

**PLANNING BOARD
RESOLUTION NO. 2018-12**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING AN AMENDMENT TO A MAJOR
DEVELOPMENT PLAN FOR THE USE OF 48 BPAS
ALLOCATIONS FOR INTERNAL REMODELING OF
EXISTING MULTI-UNIT STRUCTURES ON PROPERTY
LOCATED AT 541 WHITE STREET (RE # 00000470-000000;
AK # 1000469) WITHIN THE HISTORIC SPECIAL MEDIUM
DENSITY RESIDENTIAL (HSMDR) ZONING DISTRICT;
PROVIDING FOR AN EFFECTIVE DATE**

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 of permanent residential development addition or reconstruction of five or more units; and

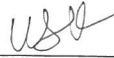
WHEREAS, Code Section 108-196(a) the Planning Board to review and approve, approve with conditions or deny the proposed Amendment to the Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-91.D.1 states for development not fitting within categories in Section 108-91, the city planner shall determine the appropriate review process; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 19, 2018; and

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

WHEREAS, the Planning Board finds that the granting of an Amendment to a Major



 Planning Director

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 Amendment to the Major Development Plan for the use of 48 BPAS allocations for internal remodeling of existing multi-unit structures on property located at 541 White Street (RE # 00000470-000000) within the Historic Special Medium Density Residential (HSMDR) zoning district pursuant to Sections 108-91.A.2.(a) and 108-91.D.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:


General conditions:

1. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to issuance of a building permit:

2. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
3. Per the recommendation of the City's Traffic Consultant and the City's


Chairman


Planning Director

Engineering Department, the property owner shall pay the sum of \$3,000 to extend the striping for the turning lane at the White and Eaton intersection due to it being recognized as an underperforming intersection.

Conditions prior to issuance of a certificate of occupancy:


4. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

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 Amendment to a 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



Chairman




Planning Director

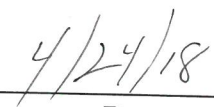
DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of April 2018.

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

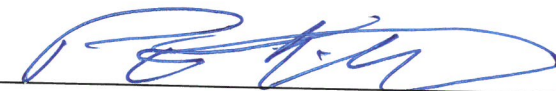


Sam Holland, Planning Board Chairman

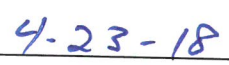


Date

Attest:

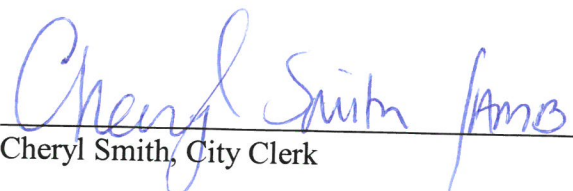


Patrick Wright, Planning Director

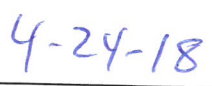


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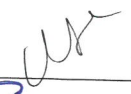
Filed with the Clerk:




Cheryl Smith, City Clerk



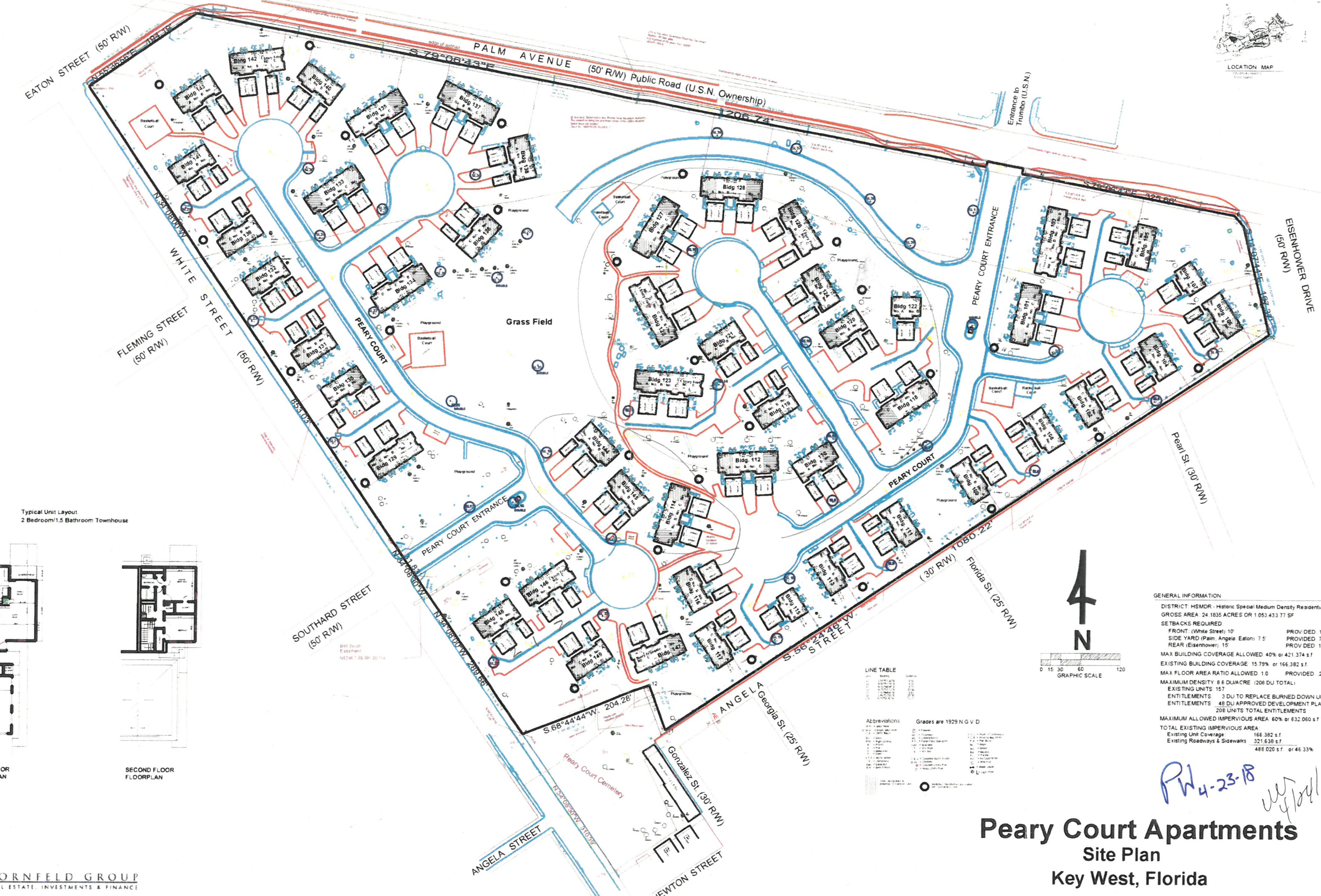
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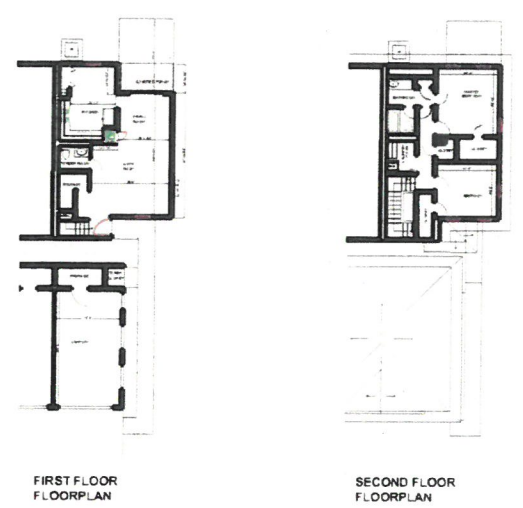
Chairman



Planning Director



Typical Unit Layout
2 Bedroom/1.5 Bathroom Townhouse



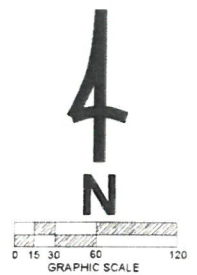
LINE TABLE

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7.0	Proposed	8.0	Existing
9.0	Proposed	10.0	Existing
11.0	Proposed	12.0	Existing
13.0	Proposed	14.0	Existing
15.0	Proposed	16.0	Existing
17.0	Proposed	18.0	Existing
19.0	Proposed	20.0	Existing
21.0	Proposed	22.0	Existing
23.0	Proposed	24.0	Existing
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89.0	Proposed	90.0	Existing
91.0	Proposed	92.0	Existing
93.0	Proposed	94.0	Existing
95.0	Proposed	96.0	Existing
97.0	Proposed	98.0	Existing
99.0	Proposed	100.0	Existing

