applicable to this development.

Special Conditions (Section 108-247)

The application as submitted complies with the intent of the LDRs and the city's comprehensive plan. The proposed development is not within any special zoning districts, adjacent to the airport or in proximity to waste treatment. It is however, next to a closed permitted solid waste landfill.

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

The application materials indicate that a building permit will be submitted after approvals have been obtained. Inspections will be performed as required by the Florida Building Code and the Key West Building Department.

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

The pervious surface ratio for the entire 50.81 acre parcel should show the open space ratio for this project is approximately 95%.

A minimum of 70% of the plant material shall be native plant materials as defined by the code. The applicant submitted a comprehensive landscape plan to the Tree Commission on August 11, 2008 which was approved.

Off-street parking and loading (Article VII)

The site plan indicates adequate car and bicycle / scooter parking. The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

Stormwater and surface water management (Article VIII)

The applicant submitted a conceptual drainage plan. This item has been discussed in a previous section of this report. The acting City Engineer states that all final stormwater drainage plans must be approved prior to the issuance of building permits and that the plan must address the entire parcel.

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

The proposed development is located in the AE - 9 flood zone.

Utilities (Article IX)

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

RECOMMENDATION

The Planning Department recommends that the Planning Board forward a recommendation of **conditional approval** to the City Commission. The conditions are as follows:

1. Obtain and maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.
2. That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2012-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 108-196 and 122-63 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, APPROVING A MAJOR DEVELOPMENT PLAN AT PROPERTY ADDRESSED AS 5701 COLLEGE ROAD (RE# 00072080-000500); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for a Major Development Plan was originally filed June 2, 2008, by the authorized agent for the property owner;

WHEREAS, the property is located in the PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts; and

WHEREAS, the proposal would permit the conversion of a waste transfer facility into a public transportation maintenance and parking facility; and

WHEREAS, plans received June 2, 2008, were considered at the June 12, 2008, Development Review Committee meeting; and

WHEREAS, after public notice, the application for a Major Development Plan was heard by the Planning Board at the Special Planning Board Meeting on November 20, 2008; and

WHEREAS, at that meeting, Staff recommend approval of the Major Development Plan; and

WHEREAS, a motion was made to approve the Plan; and

WHEREAS, the Plan was scheduled for hearing by the City Commission on May 10, 2009; and

WHEREAS, the Plan was postponed for further review; and

WHEREAS, the Plan was modified and approved by the Commission on May 20, 2010; and

WHEREAS, the associated approvals have since expired due to lack of timely action; and

WHEREAS, the City would move to reapprove the original project; and

WHEREAS, the item was scheduled for a Special Planning Board Meeting on April 23, 2012;
and

WHEREAS, the Plans dated February 2010 were approved at that meeting; and

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

Section 1. That the Planning Board recommends the City Commission grant **conditional approval** of the application for the Major Development Plan per the attached original plan set dated February 2010 with the following conditions:

1. Obtain and Maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.
2. That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.

Section 2. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and the Planning Director. Passed at a special meeting held April 23, 2012

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Chairman

Planning Director

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk

Cheryl Smith, City Clerk

Date

Application

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan
 Major X
 Minor _____

Conditional Use

Historic District
 Yes _____
 No X

Please print or type:

- 1) Site Address 5701 College Rd, Key West, FL 33040
- 2) Name of Applicant City of Key West - Jim Scholl, City manager
- 3) Applicant is: Owner X Authorized Representative _____
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant P.O. Box 1409, 627 Palm Avenue, Key West, FL 33040
- 5) Applicant's Phone # (305) 809-3910 Email _____
- 6) Email Address: _____
- 7) Name of Owner, if different than above City of Key West
- 8) Address of Owner Same as Applicant
- 9) Owner Phone # (305) 809-3910 Email _____
- 10) Zoning District of Parcel PUBLIC SERVICES RE# 00072080-000500
- 11) Is Subject Property located within the Historic District? Yes _____ No X
 If Yes: Date of approval _____ HARC approval # _____
 OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
The proposed development is a new City of Key West Department of Transportation Public Transit Facility: A Two story (+/- 10,933SF) Administrative/office Area, A One story (+/- 8645SF) Transit Fleet Service Area, A (+/- 2,001SF) BUS WASH FACILITY, A Fuel Island and Associated site development as shown on the enclosed plans.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

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

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

5701 College Rd., Key West, FLA 33040

Street address of subject property

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

JK Scholl

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this APRIL 5 by

date

JIM K SCHOLL

Name of Owner

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

Maria G. Ratcliff

Notary's Signature and Seal



Maria G. Ratcliff

Name of Acknowledger typed, printed or stamped

March 22, 2015

Commission Number, if any

**Modified Cost Estimate
(Reduced)**

CITY OF KEY WEST
 PUBLIC TRANSPORTATION FACILITY
 OFFICE/MAINTENANCE FACILITY & BUS WASH
 SUMMARY - PROBABLE CONSTRUCTION COST

ESTIMATED PROBABLE CONSTRUCTION COST	
Contingency	\$360,000
Office/Maintenance Building	\$1,750,000
Fuel Facility (to be retained from existing site)	\$0
Bus Wash Facility	\$250,000
Site Development Work	\$1,450,000
Furniture & Special Equipment	Not Included
Estimated Probable Construction Cost Subtotal	\$5,600,000
KW Factor @ 10%	\$680,000
ESTIMATED PROBABLE CONSTRUCTION COST	\$7,480,000

BASIS & ASSUMPTIONS

- Development Area
- Intent of estimate is to provide a conceptual level cost estimate
- Quantities and unit-prices are subject to change pending design progress
- Estimate includes an estimate contingency factor due to the stage of design
- Estimate excludes demolition of the existing facilities
- Estimate excludes existing Bldg. & Site Environmental Remediation & Mitigation, if required
- Estimate excludes removal/remediation of any existing chemicals and/or oil in the soil, if required
- Estimate excludes asbestos abatement, if required
- Estimate is based on normal bidding circumstances and current market conditions
- Estimate assumes that the entire project is to be let under a single contract
- Estimate assumes the fuel facility along with specialty equipment will be relocated from the current facilities
- Estimate assumes City to provide/deliver all fill for the project. Cost of furnishing & delivering fill to the site is not included (estimated cost ±\$825,000).
- Estimate assumes project will be provided with an alternate power supply (generator) in the future. Cost of generator is not included (estimated cost ±\$150,000).
- Estimate excludes furniture and special equipment (estimated cost ±\$250,000).

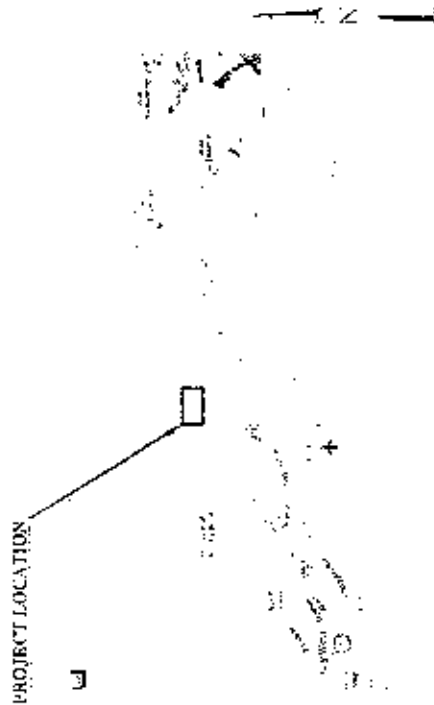
±3.87 acres

Site Plans

CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY

5701 COLLEGE ROAD, KEY WEST, FL 33040

CIVIL - VOLUME I
SFWMD PERMIT SET



VICINITY MAP



PREPARED FOR THE
City of Key West
Key West, Florida

INDEX TO DRAWINGS

DRAWING	DESCRIPTION
CWA	CIVIL WORK
LET	LETTERS
SS	STREETS
SW	SEWER WORK

PERMIT SET
NOT FOR CONSTRUCTION

CIVIL ENGINEER

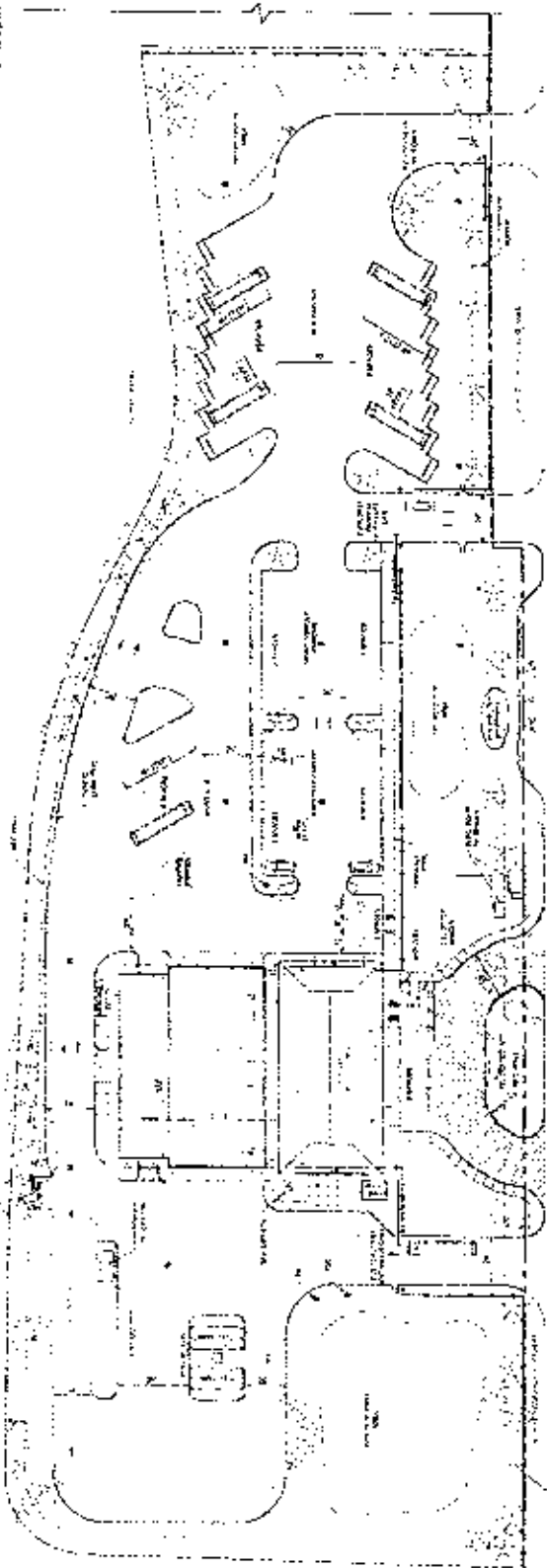
ARCHITECTURAL, MEP, LANDSCAPING

CHIN & ASSOCIATES
ARCHITECTURAL, MEP, LANDSCAPING
4000 UNIVERSITY BLVD
SUITE 200
MIAMI, FL 33149
TEL: 305.556.1111
WWW.CHINANDASSOCIATES.COM

PBS&J
ARCHITECTURAL, MEP, LANDSCAPING
4000 UNIVERSITY BLVD
SUITE 200
MIAMI, FL 33149
TEL: 305.556.1111
WWW.PBSANDJ.COM

FEBRUARY 2010

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NOT FOR CONSTRUCTION

PERMIT NO. 123456789

CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY



PBS

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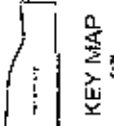
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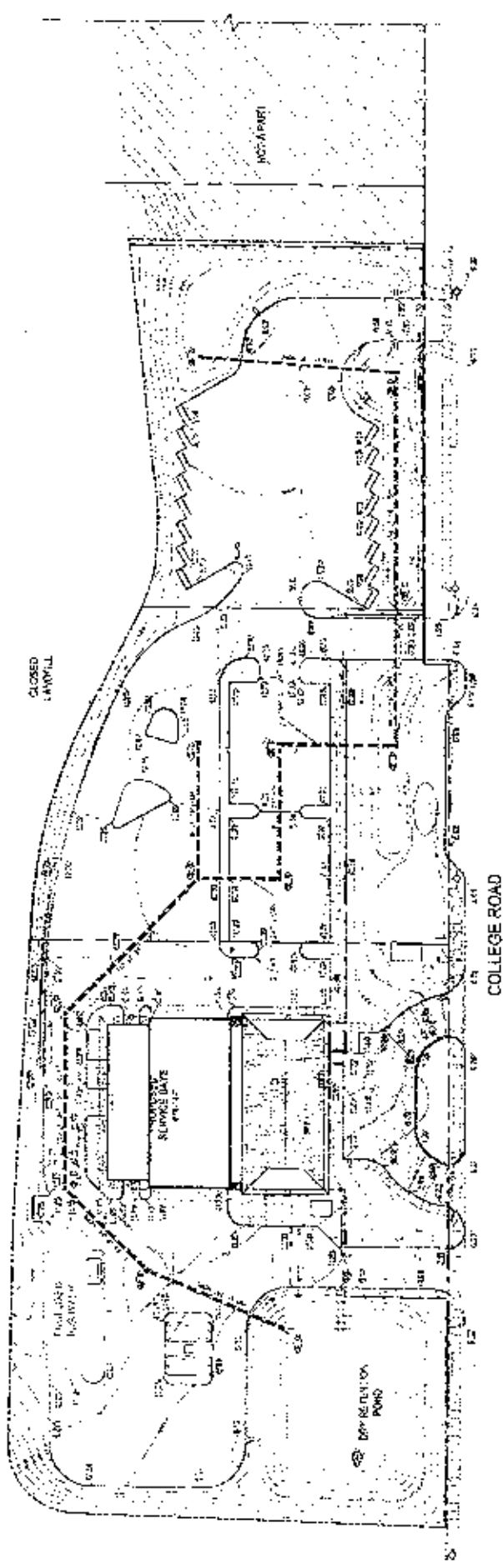
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- LEGEND
- 1. EXISTING CONSTRUCTION
 - 2. PROPOSED CONSTRUCTION
 - 3. EXISTING UTILITIES
 - 4. PROPOSED UTILITIES
 - 5. EXISTING ROADS
 - 6. PROPOSED ROADS
 - 7. EXISTING FENCES
 - 8. PROPOSED FENCES
 - 9. EXISTING TREES
 - 10. PROPOSED TREES
 - 11. EXISTING LANDSCAPE
 - 12. PROPOSED LANDSCAPE
 - 13. EXISTING EROSION CONTROL
 - 14. PROPOSED EROSION CONTROL
 - 15. EXISTING DRAINAGE
 - 16. PROPOSED DRAINAGE



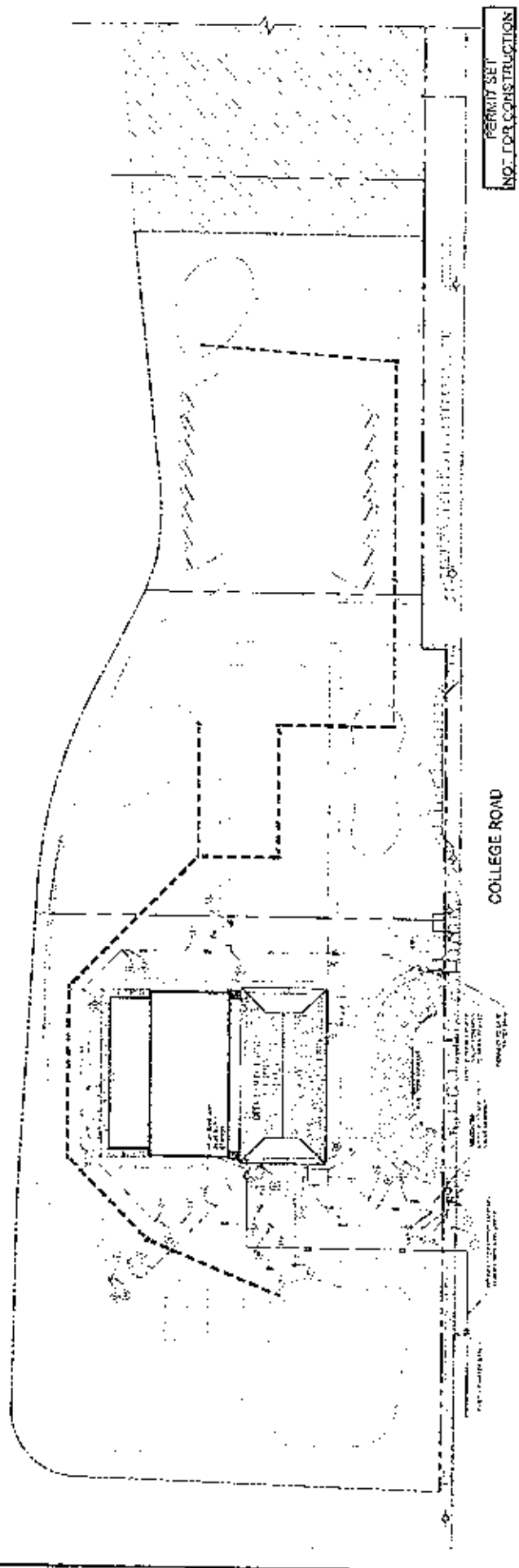
PERMIT NO. 2011-00101		NOT FOR CONSTRUCTION	
PROJECT NO. 2011-00101		PROJECT NAME: WASTEWATER TREATMENT PLANT	
CITY OF KEY WEST, FLORIDA		DEPARTMENT OF TRANSPORTATION	
PBS		PROJECT LOCATION: 1000 COLLEGE ROAD, KEY WEST, FLORIDA 34639	
DATE: 10/10/11		DRAWN BY: [Name]	
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- 1. Proposed Utility Plan
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KEY MAP

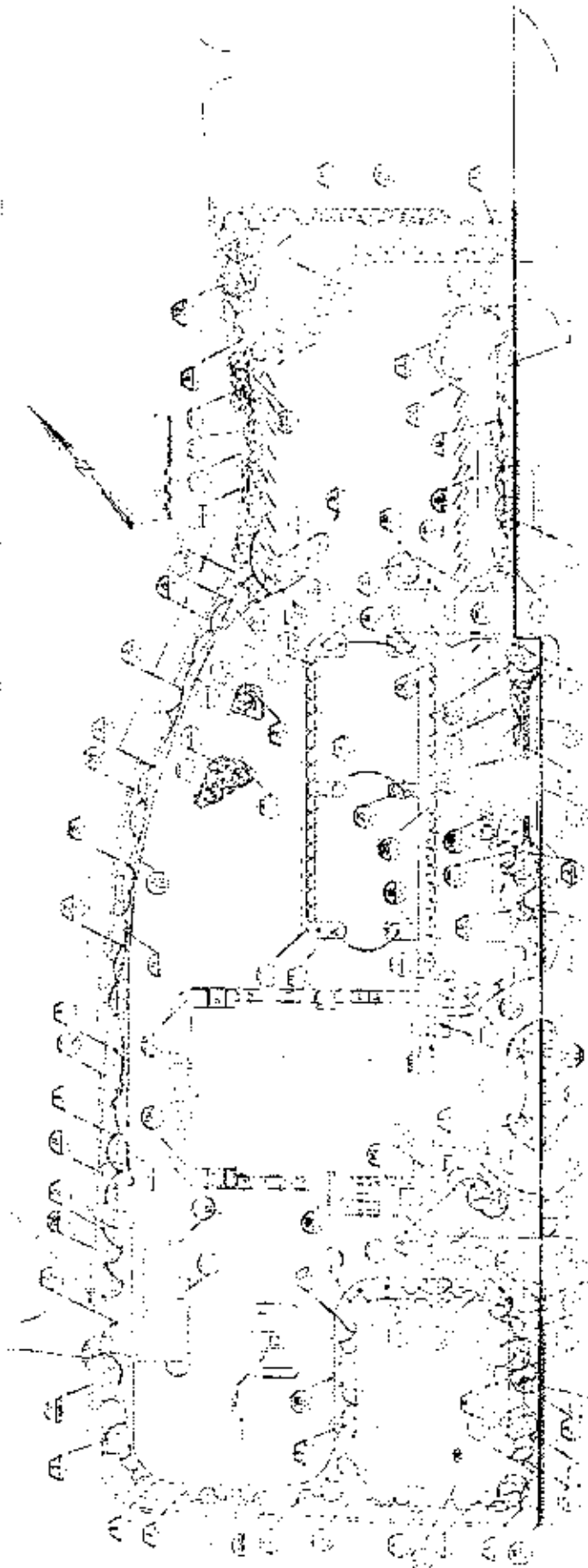
- LEGEND**
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<p>PERMIT SET NOT FOR CONSTRUCTION</p>		<p>CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION</p>		<p>CITY OF KEY WEST PUBLIC TRANSPORTATION AGENCY</p>		<p>PROPOSED UTILITY PLAN</p>	
<p>DATE: 01/20/2011</p>		<p>SCALE: AS SHOWN</p>		<p>PROJECT NO: 11-0001</p>		<p>DATE: 01/20/2011</p>	
<p>DESIGNED BY: [Name]</p>		<p>CHECKED BY: [Name]</p>		<p>APPROVED BY: [Name]</p>		<p>DATE: 01/20/2011</p>	
<p>PROJECT LOCATION: [Address]</p>		<p>PROJECT DESCRIPTION: [Description]</p>		<p>PROJECT NUMBER: [Number]</p>		<p>PROJECT STATUS: [Status]</p>	

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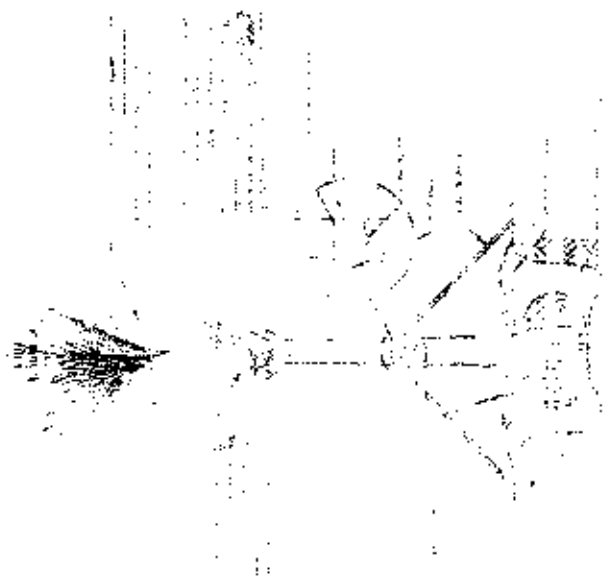
LANDSCAPE PLAN
 CITY OF KEY WEST, FLORIDA
 8000 STEVENSON AVENUE FACILITY
 10/1/88





