

**PLANNING BOARD  
RESOLUTION NO. 2016-44**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVER PURSUANT TO SECTIONS 108-91.A.2. (b) AND 108-347 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF A NEW GYMNASIUM BUILDING ON PROPERTY LOCATED AT 724 TRUMAN AVENUE (RE # 00030020-000000) WITHIN THE HISTRIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

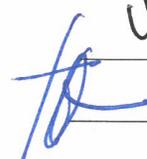
**WHEREAS**, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that, a Major Development Plan is required for nonresidential floor area: addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

**WHEREAS**, required screening and buffers to reduce the City’s landscaping requirements are requested pursuant to City Code Section 108-347; and

**WHEREAS**, Code Sections 108-196(a) requires the Planning Board to review and approve, with conditions or deny the proposed Major Development Plan and Landscape Waiver in an advisory capacity to the City Commission; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on August 18, 2016; and

**WHEREAS**, the granting of a Major Development Plan is consistent with the criteria of the Code of Ordinances; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the granting of a Landscape Waiver is consistent with the criteria of the Code of Ordinances; and

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

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

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

**Section 2.** The Major Development Plan and Landscape Waiver for the construction of a new gymnasium building at 724 Truman Avenue (RE # 00030020-000000) within the Historic Public and Semipublic Services (HPS) Zoning District pursuant to Sections 108-91.A.2 (b) and 108-347 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

**General conditions:**

1. The proposed development shall be consistent with the plans dated July 14, 2016 by Villa & Associates, Registered Architect, and the landscape plans dated August 1, 2016 by Thomas E. Pope, Architect and Craig Reynolds, registered Landscape Architect; notwithstanding an revisions request and recommended by staff.
2. During all phases of construction, temporary fencing shall be installed and maintained according to the Construction Management Plan dated July 14 by Villa & Associates, Inc. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

**Conditions prior to the City Commission hearing:**

3. The applicant shall obtain final landscape plan approval from the Tree Commission.
4. The applicant shall obtain a Certificate of Appropriateness from HARC.

**Conditions prior to issuance of a building permit:**

5. Approval of a Public Art Plan shall be obtained from the AIPP Board pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

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

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

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

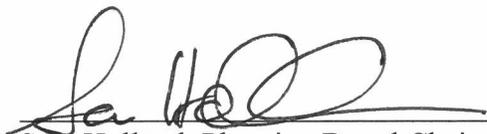
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity.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

 \_\_\_\_\_ Chairman  
 \_\_\_\_\_ Planning Director

by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18<sup>th</sup> day of August, 2016.

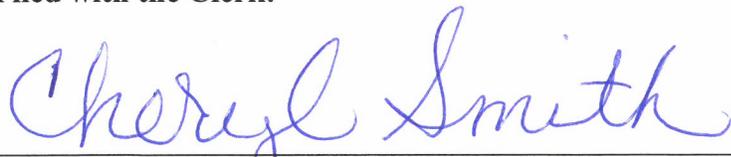
Authenticated by the Chairman of the Planning Board and the Planning Director.