Abbreviations

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93.0	Proposed	94.0	Existing
95.0	Proposed	96.0	Existing
97.0	Proposed	98.0	Existing
99.0	Proposed	100.0	Existing

Grades are 1929 NGVD



GENERAL INFORMATION

DISTRICT: HSMR - Historic Special Medium Density Residential

GROSS AREA: 24.1835 ACRES OR 1,053,433.77 SF

SETBACKS REQUIRED

FRONT (White Street): 10'	PROV. DED. 10'
SIDE YARD (Palm, Angela, Eaton): 7.5'	PROV. DED. 7.5'
REAR (Eisenhower): 15'	PROV. DED. 15'

MAX BUILDING COVERAGE ALLOWED: 40% or 421,374 s.f.

EXISTING BUILDING COVERAGE: 15.79% or 166,382 s.f.

MAX FLOOR AREA RATIO ALLOWED: 1.0 PROVIDED: .202

MAXIMUM DENSITY: 8.6 DU/ACRE (208 DU TOTAL)

EXISTING UNITS: 157

ENTITLEMENTS: 3 DU TO REPLACE BURNED DOWN UNITS

ENTITLEMENTS: 48 DU APPROVED DEVELOPMENT PLAN

208 UNITS TOTAL ENTITLEMENTS

MAXIMUM ALLOWED IMPERVIOUS AREA: 60% or 632,060 s.f.

TOTAL EXISTING IMPERVIOUS AREA:

Existing Imp. Coverage:	166,382 s.f.
Existing Roadways & Sidewalks:	321,638 s.f.
	488,020 s.f. or 46.33%

