

**PLANNING BOARD  
RESOLUTION NO. 2016-40**


**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND A LANDSCAPE WAIVER PURSUANT TO SECTIONS 108-91.B.2. (a) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF A 37 DEED RESTRICTED APARTMENTS WITH THE GOAL TO PROVIDE A THERAPEUTIC HOUSING ENVIRONMENT AVAILABLE FOR INDIVIDUALS WHO ARE EMPLOYED AND TO HELP RESIDENTS SUSTAIN STABLE RESIDENCY, A COMMISSARY KITCHEN, AN OFFICE AREA, A NEW PARKING LOT, STORM WATER SYSTEMS AND LANDSCAPING ON PROPERTY LOCATED AT 2700-2706 FLAGLER AVENUE (RE # 00065090-000000, AK # 1065617) WITHIN THE PUBLIC AND SEMIPUBLIC SERVICES (PS) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that, a Major Development Plan is required permanent residential development; addition of eleven or more units; and

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

**WHEREAS**, Code Sections 108-196(a) the Planning Board to review and 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 modification / waiver request and render the final action; and

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

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2016; and

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

**WHEREAS**, the Planning Board finds that the granting of a Major Development 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.

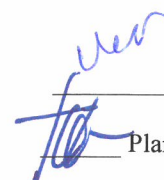
**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

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

**Section 2.** The Major Development Plan for the construction of 37 deed restricted apartments, a commissary kitchen, and an office area with a new parking lot, new storm water systems and landscaping at 2700-2706 Flagler Avenue (RE # 00065090-000000, AK # 1065617) within the Public and Semipublic Services (PS) Zoning District pursuant to Sections 108-91.B.2 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

**General conditions:**

1. The proposed development shall be consistent with the site plan dated March 2, 2016 by William P. Horn, Registered Architect.
2. During all phases of demolition and construction, temporary fencing and erosion

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

barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

3. It is recommended that the applicant participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

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

4. Obtain a South Florida Water Management Permit.
5. Obtain an Environmental Resources Permit.
6. The applicant shall obtain final landscape plan approval from the Tree Commission.
7. Submit drawings for the proposed Signage.
8. Submit drawings for the proposed Dumpster screen.

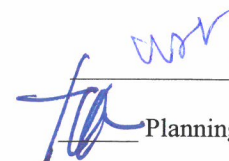
**Conditions prior to issuance of a building permit:**

9. 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.
10. Discontinue Soup kitchen services on premises prior to construction.

**Conditions prior to issuance of a certificate of occupancy:**

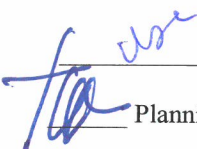

11. SECTION 3114 AIRPORT NOISE: 3114.1 Airport noise study guidelines.

The Aviation Safety and Noise Abatement Act of 1979 14 CFR Part 150 (US Department of Transportation) including revisions through January 2005 and hereby

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

adopted as a guideline for establishing airport noise control. When required by a local government by local ordinance to provide noise attenuation in a new structure or addition to an existing structure near an airport in the area of the local government, the applicant must provide either:

1. A testing certificate from an accredited noise testing lab that a new structure or addition to existing structure built to the submitted engineering plans will achieve an average minimum dBA reduction equal to or greater than the reduction required,
  2. An engineering judgment signed and sealed by an engineer licensed in the State of Florida that the structure or addition built to the submitted engineering plans will achieve an average minimum dBA reduction equal to or greater than the reduction required, or
  3. Plans using the standards contained in “Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations” prepared for the Department of the Navy by Wyle Research and Consulting, Arlington, Virginia, April 2005 on file with the Florida Building Commission.
12. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.
13. The recording of affordable housing deed restrictions must be approved by the City Attorney prior to a Certificate of Occupancy.
14. An onsite resident manager is required or a local 24 hour operated phone number

 Chairman  
 Planning Director

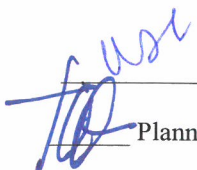

must be available for any concerns and must be posted on the property.

**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 Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

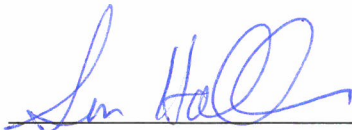
**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**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.


 Chairman  
 Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 21<sup>st</sup> day of July, 2016.


