

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**

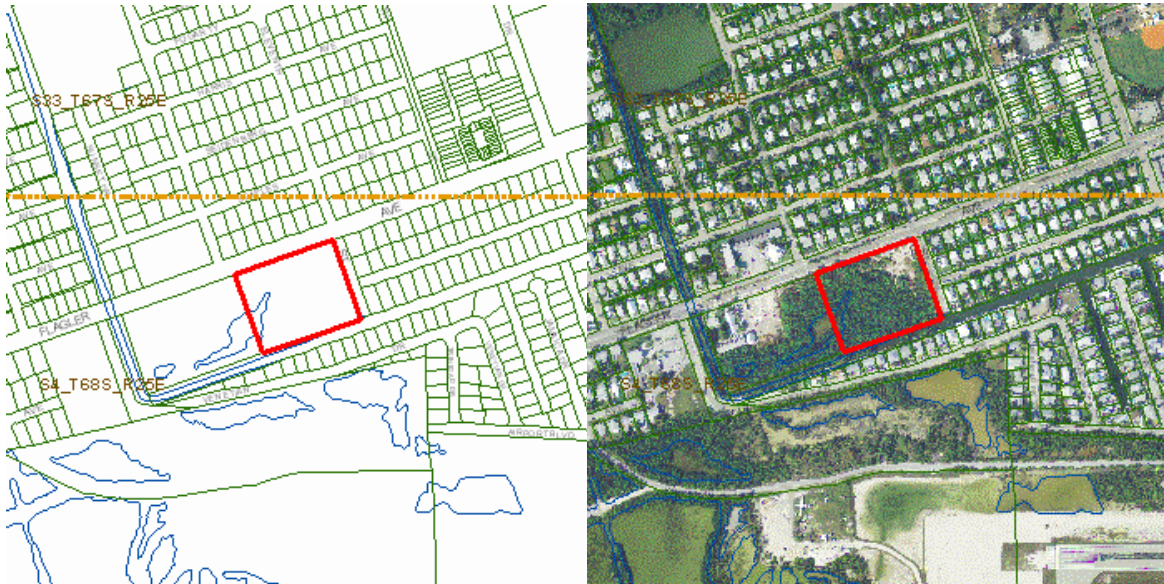


**To:** Chairman and Planning Board Members  
**From:** Brendon Cunningham, Senior Planner  
**Through:** Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** May 15, 2014

**Agenda Item:** **Minor Development Plan – 2800 Flagler Avenue (RE# 00065090-000100; AK# 8633394)** - Request for Minor Development Plan and Landscape and Buffer-Yard Waiver approval for the construction of 10 single-family dwelling-units at property located in the SF zoning district per Sections 108-91(B)(1)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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**Request:** A minor development plan to construct 10 single-family dwelling-units.  
**Applicant:** Annalise Mannix, PE  
**Property Owner:** Reef Enterprises, LLC  
**Location:** 2800 Flagler Avenue (RE# 00065090-000100; AK# 8633394)  
**Zoning:** Single Family (SF) zoning district



**Background:**

This project is proposed for vacant property at the corner of Flagler Avenue and 11<sup>th</sup> Street. The land is comprised of approximately 4.2 acres with 1.8 of upland and 2.4 of wetland. The property was previously approved for a synagogue in 2006. That approval has expired and the property has lain vacant. The current owner has since cleared and graded the property in anticipation of the proposed development.

**Request:**

The applicant proposes constructing ten single-family dwelling-units on the property. Amenities will include a pool and cabana, and a potential elevated nature walk and a swimming platform by the canal at the rear of the property.

This development will be one of the first requests for Building Permit Allocation System (BPAS) units under the newly approved Comprehensive Plan. The design of the houses will be subject to the newly adopted guidelines for Baseline Green Building Certification per Ordinance 13-19 and Sections 108-996 & 997.

**Surrounding Zoning and Uses:**

North: SF: Single-Family Housing  
South: SF: Single-Family Housing  
East: SF: Single-Family Housing  
West: PS: Catholic Charities Housing and Soup Kitchen

**Process:**

**Tree Commission:** January 14, 2014  
**Development Review Committee Meeting:** March 27, 2014  
**Planning Board Meeting:** May 15, 2014

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

Section 108-91 B(1)a of the City of Key West Land Development Regulations requires that any proposed plan including the addition or reconstruction of 5 to 10 residential dwelling units shall require a Minor Development Plan. Section 108-196(b) of the Land Development Regulations states that the Planning Board’s decision on a minor development plan outside the historic district shall be final unless appealed. The board may approve, approve with conditions or deny the application.

Planning staff, as required by Chapter 108 of the City Code of Ordinances, has reviewed the following for compliance with the City’s Land Development Regulations and Comprehensive Plan:

	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>Zoning</b>	SF		
<b>Flood Zone</b>	AE-8		
<b>Site Size</b>	6,000 sq. ft.	182,952 sq. ft.	78,764 sq. ft. Upland
<b>Front Setback</b>	30’	Vacant	30’
<b>Street-Side Setback</b>	7.5’	Vacant	20’

<b>Side Setback</b>	5'	Vacant	120'
<b>Rear Setback</b>	15'	Vacant	21'
<b>Building Coverage</b>	35%	Vacant	16%
<b>Impervious Surface</b>	50%	Vacant	86%
<b>Density per Acre</b>	8	Vacant	5

**Concurrency Facilities and Other Utilities or Services (Section 108-233)**

The City’s Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. This portion of the report shall serve as the required written determination of compliance.

The applicant provided a concurrency analysis as part of this application. Staff has reviewed the provided concurrency analysis report following criteria in Section 94-36 and determined that the proposed project meets the City’s requirements for concurrency management with the exception of stormwater management.

**1. The anticipated public facility impacts of the proposed development:**

The applicant has provided a concurrency analysis that demonstrates that the proposed development can be accommodated with existing essential services.

**2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:**

The existing services are expected to accommodate the proposed development project at the adopted level of service standards.

**3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:**

There are no existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.

**4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and**

There are no facility improvements or additions that are necessary to accommodate the impact of the proposed development other than storm water improvements.

**5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:**

Not applicable: there are no known facility improvements or additions that will need to be completed other than storm water improvements.

**Fire Protection (Section 108-233 (8))**

Maintain 5 ft. setbacks free and clear of any obstructions for accessibility.

**Reclaimed water system (Section 108-233(9))**

With the request for BPAS units, the applicant will be required to install one 1,000 gallon cistern per unit allocated.

**Other Public Facilities (Section 108-233 (10)):**

Based on comments received at the DRC meeting and project description, and based on the information in the concurrency analysis, the proposed minor development plan is not anticipated to increase adverse effects upon public facilities.

**Appearance, Design and Compatibility (Section 108-234):**

**1. Compliance with Chapter 102; Articles 111, IV and V:**

Not applicable, proposed development is outside of the historic district.

**2. Compliance with Section 108-956:**

The applicant has demonstrated that there is access to potable water and to wastewater disposal systems.

**3. Compliance with Chapter 110; Article II:**

If any archeological resources are detected, work shall cease until such time as a determination of the extent of any investigations will be required.

**Site Location and Character of Use (Section 108-235):**

The project site is located in the SF zoning district for which residential uses are permitted. The property is surrounded by single-family residential dwellings and other commercial uses (see page 2)

**1. Appearance of site and structures (Section 108-236 and 108-278):**

The development plan exhibits harmonious overall design characteristics for the buildings and is in compliance with the performance standards stipulated in Sections 108-278 of the City Code.

**2. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):**

Mechanical equipment and utility hardware will be screened from view by continuous fencing and landscaping surrounding the property.

**3. Utility lines (Section 108-282):**

The department has not received comments from Keys Energy regarding the development for this property.

**4. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**

Not applicable, this is a residential development.

**5. Exterior Lighting (Section 108-284):**

Lighting will meet dark sky initiative requirements per the Comprehensive Plan.

**6. Signs (Section 108-285):**

No signage has been proposed as part of the Minor Development Plan.

**7. Pedestrian sidewalks (Section 108-286):**

There are existing sidewalks adjacent to the site on both Flagler Avenue and 11<sup>th</sup> Street.

**8. Loading docks (Section 108-287):**

No loading docks are proposed as part of the Minor Development Plan.

**9. Storage Areas (Section 108-288):**

No storage facilities are proposed.

**On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):**

All parking will occur on-site. Each dwelling unit will have two parking spaces underneath the building and there are two additional guest spaces on the property.

**Housing (Section 108-245):**

The property currently has two recognized BPAS units. These units have been counted in the hurricane evacuation study. The applicant is requesting 8 additional units from the new allocations granted by the state.

