

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

Through: Patrick Wright, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: May 18, 2017

Agenda Item: **Parking Variance – 315 Catherine Street (RE # 00026320-000000)** – A request for a Variance to minimum parking requirements for 1 parking space on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395, 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Variance from Section 108-572 to allow a reduction in the minimum parking requirements for 1 regular parking space.

Applicant: Stones & Cardenas, Attorneys at Law

Property Owner: 315 Catherine Street, LLC

Location: 315 Catherine Street (RE # 00026320-000000)

Zoning: Historic Medium Density Residential (HMDR)



Background:

The subject property is located on Catherine Street between Thomas and Whitehead Street within the HMDR Zoning District. The property is currently a 4,753 square foot vacant lot of record. An apartment building built in 1958 consisting of five residential units was demolished in 2006.

The proposed development would result in a two wood frame structures. The front structure will house one unit, a one-story frame structure with a second story wood frame structure located at the rear of the property will consist of the second and third unit. Each unit will consist of a 2 bedrooms and 2 bathrooms, each 978 square feet. The plans are calling for paved parking area in the front of the property containing 2 off street spaces. A Landscape Waiver and a Parking Variance are being requested.

The need for the Variance is triggered by Section 108-571 requiring Major Development Plans to comply with the minimum parking requirements of Section 108-572.

Sec. 108-571. - Applicability.

Parking shall be provided in all districts at the time any building or structure is erected or enlarged or increased in capacity by a change of use or the addition of dwelling units, transient units, floor area, seats, beds, employees or other factors impacting parking demand as stated in this article. The parking spaces shall be delineated on a Development Plan if required pursuant to Article II of this chapter. If a Development Plan is not required, the applicant shall submit a scaled drawing which shall be approved by the Building Official and filed with the Building Department. The land comprising approved parking spaces required by the Land Development Regulations shall be maintained as off-street parking spaces in perpetuity and shall not be used for other purposes unless there is a city-approved change in land use on the premises which warrants a change in the design, layout, or number of required parking spaces.

Sec. 108-572. - Schedule of off-street parking requirements by use generally.

Off-street parking spaces shall be provided in accordance with the following schedule for motor vehicles and bicycles:

Use		Minimum Number of Parking Spaces Required For:	
		Motorized Vehicles	Bicycles As % of Motor Vehicles
(1)	Single-family	1 space per dwelling unit	None
(2)	Multiple-family:		
	a. Within historic district	1 space per dwelling unit	10%

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	30 feet	0 feet	30 feet	In compliance
Minimum lot size	4,000 SF	4,753 SF	4,753 SF	In compliance
Maximum density	22 dwelling units per acre	0	4 units = 20 du/acre +3 density bonus	In compliance
Maximum floor area ratio	1.0	Vacant Land (Licensed for 5 units previously)	3 units	In compliance
Maximum building coverage	40% (1,901 SF)	0%	40% (1,900 SF)	In compliance
Maximum impervious surface	60% (2,852 SF)	0%	57.4% (2,729 SF)	In compliance
Minimum front setback	10 feet	0 feet	16 feet 6 inches	In compliance
Minimum side setback	5 feet	0 feet	5 feet	In compliance
Minimum side setback	5 feet	0 feet	5 feet	In compliance
Minimum rear setback	15 feet	0 feet	15 feet	In compliance
Minimum vehicular parking	3	0	2 full size spaces	Variance required 1 parking space
Minimum bicycle parking	1	0	2 spaces	In compliance
Minimum open space	35% (1,664 SF)	100% (4,753 SF)	35.1% (1,667 SF)	In compliance

Process:

Planning Board Meeting:

May 18, 2017

Planning Board Meeting:

April 20, 2017

(Postponed by applicant)

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a Variance are listed in Section 90-395 of the City Code. The Planning Board before granting a Variance must find all of the following:

1. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.*

The land is located in the HMDR Zoning district. Currently, the lot is vacant and provides no off-street parking spaces. The configuration of the two residential structures for the 3 apartments and the parking lot requirements provided for in the Land Development Regulations do not allow for the additional parking space required. However, other properties in the HMDR Zoning district are required to meet the parking provision Of Section 108-572.

NOT IN COMPLIANCE.

2. ***Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.***

The applicant has proposed to construct three residential units within the two wood frame structures. The need for this Parking Variance is triggered by Section 108-571 requiring Minor Development Plans to comply with the minimum parking requirements of Section 108-572. The applicant has chosen to provide two out of the three parking spaces required.

NOT IN COMPLIANCE.

3. ***Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.***

Given the existing lot is vacant, the applicant should be able to propose a reasonable use of the property without needing a parking variance. Therefore, granting the variance request may confer upon the applicant special privileges denied to other lands, buildings or structures in the HMDR Zoning District.

NOT IN COMPLIANCE.

4. ***Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.***

The land is located in the HMDR Zoning district, a residential oriented area. The current parking standards are sufficient to develop the required parking spaces. The applicant would not be deprived of rights commonly enjoyed by other properties in this same zoning district.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The variance request is the minimum necessary that will make possible the reasonable use of the land and structure as proposed. The characteristics of the proposed project and the associated permitted uses, demand three parking spaces as determined by the Land Development Regulations. The variance request will allow the development of permitted uses in HMDR with the necessary parking. However, the applicant could have designed the development in a way to comply with current parking requirements.

NOT IN COMPLIANCE.

6. ***Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.***

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variance would not be in compliance with this standard.

NOT IN COMPLIANCE.

7. ***Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.***

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:

- (1) **That the standards established by Code Section 90-395 have been met by the applicant for a variance.**

The standards established by Code Section 90-395 have not all been met by the applicant for a variance for two (2) regular parking spaces from the required three (3) parking spaces.

- (2) **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received any public comment for the variance request as of the date of this report.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends that the request for variance to waive one (1) parking spaces be **DENIED**.

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor X

Conditional Use

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address 315 Catherine Street, Key West, FL 33040
- 2) Name of Applicant Adele V. Stones
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 221 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # 305-294-0252 Email ginny@keyslaw.net
- 6) **Email Address:** ginny@keyslaw.net
- 7) Name of Owner, if different than above 315 Catherine Street, LLC
- 8) Address of Owner P.O. Box 610280, Bayside, NY 11361
- 9) Owner Phone # c/o 305-294-0252 Email c/o ginny@keyslaw.net
- 10) Zoning District of Parcel HMDR RE# 00026320-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval NA HARC approval # NA
OR: Date of meeting Pending
- 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 proposes to rebuild three of five previously existing residential units. The previous 1958 CBS apartment-block structure was demolished in 2006 and the property has remained vacant since that time. The proposed redevelopment will consist of two wood frame structures. The front structure will house "Unit 1", a one-story frame structure with a second story rear addition. Unit 1 will be a 2-bdrm/2-bth, 974 sq. ft. independent unit. A second two-story wood frame structure located at the rear of the property will house "Unit 2" and "Unit 3"; both will consist of 2-bdrm/2-bth's, 978 sq. ft. Two off-street automobile parking spaces will be provided. A landscape waiver and a parking variance is being requested.

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13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X

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.

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**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-

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street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

315 Catherine Street Key West FL
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.

Adele V. Stones
Signature of Authorized Representative

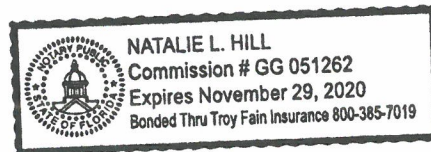
Subscribed and sworn to (or affirmed) before me on this April 18, 2017 by
date

Adele V. Stones
Name of Authorized Representative

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

Natalie L. Hill
Notary's Signature and Seal

Natalie L. Hill
Name of Acknowledger typed, printed or stamped



GG 051262
Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

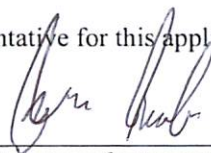
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, George Robb as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 315 Catherine Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Adele V. Stones
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this January 17, 2017
Date

by GEORGE ROBB
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.


Notary's Signature and Seal

MICHAEL BLADES
Name of Acknowledger typed, printed or stamped

FF 173165
Commission Number, if any



MICHAEL D. BLAUS
Nevada Public State of Florida
My Comm. Expires Feb 28, 2012
Commission # FE 123182



Survey

MAP OF BOUNDARY SURVEY
 LOT 28, SQUARE 2, TRACT 10
 CHAD W. TIFT'S MAP

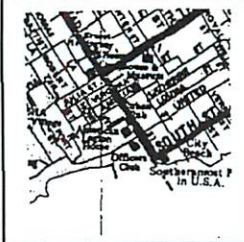
SCALE: 1" = 20'

BEARING BASE:
 ASSUMED FROM PLAT
 AS THE N'LY ROWL OF
 CATHERINE STREET

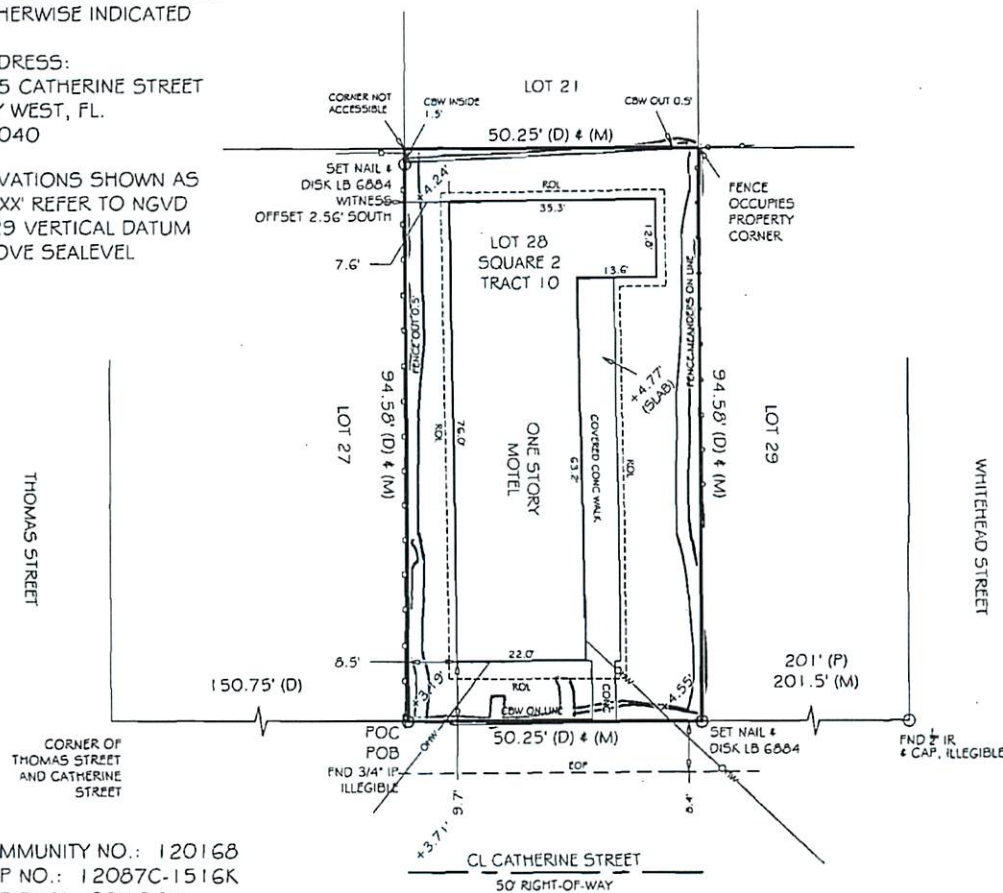
ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED

ADDRESS:
 315 CATHERINE STREET
 KEY WEST, FL.
 33040

ELEVATIONS SHOWN AS
 +X.XX' REFER TO NGVD
 1929 VERTICAL DATUM
 ABOVE SEALEVEL



LOCATION MAP - N.T.S.



