

**PLANNING BOARD  
RESOLUTION NO. 2022-051**

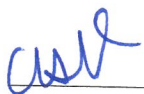

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING APPROVAL FOR MINOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN, LANDSCAPE WAIVER, AND AFFORDABLE HOUSING LINKAGE PROVISIONS, FOR PROPERTY LOCATED AT 1319 WILLIAM STREET & 1316 ROYAL STREET UNITS # 1-6 (RE #00036920-000000), TO PHASE THE CONSTRUCTION OF SIX (6) NON-TRANSIENT HOUSING UNITS LOCATED IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT, PURSUANT TO SECTION 108-91 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located within the Historic Medium Density Residential (HMDR) Zoning District; and

**WHEREAS**, pursuant to Section 108-91 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a Minor Modification to a Major Development Plan application, Landscape Waiver, and an Affordable Workforce Housing Requirement Linkage Provision to include a Construction Management Plan and Inspection Schedule for a phased development, for property located at 1319 William Street & 1316 Royal Street Units # 1-6 (RE #00036920-000000); and

**WHEREAS**, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Minor Modification to a Major Development Plan and Landscape Waivers and Affordable Housing Linkage Provision, in an advisory capacity to the City Commission; and

**WHEREAS**, this matter came before and was approved by the Planning Board at a duly

  
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Chairman  
  
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Planning Director

noticed public hearing on October 25<sup>th</sup>, 2022; and

**WHEREAS**, the granting of a Minor Modification to a Major Development Plan, Landscape Waiver, and Linkage of Project Provisions for Affordable Housing application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Minor Modification to a Major Development Plan, Landscape Waiver, and Affordable Workforce Housing Requirement Linkage Provision 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, AS FOLLOWS:


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

**Section 2.** The Minor Modification to a Major Development Plan, Landscape Waiver, and Affordable Workforce Housing Requirement Linkage Provision to construct a phased development on property located at 1319 William Street & 1316 Royal Street Units # 1-6 (RE #00036920-000000) within the Historic Medium Density Residential (HMDR) 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 plans dated September 11, 2020, is hereby approved with the following conditions:

**General Conditions:**

1. The proposed construction shall at 1319 Williams Street and 1316 Royal Street shall be consistent with the site plan signed, sealed and dated September 11, 2020, by Willian Byron Shepler, R.A. Construction drawings for permitting shall be

  
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Chairman

  
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Planning Director


dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. 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. All conditions in Resolution No. 2021-197 shall be incorporated into the approving resolution for the requested minor modification.
3. Applicant shall adhere to the Construction Management Plan and schedule dated 9/14/2022.

**Section 3.** This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 4.** 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 Commission.

**Section 5.** 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

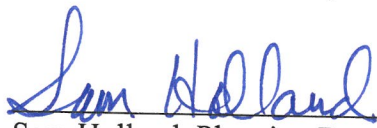
  
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Chairman

  
\_\_\_\_\_  
Planning Director

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 25<sup>th</sup> day of October 2022.

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

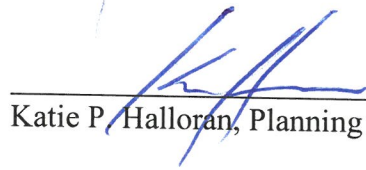


Sam Holland, Planning Board Chair

11-7-22

Date

**Attest:**



Katie P. Halloran, Planning Director

11/7/2022

Date

**Filed with the Clerk:**



Cheryl Smith, City Clerk

11-7-22

Date

 Chairman

 Planning Director

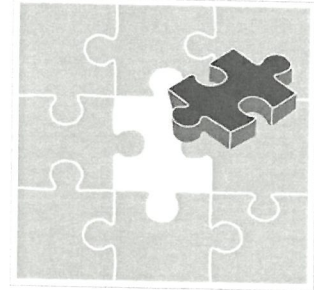


# Construction Management Plan and Inspection Schedule

1319 William & 1300 Royal Street  
(RE No. 00036920-000000)

Revised 9/14/2022

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

## Construction Management Plan and Inspection (Sec. 108-248):

### PHASING SCHEDULE

Phase	Units	ROGO		Commencement	Completion
		Type	Exp. Date		
1	1	Beneficial	NA	11/15/22 - <b>Commenced</b>	Progress and completion pursuant to the KW LDRs and Florida Building Code
	3	Beneficial	NA	11/15/22 - <b>Commenced</b>	
	5	BPAS	10/31/23	11/15/22 - <b>Commenced</b>	
2	4	BPAS	10/31/23	04/15/24 or prior to the expiration of the associated BPAS, whichever is sooner <sup>1</sup>	
	6	Beneficial	NA	04/15/24	
3	2	Beneficial	NA	04/15/26	

### PROJECT DOCUMENTATION

The contractor shall maintain all applicable local, state, and federal licenses and permits that apply to the construction project.

Compliance with any and all required public notifications shall be met.

A project sign shall be constructed and posted that identifies, at a minimum, the property owner, contractor, and land use planner.

### PROJECT IMPLEMENTATION

Dates of construction shall commence according to the phasing schedule.

Construction hours shall comply with all applicable Ordinances.

Project shall be constructed as three phases.

No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, and alley, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.

All construction areas shall have a non-removable construction fence or other approved device securely placed around the areas to be protected.

<sup>1</sup> Expiration dates are subject to change pursuant to F.S. 252.363 (State of Emergency Extensions)

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The construction project shall uphold respect to public health and welfare.

Project construction shall be oriented to minimize harm to all aspects of the property's natural environment.

The portion of any and all needed infrastructure associated with and adjacent to each individual unit shall be installed prior to the issuance of the C.O. for each individual unit.

#### PARKING MANAGEMENT

The contractor shall maintain continuous emergency vehicle access, on and around site, including but not limited to police, fire, and ambulance services. This includes projects adjacent to roads and alleys.

The project shall accommodate construction staging areas on site.

Construction trailers, job materials storage, portable restrooms, waste management and recycling containers shall be stored on private property and not within ROW, without the required approvals.

#### TRAFFIC CONTROL

All traffic control operations shall be managed by the designated traffic control supervisor.

Project haul routes shall be oriented to minimize traffic congestion and maximize pedestrian safety.

#### SEDIMENT AND EROSION CONTROL

The project shall employ Best Management Practices, which will minimize erosion and sediment transport.

- a. Stock piles must be protected with erosion control devices.
- b. County and near shore water inlets, gutters, swales and irrigation ditches shall be protected with erosion control devices and such protection maintained for the duration of the project.

#### EMISSIONS

All vehicles and equipment used on site will be properly maintained such that the engines will function within manufacture's standards or parameters.

#### NOISE SUPPRESSION

The noise limit for construction shall comply with any and all requirements of the County Code. All construction equipment shall be adequately muffled and maintained to minimize project noise.

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RESOLUTION NO. 21-197

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING APPROVALS FOR A MAJOR DEVELOPMENT PLAN, A LANDSCAPE WAIVER AND AN AFFORDABLE WORKFORCE HOUSING REQUIREMENT LINKAGE PROVISION FOR PROPERTY AT 1319 WILLIAM STREET AND 1316 ROYAL STREET UNITS #1-6 (RE# 00036920-000000) TO CONSTRUCT AND REDEVELOP EIGHT (8) RESIDENTIAL DWELLING UNITS LOCATED WITHIN THE HISTORIC MEDIUM DENSITY (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 108-91 A.2(A), SECTION 108-517, AND SECTION 122-1467(1) (B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; 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 or reconstruction of five or more permanent residential units; and

WHEREAS, the proposed use of the property is for the construction and redevelopment of eight residential dwelling units; and

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

WHEREAS, requirements of the affordable work force housing ordinance and specifically, linkage of project provisions, are pursuant to 122-1467(1) (b); and

WHEREAS, Code Section 108-196(a) requires the Planning Board

*U.S.K.*  
*11.7.22*

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to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

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

**WHEREAS**, this matter came before and was approved by the Planning Board at a duly noticed public hearing on April 22, 2021, through Planning Board Resolution #2021-12; and

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

**WHEREAS**, the City Commission finds that the granting of a Major Development Plan and Landscape Waiver 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; and

**WHEREAS**, the City Commission finds that the project at 1319 William Street & 1316 Royal Street complies with Section 122-1467(1)(b) so long as specific proposed conditions of approval related to the linked redevelopment project at 1703 Von Phister are also adopted together with this Major Development Plan; and

**WHEREAS**, the City Commission has moved to further modify the

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proposed specific conditions of approval to include a modification to the affordable housing linkage provision to specify all median income AMI rental units for the duplex at 1703 Von Phister, as also agreed at the hearing by the applicant; and

**WHEREAS**, the applicant provided revised plans for the linked redevelopment project at 1703 VonPhister, dated June 24, 2021, by William Byron Shepler, after the Planning Board approval on April 22, 2021; and

**WHEREAS**, staff has reviewed the revised plans for 1703 VonPhister and affirms they remain compliant with the required provisions of Section 122-1467(1)(b); and

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

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

**Section 2.** The Major Development Plan, landscape waiver, and an affordable workforce housing requirement linkage provision for property at 1319 William Street and 1316 Royal Street Units #1-6 (RE# 00036920-000000) to construct and redevelop eight (8) dwellings units located within the Historic Medium Density (HMDR) zoning district pursuant to Section 108-91A.2.(A), Section 108-517, and Section 122-1467(1)(B) of the Land Development Regulations of

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the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated September 10, 2020 by William Byron Shepler, R.A., for 1319 and 1316 Royal Street Units #1-6, and revised plans dated June 24, 2021 by William Byron Shepler, is hereby approved with the following conditions:

**General conditions:**

1. The proposed construction at 1319 William Street and 1316 Royal Street shall be consistent with the site plan signed, sealed, and dated September 10, 2020 by William Byron Shepler, R.A.
2. Per Fire: Shall maintain the 20-foot driveway for emergency response. The owner is currently working on a fire sprinkler solution (yard hydrants) to be depicted on the signed and sealed plans that will need to be accepted by the Fire Marshal's office before issuance of a permit.
3. Per Urban Forester: Existing Page C-10 indicates the location of several swales to be constructed within the critical root zones of existing trees/ palms that are to remain. This page must be reconciled with the final landscape plan and the swales relocated so as not to impact

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the root areas of those existing trees and palms to remain onsite.

4. 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.
5. Per Sections 108-412 and 108-482, the development plan shall require landscape maintenance in the short term for survivability and in perpetuity. The property owner shall be responsible for the maintenance of the landscaping but the HOA will have the right to step in if it is not maintained.
6. The proposed construction at 1703 VonPhister Street to satisfy the affordable housing linkage provision in Section 122-1467(1)(b), of the new two-story structure that will consist of two affordable deed restricted units shall be consistent with the site plan signed, sealed, and dated June 24, 2021, by William Byron Shepler, R.A. These two units shall be restricted for affordable housing (median income) as defined in City of Key West Code Section 122-1467, and the developer/property owners shall not increase the sales or rental above 100% area median income.

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**Conditions prior to the City Commission hearing:**

7. The applicant shall obtain final landscape plan approval from the Tree Commission.
8. The Landscape and Irrigation Plans shall be signed, sealed, and dated prior to City Commission.
9. The applicant shall obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

**Conditions prior to issuance of a building permit:**

10. 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.
11. Prior to issuance of building permits the property owner shall record a deed restriction for the two-market rate units located within the two-story duplex at 1703 Von Phister property, approved by the City Attorney, and submitted into the Records of the Monroe County Clerk of the Court.

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**Conditions prior to issuance of a Certificate of Occupancy:**

12. Prior to issuance of a Certificate of Occupancy for the Major Development Plan at 1319 William Street and 1316 Royal Street, the applicant shall complete all permitting, construction, inspections and receive a Certificate of Occupancy for the linked project at 1703 Von Phister Street. The two units at 1703 Von Phister shall be restricted for affordable housing (median income) as defined in City of Key West Code Section 122-1467, and the developer/property owners shall not increase the sales or rental above 100% area median income.

13. 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 Major Development Plan and Landscape Waiver and Affordable Workforce Housing Linkage Provision application

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approval by the City Commission 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.

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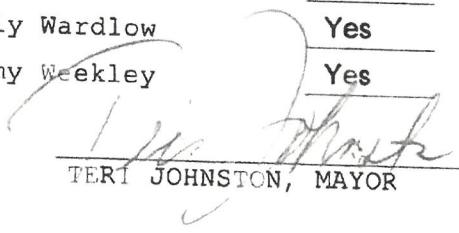
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Read and passed on first reading at a regularly scheduled meeting held this 14<sup>th</sup> day of September 2021.


Authenticated by the presiding officer and Clerk of the Commission on September 21, 2021.

Filed with the Clerk this 21st day of September, 2021.

