

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040  
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ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

July 18, 2016

Mr. Thaddeus Cohen, Planning Director  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040

VIA: HAND DELIVERY

**RE: Major Development Plan  
Catherine Street – RE# 00026320-000000**

Dear Mr. Cohen,

Thank you for meeting with us recently to discuss the future plans for the above referenced property. Please find attached a Major Development Plan to rebuild the five market rate units on the now vacant lot. The proposed two and half story will replace the previous one story structure<sup>1</sup> constructed in 1958 which fell into disrepair and was demolished in 2006<sup>2</sup>. This application seeks approval for the attached plan and requests waivers for landscape requirements and a modification to Sec.108-648 as it pertains to parking lot design.

On May 9, 2006 this project received HARC approval (H06-28-639) to demolish the non-contributing apartment building and rebuild five units in a two story structure.<sup>3</sup> Subsequent to the HARC approval, the Key West Building Department issued a demolition permit in December 2006.

The attached development application with an updated design and project analysis for a two and a half story structure seeks to continue the approval process in order to rebuild the five residential units. If you have any questions, please do not hesitate to contact me. Thank you for your consideration in this matter.

Sincerely,



Adele V. Stones

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<sup>1</sup> Attachment A of Project Analysis

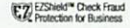
<sup>2</sup> Attachment C of Project Analysis

<sup>3</sup> Attachment B of Project Analysis

3521

**STONES & CARDENAS**

TRUST ACCOUNT  
ATTORNEYS AT LAW  
221 SIMONTON STREET  
KEY WEST, FLORIDA 33040



7/18/2016

PAY TO THE  
ORDER OF City of Key West

\$\*\*3,650.00

Three Thousand Six Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Revenue  
City of Key West  
PO Box 1409  
Key West, FL 33041-1409



AUTHORIZED SIGNATURE

MEMO

Robb, George - Dev. Plan & Cond Use app fee (plus

STONES & CARDENAS, TRUST ACCOUNT

3521

City of Key West

7/18/2016

3,650.00

AVS Robb, George - Dev. Plan & Cond Use app fee (

3,650.00

STONES & CARDENAS, TRUST ACCOUNT

3521

City of Key West

7/18/2016

3,650.00

AVS Robb, George - Dev. Plan & Cond Use app fee (

3,650.00



## Verification Form

**Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.**

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones, being duly sworn, depose and say  
Name(s) of Applicant(s)

that: I am (check one) the \_\_\_\_\_ Owner X Owner's Legal Representative

for the property identified as the subject matter of this application:

315 Catherine Street, Key West, FL 33040  
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones FBN 331880  
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on JULY 18, 2010 (date) by  
Adele V. Stones (name). He/She is personally known to me or has  
presented \_\_\_\_\_ as identification.

Mackenzie Williams  
Notary's Signature and Seal

Mackenzie Williams Name of Acknowledger typed, printed or stamped  
\_\_\_\_\_  
Title or Rank \_\_\_\_\_ Commission Number (if any)



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



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major X

Minor \_\_\_\_\_

Conditional Use

\_\_\_\_\_

Historic District

Yes X

No \_\_\_\_\_

Please print or type:

- 1) Site Address 315 Catherine Street, Key West, FL 33040
- 2) Name of Applicant Adele V. Stones
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 221 Simonton Street  
Key West, FL 33040
- 5) Applicant's Phone # 305-294-0252 Email ginny@keyslaw.net
- 6) Email Address: ginny@keyslaw.net
- 7) Name of Owner, if different than above 315 Catherine Street, LLC
- 8) Address of Owner P.O. Box 610280, Bayside, NY 11361
- 9) Owner Phone # c/o 305-294-0252 Email c/o ginny@keyslaw.net
- 10) Zoning District of Parcel HMDR RE# 00026320-000000
- 11) Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
If Yes: Date of approval NA HARC approval # NA  
OR: Date of meeting Pending
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
Rebuild a two and a half story residential structure with five 2-bdrm/2-bth units and five off-street automobile parking spaces. Each unit is 833 sq. ft. No variances are requested.



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

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

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

Yes \_\_\_\_\_ No X

If Yes, describe and attach relevant documents.

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

**I. Existing Conditions.**

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

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

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



## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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

### Development Plan Submission Materials

#### Sec. 108-226. Scope.

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

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

#### Sec. 108-227. Title block.

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

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

#### Sec. 108-228. Identification of key persons.

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

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

#### Sec. 108-229. Project description.

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

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

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

**Sec. 108-230. Other project information.**

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

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

**Sec. 108-231. Residential developments.**

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

**Sec. 108-232. Intergovernmental coordination.**

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

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



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**CONDITIONAL USE CRITERIA**

**Sec. 122-61. Purpose and intent.**

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

**Sec. 122-62. Specific criteria for approval.**

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



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



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

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

# **Project Analysis**

## **315 Catherine Street**

### **Summary:**

Re-build five residential units per Sec. 122-28(b) by constructing a new masonry 2 ½ story residential structure with required on site parking.

Currently a vacant lot, the previous structure was a one story structure<sup>1</sup> constructed around 1958. On May 9, 2006 HARC approved<sup>2</sup> the demolition and rebuilding of the non-contributing 5-unit apartment building into a new 5-unit two story structure.<sup>3</sup> The demolition permit was issued in December 2006<sup>4</sup> and the structure was demolished.



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

### **Analysis:**

The following is an analysis of the proposed development plan.

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

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

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

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

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<sup>1</sup> Attachment A

<sup>2</sup> H06-28-639

<sup>3</sup> Attachment B

<sup>4</sup> Attachment C



**Title block (Sec. 108-227)**

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

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

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

**Project Description (Sec. 108-229):**

Rebuild five residential units by constructing a new two and one half story residential structure on the currently vacant parcel with all required on site parking.

The site has the following characteristics:

Site Data	Permitted	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	No Change	Complies
Min Lot Size	4,000 sf	4,753 sf	No Change	Complies
Max Density	5 Units <sup>5</sup>	5 Units	No Change	Complies
Max Height	30 ft	N/A	No Change	Complies
Open Space (min)	35% (1,664 sf)	N/A	37.7% (1,791 sf)	Complies
Max Building Coverage	40% (1,901 sf)	N/A	40% (1,900 sf)	Complies
Impervious Surface	60% (2,852 sf)	N/A	57% (2,710 sf)	Complies
Setbacks: Front	10 ft	N/A	10 ft	Complies
Rear	15 ft	N/A	15 ft	Complies
Side	5 ft	N/A	5 ft	Complies

**Other Project Information (Sec. 108-230):110.71.9**

1. Construction is proposed in a single phase to progress steadily based on Key West LDRs, building codes, and funding.
2. The target date for commencement shall follow entitlement approvals as quickly as possible.
3. Expected date of completion is within 1 year of commencement.
4. The proposed development plan is contained herewith.
5. This application proposes to construct a two and one half story multi-residential structure as depicted on the plans.

<sup>5</sup> Per Sec. 122-28(b) Residential dwelling units may be replaced at their existing nonconforming density

Parking Requirement		
Required	Pre-Existing	Proposed
1 space/ unit	0	5

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

**Residential Developments (Sec. 108-231):**

Five 2bd/2ba units in new two and one half story structure. Two units on both first and second floors with 833 sq. ft. each and a fifth unit on the ½ story also with 833 sq. ft. of living space.