COMMUNITY NO.: 120168
 MAP NO.: 12087C-1516K
 MAP DATE: 02/18/05
 FLOOD ZONE: AE
 BASE ELEVATION: 7'

- ⊖ = SANITARY METER
- ⊕ = WATER VALVE
- ⊙ = SEWER CLEAN-OUT
- ⊗ = WATER METER

CERTIFIED TO -
 BERT BENDER and GEORGE ROBB

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

LEGAL DESCRIPTION -
 Lot 28, Square 2, Tract 10 according to Chas. W. Tift's map of the City of Key West, commencing at a point on Catherine Street 150 ft. 9 in. from the corner of Thomas Street and Catherine Streets. Running in a Northeasterly direction 50 feet 3 in., thence in a Southwesterly direction 94 feet 3 in., thence at right angles in a Southwesterly direction 50 feet 3 in., thence in a Southeasterly direction 50 feet 3 in., thence in a Southeasterly direction at right angles 94 feet 7 in. back to the place of beginning.

- | | | |
|---------------------------|--|------------------------------------|
| DELTA = CENTRAL ANGLE | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| ASPH = ASPHALT | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH | MEAS = MEASURED | PT = POINT OF TANGENT |
| CL = CENTERLINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | R = RADIUS |
| CM = CONCRETE MONUMENT | NOT TO SCALE | R2L = RESIDENCE |
| CONC = CONCRETE | P = PLAT | R2R = RIGHT OF WAY |
| CVD = COVERED | PMA = PLAT & MEASURED | R2L = RIGHT OF WAY LINE |
| CRACK = DRAINAGE EASEMENT | PC = POINT OF CURVE | R2R = RIGHT OF WAY |
| EL = ELEVATION | PCP = POINT OF COMPOUND CURVE | TRP = TYPICAL |
| ENCL = ENCLOSURE | PCP = PERMANENT CONTROL POINT | LEAS = UTILITY EASEMENT |
| EDP = EDGE OF PAVEMENT | PL = PARALLEL WALKWAY | UP = UTILITY POLE |
| FR = FINISHED FLOOR | PL = PROPERTY LINE | WM = WATER METER |
| FI = FENCE INSIDE | POB = POINT OF BEGINNING | |
| FND = FOUND | PI = POINT OF INTERSECTION | |
| FO = FENCE OUTSIDE | POC = POINT OF COMMENCEMENT | |
| FOI = FENCE ON LINE | | |

SCALE:	1" = 20'
FIELD WORK DATE:	4/7/06
REVISION DATE:	-/-
SHEET:	1 OF 1
DRAWN BY:	DDD
CHECKED BY:	RR
INVOICE NO.:	60406.1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G-7-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(D) (1) (SETBACKS), 1(B) (ENCROACHMENTS), & 1(B) (EASEMENTS). SCHEDULE 'B' HAS NOT BEEN PROVIDED.

SIGNED: *[Signature]*
 ROBERT E. REECE, PSJM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LS #684

R. E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
 OFFICE (305) 872-1346
 FAX (305) 872-5622

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

Site Plans

SHEET INDEX	
T-1	PROJECT DESCRIPTION, PROJECT DIRECTORY, PROJECT LOCATION MAP, SHEET INDEX
A-1	SITE PLAN - FIRST FLOOR PLANS
A-2	SECOND FLOOR PLANS
A-3	SITE DATA: BUILDING COVERAGE DIAGRAM, IMPERVIOUS SURFACE DIAGRAM, OPEN SPACE DIAGRAM, & STORMWATER MANAGEMENT PLAN
A-4	ROOF / DRAINAGE PLANS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
FP-1	FIRE PROTECTION PLAN
L-1	LANDSCAPE PLAN

BUILDING STATISTICS
(2) NEW WOOD FRAME 2-STORY BUILDINGS 3-UNIT RESIDENTIAL
UNIT 1 - 974 SF 2 BR / 2 BA UNIT 2 - 978 SF 2 BR / 2 BA UNIT 3 - 978 SF 2 BR / 2 BA
1,900 SF BUILDING FOOTPRINT INCLUDES PORCHES, EGRESS STAIRS AND STRUCTURES >30" TALL
30' TOTAL BUILDING HEIGHT ABOVE EXISTING GRADE AND CROWN OF ROAD

PROJECT STATISTICS
4,753 SF LOT ZONE HMDR FEMA FLOOD ZONE AE-7

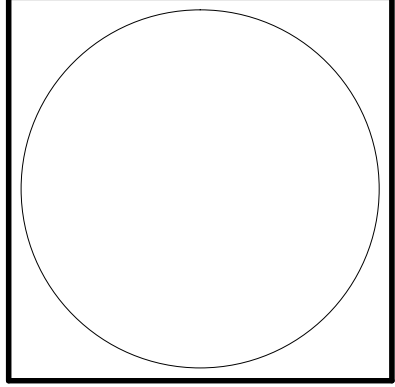
PROJECT DIRECTORY	
ARCHITECT:	MATTHEW STRATTON M.STRATTON ARCHITECTURE 1901 S. ROOSEVELT BLVD. #205W KEY WEST, FL 33040 305.923.9670 Matthew@MStrattonArchitecture.com
STRUCTURAL ENGINEER:	MARK KEISTER ATLANTIC ENGINEERING SERVICES 6501 ARLINGTON EXPRESSWAY BUILDING B, SUITE 201 JACKSONVILLE, FL 32211 904.743.4633 M.Keister@AESPJ.com
MEP ENGINEER:	GREG GLADFELTER GLADFELTER ENGINEERING GROUP 3710 ROBINSON PIKE ROAD GRANDVIEW, MO 64030 913.387.2340 GPG@GEGRP.net
LANDSCAPE ARCHITECT:	SCOTT NEITZEL NEITZEL DESIGN GROUP, INC. P.O. BOX 823642 SOUTH FLORIDA, FL 33082 305.318.5633 SFNeitzel@outlook.com
SURVEYOR:	MATTHEW BLOMBERG FLORIDA KEYS LAND SURVEYING, LLC P.O. BOX 1547 KEY WEST, FL 33041 305.394.3690 MBlomberg.FKLS@gmail.com



315 CATHERINE STREET

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
315 Catherine Street
Key West, FL 33040

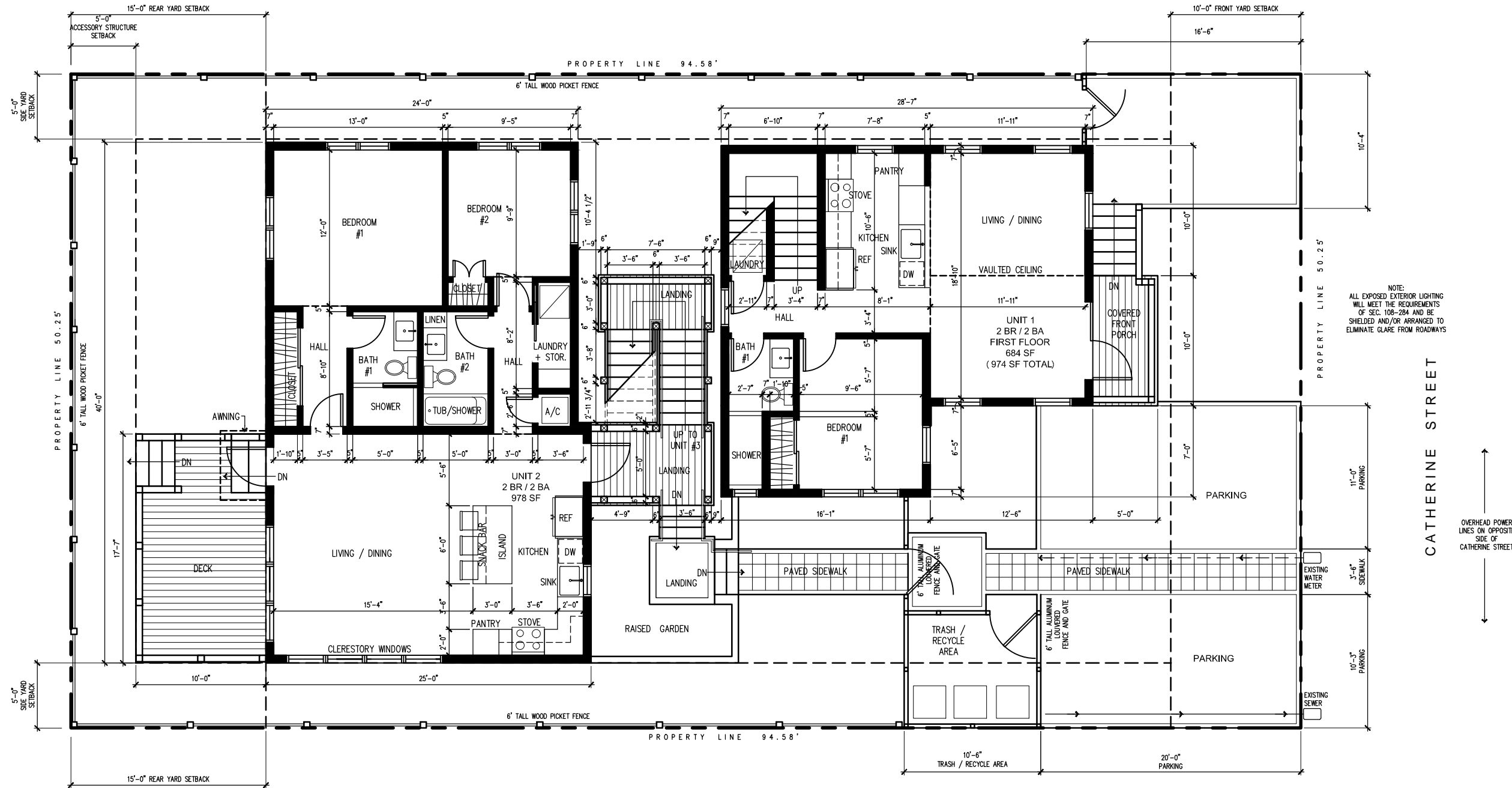


1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



Date 1.5.17
 Project # 1601

T-1



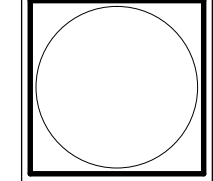
SITE PLAN / FIRST FLOOR PLAN – UNITS 1 AND 2
 1/4"=1'-0"



