

**PLANNING BOARD  
RESOLUTION NO. 2021-12**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVERS AND AFFORDABLE WORKFORCE HOUSING REQUIREMENT LINKAGE APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(a), 108-517, 108-196(a) AND 122-1467 (1)(b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION AND REDEVELOPMENT OF EIGHT (8) RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED AT 1319 WILLIAM STREET AND 1316 ROYAL STREET UNITS # 1-6 (RE # 00036920-000000) IN THE HISTORIC MEDIUM DENSITY (HMDR) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**


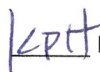
**WHEREAS**, Section 108-91. A.2.(a) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of five or more units; and

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

**WHEREAS**, requirements of affordable work force housing linkage provision request are pursuant to City Code Section 122-1467(1)(b); and

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

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

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

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 22, 2021; and

**WHEREAS**, the granting of a Major Development Plan and Landscape Waiver application is consistent with Sections 109-91. A.2.(a), and 108-517 of the Code of Ordinances; and

**WHEREAS**, the Planning Board 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.

**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.


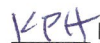
**Section 2.** The Major Development Plan, Landscape Waiver and affordable workforce housing requirements linkage approvals are to construct and redevelop eight (8) residential dwelling units located at 1319 William Street & 1316 Royal Street #1-6 (RE # 00036920-000000) in the HMDR zoning district pursuant to Sections 108-91.A.2.(a), 108-517, 108-196(a), and Section 122-1467(1)(b) 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 10, 2020, is hereby approved with the following conditions:

  
\_\_\_\_\_  
Chairman

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

**General conditions:**

1. The proposed construction at 1319 William Street and 1316 Royal Street Units 1-6 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 Forrester: 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 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.

 Chairman  
 Planning Director

6. The proposed construction at 1703 VonPhister Street is to satisfy the affordable housing linkage provision in Section 122-1467(1)(b), and the proposed new two-story structure will consist of two affordable deed restricted units and shall be consistent with the site plan signed, sealed, and dated April, 1, 2021 by William Byron Shepler, R.A.

**Conditions prior to 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 must 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 VonPhister Street property, approved by the City Attorney, and submitted into the Records of the Monroe County Clerk of the Court.

 Chairman

 Planning Director

**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 Units #1-6, the applicant shall complete all permitting, construction, inspections and receive a Certificate of Occupancy for the linked project at 1703 VonPhister Street.

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, Landscape Waiver, and Affordable Workforce Housing requirement linkage 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 10-day 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

 Chairman  
 Planning Director

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 \_\_\_\_ day of \_\_\_\_\_, 2021.

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

  
\_\_\_\_\_  
Sam Holland, Planning Board Chairman

5/12/21  
\_\_\_\_\_  
Date

**Attest:**


  
\_\_\_\_\_  
Katie P. Halloran, Planning Director

5/12/2021  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

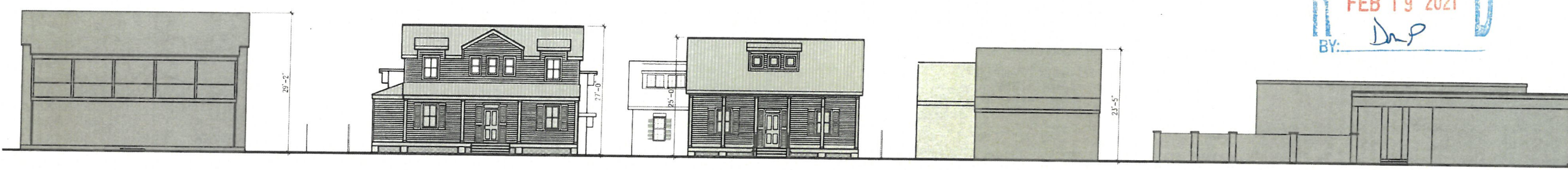
  
\_\_\_\_\_  
Cheryl Smith, City Clerk

5-12-2021  
\_\_\_\_\_  
Date

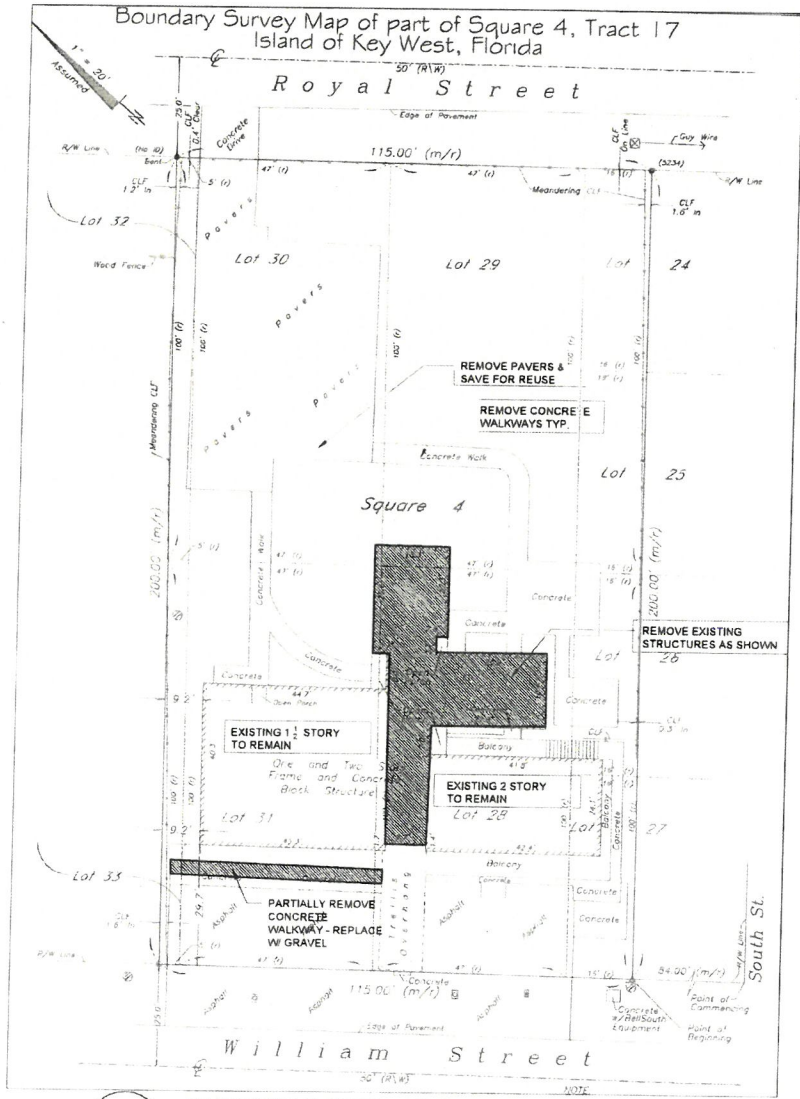
  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

FILE COPY

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.

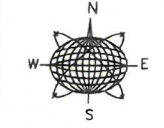
**wsa**  
william shepler & associates  
architecture

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



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #29401  
in 305-293-3203 fax 293-4899

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: 24x36 Project #: 19029

Title:  
**EXISTING/ DEMO SITE PLAN**

Sheet Number:  
**AE-1.0**

Date: SEPTEMBER 10, 2020  
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

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

**SITE UTILITIES NOTES**

- ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE
- 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 (GRADE OR F. DOWN) LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN LIGHT
- ⊗ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

**EXTERIOR LIGHTING NOTES:**

- ALL LIGHTING FIXTURES TO BE I.E.D., FULL CUT OFF
  - ALL LIGHTING TO BE DARK SKY COMPLIANT
  - THERE SHALL BE NO LIGHT SPILL INTO ADJACENT PROPERTIES
  - LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
  - 1.1. PARKING AREAS TO BE 3 F.C. AT GROUND LEVEL
  2. PEDESTRIAN WALKWAYS TO BE 2 F.C. AT GROUND LEVEL
  3. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL
- LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLEAM FROM ROADS AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPAC DRAGE TO DIRECT THE LIGHT DOWN 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

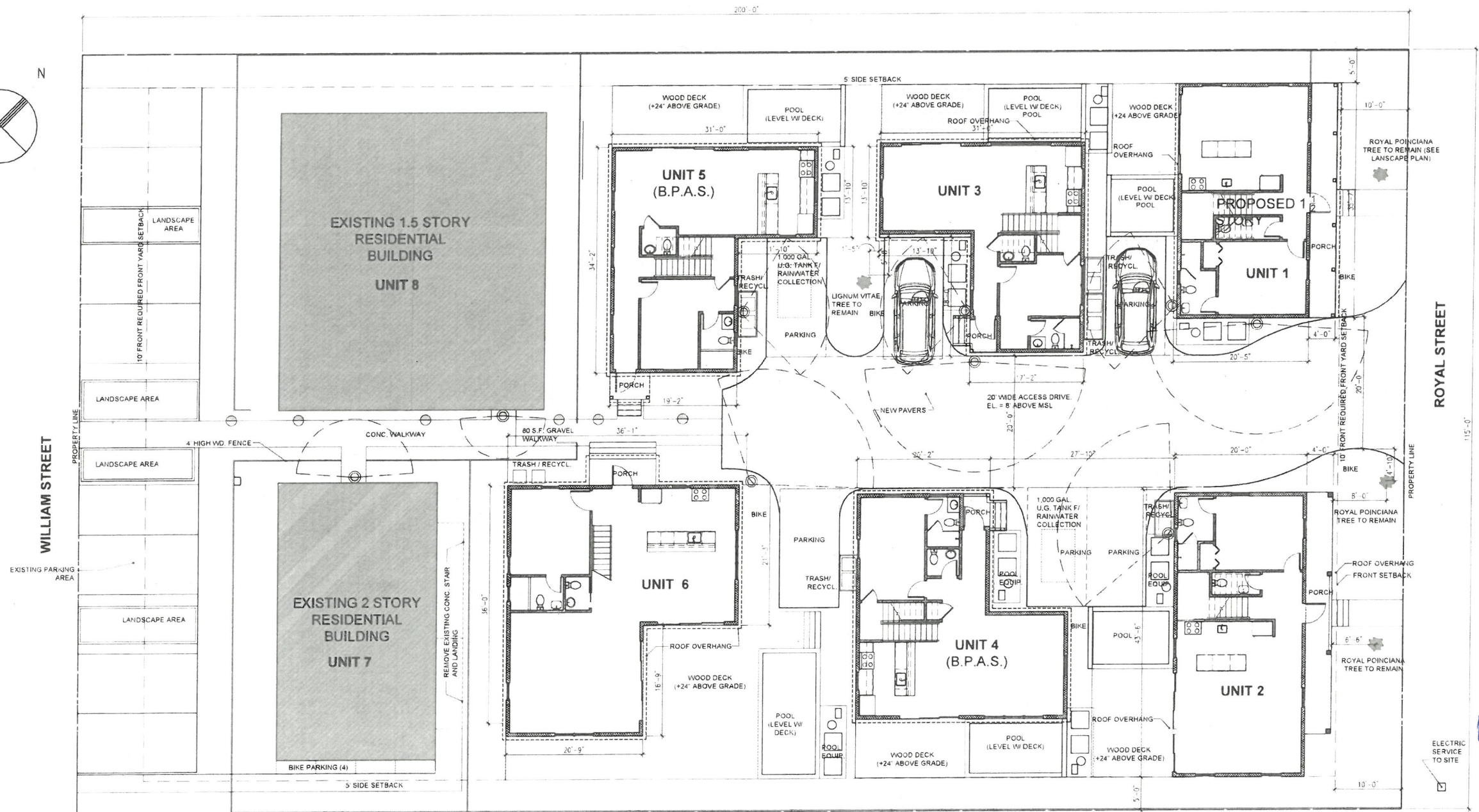
BICYCLE PARKING ALLOWED: N/A  
 EXISTING: 4 PROPOSED: 24