**Economic Resources (Section 108-246):**

The applicant has not provided any information as to the economic impacts to the city via ad valorem tax yields.

**Special Conditions (Section 108-247):**

The proposed development does not generally conflict with the intent of the SF district uses. However, the project is located in a noise contour zone near the airport. It is therefore required that the units be sound proof according to Section 26-191(1). The applicant has coordinated with all relevant state and federal agencies, particularly the DEP and SFWMD.

**Construction Management Plan and Inspection Schedule (Section 108-248):**

The proposed development will be phased. All infrastructure will be installed for the 10 total units. The property has two beneficial unit allocations. The applicant will need to secure the 8 units outstanding prior to the issuance of a building permit.

**Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:**

The applicant request waivers to Landscape and Buffer-Yard requirements. Additionally, there are substantial wetlands surrounding a large portion of the area to be developed.

**Off-street Parking and Loading (Article VII) of Chapter 108:**

The proposed Minor Development has parking in excess of that which is required in the SF zoning district.

**Stormwater and Surface Water Management (Article VIII):**

Currently the site does not include stormwater management. The property will have extensive swales to control normal rainstorm events on site.

**Utilities (Article IX):**

The Department did not receive a response from FCAA. Keys Energy Services requires a set of plans at that time when the property becomes viable for its intended use. The proposed project will use existing utility mains.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Minor Development Plan and Landscape and Buffer-Yard Waiver be **approved** with the following conditions:

**Conditions to be completed prior to the issuance of building permits:**

1. The applicant shall acquire the necessary Building Permit Allocation System units as approved per the adopted Baseline Green Building Certification requirements per Ordinance 13-19 and Sections 108-996 & 997 of the Land Development Regulations. However, the developer may separately construct any necessary infrastructure prior to the allocation of any BPAS units understanding that this does not obligate the City to provide the units except in compliance with the Ordinance.
2. Obtain a Right-of-Way permit from FDOT for ingress & egress to Flagler Avenue.
3. Obtain from SFWMD a Site Alteration and Drainage Permit.
4. File with the City any required open space and conservation permits for the wetland areas on site.

**Conditions to be completed prior to the issuance of certificate of occupancy:**

1. The applicant demonstrates that the buildings will be sound-proof per Section due to their proximity to the airport and their location within a noise-contour zone in compliance with Section 26-191(1).
2. Any lighting fixtures shall meet “Dark Sky” lighting standards.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING APPROVAL OF A MINOR DEVELOPMENT PLAN AND LANDSCAPE AND BUFFER-YARD WAIVER FOR THE CONSTRUCTION OF TEN SINGLE-FAMILY DWELLING-UNITS AT 2800 FLAGLER AVENUE (RE#00065090-000100, AK#8633394) PERSUANT TO SECTION 108-91 B. (1.) (a.) OF THE LAND DEVELOPMENT REGULATIONS OF KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Single Family (SF), zoning district; and

**WHEREAS**, Section 108-91 B.(1.)(a.) of the Code of Ordinances requires Minor Development Plans for permanent residential development of 5 to 10 units; and

**WHEREAS**, The applicant has requested a Landscape and Buffer-Yard Waiver; and

**WHEREAS**, the applicant proposes to construct 10 single-family dwelling units; and

**WHEREAS**, the granting of a Minor Development Plan is consistent with the Land Development Regulations and the Comprehensive Plan; and

**WHEREAS**, the recommendation of approval of the Minor Development Plan and

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director



Landscape and Buffer-Yard Waiver are in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, the surrounding community or otherwise detrimental to the public welfare; and

**WHEREAS**, the approval is consistent with the criteria in the Code; and

**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.** That a Minor Development Plan and Landscape and Buffer-Yard Waiver to construct 10 single-family dwelling-units at 2800 Flagler Avenue (00065000-000100, AK#8633394) as shown on the attached plans dated February 27, 2014 be approved with the following conditions:

**Conditions to be completed prior to the issuance of building permits:**

1. The applicant shall acquire the necessary Building Permit Allocation System units as approved per the adopted Baseline Green Building Certification requirements per Ordinance 13-19 and Sections 108-996 & 997 of the Land Development Regulations. However, the developer may separately construct any necessary infrastructure prior to the allocation of any BPAS units understanding that this does not obligate the City to provide the units except in compliance with the Ordinance.
2. Obtain a Right-of-Way permit from FDOT for ingress & egress to Flagler Avenue.
3. Obtain from SFWMD a Site Alteration and Drainage Permit.
4. File with the City any required open space and conservation permits for the wetland areas on site.

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

**Conditions to be completed prior to the issuance of certificate of occupancy:**

1. The applicant demonstrates that the buildings will be sound-proof per Section due to their proximity to the airport and their location within a noise-contour zone in compliance with Section 26-191(1).
2. Any lighting fixtures shall meet “Dark Sky” lighting standards.

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

**Section 4.** This Minor Development Plan application recommended for approval to 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 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 Commission.

**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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (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 forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water

\_\_\_\_\_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 duly noticed meeting held this 15th day of May, 2014, and authenticated by the Chairman of the Planning Board and the Planning Director.

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Richard Klitenick, Chairman  
Key West Planning Board

Date

**Attest:**

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Donald Leland Craig, AICP  
Planning Director

Date

**Filed with the Clerk:**

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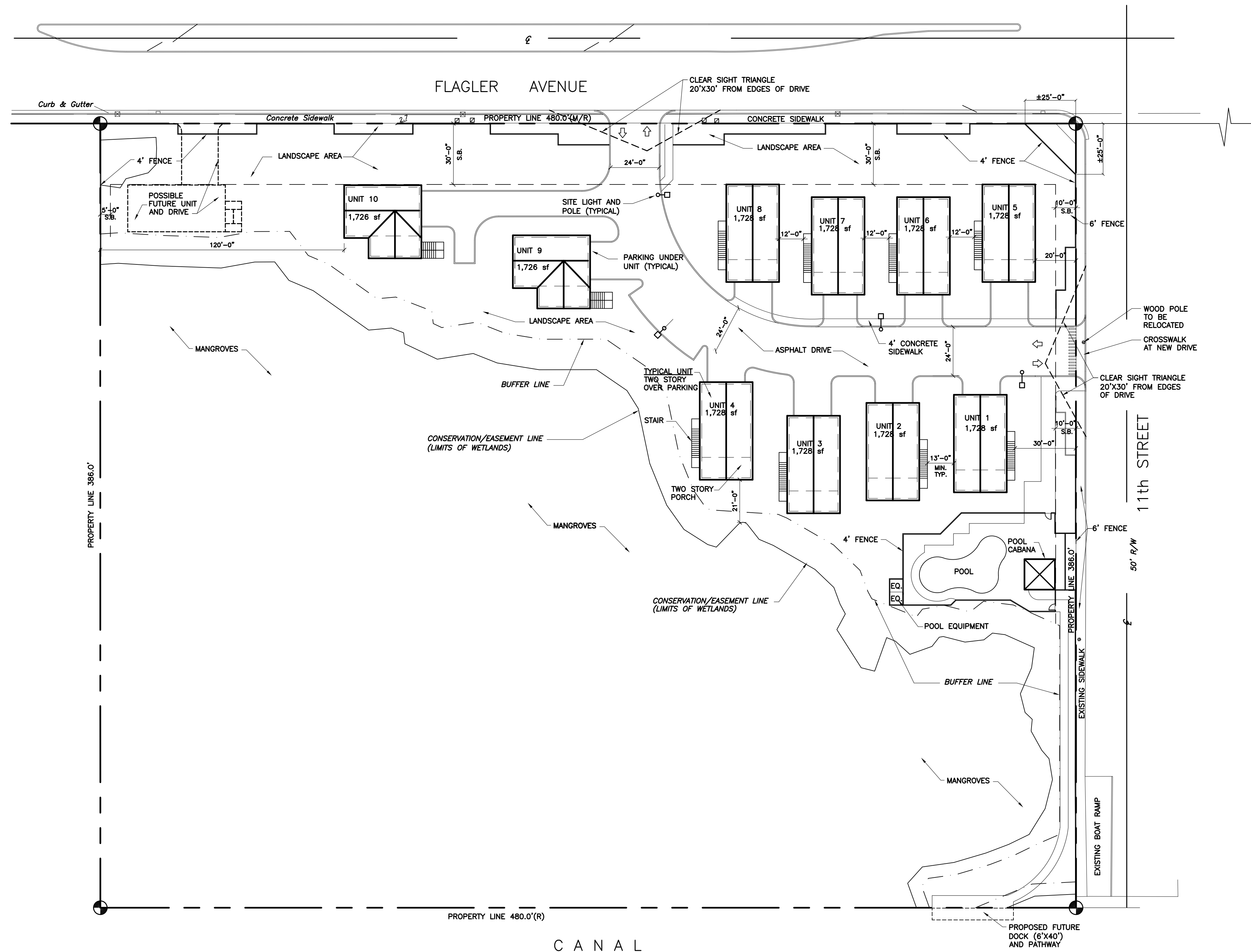
Cheryl Smith, City Clerk

