

**PLANNING BOARD RESOLUTION  
NUMBER 2012-51**

**A RESOLUTION OF THE KEY WEST  
PLANNING BOARD GRANTING APPROVAL  
OF A MAJOR MODIFICATION TO A MAJOR  
DEVELOPMENT PLAN AND CONDITIONAL  
USE APPROVAL FOR PROPERTY LOCATED  
AT 951 CAROLINE STREET (RE# 00002970-  
000000), KEY WEST FLORIDA; PROVIDING  
FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Residential Commercial Core (HRCC-2), zoning district; and

**WHEREAS**, Section 108-91C(3) and (4) of the Code of Ordinances allows applicants to request Major Modifications to Major Development Plans including changes to specific conditions of development approvals and those requests are required to be treated in the same manner as the original approval; and

**WHEREAS**, the original Major Development Plan and Conditional Use proposal was recommended for approval by the Planning Board through Resolution 1999-010 and was subsequently approved by the City Commission through Resolution 99-225; and

**WHEREAS**, the applicant requested to amend the approval to include the addition of

*RWF* Chairman

*DC* Planning Director

13,500 square feet of commercial floor area; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 15, 2012; and

**WHEREAS**, the granting of a combined Conditional Use and Major Modification to the Major Development Plan is consistent with the criteria in the code; and


**WHEREAS**, the recommendation of approval of the combined Conditional Use and Major Modification to the Major Development Plan 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; and


**WHEREAS**, the approval is consistent with the criteria in the Code; and

**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.** That an amendment to a Major Development Plan and Conditional Use to Resolution 1999-010 per Section 108-91(A.)(2)(b); and to modify landscaping standards along street

  
\_\_\_\_\_ Chairman

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

frontage per Section 108-413(b) and Section and minimum landscaped areas per Section 108-412(a), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission approval for property located at 951 Caroline Street (RE#00002970-000000).

**Condition to be completed prior to the issuance of building permits:**

The Parking Agreement is approved by the City Commission.


**Condition to be completed prior to the issuance of a Certificate of Occupancy:**


All five (5) auto and 123 bicycle scooter-parking spaces are installed.

**Section 3.** This Conditional Use request and Major Modification to a Major Development Plan application recommended for approval to the City Commission, 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 4.** 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.

**Section 5.** 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 will be rendered to the Florida Department of Community


  
Chairman

  
Planning Director

Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a meeting held this 29th day of November, 2012.

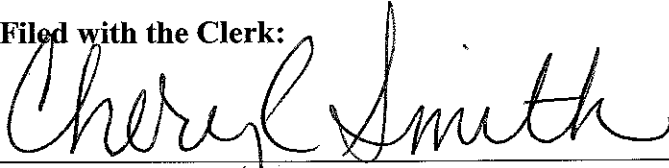
Authenticated by the Chairman of the Planning Board and the Planning Director.

  
\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board


11.19.2012  
\_\_\_\_\_  
Date


Attest:  
  
\_\_\_\_\_  
Donald Leland Craig, AICP  
Planning Director

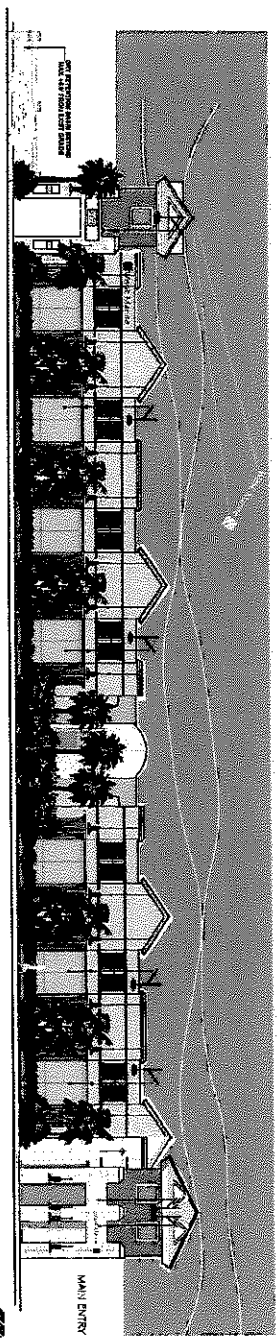
11.19.12  
\_\_\_\_\_  
Date

Filed with the Clerk:  
  
\_\_\_\_\_  
Cheryl Smith, City Clerk

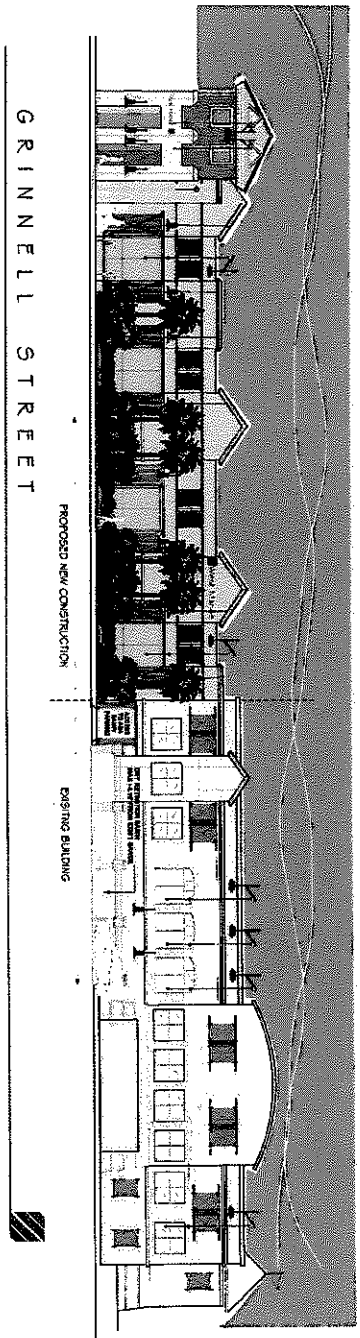
11-19-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman

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



CAROLINE STREET  
PROPOSED ELEVATION



GRINNELL STREET  
PROPOSED ELEVATION

SCALE 1/8"=1'-0"  
DATE: 12/15/10  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

PC  
[Signature]

