

STAFF REPORT

DATE: February 27, 2019

RE: **501 Front Street (permit application # T2019-0089)**

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

An application was received by the Planning Department for a development plan approval for a Minor Development plan project at 501 Front Street. City Code requires that all development plans must be reviewed by the Tree Commission or the Urban Forester prior to review by the Planning board:

Sec 108-411 Landscape Plan Approval

- a. *Development plan review.* A landscape plan showing proposed landscaping shall be submitted at such time as any development plan is submitted for development plan review. All landscape plans shall be drawn to scale and shall include sufficient information to demonstrate compliance with all of the landscape requirements of this article and section 108-243. All landscape plans must include a complete list of the plant types and sizes to be planted along with a planting and maintenance schedule.

In addition to review procedures identified in article II of this chapter, landscape plans shall be reviewed by the Tree Commission. The Tree Commission, within 30 days of receiving a development plan with the landscape component, shall hold a public meeting to review and act on such plans. Required tree removal permit information identified in article VI of chapter 110 shall be submitted with the landscape plan.

The planning board shall not review a development plan until the plan has been reviewed by the tree commission, unless the city landscape coordinator renders a finding that the subject development plan is compliant with all criteria of this article and article VI of chapter 110. In the latter case, the development plan may be reviewed by the planning board prior to review by the tree commission; however, in such case any development plan approval by the planning board shall be conditioned on approval by the tree commission. Notice of the date of all public meetings of the tree commission shall be provided to the applicant. The applicant shall be given reasonable opportunity to be heard at the public meeting prior to the tree commission's action.

The development plan at 501 Front Street is requesting waivers for the required landscape plan component of the plan. The Planning Board is the authority that grants waivers to Sec 108.

There is no tree removal involved with the development plan. The applicant has proposed planting two thatch palms on the property and preserving two planters with tall palms in them. No other landscaping is being proposed. The applicant is proposing to donate \$5,000 to the City of Key West Tree Fund.



















This property is located in a highly used pedestrian area. In the past, there have been numerous comments regarding the lack of trees and shade along this portion of Duval and Front Streets. The applicant has been asked to discuss the possibility of installing tree planters along or in the sidewalk areas with the City Engineering department.

SITE AREA: 18,750 S.F. (0.430 ACRES)

LAND USE: HCCR-1

FLOOD ZONE: 'AE 9' ZONE

FAR: ALLOWED = 1.0 MAX.

DENSITY = 22 UNITS/ACRE

HEIGHT: ALLOWED = 35' MAX.

SETBACKS:

FRONT SETBACK:

REQUIRED	=	0'-0"
EXISTING	=	14'-8"
PROPOSED	=	14'-8"

SIDE SETBACK (NORTH) :

REQUIRED	=	2'-6"
EXISTING	=	1'-10 1/2"
PROPOSED	=	1'-10 1/2"

STREET SIDE SETBACK (SOUTH) :

REQUIRED	=	0'-0"
EXISTING	=	20'-6"
PROPOSED	=	20'-6"

REAR SETBACK:

REQUIRED	=	10'-0"
EXISTING	=	19'-9 1/2"
PROPOSED	=	19'-9 1/2"

(5' FOR ACCESSORY STRUCTURE)

BUILDING COVERAGE AREA:

ALLOWED:	9,375 S.F. (50% MAX.)
EXISTING :	9,146 S.F. (48.77 %)
PROPOSED:	9,146 S.F. (48.77 %)

IMPERVIOUS AREA:

ALLOWED:	13,125 S.F. (70% MAX.)
EXISTING :	18,674 S.F. (99.6 %)
PROPOSED:	18,642 S.F. (99.4 %)

LANDSCAPE AREA:

REQUIRED:	5,625 S.F. (30% MIN.)
EXISTING:	76 S.F. (0.4 %)
PROPOSED:	108 S.F. (0.6 %)

OPEN SPACE AREA:

REQUIRED:	5,625 S.F. (30% MIN.)
EXISTING:	76 S.F. (0.4 %)
PROPOSED:	108 S.F. (0.6 %)

PARKING REQUIREMENTS :

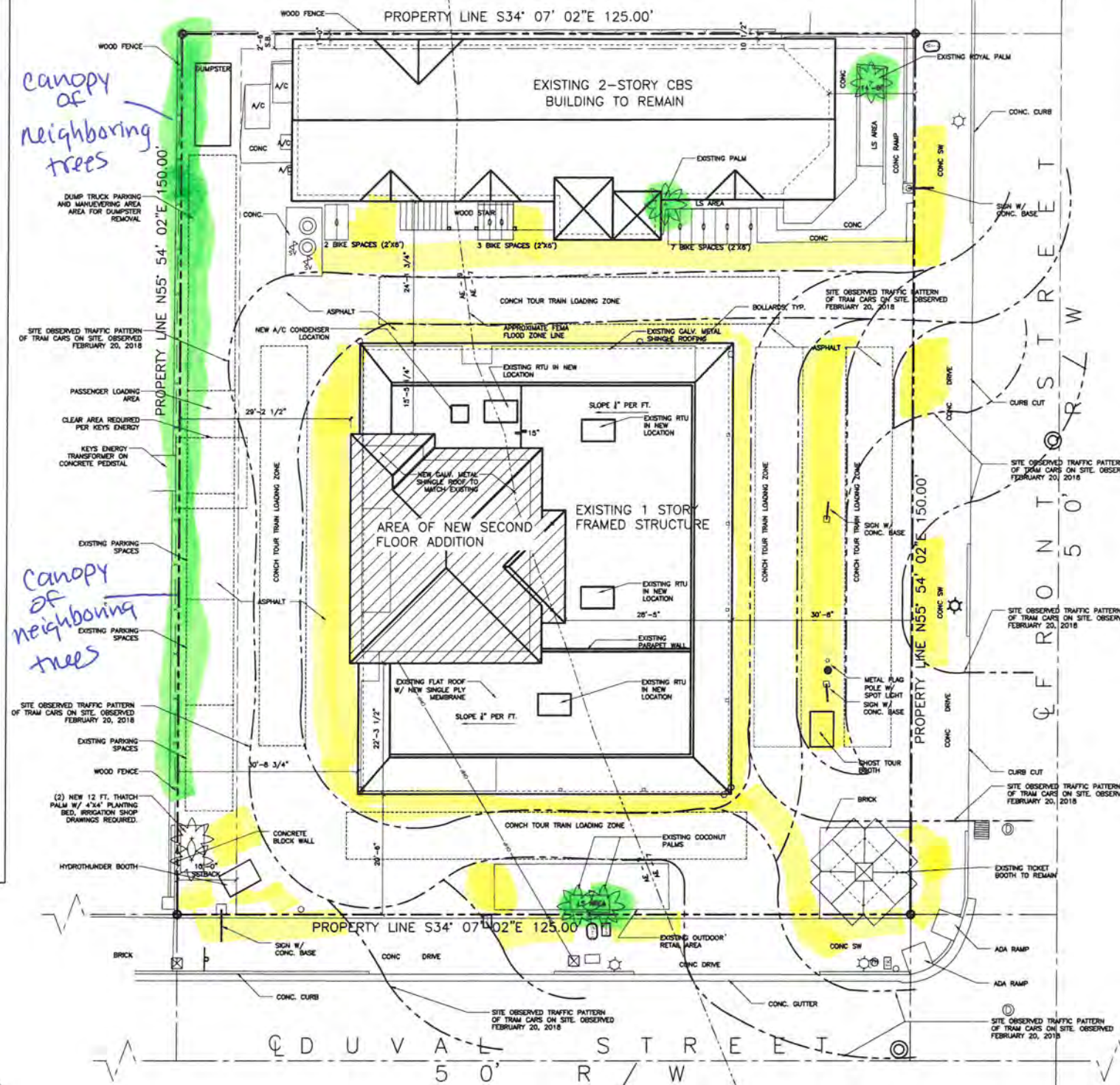
EXISTING PARKING SPACES	=	3.0 SPACES
ADDITIONAL PARKING SPACES REQUIRED	=	3.0 SPACES
(1 SPACE PER 300 SF GROSS ADDITIONAL FLOOR AREA)		
ADDITIONAL PARKING SPACES PROVIDED	=	0.0 SPACES
(SEE BELOW)		