Date

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

# **Revised Site Plans**



SITE DATA	
LAND USE	: SF-2
FLOOD ZONE	: AE +8.0'
SITE AREA	: 185,280 SF. (4.26 ACRES)
UPLAND AREA	: 78,764 SF. (1.80 ACRES)
WETLAND AREA	: 106,516 SF. (2.44 ACRES)
DENSITY	: 8 UNITS /ACRE
LOT COVERAGE	: ALLOWABLE = 35% MAX. (26,949 S.F.) PROPOSED = 16.68% (113,144 S.F.)
IMPERVIOUS AREA	: ALLOWABLE = 50% MAX. (38,499 SF.) PROPOSED = 35.17% (27,709 S.F.)
LANDSCAPE AREA	: ALLOWABLE = 20% MIN. (15,399 SF.) PROPOSED = 64.82% ( 51,055 S.F.)
OPEN SPACE	: ALLOWABLE = 35% MIN. (26,949 S.F.) PROPOSED = 64.82% ( 51,055 S.F.)
F.A.R	: N/A
MAX. HEIGHT	: ALLOWABLE = 25' PROPOSED = 25'+5'(ROOF)
SETBACKS (SINGLE FAMILIES) :	
FRONT:	ALLOWABLE: 30' PROPOSED: 30'
SIDE:	ALLOWABLE: 5' PROPOSED: 120'
REAR:	ALLOWABLE: 15' PROPOSED: 21'-4"
S. SIDE:	ALLOWABLE: 10' PROPOSED: 20'
PARKING REQUIREMENTS :	
2 SPACES PER UNIT REQUIRED	
2 SPACES X 10 UNITS = 20 SPACES REQUIRED/PROVIDED + 2 GUEST SPACES	
BUILDING DATA	
10 UNITS TOTAL (TWO STORY OVER PARKING)	
10 UNITS @ 1,728 SF/UNIT (INTERIOR S.F.) = 17,280 SF TOTAL	
POOL CABANA = 225 S.F.	
LEGAL DESCRIPTION:	
KW NO 29 A PARCEL OF LAND LYING SE OF FLAGLER AVE 4.25AC G66-160 OR58-419 OR58-420 OR321-476 OR854-2318/20 OR976-1146/54F/J OR981-883/84 OR1029-878/79 OR1033-1966/68 OR2077-371/72 OR2349-2053/54C OR2636-1242/44.	

NOTES:

- EACH HOME WILL STORE ALL TRASH AND RECYCLING CONTAINERS UNDER THE HOME. ON ASSIGNED TRASH DAY EACH OWNER WILL ROLL OUT THEIR CONTAINER TO THE STREET.
- EIGHT HOMES WHICH WILL REQUIRE BPAS UNITS WILL HAVE CISTERNS.
- ALL HOMES WILL BE APPROXIMATELY 3 FEET ABOVE REQUIRED FLOOD ELEVATION. (HABITABLE SPACE IS RAISED OVER PARKING).
- FLAGLER AVE. DRIVEWAY IS FOR FIRE ACCESS ONLY.
- SEWER TO CONNECT VIA NEW MANHOLE ON 11TH STREET SYSTEM.

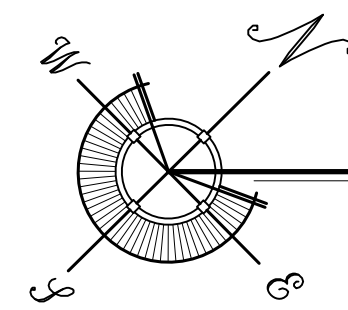
SEAL

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE  
12-10-2013 DRC.  
03-28-2014 DRC.  
04-08-2014 PL. BD.

REVISIONS  
02-27-14 DRC. REV.  
05-05-14 SIGHT TRIANGLES

DRAWN BY  
EMA  
OCE  
PROJECT NUMBER  
1316

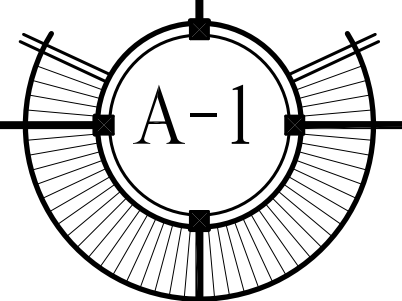


SITE PLAN

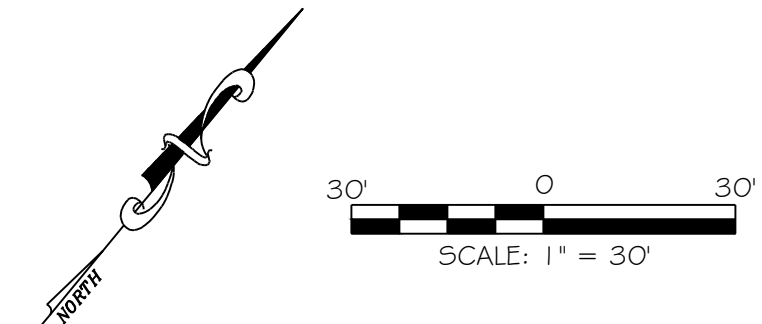
SCALE: 1"=30'