PLANS

NO.	DATE	DESCRIPTION
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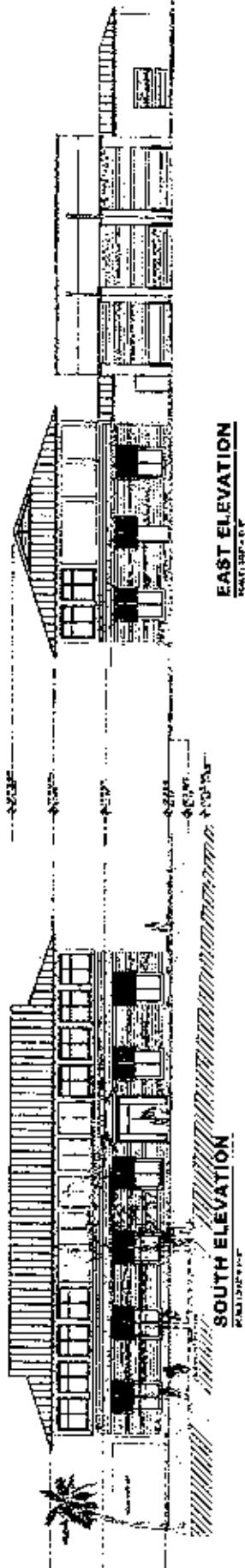
DATE: 11/15/88

SCALE: 1/4" = 1'-0"

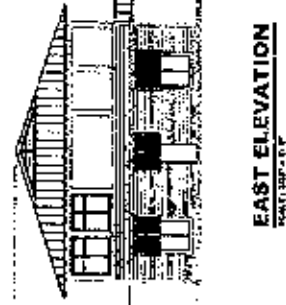
PROJECT: NEW WALKWAY

LOCATION: 1234 5678

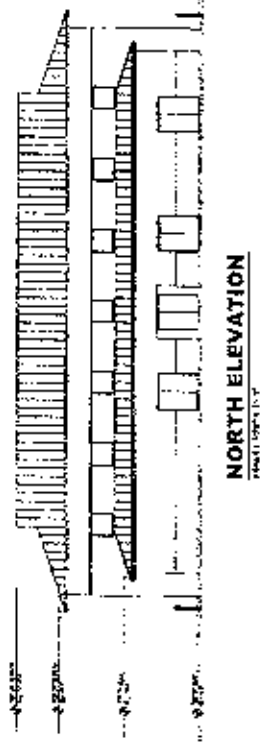
CITY OF KEY WEST, FLORIDA	PUBLIC TRANSPORTATION FACILITY	LANDSCAPE PLAN	11/15/88	11/15/88
			11/15/88	11/15/88



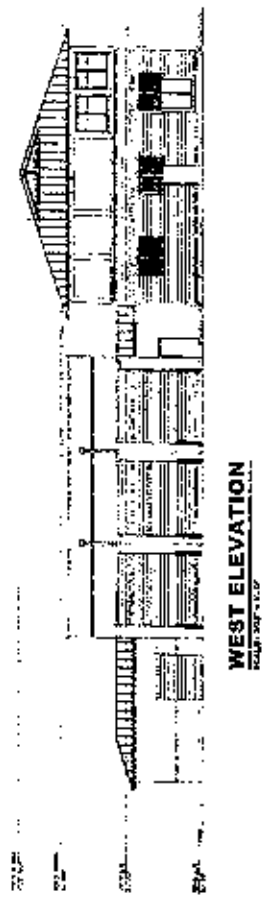
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



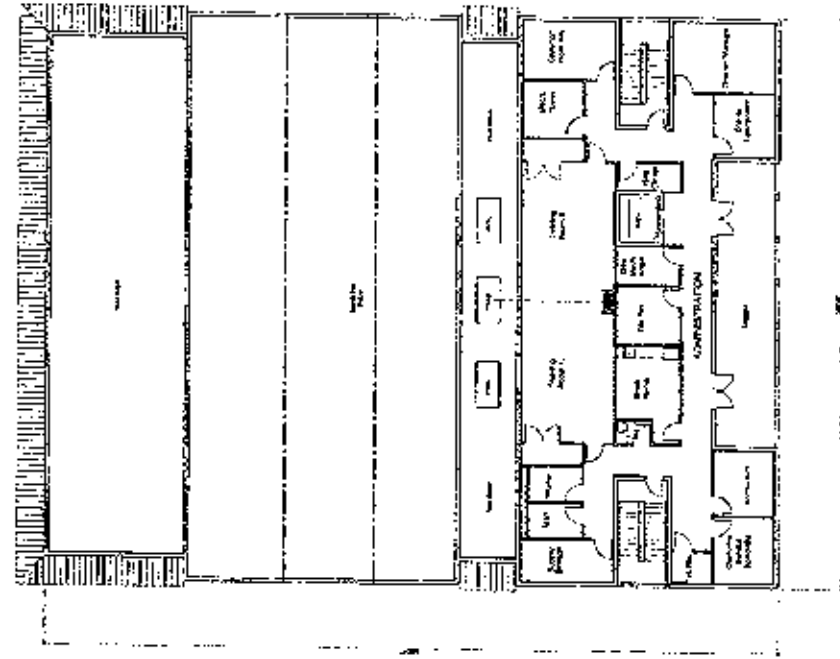
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



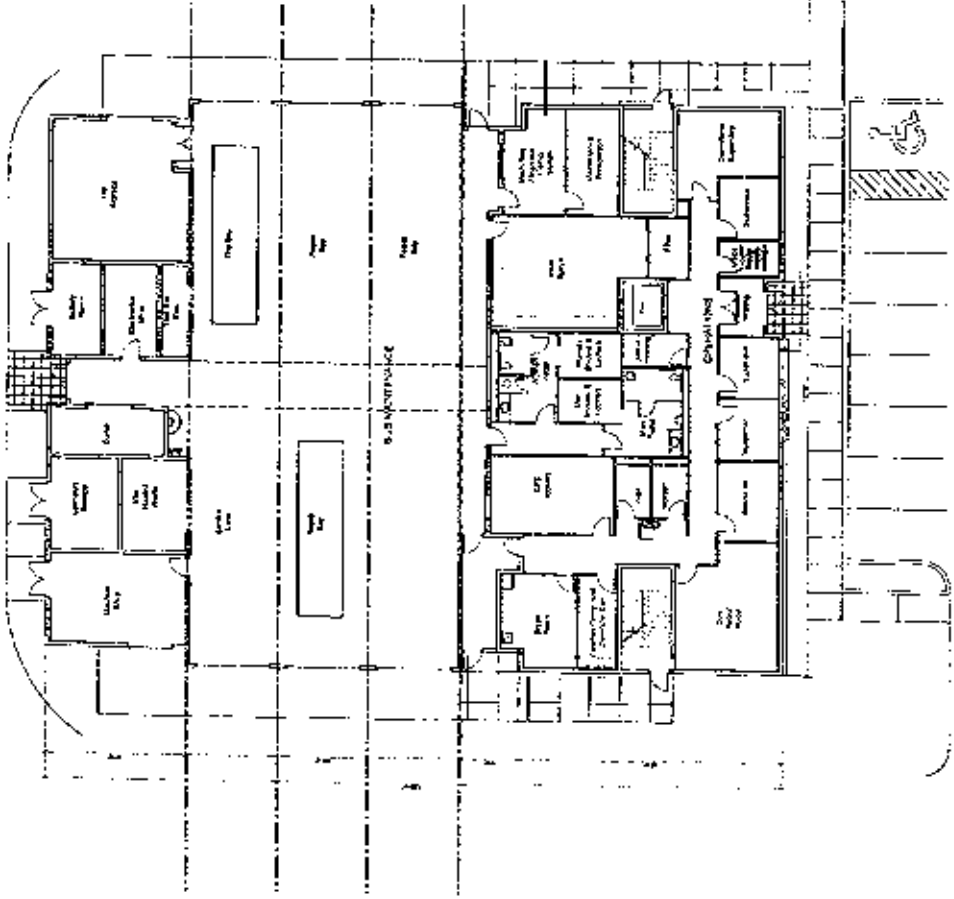
WEST ELEVATION
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS / MASSING

 <p>FBS ASSOCIATES, INC. ARCHITECTS</p>		 <p>CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION</p>		 <p>CITY OF KEY WEST DEPARTMENT OF TRANSPORTATION FACILITY</p>	
DATE	1/25/2017	PROJECT NO.	17-001	SCALE	AS SHOWN
DESIGNED BY	...	CHECKED BY	...	DATE	...
DRAWN BY	...	APPROVED BY	...	DATE	...
CHECKED BY	...	DATE	...	SCALE	...



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



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

CONCEPTUAL PLANS

 <p>CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION</p>		<p>CITY OF KEY WEST DEPARTMENT OF TRANSPORTATION FACILITY</p>		<p>DATE: 10/15/10 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>	
<p>PREPARED BY: [Name]</p>		<p>DESIGNED BY: [Name]</p>		<p>DATE: 10/15/10</p>	
<p>PROJECT NO.: [Number]</p>		<p>PROJECT NAME: [Name]</p>		<p>PROJECT LOCATION: [Address]</p>	
<p>CLIENT: [Name]</p>		<p>ARCHITECT: [Name]</p>		<p>ENGINEER: [Name]</p>	
<p>PLANNING: [Name]</p>		<p>CONSTRUCTION: [Name]</p>		<p>OPERATION: [Name]</p>	

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., April 23, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500) – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500) – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: City of Key West
Project Location: 5701 College Rd **Date of Hearing:** Monday, April 23, 2012
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene
City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at cesmith@keywestcity.com .

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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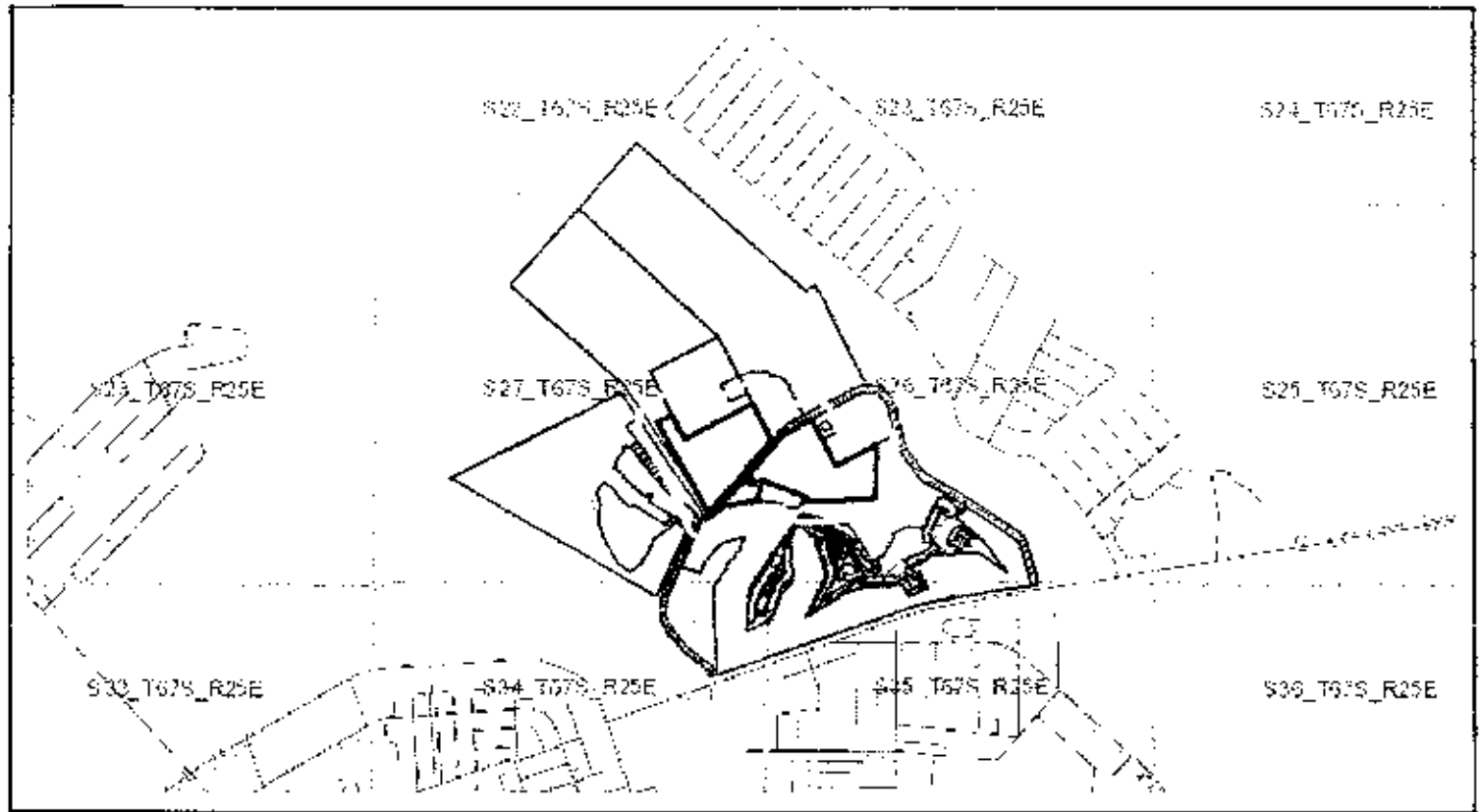
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5701 College