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

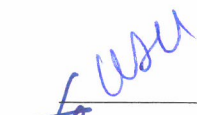

  
\_\_\_\_\_  
Sam Holland, Planning Board Chairman 7/28/16  
Date

**Attest:**

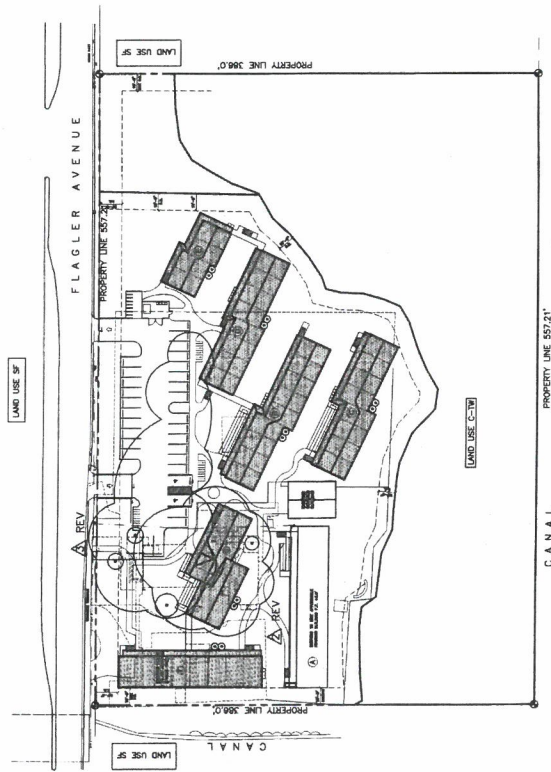
  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director 7/27/16  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk 7/28/16  
Date

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

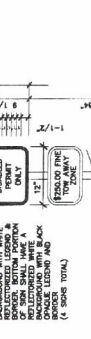
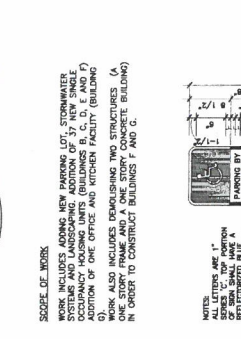
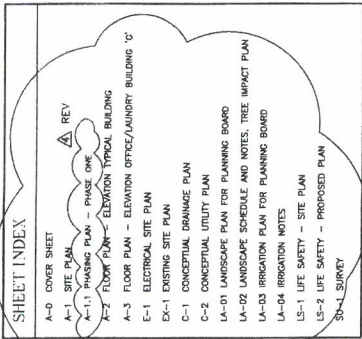
# CATHOLIC CHARITIES HOUSING PROJECT



**PROPOSED ROOF & SITE PLAN**  
 SCALE: 1"=50'-0"  
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'LENN, INC. DATED ON 09-28-15.

KEY PERSONNEL			
<b>ARCHITECT:</b>	<b>PLANNING &amp; LANDSCAPE DESIGN:</b>	<b>ENVIRONMENTAL CONSULTANT:</b>	<b>SURVEYOR:</b>
WILLIAM P. HORN ARCHITECT, P.A. 1875 S.W. 11TH AVENUE MIAMI, FL 33135 TEL: (305) 794-8302	MITCHELL PLANNING & DESIGN BARBARA MITCHELL LEED AP 15400 SW 103RD PLACE RD. MIAMI, FL 33187 TEL: (305) 590-3306	TERRAMAR ENVIRONMENTAL SERVICES, INC. PHELIP A. FRANK SENIOR ENVIRONMENTAL SCIENTIST BARBARA MITCHELL LEED AP MIAMI, FL 33187 TEL: (305) 343-1200	J. LYNN O'LENN, INC. L. LYNN O'LENN, PROFESSIONAL SURVEYOR & MAPPER 2400 SW 22ND AVENUE MIAMI, FL 33135 TEL: (305) 759-1422
<b>CIVIL ENGINEERING:</b>	<b>MEP ENGINEERING:</b>		
PEREZ ENGINEERING AND DEVELOPMENT INC. ALLERIE PEREZ PE 1115 W. 103RD AVENUE MIAMI, FL 33140 TEL: (305) 253-2440	INNOVATIVE ENGINEERING GROUP INC. SUDHIR GUPTA, PE LEED AP 6433 N.W. 22ND AVENUE MIAMI, FL 33140 TEL: (305) 898-8828		