**Intergovernmental Coordination (Sec. 108-232):**

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

**Schedule of Approval Process:**

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	07/18/16
2. Development Review Committee ("DRC") Meeting	08/25/16
3. Tree Commission	TBD
4. Planning Board Meeting	09/15/16
5. Historical Architecture Review Committee ("HARC")	TBD
6. City Commission Meeting	TBD
7. City Commission Appeal Period	30 days
8. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

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

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

Potable water demand is estimated to be 1,315 gal/day.

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

2. Based on the City of Key West adopted level of service the wastewater demand is not anticipated to change at the end of this single-phase development plan (pursuant to Sec. 94-68, the wastewater LOS for residential development at 100 gal/day/acre).



The wastewater flow is anticipated to be 1,315 gal/day.

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

3. No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
4. Changes to the existing storm water management situation is depicted on the attached plans.
5. Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for residential development is 0.50 lbs/capita/day). Solid waste (i.e. construction debris) generated by the project will be handled by a licensed waste hauler pursuant to Policy 4-1.1.2.D, the solid waste LOS for residential development is 2.66 lbs/capita/day.
6. Potential Trip Generation: Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development). Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.
7. The City of Key West's adopted level of service for recreational infrastructure is not affected by commercial development.
8. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
9. Reclaimed water use is not anticipated.
10. As demonstrated by the following Concurrency Analysis, there will be no adverse effects on public facilities.

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

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

- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.

- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

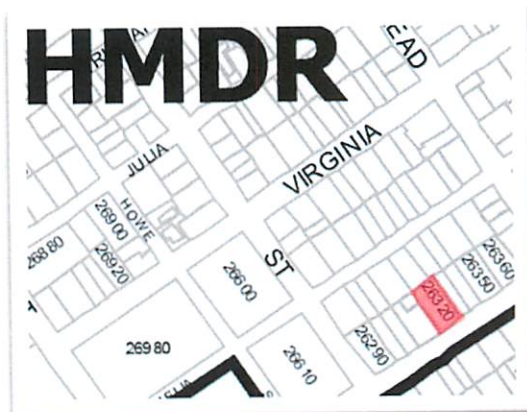
**Site Location and Character of Use (Section 108-235):**

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

(a) *Vicinity Map.* (inserted to the right)

(b) *Land Use Compatibility.* The project site is located in the Historic Medium Density Residential (HMDR) zoning district where residential dwellings are a permitted use.

The intent of the Historic Medium Density Residential District (HMDR) is to implement comprehensive plan policies for areas designated "HMDR" on the comprehensive plan future land use map. The HMDR district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The HMDR district shall provide a management framework for preserving the residential character and historic quality of the medium density residential areas within Old Town.



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

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

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

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

**Site Plan (Sec. 108-237):**

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

**Architectural Drawings (Sec. 108-238):**



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

**Site Amenities (Sec 108-239):**

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

**Site Survey (Sec 108-240):**

Survey of the site is attached.

**Soil Survey (Sec 108-241):**

Soil surveys are not anticipated as part of this project.

**Environmentally Sensitive Areas (Sec. 108-242):**

No Environmentally sensitive areas exist on this site.

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

No land clearing is proposed, all excavation and landscaping is depicted on attached plans.

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

All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on attached plans.

**Housing (Sec 108-245):**

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

**Economic Resources (Sec 108-246):**

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

**Special Considerations (Sec 108-247):**

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

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

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

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

**Truman Waterfront Port Facilities (Sec 108-249):**

This project is not located at the Truman Waterfront Port.

**SITE PLAN**

**Scope (Sec 108-276):**

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

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

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.

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

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

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

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

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

No significant changes to the waste removal system are proposed.

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

Not applicable

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

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

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



No commercial or manufacturing activities are proposed.

**Exterior Lighting (Section 108-284):**

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

**Signs (Section 108-285):**

No signage is proposed.

**Pedestrian sidewalks (Section 108-286):**

No new sidewalks are proposed.

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

No loading docks are required or proposed.

**Storage Areas (Section 108-288):**

No outdoor storage areas are proposed.

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

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

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

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

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

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

**Sec. 108-413. Requirements along street frontage.**

The applicant requests a waiver from the required 10-foot landscape strip between the right-of-way and off-street parking area and the associated 40 plant units. Given the size constraints of the site, the proposed landscaping plan creates a superior design and the plant units are proposed for location elsewhere on the site.

**Sec. 108-414. Requirements for interior areas.**

The applicant requests a waiver from the requirements for interior parking areas and instead proposes the maximum planting area possible given the size of the site. The landscape area is 37%; 2% over the minimum landscape requirement. The proposed increase in landscaping creates a superior design given the constraints of the site.

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

The required off-street parking will be provided on site. No loading zone is required. A modification from Sec. 108-648 to allow the parking design depicted on the plans. A modification is needed based on the constraints of the site. The proposed design is an adequate alternative to the requirements of Sec. 108-648. The 5 residential units cannot be rebuilt without a modification to the above section.

The city commission may approve modifications upon demonstrated need by the applicant and based on recommendations of the city staff. In considering modification to the specifications required by this subdivision, the city commission shall be guided by the current edition of the Architectural Graphic Standards by Ramsey and Sleeper or an equivalent commonly accepted source of standards.

**Storm water and Surface Water Management (Article VIII):**

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

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

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

**Utilities (Article IX):**

See Concurrency Analysis.

**Criteria for review and approval:**

- (1) *Land use compatibility:* As stated above, the project site is located in the Historic Medium Density Residential (HMDR) zoning district. The intent of the HMDR is to provide for permanent residential development for single-family, duplex, and multiple-family residential structures. This project complies with the intent of the HMDR district and the HR Future Land Use Designation.
- (2) *Sufficient site size, adequate site specifications, and infrastructure:* As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) *Proper use of mitigative techniques:* No adverse impacts to adjacent land uses are anticipated. The community character is a mix of multi- and single-family residences,



with a community pool and park. The community infrastructure will not be burdened by this project.

- (4) *Hazardous waste*: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) *Compliance with applicable laws and ordinances*: All applicable permits required from agencies other than the City of Key West will be obtained.

## **CONCURRENCY ANALYSIS:**

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

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

The following specific issues are outlined:

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

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

### **Policy 2-1.1.1 - Transportation**

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

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

Furthermore, because this project is rebuilding previously existing units, there is no increase in traffic demand.

### **Policy 4-1.1.2.C – Potable Water**

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

The potable water flow is anticipated to be 1,315 gal/day

Designation	Residential	
	LOS	Daily Capacity <sup>6</sup>
Proposed	100 g/capita/day	13.15 capita x 100g = 1,315 gal
Pre-Existing <sup>7</sup>	100 g/capita/day	13.15 capita x 100g = 1,315 gal

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

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

#### Policy 4-1.1.2.A - Sanitary Sewage

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

The sanitary sewer flow is anticipated to be 1,315 gal/day

Designation	Residential	
	LOS	Daily Capacity <sup>8</sup>
Proposed	100 gal/capita/day	13.15 capita x 100 gal = 1,315 gal
Pre-Existing	100 gal/capita/day	13.15 capita x 100 gal = 1,315 gal

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the

<sup>6</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

<sup>7</sup> Capacity established in 2006 prior to demolition of the five units.

