

**PLANNING BOARD
RESOLUTION NO. 2019-027**

A RESOLUTION OF THE KEY WEST PLANNING BOARD ADVISING APPROVAL OF A MINOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER REQUEST PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF A 706-SQUARE-FEET OF NEW NONRESIDENTIAL FLOOR AREA ON A PROPERTY LOCATED AT 501-503 FRONT STREET (RE # 00000100-000000) WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91 A. 1. (b) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Minor Development Plan is required for the addition of 500 to 2,499-square-feet of nonresidential floor area; and


WHEREAS, Section 108-196 (a) authorizes the Planning Board to review and approve, approve with conditions, or deny the proposed Minor Development Plan for property in the historic district in an advisory capacity to the City Commission; and


WHEREAS, Section 108-413 provides minimum standards for landscaping along the right-of-way; and

WHEREAS, Section 108-414 provides minimum requirements for landscaping and tree planting within the interior of parking lots and along the other perimeters of a parking lot; and

WHEREAS, Section 108-415 provides minimum requirements for perimeter landscaping; and

WHEREAS, Section 108-450 provides requirements for landscape screening; and





Chairman
Planning Director

WHEREAS, modifications and waivers to reduce the City's landscaping requirements are requested pursuant to City Code Section 108-517; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape modification / waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 18, 2019; and

WHEREAS, the granting of a Minor Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Minor Development Plan and Landscape Modification / Waiver 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 Minor Development Plan and Landscape Modification / Waiver application for the construction of 706-square-feet of new nonresidential floor area on property located at 501-503 Front Street (RE # 00000100-000000) within the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West as shown in the

attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated April 11, 2019 by William P. Horn Registered Architect.
2. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
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.
4. Two (2) accessible restrooms shall remain open to the public during normal hours of operation.

Conditions prior to the City Commission hearing:

5. The applicant shall obtain final landscape plan approval from the Tree Commission.



Conditions prior to issuance of a building permit:

6. A Certificate of Appropriateness shall be obtained.
7. Applicant shall coordinate with Keys Energy Services a full project review.

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.

Section 4. This Minor Development Plan and Landscape Modification / Waiver 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

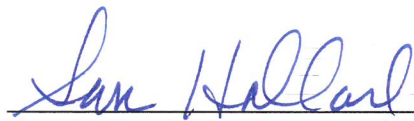

Chairman

Planning Director

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.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of April 2019.

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




Sam Holland, Planning Board Chairman

4-23-19

Date

Attest:

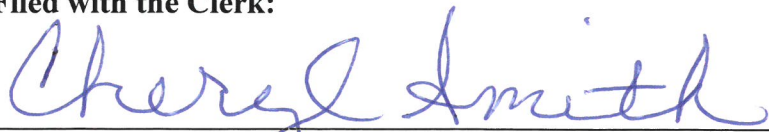


Patrick Wright, Planning Director

4-30-19

Date

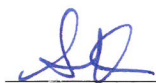
Filed with the Clerk:




Cheryl Smith, City Clerk

4-30-19

Date



Chairman



Planning Director

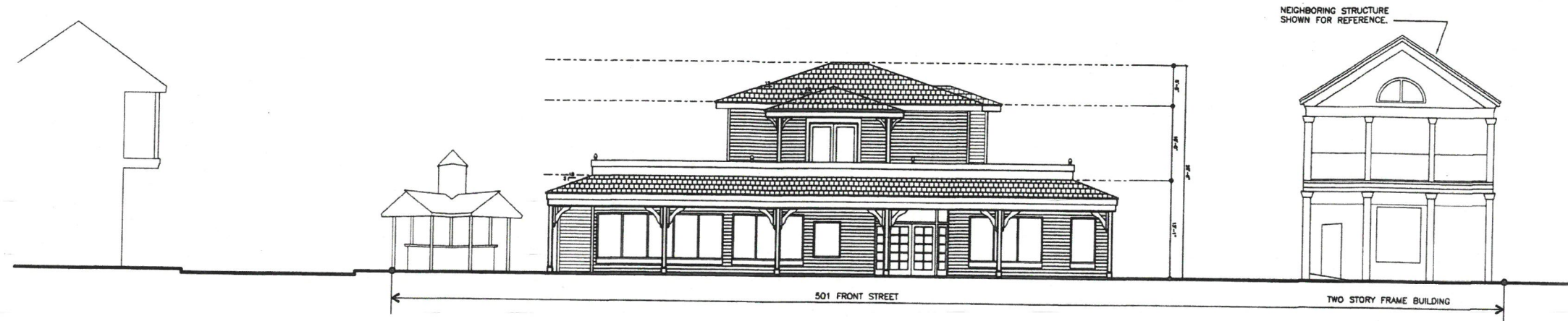
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
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33040

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

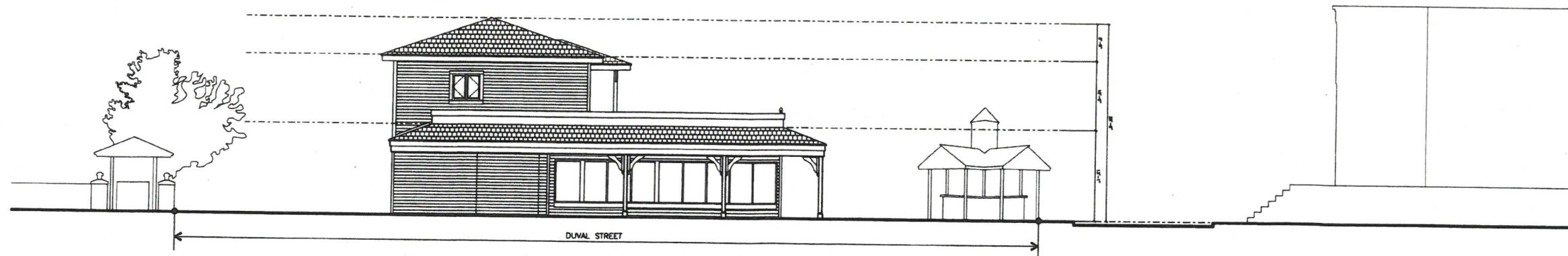
LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1
A4.0
STREETSCAPE ELEVATION