MCPA GIS Public Portal

Printed: Apr 05, 2012



DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of providing information to assist a professional in determining a just value for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable if used in subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 ARTHUR SAWYER POST 28 AMERICAN LEGION	5610 COLLEGE RD		KEY WEST	FL	33040	
2 ROEHRIG PAUL G AND LISE	5603 COLLEGE RD	UNIT E305	KEY WEST	FL	33040	
3 CHAPMAN RICHARD L	5607 COLLEGE RD	UNIT A101	KEY WEST	FL	33040	
4 TURINSKY ERIC AND ARLEEN	29 MEIRS RD		CREAM RIDGE	NJ	08514-1905	
5 MITCHELL JAMES W	5607 COLLEGE RD	UNIT 102	KEY WEST	FL	33040	
6 TOMPKINS STEPHEN G AND RENEE L	5601 COLLEGE RD	APT 101	KEY WEST	FL	33040-4306	
7 BOOZER JAMES H	PO BOX 420462		SUMMERLAND	KIFL	33042	
8 WITHERSPOON PARTNERS KEY WEST II LLC	254 WITHERSPOON ST		PRINCETON	NJ	08542-3218	
9 SUNSET VENTURES OF KEY WEST INC	5555 COLLEGE RD		KEY WEST	FL	33040	
10 LEONARD ELIZABETH QUAL PER RESD TRUST	5601 COLLEGE RD	UNIT 302	KEY WEST	FL	33040	
11 ERICKSON MARLYN G	1002 MAIN		RAPID CITY	SD	57700	
12 HEITLER ROBERT H AND JANE	1694 COTTONWOOD CREEK PL		LAKE MARY	FL	32746	
13 ROEHRIG CRAIG AND EILEEN H/W	9309 LAWN BROOK DR		VERONA	WI	53593	
14 DAVENPORT LYNN P AND DIANE L	20 SUNSET KEY DR		KEY WEST	FL	33040	
15 KLEIN STEVEN J AND JULIA A	116 SHELBY ST		COVINGTON	KY	41011	
16 PEDEN CRAIG	6775 HIGHLAND PINES CIR		FORT MYERS	FL	33966-1378	
17 ZIEGLER BERNARD C III REVOCABLE TRUST	214 KEY HAVEN RD		KEY WEST	FL	33040	
18 HOLMAN JOHN L	3863 WEST COUNTY RD 16		LOVELAND	CO	80537	
19 LOFFREDO JOSEPH R AND KARRIE L	10100 HAMPTON CIR		ANCHORAGE	AK	99507-6213	
20 BREAKIRON JAMES E AND RENATE M SAGER	12720 SPOTSWOOD FURNACE RD		FREDERICKSBURG	VA	22407-2020	
21 CAHABA LIMITED PARTNERSHIP	845 K ST		ANCHORAGE	AK	99501-3358	
22 MINNICH CAROL	5605 COLLEGE ROAD	APT 303	KEY WEST	FL	33040	
23 SUNSET MARINA DOCKMINIUM OF KEY WEST	5555 COLLEGE RD		KEY WEST	FL	33040	
24 JOHNSON DWIGHT V	PO BOX 49241		DENVER	CO	80249-0241	
25 MORRIS CATHERINE M	177 GOLF CLUB DR		KEY WEST	FL	33040	
26 DAVIS REVOCABLE LAND TRUST DTD 9/25/2003	2121 S MCCALL RD		ENGLEWOOD	FL	34224-4512	
27 JAKY REAL ESTATE HOLDINGS LLC	3745 11TH CIR	STE 105	VERO BEACH	FL	32960	
28 SPREITZER JAMES E	PO BOX 6006		KEY WEST	FL	33041-6006	
29 RAMIREZ DONNA F	116 RESEARCH DR	STE A	MILFORD	CT	06460-8669	
30 TAYLOR JOY BROWN REV TRUST 6/16/2008	5607 COLLEGE RD	UNIT 202	KEY WEST	FL	33040	
31 HERIDIA MICHAEL W	159 HAMPTON POINT DR		SAINT AUGUSTIN	FL	32092-3055	
32 ANDERSON JANETE E	105 CACHE CAY DR		VERO BEACH	FL	32963-1213	
33 FLESZAR HOLDINGS INC	1414 NEWTON ST		KEY WEST	FL	33040	
34 MITCHELL JAMES W	5607 COLLEGE RD APT 102		KEY WEST	FL	33040-4347	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 CHARTER SYSTEMS INC	2500 NE 9TH ST	APT 207	FT LAUDERDALE	FL	33304	
36 DREAM CATCHER CHARTERS INC	230 SUGARLOAF DR		SUGARLOAF KEY	FL	33042	
37 VALDESPINO FELIX J	5655 COLLEGE RD		KEY WEST	FL	33040	
38 JOHNSON CAPITAL LLC	9105 SKYRIDGE DR		BOZEMAN	MT	59715-9588	
39 ROLANDER TED L DEC OF TRUST DATED 03/16/93	5603 COLLEGE RD	UNIT 202	KEY WEST	FL	33040	
40 BAILEY GLENN V	6331 ALCORN ST		BOKEELIA	FL	33922	
41 M-D INVESTMENTS LLC	1109 EATON ST		KEY WEST	FL	33040	
42 MIRANDA FRANCISCO A AND KRISTIN TINES (H/W)	13518 FRENCH PARK		HELOTES	TX	78023	
43 MENO DAVID M AND TRACEY R	50 SAFE HARBOR AVE		PAWLEY'S ISLAND	SC	29685	
44 WEAVER JAMES M AND GERRI	5430 DORN RD		SUMMERLAND K	FL	33042-5913	
45 BUTLER THOMAS	97 SEASIDE NORTH CT		KEY WEST	FL	33040	
46 SUNSET MARINA RESIDENCES OF KW CONDO	5601-5607 COLLEGE RD		KEY WEST	FL	33040	
47 HORAN RICHARD J AND CAROL A	1010 KENNEDY DR	STE 203	KEY WEST	FL	33040	
48 ZIEGLER BERNARD C III REV TR OF 2006 DTD	214 KEY HAVEN RD		KEY WEST	FL	33040	
49 TOPPINO DANIEL P	PO BOX 787		KEY WEST	FL	33041	
50 STOLDT GARY	2540 MILITARY ST		PORT HURON	MI	48060	
51 HYDE MARVIN N AND PAULA J	4402 W GLEN PL		RAPID CITY	SD	57702	
52 FLESZAR HOLDING INC	1414 NEWTON ST		KEY WEST	FL	33040	
53 JOLLY CRAIG L	928 CLARK ST		BIRMINGHAM	MI	48009	
54 MICHAELS ARTHUR AND SALLY	2890 DUFFY LN		RIVERWOODS	IL	60015-1641	
55 BAILEY PROPERTIES LLC	5601 2ND ST WEST		LEHIGH ACRES	FL	33971	
56 SUNSET MARINA 5601 LLC	2 GROVE ISLE DR APT 1409		MIAMI	FL	33133-4112	
57 COLE DEBORAH	2 TESTA PL		NORWALK	CT	06854-4638	
58 INVESTMENT RENTALS LLC	ONE OFFICE PARK CIR	STE 300	BIRMINGHAM	AL	35223	
59 AZZOPARDI JOSEPHINE GRANTOR TRUST	78 BEACON HILL RD		PORT WASHINGTON	NY	11050-3034	
60 GLENN JOSEPH P DEC OF TR 8/23/2004	PO BOX 433		KEY WEST	FL	33041-0433	
61 SAVOIE DENIS AND FLORENCE	1720 SOUTH ST		KEY WEST	FL	33040	
62 GERBRACHT JAMES J AND ADELE W	3741 EAGLE AVE		KEY WEST	FL	33040	
63 JENKINS RICHARD A	3720 NE 30TH AVE		LIGHTHOUSE PO	FL	33064	
64 VISCEGLIA JOHN B	28 LINDBERGH RD		RINGOES	NJ	08551-1508	
65 DFS PROPERTIES LP	2950 MIDDLEBROOK PIKE		KNOXVILLE	TN	37921-5604	
66 HORAN RICHARD AND CAROL A	1010 KENNEDY DR	UNIT 203	KEY WEST	FL	33040	
67 COWARD THOMAS JR AND NANCY	1316 LAIRD ST		KEY WEST	FL	33040	
68 BOLLN WILLIAM D SR	13281 N ANGOSTURA RD	UNIT C103	HOT SPRINGS	SD	57747-7204	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 LOWER FL KEYS HOSPITAL DIST	PO BOX 4308		SILVER SPRING	MD	20914-4308	
70 BRADENTON BEACH MARINA INC	402 CHURCH AVE		BRADENTON BEACH	FL	34217	
71 MONROE COUNTY	301 FLEMING ST	RM 29	KEY WEST	FL	33040	
72 KEY WEST GOLF CLUB HOMEOWNERS ASSOCIATION INC	74 GOLF CLUB DR		KEY WEST	FL	33040-7920	
73 BOARD OF PUBLIC INSTRUCTION	241 TRUMBO RD		KEY WEST	FL	33040	
74 ADAMS ERIK T	5605 COLLEGE RD APT 201		KEY WEST	FL	33040-4304	
75 SIGIGNANO JOSEPH AND KAREN L	PO BOX 007		KEY WEST	FL	33041	
76 HIPPS DAVID E AND LAURA S	2939 RAIN FOREST PL		LAND O LAKES	FL	34639	
77 ALEXANDER JAMES L AND JOANNE	5601 COLLEGE RD	UNIT 102	KEY WEST	FL	33040	
78 WITHERSPOON PARTNERS KEY WEST LLC	254 WITHERSPOON ST		PRINCETON	NJ	08542-3218	
79 VAN SOYE FAMILY TRUST 9/19/1980	5605 COLLEGE RD	APT 202	KEY WEST	FL	33040	
80 EFFRAIN ROBERT AND TERRI	1370 S OCEAN BLVD APT 2004		POMPANO BEACH	FL	33062-7136	
81 HALL DONALD P	5607 COLLEGE RD	UNIT D304	KEY WEST	FL	33040	
82 HENKEL ROBERT K	910 GRINNELL ST		KEY WEST	FL	33040-6438	
83 ROEHRIG CRAIG AND EILEEN HW	9309 LAWN BROOK DR		VERONA	WI	53593	
84 RAGUSEA ANTHONY S	153 GOLF CLUB DR		KEY WEST	FL	33040-4381	
85 HEIMGARNTER MICHELLE ANNE LANDRY	1425 FORSYTHE AVE		MONROE	LA	71201-4313	
86 ADAMS DIANNE	215 GOLF CLUB DR		KEY WEST	FL	33040	
87 SNIDER JANE ELIZABETH	4898 SOUTH PENINSULA DR		PONCE INLET	FL	32127	
88 BRINSON CARL M	PO BOX 27008		PANAMA CITY	FL	32411-7008	
89 GLEASON CHARLES K AND GRETCHEN S	52 INNSBRUCK BLVD		HOPEWELL JUNCTION	NY	12533-8317	
90 BOGGS PATRICIA A	P O BOX 510278		KEY COLONY BEACH	FL	33051-0278	
91 BOARD OF TRUSTEES	5901 W JR COLLEGE ROAD		KEY WEST	FL	33040	
92 McDONALD WILLIAM W FAMILY SPLIT PURCHASE TRUST	ONE OFFICE PARK CIRCLE SUITE 300		BIRMINGHAM	AL	35223	
93 SWEENEY THOMAS R	5000 W 78TH ST		BLOOMINGTON	MN	55435	
94 WIESLER MICHAEL O &	PO BOX 8007		RAPID CITY	SD	57709	
95 ANDRIX JOHN I	5607 COLLEGE RD	UNIT 204	KEY WEST	FL	33040	
96 KEMP JAMES E AND PATRICIA ANNE	PO BOX 159		EDWARDS	CO	81632	
97 KEY WEST HEALTH AND REHABILITATION CENTER LLC	PO BOX 4308		SILVER SPRING	MD	20914-4308	
98 KEY WEST GOLF CLUB HOMEOWNERS ASSOC INC	74 GOLF CLUB DR		KEY WEST	FL	33040-7920	
99 SMITH EVERETT HUDSON	1075 DUVAL ST STE C21		KEY WEST	FL	33040-3186	
100 RANELLONE BERNARD R	5605 COLLEGE RD	UNIT 101	KEY WEST	FL	33040	
101 UTLEY STEVEN R	1850 S OCEAN DR APT 1502		HALLANDALE BEACH	FL	33009-7679	
102 HALL PATRICK	1434 PEVANS PKWY		RAPID CITY	SD	57701	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 VAN SOYE FAMILY TRUST UNDER DEC TR 9/19/1990	5605 COLLEGE RD	APT 202	KEY WEST	FL	33040	
104 JACKSON ROBERT C AND ANGELA GAIL	14091 SCIO CHURCH RD		CHELSEA	MI	48118-9613	
105 AZZOPARDI JOSEPHINE	78 BEACON HILL RD		PORT WASHINGTON	NY	11050-3034	
106 SHIELDS DONNA T/C	1713 WASHINGTON ST		KEY WEST	FL	33040-4915	
107 REDDING LYNN W	562 PORTER LN		KEY WEST	FL	33040	
108 DEBOER ERIK TR LIV TR 12/21/1994	1411 PINE ST		KEY WEST	FL	33040	
109 ANDRIX JOHN I	5607 COLLEGE RD	UNIT 204	KEY WEST	FL	33040	
110 SEITZ KIMBERLEY J	155 GOLF CLUB DR		KEY WEST	FL	33040	
111 KING RICHARD	1483 GATOR TRACK		CHARLESTON	SC	29414	
112 WARBIN RICHARD E AND BEVERLY M	5555 COLLEGE RD		KEY WEST	FL	33040	
113 KAEMPF CLAUDIO R	637 S SHORE DR		PORTAGE	MI	49002	
114 HAROUTUNIAN KATHERINE	5607 COLLEGE RD	UNIT 104C	KEY WEST	FL	33040	
115 MINNICH MARTIN DOUGLAS AND CAROL R	5605 COLLEGE RD	UNIT 303	KEY WEST	FL	33040	
116 BATTY PETER H AND ELLEN D	912 GEORGIA ST		KEY WEST	FL	33040	
117 COVAN FREDERICK AND DIANE	1901 FOGARTY AVE	UNIT 1	KEY WEST	FL	33040	
118 STIVER WILLIAM E AND CARLA A	P O BOX 877		ENGLEWOOD	FL	34295	
119 CHIDLEY MARC S & SCIONE CAROL A (WIFE)	144 CENTRAL AVE		SALISBURY	MA	01952	
120 CORNELL SANDRA H	181 GOLF CLUB DR		KEY WEST	FL	33040	
121 JUALL DAVID J AND BONNIE J	PO BOX 3		DURHAM	PA	18039-0003	
122 CRUMP PAIGE	5555 COLLEGE RD		KEY WEST	FL	33040	
123 DEKEYSER RICHARD T AND SUSAN C	410 LOUISA ST		KEY WEST	FL	33040	
124 FRANK MICHAEL J AND BARBARA J	4964 SAFARI CIR		EAGAN	MN	55122	
125 WIESELER GLORIA J	PO BOX 8002		RAPID CITY	SD	57709-8002	
126 LOGAN RYAN SCOTT AND KRISTEN JENNIFER	30354 PALM DR		BIG PINE KEY	FL	33043	
127 ROLANDER TED L SELF-DEC OF TRUST 03/16/1993	5603 COLLEGE RD NO 202		KEY WEST	FL	33040	
128 HEIERMANN DONALD ALAN	5864 E WASHINGTON ST		INDIANAPOLIS	IN	46219-6559	
129 LIVELY DAVID A	972 LAGOON DR		SUMMERLAND KIFL	FL	33042-4831	
130 SUNSET LOBSTER 3 LLC	270 MADISON AVE	FL 16	NEW YORK	NY	10016	
131 KEMP JAMES E AND PATRICIA A	P O BOX 159		EDWARDS	CO	81632	
132 LESHINSKI JANICE M	1355 ABERCROMBIE WAY		THE VILLAGES	FL	32162	
133 SUNSET KEY CONSULTANTS LLC	P O BOX 5328		ENGLEWOOD	NJ	07631	
134 NOBLE DARLA LEE	18-B DUSTIN AVE		HAMPTON	NH	03842-3250	
135 KEYS HOLDINGS LLC	2949 OVERSEAS HWY		MARATHON	FL	33050	
136 DE BOER ERIK LIVING TRUST12/21/94	1411 PINE ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 SHEA JAMES V	PO BOX 643031		VERO BEACH	FL	32964-3031	
138 GLEASON KENNETH CHARLES AND GRETCHEN	52 INNSBRUCK BLVD		HOPEWELL JUNCTY	NY	12533-8317	
139 SAGER CHRISTOPHER KA	293 LATIMER ST SE		MARIETTA	GA	30008-2543	
140 BROWN GENE	1 LAS OLAS CIR	UNIT 716	FORT LAUDERDA	FL	33316	
141 SCHRADER GEOFFREY SCOTT	411 WALNUT ST	UNIT 1364	GREEN COVE SP	FL	32043	
142 COTTIS JOHN DEC TRUST 5/28/2008	17258 DOLPHIN ST		SUGARLOAF SH	FL	33042	
143 SCOTT KAREN J AND DANIEL A	P O BOX 2932		KEY WEST	FL	33045	
144 ADORJAN REV TR DTD 10/15/04	1500 SOUTH MCCALL RD		ENGLEWOOD	FL	34223	
145 GLEASON C KENNETH AND GRETCHEN	52 INNSBRUCK BLVD		HOPEWELL JUNCTY	NY	12533-8317	
146 GAIZO DENNIS W AND BARBARA A	1871 REDFISH RUN SW		SUPPLY	NC	28462	
147 DALMOR INC	4311 SW 86 DR		GAINESVILLE	FL	32608	
148 DEBOER ERIK TRUSTEE	1411 PINE ST		KEY WEST	FL	33040	
149 BEGLEY JAMES A	231 PONCE DE LEON AVE		VENICE	FL	34285	
150 PAUROWSKI PEGGY A	5603 COLLEGE RD	UNIT D-30	KEY WEST	FL	33040	
151 ANDERSEN JEFF AND PAMELA	PO BOX 591		GREENLAND	NH	03840-0591	
152 HEEGARD CHRIS	17179 LABRISA CT		SUGARLOAF KEY	FL	33042	
153 M AND L MCCORMICK LLC	1796 BAYSHORE DR		ENGLEWOOD	FL	34223	
154 WEBSTER TODD AND M J	3724 SUNRISE LN		KEY WEST	FL	33040	
155 CAMPellone JOSEPH V AND MARY E	55 OAKHURST LN		MOUNT LAUREL	NJ	08054-3191	
156 TRIVISONNO NICHOLAS L REV TRUST DTD 2/24/03	50 PALMETTO DR		KEY WEST	FL	33040	
157 MILLER CHARLES E SR AND RITA S REV TR DTD 02/02/04	6820 MANASOTA KEY RD		ENGLEWOOD	FL	34223-9265	
158 ROSATO ALBERT JR AND PATRICIA L	957 SYMPHONY ISLE BLVD		APOLLO BEACH	FL	33572	
159 KEYS HOLDINGS LLC	2949 OVERSEAS HWY		MARATHON	FL	33050	
160 BENTLEY MARY C	1511 17TH TERR		KEY WEST	FL	33040	
161 LIVELY COVE INC	2949 OVERSEAS HWY		MARATHON	FL	33050	
162 ROBINSON RICHARD R	PO BOX 4234		KEY WEST	FL	33041	
163 HALL DONALD AND SARAH	5607 COLLEGE RD	UNIT 304	KEY WEST	FL	33040	
164 BOSKI KURT G	1048 N TOWN AND RIVER DR		FORT MYERS	FL	33919	
165 MCKEE RICHARD L	5555 COLLEGE RD	UNIT L-8	KEY WEST	FL	33040	
166 WYSOCKI GARRET & JEANINE SEYMOUR (HW)	854 SYMPHONY ISLE BLVD		APOLLO BEACH	FL	33572	
167 LUKEN MARTIN G	3400 NORTH LAKE SHORE DR	APT 48	CHICAGO	IL	60657	
168 KEYS 90 LLC	PO BOX 2492		KEY LARGO	FL	33037-2492	
169 DENHART ERIC J AND MARIE LOUISE G	1701 VON PHISTER ST		KEY WEST	FL	33040	
170 HOLMES PETER	12 WILDWOOD LN		SCARBOROUGH	ME	04074	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 BAYER EDWARD	6470 CREEKSIDE TRL		SOLOM	OH	44139-3104	
172 ARMBRUSTER JOYCE T TRUST 12/17/93	1715 SE 14TH ST		FT LAUDERDALE	FL	33316	
173 PRUITT JOHN M	195 RIVER HILLS DR		NASHVILLE	TN	37210	
174 WEEKS ORIN HAYWOOD JR	1216 ANGELA ST		KEY WEST	FL	33040	
175 JACKSON ROBERT C AND ANGELA G	14091 SCIO CHURCH		CHELSEA	MI	48118	
176 FRIIS TORBEN	90 GEORGE ST	UNIT 1408	OTTAWA	ONTAR	K1N 5W1	CANADA
177 1470129 ONTARIO INC	90 GEORGE ST	UNIT 1408	OTTAWA	ONTAR	K1N 5W1	CANADA

Previous Approval Packet

**Key West Department of Transportation
Public Transit and Parking Facility
5701 College Road**

RESOLUTION NO. 10-158

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING A MAJOR DEVELOPMENT PLAN TO REDEVELOP THE CITY OF KEY WEST SOLID WASTE TRANSFER STATION INTO THE PROPOSED KEY WEST DEPARTMENT OF TRANSPORTATION (KWDOT) PUBLIC TRANSIT AND PARKING FACILITY; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE;

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

WHEREAS, at its meeting of November 20, 2008, the Key West Planning Board recommended approval with conditions; and

WHEREAS, the Major Development Plan was tabled at the City Commission meeting of May 10, 2009, and staff was tasked with a reassessment of space planning needs which resulted in the proposal of a smaller facility, consisting of 18,764 square feet; and

WHEREAS, the revised site plan was reviewed by the Development Review Committee on March 25, 2010, and no additional issues were identified.

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

Section 1: That the attached Major Development Plan for the redevelopment of the City of Key West Solid Waste Transfer Station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility is conditionally approved.

Section 2: That the plan is conditioned upon the applicant obtaining an Environmental Resource Permit for storm water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District prior to building permit approval.

Section 3. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission, subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in the development order; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an

appeal stays the effectiveness of the permit or development order until the appeal is resolved by agreement or order.

Passed and adopted by the City Commission at a meeting held this 4th day of May, 2010.

Authenticated by the presiding officer and Clerk of the Commission on May 5, 2010.

Filed with the Clerk May 5, 2010.



CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

Executive Summary



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Amy Kimball-Murley, AICP, Planning Director

From: Brendon Cunningham

Meeting Date: May 4, 2010

RE: **A Major Development Plan Application** for a Public Transportation Facility located at 5701 College Road (RE# 00072080-000500)

ACTION STATEMENT:

Request: A Major Development Plan to redevelop the City of Key West solid waste transfer station into the proposed City of Key West Department of Transportation (KWDOT) Public Transit and Parking Facility.

Location: 5701 College Road (RE# 00072080-000500)

Zoning: PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation-Outstanding Waters of the State) Districts

BACKGROUND:

In 2008 the City initiated a Major Development Plan approval request for a 21,715 square foot public transit and parking facility which consisted of administrative offices (10,933 square feet), a four bay bus maintenance garage, a bus wash station, bus parking area, fuel dispensing area and employee parking. On May 19, 2009, the City Commission tabled the development plan request while staff reassessed space planning needs associated with a downsized transit program. A smaller, 18,764 square foot facility, is now proposed. The smaller facility represents an approximately 3,500 square foot reduction in administrative space and features one less bus maintenance bay. Importantly, the reduction in square footage has enabled significant site circulation and design improvements to the facility, resulting in a more optimum plan.

The revised site plan and associated calculations have been incorporated into revised application materials. In addition, city Development Review Committee staff assessed the reduced footprint and development program for compliance with various aspects of the code, including public safety and stormwater management. Revised application materials are provided as an attachment to this report. A space program and site functional analysis are included in the application materials.

A summary of Submissions and Revisions, including a Capital Grant Report, Estimated A/E and Probable Construction Cost estimates, and a Proposed Project Schedule are also attached.

Previous City Actions:

Development Review Committee Meeting:	June 12, 2008
Tree Commission Meeting:	August 11, 2008
Planning Board Meeting:	November 20, 2008
City Commission Meeting:	May 19, 2009, Tabled
Development Review Committee Meeting:	March 25, 2010

Planning Staff Analysis:

The applicant is proposing to redevelop the waste transfer station that occupies an approximately 4.5 acre portion of the 50.81 acre site as the new City of Key West Department of Transportation Public Transit and Parking Facility.

It should be noted that of the 50.81 acres comprising this site, the 4.5 acres addressed in this application constitutes the only buildable acreage. The remaining area consists of protected wetlands, the closed landfill site or green area that is not being considered for development by the City.

The current project is planned for development in two phases, contingent upon future grant funding. The first phase is the subject of this application and consists of the Department of Transportation administration offices, the bus maintenance garage, bus wash station, bus parking, fuel dispensing area and employee parking on 3.87 acres of the 4.5 acre parcel of buildable space.

The second phase of the project is expected to consist of parking for four buses and a mini-“Park-Ride” lot for shuttle services into Old Town. This second phase will be addressed as part of a separate and future application.

A detailed analysis of the facility’s compliance with the Land Development Regulations is provided in the attached Planning Board Report. Please note that the footprint of the facility has been reduced since the Planning Board meeting in November 2008; therefore, the impacts of the project are in some cases less than originally anticipated. The revised site plan was reviewed by staff at the March 25, 2010, DRC meeting, where no issues were identified.

The City of Key West Department of Transportation has made application to the SFWMD for permitting of the stormwater treatment with the assistance of Gary Bowman, Utilities / City of Key West and the project engineer Chen & Associates, Inc. The City anticipates that the SFWMD permit will be issued in approximately 90-120 days.

Options / Advantages / Disadvantages:

- **Option 1.** Approval of Phase 1 of a Major Development Plan to redevelop the City of Key West solid waste transfer station into the proposed City of Key West Department of Transportation (KWDOT) Public Transit and Parking Facility, with the following condition: The applicant obtain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District (SFWMD) prior to Building Permit approval.

1. **Consistency with the City's Strategic Plan, Vision and Mission:** This action would provide for improved public transit facilities, consistent with the mission and vision of the city.
2. **Financial Impact:** There is an indirect financial impact to the city as to the required lien of real property that will be recorded by the FTA and FDOT agencies in lieu of cash match for the project. Facility projects of this magnitude typically require a 20 year match period of lien to the Federal and State agencies of the city-owned real estate parcel; after which time the City may request the lien be released and take over the property and building for other shared uses within the City.

Option 2. Deny application

1. **Consistency with the City's Strategic Plan, Vision and Mission:** Not consistent.
2. **Financial Impact:** Refer to explanation in No. 2, above.

RECOMMENDATION: Option 1

The Planning Department and Planning Board recommend **conditional approval** to the City Commission for **Phase 1 of a Major Development Plan** to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility with the following condition:

The applicant shall obtain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District (SFWMD) prior to Building Permit approval.

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
OFFICE/MAINTENANCE FACILITY & BUS WASH

SPACE ALLOCATION COMPARISON

COMPONENT	OPTIMAL DESIGN OPTION (2010)	FULL BUILDOUT w/FLEET OPTION (2007/2008)
ADMINISTRATION		
Administration Office Area		
Director	225	290
Administrative Assistant (2 positions)	--	260
Operations Manager	120	--
Administration Manager	120	--
Grants Coordinator	120	130
Engineer	--	130
Customer Service Specialist	120	--
Accountant	120	130
Administration Office Area Subtotal	825	940
Administration/Common Support		
Training/Conference Room/Meeting Room	800	1,100
Break Room	130	130
Reception & Waiting	--	250
Files	70	70
Common Work Area	130	130
Supply Storage	80	80
Office Support Equipment	45	45
Toilet	100	--
Administration/Common Support Subtotal	1,355	1,805
Net Useable Square Footage	2,180	2,745
Gross Square Footage	2,507	3,157

OPERATIONS		
Operations Office Area		
Operations Supervisor	225	225
Shift Supervisor	240	130
Dispatcher	120	260
Administrative Assistant	--	150
Reception/Waiting/Security Entry	150	--
Server/Telephone Room	150	150
Operator Report Room	390	390
Operations Office Area Subtotal	1,275	1,285
Operations/Common Support		
Time Clock/Notices	30	30
Fare Box Computer	80	80
Fare Box Canister Storage	25	25
Lockers	310	310
Uniform Holding	65	65
Form Rack	30	30
Files	70	70
Supply Stor./Office Equipment	20	20
Office Support Equipment	85	45
Toilet	300	--
Operations/Common Support Subtotal	995	675
Net Useable Square Footage	2,270	1,960
Gross Square Footage	2,811	2,264

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
OFFICE/MAINTENANCE FACILITY & BUS WASH

SPACE ALLOCATION COMPARISON

COMPONENT	OPTIMAL DESIGN OPTION (2010)	FULL BUILDOUT w/FLEET OPTION (2007/2008)
MAINTENANCE		
Maintenance Office Area		
Maintenance Foreman	120	130
Mechanic - (Not in Work Station)	-	-
Mech. Record/Manual/Computer	160	160
Maintenance Office Area Subtotal	280	290
Employee Facilities		
Break Room	200	200
Toilet/Shower/Lockers	650	650
Employee Facilities Subtotal	850	850
Shop Area		
Repair Bays	3,200	3,800
Tire Bay	800	1,200
Tire Storage	600	600
Service Lane	800	1,080
Paint/Body Bay	-	1,200
Shop Area Subtotal	5,400	7,680
Mechanic Support		
Parts Storage	500	500
Battery/Compressor/Tool Box	380	360
Machine/Electronic Shop	600	600
Lubricant/Non-Haz. Waste Stor	400	400
Mechanic Support Subtotal	1,880	1,860
Net Useable Square Footage	8,410	10,680
Gross Square Footage	11,722	12,782
Total Building Square Footage Required by Space Allocation	11,768	11,680
Total Building Square Footage Per Design Plans	14,037	14,628

Note: Wash Lane Building is a separate building and is not included in the above space allocation comparison

*reduces the sq. footage by 2,270 - as to useable space
*reduces overall building footprint by 2,951 sq. ft.

Revised Application



**City of Key West
Department of Transportation**

Public Transportation Facility

**Major Development
Permit Application**

Submitted To:
City of Key West
Planning Department
February 2010

CHEN PROJECT #107.001



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



Development Plan & Conditional Use Application

(Applications will not be accepted until they are complete)

Development Plan

Major

Minor

Conditional Use

Historic District

Yes

No

Please print or type and call the Planning Department if you have any questions.

- 1) Site Address 5701 College Road, Key West, Florida 33040
- 2) Name of Applicant City of Key West - Department of Transportation c/o Myra Wittenberg, Manager
- 3) Applicant is: Owner Authorized Representative
(attached Authorization Form must be completed)
- 4) Address of Applicant P.O. Box 1078, 627 Palm Avenue, Key West, Florida 33040
- 5) Applicant's Phone # (305)809-3910/(305)292-8285 Fax Email mwittenb@keywestcity.com
- 6) Name of Owner, if different than above City of Key West c/o Jim Scholl, City Manager
- 7) Address of Owner Same as applicant
- 8) Owner Phone # Same as applicant Fax Same as applicant
- 9) Zoning District of Parcel Public Services RE# 00072080-000500
- 10) Is Subject Property located within the Historic District? Yes No
If Yes: Date of approval _____ HARC # _____
OR: Date of workshop _____ Date of expected approval _____
- 11) Description of Proposed Development and Use. Please be specific. List existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use. (Give concise description here and use a separate sheet if necessary)

The subject property is the site of the old southernmost waste to energy facility and operated as a heavy industrial solid waste transfer station. The property also contains an existing closed permitted solid waste landfill which will remain as is.