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
PREPARED BY REECE & WHITE LAND SURVEYING, INC.  
DATED ON 09/23/13

ENCLAVE ON RIVIERA  
2800 FLAGLER AVENUE  
KEY WEST, FLORIDA

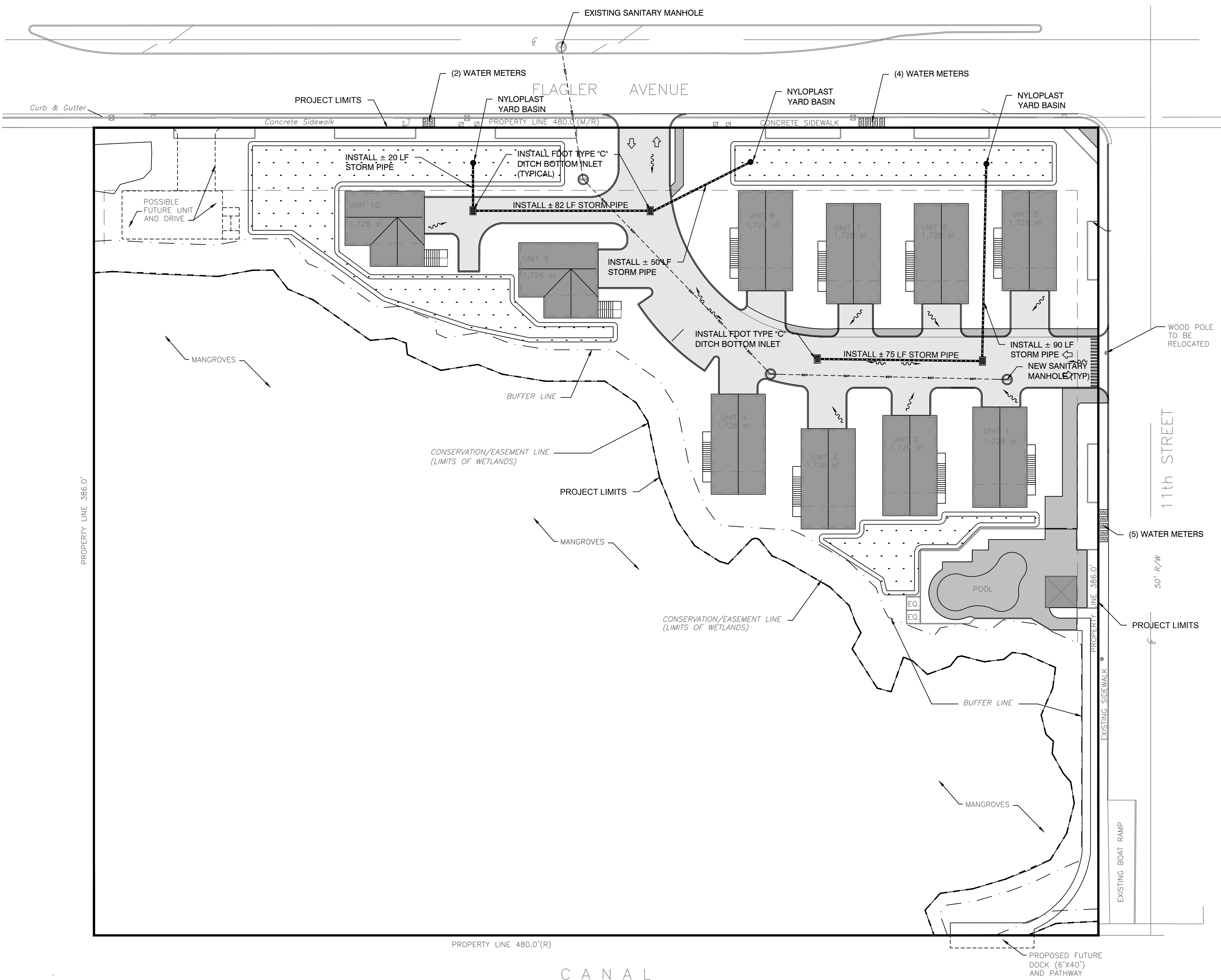


# Civil Site

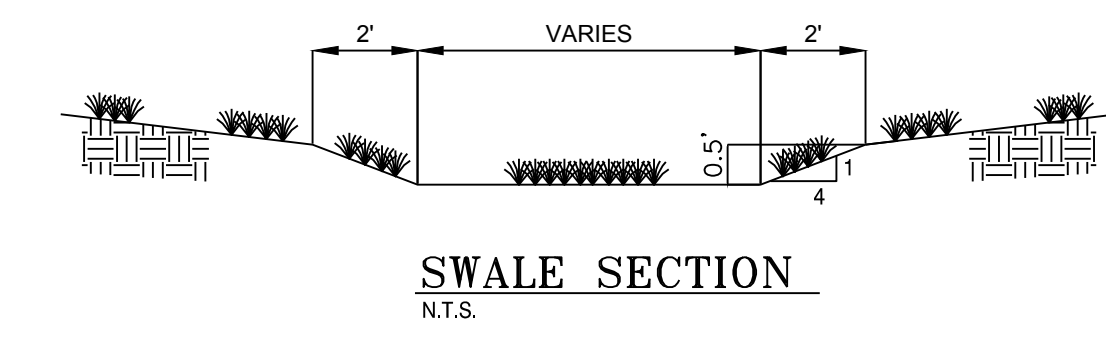


LEGEND	
---	PROJECT LIMITS
▬	ASPHALT PAVEMENT
■	IMPERVIOUS SURFACE
□	RETENTION AREAS
▭	BUILDING AREA
▨	STORMWATER INLET (FDOT DITCH BOTTOM)
⊕	STORMWATER FLOW
⊙	SANITARY MANHOLE
⊛	WATER METER

NOTE: DIMENSIONS IN LEGEND ARE NOT TO SCALE



Water Quantity and Water Quality Calculations			
<b>Water Quantity - Predevelopment</b>			
Project Area	A =	1.820	ac 79,295 sf
Pervious Area		1.820	ac 79,295 sf
Impervious Area		0.000	ac 0 sf
% Impervious		0.00%	
Rainfall for 25yr/24hr event	$P_{24}$ =	9	in
Rainfall for 25yr/3day event	$P_{72}$ =	12.23	in
Depth to Water Table		2	ft
Predeveloped Available Storage		1.88	in
Soil Storage	S =	1.88	in
$Q_{pre} = \frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	$Q_{pre}$ =	10.23	in
Runoff Volume from 25 year/ 1 day storm	$V_{25yr/24hr}$ =	18.63	ac-in
<b>Water Quantity - Postdevelopment</b>			
Project Area	A =	1.820	ac 79,295 sf
Pervious Area		1.155	ac 50,315 sf
Impervious Area		0.665	ac 29,980 sf
% Impervious		36.5%	
Rainfall for 25yr/24hr event	$P_{24}$ =	9	in
Rainfall for 25yr/3day event	$P_{72}$ =	12.23	in
Depth to Water Table		2	ft
Developed Available Storage		1.88	in
Soil Storage	S =	1.19	in
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	$Q_{post}$ =	10.91	in
Runoff Volume from 25 year/ 1 day storm	$V_{25yr/24hr}$ =	19.86	ac-in
<b>Postdevelopment - Predevelopment</b>			
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post}$ =	0.68	in
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post}$ =	1.23	ac-in
<b>Water Quality</b>			
Project Area		1.820	ac 79,295 sf
Surface Water		0.000	ac 0 sf
Roof Area		0.292	ac 12,703 sf
Pavement/Walkways		0.374	ac 16,277 sf
Pervious area		1.155	ac 50,315 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)		0.374	ac 16,277 sf
% Impervious		21%	
A) One inch of runoff from project area		1.820	ac-in
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))		0.934	ac-in
<b>Comparison of Water Quality Methods</b>			
		1.820	>
		ac-in	0.934
		ac-in	ac-in
Pond volume for water quality		1.820	ac-in 6,608 cf
50% Credit for dry retention		0.910	ac-in 3,304 cf
150% for runoff into Outstanding FL Waters		1.365	ac-in 4,956 cf
Total Volume provided		1.399	ac-in 5,080 cf



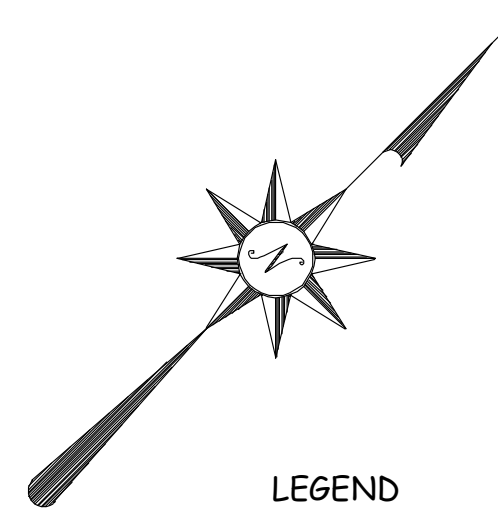
REVISIONS:	DATE	DESCRIPTION
1	AUGUST 2013	ORIGINAL
2		
3		
4		
5		
6		

HOUSING UNITS  
2800 FLAGLER AVENUE  
KEY WEST, FL 33040

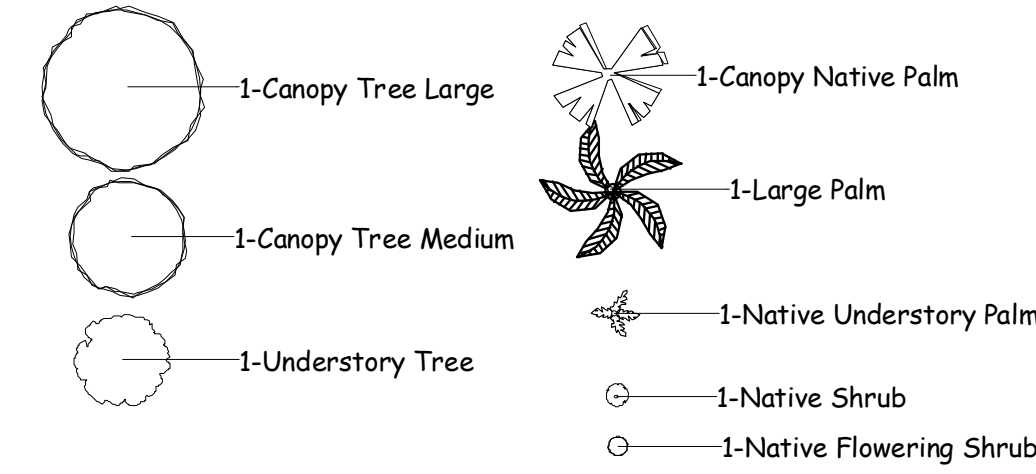
2800 FLAGLER AVENUE  
KEY WEST, FL 33040

