

RESOLUTION NO. 2024-038

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A REQUEST FOR A MAJOR DEVELOPMENT PLAN APPROVAL FOR THE DEVELOPMENT OF A NEW TWO STORY COMMERCIAL AND RESIDENTIAL STRUCTURE INCLUDING SIX RESIDENTIAL MARKET RATE UNITS, ALONG WITH LANDSCAPE WAIVERS ON A PROPERTY LOCATED WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE -1 (HRCC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-687 AND SECTION 108-91 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") outlines the criteria for Major Development plans; and

WHEREAS, the subject property is located at 621 Duval Street (RE: 00012380-000000), in the Historic Commercial Core -1 zoning district; and

WHEREAS, the property owner has submitted a request for a major development plan to allow for the construction of a two-story multifamily residential structure behind an existing commercial structure containing six (6) market rate residential units, and a series of landscape waivers; and

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on November 20, 2024; and

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

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

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 Minor Development Plan for a property is located at 621 Duval Street (RE: 00012390-000000), in the Historic Commercial Core -1 zoning district for the construction of a two-story multifamily residential structure behind an existing commercial structure containing six (6) market rate residential units, and a series of landscape waivers s, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated October 21, 2024 by William Horn, the landscape plans dated October 9, 2024 by Keith Oropeza, notwithstanding any revisions requested and recommended by staff. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning

Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(c).

2. Final landscape plan approval required from Tree Commission prior to issuance of a building permit. If no significant changes occur to the approved landscape plan, then the Urban Forestry Manager can review for approval.
3. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris unless permitted by the City.
4. Per the Fire Marshall's request, the multi-family two story structure must have a sprinkler system installed in each unit.

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


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 Commerce. 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 DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a special called meeting held this 20th day of November, 2024.

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



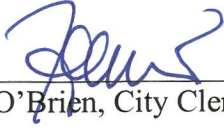
Freddy Varela, Interim Planning Board Chairman
12/10/2024
Date

Attest:



Katie Halloran, Planning Director
12/9/2024
Date

Filed with the Clerk:

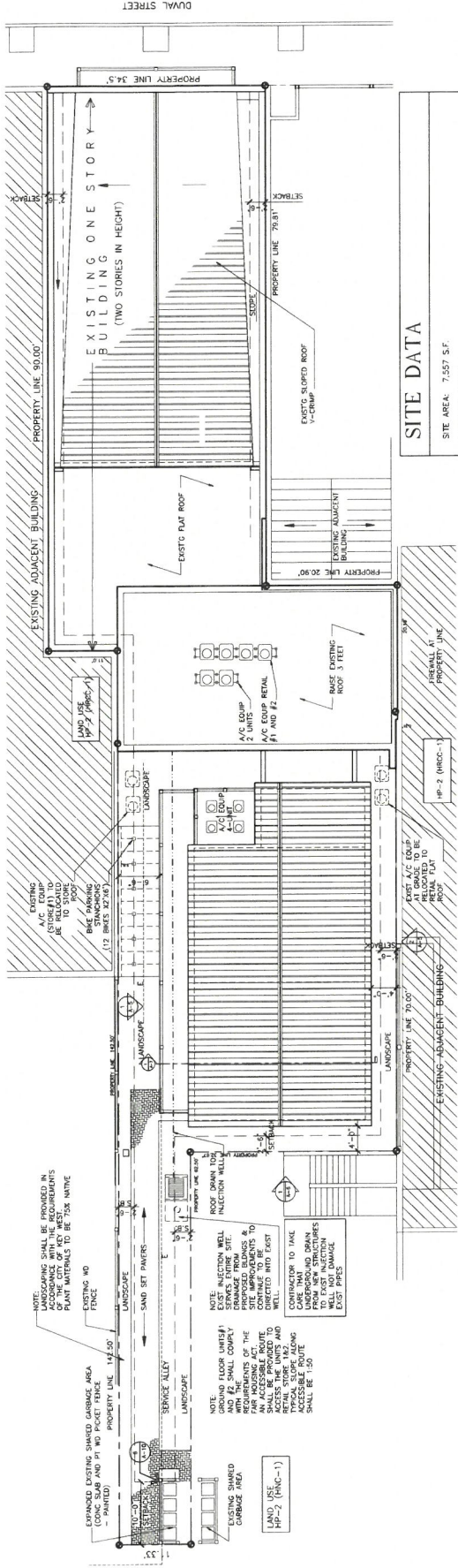


Keri O'Brien, City Clerk

12/10/2024

Date


Chairman
 Planning Director



PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

SITE DATA

SITE AREA: 7,557 S.F.
LAND USE: HRCC-1
FLOOD ZONE: "X" ZONE
FAR: ALLOWED = 1.0 MAX.

SETBACKS

- FRONT SETBACK:**
REQUIRED = 0'-0"
EXISTING = 0'-0"
PROPOSED = 0'-0"
- SIDE SETBACK (NORTHWEST):**
REQUIRED = 2'-6"
EXISTING = 0'-0" (EXISTING BUILDING)
PROPOSED = 4'-0" (NEW REAR BUILDING)
- SIDE SETBACK (SOUTHWEST):**
REQUIRED = 2'-6"
EXISTING = 0'-0" (EXISTING BUILDING)
PROPOSED = 6'-0" (NEW REAR BUILDING)
- SIDE SETBACK (NORTHEAST):**
REQUIRED = 2'-6"
EXISTING = 0'-0" (EXISTING BUILDING)
PROPOSED = 4'-0" (EXISTING BUILDING)
- REAR SETBACK:**
REQUIRED = 10'-0"
EXISTING = 128'-5" (EXISTING BUILDING)
PROPOSED = 10'-0" (NEW REAR BUILDING)

BUILDING COVERAGE AREA:

ALLOWED: 3,778.5 S.F. (50% MAX.)
EXISTING: 4,028.2 S.F. (53.3%)
PROPOSED: 5,925.3 S.F. (78.4%)

IMPERVIOUS AREA:

ALLOWED: 5,220 S.F. (70% MAX.)
EXISTING: 4,737.2 S.F. (62.6%)
PROPOSED: 6,497 S.F. (85.9%)

LANDSCAPE AREA:

REQUIRED: 1,155 S.F. (20% MIN.)
EXISTING: 0.00 S.F. (0.00%)
PROPOSED: 1,060 S.F. (14%)

OPEN SPACE AREA:

REQUIRED (EXISTING): 1,155 S.F. (20% MIN.)
REQUIRED (PROPOSED): 2,126 S.F. (28.1% MIN.)

Parking Demand	Commercial Retail	Residential	Total Parking Required
Existing	0 Motor Vehicle Spaces	0 Motor Vehicle Spaces	0
Proposed	0 Motor Vehicle Spaces	0 Motor Vehicle Spaces	0

UNIT DATA

PROPOSED UNITS
UNIT #1 = 755 S.F.
UNIT #2 = 436 S.F.
UNIT #3 = 755 S.F.
UNIT #4 = 755 S.F.
UNIT #5 = 436 S.F.
UNIT #6 = 1,153 S.F.
TOTAL UNITS = 4,101 S.F. (ENCLOSED S.F.)

619 DUVAL ST. NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FLORIDA

KPCT
1 of 7
12/2/2024

WILLIAM P. HORN
ARCHITECT P.A.

10641 DUAL ST
KEY WEST
FLORIDA
34894

TEL: 305-296-9432
FAX: 305-296-1033
LICENSE NO.
AK 18357

619 DUVAL ST.
NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FL

SE-1



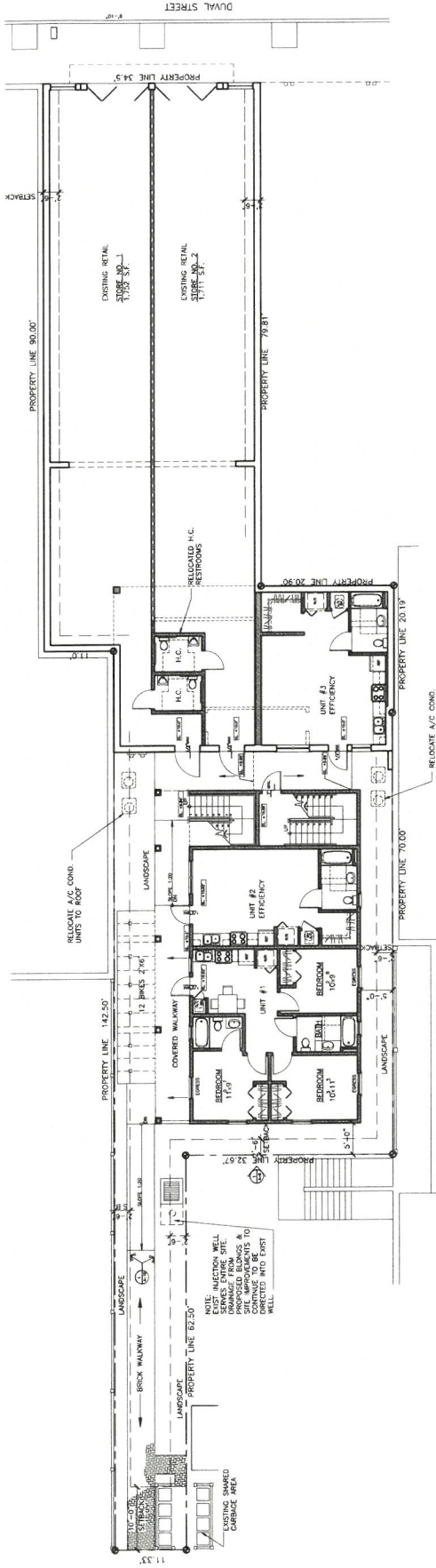
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11-02-2022
09-12-2023
05-24-2024

BY:
W.P.H.
W.P.H.

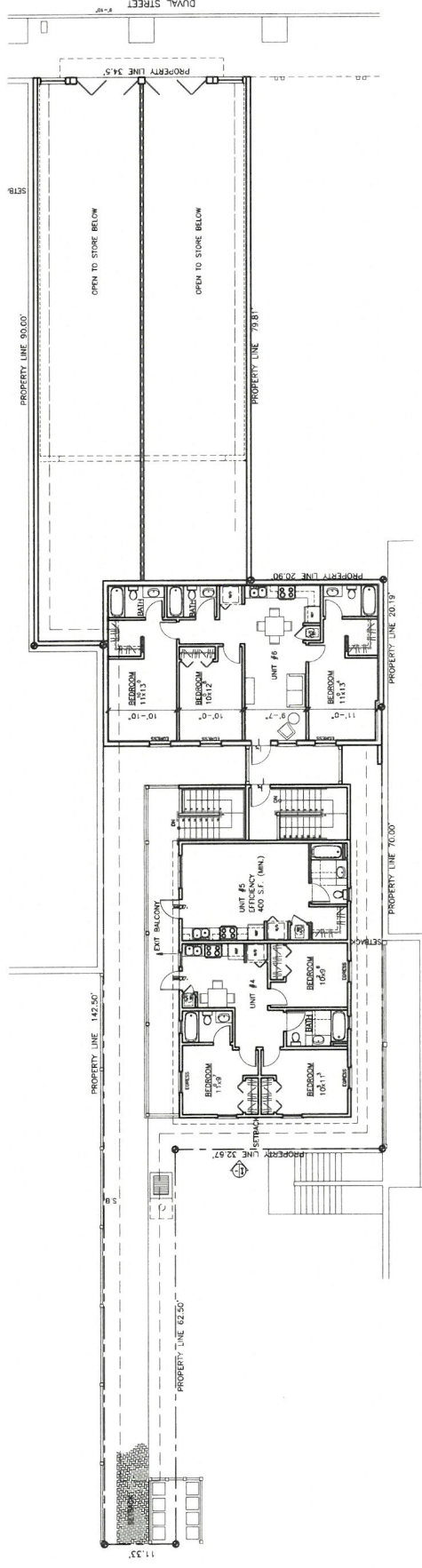
REVISIONS:
11-02-2022
09-12-2023
05-24-2024

DRAWN BY:
EMF
CHECKED BY:
W.P.H.
SCALE:
200'

A-2



PROPOSED SITE PLAN - FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



619 DUVAL ST. NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FLORIDA

2

WILLIAM P. HORN
ARCHITECT P.A.

910 EAST FORK ST
KEY WEST
FLORIDA
33004

TEL: 305-294-8302
FAX: 305-299-0055
LICENSING NO.
AK 1855

619 DUVAL ST
NEW HOUSING UNITS
918 DUVAL ST
KEY WEST FL

SEAL



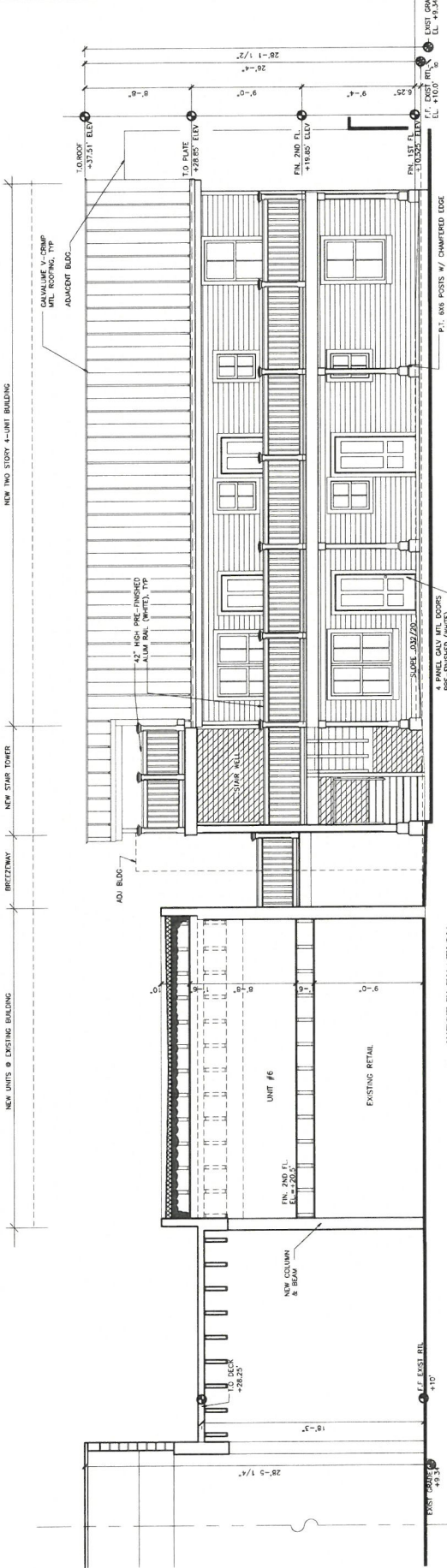
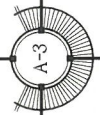
DATE:
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10-12-2023
05-06-2024
09-24-2024

BY:
BP/AS
LPH/MS
STREETS/CAPRE

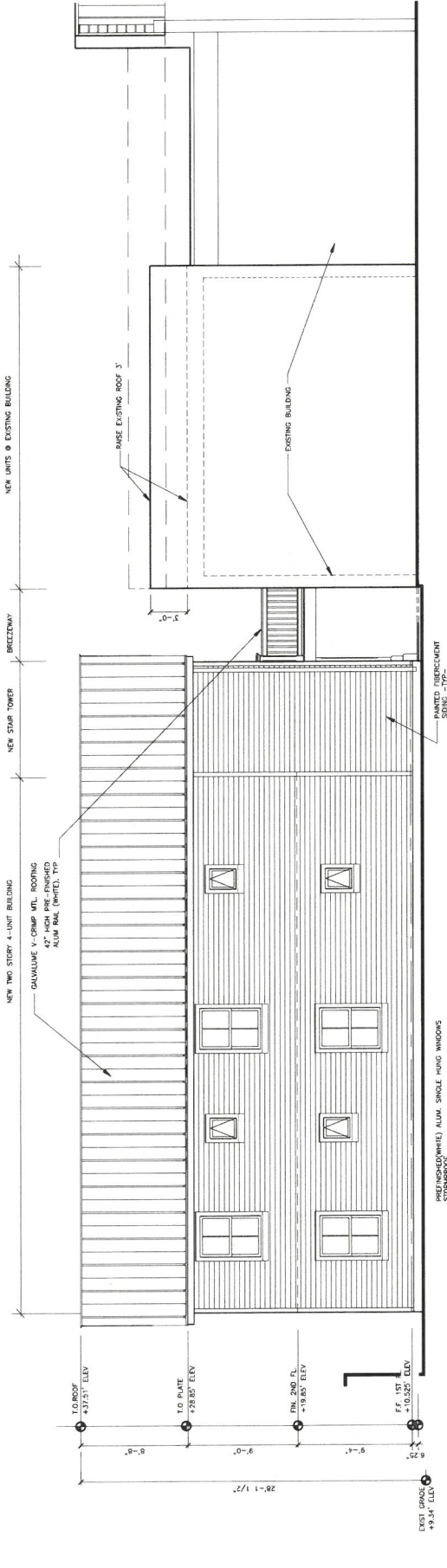
REVISIONS:
A/P-18-2024 REVISION '1'

DRAWN BY:
EMA

SCALE:
REVISION
2020



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



EAST ELEVATION & TOP SECTION
SCALE: 1/4"=1'-0"

619 DUVAL ST, NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FLORIDA

3

WILLIAM P. HORN
ARCHITECT, P.A.

915 S. GUN ST.
KEY WEST
FLORIDA
33040

TEL: (305) 294-8377
FAX: (305) 296-1033
LACTENSE@JG
ARCHITECT

619 DUVAL ST.
NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST FL.

SE-11



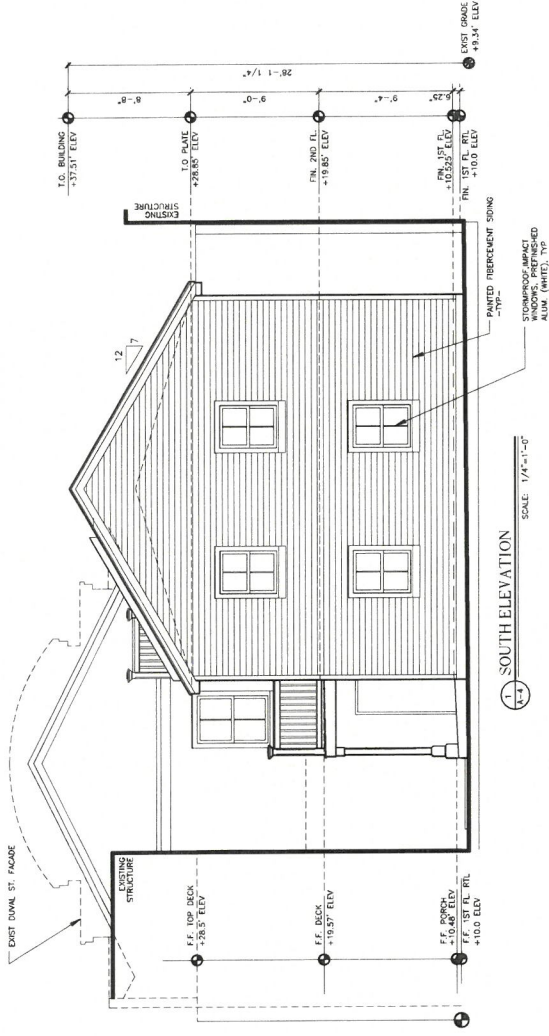
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05-06-2024
02-24-2024

DESIGNED BY: William Horn
DATE: 2024.10.21
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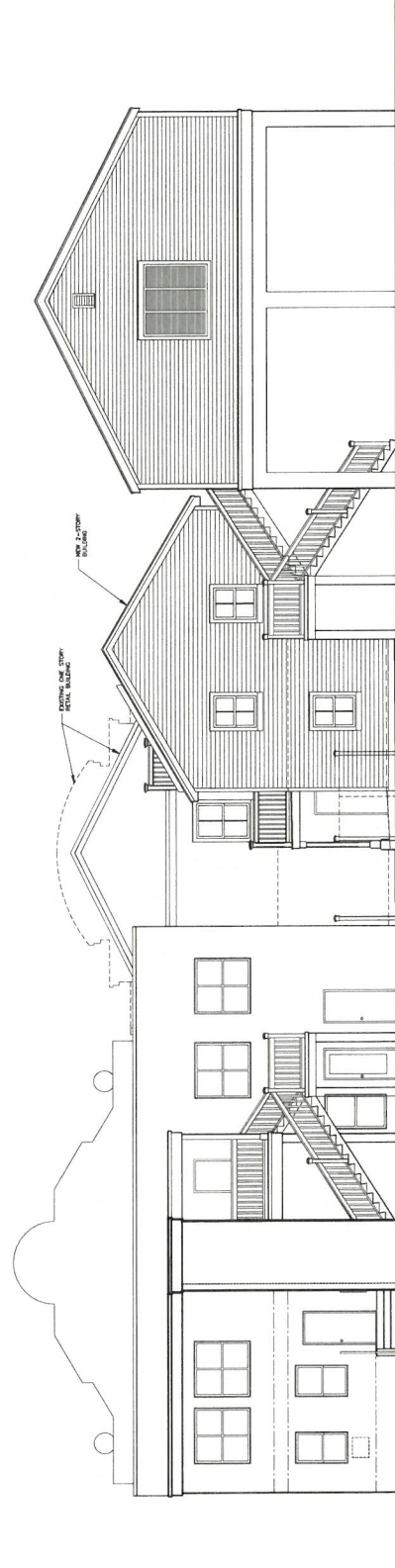
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05-06-2024
02-24-2024

DESIGNED BY: William Horn
DATE: 2024.10.21
10:44:36:00:00

A-4



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



SCALE: 3/16"=1'-0"
JOSEPHINE PARKER WAY STREETSCAPE

619 DUVAL ST. NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FLORIDA

4

WILLIAM P. HORN
ARCHITECT P.A.

1815 DUAL ST
KEY WEST
FLORIDA
33004

TEL: 305-296-8002
FAX: 305-296-1000
LICENSE NO.
A.R. 15031

619 DUAL ST
NEW HOUSING UNITS
619 DUAL ST
KEY WEST, FL

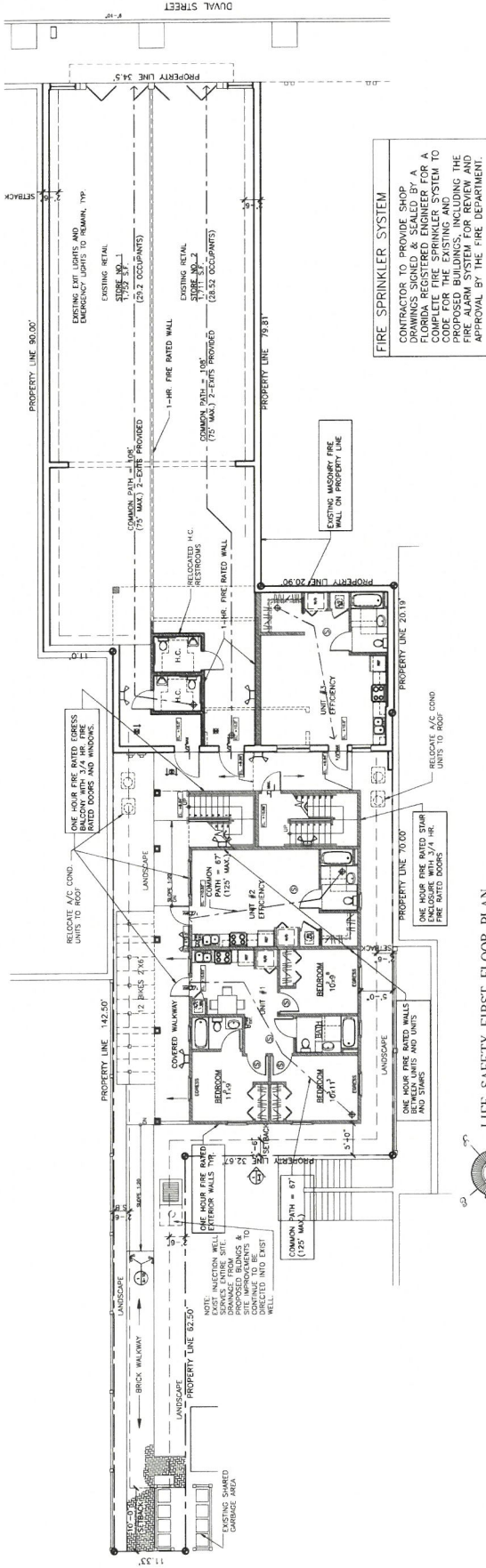
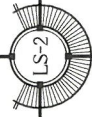
SEAL



DATE:
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05-29-2024

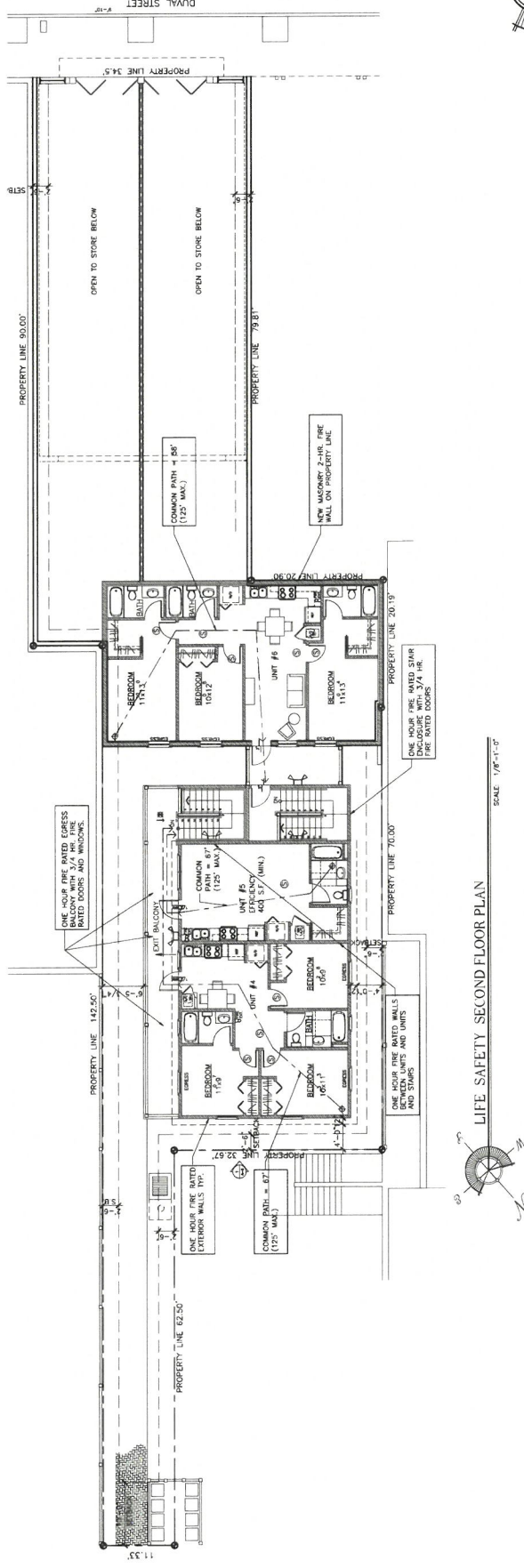
REVISIONS:
A/P-18-2024 REVISION '1'

DRAWN BY:
E.M.A.
SHEET
NUMBER
2200



LIFE SAFETY FIRST FLOOR PLAN

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



LIFE SAFETY SECOND FLOOR PLAN

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

619 DUAL ST, NEW HOUSING UNITS
619 DUAL ST.
KEY WEST, FLORIDA