The proposed development is a new City of Key West Department of Transportation Public Transportation Facility. It is a two story (\pm 7,388 SF) administrative/office area, a one story (\pm 9,289 SF) bus maintenance/service area, a (\pm 2,087 SF) bus wash facility, a fuel island and associated site development as shown on the enclosed plans.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



12) Has subject Property received any variance(s)? Yes _____ No _____ *See 6006*

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s). *Refer to City of Key West Planning and Building Department

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

Yes _____ No X If Yes, describe and attach relevant documents.

14) A. For *Conditional Uses and Development Plans*, provide the information requested on the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses*, include also the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122.61 and 122.62 of the Land Development Regulations (copy attached).

C. For *Major Development Plans*, provide also the additional information requested on the **Development Plan Submission Materials** (Sections 108.228 through 108.232 of the Land Development Regulations, copy attached) and other information as determined by the Planning Staff.

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

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
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Verification Form

I, Jim K. Schell (please print), being duly sworn, depose and say
Print Name of Applicant

That I am the owner /legal representative X of the property, which is the subject matter of this application. All of the answers to the above questions, sketches and attached data that make up this application, are true and correct to the best of my knowledge and belief.

Jim K. Schell
Signature of Applicant

Subscribes and sworn to (or affirmed) before me on 4th (date) by
March (name of affiant, deponent or other signer). He/She is personally known
to me or has presented as identification.

Maria G. Ratcliff
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped Maria G. Ratcliff

Commission Number, if any DD 642616



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



Authorization Form

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

I, _____ authorize
Please Print Name(s) of Owner(s)

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 Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on _____ (date) by

Please Print Name of Affiant

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

Notary's Signature and Seal

Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
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Required Plans and Related Materials

- I. **Existing Conditions.** See attached plans
 - A. Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines with:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zones;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable, and phone) 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 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, and phone) adjacent and extending into the site.
 - 6) Signs
 - 7) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units
 - 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 the building from each direction
 - 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 with retention areas and calculations
 - D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed.
- 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, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
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Development Plan Submission Materials

Sec. 108-226. Scope. See attached plans and supporting documentation

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.
- (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.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
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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 siting 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.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
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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.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(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 wetlands, 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

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



110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-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.

Internal Improvement Fund, State of Florida

DEKID NO. 12009

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under and by virtue of the authority of Section 253.12 Florida Statutes, 1941, and according to the provisions and procedure provided for in Section 253.13, Florida Statutes, 1941, and in consideration of the sum of Seven Hundred Sixty and 00/100 (\$760.00)

Dollars, to them in hand paid by THE CITY OF KEY WEST, FLORIDA

Monroe County, Florida, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed to the said THE CITY OF KEY WEST, FLORIDA and its successors, heirs and assigns, forever, the following described lands, to wit:

Commencing at a point on the center line of the pavement of U. S. Highway No. 1 at the Eastern end of the bridge connecting Stock Island and the Island of Key West over Cow Key Channel, said point being the extreme Eastern line of the concrete deck of said bridge; thence in a Northwesterly direction a distance of Three Hundred (300) feet to point No. 1; thence to the left and Northerly and Westerly at an angle of 88° 50' a distance of 301.24 feet to point No. 2; thence to the left and Northwesterly at an angle of 117° 01' a distance of Three Hundred Thirty (330) feet to point No. 3; thence to the right and Northerly and Westerly at an angle of 100° 47' a distance of Three Hundred (300) feet to point No. 4; thence to the right and Northerly and Westerly at an angle of 171° 11' a distance of Two Hundred Sixty-eight (268) feet to point No. 5; thence to the right and Northerly at an angle of 152° 43' 40" a distance of One Hundred Twenty-seven (127) feet to point No. 6; thence to the right and Northerly and Easterly at an angle of 156° 39' a distance of Six Hundred (600) feet to point No. 7; thence to the right and Northerly and Easterly at an angle of 172° 44' a distance of Six Hundred (600) feet to point No. 8; thence to the right and Northerly and Easterly at an angle of 159° 43' a distance of Two Hundred (200) feet to point No. 9; or place of beginning; from said point or place of beginning continue to the right and Easterly at an angle of 140° 57' a distance of Three Hundred (300) feet to point No. 10; thence to the right and Easterly at an angle of 174° 22' a distance of One Hundred Ninety-three (193) feet to point No. 11; thence to the left and Easterly and Northerly at an angle of 172° 05' a distance of Three Hundred Fifty-nine (359) feet to point No. 12; thence to the right and Southwesterly at an angle of 140° 19' a distance of One Hundred Thirty-seven (137) feet to point No. 13; thence to the left and Easterly at an angle of 149° 06' a distance of One Thousand One Hundred Eighty-six (1106) feet to point No. 14; thence to the left and Northerly at an angle of 97° 22' a distance of One Thousand One Hundred Ninety-five (1195) feet to point No. 15; thence to the left and Northwesterly at an angle of 147° 45' a distance of Eight Hundred Fifty-five (855) feet to point No. 16; thence to the left and Southwesterly at an angle of 90° a dis-

following described lands, to-wit:

Commencing at a point on the center line of the pavement of U. S. Highway No. 1 at the Eastern end of the bridge connecting Stock Island and the Island of Key West over Cow Key Channel, said point being the extreme Easterly line of the concrete deck of said bridge; thence in a Northeasterly direction a distance of Three Hundred (300) feet to point C; thence to the left and Northerly and Westerly at an angle of $88^{\circ} 50'$ a distance of 305.04 feet to point B; thence to the left and Northwesterly at an angle of $147^{\circ} 20'$ a distance of Three Hundred THIRTY (130) feet to Point A; thence to the right and Northerly and Westerly at an angle of $171^{\circ} 11'$ a distance of Two Hundred Sixty-eight (268) feet to point No. 3; thence to the right and Northerly at an angle of $152^{\circ} 43'$ a distance of One Hundred Twenty-seven (127) feet to point No. 4; thence to the right and Northerly and Easterly at an angle of $125^{\circ} 12'$ a distance of Six Hundred (600) feet to point No. 5; thence to the right and Northerly and Easterly at an angle of $172^{\circ} 14'$ a distance of Six Hundred (600) feet to point No. 6; thence to the right and Northwesterly at an angle of $150^{\circ} 43'$ a distance of Four Hundred (400) feet to point No. 7; from place of beginning; from said point or place of beginning, northward to the right and Easterly at an angle of $146^{\circ} 55'$ a distance of Three Hundred (300) feet to point No. 8; thence to the right and Easterly at an angle of $174^{\circ} 22'$ a distance of One Hundred Ninety-three (193) feet to point No. 9; thence to the right and Easterly and Northerly at an angle of $172^{\circ} 05'$ a distance of Three Hundred Fifty-nine (359) feet to point No. 10; thence to the right and Southwesterly at an angle of $148^{\circ} 19'$ a distance of One Hundred Thirty-seven (137) feet to point No. 11; thence to the left and Easterly at an angle of $149^{\circ} 06'$ a distance of One Thousand one Hundred and Six (1106) feet to point No. 12; thence to the left and Northerly at an angle of $97^{\circ} 22'$ a distance of One Thousand One Hundred Ninety-five (1195) feet to point No. 13; thence to the left and Northwesterly at an angle of $147^{\circ} 45'$ a distance of Eight Hundred Fifty-five (855) feet to point No. 14; thence to the left and Southwesterly at an angle of 90° a distance of 2287 feet more or less to point No. 15; thence to the left and Southerly and Easterly at an angle of 90° a distance of 1030 feet more or less to the point of place of beginning containing a total of 76 acres, more or less, all of which is unclaimed land of the State of Washington and

and which, together with the above described lands, are hereby granted to the State of Washington, and the same are hereby dedicated to the use of the State of Washington and shall remain the property of the State of Washington and shall not be conveyed to any private person.

Book 9-52 Page 33
firm or corporation for any private use or purpose, it being the intention of this restriction that the said lands shall be used solely for public purposes.

It is covenanted and agreed that the above conditions subsequent shall run with the land and any violation thereof shall render this deed null and void and the above described lands, shall in such event, revert to the grantors or their successors.
TO HAVE AND TO HOLD the said above mentioned and described land and premises, and all the title and interest of the Trustees therein as granted to them by Section 283.12, Florida Statutes, 1941, unto the said

THE CITY OF NEW WEST, FLORIDA

and its successors
and assigns, forever.

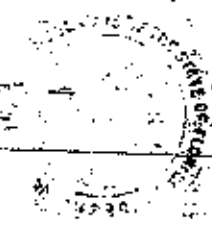
SAVING AND RESERVING unto the Trustees of the Internal Improvement Fund of Florida, and their successors, an undivided three-fourths interest in and title in and to, an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said, above described lands, and an undivided one-half interest in and title in and to, an undivided one-half interest in all the petroleum that is or may be in or under the said above described land, with the privilege to mine and develop the same.

IN WITNESS WHEREOF, The Trustees of the Internal Improvement Fund of the State of Florida have hereto subscribed their names and affixed their seals and have caused the seal of the DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA to be hereunto affixed, at the Capitol in the City

of Tallahassee, on this the 30th day of October, A. D. Nineteen

Hundred and Fifty

James H. ... (SEAL)
Governor
C. M. Gay (SEAL)
Comptroller
Edwin ... (SEAL)
Treasurer
Richard W. ... (SEAL)
Attorney General
... (SEAL)
Commissioner of Agriculture



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STATE OF FLORIDA
County of ...
FILED FOR RECORD
RECORDED IN ...
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Space Program Report

**Space Program
and
Site Function Schematic Design**



Public Transportation Facility
City of Key West Department of Transportation
City of Key West, Florida

February 11, 2010



PBSJ

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Note: This Space Program is an update to the previous Program & Concept Options document prepared by GSA, Limited, 413 Black Diamond Court, Fairview, TX 75069, 972.838.8715 dated February 5, 2007.

1.0 Overview

Statement of Need: Key West's transit and fleet operations are currently based in a single facility adjacent to the City's Public Works Complex. Operational growth has impacted significantly on the space available to Transportation. The existing two-level building housing the Department's offices and shops is crowded and functionally inefficient. The current location also does not meet the latest security requirements for State facilities. A small open yard area is used for vehicle parking and outdoor vehicle maintenance. The building lacks the necessary operational spaces needed for efficient and effective use. Used as it is today in its shared capacity, the facility is not able to effectively support the current public transportation requirements.

Vision Statement: City officials envision moving Transportation operations to a new location to ensure an effective long-term operational base. The new location will comprehensively include administrative, operations and bus maintenance facilities. The new Department of Transportation facility should positively represent the City and be a responsible and attractive addition to the infrastructure of Key West.

A site adjacent to a closed landfill on Stock Island has been selected for the new facility. Incinerator and transfer facilities for solid waste and recycled materials have been removed from the site and relocated to allow full use of the site for the new function. A transit stop will be incorporated on-site, and an intermodal/transfer station may be located immediately adjacent to the new facility, with a positive interface and synergy.

This space needs plan has been prepared to define the specific requirements for the site based on a previous period of evaluation and analysis of alternate occupancy scenarios. This space program has been developed to assist in the decision-making process and moving the development of the property at College Road.

2.0 Facility Focus

The primary focus of the proposed new facility will be to provide a base for the City's transportation system. Within that focus the priority for development will be a maintenance / office structure that will house the system administrative staff, operator office needs and bus maintenance building needs.

The existing site area of approximately 3.8 acres is adequate for the scope of activities to be assigned to the site. This plan defines the net and gross space needed for each potential function, structures and site support elements.

3.0 Space Need Summary

Space needed to accommodate the functions proposed for location at the new site is defined by two categories. The first, *Structures*, is defined as fully enclosed building used for office, storage, shop and employee support facilities. Portions of the building (s), such as office areas, will be climate controlled while other areas such as shops may simply be ventilated. *Non-Structures*, the second category is comprised of open parking areas as well as areas with open or canopy type covering.

Within each primary space category specific areas have been defined based on organization and function and space needs calculated for each. A single shift vehicle maintenance operation is assumed for staffing counts. The opportunity for multiple shifts of staff can add to usage through higher space utilization due to a shift system of operations.

Detailed space need calculations are shown on spreadsheets contained in the following Appendix of this document. The Net assigned square footages are consistent with the standards of staff position areas for the State of Florida. Variations of the net square footage areas are per a functional requirement of the facility. These are summarized and supported by a detail of each department. Space is defined in the tables as *net useable* and *gross* square feet. The term net useable square feet is used to define that space available for the functional use of each activity. It excludes the space required for such elements as mechanical systems, stairs, elevators, public toilets, columns and building outer walls. Net useable space must be converted to gross square feet to include these necessary elements. Net useable space is used for planning the assignment for each function while gross square feet are used to define the site coverage and as the basis for facility cost.

Space need indicated in the above table reflects the amount needed for each function. This shows that approximately 52,095 gross square feet of structure, non-structure and site support space will be needed to accommodate the proposed functions. Total site space need, however, is greater. Additional space must be incorporated to allow for vehicular circulation on the site and for necessary drainage retention, setbacks and buffers.

The site coverage defined in the following spreadsheets indicates a maximum site area need. Location of administrative functions on a second level allow for a uniformity of structure height that is consistent with bus maintenance repair bays and a reduced building footprint. The plan diagram exhibits included are based on the precedent of a two level functional usage.

4.0 Site Function Concept

The site is proposed to be the base for several activities. These involve a significant amount of vehicular movement; consequently, the site plan is developed to allow for efficient movement while safely separating the various activities. With the potential for public activity it is important that the site design physically separate the public areas to restrict pedestrian and private vehicle access to a secured City vehicle parking and service areas.

5.0 Appendix A

Space Calculation Detail

The following pages contain a line item tabulation of projected requirements for each functional area to be located at the new site. They contain a tabulation of personnel, equipment, and space that are summarized in the body of the report. Space requirements presented in the following pages represent net assignable space, the amount of space actually assignable for the functional use of the identified organizational unit.

Each space need table contains four columns. The left column marked "Component" lists the personnel category, support item, or type of space. The next column to the right, "Unit SF", identifies the space guideline applied to the item identified in the far left column. The space guideline is the factor by which the item is multiplied to arrive at the space need.

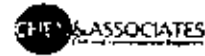
The next column to the right indicates the number of component items while the far right column contains the calculated space need.

6.0 Appendix B

- Site Diagram – Structure, Non-Structure, Site Support, Circulation and Access
- Structure Diagram – First & Second Level Structure Plan Diagrams



Public Transportation Facility
 City of Key West Department of Transportation
 Key West, Florida
 Space Program Summary
 Structure, Non-Structure & Site Support Functions



2/10/2010

No	Component	Staffing	Net S.F.	G.S.F.
A	Structure			
	Administration	4	1940	2231
	Operations	4	2270	2611
	Bus Maintenance	5	8410	9672
	- Wash Lane Building		1080	1242
Sub-total Structure		13	13700	15755
No	Component	Pkg. Spaces	Net S.F.	G.S.F.
B	Non-Structure			
	Administration			
	- Employee Parking	8	2400	2760
	- Visitor Parking	2	600	690
	Operations			
	- Employee Parking	9	2700	3105
	- Visitor Parking	2	600	690
	Bus Maintenance			
	- Bus Parking	21	16800	19320
	- Service Vehicle Parking	3	900	1035
	Maintenance Line			
	- Parking Bay	6	4800	5520
Sub-total Non-Structure			28800	33120
C	Site Support		2800	3220
Sub-total Site Support			2800	3220
Total Net & Gross Square Footage			45300	52095
D	Circulation / Setbacks (square feet)			33862
	Total Site Square Footage			85957
	Total Acreage*			1.97

* drainage retention not included

Public Transportation Facility
 City of Key West Department of Transportation
 Key West, Florida
 Space Program Detail - Structure
 Administration

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
1	Director / Manager	225	1	225	
3	Grants Coordinator	120	1	120	
4	Customer Service Specialist	120	1	120	
5	Accountant	120	1	120	
6	Training / Conference Room	800	1	800	
8	Break Room	130	1	130	
10	Files	10	7	70	
11	Common Work Area	130	1	130	
12	Supply Storage	10	8	80	
13	Office Support Equipment	45	1	45	
14	Toilet	50	2	100	
Net Useable Square Footage				1940	
Gross Square Footage					2231

Staffing Position

Public Transportation Facility
 City of Key West Department of Transportation
 Key West, Florida
 Space Program Detail - Structure
 Operations

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
1	Operations Supervisor	225	1	225	
2	Shift Supervisor	120	2	240	
3	Dispatcher	120	1	120	
4	Reception/Waiting/Security Entry	150	1	150	
5	Server / Telephone Room	150	1	150	
6	Operator Report Room	390	1	390	
	Common Support				
7	Time Clock / Notices	30	1	30	
8	Fare Box Computer	80	1	80	
9	Fare Box Cannister Storage	25	1	25	
10	Lockers	10	31	310	
11	Uniform Holding	65	1	65	
12	Form Rack	30	1	30	
13	Files	10	7	70	
14	Supply Stor. / Office Equipment	10	2	20	
15	Office Support Equipment	65	1	65	
16	Toilet	150	2	300	
Net Useable Square Footage				2270	
Gross Square Footage					2611

Staffing Position

Public Transportation Facility
 City of Key West Department of Transportation
 Key West, Florida
 Space Program Detail - Structure
 Bus Maintenance

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
Office Area					
1	Maintenance Foreman	120	1	120	
2	Mechanic - NIWS*		4	0	
3	Mech. Record/Manual/Computer	160	1	160	
				0	
Employee Facilities					
4	Break Room	200	1	200	
5	Toilet/Shower/Lockers	325	2	650	
				0	
Shop Area					
6	Repair Bays	800	4	3200	
7	Tire Bay	800	1	800	
8	Tire Storage	600	1	600	
9	Service Lane	800	1	800	
Mechanic Support					
10	Parts Storage	10	50	500	
11	Battery/Compressor/Tool Box	380	1	380	
12	Machine / Electronic Shop	600	1	600	
13	Lubricant/Non-Haz. Waste Stor.	400	1	400	
Sub-total Net Useable Square Footage				8410	
Sub-total Gross Square Footage					9672
14	Wash Lane Building & Equipment	1080	1	1080	
Sub-total Net Useable Square Footage				1080	
Sub-total Gross Square Footage					1242
Total Net Useable Square Footage				9490	
Total Gross Square Footage					10914

*NIWS * Not in work station

Staffing Position

Public Transportation Facility
City of Key West Department of Transportation
Key West, Florida
Space Program Detail - Non Structure
Administration - Employee / Visitor Parking

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
1	Employee Parking	300	8	2400	
2	Visitor parking	300	2	600	
Net Useable Square Footage				3000	
Gross Square Footage					3450

Public Transportation Facility
City of Key West Department of Transportation
Key West, Florida
Space Program Detail - Non Structure
Operations - Employee / Visitor Parking

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
1	Employee Parking	300	9	2700	
2	Visitor parking	300	2	600	
Net Useable Square Footage				3300	
Gross Square Footage					3795

Public Transportation Facility
 City of Key West Department of Transportation
 Key West, Florida
 Space Program Detail - Non Structure
 Bus Maintenance - Parking

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
1	Bus Parking	800	21	16800	
2	Service Vehicle	300	3	900	
Net Useable Square Footage				17700	
Gross Square Footage					20355

Public Transportation Facility
City of Key West Department of Transportation
Key West, Florida
Space Program Detail - Non Structure
Maintenance Line

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
1	Parking Bay	800	6	4800	
Net Useable Square Footage				4800	
Gross Square Footage					5520

Public Transportation Facility
 City of Key West Department of Transportation
 Key West, Florida
 Space Program Detail - Non Structure
 Site Support

No	Component	Unit S.F.	Units	Net S.F.	G.S.F.
1	Fueling (Island & Tanks)	600	3	1800	
2	Trash Bins	400	1	400	
3	Emergency Generator	200	1	200	
4	Non Hazardous Waste Storage	400	1	400	
Net Useable Square Footage				2800	
Gross Square Footage					3220

**Concurrency Review
(Analysis)**

**CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY
CONCURRENCY REVIEW**

The City of Key West's Comprehensive Plan Objective 9-1.5 directs the City of ensure that facilities and services needed to support development are available concurrent with the impacts of new development. Pursuant to Chapter 94 of the City of Key West Code, the proposed Public Transportation Facility project has been evaluated below for concurrency requirements of the following facilities:

1. Potable Water
2. Sanitary Sewer
3. Recreation
4. Solid waste
5. Drainage
6. Roads/Trip Generation

The proposed Public Transportation Facility will replace the heavy industrial use of the existing Solid Waste to Energy (SWTE) facility including an Ash Transfer Facility. The proposed project will be a less intensive use of the property and will require less demand on public facilities than the existing use. The replacement of the existing facility with the proposed project will satisfy concurrency requirements due to the less intensive requirements as detailed below.

1. POTABLE WATER- "Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards;"

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

Utilizing this level of service standard:

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

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,515.5 \text{ gal/day}$$

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

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,515.5 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for potable water would remain unchanged and thus satisfy concurrency requirements. Further to this point, the existing development is currently utilized by 21 employees and under full solid waste to energy facility operations had greater than 40 employees on two (2) shifts per day/seven (7) days per week. In comparison, the proposed Public Transportation Facility will relocate 11 staff to the proposed facility. The proposed facilities would therefore result in a net decrease in potable water demand when compared to the existing facilities.

The existing site is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA) with a 3" potable water service line and a fire line. The existing 3" service line is connected to a 10" water main located in front of the site. FKAA has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place. The applicant will pursue final FKAA approvals for potable water service prior to construction.