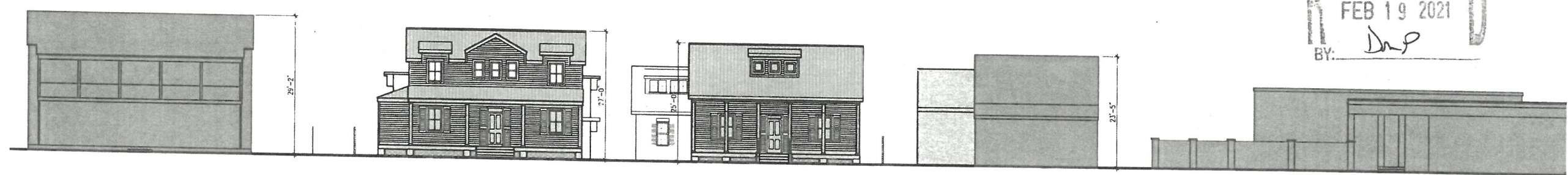
Mayor Teri Johnston	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
\_\_\_\_\_  
TERI JOHNSTON, MAYOR

ATTEST:

  
\_\_\_\_\_  
CHERYL SMITH, CITY CLERK

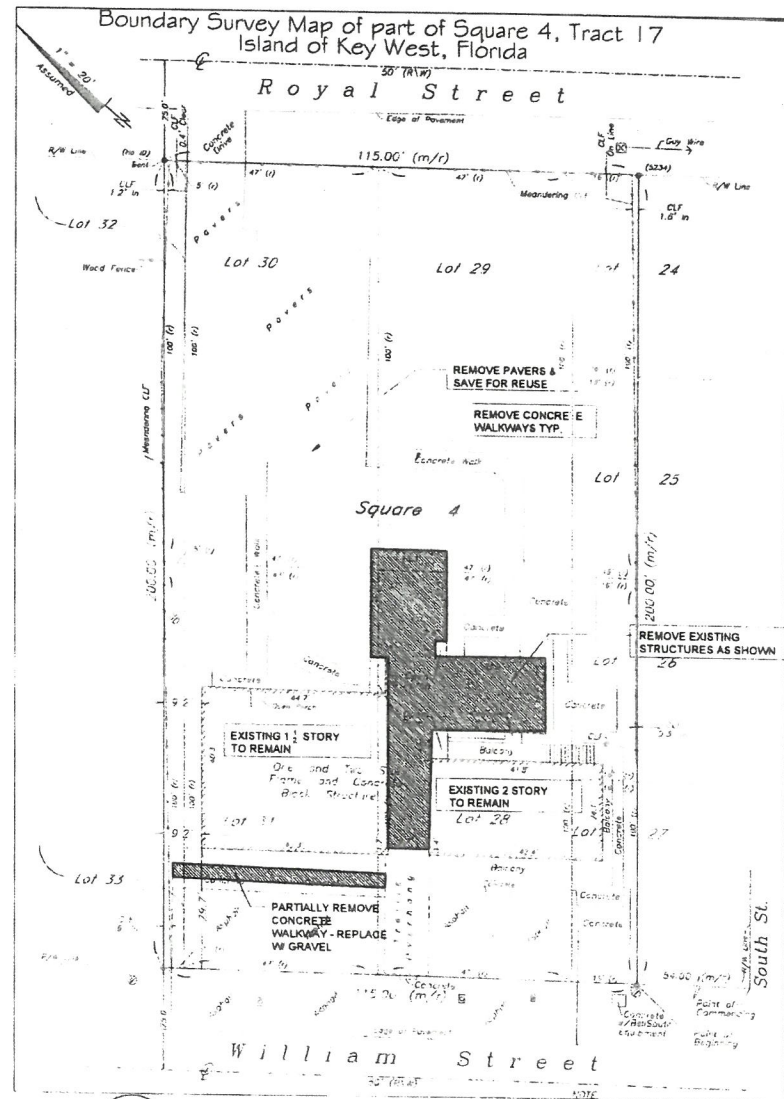
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11-7-21  
KPH



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**RECEIVED**  
 FEB 19 2021  
 BY: *DJP*

**2** PROPOSED STREETScape - ROYAL STREET  
 AE.1.0 SCALE: 3/32"=1'-0"



**1** EXISTING SITE / DEMO PLAN  
 AE.1.0 SCALE: N.T.S.

**Wsa**  
 william shepler & associates  
 architecture  
 201 Frost Street, Suite 200  
 Key West, FL 33040  
 Tel: 305-726-3131  
 Email: info@wsaarch.com

Seal:  
 STATE OF FLORIDA  
 William Shepler, State  
 Architect  
 APR 24 2015  
 REGISTERED ARCHITECT

Signature: \_\_\_\_\_

Consultants:  
 Meridian Engineering LLC  
 AUTHORIZATION #29401  
 305-263-1263 fax 263-4489

Submissions / Revisions  
 PLANNING REVISION 1: 8.11.20  
 PLANNING REVISION 2: 8.13.20  
 PLANNING REVISION 3: 10.15.20  
 PLANNING REVISION 4: 11.11.20  
 PLANNING REVISION 5: 2.18.21

**1316 ROYAL STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029  
 Title: EXISTING/ DEMO SITE PLAN  
 Sheet Number: **AE-1.0**  
 Date: SEPTEMBER 10, 2020  
 © 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

*WSD*  
 11/17/20  
*WSD*  
 5/12/21  
*KPTH*  
 5/4/2021  
*KPTH*  
 11/21/2022  
 1 of 20



**SITE UTILITIES NOTES:**

1. ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE
2. ALL SEWER LINES FROM INDIVIDUAL UNITS SHALL JOIN A MAIN BRANCH UNDER THE CENTER DRIVE AND CONNECT TO SEWER MAIN ON ROYAL STREET

**SITE LIGHTING SYMBOL KEY**

- PEDESTRIAN PATH CREEPER FOR DOWN LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN LIGHT
- WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAYS)

**EXTERIOR LIGHTING NOTES**

1. ALL LIGHTING FIXTURES TO BE I.E.D. FULL CUT OFF
  2. ALL LIGHTING TO BE DARK SKY COMPLIANT
  3. THERE SHALL BE NO LIGHT SPILL ONTO ADJACENT PROPERTIES
  4. LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
  - 4.1. PARKING AREAS TO BE 3 F.C. AT GROUND LEVEL
  - 4.2. PEDESTRIAN WALKWAYS TO BE 2 F.C. AT GROUND LEVEL
  - 4.3. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL
- LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLEAM FROM ROADSIDE AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LIVING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPACIFYING SHIELD. DIRECTLY THE LIGHT LIGHTING TO BE INSTALLED ON ALL PARKING AREAS AND ALONG PEDESTRIAN WALKWAYS.
- ENTIRE PARKING AREA, INCLUDING BIKE AND SCOOTER PARKING, TO BE ADEQUATELY ILLUMINATED. ENERGY CONSERVATION MEASURES TO BE EMPLOYED, INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY FROM THE SKY.

**SITE DATA:**

ZONING HMDR  
 AUTO PARKING ALLOWED N/A  
 EXISTING 10 PROPOSED 16  
 BICYCLE PARKING ALLOWED N/A  
 EXISTING 4 PROPOSED 24

**SITE CALCS - ZONING DISTRICT: HMDR**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	4,431 s.f. (19.3%)	8,122 s.f. (35.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	11,825 s.f. (51.4%)	13,977 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK (William)	Min. 10'	30'	N/A	Yes
FRONT SETBACK (Royal)	Min. 10'	94.7'	10'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	7.8'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	9.2'	5'	Yes
REAR SETBACK	Min. 15'	29.7'	31'	Yes
OPEN SPACE	Min. 35%	10,494 s.f. (45.6%)	8,240 s.f. (36%)	Yes

\*Existing Non-Conforming Condition

PROPERTY UNITS  
 THIS PROPERTY HAS BEEN ALLOCATED:  
 6 BENEFICIARY USE UNITS  
 2 BPAS UNITS  
 TOTAL 8 UNITS  
 2 UNITS FOR EXISTING BUILDINGS 1317 & 1319



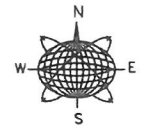
william shepler & associates  
 architecture

201 Front Street, Suite 203  
 Key West, FL 33540  
 Tel: 305-736-3131  
 Email: wsa@wsashepler.com



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401

PH: 305-293-3163 FAX: 305-481899

Submissions / Revisions

PLANNING REVISION 1: 8.11.20

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.18.21

**1316 ROYAL STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size 24x36 Project # 19029

Title

**PROPOSED SITE PLAN**

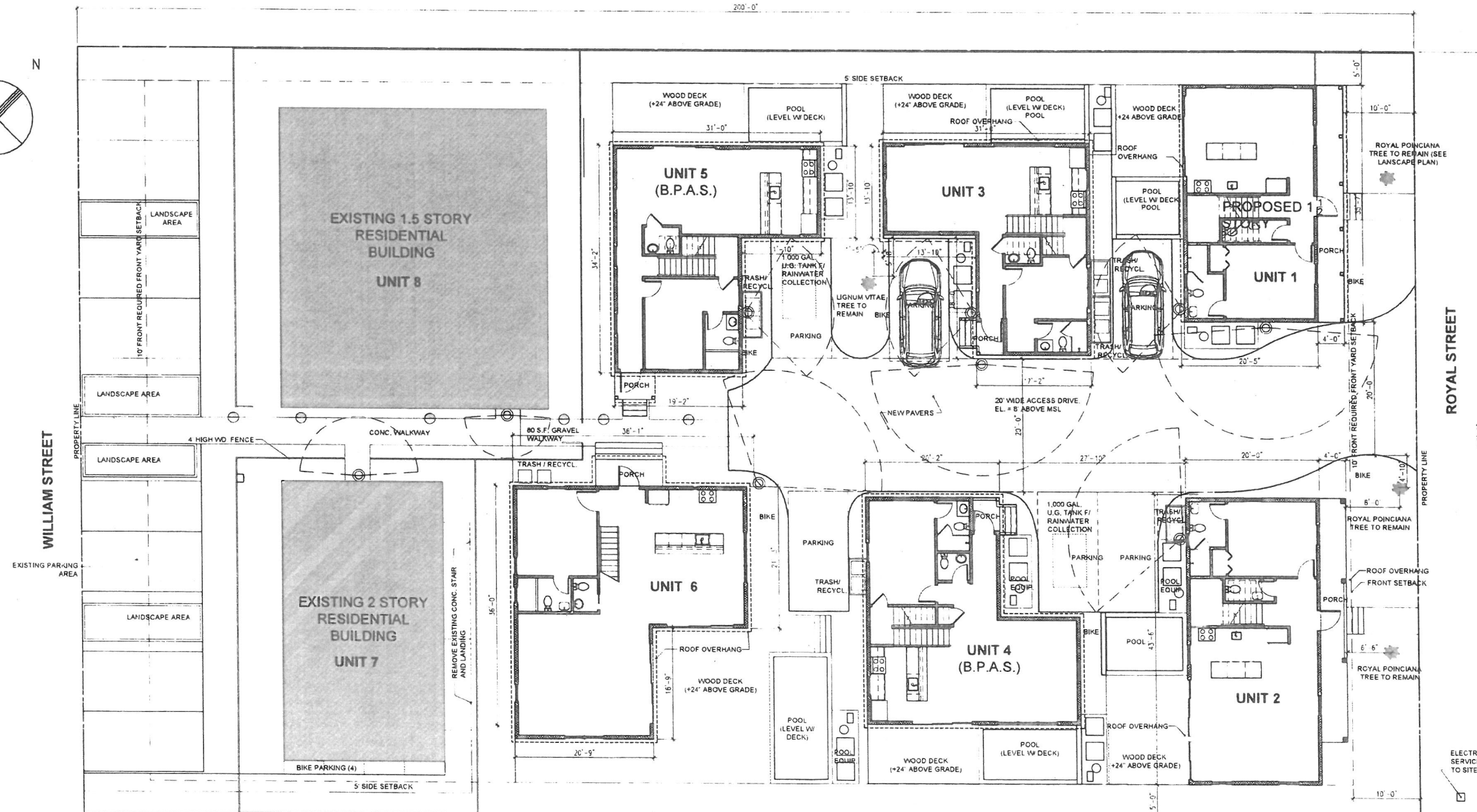
Sheet Number

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Date - SEPTEMBER 10 2020

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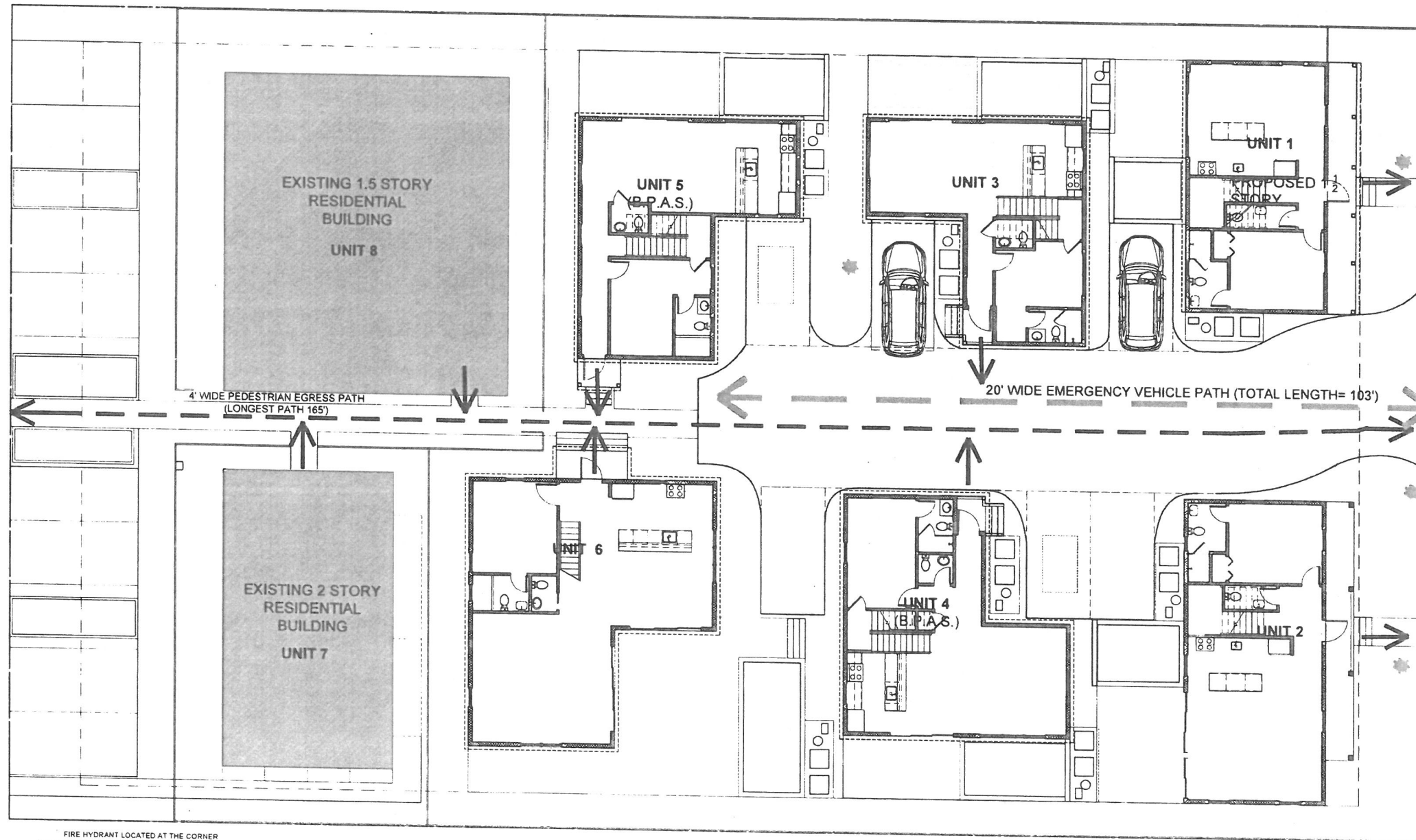
*WSA*  
*5/12/21*  
*KPH*  
*5/4/2021*



**1**  
**A1.0** PROPOSED SITE PLAN  
 SCALE: 1/8"=1'-0"

*2/20*

FIRE HYDRANT LOCATED AT THE CORNER OF MARGARET AND UNITED



FIRE HYDRANT LOCATED AT THE CORNER OF WILLIAM AND SOUTH (135 FT.)