  
\_\_\_\_\_  
Sam Holland, Planning Board Chairman 8/20/16  
Date

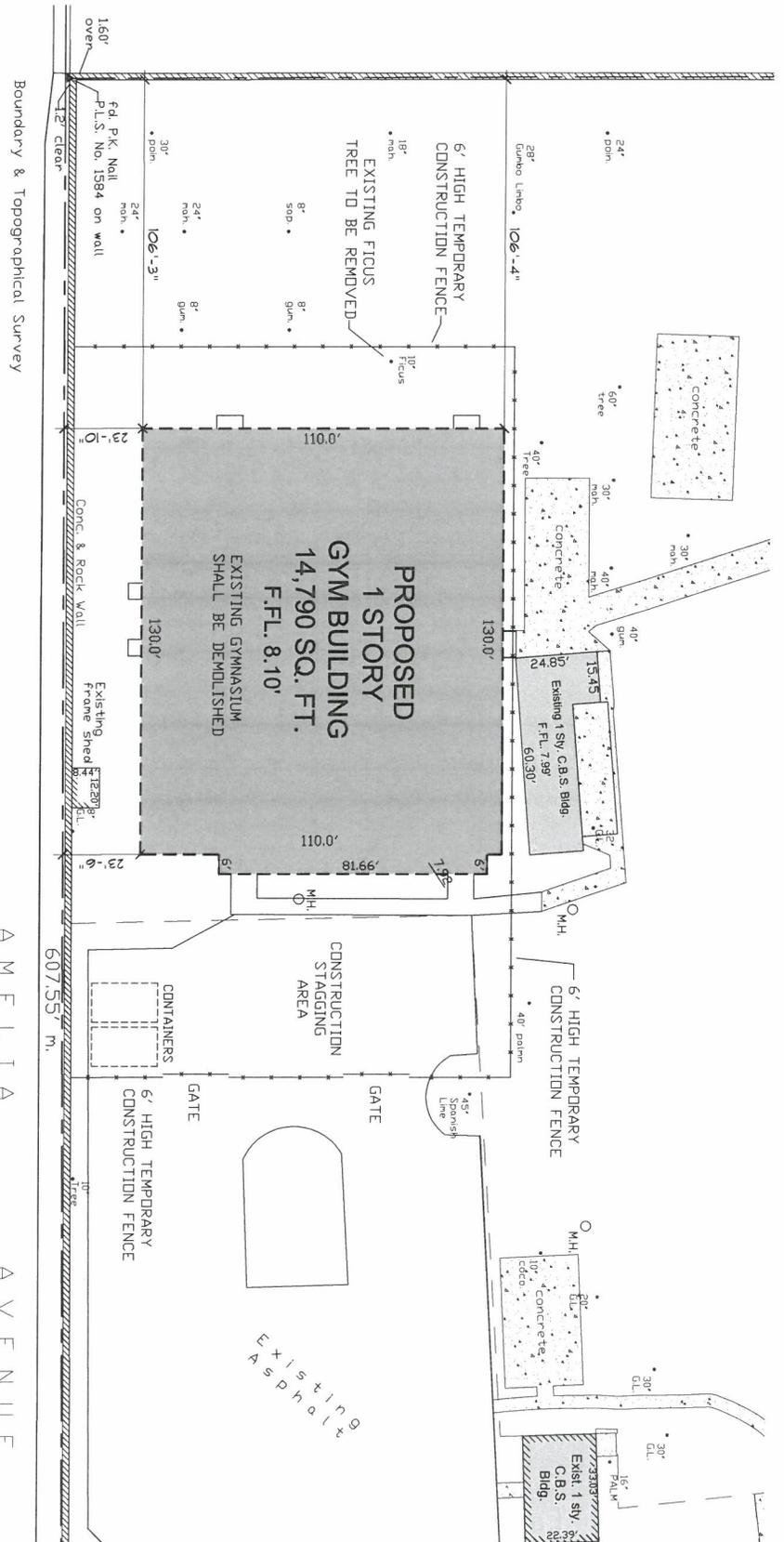
**Attest:**

  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director 8/22/16  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk 8-29-16  
Date

 \_\_\_\_\_ Chairman  
 \_\_\_\_\_ Planning Director



**DEMOLITION NOTES**

1. ALL TRUSSES TO BE DEMOLISHED AND REPOSED AT LEAST BE PAILED AWAY FROM SITE, DEFUSE PROPERLY OR AWAY FROM SUPPORTS OF BEING CONSIDERED HAZARDOUS WASTE (ASBESTOS, LEAD, ETC.).
2. ALL TRUSSES SHALL BE MARKED AS PER LOCAL CODES, AND PROPER AUTHENTICITIES NOTIFIED. THE OWNER SHALL BE ADVISED IMMEDIATELY OF ALL POSSIBLE HAZARDOUS WASTE, ASBESTOS, LEAD, AND OTHER CONTAMINANTS AND QUANTITIES.
3. ALL UNOCCUPIED AREA NOT BEING REMOVED (INCLUDING TREES) TO REMAIN AS THEY ARE, MUST BE PROTECTED DURING CONSTRUCTION, AND DAMAGED UNITS REPAIRED.
4. OUTSIDE WALLS AND WINDOWS TO REMAIN IN PLACE SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE.
5. ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS BEING REMOVED TO BE REPAIRED OR RELOCATED TO OTHER BUILDINGS, CHIMNEYS, AND BUILDINGS ARE TO BE CAPPED AS REQUIRED.
6. FACILITIES WILL HAVE TO BE MAINTAINED IN OPERATION DURING DEMOLITION AND CONSTRUCTION, COORDINATE ALL PHASES WITH OWNER AND ALL TRADES, SPECIALLY POWER.
7. ALL DEMOLITION MUST BE DONE CAREFULLY TO SAVE UNOCCUPIED PORTS, LINES AND OTHER MECHANICAL AND UNDERGROUND FACILITIES.