FCAA has obtained all necessary permits and is in the process of constructing facilities in Florida City to expand water supply for the Florida Keys. This process will result in FCAA providing over 23 MGD by July 2010, which will provide sufficient capacity through 2022. The Department of Health issued Permit # 150092-007-we/04 (Attachment A) on November 14, 2006 to allow for the construction of an expanded reverse osmosis water plant in Florida City. The expanded water plant will be designed to treat blended Floridan Aquifer water as an alternative water source to the Biscayne Aquifer. The permit indicates the design capacity of the R.O. plant will be 6 MGD. The SFWMD issued revised Water Use Permit #13-00005-W (Attachment B) on March 26, 2008, which recognizes the additional capacity to be provided by the expanded R.O. plant. The permit provides FCAA with an allocation of 17.00 MGD (dry season) and 17.79 GPD (wet season) which may be withdrawn from the Biscayne Aquifer. The permit allows FCAA to utilize the Stock Island and Marathon Reverse Osmosis plants for any demands exceeding the withdrawal limit, pending completion of the R.O. plant in Florida City. The Stock Island and Marathon R.O. plants provide a combined capacity of 3.0 MGD. Thus, the WUP provides an interim water supply of 20.0 MGD during the dry season. Condition 30 of the WUP provides the following schedule for construction of the R.O. plant and the associated Floridan deep wells:

- DEP Underground Injection and Control permit was obtained on May 21, 2008.
- Construction contracts are required within 180 days or by November 21, 2008;
- Testing is required within one year and 30 days from issuance of the permit or by June 31, 2009.
- The R.O. plant is scheduled to be constructed by December 31, 2009 and operational no later than 2 years and 60 days from the issuance of the DEP permit or by July 21, 2010.

Upon becoming operational in 2010, the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, will increase available water supply to 23 MGD for the Florida Keys. The interim allocation of 20 MGD through 2010 and 23 MGD after 2010 provides ample water supply to support the adopted amendment and allocated growth well beyond 10 years. The Monroe County 2007 Annual Public Facilities Report documents historic water usage in the Florida Keys. Water demand has fluctuated significantly on an annual basis. However, when evaluated over a ten-year period, the data indicate that annual water demand increases on average by approximately 1 billion gallons every 10 years. This averages to about a 104 MG/year increase calculated as follows:

2006 annual water demand = 6,310 MG

1996 annual water demand = 5,272 MG

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

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

2. SANITARY SEWER

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

Utilizing this level of service standard:

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

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,554.2 \text{ gal/day}$$

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

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,554.2 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for

sanitary sewer would remain unchanged.

The current solid waste facility, however, utilizes a septic system for sanitary sewer disposal which will be disconnected and demolished as required by a Monroe County mandate by 2010. Key West Resort Utilities (KWRU) currently provides wastewater collection and treatment services within the area of the proposed development and has been contacted regarding the intent to connect to their wastewater collection system to service the proposed Public Transportation Facility development. KWRU has an overall capacity of 500,000 gal/day and currently operates at 325,000 gal/day. The capacity required to service the Public Transportation Facility will not adversely impact KWRU services. The applicant will pursue final KWRU approvals for sanitary sewer collection and treatment prior to construction of the proposed project.

3. RECREATION

Recreational Standards:

<u>Activity</u>	<u>Requirement</u>	<u>Required¹</u>	<u>Existing</u>	<u>Comply</u>
Tennis Courts	1 court per 7,500	3.10	15	Yes
Racquetball/Handball Courts	1 court per 10,000	2.33	6	Yes
Basketball Courts	1 court per 5,000	4.65	15	Yes
Softball/Baseball Diamonds	1 diamond per 4,500	5.17	18	Yes
Swimming Pools	1 pool per 45,000	Less than 1	11	Yes
Golf Courses	1 18-hole course per 50,000	Less than 1	51	Yes
Boat Ramps	1 ramp per 9,500	2.45	35	Yes
Football/Soccer Fields	1 field per 11,000	2.11	63	Yes
Bocce Courts	1 court per 9,500	2.45	6	Yes
Neighborhood Parks	2.5 acres per 1,000	46.52ac.	410ac.	Yes
Community Parks	2.5 acres per 1,000	46.52ac.	410ac.	Yes

4. SOLID WASTE- "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted:"

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

Utilizing this level of service standard:

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

$$6.37 \text{ lb/capita/day} * 21 \text{ employees} = 133.77 \text{ lb/day}$$

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

$$6.37 \text{ lb/capita/day} * 11 \text{ employees} = 70.07 \text{ lb/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for solid waste would decrease and thus satisfy concurrency requirements.

The solid waste collection service for the subject site is provided by the City of Key West Solid Waste Department. After collection, the solid waste is hauled away and disposed of by Waste Management. Due to

¹These calculations are based on the Key West and Monroe County Demographics found at: <http://www.keywestchamber.org/PDF/Demographics.pdf>, which assumes a population of 23,262.

the net reduction in service capacity required, no adverse impact will result to the solid waste service by the proposed Public Transportation Facility project.

5. DRAINAGE- "Conceptual plan for accommodating stormwater runoff and demonstrated evidence that the proposed drainage improvements shall accommodate stormwater runoff without adversely impacting natural systems or the City's adopted level of service for storm drainage:"

Section 94-69 of the City of Key West Code sets the drainage level of service standard as:

- i) Post development runoff shall not exceed predevelopment runoff for a 25 year storm event, up to and including an event with a 24-hour duration;
- ii) Onsite treatment of the first one inch of rainfall must be provided to meet water quality standards;
- iii) Stormwater facilities must be designed so as to not degrade the receiving water body

The proposed project satisfies the drainage concurrency requirement by providing full on-site retention of runoff from the 25 year 3 day storm event as detailed in the attached drainage calculations. The runoff from storm events, up to and including the 25 year 3 day storm event, is captured onsite utilizing a system of inlets, flumes, dry retention areas and associated stormwater piping. For larger storm events, the stormwater system has been designed to utilize deep injection wells for ultimate disposal of runoff after providing the water quality requirement. As the system is designed for complete onsite retention, up to and including the 25 year 3 day storm event, the proposed project will not discharge/degrade any surrounding water bodies. By providing the proposed drainage system and providing for onsite retention and disposal of stormwater, the proposed project will satisfy concurrency requirements.

6. ROADS- "Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and offsite improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements;"

Section 94-72 of the City of Key West Code sets the level of service standard for roads. In order to satisfy concurrency requirements, a comparison of the number of trips of the existing facility with the proposed facility was conducted and is presented below. As the proposed facility will generate less trips than the existing facility, it is determined that the concurrency requirement for roads has been met.

The existing site operates as a heavy industrial usage for the existing solid waste facilities. The operations of the existing site had a facility average of 145 daily trips. The generated trips included traffic involved in the solid waste operations that exist onsite as well as facility employee traffic (21 employees).

The proposed site will have a minor decrease in employee trips (11 employees as compared to the existing 21 employees). In comparing the existing and proposed operations it is important to note that all bus routes within the City of Key West already utilize the adjacent road networks (College Road). As such, the only trips attributable to the operations of the proposed Public Transportation Facility would be an initial trip from the site at the start of the bus schedule and a terminal trip to the site at the completion of the bus schedule. As the City currently operates and maintains fifteen (15) buses, the total anticipated trips for the proposed facilities would be 41 trips.

The 41 trips generated by the proposed facility is well below the existing 145 trips generated by the solid waste facility operations. By reducing the number of trips on adjacent road networks compared with the existing operations, the proposed Public Transportation Facility will satisfy road concurrency requirements.



Jeb Bush
Governor

M. Remy Franois, M.D., M.S.P.H., Ph.D.
Secretary

Lillian Rivera, RN, MSN, Administrator

PERMITTEE:

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

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

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

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

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

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

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

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



Samir Elam, M.S., P.E., D.E., 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_elam@idah.state.fl.us
Website: www.doh.state.fl.us

"A"

PERMIT NO: 150092-007-WC/04
PERMIT ISSUE DATE: November 14, 2006

GENERAL CONDITIONS:

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

PERMIT NO: 150092-007-WC/04

PERMIT ISSUE DATE: November 14, 2006

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

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

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

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

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

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

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

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

13. This permit also constitutes:

- 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.

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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 Elmik, M.S., P.E./E.E.,
Division Director



1965
Feb. 1969

**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 809.0089 MG.

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

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

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

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

This Permit is issued to:

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

7. Withdrawal facilities:

Ground Water - Existing:

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

Ground Water - Proposed:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.

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

27.

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

28.

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

29.

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

30.

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

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

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

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

31.

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

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

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

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

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

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

1. The results of a water conservation audit that documents the efficiency of water use on the project site using data produced from an onsite evaluation conducted. In the event that the audit indicates additional water conservation is appropriate or the per capita use rate authorized in the permit is exceeded, the permittee shall propose and implement specific actions to reduce the water use to acceptable levels within timeframes proposed by the permittee and approved by the District.
 2. A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules and updated population and per capita use rates. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules and the updated population and per capita use rates to the extent they are considered by the District to be indicative of long term trends in the population and per capita use rates over the permit duration. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.
34. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filing 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.

Drainage Calculations

Section I: Summary

Background:

The proposed project site is located on Stock Island at 5701 College Road in the City of Key West. The subject site is partially permitted under SFWMD permit number 44-00076-S and Application Number 921027-8. The subject property is owned by the City of Key West and is approximately 32.5 acres. Of that area, currently permitted under the SFWMD permit is a 19.30 acre closed landfill which is to remain undisturbed and a 2.07 acre ash transfer facility. The remaining portion of the property consists of a 3.34 acre resource recovery plant which is hydraulically independent of the two permitted areas and a mangrove wetland area which will remain undisturbed.

The proposed improvements and stormwater basins are approximately depicted in Exhibit – Basin Exhibit (attached). The proposed project area covers the previous Resource Recovery Plant and a portion of the previous Ash Transfer Basin for a proposed Public Transportation Facility for the City of Key West Department of Transportation. The proposed facility will include administrative offices, parking, service bays for buses, and a bus washing station. No modifications are proposed to the mangrove wetland area and/or the existing closed landfill.

The proposed Public Transportation Facility is currently designed as a hydraulically independent system utilizing dry retention areas and a drainage well to provide onsite retention of stormwater for a 25 year, 3 day storm event (refer to attached modeling/calculations). The proposed project was designed to comply with South Florida Water Management District – Volume IV regulations and requirements for water quality and quantity. The remaining portion of the Ash Transfer Basin will remain undeveloped at this time and will not be a part of this application.

On-site Retention:

An ICPR model of the 25-year, 3-day storm event was utilized for the project stormwater design. The maximum stage, according to our drainage model, for the 25-year, 3-day storm (12 inches) is 7.42'. To retain the runoff from this event, a perimeter berm with a minimum elevation of 8.0' has been incorporated into the project design. Runoff will be routed to 4 dry retention areas which will be interconnected by 24" pipes and the largest pond will have a gravity well for stormwater disposal. The gravity well will be set at an elevation of 5.77' to provide water quality treatment prior to overflow discharge to the well.

Flood Level Analysis:

An ICPR model of the 100-year, 3-day storm event was utilized for the project flood level analysis. The maximum stage, according to our drainage model, for the 100-year 3 day storm (16 inches) is 7.98'. The project is also within a FEMA AE 11 flood zone (copy attached). To comply with the maximum flood level analysis and FEMA flood zone criteria, the finished floor elevation for the public transportation building has been set at 12.0'.



Section II: Project Information

Project Name: City of Key West Public Transportation Facility

Project Owner: City of Key West

Location: 5701 College Road, Key West, FL 33040

Project Area: Total Area: 3.86 Acres
Impervious Area: 2.32 Acres
Pervious Area: 1.54 Acres

Flood Zone: VE (EL 11)

Description: The Project consists of the construction of a two-story, ±7,388 SF administrative/office building, a one story, ±9,289 SF transit service area, a ±2,087 SF bus wash facility and associated site development as shown on the attached plans. The project is designed to retain the 25-year, 3-day storm event on site, in compliance with SFWMD criteria, utilizing a series of inlets, stormwater pipes, dry retention areas, and one gravity well.

Section III: Computations

1. Rainfall Data

Using the rainfall maps (copy attached) found in the SFWMD Permit Information Manual – Volume IV, the following information was obtained:

<u>Frequency</u>	<u>Duration</u>	<u>Rainfall</u>
25-year	3-day	12 inches
100-year	3-day	16 inches

2. Water Quality

Water quality criteria is set per South Florida Water Management District, which requires that the water quality treatment volume be either 1" over the entire basin or 2.5" over the impervious area, whichever is greater. The resulting volumes are in the following table:

Area (acre)	Impervious Area (acre)	1" x Area Volume (ac-ft)	2.5" x Impervious Area Volume (ac-ft)	50% Dry Retention Water Quality Volume (ac-ft)	Quality Satisfied
3.86	2.32	0.32	0.48	0.24	YES

The water quality treatment volume to be provided based on the above calculations is 2.5" times the impervious area. Since the project proposes to utilize dry retention for water quality treatment, only 50%, or 0.24 acre-feet, of the water quality volume will need to be considered in the design. The gravity well will be designed with an elevation of 5.77' in order to ensure water quality requirements are met prior to overflow discharge.

Key West Public Transportation Facility
INPUT

 BASIN BASINS *****

Name: Basin 1
 Group: BASE
 Node: Basin 1 Pond
 Type: SCS Unit Hydrograph CN Status: Offsite

Unit Hydrograph: 0h256
 Rainfall File:
 Rainfall Amount(in): 0.000
 Area(ac): 1.470
 Curve Number: 71.00
 DCIA(%): 55.00
 Peaking Factor: 256.0
 Storm Duration(hrs): 0.00
 Time of Conc(min): 12.00
 Time Shift(hrs): 0.00
 Max Allowable Q(cfs): 99999.000

Name: Basin 2
 Group: BASE
 Node: Basin 2 Pond
 Type: SCS Unit Hydrograph CN Status: Onsite

Unit Hydrograph: 0h256
 Rainfall File:
 Rainfall Amount(in): 0.000
 Area(ac): 2.400
 Curve Number: 83.00
 DCIA(%): 75.00
 Peaking Factor: 256.0
 Storm Duration(hrs): 0.00
 Time of Conc(min): 12.00
 Time Shift(hrs): 0.00
 Max Allowable Q(cfs): 99999.000

 POND NODES *****

Name: Basin 1 Pond
 Group: BASE
 Type: Stage/Area
 Base Flow(cfs): 0.000
 Init Stage(ft): 4.000
 Warn Stage(ft): 8.000

Stage(ft)	Area(ac)
4.000	0.1370
5.000	0.1570
6.000	0.3320
7.000	0.5450
8.000	0.7950

Name: Basin 2 Pond
 Group: BASE
 Type: Stage/Area
 Base Flow(cfs): 0.000
 Init Stage(ft): 6.000
 Warn Stage(ft): 8.000

Key West Public Transportation Facility
 INPUT

Stage(ft)	Area(ac)
7.000	0.1056
8.000	0.2038

Name: Water Table
 Group: BASE
 Type: Time/Stage
 Base Flow(cfs): 0.000
 Init. Stage(ft): 7.000
 Max. Stage(ft): 8.500

Time(hrs)	Stage(ft)
0.00	7.500
100.00	7.500

Operating Tables

Name: Well
 Type: Rating Curve
 Function: US Stage vs. Discharge
 Group: BASE

Assumed a discharge rate of 750gpm per foot of head

US Stage(ft)	Discharge(cfs)
5.770	3.00
6.000	3.30
7.000	5.00
8.000	6.70

Pipes

Name: Pond Connection
 Group: BASE
 From Node: Basin 2 Ponds
 To Node: Basin 1 Pond
 Length(ft): 220.00
 Count: 1

UPSTREAM
 Geometry: Circular
 Spec(In): 24.00
 Rise(In): 24.00
 Invert(ft): 4.000
 Manning's N: 0.012000
 Top Clip(In): 0.000
 Sot Clip(In): 0.000

DOWNSTREAM
 Geometry: Circular
 Spec(In): 24.00
 Rise(In): 24.00
 Invert(ft): 4.000
 Manning's N: 0.012000
 Top Clip(In): 0.000
 Sot Clip(In): 0.000

Friction Equation: Average Conveyance
 Solution Algorithm: Automatic
 Flow: Both
 Entrance Loss Coef: 0.00
 Exit Loss Coef: 1.00
 Bend Loss Coef: 0.00
 Outlet Ctrl Spec: Use default
 Inlet Ctrl Spec: Use default
 Stabilizer Option: None

Upstream FFWA Inlet Edge Description:
 Circular Concrete; Square edge w/ headwall

Key West Public Transportation Facility
 HIFU2

Downstream FHWA Inlet Edge Description:
 Circular Concrete, Square edge w/ headwall

Rating Curves

Name: Wof; From Node: Basin 1 Pond; Count: 1
 Group: BASE; To Node: Water Table; Flow: Positive

	ELEV OR (ft)	ELEV OFF (ft)
11: Wof1	5.780	5.770
12:	0.000	0.000
13:	0.000	0.000
14:	0.000	0.000

Hydrology Simulations

Name: 100yr_3day
 Filename: H:\PROJECTS\2008\08-107-001 - KW Public Transportation Facility\ENR\Model 4 Calculations\Drainage Model\100yr_3day.R32

Override Defaults: Yes
 Storm Duration (hrs): 72.00
 Rainfall File: Sfwmd72
 Rainfall Amount (in): 26.00

Time (hrs)	Print Int (min)
72.000	5.00
90.000	10.00

Name: 25yr_3day
 Filename: H:\PROJECTS\2008\08-107-001 - KW Public Transportation Facility\ENR\Model 4 Calculations\Drainage Model\25yr_3day.R32

Override Defaults: Yes
 Storm Duration (hrs): 72.00
 Rainfall File: Sfwmd72
 Rainfall Amount (in): 12.00

Time (hrs)	Print Int (min)
90.000	5.00

Routing Simulations

Name: 100yr_3day
 Hydrology Sims: 100yr_3day

Key West Public Transportation Facility
 Report

Filename: H:\PROJECTS\2008\08-107.001 - MW Public Transportation Facility\Mod1 & Calculations\Drainage Model\25yr_3day.f32
 Execute: Yes Postlarr: No Patch: No
 Alternative: No

Max Delta Z(ft): 1.00
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000
 Min Calc Time(sec): 0.0000
 Boundary Stages:
 Delta Z Factor: 0.00500
 End Time(hrs): 96.00
 Max Calc Time(sec): 60.0000
 Boundary Flows:

Time(hrs)	Print Int(mn)
100.000	15.000
Group	Run
BASE	Yes

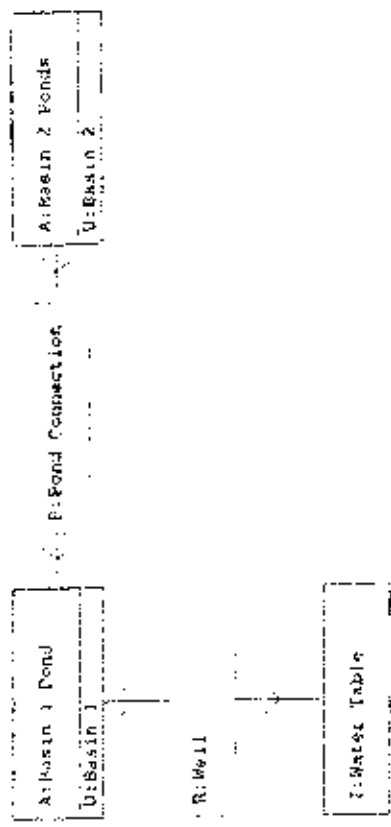
Map: 25yr_3day Hydrology Src: 25yr_3day
 Filename: H:\PROJECTS\2008\08-107.001 - MW Public Transportation Facility\Mod1 & Calculations\Drainage Model\25yr_3day.f32
 Execute: Yes Postlarr: No Patch: No
 Alternative: No

Max Delta Z(ft): 1.00
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000
 Min Calc Time(sec): 0.5000
 Boundary Stages:
 Delta Z Factor: 0.00500
 End Time(hrs): 50.00
 Max Calc Time(sec): 60.0000
 Boundary Flows:

Time(hrs)	Print Int(mn)
100.000	15.000
Group	Run
BASE	Yes

Key West Public Transportation Facility
Key Map

- Nodes**
 A Stage/Area
 V Stage/Volume
 T Time/Stage
 M Manhole
- Basins**
 O Overland Flow
 U SCS Unit CN
 S SBUH CN
 Y SCS Unit CA
 Z SBUH CA
- Links**
 P Pipe
 W Well
 C Channel
 D Drop Structure
 B Bridge
 R Reeling Curve
 H Breach
 E Percolation
 F Filter
 X Exfil Trench



Key West Public Transportation Facility

Name	Group	Simulation	Max Stage hrs	Max Stage ft	Warning Stage ft	Max Delta ft	Max Size Area FE2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Basin 1 Pond	BASE	100yr_3day	60.87	7.695	8.000	0.000	31337	60.00	19.597	60.87	6.181
Basin 2 Ponds	BASE	100yr_3day	60.31	7.964	8.000	-0.0275	8826	60.00	15.899	0.00	11.377
Water Table	BASE	100yr_3day	0.00	2.500	2.500	0.0000	0	60.87	6.181	0.00	0.000
Basin 1 Pond	BASE	25yr_3day	60.76	7.747	8.000	0.0048	26484	59.86	15.914	60.76	5.421
Basin 2 Ponds	BASE	25yr_3day	60.24	7.424	4.000	-0.0275	6929	60.00	11.865	0.00	11.377
Water Table	BASE	25yr_3day	0.00	2.500	2.500	0.0000	0	60.76	5.421	0.00	0.000

Flood Insurance Program at 11001-A-10 56210



MAP SCALE 1" = 500'

0 500 1000 FEET


PANEL 1620K

FIRM
FLOOD INSURANCE RATE MAP
 MONROE COUNTY
 FLORIDA
 AND INCORPORATED AREAS

PANEL 1628 OF 1686

DATE: 02/18/2005

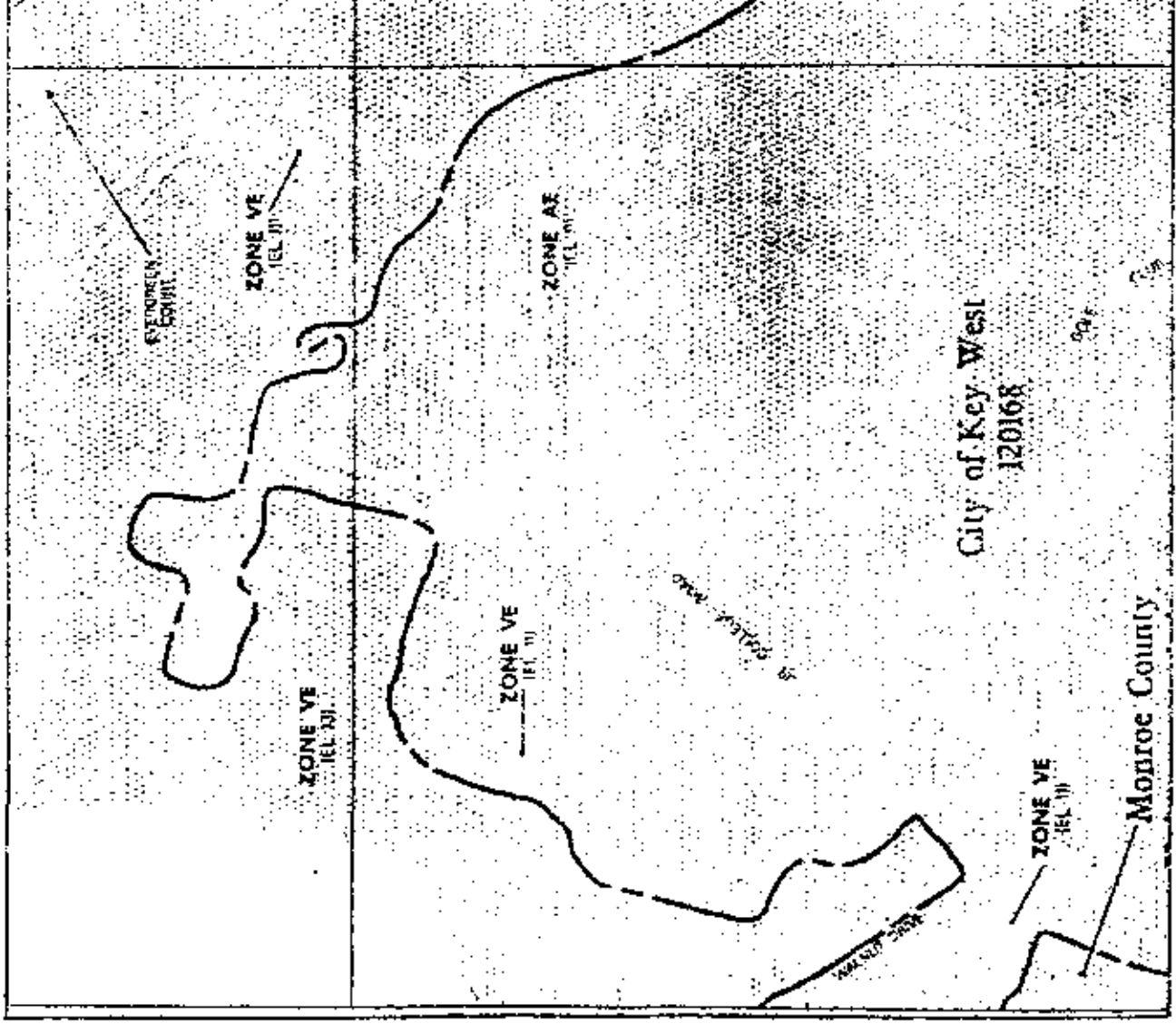
MAP NUMBER
 12087C1520E
 MAP REVISED
 FEBRUARY 18, 2005



Federal Emergency Management Agency



This is an official copy of a program of flood insurance administered by the Federal Emergency Management Agency. This map shows the latest available information on flood insurance zones. It is not to be used for any other purpose. For more information, contact the National Flood Insurance Program at 11001-A-10 56210.



