

# **Application**

# MEMORANDUM

**Date:** 03/10/21  
**To:** Kelly Crowe, City Engineer  
**From:** Owen Trepanier  
**CC:** Melissa Paul-Leto, Planner  
**Re:** **1319 William – 1316 Royal**



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Attached are the concurrency calculations based on numbers outlined in the attached email.

Thank you for your assistance. Please let us know if you have any questions or need any additional information.



## Owen Trepanier

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**From:** Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>  
**Sent:** Wednesday, March 10, 2021 11:31 AM  
**To:** Owen Trepanier; Melissa Paul-Leto; Ian McDowell  
**Cc:** Thomas Francis-Siburg  
**Subject:** RE: William-Royal Street

Hi Owen,

I did some digging on the count for FTE's and found the following:

<https://keysweekly.com/42/vna-hospice-is-leaving-monroe-county/>

From the article, it appears that at the time of publishing (1/25/2018), the organization employed 10 FTE's and 12 part time employees. This would be an equivalent of approximately 16 FTE instead of 25 FTE. As discussed, it looks like this still yields a net decrease, however, I would characterize it as a "slight" instead of "significant" decrease. I would prefer to use these numbers. Let me know your thoughts.

Kelly

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**From:** Owen Trepanier <owen@owentrepanier.com>  
**Sent:** Wednesday, March 10, 2021 10:46 AM  
**To:** Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Ian McDowell <cimcdowell@cityofkeywest-fl.gov>  
**Cc:** Thomas Francis-Siburg <thomas@owentrepanier.com>  
**Subject:** William-Royal Street

Hi Melissa, Kelly, Ian,  
Do you have any further questions about the concurrency analysis?  
Owen

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**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants  
305-293-8983

## 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 removal of existing commercial use and replacement with residential use of five units.

#### Policy 2-1.1.1- Transportation

The maximum predicted potential peak hour trip generation of the proposed residential use is significantly lower than the previous medical office. Additionally, the traffic will be split between Royal and Williams Street which further lessens traffic impacts.

Trip Generation	Multiplier	Weekday				Saturday		Sunday	
		Rate	a.m.	Rate	p.m.	Rate	Pk Hr	Rate	Pk Hr
Residential (ITE 210)	Per Unit	0.77	6.16	1.02	8.16	0.94	7.52	0.86	6.88
Med. Office (ITE 720)	Per Employee <sup>1</sup>	0.80	12.8	0.97	15.52	4.02	64.32	0.88	14.08
<b>Change</b>			<b>-6.64</b>		<b>-7.36</b>		<b>-56.8</b>		<b>-7.2</b>

Notwithstanding the reduction in proposed 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.

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<sup>1</sup> January 25, 2018. Keys Weekly. "VNA Hospice is Leaving Monroe County." Accessed 03/10/2021, in coordination with City of Key West Engineer, Mr. Kelly Crowe. <<https://keysweekly.com/42/vna-hospice-is-leaving-monroe-county/>>. VNA Hospice had 10 Full-Time Employees (FTE) + 12 Part-Time Employees = 16 FTE. (Previous estimates of 25 FTE were provided by past VNA Hospice president.)

#### Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to decrease by **1,996 gal/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by approximately 1,996 gallons per day; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity <sup>2</sup>	LOS	Daily Capacity	
Existing	100 g/capita/day	0 capita x 100g = 0 gal	100g/capita/day	41 x 100g = 4,100 gal	4,100 gal
Proposed	100 g/capita/day	(8x2.63)) capita x 100g = 2,104 gal	100g/capita/day	0 x 100g = 0 gal	2,104 gal
Change					<b>-1,996 gal</b>

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 anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to increase by **1,761 gal/day**

<sup>2</sup> For the purposes of Residential LOS, "capita" was calculated as *proposed units x persons / household* using for 6 units the 2009-2013 US Census Data - 2.63 persons per household; for nonresidential capita was calculated by the estimated 41 ppl per day (16 FTE + 25ppl per day based on conversation with Hospice/VNA past President and coordination with City of Key West Engineer Mr. Kelly Crowe; previous estimate of 50ppl per day calculated by of 25 FTE + 25ppl per day).

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 1,761 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	Rate	Daily Capacity	
Existing	100 g/capita/day	0 capita x 100g = 0 gal	660 gal/acre/day	0.52 acres x 660 gal = 343 gal	343 gal
Proposed	100 g/capita/day	(8x2.63) capita x 100g = 2,104 gal	660 gal/acre/day	0 acres x 660 gal = 0 gal	2,104 gal
<b>Change</b>					<b>+1,761 gal</b>

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

As documented above, the City is conforming to 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>3</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 anticipated to decrease at the end of this single-phase development plan (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 reduced by **205 lbs/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 205 pounds per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day	41 x 6.37 lbs = 261.2 lbs	261 lbs
Proposed	2.66 lbs/capita/day	(8x2.63) capita x 2.66 lbs = 56.0 lbs	6.37 lbs/capita/day	0 x 6.37 lbs = 0	56 lbs
<b>Change</b>					<b>-205 lbs</b>

<sup>3</sup> City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

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>4</sup>

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

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (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 increased by **1 lb/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 1 pound per day. The team will coordinate with waste management services to provide an adequate amount of recycling containers per unit.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	0.5 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day	41 x 0.25 lbs. = 10.3 lbs	10 lbs
Proposed	0.5 lbs/capita/day	(8x2.63) x 0.5 lbs = 10.5 lbs	0.25 lbs/capita/day	0 x 0.25 lbs= 0	11 lbs
<b>Change</b>					<b>+1 lbs</b>

#### **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 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**

<sup>4</sup> City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

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.

The property will be brought into compliance with storm water management for both the redevelopment and the new construction.

# MEMORANDUM



**Date:** February 25, 2021  
**To:** Ms. Melissa Paul-Leto, Planner  
**From:** Thomas Francis-Siburg  
**CC:** Ms. Katie Halleran, Planning Director  
Mr. Owen Trepanier  
**Re:** **1316 Royal Street - 1319 William Street  
Revised MDP Application**

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On 02/16/21 we submitted a proposed solution to the City's application of Ord. No. 19-11 to the pending project at 1316 Royal Street - 1319 William Street (Attachment 1). Staff requested we revise the actual written application packet in addition to the submission on 02/16/21 (Attachment 2). Therefore, we present a revised application limited to two items:

1. Affordability - The Residential Developments (Sec. 108-231) of the application, has been amended to read the following:

Ord. No. 19-11, which became effective on 08/14/19, amended Sec. 122-1467 to apply affordable inclusionary housing requirements to any increase in the size of a residential unit or the number of residential units, rather than applying inclusionary housing specifically to multi-family projects as it did prior to the amendment. This project commenced on 11/16/18 (with the submission of the BPAS application) thereby predating the amendment by 9 months. Notwithstanding, city staff has determined that Ord. 19-11 (retroactively) applies to this project. While the applicant disagrees with staff's determination and believes this determination places a significant undue burden on the property, the project and the owner.

Sec. 122-1467, as amended, requires residential projects of less than ten units to develop or redevelop at least 30 percent of units of at least 400 square feet each as affordable. The Applicant proposes the following resolution to staff's determination in order to move the project approval forward:

Two residential dwelling units located at 1703 Von Phister (renovated in 2018) shall be deed restricted as affordable moderate income through the recording of a deed restriction, approved for legal sufficiency by the City Attorney, into the Records of the Monroe County Clerk of the Court.

2. Address – After the project commenced, the City assigned an additional address to the Royal Street side of the property of 1316 Royal Street (Attachment 3). Therefore, we revised all addresses in the application to reflect this official address change.

## Thomas Francis-Siburg

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**From:** Owen Trepanier  
**Sent:** Tuesday, February 16, 2021 7:09 PM  
**To:** Katie P. Halloran; Melissa Paul-Leto  
**Cc:** Thomas Francis-Siburg  
**Subject:** RE: William-Royal - March Planning Board  
**Attachments:** Deed Restriction.doc

Dear Katie, Melissa,

In response to your email below:

**Landscaping:** We have Tree Commission Approval, we met with Karen on site, and we made the revisions for which you and she asked.

**Affordability:** Ord. No. 19-11, which became effective on 08/14/19, amended Sec. 122-1467 to apply affordable inclusionary housing requirements to any increase in the size of a residential unit or the number of residential units rather than applying inclusionary housing specifically to multi-family projects as it did prior to the amendment. This project commenced on 11/16/18 (with the submission of the BPAS application) thereby predating the amendment by 9 months. Notwithstanding, city staff has determined that Ord. 19-11 (retroactively) applies to this project. We strongly disagree with staff's determination and believe this determination places a significant undue burden the property.

Sec. 122-1467, as amended, requires residential projects of less than ten units to develop or redevelop at least 30 percent of units of at least 400 square feet each as affordable. Given that this project predates the amendment and the property owner's need to move the project approval forward, we propose the following resolution to staff's determination:

Two residential dwelling units located at 1703 Von Phister (renovated in 2018) shall be deed restricted as affordable moderate income through the recording of the following deed restriction into the Records of the Monroe County Clerk of the Court.

We would appreciate the placement of this item onto the February 18<sup>th</sup> Planning Board agenda.

Thanks.

Owen

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**Trepanier & Associates, Inc.**

Land Planners & Development Consultants  
305-293-8983

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**From:** Katie P. Halloran <[katie.halloran@cityofkeywest-fl.gov](mailto:katie.halloran@cityofkeywest-fl.gov)>  
**Sent:** Thursday, January 28, 2021 12:21 PM  
**To:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>; Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Cc:** Lauren Mongelli <[lauren@owentrepanier.com](mailto:lauren@owentrepanier.com)>; George Wallace <[gwallace@cityofkeywest-fl.gov](mailto:gwallace@cityofkeywest-fl.gov)>;



Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>

**Subject:** RE: William-Royal

Hello Owen,

I am aware of the Tree Commission hearing. Given the comments in Karen's report and the concern I mentioned to you about buffers, I'd like to hear Karen's input on the requested Landscape Waiver going before Planning Board. I believe you were out in the field with Karen yesterday and I have not heard how the plans will be modified. Karen's input gets incorporated into Melissa's report.

Does Melissa have information on compliance with the Workforce Housing ordinance so she can incorporate your clients' intents into her staff report? When we don't have information to complete staff reports, we postpone items.

I haven't heard from Melissa that she has received information from you. Staff reports are due to me tomorrow for the February PB meeting and mailed notices go out next week starting Monday. There is no intent to unnecessarily hold up any projects, but we need complete information for PB review. I was specifically asked yesterday by Sam Holland, "If a project is not ready (to go forward), it's not ready."

Thanks,  
Katie

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**From:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>

**Sent:** Thursday, January 28, 2021 9:41 AM

**To:** Katie P. Halloran <[katie.halloran@cityofkeywest-fl.gov](mailto:katie.halloran@cityofkeywest-fl.gov)>; Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>

**Cc:** Lauren Mongelli <[lauren@owentrepanier.com](mailto:lauren@owentrepanier.com)>

**Subject:** William-Royal

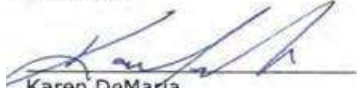
Hi Katie,

Thanks for speaking with me yesterday, if I understood you correctly, you believed we did not have Tree Commission approval. I am attaching the tree commission approval for this project. As I mentioned, we will continue to work with Karen to incorporate her ideas into the final landscape plan required following planning board and HARC, but to be clear for agenda purposes, we have a full approval of the landscape plan specifically allowing us to move forward as written in the attached letter (and pasted below). Please allow the project to move forward for the February 18<sup>th</sup> PB agenda.

Thank you.

This approval now allows the project to proceed through the project review process with the Planning Board and HARC. Once you have received approval from these boards, an application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal.

Sincerely,



Karen DeMaria  
Urban Forestry Program Manager, City of Key West  
1300 White Street, Key West, FL 33040  
Office: (305) 809-3768  
Email: [kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)



Misha McRAE  
Chairman, Tree Commission

cc: Trepanier & Associates  
Keith Oropeza

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*

Owen

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**Trepanier & Associates, Inc.**

Land Planners & Development Consultants  
305-293-8983

Prepared by and Return to:  
Owen Trepanier  
1421 First Street  
Key West, FL 33040  
(305) 293-8983

## DECLARATION OF AFFORDABLE HOUSING RESTRICTIONS

This Declaration of Affordable Housing Restrictions (hereinafter "Declaration") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by PP KW, LLC, a Florida limited liability company (hereinafter "Declarant"), whose principal mailing address is 101 Gulfview Dr., Islamorada FL 33036.

This Declaration applies to the two rear units, each of which consists of approximately \_\_\_\_\_ square feet on the real property located at \_\_\_\_\_ Von Phister Street, in Key West, Florida, which is more fully described in the Legal Description attached hereto and incorporated herein as Exhibit A (hereinafter "Property").

**WHEREAS**, the Property is subject to regulation pursuant to Sections 122-1465 through 122-1500 of the Code of Ordinances of the City of Key West, Florida, as amended from time to time ("Work Force Housing Ordinance"), which ordinance establishes affordable housing categories to facilitate the development of housing designed to meet the needs of people employed by the local economy, establishes eligibility requirements for occupants of work force housing, and restricts the sales price of the Property and requires that the Property be sold at a price substantially less than fair market value to a purchaser within a specific income range; and

**WHEREAS**, Declarant as well as subsequent purchasers and tenants will benefit from the limitations and regulations placed on the Property by operation of this Declaration; and,

**WHEREAS**, the intent of the City of Key West (hereinafter "City") in imposing reasonable regulations on the Property is to establish and maintain the affordability of the Property for persons with incomes within a specified range; and

**WHEREAS**, the intent of Declarant is to preserve through this Declaration the affordability of the Property and to assign to the City the right to enforce compliance with this Declaration; and

**NOW, THEREFORE**, the Declarant agrees that the Property shall be held and conveyed subject to the following affordable housing restrictions, covenants and conditions, which shall run with the Property and be binding on all parties having

any right, title or interest in the Property or any part thereof, their heirs, successors and assigns for the entire term of this Declaration.

## **I. DEFINITIONS**

- A. "Declarant" shall mean the owner of the Property and any subsequent purchaser, devisee, transferee, grantee or holder of title of the Property or any portion of the Property.
- B. "Transfer" means any sale, assignment or transfer, voluntary, involuntary or by operation of law (whether by deed, contract of sale, gift, devise, bequest, trustee's sale, deed in lieu of foreclosure, or otherwise) of any interest in the Property, including but not limited to, a fee simple interest, a joint tenancy interest, a life estate, a leasehold interest, or an interest evidenced by a land contract by which possession of the Property is transferred and Declarant retains title.
- C. "Transferee" shall mean an individual, or individuals, who receive a Transfer of the Property from the Declarant.

All other terms shall have the same meaning given to them in the City's Work Force Housing Ordinance.

## **II. TERM AND ENFORCEABILITY**

A. This Declaration shall run with the Property and bind the Declarant, his or her heirs, legal representatives, executors, successors in interest and assigns, for a period of fifty (50) years from the effective date of this Declaration. At any time during the final year of the restriction, the City, at its sole discretion, may act by Resolution to renew this Declaration for an additional 50-year term.

B. The Property is held and hereafter shall be held, conveyed, encumbered, used, rented, leased and occupied subject to these covenants, conditions, restrictions and limitations. All of the herein-stated covenants, conditions, restrictions and limitations are intended to constitute both equitable servitudes and covenants running with the land.

C. Any transferee or purchaser of the Property, or of any portion of or interest in the Property, by the acceptance of a deed therefore, whether from Declarant or from any subsequent purchaser of the Property, or by the signing of a contract or agreement to purchase the same, shall, by the acceptance of such deed or by the signing of such contract or agreement, be deemed to have consented to and accepted the covenants, conditions, restrictions and limitations set forth herein.

D. In order to preserve through this Declaration the affordability of the Property for persons with incomes within a specified range, the Declarant hereby grants and assigns to the City the right to monitor and enforce compliance with this Declaration. Declarant otherwise reserves the rights necessary to implement the provisions of this Declaration.

### **III. OCCUPANCY, LEASING AND USE OF THE PROPERTY**

A. The subject property shall be operated, managed and otherwise administered as affordable work force housing and such other uses incidental to residential use as may be permitted by local zoning and land use regulations.

1. Occupancy shall be restricted to households or persons who derive at least 70 percent of its or his/her total income from gainful employment in Monroe County.

2. At the time the subject unit is leased, the total income of the eligible household or persons shall not exceed 120 percent of the median household income for Monroe County (adjusted for family size). During the occupancy of the rental unit, the household's income may increase to an amount not to exceed 140 percent of the median household income for Monroe County (adjusted for family size). In such event, the tenant's occupancy shall terminate at the end of the existing lease term.

3. The monthly rent for the rental unit, not including utilities, shall not exceed 30 percent of that amount which represents 120 percent of the monthly median household income of Monroe County (adjusted for family size).

4. Eligibility is based on proof of legal residence in Monroe County for at least one consecutive year.

5. The income of eligible households shall be determined by counting only the first and highest paid 40 hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the City, only the highest 60 hours of combined employment shall be counted. The income of dependents regardless of age shall not be counted in calculating a household's income.

6. In the event that a tenant's income shall exceed the maximum allowable income under this section and such shall occur for the first time during the last three months of a tenancy, then the landlord and tenant may extend a lease for a period of one year at the affordable rate.

7. The board of adjustment may review a household's income and unique circumstances to determine eligibility and conformance with the intent of this ordinance to assure that people in need are not excluded and people without need are not included.

#### **IV. DEFAULTS AND REMEDIES: ASSIGNMENT OF RENTS**

A. Upon any violation of the provisions of this Declaration the City may declare a default under this Declaration by delivering written notice thereof to the Declarant. After providing written notice of default, the City may apply to a court of competent jurisdiction for specific performance of the Declaration, for an injunction prohibiting a proposed sale or transfer in violation of this Declaration, for a declaration that a prohibited transfer is void, or for any such other relief as may be appropriate.

B. Assignment of rents: Declarant hereby assigns to City the right to receive the rents due or collected during the entire period the Property is occupied in violation of any of the terms of this Declaration.

C. The remedies stated herein shall not be exclusive, but shall be cumulative to all other remedies and rights the parties may lawfully exercise.

#### **V. REQUIREMENTS FOR WRITTEN REPORTS FROM DECLARANT**

Declarant shall provide a written report to the City each year on January 1 or on such other date as specified by the City in writing, which includes a statement that Declarant has complied with all provisions of this Declaration, or includes Declarant's explanation of any violation of any provision of this Declaration. The report shall be submitted within thirty (30) days of the specified date to the City, or to such other person or address designated by the City. Failure to provide a report in a timely manner, or any misrepresentations on the report, shall constitute a default under this Declaration.

#### **VI. GENERAL PROVISIONS**

A. The City may assign its rights and delegate its duties hereunder in writing without the consent of Declarant. Upon such assignment the City shall notify the Declarant.

B. If any action is brought to enforce the terms of this Declaration, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

C. If any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Declaration, and this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

D. The terms of this Declaration shall be interpreted under the laws of the State of Florida and venue shall lie in Monroe County, Florida.

E. All notices required herein shall be sent by certified mail, return receipt requested, to the Declarant at the address of the Property and to the City or its designee at P.O. Box 1409, Key West, FL, 33041, or such other address that the City may subsequently provide in writing to the Declarant.

## **VII. CONVERSION TO CONDOMINIUM FORM OF OWNERSHIP**

A. In the event the Declarant or any subsequent owner or transferee proposes to convert ownership of the Property to condominium or a similar form of ownership, prior to the conversion, Declarant expressly agrees herein to execute an amended Declaration restricting the use, ownership, resale price, and occupancy of the three rear units located on the second floor of the Property in accordance with the provisions contained in Sections 122-1465 through 122-1500 of the Code of Ordinances of the City of Key West, Florida, as amended from time to time ("Work Force Housing Ordinance").

**IN WITNESS WHEREOF**, the Declarant has executed this Declaration as of the date written below.

**DECLARANT:**

**PP KW, LLC**

By: \_\_\_\_\_  
Paul Misch, Managing Member

STATE OF FLORIDA  
COUNTY OF MONROE

Sworn to or affirmed and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Paul Misch, managing member of PP KW, LLC., who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY SEAL:

\_\_\_\_\_  
NOTARY PUBLIC



**Thomas Francis-Siburg**

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**From:** Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>  
**Sent:** Tuesday, February 23, 2021 9:57 AM  
**To:** Owen Trepanier; Thomas Francis-Siburg  
**Subject:** 1319 William - Revised application / Analysis

Good morning Thomas,

I reviewed the revised plans you submitted. Please revise the application and any analysis to include the affordable housing units you are providing via the linkage provision. Write about the affordable units and how they are complying with the linkage provision.

Has George provided a revised deed restriction form? I read the email that the one you currently have is out of date. I need to discuss this project further with Katie and George. Also, I need to meet with Karen from her recent review. I was out of the office sick yesterday but I feel better today.

Sincerely,

Melissa Paul-Leto

Planner

City of Key West Planning Department

[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

1300 White Street

Key West, Florida

33040

**Thomas Francis-Siburg**

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**From:** Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>  
**Sent:** Monday, November 30, 2020 3:52 PM  
**To:** Thomas Francis-Siburg  
**Cc:** Owen Trepanier; Donna Phillips  
**Subject:** RE: Misch - 1319 Williams Street - Tree Commission

Thank you, Matt came down prior to your email to show me the address and site plan. Planning staff will be using 1319 William Street & 1316 Royal Street as the MDP address as this will cover the full parcel for noticing / advertising.

Sincerely,  
Melissa Paul-Leto  
Planner  
City of Key West Planning Department  
[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)  
[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)  
1300 White Street  
Key West, Florida  
33040

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**From:** Thomas Francis-Siburg <thomas@owentrepanier.com>  
**Sent:** Monday, November 30, 2020 3:38 PM  
**To:** Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>  
**Cc:** Owen Trepanier <owen@owentrepanier.com>  
**Subject:** RE: Misch - 1319 Williams Street - Tree Commission

Good afternoon, Melissa,

We heard back from Matt Willman. The address for the proposed 6 new detached single-family homes are now to be addressed as 1316 Royal Street, Units 1, 2, 3, 4, 5, & 6. Please see the email letter from Willman determining this. Also, please find attached a site plan with the unit numbers laid out. Please let me know if you need anything else and/or how we can help resolve any future confusion.

Sincerely,  
Thomas

*Thomas Francis-Siburg*, MSW, MURP, AICP  
Planner / Development Specialist

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**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants

1421 First Street  
Key West, FL 33040-3648  
Ph. 305-293-8983 / Fx. 305-293-8748  
[www.owentrepanier.com](http://www.owentrepanier.com)

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**From:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Sent:** Monday, November 30, 2020 10:12 AM  
**To:** Thomas Francis-Siburg <[thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)>  
**Cc:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>  
**Subject:** RE: Misch - 1319 Williams Street - Tree Commission

Ok, thank you very much Thomas. This is helpful. I hope you had a great Thanksgiving holiday as well.  
Talk with you soon,  
Melissa Paul-Leto  
Planner  
City of Key West Planning Department  
[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)  
[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)  
1300 White Street  
Key West, Florida  
33040

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**From:** Thomas Francis-Siburg <[thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)>  
**Sent:** Monday, November 30, 2020 9:28 AM  
**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Cc:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>  
**Subject:** RE: Misch - 1319 Williams Street - Tree Commission

Good morning, Melissa,

I hope you had a nice Thanksgiving holiday.

This email addresses your two questions (1) proposed new site address(es) and (2) landscape buffer on the NW-side of the property.

- (1) We are currently working with Matt Willman to resolve the address(es) of the proposed new detached single-family homes. The 1312 Royal address was being proposed because the adjoining properties are 1310 Royal and 1320 Royal. We will keep you updated with regards to our conversation with Willman.
- (2) Correct, pursuant to Sec. 108-347(b) no landscape buffer is required on the NW-side of the property because what is being proposed are detached single-family homes adjacent to existing detached single-family homes.

Please let us know if you have any other questions and/or would like to discuss anything in more detail.

Sincerely,

Thomas

*Thomas Francis-Siburg*, MSW, MURP, AICP  
Planner / Development Specialist

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**From:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Sent:** Monday, November 30, 2020 8:23 AM  
**To:** Thomas Francis-Siburg <[thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)>  
**Cc:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>  
**Subject:** RE: Misch - 1319 Williams Street - Tree Commission

Good morning,

One thing that came up was the address. The MDP application has 1319 William Street. Are we going with 1312 Royal Street? Is that a address that was assigned?

I'm looking at your landscape plan with blue, yellow, and green highlighted for Royal, and William Streets, and the southeast side buffer yard. Is there no need for a landscape buffer other side of the parcel as well? I'm trying to understand your landscape waiver request.

Sincerely,

Melissa Paul-Leto

Planner

City of Key West Planning Department

[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

1300 White Street

Key West, Florida

33040

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**From:** Thomas Francis-Siburg <[thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)>  
**Sent:** Friday, November 27, 2020 8:52 AM  
**To:** Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>  
**Cc:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>  
**Subject:** Misch - 1319 Williams Street - Tree Commission

Good morning, Melissa,

In case you haven't seen this yet, please find attached to this email the Tree Commission application we had submitted to Karen a couple of week ago. Also, I am letting you know that we are reviewing the DRC comments list that you provided us a few days ago, to confirm that we believe we have resolved them all. I hope to follow-up either today or early next week with this confirmation from our end.

Thanks and best regards,  
Thomas

*Thomas Francis Siburg*, MSW, MURP, AICP  
Planner / Development Specialist

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**Trepanier & Associates, Inc.**

Land Planners & Development Consultants

1421 First Street

Key West, FL 33040-3648

Ph. 305-293-8983 / Fx. 305-293-8748

[www.owentrepanier.com](http://www.owentrepanier.com)

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**1300 White Street, Key West, FL 33040**  
**(305) 809-3720**

Revised 9/11/2020



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major ☒  
Minor ☐

Conditional Use

☐

Historic District

Yes ☒  
No ☐

Please print or type:

- 1) Site Address 1319 William Street
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner ☐ Authorized Representative ☒  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First Street unit 101  
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email owen@owentrepanier.com
- 6) **Email Address:** \_\_\_\_\_
- 7) Name of Owner, if different than above Royal Williams, LLC
- 8) Address of Owner 1207 Von Phister St.
- 9) Owner Phone # c/o 305-293-8983 Email c/o Owen@owentrepanier.com
- 10) Zoning District of Parcel HMDR RE# 00036920-000000
- 11) Is Subject Property located within the Historic District? Yes ☒ No ☐  
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This project seeks to complete the conversion of the old Hospice-VNA property into non-transient residential use.

The 5-yr phased project proposes to create six non-transient residential dwellings, in addition to the two already existing.

All required off-site parking will be provided as well as storm water, landscaping and open space. No variances are proposed.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**1300 White Street, Key West, FL 33040**  
**(305) 809-3720**



13) Has subject Property received any variance(s)? Yes ☒ No ☐  
If Yes: Date of approval 02/03/93 Resolution # 87-325, 92-186, 93-033, 93-058,  
93-067, 2019-025  
Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?  
Yes ☐ No ☒  
If Yes, describe and attach relevant documents.

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

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



# Major Development Plan Project Analysis

1319 William & 1316 Royal Street  
(RE No. 00036920-000000)

## Summary:

Located within the HMDR zoning district, this major development plan proposes to complete the conversion of the old Hospice VNA property into residential use. The 5-yr phased project proposes to create six non-transient residential dwellings, in addition to the two already existing. All required off-site parking will be provided as well as storm water and open space. The property has existing landscape nonconformities and a landscape waiver is requested. No variances are proposed.

## Solution Statement:

The residential conversion of the site will be conforming to the zoning district and will fully eliminate the previous existing nonconforming uses.

As a result of the conversion from commercial to residential, the property's overall parking demand will decrease by six spaces.

## Analysis:

The following is an analysis of the proposed project pursuant to major development plan approval criteria.



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

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

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

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

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



Name of development: 1319 William Street  
 Owner/developer: Royal Williams, LLC  
 Scale: Architectural: 1/4" = 1' and Engineering plans provided  
 Preparation and revision dates: As noted on plans  
 Location: 1319 William Street & 1316 Royal Street

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

Owner: Royal Williams, LLC  
 Authorized Agent: Trepanier & Associates, Inc.  
 Architect: Will Shepler  
 Engineer: Meridian Engineering  
 Surveyor: J. Lynn O'Flynn Land Surveying  
 Landscape Architect: Keith Oropeza  
 Legal and Equitable Owners: Paul Misch

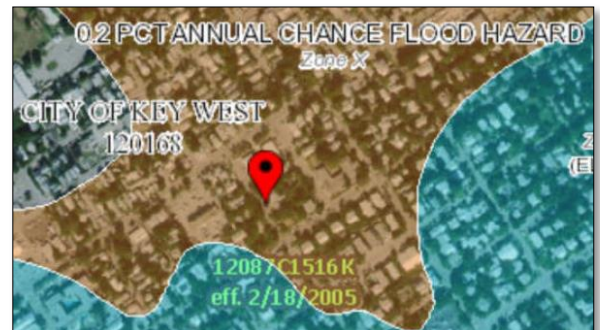
**Project Description** (Sec. 108-229):

Six permanent residential dwellings with all required parking and no variances.

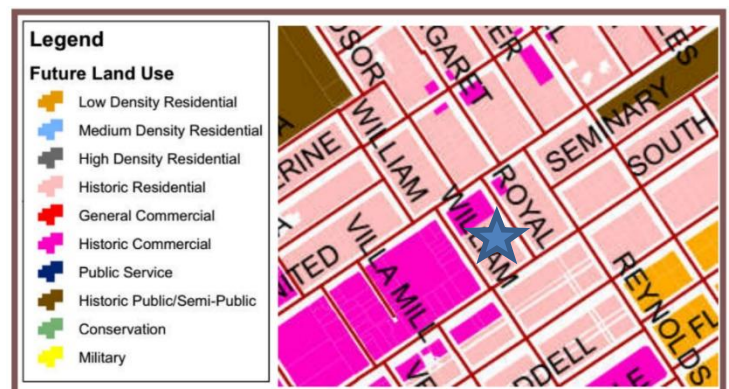
**Zoning & Special Districts:**

Zoning ("HMDR") – The HMDR is established 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 medium density residential areas within Old Town.

Flood zone – According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. The proposed maps place it in the AE-8.



Future land use map designation ("FLUM") – According to the City of Key West 2013 Comprehensive Plan, the property's FLUM designation is Historic Residential ("HR"). The Historic Residential Future Land Use District; accommodates single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. Accessory uses, including approved home occupations, and customary community facilities are also allowed. The residential density within HMDR/Historic Residential FLUM is limited to 16 dwelling units per acre.



Legal description – The property is a platted lot identified as part of Lots 24, 25, 26, 27, 32, and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", page 613, public records of Monroe County, Florida.

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	HMDR	Complies
Height	30 ft.	<30 ft.	28 ft.	Complies
Site Size	≥ 4,000 sq. ft.	23,000 sq. ft.	23,000 sq. ft.	Complies
Density	16 u/ac (units)	0	8 units	Complies
Floor Area Ratio	1.0	19.3% (4,431 sq. ft.)	0	Complies
Building Coverage	40% (9,200 sq. ft.)	19.3% (4,431 sq. ft.)	35.3% (8,122 sq. ft.)	Complies
Impervious Surface	60% (13,800 sq. ft.)	51.4% (11,825 sq. ft.)	60.7% (13,977 sq. ft.)	Complies
Pervious Surface / Open Space	35% (4,899 sq. ft.)	45.6% (10,494 sq. ft.)	44.7% (10,302 sq. ft.)	Complies
Setbacks William – Front	0 ft. <sup>1</sup>	0 ft.	0 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Rear	15 ft.	NA – Property has two front yards.	NA – Property has two front yards	Complies
Setbacks Royal – Front	10 ft.	10 ft.	10 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Rear	15 ft.	NA – No rear yard	NA – No rear yard	Complies
Parking auto	1 space per unit	11	17	Complies
bicycle	10 %	0	8	Complies

\* Existing non-conformity pursuant Sec. 122-27

Locations of landscape areas are depicted on the proposed plans below.

