

**PLANNING BOARD
RESOLUTION NO. 2021-29**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A REQUEST FOR A MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVER AT 210-216 DUVAL STREET (RE# 00001420-000000) TO RENOVATE AN EXISTING HISTORIC MIXED-USE STRUCTURE AND ENCLOSE A PORTION OF SPACE BETWEEN BUILDINGS OF THE PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE (HRCC-1) ZONING DISTRICT AND A REQUEST FOR APPROVAL TO PAY A FEE-IN-LIEU TO COMPLY WITH THE CITY OF KEY WEST'S WORKFORCE HOUSING ORDINANCE PURSUANT TO SECTIONS 90-395, 108-91, 108-517, AND SECTION 122-1467(1)(A) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

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

WHEREAS, the subject property is located within the Historic Residential Commercial Core (HRCC-1) Zoning District; and

WHEREAS, waivers to the City's landscaping requirements are pursuant to City Code Section 108-517; and

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


Vice Chairman
 Planning Director

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 17th, 2021; and

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

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

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

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

Section 2. The a request for a major development plan and landscape waiver to renovate an existing historic mixed-use structure and enclose a portion of space between buildings of the property located in the Historic Residential Commercial Core (HRCC-1) zoning district and a request for approval to pay a fee-in-lieu to comply with the City of Key West's Workforce Housing ordinance pursuant to Sections 90-395, 108-91, 108-517, and Section 122-1467(1)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida., as shown in the attached plans dated December 10, 2020, is hereby approved with the following conditions:

General conditions:


Vice Chairman

Planning Director

Conditions of Approval:

1. Approval of a variance to the minimum required front and minimum required rear setbacks prior to the approval of the proposed minor development plan.
2. The proposed construction shall be consistent (except for conditions of approval listed below) with the plans signed, sealed, and dated 12/10/2020 by Richard J. Milelli.
3. Maintain landscaping in the two planter-boxes on Charles St.
4. Add gutters and downspouts to the structure to drain all rain-water runoff into the proposed trench.
5. All waste receptacles be hidden or screened from view from the City right-of-way
6. The applicant shall have both waste and recycling pick-up services

Conditions prior to the City Commission hearing:

7. Submit a stormwater management plan in accordance with Sec. 108-777, to retain the greater of one-inch of runoff based on the site upland area or 2.5" times percent of impervious coverage.
8. The applicant shall obtain final landscape plan approval from the Tree Commission.
9. The applicant shall obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

Conditions prior to Certificate of Occupancy of the Commercial Unit:

10. Install bike parking either on the property or in direct proximity to the property.
11. Code required plant units that cannot be planted on-site shall be provided through a fee-in-lieu and planted off-site. The fee-in-lieu shall be proportionate to the cost of tree mitigation costs for plant material, planting, and three months of watering services, and shall be



Vice Chairman

KPH Planning Director

received prior to issuance of a certificate of occupancy. The applicant is required to plant 6.9 trees for two street buffer requirements, these 6.9 trees have a mitigation price of \$3,450. The applicant shall pay this \$3,450 prior to the issuance of a certificate of occupancy.

Conditions prior to Certificate of Occupancy of Residential Units:

12. Prior to a certificate of occupancy being issued for the residential units, City Code Section 122-1467 (1) shall be met and a fee-in-lieu of \$200,000 for affordable housing shall be paid to the City.

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

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

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

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


Vice Chairman
 Planning Director

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.


Read and passed on first reading at a regularly scheduled meeting held this 17th day of June 2021.

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




James Gilleran, Planning Board Vice Chairman 7-2-21
Date

Attest:



Katie P. Halloran, Planning Director June 25, 2021
Date

Filed with the Clerk:



~~Cheryl Smith, City Clerk~~ July 9, 2021
Date
Keri O'Brien - Deputy City Clerk

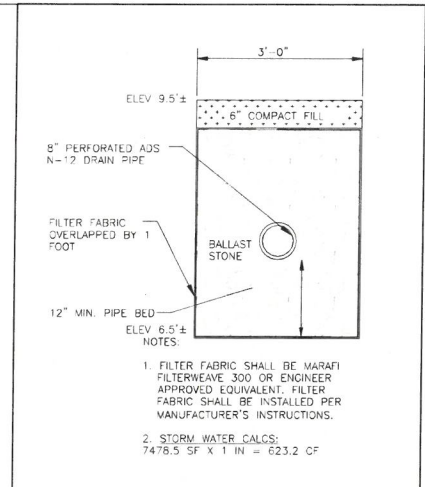
 Vice Chairman
 Planning Director

KEY NOTES:

1. NEW STAIRS FROM THE SECOND FLOOR OF 210 DUVAL STREET BUILDING TO CHARLES STREET. THE STAIRS WOULD BE REPLACING AN EXISTING SET OF STAIRS THAT ARE DAMAGED.
2. NEW STAIRS ON CHARLES STREET STRUCTURE FOR EGRESS FROM THE SECOND FLOOR AND TO PROVIDE A SECOND EGRESS FOR DUVAL STREET STRUCTURE. A SET OF STAIRS PREVIOUSLY EXISTED AT THIS LOCATION.
3. NEW DECK STRUCTURE IN THE SAME FOOTPRINT AS AN EXISTING ROOF STRUCTURE. A NEW ROOF AND DECK WILL BE CONSTRUCTED. THE REAR OF THE DECK WILL BE RAISED APPROX. 2FT AND THE FRONT WILL BE LOWERED APPROX. 1FT. NEW DECK AREA WILL ONLY BE FOR RESIDENTIAL APARTMENTS. COMMERCIAL AREA WILL NOT HAVE ACCESS TO DECK.
4. NEW ROOF OVER UNCOVERED AREA. NEW ROOF SHALL INCORPORATE AN EXISTING UNCOVERED AREA AND GO UNDER THE STAIRS.
5. NEW ROOF WHERE EXISTING SHED ROOF EXISTS. THE NEW ROOF SHALL BE HIGHER THAN THE EXISTING ROOF.
6. EXISTING ROOF TO BE REPLACED IN KIND.
7. NEW 64 LF OF EXFILTRATION TRENCH TO CONTROL STORMWATER RUNOFF SEE DETAIL AND CALCULATIONS TRASH AND RECYCLING AREA UNDER STAIRS WITH FENCE AROUND THE AREA.
8. EXISTING 2-STORY STRUCTURE TO BE MODIFIED INTERNALLY FOR RESTAURANT.
9. ENTRANCE GATE FOR (2) APARTMENTS ON CHARLES STREET AND SECONDARY EGRESS FOR (2) APARTMENTS ON DUVAL.
10. GENERAL AREA ON DUVAL STREET WHERE OWNER IS PROPOSING TO ADD BICYCLE RACKS.
11. LANDSCAPING PLANTER BOXES. EACH ARE 8'-6" BY 2'-0".
12. TRASH AND RECYCLING AREA

DEVELOPMENT NOTES:

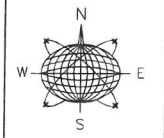
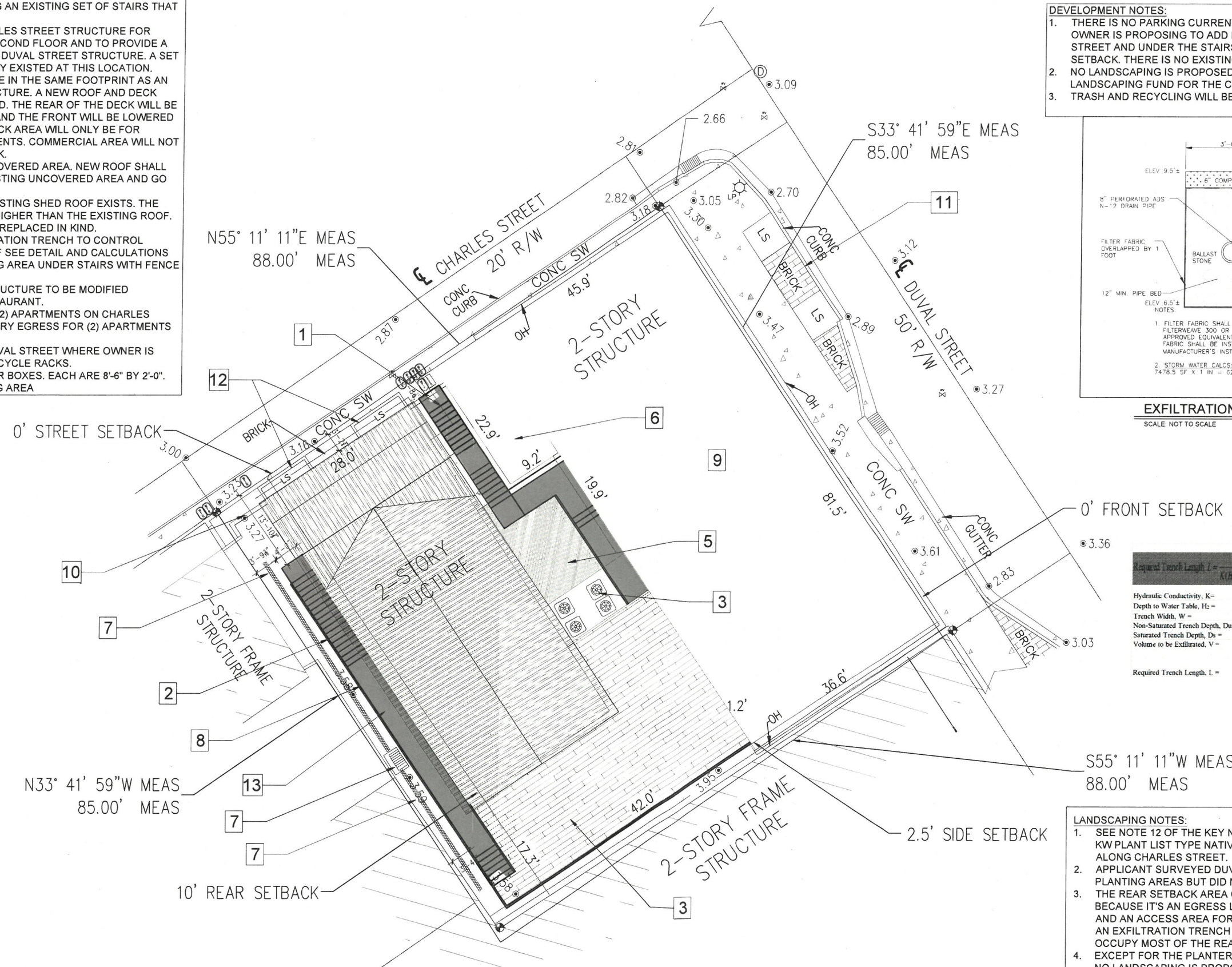
1. THERE IS NO PARKING CURRENTLY ON THE SITE. THE OWNER IS PROPOSING TO ADD BIKE RACKS ON DUVAL STREET AND UNDER THE STAIRS IN THE REAR YARD SETBACK. THERE IS NO EXISTING DRIVEWAY.
2. NO LANDSCAPING IS PROPOSED. OWNER WILL PAY INTO LANDSCAPING FUND FOR THE CITY.
3. TRASH AND RECYCLING WILL BE ON CHARLES STREET.



Hydraulic Conductivity, K=	0.0001
Depth to Water Table, H _z =	2.5
Trench Width, W=	3
Non-Saturated Trench Depth, D _u =	2
Saturated Trench Depth, D _s =	1
Volume to be Exfiltrated, V=	0.1717
Required Trench Length, L=	63.97

LANDSCAPING NOTES:

1. SEE NOTE 12 OF THE KEY NOTES. TWO (2) PLANTERS WITH KW PLANT LIST TYPE NATIVE SHRUBS ARE PROPOSED ALONG CHARLES STREET.
2. APPLICANT SURVEYED DUVAL STREET FOR ADDITIONAL PLANTING AREAS BUT DID NOT DISCOVER ANY.
3. THE REAR SETBACK AREA CANNOT BE LANDSCAPED BECAUSE IT'S AN EGRESS LANE FOR THE APARTMENTS AND AN ACCESS AREA FOR THE FIRE DEPARTMENT. ALSO, AN EXFILTRATION TRENCH IS PROPOSED THAT WILL OCCUPY MOST OF THE REAR SETBACK.
4. EXCEPT FOR THE PLANTER BOXES ON CHARLES STREET, NO LANDSCAPING IS PROPOSED. OWNER WILL PAY INTO LANDSCAPING FUND FOR THE CITY.



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-5283 fax 293-4899

Seal:

NOTED FOR CONSTRUCTION UNLESS SHOWN AND SIZED IN THE BLOCK

RICHARD J. MILELLI
PE #55515

General Notes

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Revisions:

Title: PROPOSED SITE, LANDSCAPING AND DRAINAGE PLAN

Sheet Number: **C-1**
Date: DECEMBER 10, 2020

KPTT
June 25, 2021