

**PLANNING BOARD
RESOLUTION No. 2012-18**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 108-196 and 122-63 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, APPROVING A MAJOR DEVELOPMENT PLAN AT PROPERTY ADDRESSED AS 5701 COLLEGE ROAD (RE# 00072080-000500); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for a Major Development Plan was originally filed June 2, 2008, by the authorized agent for the property owner;

WHEREAS, the property is located in the PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation Outstanding Waters of the State) Districts; and

WHEREAS, the proposal would permit the conversion of a waste transfer facility into a public transportation maintenance and parking facility; and

WHEREAS, plans received June 2, 2008, were considered at the June 12, 2008, Development Review Committee meeting; and

WHEREAS, after public notice, the application for a Major Development Plan was heard by the Planning Board at the regularly scheduled meeting on November 20, 2008; and

WHEREAS, at that meeting, Staff recommended approval of the Major Development Plan; and

WHEREAS, a motion was made to approve the Plan; and

WHEREAS, the Plan was scheduled for hearing by the City Commission on May 10, 2009; and

WHEREAS, the Plan was postponed for further review; and

WHEREAS, the Plan was modified and approved by the Commission on May 20, 2010; and

WHEREAS, the associated approvals have since expired due to lack of timely action; and

WHEREAS, the City would move to reapprove the original project; and



Vice Chairman



Planning Director

WHEREAS, the item was scheduled for a Special Planning Board Meeting on April 23, 2012;
and

WHEREAS, the Plans dated February 2010 were approved at that meeting; and

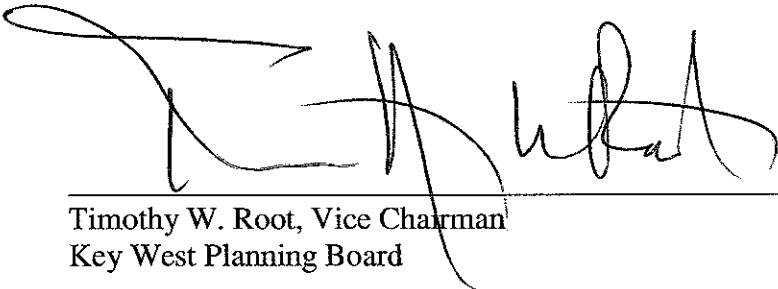
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board recommends the City Commission grant **conditional approval** of the application for the Major Development Plan per the attached original plan set dated February 2010 with the following conditions:

1. Obtain and Maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District, prior to Building Permit approval.
2. That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.

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 at a special meeting held April 23, 2012.

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



Timothy W. Root, Vice Chairman
Key West Planning Board

4/26/12

Date

Attest:

 Vice Chairman

 Planning Director



Donald Leland Craig, AICP, Planning Director

4/25/12

Date

Filed with the Clerk



Cheryl Smith, City Clerk

4-26-12

Date

 Vice Chairman

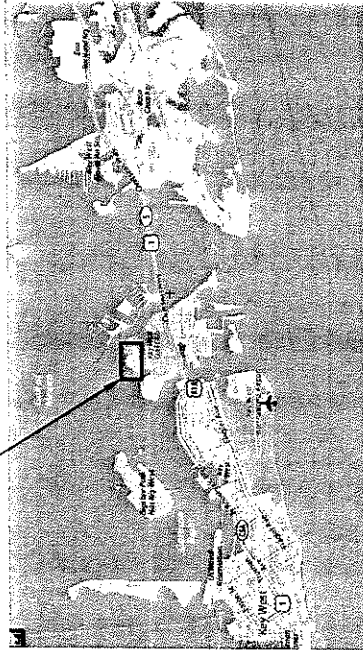
 Planning Director

CITY OF KEY WEST PUBLIC TRANSPORTATION FACILITY

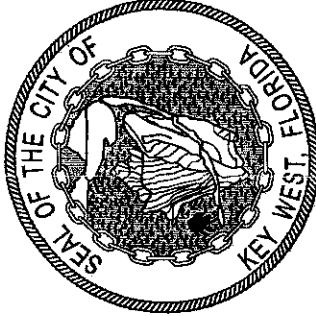
5701 COLLEGE ROAD, KEY WEST, FL 33040

CIVIL - VOLUME I
SFWMD PERMIT SET

PROJECT LOCATION



VICINITY MAP



PREPARED FOR THE
City of Key West
Key West, Florida

INDEX TO DRAWINGS	
DRAWING	DESCRIPTION
C-00A	COVER / INDEX
E-01	EXISTING CONDITIONS
C-01	PROPOSED SITE PLAN
C-02	PROPOSED GRADING AND DRAINAGE PLAN
C-03	PROPOSED UTILITY PLAN