CATHOLIC CHARITIES  
 HOUSING PROJECT  
 2700 FLAGLER AVENUE  
 KEY WEST, FLORIDA



**HANDICAP SIGN DETAIL**  
 SCALE: 1"=1'-0"

**LIGHT POLE DETAIL**  
 SCALE: 1"=1'-0"

**SITE LIGHT DETAIL**  
 N.T.S.

**SITE DATA**

LAND USE : PS (PUBLIC SERVICES)  
 SITE AREA : 215,083 SF (4.83 ACRES)  
 UPLAND AREA : 189,797 SF  
 WETLAND AREA : 105,286 SF  
 FLOOD ZONE : AE-48.0'  
 SETBACKS : FRONT: ALLOWABLE: 20'  
 PROPOSED: 20'  
 WEST SIDE: ALLOWABLE: 15'-4"  
 PROPOSED: 15'-4"  
 EAST SIDE: ALLOWABLE: 15'  
 PROPOSED: 15'-7"  
 REAR WETLANDS: ALLOWABLE: 15'  
 PROPOSED: 15'

LOT COVERAGE : ALLOWABLE = 40% = 43,919 SF.  
 EXISTING = 12.0% = 13,191 SF.  
 PROPOSED = 29.5% = 32,470 SF.  
 IMPERVIOUS AREA : ALLOWABLE = 60% MAX. 65,878 SF.  
 EXISTING = 32.8% = 38,309 SF.  
 PROPOSED = 46.4% = 50,885 SF.  
 \* CALCULATED BROKEN ASPHALT PAVING AS 50% IMPERVIOUS FOR EXISTING IMPERVIOUS

OPEN SPACE : ALLOWABLE = 35% = 38,459 SF.  
 EXISTING = 67.2% = 71,488 SF.  
 PROPOSED = 53.3% = 58,612 SF.

LANDSCAPE AREA : ALLOWABLE = 20% MIN. 21,899 SF.  
 EXISTING = 67.2% = 71,488 SF.  
 PROPOSED = 53.3% = 58,612 SF.

MAX. HEIGHT : ALLOWABLE = 25'  
 PROPOSED = 23.75'

F.A.R. : ALLOWABLE = 80% = 87,837 SF.  
 PROPOSED = 87.837 SF.

PRINCIPAL USE: ACCESSORY USE:  
 EXISTING TO REMAIN : 4,948 S.F.  
 PROPOSED : 14,839 S.F.  
 TOTAL : 19,884 S.F.  
 FAR : 22.8%  
 2.6%

PARKING:  
 REQUIRED: EXISTING UNITS: 1 SPACE PER 4 UNITS  
 10 UNITS/4=2.5 SPACES  
 PROPOSED 590 UNITS:  
 37/2= 18.5 SPACES

TOTAL SPACES REQUIRED: 210  
 TOTAL SPACES PROVIDED: 30 (INCLUDING 8 SPACES FOR ACCESSORY USES)

BIKE PARKING:  
 REQUIRED: EXISTING UNITS: 38% OF THE 2.5 = 0.97 OR 1  
 PROPOSED UNITS: 35% OF 18.5=6.5  
 TOTAL REQUIRED: 7.5 OR 8 SPACES  
 TOTAL PROVIDED: (4+8 SCOOTER SPACES)

**BUILDING DATA**

EXISTING BUILDINGS :  
 EXISTING BUILDING TO BE REMOVED : 2,816 SF.  
 EXISTING ONE STORY BLDG. : 3,762 SF.  
 EXISTING COVERED BUILDING : 1,225 SF.  
 EXISTING TO UNIT BUILDING (A) : 3,723 SF.  
 BASED PORCH/STAIRS/RAMP : 1,654 SF.  
 TOTAL : 13,180 SF.

PROPOSED BUILDINGS :  
 ENCLOSED BUILDING (B) : 3,627 SF.  
 ENCLOSED BUILDING (C) : 3,224 SF.  
 ENCLOSED BUILDING (D) : 3,236 SF.  
 ENCLOSED BUILDING (E) : 1,842 SF.  
 ENCLOSED BUILDING (F) : 3,224 SF.  
 ENCLOSED BUILDING (G) : 2,895 SF.  
 BASED PORCH/STAIRS/RAMP/DOH : 8,658 SF.  
 TOTAL : 26,287 SF.

EXISTING TO REMAIN FROM ABOVE : 6,002 SF.  
 TOTAL PROPOSED : 32,889 SF.