Locations and delineations of the existing and proposed structures are depicted on the survey and proposed plans below.

### Other Project Information (Sec. 108-230):

Construction is proposed in three phases to progress steadily based on Key West LDRs, and Florida Building Code.

1. The target commencement date for each phase is as follows:

Phase	Scope	Commencement
1	Units E & F	Approval Effective Date + 6 Months (approx. 05/21)
2	Units C & D	Approval Effective Date + 30 Months (approx. 05/23)
3	Units A & B	Approval Effective Date + 54 Months (approx. 05/25)

2. The target completion date for each phase is as follows:

Phase	Scope	Completion
1	Units E & F	Approval Effective Date + 30 Months (approx. 05/23)
2	Units C & D	Approval Effective Date + 54 Months (approx. 05/25)
3	Units A & B	Approval Effective Date + 80 Months (approx. 05/27)

<sup>1</sup> Resolution 93-58

3. The following development approval schedule and process is anticipated:

Step	Date
1. Submit BPAS Application	11/16/18
2. BPAS Allocation	04/22/19
3. Submit Development Plan Application	02/14/20
4. Development Review Committee ("DRC") Meeting	03/26/20
5. Tree Commission – Conceptual Submission	03/18/20
6. Tree Commission – Conceptual	04/14/20
7. Planning Board Meeting	05/21/20
8. Historical Architecture Review Committee ("HARC") Pre-application	04/24/20
9. Historical Architecture Review Committee ("HARC") Submission	04/27/20
10. Tree Commission – Final Submission	05/20/20
11. Historical Architecture Review Committee ("HARC") Meeting	05/26/20
12. Tree Commission – Final	06/08/20
13. City Commission Meeting	TBA
14. City Commission Appeal Period	30 days
15. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

\* Alternative submission date granted by Director of Community Development Services

4. The proposed development plan is contained herewith.
5. Six non-transient residential dwellings, in addition to the two existing residential dwellings.
6. Project is not a planned unit development.
7. This project will comply with federal flood insurance regulations by meeting/exceeding minimum Design Flood Elevations.
8. This project is not located in an environmentally sensitive area. This project does not require mitigation techniques to prevent encroachment into environmentally sensitive areas because it is not adjacent to the such areas.

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

- a) The proposed development consists of eight 1½ and 2-story single-family residences. Tenure is undefined, however it is anticipated to be owner-occupied. All required parking is provided.

**Unit Descriptions:**

Address	Description	Size	Status
1319 Williams St	4 bedroom/4 bath	2,044 sq. ft.	Existing
1317 Williams St	4 bedroom/4 bath	2,500 sq. ft.	Existing
1316 Royal St, No. 1	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1316 Royal St, No. 2	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1316 Royal St, No. 3	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1316 Royal St, No. 4	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1316 Royal St, No. 5	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1316 Royal St, No. 6	3 bedroom/3 bath	1,440 sq. ft.	Proposed

- b) Ord. No. 19-11, which became effective on 08/14/19, amended Sec. 122-1467 to apply affordable inclusionary housing requirements to any increase in the size of a residential unit or the number of residential units, rather than applying inclusionary housing specifically to multi-family projects as it did prior to the amendment. This project commenced on 11/16/18 (with the submission of the BPAS application) thereby predating the amendment by 9 months. Notwithstanding, city staff has determined that Ord. 19-11

(retroactively) applies to this project. While the applicant disagrees with staff's determination and believes this determination places a significant undue burden on the property, the project and the owner.

Sec. 122-1467, as amended, requires residential projects of less than ten units to develop or redevelop at least 30 percent of units of at least 400 square feet each as affordable. The Applicant proposes the following resolution to staff's determination in order to move the project approval forward:

Two residential dwelling units located at 1703 Von Phister (renovated in 2018) shall be deed restricted as affordable moderate income through the recording of a deed restriction, approved for legal sufficiency by the City Attorney, into the Records of the Monroe County Clerk of the Court.

**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.

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

Levels of Service – Concurrency analysis is found below. The impacts of the proposed project are generally summarized as follows:

1. Potable Water:
  - a. The proposed change is expected to decrease demand for Potable Water by 2,620 gallons per day.
  - b. Coordination with FCAA occurs through the DRC review process and FCAA's Project Review process.
  - c. Fire Protection – Fire Hydrants are located on the corner of Williams & South, William & United, and Margaret & United.
  - d. The Florida Keys Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated in the below concurrency analysis.
2. Wastewater:
  - a. The proposed change is expected to increase sanitary sewage supply by 2,032 gallons per day.
  - b. Coordination with the Richard A. Heyman Environmental Pollution Control Facility occurs through the DRC review process and FCAA's Project Review process.
  - c. The proposed change in wastewater is made up of sanitary sewage waste and is expected to have a total daily 2,380-gallon volume.
  - d. The Richard A. Heyman Environmental Pollution Control Facility has the capacity to supply adequate service to this property, as demonstrated in the below concurrency analysis.
3. Water Quality:
  - a. Construction-related water runoff will be mitigated through maintained and proposed onsite pervious surfaces and landscaping.
  - b. The plan proposes a rain catchment system to be installed onsite.
4. Storm Water Management:
  - a. Storm water runoff related to the proposed plan will be mitigated through proposed landscaping and a proposed installation of a rainwater catchment system.

- b. Drainage system is sited on attached plans.
- c. The proposed development is not expected to impact Storm Water LOS.
- 5. Solid Waste:
  - a. Trash – The proposed change is expected to decrease solid waste trash supply by 256pounds per day.
  - b. Recyclables – The proposed change is expected to decrease recyclable supply by 1 pound per day
- 6. Roadways:
  - a. Trip Generation – The proposed plan change is expected to decrease demand on the surrounding transportation system significantly.

Trip Generation	Multiplier	Weekday				Saturday		Sunday	
		Rate	a.m.	Rate	p.m.	Rate	Pk Hr	Rate	Pk Hr
Residential (ITE 210)	Per Unit	0.77	6.16	1.02	8.16	0.94	7.52	0.86	6.88
Med. Office (ITE 720)	Per Employee <sup>2</sup>	0.80	20.00	0.97	24.25	4.02	100.5	0.88	22.00
<b>Change</b>		<b>-13.84</b>			<b>-16.09</b>		<b>-92.98</b>		<b>-15.12</b>

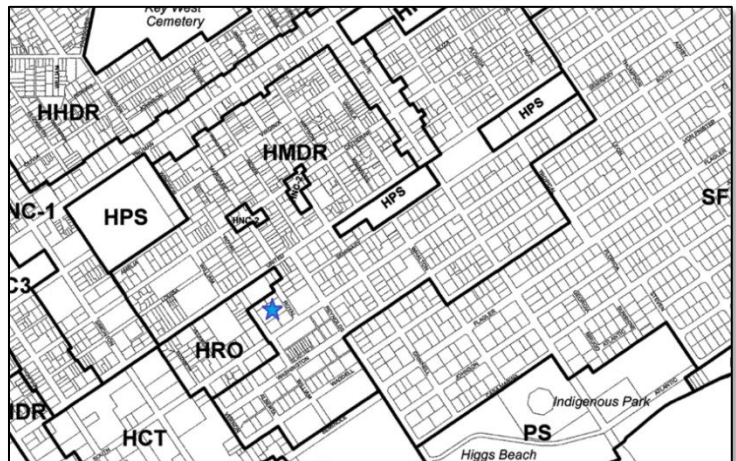
- b. Roadway Network – The proposed plan contains all required off-street parking. Vehicle parking is accessed from both William Street and Royal Street, reducing the demand from exclusively one street.
- c. Improvement Recommendations – The proposed plan will include all improvements required for off-street parking.
- 7. Recreation:
  - a. The following public recreational facilities are nearby: Higgs Beach (.5 miles); and Bayview Park (.8 miles).
  - b. The City's level of demand will not be adversely impacted by this renovation and development project.
- 8. Fire Protection:
  - a. Fire hydrants are located on the corner of Williams & South, William & United, and Margaret & United.
  - b. The team will coordinate with FKAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
- 9. Reclaimed Water System:
  - a. A rainwater catchment system is being installed on site.
- 10. Other Public Facilities:
  - a. There are no anticipated adverse effects on any public facilities as a result of this proposed renovation and development project.
  - b. The property is highlighted with a blue star. Surrounding public facilities are identified in the zoning map.
  - c. Coordination with the City Electric System will occur.

<sup>2</sup> Hospice/VNA had approximately 25 FTE according to past president

### Appearance, design, and compatibility (Sec. 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.
- Section 108-956 – The project team will coordinate with FCAA to ensure access to potable water and a wastewater disposal system.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

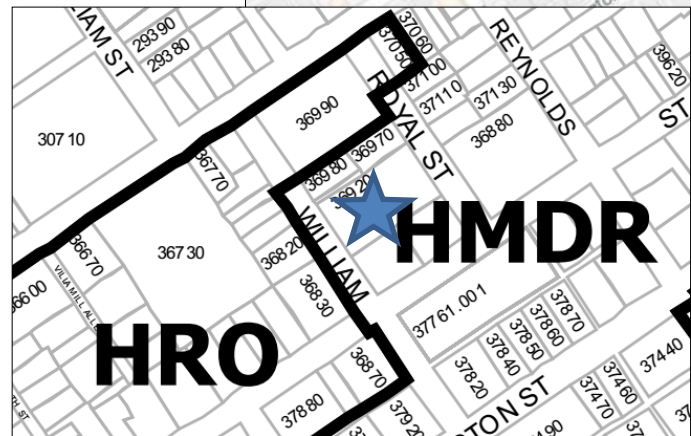


### Site Location and Character of Use (Sec. 108-235):

**Location** – The subject property is set in a residential neighborhood, situated between the 1300 blocks of William and Royal streets. It is located within the Historic Medium Density Residential District (HMDR) and adjacent to what is locally referred to as the Casa Marina residential area. The property is bound on two sides by institutional uses (Boys & Girls Club and the B'nai Zion Synagogue).

a. *Vicinity Map* - See location map to the right.

- b. *Land Use Compatibility* - The project site is in the Historic Medium Density Residential (HMDR) zoning district. The intent of the HMDR zoning district is to implement the Historic Residential Future Land Use District; it accommodates single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. The residential density within HMDR zoning is limited to 16 dwelling units per acre.



- c. *Historic and archeological resource protection* - The site is located within the Historic District. Any archeological resources will be protected as required. Written record of review by HARC will follow HARC Hearing on 05/26/2020.
- d. *Subdivision of Land* - No subdivision is proposed.

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

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

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

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

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

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

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

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

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

Survey of the site is attached.

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

Soil surveys are not anticipated as part of this project.

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

No Environmentally sensitive areas exist on this site.

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

All proposed clearing, excavation and landscaping is depicted on attached plans.



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

1. Existing and proposed driveways and approaches are depicted on proposed plan below.
2. Vehicles access off-street parking from both Williams Street and Royal Street.
3. Overall parking demand will decrease by 7 automobiles as a result of the redevelopment.

Use	Demand	Required	Existing	Proposed	Change in Demand
Commercial office (4,431 sq. ft.)	1 sp./300 sq. ft.	15	10	0	-15
Residential (8 units)	1 sp./unit	0	2	6	+8
<b>Total Change in Parking Demand</b>					<b>-7</b>

Parking spaces proposed: 6 auto spaces accessed from Royal Street  
10 auto spaces accessed from William Street

4. No other vehicular use areas are expected to be required as part of this proposal.
5. No change in bicycle and pedestrian ways and uses are anticipated as part of this proposal.
6. No change in cross sections are anticipated as part of this proposal.
7. No change in traffic control devices are anticipated as part of this proposal.
8. Off-street parking is proposed to be accessed from Royal Street or from William Street. No change in existing off-street parking impervious material is proposed on William Street.
9. The proposed project will maintain all setback requirements. No additional easements are anticipated as part of this proposal.

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

- a. This project includes eight market-rate residential units in total. Two (BPAS) units located at 1319 William Street and six (beneficial use) units located at 1316 Royal Street.
- b. Construction of proposed dwelling units is expected to occur without any change in ownership.
- c. The proposed dwelling units will support addressing regional and local demand for market rate housing.
- d. Hurricane evacuation is in accordance with government decisions.

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

- a. Trepanier & Associates, Inc. has contacted the Monroe County Property Appraiser's office to seek assistance in estimating the average ad valorem tax yield from the proposed project.
- b. Estimated average annual construction expenditure will be determined upon plan approval.
- c. No projected number of permanent employees are determined for proposed plans of non-residential developments and uses.

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

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

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



Construction Management Plan attached.

Phasing Schedule:

Phase	Scope	Commencement	Completion
1	Units E & F	Approval Effective Date + 6 Months (approx. 05/21)	Approval Effective Date + 30 Months (approx. 05/23)
2	Units C & D	Approval Effective Date + 30 Months (approx. 05/23)	Approval Effective Date + 54 Months (approx. 05/25)
3	Units A & B	Approval Effective Date + 54 Months (approx. 05/25)	Approval Effective Date + 80 Months (approx. 05/27)

**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 necessary and 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 uses. No variances are requested.

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

This application's 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 as required by code.

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

NA – no front-end loaded refuse container proposed.

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

NA - No roll-off containers proposed as part of the operation of the development. Waste & recycle disposal locations are depicted on site plan.

**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 activities are proposed for this development.

**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 new 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. Tree removal will be reviewed and approved by the urban forester and the Tree Commission.

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

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed with the city planning office.

This request is to modify landscape requirements of Sec. 108 because proposed landscaping, and associated mitigative techniques, are not contrary to the intent of the applicable regulations and a literal enforcement of the standards would be impractical. The property is an existing nonconformity relative to open space, screening, buffers and landscaping. Significant improvements, as depicted on the plans, are proposed to open space, screening, buffers and landscaping is proposed.

The following specific waivers/modifications are requested:

Section	Requirement	Modification
Sec. 108-413. - Requirements along street frontage	Buffer area 20ft wide with 92 plant units	Variable buffer from 5ft to 20ft with increased plant units.
Sec. 108-450. - Landscape screening.	Landscape entire perimeter of parking area	Landscape perimeter (as depicted)

This request is to waive the below cited landscape requirements of Sec. 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
4. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
5. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
6. Strict application of the requirement would be technically impractical.

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

All required parking is provided on-site as shown on attached plans.

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

A stormwater management system is proposed as part of this redevelopment. An engineering certification is provided that demonstrates the stormwater system meets the minimum requirements.

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

The proposed project is located in the X flood zone.

**Utilities (Article IX):**

See Concurrency Analysis below.

**Criteria for review and approval:**

- (1) Land use compatibility: As mentioned above, the project site is located in the Historic Medium Density Residential District (HMDR) zoning district. The intent of the (HMDR) zoning district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The residential density is limited to 16 dwelling units per acre. This project seeks to meet the needs of residents by providing 8 market-rate units. This proposed residential development is most compatible within this residential neighborhood. The previous commercial use was a legal non-conforming use and not compatible with the surrounding residential neighborhood.
- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned previously, 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 single-family homes of various sizes, age and architectural style. 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 removal of existing commercial use and replacement with residential use of five units.

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

The maximum predicted potential peak hour trip generation of the proposed residential use is significantly lower than the previous medical office. Additionally, the traffic will be split between Royal and Williams Street which further lessens traffic impacts.

Trip Generation	Multiplier	Weekday				Saturday		Sunday	
		Rate	a.m.	Rate	p.m.	Rate	Pk Hr	Rate	Pk Hr
Residential (ITE 210)	Per Unit	0.77	6.16	1.02	8.16	0.94	7.52	0.86	6.88
Med. Office (ITE 720)	Per Employee <sup>3</sup>	0.80	20.00	0.97	24.25	4.02	100.5	0.88	22.00
<b>Change</b>			<b>-13.84</b>		<b>-16.09</b>		<b>-92.98</b>		<b>-15.12</b>

Notwithstanding the reduction in proposed 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

<sup>3</sup> Hospice/VNA had approximately 25 FTE according to past president

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.

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

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to decrease by **2,620 gal/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by approximately 2,620 gallons per day; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity <sup>4</sup>	LOS	Daily Capacity	
Existing	100 g/capita/day	0 capita x 100g = 0 gal	100g/capita/day	50 x 100g = 5,000 gal	5,000 gal
Proposed	100 g/capita/day	((2x4)+(6x2.63)) capita x 100g = 2,380 gal	100g/capita/day	0 x 100g = 0 gal	2,380 gal
<b>Change</b>					<b>-2,620 gal</b>

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 anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

<sup>4</sup> For the purposes of Residential LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household; for nonresidential an estimated 50ppl per day, based on conversation with Hospice/VNA past President

The sanitary sewer flow is anticipated to increase by **2,037 gal/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 2,037 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	Rate	Daily Capacity	
Existing	100 g/capita/day	0 capita x 100g = 0 gal	660 gal/acre/day	0.52 acres x 660 gal = 343 gal	343 gal
Proposed	100 g/capita/day	$((2 \times 4) + (6 \times 2.63))$ capita x 100g = 2,380 gal	660 gal/acre/day	0 acres x 660 gal = 0 gal	2,380 gal
<b>Change</b>					<b>+2,037 gal</b>

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

As documented above, the City is conforming to 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>5</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 anticipated to decrease at the end of this single-phase development plan (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 reduced by **256 lbs/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 256 pounds per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day	50 x 6.37 lbs = 318.5 lbs	319 lbs
Proposed	2.66 lbs/capita/day	$((2 \times 4) + (6 \times 2.63))$ capita x 2.66 lbs = 63.3 lbs	6.37 lbs/capita/day	0 x 6.37 lbs = 0	63 lbs
<b>Change</b>					<b>-256 lbs</b>

<sup>5</sup> City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

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>6</sup>

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

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (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 reduced by **1 lb/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 1 pound per day. The team will coordinate with waste management services to provide an adequate amount of recycling containers per unit.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	0.5 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day	50 x 0.25 lbs. = 12.5 lbs	13 lbs
Proposed	0.5 lbs/capita/day	23.8 x 0.5 lbs = 11.9 lbs	0.25 lbs/capita/day	0 x 0.25 lbs= 0	12 lbs
<b>Change</b>					<b>-1 lbs</b>

#### **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 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**

<sup>6</sup> City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

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.

The property will be brought into compliance with storm water management for both the redevelopment and the new construction.

**CONSTRUCTION MANAGEMENT:**

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

PROJECT DOCUMENTATION

The contractor shall maintain all applicable local, state and federal licenses and permits that apply to the construction project.

Compliance with any and all required public notifications shall be met.

A project sign shall be constructed and posted that identifies, at a minimum, the property owner, contractor, and land use planner.

PROJECT IMPLEMENTATION

Dates of construction is expected to commence immediately following project approval

Construction hours shall comply with all applicable County Ordinances.

Project shall be constructed in a single phase.

No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, and alley, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.

All construction areas shall have a non-removable construction fence or other approved device securely placed around the areas to be protected.

The construction project shall uphold respect to public health and welfare.



Project construction shall be oriented to minimize harm to all aspects of the property's natural environment.

#### PARKING MANAGEMENT

The contractor shall maintain continuous emergency vehicle access, on and around site, including but not limited to police, fire, and ambulance services. This includes projects adjacent to roads and alleys.

The project shall accommodate construction staging areas on site.

Construction trailers, job materials storage, portable restrooms, waste management and recycling containers shall be stored on private property and not within ROW, without the required approvals.

#### TRAFFIC CONTROL

All traffic control operations shall be managed by the designated traffic control supervisor.

Project haul routes shall be oriented to minimize traffic congestion and maximize pedestrian safety.

#### SEDIMENT AND EROSION CONTROL

The project shall employ Best Management Practices, which will minimize erosion and sediment transport.

- a. Stock piles must be protected with erosion control devices.
- b. County and near shore water inlets, gutters, swales and irrigation ditches shall be protected with erosion control devices and such protection maintained for the duration of the project.

#### EMISSIONS

All vehicles and equipment used on site will be properly maintained such that the engines will function within manufacture's standards or parameters.

#### NOISE SUPPRESSION

The noise limit for construction shall comply with any and all requirements of the County Code. All construction equipment shall be adequately muffled and maintained to minimize project noise.

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT, PURSUANT TO SECTION 12.02 OF THE KEY WEST CODE OF ORDINANCES BY ALLOWING SIDE SETBACK ON NORTH SIDE OF LOT OF 8 FEET (VERSUS 15 FEET REQUIRED), FOR COMMERCIAL GREENHOUSE AND NURSERY, ON THE FOLLOWING DESCRIBED PROPERTY: IN THE CITY OF KEY WEST AND KNOWN AS A PART OF LOTS 24, 25, 26, 27, 32 AND 33 AND ALL OF LOTS 28, 29, 30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17, AS RECORDED IN DEED BOOK "N", PAGE 613, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA:

COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET, BACK TO THE POINT OF BEGINNING. ALSO KNOWN AS 1319 WILLIAM STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, the Board of Adjustment of the City of Key West finds that, pursuant to the City zoning codes, it is empowered to grant the special exception herein described, and that such grant will not adversely affect the public interest; and

WHEREAS, satisfactory provision and arrangement has been made concerning the following, as applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Off-street parking or loading areas where required, with particular attention to the items in paragraph 1 (above) and the economic, noise, glare, or odor effects of the special exception on adjoining property generally in the district;
3. Refuse and service areas, with particular reference to the items in paragraphs 1 and 2 (above);
4. Utilities, with reference to locations, availability, and compatibility;
5. Screening and buffering with reference to type, dimensions, and character;
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; and
7. Required yards and other open space; and

WHEREAS, the use will be reasonably compatible with surrounding uses in its function, its hours of operation, the type and amount of traffic to be generated, building size and setbacks, its relationship to land values, and other factors noted on the record, if any, that may

be used to measure compatibility; and

WHEREAS, the use will not violate the rules and regulations of the Historic Architectural Review Committee, as applicable; NOW THEREFORE

BE IT RESOLVED, by the Board of Adjustment of the City of Key West, as follows:

**Section 1.** A special exception is hereby granted to allow side setback on north side of lot of 8 feet (versus 15 feet required), for use as commercial greenhouse and nursery, on the following described property:

In the City of Key West and known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of lots 28, 29, 30 and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17, as recorded in Deed Book "N", Page 613, Public Records of Monroe County, Florida:

Commencing at a point on the Northeast side of William Street, 84 feet Northwesternly from the corner of South and William Streets, and running thence Northwesternly on the Northeast side of William Street a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning. Also known as 1319 William Street, Key West, Monroe County, Florida.

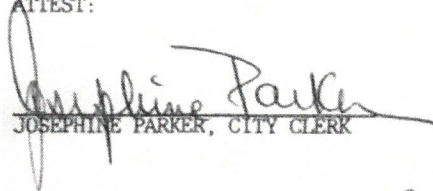
**Section 2.** The use specially permitted hereby, or any construction necessary therefor, shall be substantially begun within 90 days of the date hereof, and any such construction shall be completed within 24 months of the date hereof. Failure to comply with said dates shall void this special exception, which shall be of no further force or effect.

**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed at a regular meeting held this 4 day of November, 1987.

  
TOM SAWYER, MAYOR

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK



A RESOLUTION GRANTING A SPECIAL EXCEPTION TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT PURSUANT TO SECTION 12.02 OF THE KEY WEST CODE OF ORDINANCES BY ALLOWING USE OF EXISTING BUILDINGS AS OFFICES FOR HOSPICE AND THE VISITING NURSE ASSOCIATION OF THE FLORIDA KEYS ON THE FOLLOWING DESCRIBED PROPERTY: IN THE CITY OF KEY WEST AND KNOWN AS A PART OF LOTS 24,25,26,27,32,AND 33 AND ALL OF LOTS 28,29,30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17, AS RECORDED IN DEED BOOK "N", PAGE 61 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET, BACK TO THE POINT OF BEGINNING.; ALSO KNOWN AS 1319 WILLIAM STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, the Board of Adjustment of the City of Key West finds that, pursuant to the City zoning codes, it is empowered to grant the special exception herein described, and that such grant will not adversely affect the public interest; and

WHEREAS, satisfactory provision and arrangement has been made concerning the following, as applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Off-street parking or loading areas where required, with particular attention to the items in paragraph 1 (above) and the economic, noise, glare, or odor effects of the special exception on

adjoining property generally in the district;

3. Refuse and service areas, with particular reference to the items in paragraphs 1 and 2 (above);

4. Utilities, with reference to locations, availability, and compatibility;

5. Screening and buffering with reference to type, dimensions, and character;

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; and

7. Required yards and other open space; and

WHEREAS, the use will be reasonably compatible with surrounding uses in its function, its hours of operation, the type and amount of traffic to be generated, building size and setbacks, its relationship to land values, and other factors noted on the record, if any, that may be used to measure compatibility; and

WHEREAS, the use will not violate the rules and regulations of the Historic Architectural Review Commission, as applicable; NOW THEREFORE

BE IT RESOLVED, by the Board of Adjustment of the City of Key West, as follows:

Section 1. A special exception is hereby granted to HP-3, Light Commercial Historic Preservation District, pursuant to Section 12.02 of the Key West Code of Ordinances, to allow use of existing buildings as offices for Hospice and the Visiting Nurse Association of the Florida Keys on the following described property:

IN THE CITY OF KEY WEST AND KNOWN AS  
A PART OF LOTS 24,25,26,27,32,AND 33  
AND ALL OF LOTS 28,29,30 AND 31, IN  
SQUARE 4, TRACT 17, ACCORDING TO  
WHITE'S AND PIERCE'S DIAGRAM OF SAID  
SQUARE 4, TRACT 17, AS RECORDED IN  
DEED BOOK "N", PAGE 61 PUBLIC  
RECORDS OF MONROE COUNTY, FLORIDA:

COMMENCING AT A POINT ON THE  
NORTHEAST SIDE OF WILLIAM STREET, 84  
FEET NORTHWESTERLY FROM THE CORNER  
OF SOUTH AND WILLIAM STREETS, AND  
RUNNING THENCE NORTHWESTERLY ON THE  
NORTHEAST SIDE OF WILLIAM STREET A  
DISTANCE OF 115 FEET; THENCE AT  
RIGHT ANGLES IN A NORTHEASTERLY  
DIRECTION 200 FEET TO ROYAL STREET;  
THENCE AT RIGHT ANGLES ALONG THE  
SOUTHWEST SIDE OF ROYAL STREET IN A  
SOUTHEASTERLY DIRECTION 115 FEET;  
THENCE AT RIGHT ANGLES IN A  
SOUTHWESTERLY DIRECTION 200 FEET,  
BACK TO THE POINT OF BEGINNING.

; Also known as 1319 William  
Street.


**Section 2.** It is an essential condition of this special exception that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this special exception is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this special exception that no application or reapplication for new construction for which the special exception is wholly or partly necessary shall be made after expiration of said 12-month period.

**Section 3.** Failure to submit full and complete application for permits for new construction for which this special exception is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this special exception in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this special exception, which special exception shall be of no force or effect.


**Section 4.** This special exception does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of 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 Commission.

Read and passed at a regular meeting held this 6th day of May, 1992.

  
DENNIS J. WARDLOW, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

**A RESOLUTION WAIVING STANDARD FEES  
FOR VARIANCE APPLICATION BY HOSPICE  
OF FLORIDA KEYS, INC. AND VISITING  
NURSES ASSOCIATION; PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS,** Hospice and Visiting Nurses Association are nonprofit providers of essential health care services in this community; and

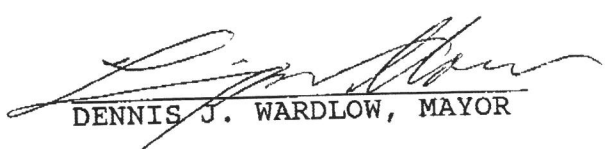
**WHEREAS,** the City Commission of the City of Key West believes that it is appropriate and serves a public purpose to waive the standard \$300.00 variance application fee for Hospice and Visiting Nurses Association.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Key West, Florida as follows:

**Section 1.** The variance application fee for the application regarding the Hospice property at 1319 William Street is hereby waived.

**Section 2.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 19th day of January, 1993.

  
DENNIS J. WARDLOW, MAYOR

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK



RESOLUTION NO. 93-58

A RESOLUTION ALLOWING A VARIANCE TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT UNDER CHAPTER 35 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA ALLOWING A VARIANCE TO ALLOW ZERO FEET FRONT SETBACK (30 FEET REQUIRED) FOR CONSTRUCTION OF AN OPEN CANOPY STRUCTURE OF APPROXIMATELY 10' X 20' , ON THE FOLLOWING DESCRIBED PROPERTY: IN THE CITY OF KEY WEST AND KS KNOWN AS A PART OF LOTS 24,25,26,27,32 AND 33 AND ALL OF LOTS 28, 29, 30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17 AS RECORDED IN DEED BOOK "N", PAGE 613, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET, A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN AN NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET, BACK TO THE POINT OF BEGINNING. ; ALSO KNOWN AS 1319 WILLIAM STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

WHEREAS, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of

the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

WHEREAS, the special conditions and circumstances do not result from the actions of the applicant.

WHEREAS, the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district, now therefore,

BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That a variance to HP-3, Light Commercial Historic Preservation District to allow zero feet front setback (30 feet required) for construction of an open canopy structure of approximately 10' x 20' , under Chapter 35 of the Code of Ordinances of the City of Key West, Florida be on the following described property:

IN THE CITY OF KEY WEST AND KS KNOWN AS A PART OF LOTS 24,25,26,27,32 AND 33 AND ALL OF LOTS 28, 29, 30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17 AS RECORDED IN DEED BOOK "N", PAGE 613, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET, A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN AN NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET,

BACK TO THE POINT OF BEGINNING.  
; Also known as 1319 William  
Street, Key West, Monroe County,  
Florida

**Section 2.** It is an essential condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this variance that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of said 12-month period.


**Section 3.** Failure to submit full and complete application for permits for new construction for which this variance is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 4.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

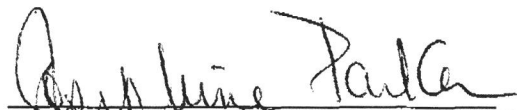
**Section 5.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures

of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held  
this 3rd day of February, 1993.

  
DENNIS J. WARDLOW, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

RESOLUTION NO. 93-67

A RESOLUTION WAIVING IMPACT FEES AND  
BUILDING PERMIT FEES FOR 1319  
WILLIAM STREET; PROVIDING AN  
EFFECTIVE DATE.

WHEREAS, Hospice and Visiting Nurses Association are nonprofit providers of essential health care services in this community; and

WHEREAS, the City Commission of the City of Key West believes that it is appropriate and serves a public purpose to waive the impact and building permit fees for 1319 William Street;


NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Key West, Florida as follows:

Section 1. The impact and building permit fees regarding the property at 1319 William Street are hereby waived.

Section 2. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 18th day of February, 1993.

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

  
DENNIS J. WARDLOW, MAYOR



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

June 8, 2018

Trepanier & Associates  
1421 1<sup>st</sup> Street #101  
Key West FL 33040

RE: Beneficial Use Determination for 1319 William Street (RE #00036920-000000, AK #1037737)

Dear Applicant,

This letter is in response to your request for a beneficial use determination for the property located at 1319 William Street. The subject property is located within the Historic Medium Density Residential (HMDR) zoning district. Pursuant to Section 108-998, neither provisions of the comprehensive plan nor the land development regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan.