EXISTING ON SITE BIKE/SCOOTER SPACES = 0

PROPOSED ON SITE BIKE/SCOOTER SPACES = 12

(PER SEC. 108-574 - SUB. OF BICYCLE PARKING SPACES)

(4 BICYCLE SPACES PER PARKING SPACE REQUIRED)



SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING
SURVEYOR DATED ON 10/18/2018

SCALE: 3/32"=1'-0"

**CONCH TOUR TRAIN
RENOVATIONS**
501 Front Street
KEY WEST, FLORIDA

SU-SURVEY

DATE _____
09-24-18 PRELIM HARC
10-26-18 HARC SUBMITTAL
01-24-19 DRC REVIEW
02-28-19 PLANNING SUBMIT

PROJECT NUMBER	807
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A-1

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

Karen DeMaria

From: Karen DeMaria
Sent: Thursday, February 28, 2019 1:49 PM
To: 'Owen Trepanier'
Cc: Kelly M. Crowe; Eric Augst; Steven P. McAlearney
Subject: FW: Tree Application for 501 Front Street
Attachments: Maneuverability Plan.pdf; Request for Landscape Waiver.pdf; 501 Front potential planting areas. 2-28-19.pdf

Owen:

Thank you for your information. I have a few questions and comments that I am sure the commissioners and the public might want additional information on:

I have attached your traffic map color coded to show areas in yellow that need additional information as to why plants (trees, shrubs, groundcover) can not be installed in those specific areas.

The area in green represents the canopy of trees on the neighboring property. I am not sure you will be able to plant the thatch palms in the two spots you selected due to the canopy of the neighboring trees. Please verify their locations.

I strongly suggest that you talk to the engineering department about the potential of creating street planters along the sidewalk and property line. In the past other development projects have included work on the right of way with their plans to help with landscaping, with review from engineering. I have copied the pertinent individuals on this e-mail.

Please submit any additional information by noon on March 8 in order for the information to be placed properly into the agenda file and to have a chance to be reviewed by the Tree Commissioners prior to the meeting.

Sincerely,

Karen

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, February 26, 2019 11:25 AM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>; Joseph Scarpelli <joe@wphornarchitect.com>; Bill Horn (wphorn@aol.com) <wphorn@aol.com>; 'Edwin O. Swift III (eswift@historictours.com)' <eswift@historictours.com>; Rodney Corriveau <rodneycorriveau@gmail.com>; Patrick Wright <pwright@cityofkeywest-fl.gov>
Subject: RE: Tree Application for 501 Front Street

Hi Karen,

Thank you again for your assistance. I am attaching the maneuverability plan for the site (I believe you already have the waiver request information, but I am reattaching it for your convenience). We have not received a response to that request, as of yet. I'm sure you'll hear about it when we do, but I'll still make sure to copy you on it regardless.

SITE DATA

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 LAND USE: HCCR-1
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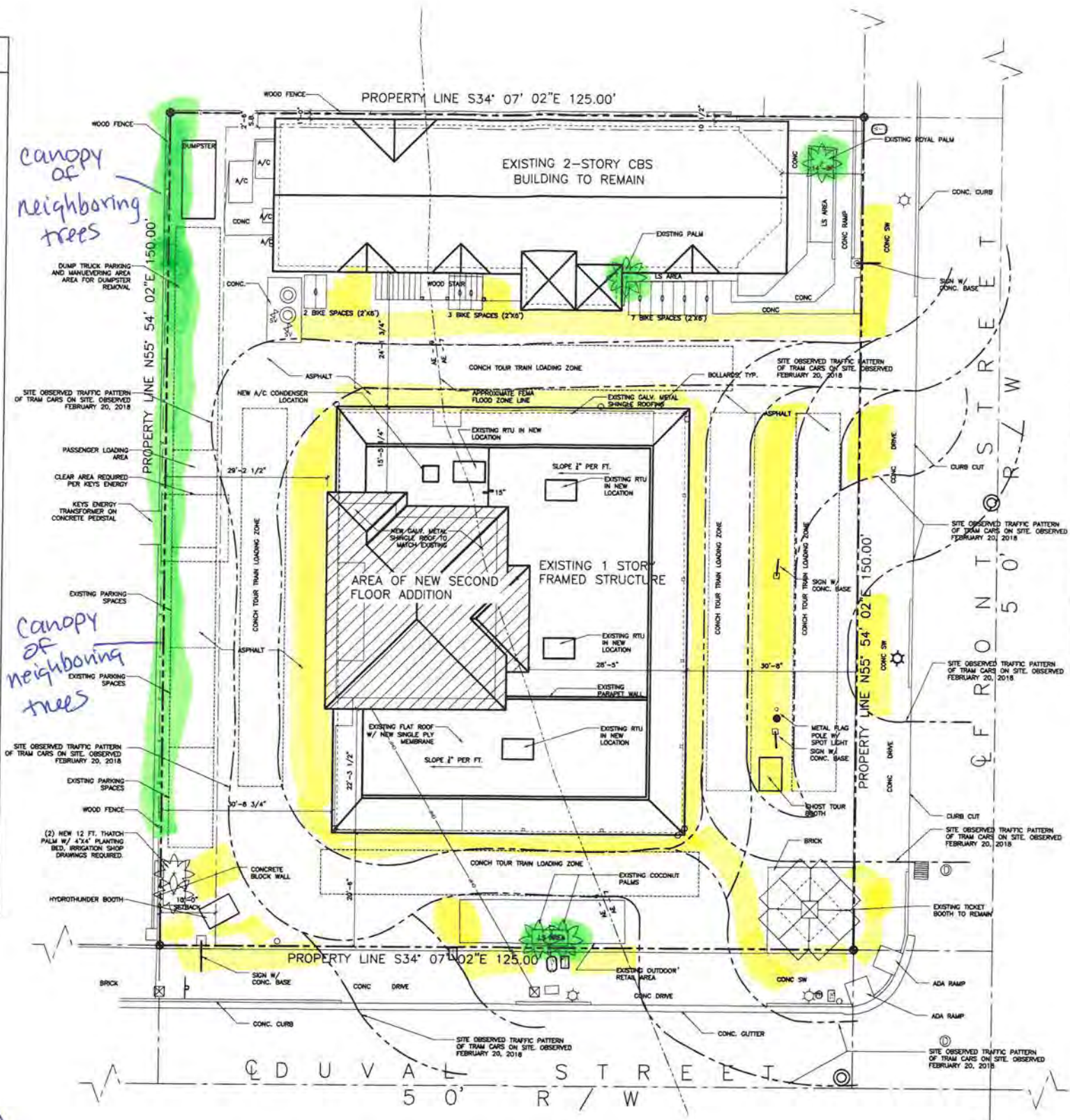
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 (PER SEC. 108-574 - SUB. OF BICYCLE PARKING SPACES)
 (4 BICYCLE SPACES PER PARKING SPACE REQUIRED)

EXISTING trees

Possible plant locations?
 (trees, shrubs, groundcover)



PROPOSED ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED ON 10/18/2018

SCALE: 3/32"=1'-0"

DRAWING LIST
A-1.0 SITE PLAN
A-2.0 FIRST FLOOR PLAN
A-2.1 SECOND FLOOR PLAN
A-3.0 ELEVATIONS
A-3.1 ELEVATIONS
A-4.0 STREETScape ELEVATIONS
LS-2.0 LIFE SAFETY PLAN FIRST FLOOR
LS-2.1 LIFE SAFETY PLAN SECOND FLOOR
EX-1 EXISTING SITE PLAN
EX-2 EXISTING FIRST FLOOR PLAN
EX-3 EXISTING ELEVATIONS
EX-3.1 EXISTING ELEVATIONS
SU-SURVEY

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST
 KEY WEST
 FLORIDA
 33040