PERMIT SET
NOT FOR CONSTRUCTION

CIVIL ENGINEER

ARCHITECTURAL, MEP, LANDSCAPING

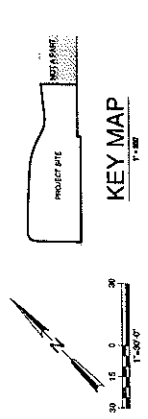


CHEN & ASSOCIATES
Civil and Environmental Engineers
4201 MacDiarmid Road, Suite 444
Miami Beach, Florida 33159
Tel: 786-497-1900
EP 0004999
ATTN: OSCAR R. BELLO, P.E.



2001 NW 107TH AVE
APT. 101
MIAMI, FL 33176-4567
PHONE: 305-552-7275
FAX: 305-597-0229
FBPR CERTIFICATE OF
AUTHORIZATION NO.: 24
ATTN: AVINASH GJFTA, AIA

FEBRUARY 2010



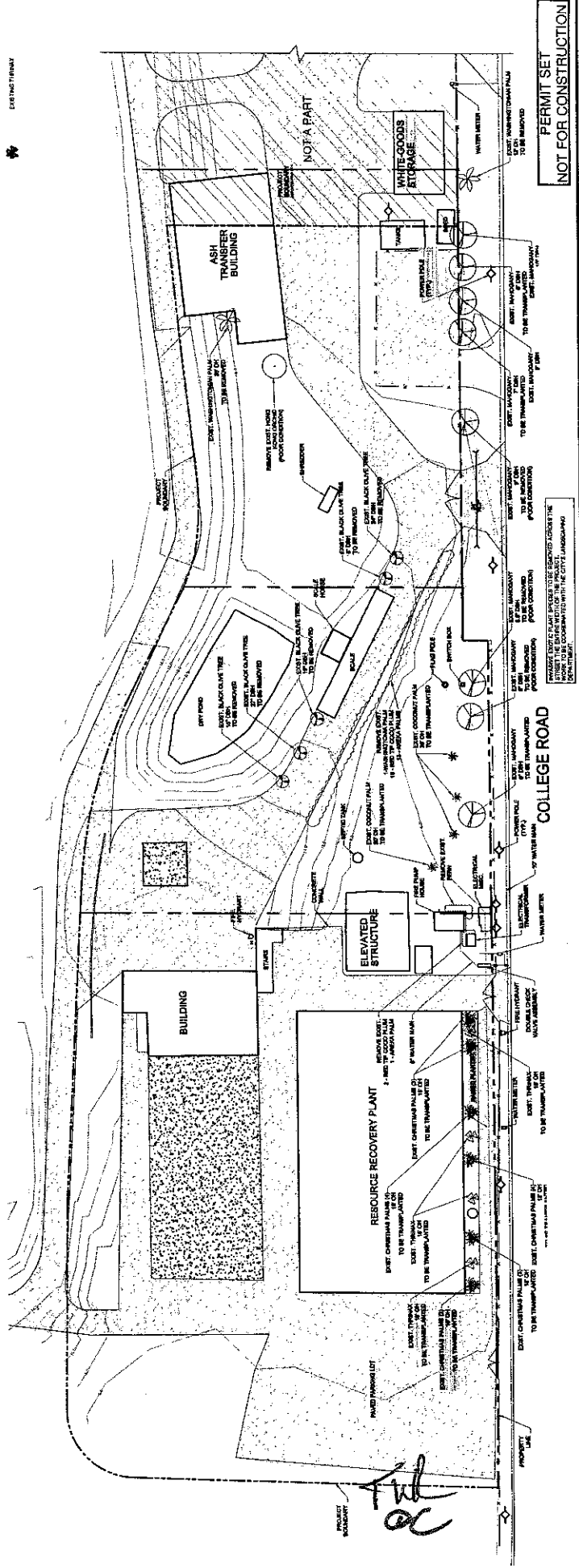
- LEGEND:**
- PROPERTY LINE
 - PROJECT BOUNDARY LINE
 - EXISTING WATER LINE
 - EXISTING FENCE
 - EXISTING CONDUIT
 - FIRM ZONE LINE
 - EXISTING POWER POLE
 - EXISTING TREE (HUBBART)
 - EXISTING WATER VALVE
 - EXISTING CONCRETE
 - EXISTING CONCRETE
 - EXISTING WASHINGTON PALM
 - EXISTING BLACK OLIVE TREE
 - EXISTING WASHINGTON PALM
 - EXISTING PALM TREE
 - EXISTING TYPICAL