315 CATHERINE STREET SITE DATA:		
4,753 SF LOT		
ZONE HMOR		
FEMA FLOOD ZONE AE-7		
3 RESIDENTIAL DWELLING UNITS – 974 SF, 978 SF & 978 SF – 2BR/2BA		
	ALLOWED	PROPOSED
BUILDING COVERAGE	40% = 1,901 SF	1,900 SF (40%) SEE DIAGRAM SHEET A-3
IMPERVIOUS SURFACE	60% = 2,852 SF	2,729 SF (57.4%) SEE DIAGRAM SHEET A-3
OPEN SPACE	35% = 1,664 SF (MIN)	1,667 SF (35.1%) SEE DIAGRAM SHEET A-3

Revisions:

3-Unit Residential Building
 George Robb - Owner / Developer
 315 Catherine Street
 Key West, FL 33040

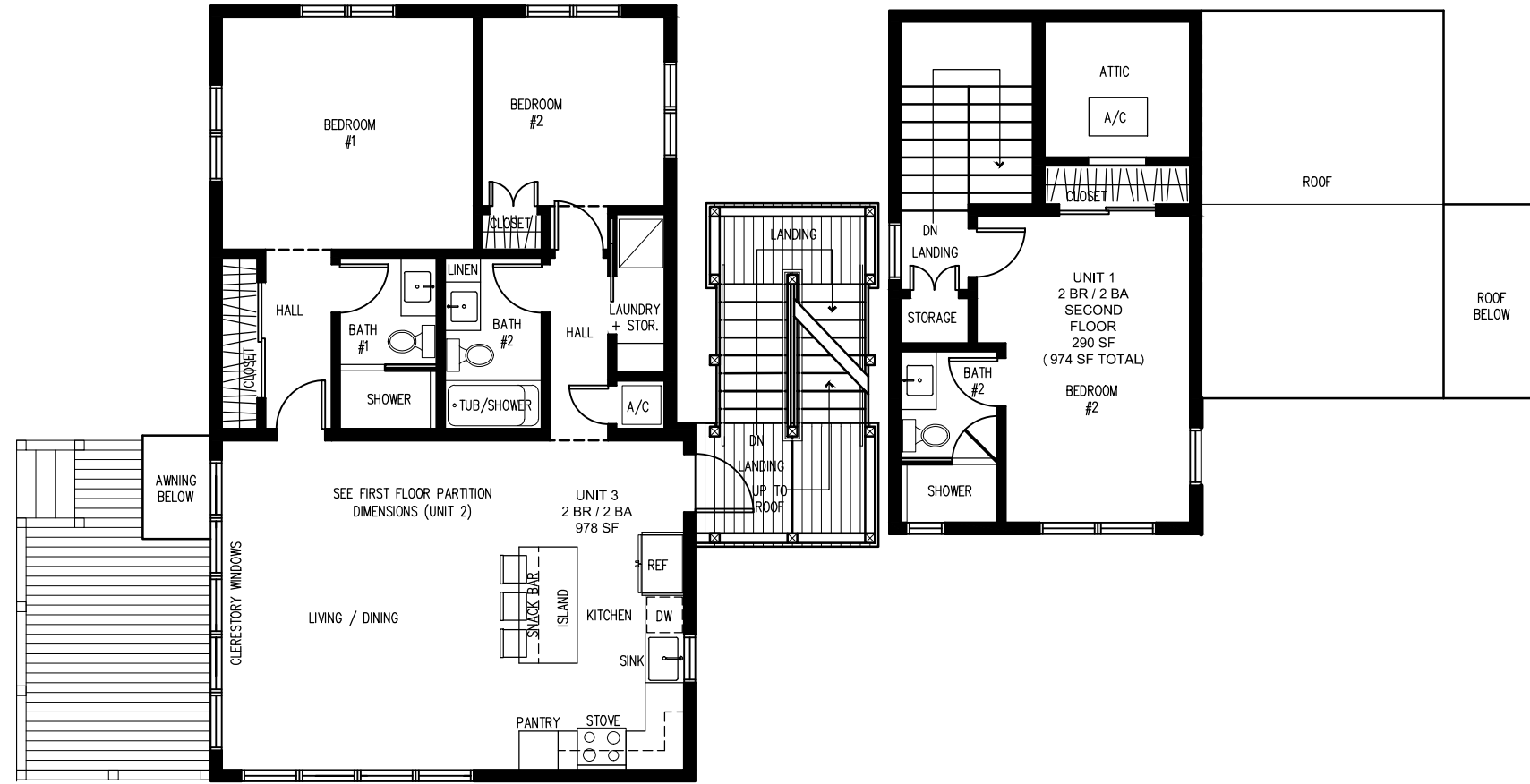


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Date 1.5.17
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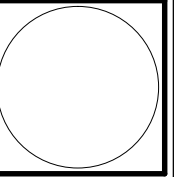
A-1



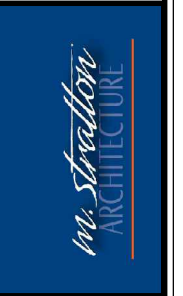
SECOND FLOOR PLAN – UNITS 1 AND 3
 1/4"=1'-0"

Revisions:

3-Unit Residential Building
 George Robb - Owner / Developer
 315 Catherine Street
 Key West, FL 33040

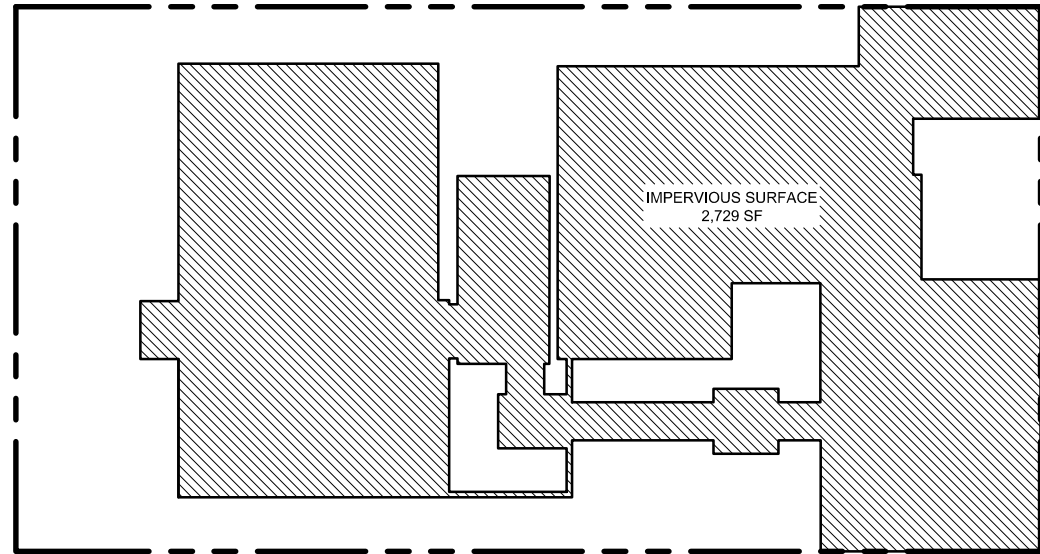


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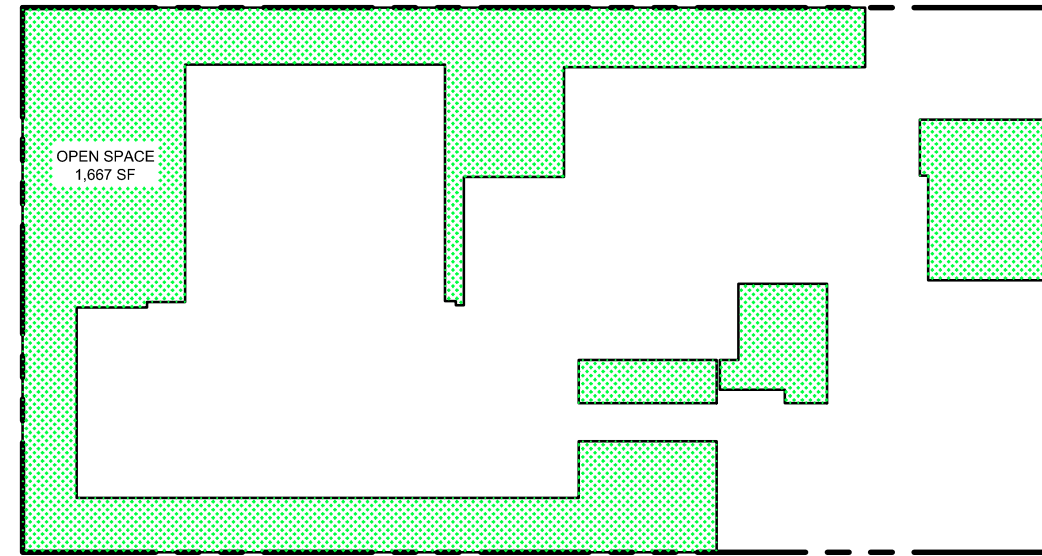