The property at 1319 William Street is a platted lot identified as part of Lots 24, 25, 26, 27, 32, and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", page 613, public records of Monroe County, Florida. The property is a double frontage lot, with 136' of frontage on William Street, and 136' of frontage on Royal Street. The adjacent lots at 1315 William Street, 1310 Royal Street, 1320 Royal Street, and 1321 William Street are under different ownership than the subject property.

Lots 24, 25, 26, 27, 32, and 33 are less than the minimum lot size for their zoning district. See section 122-31 – *Noncomplying lots or building sites of record* and section 122-1079 – *Lots of record less than minimum size* of the Land Development Regulations (LDRs).

The property is currently licensed for palliative care, a conditional use in the HMDR zoning district. There were no dwelling units located anywhere on the parcel on or around April of 2010. Although the current use is a legal, non-conforming use, the possible future development of single-family residences and two-family residences would bring the property into compliance with the current LDRs.

When considering the combined area of all the lots together, it has been determined that the property at 1319 William Street is entitled to six (6) beneficial use BPAS (Building Permit Allocation System) units. This is necessary as the property was not included in the most recent hurricane evacuation modeling. This allocation of six (6) units is being proposed to eliminate the existing non-conforming use. Per Section 108-999 (b) (1), the granted permit(s) for development shall be deducted from the pre-existing reserve units/beneficial use pool. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted.

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ROYAL WILLIAMS LLC

Location Addr 1317 WILLIAM ST

Lic NBR/Class LIC2019-000995 PROPERTY RENTAL

Issued Date 1/13/2021

**Expiration Date: September 30, 2021**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

ROYAL WILLIAMS LLC  
C/O PAUL MISCH  
1327 WHITEHEAD ST  
KEY WEST, FL 33040

This document must be prominently displayed.

ROYAL WILLIAMS LLC



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ROYAL WILLIAMS LLC

Location Addr 1319 WILLIAM ST

Lic NBR/Class LIC2019-000996 PROPERTY RENTAL

Issued Date 1/13/2021

**Expiration Date: September 30, 2021**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

ROYAL WILLIAMS LLC  
C/O PAUL MISCH  
1327 WHITEHEAD ST  
KEY WEST , FL 33040

This document must be prominently displayed.

ROYAL WILLIAMS LLC



**PLANNING BOARD  
RESOLUTION NO. 2019- 025**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING BUILDING PERMIT ALLOCATION SYSTEM (BPAS) RANKINGS AND MAKING THE FINAL DETERMINATION OF AWARD OF NINE (9) MARKET-RATE UNITS AND ONE-HUNDRED SIX (106) AFFORDABLE-RATE UNITS FROM YEAR 6 (JULY 1, 2018 TO JUNE 30, 2019) PURSUANT TO SECTIONS 86-9 AND 108-997 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**



**WHEREAS**, the City of Key West, Florida, (the 'City') adopted Ordinance No. 13-19, which became effective on February 27, 2014, establishing a Building Permit Allocation System ("BPAS") in order to limit the amount of new permanent and transient residential development in the City pursuant to Objective 1-1.16 of the Comprehensive Plan; and

**WHEREAS**, the BPAS is now codified in Chapter 108, Article X of the Land Development Regulations ("LDRs") of the Code of Ordinances (the "Code"); and

**WHEREAS**, City Code Section 108-995 identifies the annual amount of residential development that may be allocated by housing type (affordable and market-rate) using the Equivalent Single-Family Unit (ESFU) Factors of City Code Section 108-994; and

**WHEREAS**, for Year 6 (July 1, 2018-June 30, 2019), a maximum of 46 market-rate units and a minimum of 45 affordable units are available for allocation; and

**WHEREAS**, City Code Section 86-9 provides that, upon ranking, in the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee; and

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

**WHEREAS**, on April 18, 2019, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

**WHEREAS**, the Planning Board desires to approve the rankings and make the final determination of award for Year 6:

**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 Planning Board approves the attached rankings and makes its Final Determination of Award of nine (9) market-rate units and one-hundred six (106) affordable-rate units from BPAS Year 6:

**Market-Rate:**



- One (1) unit with a 1.00 ESFU to 2303 Linda Avenue with 65 points
- One (1) unit with a 1.00 ESFU to 322 Amelia Street with 60 points
- Two (2) units with a 2.00 ESFU to 423 Front Street with 40 points
- Two (2) units with a 2.00 ESFU to 1319 William Street with 0 points
- Two (2) units with a 2.00 ESFU to 917 Duval Street with 0 points
- One (1) unit with a 1.00 ESFU to 524 Southard Street with 0 points

**Affordable-Rate:**

- One (1) unit with a 0.78 ESFU to 2303 Linda Avenue with 65 points
- One-hundred four (104) units with a 104.00 ESFU to 5220-5230 College Rd with 30 points
- One (1) unit with a 0.78 ESFU to 1721 Johnson Street with 5 points


**Section 3:** 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 4:** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

  
Chairman  
  
Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 18<sup>th</sup> day of April 2019.

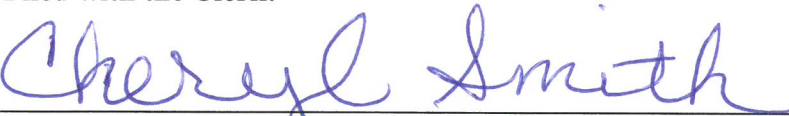
Authenticated by the Chairman of the Planning Board and the Planning Director;



  
Sam Holland, Key West Planning Board Chairman  
4-23-19  
Date

**Attest:**

  
Patrick Wright, Planning Director  
4-26-19  
Date

**Filed with the Clerk:**

  
Cheryl Smith, City Clerk  
4-26-19  
Date

  
Chairman  
  
Planning Director





THE CITY OF KEY WEST  
Tree Commission

Post Office Box 1409 Key West, FL 33041-1409  
Telephone: 305-809-3764

January 14, 2021

Royal Williams, LLC  
1327 Whitehead Street  
Key West, FL 33040

RE: Conceptual Landscape Plan Approval with Tree Removal for a Major Development Plan at 1316 Royal Street-1319 William Street (TP2020-00008)

To Whom, It May Concern:

The City of Key West Tree Commission recently considered your application, TP2020-00008 for Conceptual Landscape Plan Approval with Tree Removal for a major development plan located at 1319 Royal Street-1319 William Street, Key West, Florida, at their regularly scheduled meeting on January 11, 2021.

The Tree Commission approved the Conceptual Landscape Plan, the removal of 8-Clusia, Small Leaf (#104, #105, #106, #107, #109, #136, #138, and #143), 3-Coco Plum, Red (#122, #187, and #191), 1-Fiddle Wood (#168), 1-Frangipani (#78), 7-Gumbo Limbo (#81, #101, #112, #124, #161, #175, and #177), 14-Jamaican Caper (#90, #92, #94, #95, #98, #99, #121, #123, #125, #126, #132, #134, #160, and #186), 1-Mahogany (#172), 1-Raintree (#163), 3-Satin Leaf (#82, #85, and #88), 2-Silver Buttonwood (#188 and #192), 1-Sweet Acacia (#68), 1-White Stopper (#184), 3-Christmas Palms (#70, #72, and #77), 1-Fiji Fan Palm (#111), 1-Royal Palm (#190), and 2-Washingtonia Palm (#73 and #159), and the transplantation of 2-Christmas Palms (#14 and #15), 7-Thatch Palms, Florida (#91, #93, #164, #165, #166, #167, and #181), and 3-Thatch Palms, Keys (#154, #155, and #156). The Tree Commission did comment that they would like to see more diversity in the proposed plant species list in the landscape plan and they wanted Gumbo Limbo trees planted in the parking planters along William Street but they did not have any negative comments regarding the waiver request to reduce the width of the street buffer areas.

This approval now allows the project to proceed through the project review process with the Planning Board and HARC. Once you have received approval from these boards, an application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal.

Sincerely,

Karen DeMaria  
Urban Forestry Program Manager, City of Key West  
1300 White Street, Key West, FL 33040  
Office: (305) 809-3768  
Email: [kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)

Misha McRAE  
Chairman, Tree Commission

cc: Trepanier & Associates  
Keith Oropeza

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*

# UPDATED STAFF REPORT #2

DATE: January 8, 2021

RE: 1316 Royal Street-1319 William Street Major Development Plan  
(project application #TP2020-00008)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

The updated project requests approval to remove a total of 42 regulated trees and 7 regulated palms and the transplanting of an additional 12-regulated palms on the property. This work is requested in association with a major development plan to construct six new homes and redevelop two existing structures on the property.

Total mitigation requirement for the removal of all the requested trees is 248.3 caliper inches of approved dicot trees, FL#1 from the approved list and 7 approved palms, minimum 4 ft tall each palm, to be planted on site and incorporated into the required landscape plan. The landscape plan is being reviewed under a separate agenda item.

Updated information was received on January 8, 2021. The applicant now proposes to remove the following regulated trees:

8-Clusia, Small Leaf (#104, #105, #106, #107, #109, #136, #138, and #143)  
3-Coco Plum, Red (#122, #187, and #191)  
1-Fiddle Wood (#168)  
1-Frangipani (#78)  
7-Gumbo Limbo (#81, #101, #112, #124, #161, #175, and #177)  
14-Jamaican Caper (#90, #92, #94, #95, #98, #99, #121, #123, #125, #126, #132, #134, #160, and #186)  
1-Mahogany (#172)  
1-Raintree (#163)  
2-Satin Leaf (#82 and #88)  
2-Silver Buttonwood (#188 and #192)  
1-Sweet Acacia (#68)  
1-White Stopper (#184)  
3-Christmas Palms (#70, #72, and #77)  
1-Fiji Fan Palm (#111)  
1-Royal Palm (#190)  
2-Washingtonia Palm (#73 and #159)

The plan also proposes to transplant the following regulated palms:

2-Christmas Palms (#14 and #15)  
7-Thatch Palms, Florida (#91, #93, #164, #165, #166, #167, and #181)  
3-Thatch Palms, Keys (#154, #155, and #156)

Regulated trees and palms to remain onsite/in place include the following:

4-Gumbo Limbo (#3, #80, #86, and #141)

3-Jamaican Caper (#11, #135, and #87)

1-Lignum Vitae (#182)

3-Royal Poinciana (#89, #102, and #108)

1-Strangler Fig (#12)

1-Satinleaf (#85)

4-Christmas Palms (#61, #63, #71, and #140)

1-Coconut Palms (#84)

\*\*items in red are the update changes as of 1-8-2021

[illegible]



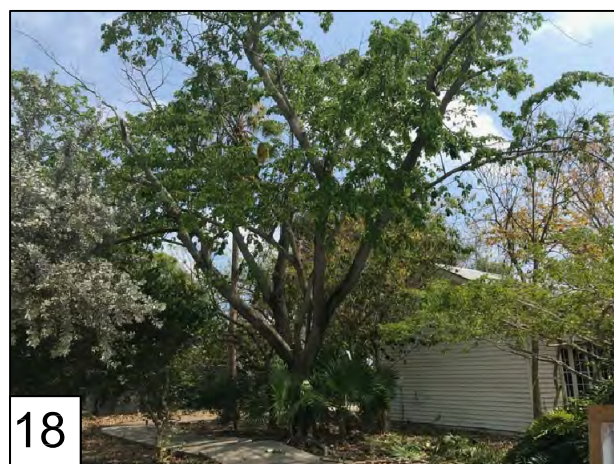
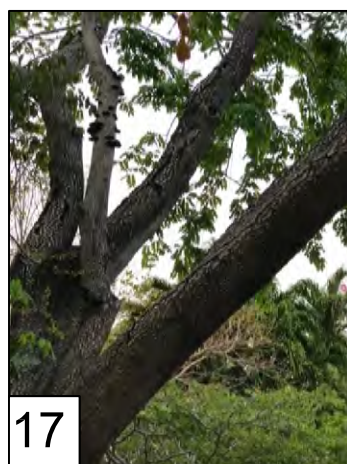
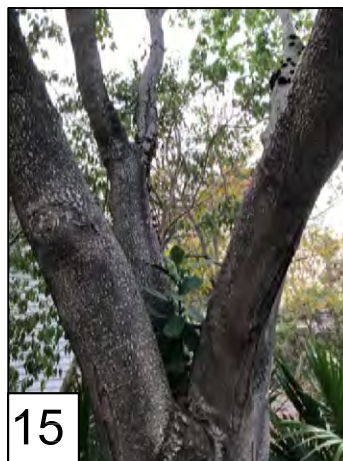
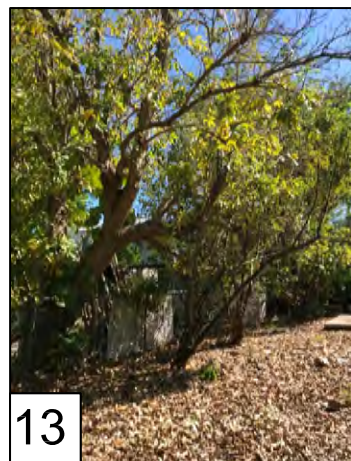
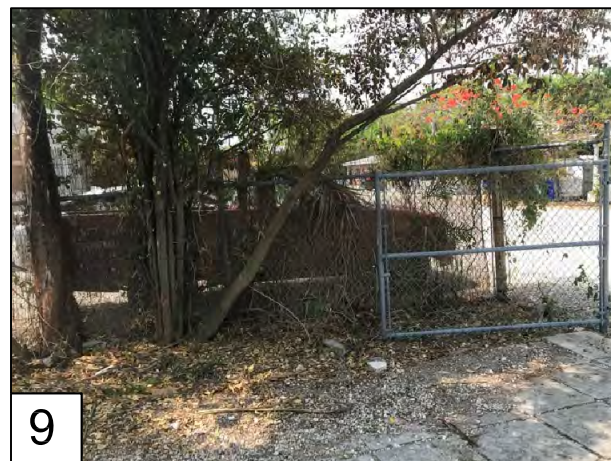
Common Name/Botanical Name	Size	Status	Cond	Remain/Remove/Transplant	Arborist Remarks
1 Ixora/Ixora coccinea	Shrub 6-8' oa	npr	good	Remain	photo 2
2 Ixora/Ixora coccinea	Shrub 6-8' oa	npr	good	Remain	
3 Gumbo Limbo/Bursea simaruba	16.7" dsh 18'x15'w	regulated	fair	Remain	neighbors property, codominant @2', leaning south
4 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
5 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
6 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
7 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
8 Pink Tabebuia/Tabebuia heterophylla	17.5" dsh 25'x15'w	npr	poor	Remain	shared tree, ccdominant branches with included bark, leaning south, in utility lines, topped, growing under concrete pad
9 Pink Tabebuia/Tabebuia heterophylla	13.25" dsh 20'x10'w	npr	poor	Remain	shared tree, uprooted, leaning north and west, in utility lines, topped, growing under concrete pad <b>Photo 3</b>
10 Pink Tabebuia/Tabebuia heterophylla	20" dsh 40'x20'w	npr	poor	Remain	shared tree, ccdominant branches with included bark, in utility lines, topped, growing under concrete pad
11 Jamaican Caper/Capparis cynophallophora	3.3" dsh 10-12'x8'w	regulated	good	Remain	retain and protect <b>Photo 4</b>
12 Strangler Fig/Ficus aurea	6.33" dsh B 40'x30'w	regulated	good	Remain	large, shared cn property line, growing over fence approximately 75% in neighbors property, retain protect <b>Photo 5</b>
13 Green Island Ficus/Ficus microcarpa	Shrub 3' oa	npr	fair	Remain	in planter, 42'x4'
14 Christmas Palm/Adonidia merrillii	Double 13' oa	regulated	good	Transplant	transplant, see L3.00
15 Christmas Palm/Adonidia merrillii	Double 13' oa	regulated	good	Transplant	transplant, see L3.00
16 Plumbago/Ceratostigma plumbaginoides	Shrub	npr	good	Remain	
17 Arboricola/shefflera arboricola	Shrub	npr	good	Remain	
18 Christmas Palm/Adonidia merrillii	Triple 8' oa	npr	good	Remain	remain
19 Arboricola/shefflera arboricola	Shrub	npr	good	Remain	
20 Plumbago/plumbago ariculata	Shrub	npr	good	Remain	
21 Arboricola/shefflera arboricola	Shrub	npr	good	Remove	affected by proposed plans
22 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
23 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	affected by proposed plans
24 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	affected by proposed plans
25 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	affected by proposed plans
26 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
27 Golden Dewdrop/Duranta erecta	Shrub 4'x3'	npr	fair	Remove	affected by proposed plans
28 Golden Dewdrop/Duranta erecta	Shrub 4'x3'	npr	fair	Remove	affected by proposed plans
29 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
30 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
31 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
32 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
33 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
34 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
35 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
36 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
37 Dracaena species/	Shrub	npr	fair	Remain	
38 Yucca/	Shrub 8' h	npr	fair	Remain	
39 Fishtail Palm/caryota mitis	18' h	npr	poor	Remove	remove, poor condition
40 White Bird of Paradise/Strelitzia nicolai	4'x2' 2' h	npr	good	Remain	
41 Ponytail Palm/Beaucarnea recurvata	5'x10'	npr	fair	Remain	
42 Fishtail Palm/caryota mitis	6'-7' h	npr	poor	Remove	remove, poor condition
43 Fishtail Palm/caryota mitis	18' h	npr	poor	Remove	remove, poor condition
44 Dracaena species	Shrub 4' h	npr	fair	Remain	
45 Green Island Ficus/Ficus microcarpa	Shrub 3.5'x1'	npr	fair	Remain	
46 Pink Tabebuia/Tabebuia heterophylla	5.2" dsh 12'x5'w	npr	poor	Remain	leaning west, remain, outside property
47 Pink Tabebuia/Tabebuia heterophylla	15" dsh 25'x15'w	npr	poor	Remain	leaning into parking area, remain, outside property
48 Pink Tabebuia/Tabebuia heterophylla	6" dsh	npr	poor	Remain	north side of fence, topped, remain, outside property
49 Pink Tabebuia/Tabebuia heterophylla	6.7" dsh	npr	poor	Remain	north side of fence, topped, remain, outside property
50 Pink Tabebuia/Tabebuia heterophylla	5" dsh	npr	poor	Remain	north side of fence, topped, remain, outside property <b>Photo 6</b>
51 Pink Tabebuia/Tabebuia heterophylla	2" dsh	npr	poor	Remain	seedling, north side of fence, through fence, remain, outside property
52 Pink Tabebuia/Tabebuia heterophylla	3" dsh	npr	poor	Remain	seedling, north side of fence, through fence, remain, outside property
53 Pink Tabebuia/Tabebuia heterophylla	8.5" dsh	npr	poor	Remain	north side of fence, remain, outside property
54 Pink Tabebuia/Tabebuia heterophylla	5.5" dsh 25'x10'w	npr	poor	Remain	north side of fence, through fence, remain, outside property
55 Pink Tabebuia/Tabebuia heterophylla	14.75" dsh 35'x15'w	npr	poor	Remain	north side of fence, growing into fence and fence post, utility trimmed, remain, outside property
56 Pink Tabebuia/Tabebuia heterophylla	1.75" dsh	npr	poor	Remain	seedling, north side of fence, partially dead, uprooted, remain, outside property
57 Neem/Azadirachta indica	2.5" dsh 12'x4'w	npr	poor	Remain	
58 Pink Tabebuia/Tabebuia heterophylla	10.5" dsh 23'x12'w	npr	poor	Remain	north side of fence
59 Pink Tabebuia/Tabebuia heterophylla	3" dsh 20'x4'w	npr	poor	Remain	seedling, growing through fence, remain, outside property
60 Pink Tabebuia/Tabebuia heterophylla	4.2" dsh 22'x8'w	npr	poor	Remove	remove, poor condition
61 Christmas Palm/Adonidia merrillii	Triple 10'-16' oa	regulated	fair	Remain	
62 Pink Tabebuia/Tabebuia heterophylla	14" dsh 30'x20'w	npr	poor	Remain	north side of fence, codominant branch over fence, remain, outside property
63 Christmas Palm/Adonidia merrillii	20' h	regulated	fair	Remain	north side of fence, growing through fence, remain, outside property
64 Bamboo Palm/Chamaedorea seifrizii	Cluster 7 canes	npr	poor	Remove	remove, poor condition
65 Bamboo Palm/Chamaedorea seifrizii	Cluster 4 canes	npr	poor	Remove	remove, poor condition
66 Bamboo Palm/Chamaedorea seifrizii	Cluster 8 canes	npr	poor	Remove	remove, poor condition
67 Pink Tabebuia/Tabebuia heterophylla	14" dsh 37'x15'w	npr	fair	Remain	north side of fence, s-shaped dog leg back into this property, outside property
68 Sweet Acacia/Acacia farnesiana	14.6" dsh 12'x15'w	regulated	poor	Remove	remove, poor condition
69 Areca Palm/Dyopsis lutescens	Grouping 10'-12' oa	npr	fair	Remain	north side of fence, outside property
70 Christmas Palm/Adonidia merrillii	Cluster 11 6-18' oa	regulated	fair	Remove	remove, affected by proposed design
71 Christmas Palm/Adonidia merrillii	Cluster of 8 20'-22' oa	regulated	fair	Remain	north side of fence, outside property
72 Christmas Palm/Adonidia merrillii	Cluster of 5 8'-18' oa	regulated	fair	Remove	remove, affected by proposed design
73 Washingtonia Palm/Washingtonia robusta	40' oa	regulated	poor	Remove	remove, invasive exotic
74 Pink Tabebuia/Tabebuia heterophylla	8" dsh 25'x10'w	npr	poor	Remove	leaning east, remove, poor condition <b>Photo 7</b>
75 Pink Tabebuia/Tabebuia heterophylla	12" dsh 30'x20'w	npr	poor	Remove	remove, poor condition
76 Areca Palm/Dyopsis lutescens	Cluster 10'x6'w	npr	fair	Remain	north of fence outside property
77 Christmas Palm/Adonidia merrillii	18'-20' oa	regulated	good	Remove	through fence, remove, affected by proposed design
78 Frangipani/Plumeria	10.5" dsh 20'x18'w	regulated	fair	Remove	leaning south through fence, remove or protect in place <b>Photo 8</b>
79 Dracaena species	Shrub 10'x5'w	npr	poor	Remain	north side of fence, through fence, outside property
80 Gumbo Limbo/Bursea simaruba	10.6" dsh 20'x20'w	regulated	fair	Remain	4 codominant branches, remain, to be trimmed 4' CT
81 Gumbo Limbo/Bursea simaruba	3.3" dsh 18'x4'w	regulated	poor	Remove	seedling, leaning northwest, remove, poor condition
82 Satin Leaf/chrysophyllum olidiforme	6" dsh 20'x8'w	regulated	poor	Remove	Insects, crack in trunk at base, leaning north, remove, poor condition
83 Pink Tabebuia/Tabebuia heterophylla	20.2" dsh 22'x15'w	npr	poor	Remove	3 codominant branches from 1' above grade, limbs ripped away in rear, remove, poor condition
84 Coconut Palm/cocos nucifera	35'-40' oa	regulated	fair	Remain	north side of fence, leans over property, on fence, outside property
85 Satin Leaf/chrysophyllum olidiforme	5" dsh 10'x14'w	regulated	fair	Remain	leaning west
86 Gumbo Limbo/Bursea simaruba	9.5" dsh 20'x10'w	regulated	fair	Remain	leaning north over fence to neighbor, insect problems, remain
87 Jamaican Caper/Capparis cynophallophora	Multi 12" dsh 15'x10'w	regulated	fair	Remain	retain and protect <b>Photo 9</b>
88 Satin Leaf/chrysophyllum olidiforme	4.4" dsh 13'h	regulated	poor	Remove	leaning east, remove, poor condition
89 Royal Poiniana/Delonix regia	16.4" dsh 18'h 25'w	regulated	fair	Remain	cavity below ccdominant branch union on east side of tree, remain <b>Photo 10</b>
90 Jamaican Caper/Capparis cynophallophora	Multi 7.5" dsh 18'x8'w	regulated	fair	Remove	remove, affected by proposed design
91 Florida Thatch Palm/Thrinax radiata	8' oa	regulated	good	Transplant	transplant, see L3.00
92 Jamaican Caper/Capparis cynophallophora	Multi 2" dsh 10' oa	regulated	poor	Remove	through fence, remove, poor condition
93 Florida Thatch Palm/Thrinax radiata	10' h	regulated	good	Transplant	transplant, see L3.00
94 Jamaican Caper/Capparis cynophallophora	2" dsh	regulated	poor	Remove	seedling, remove, poor condition
95 Jamaican Caper/Capparis cynophallophora	Multi 10" dsh 16'x8'w	regulated	fair	Remove	remove, affected by proposed design
96 Jamaican Caper/Capparis cynophallophora	Multi 1" dsh	npr	poor	Remove	through fence, remove, poor condition
97 Jamaican Caper/Capparis cynophallophora	.75" dsh 5' oa	npr	fair	Remove	seedling, through fence, remove, affected by proposed design
98 Jamaican Caper/Capparis cynophallophora	Multi 14" dsh 18'x15'w	regulated	fair	Remove	remove, affected by proposed design
99 Jamaican Caper/Capparis cynophallophora	Multi 12" dsh 14'0h	regulated	poor	Remove	uprooted, remove, poor condition
100 Bamboo Palm/Chamaedorea seifrizii	3' h 1 cane	npr	poor	Remove	remove, affected by proposed design

\*

Items listed in RED are regulated trees NOT in poor condition.

101 Gumbo Limbo/Bursea simaruba	8.5" dsh 25'hx8'w	regulated	good	Remove	remove, affected by proposed design
102 Royal Poinciana/Delonix regia	21" dsh 18'x20'w	regulated	fair	Remain	remain <b>Photo 11</b>
103 Jamaican Caper/Capparis cynophallophora	.5" dsh	npr	poor	Remove	seedling, through fence, remove, poor condition
104 Small Leaf Clusia/Clusia guttifera	14" dsh 20'x8'w	regulated	poor	Remove	partially uprooted, remove
105 Small Leaf Clusia/Clusia guttifera	14.3" dsh 20'x20'w	regulated	poor	Remove	remove, poor condition
106 Small Leaf Clusia/Clusia guttifera	16" dsh 20'x15'w	regulated	poor	Remove	partially uprooted, remove, poor condition
107 Small Leaf Clusia/Clusia guttifera	12.7" dsh 18'x20'w	regulated	poor	Remove	remove
108 Royal Poinciana/Delonix regia	25" dsh 25'x25'w	regulated	fair	Remain	retain and protect
109 Small Leaf Clusia/Clusia guttifera	18" dsh 20'x20'w	regulated	poor	Remove	uprooted, remove, poor condition
110 Jamaican Caper/Capparis cynophallophora	.5" dsh 7'x3'w	npr	fair	Remove	remove, no regulated, close proximity to 108
111 Fiji Fan Palm/Fritchardia pacifica	25' h	regulated	fair	Remove	remove, affected by proposed design
112 Gumbo Limbo/Bursea simaruba	4.7" dsh 14'x6'w	regulated	poor	Remove	topped, restricted growth due to overhead canopy, leaning south with dog leg, remove
113 Sabal Palm/Sabal palmetto	16' oa	regulated	poor	Remain	may require trimming to not conflict with utilities, city property
114 Pink Tabebuia/Tabebuia heterophylla	10" dsh 20'x10'w	npr	poor	Remove	remove, conflict with utilities, city property
115 Jamaican Caper/Capparis cynophallophora	.5"	npr	poor	Remove	seedling, remove, poor condition
116 Coconut Palm/cocos nucifera	40'	regulated	fair	Remain	retain and protect
117 Coconut Palm/cocos nucifera	Seedlings (5) 2'-4' oa	npr	good	Remove	remove, affected by proposed design
118 Brazilian Pepper/Schinus terebinthifolius	4" dsh	npr	poor	Remove	over fence, remove invasive
119 Pink Tabebuia/Tabebuia heterophylla	12" dsh 16'x8'w	npr	poor	Remove	uprooted, remove
120 Aralia/Polyscias	Shrub 3" dsh 12'x 4'w	npr	poor	Remove	uprooted, broken, remove
121 Jamaican Caper/Capparis cynophallophora	18" dsh 18'x10'w	regulated	poor	Remove	partially uprooted, remove
122 Red Coco Plum/Chrysobalanus icaco v. red tip	7" dsh	regulated	poor	Remove	partially uprooted, remove
123 Jamaican Caper/Capparis cynophallophora	6" dsh 18'x10'w	regulated	poor	Remove	uprooted, remove
124 Gumbo Limbo/Bursea simaruba	1.3" dsh 8'-9'oa	regulated	poor	Remove	seedling, remove
125 Jamaican Caper/Capparis cynophallophora	15" dsh 18'x20'w	regulated	poor	Remove	uprooted,, damaged, remove
126 Jamaican Caper/Capparis cynophallophora	14.6" dsh	regulated	poor	Remove	partially uprooted, remove
127 Pink Tabebuia/Tabebuia heterophylla	6" dsh 18'x8'w	npr	poor	Remain	through fence, remain, outside property
128 Surinam Cherry/Eugenia uniflora	Shrub 1" dsh 4'-5'oa	npr	poor	Remove	remove, invasive exotic
129 Veitchia/Veitchia spec.	<10 ft CT	npr	good	Remove	remove, affected by proposed design
130 Pink Tabebuia/Tabebuia heterophylla	27" dsh 32'x15'w	regulated	poor	Remain	retain and protect
131 Bamboo Palm/Chamaedorea seifrizii	2 canes 12' oa	npr	poor	Remove	remove, poor condition
132 Jamaican Caper/Capparis cynophallophora	multi 10" dsh 18'x6'w	regulated	poor	Remove	partially uprooted, remove
133 Pink Tabebuia/Tabebuia heterophylla	16.5" dsh	npr	poor	Remain	neighbor property south side of fence, on fence, 16.5" dia. branch growing north into property 12', remove limb
134 Jamaican Caper/Capparis cynophallophora	12" dsh 12'x10'w	regulated	poor	Remove	uprooted, remove
135 Jamaican Caper/Capparis cynophallophora	3" dsh 15'x5'w	regulated	poor	Remain	through fence, remain
136 Small Leaf Clusia/Clusia guttifera	6.7" dsh 10'x10'w	regulated	poor	Remove	partially uprooted, topped, remove
137 Pink Tabebuia/Tabebuia heterophylla	3.4" dsh 16'x6'w	npr	poor	Remove	remove, invasive exotic
138 Small Leaf Clusia/Clusia guttifera	7.5" dsh 15'x20'w	regulated	poor	Remove	uprooted, through fence, remove
139 Royal Poinciana/Delonix regia	7.1" dsh 30'x15'w	regulated	fair	Remain	retain and protect
140 Christmas Palm/Adonidia merrillii	18' oa	regulated	good	Remain	Remain , outside property
141 Gumbo Limbo/Bursea simaruba	18.1" dsh 30'x20'w	regulated	fair	Remain	on fence, leaning south at utility pole, remain, heavy maintenance trim <b>Photo 14</b>
142 NOT USED					
143 Small Leaf Clusia/Clusia guttifera	6.2" dsh 10'x8'w	regulated	poor	Remove	partially uprooted, remove
144 Dracaena species	Shrub 7'x5'w	npr	poor	Remove	remove, not regulated, affected by proposed design
145 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
146 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
147 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
148 Areca Palm/Dyopsis lutescens	3 canes 7'-8'	npr	fair	Remove	remove, not regulated, affected by proposed design
149 Areca Palm/Dyopsis lutescens	4 canes 8'-10'	npr	fair	Remove	remove, not regulated, affected by proposed design
150 Areca Palm/Dyopsis lutescens	10-14'oa 10 canes	npr	fair	Remove	remove, not regulated, affected by proposed design
151 Pink Tabebuia/Tabebuia heterophylla	5" dsh 18'x4'w	npr	poor	Remove	on roof, roots under structure, remove
152 Bamboo Palm/Chamaedorea seifrizii	5 canes 4' h	npr	poor	Remove	remove, poor condition
153 Christmas Palm/Adonidia merrillii	6' oa	npr	good	Remove	remove, not regulated, affected by proposed design
154 Keys Thatch Palm/Leucothrinax morrisii	double 8',3' h	regulated	good	Transplant	transplant, see L3.00
155 Keys Thatch Palm/Leucothrinax morrisii	triple, 6'-11' h	regulated	good	Transplant	transplant, see L3.00
156 Keys Thatch Palm/Leucothrinax morrisii	triple 5'-6' h	regulated	good	Transplant	transplant, see L3.00
157 Pink Tabebuia/Tabebuia heterophylla	13.6" @base 30'x10'w	npr	poor	Remove	remove, invasive exotic
158 Pink Tabebuia/Tabebuia heterophylla	11.3" dsh 30'x20'w	npr	poor	Remove	remove, invasive exotic
159 Washingtonia Palm/Washingtonia robusta	40' oa	regulated	poor	Remove	remove, poor condition
160 Jamaican Caper/Capparis cynophallophora	2" dsh 5.5'x5'w	regulated	poor	Remove	hedged, remove
161 Gumbo Limbo/Bursea simaruba	6.5" dsh 15'x12'w	regulated	poor	Remove	leaning south, under canopy, remove
162 Washingtonia Palm/Washingtonia robusta	4'oa	npr	poor	Remove	remove, invasive exotic
163 Raintree Tree/Samanea saman	25' @3'h	regulated	poor	Remove	tree in decline, sunscald, fungus, dead limbs, remove <b>Photo 15, 16, 17, 18</b>
164 Green Thatch Palm/Thrinax radiata	5' oa	regulated	good	Transplant	transplant, see L3.00 <b>Photo 19</b>
165 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
166 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
167 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	clump, transplant, see L3.30
168 Fiddle Wood/Citharexylum spinosum	7.3" dsh 13'x10'w	regulated	poor	Remove	remove, poor condition
169 Pink Tabebuia/Tabebuia heterophylla	5.8" dsh 20'x8'w	npr	poor	Remove	remove, invasive exotic
170 Pink Tabebuia/Tabebuia heterophylla	2.7" dsh 13'x6'w	npr	poor	Remove	remove, invasive exotic
171 Pygmy Date Palm/Phoenix roebellenii	Triple 6'-12' oa	npr	poor	Remove	remove, poor condition
172 Mahogany/Swietenia mahagoni	9.7" dsh 20'x12'w	regulated	poor	Remove	remove, poor condition
173 Pink Tabebuia/Tabebuia heterophylla	9" dsh 20'x8'w	npr	poor	Remove	remove, invasive exotic
174 Pink Tabebuia/Tabebuia heterophylla	4.7" dsh 25'x6'w	npr	poor	Remove	remove, invasive exotic
175 Gumbo Limbo/Bursea simaruba	6.4" dsh 18'x10'w	regulated	poor	Remove	codominant branches, remove <b>Photo 20</b>
176 Pink Tabebuia/Tabebuia heterophylla	8.4" dsh 25'x12'w	npr	poor	Remove	remove, invasive exotic
177 Gumbo Limbo/Bursea simaruba	8.5" dsh 8'x20'w	regulated	poor	Remove	remove, poor condition
178 Pink Tabebuia/Tabebuia heterophylla	5.2" dsh 18'x6'w	npr	poor	Remove	leaning south, remove
179 Pink Tabebuia/Tabebuia heterophylla	8.9" dsh 23'x12'w	npr	poor	Remove	under concrete walkway, remove
180 Crinum Lily/Cinum spp.	2 plants 3' oa	npr	fair	Remove	remove
181 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
182 Lignum Vitae/Guaicum sanctum	7.5" dsh 8'x12'w	regulated	fair	Remain	Retain and protect, root prune 1 year in advance if transplanting <b>Photo 21</b>
183 Satin Leaf/Chrysophyllum olidiforme	.5" dsh seedling	npr	fair	Remove	remove
184 White Stopper/Eugenia axillaris	Multi 4"	regulated	poor	Remove	remove, partially hedged, conflict with Lignum vitae root system
185 White Stopper/Eugenia axillaris	6" dsh8' oa	npr	poor	Remove	seedling in conflict with Lignum vitae root system, remove
186 Jamaican Caper/Capparis cynophallophora	3' @ base	regulated	poor	Remove	hedged, in conflict with Lignum vitae root system, remove
187 Red Tip Coco Plum/Chrysobalanus icaco	Multi hedged 8'x8'w	regulated	poor	Remove	hedged, uprooted, remove
188 Silver Buttonwood/Conocarpus erectus var sericeus	Hedge 12'x10'w	regulated	poor	Remove	hedged, remove, poor condition <b>Photo 22</b>
189 Red Tip Coco Plum/Chrysobalanus icaco	Multi 5" dsh	npr	poor	Remove	hedged, uprooted, remove
190 Royal Palm/Roystonea regia	12' oa	regulated	poor	Remove	remove <b>Photo 22</b>
191 Red Tip Coco Plum/Chrysobalanus icaco	Multi 7" dsh 12'x8'	regulated	poor	Remove	hedged, remove
192 Silver Buttonwood/Conocarpus erectus var sericeus	Multi 8" dsh 12'x5'w	regulated	poor	Remove	hedged, uprooted, remove