NOTES:

- THE CITY OF KEY WEST PUBLIC WORKS DEPARTMENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. THE PROPOSED IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KEY WEST PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
- UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE CITY OF KEY WEST PUBLIC WORKS DEPARTMENT.
- EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
- EXISTING TREES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
- EXISTING STRUCTURES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

ABBREVIATIONS:

- - ORIGINAL HEIGHT
- - DIMENSIONS AT FINISH HEIGHT
- - SCOTTING



PERMIT SET
NOT FOR CONSTRUCTION

EXISTING CONDITIONS
DATE: FEBRUARY 2010
SHEET: # Drawing: EC-01

CITY OF KEY WEST, FLORIDA
PUBLIC TRANSPORTATION FACILITY
5701 COLLEGE ROAD, KEY WEST, FL 33540

CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION
127 PALM AVENUE, KEY WEST, FL 33540

PBS
PUBLIC BROADCASTING SERVICE
1000 N. MIAMI AVENUE
MIAMI, FL 33136

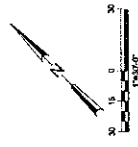
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DRAWN BY: GSA
CHECKER: JSA
SCALE: AS SHOWN

APPROVED BY: BRUSCH

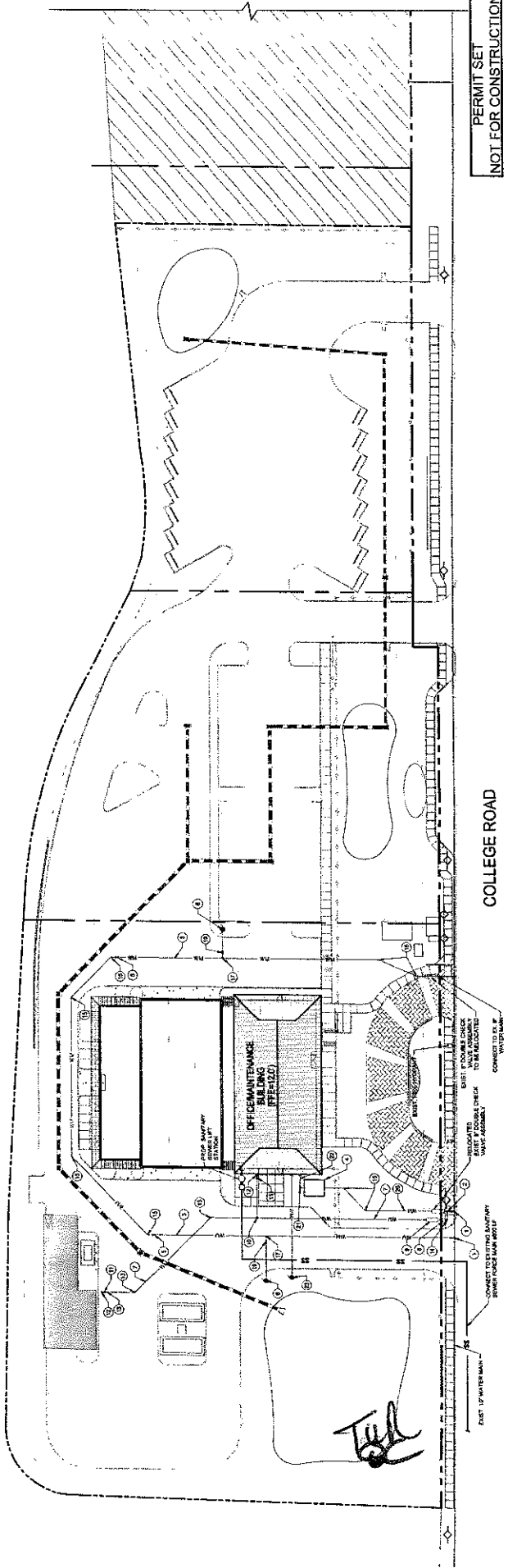
1	DESIGNER:	GBS
2	DRAWN BY:	GSA
3	CHECKER:	JSA
4	SCALE:	AS SHOWN
5	APPROVED BY:	BRUSCH