PW 4-23-18

W. J. [Signature]

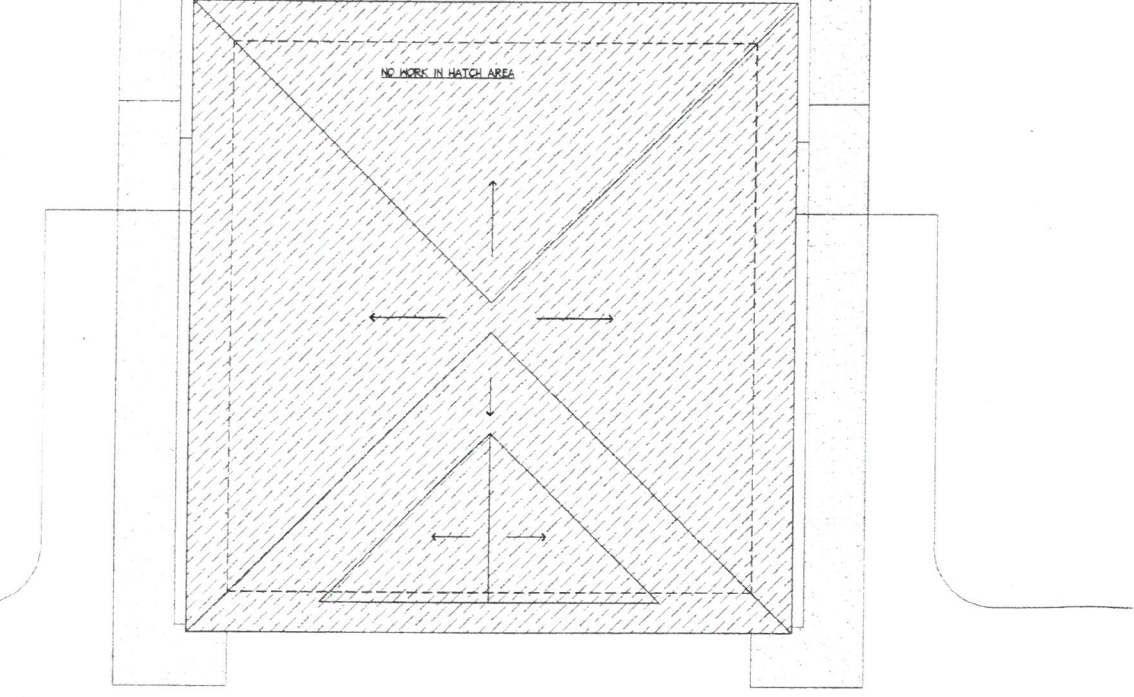
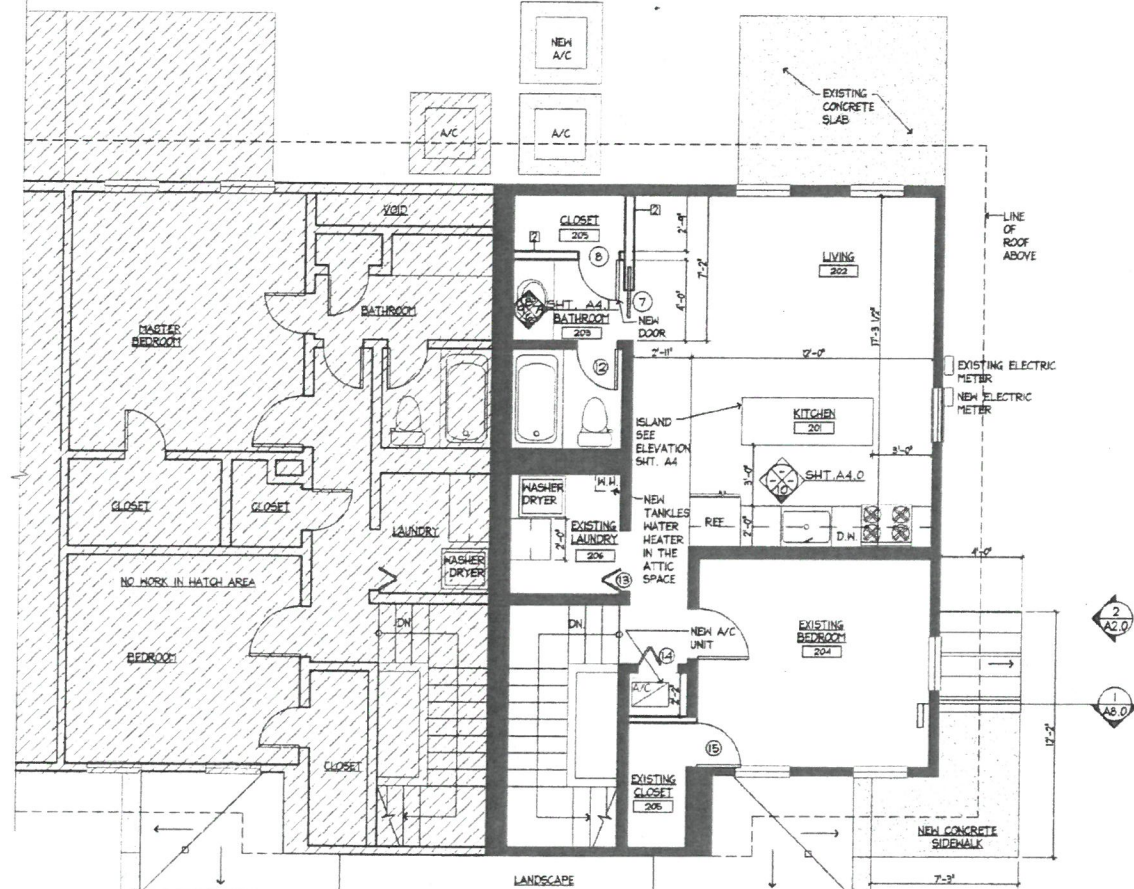
Peary Court Apartments