# **Landscape Plans**





**LEGEND**



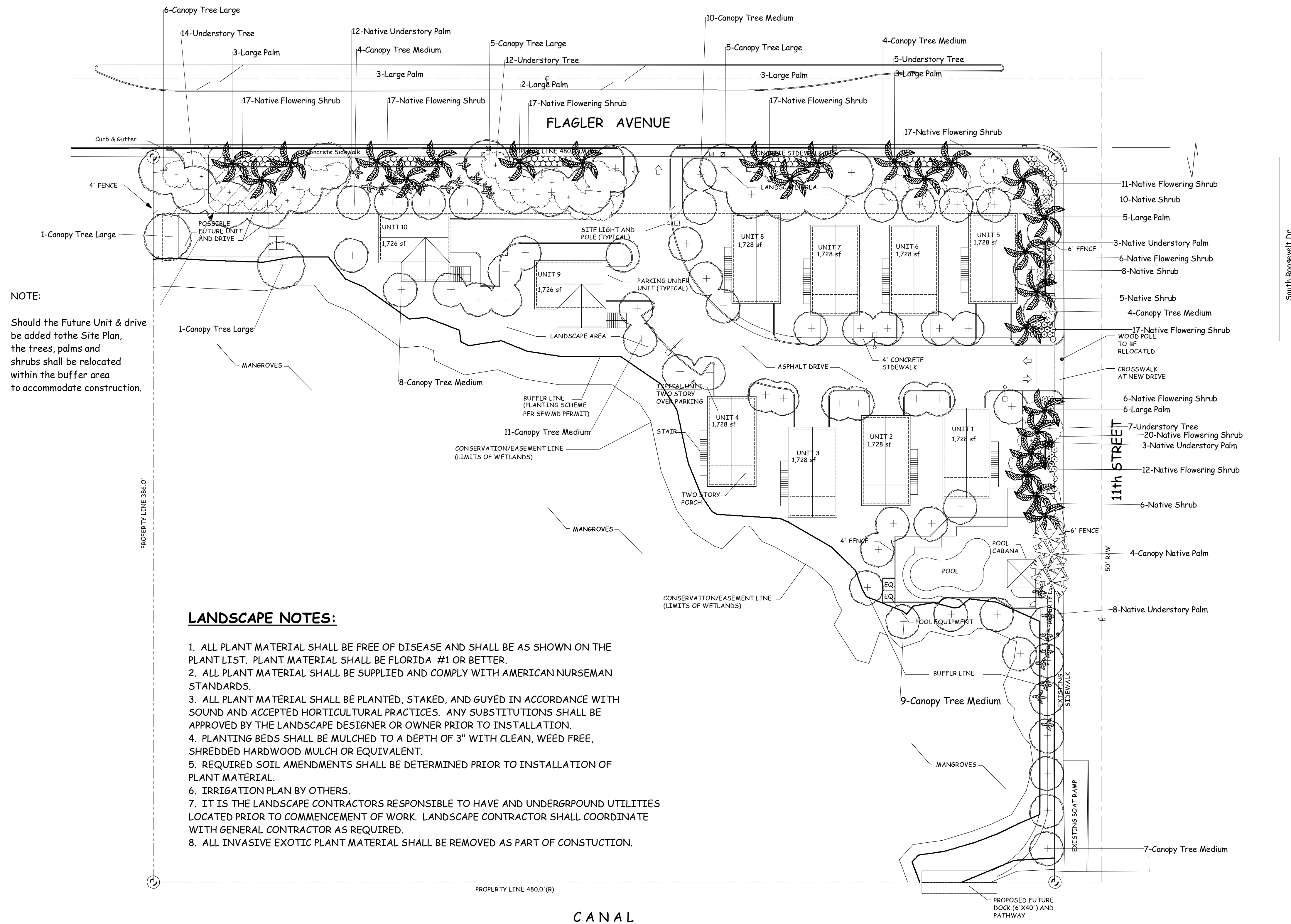
**PROPOSED PLANT PALETTE**

COMMON NAME	Botanical Name	Status
<b>CANOPY TREES</b>		
GUMBO LIMBO	Bursera simaruba	Native
PIGEON PLUM	Coccoloba diversifolia	Native
SILVER BUTTONWOOD	Conocarpus erectus serv.	Native
SEAGRAPE	Coccoloba uvifera	Native
ROYAL POINCIANA	Delonix regia	Non-native
WILD TAMARIND	Lysiloma laetisiliqua	Native
JAMAICAN DOGWOOD	Piscidia piscipula	Native
MAHOGANY	Swietenia mahogani	Native
<b>CANOPY PALMS</b>		
TRIANGLE PALM	Dypsis decaryi	Non-native
ALEXANDRA PALM	Pythosperma elegans	Non-native
ROYAL PALM	Roystonea elata	Native
SABAL PALM	Sabal Palmetto	Native
<b>UNDERSTORY TREES &amp; PALMS</b>		
JAMAICAN CAPER	Capparis cynophallophora	Native
PITCH APPLE	Clusia rosea	Native
SIMPSON STOPPER	Myrcianthes fragrans	Native
PYGMY DATE PALM	Phoenix roebelenii	Non-native
THATCH PALM	Thrinax radiata	Native
SWEET ACACIA	Acacia farnesiana	Native
FIDDLEWOOD	Citharexylum fruticosum	Native
<b>SHRUBS</b>		
SILVER BUTTONWOOD	Conocarpus erectus sericeus	Native
COCOPLUM	Chrysobalanus icaco 'Redtip'	Native
COCOPLUM (dwarf)	Chrysobalanus icaco 'Horizontal'	Native
NATAL PLUM	Carissa macrocarpa	Native -flower
FIRE BUSH (dwarf)	Hamelia patens (glabra)	Native -flower
SAW PALMETTO	Serenoa repens	Native
GOLDEN DEWDROP	Duranta repens	Native -flower
COCOPLUM (dwarf)	Chrysobalanus icaco (dwarf)	Non-native
NECKLACE POD	Sophora tomentosa	Native -flower
WILD LIME	Zanthoxylum fagara	Native -flower
BAY CEDAR	Suriana maritima	Native
LOCUSTBERRY	Brysonima lucida	Native
SEA LAVENDER	Tournefortia gnaphalodes	Native
FAKAHATCHEE GRASS	Tripsacum dactyloides	Native
MUHLY GRASS	Muhlenbergia capillaris	Native -flower
KEYS LILY	Hymenocallis latifolia	Native -flower
PROSTRATE PORTERWEED	Stachytarpheta jamaicensis	Native -flower
SEA OXEYE DAISY	Borrchia frutescens	Native -flower

NOTE:  
 QUANTITY AND SIZE OF PLANT MATERIAL SHALL BE DETERMINED AS PART OF THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.  
 THE MINIMUM SIZE FOR CANOPY TREES SHALL BE 12' PLANTED HEIGHT, CANOPY PALMS SHALL BE 18' PLANTED HEIGHT, UNDERSTORY TREES SHALL BE 6 TO 8' PLANTED HEIGHT, UNDERSTORY PLAMS SHALL BE 4-6' PLANTED HEIGHT AND SHRUBS SHALL BE 36".

**CONCEPTUAL LANDSCAPE PLAN FOR CODE COMPLIANCE**

SCALE: 1"=30'



NOTE:  
 Should the Future Unit & drive be added to the Site Plan, the trees, palms and shrubs shall be relocated within the buffer area to accommodate construction.

**LANDSCAPE NOTES:**

1. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSEMAN STANDARDS.
3. ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
5. REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. IRRIGATION PLAN BY OTHERS.
7. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE AND UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
8. ALL INVASIVE EXOTIC PLANT MATERIAL SHALL BE REMOVED AS PART OF CONSTRUCTION.

<b>Section 108.413 Road Frontage</b> Flager Ave 479 feet 11th Street 206 feet	Plant Units Required: 575 Plant Units Provided: 424	Plant Units Provided: 594 38 Canopy @ 10 = 380 26 Canopy @ 10 = 260	43 Ornamental Tree @ 3 = 129 21 Ornamental Tree @ 3 = 63	85 Shrubs @ 1 = 85 101 Shrubs @ 1 = 101
<b>Section 108.414 Interior Landscape Area</b> N/A Single Family Residence				
<b>Section 108.415 Parking Lot Perimeter Landscape Area</b> N/A Single Family Residence				
<b>Section 108.416 Other Landscape Requirements for Nonvehicular Use Areas</b> Total NOS is 26% of the Site Area: 19,994 s.f.	Requirement: 4 trees per 2,000 s.f. NOS	Total Trees Required: 40	Total Trees Provided: 40	