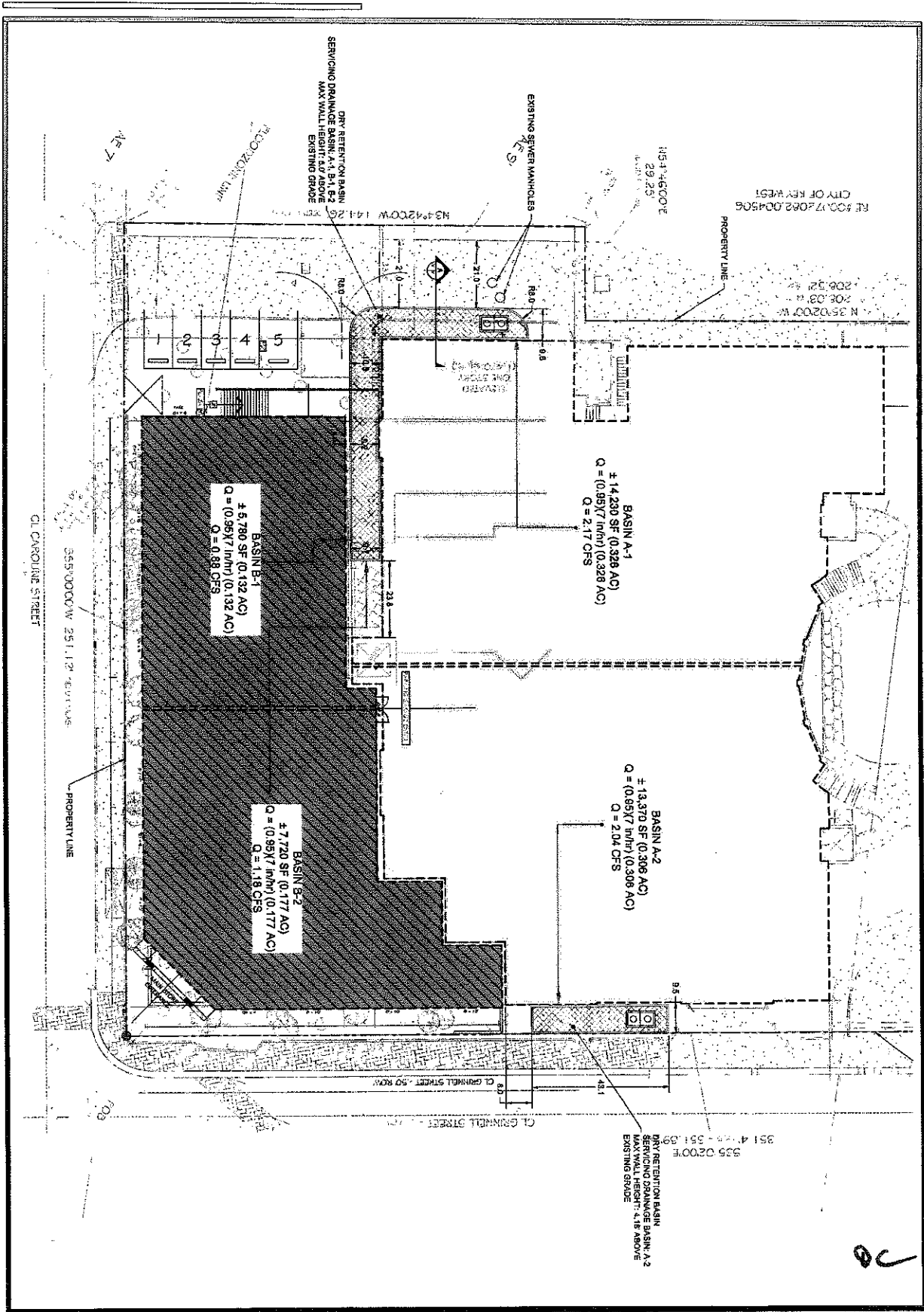
ELIZABETH  
NEWLAND  
LANDSCAPE  
ARCHITECT, INC. LLC  
2815 SW 10th St., Suite 101  
Key West, FL 34291  
Tel: 305.241.1111  
www.elizabethnewland.com

DATE: 12/15/10

PROJECT:	CONCH HARBOR
LOCATION:	951-955 CAROLINE ST., KEY WEST, FL
OWNER:	
DESIGNER:	
DATE:	
SCALE:	
DRAWN BY:	
CHECKED BY:	
DATE:	

**West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

DATE: 12/15/10  
PROJECT: CONCH HARBOR  
LOCATION: 951-955 CAROLINE ST., KEY WEST, FL  
OWNER: [Signature]  
DESIGNER: [Signature]  
DATE: 12/15/10  
SCALE: 1/8"=1'-0"  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 12/15/10  
SCHEDULED  
LANDSCAPE  
ELEVATIONS  
DATE: 12/15/10  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 12/15/10



DATE	11/20/12
DRAWN	ADP
CHECKED	ADP
DESIGNED	ADP
IN CHARGE	ADP
SHEET	

CONCH HARBOR MARINA  
 351 CAROLINE STREET  
 KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

REVISIONS:	DATE
1	
2	
3	
4	
5	
6	

ALISIE PEREZ P.E.  
 Florida P.E. No. 51488  
 August 31, 2012

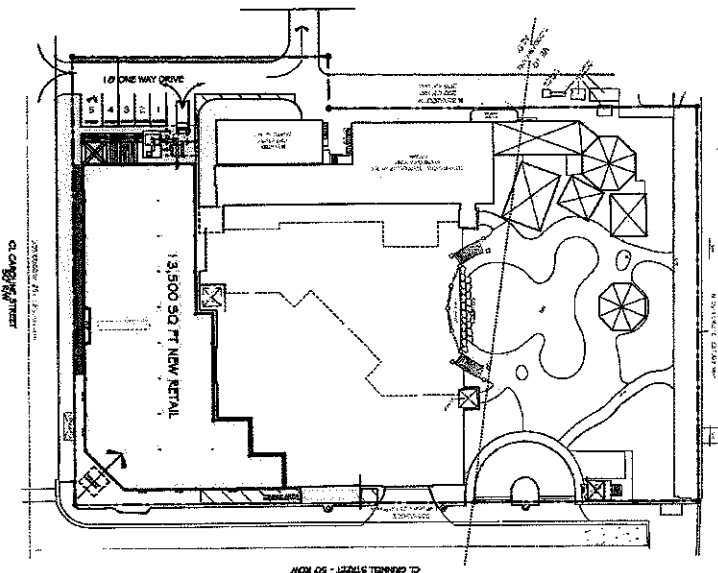
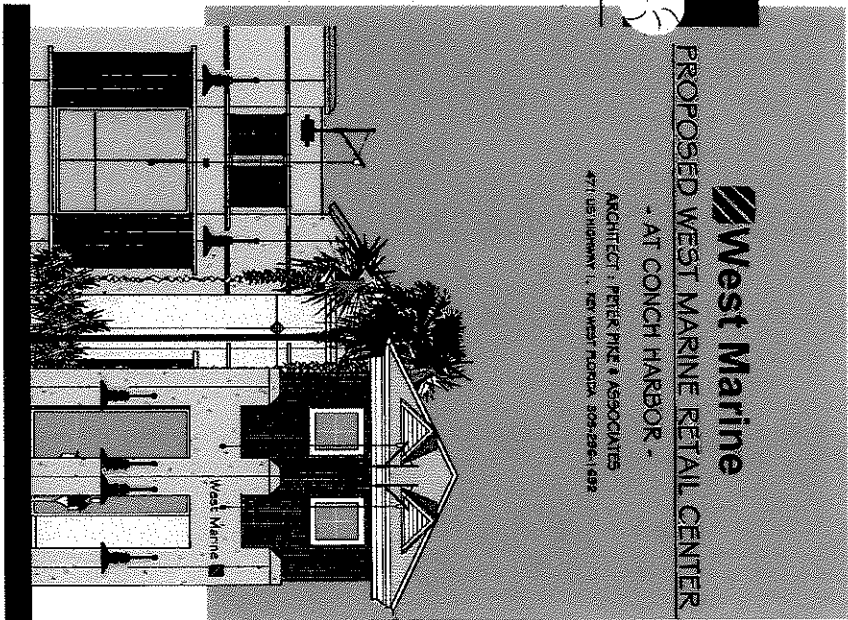
PEREZ ENGINEERING & DEVELOPMENT, INC.  
 OFFICE OF ADMINISTRATION, INC. ESTD.