1 LIFE SAFETY PLAN  
A1.2 SCALE 1/8"=1'-0"

**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarch.com

Seal  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
1934465

Signature

Consultants  
N  
W E  
S

Meridian Engineering LLC  
AUTHORIZATION #29401  
pr 305-293-2263 hv 213-4391

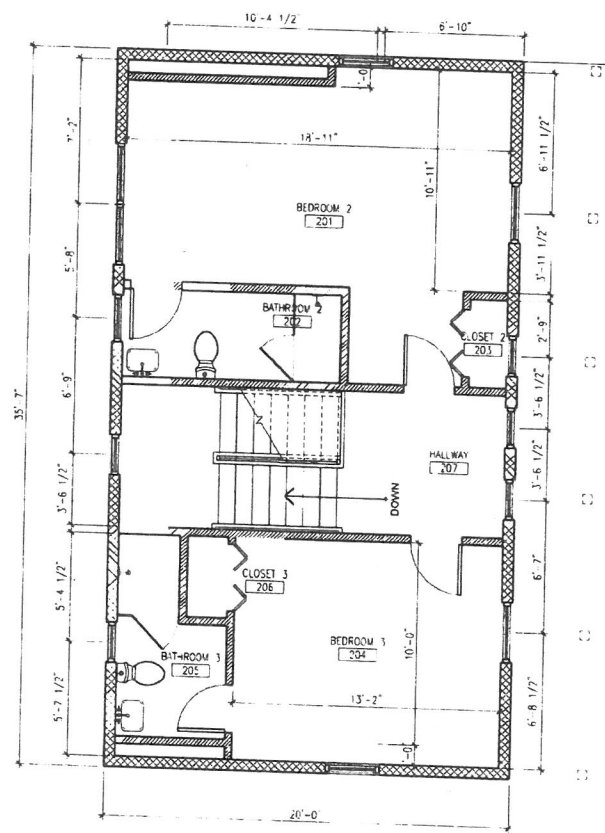
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**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

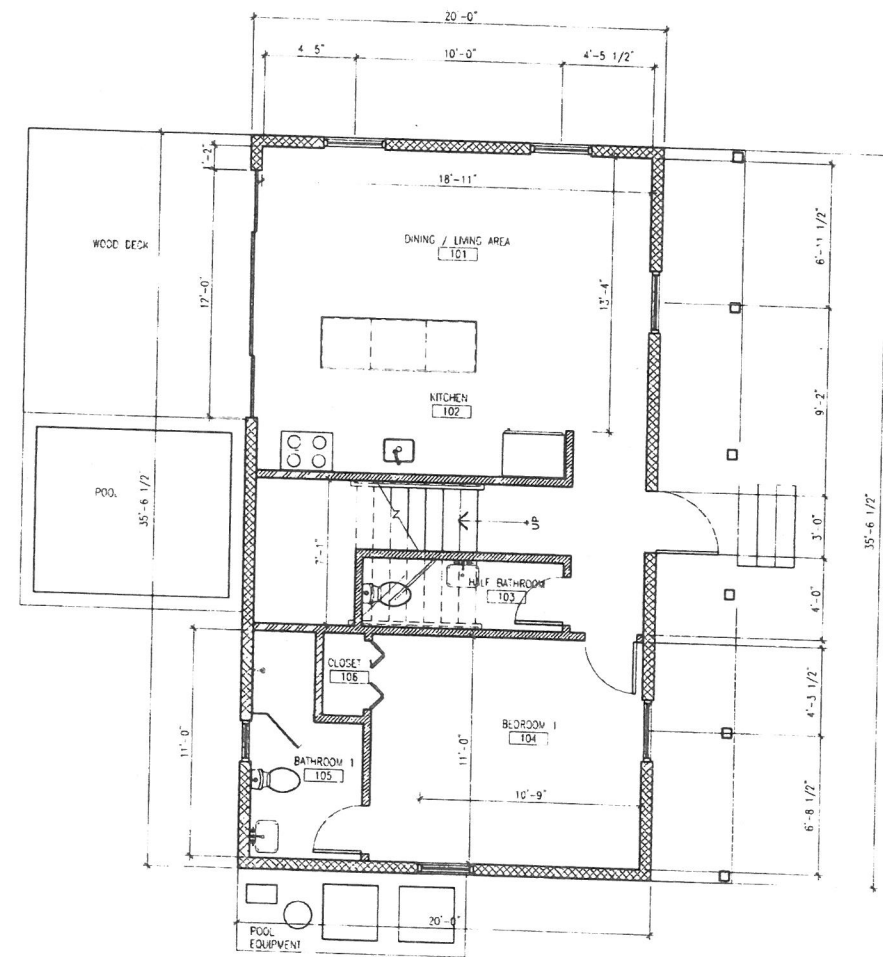
Drawing Size: 24x36 | Project #: 19029  
Title: LIFE SAFETY PLAN  
Sheet Number: **A-1.2**  
Date: SEPTEMBER 16, 2020  
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WSA  
5/12/21  
KPT  
5/4/2021

3020

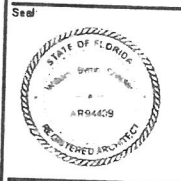


2 SECOND FLOOR PLAN - UNIT 1  
 A1.21 SCALE: 1/4"=1'-0"

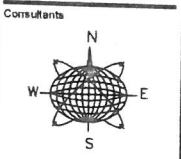


1 FIRST FLOOR PLAN - UNIT 1  
 A1.21 SCALE: 1/4"=1'-0"

*Handwritten:*  
 OK'd  
 5/12/21  
 LCPT  
 5/4/2022



Signature



Meridian Engineering LLC  
 AUTHORIZATION #29401  
 # 305-293-3163 fax: 293-4497

Submissions / Revisions

PLANNING REVISION 1	8.11.20
PLANNING REVISION 2	6.13.20
PLANNING REVISION 3	10.15.20
PLANNING REVISION 4	11.11.20
PLANNING REVISION 5	2.19.21

**1316 ROYAL STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size 24x36 | Project # 1029

UNIT 1  
 FLOOR PLANS

Sheet Number

**A1-2.1**

Date - SEPTEMBER 10, 2020  
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*Handwritten:* 4 of 20



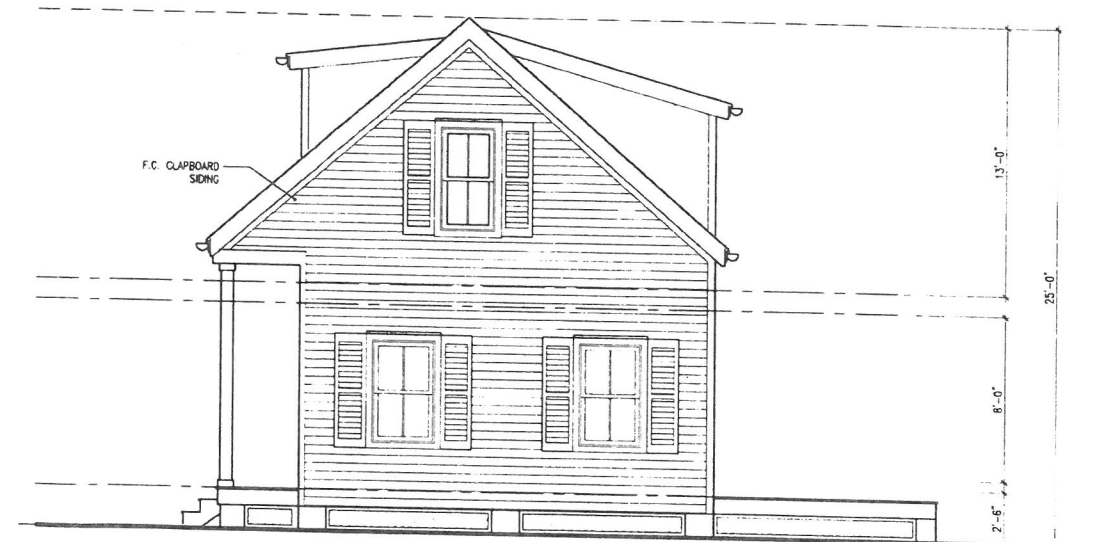
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A1.31 SCALE: 1/4"=1'-0"



2 UNIT 1 WEST ELEVATION  
A1.31 SCALE: 1/4"=1'-0"



4 UNIT 1 EAST ELEVATION  
A1.31 SCALE: 1/4"=1'-0"



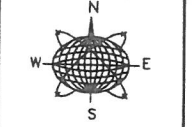
1 UNIT 1 NORTH ELEVATION  
A1.31 SCALE: 1/4"=1'-0"

*USA 5/12/21*  
*KPH 5/14/2021*



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #29401  
PH 305-243-3283 FAX 305-4493

Submissions / Revisions  
PLANNING REVISION 8.11.20  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.13.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24.36 | Project #: 19029

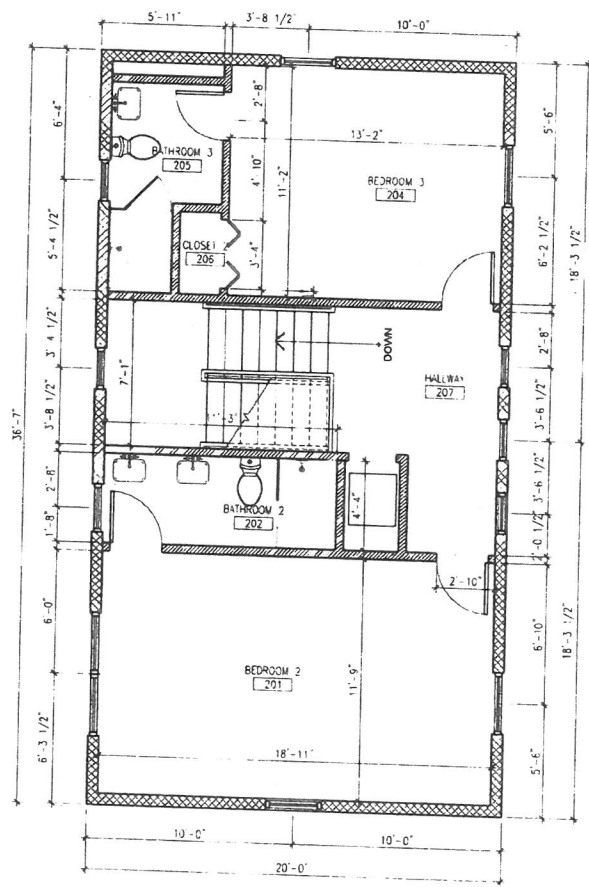
UNIT 1  
ELEVATIONS

Sheet Number  
**A1-3.1**

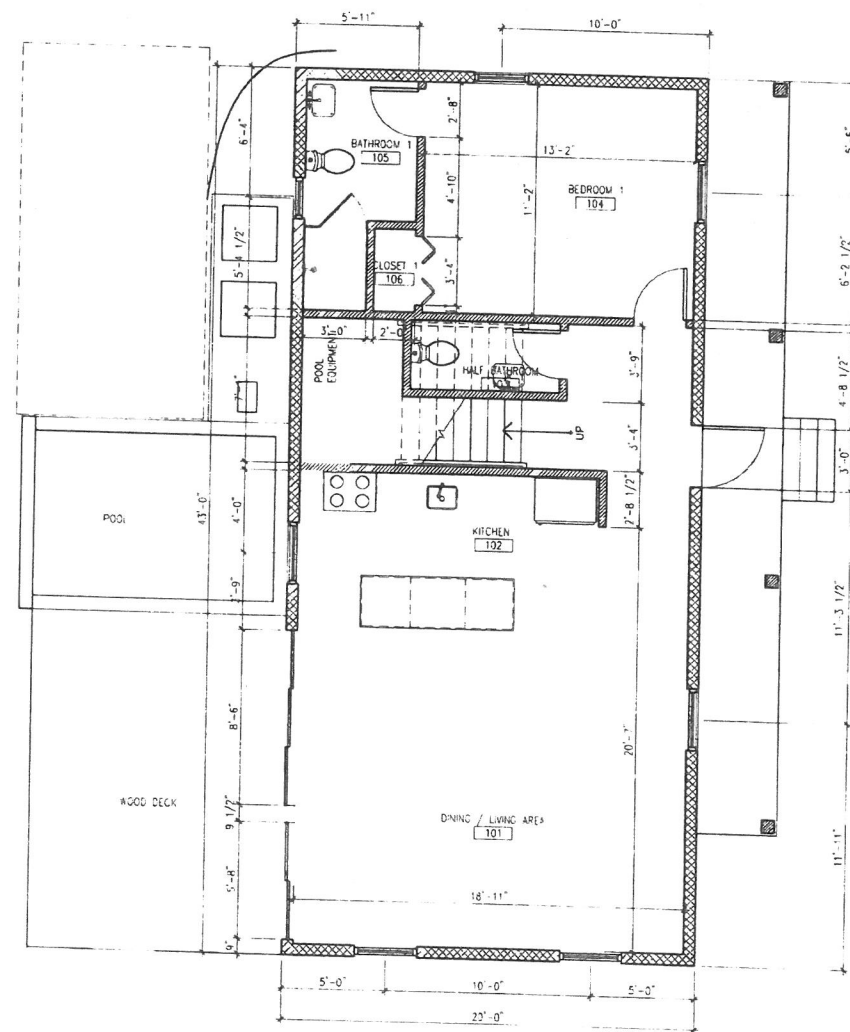
Date: SEPTEMBER 10, 2020  
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*5420*