**ENCLAVE ON RIVIERA**  
 2800 FLAGLER AVENUE  
 KEY WEST, FLORIDA

**Mitchell Planning & Design, Inc.**

15450 SE 103rd Place Road  
 Ocklawaha, Florida 32179  
 352.288.0401/305.509.0966  
 mitchellplanningdesign@gmail.com

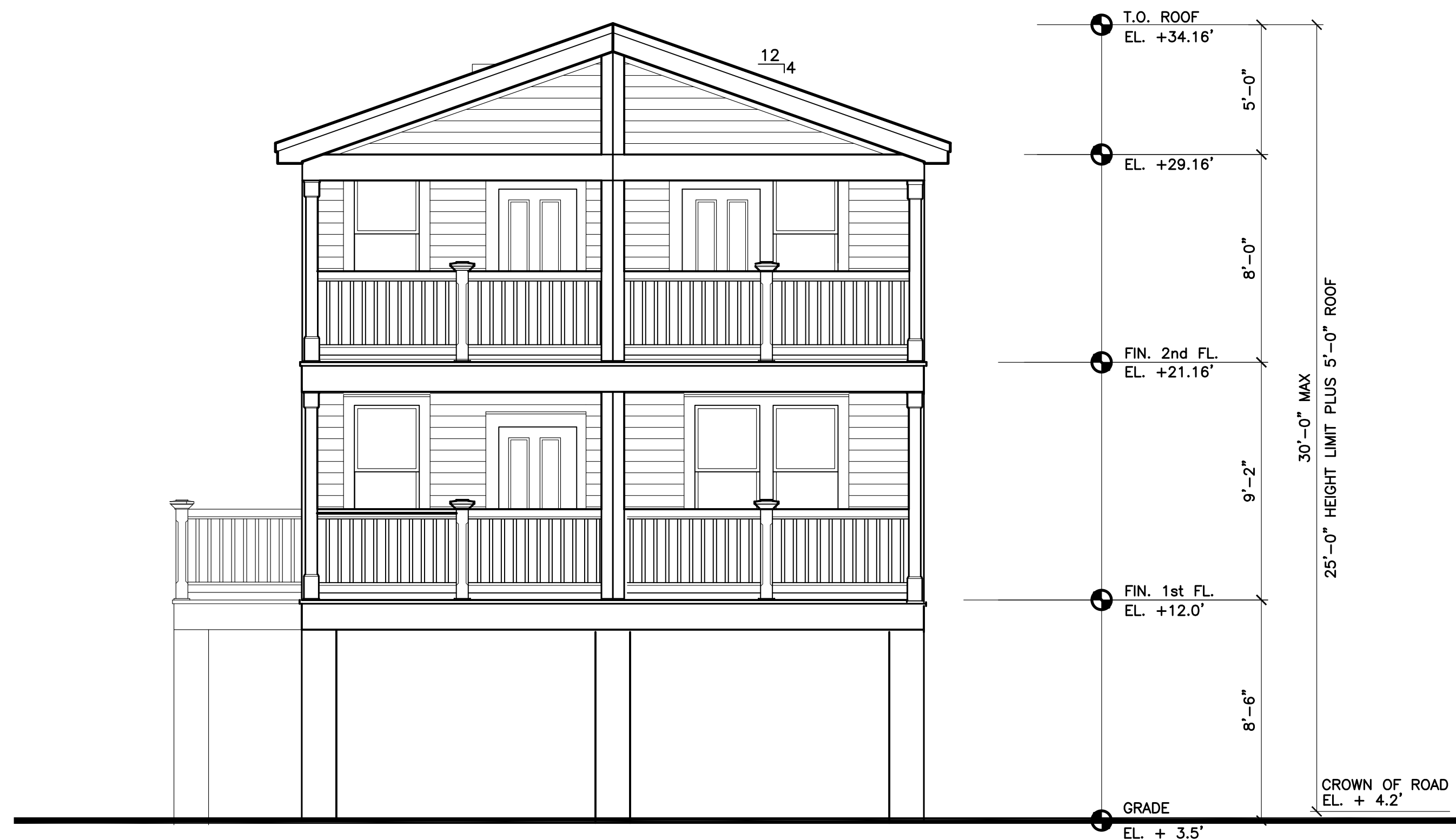
Revisions:

02.28.14	DRC Revision
05.06.14	PB Revision

Date:	12.30.12
Scale:	As Noted
File:	13-RA-001
Drawn:	BM
Sheet:	