Key West Office  
 1010 East University Avenue, Suite 400  
 Key West, FL 33002  
 TEL: (305) 296-3400 FAX: (305) 296-0243

Florida Office  
 3507 East Palmetto Avenue, Suite 140  
 Key West, Florida 33003  
 TEL: (305) 870-1818 FAX: (305) 298-0712

OC RWR





PROPOSED SITE PLAN  
Scale 1" = 30'

SCALE: 1" = 30'  
MAP OF BOUNDARY & TOPGRAPHIC SURVEY  
SECTION 81, TOWNSHIP 63 SOUTH, RANGE 83 EAST  
ISLAND OF KEY WEST, FLORIDA  
NOTE: SITE PLAN SHOWN WITHIN BOUNDARY ESTABLISHED BY 1977 TOWNSHIP 63, 83, 84 AND RANGE 83, 84, 85, 86 AND 87, FLORIDA, DATA, CORRECTION &

- INDEX OF DRAWINGS
- A-1 SITE PLAN
  - A-2 FIRST LEVEL PLAN
  - A-3 SECOND LEVEL PLAN
  - A-4 GRADE LEVEL PLAN
  - A-5 PROPOSED ELEVATIONS

PLANNING SET 10-25-12

PETER M. PIKE P.A. REGISTRATION # AS0015196

PROJECT NO. 10-25-12	DRAWING TITLE: SITE PLAN
DATE: 10/25/12	
SHEET # A-1	

PROJECT: **West Marine**  
CONCH HARBOR 951-953 CAROLINE ST.  
KEY WEST, FLORIDA

4771 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-295-1492

PETER PIKE & ASSOCIATES  
ARCHITECT

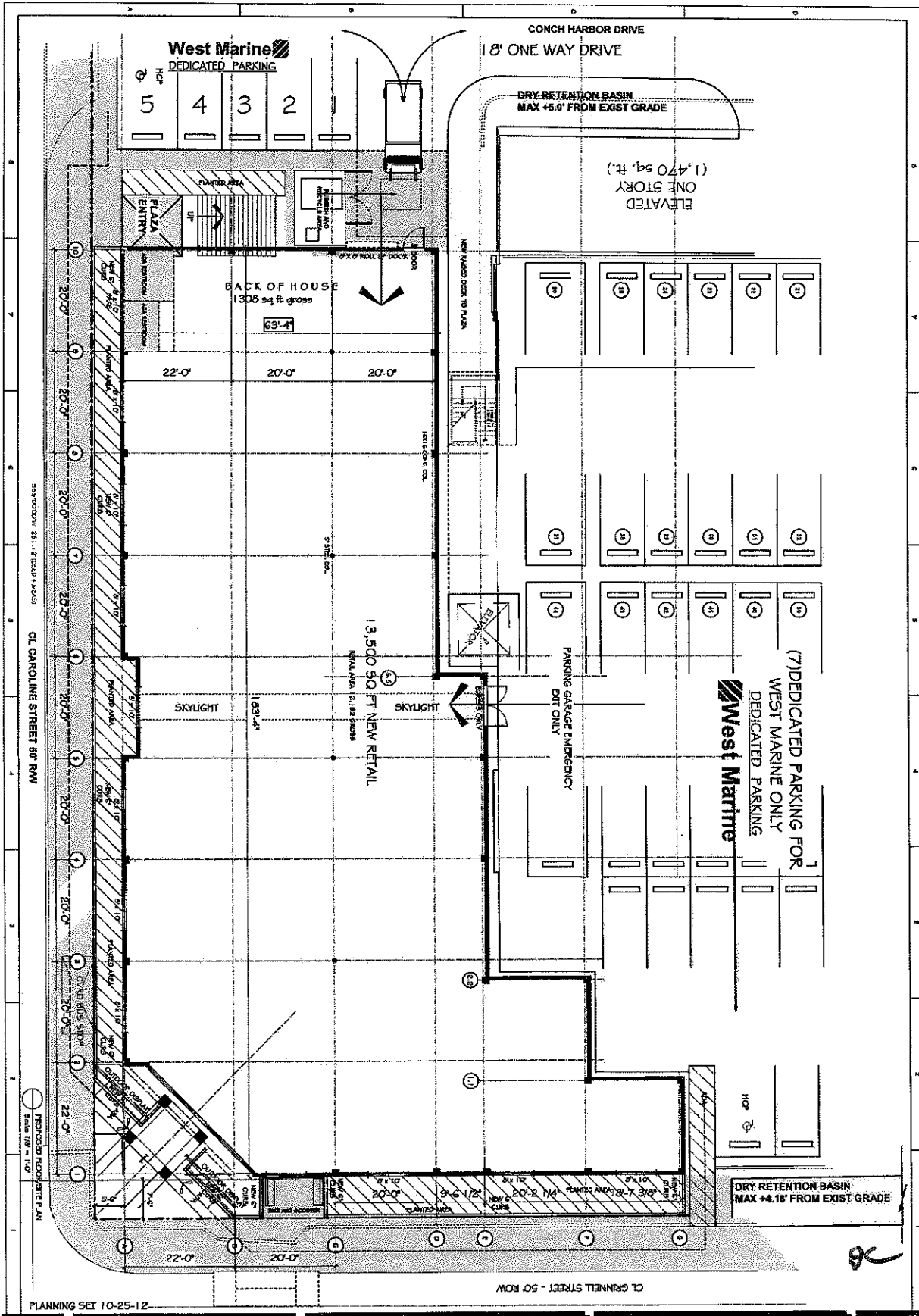
REVISIONS	DATE

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA

*PK*







PETER M. PINE, F.L.A. REGISTRATION # A00015195

PLANNING SET 10-25-12

SHEET 1  
A-3  
OF

**DRAWING TITLE:**  
ENLARGED PLAN

PROJECT: **West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

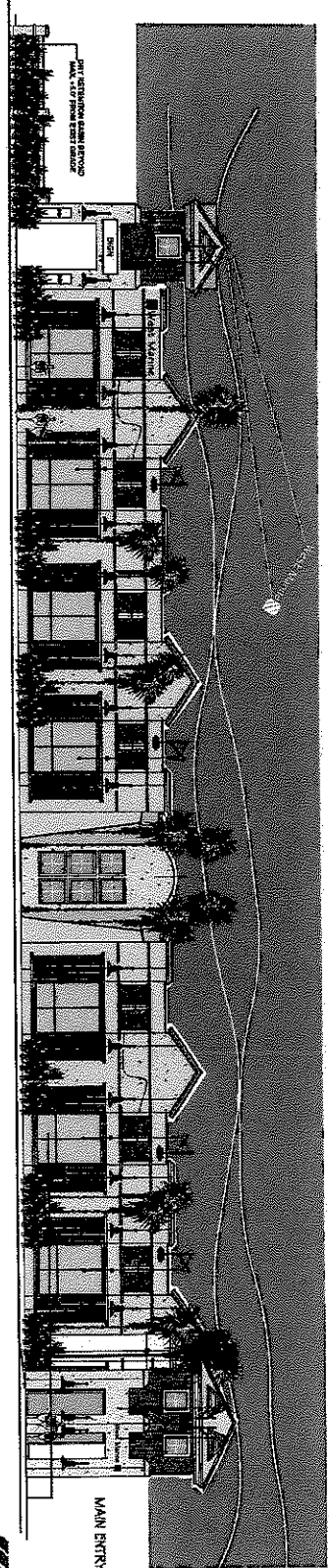
471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