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1316 ROYAL STREET  
KEY WEST, FLORIDA

[illegible]

PROJECT NUMBER

DRAWING NUMBER

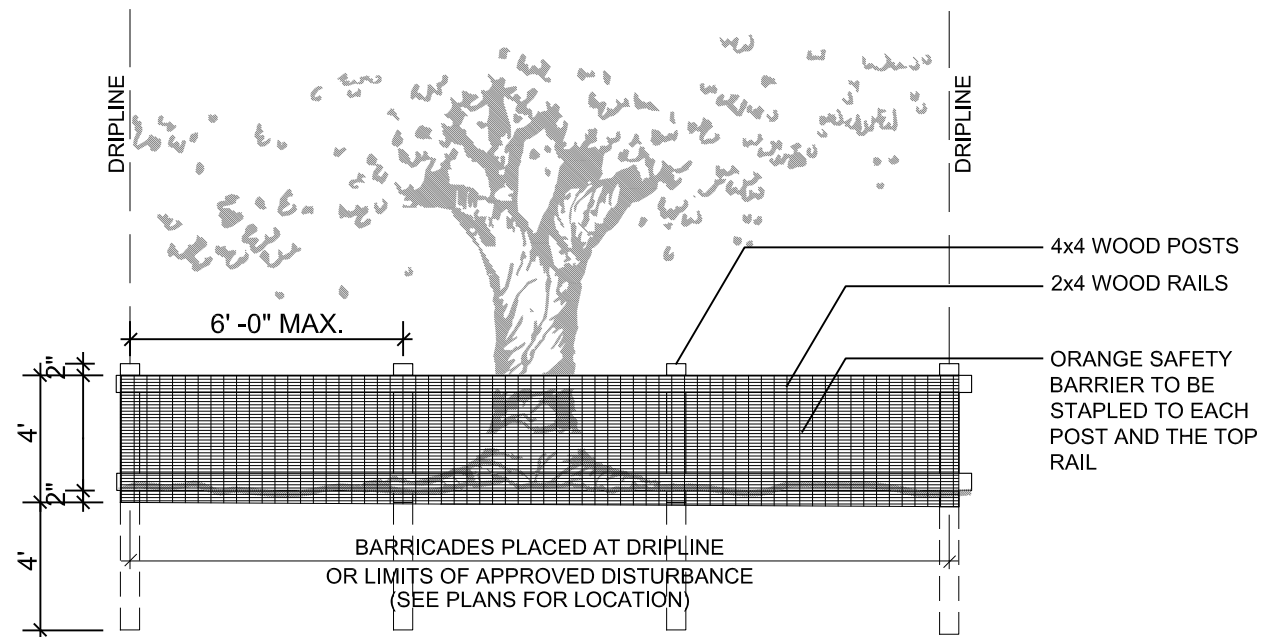
**L.003**

DRAWING NAME  
TREE PHOTOS




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1. Protect designated existing trees scheduled to remain against:
  - Unnecessary cutting, breaking, or skinning of roots
  - Skinning and bruising of bark
  - Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.



**LEGEND**

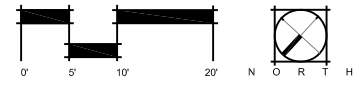
 TREE PROTECTION BARRIER

1316 ROYAL STREET  
KEY WEST, FLORIDA

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DRAWING NAME  
MITIGATION EXHIBIT



ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	PLANT	DRIP	LOW	1.5	0.5	15	10	150
2	PLANT	DRIP	LOW	1.5	0.5	12	10	120
3	PLANT	DRIP	LOW	1.5	0.5	13	10	130
						40	30	400

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

- [illegible]

DRAWING NAME  
IRRIGATION DETAILS

1312 ROYAL STREET  
KEY WEST, FLORIDA



INSTALL A DRIFT TUBING AROUND ALL TREES WITHIN THE DRIFT TUBING AREAS OR AS INDICATED ON THE LEGEND.

DRIFT TUBING/PVC LATERAL

RAINBIRD XERI-BUBBLER

INSTALL THREE RAINBIRD XERI-BUBBLERS (UXB-360) 0-35 GPH ON ALL CANOPY TREES AND ANY TREE 65 GALLON OR LARGER (1 TO 2 GPM) OR AS REQUIRED TO PROVIDE PROPER COVERAGE.

TREE ROOT BALL

NETAFIM DRIPLINE LOOP

6'

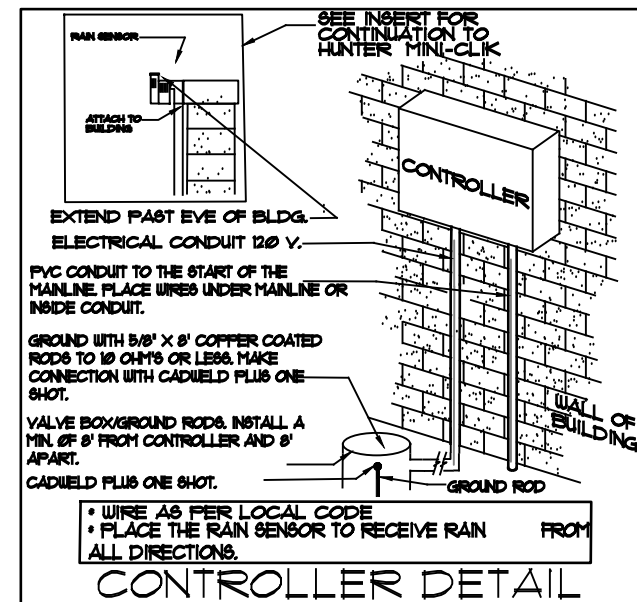
12'

DRIFT BUBBLER DETAIL



1. A. HUNTER ICZ-101 1" CONTROL ZONE KIT. (0-20 GPM)  
B. HUNTER ICZ-151 1 1/2" CONTROL ZONE KIT. (21-60 GPM)
2. CONTINUE 1/4 GAUGE WIRE TO THE CONTROLLER. INSTALL THE WIRE UNDER THE MAIN. INSTALL IN CONDUIT WHERE THE MAIN DOES NOT CONTINUE. (EXCEPT TWO-WIRE SYSTEMS)
3. HUNTER ICV VALVE
4. WATERPROOF CONNECTORS (DBY ON TWO-WIRE SYS.)
5. PVC UNION FOR SERVICING ASSEMBLY.
6. JUMBO PLASTIC VALVE BOX
7. PVC PIPE FROM POINT OF CONNECTION. (45 OR 90 DEG.)
8. PVC PIPE TO IRRIGATION ZONE.
9. SOIL SEPARATOR FABRIC W/ BRICK UNDER EACH CORNER
10. FINISHED GRADE.

FLUSH VALVE



1312 ROYAL STREET  
KEY WEST, FLORIDA

[illegible]

L.402

DRAWING NAME  
IRRIGATION DETAILS

# STAFF REPORT

DATE: January 5, 7, and 11, 2021 updated February 23, 2021 and March 2, 2021

RE: **1316 Royal Street-1319 William Street (Sec 108 Code Review)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

This review is to verify compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review. This review is based on the site and landscape plan dated February 24, 2021 and submitted to the Planning Department February 24, 2021.

## Review of Section 108:

1. Sec 108-347: (a) The property owner has stated that he will be responsible for the maintenance of the landscaping and the HOA will have the right to step in if the property is not maintained.

(b) Bufferyards: The property is considered a single family development.

- A. Southeast Side Buffer Yard: this area is adjacent to multifamily properties therefore this is a "B" bufferyard which requires 40 plant units per 100 linear feet. This bufferyard landscape area is proposed to be 5 feet wide therefore a total of 71 plant units for the 178 linear feet of property line area is required (does not include the 22 feet of property required for street buffer for William and Royal Street areas).

A total of 201 plant units (existing and new plants) are proposed for this area therefore, the plant unit count complies with this section of code.

20 points Existing canopy trees\* (1-Gumbo Limbo #141 and 1-Royal Poinciana #139)

95 points Ornamental/Subcanopy trees and palms (1-new Geiger, 1-existing Jamaican Caper #11, 1-transplanted Thatch palm #181, and 16-new Simpson Stoppers)

86 points Shrubs (48-Cocoplum and 38-Coontie)

\*existing trees shown on plans as being mostly on neighboring property or very close to property line were not included in the counts.

- B. Northwest side planting: this area is adjacent to a single family zoning area. This bufferyard does not require the planting of any plant units however the proposed plan places at least two structures with their "backyard" areas including pools and decks immediately adjoining the property lines. Therefore, as per this section of code and Sec 108-351, due to the increase in potential noise and light issues, buffer plantings are required. Since three pool/deck areas are within this review, a multifamily buffer "B" bufferyard is being required which requires 45 plant units per 100 linear feet. This bufferyard landscape area is proposed to be 5 feet wide therefore a total of 71 plant units

for the 178 linear feet of property line area is required (does not include the 22 feet of property required for street buffer for William and Royal Street areas).

A total of 209 plant units (existing and new plants) are proposed for this area.

- 50 points Existing canopy trees (3-Pink Tabebuia trees #58, #62, & #67 and 1-Gumbo Limbo #86) and 1-Orange Geiger
- 140 points Ornamental/Subcanopy trees and palms (2-existing palms #61 & #63, 1-existing Jamaican Caper #87, 1-existing Satinleaf #85, 23-Spanish Stoppers, and 1-new Simpson Stopper)
- 19 points Shrubs (19-Coontie)

The plant unit count complies with this section of code. The landscape plan for this area also includes a line of Spanish Stopper shrubby trees, 6 ft tall, to provide for light and noise buffers along with several canopy trees.

2. Sec 108-348 allows for credit of existing plant material. The Tree Commission reviews and approves the removal and transplanting of any regulated trees and palms from properties. At the January 11, 2021 Tree Commission meeting the applicant requested and received approval for the removal of 42 regulated trees and 7 regulated palms that require the planting of 248.3 caliper inches of approved dicot trees and 7 approved palms, a minimum of 4 ft tall each palm, planted on the site.

The Tree Commission also discussed the landscape plans and waiver requests and asked that canopy trees be planted along William Street in the buffer area and requested more species diversity. The Tree Commission did not have a concern regarding the waiver request to reduce the width of the street buffers.

The updated landscape plan date February 1, 2021 includes the preservation of an additional gumbo limbo tree in the Royal Street buffer area and trees along the eastern property line. The updated development plan will remove the following regulated trees: 8-Clusia, Small Leaf (#104, #105, #106, #107, #109, #136, #138, and #143), 3-Coco Plum, Red (#122, #187, and #191), 1-Fiddle Wood (#168), 1-Frangipani (#78), 5-Gumbo Limbo (#81, #112, #161, #175, and #177), 14-Jamaican Caper (#90, #92, #94, #95, #98, #99, #121, #123, #125, #126, #132, #134, #160, and #186), 1-Mahogany (#172), 1-Raintree (#163), 2-Satin Leaf (#82 and #88), 2-Silver Buttonwood (#188 and #192), 1-Sweet Acacia (#68), 1-White Stopper (#184), and 3-Christmas Palms (#70, #72, and #77), 1-Fiji Fan Palm (#111), 1-Royal Palm (#190), and 2-Washingtonia Palms (#73 and #159). The following palms will be transplanted on site; 2-Christmas Palms (#14 and #15), 7-Thatch Palms, Florida (#91, #93, #164, #165, #166, #167, and #181), and 3-Thatch Palms, Keys (#154, #155, and #156).

Regulated trees and palms to remain onsite/in place include the following; 6-Gumbo Limbo (#3, #80, #86, #101, #124 and #141), 3-Jamaican Caper (#11, #135, and #87), 1-Lignum Vitae (#182), 3-Royal Poinciana (#89, #102, and #108), 1-Strangler Fig (#12), 1-Satinleaf (#85), and 4-Christmas Palms (#61, #63, #71, and #140) and 1-Coconut Palms (#84).



The submitted landscape plan proposes to plant 7-Gumbo Limbo trees, each 4 caliper inches (total 112 inches credit), 6-Paradise trees each at 2 caliper inches (total 12 inches credit), 6-Geiger trees each at 2.5 caliper inches (total 15 inches credit), 3-Satinleaf trees at 2 caliper inches (total 12 inches credit), 42-Simpsons Stoppers at 2.5 caliper inches (total of 210 inches credit), and 23-Spanish Stoppers at 1.5 caliper inches (total of 34.5 inches credit) for a total of 395.5 caliper inches and 6-Sabal Palms (18 to 22 feet tall). Therefore, the proposed landscape plan does meet the requirement of the potential tree removal permit.

3. **Sec 108-412**, Minimum landscape requirements: This section of the code requires that at least 20% of the site is landscaped (trees, shrubs, and groundcover). The project is planning 32% landscaped area.

The project proposes 100% native vegetation. The property owner has stated that he will be responsible for the maintenance of the landscaping but the HOA will have the right to step in if it is not maintained. A condition should be included with the development plan that reiterates that requirement of landscape maintenance in the short term for survivability and in perpetuity as per the city code (Sec 108-412 and 482).

4. **Sec 108-413**, landscape requirement along street frontages: The property is 0.52 acres (200 ft x 115 ft) and this section of the code requires 80 plant units per 100 linear ft in a 20 ft wide landscape area. Grass and/or groundcover is required. Plans indicate that the Royal Street and William Street property line areas would be street frontage. These areas are 115 liner feet therefore, 92 plants units are required for each area.

- A. Royal Street: The submitted landscape plan proposes to create a 10 ft wide landscape area with a total of 164 plant units\* (existing and new plants) proposed for this area:

40 points Existing canopy trees (3-Royal Poincianas #89, #102, & #108 and 1-Gumbo Limbo #101)

15 points Ornamental/Subcanopy trees and palms (3-existing palms being transplanted into this area #156, #113, & #116, 1-new Geiger, and 1-new Simpsons Stopper tree)

109 points Shrubs (32-Wild Coffee, 63-Cocoplum, 3-Spartina plants, and 11-Coontie plants)

\*Please note that 174 total plant units of Coontie, a groundcover/shrubby type plant species, are proposed to also be planted in this area with some being planted on the city right of way. These plant units were not counted toward the total unit count.

The proposed plan meets the requirements for plant units. A waiver has been requested to reduce the width of the required landscape area from 20 ft to 10 ft.



- B. William Street: The submitted landscape plan shows improvements to this area that is currently an existing head in parking area with a sidewalk and a small existing planted area with shrub type plants (native and non native).

A portion of this area contains the second floor overhang from the existing building. The plan proposes some new groundcover/shrub plantings in this area (cordgrass and coontie) with some of the existing shrubs remaining including plumbago, arbutus, dracaena, yucca, green island ficus, ponytail palm, and Christmas Palms. A total of 185 existing and new plant units are proposed for this area.

30 points Existing canopy trees (3-Pink Tabebuia trees #55, #56, & #57)

5 points Ornamental/Subcanopy trees & palms  
(2-existing palms, #18 & #41)

150 points Shrubs (9-existing shrubs, #16, #17, #19, #20, #37, #38, #40, #44, & #45, 21-new cordgrass, and 120-new coontie plants)

The applicant has submitted a waiver request for this section of the code regarding the required width of the planting area. The existing area to be enhanced is less than the required 20 ft width.

It should be noted that this area is immediately adjacent to an existing parking lot. Plans indicate improvements to the parking area to include the creation of four new vegetative islands.

5. Sec 108-414 Interior parking areas: Review not required-single family residential parking.
6. Sec 108-415 perimeter parking areas: The William Street perimeter area is an existing head in parking area off the street that will be redeveloped to create 8 vehicle parking areas the residences. Therefore, this project is not required to follow the standard perimeter landscaping width requirements for this section of the code.

There are existing trees along the property lines with the adjacent properties that are to remain. Four new vegetative island areas are proposed to be created in the existing parking area. Part B of this code section states that 1 tree and 10 shrubs are supposed to be planted for every 35 linear feet in perimeter parking areas. Two new Gumbo Limbo and 2-new Paradise trees with Coontie shrub plants and golden creeper groundcover are proposed to be planted and 4-Thatch Palms (#164, #167, #168, & #166) are to be transplanted into this area.

7. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. The landscape plan does propose to place a mixture of grass, groundcover, mulch, and gravel.

Approximately 7,311 square feet of property or 32% of the site is not covered by buildings, etc. Therefore, the interior landscape area requires a total of 11.6 trees be



planted. The plan proposes to plant 4-Gumbo Limbo trees, 4-Paradsie trees, and 4-Geiger trees for a total of 8 trees. It should also be noted that one existing lignum vitae tree with be preserved and protected in the interior landscape area. The proposed plan complies with this section of the city code.

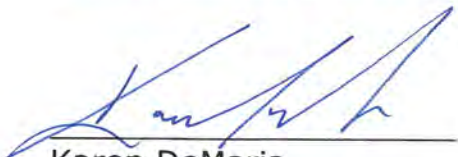
8. Sec 108-447, protection of landscaping: Representatives for the applicant have stated that wheel stops are noted on the civil plans for the William Street parking area and a tree protection plan has been submitted.
9. Sec 108-448: The proposed landscape plan complies with this section of the city code.
10. Sec 108-450: The large parking area off William Street is an existing head in parking area that abuts a landscape bufferyard area adjacent to two existing structures. According to representatives for the property owners, **a waiver is being requested for the requirement of perimeter screening along the entire parking area.** They are proposing to lessen the intensity of the parking area by proposing modifications to include landscape islands.

Additionally, reviewing some of the civil/architectural plans that were submitted to the Planning Department, the following comments are offered:

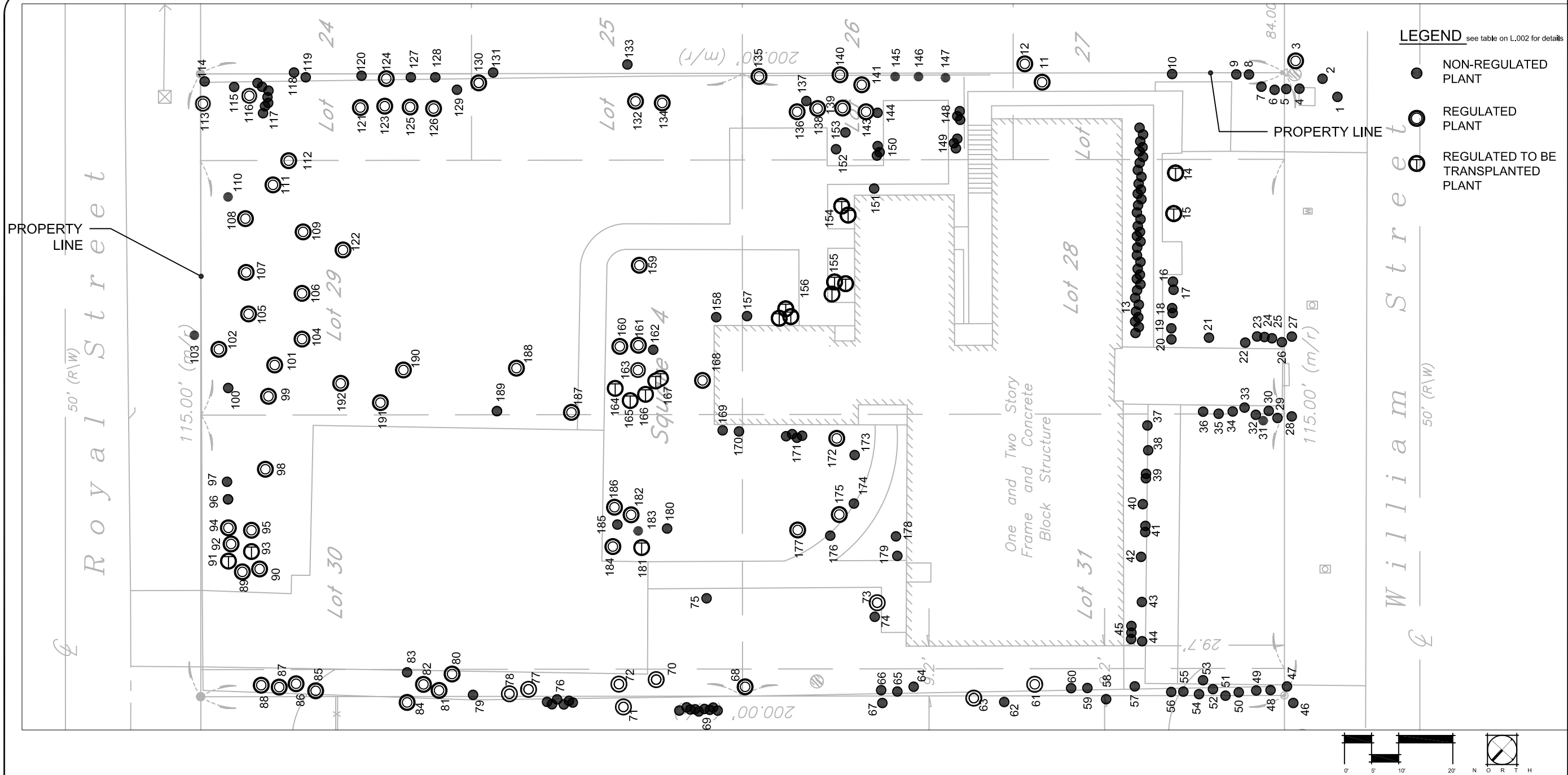
As required, the plans do include an irrigation plan.

**A review of the site plan page C-1.0, indicates several swales to be constructed within critical root zones of existing trees/palms, and swales being placed in front of the two existing structures on William Street where vegetation is supposed to remain and not be disturbed. These plans need to be reconciled with the existing and proposed landscape plans. Swales and structures that might impact vegetation to remain/protected must be relocated/redesigned.**

**On the Royal Street side of the project plan page C-1.0 show a label stating "21 ft long trench connects to adjacent swales." The plans do not show any swales in this area and this trench is immediately adjacent to the root zones of two Royal Poinciana trees. Please remove or modify that note to avoid impacting any tree roots.**