Site Plan

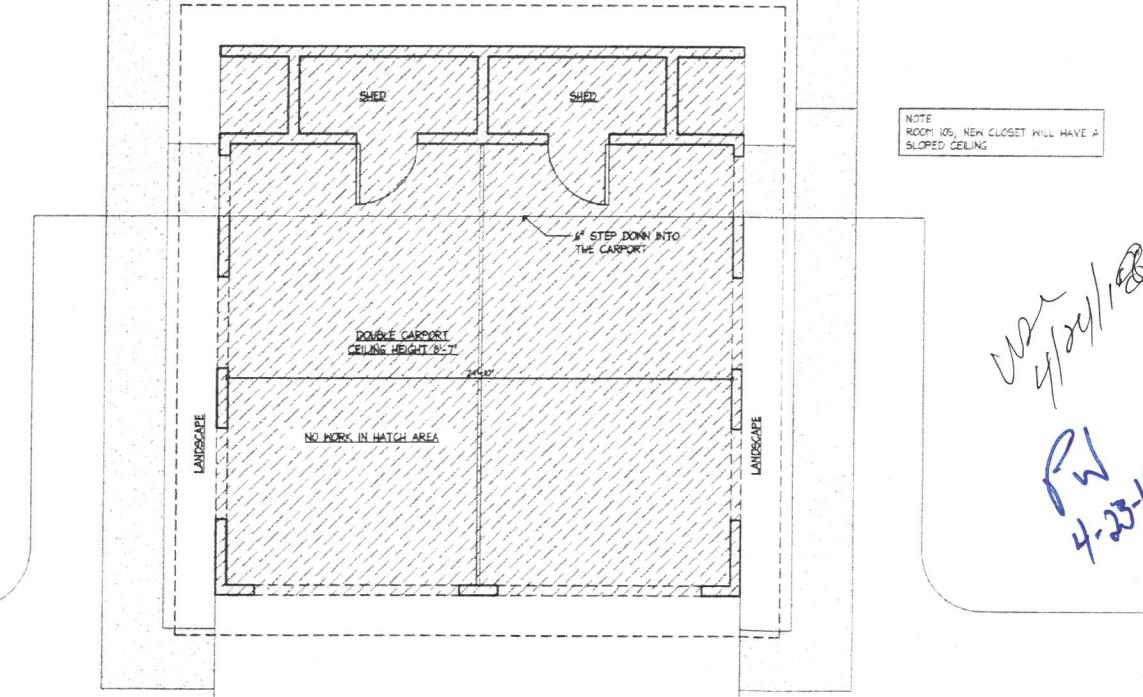
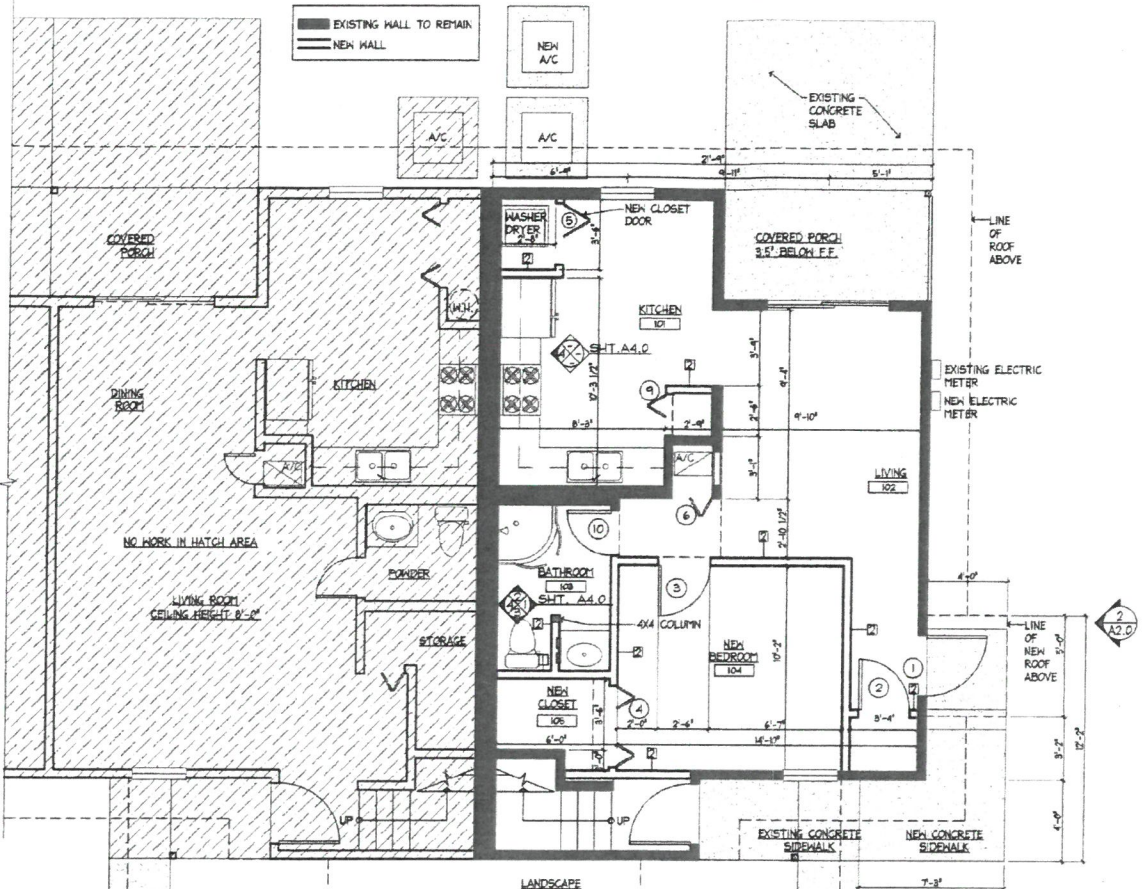
Key West, Florida

GENERAL FRAMING NOTES

1. Comply with "General Structure Notes" included elsewhere in these documents.
2. Where used joists/beams etc. frame into other members, and ledgers are not provided, install Simpson "LJ" series joist hangers. When installing the A/C pressure treated lumber, Contractor has the option of providing EXISTING stainless steel and tapered and stainless steel fasteners, OR Simpson 215XV (40S) galvanized joist hangers with hot-dip galvanized fasteners. Contractor shall use min stainless steel with hot dip galvanneal.
3. Provide hot dip (Zn55) galvanized hurricane clips at all rafters at bearing locations. Provide 2 x 4 minimum collar ties between rafters at ridges in attic spaces, tight to ridge. Nail to each rafter with (2) 16d nails.
4. Provide solid blocking at midspan of all joists and rafters for spans of 8' and over. Use 3 runs of blocking where spans exceed 16 feet.
5. Frostopping shall be provided in all walls and partitions to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the roof space.
6. Frostopping shall be installed in wood frame construction in the following locations:
 - a) In concealed spaces of stud walls and partitions including framed spaces at ceiling and floor levels.
 - b) At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cave ceilings, etc.
7. Frostopping shall consist of two (2) inch nominal lumber, or two (2) thicknesses of one (1) inch nominal lumber with broken lap joints, or one (1) thickness of three-fourths (3/4) inch plywood, with joints lapped by three-fourths (3/4) inch plywood, or other approved materials.
8. Install all plywood wall sheathing to lap joints at floors. Use 3/4" minimum thickness. P.T. plywood nailed with galvanized nails, 4" o.c. along plates, 6" o.c. along all beams for one bottom, and 8" o.c. in the field. At shear walls, use 10d nails @ 4" o.c. along panel edges and 8" o.c. at intermediate supports.
9. All framing lumber and plywood shall be pressure treated.
10. All pressure treated wood used on residential projects must be free of arsenic and chromate after June 2003. Use ACQ or other EPA approved treated lumber in residential projects. On commercial projects, CQ treated lumber is acceptable in concealed spaces.
11. ACQ means that lumber has been treated to control structural wood-boring beetles and termites. Any metal fasteners (nails or finish) used on ACQ pressure treated lumber shall be stainless steel, grade 304 or greater, or hot dip galvanized, conforming to ASTM A-653 / A575 Standard A653 (Class G-185). Stainless steel and hot dip galvanized metals shall NOT come in contact with each other.
12. All structure lumber, i.e. joists, girders, beams, rafters, etc., shall be minimum yellow pine no. 1 grade with a minimum F_b of 1800 psi, before pressure treatment. (Pressure treatment reduces fiber stress by 15% to 100 P.S.I.)



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PEARY COURT
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1547
Facsimile (305) 296-2727
Florida License AA0002622

Bender & Associates
ARCHITECTS

Project No: 1622C
PROPOSED FIRST AND SECOND FLOOR PLAN
Date: 05/17/2017

A1.2

NOTE: ROOM 105, NEW CLOSET WILL HAVE A SLOPED CEILING.

Handwritten notes:
WAB
4/24/18
RW
4-23-18