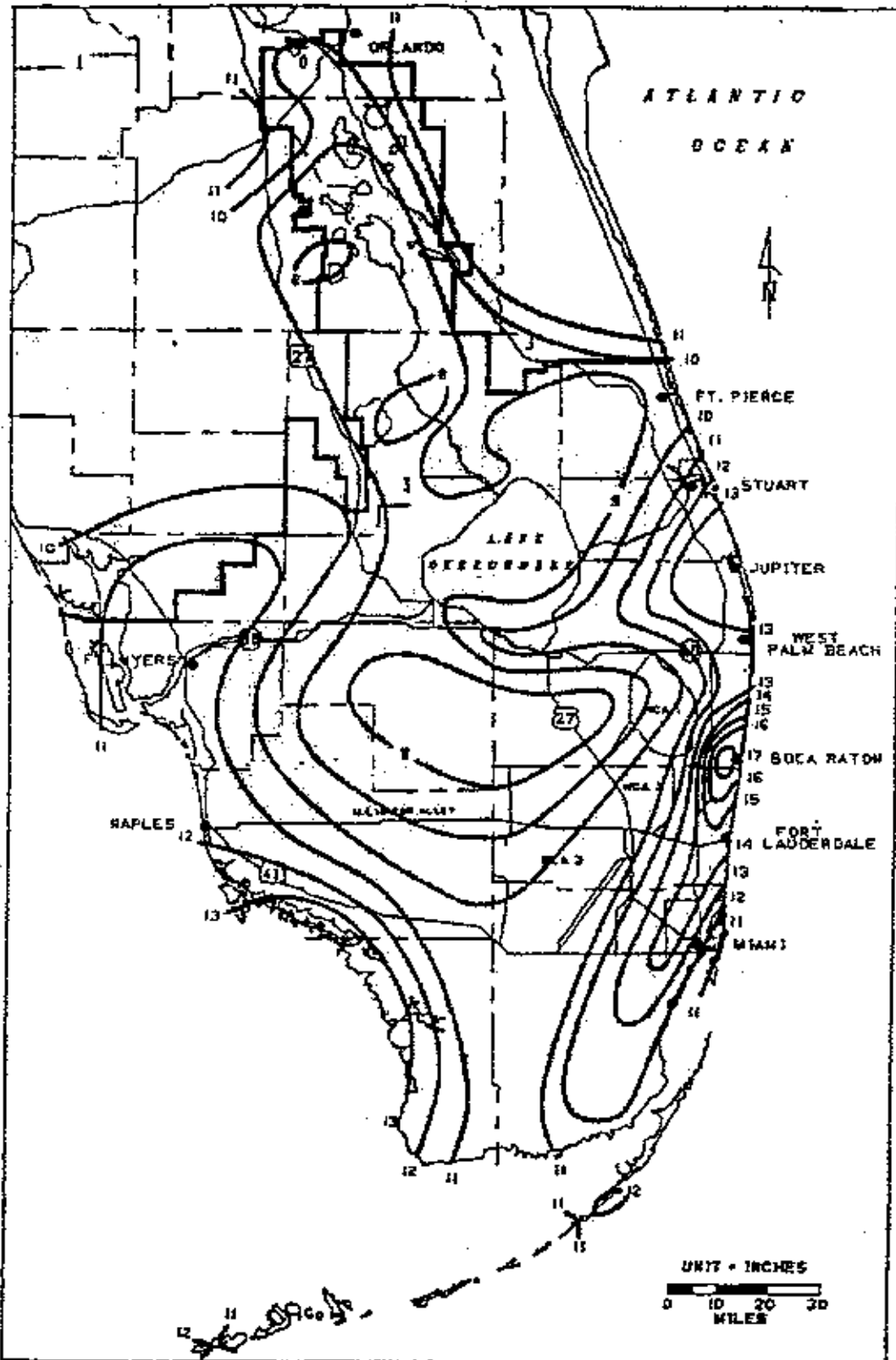


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

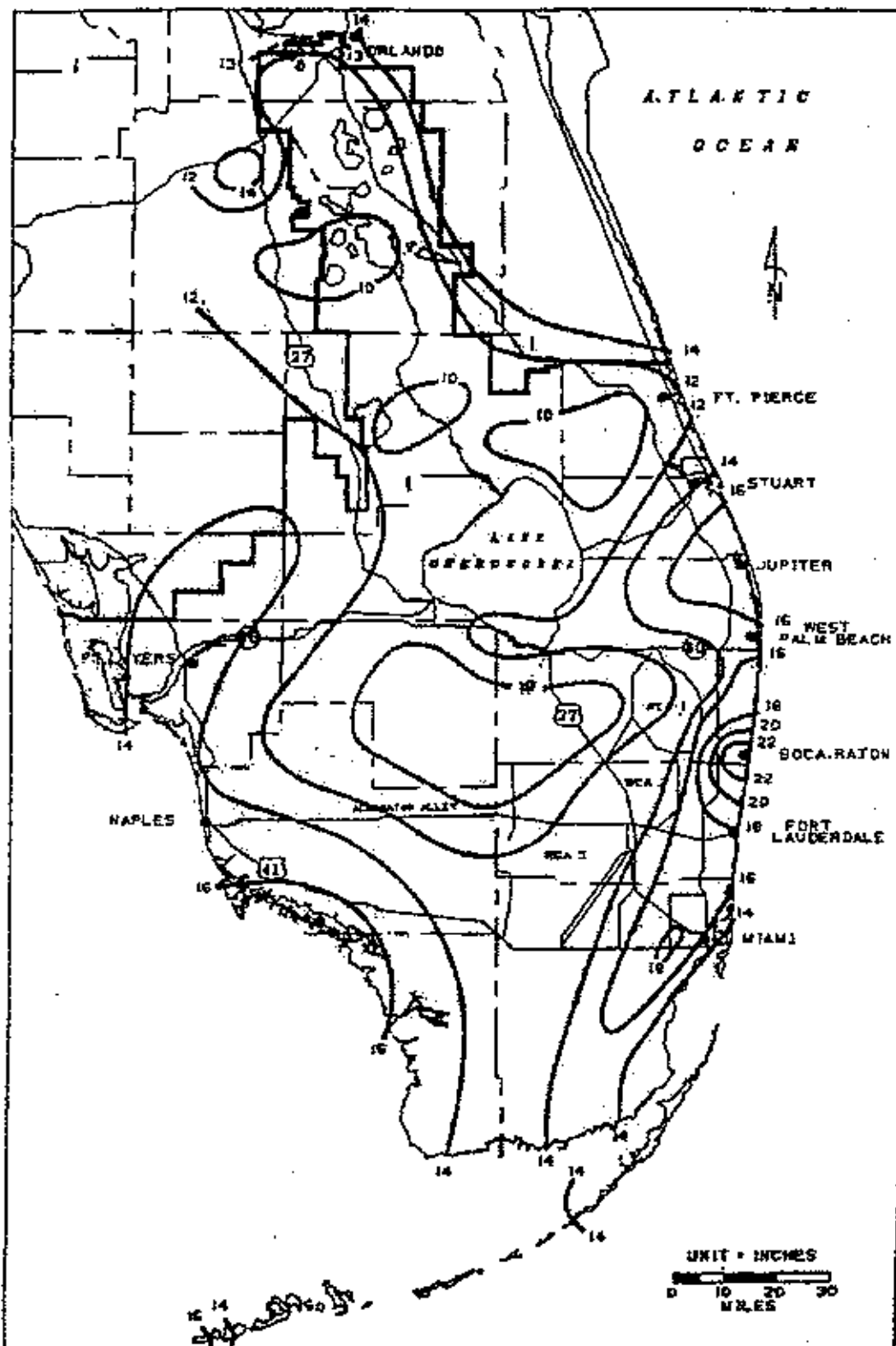


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Proposed Project Schedule

**CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
PROPOSED PROJECT SCHEDULE**

Task No.	Description	Duration	Start	Finish	2010																		
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
1	Public Transportation Facility	519 days	Mon 5/3/10	Mon 10/3/11																			
2	SF/WMD ERP Permit	120 days	Mon 5/3/10	Mon 8/30/10																			
3	Design Build (D/B) Package Preparation	90 days	Mon 5/3/10	Mon 8/2/10																			
4	Bid & Award	60 days	Mon 5/3/10	Mon 8/2/10																			
5	Design Build (D/B) Team NTP	0 days	Mon 8/2/10	Fri 10/01/10																			
	Design Build (D/B) Plans & Specs Preparation,	0 days	Mon 10/4/10	Mon 10/4/10																			
	Permitting, Construction.	365 days	Mon 10/4/10	Mon 10/3/11																			

Task No.	Description	Duration	Start	Finish	2011																		
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
1	Public Transportation Facility	519 days	Mon 5/3/10	Mon 10/3/11																			
2	SF/WMD ERP Permit	120 days	Mon 5/3/10	Mon 8/30/10																			
3	Design Build (D/B) Package Preparation	90 days	Mon 5/3/10	Mon 8/2/10																			
4	Bid & Award	60 days	Mon 5/3/10	Mon 8/2/10																			
5	Design Build (D/B) Team NTP	0 days	Mon 8/2/10	Fri 10/01/10																			
	Design Build (D/B) Plans & Specs Preparation,	0 days	Mon 10/4/10	Mon 10/4/10																			
	Permitting, Construction	365 days	Mon 10/4/10	Mon 10/3/11																			

Project: 20100322 Public Transportation Facility
 Date: Tue 3/23/10

Task Milestone Progress Summary



**Estimated A/E
&
Probable Construction Cost**

CITY OF KEY WEST
PUBLIC TRANSPORTATION FACILITY
OFFICE/MAINTENANCE FACILITY & BUS WASH
SUMMARY - ESTIMATED AS AND PROBABLE CONSTRUCTION COST
FEBRUARY 2010 DESIGN/DEVELOPMENT DOCUMENTS

	ESTIMATED PROBABLE CONSTRUCTION COST (2010)	OPTIMAL DESIGN OPTION (2010)	TRANSIT ONLY (2009)	FULL BUDGET w/ FLEET OPTION (2007-2009)
ESTIMATED PROBABLE CONSTRUCTION COST Build & installation	\$45,000	\$45,000	\$45,000	\$45,000
Office & maintenance building	\$2,885,637	\$2,885,637	\$4,144,500	\$3,442,417
Public facility for maintenance services	\$0	\$0	\$0	\$0
Bus Wash Facility	\$250,000	\$250,000	\$250,000	\$250,000
Site Development Work	\$1,344,000	\$1,344,000	\$1,093,140	\$1,145,000
Design & Construction	\$85,000	\$85,000	\$85,000	\$85,000
Permitting & Special Services	\$55,000	\$55,000	\$50,000	\$50,000
	Not included	Not included	Not included	Not included
ESTIMATED PROBABLE CONSTRUCTION COST Construction Cost Subtotal (Construction & City Factor of 6%)	\$5,810,637	\$5,810,637	\$10,017,640	\$7,277,417
ESTIMATED PROBABLE CONSTRUCTION COST Construction Cost Subtotal	\$483,100	\$483,100	\$483,100	\$483,100
ESTIMATE - ENGINEERING AND CONSTRUCTION	\$6,293,737	\$6,293,737	\$10,500,740	\$7,760,517
ESTIMATE - ENGINEERING AND CONSTRUCTION	\$7,243,930	\$7,243,930	\$10,983,840	\$8,243,617
BASIS & ASSUMPTIONS Administrative/Maintenance Building (Sq Ft) Development Area	\$16,677 \$3.67 acres		\$15.97 acres	\$19,628 \$3.87 acres
Estimate is based on February 2010 Design/Development Documents submitted to the City				
Quantities and unit prices are subject to change pending design progress				
Estimate includes an estimate contingency factor due to the preliminary stage of design				
Estimate excludes removal/replacement of any existing structures & relocation, if required				
Estimate includes a 30% contingency factor due to the preliminary stage of design				
Estimate is based on current building materials and current market conditions				
Estimate assumes that the entire project is to be bid under a single contract				
Estimate assumes City to provide/cover all for the project. Cost of furnishing & delivering all to the site is not included (estimated cost \$825,000).				
Estimate assumes project will be provided with an alternate power supply (generator) in the future. Cost of generator is not included (estimated cost \$150,000).				

* Reduced square footage 2,951
 * Improved / enhanced visitor reception
 and parking areas at building front while
 maintaining all security and control
 required.

**Development Review Committee
Minutes from March 25, 2010**

Minutes of the Development Review Committee

Meeting of March 25, 2010

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 2:05 PM, March 25, 2010. The meeting was held at Old City Hall, in the antechamber at 510 Greene Street, Key West.

1. Roll Call

Present for the Roll Call were:

Amy Kimball-Murley, Planning Director
John Woodson, Building Official
Enid Torregrosa, HARC Planner
Steve Torrence, KWPD

Alan Averette, Fire Department
Gary Bowman, General Services
Myra Wittenberg, DOT Director

Planning Staff:
Brendon Cunningham
Nicole Malo

Ashley Monnier
Carlene Cowart

Comments received from:
FKAA

Keys Energy

2. Approval of Agenda

Mrs. Kimball-Murley suggested that item 5b be moved to the end of new business.

A motion to approve the amended agenda was made by Ms. Torregrosa and seconded by Mr. Torrence.

3. Approval of minutes

a. January 28, 2010

A motion to approve the DRC minutes of January 28, 2010 was made by Mr. Woodson and seconded by Mr. Torrence.

b. February 25, 2010

A motion to approve the DRC minutes of February 25, 2010 was made by Mr. Torrence and seconded by Mrs. Wittenberg.

4. Old Business

- a. Major Development Plan - 5701 College Road (RE# 00072080-000500) - An approval of a Major Development Plan pursuant to Section 108-196 of the Land Development Regulations under the Code of Ordinances of the City of Key West, Florida. Please note that this site plan has been modified in response to City Commission concerns regarding the development program.

Mrs. Kimball-Murley gave members an overview of the major development plan. She stated that this item would not go back to planning board but will be heard at City Commission.

Members had no comments.

Mrs. Wittenberg thanked the Planning Department for their hard work and patience.

**Planning Board
Resolution 2008-020
Staff Report and Plans**

PLANNING BOARD RESOLUTION
No. 2008-020

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 108-196 and 122-63 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, APPROVING A MAJOR DEVELOPMENT PLAN AT PROPERTY ADDRESSED AS 5701 COLLEGE ROAD (REN 00072080-000500); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for a Major Development Plan was originally filed June 2, 2008, by the authorized agent for the property owner;

WHEREAS, the property is located in the PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts; and

WHEREAS, the proposal would permit the conversion of a waste transfer facility into a public transportation maintenance and parking facility; and

WHEREAS, plans received June 2, 2008, were considered at the June 12, 2008, Development Review Committee meeting; and

WHEREAS, after public notice, the application for a Major Development Plan was heard by the Planning Board at the regularly scheduled Planning Board Meeting on November 20, 2008; and

WHEREAS, at that meeting, Staff recommend approval of the Major Development Plan; and

WHEREAS, a motion was made to approve the Plan; and

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

Section 1. That the Planning Board recommends the City Commission grant conditional approval of the application for the Major Development Plan per the attached plan set dated August 27, 2008. (24)

That condition is that the applicant obtain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.

RMK
ACM
Chairman
Planning Director

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

Passed at a meeting held November 20, 2008

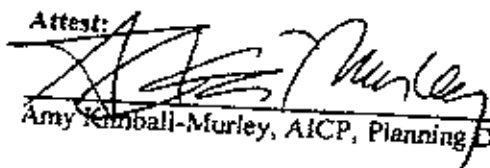
Authenticated by the Chair of the Planning Board and the Planning Director.



Richard Kfirtenick, Chairman
Key West Planning Board

4/27/2009
Date

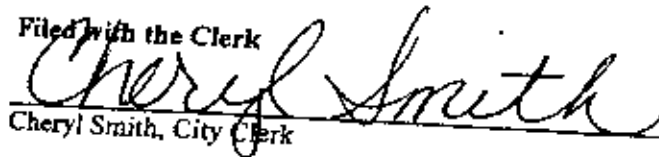
Attest:



Amy Kimball-Murley, AICP, Planning Director

4/27/2009
Date

Filed with the Clerk



Cheryl Smith, City Clerk

4-30-09
Date

Chairman
Planning Director

Item 4.a.1.



THE CITY OF KEY WEST PLANNING BOARD Staff Report

To: Chairman and Planning Board members
From: Planning Department
Meeting Date: November 20, 2008
Agenda Item: A Major Development Plan Application for property located at 5701 College Road (RE# 00072080-000500)

Request: A Major Development Plan to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility.

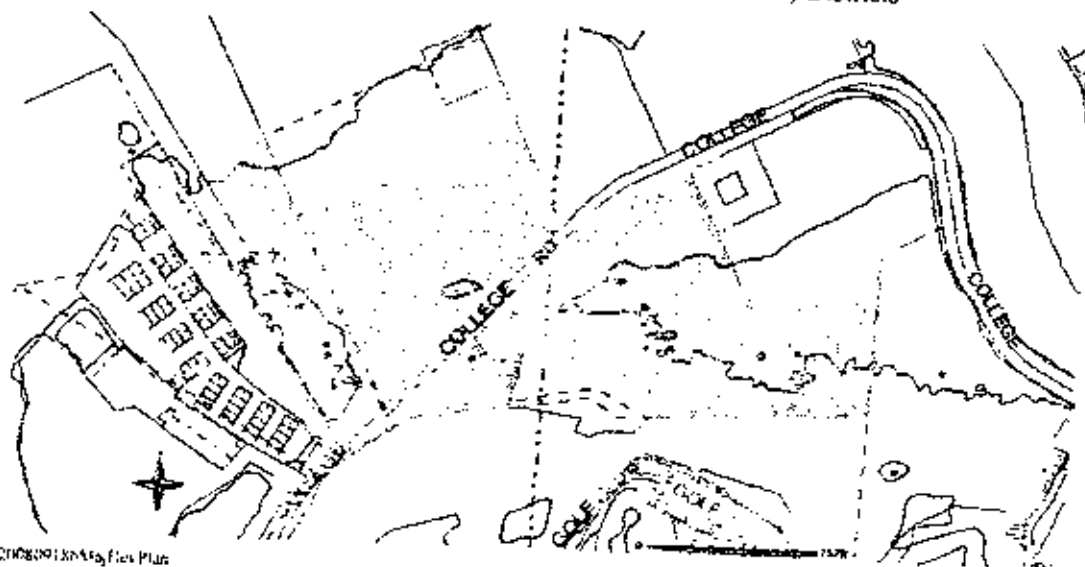
Applicant: City of Key West Department of Transportation
C/O Myra Wittenberg, Director

Property Owner: City of Key West

Location: 5701 College Road

Legal Description: A portion of RE# 00072080-000500

Zoning: PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts



2008091205A9a Files Plan
5701 College Road

Existing Conditions

Currently the 50.81 acre property consists of an existing solid waste transfer station, the closed Stock Island landfill and extensive environmentally sensitive areas. The zoning on the parcel is PS, C-M and C-OW. The redevelopment addressed in this application is limited to the approximately 3.87 acres of the 4.5 acre portion of the parcel occupied by the existing transfer station. This portion is located in the PS zoning district which according to a January 2006 study by CH2M Hill, is the only developable area on the parcel.