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



2
A4.0
STREETSCAPE ELEVATION

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

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

SEAL

DATE
09-24-15 PRELIM HARC
10-26-15 HARC SUBMITTAL
01-24-19 DRC REVIEW
02-28-19 PLANNING SUBMIT

REVISIONS

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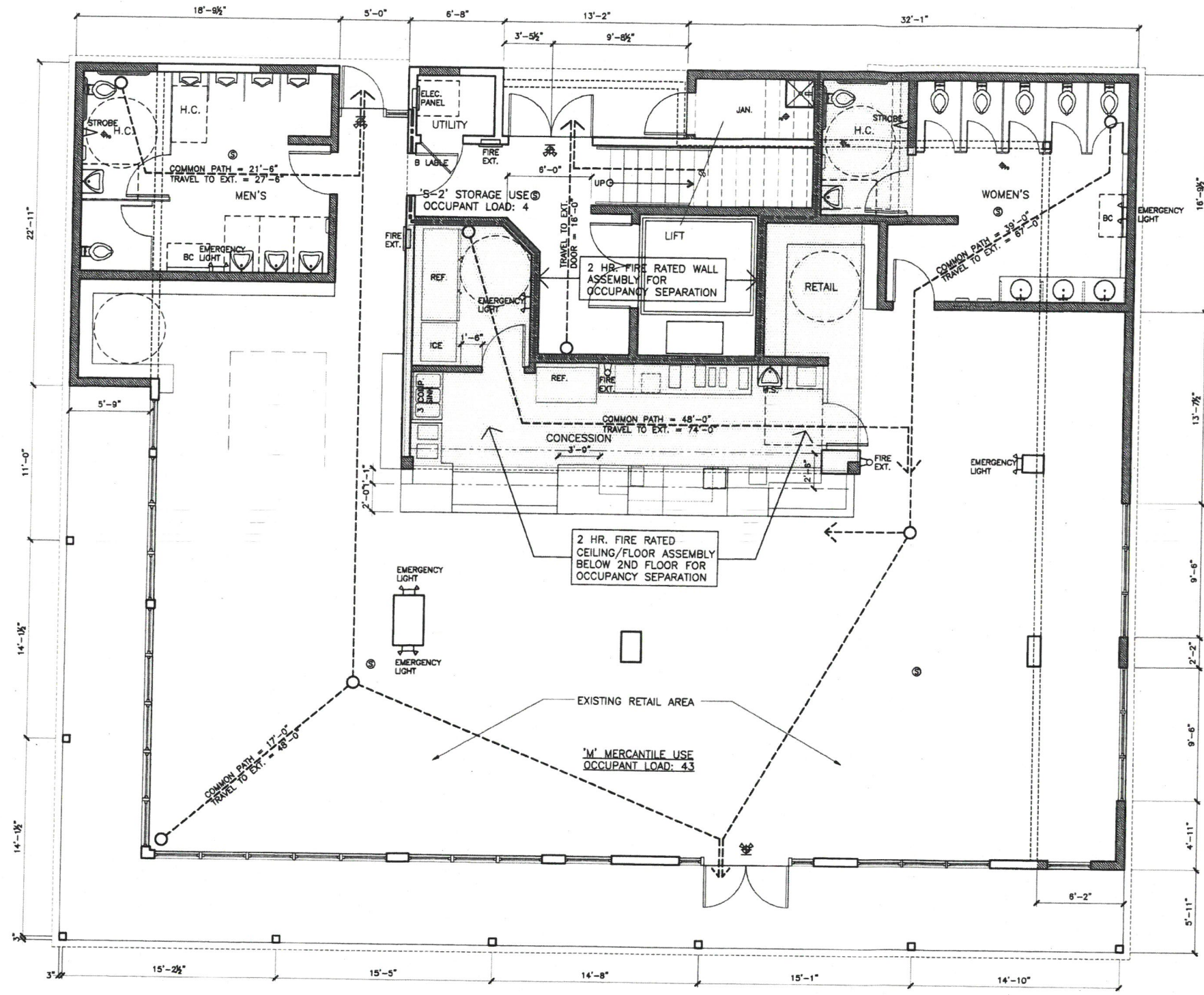
PROJECT
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4-11-19

PW 4-30-19

SK 4-23-19

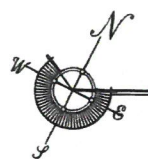


LIFE SAFETY NOTES:

- BUILDING CONSTRUCTION TYPE: TYPE VB, NON SPRINKLERED
 MAXIMUM HEIGHT (M, S-2)=40', TABLE 504.3 (28'-6" PROVIDED)
 MAXIMUM STORIES (TABLE 504.4): M = 1 STORY (1 STORY PROVIDED)
 S-2 = 2 STORY (2 STORY PROVIDED)
 MAXIMUM AREA (TABLE 506.2): M = 9,000 S.F. (3,578.5 PROVIDED)
 S-2 = 13,500 S.F. (1,118.5 PROVIDED)
- 1ST FLOOR 'M' MERCANTILE USE INCLUDING RESTROOMS AND CONCESSIONS = 43 OCCUPANTS
- 1ST FLOOR 'S-2' STORAGE USE = 4 OCCUPANTS
- 2ND FLOOR 'S-2' STORAGE USE INCLUDES BREAK ROOM AS ACCESSORY USE (BELOW 100 SF) = 4 OCCUPANTS
- PER SECTION 508.4 SEPARATED MIX USE A 2 HR RATED SEPARATION IS REQUIRED BETWEEN 'M' AND 'S-2' OCCUPANCIES
- SINGLE EXIT CRITERIA BASED ON TABLE 1006.2.1
- TRAVEL LIMITS - NON SPRINKLERED
 COMMON PATH: 'M'=75'
 'S-2'=100'
- EXIT ACCESS
 TRAVEL DISTANCE: 'M'=200'
 'S-2'=300'
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 72 AND ALL OTHER APPLICABLE CURRENT CODES
- THE 1ST AND 2ND FLOORS ARE SEPARATED BY 2 HR FIRE RATED FLOOR ASSEMBLY
- ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE PROTECTED PER CURRENT CODE

LIFE SAFETY LEGEND

- ⊙ SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
- ⊞ EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
- ⊞ EMERGENCY LIGHT W/ BATTERY BACKUP
- ⊞ FIRE EXTINGUISHER CABINET
- ⊞ FIRE EXTINGUISHER
- ⊞ STROBE
- ⊞ WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT



PROPOSED FIRST FLOOR LIFE SAFETY PLAN

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

BUILDING DATA			
EXISTING			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3149 SF	2080 SF	226 SF	816 SF
PROPOSED			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3589 SF	2272 SF	289 SF	1028 SF
SECOND FLOOR ADDITIONAL AREA	689 SF	4278 TOTAL SF	

WILLIAM P. HORN
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

SEAL

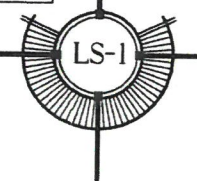
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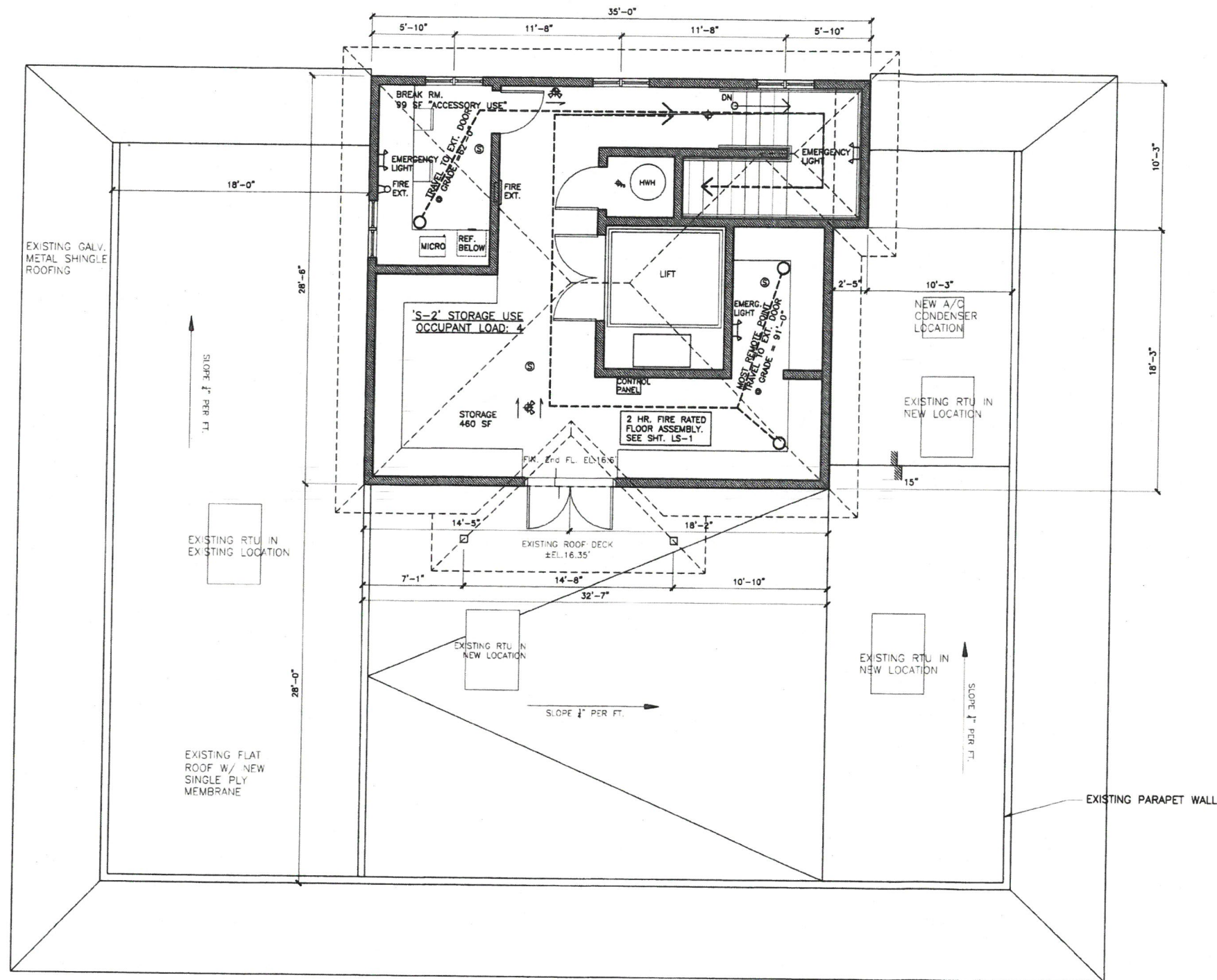
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

Handwritten notes:
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SJA 4-23-19



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LICENSE NO
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501 Front Street
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SEAL

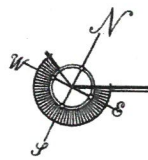
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PROPOSED SECOND FLOOR LIFE SAFETY PLAN