WILLIAM P. HORN  
 ARCHITECT, P.A.  
 1875 S.W. 11TH AVENUE  
 MIAMI, FLORIDA  
 33135  
 TEL: (305) 794-8302  
 FAX: (305) 794-8302

LICENSE NO.  
 1408846  
 MITCHELL PLANNING & DESIGN  
 15400 SW 103RD PLACE  
 MIAMI, FL 33187  
 TEL: (305) 590-3306



CATHOLIC CHARITIES  
 HOUSING PROJECT  
 2700 FLAGLER AVENUE  
 KEY WEST, FLORIDA

DATE: 08-15-14 BPA/S  
 08-29-14 BPA/S REV.  
 09-15-14 BPA/S REV.  
 01-14-16 PLD.  
 REVISIONS:  
 1. 09-29-15 DRG REV.  
 2. 01-27-16 PLD. REV.  
 3. 03-09-16 PLD. REV.  
 4. 06-10-16 PHASING  
 DRAWN BY: JMA  
 JMW  
 PROJECT NUMBER: 1322

THIS PLAN HAS BEEN PREPARED BY AN ARCHITECT REGISTERED AND AUTHORIZED BY THE STATE OF FLORIDA. WILLIAM P. HORN

97-42-9

A-0  
 [Handwritten signature]

WILLIAM P. HORN  
ARCHITECT, P.A.

5214 PINE ST  
KEY WEST  
FLORIDA  
33901

TEL: 305.796.5300  
FAX: 305.796.1079

LICENS. NO.  
A13006467

MITCHELL PLANNING & DESIGN



CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FL

SEAL

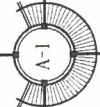
7-42-9

THIS PLAN IS PREPARED BY  
WITHOUT A PROFESSIONAL  
SURVEY PREPARED BY  
WILLIAM P. HORN

DATE:  
08-15-14 BRAS  
08-29-14 BRAS REV.  
01-12-15 PL. BD.

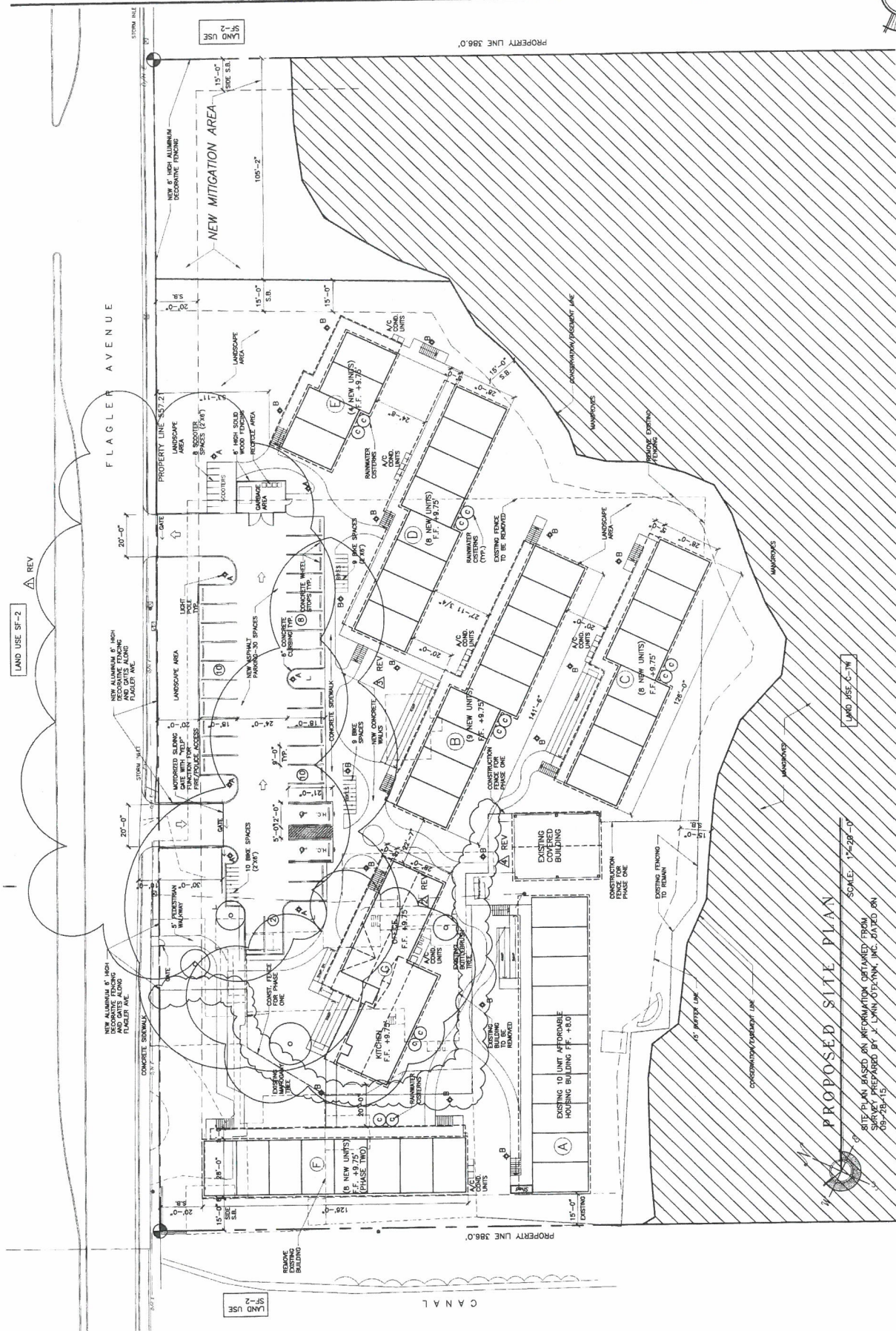
REVISIONS:  
1. 08-15-14 DMC BLY  
2. 08-29-14 EPL BR. BLY  
3. 09-23-14 EPL BR. DEL.  
4. 09-23-14 EPL BR. DEL.  
5. 09-23-14 EPL BR. DEL.  
DRAWN BY:  
EMA  
JW