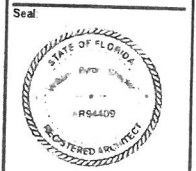


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 A2.21 SCALE: 1/4"=1'-0"

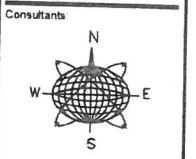


1 FIRST FLOOR PLAN - UNIT 2  
 A2.21 SCALE: 1/4"=1'-0"

*WSA  
 5/12/21  
 KPT  
 5/14/2021*



Signature



Meridian Engineering LLC  
 AUTHORIZATION #29401  
 PH 305-293-3203 FAX 293-4180

Submissions / Revisions

PLANNING REVISION 1:	8.11.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

**1316 ROYAL STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

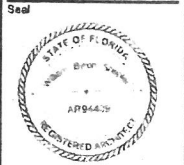
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Sheet Number: **A2-2.1**

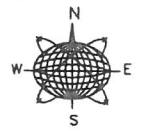
Date: SEPTEMBER 10, 2020  
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*6/8/20*



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Consultants



Meridian Engineering LLC

AUTHORIZATION #29401  
PH 305-293-3283 FAX 293-4839

Submissions / Revisions

- PLANNING REVISION 8.11.20
- PLANNING REVISION 1: 8.13.20
- PLANNING REVISION 2: 10.15.20
- PLANNING REVISION 3: 11.11.20
- PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size | Project #  
24-35 | 19029

Title

UNIT 2  
ELEVATIONS

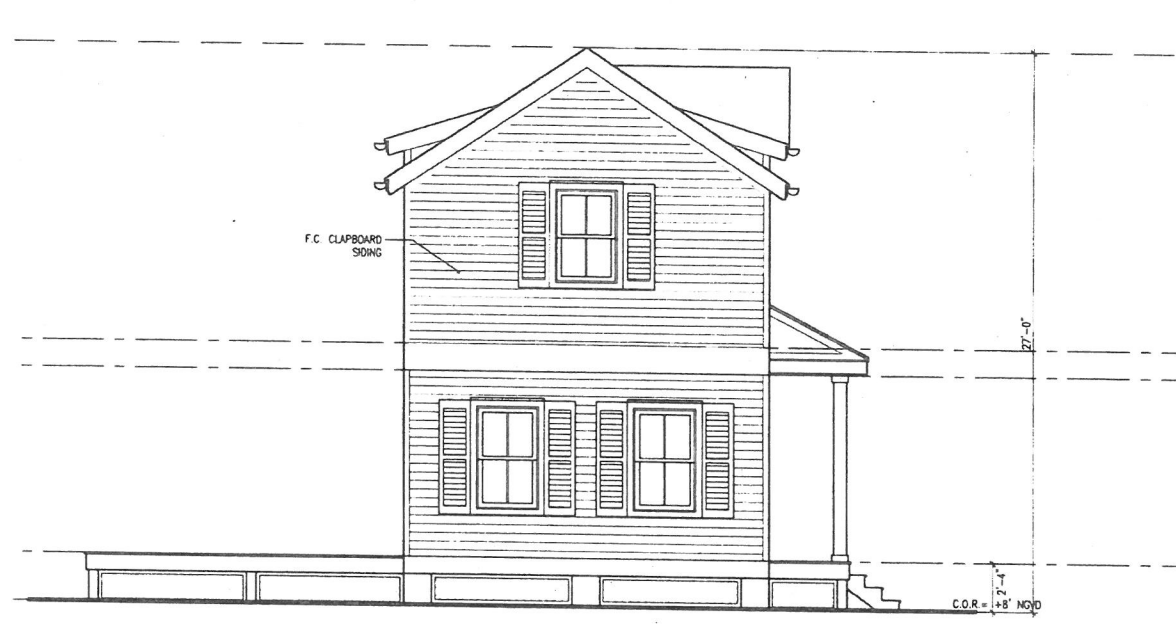
Sheet Number

A2-3.1

Date - SEPTEMBER 16 2020  
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WWS  
5/12/21  
KPH  
5/4/2021

7 of 20



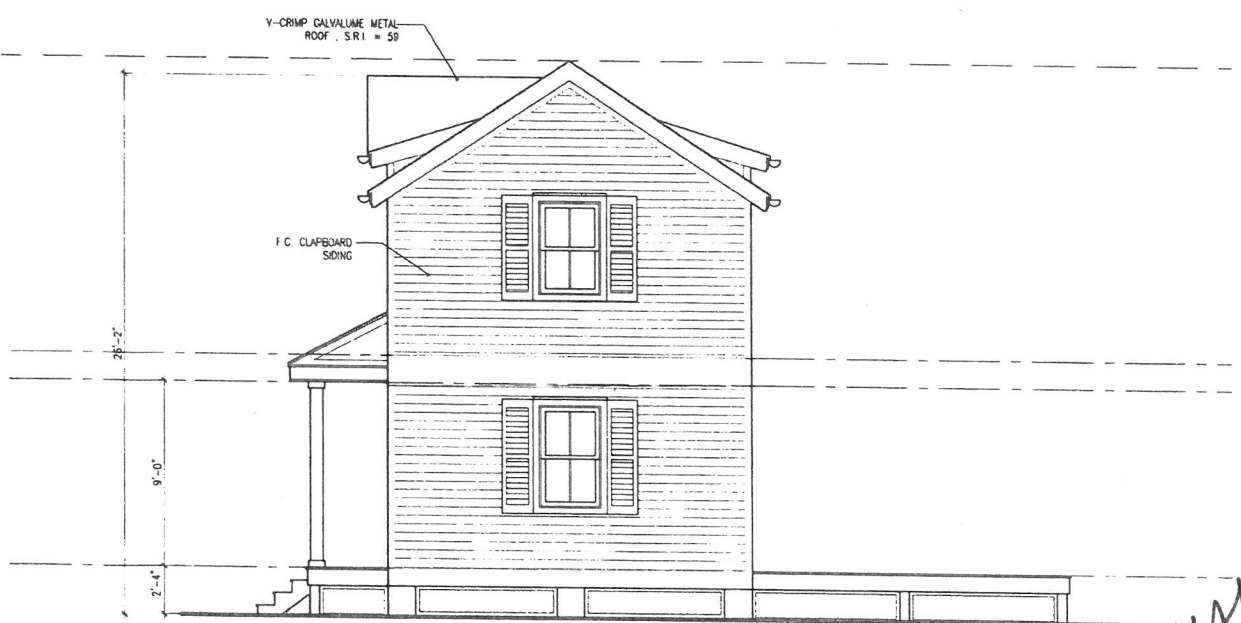
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A2.31 SCALE: 1/4"=1'-0"



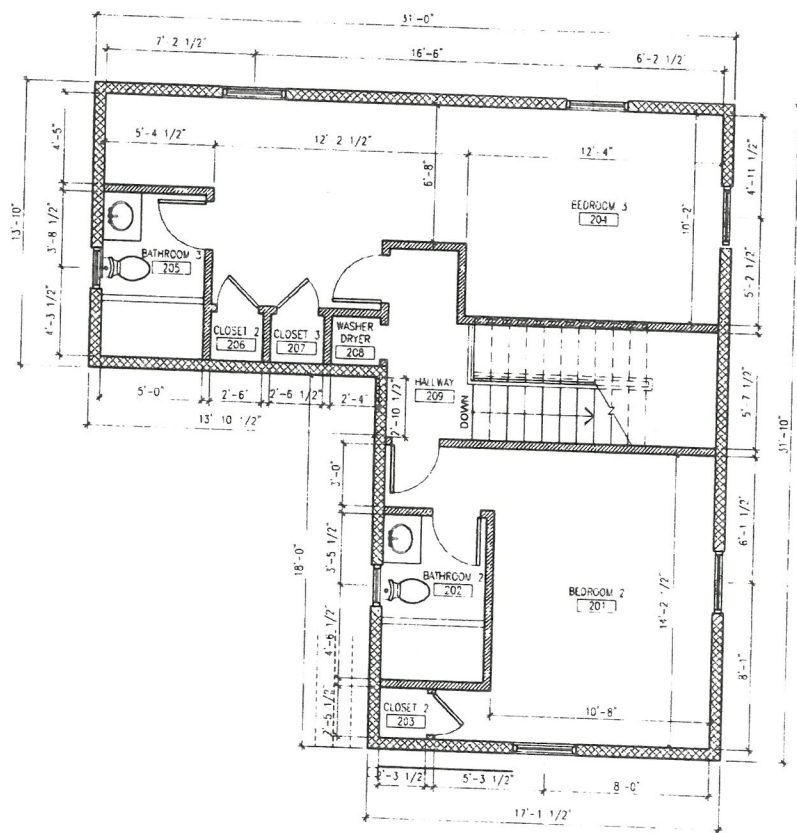
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A2.31 SCALE: 1/4"=1'-0"



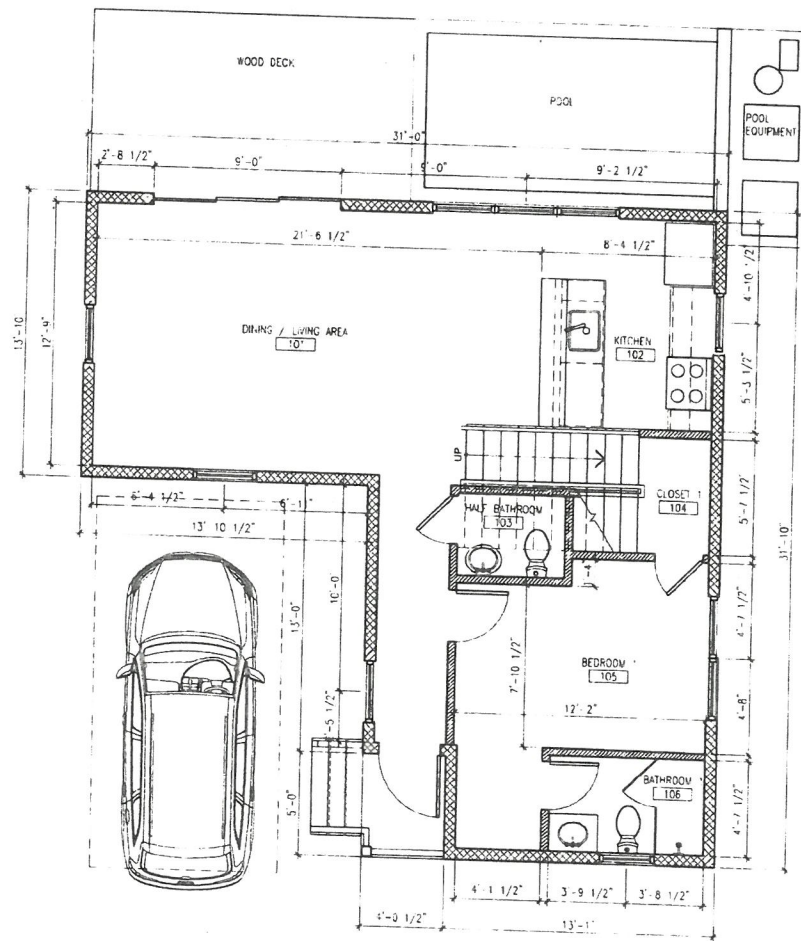
4 UNIT 2 EAST ELEVATION  
A2.31 SCALE: 1/4"=1'-0"



1 UNIT 2 NORTH ELEVATION  
A2.31 SCALE: 1/4"=1'-0"



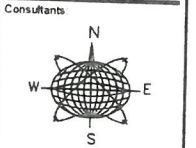
2 SECOND FLOOR PLAN - UNIT 3  
 A3.21 SCALE 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 3  
 A3.21 SCALE 1/4"=1'-0"



Signature



Meridian Engineering LLC  
 AUTHORIZATION #29401  
 67100-000-0003 (Rev. 2/24/19)

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

**1316 ROYAL STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029

UNIT 3  
 FLOOR PLANS

Sheet Number  
**A3-2.1**

Date: SEPTEMBER 10, 2020  
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*WSA*  
*5/12/21*

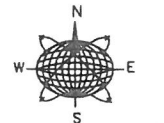
*KPH*  
*5/4/20*

*8 of 20*



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Consultants



Meridian Engineering LLC

AUTHORIZATION #29401  
en 305-293-3203 fax 293-4199

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.13.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.18.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029

Title

**UNIT 3 ELEVATIONS**

Sheet Number  
**A3-3.1**

Date: SEPTEMBER 10, 2020  
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*Handwritten:* WSD 5/12/21, KPH 5/4/2021

*Handwritten:* 9 of 20



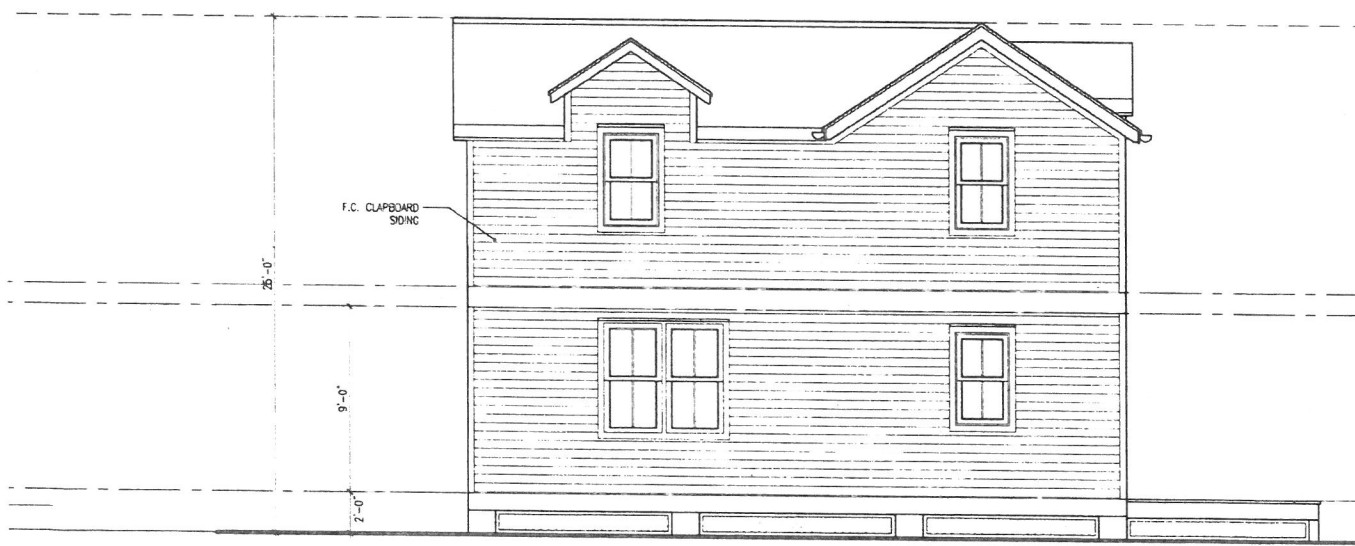
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SCALE: 1/4"=1'-0"