<sup>8</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household



existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.<sup>9</sup>

#### **Policy 4-1.1.2.D - Solid Waste**

Based on the City of Key West adopted level of service the solid waste demand is not anticipated to increase from the site's pre 2006 level. (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste impact is anticipated to be 34.97 lbs/day

Designation	Residential	
	LOS	Daily Capacity <sup>10</sup>
Proposed	2.66 lbs/capita/day	13.15 capita x 2.66 lbs = 34.979 lbs
Pre-Existing	2.66 lbs/capita/day	13.15 capita x 2.66 lbs = 34.979 lbs

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

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.<sup>11</sup>

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

<sup>9</sup> City of Key West Comprehensive Plan Data and Analysis, Pg A-16

<sup>10</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

<sup>11</sup> City of Key West Comprehensive Plan Data and Analysis, Pg A-17

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

The recyclable waste impact is anticipated to be 6.575 lbs/day

Designation	Residential	
	LOS	Daily Capacity <sup>12</sup>
Proposed	0.5 lbs/capita/day	13.15 capita x 0.5 lbs = 6.575 lbs
Pre-Existing	0.5 lbs/capita/day	13.15 capita x 0.5 lbs = 6.575 lbs

#### **Policy 4-1.1.2. E - Drainage Facilities Level of Service**

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create an impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

Existing Level of Service Standard:

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

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

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<sup>12</sup> For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household





# Attachment B

HARC MINUTES AND ORDERS  
9 May 2006

Mr. Pike said it will have 5 commercial units downstairs and 4 affordable units upstairs. The building will have smooth hardi-board with decorative wood shutters. An ADA porch lift is planned.

Marilyn Wild motioned to approve the proposed project as planned. Vince Mancini seconded the motion. Mr. Pike would like to use the colors shown. Color chips should be submitted for staff review.

APPROVE   X   DISAPPROVE        TABLE       

Matthew Stratton recused himself as he is employed by Bender & Associates (see form 8b attached).

CL8. H06-04-28-639 315 Catherine Street, Bender & Associates.

Demolish non-historic masonry structure and construct new, two story, wood frame, 5 unit apartment building.

Janine Glaeser presented the project. They are proposing to remove the single story CBS, dilapidated structure and replace it with modular construction. There is a 2 ½ story structure on one side and a 1 story structure on the other. Both of these are set back from the street. They are proposing to replace the existing 5 units on the site with a 5 unit apartment building. This will be employee housing. The structure will have a hip roof to minimize its impact. The stairway and parking will be in front of the structure.

The Commission had no objection to the demolition request. Ms. Glaeser said the existing structure dates to 1958.

George Born was concerned with the proposed parking at the front of the building. This changes the pedestrian relationship with the street. It is not traditional. Parking should be to the rear so the cars are subordinate.

Ms Glaeser said she will try some different layouts but does not think it will work. There are problems with traffic flow.

Terry Garcia asked if these were going to be affordable units.

Ms. Glaeser said they will not technically be affordable units, but will be used for employee housing.

Marilyn Wild feels the size of the proposed structure is fine as it is smaller than the adjacent structure. She does not mind the parking at the front of the structure.

Mr. Mancini feels the design works. The hip roof does down-scale the mass.

Mr. Born asked if there is a way to regularize the window and door/ bay arrangement.

FILE COPY





# Attachment C

Call for inspections:  
293-6462  
24-hour inspection line

## THE CITY OF KEY WEST BUILDING DEPARTMENT

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . . 06-00006560 Date 12/15/06  
Property Address . . . . . 315 CATHERINE ST  
RE #/PARCEL #/TAX ID etc . . . . . 0002-6320-000000-  
Application type description . . . . . DEMOLITION - NONRESIDENTIAL STRUCTURE  
Property Zoning . . . . . SINGLE FAMILY UNITS  
Application valuation . . . . . 19000

Owner Contractor  
-----  
ROBB GEORGE E D.L. PORTER CONSTRUCTORS, INC.  
3700 SUNRISE LN 6574 PALMER PARK CIR  
KEY WEST FL 33040 SARASOTA FL 34238  
(941) 929-9400

Permit . . . . . DEMOLITION PERMIT  
Additional desc . . . . .  
Permit Fee . . . . . 456.00  
Issue Date . . . . . 12/15/06 Valuation . . . . . 19000  
Expiration Date . . . . . 12/04/08

Qty Unit Charge Per BASE FEE  
-----  
Special Notes and Comments  
T/S: 12/06/2006 02:55 PM LCLARK ----  
COMPLETE DEMOLITION, INSTALL  
CONSTRUCTION FENCE AROUND LOT  
BONDARIES, AS PER PLANS. NOC REQUIRED-  
-LMC-  
ISSUANCE OF DEMOLITION PERMIT  
DOES NOT GUARANTEE  
BUILD BACK OF STRUCTURE

Other Fees . . . . . HARC FEE - NEW & REPAIR 50.00  
-----  
Fee summary Charged Paid Credited Due  
-----  
Permit Fee Total 456.00 .00 .00 456.00  
Other Fee Total 50.00 .00 .00 50.00  
Grand Total 506.00 .00 .00 506.00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE.

12/15/06  
DATE ISSUED

Trans number: 1969758  
VISA/MASTERC \$506.00

Trans date: 12/15/06 Time: 11:30:02

BY

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

315 CATHERINE STREET, LLC

**Filing Information**

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

**Principal Address**315 CATHERINE STREET  
KEY WEST, FL 33040**Mailing Address**P.O. BOX 610280  
BAYSIDE, NY 11361**Registered Agent Name & Address**STONES, ADELE V  
221 SIMONTON STREET  
KEY WEST, FL 33040**Authorized Person(s) Detail****Name & Address**

Title AMBR

ROBB, GEORGE E  
P.O. BOX 610280  
BAYSIDE, NY 11361**Annual Reports****No Annual Reports Filed****Document Images**[02/29/2016 -- Florida Limited Liability](#)[View image in PDF format](#)

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

This Instrument Prepared By:

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

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### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, executed this 8<sup>th</sup> day of July, 2016 by and between **GEORGE E. ROBB**, whose address is 3700 Sunrise Lane, Key West, FL 33040, party of the first part; and **315 CATHERINE STREET, LLC**, a Florida limited liability company, whose address is 315 Catherine Street, Key West, FL 33040, party of the second part.