TEL: 305/296-5302
 FAX: 305/296-1033

LICENSE NO
 AA 0003040

CONCH TOUR TRAIN
 RENOVATIONS
 501 Front Street
 KEY WEST, FLORIDA

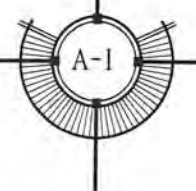
SEAL

DATE
 09-24-18 PRELIM HARC
 10-26-18 HARC SUBMITTAL
 01-24-19 DRC REVIEW
 02-28-19 PLANNING SUBMIT

REVISIONS

DRAWN BY
 JW

PROJECT
 NUMBER
 1507



2-28-19 KD

CONCH TOUR TRAIN RENOVATIONS
 501 Front Street
 KEY WEST, FLORIDA

A-1

Karen DeMaria

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, February 26, 2019 11:25 AM
To: Karen DeMaria
Cc: Vanessa T. Sellers; Joseph Scarpelli; Bill Horn (wphorn@aol.com); 'Edwin O. Swift III (eswift@historictours.com)'; Rodney Corriveau; Patrick Wright
Subject: RE: Tree Application for 501 Front Street
Attachments: Maneuverability Plan.pdf; Request for Landscape Waiver.pdf

Hi Karen,

Thank you again for your assistance. I am attaching the maneuverability plan for the site (I believe you already have the waiver request information, but I am reattaching it for your convenience). We have not received a response to that request, as of yet. I'm sure you'll hear about it when we do, but I'll still make sure to copy you on it regardless.

I think you'll see from the plan that the site is extremely constrained. In fact, the maneuverability plan demonstrated to us that one of the proposed locations for planting is actually not feasible after all (the area conflicts with the solid waste handling area). It is the constrained nature of the site, and the lack of available planting areas based on the function of the existing use, that prompted HTA to offer a monetary contribution so tree could be installed elsewhere within the area.

Thanks again. Please let me know if you have any questions or need any additional information.
Owen

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

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Monday, February 25, 2019 1:06 PM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>
Subject: RE: Tree Application for 501 Front Street

The Conceptual Landscape plan review for 501 Front Street will be placed on the March 11 Tree Commission meeting due to few submittals of applications for that meeting. I strongly encourage you to follow through with the comments I made before. I did a site visit and feel there are ways to provide a few trees along the sidewalk areas of Duval and Front Street and by the corner booth.

Sincerely,

Karen

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Thursday, February 21, 2019 3:45 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: Re: Tree Application for 501 Front Street

Ok. Thank you. We get to work on it.

Karen DeMaria

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Thursday, February 21, 2019 3:45 PM
To: Karen DeMaria
Subject: Re: Tree Application for 501 Front Street

Ok. Thank you. We get to work on it.
I appreciate your time.

Owen Trepanier
Trepanier & Associates, Inc.
305-293-8983

On Feb 21, 2019, at 3:42 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Owen:

I just received your application for Conceptual Landscape Plan approval for 501 Front Street. Unfortunately, at this time I can not guarantee that the file will be placed on the March 11 Tree Commission agenda. The deadline for that meeting was at 3 p.m. February 19 (see attached). Your application was received by my office at 4:50 p.m. and placed on my desk in the last hour. I will not know for sure about the agenda until I review all of the other submittals and determine what the length of the agenda will be and my ability to gather the required information for the files. I should know by tomorrow late afternoon or Monday morning once I have completed the site work on the other applications.

In the meantime, the application is incomplete. I can foresee numerous questions as to why no additional landscaping or trees are being placed along the sidewalk areas. The public has been asking about additional trees in this area for years and it is important that all potential questions are answered. Have you spoken to the City engineering department about the possible placement of tree planters in the sidewalk areas or on the property line and the possible line of site issues? Also, can you provide some drawings showing the ingress and egress areas on the property.

Your letter requesting landscape waivers has a lot of information but no documentation to support the words. Drawing and maps would be very helpful. Even though the Tree Commission does not approve the landscape waivers, they do have to give conceptual landscape plan approval. I do not feel comfortable giving staff approval of the submitted plan knowing what the public expects that is why this is being placed on the Tree Commission agenda at this time.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
Certified Arborist
City of Key West Planning Department
1300 White Street, Key West, FL 33040
305-809-3768

<image002.jpg>

January 10th, 2019

Mr. Patrick Wright, City Planner
City of Key West
1300 White Street
Key West, FL 33040

**Re: Request for waiver to Section 108-243, Landscaping
Requirement for Development Plans - 501 Front St.**

TREPANIER



& ASSOCIATES INC.

LANDSCAPE ARCHITECTS

1000 E. 10th Street, Suite 100, Key West, FL 33040

Section 108-226⁽ⁱ⁾ of the City of Key West Land Development

Regulations (LDRs) authorizes the City Planner to waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding that the project demonstrates certain criteria. Carefully and thoughtfully considering the criteria, our project team has determined the need for such a waiver. The waiver request contained herein pertains to Section 108-243, land clearing, excavation and fill, tree protection, landscaping and irrigation.

Approval of a waiver rests upon the applicant reasonably and adequately demonstrating that the landscaping requirement for the development plan: "(1) Bears no relationship to the proposed project or its impacts, (2) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties; 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". The three interconnected criteria necessary for rendering a favorable finding are therefore discussed.

Historic Tours is a huge supporter of increased tree canopy in the City of Key West and plants extensively on their properties, however, after significant consideration, we have determined the installation of landscaping at this particular site is not possible due to conflicts it will create with the existing land use, and the safety issues resulting therefrom, in addition to conflicts it will create with the adjacent land uses. It is for these reasons alone that we respectfully request a waiver of Sec. 108-243 pursuant to Sec. 108-226. If the waiver is granted, Historic Tours will donate \$5,000.00 to the City for plantings in other appropriate locations.

A waiver is justified based on the following:

1. Landscaping on site is not necessary prior to development plan approval in order to protect the public interest or adjacent properties:

Strict interpretation of Section 108-234 will result in impeding the circulation of multiple types of vehicles as they enter, exit and navigate the compact site alongside pedestrians. Furthermore, the introduction of driver sight triangle obstructions and blind spots could complicate the matter further. As Staff is aware, the property is utilized as a drop off and pickup area for Conch Train

and Trolley riders. Because both types of passenger vehicles are irregular in length, width and exhibit a large turning radius, it is imperative for drivers to maintain an unencumbered line of sight.

The owner and project team understand the intent of the LDR and agree with it in spirit, however extenuating circumstances exist with the use and configuration of this site, rendering the requirement moot in this case. The public's health, safety and well-being trump the possible positive impacts gained with a strict interpretation of this section of the LDRs. The donation is more practical to protect the public interest and adjacent properties.

2. Landscaping on site bear no relationship to the proposed project or its impacts:

The Development Plan submitted to the City (for which this application seeks a landscape waiver) is for modifications to an existing structure developed many years ago. Minimal site work is currently proposed, therefore the modifications bear little relationship to the configuration of the site. The donation is more practical from the property owner's standpoint, as well as more beneficial to the City.

3. Landscaping on site is 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:

The owner places a high emphasis on the safe and effective circulation of vehicles and pedestrians at the Train Depot. Considering site constraints as previously discussed, the mature landscape buffer between the subject site and the adjacent land use to the north has heretofore provided the least intrusive and most effective landscaping.

The project team feels Section 108-226 of the LDRs was written to anticipate the type of situation for which this waiver is requested. Because of the issues illuminated herein, we feel the donation in the amount of \$5,000.00 upon the issuance of a waiver will benefit the public interest and adjacent property owners, as well as continuing to ensure the health, safety and well-being of all citizens and visitors to Key West.

Respectfully,



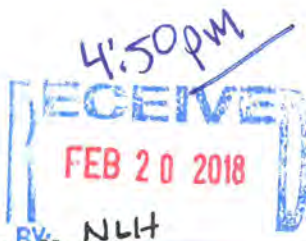
Owen Trepanier, Principal

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.

(Ord. No. 97-10, § 1(4-18.5), 7-3-1997)

Application



CONCEPTUAL
LANDSCAPE
PLAN

2019-0089

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise.