- PROPOSED WATER SCHEDULE.**
- 1 PROP. 10" X 6" TAPPING SLEEVE AND 8" TAPPING VALVE
 - 2 PROP. 8" X 2" TEE
 - 3 PROP. 4" WATER LINE
 - 4 PROP. FIRE PUMP
 - 5 PROP. 8" GATE VALVE
 - 6 PROP. FIRE HYDRANT ASSEMBLY
 - 7 PROP. 2" DOMESTIC WATER LINE
 - 8 PROP. DOMESTIC WATER METER
 - 9 PROP. 1/2" FMA APPROVED DOMESTIC WATER
 - 10 PROP. 2" X 2" TEE
 - 11 PROP. 2" GATE VALVE
 - 12 PROP. 2" 90° BEND
 - 13 PROP. 2" 45° BEND
 - 14 PROP. 2" 90° BEND
 - 15 PROP. 2" 23 1/2° BEND
 - 16 PROP. 2" X 1/2" TEE
 - 17 PROP. 2" 90° BEND
 - 18 PROP. 2" GATE VALVE
 - 19 PROP. 8" FIRE WATER LINE
 - 20 PROP. 8" 90° BEND
 - 21 PROP. 8" FIRE CONNECTION (SEE PLUMBING PLANS FOR CONTINUATION)
 - 22 PROP. FIRE DEPT. CONNECTION

- 23 PROP. 8" 90° BEND
- 24 PROP. 8" FIRE CONNECTION (SEE PLUMBING PLANS FOR CONTINUATION)
- 25 PROP. FIRE DEPT. CONNECTION



- LEGEND.**
- PROPERTY LINE
 - PROPOSED BOUNDARY LINE
 - PROPOSED CHAIN-LAMP FENCE
 - PROPOSED PAVEMENT
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING ASPHALT



**PERMIT SET
NOT FOR CONSTRUCTION**

PROPOSED UTILITY PLAN
 DATE: FEBRUARY 2015
 SHEET: 9 OF 9 DRAWING: C-03

**CITY OF KEY WEST, FLORIDA
PUBLIC TRANSPORTATION FACILITY**
 200 COLLEGE ROAD, KEY WEST, FL 33603

**CITY OF KEY WEST, FLORIDA
DEPARTMENT OF TRANSPORTATION**
 607 PALM AVENUE, KEY WEST, FL 33606



REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 R. PAUL M. B. No. 1243



PBS & ASSOCIATES
 10000 SW 15th Street, Suite 100
 Miami, FL 33184
 (305) 551-1111
 www.pbsandassociates.com



REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 J. B. JOHNSON No. 1243

NO.	REVISION	DATE	BY	SCALE	ASSIGNMENT
1					
2					
3					
4					
5					

GENERAL NOTES

- ALL PLANTING TO CONFORM TO ALL CITY OF KEY WEST LAND USE ORDINANCES.
- CONTRACTOR SHALL OBTAIN PROPER PERMITS FOR THIS WORK.
- ALL PLANTING MATERIAL SHALL BE IN ORIGINAL CONDITION. FILE OF ALL INSECTS AND DISEASES, INCLUDING FLORIDA GRADE AND STANDARDS.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES AND NOTIFY OWNER IMMEDIATELY OF ANY CONFLICT WITH THESE PLANS.
- REMOVE ALL LIMESTONE, LIME, COMPACTED MATERIAL, AND OTHER MATERIAL FROM ALL PAVING AREAS BEFORE INSTALLING PLANT MATERIAL IN ALL PAVING LOT ISLANDS.
- PLANTING IS TO BE 4 PARTS NATIVE SOIL, 1 PART PEAT OR APPROVED COMPOST FERTILIZER, 1 PART SAND, AND 1 PART PERLITE. MIXTURE TO BE PLANTED PER MANUFACTURER'S DIRECTIONS.
- IT WILL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY INSTALLATION AND MAINTENANCE OF THE PLANT. WARRANTY PERIODS, DEEP WATERING OF ALL PLANTS SHALL BE REQUIRED TO MAINTAIN PLANT HEALTH. IT IS MANDATORY TO ASSESS PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS PART OF THIS CONTRACT.