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

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

Parcel Identification No.: 00026320-000000

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

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

**THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.**

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

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



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

Signed, Sealed and Delivered  
in the Presence of:

[Signature]  
Signature of Witness

Burnsleyford  
Printed Name of Witness

[Signature]  
Signature of Witness

George Robb III  
Printed Name of Witness

[Signature]  
GEORGE E. ROBB

STATE OF NEW YORK :  
COUNTY OF NEW YORK :

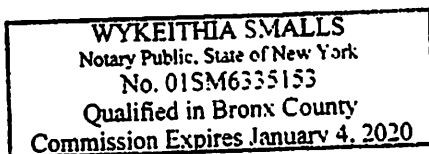
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GEORGE E. ROBB, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced DRIVER LICENSE as identification,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

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

WYKEITHIA SMALLS  
Printed Name of Notary

Wykeithia Smalls  
NOTARY PUBLIC

My Commission Expires: 01/04/2020



Wykeithia Smalls  
07/08/2016

STONES & CARDENAS

Receipt# 388127

AMY HEAVILIN  
CLERK OF COURT  
MONROE COUNTY  
500 WHITEHEAD STREET  
KEY WEST, FL  
33040

Doc#: 2083603 Pgs: 2  
Type: QUITCLAIM DEED  
Book: 2805 Pages: 2453-2454  
RECORDING \$ 18.50  
DEED DOC STAMP \$ 0.70

Total \$ 19.20  
Check(s) Tendered \$ 19.20  
Balance \$ 0.00

CHECK Number  
20990 \$ 19.20

Total Documents: 1  
Total Fees: 2

Client Name STONES AND CARDENAS  
Current Balance \$ 414.32  
Jul 13 2016 2:51:32 PM

Cashier: Krystel Martin

7/12/2016

19.20

20990

19.20



Scott P. Russell, CFA

Property Appraiser

Monroe County, Florida

Key West (305) 292-3420

Marathon (305) 289-2550

Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1027111 Parcel ID: 00026320-000000

Ownership Details

Mailing Address:  
ROBB GEORGE E  
PO BOX 610280  
BAYSIDE, NY 11361-0280

Property Details

PC Code: 00 - VACANT RESIDENTIAL  
Millage Group: 11KW  
Affordable Housing: No  
Section-Township-Range: 06-68-25  
Property Location: 315 CATHERINE ST KEY WEST  
Subdivision: Tracts 10 and 15  
Legal Description: KW PB1-25-40 LOT 28 SQR 2 TR 10 OR31-388/389 OR523-86 OR1246-266/271EST-PROBATE #93-36-CP-08 OR1260-910D/C OR2053-2298/2300PET(PROB#44-2004-CP-202K) OR2053-2301/06WILL OR2254-343/44

Click Map Image to open interactive viewer



Land Details

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

Misc Improvement Details

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



## Appraiser Notes

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

## Building Permits

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	363	145,375	145,738	145,521	0	145,738
2014	0	329	131,963	132,292	132,292	0	132,292
2013	0	329	135,346	135,675	135,675	0	135,675
2012	0	329	135,346	135,675	135,675	0	135,675
2011	0	329	135,232	135,561	135,561	0	135,561
2010	0	329	148,567	148,896	148,896	0	148,896
2009	0	329	236,357	236,686	236,686	0	236,686
2008	0	329	369,449	369,778	369,778	0	369,778
2007	0	293	451,535	451,828	451,828	0	451,828
2006	249,995	2,486	404,005	556,488	556,488	0	556,488
2005	219,733	2,486	332,710	554,929	554,929	0	554,929
2004	184,208	2,486	285,180	471,874	471,874	0	471,874
2003	135,085	2,486	142,590	280,162	280,162	0	280,162
2002	189,369	2,486	76,048	267,903	267,903	0	267,903
2001	164,120	2,486	76,048	242,654	242,654	0	242,654
2000	164,120	1,953	66,542	232,614	232,614	0	232,614
1999	138,871	1,652	66,542	207,065	207,065	0	207,065
1998	118,121	1,352	66,542	186,015	186,015	0	186,015
1997	99,223	1,352	57,036	157,611	157,611	0	157,611
1996	57,749	826	57,036	115,611	115,611	0	115,611
1995	64,574	704	57,036	122,313	122,313	0	122,313
1994	57,749	629	57,036	115,414	115,414	0	115,414
1993	58,159	0	57,036	115,195	115,195	0	115,195
1992	70,954	0	57,036	127,990	127,990	0	127,990
1991	70,954	0	57,036	127,990	127,990	0	127,990
1990	59,214	0	41,589	100,803	100,803	0	100,803
1989	52,216	0	40,401	92,617	92,617	0	92,617
1988	42,964	0	33,271	76,235	76,235	0	76,235
1987	42,451	0	27,805	70,256	70,256	0	70,256
1986	42,686	0	25,666	68,352	68,352	0	68,352
1985	40,982	0	15,275	56,257	56,257	0	56,257
1984	38,528	0	15,275	53,803	53,803	0	53,803
1983	38,528	0	15,275	53,803	53,803	0	53,803
1982	39,267	0	11,327	50,594	50,594	0	50,594

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/13/2006	2254 / 343	790,000	WD	Z
2/1/1972	523 / 86	16,000	00	Q

This page has been visited 156,650 times.

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

BENCHMARK DESCRIPTION:  
NATIONAL GEODETIC SURVEY  
BENCHMARK "D 121" (P.I.D.  
AA0020), ELEVATION= 3.91  
(NGVD 1929).

**Whitehead Spit**

[illegible]

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

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

[illegible]

GEORGE ROBB;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBN 7847

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



**FLORIDA KEYS  
LAND SURVEYING**

1996 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSemail@Gmail.com



SHEET INDEX
T-1 PROJECT DESCRIPTION, PROJECT DIRECTORY, PROJECT LOCATION MAP, SHEET INDEX
A-1 SITE PLAN - FIRST FLOOR PLAN
A-2 BUILDING COVERAGE DIAGRAM, IMPERVIOUS SURFACE DIAGRAM, OPEN SPACE DIAGRAM, STORMWATER MANAGEMENT PLAN
A-3 SECOND FLOOR PLAN
A-4 THIRD FLOOR PLAN
A-5 ROOF PLANS
A-6 EXTERIOR ELEVATIONS
L-1 LANDSCAPE PLAN
FS-1 FIRE SAFETY PLAN

BUILDING STATISTICS
NEW MASONRY 2   STORY 5-UNIT RESIDENTIAL BUILDING AND SITEWORK
EACH UNIT 833 SF 2BR/2BA
1,666 SF BUILDING FOOTPRINT INCLUDING PORCHES AND BURESS STAIRS
39' TOTAL BUILDING HEIGHT ABOVE EXISTING GRADE AND CROWN OF ROAD

PROJECT STATISTICS
4,753 SF LOT
ZONE RMOR
FEMA FLOOD ZONE AE-1

PROJECT DIRECTORY
ARCHITECT:
MATTHEW STRATTON MSTRATTONARCHITECTURE 1901 S. ROOSEVELT BLVD. #205W KEY WEST, FL 33549 305.923.9670 Matthew@MStrattonArchitecture.com
STRUCTURAL ENGINEER:
MARK KESTER ATLANTIC ENGINEERING SERVICES 8501 ARLINGTON EXPRESSWAY BUILDING B, SUITE 201 JACKSONVILLE, FL 32211 904.743.4833 M.Kester@AESPE.com
MEP ENGINEER:
GREG GLADFELTER GLADFELTER ENGINEERING GROUP 3719 ROBINSON PIKE ROAD GRANDVIEW, MO 64039 816.387.2345 GGP@GEGRP.net
LANDSCAPE ARCHITECT:
SCOTT NEITZEL NEITZEL DESIGN GROUP, INC. P.O. BOX 82842 SOUTH FLORIDA, FL 33582 305.318.5633 Sfneitzel@ndg.com
SURVEYOR:
MATTHEW BLUMBERG FLORIDA CITY LAND SURVEYING, LLC P.O. BOX 1547 KEY WEST, FL 33541 305.394.7696 MBlumberg.FLS@icloud.com



315 CATHERINE STREET

Revisions:

5-Unit Residential Building  
315 Catherine Street  
Key West, FL 33040  
Owner: 315 Catherine Street, LLC

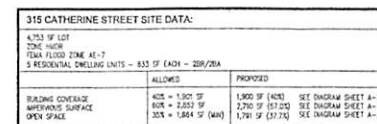
1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

*m. stratton*  
ARCHITECT

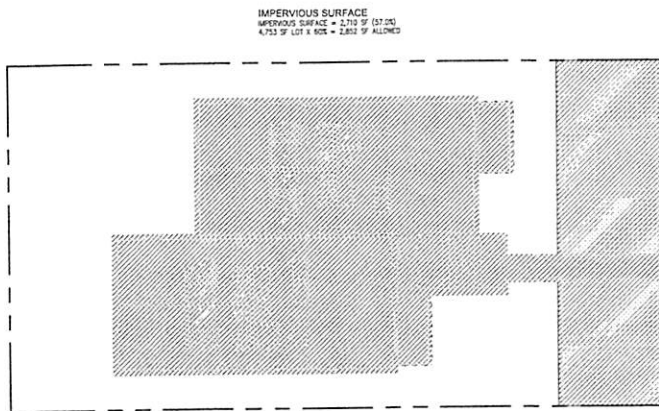
Date 7.15.16

Project # 1601

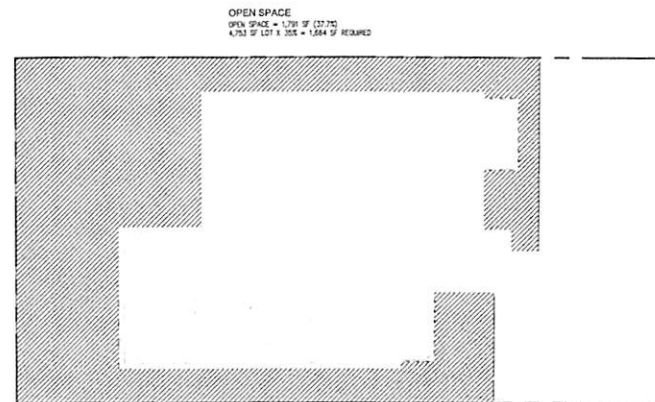
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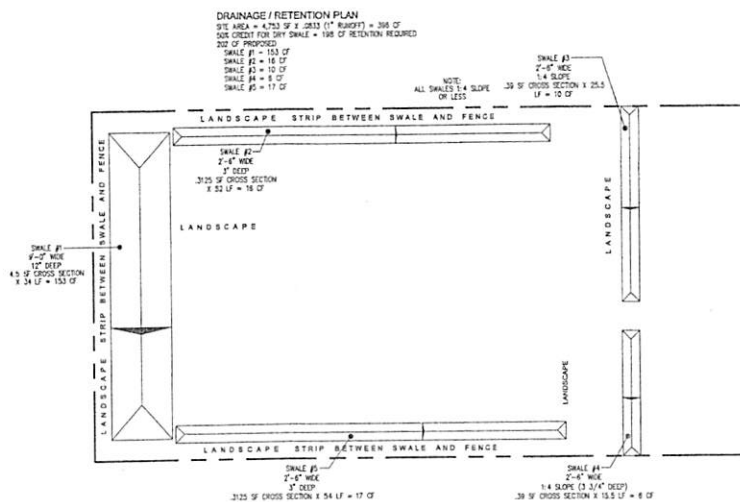
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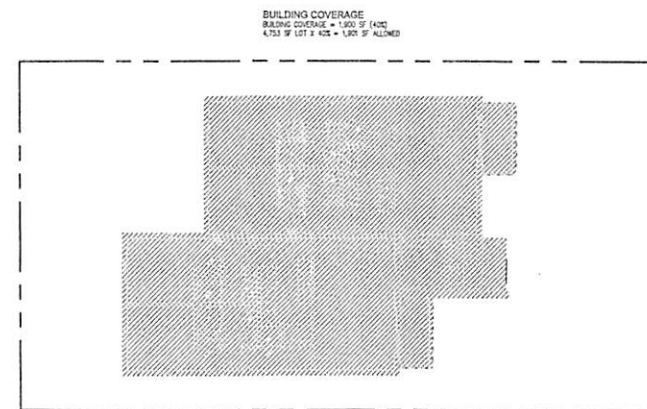
IMPERVIOUS SURFACE RATIO DIAGRAM  
1/8"=1'-0"



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



DRAINAGE PLAN  
1/8"=1'-0"



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

Revisions:

5-Unit Residential Building  
315 Catherine Street  
Key West, FL 33040  
Owner: 315 Catherine Street, LLC

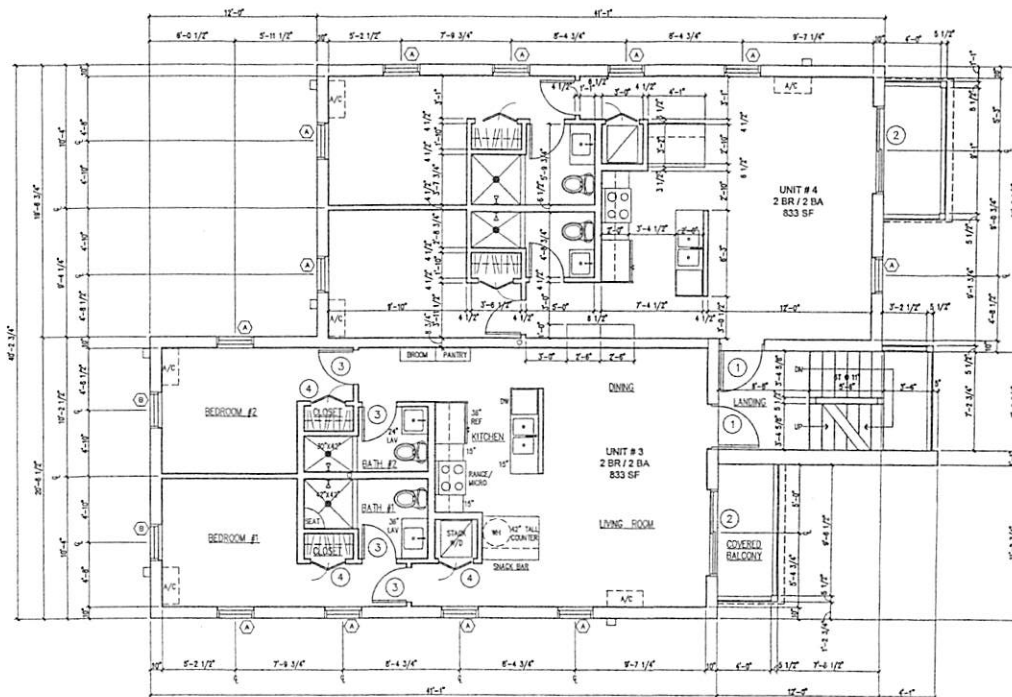
1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.973.9670  
Matthew@MStrattonArchitecture.com

*m. stratton*  
ARCHITECTURE

Date 7.15.16  
Project # 1601

A-2





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

Revisions:

5-Unit Residential Building  
315 Catherine Street  
Key West, FL 33040  
Owner: 315 Catherine Street, LLC