Karen DeMaria  
Urban Forestry Manager  
City of Key West

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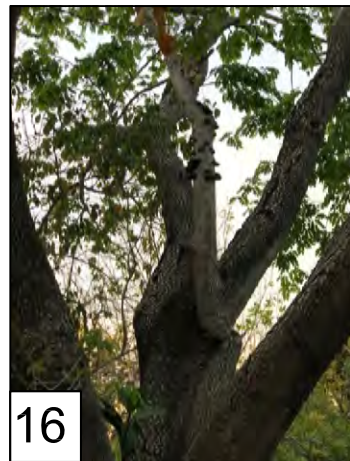
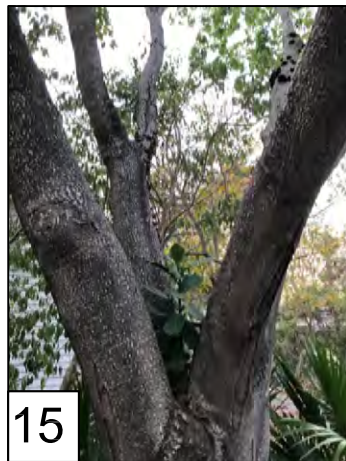
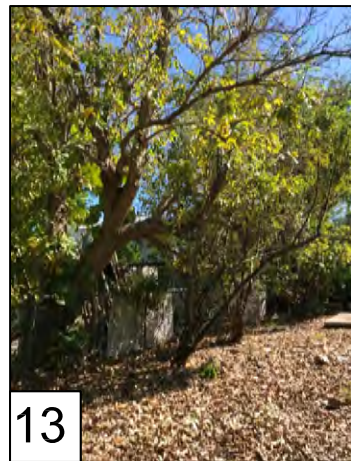
Common Name/Botanical Name	Size	Status	Cond	Remain/Remove/Transplant	Arborist Remarks
1 Ixora/Ixora coccinea	Shrub 6-8' oa	npr	good	Remain	photo 2
2 Ixora/Ixora coccinea	Shrub 6-8' oa	npr	good	Remain	
3 Gumbo Limbo/Bursea simaruba	16.7" dsh 18'x15'w	regulated	fair	Remain	neighbors property, codominant @2', leaning south
4 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
5 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
6 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
7 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
8 Pink Tabebuia/Tabebuia heterophylla	17.5" dsh 25'x15'w	npr	poor	Remain	shared tree, ccdominant branches with included bark, leaning south, in utility lines, topped, growing under concrete pad
9 Pink Tabebuia/Tabebuia heterophylla	13.25" dsh 20'x10'w	npr	poor	Remain	shared tree, uprooted, leaning north and west, in utility lines, topped, growing under concrete pad <b>Photo 3</b>
10 Pink Tabebuia/Tabebuia heterophylla	20" dsh 40'x20'w	npr	poor	Remain	shared tree, ccdominant branches with included bark, in utility lines, topped, growing under concrete pad
11 Jamaican Caper/Capparis cynophallophora	3.3" dsh 10-12'x8'w	regulated	good	Remain	retain and protect <b>Photo 4</b>
12 Strangler Fig/Ficus aurea	6.33" dsh B 40'x30'w	regulated	good	Remain	large, shared cn property line, growing over fence approximately 75% in neighbors property, retain protect <b>Photo 5</b>
13 Green Island Ficus/Ficus microcarpa	Shrub 3' oa	npr	fair	Remain	in planter, 42'x4'
14 Christmas Palm/Adonidia merrillii	Double 13' oa	regulated	good	Transplant	transplant, see L3.00
15 Christmas Palm/Adonidia merrillii	Double 13' oa	regulated	good	Transplant	transplant, see L3.00
16 Plumbago/Ceratostigma plumbaginoides	Shrub	npr	good	Remain	
17 Arboricola/shefflera arboricola	Shrub	npr	good	Remain	
18 Christmas Palm/Adonidia merrillii	Triple 8' oa	npr	good	Remain	remain
19 Arboricola/shefflera arboricola	Shrub	npr	good	Remain	
20 Plumbago/plumbago ariculata	Shrub	npr	good	Remain	
21 Arboricola/shefflera arboricola	Shrub	npr	good	Remove	affected by propposed plans
22 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
23 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	affected by proposed plans
24 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	affected by proposed plans
25 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	affected by proposed plans
26 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
27 Golden Dewdrop/Duranta erecta	Shrub 4'x3'	npr	fair	Remove	affected by proposed plans
28 Golden Dewdrop/Duranta erecta	Shrub 4'x3'	npr	fair	Remove	affected by proposed plans
29 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
30 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
31 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
32 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
33 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
34 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
35 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
36 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
37 Draceana species/	Shrub	npr	fair	Remain	
38 Yucca/	Shrub 8' h	npr	fair	Remain	
39 Fishtail Palm/caryota mitis	18' h	npr	poor	Remove	remove, poor condition
40 White Bird of Paradise/Strelitzia nicolai	4'x2' 2' h	npr	good	Remain	
41 Ponytail Palm/Beaucarnea recurvata	5'x10'	npr	fair	Remain	
42 Fishtail Palm/caryota mitis	6'-7' h	npr	poor	Remove	remove, poor condition
43 Fishtail Palm/caryota mitis	18' h	npr	poor	Remove	remove, poor condition
44 Draceana species	Shrub 4' h	npr	fair	Remain	
45 Green Island Ficus/Ficus microcarpa	Shrub 3.5'x1'	npr	fair	Remain	
46 Pink Tabebuia/Tabebuia heterophylla	5.2" dsh 12'x5'w	npr	poor	Remain	leaning west, remain, outside property
47 Pink Tabebuia/Tabebuia heterophylla	15" dsh 25'x15'w	npr	poor	Remain	leaning into parking area, remain, outside property
48 Pink Tabebuia/Tabebuia heterophylla	6" dsh	npr	poor	Remain	north side of fence, topped, remain, outside property
49 Pink Tabebuia/Tabebuia heterophylla	6.7" dsh	npr	poor	Remain	north side of fence, topped, remain, outside property
50 Pink Tabebuia/Tabebuia heterophylla	5" dsh	npr	poor	Remain	north side of fence, topped, remain, outside property <b>Photo 6</b>
51 Pink Tabebuia/Tabebuia heterophylla	2" dsh	npr	poor	Remain	seedling, north side of fence, through fence, remain, outside property
52 Pink Tabebuia/Tabebuia heterophylla	3" dsh	npr	poor	Remain	seedling, north side of fence, through fence, remain, outside property
53 Pink Tabebuia/Tabebuia heterophylla	8.5" dsh	npr	poor	Remain	north side of fence, remain, outside property
54 Pink Tabebuia/Tabebuia heterophylla	5.5" dsh 25'x10'w	npr	poor	Remain	north side of fence, through fence, remain, outside property
55 Pink Tabebuia/Tabebuia heterophylla	14.75" dsh 35'x15'w	npr	poor	Remain	north side of fence, growing into fence and fence post, utility trimmed, remain, outside property
56 Pink Tabebuia/Tabebuia heterophylla	1.75" dsh	npr	poor	Remain	seedling, north side of fence, partially dead, uprooted, remain, outside property
57 Neem/Azadirachta indica	2.5" dsh 12'x4'w	npr	poor	Remain	
58 Pink Tabebuia/Tabebuia heterophylla	10.5" dsh 23'x12'w	npr	poor	Remain	north side of fence
59 Pink Tabebuia/Tabebuia heterophylla	3" dsh 20'x4'w	npr	poor	Remain	seedling, growing through fence, remain, outside property
60 Pink Tabebuia/Tabebuia heterophylla	4.2" dsh 22'x8'w	npr	poor	Remove	remove, poor condition
61 Christmas Palm/Adonidia merrillii	Triple 10'-16' oa	regulated	fair	Remain	
62 Pink Tabebuia/Tabebuia heterophylla	14" dsh 30'x20'w	npr	poor	Remain	north side of fence, codominant branch over fence, remain, outside property
63 Christmas Palm/Adonidia merrillii	20' h	regulated	fair	Remain	north side of fence, growing through fence, remain, outside property
64 Bamboo Palm/Chamaedorea seifrizii	Cluster 7 canes	npr	poor	Remove	remove, poor condition
65 Bamboo Palm/Chamaedorea seifrizii	Cluster 4 canes	npr	poor	Remove	remove, poor condition
66 Bamboo Palm/Chamaedorea seifrizii	Cluster 8 canes	npr	poor	Remove	remove, poor condition
67 Pink Tabebuia/Tabebuia heterophylla	14" dsh 37'x15'w	npr	fair	Remain	north side of fence, s-shaped dog leg back into this property, outside property
68 Sweet Acacia/Acacia farnesiana	14.6" dsh 12'x15'w	regulated	poor	Remove	remove, poor condition
69 Areca Palm/Dypsis lutescens	Grouping 10'-12' oa	npr	fair	Remain	north side of fence, outside property
70 Christmas Palm/Adonidia merrillii	Cluster 11 6-18' oa	regulated	fair	Remove	remove, affected by proposed design
71 Christmas Palm/Adonidia merrillii	Cluster of 8 20'-22' oa	regulated	fair	Remain	north side of fence, outside property
72 Christmas Palm/Adonidia merrillii	Cluster of 5 8'-18' oa	regulated	fair	Remove	remove, affected by proposed design
73 Washingtonia Palm/Washingtonia robusta	40' oa	regulated	poor	Remove	remove, invasive exotic
74 Pink Tabebuia/Tabebuia heterophylla	8" dsh 25'x10'w	npr	poor	Remove	leaning east, remove, poor condition <b>Photo 7</b>
75 Pink Tabebuia/Tabebuia heterophylla	12" dsh 30'x20'w	npr	poor	Remove	remove, poor condition
76 Areca Palm/Dypsis lutescens	Cluster 10'x6'w	npr	fair	Remain	north of fence outside property
77 Christmas Palm/Adonidia merrillii	18'-20' oa	regulated	good	Remove	through fence, remove, affected by proposed design
78 Frangipani/Plumeria	10.5" dsh 20'x18'w	regulated	fair	Remove	leaning south, through fence, remove or protect in place <b>Photo 8</b>
79 Draceana species	Shrub 10'x5'w	npr	poor	Remain	north side of fence, through fence, outside property
80 Gumbo Limbo/Bursea simaruba	10.6" dsh 20'x20'w	regulated	fair	Remain	4 codominant branches, remain, to be trimmed 4' CT
81 Gumbo Limbo/Bursea simaruba	3.3" dsh 18'x4'w	regulated	poor	Remove	seedling, leaning northwest, remove, poor condition
82 Satin Leaf/Chrysophyllum olidiforme	6" dsh 20'x8'w	regulated	poor	Remove	Insects, crack in trunk at base, leaning north, remove, poor condition
83 Pink Tabebuia/Tabebuia heterophylla	20.2" dsh 22'x15'w	npr	poor	Remove	3 codominant branches from 1' above grade, limbs ripped away in rear, remove, poor condition
84 Coconut Palm/cocos nucifera	35'-40' oa	regulated	fair	Remain	north side of fence, leans over property, on fence, outside property
85 Satin Leaf/Chrysophyllum olidiforme	5" dsh 10'x14'w	regulated	fair	Remain	leaning west
86 Gumbo Limbo/Bursea simaruba	9.5" dsh 20'x10'w	regulated	fair	Remain	leaning north over fence to neighbor, insect problems, remain
87 Jamaican Caper/Capparis cynophallophora	Multi 12" dsh 15'x10'w	regulated	fair	Remain	retain and protect <b>Photo 9</b>
88 Satin Leaf/Chrysophyllum olidiforme	4.4" dsh 13'h	regulated	poor	Remove	leaning east, remove, poor condition
89 Royal Poiniana/Delonix regia	16.4" dsh 18'h 25'w	regulated	fair	Remain	cavity below ccdominant branch union on east side of tree, remain <b>Photo 10</b>
90 Jamaican Caper/Capparis cynophallophora	Multi 7.5" dsh 18'x8'w	regulated	fair	Remove	remove, affected by proposed design
91 Florida Thatch Palm/Thrinax radiata	8' oa	regulated	good	Transplant	transplant, see L3.00
92 Jamaican Caper/Capparis cynophallophora	Multi 2" dsh 10' oa	regulated	poor	Remove	through fence, remove, poor condition
93 Florida Thatch Palm/Thrinax radiata	10' h	regulated	good	Transplant	transplant, see L3.00
94 Jamaican Caper/Capparis cynophallophora	2" dsh	regulated	poor	Remove	seedling, remcve, poor condition
95 Jamaican Caper/Capparis cynophallophora	Multi 10" dsh 16'x8'w	regulated	fair	Remove	remove, affected by proposed design
96 Jamaican Caper/Capparis cynophallophora	Multi 1" dsh	npr	poor	Remove	through fence, remove, poor condition
97 Jamaican Caper/Capparis cynophallophora	.75" dsh 5' oa	npr	fair	Remove	seedling, through fence, remove, affected by proposed design
98 Jamaican Caper/Capparis cynophallophora	Multi 14" dsh 18'x15'w	regulated	fair	Remove	remove, affected by proposed design
99 Jamaican Caper/Capparis cynophallophora	Multi 12" dsh 14'0h	regulated	poor	Remove	uprooted, remove, poor condition
100 Bamboo Palm/Chamaedorea seifrizii	3' h 1 cane	npr	poor	Remove	remove, affected by proposed design

\*

Items listed in RED are regulated trees NOT in poor condition.

101 Gumbo Limbo/Bursea simaruba	8.5" dsh 25'x8'w	regulated	good	Remain	remain, work with city arborist
102 Royal Poinciana/Delonix regia	21" dsh 18'x20'w	regulated	fair	Remain	remain <b>Photo 11</b>
103 Jamaican Caper/Capparis cynophallophora	.5" dsh	npr	poor	Remove	seedling, through fence, remove, poor condition
104 Small Leaf Clusia/Clusia guttifera	14" dsh 20'x8'w	regulated	poor	Remove	partially uprooted, remove
105 Small Leaf Clusia/Clusia guttifera	14.3" dsh 20'x20'w	regulated	poor	Remove	remove, poor condition
106 Small Leaf Clusia/Clusia guttifera	16" dsh 20'x10'w	regulated	poor	Remove	partially uprooted, remove, poor condition
107 Small Leaf Clusia/Clusia guttifera	12.7" dsh 18'x20'w	regulated	poor	Remove	remove
108 Royal Poinciana/Delonix regia	25" dsh 25'x25'w	regulated	fair	Remain	retain and protect
109 Small Leaf Clusia/Clusia guttifera	18" dsh 20'x20w	regulated	poor	Remove	uprooted, remove, poor condition
110 Jamaican Caper/Capparis cynophallophora	.5" dsh 7'x3'w	npr	fair	Remove	remove, no regulated, close proximity to 108
111 Fiji Fan Palm/Pritchardia pacifica	25' h	regulated	fair	Remove	remove, affected by proposed design
112 Gumbo Limbo/Bursea simaruba	4.7" dsh 14'x6'w	regulated	poor	Remove	topped, restricted growth due to overhead canopy, leaning south with dog leg, remove
113 Sabal Palm/Sabal palmetto	16' oa	regulated	poor	Remain	may require trimming to not conflict with utilities, city property
114 Pink Tabebuia/Tabebuia heterophylla	10" dsh 20'x10'w	npr	poor	Remove	remove, conflict with utilities, city property
115 Jamaican Caper/Capparis cynophallophora	.5"	npr	poor	Remove	seedling, remove, poor condition
116 Coconut Palm/cocos nucifera	40'	regulated	fair	Remain	retain and protect
117 Coconut Palm/cocos nucifera	Seedlings (5) 2'-4' oa	npr	good	Remove	remove, affected by proposed design
118 Brazilian Pepper/Schinus terebinthifolius	4" dsh	npr	poor	Remove	over fence, remove invasive
119 Pink Tabebuia/Tabebuia heterophylla	12" dsh 16'x8'w	npr	poor	Remove	uprooted, remove
120 Aralia/Polyscias	Shrub 3" dsh 12'1 4" w	npr	poor	Remove	uprooted, broken, remove
121 Jamaican Caper/Capparis cynophallophora	18" dsh 18'x10'w	regulated	poor	Remove	partially uprooted, remove
122 Red Coco Plum/Chrysobalanus icaco v. red tip	7" dsh	regulated	poor	Remove	partially uprooted, remove
123 Jamaican Caper/Capparis cynophallophora	6" dsh 18'x10'w	regulated	poor	Remove	uprooted, remove
124 Gumbo Limbo/Bursea simaruba	1.3" dsh 8'-9'oa	regulated	poor	Remain	seedling, remain, outside property
125 Jamaican Caper/Capparis cynophallophora	15" dsh 18'x20'w	regulated	poor	Remove	uprooted,, damaged, remove
126 Jamaican Caper/Capparis cynophallophora	14.6" dsh	regulated	poor	Remove	partially uprooted, remove
127 Pink Tabebuia/Tabebuia heterophylla	6" dsh 18'x8'w	npr	poor	Remain	through fence, remain, outside property
128 Surinam Cherry/Eugenia uniflora	Shrub 1" dsh 4'-5'oa	npr	poor	Remain	remain, outside property, invasive exotic
129 Veitchia/Veitchia spec.	<10 ft CT	npr	good	Remove	remove, affected by proposed design
130 Pink Tabebuia/Tabebuia heterophylla	27" dsh 32'x15'w	regulated	poor	Remain	retain and protect
131 Bamboo Palm/Chamaedorea seifrizii	2 canes 12' oa	npr	poor	Remove	remove, poor condition
132 Jamaican Caper/Capparis cynophallophora	multi 10" dsh 18'x6'w	regulated	poor	Remove	partially uprooted, remove
133 Pink Tabebuia/Tabebuia heterophylla	16.5" dsh	npr	poor	Remain	neighbor property south side of fence, on fence, 16.5" dia. branch growing north into property 12', remove limb <b>Photo 13</b>
134 Jamaican Caper/Capparis cynophallophora	12" dsh 12'x10'w	regulated	poor	Remove	uprooted, remove
135 Jamaican Caper/Capparis cynophallophora	3" dsh 15'x5'w	regulated	poor	Remain	through fence, remain
136 Small Leaf Clusia/Clusia guttifera	6.7" dsh 10'x10'w	regulated	poor	Remove	partially uprooted, topped, remove
137 Pink Tabebuia/Tabebuia heterophylla	3.4" dsh 16'x6'w	npr	poor	Remove	remove, invasive exotic
138 Small Leaf Clusia/Clusia guttifera	7.5" dsh 15'x20'w	regulated	poor	Remove	uprooted, through fence, remove
139 Royal Poinciana/Delonix regia	7.1" dsh 30'x15'w	regulated	fair	Remain	retain and protect
140 Christmas Palm/Adonidia merrillii	18' oa	regulated	good	Remain	Remain , outside property
141 Gumbo Limbo/Bursea simaruba	18.1" dsh 30'x20'w	regulated	fair	Remain	on fence, leaning south at utility pole, remain, heavy maintenance trim <b>Photo 14</b>
142 NOT USED					
143 Small Leaf Clusia/Clusia guttifera	6.2" dsh 10'x8'w	regulated	poor	Remove	partially uprooted, remove
144 Draceana species	Shrub 7'x5'w	npr	poor	Remove	remove, not regulated, affected by proposed design
145 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
146 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
147 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
148 Areca Palm/Dypsis lutescens	3 canes 7'-8'	npr	fair	Remove	remove, not regulated, affected by proposed design
149 Areca Palm/Dypsis lutescens	4 canes 8'-10'	npr	fair	Remove	remove, not regulated, affected by proposed design
150 Areca Palm/Dypsis lutescens	10-14'oa 10 canes	npr	fair	Remove	remove, not regulated, affected by proposed design
151 Pink Tabebuia/Tabebuia heterophylla	5" dsh 18'x4'w	npr	poor	Remove	on roof, roots under structure, remove
152 Bamboo Palm/Chamaedorea seifrizii	5 canes 4' h	npr	poor	Remove	remove, poor condition
153 Christmas Palm/Adonidia merrillii	6' oa	npr	good	Remove	remove, not regulated, affected by proposed design
154 Keys Thatch Palm/Leucothrinax morrisii	double 8',3' h	regulated	good	Transplant	transplant, see L3.00
155 Keys Thatch Palm/Leucothrinax morrisii	triple, 6'-11' h	regulated	good	Transplant	transplant, see L3.00
156 Keys Thatch Palm/Leucothrinax morrisii	triple 5'-6' h	regulated	good	Transplant	transplant, see L3.00
157 Pink Tabebuia/Tabebuia heterophylla	13.6" @base 30'x10'w	npr	poor	Remove	remove, invasive exotic
158 Pink Tabebuia/Tabebuia heterophylla	11.3" dsh 30'x20'w	npr	poor	Remove	remove, invasive exotic
159 Washingtonia Palm/Washingtonia robusta	40' oa	regulated	poor	Remove	remove, poor condition
160 Jamaican Caper/Capparis cynophallophora	2" dsh 5.5'x5'w	regulated	poor	Remove	hedged, remove
161 Gumbo Limbo/Bursea simaruba	6.5" dsh 15'x12'w	regulated	poor	Remove	leaning south, under canopy, remove
162 Washingtonia Palm/Washingtonia robusta	4'oa	npr	poor	Remove	remove, invasive exotic
163 Raintree Tree/Samanea saman	25' @3'h	regulated	poor	Remove	tree in decline, sunscald, fungus, dead limbs, remove <b>Photo 15, 16, 17, 18</b>
164 Green Thatch Palm/Thrinax radiata	5' oa	regulated	good	Transplant	transplant, see L3.00 <b>Photo 19</b>
165 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
166 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
167 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	clump, transplant, see L3.00
168 Fiddle Wood/Citharexylum spinosum	7.3" dsh 13'x10'w	regulated	poor	Remove	remove, poor condition
169 Pink Tabebuia/Tabebuia heterophylla	5.8" dsh 20'x8'w	npr	poor	Remove	remove, invasive exotic
170 Pink Tabebuia/Tabebuia heterophylla	2.7" dsh 13'x6'w	npr	poor	Remove	remove, invasive exotic
171 Pygmy Date Palm/Phoenix roebellenii	Triple 6'-12' oa	npr	poor	Remove	remove, poor condition
172 Mahogany/Swietenia mahogoni	9.7" dsh 20'x12'w	regulated	poor	Remove	remove, poor condition
173 Pink Tabebuia/Tabebuia heterophylla	9" dsh 20'x8'w	npr	poor	Remove	remove, invasive exotic
174 Pink Tabebuia/Tabebuia heterophylla	4.7" dsh 25'x6'w	npr	poor	Remove	remove, invasive exotic
175 Gumbo Limbo/Bursea simaruba	6.4" dsh 18'x10'w	regulated	poor	Remove	codominant branches, remove <b>Photo 20</b>
176 Pink Tabebuia/Tabebuia heterophylla	8.4" dsh 25'x12'w	npr	poor	Remove	remove, invasive exotic
177 Gumbo Limbo/Bursea simaruba	8.5" dsh 8'x20'w	regulated	poor	Remove	remove, poor condition
178 Pink Tabebuia/Tabebuia heterophylla	5.2" dsh 18'x6'w	npr	poor	Remove	leaning south, remove
179 Pink Tabebuia/Tabebuia heterophylla	8.9" dsh 23'x12'w	npr	poor	Remove	under concrete walkway, remove
180 Crinum Lilly/Crinum spp.	2 plants 3' oa	npr	fair	Remove	remove
181 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
182 Lignum Vitae/Gualacum sanctum	7.5" dsh 8'x12'w	regulated	fair	Remain	Retain and protect, root prune 1 year in advance if transplanting <b>Photo 21</b>
183 Satin Leaf/Chrysophyllum olidiforme	.5" dsh seedling	npr	fair	Remove	remove
184 White Stopper/Eugenia axillaris	Multi 4"	regulated	poor	Remove	remove, partially hedged, conflict with Lignum vitae root system
185 White Stopper/Eugenia axillaris	6" dsh8' oa	npr	poor	Remove	seedling in conflict with Lignum vitae root system, remove
186 Jamaican Caper/Capparis cynophallophora	3' @ base	regulated	poor	Remove	hedged, in conflict with Lignum vitae root system, remove
187 Red Tip Coco Plum/Chrysobalanus icaco	Multi hedge 8'x8'w	regulated	poor	Remove	hedged, uprooted, remove
188 Silver Buttonwood/Conocarpus erectus var sericeus	Hedge 12'x10'w	regulated	poor	Remove	hedged, remove, poor condition <b>Photo 22</b>
189 Red Tip Coco Plum/Chrysobalanus icaco	Multi 5' dsh	npr	poor	Remove	hedged, uprooted, remove
190 Royal Palm/Roystonea regia	12' oa	regulated	poor	Remove	remove <b>Photo 22</b>
191 Red Tip Coco Plum/Chrysobalanus icaco	Multi 7" dsh 12'x8'w	regulated	poor	Remove	hedged, remove
192 Silver Buttonwood/Conocarpus erectus var sericeus	Multi 8" dsh 12'x8'w	regulated	poor	Remove	hedged, uprooted, remove



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DRAWING NUMBER

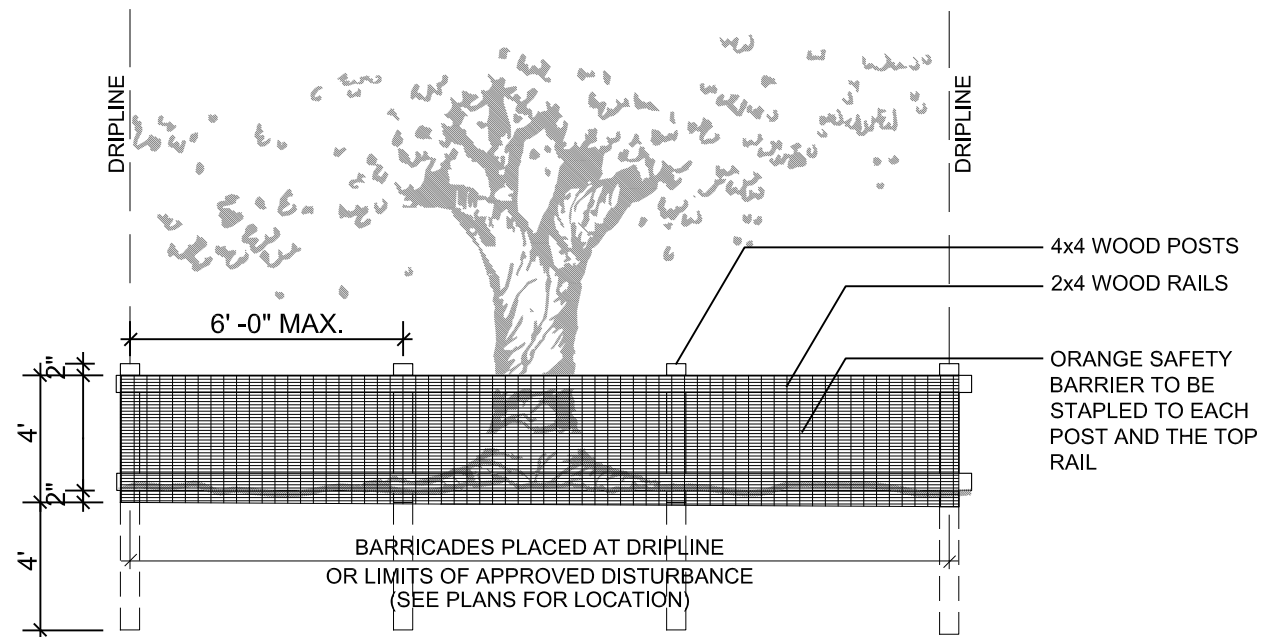
**L.003**

DRAWING NAME  
TREE PHOTOS




[illegible]

1. Protect designated existing trees scheduled to remain against:
  - Unnecessary cutting, breaking, or skinning of roots
  - Skinning and bruising of bark
  - Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

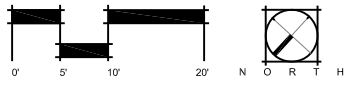









**LEGEND**

 TREE PROTECTION BARRIER

1316 ROYAL STREET  
KEY WEST, FLORIDA

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SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	EF	23	Eugenia foetida	Spanish Stopper	15 GAL.	6' HT. MIN., FULL	
	PN2	53	Psychotria nervosa	Wild Coffee	3 GAL.	18"-24" OA	
	SP2	37	Spartina patens	Salt Meadow Cord Grass	3 GAL.	24"-30" OA	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	C1	153	Chrysobalanus icaco	Coco Plum	7 GAL.	20"24" OA.	20" o.c.
	HC	18	Hamelia patens "Compacta"	Dwarf Firebush	3 GAL.	18"-24" OA.	30" o.c.
	ZP	560	Zamia pumila	Coontie	3 GAL.	18"-24" OA.	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	EL	220	Ernodea littoralis	Golden Creeper	3 GAL.	FULL	18" o.c.

- | Landscape Data  |              |   |             |                                   |                   |
|---|--------------|---|-------------|-----------------------------------|-------------------|
|   |              | Requirement   |             | Proposed                          | Comment           |
| Royal Street Buffer   | Sec. 108-413 | 20-ft Linear Landscape Buffer   |             | Length = 115 ft<br>Width = 10 ft  | Request<br>Waiver |
|   |              | 80 plant units per 100 ft   | 92 units    | 96 units                          | Complies          |
|   |              | 1 canopy tree per 35 ft   | 3.3 trees   | 9 trees                           | Complies          |
|   |              | 10 shrubs per 35 ft   | 32.9 shrubs | 33 shrubs                         | Complies          |
| Williams Street Buffer  | Sec. 108-413 | 20-ft Linear Landscape Buffer   |             | Length = 115 ft<br>Width = 12 ft  | Request<br>Waiver |
|   |              | 80 plant units per 100 ft   | 92 units    | 128 units                         | Complies          |
|   |              | 1 canopy tree per 35 ft   | 3.3 trees   | 9 trees                           | Complies          |
|   | Sec. 108-415 | 10 shrubs per 35 ft   | 32.9 shrubs | 36 shrubs                         | Complies          |
|   |              | Required landscaping for parking areas do not apply for parking for single-family residences                          |             | 8 landscaping islands             | Complies          |
| SE-Side Buffer  | Sec. 108-347 | Buffer yard B (5F & Multi-Fam)<br>2.5'-9" = 45 plant units per 100 ft   | 90 units    | Length = 160 ft<br>Width = 5 ft   | Complies          |
| NW-Side   | Sec. 108-347 | No required landscape screening buffer<br>Proposed: Single-family, detached<br>Adjoining Use: Single-family, detached |             | 131 units                         | Complies          |
|   |              |   |             | Length = 160 ft<br>Width = 2.5 ft |                   |
|   |              |   |             | 114 units<br>6 trees<br>54 shrubs |                   |
| Interior Landscape (excluding the required street frontage landscape strips, the interior parking lot landscape strips, and the perimeter landscape strips) | Sec. 108-416 | 4 trees per 2000 sq. ft. NOS  | 35.5 trees  | 36 trees                          | Complies          |

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ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	PLANT	DRIP	LOW	1.5	0.5	15	10	150
2	PLANT	DRIP	LOW	1.5	0.5	12	10	120
3	PLANT	DRIP	LOW	1.5	0.5	13	10	130
						40	30	400

800

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

- 1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETA-FIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.
- 2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.
- 3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.
- 4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.
- 5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL.  
SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.
- 6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.
- 7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.
- 8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.
- 9) INSTALL A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.
- 10) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 11) ALL CONTROL WIRES SPLICES SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y CONNECTORS AND SEALANT AND ALL WIRE SHALL BE 14 GAUGE, EXCEPT AS DETAILED FOR TWO-WIRE SYSTEMS.
- 12) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 13) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 14) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.
- 15) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)
- 16) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.
- 17) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.
- 18) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.
- 19) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE LANDSCAPE CONTRACTOR.
- 20) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 21) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON WHITE BOND PAPER ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- 22) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
- 24) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

1316 ROYAL STREET  
KEY WEST, FLORIDA

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PROJECT NUMBER	
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DRAWING NUMBER

L.401

DRAWING NAME

## IRRIGATION DETAILS

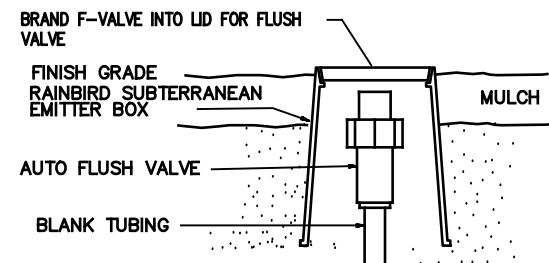
Diagram illustrating the installation of Rainbird Xeri-Bubblers and Netafim Dripline Loop on a tree root ball.

The diagram shows a cross-section of a tree root ball with a central trunk. A Netafim Dripline Loop is installed around the perimeter of the root ball, with a 6" diameter section indicated. Three Rainbird Xeri-Bubblers are installed along the dripline loop, spaced evenly around the tree.

Labels and dimensions:

- DRIP TUBING/PVC LATERAL
- RAINBIRD XERI-BUBBLER
- INSTALL THREE RAINBIRD XERI-BUBBLERS (UXB-360) 0-35 GPH ON ALL CANOPY TREES AND ANY TREE 65 GALLON OR LARGER (1 TO 2 GPM) OR AS REQUIRED TO PROVIDE PROPER COVERAGE.
- TREE ROOT BALL
- NETAFIM DRIPLINE LOOP
- 6"
- 12"

REFER TO THE DECODER DETAILS FOR TWO-WIRE SYSTEMS  
FOR DECODERS, WIRE SPECIFICATIONS AND WIRE NUTS.



INDICATOR FLAG

SUPER FLEX UV WHITE TUBING

STAKE

FINISH GRADE

BARB x BARB CONNECTOR

TUBING

EXISTING SOIL

COMPACT THE BACKFILL TO AVOID SETTLING

LATERAL OR MAINLINE

12" FOR LATERAL PIPE AND 18" FOR THE MAIN.

CONTROL WIRES

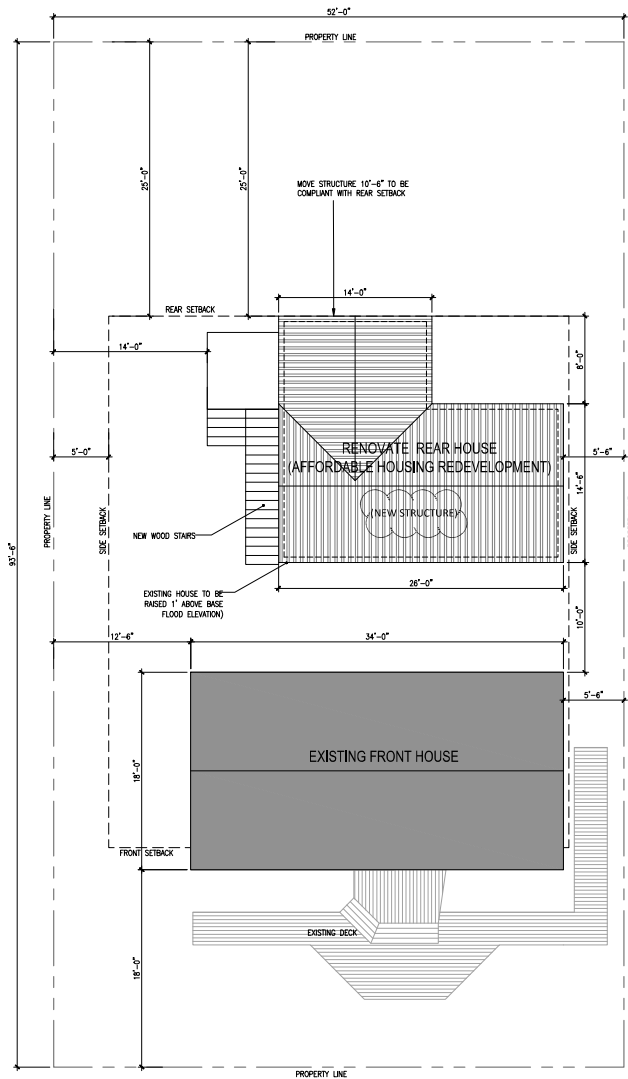
The diagram illustrates a cross-section of a trench. At the top, a horizontal line represents the ground surface, labeled 'EXISTING SOIL'. Below this, the trench is filled with backfill, indicated by a cross-hatched pattern. A label 'COMPACT THE BACKFILL TO AVOID SETTLING' points to this area. In the center of the trench is a circular pipe. A label 'LATERAL OR MAINLINE' points to the pipe. Below the pipe, there are small circles representing 'CONTROL WIRES'. To the right of the pipe, a vertical dimension line indicates the required depth of the trench: '12" FOR LATERAL PIPE AND 18" FOR THE MAIN.'