PROJECT  
NUMBER  
1323



*Handwritten signature: Thorpe*

*Handwritten notes: CMW 7/26/16*



CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FLORIDA

PROPOSED SITE PLAN  
SCALE: 1/4" = 20'-0"  
SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY J. LUNA-GUYON, INC. DATED 08-28-15



WILLIAM P. IRWIN  
ARCHITECT, P.A.

ROSELTON ST  
FTY FIRST  
FLORIDA  
33404

TEL: (904) 296-5303  
FAX: (904) 296-1100  
LICENSE NO.  
A 100846



CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FL

SEE PLAN

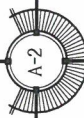
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OF WILLIAM P. IRWIN  
ARCHITECT, P.A.

DATE  
08-15-14 BPA/S  
09-29-14 BPA/S REV  
07-17-15 DRC  
01-15-16 PL BD

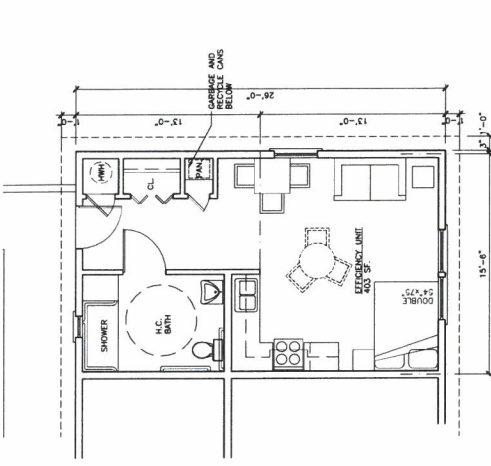
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△ 10-30-15 DRC REV  
△ 01-27-16 PL BD REV  
△ 03-02-16 PL BD REV

DRAWN BY  
EMA  
JVA

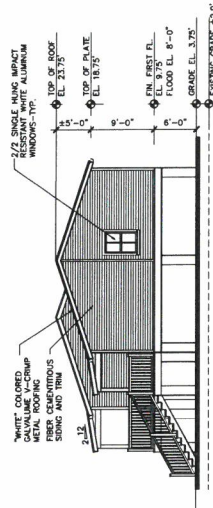
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NUMBER  
1323



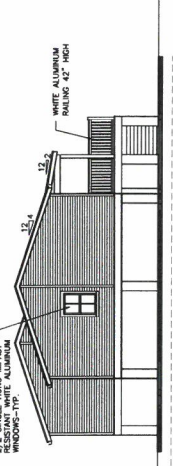
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7/21/16  
7/28/16