**3 UNIT 3 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

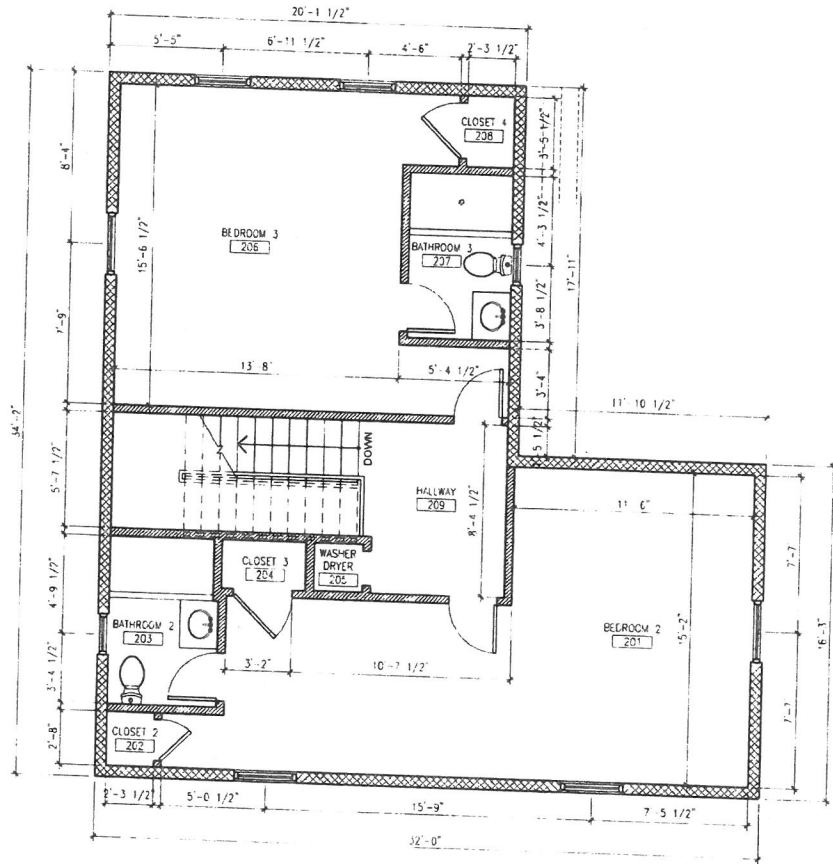


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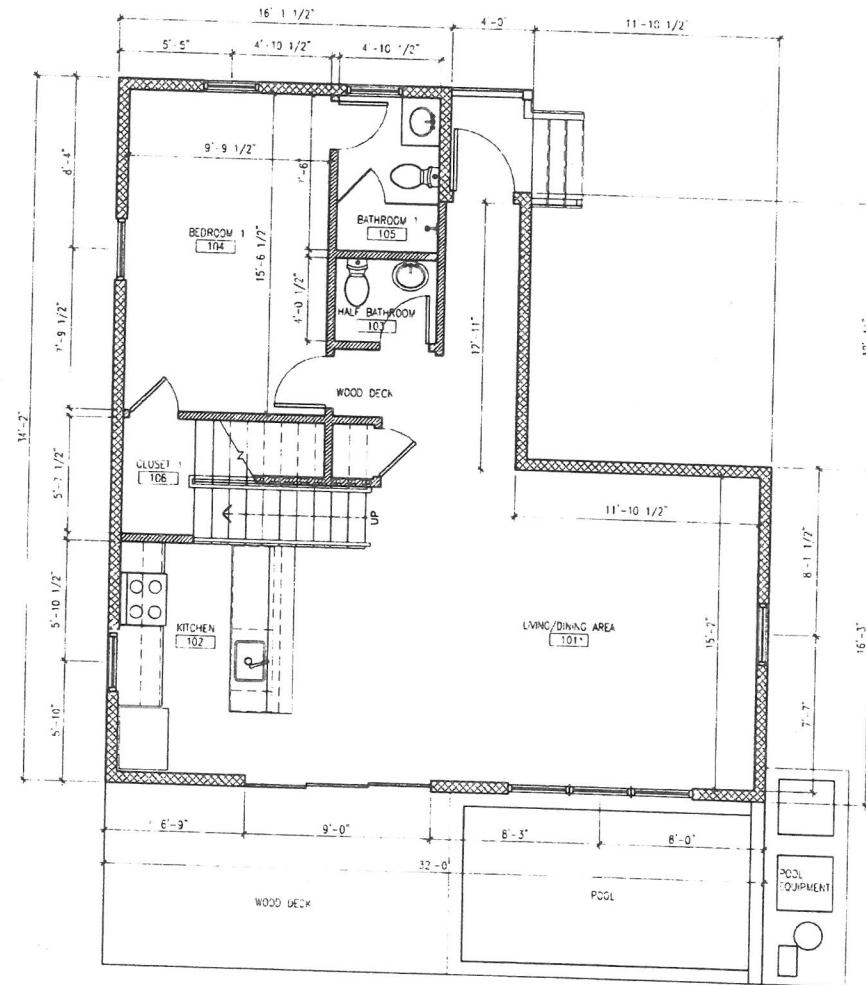


**4 UNIT 3 EAST ELEVATION**  
SCALE: 1/4"=1'-0"





2 SECOND FLOOR PLAN - UNIT 4  
 A4.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 4  
 A4.21 SCALE: 1/4"=1'-0"

*WSM*  
 5/12/21

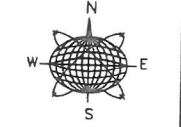
*KPH*  
 5/4/2021

*104620*



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401  
 ph 352-293-2261 fax 293-4699

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.18.21

**1316 ROYAL STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: A4.21 | Project #: 19029

Title

UNIT 4  
 FLOOR PLANS

Sheet Number

**A4-2.1**

Date - SEPTEMBER 10, 2020

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3 UNIT 4 SOUTH ELEVATION  
A4.31 SCALE: 1/4"=1'-0"



2 UNIT 4 WEST ELEVATION  
A4.31 SCALE: 1/4"=1'-0"



4 UNIT 4 EAST ELEVATION  
A4.31 SCALE: 1/4"=1'-0"



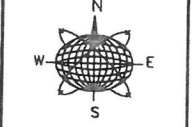
1 UNIT 4 NORTH ELEVATION  
A4.31 SCALE: 1/4"=1'-0"

WLUU  
5/12/21  
KPH  
5/4/2021



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #25401  
exp. 305-293-3263 Fax 293-4199

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029

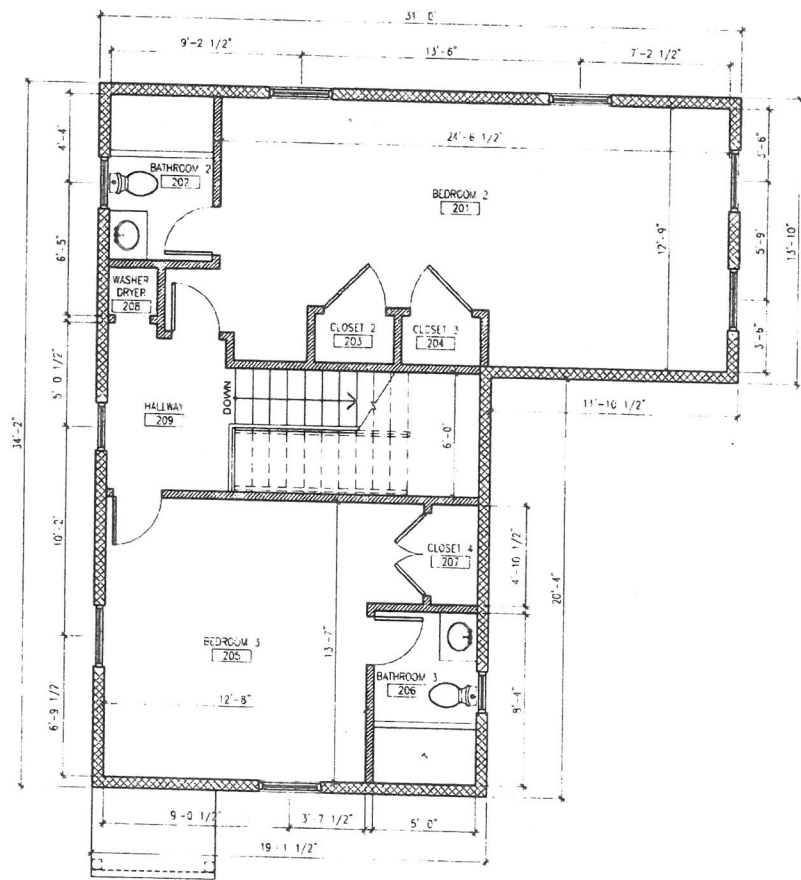
UNIT 4 ELEVATIONS

Sheet Number

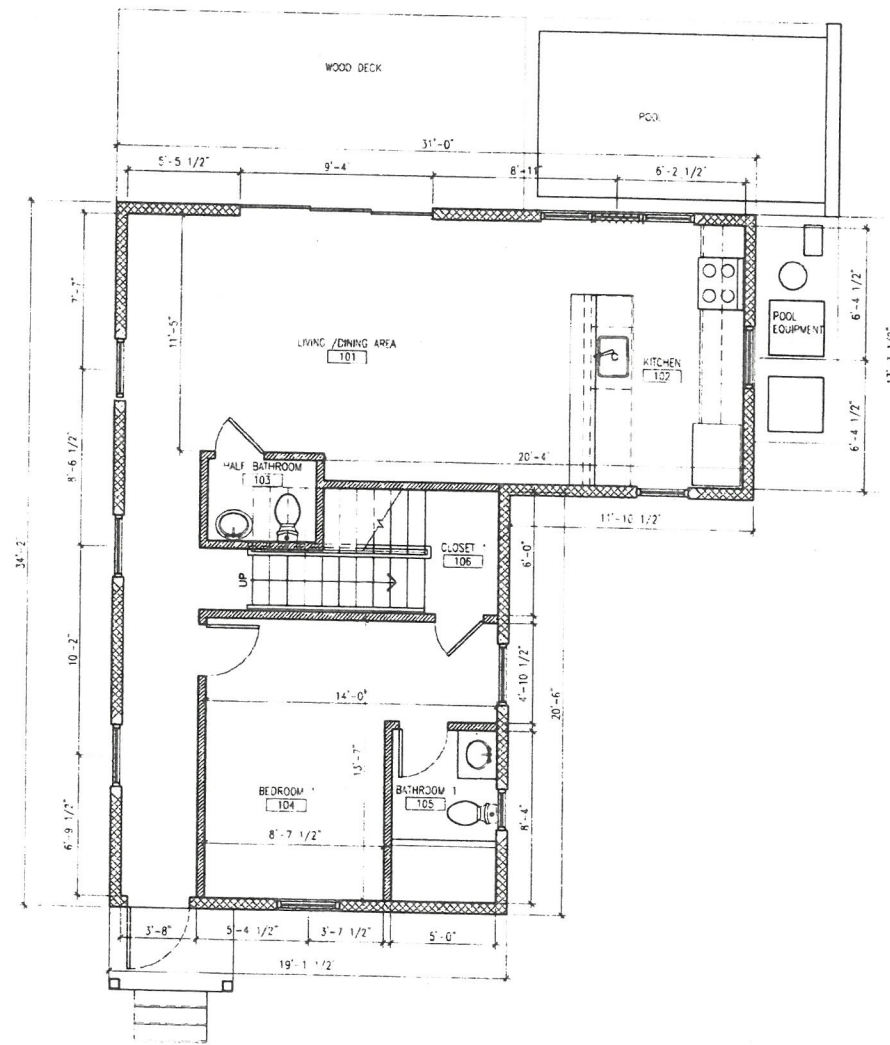
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Date: SEPTEMBER 10, 2020  
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11/20



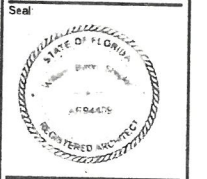
2 SECOND FLOOR PLAN - UNIT 5  
A5.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 5  
A5.21 SCALE: 1/4"=1'-0"

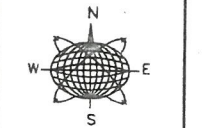
**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel. 305-735-3131  
Email: info@wsapl.com



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #23401  
01-325-213-2253 (in 242-4499)

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.18.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029