\* WIRE AS PER LOCAL CODE  
\* PLACE THE RAIN SENSOR TO RECEIVE RAIN FROM ALL DIRECTIONS.

[illegible]

**L.402**

C:\Users\maranr\OneDrive - GAI Consultants, Inc\docs\projects\OROPEZA\RoyalL400 (IRRIGATION).dwg-L402 Feb 22, 2021 MaranR

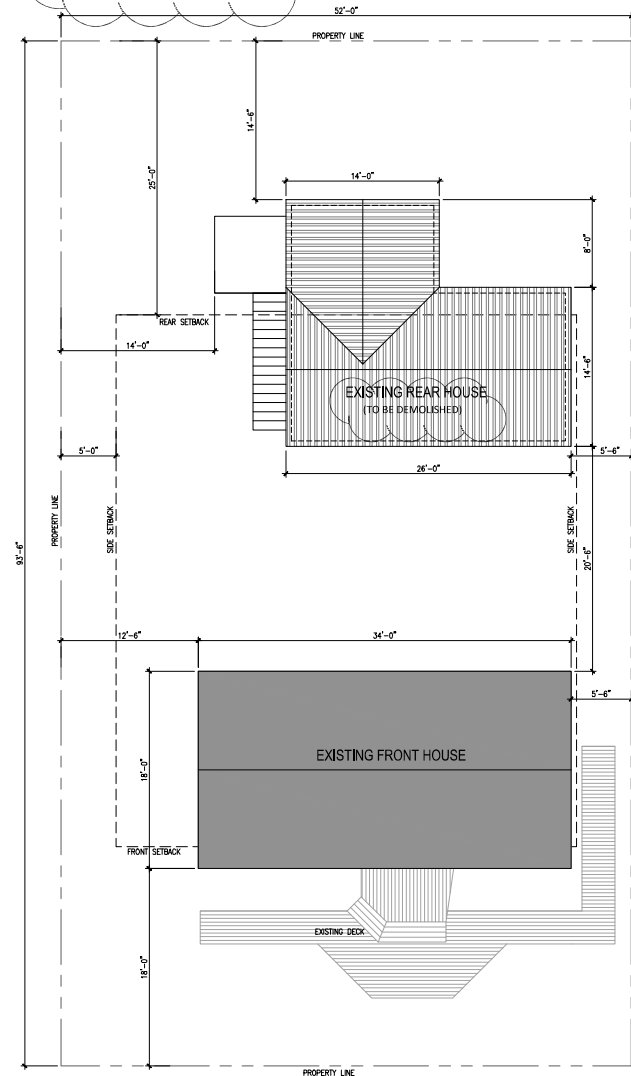


2 PROPOSED SITE PLAN  
A1.1 SCALE: 3/16"=1'-0"

# ZONING CALCULATIONS - SF DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	26'-3"	YES
BUILDING COVERAGE	35%	1,203 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
IMPERVIOUS SURFACE RATIO	50%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
LOT SIZE	Min. 4,000 s.f.	4,862 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	52'	N/A	N/A
LOT DEPTH	Min. 100'	93.5'	N/A	N/A
FRONT SETBACK	Min. 20'	34'	No Change	N/A
SIDE SETBACK (WEST)	Min. 5'	12.5'	12.5'	Yes
SIDE SETBACK (EAST)	Min. 5'	5.5'	5.5'	Yes
REAR SETBACK	Min. 25'	14.5'	25'	YES
OPEN SPACE	Min. 35%	3,421 s.f. (70%)	3,421 s.f. (70%)	YES

Existing Non-Conforming Condition  
\*\* New units as shown on plans are 441 sq. ft.



1 EXISTING SITE PLAN  
A1.1 SCALE: 3/16"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-750-1151  
Email: info@wsa-ky.com

Seal:

Consultants:

Submissions / Revisions:

1703 VON PHISTER ST.  
REAR UNIT  
AFFORDABLE HOUSING  
REDEVELOPMENT

KEY WEST, FL

Drawing Size: 24x36 | Project #: 190112

Title:

SITE PLANS  
AND CALCS

Sheet Number:

A-1.1

Date: APRIL 1, 2021

© 2021BY WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



Seal:

Consultants:

Submissions / Revisions:

**1703 VON PHISTER ST.**  
**REAR UNIT**  
**AFFORDABLE HOUSING**  
**REDEVELOPMENT**

Drawing Size: 24x36 Project #: 190112

Title:

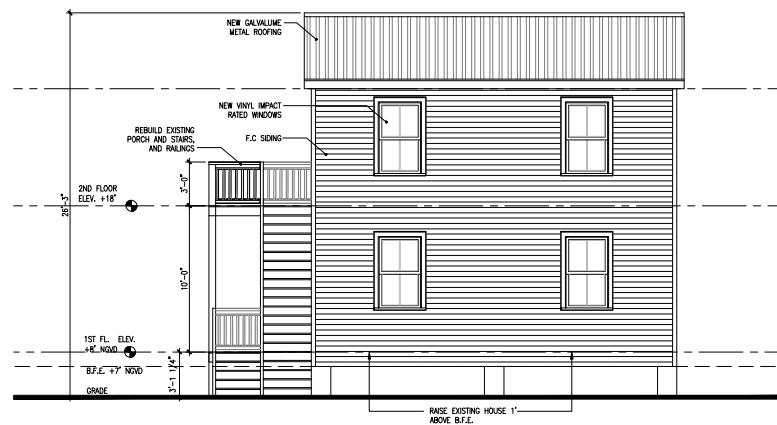
**FLOOR  
PLANS &  
FRONT  
ELEVATION**

Sheet Number:

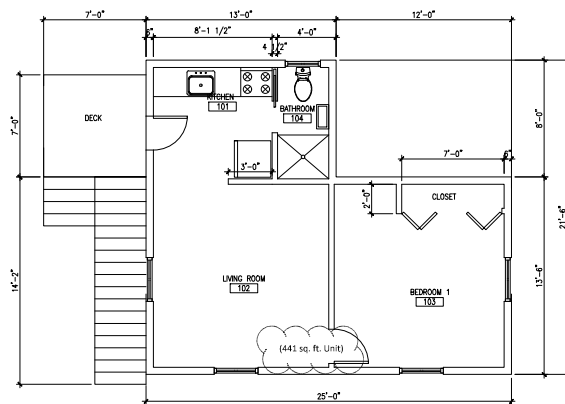
**A-2.1**

Date: - APRIL 1, 2021

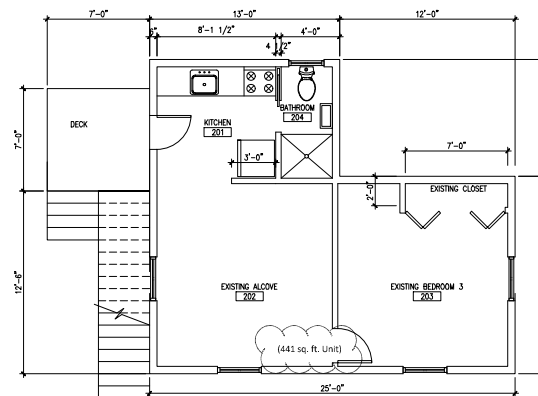
© 2021 by WILLIAM SHEPLER &  
ASSOCIATES ARCHITECTURE LLC



**3 FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**2 SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

# **Warranty Deed**

**PREPARED BY:**

Janis K. Cheezem, Esq.  
Akerman LLP  
98 SE 7<sup>th</sup> Street, Suite 1100  
Miami, FL 33131

Doc# 2178072 07/16/2018 2:51PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

**RECORD AND RETURN TO:**

David Van Loon, Esquire  
Highsmith & Van Loon, P.A.  
3158 Northside Drive  
Key West, Florida 33040

07/16/2018 2:51PM  
DEED DOC STAMP CL: Krys \$16,100.00

Doc# 2178072  
Bk# 2917 Pg# 79

Property Appraiser's No.: Tax Folio No. 00036920-000000

**WARRANTY DEED**

This WARRANTY DEED, made as of this 16<sup>th</sup> day of July, 2018, between HOSPICE OF THE FLORIDA KEYS, INC., (f/k/a Hospice of Florida Keys, Inc.), a Florida not-for-profit corporation (the "Grantor"), whose address is 4300 NW 89 Blvd., Gainesville, FL 32606 in favor of ROYAL WILLIAMS LLC, a Florida limited liability company (the "Grantee"), whose address is 1207 Von Phister, Key West, Florida 33040.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, that certain real property lying and being in the County of Monroe, State of Florida, as more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to real estate taxes and all assessments for the year 2018 and subsequent years, which are not yet due and payable.

Subject to zoning ordinances and other municipal, state and Federal laws as may be applicable, covenants, conditions, restrictions, limitations, reservations and easements of record, if any, none of which shall be deemed reimposed.

To have and to hold the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject as aforesaid, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

WITNESSES:

HOSPICE OF THE FLORIDA KEYS, INC., a  
Florida not-for-profit corporation

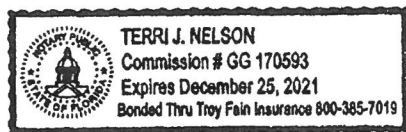
Kathleen J. Lawton  
Print Name: Kathleen Lawton

Sharon A. Jones  
Print Name: SHARON A. JONES

By: Gayle S. Mattson  
Name: Gayle S. Mattson  
Title: President

STATE OF FLORIDA                     )  
  )ss:  
COUNTY OF Summerville                     )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2018 by Gayle S. Mattson, as President of HOSPICE OF THE FLORIDA KEYS, INC., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or produced a valid driver's license as identification.



Terri J. Nelson  
Notary Public  
Print name: Terri J. Nelson

My commission expires: 12/25/2021

EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION

In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32, and 33 and all of Lots 28, 29, 30 and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4; Tract 17 as recorded in Deed Book "N", Page 613, Public Records of Monroe County, Florida:

Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and William Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

MONROE COUNTY  
OFFICIAL RECORDS

## Detail by Entity Name

Florida Limited Liability Company  
ROYAL WILLIAMS LLC

### Filing Information

<b>Document Number</b>	L18000100793
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	04/23/2018
<b>Effective Date</b>	05/01/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1207 VON PHISTER  
KEY WEST, FL 33040

### Mailing Address

1207 VON PHISTER  
KEY WEST, FL 33040

### Registered Agent Name & Address

MISCH, PAUL A  
101 GULFVIEW DR  
B 205  
ISLAMORADA, FL 33036

### Authorized Person(s) Detail

#### **Name & Address**

Title MR

MISCH, PAUL A  
101 GULFVIEW DR B205  
ISLAMORADA, FL 33036

### Annual Reports

**No Annual Reports Filed**

### Document Images

[04/23/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

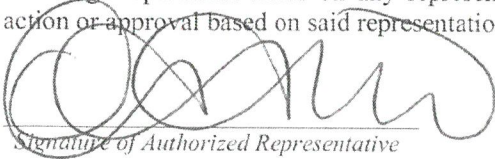
I, Owen Trepanier, in my capacity as President  
(print name) (print position; president, managing member)  
of Trepanier & Associates, Inc.  
(print name of entity serving as Authorized Representative)

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

1319 William Street

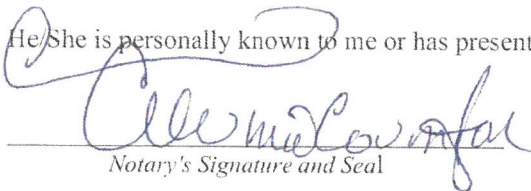
Street Address of subject property

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

  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12 Feb 2020 by  
date  
Owen Trepanier  
Name of Authorized Representative

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

  
Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

Commission Number, if any





# **Authorization Form**

City of Key West  
Planning Department



**Authorization Form**  
(Where Owner is a Business Entity)

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

I, Paul Misch as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Royal Williams, LLC of MGR  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier & Associates, Inc.  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 20th Dec 2018  
*Date*

by Paul Misch  
*Name of person with authority to execute documents on behalf on entity owner*

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

[Signature]  
*Notary's Signature and Seal*

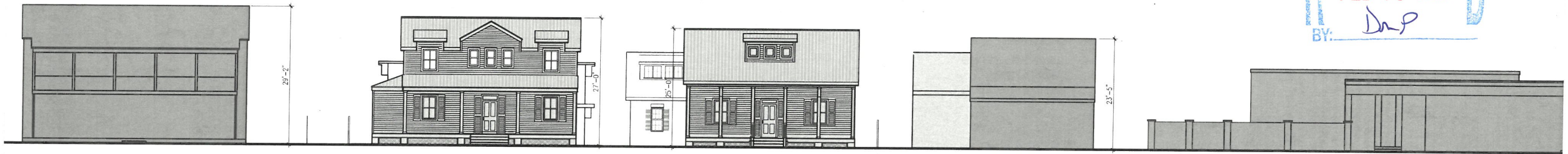
Alvina Covington  
*Name of Acknowledger typed, printed or stamped*



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

FF913801  
*Commission Number, if any*

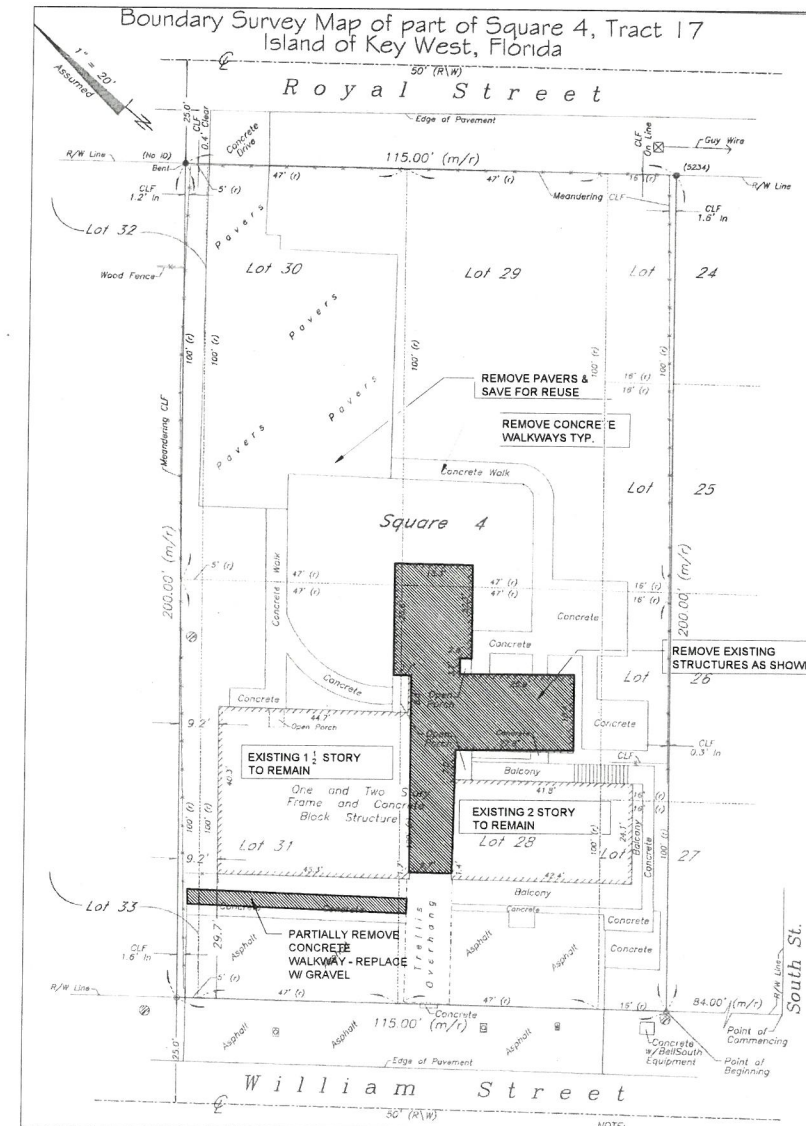
# Site Plans



FILE COPY

RECEIVED  
FEB 19 2021  
BY: *Dnp*

2 PROPOSED STREETScape - ROYAL STREET  
AE.1.0 SCALE: 3/32"=1'-0"

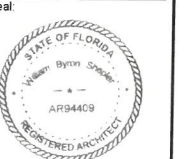


1 EXISTING SITE / DEMO PLAN  
AE.1.0 SCALE: N.T.S.

WSA

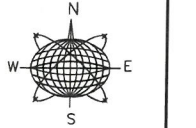
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401  
pr 305-293-3203 fax 293-4899

Submissions / Revisions

PLANNING REVISION	DATE
PLANNING REVISION 1: 8.13.20	
PLANNING REVISION 2: 10.15.20	
PLANNING REVISION 3: 11.11.20	
PLANNING REVISION 4: 2.19.21	

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title:

EXISTING/  
DEMO SITE  
PLAN

Sheet Number:

AE-1.0

Date: - SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

# SITE UTILITIES NOTES:

1. ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE
2. ALL SEWER LINES FROM INDIVIDUAL UNITS SHALL JOIN A MAIN BRANCH UNDER THE CENTER DRIVE AND CONNECT TO SEWER MAIN ON ROYAL STREET

## SITE LIGHTING SYMBOL KEY

- ⊙ PEDESTRIAN PATH GROUND POLE DOWN-LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN-LIGHT
- ⊙ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

## EXTERIOR LIGHTING NOTES:

1. ALL LIGHTING FIXTURES TO BE L.E.D., FULL CUT OFF
  2. ALL LIGHTING TO BE DARK SKY COMPLIANT
  3. THERE SHALL BE NO LIGHT SPILL ONTO ADJACENT PROPERTIES
  4. LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
    - 4.1. PARKING AREAS TO BE 3 F.C. AT GROUND LEVEL
    - 4.2. PEDESTRIAN WALKWAYS TO BE 2 F.C. AT GROUND LEVEL
    - 4.3. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL
- LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLARE FROM ROADS AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LIVING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPAQUE SHADE TO DIRECT THE LIGHT. LIGHTING TO BE INSTALLED ON ALL PARKING AREAS AND ALONG PEDESTRIAN WALKWAYS.
- ENTIRE PARKING AREA INCLUDING BIKE AND SCOOTER PARKING, TO BE ADEQUATELY ILLUMINATED. ENERGY CONSERVATION MEASURES TO BE EMPLOYED, INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY FROM THE SKY.

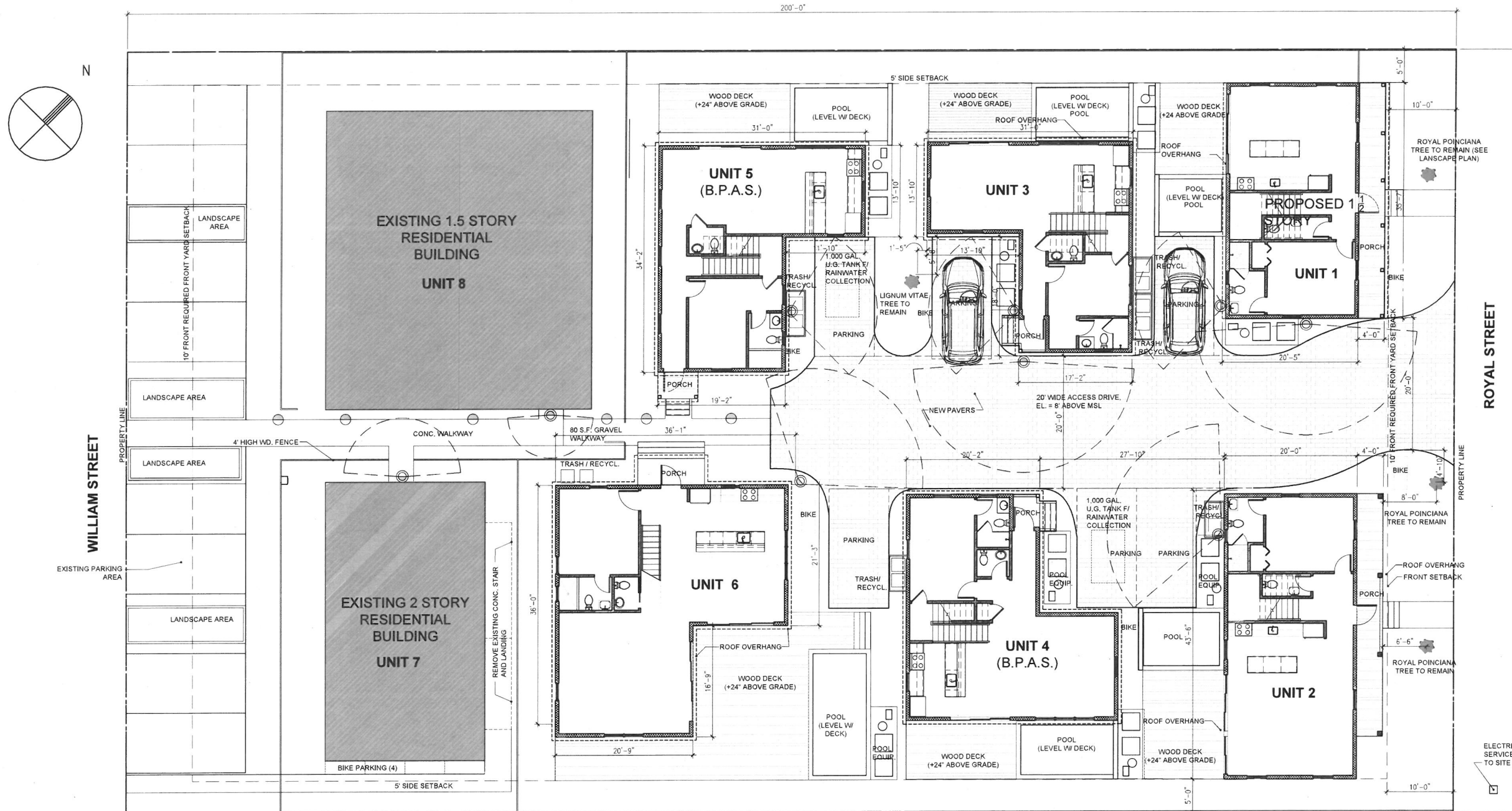
## SITE DATA:

ZONING: HMDR  
 AUTO PARKING ALLOWED: N/A  
 EXISTING: 10, PROPOSED: 16  
 BICYCLE PARKING ALLOWED: N/A  
 EXISTING: 4, PROPOSED: 24

## SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	4,431 s.f. (19.3%)	8,122 s.f. (35.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	11,825 s.f. (51.4%)	13,977 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK (William)	Min. 10'	30'	N/A	Yes
FRONT SETBACK (Royal)	Min. 10'	94.7'	10'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	7.8'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	9.2'	5'	Yes
REAR SETBACK	Min. 15'	29.7'	31'	Yes
OPEN SPACE	Min. 35%	10,494 s.f. (45.6%)	8,240 s.f. (36%)	Yes

PROPERTY UNITS:  
 THIS PROPERTY HAS BEEN ALLOCATED:  
 6 BENEFICIARY USE UNITS  
 2 BPAS UNITS  
 TOTAL 8 UNITS  
 2 UNITS FOR EXISTING BUILDINGS 1317 & 1319



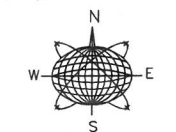
1 PROPOSED SITE PLAN  
 A1.0 SCALE: 1/8"=1'-0"

Seal:



Signature:

Consultants:



**Meridian Engineering LLC**  
 AUTHORIZATION #23401  
 PR 205-273-2063 No. 273-4899

Submissions / Revisions:  
 PLANNING REVISION 1: 8.11.20  
 PLANNING REVISION 2: 10.15.20  
 PLANNING REVISION 3: 11.11.20  
 PLANNING REVISION 4: 2.19.21

# **1316 ROYAL STREET** KEY WEST, FL **NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 19029

Title:

**PROPOSED SITE PLAN**

Sheet Number:

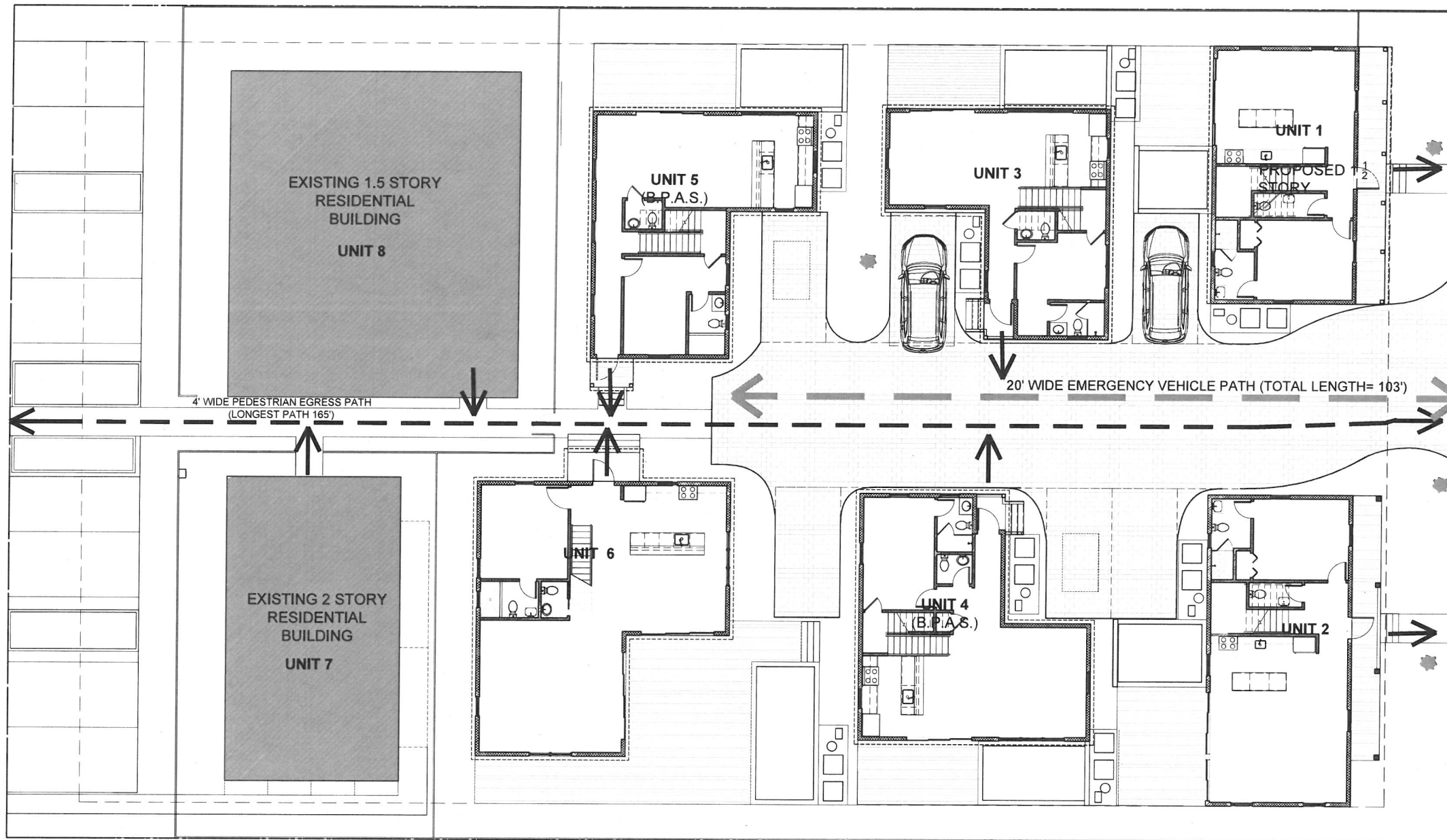
**A-1.0**

Date: SEPTEMBER 10, 2020

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FIRE HYDRANT LOCATED AT THE  
CORNER OF MARGARET AND UNITED



FIRE HYDRANT LOCATED AT THE CORNER  
OF WILLIAM AND SOUTH (135 FT.)