**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

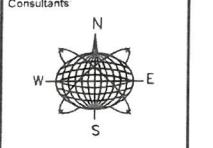


201 Front Street Suite 203  
 Key West, FL 33040  
 Tel: 305-735-3131  
 Email: info@wsaarch.com



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

Consultants:  
 Meridian Engineering LLC  
 AUTHORIZATION #23401  
 ph: 305-293-2053 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:	2.19.21

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

Drawing Size: 24x36 Project #: 19229

Title: **PROPOSED SITE PLAN**

Sheet Number: **A-1.0**

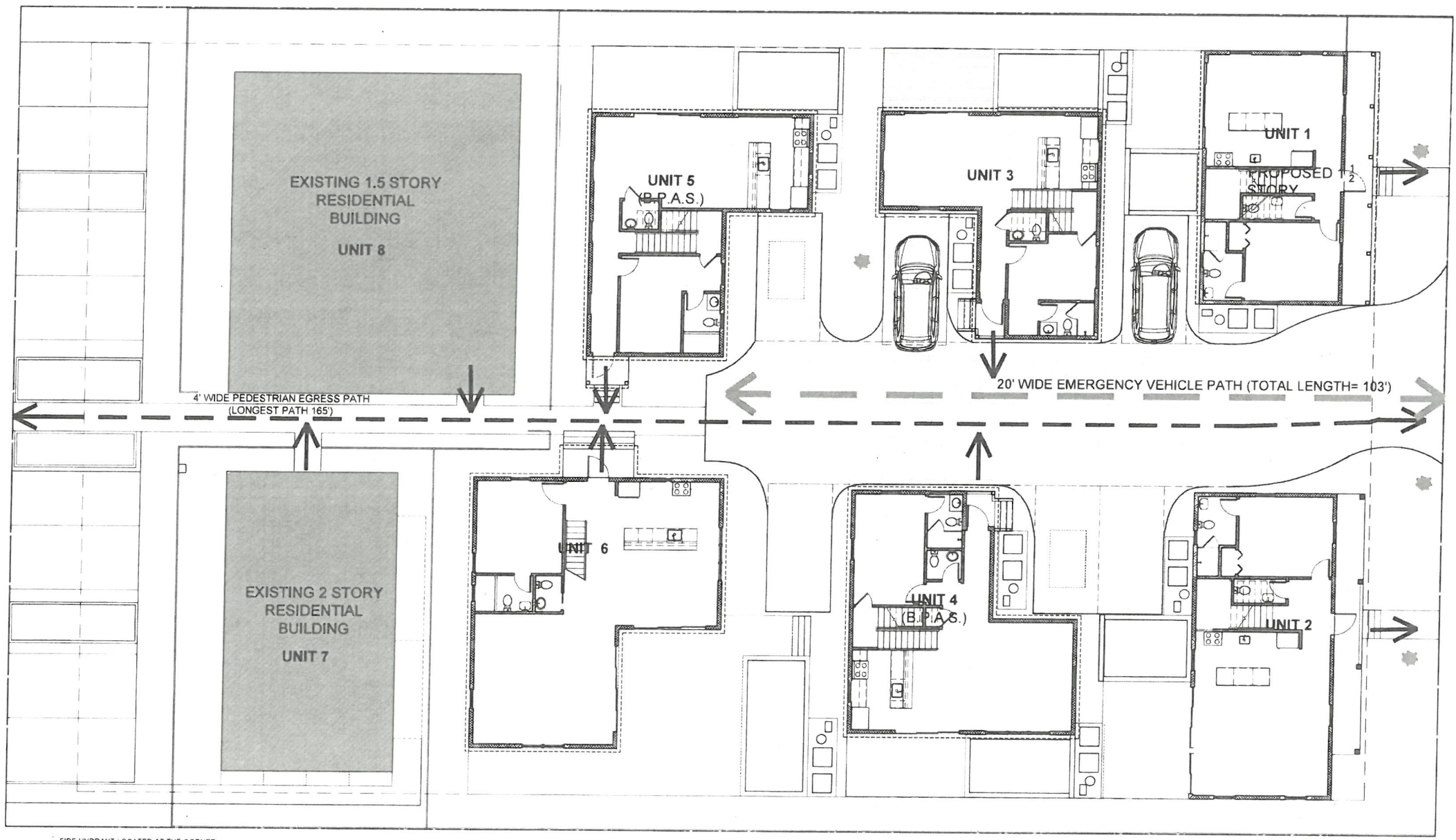
Date: SEPTEMBER 10, 2020  
 © 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

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

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



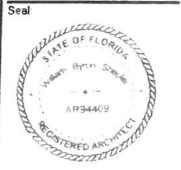
FIRE HYDRANT LOCATED AT THE CORNER OF MARGARET AND UNITED



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

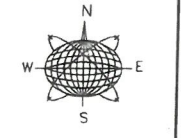
**1** LIFE SAFETY PLAN  
A1.2 SCALE 1/8"=1'-0"

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



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #29401  
pr 3052932263 fax 233-4899

Submissions / Revisions

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

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

Drawing Size: 24x36 | Project #: 19029

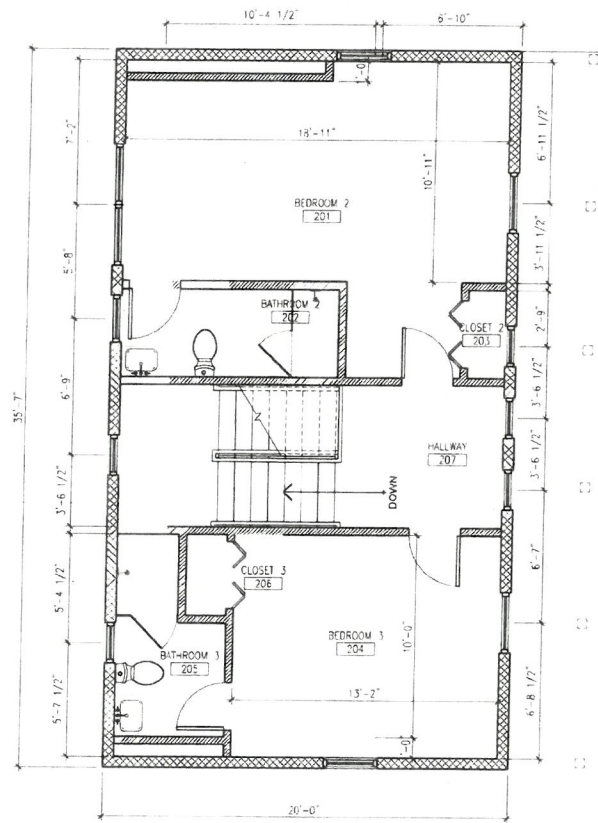
Title:

LIFE SAFETY PLAN

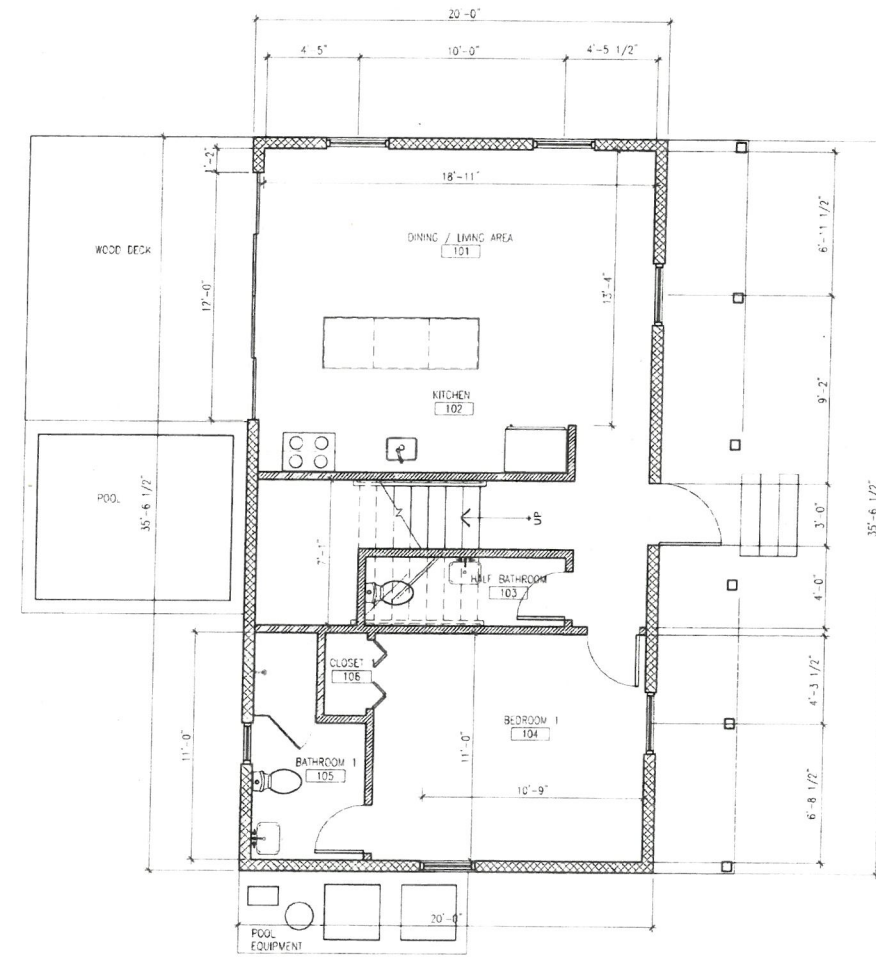
Sheet Number  
**A-1.2**

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

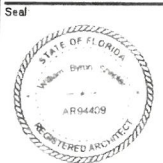


2 SECOND FLOOR PLAN - UNIT 1  
 A1.21 SCALE: 1/4"=1'-0"

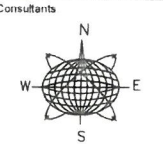


1 FIRST FLOOR PLAN - UNIT 1  
 A1.21 SCALE: 1/4"=1'-0"

*used  
5/12/21  
left  
5/4/2021*



Signature



Meridian Engineering LLC  
 AUTHORIZATION #29401  
 01/30/2013-01/31/2013 Fax: 239-4489

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.13.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

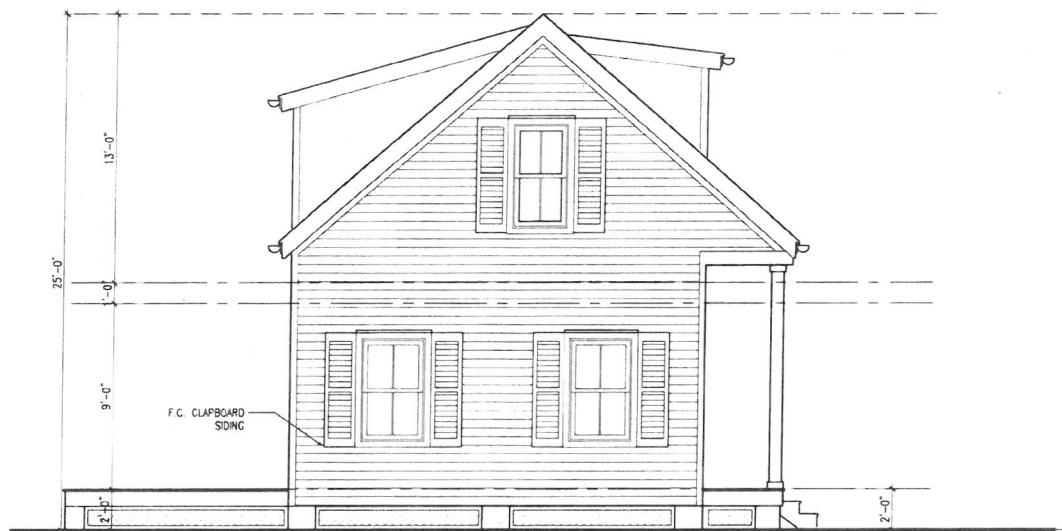
**1316 ROYAL STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 19079

Title: UNIT 1 FLOOR PLANS

Sheet Number: **A1-2.1**

Date: SEPTEMBER 10, 2020  
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3 UNIT 1 SOUTH ELEVATION  
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"

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

**WSA**  
william shepler & associates  
architecture

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

Seal  
STATE OF FLORIDA  
Professional Engineer  
No. 12000  
12/14/2019  
REGISTERED PROFESSIONAL

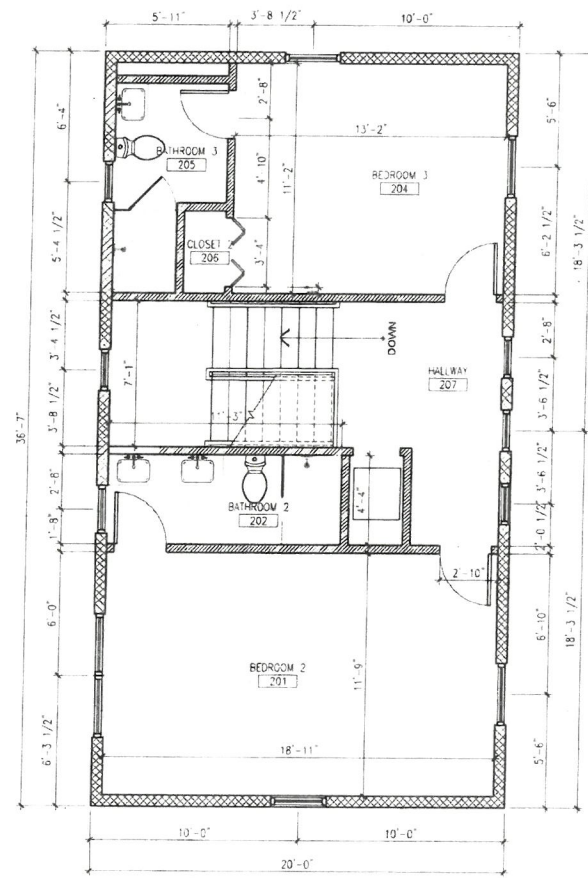
Signature

Consultants  
N  
W E  
S  
Meridian Engineering LLC  
AUTHORIZATION #29401  
on 305-293-3283 fax 293-4899

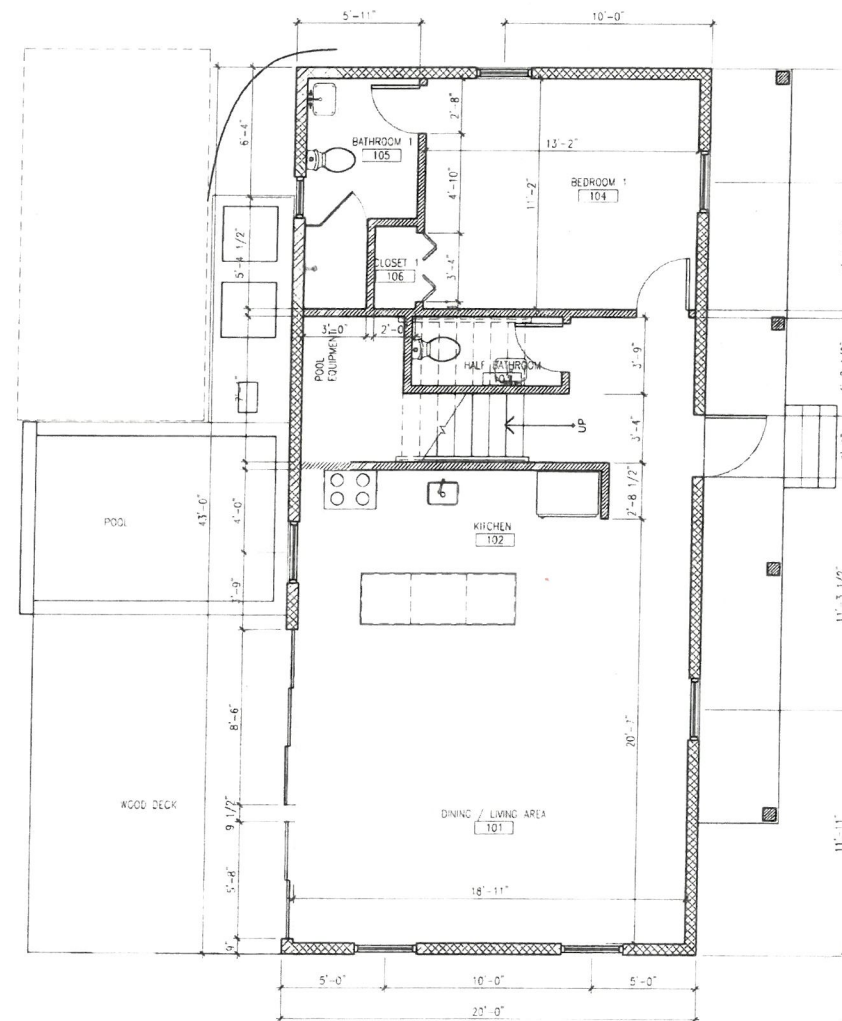
Submissions / Revisions  
PLANNING REVISION 1: 8.11.20  
PLANNING REVISION 2: 10.13.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

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

Drawing Size: 24x36 | Project #: 19029  
Title: UNIT 1 ELEVATIONS  
Sheet Number: **A1-3.1**  
Date: SEPTEMBER 16, 2020  
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2 SECOND FLOOR PLAN - UNIT 2  
 A2.21 SCALE: 1/4"=1'-0"



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

*Handwritten notes:*  
 UTM  
 5/12/21  
 RPT  
 5/14/2021

**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  
 William Shepler  
 ARCHITECT  
 REGISTERED ARCHITECT  
 ARS4409

Signature

Consultants  
 N  
 W E  
 S  
 Meridian Engineering LLC  
 AUTHORIZATION #29401  
 (in 305-293-0203 fax 293-1381)

Submissions / Revisions  
 PLANNING REVISION 1: 9.11.20  
 PLANNING REVISION 2: 8.13.20  
 PLANNING REVISION 3: 10.15.20  
 PLANNING REVISION 4: 11.11.20  
 PLANNING REVISION 5: 2.19.21

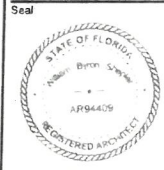
**1316 ROYAL STREET**  
 KEY WEST, FL  
 NEW RESIDENTIAL PROJECT

Drawing Size | Project #  
 24x36 | 19029

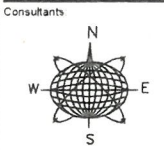
Title  
 UNIT 2  
 FLOOR PLANS

Sheet Number  
**A2-2.1**

Date - SEPTEMBER 16, 2020  
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 ASSOCIATES ARCHITECTURE LLC



Signature



Meridian Engineering LLC  
AUTHORIZATION #29401  
PH 305-293-3283 FAX 293-4899

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: 2.18.21

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

Drawing Size: 24x36 | Project #: 190216

Title

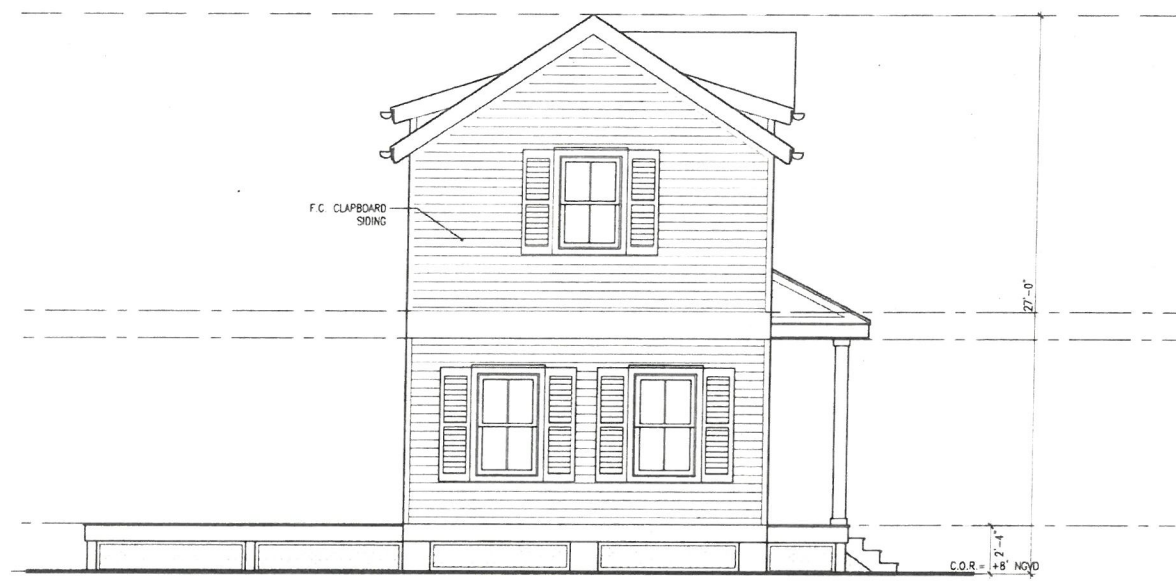
UNIT 2  
ELEVATIONS

Sheet Number

**A2-3.1**

Date - SEPTEMBER 10 2020

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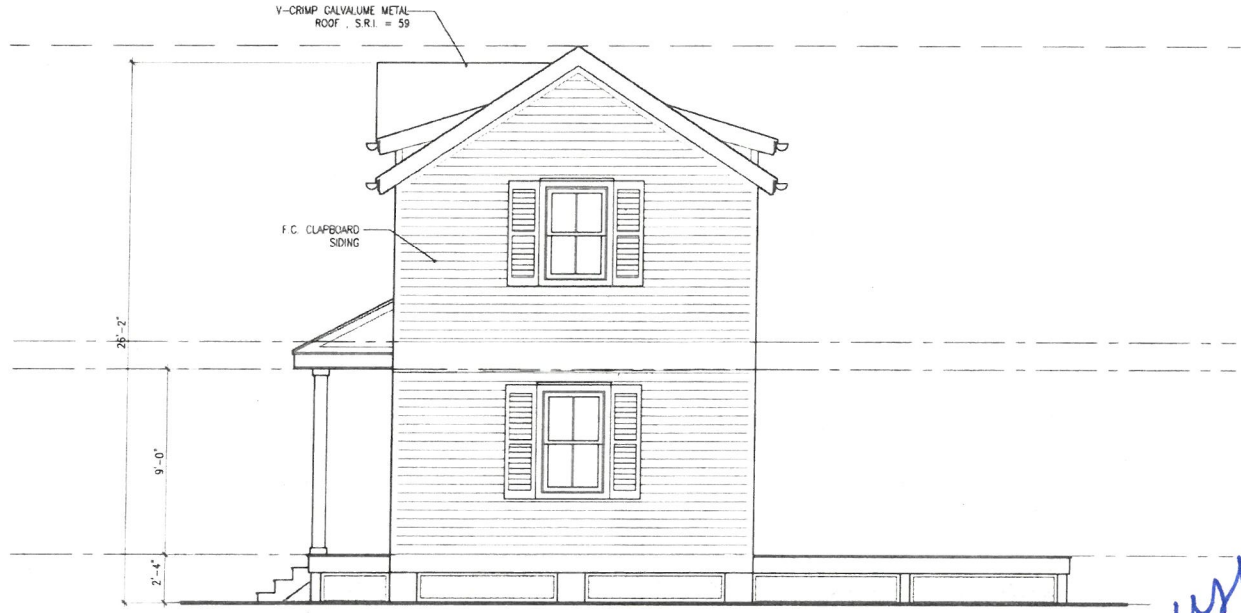
3 UNIT 2 SOUTH ELEVATION  
A2.31 SCALE: 1/4"=1'-0"



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

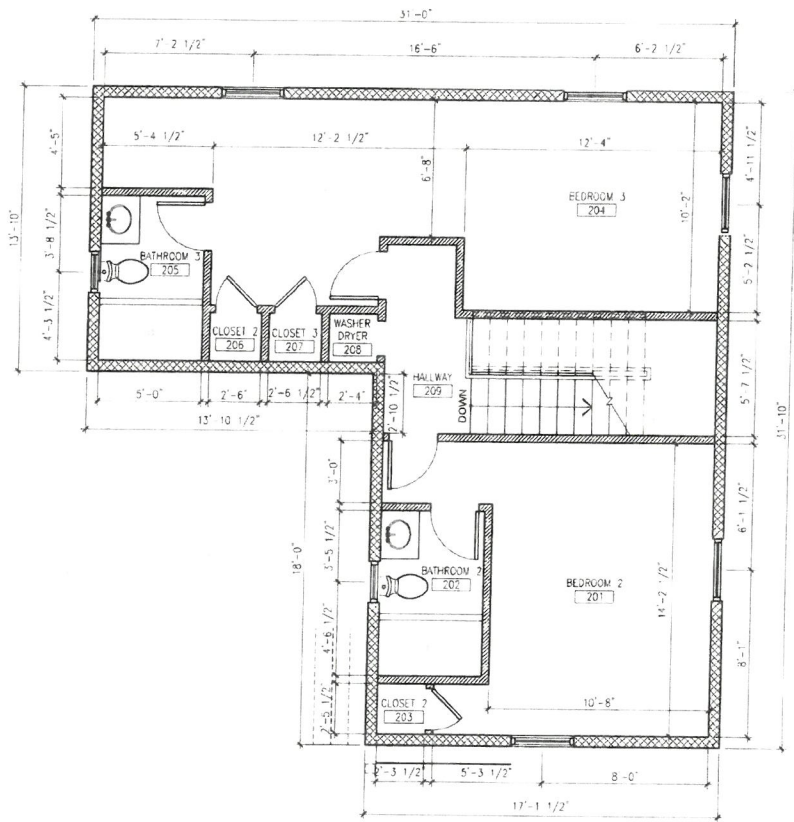


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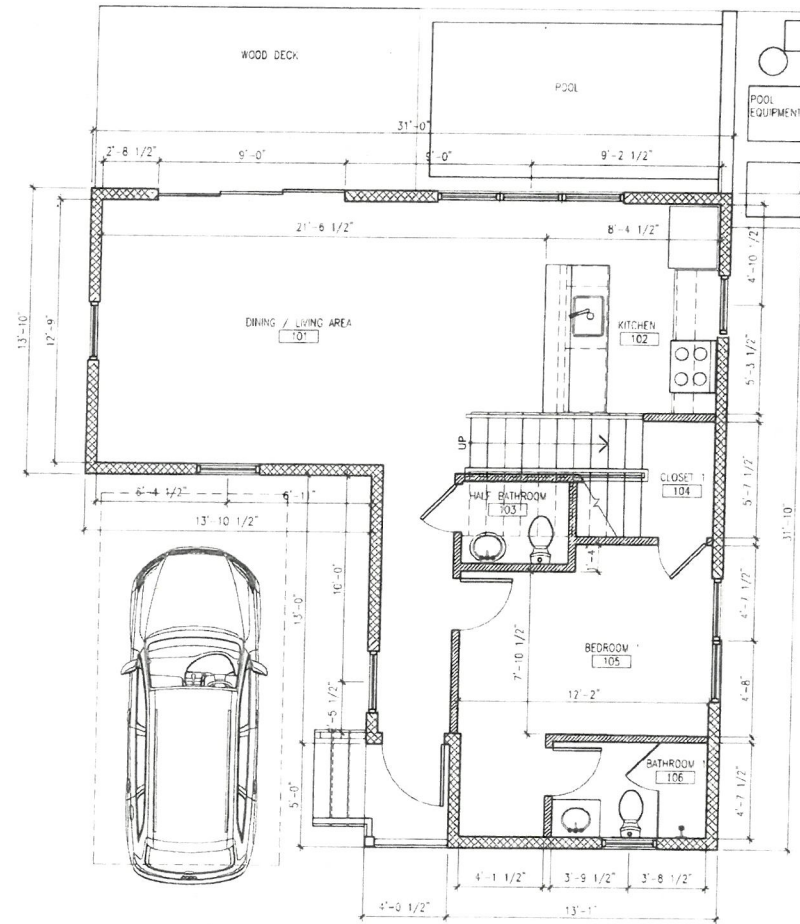


1 UNIT 2 NORTH ELEVATION  
A2.31 SCALE: 1/4"=1'-0"

*Handwritten notes:*  
LWS  
5/12/21  
KPH  
5/4/2021



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

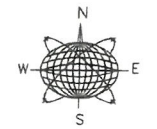


1 FIRST FLOOR PLAN - UNIT 3  
A3.21 SCALE 1/4"=1'-0"



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401  
09-309-99-0203 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

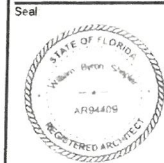
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**UNIT 3 FLOOR PLANS**

Sheet Number  
**A3-2.1**

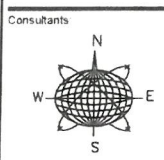
Date: SEPTEMBER 10, 2020  
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*WWS  
5/12/21*

*KPH  
5/14/2021*



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



Consultants  
**Mendian Engineering LLC**  
AUTHORIZATION #29401  
en 305-293-3283 fax 203-6109

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: 24-36 | Project #: 19029

Title  
**UNIT 3 ELEVATIONS**

Sheet Number  
**A3-3.1**

Date: - SEPTEMBER 10, 2020  
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**3 UNIT 3 SOUTH ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"



**2 UNIT 3 WEST ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"



**4 UNIT 3 EAST ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"



**1 UNIT 3 NORTH ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"

*usu  
5/12/21  
KPIH  
5/4/2021*

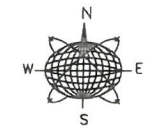






Signature

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401  
on 305-293-3263 Fax 293-4499

Submissions / Revisions

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

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

Drawing Size: 24x36 | Project #: 19029

Title

**UNIT 4 ELEVATIONS**

Sheet Number  
**A4-3.1**

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"

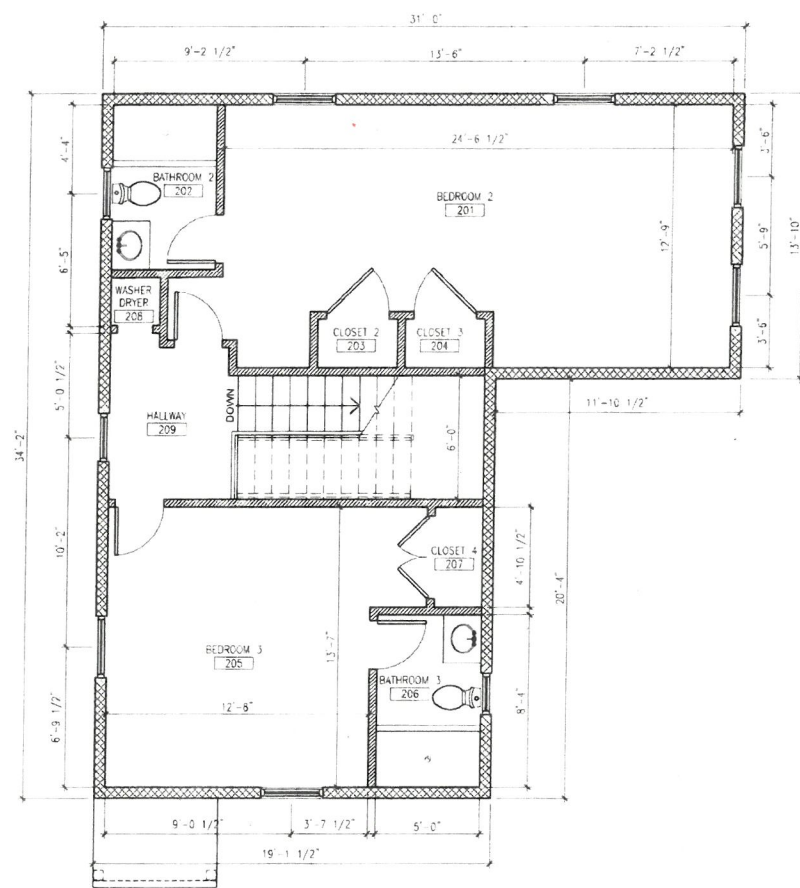


**4 UNIT 4 EAST ELEVATION**  
A4.31 SCALE: 1/4"=1'-0"

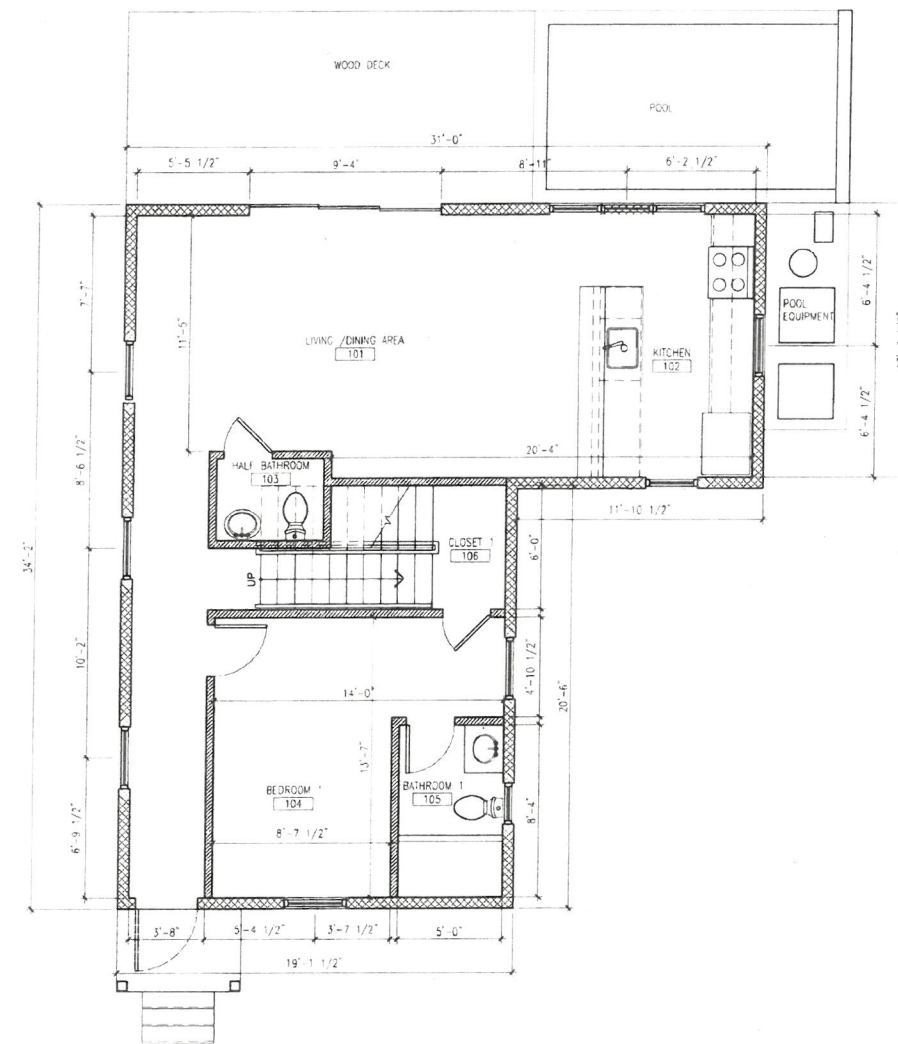


**1 UNIT 4 NORTH ELEVATION**  
A4.31 SCALE: 1/4"=1'-0"

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



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"

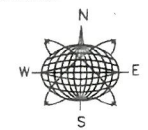
*UW*  
*5/12/21*

*KPH*  
*5/4/2021*



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #29401  
en 300-20-3100 Rev. 2016-08-09

Submissions / Revisions	
PLANNING REVISION 1:	9.11.20
PLANNING REVISION 2:	8.13.20
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 #: 19029

Title

UNIT 5  
FLOOR PLANS

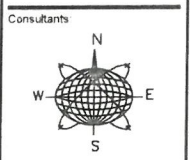
Sheet Number:  
**A5-2.1**

Date - SEPTEMBER 10, 2020

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Signature



Meridian Engineering LLC  
AUTHORIZATION #23401  
en 105-293-0283 fax 293-4995

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

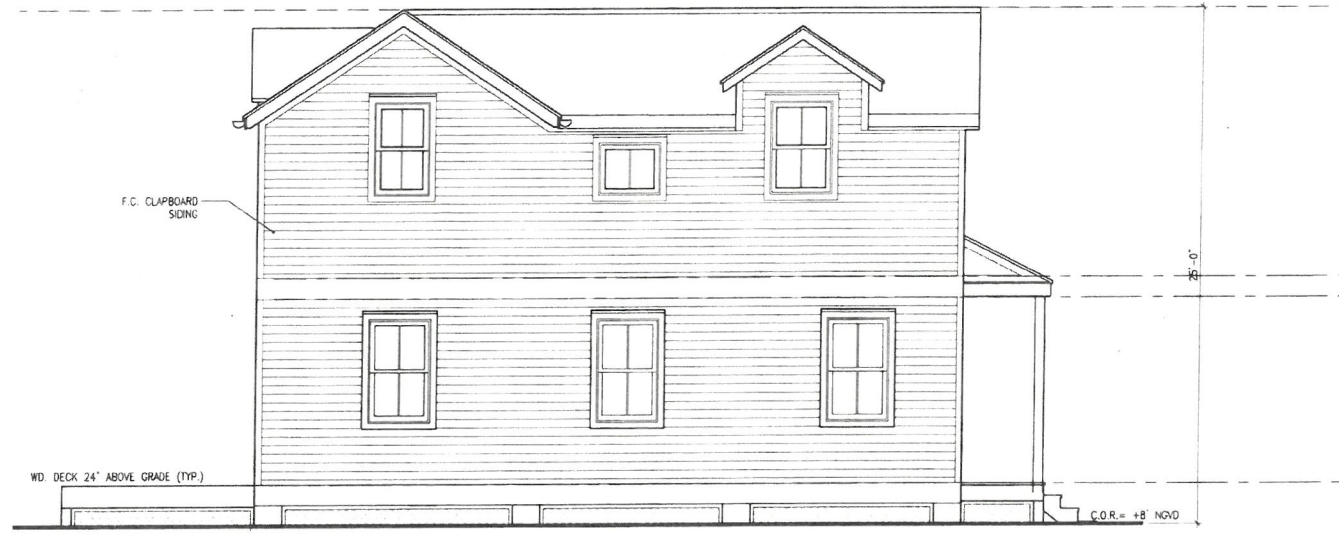
Title  
**UNIT 5 ELEVATIONS**

Sheet Number  
**A5-3.1**

Date: SEPTEMBER 10, 2020  
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3 UNIT 5 SOUTH ELEVATION  
A5.31 SCALE: 1/4"=1'-0"