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

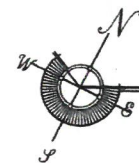
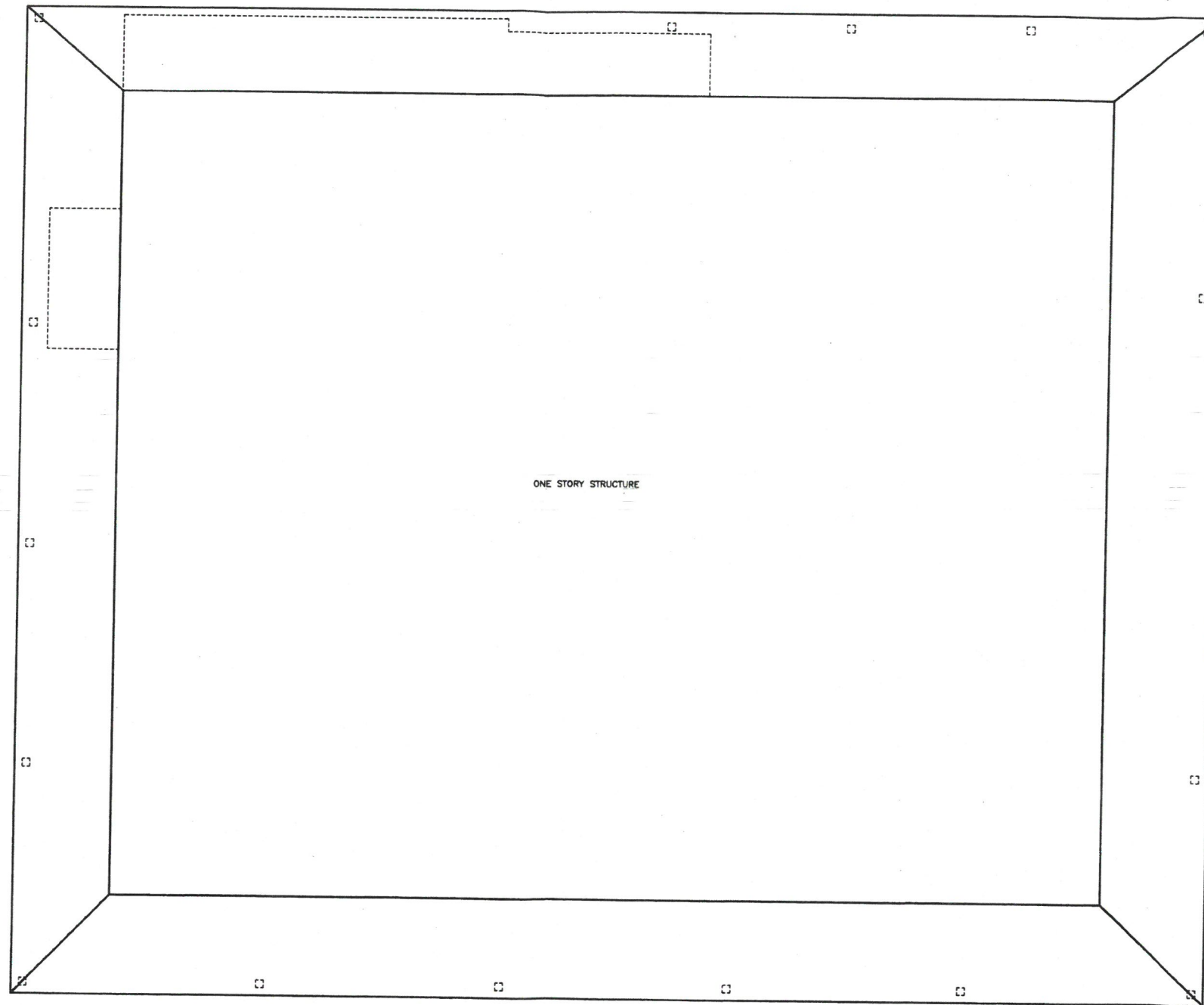
CONCH TOUR TRAIN RENOVATIONS
501 Front Street
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EXISTING ROOF PLAN

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

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
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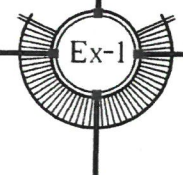
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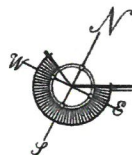
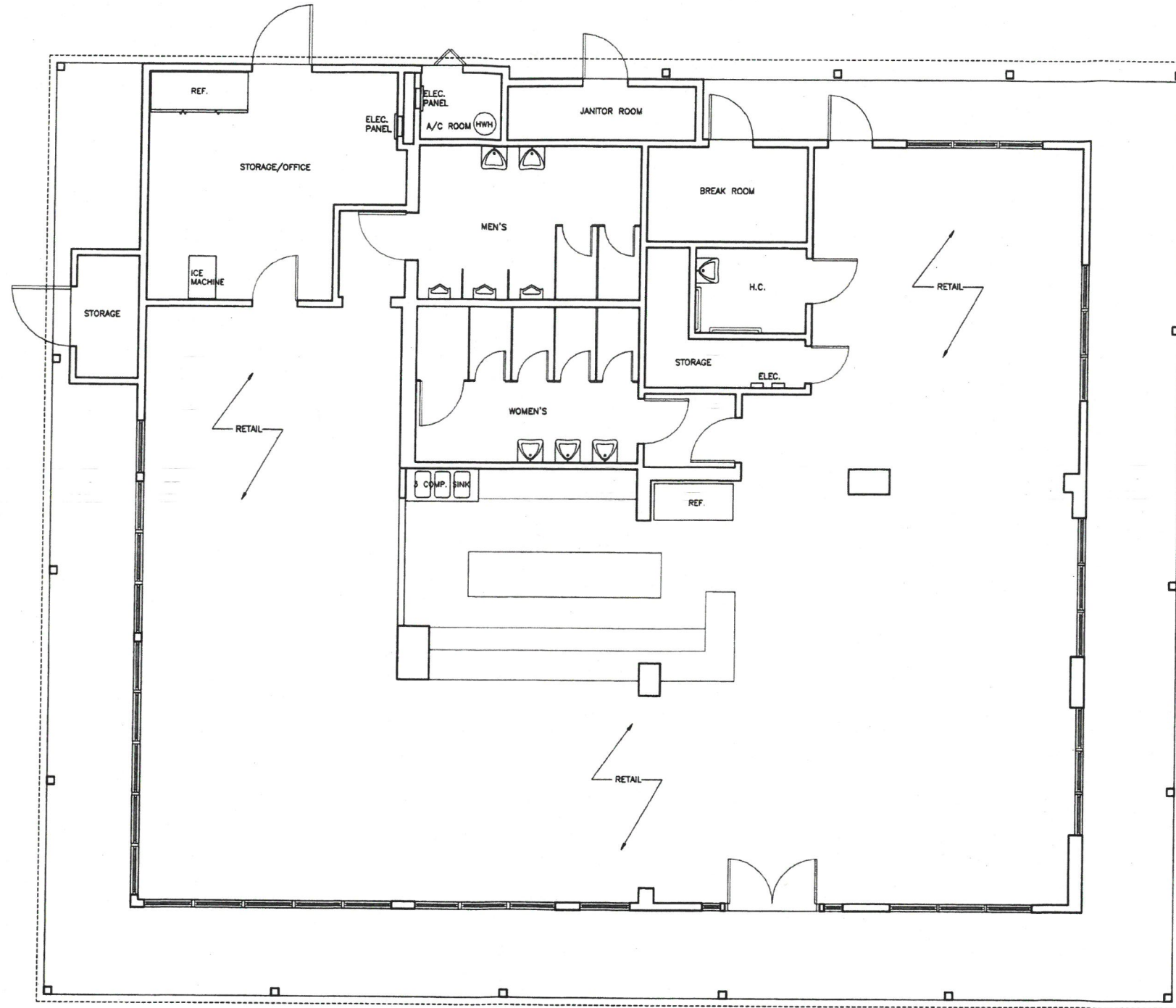
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EXISTING FIRST FLOOR PLAN