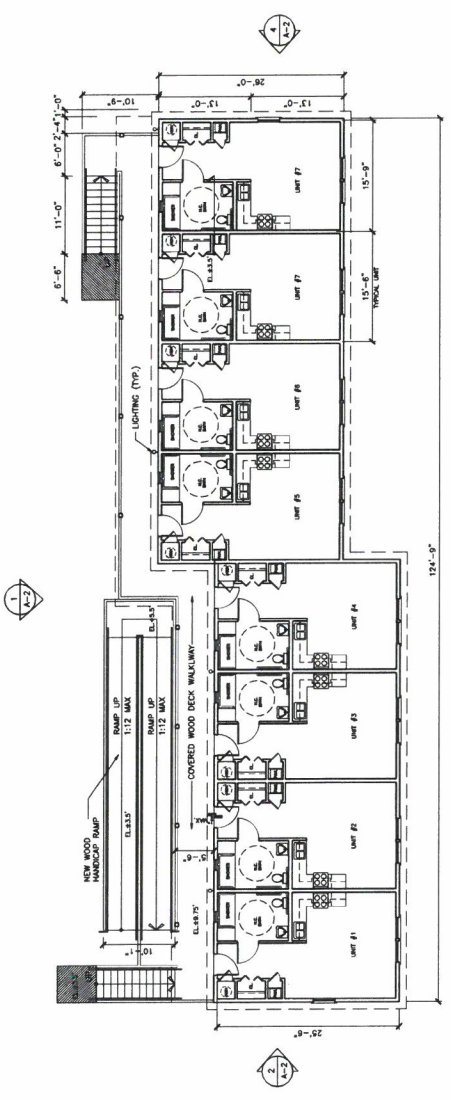
TYPICAL PRE-FABRICATED UNIT PLAN  
403 SF. (TYPICAL)  
SCALE: 1/4"=1'-0"



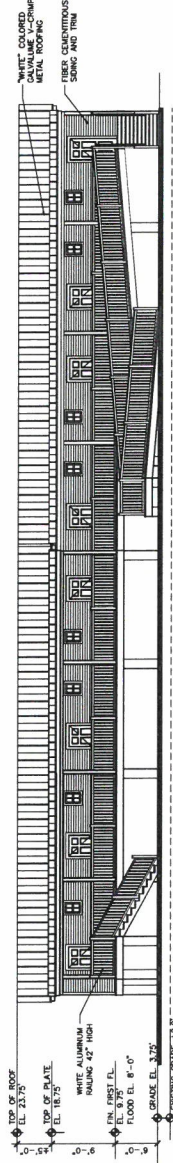
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SCALE: 1/8"=1'-0"



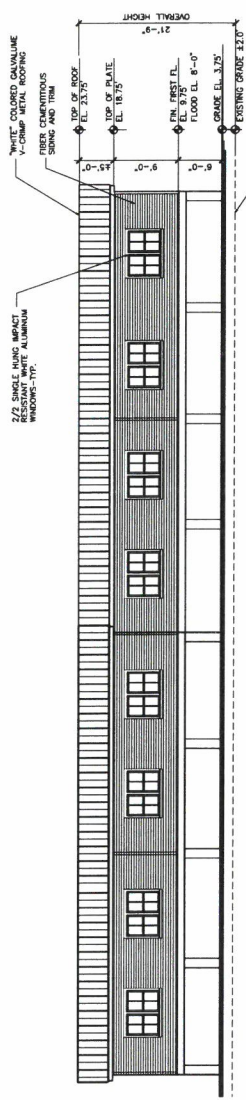
SIDE ELEVATION  
SCALE: 1/8"=1'-0"



PROPOSED PLAN  
TYPICAL BUILDING LAYOUT  
SCALE: 1/8"=1'-0"



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



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

CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FLORIDA

WILLIAM P. HORN  
ARCHITECT, P.A.

910 EASTON ST.  
KEY WEST,  
FLORIDA  
33901

TEL. NO. 304-249-  
7400  
FAX. NO. 304-249-  
4100  
LICENSE NO.  
A-1 000846

MITCHELL PLANNING & DESIGN



CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FL

SCALE

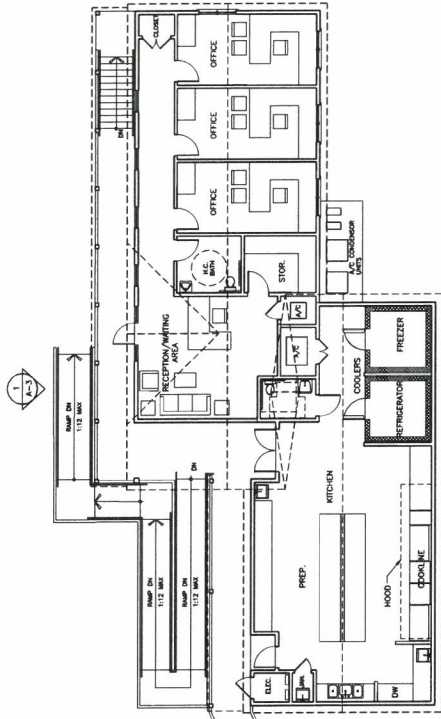
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PERMISSION OF  
WILLIAM P. HORN

DATE  
08-15-14 BPA'S  
08-29-14 BPA'S REV.  
09-17-15 DRC  
09-15-16 PL. BD.