L1

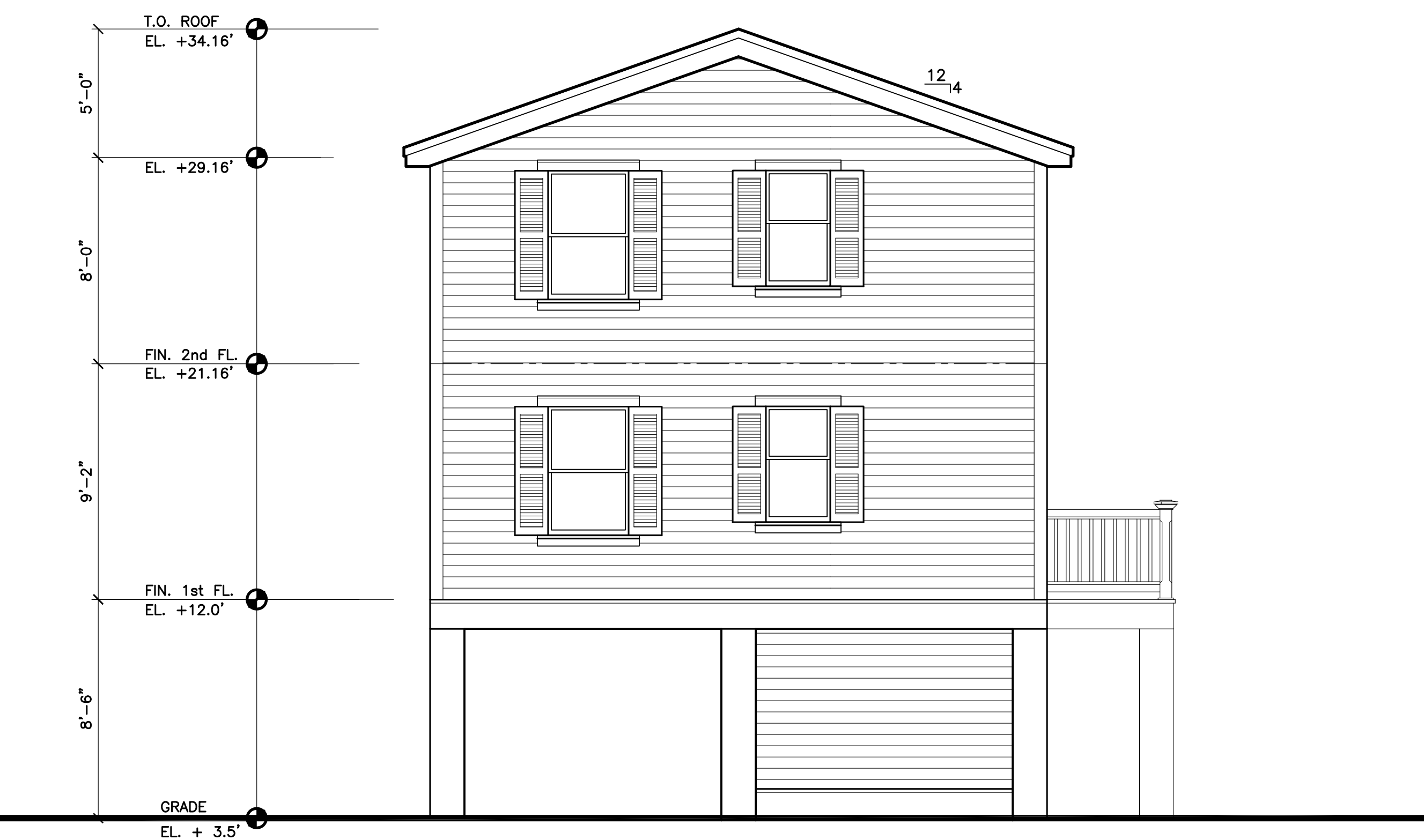
# **Elevation**



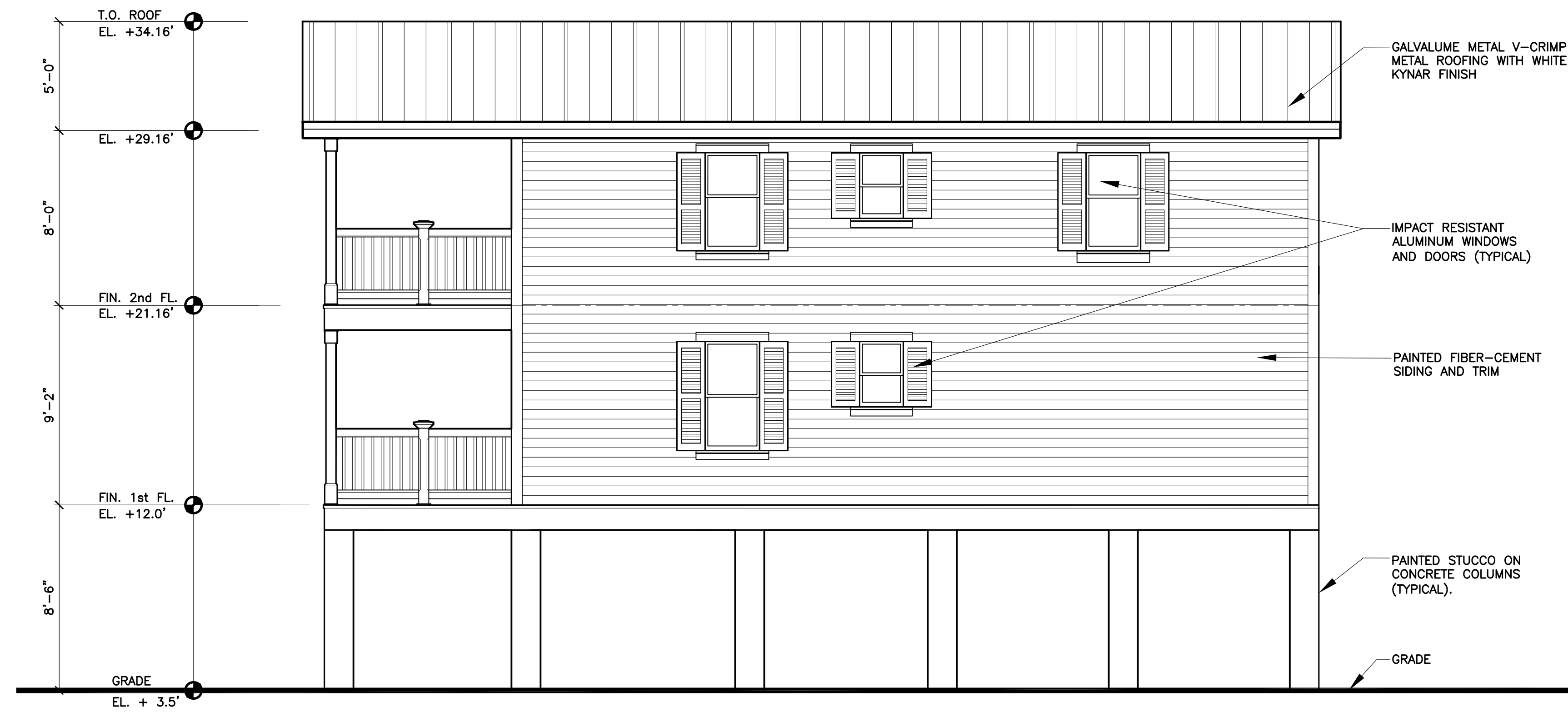
1 PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



3 PROPOSED SOUTHWEST ELEVATION  
SCALE: 1/4"=1'-0"



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



4 PROPOSED NORTHEAST ELEVATION  
SCALE: 1/4"=1'-0"

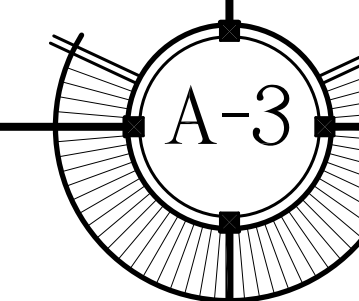
SEAL

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE  
12-10-2013 DRC.  
03-28-2014 DRC.  
04-08-2014 PL. BD.

REVISIONS  
02-27-14 DRC. REV.

DRAWN BY  
EMA  
OCE  
PROJECT NUMBER  
1316



**DRC**  
**Minutes & Comments**

# Minutes of the Development Review Committee

Approved April 24, 2014

## **ART IN PUBLIC PLACES:**

No comments.

## **URBAN FORESTRY MANAGER:**

No comments.

## **POLICE DEPARTMENT:**

No comments.

## **HARC PLANNER:**

Ms. Torregrosa stated she still has problems with the historic wall and cistern.

## **PLANNING DIRECTOR:**

Mr. Craig stated that the previous easement required the removal of both the fence and the shed. The new owner comes with a request to amend the previous easement with conditions that were never fulfilled. In moving forward to the city commission, an approval or denial will be voted on with the imposition of the original conditions of the easement to accommodate the main structure.

## **ENGINEERING:**

No comments.

## **FIRE DEPARTMENT:**

Mr. Barroso stated that this is an existing situation. The fire marshal will reserve comments at this time. Once we receive planning department's recommendations and direction there may be additional comments at that time prior to the next scheduled city commission meeting.

2. **Minor Development Plan – 2800 Flagler (RE # 00065090-000100; AK # 8633394) - A minor development request to construct 10 single-family houses on property located in the SF zoning district per Section 108-91 B.1.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Cunningham gave members an overview of the minor development plan request.

The applicant, Mr. Randy Allen gave members an overview of the minor development plan request.

## **DRC Member Comments:**

## **ART IN PUBLIC PLACES:**

No comments.

## **URBAN FORESTRY MANAGER:**

## Minutes of the Development Review Committee

Approved April 24, 2014

Ms. DeMaria stated that the project has already been reviewed by the Tree Commission for removal of trees and clearing of upland areas of the property. Landscape plan must include all required replacements as per approved tree removal permit. Have no objections to requested landscape waiver (108-413) due to required wetland conservation easement.

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

No comments.

### **PLANNING DIRECTOR:**

Mr. Craig stated prior to going to Planning Board, that the applicant have their engineer verify and certify that there will be no traffic interference with the flow of traffic on Flagler Ave. Mr. Craig wanted to make the applicant aware of some of the issues concerning the dock.

### **ENGINEERING:**

Ms. Ignaffo stated that the survey shows disturbed salt marsh wetlands along the Flagler Avenue property line, in an area designated for the proposed stormwater management system and landscape planting. Impacting wetland areas will require a permitted wetland mitigation plan, or possibly obtain transfer of permit authorization from SFWMD. Alternately, proposed plans could be adjusted to accommodate the wetlands.

### **FIRE DEPARTMENT:**

Mr. Barroso stated to maintain 5 ft. setbacks free & clear of any obstructions for accessibility. The Flagler St. emergency access gate if it remains emergency access only will need to be a minimum of 20 ft. If the emergency access gate becomes open for 2 way traffic for the residents, it will need to be wider than proposed. Applicant needs to have their engineer look at making a recommendation on the final dimensions.

3. **Variance – 617 Grinnell Street (RE # 00010940-000000; AK # 1011231)** – A request for variances to minimum front and side-yard setbacks in order to renovate an existing building on property located within the HHDR zoning district pursuant to Section 122-630(6)a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Mr. Marty Higgins gave members an overview of the variance request

### **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

### **URBAN FORESTRY MANAGER:**

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., May 15, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Minor Development Plan – 2800 Flagler (RE # 00065090-000100; AK # 8633394)** - A minor development request to construct 10 single-family dwelling units on property located in the SF zoning district per Section 108-91 B.1.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**



**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will be holding a Public Hearing:

**Minor Development Plan – 2800 Flagler (RE # 00065090-000100; AK # 8633394) - A minor development request to construct 10 single-family dwelling units on property located in the SF zoning district per Section 108-91 B.1.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Applicant:** Annalise Mannix, PE **Owner:** Randy Allen / Reef Enterprises LLC

**Project Location:** 2800 Flagler (RE # 00065090-000100; AK # 8633394)

**Date of Hearing:** Thursday, May 15, 2014 **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at [sgibson@keywestcity.com](mailto:sgibson@keywestcity.com) .**