Date: 2-19-19

Tree Address	<u>501 Front st</u>
Cross/Corner Street	<u>Duval & Front</u>
List Tree Name(s) and Quantity	<u>Development Plan</u>
Species Type(s) check all that apply	<input type="checkbox"/> Palm <input type="checkbox"/> Flowering <input type="checkbox"/> Fruit <input type="checkbox"/> Shade <input type="checkbox"/> Unsure
Reason(s) for Application:	
<input type="checkbox"/> REMOVE	<input type="checkbox"/> Tree Health <input type="checkbox"/> Safety <input type="checkbox"/> Other/Explain below
<input checked="" type="checkbox"/> TRANSPLANT	<input type="checkbox"/> New Location <input type="checkbox"/> Same Property <input checked="" type="checkbox"/> Other/Explain below
<input type="checkbox"/> HEAVY MAINTENANCE	<input type="checkbox"/> Branch Removal <input type="checkbox"/> Crown Cleaning/Thinning <input type="checkbox"/> Crown Reduction
Additional Information and Explanation	<u>This project seeks approval of a waiver of Sec. 108-234, by City Planner, pursuant to Sec. 108-226. Notwithstanding, the site will accommodate two new trees as proposed on the plans.</u>
Property Owner Name	<u>Conch Tour Train, Inc.</u>
Property Owner eMail Address	
Property Owner Mailing Address	<u>PO Box 1237</u>
Property Owner Mailing City	<u>Key West</u>
Property Owner Phone Number	<u>(305) 294 - 4142</u>
Property Owner Signature	<u>[Signature]</u>
Representative Name	<u>Owen Trepanier of Trepanier & Associates, Inc.</u>
Representative eMail Address	<u>owen@owentrepanier.com</u>
Representative Mailing Address	<u>1421 First Street unit 101</u>
Representative Mailing City	<u>Key West</u>
Representative Phone Number	<u>(305) 293 - 8983</u>

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ()

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

2-22-19
No tree removal - only a few coconut palms exist on property.

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Date: 2-19-19

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Tree Address 501 Front Street

Property Owner Name Conch Tour Train, Inc
Property Owner eMail Address _____
Property Owner Mailing Address PO Box 1237
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 294 - 4142
Property Owner Signature _____

Representative Name Owen Trepanier-Trepanier & Associates, Inc.
Representative eMail Address owen@owentrepanier.com
Representative Mailing Address 1421 First Street unit 101
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 293 - 8983

I Edwin O Swift, III, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 19th day February 2019

By (Print name of Affiant) EDWIN O. SWIFT, III who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Marion Hope Casas Notary Public - State of Florida (seal)

Print Name: MARION HOPE CASAS

My Commission Expires: _____



January 10th, 2019

Mr. Patrick Wright, City Planner
City of Key West
1300 White Street
Key West, FL 33040

**Re: Request for waiver to Section 108-243, Landscaping
Requirement for Development Plans - 501 Front St.**

TREPANIER



& ASSOCIATES INC.

LANDSCAPE ARCHITECTS

1000 E. 10th Street, Suite 100, Key West, FL 33040

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Approval of a waiver rests upon the applicant reasonably and adequately demonstrating that the landscaping requirement for the development plan: "(1) Bears no relationship to the proposed project or its impacts, (2) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties; 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". The three interconnected criteria necessary for rendering a favorable finding are therefore discussed.

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A waiver is justified based on the following:

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and Trolley riders. Because both types of passenger vehicles are irregular in length, width and exhibit a large turning radius, it is imperative for drivers to maintain an unencumbered line of sight.

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The project team feels Section 108-226 of the LDRs was written to anticipate the type of situation for which this waiver is requested. Because of the issues illuminated herein, we feel the donation in the amount of \$5,000.00 upon the issuance of a waiver will benefit the public interest and adjacent property owners, as well as continuing to ensure the health, safety and well-being of all citizens and visitors to Key West.

Respectfully,



Owen Trepanier, Principal

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.

(Ord. No. 97-10, § 1(4-18.5), 7-3-1997)

SITE DATA

SITE AREA: 18,750 S.F. (0.430 ACRES)

LAND USE: HCCR-1

FLOOD ZONE: 'AE 9' ZONE

FAR: ALLOWED = 1.0 MAX.

DENSITY = 22 UNITS/ACRE

HEIGHT: ALLOWED = 35' MAX.

SETBACKS:

FRONT SETBACK:
REQUIRED = 0'-0"
EXISTING = 14'-8"
PROPOSED = 14'-8"

SIDE SETBACK (NORTH):
REQUIRED = 2'-6"
EXISTING = 1'-10 1/2"
PROPOSED = 1'-10 1/2"

STREET SIDE SETBACK (SOUTH):
REQUIRED = 0'-0"
EXISTING = 20'-6"
PROPOSED = 20'-6"

REAR SETBACK:
REQUIRED = 10'-0"
EXISTING = 19'-9 1/2"
PROPOSED = 19'-9 1/2"
(5' FOR ACCESSORY STRUCTURE)

BUILDING COVERAGE AREA:

ALLOWED: 9,375 S.F. (50% MAX.)
EXISTING: 3,679 S.F. (19.62 %)
PROPOSED: 3,679 S.F. (19.62 %)

IMPERVIOUS AREA:

ALLOWED: 13,125 S.F. (70% MAX.)
EXISTING: 18,674 S.F. (99.6 %)
PROPOSED: 18,642 S.F. (99.4 %)

LANDSCAPE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)
EXISTING: 76 S.F. (0.4 %)
PROPOSED: 108 S.F. (0.6 %)

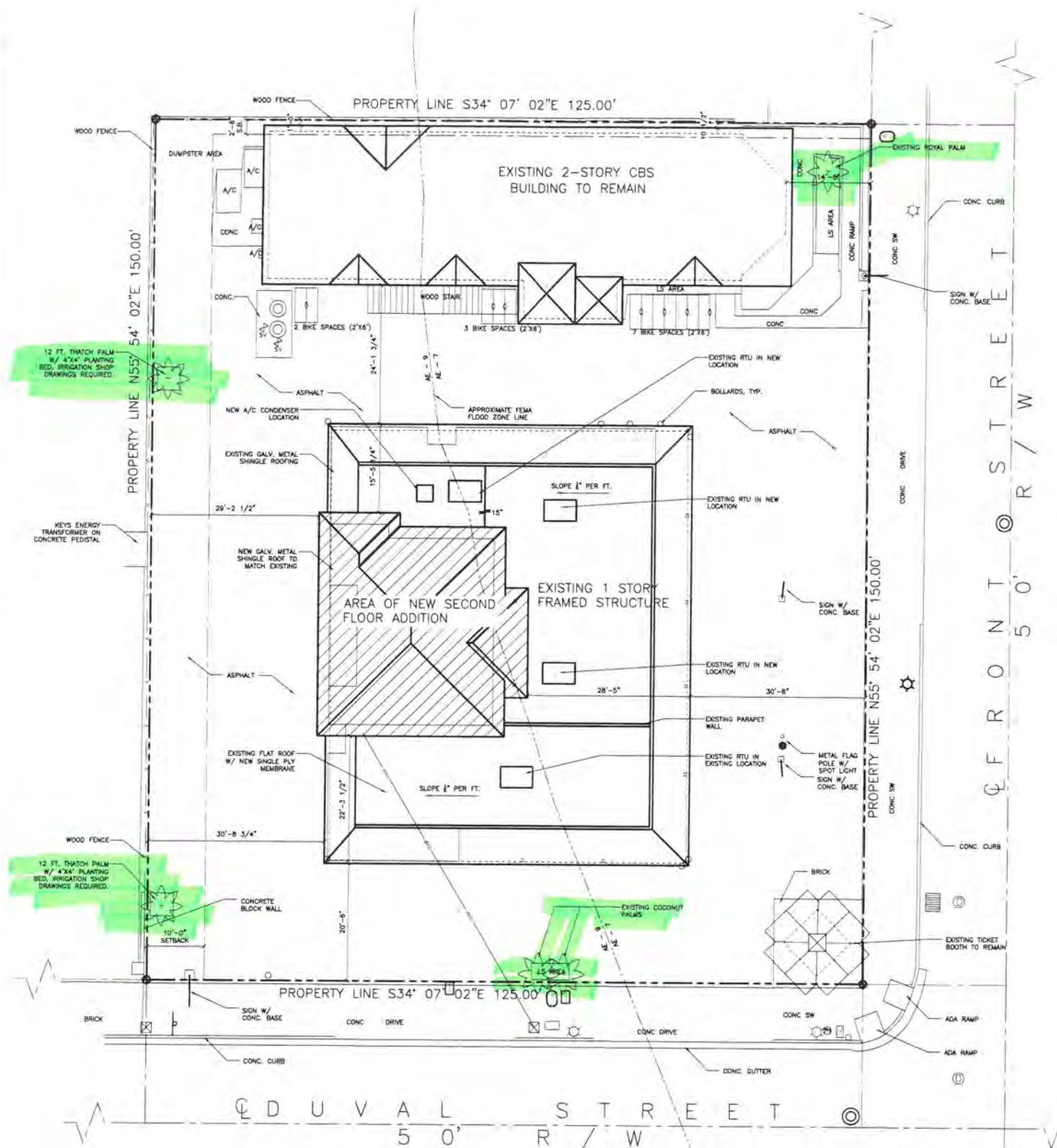
OPEN SPACE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)
EXISTING: 76 S.F. (0.4 %)
PROPOSED: 108 S.F. (0.6 %)

PARKING REQUIREMENTS:

EXISTING APPROVED PARKING SPACES = 2.0 SPACES
ADDITIONAL PARKING SPACES REQUIRED = 3.0 SPACES
(1 SPACE PER 300 SF GROSS ADDITIONAL FLOOR AREA)
ADDITIONAL PARKING SPACES PROVIDED = 0.0 SPACES
(SEE BELOW)

EXISTING ON SITE BIKE/SCOOTER SPACES = 0
PROPOSED ON SITE BIKE/SCOOTER SPACES = 12
(PER SEC. 108-574 - SUB. OF BICYCLE PARKING SPACES)
(4 BICYCLE SPACES PER PARKING SPACE REQUIRED)



PROPOSED ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING
SURVEYOR DATED ON 10/18/2018

SCALE: 3/32"=1'-0"

DRAWING LIST

A-1.0 SITE PLAN
A-2.0 FIRST FLOOR PLAN
A-2.1 SECOND FLOOR PLAN
A-3.0 ELEVATIONS
A-3.1 ELEVATIONS
A-4.0 STREETSCAPE ELEVATIONS

EX-1 EXISTING SITE PLAN
EX-2 EXISTING FIRST FLOOR PLAN
EX-3 EXISTING ELEVATIONS
EX-3.1 EXISTING ELEVATIONS

SU-SURVEY

WILLIAM P. HORN
ARCHITECT, P.A.

REG. NO. 21
KEY WEST
FLORIDA
33040

TEL. 305.296.5302
FAX 305.296.1032

LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

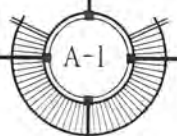
SEAL

DATE
09-24-18 PRELIM HARC
10-26-18 HARC SUBMITTAL
02-15-19 PLANNING SUBMITTAL

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
1507



CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

10

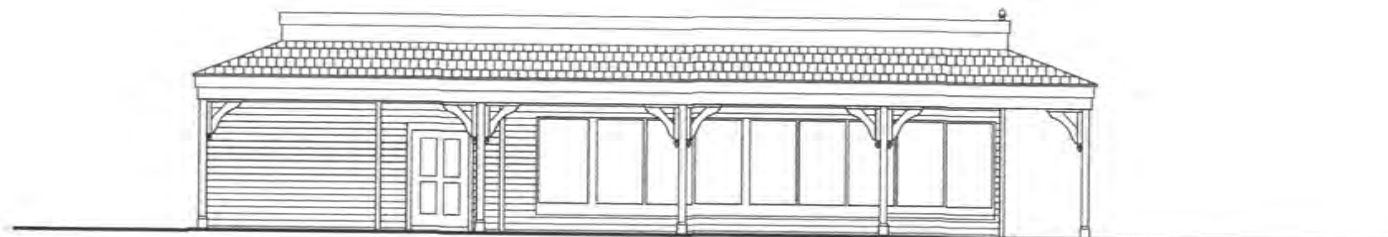
WILLIAM TOWN
ARCHITECT, P.A.

PROJECT:
CONCH TOUR TRAIN
RENOVATIONS

501 FRONT STREET
KEY WEST, FLORIDA

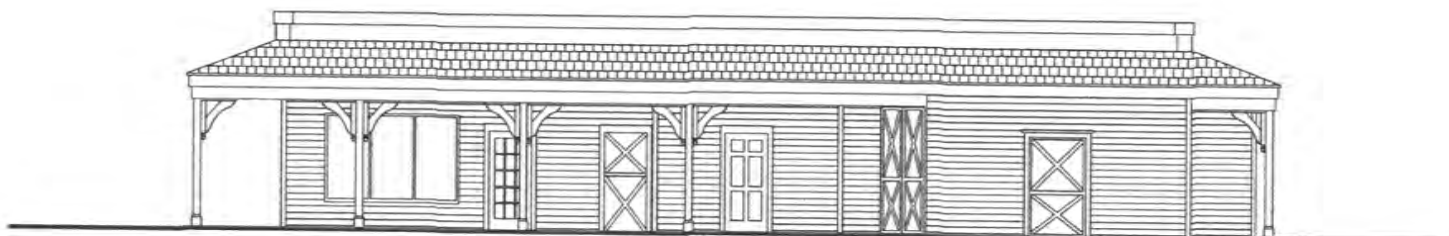
ARCHITECT:
WILLIAM TOWN

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1
Ex-4
EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"



2
Ex-4
EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

DATE:

DATE:

07-24-17 PRELIMINARY
07-26-17 FINAL SUBMITTAL
10-15-17 PLANNING STAGE 1

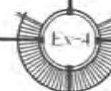
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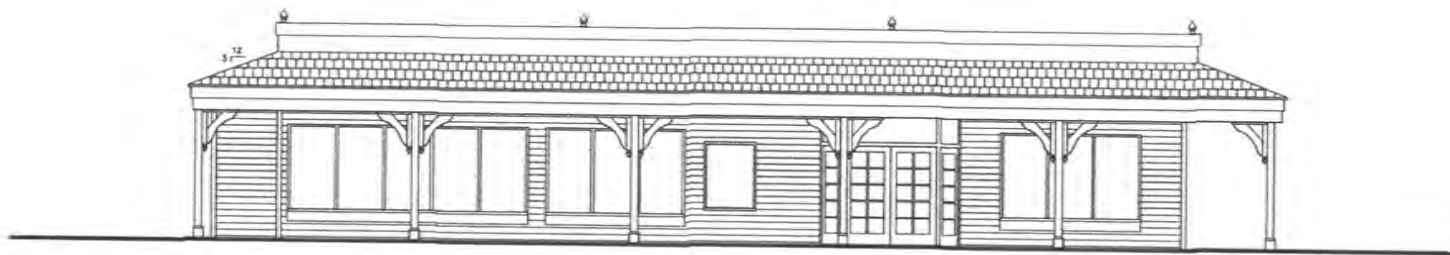
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2/8

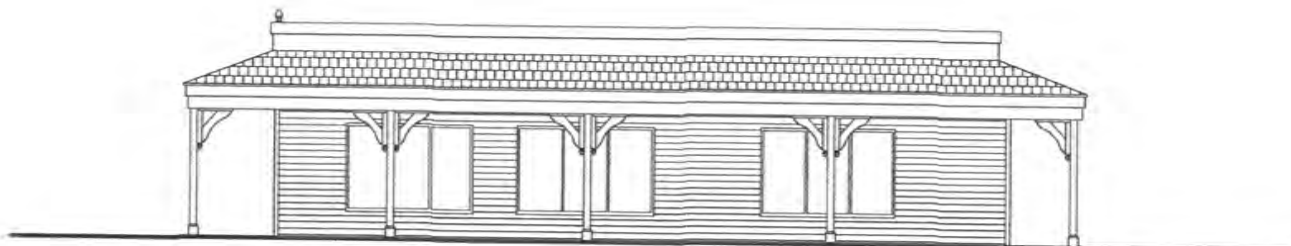
PROJECT
NO. 1000000000

UNIT:





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



2
Ex-3
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

WILLIAM P. DORN
ARCHITECT P.A.

PROJECT

CONCH TOUR TRAIN RENOVATIONS

501 Front Street

KEY WEST, FLORIDA

DATE

10-24-11

BY

W.P.D.

FOR

OWNER

10-24-11

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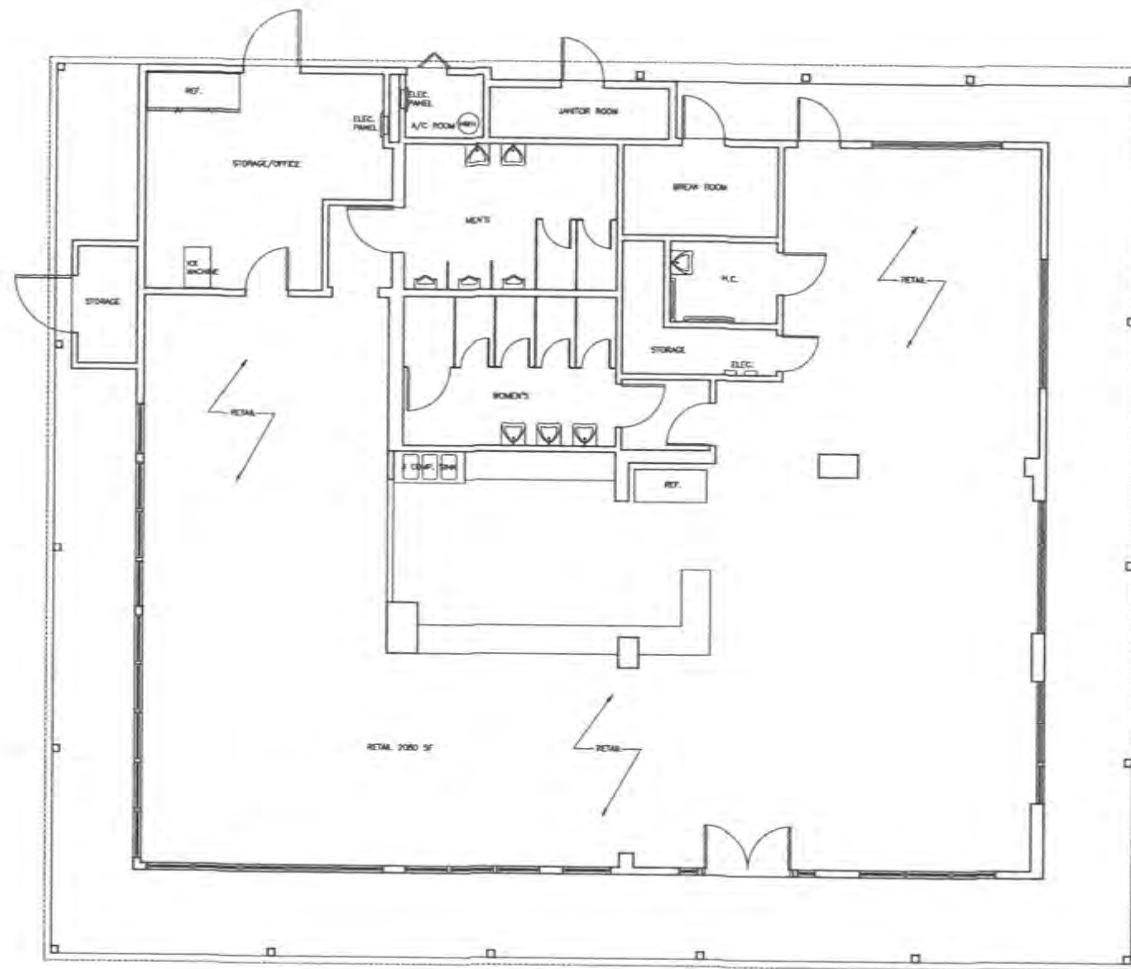
10-24-11

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10-24-11

10-24-11





EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

WILLIAM P. TERRY
ARCHITECT, P.A.

1000 10TH ST.
KEY WEST, FLORIDA 33440-1000

TEL: 305/293-1000

FAX: 305/293-1001

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

SCALE

DATE

09-24-15 PRELIMINARY
11-26-15 FINAL SUBMITTAL
01-14-16 CLASSIFICATION

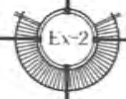
DESCRIPTION

DESIGN BY

JW

PROJECT

01-17



WILLIAM P. LOREN
ARCHITECT, P.A.

PROJECT NO.

KEY PLAN

LOCATION

DATE

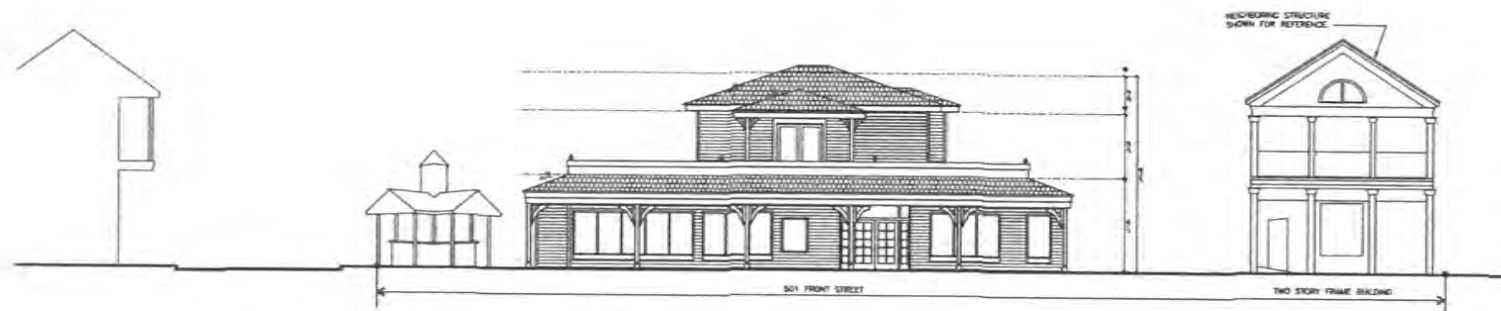
BY: J.P. Gordon

DATE: 11/11/2011

PROJECT NO.

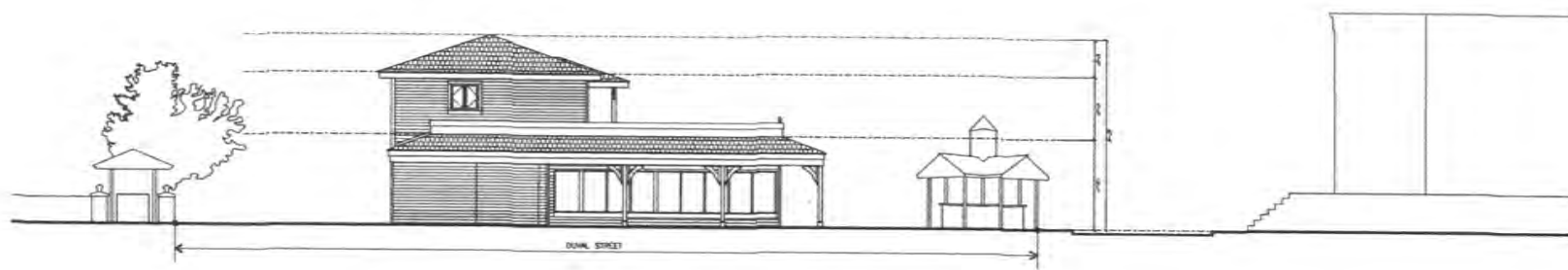
11-0000-01

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1 STREETScape ELEVATION
A4.0

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



2 STREETScape ELEVATION
A4.0

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

DATE

DATE

09-24-11 PRELIMINARY

05-26-11 FINAL SUBMITTAL

02-16-12 PLACING IN GARAGE

DATE

DATE

DATE

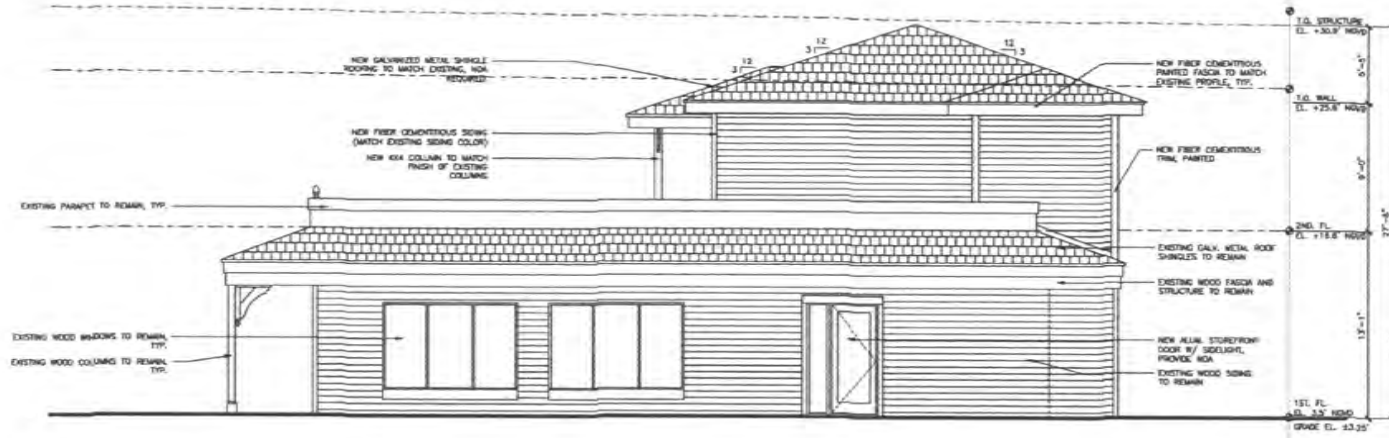
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DATE

DATE

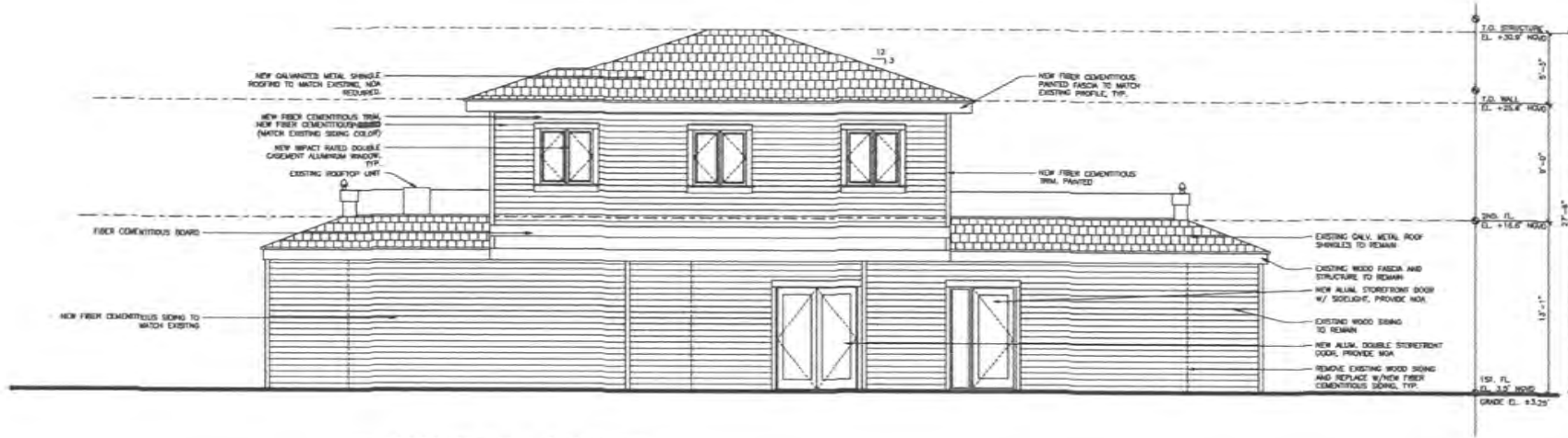
CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA





1
A3.1
PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"



2
A3.1
PROPOSED REAR ELEVATION

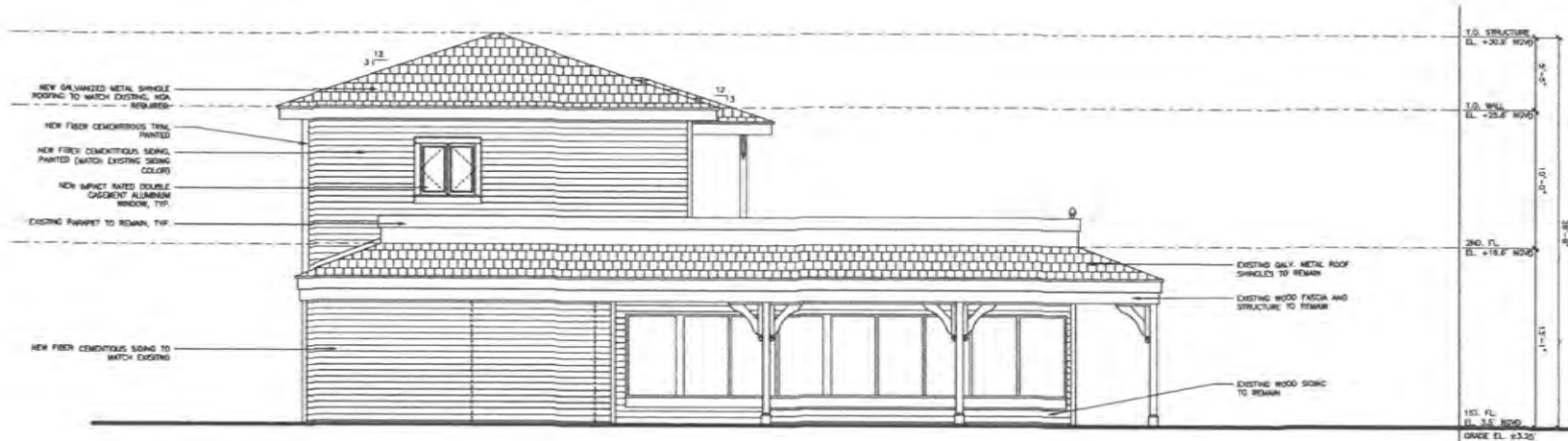
SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA





1
A3.0
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A3.0
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



SCALE

DATE
03-24-15 PRELIM. DATE
05-26-15 PUBLIC SUBMITTAL
02-19-16 PLANNING SUBMITTAL

DESIGNED BY

DRAWN BY

JW

PROJECT MANAGER

WJT

1. 10-770-E-N
2. 10-770-E-N

**COINCH TOUR TRAIN
RENOVATIONS**
501 Front Street
Box 8100, Burlington, VT 05408
(802) 253-1111

生姓

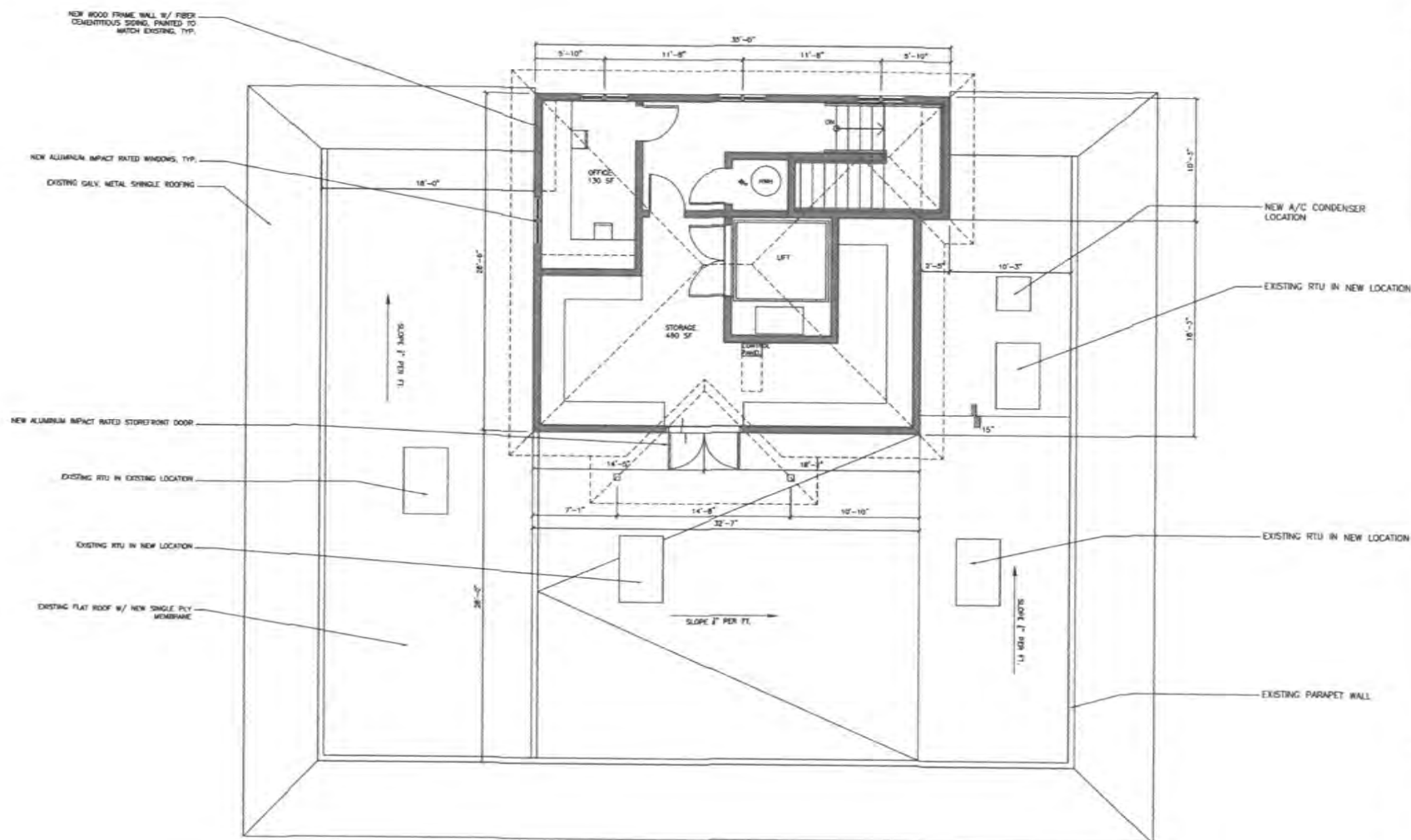
DATE _____
09-24-08 PROJ. IN HAND
09-26-08 ILIARC SUBMITTAL
02-18-09 ILL. NAT. SUBMITTAL

DISCUSSION

DELEWY F.

PROJECT
NO. 4450

2.1



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

A2.1

Karen DeMaria

From: Patrick Wright
Sent: Tuesday, February 19, 2019 12:08 PM
To: Karen DeMaria
Subject: FW: 501 Front Street
Attachments: Request for Landscape Waiver.pdf

FYI

From: Owen Trepanier [mailto:owen@owentrepanier.com]
Sent: Tuesday, February 19, 2019 11:24 AM
To: Patrick Wright <pwright@cityofkeywest-fl.gov>
Cc: Bill Horn (wphorn@aol.com) <wphorn@aol.com>; 'Edwin O. Swift III (eswift@historictours.com)' <eswift@historictours.com>
Subject: 501 Front Street

Dear Patrick,

On January 10th we filed a request for a landscape waiver (true copy attached) pursuant to Sec. 108-226 for the following reasons:

1. Landscaping on site is not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
2. Landscaping on site bears no relationship to the proposed project or its impacts; and
3. Landscaping on site is impractical based on the characteristics of the existing use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

At the DRC meeting on January 24th, you requested we take a second look at the site in an attempt to improve landscaping.

We appreciated the challenge and spent hours on-site analyzing the traffic patterns and movements. As a result, we found two locations that we believe can accommodate additional landscaping while causing minimal disruption to the safe operation, traffic patterns, and characteristics of the existing use. Two 4ftx4ft areas were located along the side of the property, which were not regularly impacted by traffic movements. Therefore we propose adding two 12ft Thatch Palms, as depicted on the proposed plans, in those areas.

As mentioned above, we appreciate your challenge to improve the situation and given the above, we respectfully request the waiver/modification to the requirements of Sec. 108-243 allowing this project to proceed as proposed, pursuant to Sec. 108-226.

Thank you very much.

Owen

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

January 10th, 2019

Mr. Patrick Wright, City Planner
City of Key West
1300 White Street
Key West, FL 33040

**Re: Request for waiver to Section 108-243, Landscaping
Requirement for Development Plans - 501 Front St.**



Section 108-226⁽ⁱⁱ⁾ of the City of Key West Land Development

Regulations (LDRs) authorizes the City Planner to waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding that the project demonstrates certain criteria. Carefully and thoughtfully considering the criteria, our project team has determined the need for such a waiver. The waiver request contained herein pertains to Section 108-243, land clearing, excavation and fill, tree protection, landscaping and irrigation.

Approval of a waiver rests upon the applicant reasonably and adequately demonstrating that the landscaping requirement for the development plan: "(1) Bears no relationship to the proposed project or its impacts, (2) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties; 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". The three interconnected criteria necessary for rendering a favorable finding are therefore discussed.

Historic Tours is a huge supporter of increased tree canopy in the City of Key West and plants extensively on their properties, however, after significant consideration, we have determined the installation of landscaping at this particular site is not possible due to conflicts it will create with the existing land use, and the safety issues resulting therefrom, in addition to conflicts it will create with the adjacent land uses. It is for these reasons alone that we respectfully request a waiver of Sec. 108-243 pursuant to Sec. 108-226. If the waiver is granted, Historic Tours will donate \$5,000.00 to the City for plantings in other appropriate locations.

A waiver is justified based on the following:

1. Landscaping on site is not necessary prior to development plan approval in order to protect the public interest or adjacent properties:

Strict interpretation of Section 108-234 will result in impeding the circulation of multiple types of vehicles as they enter, exit and navigate the compact site alongside pedestrians. Furthermore, the introduction of driver sight triangle obstructions and blind spots could complicate the matter further. As Staff is aware, the property is utilized as a drop off and pickup area for Conch Train

and Trolley riders. Because both types of passenger vehicles are irregular in length, width and exhibit a large turning radius, it is imperative for drivers to maintain an unencumbered line of sight.

The owner and project team understand the intent of the LDR and agree with it in spirit, however extenuating circumstances exist with the use and configuration of this site, rendering the requirement moot in this case. The public's health, safety and well-being trump the possible positive impacts gained with a strict interpretation of this section of the LDRs. The donation is more practical to protect the public interest and adjacent properties.

2. Landscaping on site bear no relationship to the proposed project or its impacts:

The Development Plan submitted to the City (for which this application seeks a landscape waiver) is for modifications to an existing structure developed many years ago. Minimal site work is currently proposed, therefore the modifications bear little relationship to the configuration of the site. The donation is more practical from the property owner's standpoint, as well as more beneficial to the City.

3. Landscaping on site is 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:

The owner places a high emphasis on the safe and effective circulation of vehicles and pedestrians at the Train Depot. Considering site constraints as previously discussed, the mature landscape buffer between the subject site and the adjacent land use to the north has heretofore provided the least intrusive and most effective landscaping.

The project team feels Section 108-226 of the LDRs was written to anticipate the type of situation for which this waiver is requested. Because of the issues illuminated herein, we feel the donation in the amount of \$5,000.00 upon the issuance of a waiver will benefit the public interest and adjacent property owners, as well as continuing to ensure the health, safety and well-being of all citizens and visitors to Key West.

Respectfully,

Owen Trepanier, Principal

^[i] 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.

(Ord. No. 97-10, § 1(4-18.5), 7-3-1997)