Title

UNIT 5  
FLOOR PLANS

Sheet Number

**A5-2.1**

Date - SEPTEMBER 10 2020

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*WWS  
5/12/21*

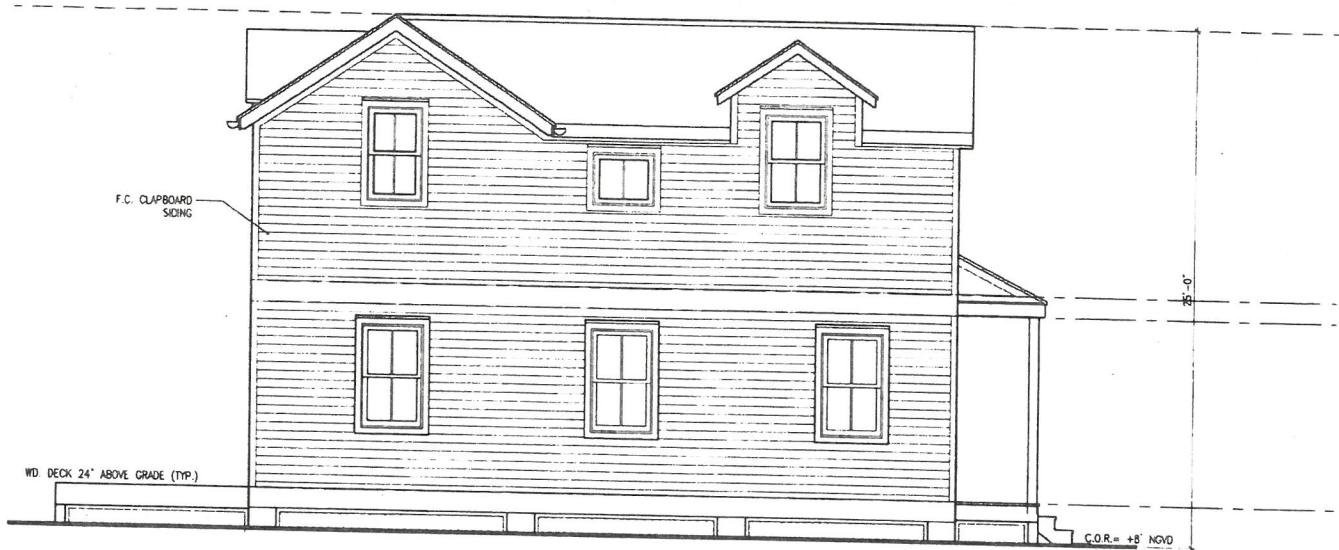
*KPH  
5/4/2021*

*12/20/20*

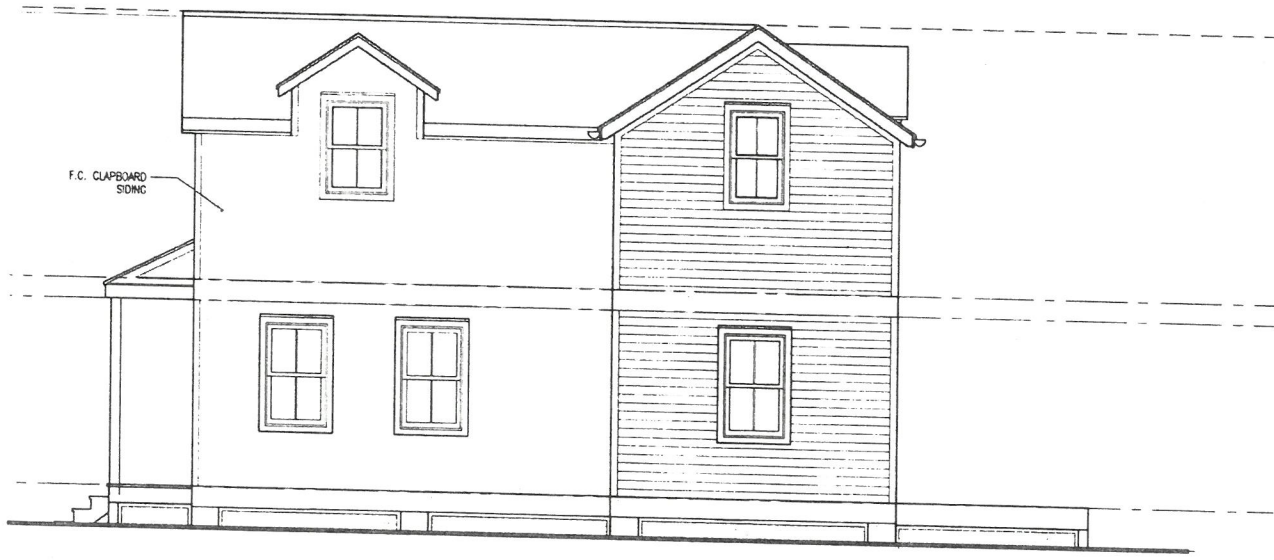




3 UNIT 5 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



2 UNIT 5 WEST ELEVATION  
SCALE: 1/4"=1'-0"



4 UNIT 5 EAST ELEVATION  
SCALE: 1/4"=1'-0"



1 UNIT 5 NORTH ELEVATION  
SCALE: 1/4"=1'-0"

*WSA  
Sheet 21  
12pt  
5/4/2020*

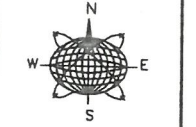


william shepler & associates  
architecture  
201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsahepbdr.com



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #23401  
on 305-253-1243 fax 282-4185

Submissions / Revisions	
PLUMBING REVISION 1:	8.11.20
PLUMBING REVISION 2:	10.15.20
PLUMBING REVISION 3:	11.11.20
PLUMBING REVISION 4:	2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029

Title

UNIT 5  
ELEVATIONS

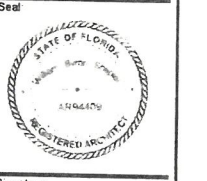
Sheet Number

**A5-3.1**

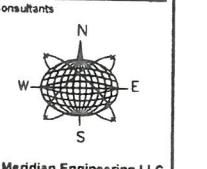
Date - SEPTEMBER 10, 2020  
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*13 of 20*





Signature: \_\_\_\_\_



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AUTHORIZATION #25401  
pm 305-293-3263 fax 293-4899

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.18.21

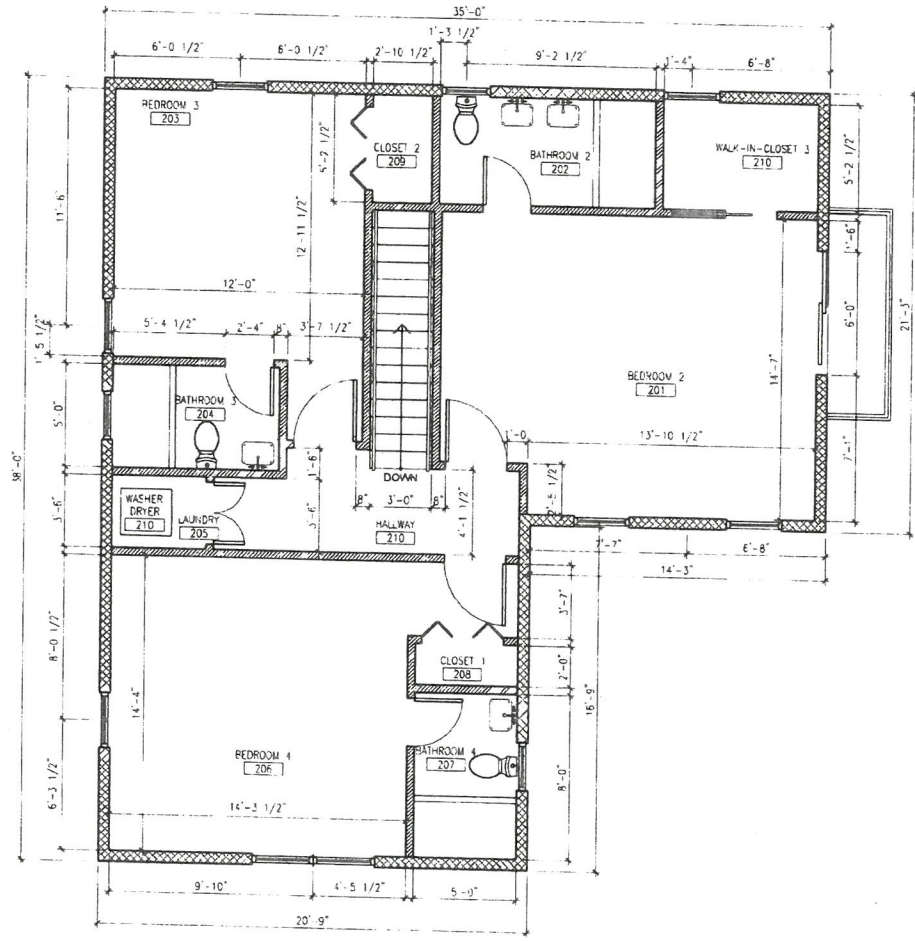
**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029  
Title: \_\_\_\_\_

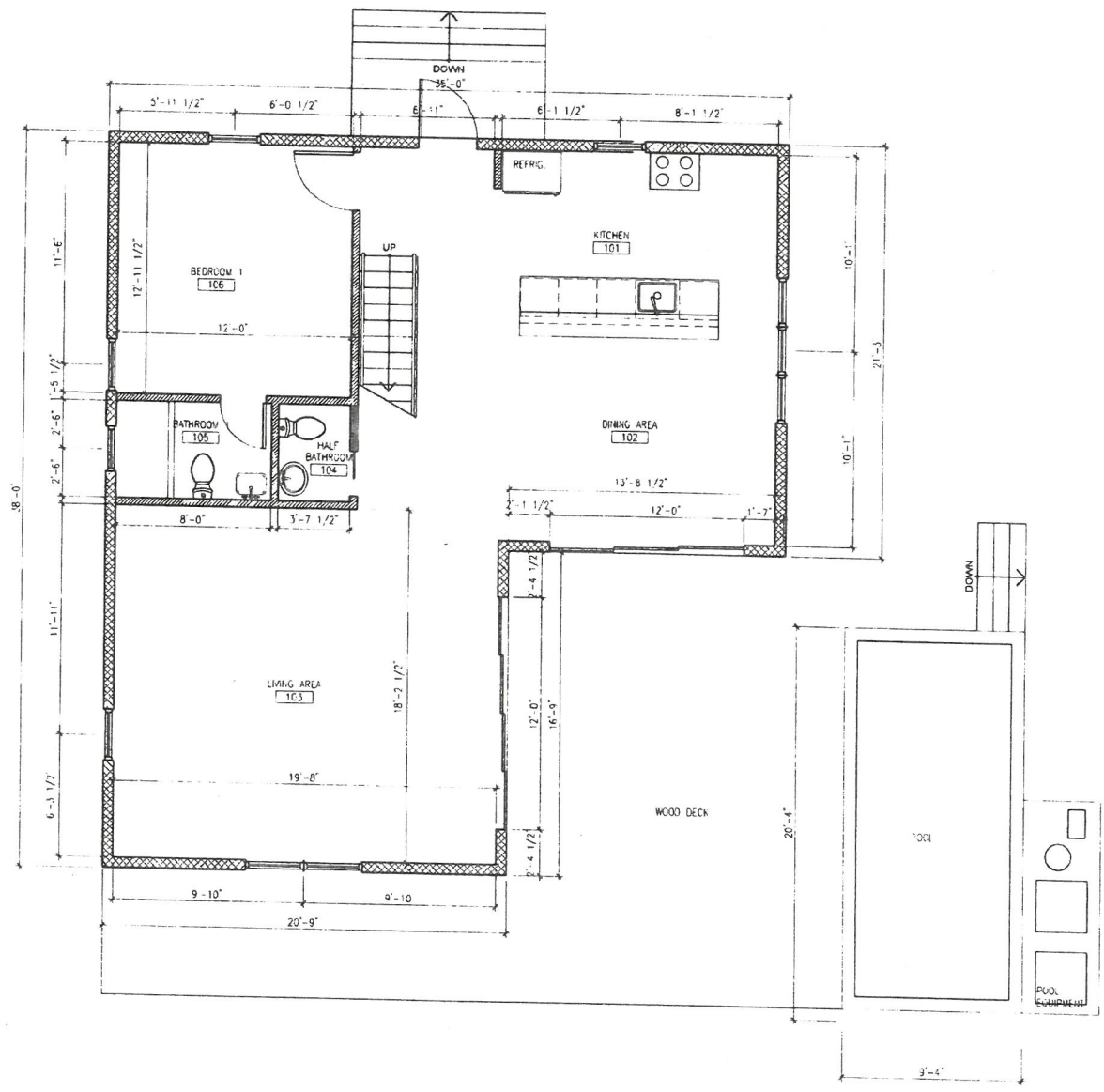
UNIT 6  
FLOOR PLANS

Sheet Number:  
**A6-2.1**

Date: SEPTEMBER 10, 2020  
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**2** SECOND FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"



**1** FIRST FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"

*WSA*  
*5/12/21*  
*KPH*  
*5/4/2021*

*14 of 20*



3 UNIT 6 SOUTH ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



2 UNIT 6 WEST ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



4 UNIT 6 EAST ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



1 UNIT 6 NORTH ELEVATION  
A6.31 SCALE: 1/4"=1'-0"

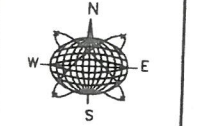
**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-736-3131  
Email: info@wsapl.com



Signature

Consultants



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PH 305-293-3267 FAX 293-4191

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.18.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029

Title  
**UNIT 6 ELEVATIONS**

Sheet Number  
**A6-3.1**

Date: SEPTEMBER 10, 2020  
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*WSA 5/12/21 KPT 5/4/2021*

*15 of 20*



**Water Quantity - Pradevelopment**

Project Area	0.53 ac
PerVIOUS Area	0.25 ac
ImperVIOUS Area	0.28 ac
% ImperVIOUS	52.12%
Rainfall for 25yr/72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Undeveloped Available Storage	1.88 in
Soil Storage (S)	0.90 in
Qpre = (P - 0.2S) <sup>2</sup> / (P + 0.8S) [25yr/72hr]	11.14 in

**Water Quantity - Postdevelopment**

Project Area	0.53 ac
PerVIOUS Area	0.21 ac
ImperVIOUS Area	0.32 ac
% ImperVIOUS	60.00%
Rainfall for 25yr/72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Developed Available Storage	1.88 in
Soil Storage (S)	0.75 in
Qpost = (P - 0.2S) <sup>2</sup> / (P + 0.8S) [25yr/72hr]	11.14 in

**Postdevelopment - Pradevelopment**

Qpost - Qpre [25yr/72hr]	0.16 in
Volume = QA [25yr/72hr]	0.08 ac-in
	0.007 ac-ft

**Water Quality**

Project Area	0.53 ac
Total Roof Area	0.18 ac
Adjusted Project Area	0.35 ac
ImperVIOUS Area	0.14 ac
% ImperVIOUS	39.32%

A) One inch of runoff from drainage basin	0.044 ac-ft
B) 2.5 inches * % ImperVIOUS * Tot. Proj. Area	0.043 ac-ft