SITE DATA

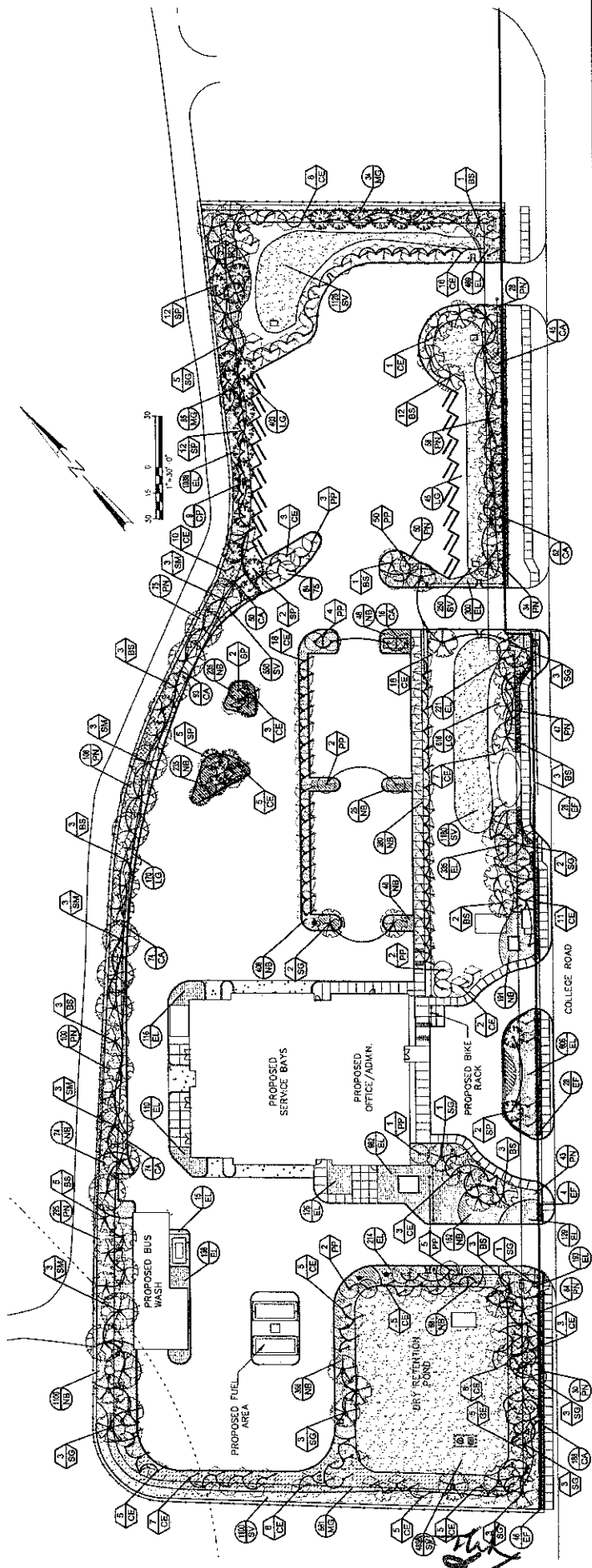
KEY WEST TRANSIT STATION
 WEST SIDE PUBLIC SERVICE