CONSTRUCTION SITE PLAN 1/16" = 1'-0"

*Handwritten:* OK 8/20/16

*Handwritten signature:* [Signature]

DATE	SCALE
07-14-16	1/16"
DATE SUBMITTED FOR REVIEW	
08-11-16	



**VILLA & ASSOCIATES INC.**  
 ARCHITECTURE - PLANNING - INTERIOR DESIGN  
 7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8161  
 CONSULTANT:

Corporation License #A400356  
 Architectural Seal  
 JORGE S. VILAVALENCIO  
 NO. 98012110

**PROPOSED GYMNASIUM BUILDING**  
 FOR:  
**SAINT MARY'S STAR OF THE SEA CATHOLIC SCHOOL**  
 724 TRUMAN AVENUE, KEY WEST, FLORIDA 33040  
 OWNER: MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF MIAMI  
 ARCHDIOCESE OF MIAMI, 9401 BISCAYNE BLVD., MIAMI SHORES, FL 33138

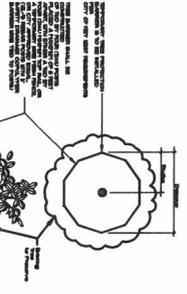
REVISIONS:

**EXISTING TREES & PALMS**

ID #	Botanical	Common	Size	Disposition	Status
1	Boerhaavia	Common	24" DBH	Remove	Remove
2	Hamamelis virginica	Sapindales	42" DBH	Remove	Remove
3	Hamamelis virginica	Sapindales	32" DBH	Remove	Remove
4	Hamamelis virginica	Sapindales	24" DBH	Remove	Remove
5	Hamamelis virginica	Sapindales	24" DBH	Remove	Remove
6	Bursera simarouba	Leguminosae	22" DBH	Remove	Remove
7	Swietenia mahogany	Moraceae	18" DBH	Remove	Remove
8	Swietenia mahogany	Moraceae	18" DBH	Remove	Remove
9	Swietenia mahogany	Moraceae	18" DBH	Remove	Remove
10	Swietenia mahogany	Moraceae	18" DBH	Remove	Remove
11	Bursera simarouba	Leguminosae	22" DBH	Remove	Remove
12	Bursera simarouba	Leguminosae	22" DBH	Remove	Remove
13	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
14	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
15	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
16	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
17	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
18	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
19	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
20	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
21	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove

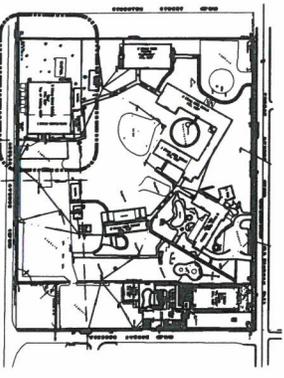
**PROPOSED NEW PLANTING**

ID #	Botanical	Common	Size	Disposition	Status
1	Boerhaavia	Common	24" DBH	Remove	Remove
2	Hamamelis virginica	Sapindales	42" DBH	Remove	Remove
3	Hamamelis virginica	Sapindales	32" DBH	Remove	Remove
4	Hamamelis virginica	Sapindales	24" DBH	Remove	Remove
5	Hamamelis virginica	Sapindales	24" DBH	Remove	Remove
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14	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
15	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
16	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
17	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
18	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
19	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
20	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove
21	Swietenia mahogany	Moraceae	24" DBH	Remove	Remove