PETER M. PINE  
REGISTERED ARCHITECT  
FLORIDA

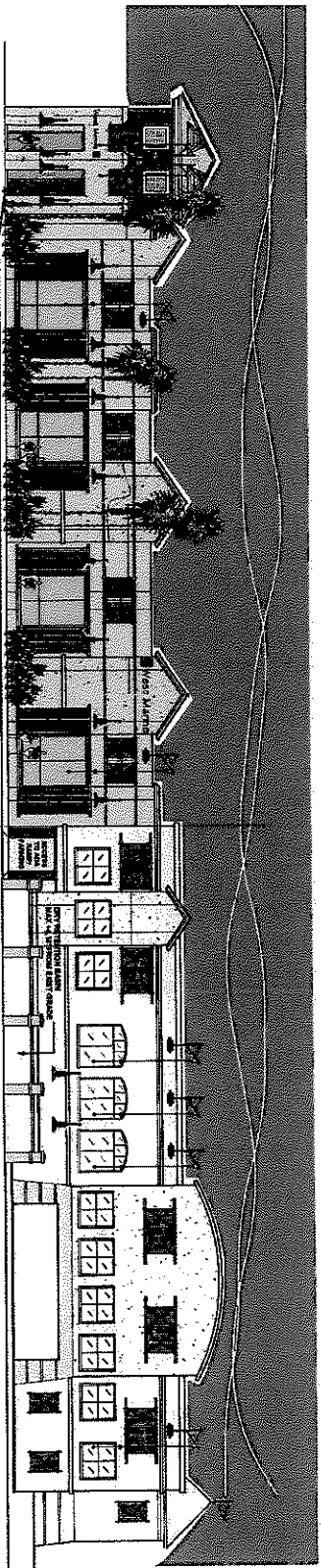
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NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!

*Handwritten initials: RWC*



CAROLINE STREET  
PROPOSED ELEVATION



GRINNELL STREET  
PROPOSED ELEVATION

PROPOSED NEW CONSTRUCTION

EXISTING BUILDING



**West Marine**  
PROPOSED WEST MARINE RETAIL CENTER  
- AT CONCH HARBOR -  
ARCHITECT: PETER PINE & ASSOCIATES  
471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692

PETER M. PINE P.A. REGISTRATION # AR0015199

PLANNING SET 10-25-12

SHEET #  
A-4  
OF

**DRAWING TITLE:**  
EXISTING / PROPOSED  
ELEVATIONS

**PROJECT:**  
**West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

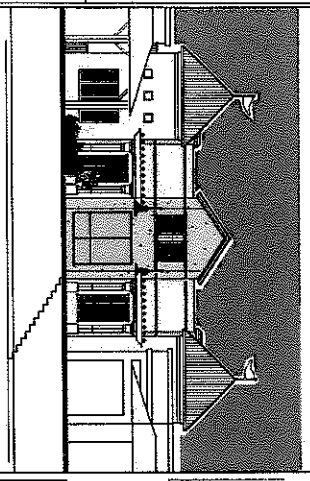
**PETER PINE**  
ARCHITECT

REVISION	DATE

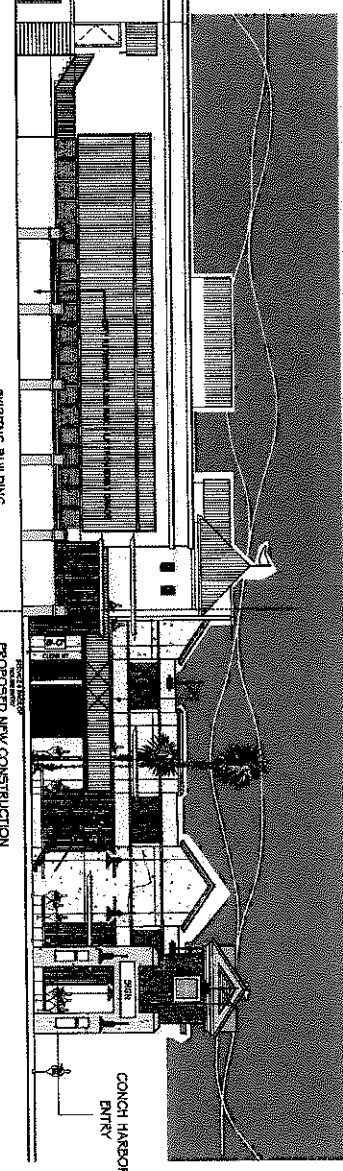
NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!

PC

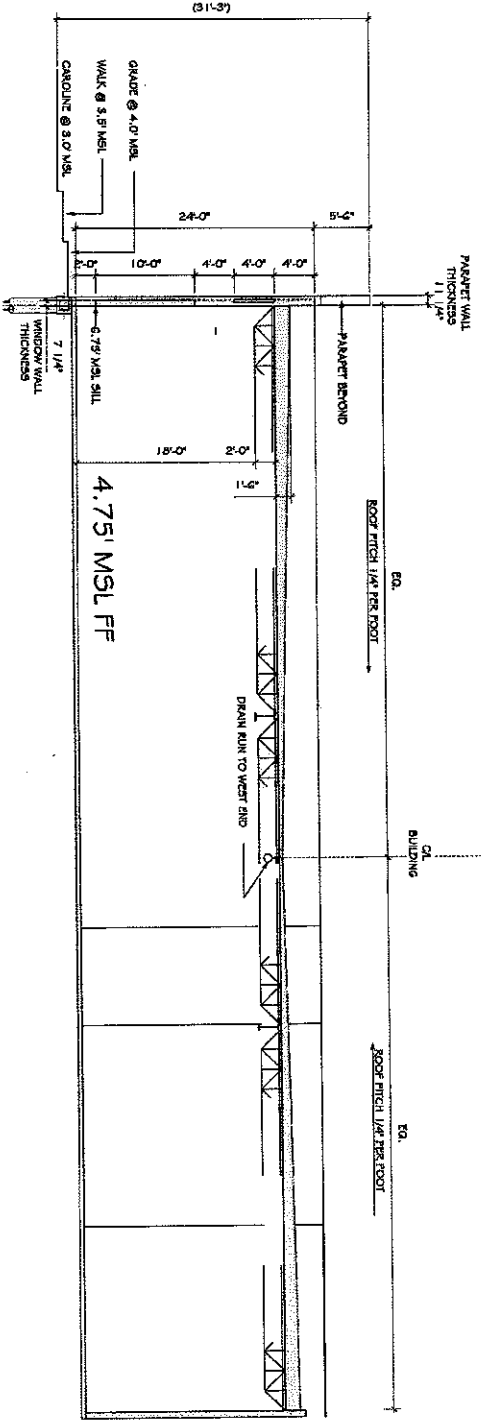
RUK



CONCH HARBOR PLAZA  
PROPOSED ELEVATION



CONCH HARBOR DRIVE  
PROPOSED ELEVATION



PETER M. PIKE FLA. REGISTRATION # ASD015196

PLANNING SET 10-25-12

SHEET #  
A-5  
OF

PROJECT NUMBER:  
PROJECT TITLE:  
DRAWN BY:  
CHECKED BY:  
DATE:

DRAWING TITLE:  
PROPOSED  
ELEVATIONS

PROJECT: **West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-256-1692

PETER PIKE  
CONSULTANT  
REGISTERED ARCHITECT

REVISION	DATE

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!