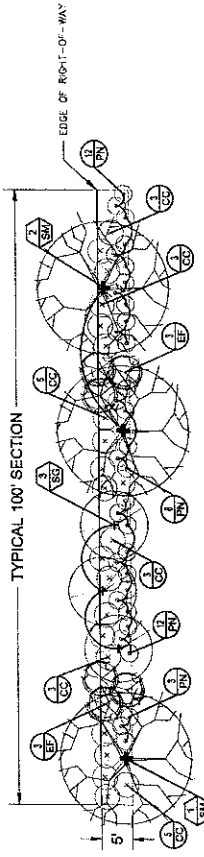
LANDSCAPE DATA

REQUIRED	PROVIDED
LANDSCAPE AREA	33,657 S.F. (0.77 AC)
REQUIREMENTS ALONG STREET FRONTAGE	765'
LENGTH OF LANDSCAPE	40'
NUMBER OF PLANT UNITS*	1220
CANOPY SIZE TREES	27'
EVERGREEN ORNAMENTAL TREES	70'
SHRUBS	740
REQUIREMENTS FOR INTERIOR AREAS	76,230 S.F.
TOTAL VEHICULAR USE AREA	17,340 S.F. (0.40 AC)
MINIMUM LANDSCAPE AREA	173
LANDSCAPE PERCENTAGE	18%
PERIMETER LANDSCAPE REQUIREMENTS	10'
PERIMETER LANDSCAPE WIDTH	10'
PERIMETER LANDSCAPE LENGTH	57
SHRUBS	250
TREES	1082
OTHER LANDSCAPE REQUIREMENTS	22
NONVEGETABLE OPEN SPACE TREES	22
NATIVE TREE REQUIREMENT	91% / 236 Trees
MAXIMUM PALM TREE REQUIREMENT	9% / 227 Trees

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS	TOTAL
SP	SABAL PALMETTO	SABAL PALM	28	12" - 18" CLEAR TRUNK	STAGGER HEIGHTS	TREES AND PALMS 344
TR	BURSERA FLORIDANA	CANDOR LUMBO	45	12" HI. x 18" SPR.	2 1/2" CALIPER	
TR	LEUCOSYRIS TERRESTRIS	FLORIDA YEW	188	15" HI. x 5" SPR.	2" CALIPER	
TR	PISTIA STRATIOTA	JAMAICA PINEAPPLE	23	10" HI. x 5" SPR.	2" CALIPER	
TR	SWARZIA BARRICA	PARADISE TREE	27	10" HI. x 5" SPR.	2" CALIPER	
TR	SMYRNA OLIVE	MAHONIA	15	12" HI. x 5" SPR.	2 1/2" CALIPER	
SH	PSYDROBIA NERVOZA	WILD COFFEE	1807	18" HI. x 18" SPR.	3 GAL. CAN. 30" O.C.	SHRUBS 3123
SH	EUCENIA FORSTII	SPANISH STOPPER	228	18" HI. x 18" SPR.	3 GAL. CAN. 30" O.C.	
SH	REYNOLDSIA SPINOSA	FLORIDA YEW	228	18" HI. x 18" SPR.	3 GAL. CAN. 30" O.C.	
SH	LEUCOSYRIS TERRESTRIS	FLORIDA YEW	612	18" HI. x 18" SPR.	3 GAL. CAN. 30" O.C.	
SH	CAJUPUTAN	U.S. PALLIS	282	18" HI. x 18" SPR.	3 GAL. CAN. 30" O.C.	
GR	SPERMATOPHYTES	GROUND COVERS	2143	12" HI. x 18" SPR.	3 GAL. CAN. 24" O.C.	GROUND COVERS 1542
GR	BRACHIARIUM	BRACHIARIUM	4776	3" HI. x 8" SPR.	1 GAL. CAN. 18" O.C.	
GR	SPERMATOPHYTES	CONSTANT DROPPER	9400	0.5L PACK BODILINGS	18" O.C.	
GR	LEUCOSYRIS TERRESTRIS	FLORIDA YEW	1389 S.F.		2" BELL BUSH	