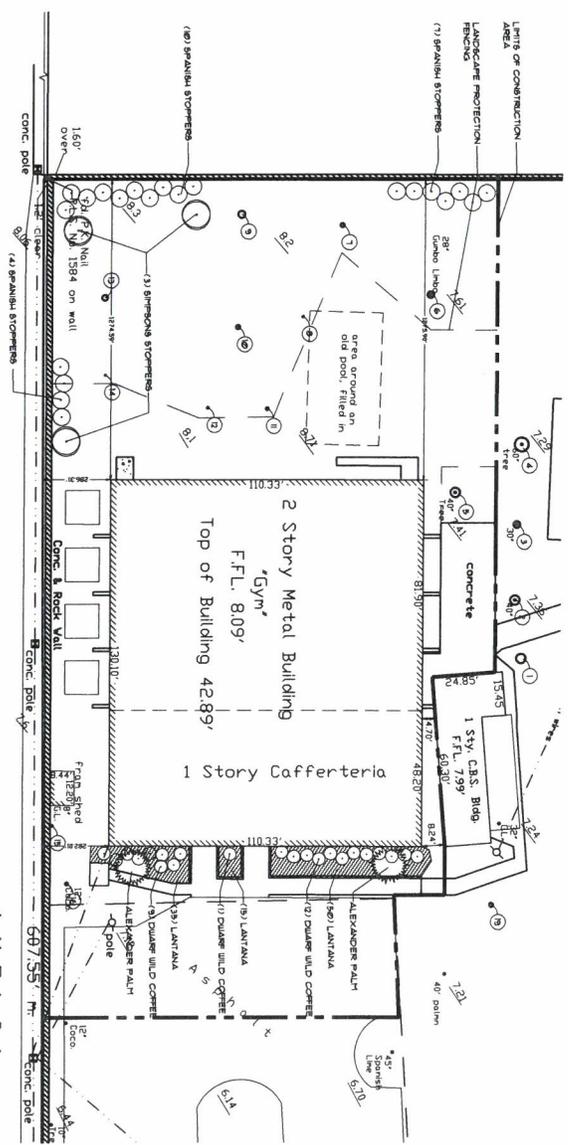


**TREE PROTECTION BARRIER DETAIL**

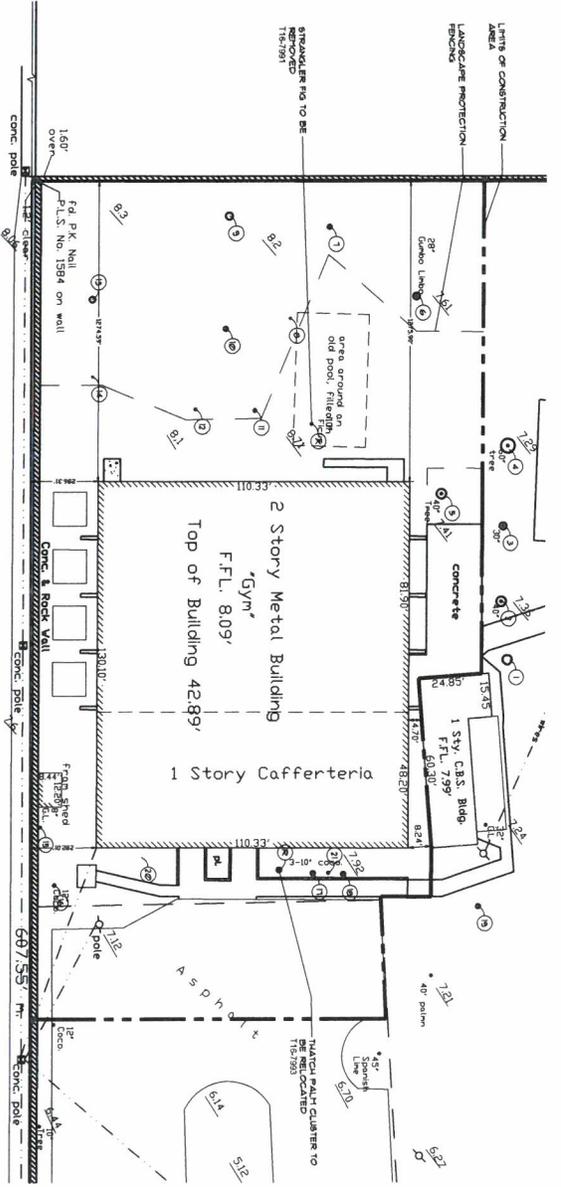
THIS DETAIL SHOWS THE PROTECTION BARRIER TO BE INSTALLED AROUND THE BASE OF THE TREE TO PROTECT THE ROOTS AND TRUNK FROM DAMAGE DURING CONSTRUCTION. THE BARRIER SHALL BE MADE OF 4" X 4" POSTS AND 2" X 4" RAILS, WITH A 1/2" GAP BETWEEN THE RAILS. THE BARRIER SHALL BE INSTALLED AT LEAST 18" FROM THE TRUNK OF THE TREE. THE BARRIER SHALL BE INSTALLED AT LEAST 18" FROM THE TRUNK OF THE TREE. THE BARRIER SHALL BE INSTALLED AT LEAST 18" FROM THE TRUNK OF THE TREE.