Date 1.5.17
 Project # 1601

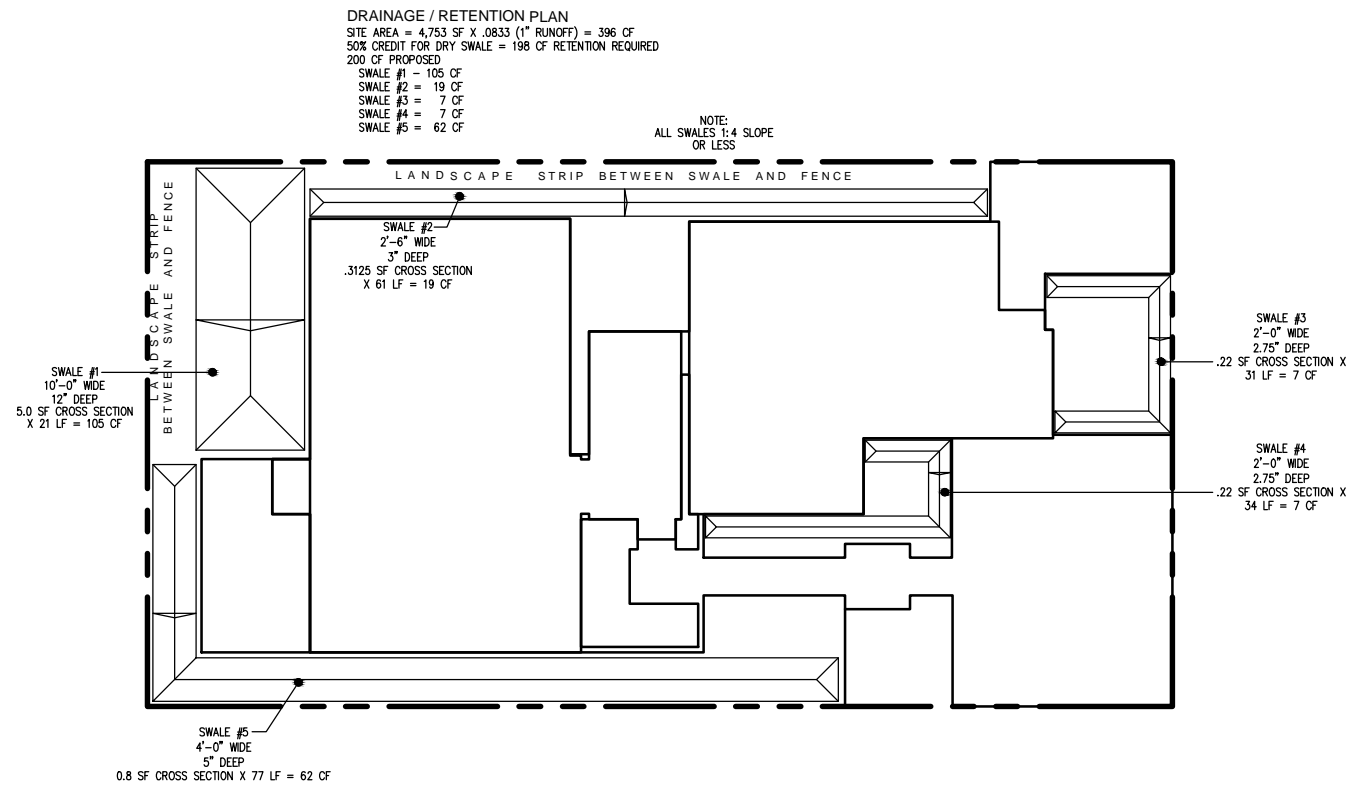
A-2



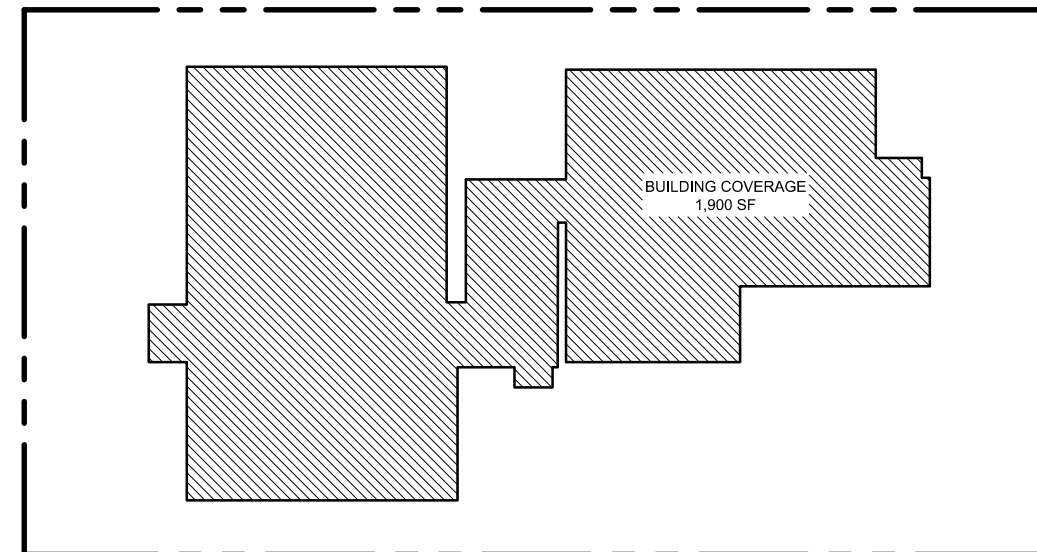
IMPERVIOUS SURFACE RATIO DIAGRAM
1/8"=1'-0"



OPEN SPACE DIAGRAM
1/8"=1'-0"



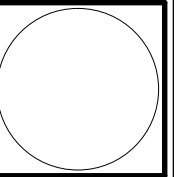
STORMWATER MANAGEMENT PLAN
1/8"=1'-0"



BUILDING COVERAGE DIAGRAM
1/8"=1'-0"

Revisions:

3-Unit Residential Building
 George Robb - Owner / Developer
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 Key West, FL 33040



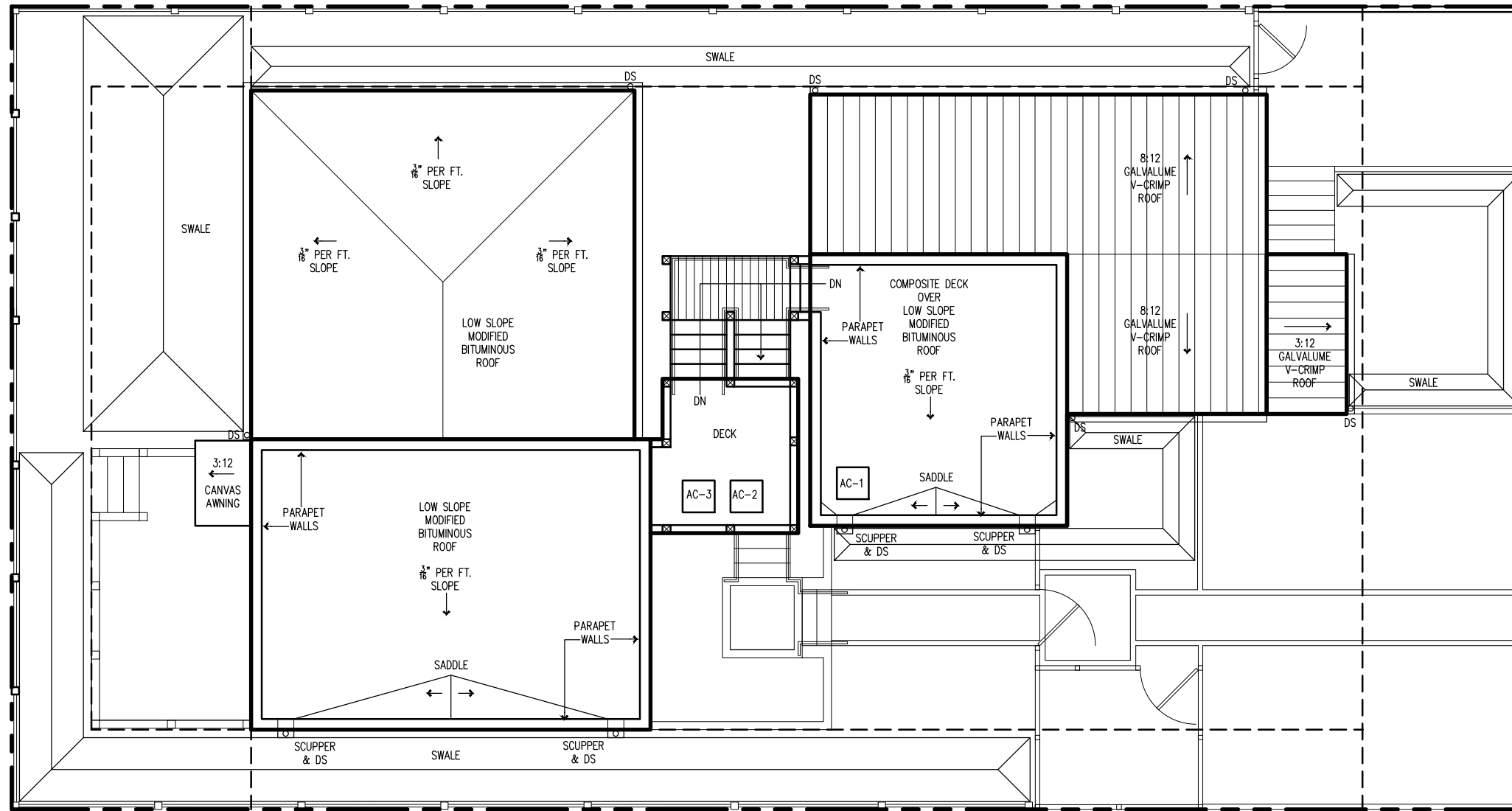
1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



Date 1.5.17

Project # 1601

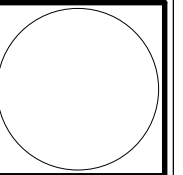
A-3



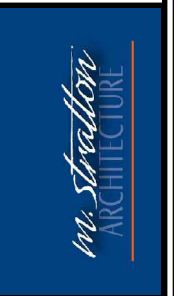
ROOF PLANS
1/4"=1'-0"

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
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Key West, FL 33040



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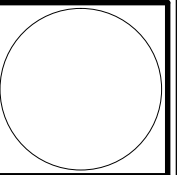
Date 1.5.17

Project # 1601

A-4

Revisions:

3-Unit Residential Building
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315 Catherine Street
Key West, FL 33040



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Matthew@MStrattonArchitecture.com



Date 1.5.17

Project # 1601

A-5



FRONT (SOUTH) ELEVATION
REAR BUILDING (UNITS 2 & 3)
1/4"=1'-0"



FRONT (SOUTH) ELEVATION
FRONT BUILDING (UNIT 1)
1/4"=1'-0"



SIDE (WEST) ELEVATION
1/4"=1'-0"



SIDE (EAST) ELEVATION
1/4"=1'-0"



REAR (NORTH) ELEVATION
1/4"=1'-0"

Revisions:

3-Unit Residential Building
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Key West, FL 33040