Proposed Development

The applicant is proposing to redevelop the waste transfer station which occupies an approximately 4.5 acre portion of the 50.81 acre site as the new Key West Department of Transportation Public Transit and Parking Facility. The project proposal is to utilize the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows "For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance." The property is valued at \$46,617,122 and the project is estimated to be \$12,500,000 which is 27 percent of the property value and as such meets the criteria for build back without variances.

The project will be developed in two phases. The first phase is the subject of this application and consists of the Department of Transportation administration offices, the bus maintenance garage, bus wash, bus parking, fuel dispensing area and employee parking on a 3.87 acre land area. The second phase is expected to consist of parking for tour busses and a mini-park and ride lot for shuttle services into Old Town. This second phase will be addressed as part of a separate and future application.

Surrounding Zoning and Uses

The surrounding properties consist of conservation areas, public service areas (including the Stock Island landfill) and a nearby planned redevelopment district comprised of the Key West Golf Club and associated housing and Sunset Key Marina and condominiums.

Permitted Uses in PS Zoning District:

- (1) Community centers, clubs and lodges.
- (2) Educational institutions and day care.
- (3) Golf course facilities.
- (4) Hospitals and extensive care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Places of worship.
- (8) Business and professional offices.
- (9) Medical services.
- (10) Parking lots and facilities.
- (11) Veterinary medical services with or without outside kennels.

- (12) Government operated transit facilities. ✓

Conditional Uses in PS Zoning District:

- (1) Cemeteries.
- (2) Cultural and civic activities.
- (3) Protective services.
- (4) Public and private utilities.
- (5) Funeral homes.
- (6) Marinas.

Previous City Actions

None to date

Process

Development Review Committee Meeting:	June 12, 2008
Tree Commission Meeting:	August 11, 2008
Planning Board Meeting:	November 20, 2008
City Commission Meeting:	Not Yet Scheduled

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

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

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

Planning staff, as required by Chapter 108 of the City of Key West LDRs, has reviewed the following for compliance with the City's LDRs and comprehensive plan.

	Project Data		
	Existing	Permitted/Required	Proposed
Zoning	PS	N/A	N/A
Lot Area ¹	50.81 acres / 2,213,283.6 sf	6000 sf	3.8 acres / 165,528 sf
FAR	0.01	0.8	0.009
Building coverage	0.1% / 24,801 sf	40%	0.1% / 21,715 sf
Impervious	3.3% / 72,315 sf	50%	5.1% / 110,664.18 sf
Building Height ²	Approximately 60 feet	25 feet	43.66 feet
Parking ³	1 space per 300/600 sf	52	66 + 12 bike / scooter
Flood Zone	AE-9	N/A	N/A

¹ The parcel is 50.81 acres. The applicant is proposing to utilize a 3.8 acre portion of the 4.5 acre area occupied by the existing transfer station. The proposed coverage calculations have been based on the entire parcel size.

² The project proposal will use the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows "For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance." The property is valued at \$46,617,122 and the project is estimated to be \$12,500,000 which is 27 percent of the property value and as such meets the criteria for build back without variances.

³ 1 space for every 300 square feet of floor area of professional office use. This will consist of a 2 story area with approximately 10,933 square feet for the administrative functions of the KWDOT.

1 Space for every 600 square feet of floor area for warehousing or manufacturing use. This will consist of approximately 10,782 square feet for the bus fleet service area and the bus wash facility.

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

Potable Water Supply

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

Utilizing this level of service standard:

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

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,515.5 \text{ gal/day}$$

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

$$650 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,515.5 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for potable water would remain unchanged and thus satisfy concurrency requirements. In addition, the existing development is currently utilized by 21 employees and under full solid waste to energy facility operations had greater than 40 employees on two (2) shifts per day/seven (7) days per week. In comparison, the proposed Public Transportation Facility will relocate 11 staff to the proposed facility. The proposed facilities would therefore result in a net decrease in potable water demand when compared to the existing facilities.

The existing site is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA) with a 3" potable water service line and a fire line. The existing 3" service line is connected to a 10" water main located in front of the site. FKAA has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place. The applicant will pursue final FKAA permit approvals for potable water service prior to construction.

The Florida Keys Aqueduct Authority received the application packet and provided comments on this proposal for the June DRC meeting. The applicant will be required to submit a complete set of plans to determine meter requirements and System Development Fees.

Sanitary Sewer

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

Utilizing this level of service standard;

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

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [existing developed area]} = 2,554.2 \text{ gal/day}$$

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

$$660 \text{ gal/acre/day} * 3.87 \text{ acres [proposed developed area]} = 2,554.2 \text{ gal/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for sanitary sewer would remain unchanged.

The current facility, however, utilizes a septic system for sanitary sewer disposal which will be disconnected and demolished during redevelopment. Key West Resort Utilities (KWRL) currently provides wastewater collection and treatment services within the area of the proposed development and has been contacted regarding the intent to connect to their wastewater collection system to service the proposed Public Transportation Facility development. KWRL

has an overall capacity of 500,000 gal/day and currently operates at 325,000 gal/day. The capacity required to service the Public Transportation Facility will not adversely impact KWRU services. The applicant will pursue final KWRU approvals for sanitary sewer collection and treatment prior to construction of the proposed project.

Drainage

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

The proposed project satisfies the drainage concurrency requirement by providing full on-site retention of runoff from the 25 year 3-day storm event as detailed in the attached drainage calculations. The runoff from storm events, up to and including the 25 year 3 day storm event, is captured onsite utilizing a system of inlets, flumes, dry retention areas and associated stormwater piping. For larger storm events, the stormwater system has been designed to utilize Class V injection wells for ultimate disposal of runoff after providing the water quality requirement. As the system is designed for complete onsite retention, up to and including the 25 year 3 day storm event, the proposed project will not discharge/degrade any surrounding water bodies. By providing the proposed drainage system and providing for onsite retention and disposal of stormwater, the proposed project will satisfy concurrency requirements for the redevelopment. Stormwater treatment standards also apply to the entire parcel. Because areas outside of the redevelopment area consist of undevelopable wetlands and a closed landfill, overall stormwater treatment must address a large area with a variety of treatment objectives. Although management of the entire site is outside the scope of this application, the City must obtain an overall Environmental Resource Permit from the South Florida Water Management District for the developed (north side of the parcel) as part of the approvals for this project.

Solid Waste

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

Utilizing this level of service standard:

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

$$6.37 \text{ lb/capita/day} * 21 \text{ employees} = 133.77 \text{ lb/day}$$

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

$$6.37 \text{ lb/capita/day} * 11 \text{ employees} = 70.07 \text{ lb/day}$$

Since the proposed facilities are replacing an existing fully developed area, the level of service standard for solid waste would decrease and thus satisfy concurrency requirements.

The solid waste collection service for the subject site is provided by the City of Key West Solid Waste Department. After collection, the solid waste is hauled away and disposed of by Waste Management. Due to the net reduction in service capacity required, no adverse impact will result to the solid waste service by the proposed Public Transportation Facility project.

Roadways/Trip Generation

Section 94-72 of the City of Key West Code sets the level of service standard for roads. In order to satisfy concurrency requirements, a comparison of the number of trips of the existing facility with the proposed facility was conducted and is presented below. As the proposed facility will generate less trips than the existing facility, it is determined that the concurrency requirement for roads has been met.

The existing site operates as a heavy industrial usage for the existing solid waste facilities. The operations of the existing site had a facility average of 145 daily trips. The generated trips included traffic involved in the solid waste operations that exist onsite as well as facility employee traffic (12 employees).

The proposed site will have a minor decrease in employee trips (11 employees as compared to the existing 12 employees). In comparing the existing and proposed operations it is important to note that all bus routes within the City of Key West already utilize the adjacent road networks (College Road). As such, the only trips attributable to the operations of the proposed Public Transportation Facility would be an initial trip from the site at the start of the bus schedule and a terminal trip to the site at the completion of the bus schedule. As the City currently operates and maintains fifteen (15) buses, the total anticipated trips for the proposed facilities would be 41 trips.

The 41 trips generated by the proposed facility is well below the existing 145 trips generated by the solid waste facility operations. By reducing the number of trips on adjacent road networks compared with the existing operations, the proposed Public Transportation Facility will satisfy road concurrency requirements.

Fire Protection

The Fire Department had no objections to the site plan. The building will be required to be sprinkled. All additional Life Safety elements shall be in place before a final CO will be issued.

Other public facilities

Keys Energy Services has no concerns at this time.

Appearance, design and compatibility (Section 108-234)

Compliance with Chapter 102; Articles III, IV and V

The applicant has not received HARC approval for the design of the structures as the site does not fall within the jurisdiction of the HARC Planner.

Compliance with Section 108-956

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

Chapter 110; Article II

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

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

The site is located in the PS zoning district which permits government operated transit facilities. The surrounding properties consist of conservation areas, public service areas that include the landfill and elementary school, a nearby planned redevelopment district comprised of the Key West Golf Club and associated housing and the neighboring Sunset Key Marina and condominiums. Adverse impacts are not anticipated due to the change to the less intense use proposed, design, and the substantial physical barrier comprised of conservation lands separating these uses. Coordination with the closest residential uses at the Sunset Marina Condominium, including a visual impact assessment from the upper stories of the condominiums, indicates that the redevelopment appears visually compatible. The marina manager noted, however, that future phase work might raise compatibility concerns if it increases transportation impacts to the area. Because this application addresses the first phase of the development only, those concerns will presumably be discussed at a later date if and when the second phase is formally proposed by the Transit Department.

Appearance of site and structures (Section 108-236)

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

Appearance of site and structures (Section 108-278)

The applicant does not require HARC approval for the design of the structures as the property is outside the historic district.

The application does not include information on lighting for the proposed development; therefore staff is unable to evaluate the lighting plan at this time.

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

The dumpster location has been indicated on the plans. If a front-end loaded container is used, it shall meet all the requirements of Section 108-279 and 108-280 of the LDRs.

Utility lines (Section 108-282)

There were no comments or objections to this development. However, it is typical of Keys Energy to require the power lines be placed underground for this development.

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

All vending operations such as transit pass sales will take place in a climate controlled building.

Exterior Lighting (Section 108-284)

Any proposed lighting must comply with this section.

Signs (Section 108-285)

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

Pedestrian sidewalks (Section 108-286)

The plans refer to a proposed sidewalk as being built by others, as such, the site plan indicates adequate pedestrian walkways. The proposed sidewalk will be along the property line abutting College Road.

Loading docks (Section 108-287)

Not applicable to this development.

Storage Areas (Section 108-288)

Not applicable to this development.

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

The proposed development provides 66 car parking spaces and 12 bicycle and scooter parking spaces that can augment the required car parking spaces at a 20% ratio. In this case, 52 car parking spaces would be required based on 1 Space for every 300 square feet of floor area of professional office use and 1 Space for every 600 square feet of floor area of ware housing or manufacturing use with an allowed replacement of 11 with bicycles. The site plan indicates adequate bicycle parking. The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

Housing (Section 108-245)

The proposed redevelopment does not impact hurricane evacuation as this is a City operated transit center.

Economic resources (Section 108-246)

Not applicable to this development.

Special Conditions (Section 108-247)

The application as submitted complies with the intent of the LDRs and the city's comprehensive plan. The proposed development is not within any special zoning districts, adjacent to the airport or in proximity to waste treatment. It is however, next to a closed permitted solid waste landfill.

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

The application materials indicate that a building permit will be submitted after approvals have been obtained. Inspections will be performed as required by the Florida Building Code and the Key West building department.

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

The pervious surface ratio for the entire 50.81 acre parcel, the plans should show the open space ratio for this project is approximately 95%.

A minimum of 70% of the plant material shall be native plant materials as defined by the code. The applicant submitted a comprehensive landscape plan to the Tree Commission on August 11, 2008 which was approved.

Off-street parking and loading (Article VII)

The site plan indicates adequate car and bicycle / scooter parking. The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

Stormwater and surface water management (Article VIII)

The applicant submitted a conceptual drainage plan. This item has been discussed in a previous section of this report. The city engineer states that all final stormwater drainage plans must be approved prior to the issuance of building permits and that the plan must address the entire parcel.

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

The proposed development is located in the AE -- 9 flood zone.

Utilities (Article IX)

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

RECOMMENDATION

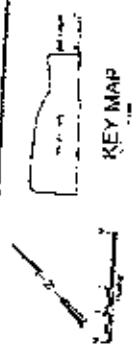
The Planning Department recommends that the Planning Board forward a recommendation of **conditional approval** to the City Commission. The condition is as follows:

Obtain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.

NOTES:

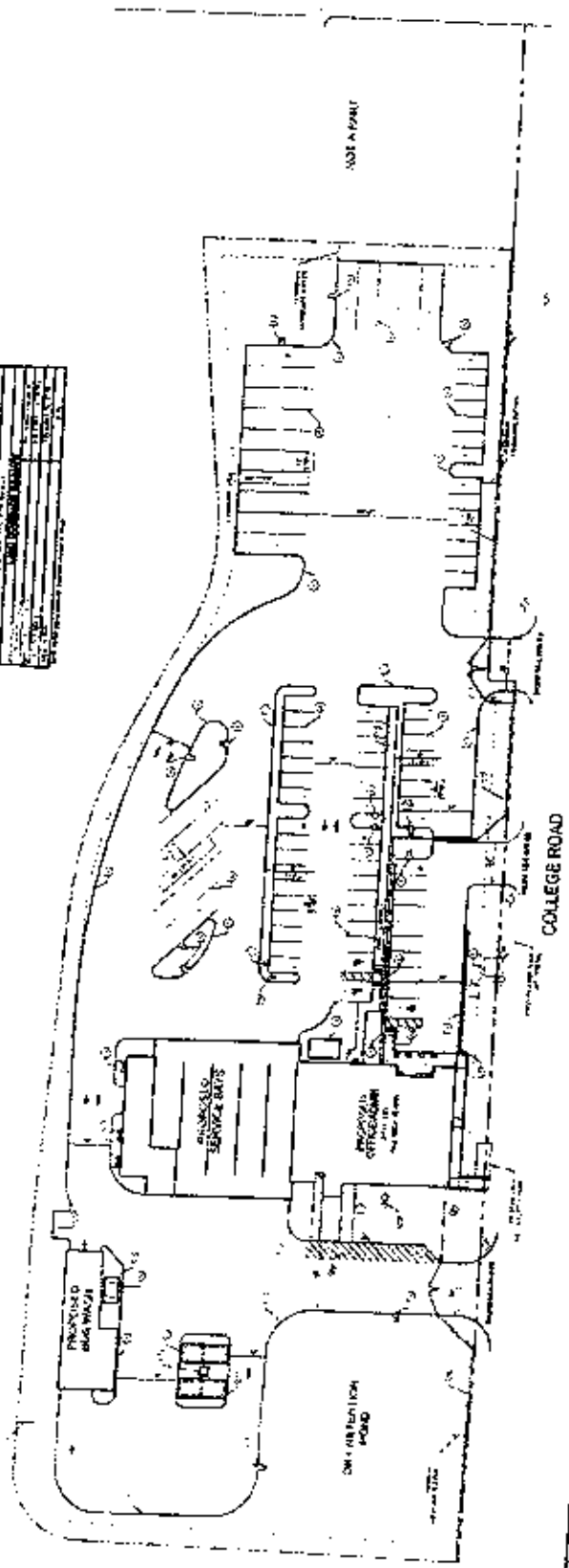
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST, FLORIDA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KEY WEST, FLORIDA, DEPARTMENT OF TRANSPORTATION.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION.

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMIT SET	10/15/10	J. L. ...	
2	ISSUED FOR CONSTRUCTION	10/15/10	J. L. ...	
3	ISSUED FOR CONSTRUCTION	10/15/10	J. L. ...	
4	ISSUED FOR CONSTRUCTION	10/15/10	J. L. ...	
5	ISSUED FOR CONSTRUCTION	10/15/10	J. L. ...	
6	ISSUED FOR CONSTRUCTION	10/15/10	J. L. ...	
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9	ISSUED FOR CONSTRUCTION	10/15/10	J. L. ...	
10	ISSUED FOR CONSTRUCTION	10/15/10	J. L. ...	



LEGEND:

- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING CURBS
- EXISTING UTILITIES
- EXISTING LANDSCAPE
- EXISTING TREES
- EXISTING FENCES
- EXISTING SIGNAGE
- EXISTING LIGHTING
- EXISTING PAVING
- EXISTING GRADE
- EXISTING EROSION CONTROL
- EXISTING DRAINAGE
- EXISTING UTILITIES
- EXISTING LANDSCAPE
- EXISTING TREES
- EXISTING FENCES
- EXISTING SIGNAGE
- EXISTING LIGHTING
- EXISTING PAVING
- EXISTING GRADE
- EXISTING EROSION CONTROL
- EXISTING DRAINAGE



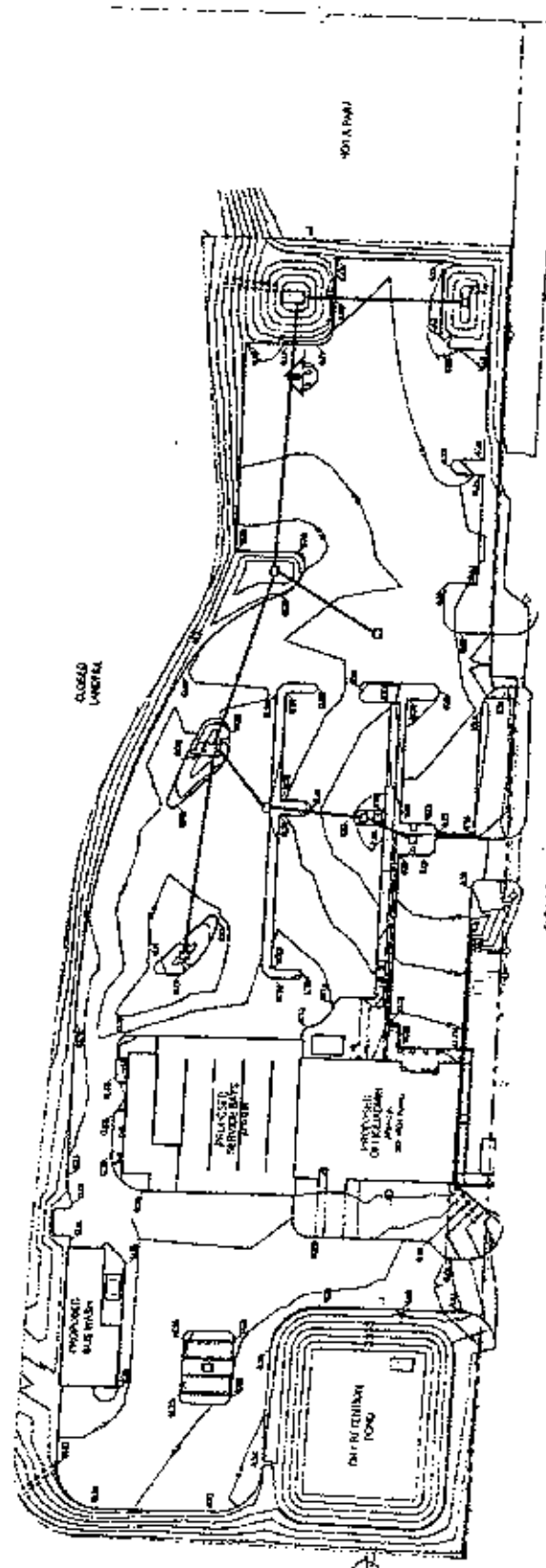
COLLEGE ROAD

	CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION	PERMIT SET FOR CONSTRUCTION	PROPOSED SITE PLAN
PROJECT NO. 10-00000000-00000000 SHEET NO. C-01	PROJECT NO. 10-00000000-00000000 SHEET NO. C-01	PROJECT NO. 10-00000000-00000000 SHEET NO. C-01	PROJECT NO. 10-00000000-00000000 SHEET NO. C-01



LEGEND

- Proposed Grading
- Proposed Drainage
- Proposed Retention Wall
- Proposed Roadway
- Proposed Structure
- Proposed Utility
- Proposed Planting
- Proposed Fencing
- Proposed Signage
- Proposed Lighting
- Proposed Security
- Proposed Access
- Proposed Erosion Control
- Proposed Stormwater Management
- Proposed Air Quality
- Proposed Noise
- Proposed Vibration
- Proposed Cultural Resources
- Proposed Historic Resources
- Proposed Archaeological Resources
- Proposed Paleontological Resources
- Proposed Biological Resources
- Proposed Wetlands
- Proposed Wetland Buffers
- Proposed Wetland Delineation
- Proposed Wetland Mitigation
- Proposed Wetland Restoration
- Proposed Wetland Creation
- Proposed Wetland Enhancement
- Proposed Wetland Preservation
- Proposed Wetland Protection
- Proposed Wetland Stewardship
- Proposed Wetland Monitoring
- Proposed Wetland Assessment
- Proposed Wetland Inventory
- Proposed Wetland Mapping
- Proposed Wetland Research
- Proposed Wetland Education
- Proposed Wetland Outreach
- Proposed Wetland Advocacy
- Proposed Wetland Policy
- Proposed Wetland Legislation
- Proposed Wetland Regulation
- Proposed Wetland Enforcement
- Proposed Wetland Compliance
- Proposed Wetland Reporting
- Proposed Wetland Recordkeeping
- Proposed Wetland Data Management
- Proposed Wetland Information Systems
- Proposed Wetland Decision Support Systems
- Proposed Wetland Modeling
- Proposed Wetland Simulation
- Proposed Wetland Prediction
- Proposed Wetland Evaluation
- Proposed Wetland Review
- Proposed Wetland Audit
- Proposed Wetland Certification
- Proposed Wetland Accreditation
- Proposed Wetland Recognition
- Proposed Wetland Incentives
- Proposed Wetland Rewards
- Proposed Wetland Penalties
- Proposed Wetland Sanctions
- Proposed Wetland Exemptions
- Proposed Wetland Appeals
- Proposed Wetland Hearings
- Proposed Wetland Litigation
- Proposed Wetland Arbitration
- Proposed Wetland Mediation
- Proposed Wetland Conciliation
- Proposed Wetland Negotiation
- Proposed Wetland Dialogue
- Proposed Wetland Consultation
- Proposed Wetland Collaboration
- Proposed Wetland Partnership
- Proposed Wetland Alliance
- Proposed Wetland Coalition
- Proposed Wetland Network
- Proposed Wetland Community
- Proposed Wetland Movement
- Proposed Wetland Campaign
- Proposed Wetland Initiative
- Proposed Wetland Program
- Proposed Wetland Strategy
- Proposed Wetland Plan
- Proposed Wetland Policy
- Proposed Wetland Action Plan
- Proposed Wetland Implementation Plan
- Proposed Wetland Monitoring Plan
- Proposed Wetland Evaluation Plan
- Proposed Wetland Reporting Plan
- Proposed Wetland Recordkeeping Plan
- Proposed Wetland Information Systems Plan
- Proposed Wetland Decision Support Systems Plan
- Proposed Wetland Modeling Plan
- Proposed Wetland Simulation Plan
- Proposed Wetland Prediction Plan
- Proposed Wetland Evaluation Plan
- Proposed Wetland Review Plan
- Proposed Wetland Audit Plan
- Proposed Wetland Certification Plan
- Proposed Wetland Accreditation Plan
- Proposed Wetland Recognition Plan
- Proposed Wetland Incentives Plan
- Proposed Wetland Rewards Plan
- Proposed Wetland Penalties Plan
- Proposed Wetland Sanctions Plan
- Proposed Wetland Exemptions Plan
- Proposed Wetland Appeals Plan
- Proposed Wetland Hearings Plan
- Proposed Wetland Litigation Plan
- Proposed Wetland Arbitration Plan
- Proposed Wetland Mediation Plan
- Proposed Wetland Conciliation Plan
- Proposed Wetland Negotiation Plan
- Proposed Wetland Dialogue Plan
- Proposed Wetland Consultation Plan
- Proposed Wetland Collaboration Plan
- Proposed Wetland Partnership Plan
- Proposed Wetland Alliance Plan
- Proposed Wetland Coalition Plan
- Proposed Wetland Network Plan
- Proposed Wetland Community Plan
- Proposed Wetland Movement Plan
- Proposed Wetland Campaign Plan
- Proposed Wetland Initiative Plan
- Proposed Wetland Program Plan
- Proposed Wetland Strategy Plan
- Proposed Wetland Plan Plan