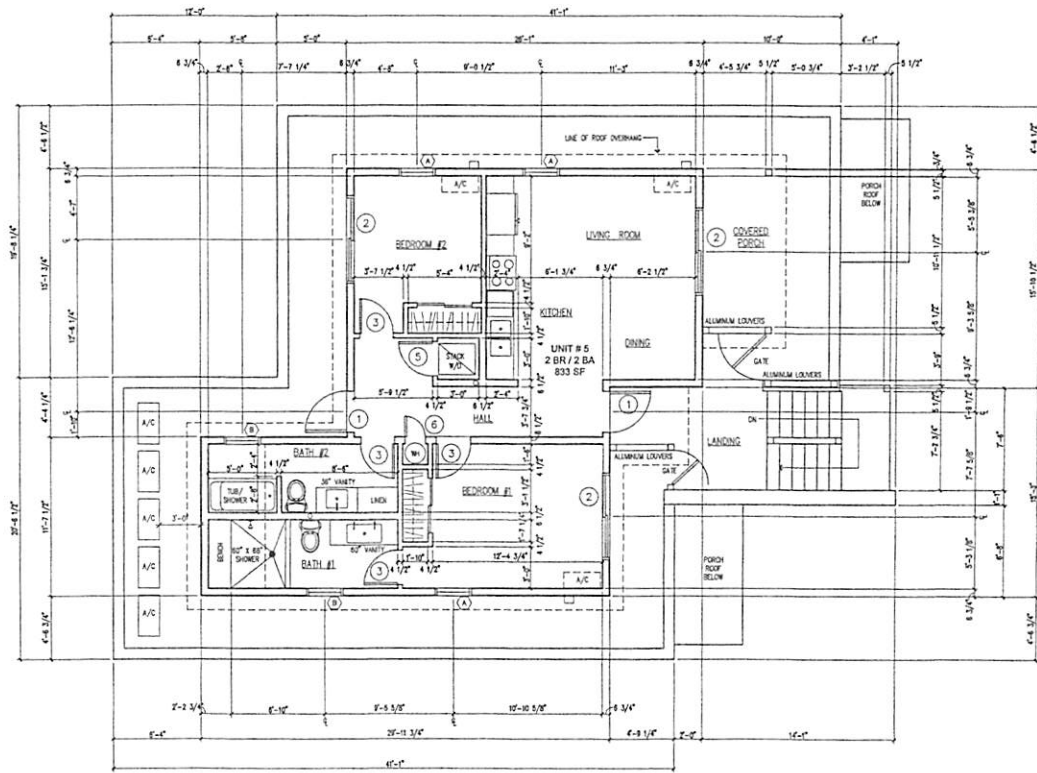
1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.5670  
Matthew@MStrattonArchitecture.com

*M. Stratton*  
ARCHITECTURE

Date 7.15.16

Project # 1601

A-3



THIRD FLOOR PLAN - UNIT 5 PENTHOUSE  
1/4"=1'-0"

Revisions:

5-Unit Residential Building  
315 Catherine Street  
Key West, FL 33040  
Owner: 315 Catherine Street, LLC

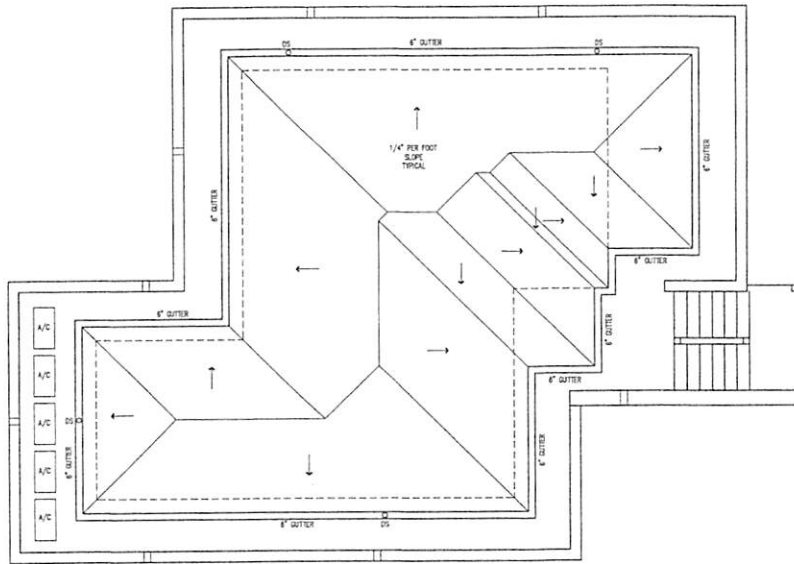
*Matthew Stratten*  
7.15.16

1901 S. Roosevelt Blvd. #205W.  
Key West, Florida 33040  
305.923.5670  
Matthew@MStrattenArchitecture.com

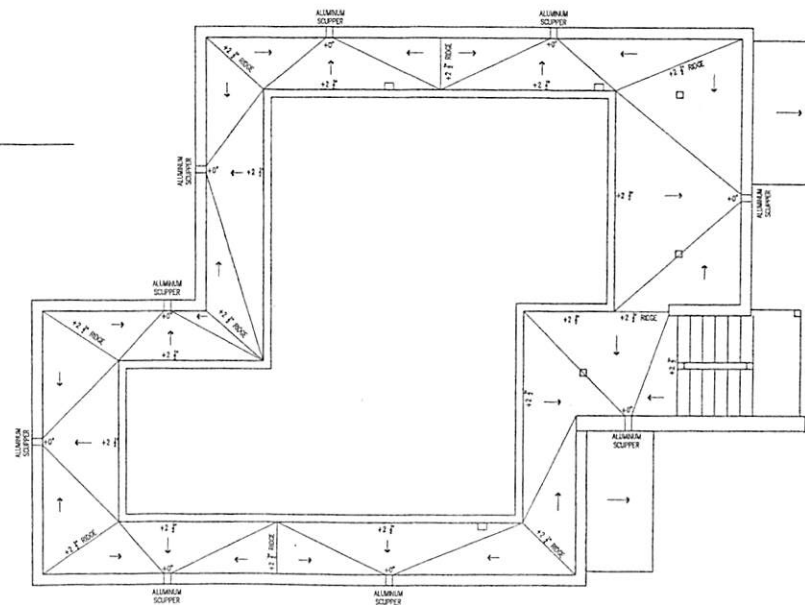
*M. Stratten*  
ARCHITECTURE

Date 7.15.16  
Project # 1601

A-4



HIGH ROOF PLAN (OVER PENTHOUSE)  
1/4"=1'-0"



LOW ROOF DECK DRAINAGE PLAN (OVER SECOND FLOOR)  
1/4"=1'-0"

Revisions:

5-Unit Residential Building  
315 Catherine Street  
Key West, FL 33040  
Owner: 315 Catherine Street, LLC

1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.5670  
Matthew@MStrattonArchitecture.com