*PK*



PETER M. MIKE F.L.A. REGISTRATION # AB0015199

PLANNING SET 10-25-12

SHEET #  
A-6  
OF

**DRAWING TITLE:**  
SCHEMATIC FREIGHT  
LIFT AREA

**PROJECT NUMBER:**  
1111

**DATE:**  
10-25-12

**BY:**  
PMM

**CHECKED BY:**  
PMM

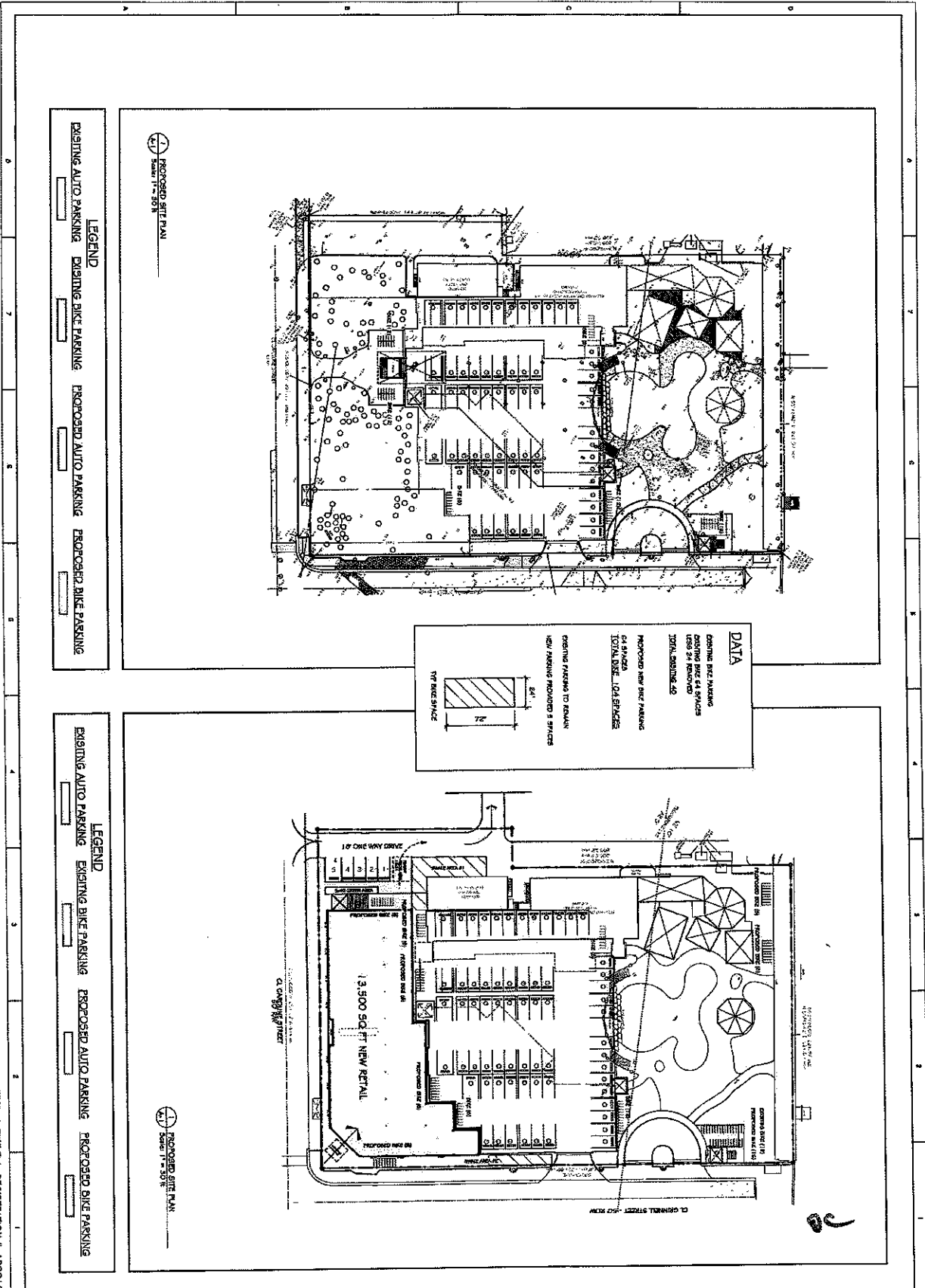
**PROJECT:**  **West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

 **PETER MIKE  
ARCHITECT**

REVISIONS	DATE

*RMC*



**LEGEND**

EXISTING AUTO PARKING

EXISTING BIKE PARKING

PROPOSED AUTO PARKING

PROPOSED BIKE PARKING

**DATA**

EXISTING BIKE PARKING	64 SPACES
EXISTING BIKE & 4 SPACES	64 SPACES
EXISTING BIKE 24 REMOVED	24 SPACES
TOTAL, EXISTING 40	40 SPACES
PROPOSED NEW BIKE PARKING	64 SPACES
PROPOSED BIKE 24 REMOVED	24 SPACES
TOTAL, BIKE 104 SPACES	104 SPACES