REVISIONS  
△ 10-09-15 DRC REV.  
△ 01-27-16 PL. BD. REV.  
△ 03-02-16 PL. BD. REV.

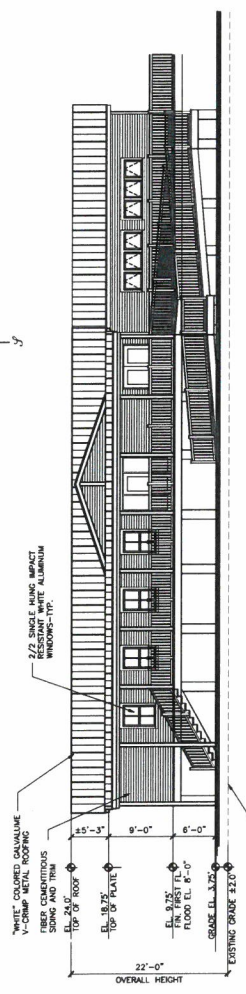
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JWH  
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JWH  
JOB NUMBER  
1423

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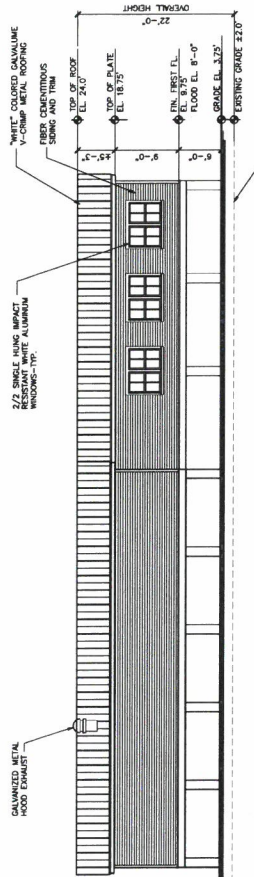
PROPOSED PLAN - BUILDING 'G'