2 UNIT 5 WEST ELEVATION  
A5.31 SCALE: 1/4"=1'-0"

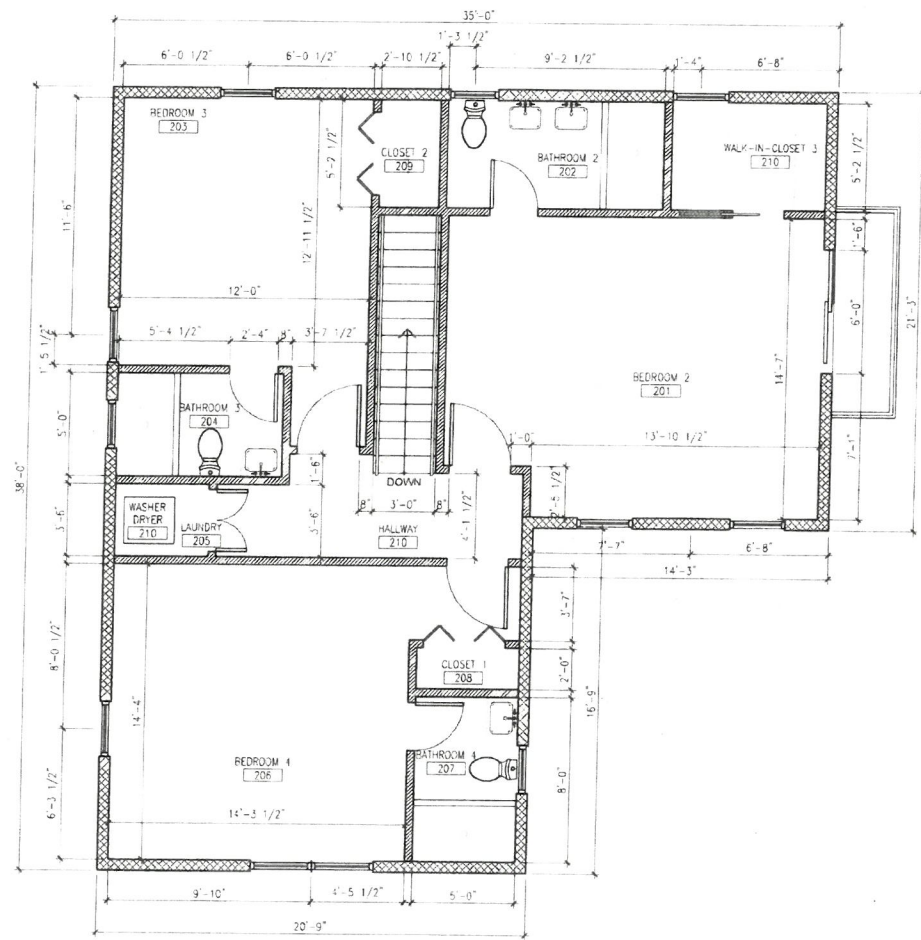


4 UNIT 5 EAST ELEVATION  
A5.31 SCALE: 1/4"=1'-0"

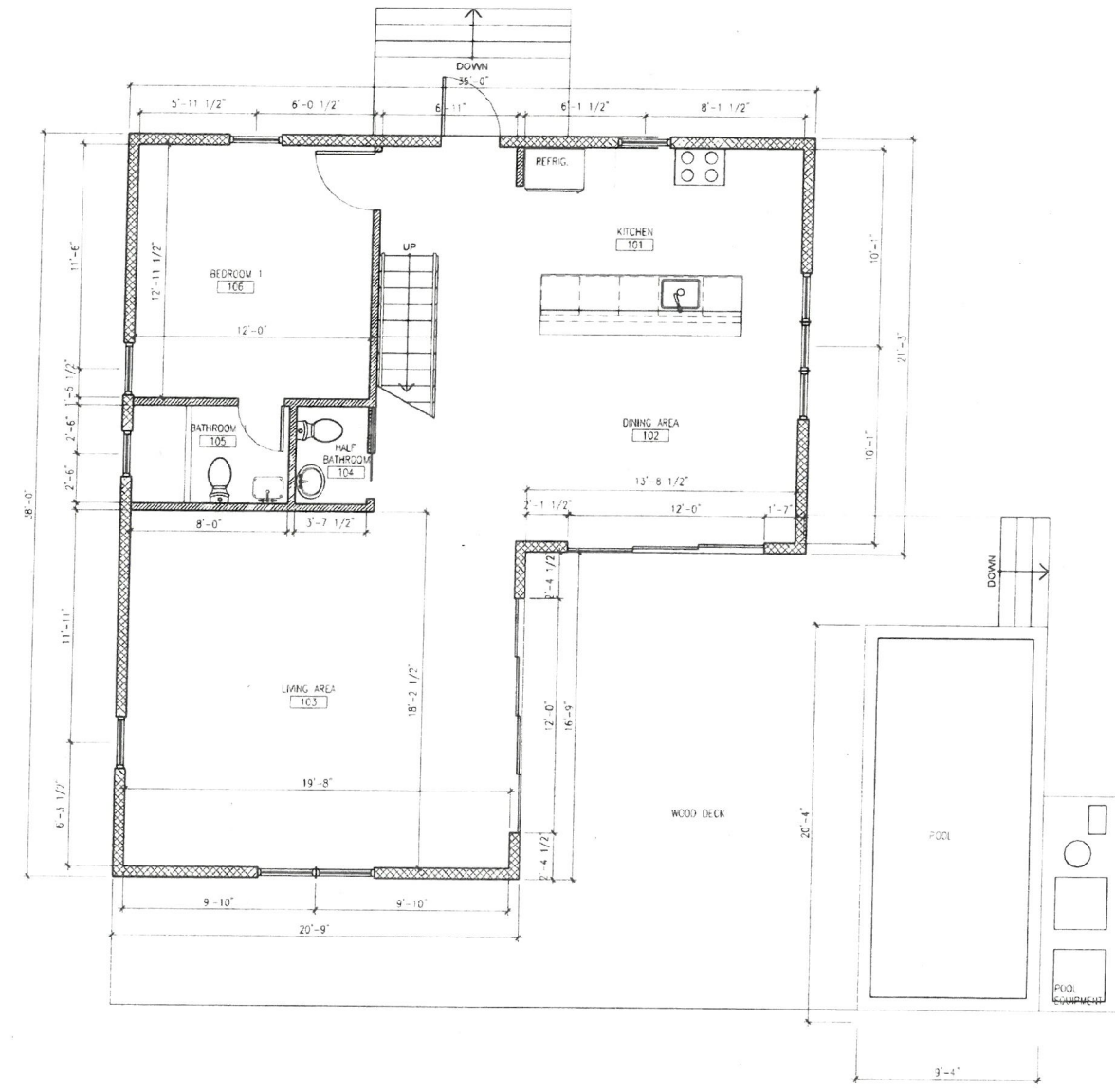


1 UNIT 5 NORTH ELEVATION  
A5.31 SCALE: 1/4"=1'-0"

*WSA  
5/14/21*  
*KAT  
5/14/2022*

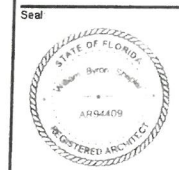


2 SECOND FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"

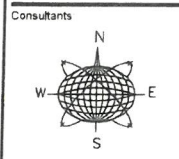


1 FIRST FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"

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



Signature



Meridian Engineering LLC  
AUTHORIZATION #29401  
pm 375-279-3243 fax 289-4499

Submissions / Revisions

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

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



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

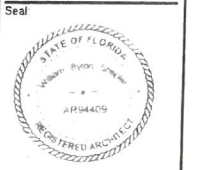


4 UNIT 6 EAST ELEVATION  
A6.31 SCALE: 1/4"=1'-0"

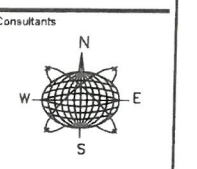


1 UNIT 6 NORTH ELEVATION  
A6.31 SCALE: 1/4"=1'-0"

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



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



Meridian Engineering LLC  
AUTHORIZATION #23401  
PH 305-293-3257 FAX 234-4891

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

Title: UNIT 6 ELEVATIONS

Sheet Number: **A6-3.1**

Date: SEPTEMBER 10, 2020  
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**Water Quantity - Predevelopment**

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)² / (P + 0.8S) [25yr / 72hr]	10.98 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)² / (P + 0.8S) [25yr / 72hr]	11.14 in

**Postdevelopment - Predevelopment**

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**

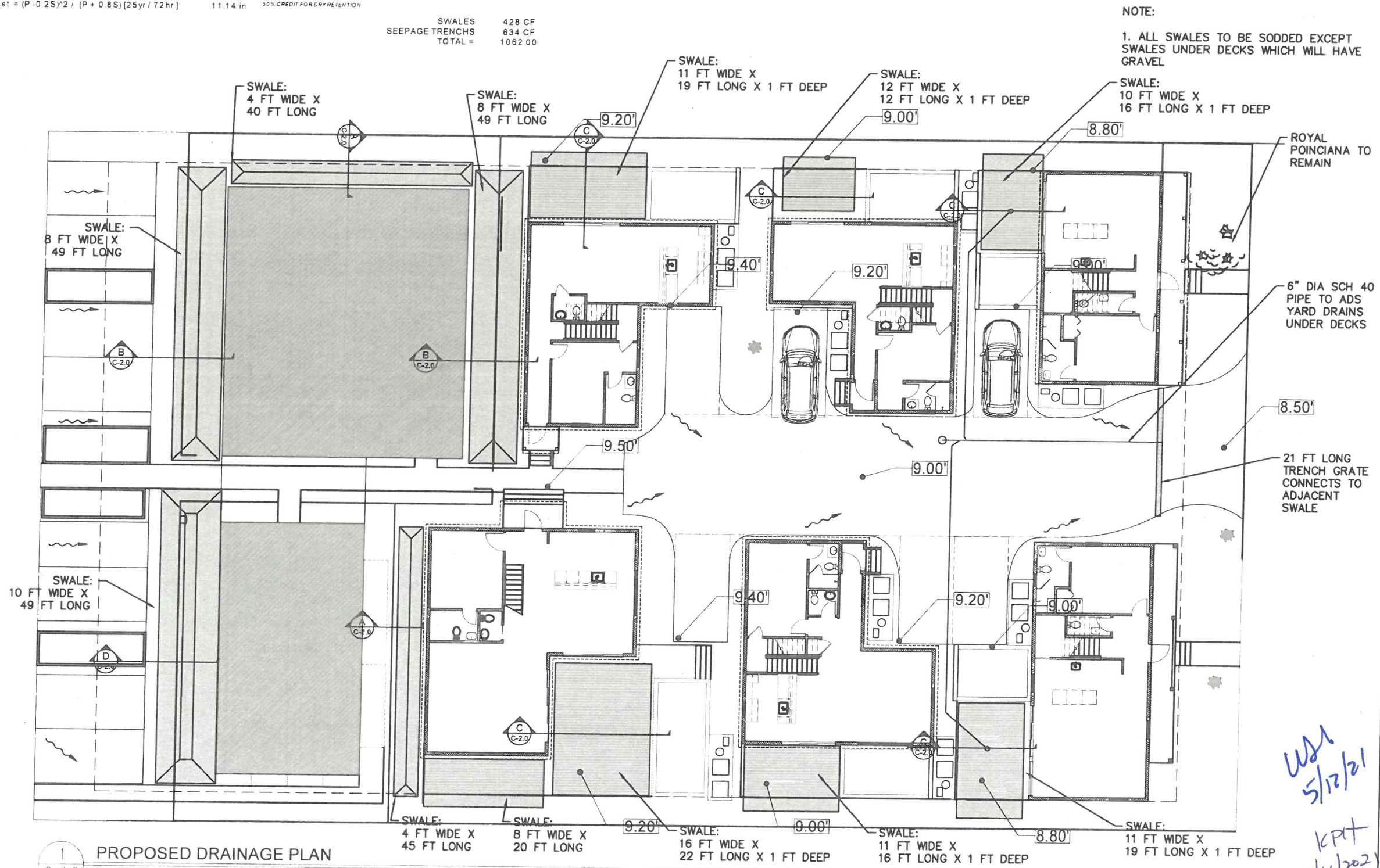
Quantity	Quality
0.007 ac-ft	< 0.04401 ac-ft

**Swale Volume Required**

Water Quality / Quantity * 50%	958.61 cu.ft	0.02201 ac-ft
--------------------------------	--------------	---------------

NOTE:  
50% CREDIT FOR DRY RETENTION

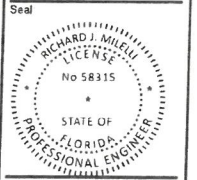
SWALES	428 CF
SEEPAGE TRENCHS	634 CF
TOTAL =	1062.00



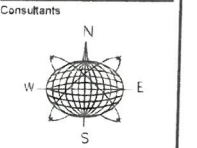
**NOTE:**  
1. ALL SWALES TO BE SODDED EXCEPT SWALES UNDER DECKS WHICH WILL HAVE GRAVEL



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



Signature



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ph 305-293-3253 fax 293-4499

Submissions / Revisions  
PLANNING REVISION 9.11.20  
PLANNING REVISION 1. 8.11.20  
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

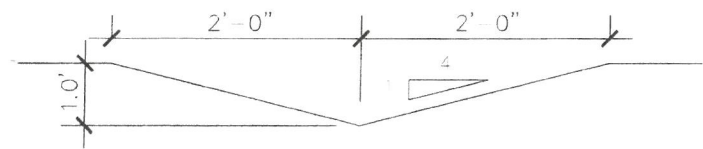
Proposed Drainage Plan

Sheet Number  
**C-1.0**

Date: SEPTEMBER 10, 2020  
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

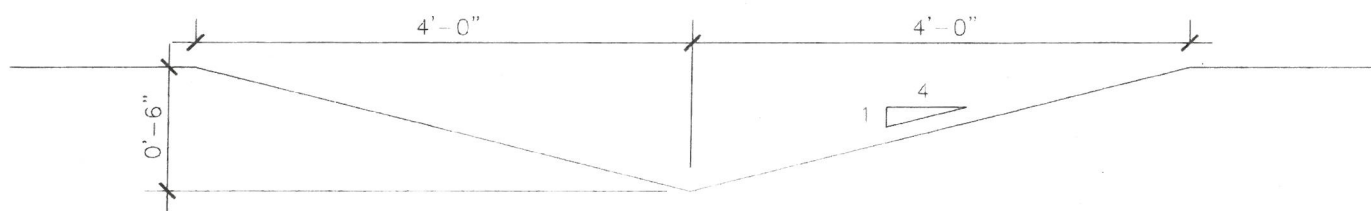
**1** PROPOSED DRAINAGE PLAN  
SCALE: 1/8"=1'-0"

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



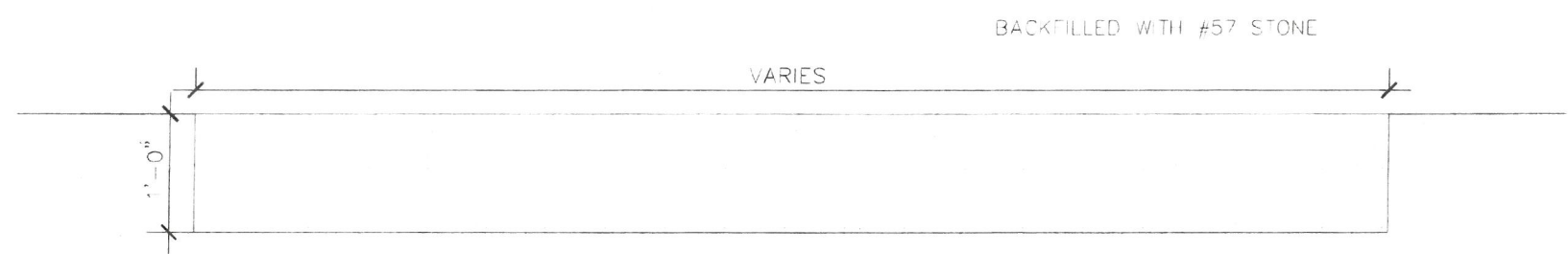
C.S. AREA = 1.00 SF

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



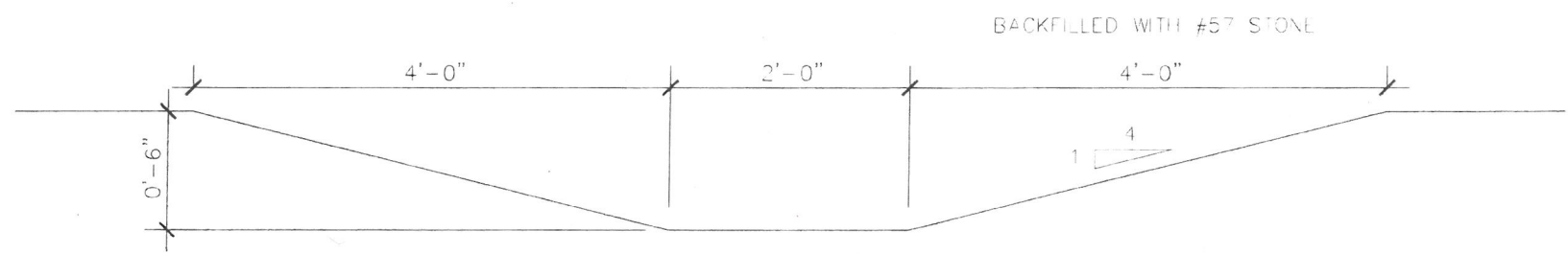
C.S. AREA = 2.00 SF

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



POROSITY OF 57 STONE = 45%

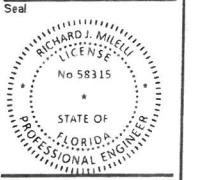
C SWALE SECTION  
C-2.0 N.T.S.



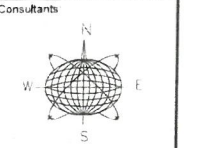
C.S. AREA = 3 SF

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

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Signature



Meridian Engineering LLC  
AUTHORIZATION #29401  
en 305229-3203 fax 203-4398

Submissions / Revisions	
PLANNING REVISION 1	8.13.20
PLANNING REVISION 2	10.13.20
PLANNING REVISION 3	11.11.20

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: -19029

Title

PROPOSED DRAINAGE PLAN

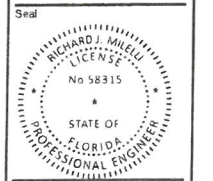
Sheet Number  
**C-2.0**

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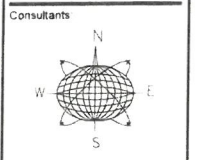
*WSA*  
*5/12/21*  
*KPIH*  
*5/4/2021*

THIS PLAN AND SPECIFICATIONS  
 SHALL BE VOID WITHOUT THE  
 SIGNATURE AND SEAL OF THE  
 ENGINEER.  
 I HEREBY CERTIFY THAT I AM  
 A LICENSED PROFESSIONAL ENGINEER  
 IN THE STATE OF FLORIDA  
 AND THAT I AM THE DESIGNER OF  
 THESE PLANS AND SPECIFICATIONS.

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



Signature



Meridian Engineering LLC  
 AUTHORIZATION #23401  
 exp. 05-29-2023 fax: 293-4899

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

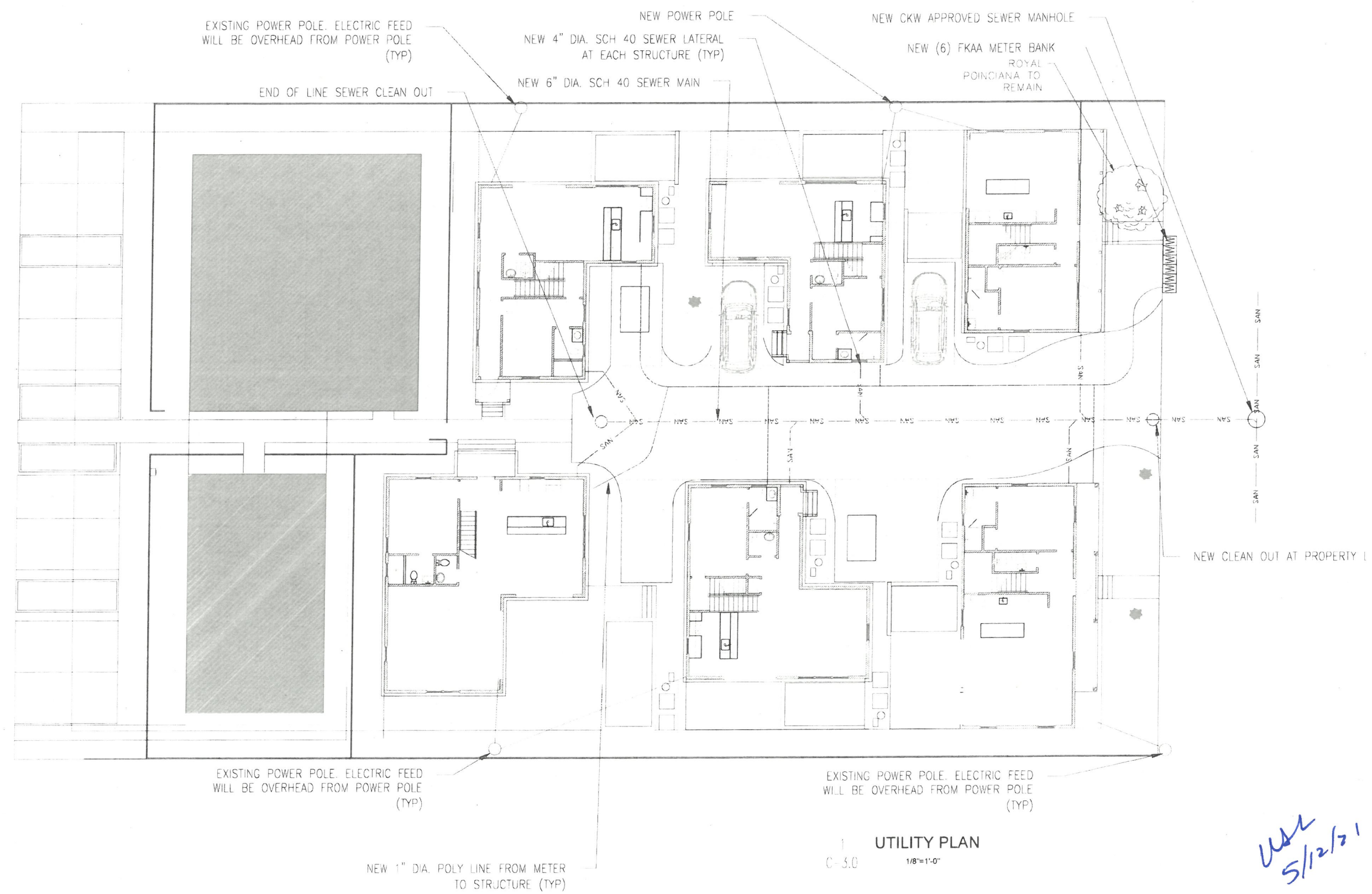
**1316 ROYAL STREET**  
 KEY WEST, FL  
 NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 1629