**Site Location Plan**



**Proposed Landscape Plan**

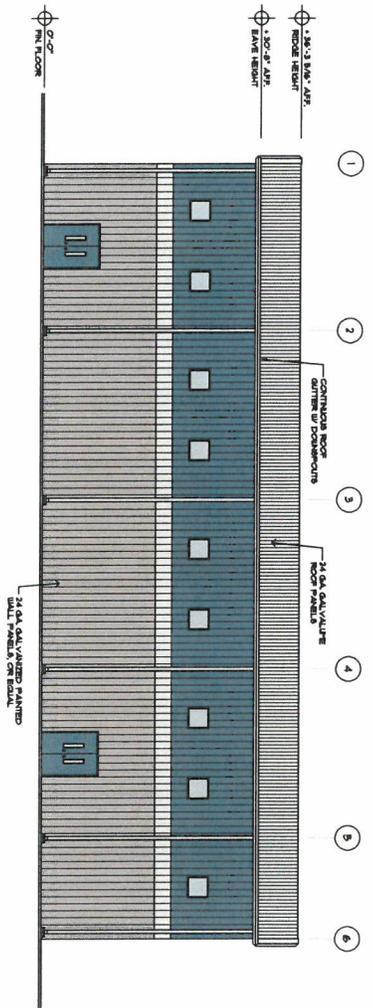


**Existing Landscape Plan**

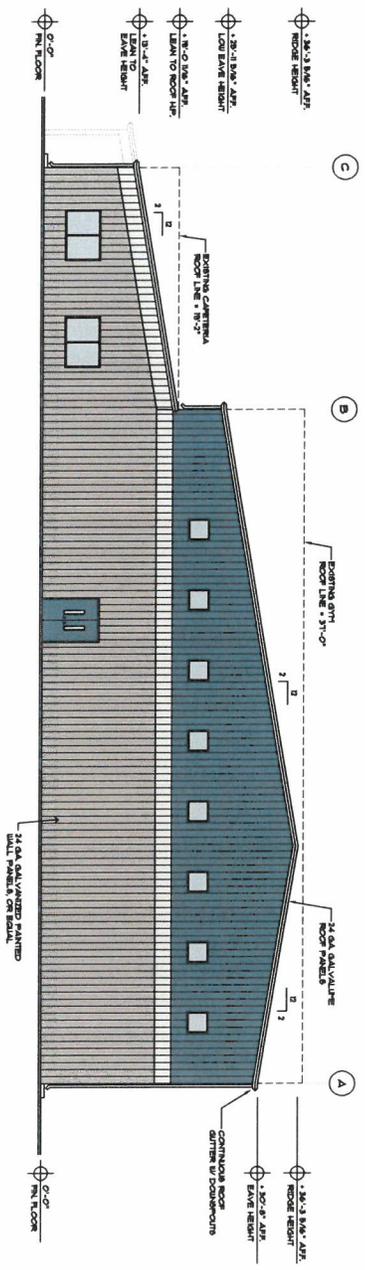
**THOMAS E. POPE, P.A. ARCHITECT**  
 610 White Street, Key West FL  
 (305) 296 3611      TEPopePA@aol.com