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

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
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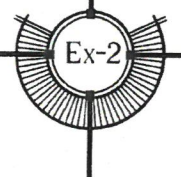
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Rev 4-23-19

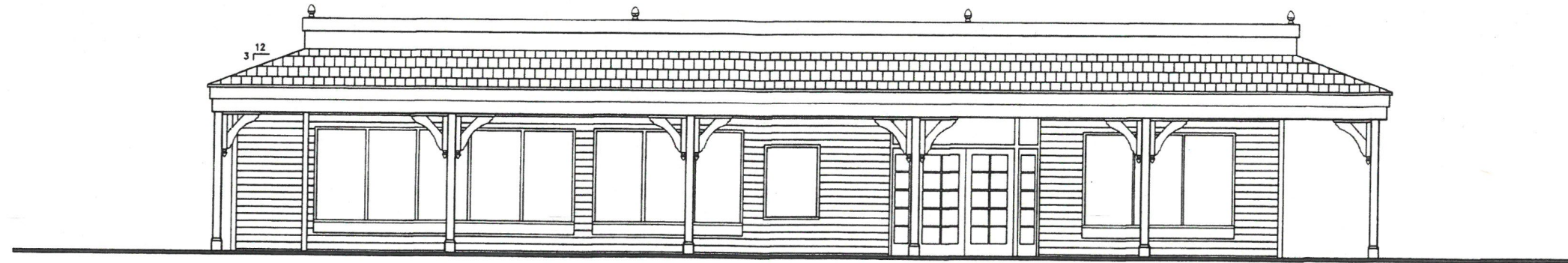
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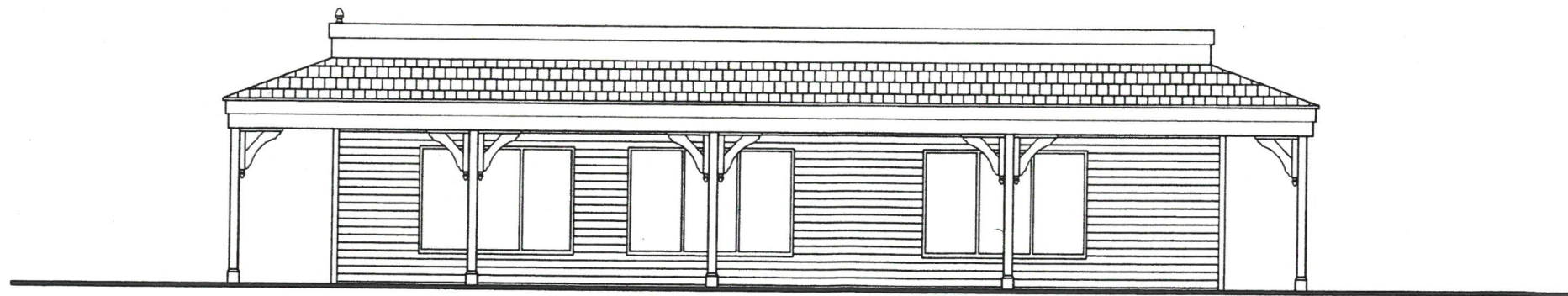
LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1 EXISTING FRONT ELEVATION

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



2 EXISTING SIDE ELEVATION

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

SEAL

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CONCH TOUR TRAIN RENOVATIONS
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Handwritten notes: JW 4-23-19, PW 4-30-19

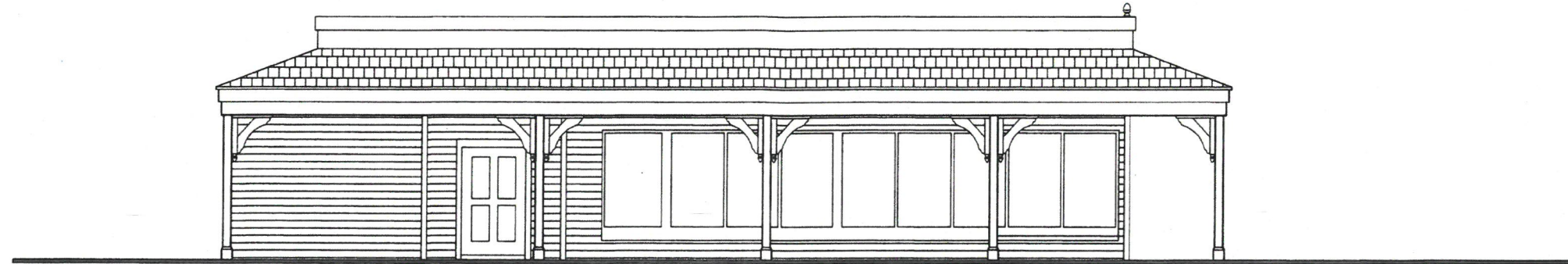
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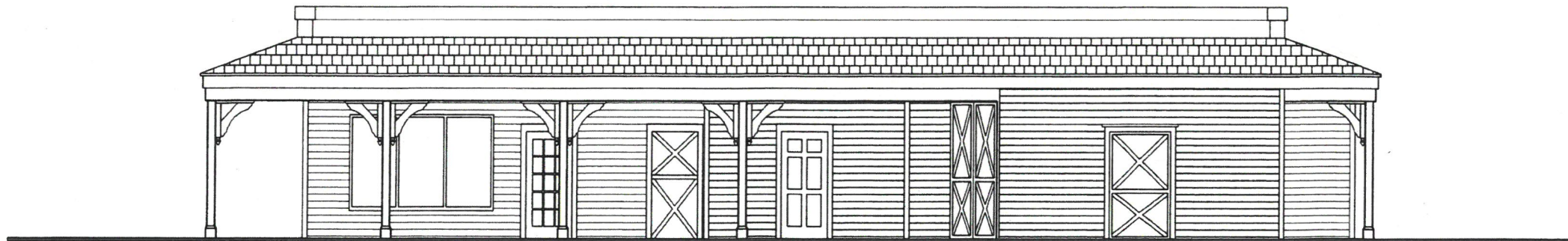
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CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



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



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

SEAL

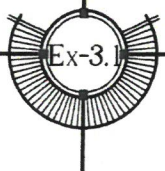
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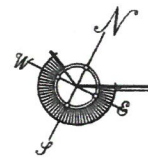
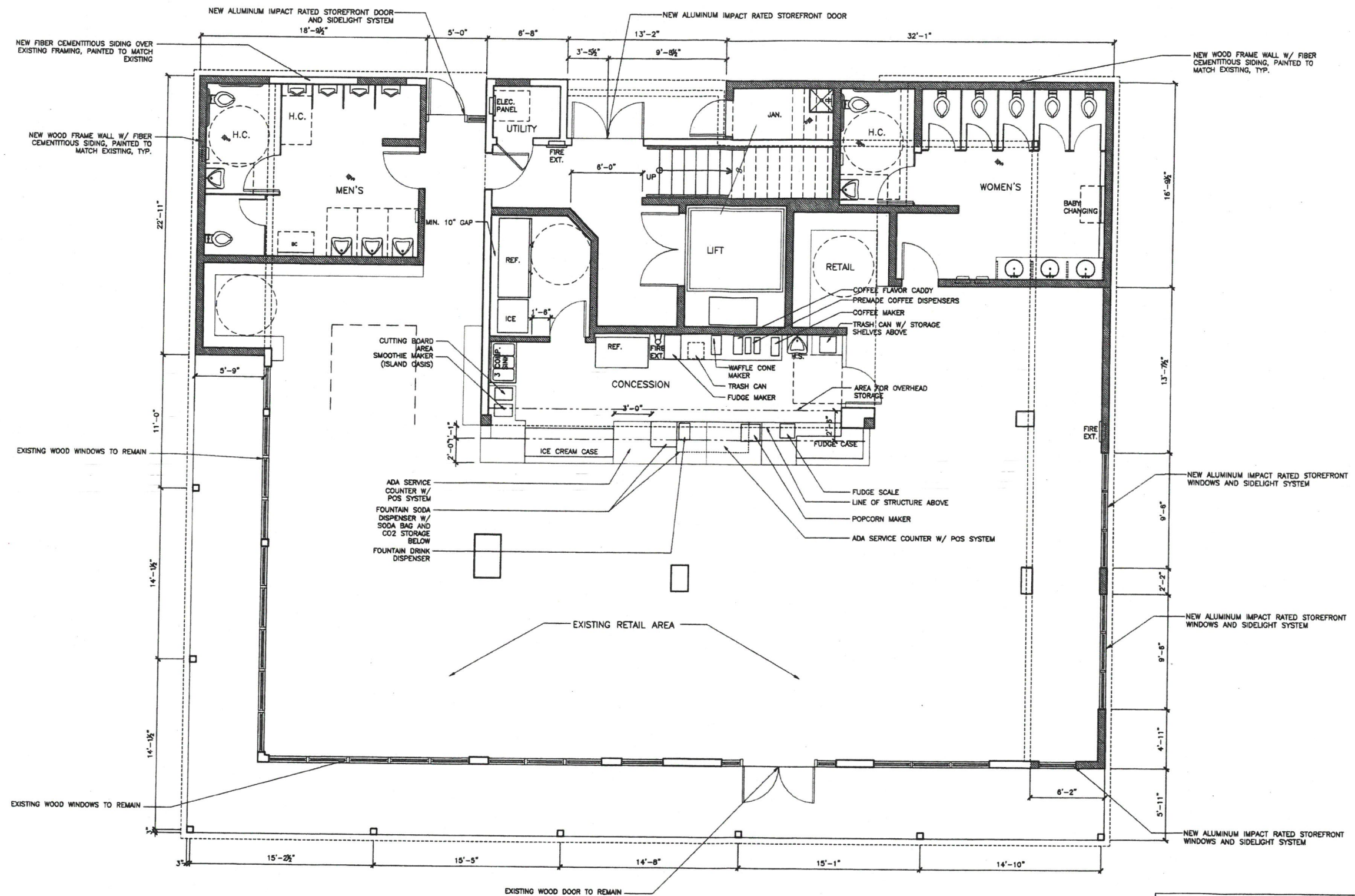
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



Handwritten signature and date: JW 4-11-19

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PROPOSED FIRST FLOOR PLAN

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

BUILDING DATA	
EXISTING FLOOR AREA	3679 SF
PROPOSED SECOND FLOOR ADDITIONAL AREA	689 SF
TOTAL	4368 TOTAL SF

WILLIAM P. HORN
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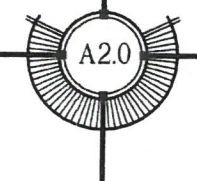
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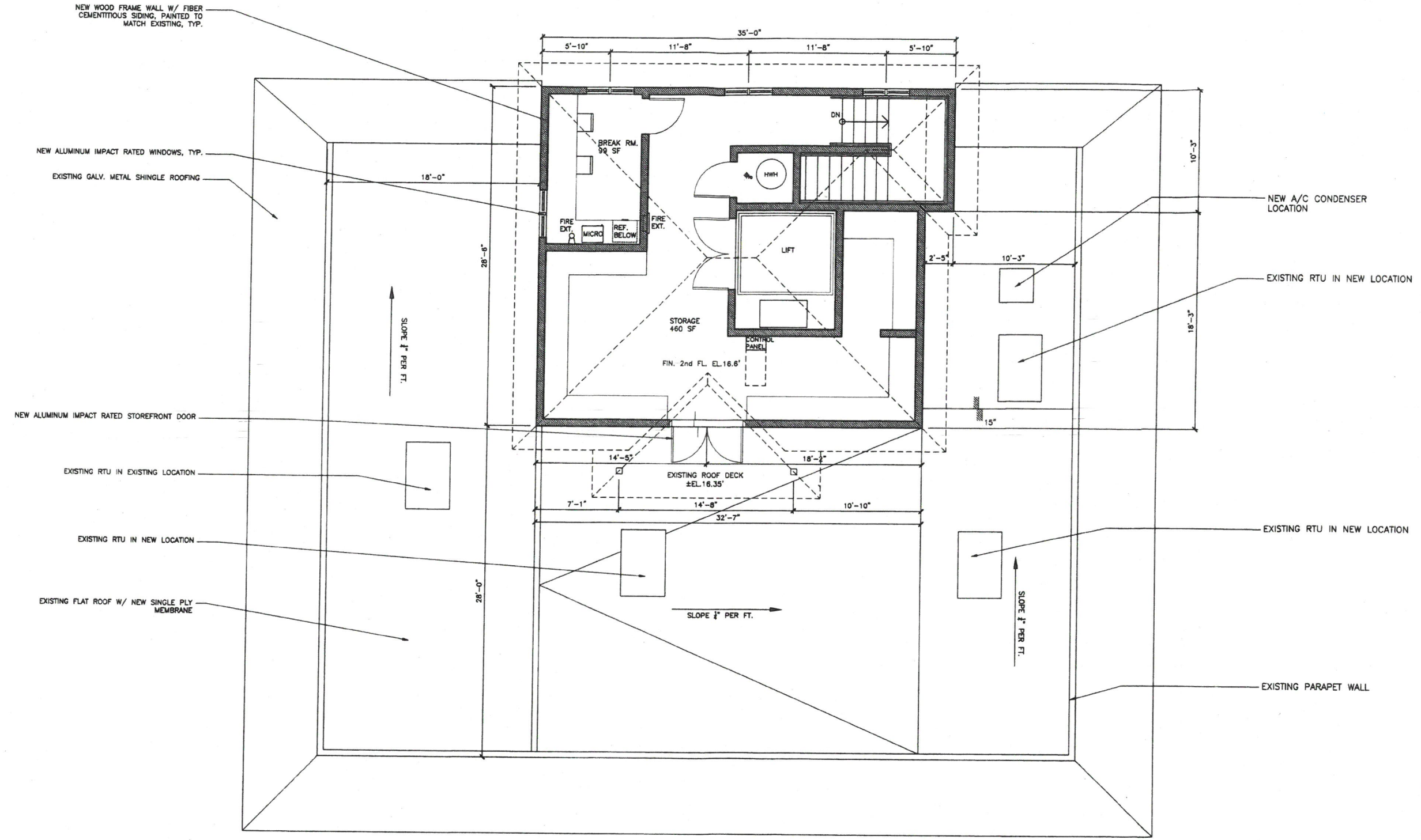
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

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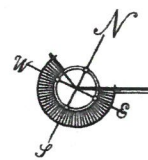
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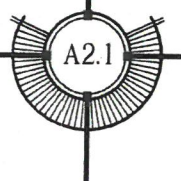
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PROPOSED SECOND FLOOR PLAN

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

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
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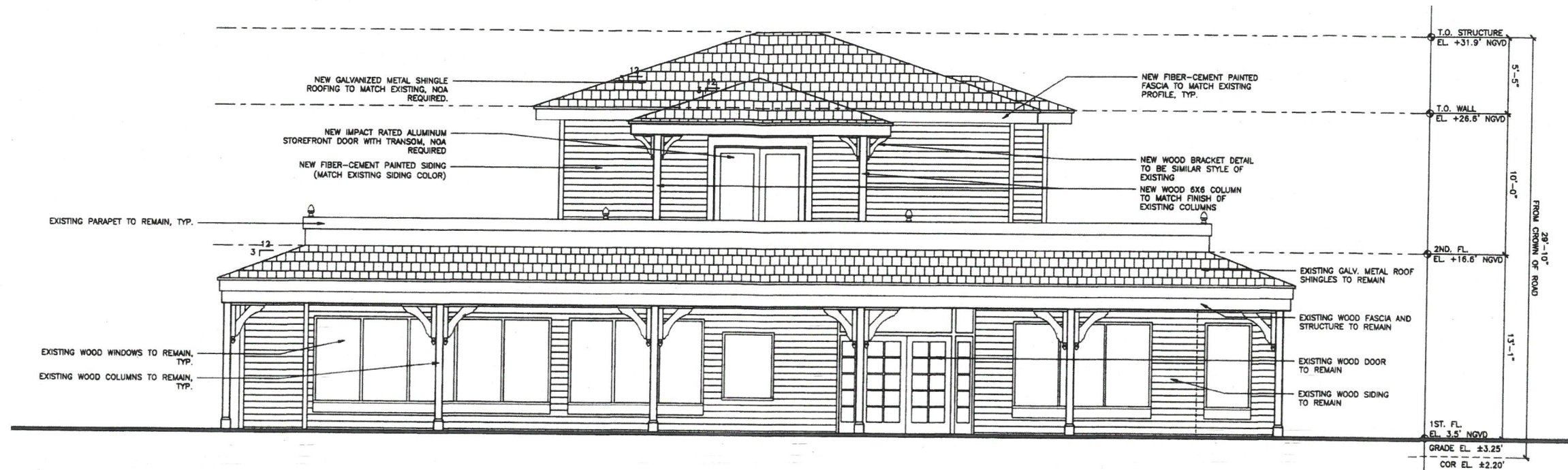
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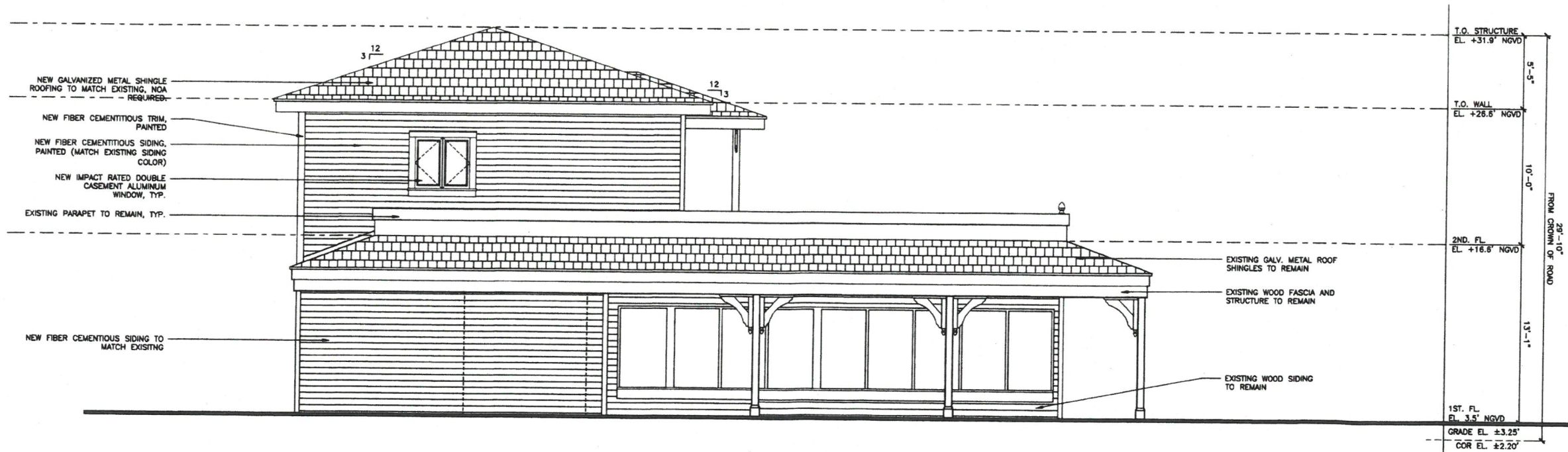
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PA 4-30-19

SA 4-23-19

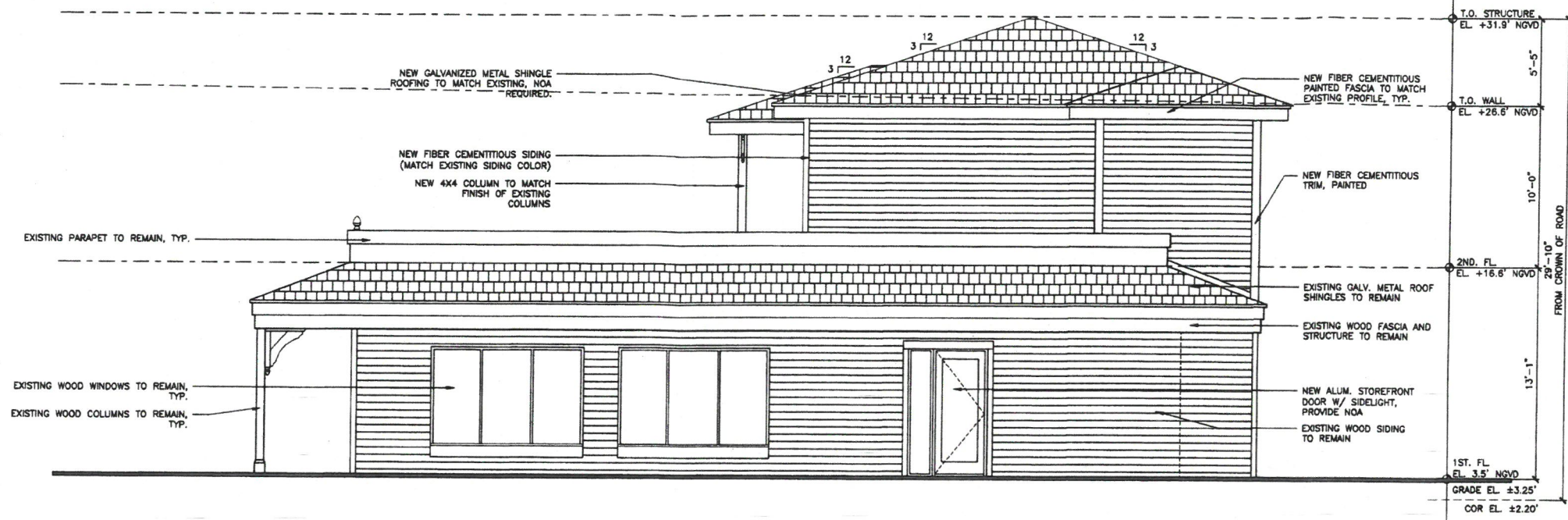
WILLIAM P. HORN
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915 EATON ST
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33040

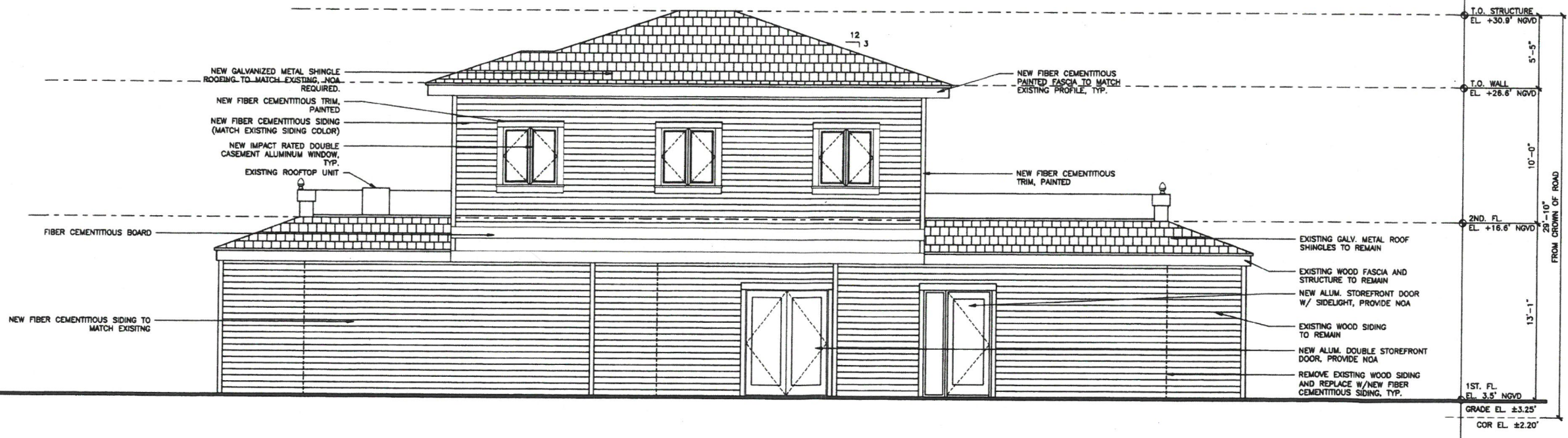
TEL: (305) 296-8302
FAX: (305) 296-1033

LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



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



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

SEAL

4-11-19

DATE
09-24-15 PRELIM HARC
10-26-15 HARC SUBMITTAL
01-24-19 DRC REVIEW
02-25-19 PLANNING SUBMIT

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1507



CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

SA 4-23-19

PW 4-30-19