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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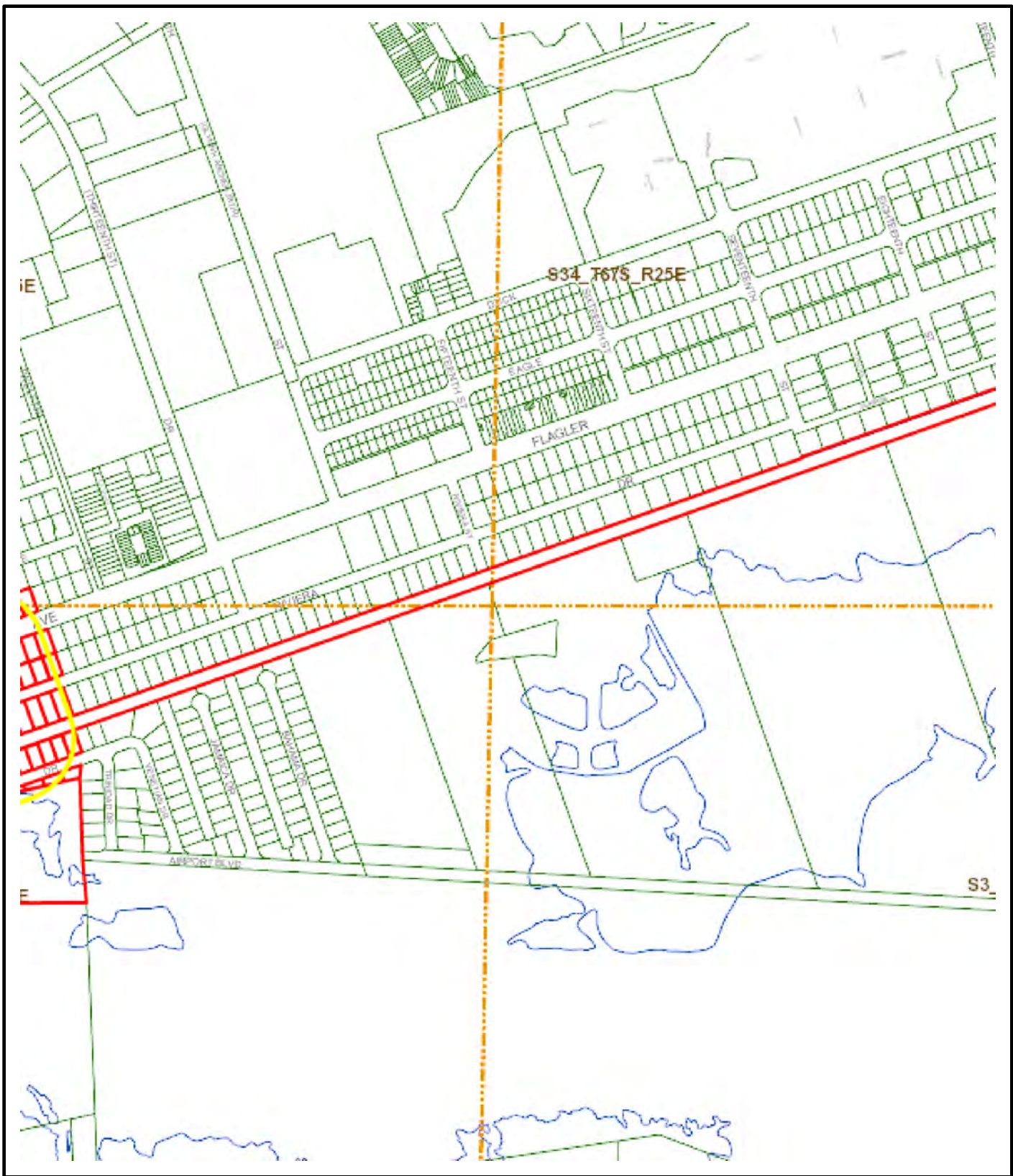
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# Monroe County, Florida

**2800 Flagler**

Printed: May 01, 2014

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
FRAGA CHARLES DAVID	1109 17TH ST		KEY WEST	FL	33040-4276	
REECE ROBERT	PO BOX 432123		BIG PINE KEY	FL	33043-2123	
LASWELL JIMMY G AND NEDRA M	2824 STAPLES AVE		KEY WEST	FL	33040-4041	
SWAN ANNE M	2820 STAPLES AVE		KEY WEST	FL	33040-4041	
RODRIGUEZ DANIELA ORLINDA	2908 STAPLES AVE		KEY WEST	FL	33040-4043	
LYDA THERON ESTATE	PO BOX 686		MCINTOSH	FL	32664-0686	
STEWART DUANE C AND BETTY J JOINT REV TR 9/10/13	2901 RIVIERA DR		KEY WEST	FL	33040-4013	
DIX JAMES W	2817 VENETIAN DR		KEY WEST	FL	33040-5236	
HERNANDEZ OSBALDO AND JANET T	2809 VENETIAN DR		KEY WEST	FL	33040-5236	
CATES CRAIG AND CHERYL	3405 EAGLE AVE		KEY WEST	FL	33040-4651	
HAMILTON HENRY BOYD	5 COCONUT DR		KEY WEST	FL	33040	
GARRISON DAVID	116 PROSPECT DR		BARRINGTON	IL	60010	
ANSELL CHARLES W II AND MARY L	2809 FLAGLER AVE		KEY WEST	FL	33040-4001	
GEDMIN ROBIN R	2827 VENETIAN DR		KEY WEST	FL	33040-5236	
VOSE MARK	2807 VENETIAN DR		KEY WEST	FL	33040-5236	
MELLIES NIEL S II AND ELIZABETH C	1229 5TH ST		KEY WEST	FL	33040-3864	
IMBERT GEORGE A	2835 FLAGLER AVE		KEY WEST	FL	33040-4001	
MELNICK ALAN D	2808 STAPLES AVE		KEY WEST	FL	33040-4041	
ROSE DAVID W AND ANGELINE M	2906 FLAGLER AVE		KEY WEST	FL	33040-4004	
MEISTER CHRIS R AND CHERYL A	2900 FLAGLER AVE		KEY WEST	FL	33040-4004	
TANG ZHANG J	2901 VENETIAN DR		KEY WEST	FL	33040	
ROBINSON STEVEN MCGREGOR	127 KELVINGROVE DR		MADISON	AL	35758-6261	
SWITZER TODD M AND JOIE M	2907 RIVIERA DR		KEY WEST	FL	33040-4013	
HERNDON JOHN AND GIANNINA C	2825 FLAGLER AVE		KEY WEST	FL	33040-4001	
MENDEZ OTNIEL AND MARITZA	3001 FLAGLER AVE		KEY WEST	FL	33040-4005	
MILSTEAD JAMES D AND JOYCE A	3015 FLAGLER AVE		KEY WEST	FL	33040-4005	
TANG HUI HUNG	2829 VENETIAN DR		KEY WEST	FL	33040	
DURBIN SHARON G	1047 WINIFRED WAY		LAKELAND	FL	33809-4683	
GOLAN A E TRUST UNDER WILL OF A E GOLAN	5529 ANZA ST		SAN FRANCISCO CA		94121-2430	
SAFE HARBOR ENTERPRISES INC	PO BOX 2455		KEY WEST	FL	33041-2455	
REEF ENTERPRIZES LLC	660 SOUTHPOINTE CT STE 301		COLORADO SPRING CO		80906-3874	
ROMERO JORGE	2100 HARRIS AVE		KEY WEST	FL	33040-3725	
SCHILLING REBECCA	2916 RIVIERA DR		KEY WEST	FL	33040-4014	
GILLERAN JAMES	719 EISENHOWER DR APT 2		KEY WEST	FL	33040-7030	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
BUCHHOLZ CAROL A	2908 RIVIERA DR		KEY WEST	FL	33040	
GYGI ANDREW C	600 S PINE ST		NEW SMYRNA BE	FL	32169-2947	
GRACE LUTHERAN CHURCH U A C	2713 FLAGLER AVE		KEY WEST	FL	33040-3998	
ONDERDONK GARY R AND DIANE M T/C	513 FLEMING ST STE 1		KEY WEST	FL	33040-6861	
FABAL RANDOLPH A AND RITA S	2825 VENETIAN DR		KEY WEST	FL	33040-5236	
MACKO JERRY	2801 VENETIAN DR		KEY WEST	FL	33040-5236	
CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041-1409	
ALEMDA ELMIRA L	2832 STAPLES AVE		KEY WEST	FL	33040-4041	
GIBSON GAYLE GORDON	395 BEACH HILL RD		WEST GLOVER	VT	05875-9605	
SHIPLEY RONALD E	3009 FLAGLER AVE		KEY WEST	FL	33040-4005	
ROBERTS RICHARD DENNIS	2815 FLAGLER AVE		KEY WEST	FL	33040-4001	
PEACHEY PAMELA J	2911 RIVIERA DR		KEY WEST	FL	33040-4013	
PERETS DAVID	2905 VENETIAN DR		KEY WEST	FL	33040-5223	
MOLLOT IRWIN GRANTOR TRUST AMD RESTATED 2/9/201	2912 STAPLES AVE		KEY WEST	FL	33040-4043	
CARROLL COLEMAN F B OF THE DIOC OF MIAMI ROM	9401 BISCAYNE BLVD		MIAMI SHORES	FL	33138-2970	
ROBINSON WILLIAM SANDS JR	3616 NORTHSIDE CT		KEY WEST	FL	33040-4257	
POPOVIC PETER AND PATRICE	28585 JOLLY ROGER DR		SUMMERLAND KI	FL	33042-5501	
ANDERSON RUTH	2816 STAPLES AVE		KEY WEST	FL	33040-4041	
KNIGHT HARRY F ESTATE	2315 SAN PEDRO AVE		TALLAHASSEE	FL	32304	
MIRA RACHEL	2812 STAPLES AVE		KEY WEST	FL	33040-4041	
DOMINGUEZ RAFAEL	955 E 3RD ST UNIT 410		LONG BEACH	CA	90802-6713	
PERKINS MARK T TRUST 4/920/07	2828 STAPLES AVE		KEY WEST	FL	33040-4041	
RAYVAN CORP	8085 OVERSEAS HWY		MARATHON	FL	33050	