EXISTING PARKING TO REMAIN  
NEW PARKING INDICATED BY SHADINGS

8' x 12'  
2' x 7'  
TYP. BIKE SPACE

**LEGEND**

EXISTING AUTO PARKING

EXISTING BIKE PARKING

PROPOSED AUTO PARKING

PROPOSED BIKE PARKING

PIETER M. PIKE P.L.A. REGISTRATION # AN0015195

PLANNING SET 10-25-12

**DRAWING TITLE:**  
PARKING PLAN

**PROJECT:**  
West Marine  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

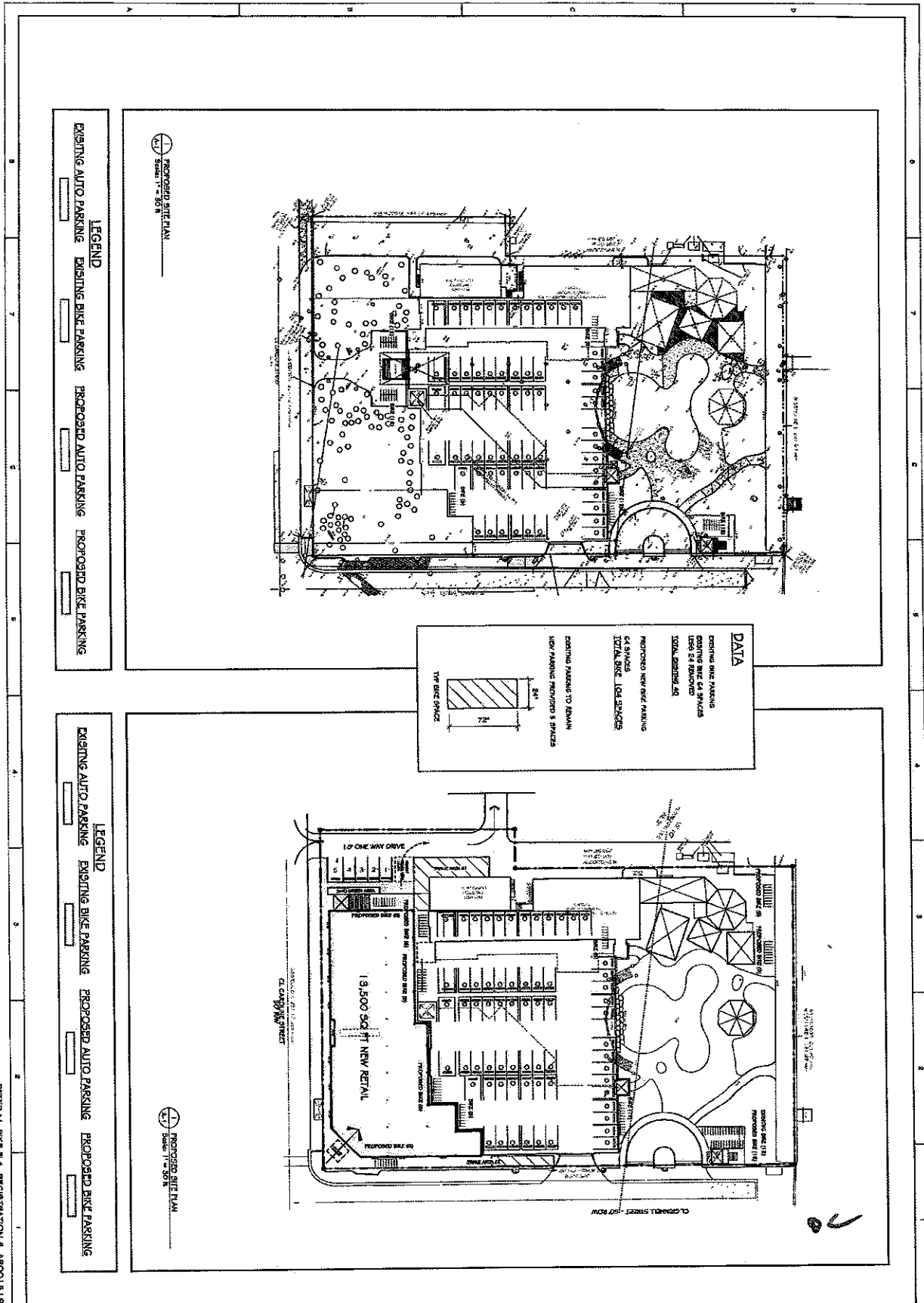
**471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692**

**PIETER PIKE  
ARCHITECTS  
REGISTERED ARCHITECTS**

REVISIONS DATE

NEVER, EVER! SCALE REPRODUCED DRAWINGS - 5AD IDEA

*RWC*



**DATA**

EXISTING BIKE PARKING  
 EXISTING AUTO PARKING  
 TOTAL EXISTING 200

PROPOSED NEW RETAIL PARKING  
 PROPOSED BIKE PARKING  
 PROPOSED AUTO PARKING  
 TOTAL PROPOSED 300

EXISTING PARKING TO REMAIN  
 NEW PARKING PROVIDED 3 SERVICES

94'  
 72'  
 TYPE BIKE SPACE

**LEGEND**

EXISTING AUTO PARKING

EXISTING BIKE PARKING

PROPOSED AUTO PARKING

PROPOSED BIKE PARKING

**LEGEND**

EXISTING AUTO PARKING

EXISTING BIKE PARKING

PROPOSED AUTO PARKING

PROPOSED BIKE PARKING

PETER M. FINE P.L.A. REGISTRATION # AK0015195

SHEET #  
 A-7  
 OF

**DRAWING TITLE:**  
 PARKING PLAN

**PROJECT:**  
**West Marine**  
 CDNCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1602

**PETER FINE**  
 ARCHITECTS  
 P.A.  
 ARCHITECTS

REVISION	DATE

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA

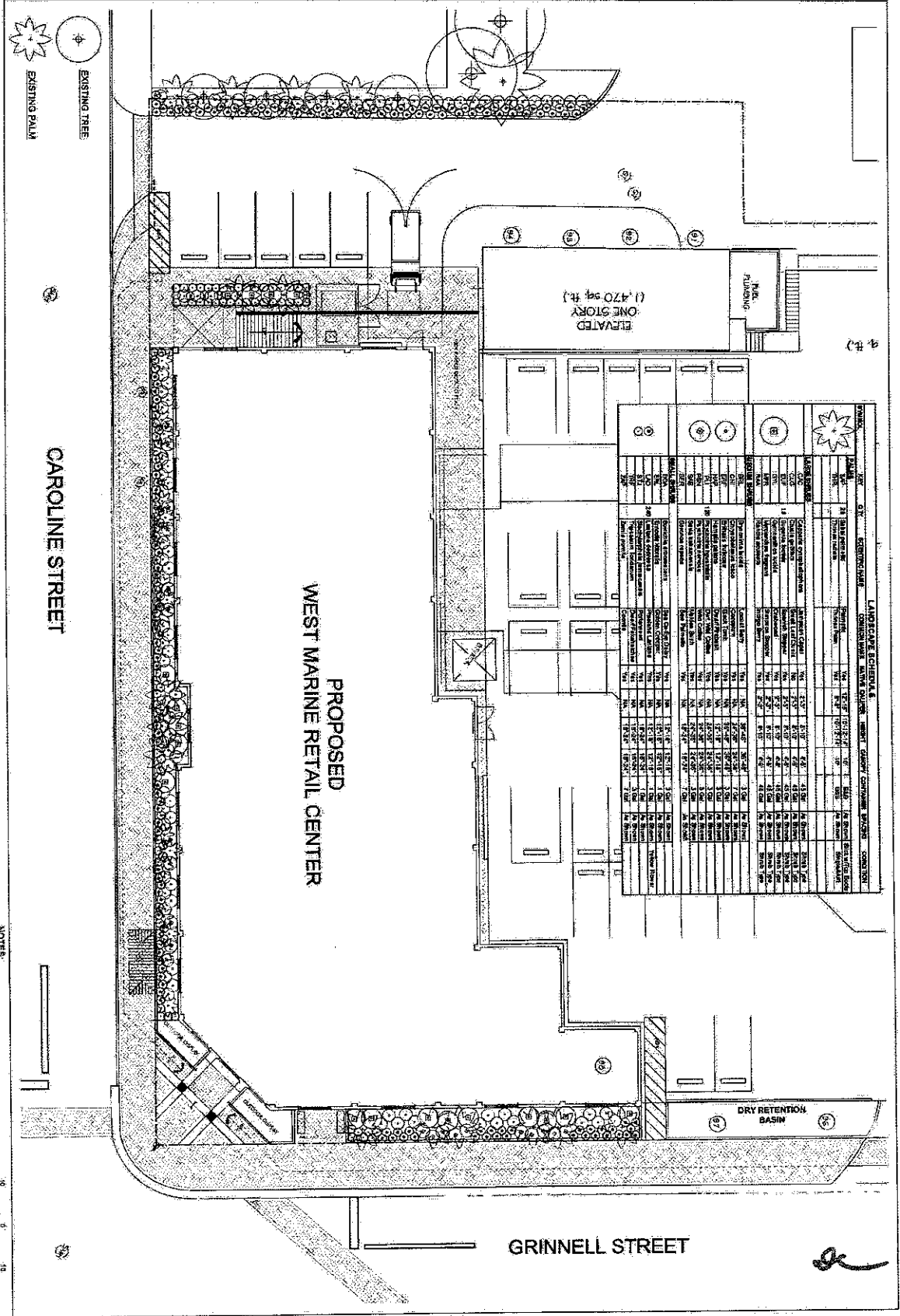
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1 LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