**St Mary's Gym Replacement**  
 Truman Ave      Key West, FL

Sheet: **11**  
 Date: **5/16/18**  
 Scale: **AS SHOWN**



SOUTH WEST ELEVATION  $\frac{1}{8}'' = 1'-0''$



NORTH WEST ELEVATION  $\frac{1}{8}'' = 1'-0''$

*Handwritten notes:*  
 and 8/26/16  
 10/26/16

DATE: 07-14-16	SCALE:
DATE SUBMITTED FOR PERMITS:	
DRAWING NO: A-5	OF 6

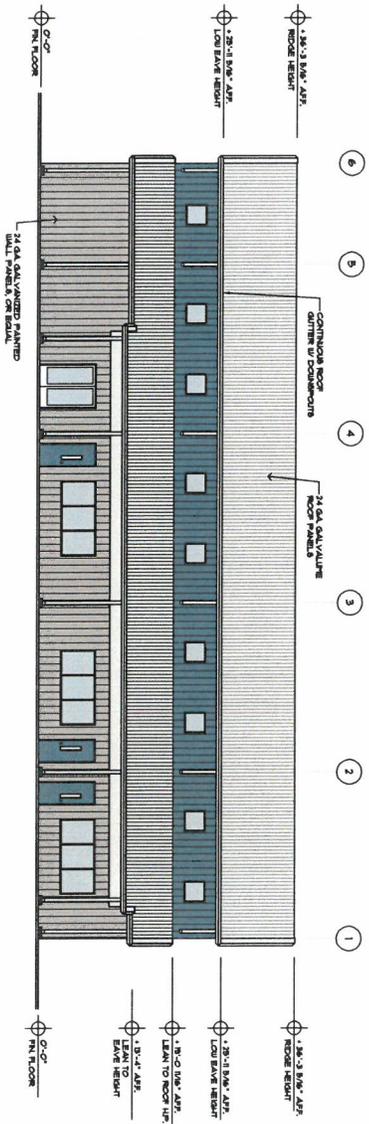


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 7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181  
 CONSULTANT:

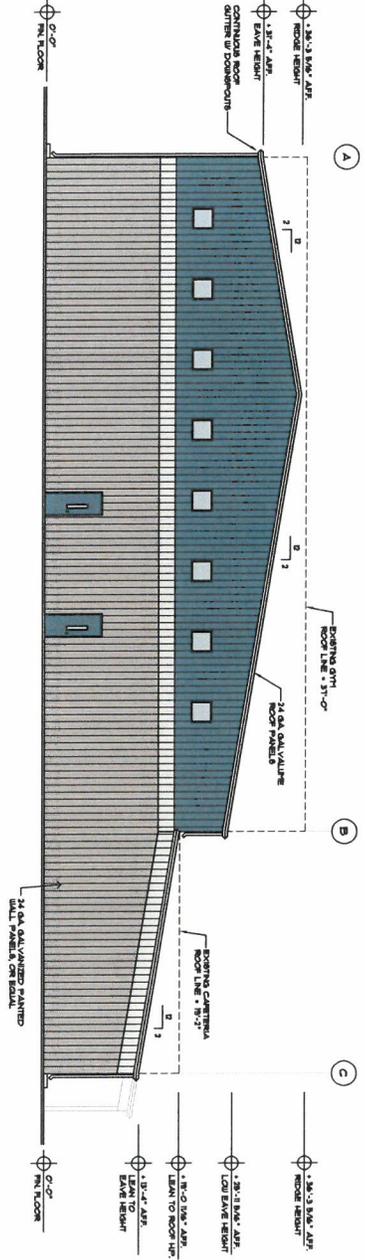


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REVISIONS:



NORTH EAST ELEVATION 1/8" = 1'-0"



SOUTH EAST ELEVATION 1/8" = 1'-0"

*Handwritten notes:*  
 4/20/16  
 J. Velazquez

REVISIONS :

**PROPOSED GYMNASIUM BUILDING**  
 FOR:  
**SAINT MARY'S STAR OF THE SEA CATHOLIC SCHOOL**  
 724 TRUMAN AVENUE, KEY WEST, FLORIDA 33040  
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Corporation License  
 #A00003252  
 Architectural Seal  
 JORGE S. VILLAVICENCIO  
 NO. AR0012110

**VILLA & ASSOCIATES INC.**  
 ARCHITECTURE - PLANNING - INTERIOR DESIGN  
 7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181  
 CONSULTANT :



DATE: 07-14-16  
 SCALE: 1/8"  
 DATE SUBMITTED FOR REVIEW:  
 DRAWING NO.: A4 OF 6