**Water Quantity Vs. Water Quality**

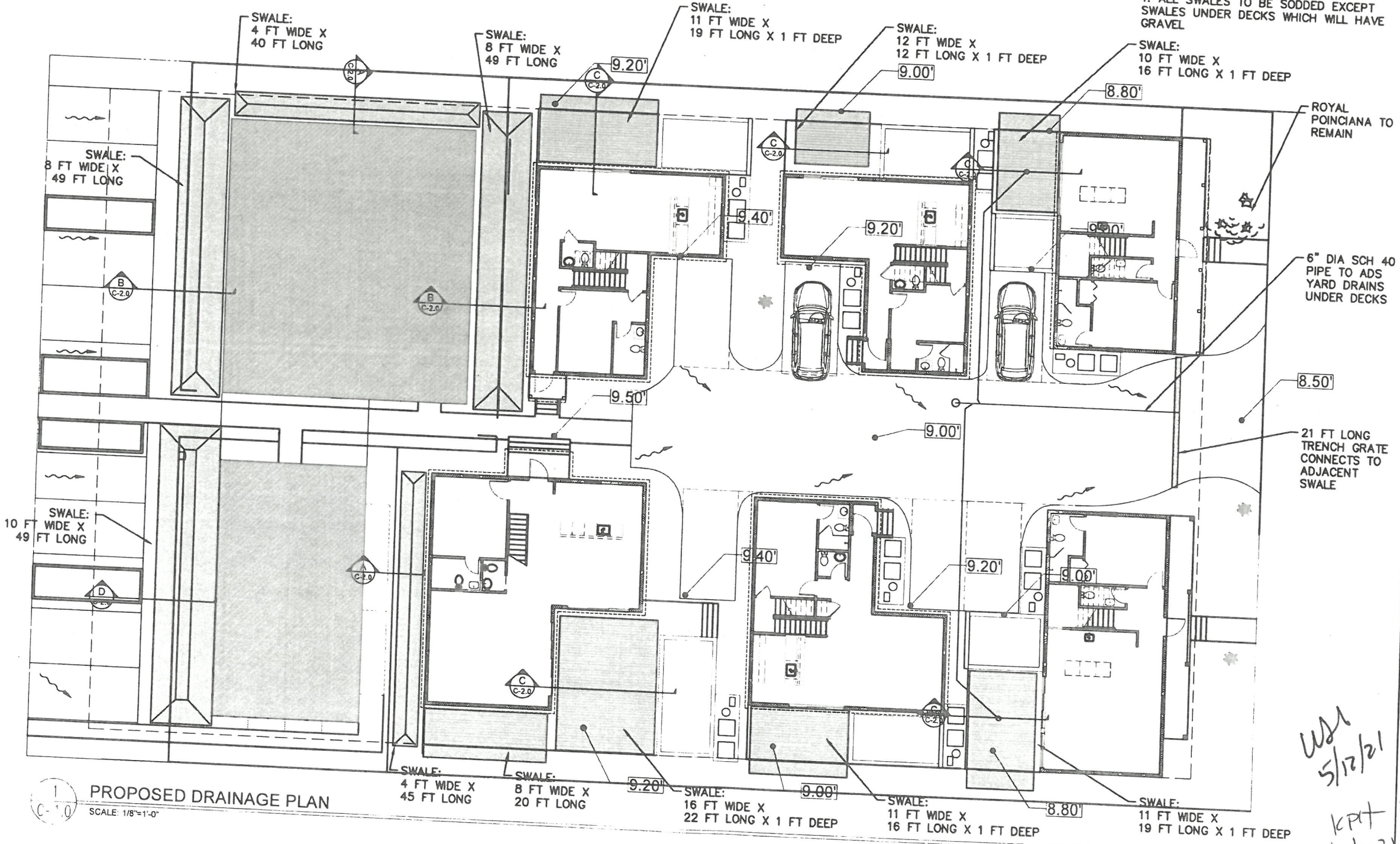
Quantity	Quality
0.007 ac-ft	< 0.04401 ac-ft

**Swale Volume Required**

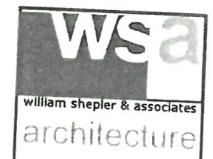
Water Quality/Quantity*50%	938.61 cu.ft
	0.02201 ac-ft

NOTE:  
50% CREDIT FOR DRY RETENTION

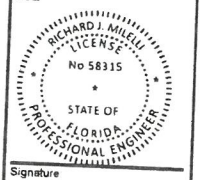
SWALES	428 CF
SEEPAGE TRENCHES	634 CF
TOTAL =	1062.00



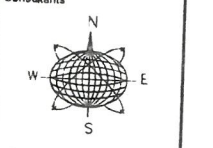
NOTE:  
1. ALL SWALES TO BE SODDED EXCEPT SWALES UNDER DECKS WHICH WILL HAVE GRAVEL



201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-736-3131  
Email: info@wsa-plr.com



Signature: \_\_\_\_\_  
Consultants: \_\_\_\_\_



Meridian Engineering LLC  
AUTHORIZATION #29401  
ph: 305-992-3283 fax: 305-429-4298

Submissions / Revisions	
PLANNING REVISION 5.11.20	
PLANNING REVISION 1. 8.13.20	
PLANNING REVISION 2. 10.15.20	
PLANNING REVISION 3. 11.11.20	

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19029

Tide: PROPOSED DRAINAGE PLAN

Sheet Number: **C-1.0**

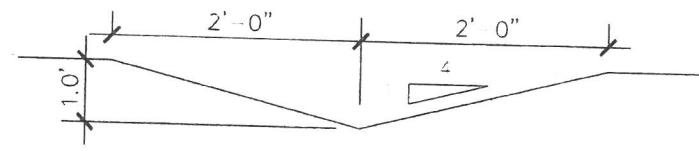
Date: SEPTEMBER 10, 2020  
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**PROPOSED DRAINAGE PLAN**  
SCALE: 1/8"=1'-0"

WSA  
5/12/21

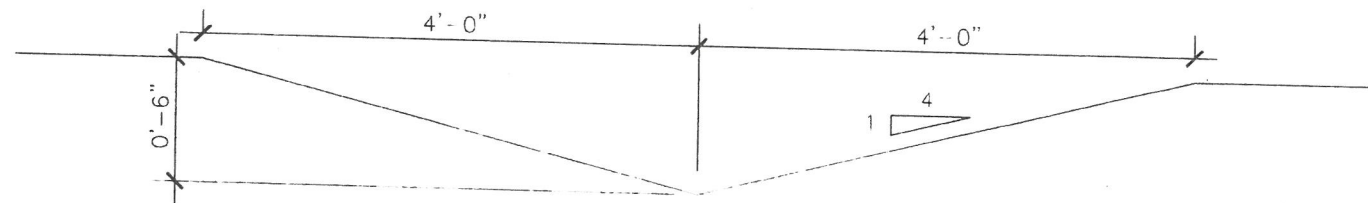
KPT  
5/4/2021

16 of 20



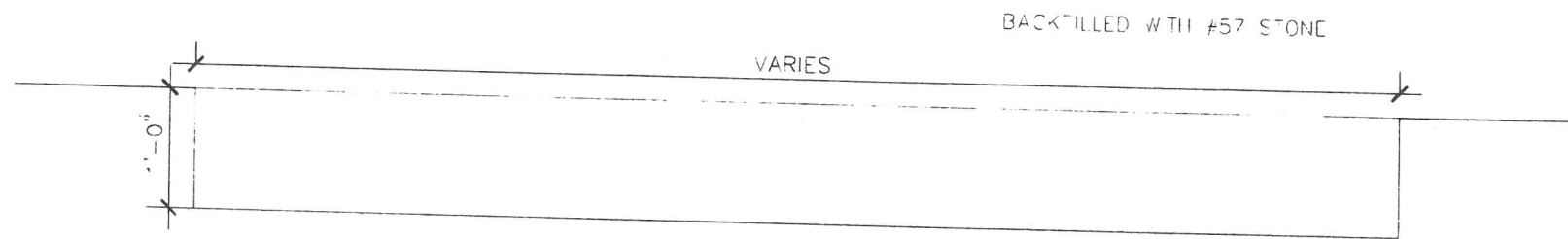
C.S. AREA = 1.00 SF

A SWALE SECTION  
C-2.0 N.T.S.



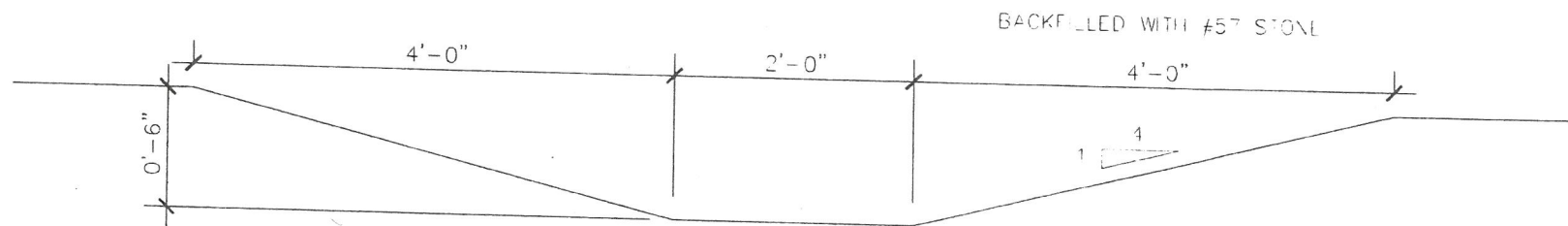
C.S. AREA = 2.00 SF

B SWALE SECTION  
C-2.0 N.T.S.



POROSITY OF 57 STONE = 45%

C SWALE SECTION  
C-2.0 N.T.S.



C.S. AREA = 3 SF

D SWALE SECTION  
C-2.0 N.T.S.

**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel 305-735-3131  
Email: info@wsapl.com

Seal  
RICHARD J. MIELLE  
LICENSE  
No 58315  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

Signature

Consultants  
Meridian Engineering LLC  
AUTHORIZATION #25401  
#1 305-238-2010 Fax: 203-41291

Submissions / Revisions  
PLANNING REVISION 9 11/20  
PLANNING REVISION 1 8/13/20  
PLANNING REVISION 2 10/5/20  
PLANNING REVISION 3 11/11/20

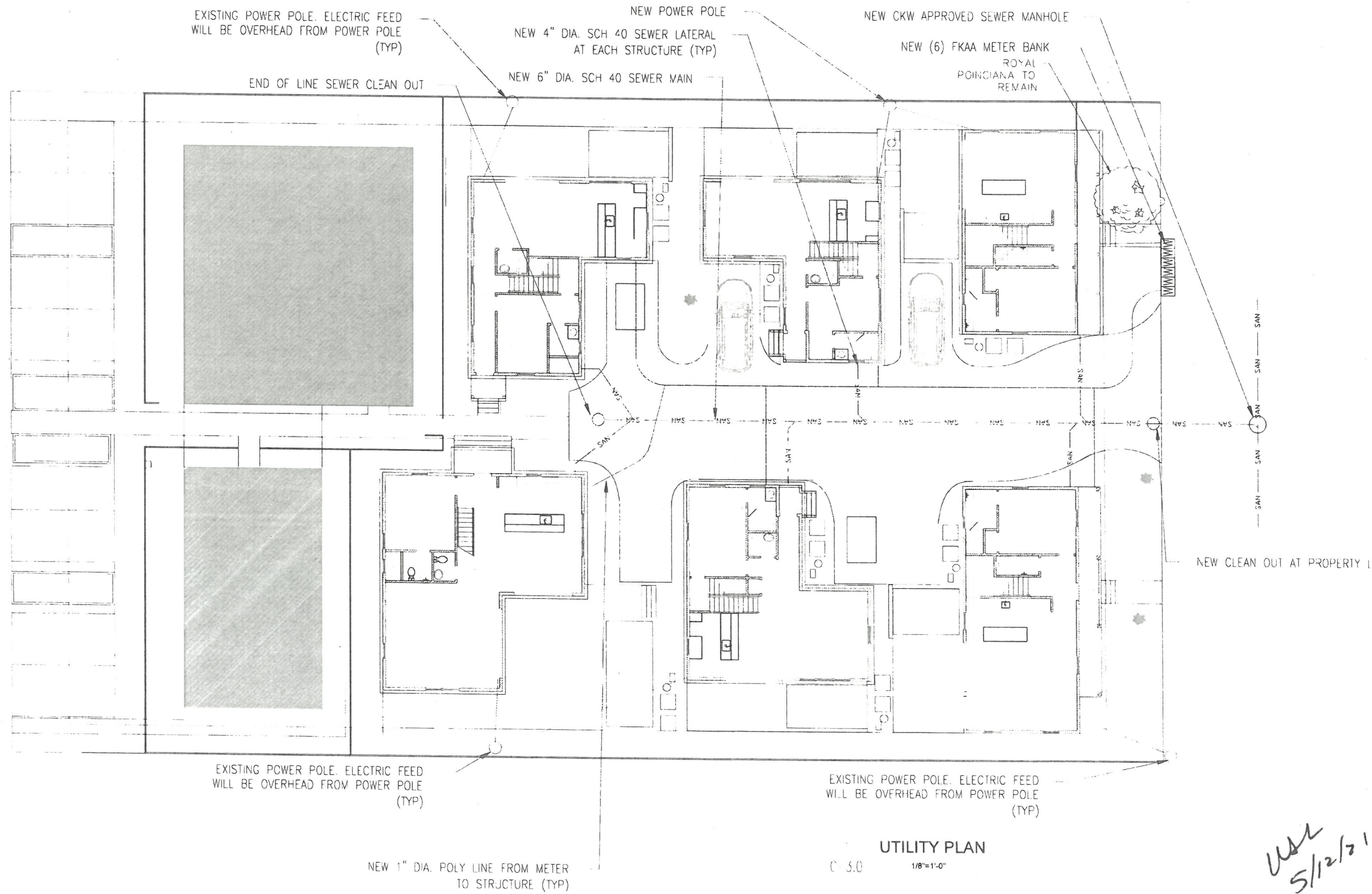
1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 11929  
Title: PROPOSED DRAINAGE PLAN  
Sheet Number: C-2.0  
Date: SEPTEMBER 16 2020  
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5/12/21  
KPH  
5/4/2021