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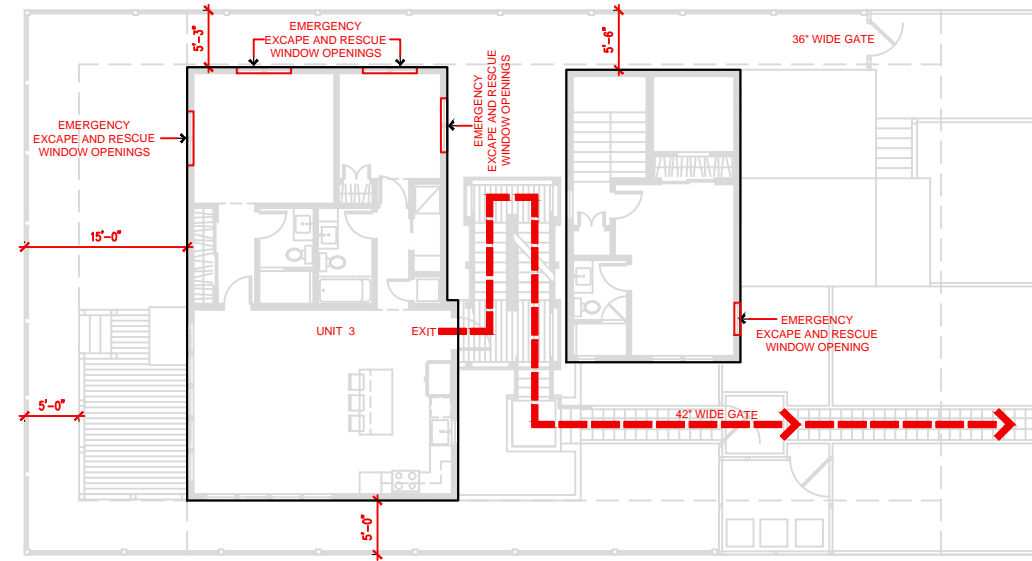
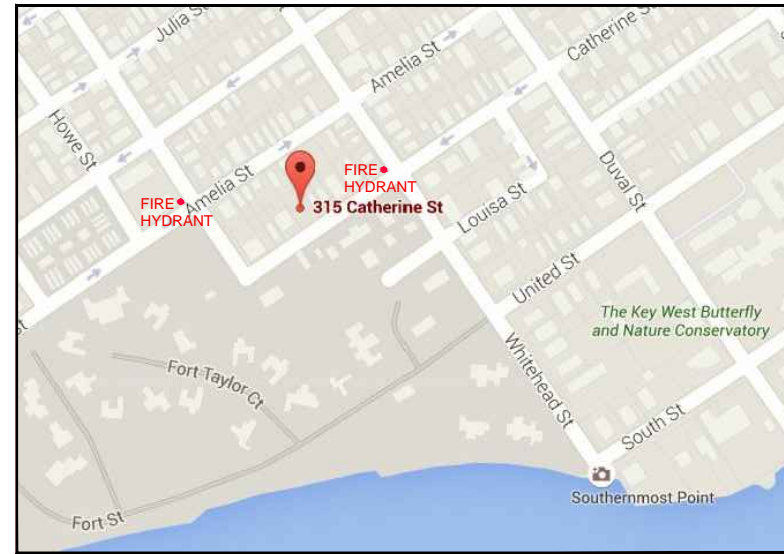


Date 1.5.17
Project # 1601

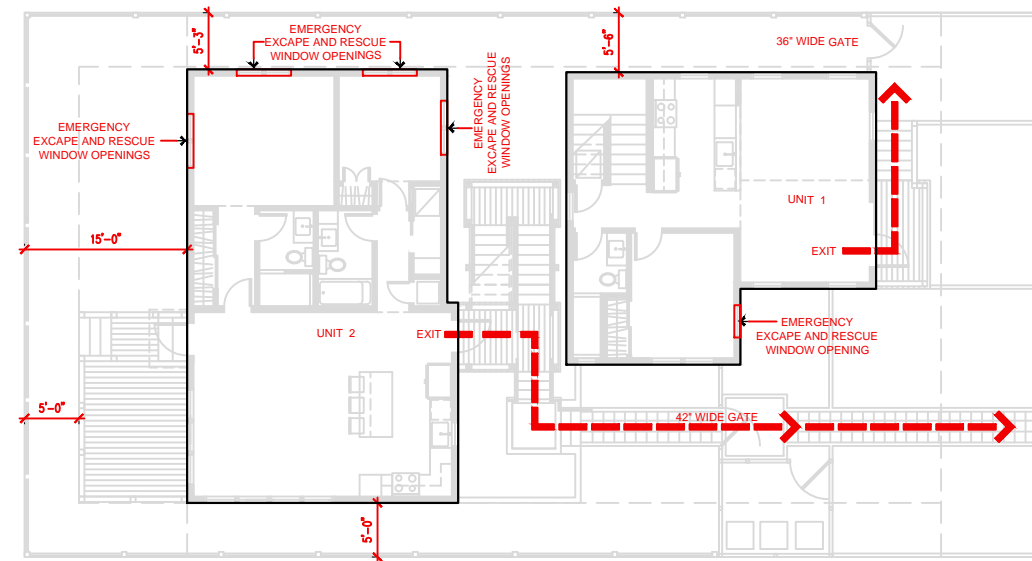
A-6

PROJECT STATISTICS	
OCCUPANCY:	RESIDENTIAL GROUP R-2
TYPE OF CONSTRUCTION:	TYPE V-A

315 CATHERINE STREET
NEAREST FIRE HYDRANT LOCATION MAP



SECOND FLOOR FIRE PROTECTION PLAN
1/8"=1'-0"



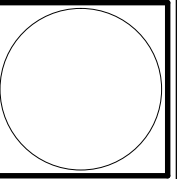
FIRST FLOOR FIRE PROTECTION PLAN
1/8"=1'-0"

CATHERINE STREET

CATHERINE STREET

Revisions:

3-Unit Residential Building
George Robb - Owner / Developer
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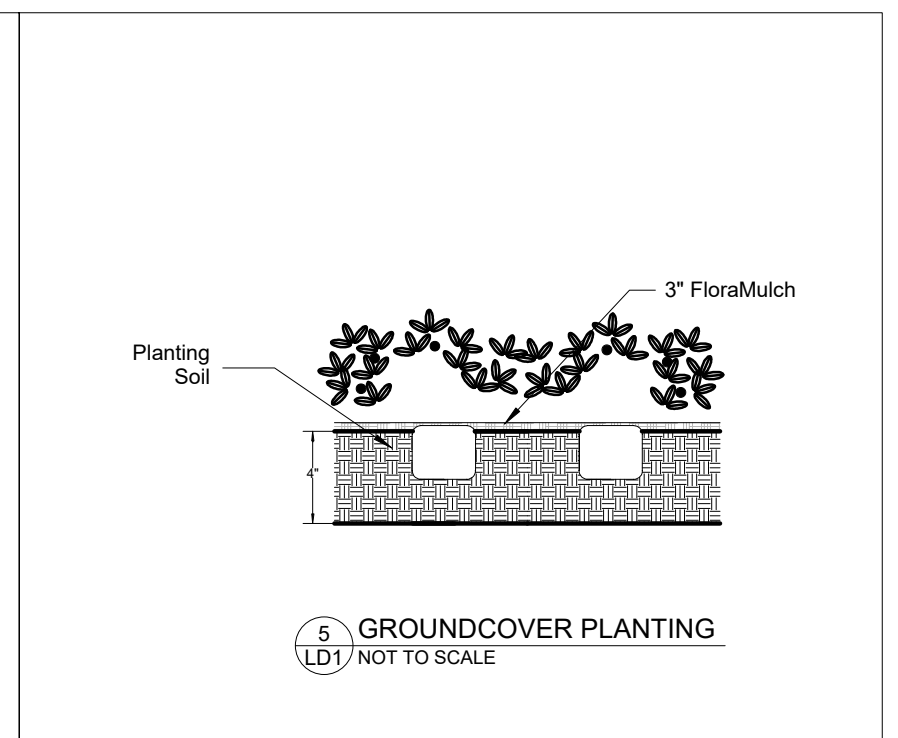
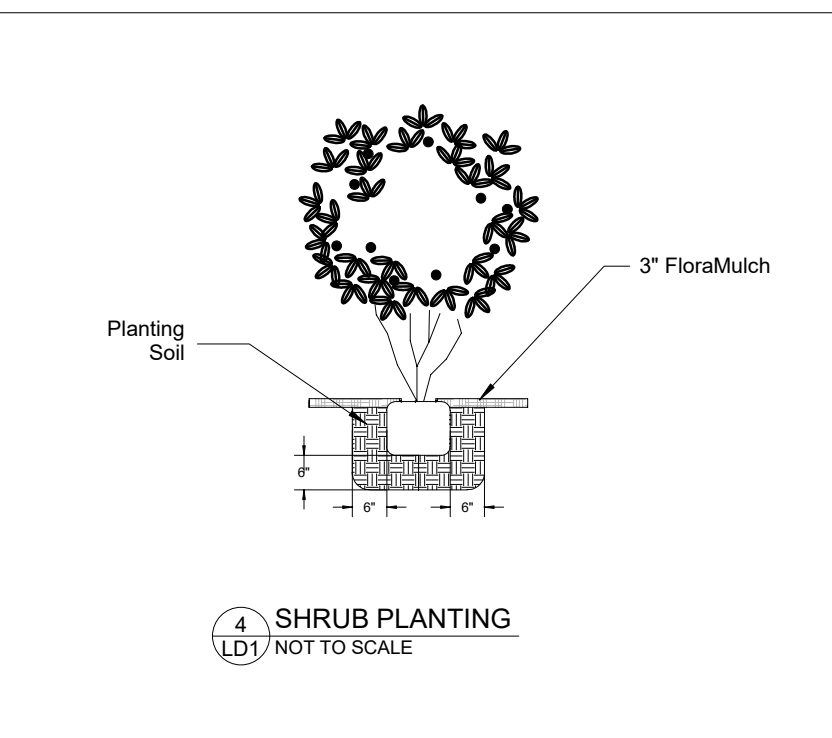
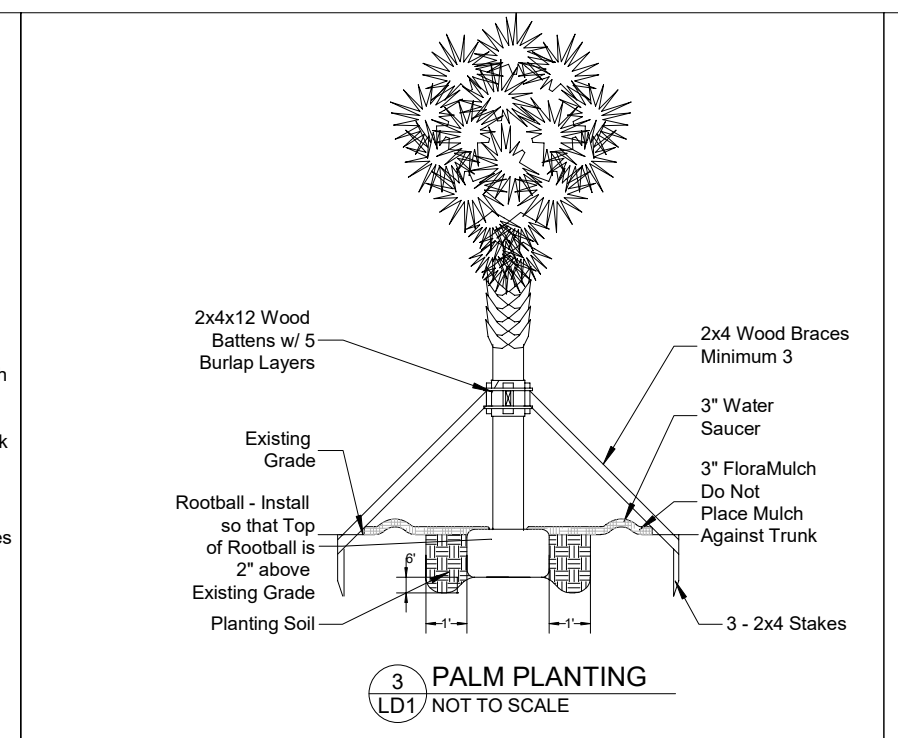
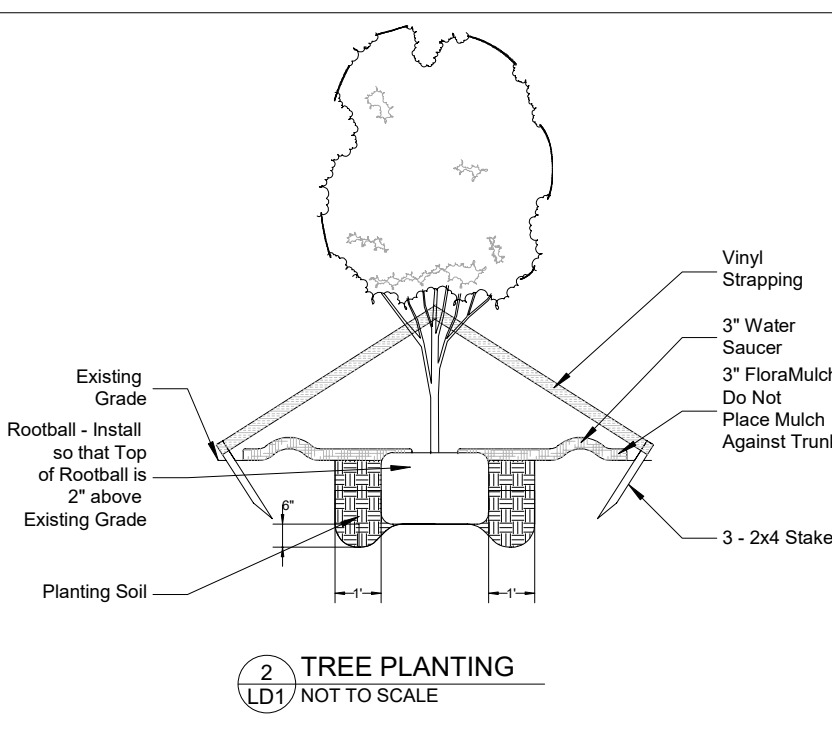
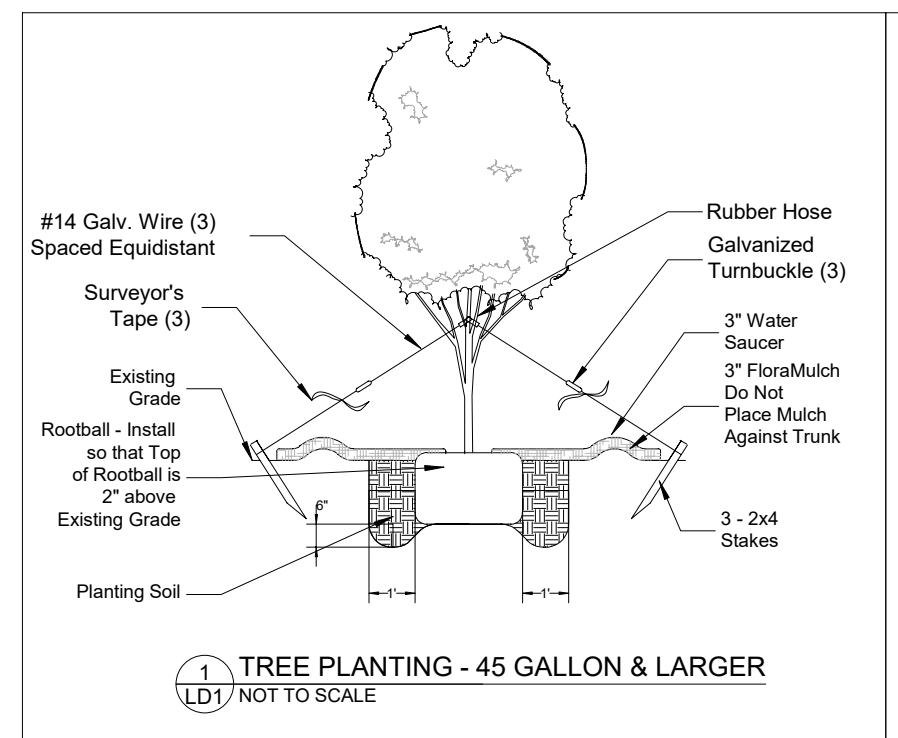
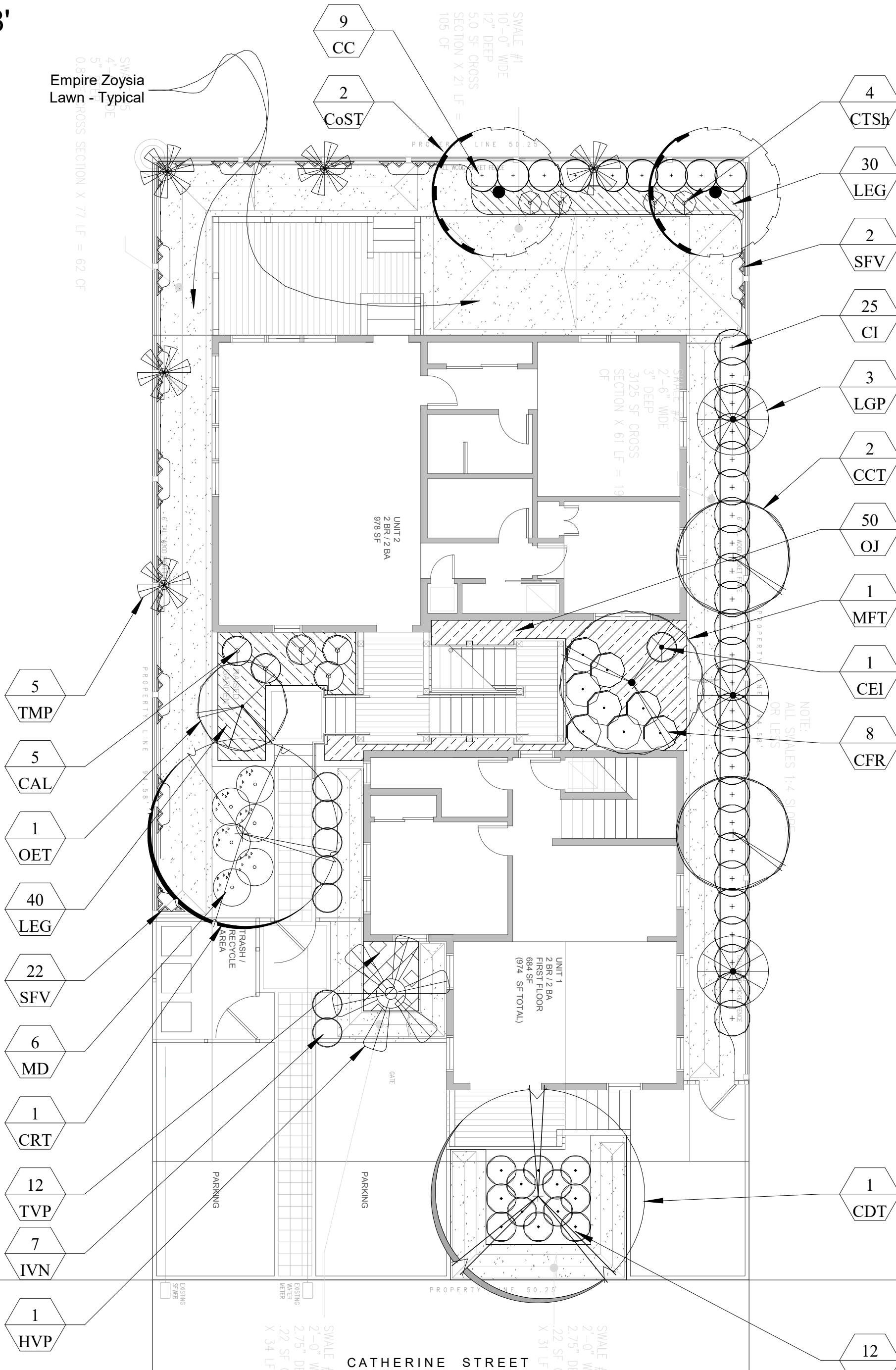


Date 1.5.17
Project # 1601

FP-1

LANDSCAPE PLAN

SCALE: 1" = 8'