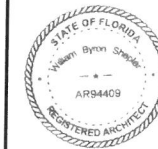
1  
A1.2  
LIFE SAFETY PLAN  
SCALE: 1/8"=1'-0"

WSA

william shepler & associates  
architecture

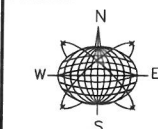
201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com

Seal:



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401  
ph 305-293-2263 fax 293-4899

Submissions / Revisions:

PLANNING REVISION 9.11.20  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36  
Project #: 19029

Title:

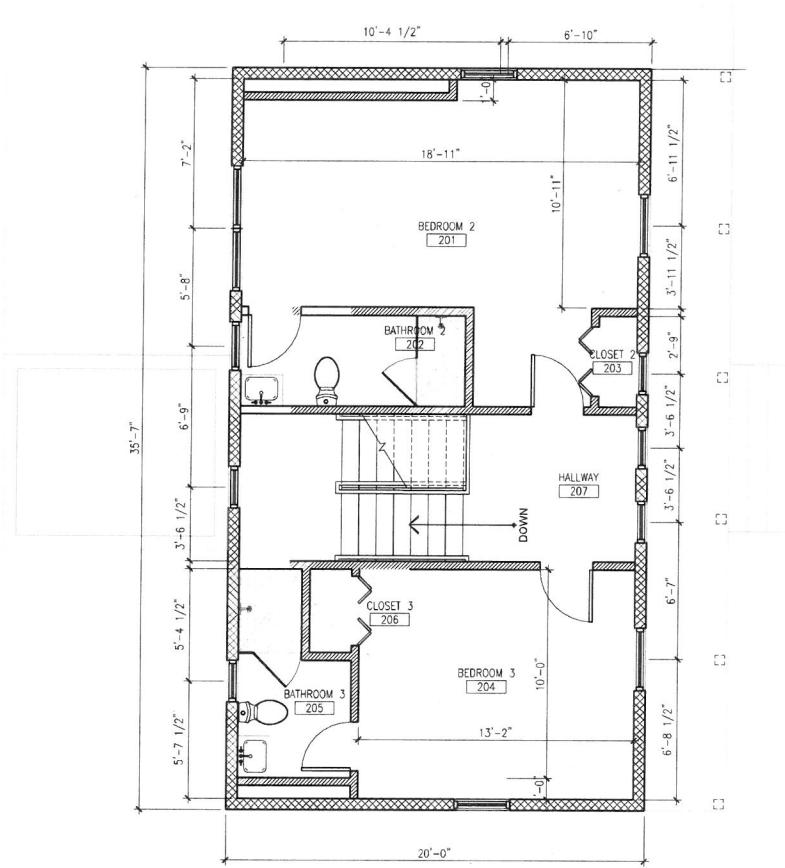
LIFE SAFETY  
PLAN

Sheet Number:

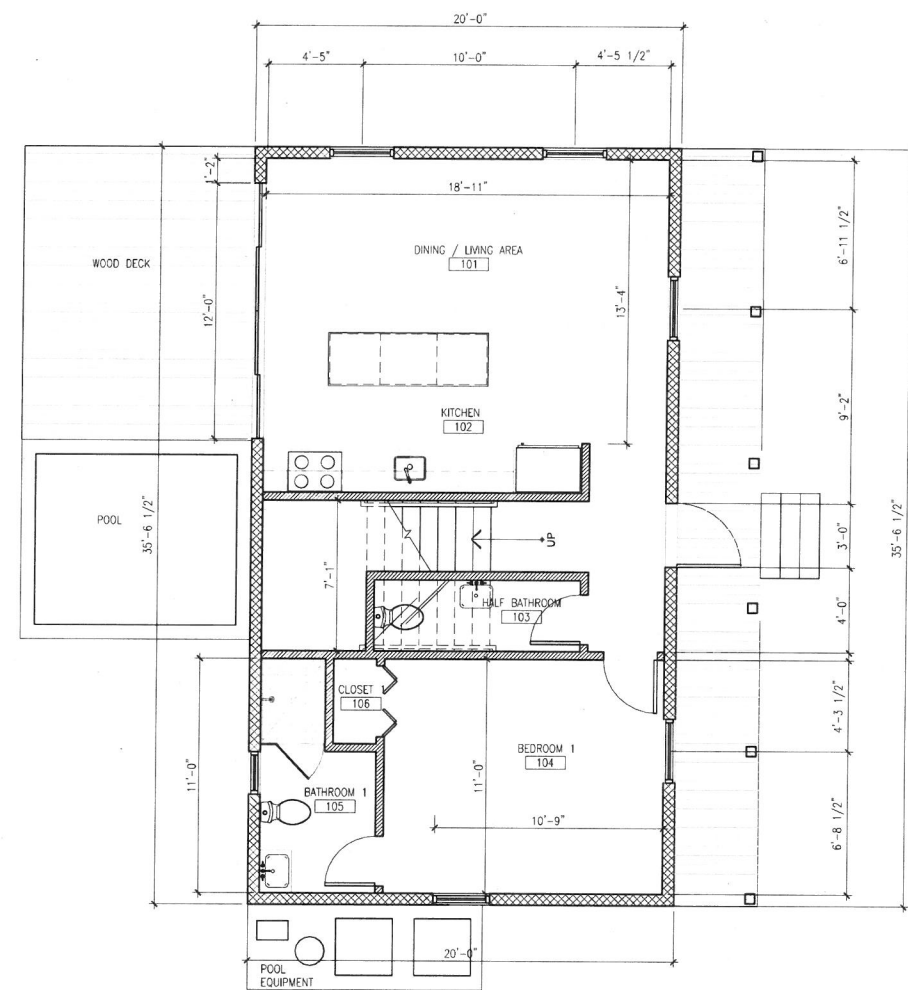
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Date: - SEPTEMBER 10, 2020

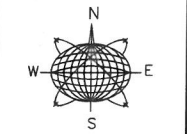
© 2020 by SHEPLER &  
ASSOCIATES ARCHITECTURE LLC



2 SECOND FLOOR PLAN - UNIT 1  
A1.21 SCALE: 1/4"=1'-0"



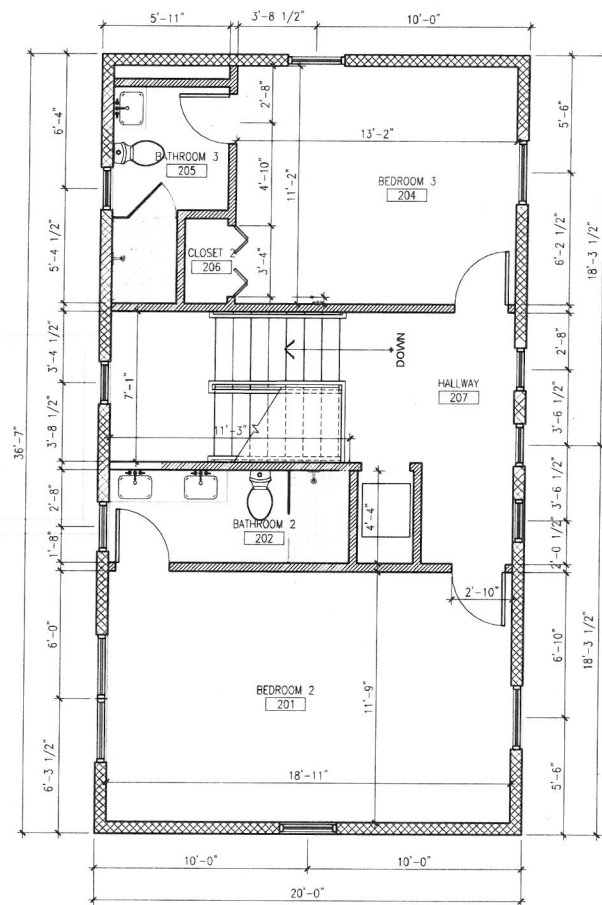
1 FIRST FLOOR PLAN - UNIT 1  
A1.21 SCALE: 1/4"=1'-0"



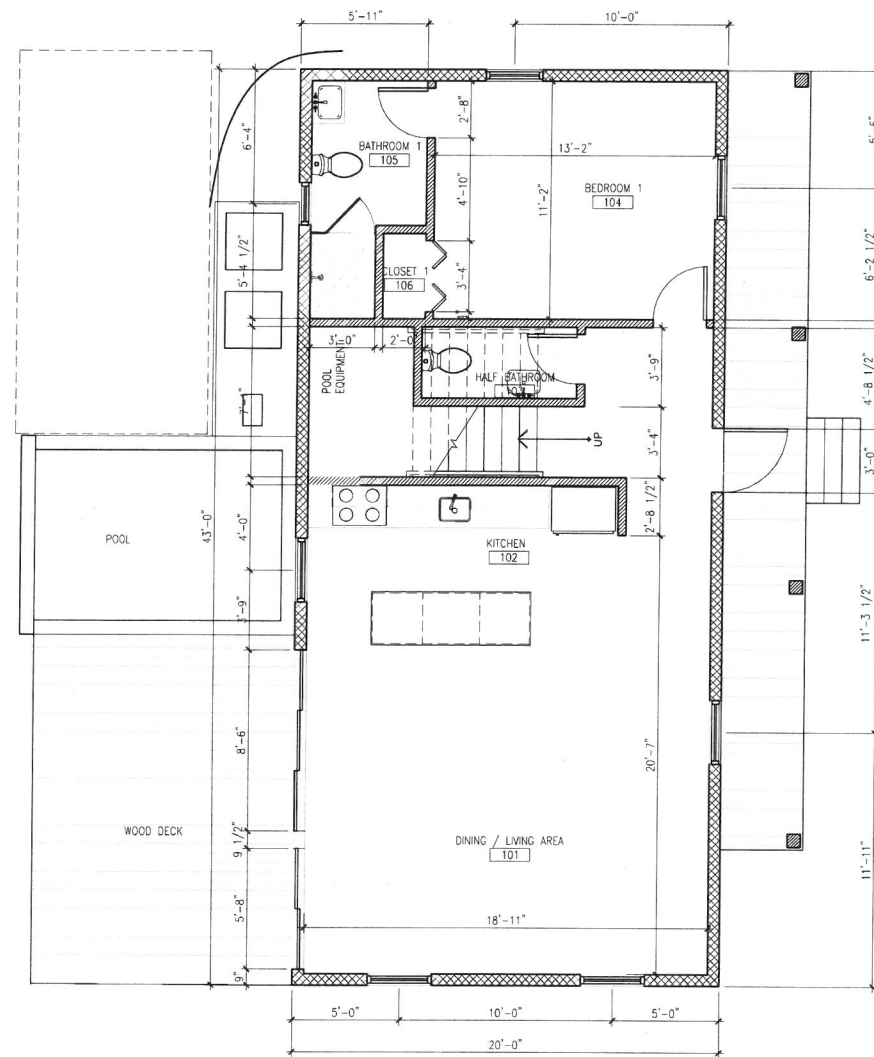
**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**







2 SECOND FLOOR PLAN - UNIT 2  
A2.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 2  
A2.21 SCALE: 1/4"=1'-0"

WSA

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com

Seal

STATE OF FLORIDA

William Byron Shepler

AR94409

REGISTERED ARCHITECT

Signature

Consultants

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #29401  
ph: 305-293-3263 fax: 293-4899

Submissions / Revisions:

PLANNING REVISION 9.11.20

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size

Project #

24x36

19029

Title

UNIT 2 FLOOR PLANS

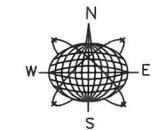
Sheet Number

A2-2.1

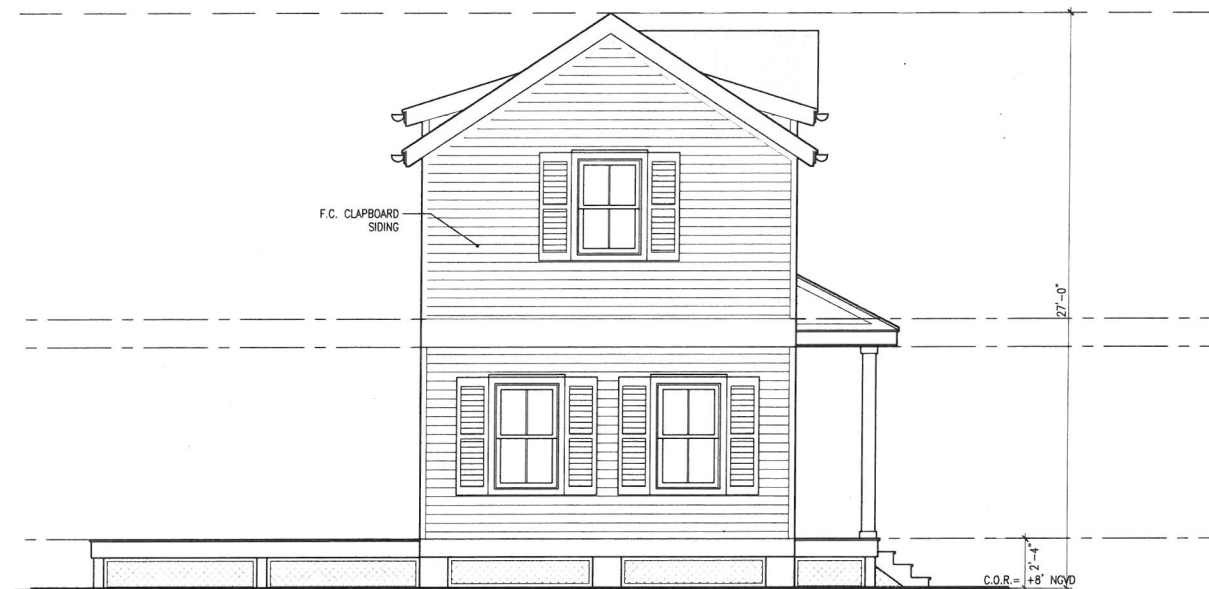
Date

SEPTEMBER 10, 2020

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**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**



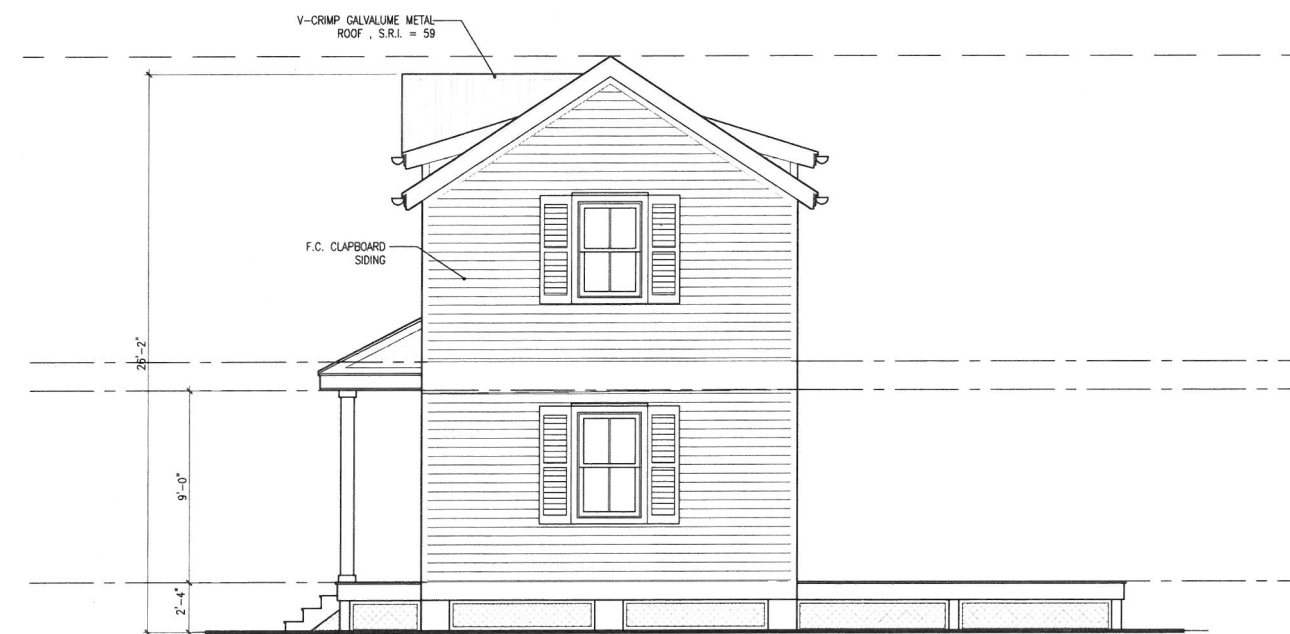
**3**  
**UNIT 2 SOUTH ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



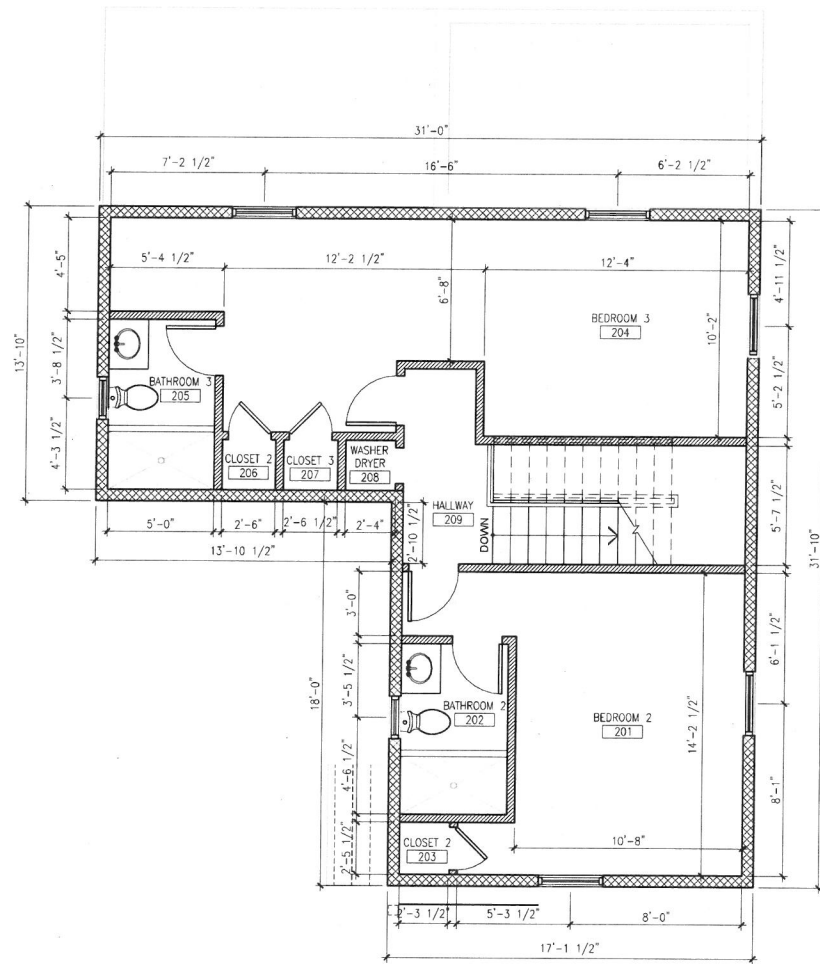
**2**  
**UNIT 2 WEST ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



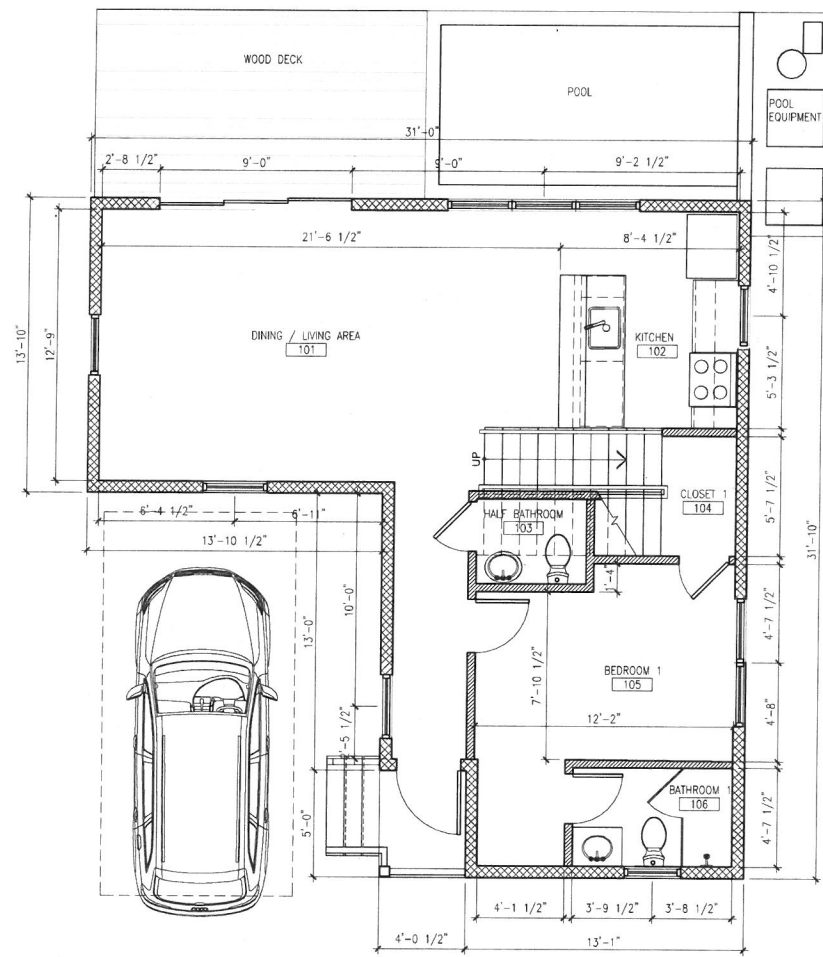
**4**  
**UNIT 2 EAST ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



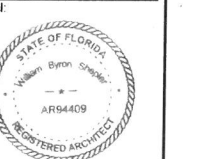
**1**  
**UNIT 2 NORTH ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN - UNIT 3  
A3.21 SCALE: 1/4"=1'-0"

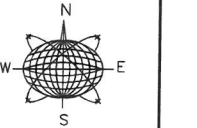


1 FIRST FLOOR PLAN - UNIT 3  
A3.21 SCALE: 1/4"=1'-0"



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401  
pin 305-293-3283 fax 293-4899

Submissions / Revisions:  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title:

UNIT 3  
FLOOR PLANS

Sheet Number:

A3-2.1

Date: - SEPTEMBER 10, 2020

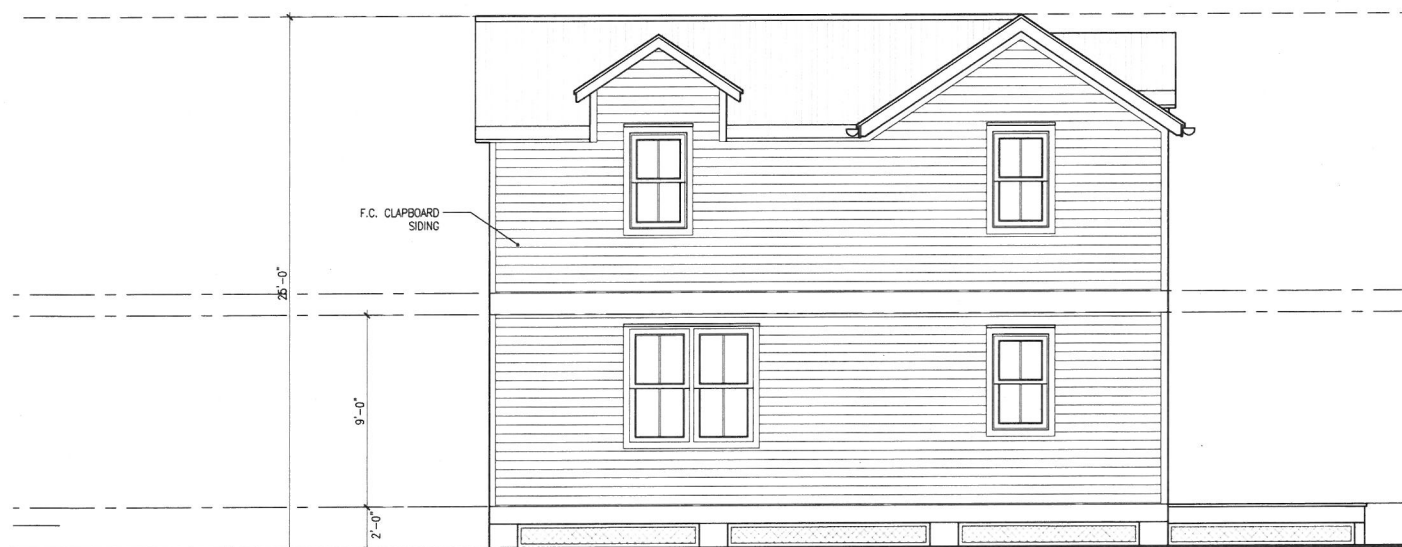
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC



3 UNIT 3 SOUTH ELEVATION  
A3.31 SCALE: 1/4"=1'-0"



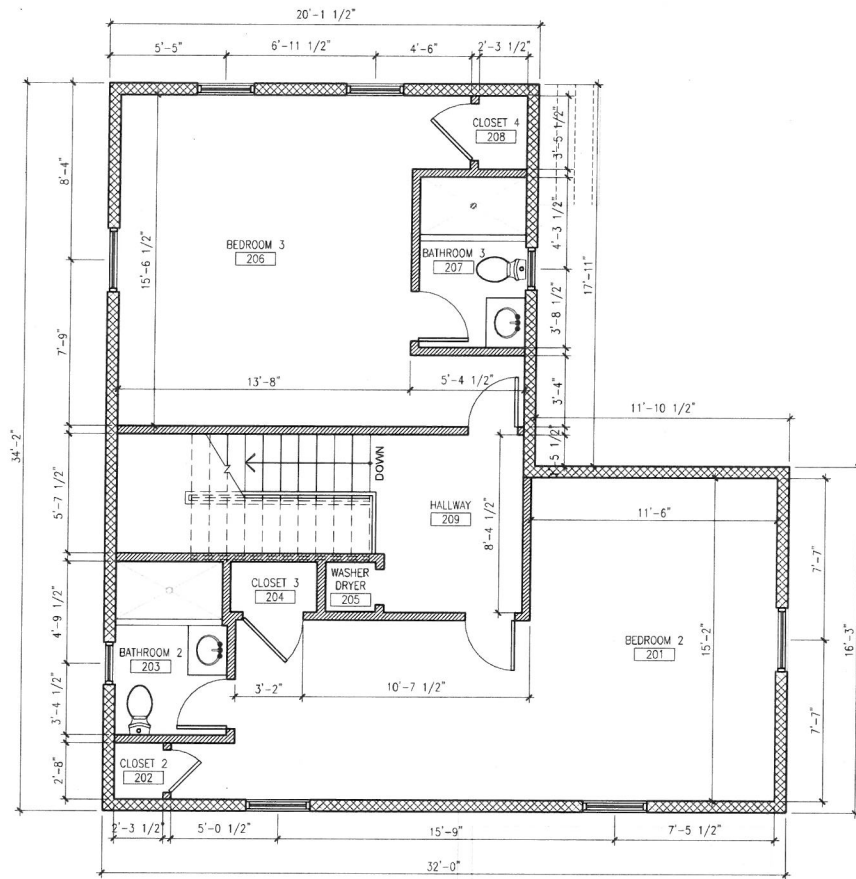
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A3.31 SCALE: 1/4"=1'-0"



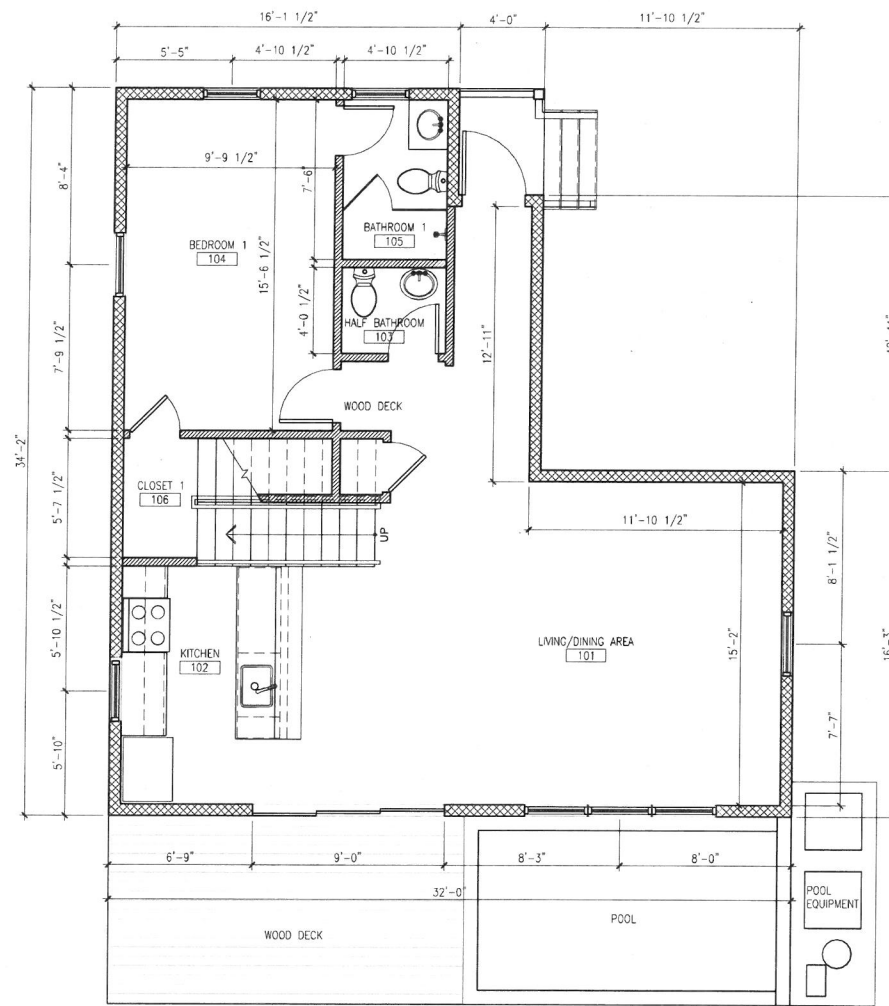
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A3.31 SCALE: 1/4"=1'-0"



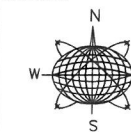
1 UNIT 3 NORTH ELEVATION  
A3.31 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN - UNIT 4  
A4.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 4  
A4.21 SCALE: 1/4"=1'-0"



1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT





3 UNIT 4 SOUTH ELEVATION  
A4.31 SCALE: 1/4"=1'-0"



2 UNIT 4 WEST ELEVATION  
A4.31 SCALE: 1/4"=1'-0"

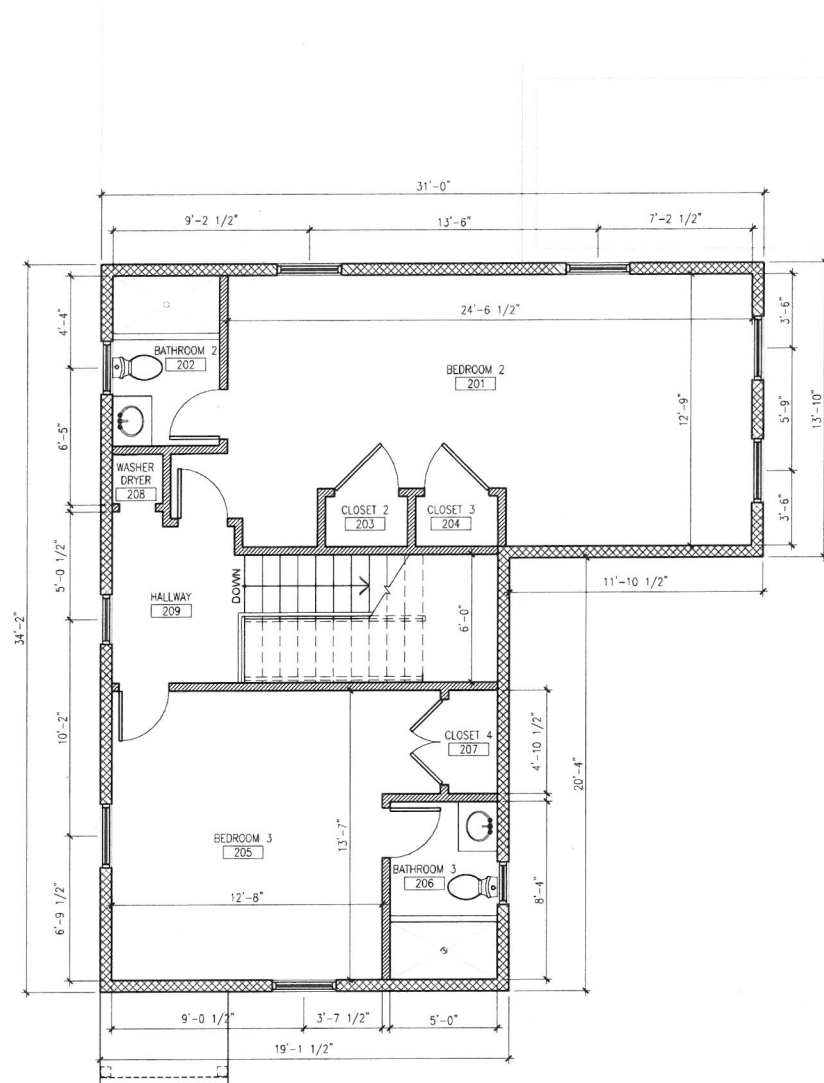


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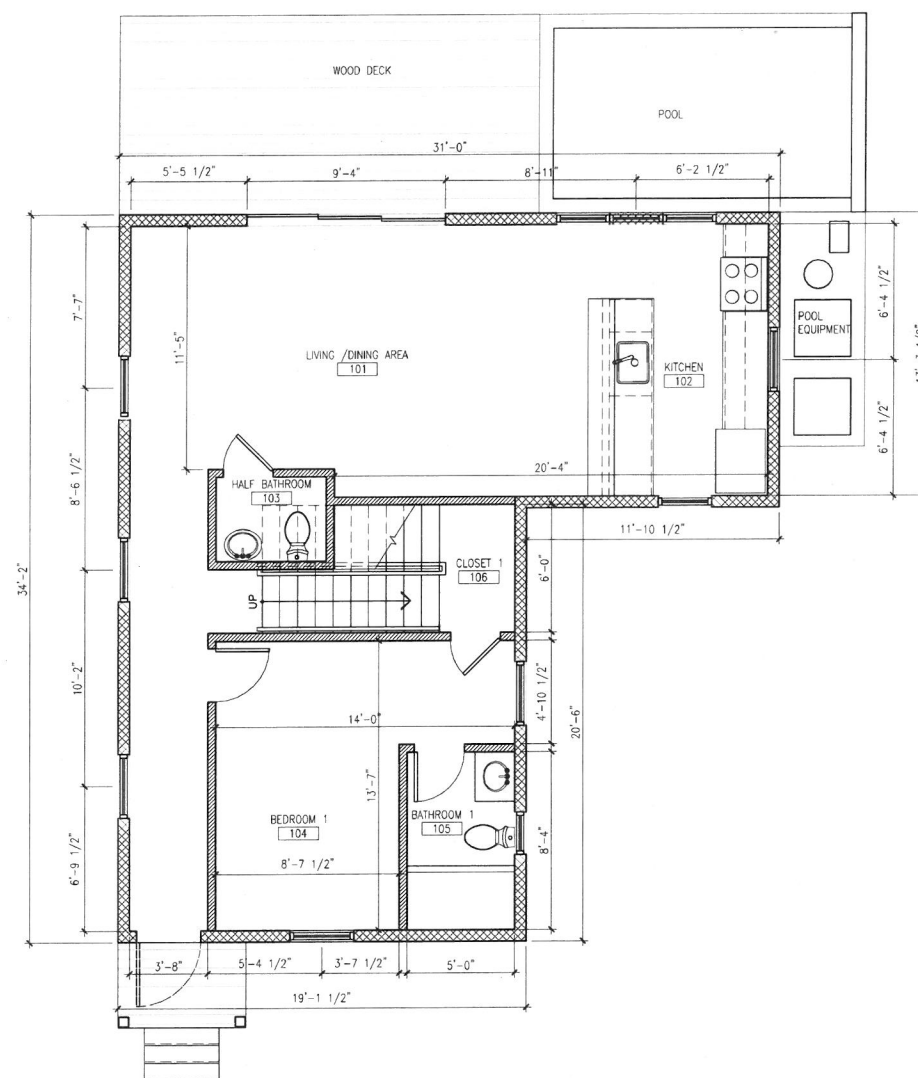


1 UNIT 4 NORTH ELEVATION  
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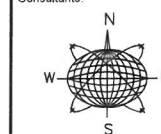
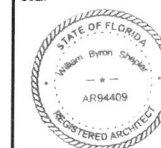




**2 SECOND FLOOR PLAN - UNIT 5**  
A5.21 SCALE: 1/4"=1'-0"



**1 FIRST FLOOR PLAN - UNIT 5**  
A5.21 SCALE: 1/4"=1'-0"



PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**



3 UNIT 5 SOUTH ELEVATION  
A5.31 SCALE: 1/4"=1'-0"



2 UNIT 5 WEST ELEVATION  
A5.31 SCALE: 1/4"=1'-0"



4 UNIT 5 EAST ELEVATION  
A5.31 SCALE: 1/4"=1'-0"



1 UNIT 5 NORTH ELEVATION  
A5.31 SCALE: 1/4"=1'-0"

WSA

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com

Seal:

STATE OF FLORIDA  
William Byron Shepler  
ARS4409  
REGISTERED ARCHITECT

Signature:

Consultants:

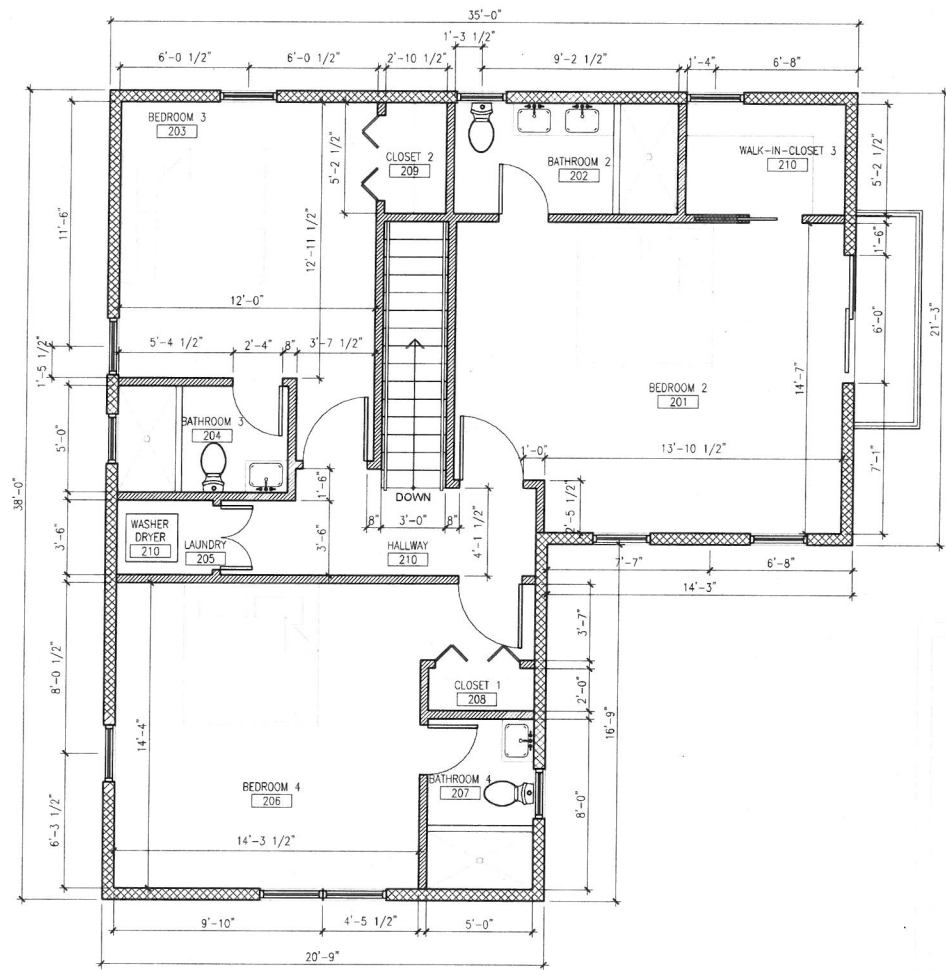
N  
W E  
S

Meridian Engineering LLC  
AUTHORIZATION #29401  
exp 3/25/2023-12/31/2023

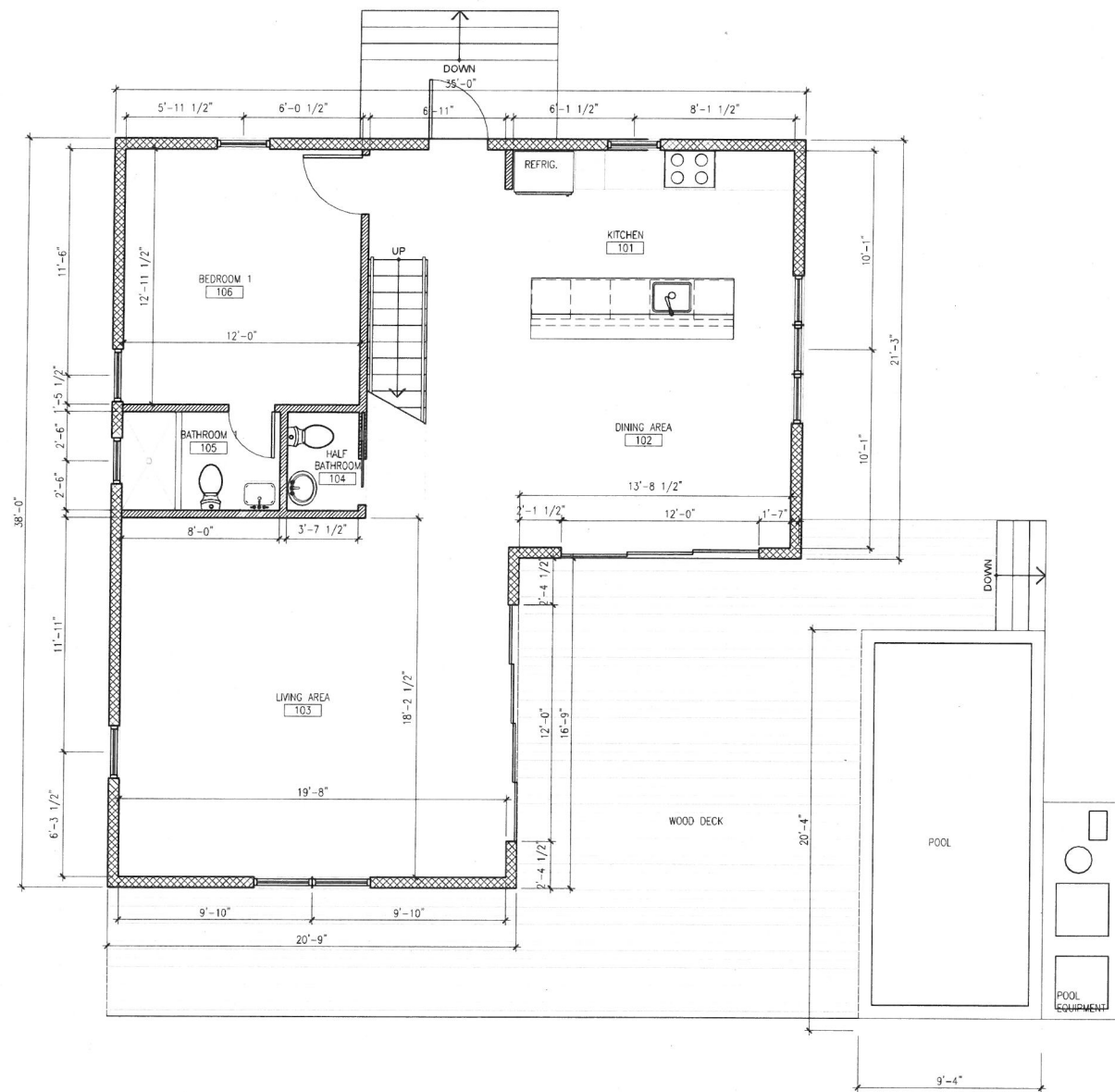
Submissions / Revisions:  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029  
Title:  
UNIT 5 ELEVATIONS  
Sheet Number:  
A5-3.1  
Date: SEPTEMBER 10, 2020  
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2 SECOND FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"



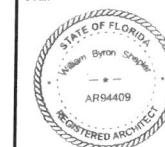
1 FIRST FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"

**wsa**

william shepler & associates  
architecture

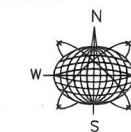
201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com

Seal:



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401  
pin 305-293-3253 fax 293-4699

Submissions / Revisions:

PLANNING REVISION 9.11.20  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size

24x36

Project #

19029

Title:

UNIT 6

FLOOR PLANS

Sheet Number:

**A6-2.1**

Date: - SEPTEMBER 10, 2020

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3 UNIT 6 SOUTH ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



2 UNIT 6 WEST ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



4 UNIT 6 EAST ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



1 UNIT 6 NORTH ELEVATION  
A6.31 SCALE: 1/4"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com

Seal

STATE OF FLORIDA

William Byron Shepler

AR94409

REGISTERED ARCHITECT

Signature:

Consultants:

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #23401  
ph 305-293-5203 fax 203-4809

Submissions / Revisions:

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size  
24x36

Project #  
19029

Title:

UNIT 6 ELEVATIONS

Sheet Number:

A6-3.1

Date: - SEPTEMBER 10, 2020

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### Water Quantity - Predevelopment

Project Area	0.53 ac
Pervious Area	0.25 ac
Impervious Area	0.28 ac
% Impervious	52.12%
Rainfall for 25yr / 72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Undeveloped Available Storage	1.88 in
Soil Storage (S)	0.90 in
Qpre = (P - 0.2S) <sup>2</sup> / (P + 0.8S) [25yr / 72hr]	10.98 in

### Water Quantity - Postdevelopment

Project Area	0.53 ac
Pervious Area	0.21 ac
Impervious Area	0.32 ac
% Impervious	60.00%
Rainfall for 25yr / 72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Developed Available Storage	1.88 in
Soil Storage (S)	0.75 in
Qpost = (P - 0.2S) <sup>2</sup> / (P + 0.8S) [25yr / 72hr]	11.14 in

### Postdevelopment - Predevelopment

Qpost - Qpre [25yr / 72hr]	0.16 in
Volume = QA [25yr / 72hr]	0.08 ac-in      0.007 ac-ft

### Water Quality

Project Area	0.53 ac
Total Roof Area	0.18 ac
Adjusted Project Area	0.35 ac
Impervious Area	0.14 ac
% Impervious	39.32%

A) One inch of runoff from drainage basin	0.044 ac-ft
B) 2.5 inches * % Impervious * Tot. Proj. Area	0.043 ac-ft

### Water Quantity Vs. Water Quality

Quantity	Quality
0.007 ac-ft	< 0.04401 ac-ft

### Swale Volume Required

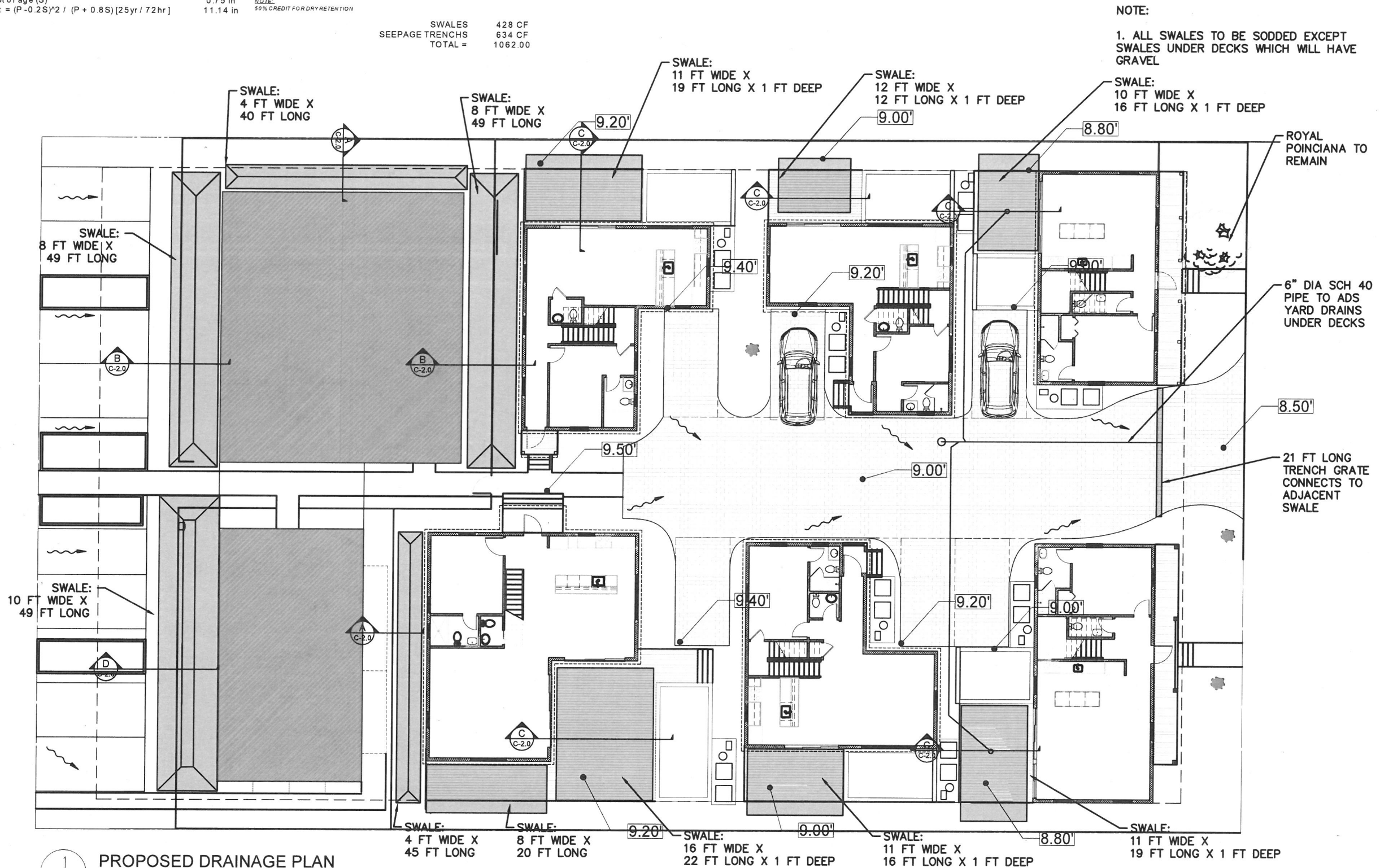
Water Quality / Quantity \* 50%

958.61 cu. ft	0.02201 ac-ft
---------------	---------------

NOTE:

50% CREDIT FOR DRY RETENTION

SWALES	428 CF
SEEPAGE TRENCHS	634 CF
TOTAL =	1062.00



1  
C-1.0

## PROPOSED DRAINAGE PLAN

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

wsa

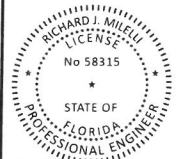
william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040

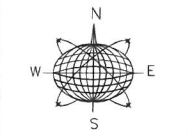
Tel: 305-735-3131  
Email: info@wsahepler.com

Seal:



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401  
EN 305-293-3253 Fax 293-4099

Submissions / Revisions:

PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title:

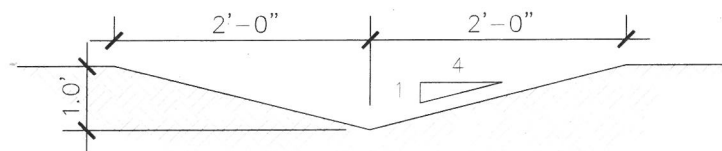
PROPOSED  
DRAINAGE PLAN

Sheet Number:

C-1.0

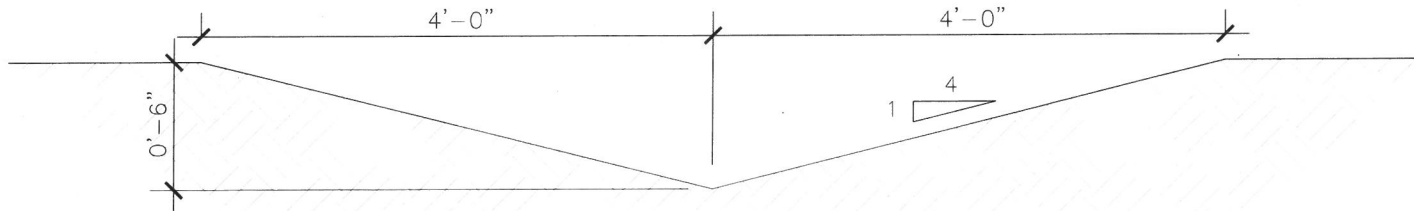
Date: - SEPTEMBER 10, 2020

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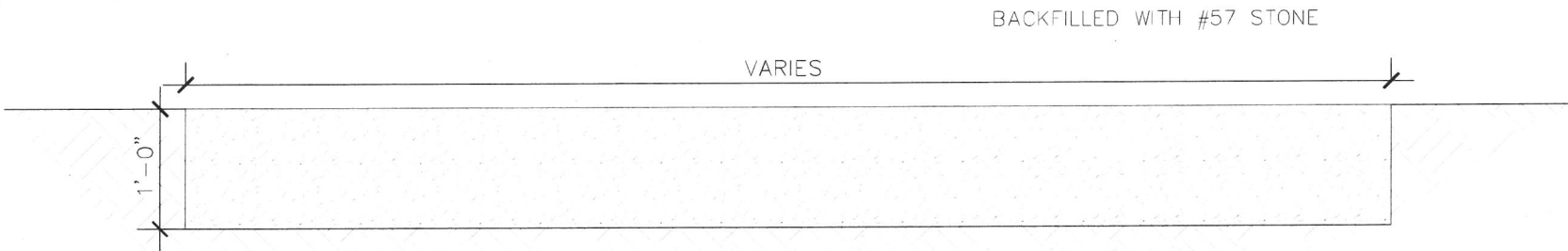
C.S. AREA = 1.00 SF

A  
C-2.0  
SCALE N.T.S.



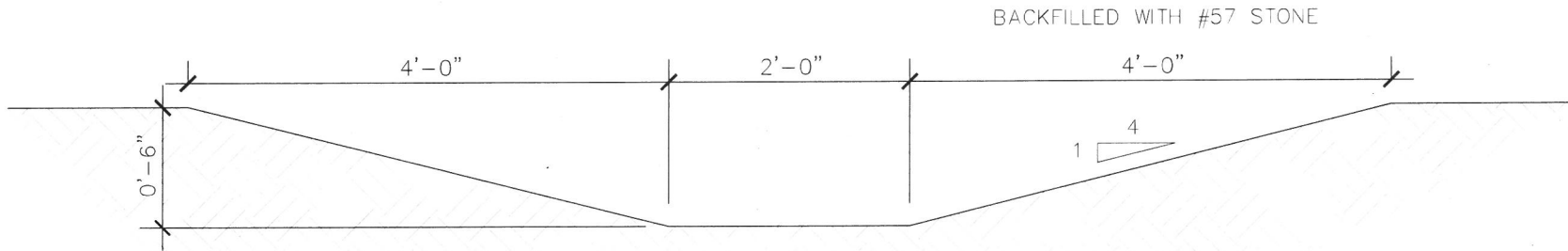
C.S. AREA = 2.00 SF

B  
C-2.0  
SCALE N.T.S.



POROSITY OF 57 STONE = 45%

C  
C-2.0  
SCALE N.T.S.



C.S. AREA = 3 SF

D  
C-2.0  
SCALE N.T.S.

THIS SET HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
RICHARD J. MILELLI, P.E. ON  
09.18.21 USING A DIGNO  
SIGNATURE  
PRINTED COPIES OF THIS  
DOCUMENT ARE NOT  
CONSIDERED SIGNED AND  
SEALED AND THE SIGN  
APPROVAL ON THIS MUST BE  
WORKED ON ANY ELECTRONIC  
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wsa

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com

Seal:

RICHARD J. MILELLI

LICENSE

No 58315

STATE OF

FLORIDA

PROFESSIONAL ENGINEER

Signature:

Consultants:

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #29401  
09/18/2021 09:18:21 AM 203-4899

Submissions / Revisions:

PLANNING REVISION 1: 9.11.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size

24x36

Project #

19029

Title:

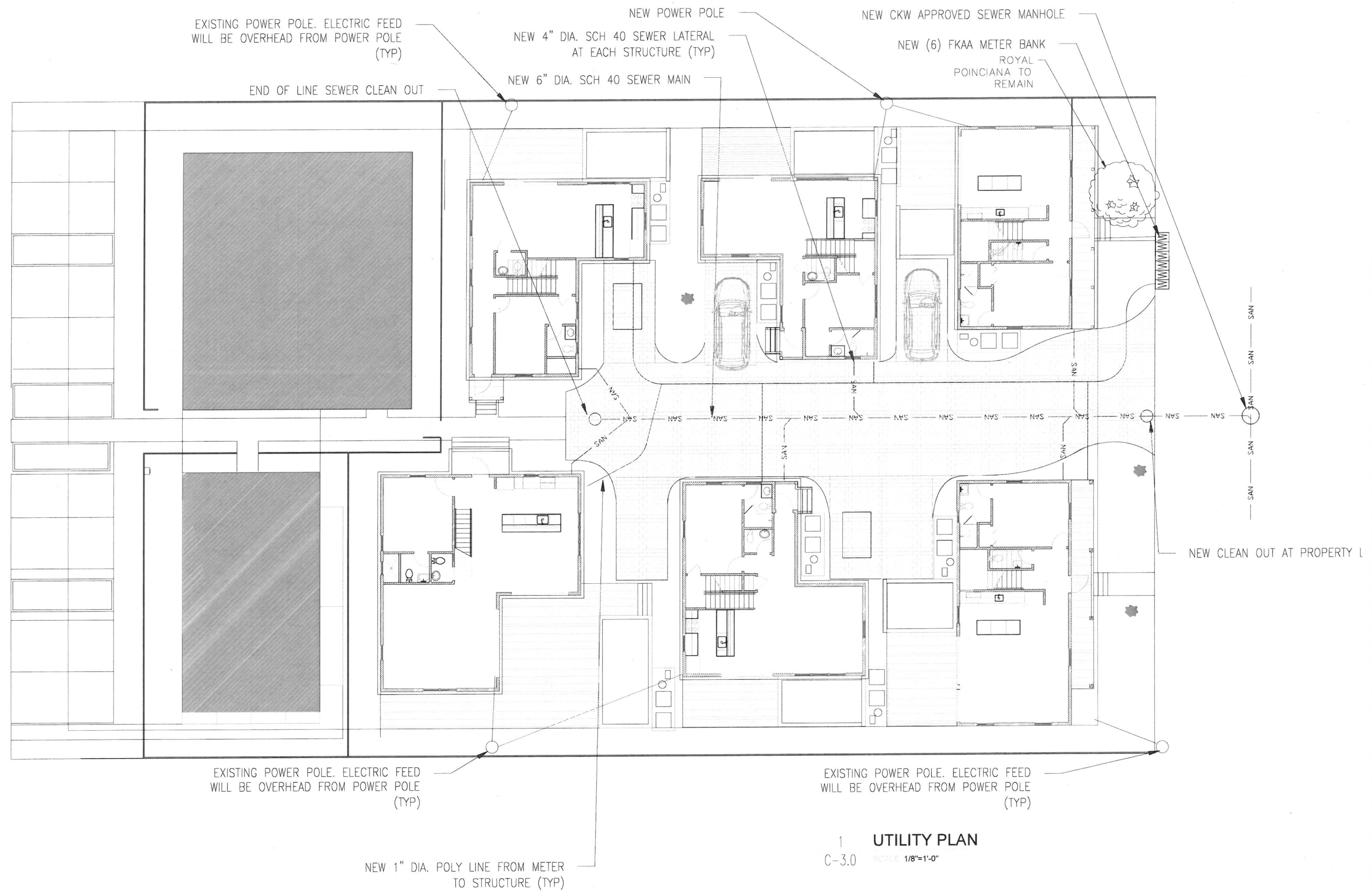
PROPOSED DRAINAGE PLAN

Sheet Number:

C-2.0

Date: - SEPTEMBER 10, 2020

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1  
C-3.0  
UTILITY PLAN  
SCALE 1/8"=1'-0"

THIS PLAN HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
RICHARD J. MISLU, P.E. ON  
02.18.21 USING A DIGITAL  
SIGNATURE.  
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DOCUMENT ARE NOT  
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**william shepler & associates**  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wshepler.com

Seal:

Signature: \_\_\_\_\_

Consultants:

**Meridian Engineering LLC**  
AUTHORIZATION #23401  
ph 305-293-3263 fax 293-4895

Submissions / Revisions:

PLANNING REVISION 1:	9.11.20
PLANNING REVISION 2:	8.13.20
PLANNING REVISION 3:	10.15.20
PLANNING REVISION 4:	11.11.20

**1316 ROYAL STREET**  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size 24x36	Project # 19029
-----------------------	--------------------

Title:  
**PROPOSED  
UTILITY PLAN**

Sheet Number:  
**C-3.0**

Date: - SEPTEMBER 10, 2020

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**Site Visit**

















# **Additional Information**





### Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00036920-000000  
**Account#** 1037737  
**Property ID** 1037737  
**Millage Group** 10KW  
**Location** 1319 WILLIAM St, KEY WEST  
**Address**  
**Legal Description** KW WHITE & PIERCE DIAGRAM N-613 PT LOT 28 & PT LOT 29 & ALL LOTS 30 & 31 & PT LOTS 32 & 33 SQR 4 TR 17 OR423-89 OR773-830 OR985-2291/2292 OR1218-408/09 OR2917-79/81  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6131  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

ROYAL WILLIAMS LLC  
 1327 Whitehead St  
 Key West FL 33040

### Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$1,724,764	\$742,936	\$440,789	\$440,789
+ Market Misc Value	\$23,753	\$24,535	\$23,271	\$24,053
+ Market Land Value	\$1,265,000	\$1,368,500	\$955,420	\$955,420
= Just Market Value	\$3,013,517	\$2,135,971	\$1,419,480	\$1,420,262
= Total Assessed Value	\$2,349,568	\$2,135,971	\$1,419,480	\$1,420,262
- School Exempt Value	\$0	\$0	(\$1,419,480)	(\$1,420,262)
= School Taxable Value	\$3,013,517	\$2,135,971	\$0	\$0

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	23,000.00	Square Foot	115	200

### Buildings

<b>Building ID</b>	40150	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>	2 STORY ON GRADE	<b>Year Built</b>	1969
<b>Building Type</b>	S.F.R. - R1 / R1	<b>Effective Year Built</b>	2015
<b>Gross Sq Ft</b>	6436	<b>Foundation</b>	CONCRETE SLAB
<b>Finished Sq Ft</b>	5234	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	CONC ABOVE GRD
<b>Perimeter</b>	558	<b>Heating Type</b>	FCD/AIR DUCTED
<b>Functional Obs</b>	0	<b>Bedrooms</b>	6
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	0
<b>Depreciation %</b>	4	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	DRYWALL	<b>Grade</b>	600
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,234	5,234	0
OUU	OP PR UNFIN UL	387	0	0
OPF	OP PRCH FIN LL	703	0	0
OUF	OP PRCH FIN UL	112	0	0
<b>TOTAL</b>		<b>6,436</b>	<b>5,234</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1979	1980	1	2706 SF	1
WALL AIR COND	1981	1982	1	1 UT	2
ASPHALT PAVING	1987	1988	1	1827 SF	2
CONC PATIO	1992	1993	1	1862 SF	2
TILE PATIO	1992	1993	1	2464 SF	1

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/10/2018	\$2,300,000	Warranty Deed	2178072	2917	79	01 - Qualified	Improved
6/1/1992	\$440,000	Warranty Deed		1218	408	U - Unqualified	Improved
9/1/1986	\$270,000	Warranty Deed		985	2291	M - Unqualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0546	7/25/2019	2/7/2019	\$0	Residential	REMOVED EXIST 2 STRY SFR-WIRE UP 3 NEW BATHROOMS RELO EXIST KITCH FRM 2ND STORY TO 1ST FLR.ADD APPROX 8 NEW RECEPTACLES LIGHTS IN EXIST AND 2 NEW BEDROOM WIRING
19-1620	7/25/2019	5/20/2019	\$0	Residential	RUN A NEW SEWER AND WATER LINES FROM HOUSE TO STREET
19-0001	1/2/2019	5/29/2019	\$0	Residential	1317-WIRE FOR SFR, WIRE UP NEW CENTRAL AC KITCHEN APPLIANCES, INTERCONNECTED SMOKE. 1317 WILLIAM
18-1065	11/5/2018	6/28/2019	\$0	Residential	1317-THIS IS A CHANGE OF USE TO R-3 FROM CONGREGATE LIVING. INTERIOR REMODEL AND CHANGE IN ROOF PER HARC. 2 STORY BATHS AND KITCHEN 1800SF. PERMIT LISTED AS 1317 WILLIAM
18-1189	11/4/2018	5/24/2019	\$15,200	Residential	1317-ROUGH IN TRIM OUT 4 LAVS, 4 TOILETS, 4 SHOWERS, 3 WET BAR SINK, 1 KITCHEN, 1 FRIDGE
18-0168	9/4/2018	2/11/2019	\$0	Residential	RELOCATE EXISTING KITCHEN FROM 2ND FLR TO 1ST FLR WITH ONE KITCHEN SINK. 1 DW, 1 FRIDGE, 3 SHOERS, 1 BATHTUB, 4 LAV SINKS, 4 TOILETS
18-3541	8/20/2018	2/14/2019	\$30,000	Residential	INTERIOR REMODEL OF EXISTING 2 STORY HOME REMODEL BATH AND ADD 2 NEW BATHS. REMOVE AND REMODEL KITCHEN FROM 2ND FLOOR TO FIRST FLOOR CHANGE USE TO R-3 INTERIOR REMODEL OF EXISTING SFR, REMODEL EXISTING BATH ADD 3 NEW BATHS. REMOVE AND REMODEL EXISTING KITCHEN FROM 2ND TO FIRST FLOOR
10-1163	4/15/2010		\$7,775	Commercial	INSTALL 475SF OF METAL ROOF
07-1271	3/14/2007		\$9,845	Commercial	INTERIOR WORK ONLY-1200 SF DRYWALL
06-4876	8/21/2006	9/28/2006	\$11,540	Commercial	REPLACE T & G ROOF W/ 14 SQRS BITUMEN.
04-3079	9/24/2004	11/17/2004	\$11,500	Commercial	SPALLING, SIDING, RAILING, ETC
04-0152	1/23/2004	11/17/2004	\$2,000	Commercial	R&R 5-TON A/C
00-0656	5/8/2000	8/16/2000	\$5,800	Commercial	SHUTTERS
96-0401	1/1/1996	8/1/1996	\$1,500	Commercial	RENOVATIONS
A95-4293	12/1/1995	8/1/1996	\$1,600	Commercial	ROOF

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

## 2020 Notices Only

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

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

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