17 of 20





**UTILITY PLAN**  
C-3.0  
1/8"=1'-0"

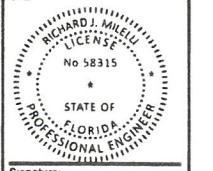
*WSA*  
5/12/21  
  
*KPH*  
5/4/2022

*18 of 20*

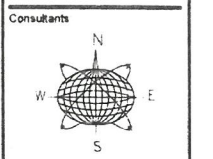
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Signature



Meridian Engineering LLC  
AUTHORIZATION #29401  
en 305-293-5263 fax 293-4897

Submissions / Revisions  
PLANNING REVISION 1 8/13/20  
PLANNING REVISION 2 10/15/20  
PLANNING REVISION 3 11/11/20

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24-36 | Project #: 19029

Title:  
**PROPOSED  
UTILITY PLAN**

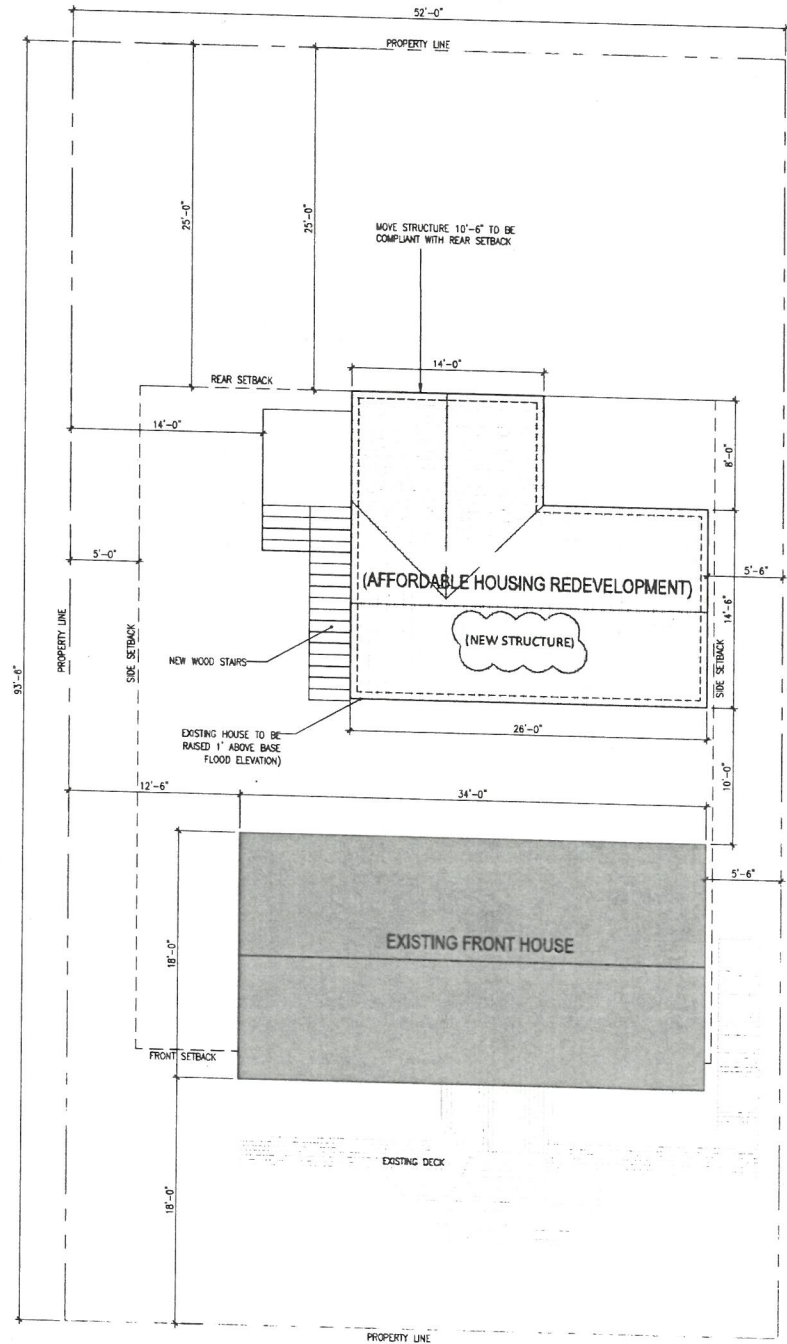
Sheet Number:  
**C-3.0**

Date - SEPTEMBER 10, 2020  
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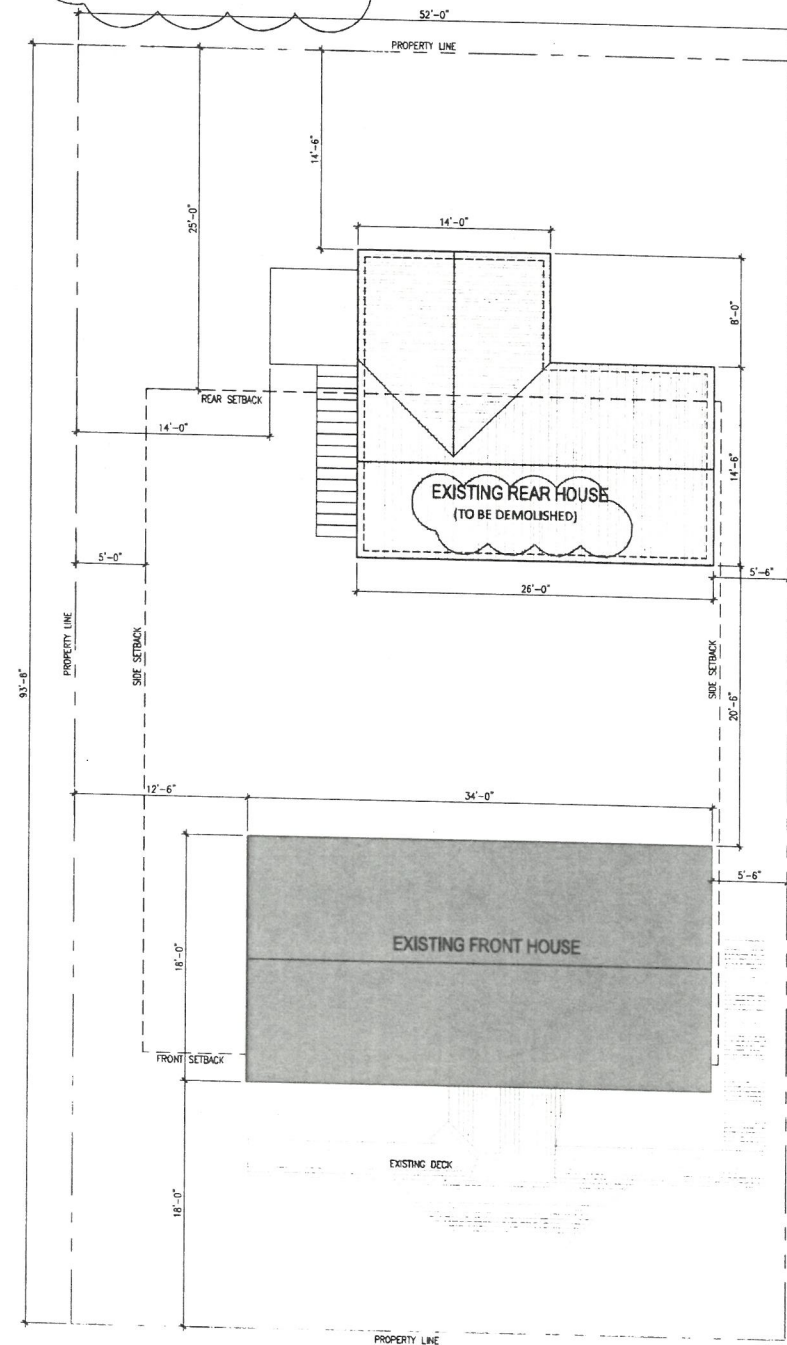
ZONING CALCULATIONS - SF DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	26'-3"	YES
BUILDING COVERAGE	35%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
IMPERVIOUS SURFACE RATIO	50%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
LOT SIZE	Min. 4,000 s.f.	4,862 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	52'	N/A	N/A
LOT DEPTH	Min. 100'	93.5'	N/A	N/A
FRONT SETBACK	Min. 20'	18'	No Change	N/A
SIDE SETBACK (WEST)	Min. 5'	5.5'	5.5'	Yes
SIDE SETBACK (EAST)	Min. 5'	5.5'	5.5'	Yes
REAR SETBACK	Min. 35'	14.5"	25'	YES
OPEN SPACE	Min. 35%	3,421 s.f. (70%)	3,421 s.f. (70%)	YES

\*Existing Non-Conforming Condition  
 \*\* New units as shown on plans are 441 sq. ft.



**2** PROPOSED SITE PLAN  
 A1.1 SCALE: 3/16"=1'-0"



**1** EXISTING SITE PLAN  
 A1.1 SCALE: 3/16"=1'-0"

**wsa**  
 william shepler & associates  
 architecture  
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 Tel: 305-735-3131  
 Email: rsh@wsaarch.com

Seal: \_\_\_\_\_

Consultants: \_\_\_\_\_

Submissions / Revisions: \_\_\_\_\_

**1703 VON PHISTER ST.**  
 REAR UNIT KEY WEST, FL  
 AFFORDABLE HOUSING  
 REDEVELOPMENT

Drawing Size: 24x36 Project #: 190112

TITLE: SITE PLANS AND CALCS

Sheet Number: **A-1.1**

Date: APRIL 1, 2021  
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 KPH  
 5/14/2021*

*19 of 20*



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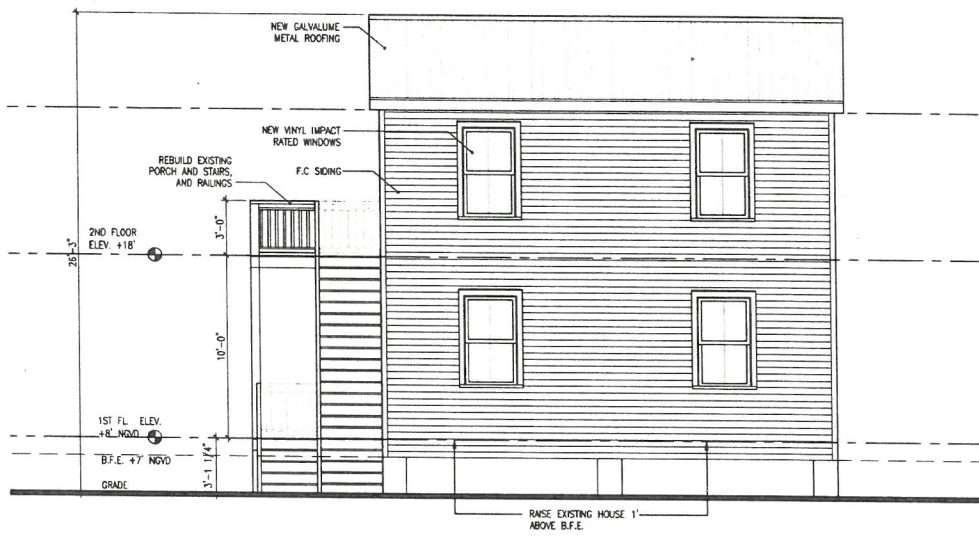
Seal:

Consultants:

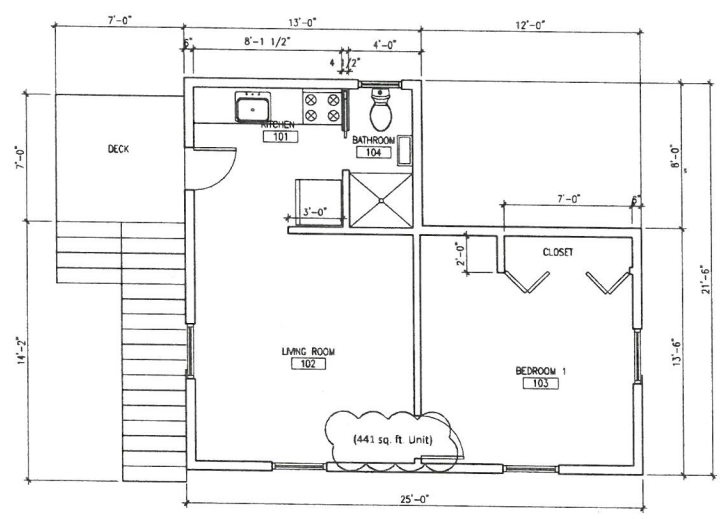
Submissions / Revisions:

**1703 VON PHISTER ST.  
 REAR UNIT KEY WEST, FL  
 AFFORDABLE HOUSING  
 REDEVELOPMENT**

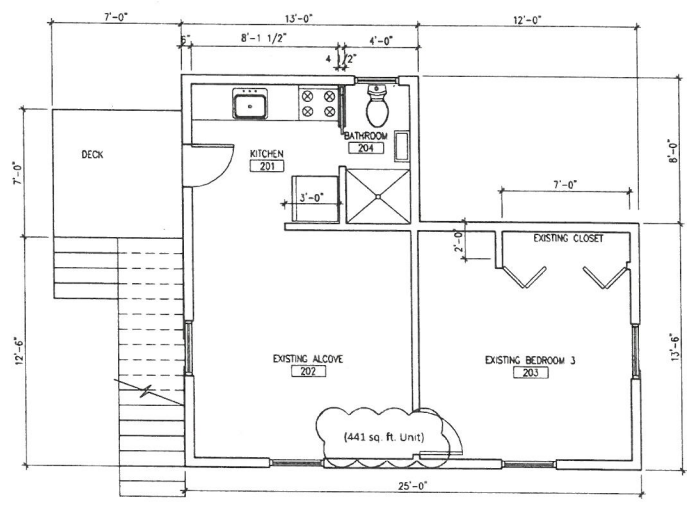
Drawing Size: 24x36 | Project #: 190112  
 Title:  
**FLOOR  
 PLANS &  
 FRONT  
 ELEVATION**  
 Sheet Number:  
**A-2.1**  
 Date: APRIL 1, 2021  
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**3 FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"



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



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

*WSA  
 5/17/21  
 KPT  
 5/4/2021*

*2006  
 20*