City of Key West Plant List												
L Key	New	Existing	Botanical Name	Common Name	Native Yes	Native No	Caliper	Height Installed	Height Maturity	Canopy	Quantity	Container
TREES												
CRT	X		Clusia rosea	Signature Tree	X		2 1/2"	12' Ht.	30'		1	45 Gallon
CCT	X		Capparis cynophallophora	Jamaican Caper	X			8-10'	10'	10'	2	
CDT	X		Coccoloba diversifolia	Pigeon Plum	X		4"	14-16'	50'	35'	1	Field Grow
CoST	X		Cordia sebestiana	Orange Gauger	X		2 1/2"	10-12' Ht.	15'	15'	2	30 Gallon
MFT	X		Myrciathes fragrans	Simpson Stopper	X		2"	9-10'	20'		1	25 Gallon
OET	X		Ochrosia elliptica	Kopsia		X		6-8'	20'		1	Field Grow
PALMS												
HVP	X		Hyphorbe verschaffeltii	Spindle Palm		X		10-12'	20'		1	Field Grow
LGP	X		Licuala grandis	Licuala Palm		X		5-6'	8'		3	15 Gallon
TMP	X		Thrinax morrisii	Silver Palm		X		5-6'	20'		5	25 Gallon
SHRUBS												
L Key	New	Existing	Botanical Name	Common Name	Native Yes	Native No	Size	Quantity	Container			
CEI	X		Cordyline 'Electra'	Electra TI Plant		X	2'	1	3 Gallon			
CAL	X		Cordyline 'Auricle Lux'	Auricle Lou TI Plant		X	2-3'	5	3 Gallon			
CC	X		Capparis cynophallophora	Jamaican Caper	X		15-18" x 10-12"	9	3 Gallon			
CFR	X		Codiaeum 'Franklin Roosevelt'	Franklin Roosevelt Croton		X	24" Full	8	3 Gallon			
CI	X		Chrosobolus ikaco	Cocoplum	X		24"x20"	25	3 Gallon			
CTS	X		Caladium 'Thai Star'	Thai Star Caladium		X	Full	4	6" Pot			
HPC	X		Hamelia patens 'Compacta'	Dwarf Firebush		X	2' Full	12	3 Gallon			
IVN	X		Ilex vomitoria 'Nana'	Dwf. Yaupon Holly		X	12"x12"	7	3 Gallon			
MD	X		Monstera deliciosa	Swiss Cheese Plant		X	24"x24"	6	7 Gallon			
GROUNDCOVER												
LEG	X		Liriope 'Evergreen Giant'	Green Liriope		X	Full	70	1 Gallon			
OJ	X		Ophiopogon japonica	Mondo Grass		X	Full	50	1 Gallon			
Tvp	X		Tubaghia violacea	Society Garlic - Pnk		X	Full	12	1 Gallon			
VINES												
SFV	X		Stephanotis floribunda	Madagascar Jasmine		X	Full	24	3 Gallon			

MINIMUM STANDARDS FOR LANDSCAPING ALONG THE RIGHT-OF-WAY			PROVIDED LANDSCAPING ALONG THE RIGHT-OF-WAY			
Area of Site	Width of Required Landscaping (linear feet)	Number of Plant Units Required per 100 Linear Feet of Property Line of Right-of-Way	Length of Right of Way	Plant Units Required	Plant Units Provided	% Native Plant
Less than 5 acre	10	40	50.25	20.1	10 (1 Shade Tree) + 12 (12 Shrubs) = 22	100%
MINIMUM STANDARDS FOR BUFFERYARDS AND LANDSCAPE SCREENING			PROVIDED LANDSCAPING FOR THE BUFFERYARD			
Bufferyard Widths (linear feet)	Landscape Screen Type	Number of Plant Units Required per 100 Linear Feet of Bufferyard	Length of Bufferyard	Plant Units Required	Plant Units Provided	% Native Plant
EAST BUFFERYARD						
2.5-4.99	B (Single Family)	45	94.58	43	10 (2 Ornamental Trees) + 15 (3 Palms) + 25 (25 Shrubs) = 50	82%
NORTH BUFFERYARD						
2.5-4.99	B (Single Family)	45	50.25	23	20 (2 Shade Trees) + 15 (3 Palms) + 9 (9 Shrubs) = 44	100%
WEST BUFFERYARD						
	A (Multi-Family)	Waiver to be Requested				
LANDSCAPE REQUIREMENTS IN NONVEHICULAR USE AREAS						
30-39% in Nonvehicular Open Space	4 Required Trees / 2500 SF of NOS	1667/2500x4=2.67 or 3 Required Trees	6 Trees Provided			

LANDSCAPE SPECIFICATIONS

I. RELATED DOCUMENTS

A. Contract Agreement, Drawings, and these Specifications apply to the work specified in this Section.

B. References:

- Grades and Standards for Nursery Plants: Florida Department of Agriculture and Consumer Services, 2nd Edition February 1999
- Bertsch's Reference Guide to Florida Landscape Plants: Bousch and McCreary, 1994.

II. SCOPE

A. Scope of Work - Work under this contract consists of furnishing all labor, supplies, equipment, and materials to complete the installation of all landscape work as specified on these plans dated 03/30/17 including the plant list, details, and these specifications. Scope includes warranty and maintenance of plants through Substantial Completion.

B. City & County Ordinances - All work under this contract is to be done in full accord with the building code as established by the City of Miami and Miami-Dade County. Changes in Work - The Owner without invalidation of the contract may order extra work or make changes to the work by written agreement between Owner and Contractor.

C. Verification of Existing Site Conditions & Claims for Extra Work - The Contractor is responsible for verifying existing conditions prior to mobilization and shall not be entitled to any claim for extra work as a result of existing conditions.

D. Protection of Existing Site - The Contractor shall ensure that the existing site including existing plant material is protected from his operations and is responsible for replacement or repair to any damage resulting from these operations. The Contractor must comply with all laws associated with locating existing utilities including notifying Sunshine State One Call.

E. Duration - Work shall be completed within 20 days from Notice to Proceed issued in writing by the Owner.

III. QUALITY ASSURANCE

A. Landscape Contractor Qualification - No individual, company or corporation will be permitted to perform any work under this Section by contract or sub-contract unless such individual, company or corporation is fully qualified to perform the work. The Contractor, if requested, shall provide the following evidence of qualifications:

- Membership in trade or professional organizations
 - Associated Landscape Contractors of America
 - American Association of Nurserymen
 - Florida Nurserymen and Growers Association
- List of not less than three (3) similar projects which the individual, company or corporation performed under contract or subcontract to a general contractor, building, owner, or government entity.
- Supervision - All planting shall be performed by competent and skilled personnel experienced in planting procedures, under the supervision of a qualified Superintendent and Foreman.

IV. MATERIAL

A. Submittals - Submit literature, describing materials, samples of materials and sources of supply for materials proposed for use in this project for approval as specified in this Section.

B. Plant Material

- Standards - All plant material shall be Florida No. 1 or better at time of planting as specified in the Florida Department of Agriculture's Grades & Standards for Nursery Plants, 2nd Edition February 1998. This includes but is not limited to:
 - Health & Vitality,
 - Condition of Foliage
 - Root System
 - Absence of Pests, Disease, or Mechanical Damage
- Palms - Remove one half of the older leaves at the time of digging and tie together around the hub the remaining leaves with a biodegradable twine.
- Size and Species - Plants shall be true to species and variety as indicated on the Plant List and shall conform to sizes and specifications as shown herein, except that larger size plants may be used if approved by the Owner and/or the Landscape Architect at no extra cost to the Owner.
 - Trees
 - Caliper - As per Florida's Grades and Standards for Florida Nursery Plants, Caliper shall be measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. The average of the largest diameter and that perpendicular to it is referred to as caliper.
 - Height - Measured from the ground to the topmost portion of the tree as shown in the Grades and Standards for Nursery Plants.
 - Crown Spread Diameter - The average of the widest branch spread and that perpendicular to it as shown in the Grades and Standards for Nursery Plants.
 - Palms
 - Overall Height - Highest point in the canopy measured from the soil line to the natural position of the last fully expanded leaf as shown in the Grades and Standards for Nursery Plants.
- Sod - Sod shall be of even thickness and with good root structure. Sod must be reasonably free of weed, freshly mowed before cutting and in good healthy condition when laid, as well as not stacked for more than 24 hours.
- Acceptance of Material - The Landscape Architect and/or the Owner reserves the right to reject any landscape material that does not meet the criteria set forth in these specifications and/or drawings.
- Substitutions - No substitutions of any landscape material shall be permitted without the written consent of the Owner and/or the Landscape Architect.
- Non-Availability - In the event that a specified plant is not available, the Contractor shall provide written notice to the Landscape Architect and/or Owner. Should the Landscape Architect and/or Owner locate a source for the specified plant within the State of Florida, the Contractor shall be bound to purchase and install from that source.
- Discrepancies - Where quantities and/or species differ between the Planting Plans and the Plant List, the Plans shall govern.
- Soil - Topsoil shall be natural, friable, and free from rocks larger than 1/2" diameter, weeds, stems, plant tissue, litter, toxic substances, or any other deleterious materials. Provide proof of soil characteristics and suitability for plant growth from independent and certified testing laboratories, independently mailed to the Owner and/or the Landscape Architect prior to the delivery and/or use of the soil.
- Pre-Emergent Herbicide - Shall be pre-approved and applied as per manufacturer's specifications.
- Mulch - See Details
- Fertilizer - Agriform fertilizer tablets not to exceed manufacturer's recommendations. Fertilizers from Atlantic Fertilizer are also acceptable as long as selected fertilizer is appropriate to the plant material.

V. INSTALLATION

A. Plant Selection - The Contractor shall be responsible for selecting all plant material that meets plant and specification requirements, except for material tagged in advance by Landscape Architect. The Landscape Architect may visit the source to inspect the selected plant material and/or require photographs. Approval of the selected plant material at the source shall not impair the Landscape Architect's right to reject the plant material after delivery to the site, and/or during subsequent progress of the work.

B. Delivery, Handling and Storage - Field grown material shall not be removed from the ground until the Contractor is ready to transport it to the site. Containerized material shall not be removed from container until ready for planting. Plants transported to the project in open vehicles shall be covered with tarpaulins or other suitable covers securely fastened to the body of the vehicle to prevent damage to the plants. Closed vehicles shall be adequately ventilated to prevent overheating of plants. Protect plants from delivery through planting.

C. Excavation - Remove existing soil as specified on the details and /or suitable use as topsoil. Plant material shall not remain unplanted on-site longer than 24 hours after delivery. If detrimental material is encountered, notify the Owner immediately prior to proceeding.

D. Layout - All plant material will be laid out according to these plans.

E. Dig & Plant Planting - Dig holes for trees 6" deeper and 12" wider on each side of the root ball. Plant trees so that the top of the root-ball is at least 2" above existing grade after setting.

F. Shrub Planting - Dig holes for shrubs 3" deeper and 6" wider on each side of the root-ball. Plant shrubs so that the top of the root-ball is at least 1" above existing grade.

G. Planting Soil - Planting Soil shall be 50% Existing Soil if suitable and 50% New Soil. New Soil shall be 50% Sand, 50% Topsoil. Backfill shall include fertilizer tablets not to exceed manufacturer's recommendations.