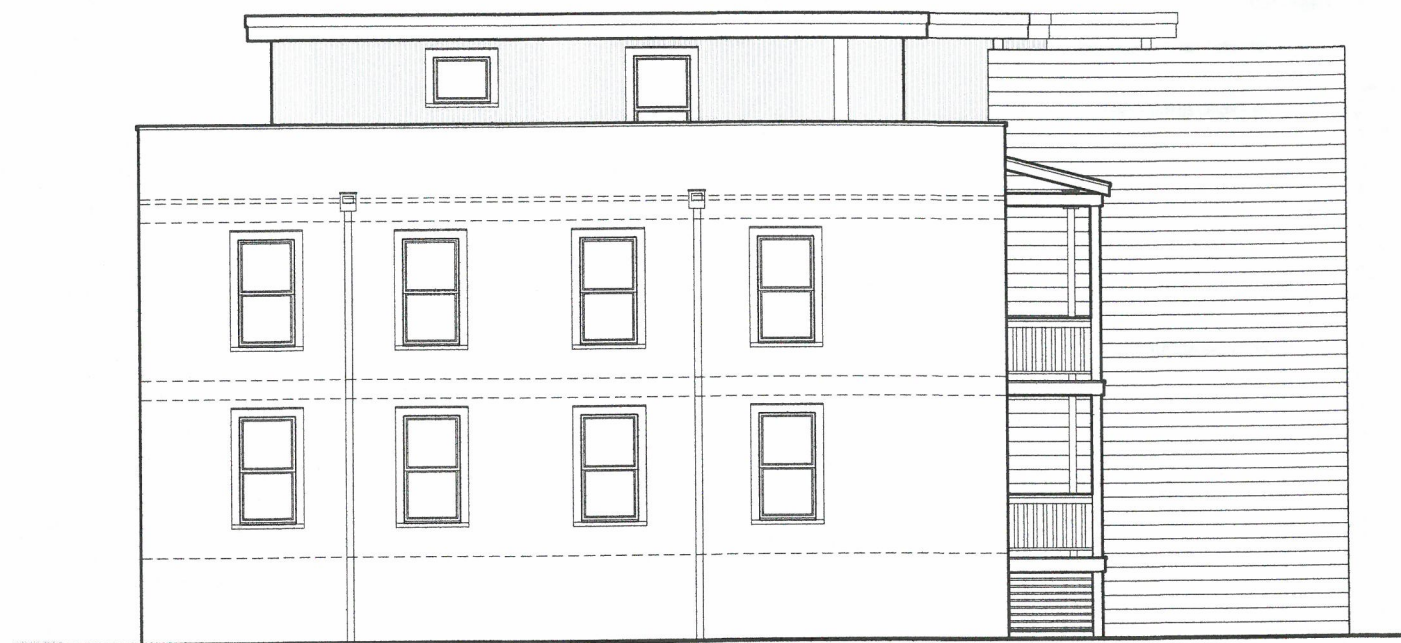
*M. Stratton*  
ARCHITECTURE

Date 7.15.16

Project # 1501

A-5

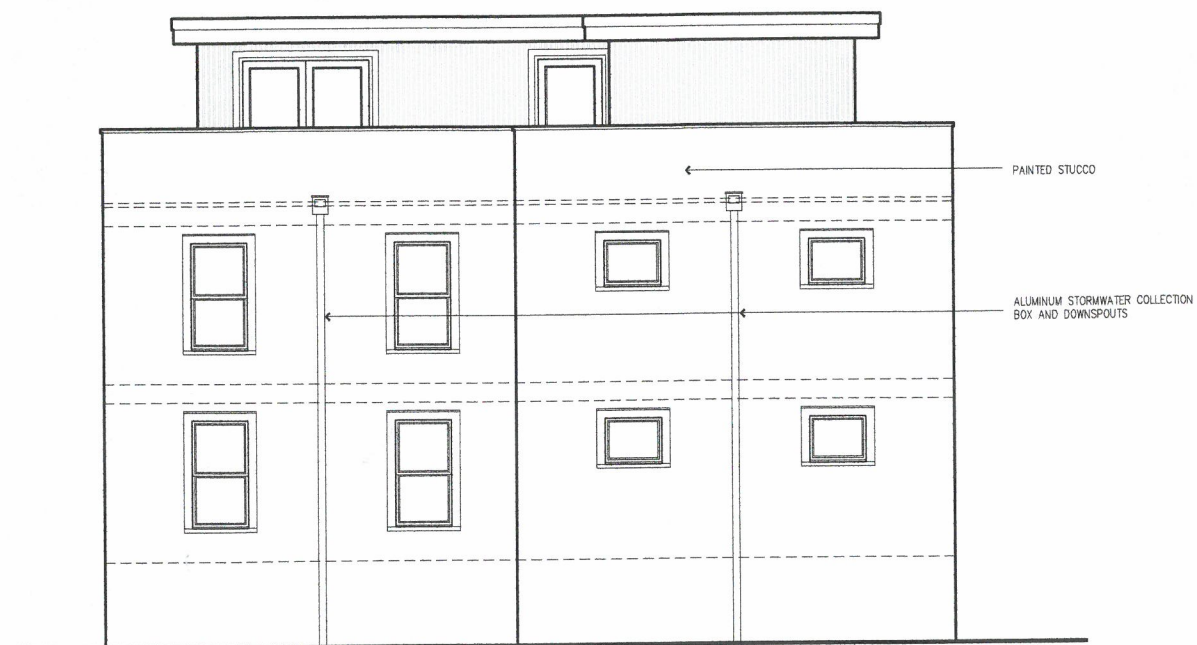




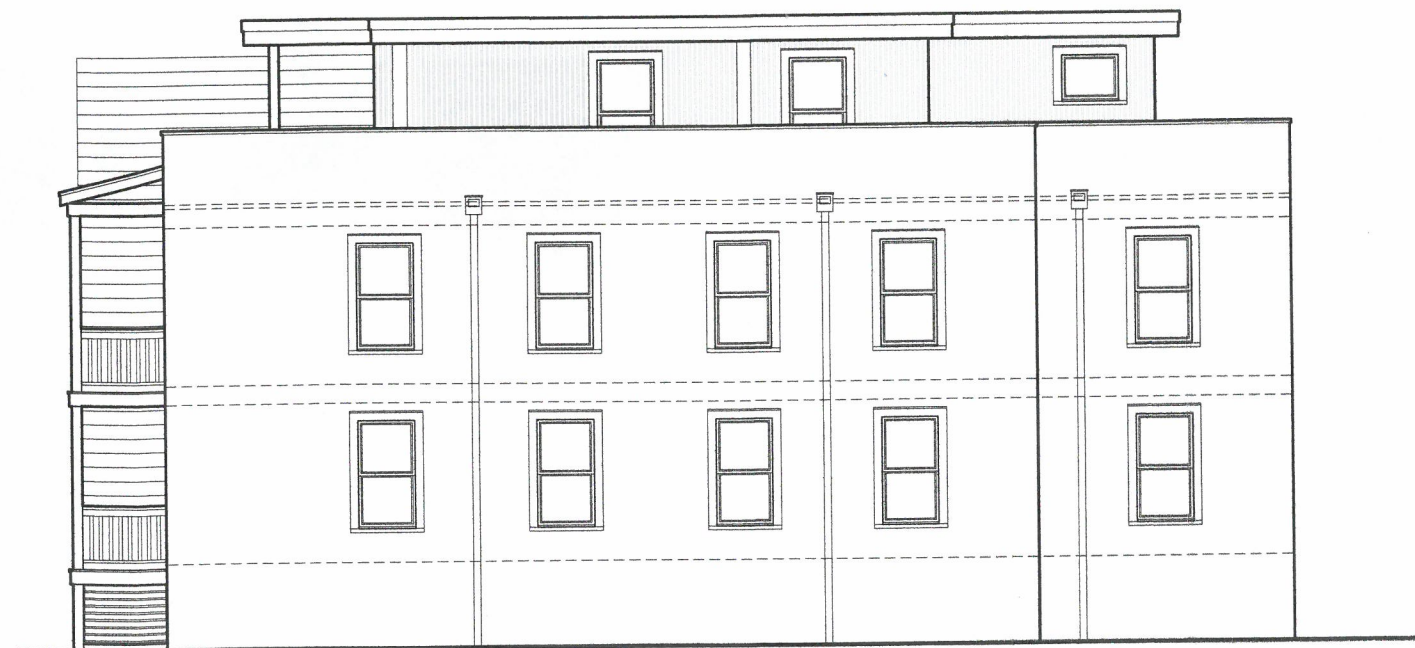
SIDE (WEST) ELEVATION  
1/4"=1'-0"



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



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



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

Revisions:

5-Unit Residential Building  
 315 Catherine Street  
 Key West, FL 33040  
 Owner: 315 Catherine Street, LLC

Matthew Stratten  
 7.15.16

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

M. Stratton  
 ARCHITECTURE

Date 7.15.16  
 Project # 1601

A-6

# TREES



Pigeon Plum



Orange Geiger



Simpson Stopper



Bulnesia

# PALMS



Florida Thatch Palm



Morrisii Palm



Hurricane Palm

# ACCENTS



Pinot Noir Bromeliad



Madagascar Jasmine

# VINES

# SHRUBS



Franklyn Roosevelt Croton



Monstera



Jamaican Caper



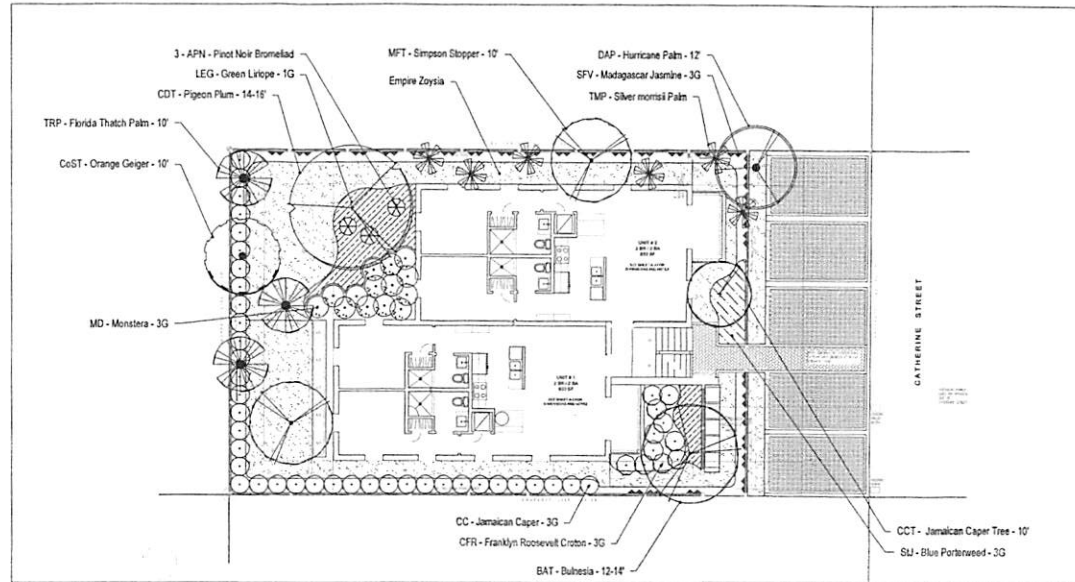
Blue Porterweed

# GROUNDCOVER



Green Liriope

PRELIMINARY  
LANDSCAPE PLAN  
SCALE: 1" = 8'



# Revisions:

- 1.
- 2.
- 3.

As Creator of these drawings, I hereby certify that the drawings are the work of my firm and are not the work of any other person. I am not aware of any other person who has used or copied any part of these drawings without my written consent.

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

Scale: 1" = 8'

Barzel  
Landscape Design  
Land & Environmental Planning  
PO Box 82542, South Miami, Florida 33152-0542  
Phone: 305/253-3256 Fax: 305/253-3256

LANDSCAPE  
PLAN

SCALE 1" = 8'

DRAWN SFN

JOB BRE-16-09

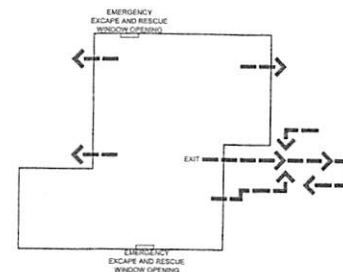
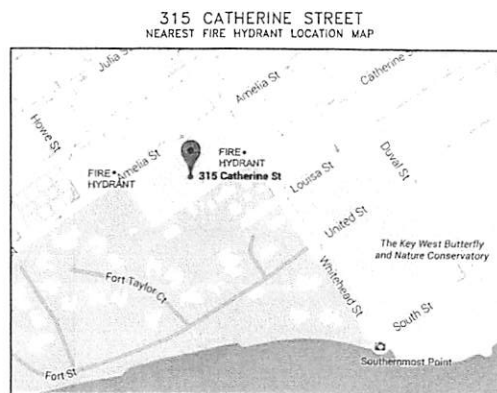
DATE 06-07-10

SHEET:

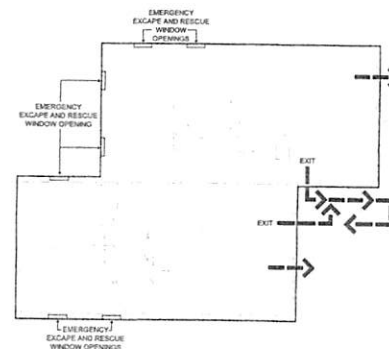
L1

1 of 1

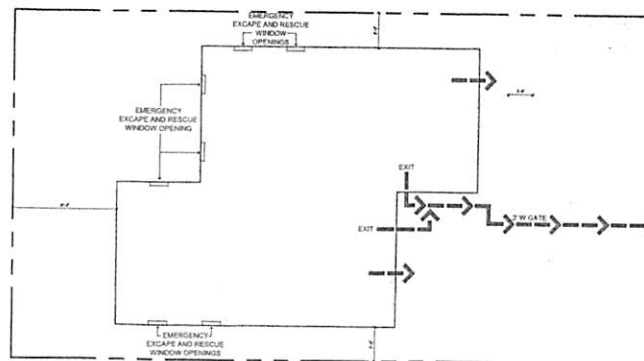
PROJECT STATISTICS	
OCCUPANCY:	RESIDENTIAL GROUP R-2
TYPE OF CONSTRUCTION:	TYPE I-B - NONCOMBUSTIBLE
BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM	
DOWELLING UNITS WILL BE SEPARATED BY 1-HR RATED ASSEMBLIES	



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



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



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

Revisions:

5-Unit Residential Building  
315 Catherine Street  
Key West, FL 33040  
Owner: 315 Catherine Street, LLC

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

*m stratton*  
ARCHITECTURE

Date 7.15.16

Project # 1601

FS-1