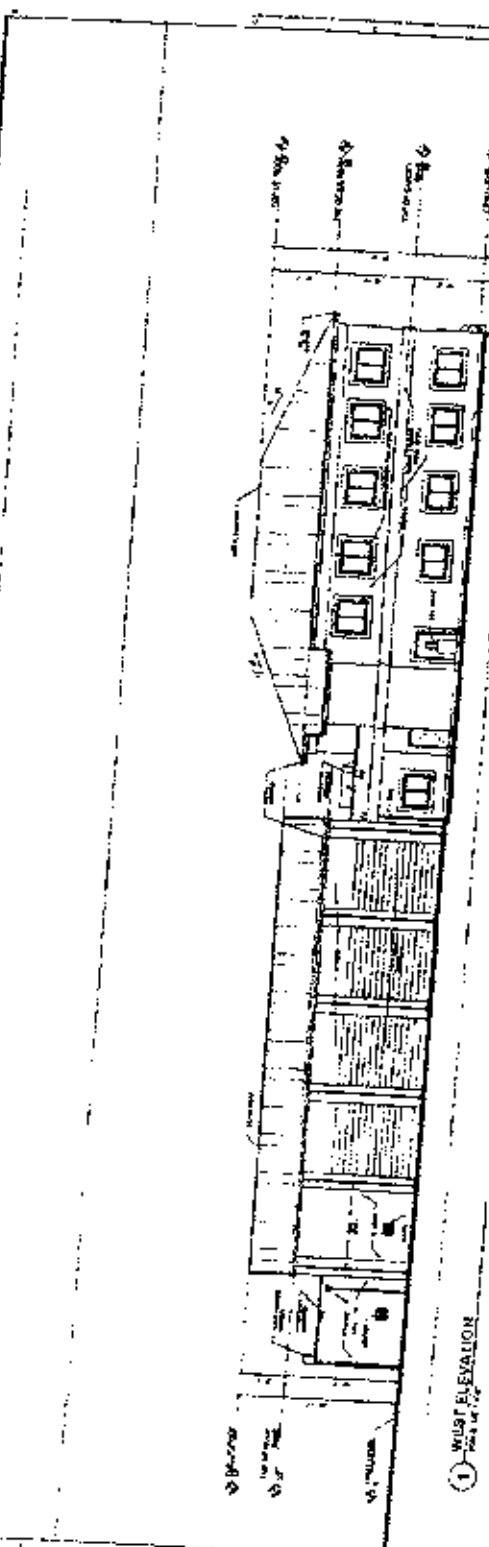
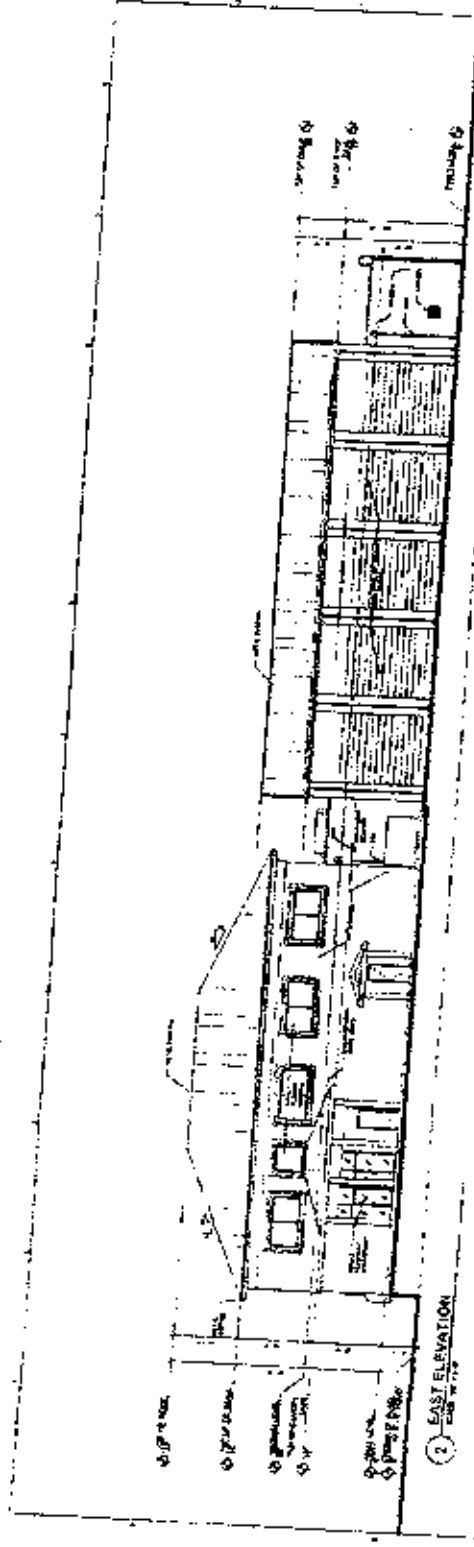
PERMIT SET
ES&L FOR CONSTRUCTION

CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION

CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION



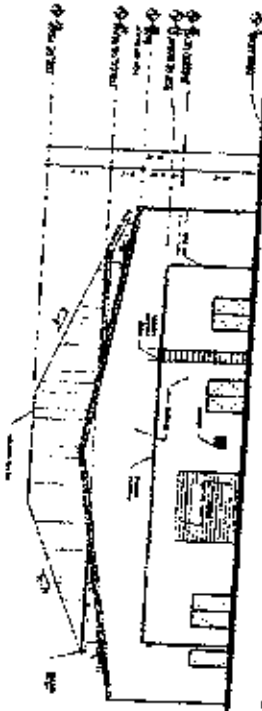
DATE: 01/15/2024
 SCALE: AS SHOWN
 SHEET: 1 OF 1



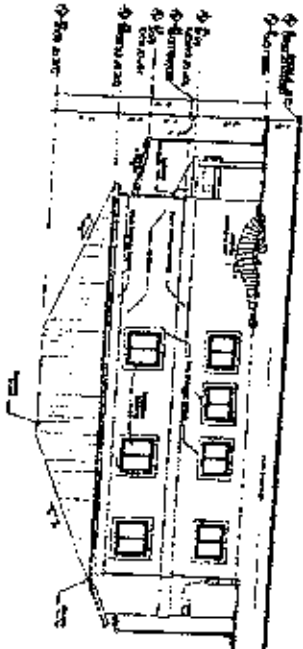
CITY OF KEY WEST, FLORIDA
 DEPARTMENT OF TRANSPORTATION
 PUBLIC TRANSPORTATION FACILITY
 1000 N. MIAMI AVENUE, SUITE 1000
 KEY WEST, FLORIDA 33440-1000
 PHONE: 305-241-1234
 FAX: 305-241-1235
 WWW: WWW.KEYWESTFLORIDA.GOV

CITY OF KEY WEST
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 WWW: WWW.KEYWESTFLORIDA.GOV



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

<p>CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION</p>		<p>CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY</p>		<p>ARCHITECTURAL ELEVATIONS DATE: 10/15/12</p>	
<p>PKS PLANNING & DESIGN</p>		<p>PKS PLANNING & DESIGN</p>		<p>DATE: 10/15/12</p>	
<p>PROJECT NO. 12-0001</p>		<p>DATE: 10/15/12</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>PROJECT NO. 12-0001</p>		<p>DATE: 10/15/12</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>PROJECT NO. 12-0001</p>		<p>DATE: 10/15/12</p>		<p>SCALE: 1/4" = 1'-0"</p>	

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1075906 Parcel ID: 00072080-000500

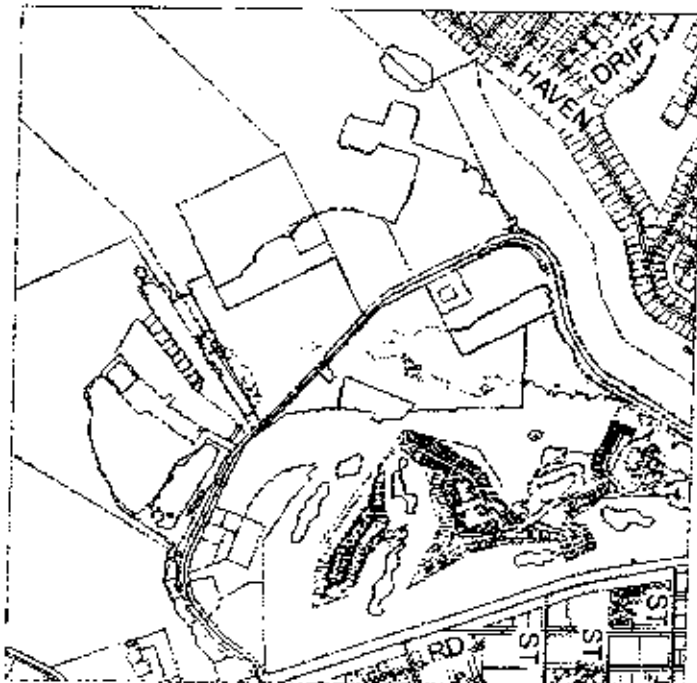
Ownership Details

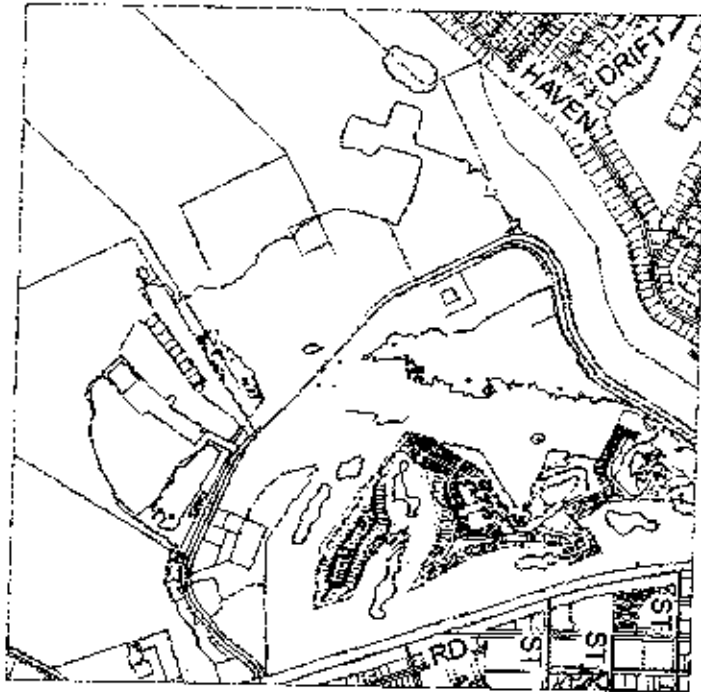
Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PG Code: 88 - MUNICIPAL OTHER THAN (POLIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 26-67-25
Property Location: 5701 COLLEGE RD KEY WEST
Legal Description: 26/27-67-25 DD67527-02 AN ISLAND NW OF STOCK ISLAND G52-32-33 16.77 AC (CITY DUMP)
OR888-2092/2 102E OR1306-32/34(TERM) OR1306-41/43O/C(LG)

Parcel Map





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Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	47,120,355.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	34.27 AC
000X - ENVIRONMENTALLY SENS	0	0	16.54 AC

Building Summary

Number of Buildings: 5
 Number of Commercial Buildings: 5
 Total Living Area: 32459
 Year Built: 1972

Building 1 Details

Building Type
 Effective Age 15
 Year Built 1979
 Functional Obs 0

Condition A
 Perimeter 538
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 19
 Grnd Floor Area 16,900

Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

Heat Src 1

Heat Src 2

Extra Features:

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

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

↓

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1994					15 900

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6132	WAREHOUSE/MARINA D	90	N	N
	6133	OFFICE BLD-1 STORY	10	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1677	C.B.S.	18
1678	METAL SIDING	82

Building 2 Details

Building Type
 Effective Age 16
 Year Built 1986
 Functional Obs 0

Condition F
 Perimeter 540
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 19
 Grnd Floor Area 8,744

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	CPF		1	1994					1,380
2	CPF		1	1994					2,064
3	FLA		1	1994					1,904
4	CPF		1	1994					1,254
5	FLA		1	1994					6,640

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6134	CPF	100	N	N
	6135	CPF	100	N	N
	6136	WAREHOUSE/MARINA D	100	N	N
	6137	CPF	100	N	N
	6138	WAREHOUSE/MARINA D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1679	REIN CONCRETE	25
1680	METAL SIDING	75

Building 3 Details

Building Type
 Effective Age 29
 Year Built 1972
 Functional Obs 0

Condition F
 Perimeter 48
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 36
 Grnd Floor Area 143

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

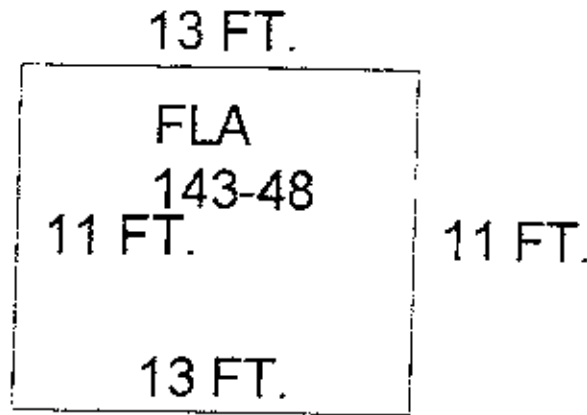
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1994					143

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6139	OFF BLDG-1 STY-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1581	METAL SIDING	100

Building 4 Details

Building Type
 Effective Age 15
 Year Built 1993
 Functional Obs 0

Condition A
 Perimeter 380
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 19
 Gnd Floor Area 5,400

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	ELF		1	1994					4,800
3	FLA		1	1994					600
4	CPF		1	1994					1,280
5	FLA		1	1994					4,800

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6140	ELF	100	N	N
	6141	SERV SHOPS ETC	100	N	N
	6142	CPF	100	N	N
	6143	WAREHOUSE/MARINA B	89	N	N
	6144	OFF BLDG-1 STY-B	11	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1682	METAL SIDING	100

Building 5 Details

Building Type
 Effective Age 15
 Year Built 1994
 Functional Obs 0

Condition A
 Perimeter 154
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 19
 Gnd Floor Area 1,272

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

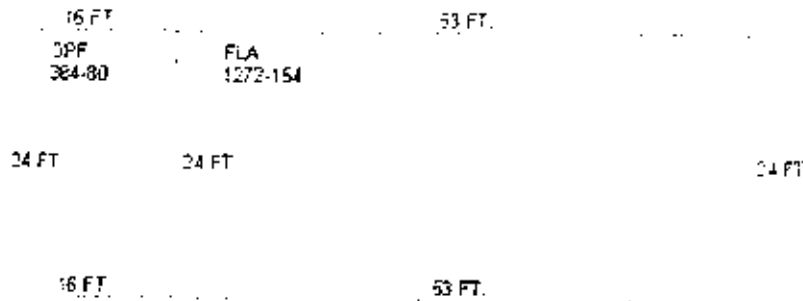
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
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1	FLA	1	1994	1,272
2	OPF	1	1994	354

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6145	SERV SHOPS ETC	100	N	N
	6146	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1683	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	200 SF	20	50	1992	1993	2	50
2	AP2:ASPHALT PAVING	84,993 SF	0	0	1992	1993	2	25
3	PT3:PATIO	28,708 SF	0	0	1992	1993	2	50
4	RW2:RETAINING WALL	5,624 SF	0	0	1992	1993	4	50
5	UB2:UTILITY BLDG	63 SF	9	7	1978	1979	4	50
6	AC2:WALL AIR COND	5 UT	0	0	1984	1985	2	20
7	AC2:WALL AIR COND	3 UT	0	0	1984	1985	1	20
8	CL2:CH LINK FENCE	18,250 SF	0	0	1978	1979	1	30
9		1 UT	0	0	1982	1983	1	1
10	PT3:PATIO	400 SF	0	0	1997	1998	2	50
11	RW2:RETAINING WALL	570 SF	190	3	2002	2003	3	50

Appraiser Notes

SMOKE STACK INCINERATOR KEY WEST SOLID WASTE & RECYCLE FACILITY STOCK ISLAND

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	B95-3262	09/01/1995	12/01/1995	5,000	Commercial	INSTALL 2 CONCRETE WALLS
2	E95-3673	10/01/1995	12/01/1995	5,000	Commercial	UPGRADE ELECTRICAL SERVIC
3	B95-3829	11/01/1995	12/01/1995	12,000	Commercial	INSTALL FERR/RECOV/SYSTEM
4	96-1658	04/01/1996	12/01/1996	272,270	Commercial	PLUMBING
5	96-1653	04/01/1996	12/01/1996	13,000	Commercial	ELECTRICAL
6	96-3457	08/01/1996	12/01/1996	90,817	Commercial	ELECTRICAL

7	97-1557	05/01/1997	12/01/1997	6,000	Commercial	STORM SHUTTERS
8	97-1716	05/01/1997	12/01/1997	2,050	Commercial	CHANGEOUT 2 TON AC
9	97-3343	10/01/1997	12/01/1997	59,500	Commercial	? SQS METAL/PAINT 70 SQS
10	98-0730	03/06/1998	12/31/1998	124,034	Commercial	REMOVE/REPL ASH CONVERTORS
11	98-0730	05/06/1998	12/31/1998	133,034	Commercial	EXHAUST PIPING GENERATOR
12	99-1694	06/02/1998	12/31/1998	82,025	Commercial	EXTENSION OF ROOF
13	98-0730	03/06/1998	08/19/1998	133,034	Commercial	REPLACE ASH CONVEYERS
14	98-1694	06/02/1998	08/19/1998	82,025	Commercial	ROOF CANOPY
15	99-3097	09/01/1999	12/15/1999	30,000	Commercial	CHAIN LINK FENCE
16	99-3187	09/13/1999	12/15/1999	45,400	Commercial	ROOF AND GUTTERS
17	01-2102	06/29/2002	08/15/2002	45,580	Commercial	ELECTRICAL
18	01-3250	09/24/2001	08/15/2002	355,000	Commercial	INSTALL STEAM SUPERHEATER
19	01-3102	10/12/2001	08/15/2002	9,500	Commercial	DECORATIVE BLOCK WALL
20	02-2682	09/27/2002	11/21/2002	8,500	Commercial	CHANGEOUT AC
21	03-3875	07/29/2003	11/17/2003	3,875	Commercial	NEW TOILET
22	05-5221	11/18/2005		0	Commercial	
23	05-4876	12/01/2005		1,500	Commercial	INSTALL SECURITY ALARM 10 DEVICES
24	07-4336	09/14/2007		3,900	Commercial	REROOF COMCAST STORAGE BUILDING

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
2009	2,059,831	343,750	44,785,690	47,189,271	47,189,271	47,189,271	0
2008	2,095,344	350,035	44,785,690	47,231,069	47,231,069	47,231,069	0
2007	1,460,700	361,732	44,785,690	46,617,122	46,617,122	46,617,122	0
2006	1,491,770	374,815	44,785,690	46,652,275	46,652,275	46,652,275	0
2005	1,504,425	387,901	44,785,690	46,678,016	46,678,016	46,678,016	0
2004	1,514,727	400,984	11,669,077	13,584,788	13,584,788	13,584,788	0
2003	1,514,727	414,068	11,669,077	13,597,872	13,597,872	13,597,872	0
2002	1,514,727	421,919	11,669,077	13,605,723	13,605,723	13,605,723	0
2001	1,514,727	434,901	11,669,077	13,618,705	13,618,705	13,618,705	0
2000	1,514,727	202,290	11,669,077	13,386,094	13,386,094	13,386,094	0
1999	1,584,000	207,878	11,669,077	13,460,955	13,460,955	13,460,955	0
1998	1,056,012	205,375	75,465	1,336,852	1,336,852	1,336,852	0
1997	1,056,012	211,414	75,465	1,342,891	1,342,891	1,342,891	0
1996	960,013	218,161	75,465	1,253,639	1,253,639	1,253,639	0
1995	960,013	225,079	75,465	1,260,557	1,260,557	1,260,557	0

1994	0	0	75,465	75,465	75,465	75,465	0
1993	0	0	75,465	75,465	75,465	75,465	0
1992	0	0	75,465	75,465	75,465	75,465	0
1991	0	0	75,465	75,465	75,465	75,465	0
1990	0	0	75,465	75,465	75,465	75,465	0
1989	0	0	75,465	75,465	75,465	75,465	0
1988	0	0	75,465	75,465	75,465	75,465	0
1987	0	0	75,465	75,465	75,465	75,465	0
1986	0	0	75,465	75,465	75,465	75,465	0
1985	0	0	75,465	75,465	75,465	75,465	0
1984	0	174,504	75,465	249,969	249,969	249,969	0
1983	0	176,321	75,465	251,786	251,786	251,786	0
1982	0	178,138	75,465	253,603	253,603	253,603	0

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 140,534 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176