NO.	SYMBOL	PLANT NAME	QUANTITY	DATE	REVISIONS
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49	(Symbol)	PLANT SPECIFICATION	1	11/11/11	1
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NOTES:  
 1. FOR CONSTRUCTION  
 2. NOT FOR PRODUCTION BY PETER PIKE ARCHITECT  
 3. SURVEY BASE PROVIDED BY PEREZ ENGINEERING

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 DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

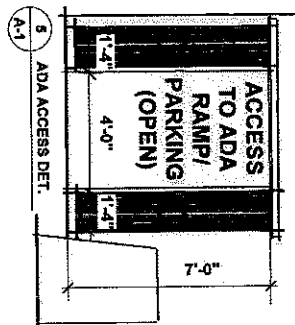
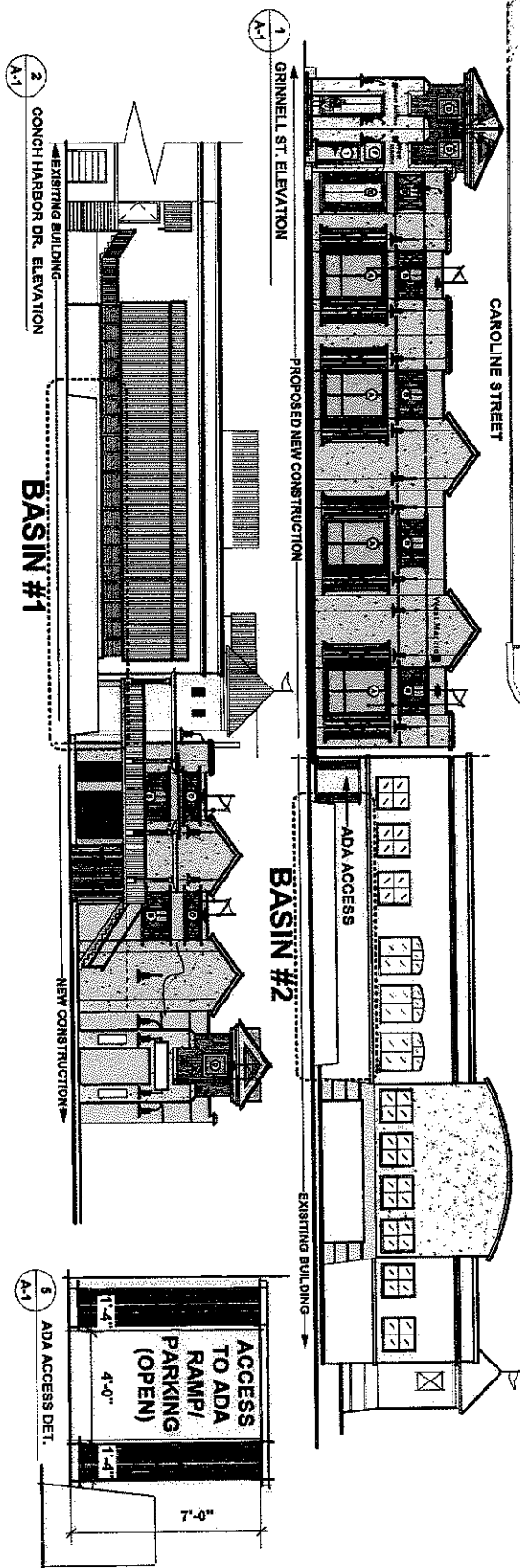
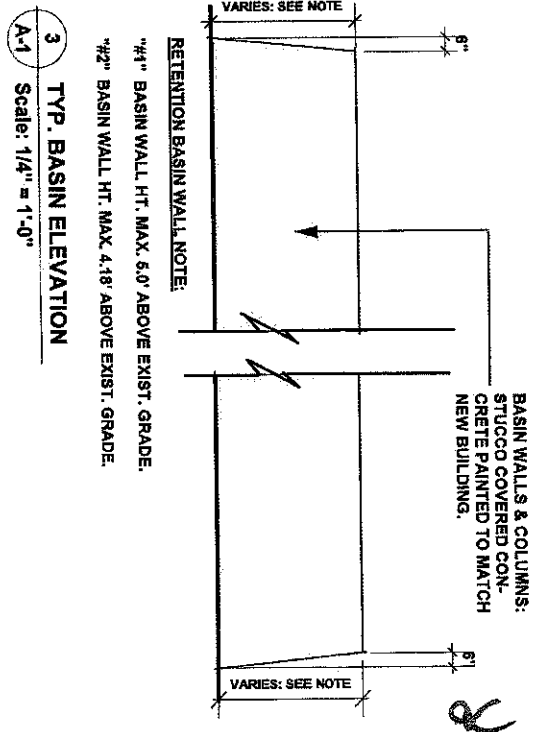
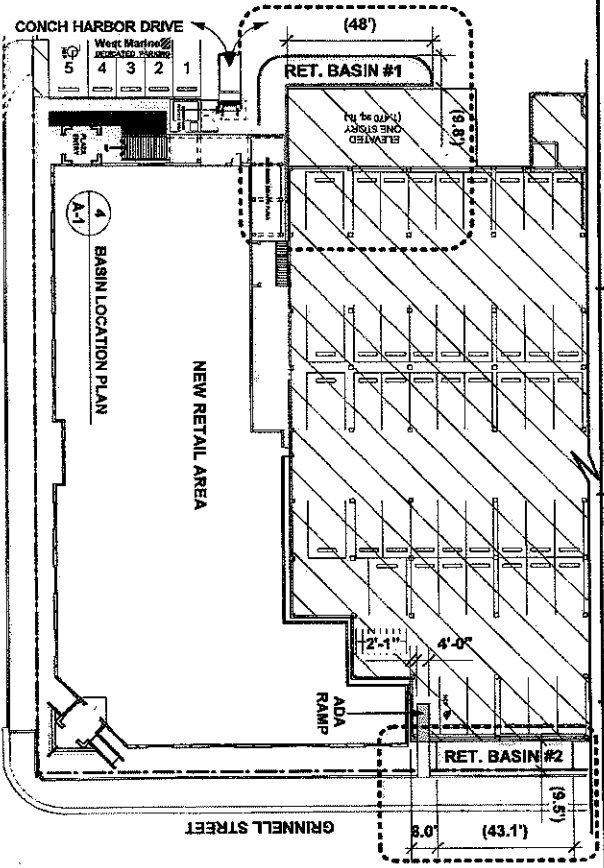
L-2.0  
 SHEMATIC  
 LANDSCAPE  
 PLAN