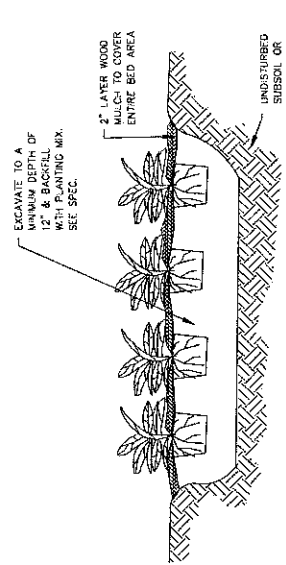




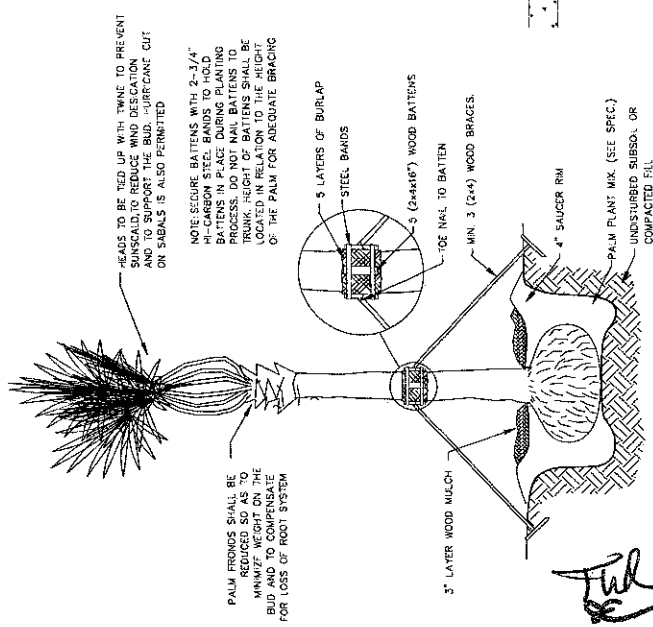
STREET FRONTAGE BUFFER PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS	TOTAL
TR	TRINIA	PARADISE TREE	24	10" HT. X 5" SPR.	2" CALIPER	TR 24
MA	MANGROVIA	MANGROVIA	24	12" HT. X 6" SPR.	2" CALIPER	MA 24
SH	SHRUBS	W.D. COFFEY	264	16" HT. X 18" SPR.	3 GAL. CAN	SH 264
SP	SPANISH STOPPER	SPANISH STOPPER	48	16" HT. X 18" SPR.	3 GAL. CAN	SP 48
AM	AMALGA DAEER	AMALGA DAEER	176	16" HT. X 18" SPR.	3 GAL. CAN	AM 176

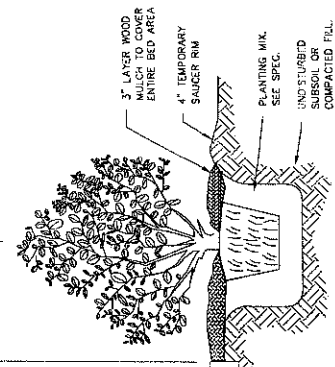
TYPICAL ROADWAY BUFFER
SCALE 1" = 10'



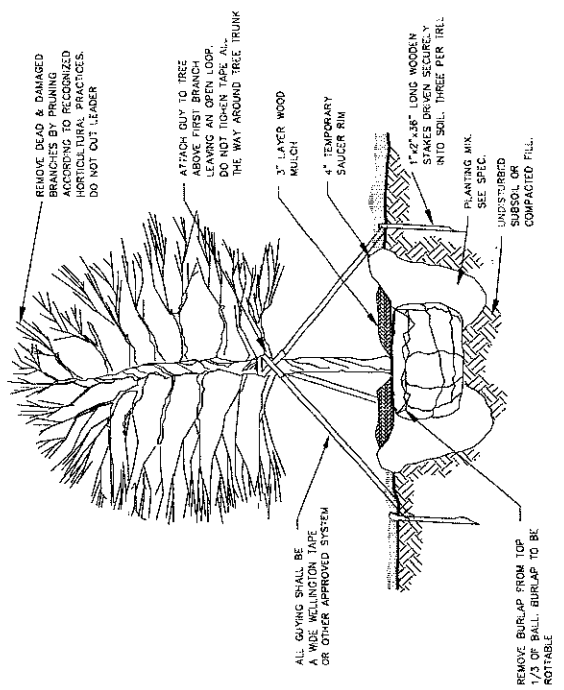
TYPICAL GROUND COVER PLANTING
N.T.S.



TYPICAL SINGLE TRUNK PALM
N.T.S.



TYPICAL SINGLE TRUNK PALM
N.T.S.



TYPICAL TREE PLANTING
N.T.S.

DATE: FEBRUARY 2010 SHEET: 15 OF 15 DRAWING: LD-101	CITY OF KEY WEST, FLORIDA DEPARTMENT OF TRANSPORTATION PUBLIC TRANSPORTATION FACILITY	LANDSCAPE PLAN Date: FEBRUARY 2010 Sheet: 15 of 15 Drawing: LD-101
87 PALM AVE. #7-851, F. 3000 KEY WEST, FLORIDA 33901 (305) 854-1100 (305) 854-1101 (305) 854-1102	& ASSOCIATES 1000 N. MIAMI AVE. SUITE 1000 MIAMI, FLORIDA 33132 (305) 371-1100 (305) 371-1101 (305) 371-1102	DESIGNER: H.S. DRAWN BY: D.B. CHECKER: J.S. SCALE: AS SHOWN APPROVED BY: [Signature] REVISION:

