

**PLANNING BOARD
RESOLUTION NO. 2021-33**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A REQUEST FOR A MAJOR DEVELOPMENT PLAN AT 220 MARGARET STREET (RE# 00072082-004400) FOR A REQUEST FOR A MAJOR DEVELOPMENT PLAN TO RENOVATE AN EXISTING HISTORIC STRUCTURE, ENCLOSE A PORTION OF THE STRUCTURE, AND ADD COMMERCIAL FLOOR AREA TO OPEN SPACE ON A PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE (HRCC-2) ZONING DISTRICT PURSUANT TO SECTION 108-91 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.



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

WHEREAS, the subject property is located within the Historic Residential Commercial Core (HRCC-2) Zoning District; and

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

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 15th, 2021; and

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


Vice Chairman

Planning Director

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

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

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

Section 2. The request for a major development plan to renovate an existing historic structure, enclose a portion of the structure, and add commercial floor area to open space on a property located in the Historic Residential Commercial Core (HRCC-2) zoning district pursuant to Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida., as shown in the attached plan revisions dated June 28th, 2021, is hereby approved with the following conditions:

Conditions of Approval:

1. Adhere to the landscape plan as provided in the attached Urban Forester's Staff Report and maintain all landscaping in good health per the City's Land Development Regulations.
2. Construction will be in accordance with plans signed, sealed and dated July 9, 2021, by Richard J. Milelli, PE #58315.

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



Vice Chairman



Planning Director

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

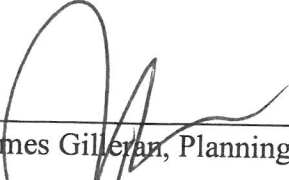
Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

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

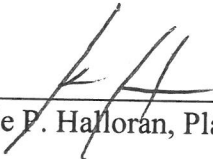

Vice Chairman
 Planning Director

Read and passed at a regularly scheduled meeting held this 15th day of July 2021.


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



James Gillelan, Planning Board Vice Chairman 08-02-21
Date

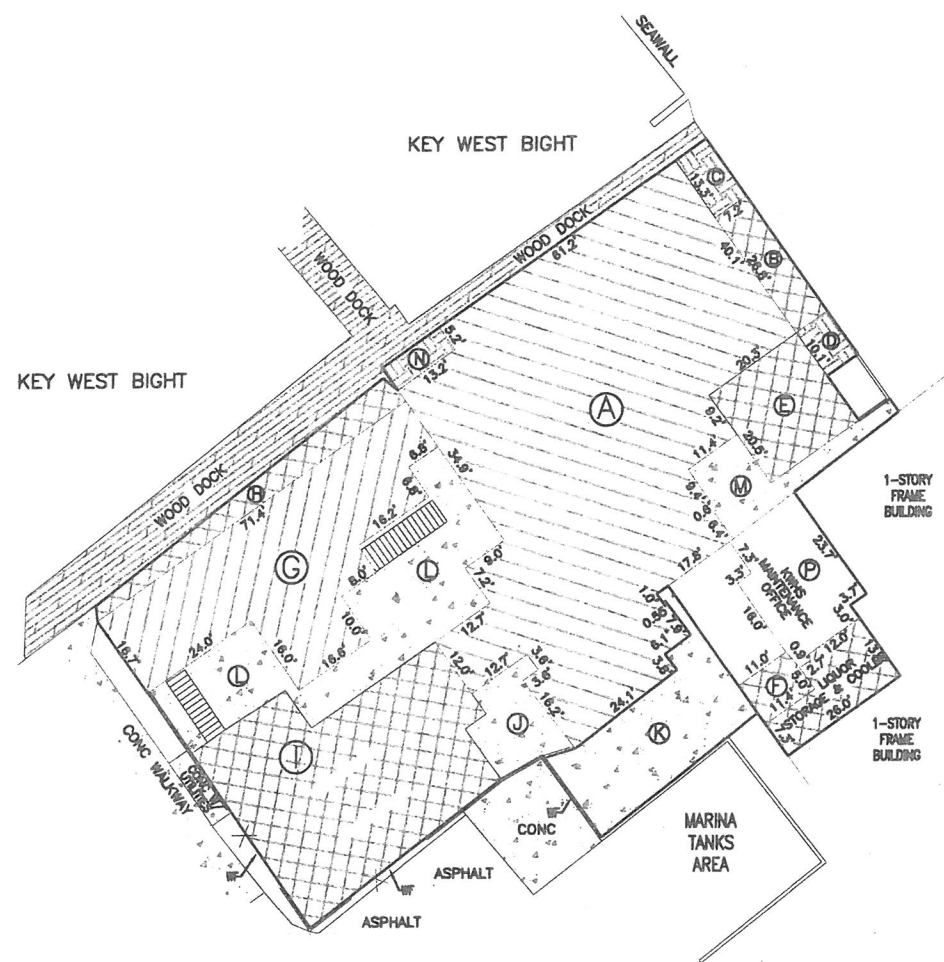
Attest:


Katie P. Halloran, Planning Director 7/29/2021
Date

Filed with the Clerk:


Cheryl Smith, City Clerk 8/9/21
Date


Vice Chairman

Planning Director



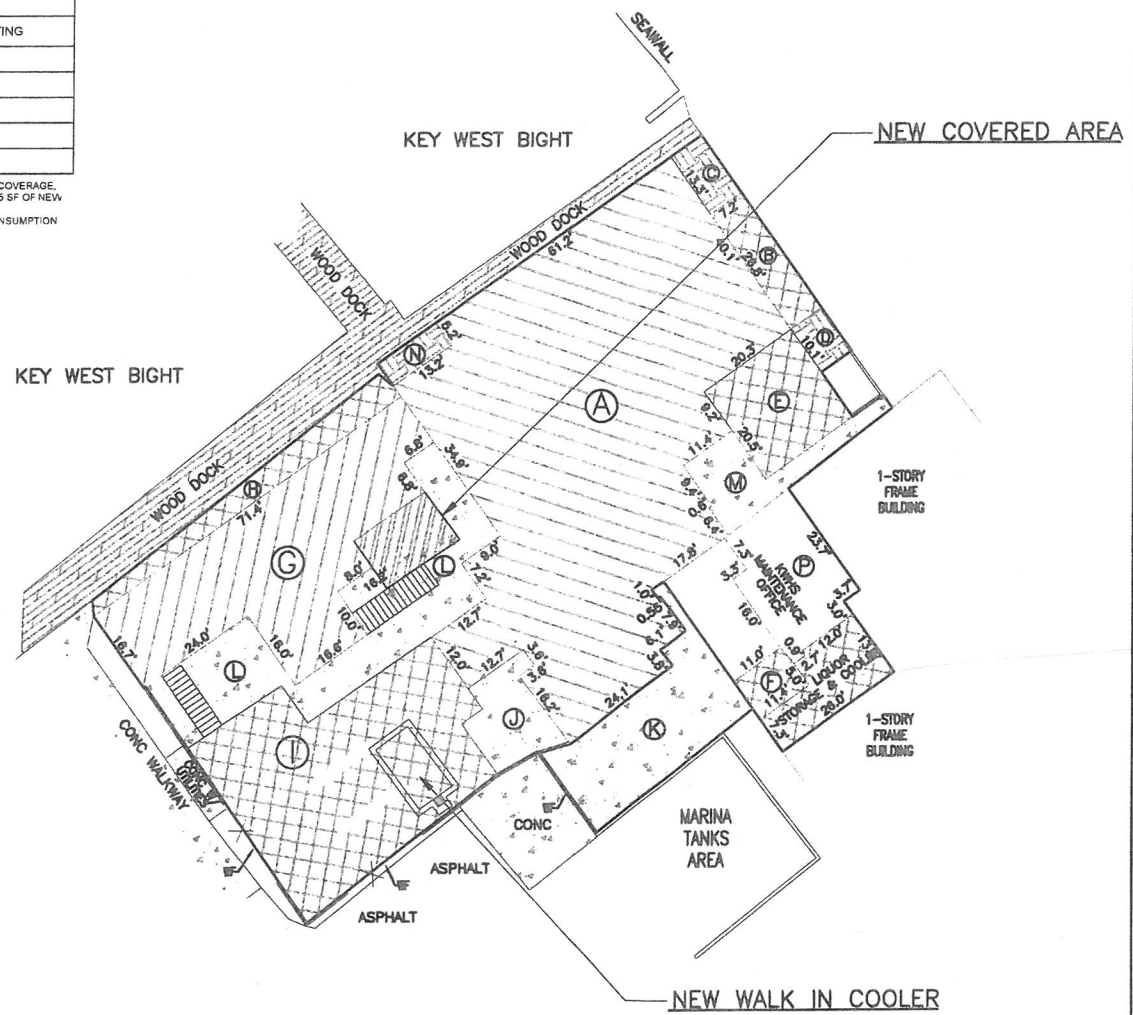
1 EXISTING SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

SITE PLANS ARE BASED ON LEASE AREA SURVEY BY FLORIDA KEYS LAND SURVEYING DATED APRIL 19, 2016

PROJECT DATA	PROPOSED		EXISTING	
	PROPOSED	EXISTING	PROPOSED	EXISTING
LEASE AREA	12,387 SF	12,387 SF		
BUILDING COVERAGE	9,908.7 SQ. FT.	8,453.7 SQ. FT.		
CONSUMPTION AREA	5,593 SQ. FT.	5,200 SQ. FT.		
IMPERVIOUS AREA	9,576 SQ. FT.	8,121 SQ. FT.		
OPEN SPACE	1,186 SQ. FT.	1,821 SQ. FT.		

NOTE SECOND FLOOR LEASE AREA IS NOT USED FOR IMPERVIOUS, BUILDING COVERAGE, AND OPEN SPACE. THE WALK IN COOLER AND NEW COVERED AREA ADDED 455 SF OF NEW IMPERVIOUS AREA.
CONSUMPTION AREA INCLUDES THE SECOND FLOOR AND THE PROPOSED CONSUMPTION AREA INCLUDES THE NEW COVERED AREA.

INDEX OF DRAWINGS
SHEET CS-1 - SITE PLAN
SHEET A-1 - FLOOR PLAN
SHEET A-2 - COVERED AREA ELEVATION PLAN
SHEET A-3 - WALKWAY DOCKS ELEVATION PLAN
SHEET A-4 - SEATING PLAN



2 PROPOSED SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

N
W E
S

Northstar Engineering LLC
201 Front Street, Suite 203
Key West Florida 33040
AUTHORIZATION #34715
ph:305-491-0400

Seal: RICHARD J. MILELLI
Professional Engineer
No. 17141
Florida
RICHARD J. MILELLI
PE #58315

General Notes:

TURTLE KRAALS
231 MARGARET STREET
KEY WEST, FL

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

Revisions:

Title: SITE PLAN

Sheet Number: CS-1
Date: APRIL 13, 2021

KTH 7/29/2021

STAFF REPORT

DATE: July 16, 2021

RE: **220 Margaret Street-Boathouse File #TP2021-0007
(Final Landscape Plan Review)**

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

An application was processed for Final Landscape Plan Approval for the above referenced property, The Boathouse (formerly Turtle Krawls). There is no tree removal involved with this review. A staff report regarding conceptual landscape plan design approval and Sec 108 landscaping and buffer requirements was created on June 29, 2021. The report is attached.

The Planning Board approved the development plan on July 15, 2021. The project is currently being by HARC staff.

The Final Landscape Plan will enhance the existing area. Subcanopy trees will be planted around the walk in cooler for buffering, a few shrubs/groundcover plants will be planted in a small corner planter near the dock for aesthetics, and a Wild Tamarind tree will be donated to the City to plant in the area behind the restaurant where the City will be doing stormwater improvements and ultimately create an outside break area for staff. The approved plan is as follows:

Area #1-At dock area at corner of building: plant some groundcover/shrubs plant species. Amount is dependent on species and size. Goal is to make that small corner look nice. Recommended plants include Necklace Pod, Ixora, Muhly Grass, or Fountain Grass (probably need two 3 gallon size plants) or Blanket Flower-Gaillardia (probably need 3-5, 1 gallon size plants).

Area #2- Around Walk In Cooler: Plant 4 subcanopy trees species, minimum 6 ft tall at planting. Recommended tree species include Spanish Stopper and Cinnamon Bark to be spaced around rear and left side of cooler, as marked on plans.

Area #3-Stormwater area: City will be removing concrete and installing a drainage system in the area marked as K on Tree and Landscape Map dated June 29, 2021. Once the groundwork has been done by the City in

this area, Boathouse agrees to donate 1-65 Gallon Wild Tamarind tree to the City to be planted in this area. If an additional space is created for an additional tree in this area, the City will be responsible for the purchase or donation of second tree.

It should also be noted that the City of Key West received development plan approval in 2019 for the modification and enhancement of areas of the Key West Seaport. Part of that development plan includes the planting of trees along the Margaret Street parking area in front of this lease property.

Therefore, since no tree removal is involved with this review, the Final Landscape Plan is approved (staff approval).



Karen DeMaria
Urban Forestry Manager
City of Key West
kdemaria@cityofkeywest-fl.gov
305-809-3768

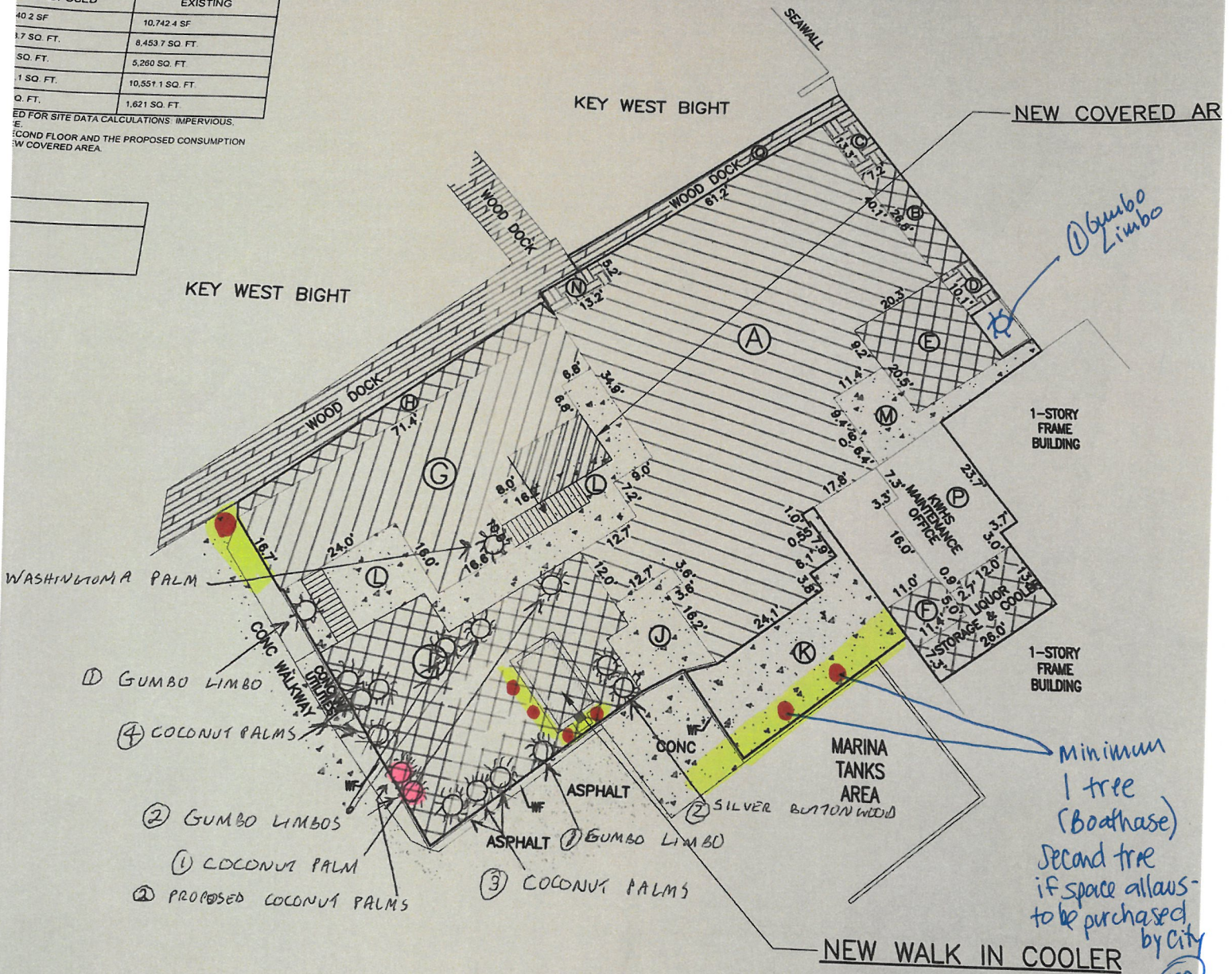
Tree and Landscape Map

6-29-21

Potential planting areas

PROPOSED	EXISTING
40.2 SF	10,742.4 SF
17.7 SQ. FT.	8,453.7 SQ. FT.
5.0 SQ. FT.	5,280 SQ. FT.
1.1 SQ. FT.	10,551.1 SQ. FT.
0.9 FT.	1,621 SQ. FT.

ED FOR SITE DATA CALCULATIONS: IMPERVIOUS.
E.
COND FLOOR AND THE PROPOSED CONSUMPTION
W COVERED AREA.

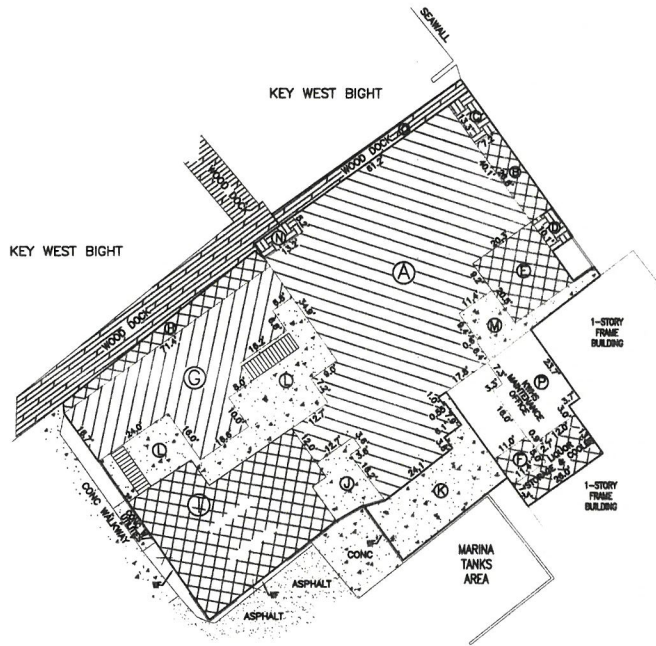


■ required replacement palms
T2020-0311

Minimum 1 tree (Boothase)
Second tree if space allows - to be purchased by city

2 PROPOSED SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

6/29/21
[Signature]



1 EXISTING SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

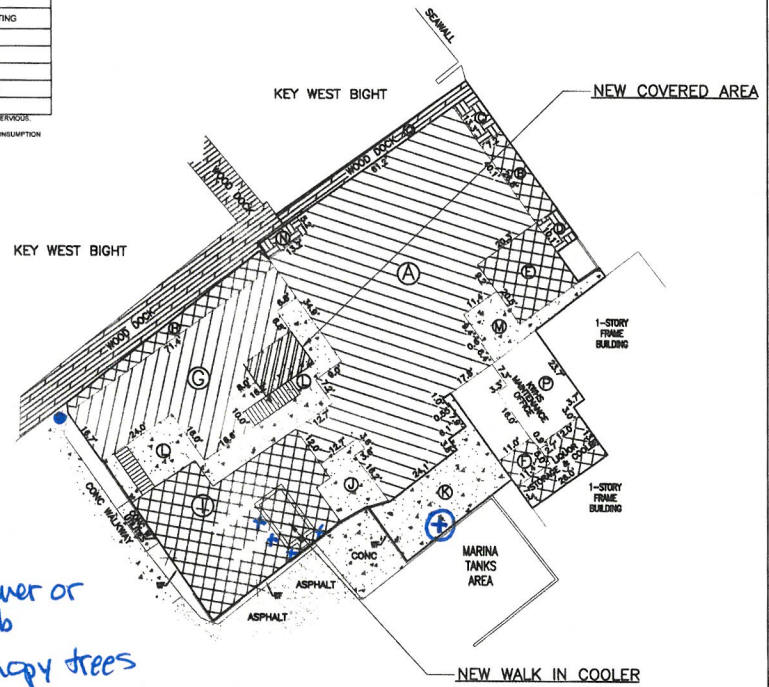
SITE PLANS ARE BASED ON LEASE AREA SURVEY BY FLORIDA KEYS LAND SURVEYING DATED APRIL 19, 2016

PROJECT DATA		
	PROPOSED	EXISTING
LEASE AREA	11,840.2 SF	10,742.4 SF
BUILDING COVERAGE	8,908.7 SQ. FT.	8,453.7 SQ. FT.
CONSUMPTION AREA	5,634 SQ. FT.	5,380 SQ. FT.
IMPERVIOUS AREA	11,006.1 SQ. FT.	10,551.1 SQ. FT.
OPEN SPACE	1,489 SQ. FT.	1,481 SQ. FT.

NOTE: FIRST FLOOR LEASE AREAS USED FOR BITE DATA CALCULATIONS: IMPERVIOUS, BUILDING COVERAGE AND OPEN SPACE. CONSUMPTION AREA INCLUDES THE SECOND FLOOR AND THE PROPOSED CONSUMPTION AREA INCLUDES THE WALKWAY AND NEW COVERED AREA.

INDEX OF DRAWINGS	
SHEET 01 - SITE PLAN	
SHEET 02 - LDCR PLAN	
SHEET 03 - COVERED AREA ELEVATION PLAN	
SHEET 04 - IMPERVIOUS COVER ELEVATION PLAN	
SHEET 05 - SIGNAGE PLAN	

• = ground cover or shrub
x = 4 subcanopy trees



2 PROPOSED SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

⊗ = 1 - 65 gallon tree (wild Tamarind) to be donated to city once groundwork completed by city

6-29-21
J. J. [Signature]

Northstar Engineering LLC
201 Front Street, Suite 200
Key West, Florida 33040
AUTHORIZATION #34715
01-201-451-0400

Seal:

Richard J. Milelli
PE #88315

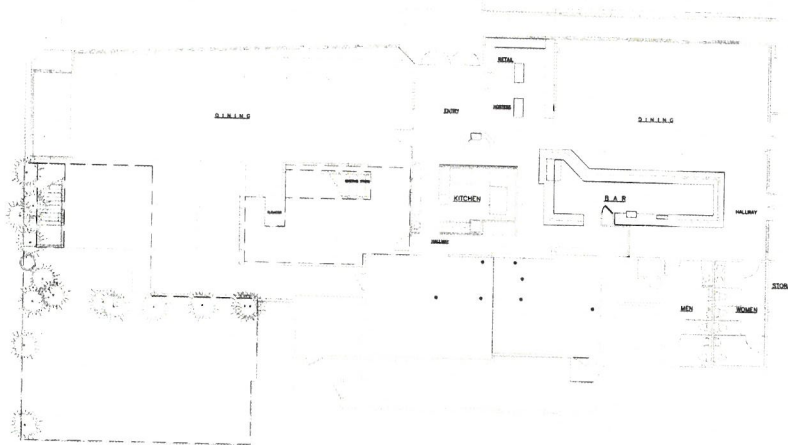
Current Notes:

Driven By: TJS
Project No.:
AutoCad File No.:

Checked By: RJM
Scale: AS NOTED

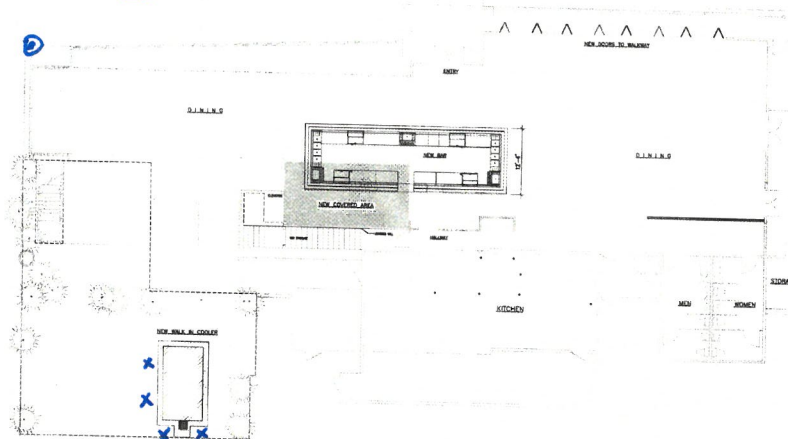
Title: SITE PLAN

Sheet Number: CS-1
Date: APRIL 13, 2021



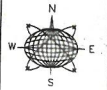
1 EXISTING FLOOR PLAN
SCALE: 3/32"=1'-0"
A-1

← Dock →



2 PROPOSED FLOOR PLAN
SCALE: 3/32"=1'-0"
A-1

- Ground cover or Shrub plant (necklace pod, ixora, Blanket Flower, muhly grass, or Fountaingrass)
- x: Spanish Stopper or similar subcanopy tree - Cinnamon Bark



Northstar Engineering LLC
201 Ford Street, Suite 201
Key West, Florida 33040
AUTHORIZATION #04715
RJS-41-0000

RICHARD J. MUELLER
PE #50315

General Notes:

TURTLE KRAALS
231 MARGARET STREET
KEY WEST, FL

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

Title: FLOOR PLAN

Sheet Number: A-1

Date: APRIL 13, 2021

6-29-21
Lanfieri