West Marine  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

ELIZABETH  
 NEWLAND  
 LANDSCAPE  
 ARCHITECTURE  
 1000 [Address]  
 [City, State, Zip]  
 [Phone Number]  
 [Email Address]

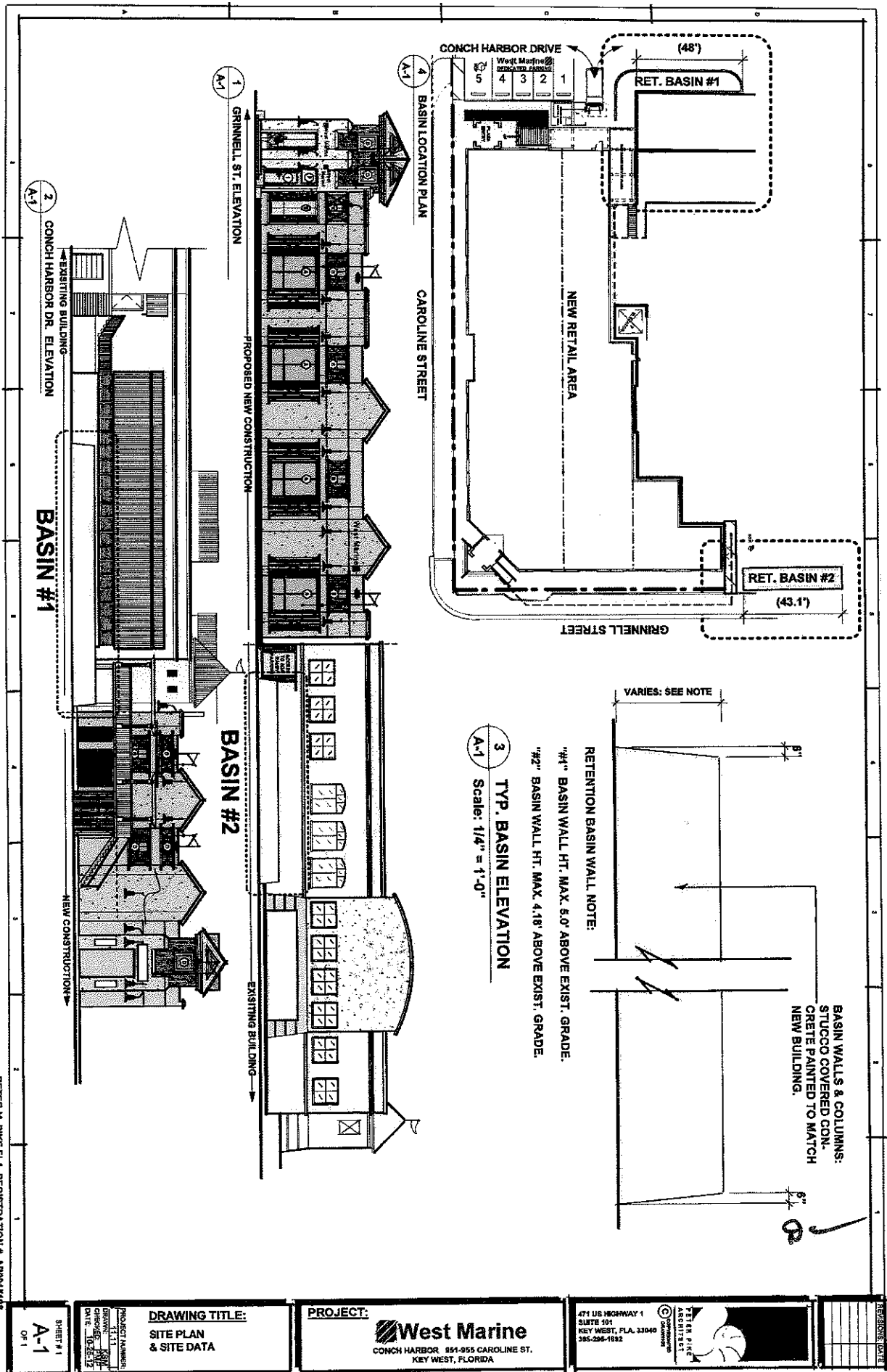
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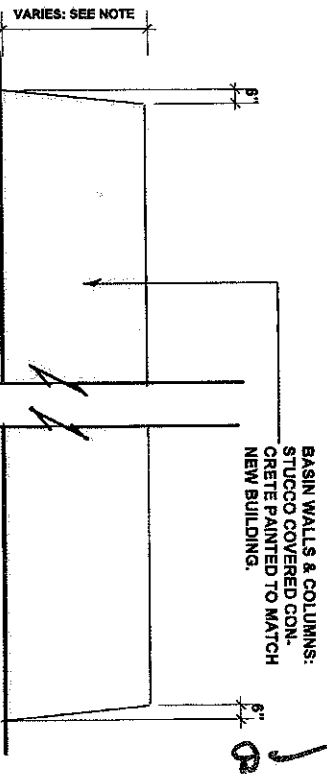
PETER M. PIKE FLA. REGISTRATION # AR0016198

SHEET #1 A-1 OF 1	<b>DRAWING TITLE:</b> SITE PLAN DETAILS RETENTION BASINS	<b>PROJECT:</b>  CONCH HARBOR 951-955 CAROLINE ST. KEY WEST, FLORIDA	471 US HIGHWAY 1 SUITE 101 KEY WEST, FLA. 33040 305-295-1592 
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3 TYP. BASIN ELEVATION  
 Scale: 1/4" = 1'-0"

RETENTION BASIN WALL NOTE:  
 #1" BASIN WALL HT. MAX. 5.0' ABOVE EXIST. GRADE.  
 #2" BASIN WALL HT. MAX. 4.18' ABOVE EXIST. GRADE.



*Handwritten initials: MK*

PETER M. PIKE P.L.A. REGISTRATION # AR0018198

SHEET # 1 A-1 OF 1	<b>DRAWING TITLE:</b> SITE PLAN & SITE DATA	<b>PROJECT:</b> CONCH HARBOR 951-955 CAROLINE ST. KEY WEST, FLORIDA	471 US HIGHWAY 1 SUITE 101 KEY WEST, FLA. 33040 385-296-1882 PETER PIKE ARCHITECT
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