Title: **PROPOSED UTILITY PLAN**

Sheet Number: **C-3.0**

Date: SEPTEMBER 10, 2020  
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**UTILITY PLAN**  
 C-3.0 1/8"=1'-0"

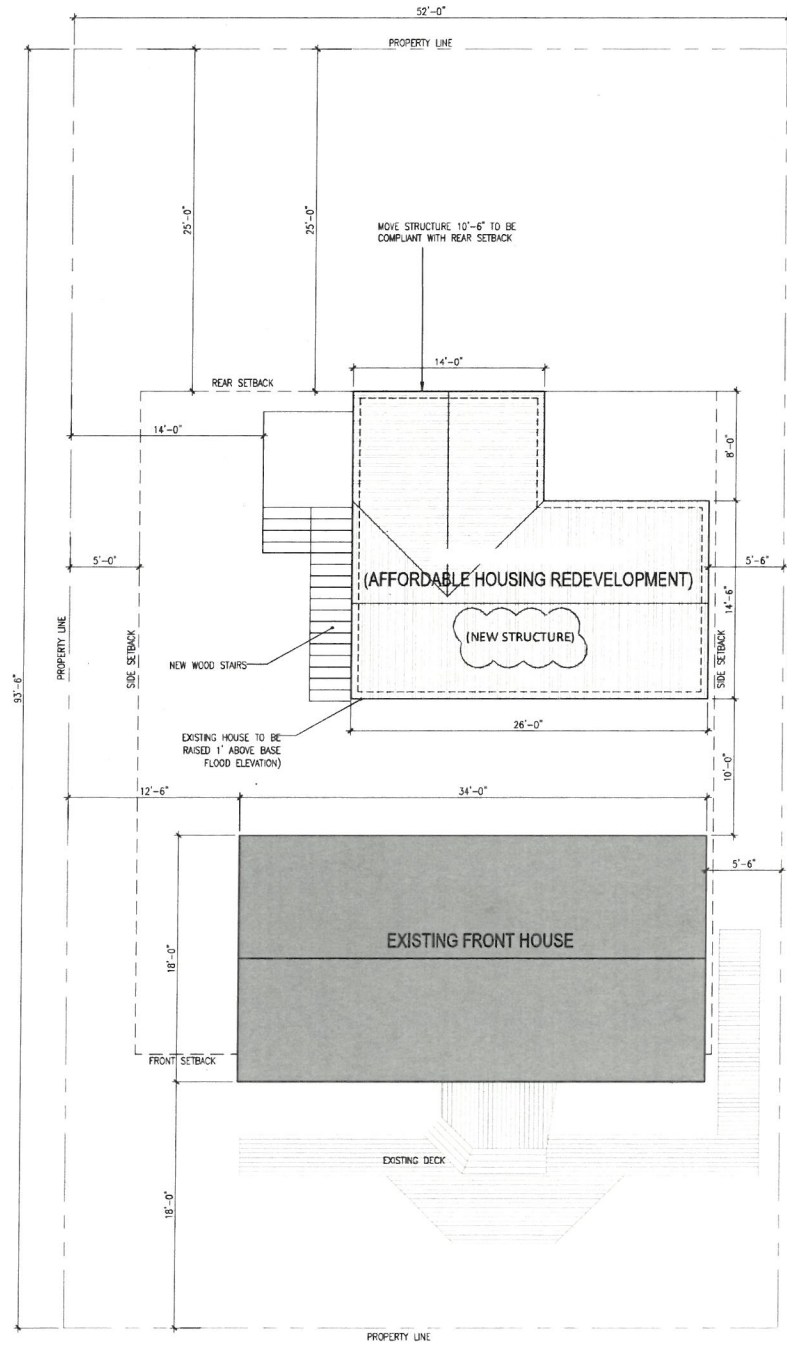
*WSA*  
*5/12/21*  
*KPH*  
*5/4/2022*



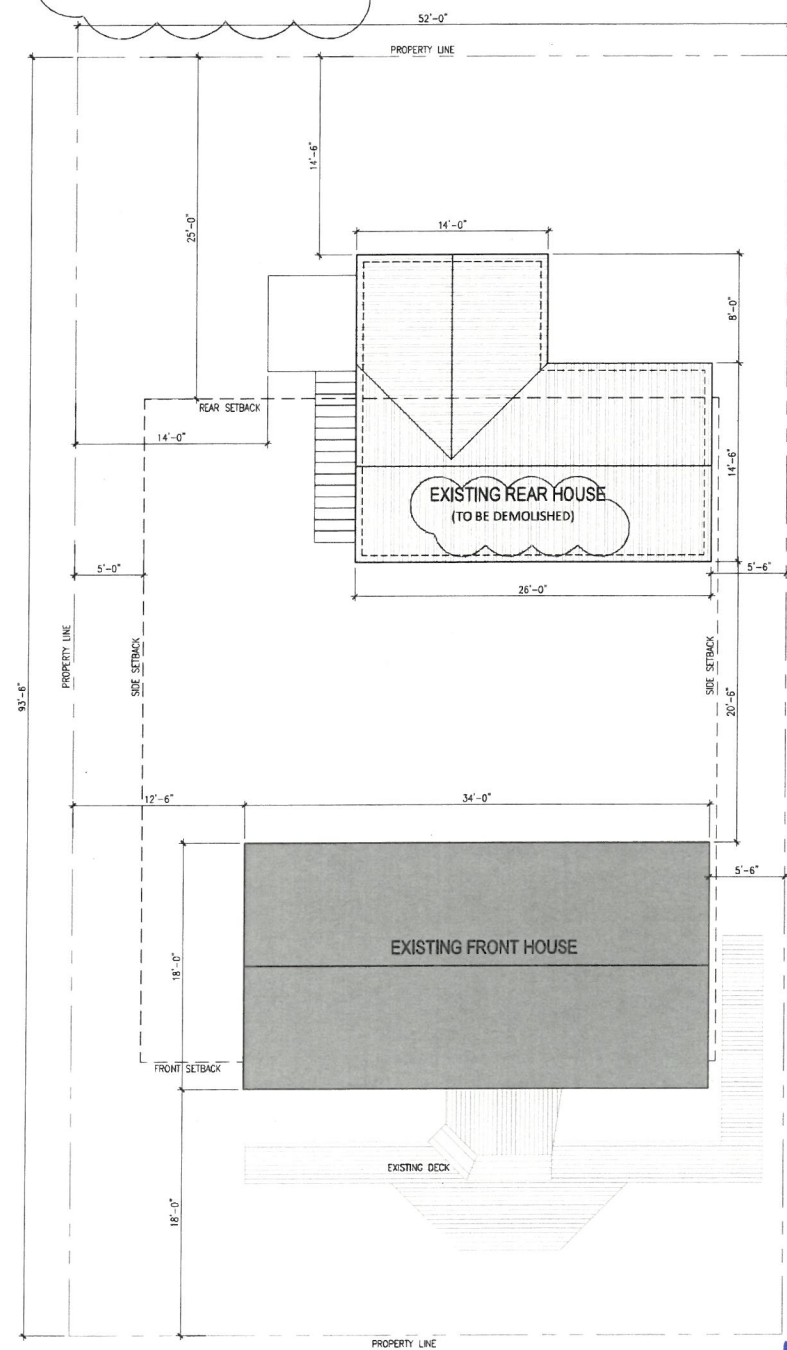
ZONING CALCULATIONS - SF DISTRICT

	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'	12.5'	12.5'	YES
SIDE SETBACK (EAST)	Min. 5'	5.5'	5.5'	YES
REAR SETBACK	Min. 25'	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  
 5/11/21  
 KPH  
 5/14/2021



William Shepler & Associates  
 201 Front Street, Suite 203  
 Key West, FL 33040  
 Tel: 305-735-3111  
 Email: info@wsaarch.com

Consultants:

Submissions / Revisions:

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

Drawing Size: 24x36  
 Project #: 190112

SITE PLANS AND CALCS

Sheet Number:  
**A-1.1**

Date: APRIL 1, 2021  
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Seal:

Consultants:

Submissions / Revisions:

**1703 VON PHISTER ST.  
REAR UNIT  
AFFORDABLE HOUSING  
REDEVELOPMENT**

Drawing Size: 24"x36" | Project #: 19011.2

Title:  
**FLOOR  
PLANS &  
FRONT  
ELEVATION**

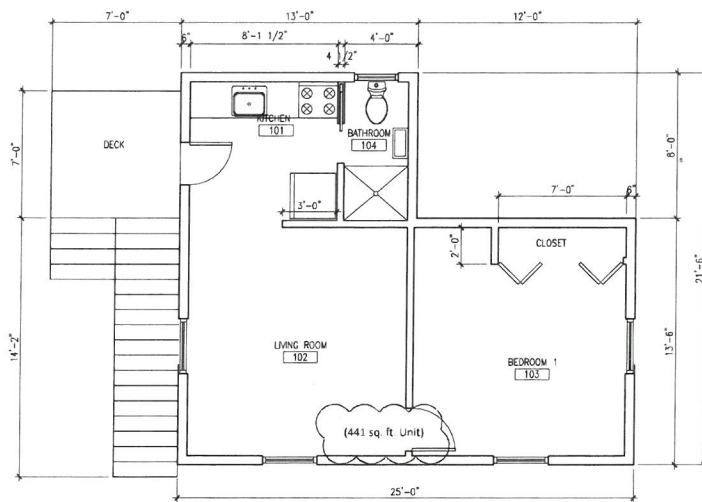
Sheet Number:

**A-2.1**

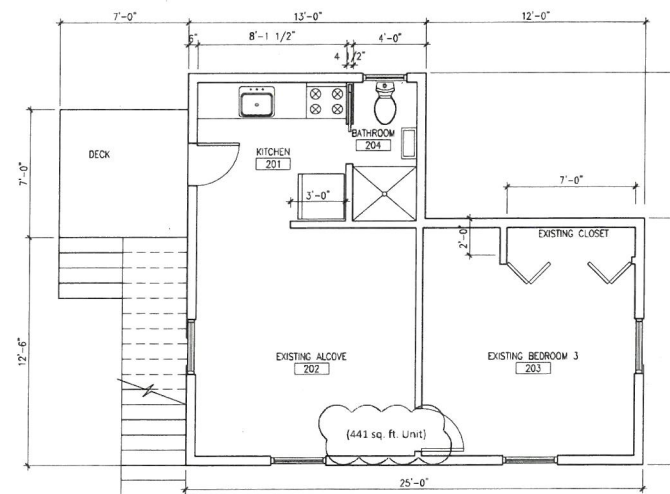
Date: APRIL 1, 2021  
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**3 FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



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



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

*WSA  
5/11/21  
KPT  
5/4/2021*