H. Subsoil for Sod - A 1" Layer of Soil (50% Sand & 50% Topsoil) shall be provided for all sod areas.

I. Sod - An application of 6-6-40% organic fertilizer shall be applied to lawn area just prior to laying of the sod at the manufacturer's suggested rate. Ground to be wet down before sod is laid in place. Sod is to be laid so as to ensure tight joints. Sod is to be power rolled with a 1-ton roller within 48 hours after laying.

J. Pre-Emergent Herbicide - Apply Surfuron or an approved equal Pre-Emergent Herbicide as per manufacturer's recommendations. Apply after planting and prior to mulching.

K. Mulch - Apply specified mulch in all planting areas to depth shown on the details.

L. Clean-Up - Upon completion of all planting operations, the Contractor shall remove from the site all excess soil, debris, rubbish and related material and equipment, and shall leave all soft and hard surface areas free from vehicular marks and dirt that may have resulted from his work. Contractor shall wash and clean dirt from all paved areas affected by the landscape operation.

VI. MAINTENANCE

A. Duration of Work - Maintenance shall begin immediately after installation of plant material and shall extend through the approval Substantial Notice of Completion except for Watering which shall continue upon completion of the watering period.

B. Watering - Plants shall be watered by hose soaking thoroughly each day. For the first two weeks (14 calendar days) and every other day for the following two-week period. Water shall be clean & free of pesticides. At the end of this two-week period, earth saucers shall be collapsed and mulch installed in accordance with the details & these specifications.

C. Pruning - Shall be conducted in accordance with standard horticultural practice and/or as directed by the Landscape Architect. Pruning shall include removal of dead wood or injured branches, removal of suckers, and general thinning and shaping. Only sharp tools shall be used. Plants must be Florida #1 with regards to form after pruning for acceptance.

D. Weeding - The Contractor shall remove weeds and apply herbicide as required to control weed growth.

E. Fertilizing - The Contractor shall fertilize plant material where needed, according to correct deficiency symptoms or as directed by the Landscape Architect.

F. Girdling & Staking - The Contractor shall be responsible for repairing and tightening girdling, restoring plants to proper grades or upright positions, and restoring planting saucers. Girds and stakes shall be removed six months after substantial completion as determined by the Owner/Landscape Architect.

VIII. SUBSTANTIAL COMPLETION

A. Substantial Completion - At completion of the installation, the Owner and/or Landscape Architect shall schedule an inspection of the work and if the work is determined to be substantially complete, will issue a punch list of items to be completed prior to final acceptance. Punch list items must be completed within two weeks of their issuance. Once completed a final inspection shall be scheduled by the Owner and/or Landscape Architect.

VIII. WARRANTIES

A. Guarantee - The Contractor shall guarantee all plant material for a period of one (1) year after installation and provisional acceptance issued in writing by the Owner or his designated representative upon completion of all landscape work, excluding maintenance. All replaced plant material shall carry guarantee as specified above. Material of doubtful survival at the termination of the guaranteed period shall carry and additional one (1) year guarantee. If after this period the survival of the plant remains doubtful, or appearance does not contribute to the aesthetic appearance of the project for reasons attributable to the selection, delivery, or installation. The Contractor shall replace the plants within 30 days in accordance with these specifications or no additional cost to the Owner.

B. Acts of God - Plant material, which is damaged by Acts of God, are not subject to the above warranties. Such Acts of God shall include hurricanes, tornadoes, or freeze. In order to claim such warranty exceptions, the Contractor shall submit published records of the nearest official U.S. Weather station, which shall substantiate the occurrence of the above phenomenon.

C. Damage & Theft - Any damage or theft after substantial completion to the plant material beyond the contractor's control shall be borne by the Owner.

Revisions:

-
-
-

As Creator of these drawings, Netzel Design Group, Inc. has the exclusive right as per the copyright laws to make copies, to display publicly, or make works derived from these drawings. These Drawings, as well original ideas or original portions of the drawings including but not limited to details and specifications cannot be used or copied without permission from Netzel design Group, Inc.

Landscape Development Plan for:
3 UNIT RESIDENTIAL BLDG.
For Broad Reach Enterprises
 315 Catherine Street
 Key West, Florida

SCALE



LANDSCAPE PLAN

SCALE 1" = 8'

DRAWN SFN

JOB BRE-16-09

DATE 03-30-17

SHEET:

L1
1 of 1

Additional Information



Detail by Entity Name

Florida Limited Liability Company

315 CATHERINE STREET, LLC

Filing Information

Document Number	L16000042232
FEI/EIN Number	NONE
Date Filed	02/29/2016
State	FL
Status	ACTIVE

Principal Address

315 CATHERINE STREET
KEY WEST, FL 33040

Mailing Address

P.O. BOX 610280
BAYSIDE, NY 11361

Registered Agent Name & Address

STONES, ADELE V
221 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

ROBB, GEORGE E
P.O. BOX 610280
BAYSIDE, NY 11361

Annual Reports

No Annual Reports Filed

Document Images

[02/29/2016 -- Florida Limited Liability](#)

View image in PDF format

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 8th day of July, 2016 by and between **GEORGE E. ROBB**, whose address is 3700 Sunrise Lane, Key West, FL 33040, party of the first part; and **315 CATHERINE STREET, LLC**, a Florida limited liability company, whose address is 315 Catherine Street, Key West, FL 33040, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

Lot 28 in Square 2, Tract 10 according to Chas W. Tift's map of the City of Key West, commencing at a point on Catherine Street 150 ft. 9 in. from the corner of Thomas and Catherine Streets. Running in a Northeasterly direction 53 feet 3 in., thence in a Northwesterly direction 94 feet 7 in., thence at right angles in a Southwesterly direction 50 feet 3 in., thence in a Southeasterly direction at right angles 94 feet 7 in., back to the place of beginning.

Parcel Identification No.: 00026320-000000

SUBJECT TO: Taxes for the year 2016 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
Signature of Witness

Swinskeyford
Printed Name of Witness

[Signature]
GEORGE E. ROBB

[Signature]
Signature of Witness

George Robb III
Printed Name of Witness

STATE OF NEW YORK :
COUNTY OF NEW YORK :

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GEORGE E. ROBB, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced DRIVER LICENSE as identification, and he/she has/have acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at 111 E. 14th St 12:30PM County of NEW YORK, State of NEW YORK, this 8th day of JULY, 2016.

WYKEITHIA SMALLS
Printed Name of Notary

Wykeithia Smalls
NOTARY PUBLIC

My Commission Expires: 01/04/2020

WYKEITHIA SMALLS
Notary Public, State of New York
No. 01SM6335153
Qualified in Bronx County
Commission Expires January 4, 2020

Wykeithia Smalls
07/08/2016



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1027111 Parcel ID: 00026320-000000

Ownership Details

Mailing Address:

315 CATHERINE STREET LLC
PO BOX 610280
BAYSIDE, NY 11361-0280

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 315 CATHERINE ST KEY WEST

Subdivision: Tracts 10 and 15

Legal Description: KW PB1-25-40 LOT 28 SQR 2 TR 10 OR31-388/89 OR523-86 OR1246-266/271EST OR1260-910D/C OR2053-2298/2300PET OR2053-2301/06WILL OR2254-343/44 OR2805-2453/54

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	50	95	4,753.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	CL2:CH LINK FENCE	470 SF	0	0	1964	1965	1	30

Appraiser Notes

2006-12-29 IMPROVEMENT HAS BEEN DEMO'D. LOT VACANT. DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B94-2335	07/01/1994	10/01/1994	900	Residential	PAINT EXTERIOR
97-1251	05/01/1997	06/01/1997	49,205	Residential	PLUMBING
01-1126	03/12/2001	10/12/2001	8,350	Residential	NEW ROOF
04-1105	04/08/2004	07/23/2004	1,825	Residential	REPLACE SEWER LINE
06-6560	12/15/2006	12/28/2006	19,000	Residential	COMPLETE DEMOLIION,INSTALL CONSTRUCTION FENCE AOUND LOT BONDARIES
06-6696	12/15/2006	06/01/2007	1,000	Residential	CAP SEWER FOR DEMO

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	417	160,597	161,014	160,073	0	161,014
2015	0	363	145,375	145,738	145,521	0	145,738
2014	0	329	131,963	132,292	132,292	0	132,292
2013	0	329	135,346	135,675	135,675	0	135,675
2012	0	329	135,346	135,675	135,675	0	135,675
2011	0	329	135,232	135,561	135,561	0	135,561
2010	0	329	148,567	148,896	148,896	0	148,896
2009	0	329	236,357	236,686	236,686	0	236,686
2008	0	329	369,449	369,778	369,778	0	369,778
2007	0	293	451,535	451,828	451,828	0	451,828
2006	249,995	2,486	404,005	556,488	556,488	0	556,488
2005	219,733	2,486	332,710	554,929	554,929	0	554,929
2004	184,208	2,486	285,180	471,874	471,874	0	471,874
2003	135,085	2,486	142,590	280,162	280,162	0	280,162
2002	189,369	2,486	76,048	267,903	267,903	0	267,903
2001	164,120	2,486	76,048	242,654	242,654	0	242,654
2000	164,120	1,953	66,542	232,614	232,614	0	232,614
1999	138,871	1,652	66,542	207,065	207,065	0	207,065
1998	118,121	1,352	66,542	186,015	186,015	0	186,015
1997	99,223	1,352	57,036	157,611	157,611	0	157,611
1996	57,749	826	57,036	115,611	115,611	0	115,611
1995	64,574	704	57,036	122,313	122,313	0	122,313
1994	57,749	629	57,036	115,414	115,414	0	115,414

1993	58,159	0	57,036	115,195	115,195	0	115,195
1992	70,954	0	57,036	127,990	127,990	0	127,990
1991	70,954	0	57,036	127,990	127,990	0	127,990
1990	59,214	0	41,589	100,803	100,803	0	100,803
1989	52,216	0	40,401	92,617	92,617	0	92,617
1988	42,964	0	33,271	76,235	76,235	0	76,235
1987	42,451	0	27,805	70,256	70,256	0	70,256
1986	42,686	0	25,666	68,352	68,352	0	68,352
1985	40,982	0	15,275	56,257	56,257	0	56,257
1984	38,528	0	15,275	53,803	53,803	0	53,803
1983	38,528	0	15,275	53,803	53,803	0	53,803
1982	39,267	0	11,327	50,594	50,594	0	50,594

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/8/2016	2805 / 2453	100	QC	11
11/13/2006	2254 / 343	790,000	WD	Z
2/1/1972	523 / 86	16,000	00	Q

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176