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



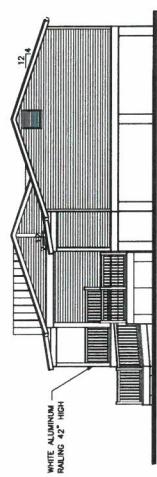
FRONT ELEVATION

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



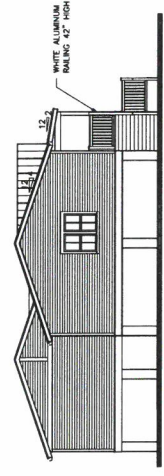
BACK ELEVATION

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



SIDE ELEVATION

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



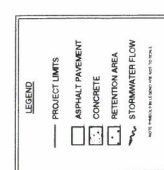
SIDE ELEVATION

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

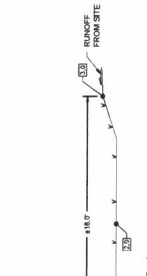
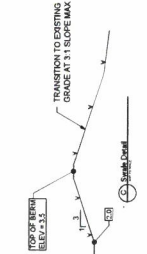
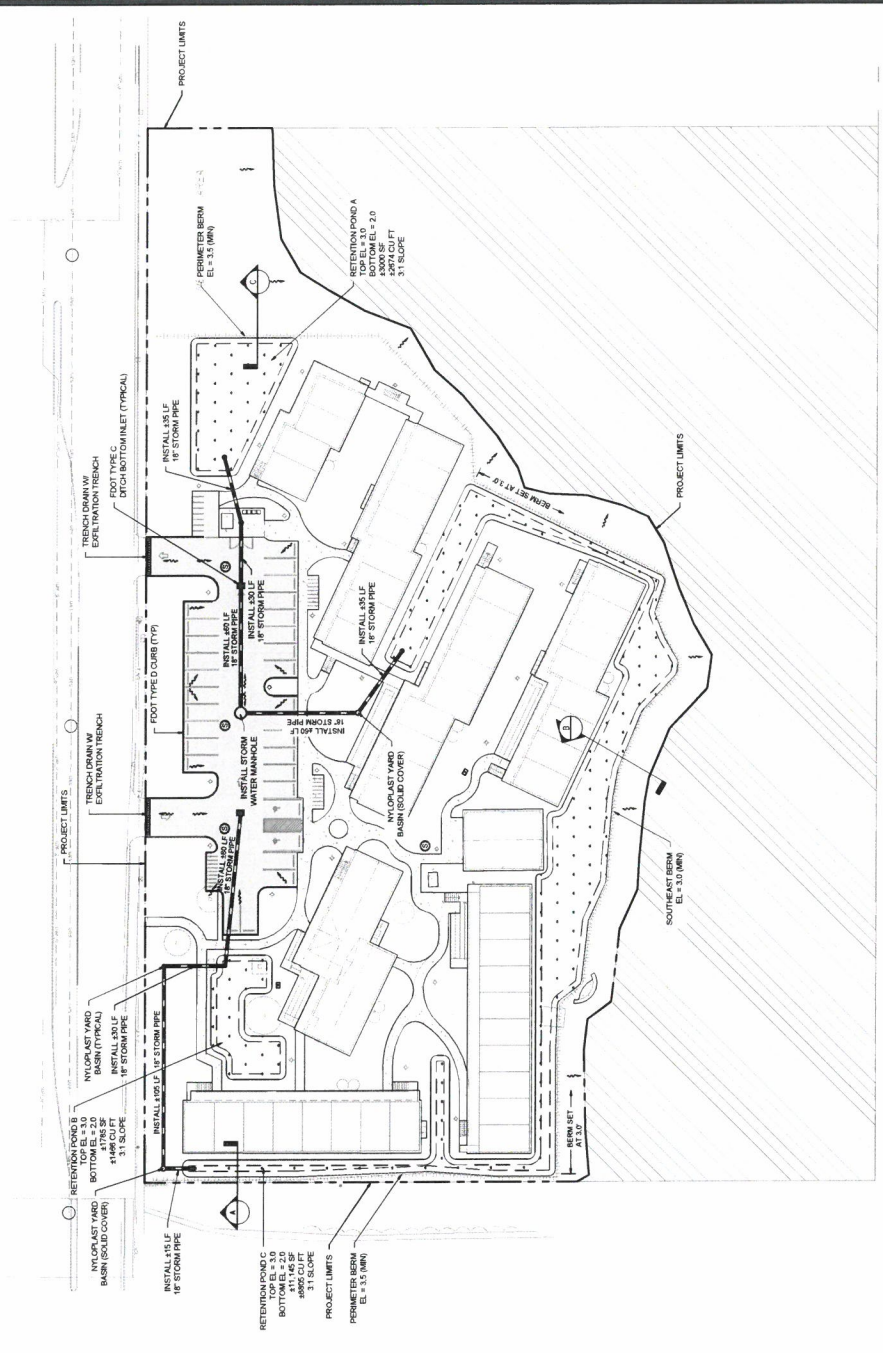
CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FLORIDA

*Handwritten notes:*  
4/20/16  
7/28/16  
TWH

*Handwritten notes:*  
 01/10/18  
 01/24/18  
 01/24/18



SHALL BE TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS DRAWING. SCALES ACCORDINGLY.



**Water Quantity Calculations - 25yr/2hr Design Storm**

**Water Quality - Antecedent**

Project Area	A = 2.73	118,197	sf
Impervious Area	IP = 0.69	20,145	sf
% Impervious	IP/A = 17.59%		
Runoff for 25yr/2hr event	$P_{25} = 0$	n	
Runoff for 25yr/2hr event	$P_{25} = 19.23$	n	
Depth to Water Table	D = 4	ft	
Soil Storage	S = 8.18	in	
Soil Storage	S = 0.77	in	
$Q_{max} = 0.77 \times 0.022$	$Q_{max} = 0.71$	n	
Runoff Volume from 24 year 3 day storm	$V_{24,3} = 18.82$	ac-ft	

**Water Quality - Antecedent**

Project Area	A = 2.73	118,197	sf
Permeable Area	PA = 1.548	50,052	sf
Permeable Area	PA = 67,348	sf	
% Permeable	PA/A = 46.7%		
Runoff for 25yr/2hr event	$P_{25} = 0$	n	
Runoff for 25yr/2hr event	$P_{25} = 19.23$	n	
Depth to Water Table	D = 4	ft	
Soil Storage	S = 8.18	in	
Soil Storage	S = 4.68	in	
$Q_{max} = 4.68 \times 0.022$	$Q_{max} = 0.103$	n	
Runoff Volume from 24 year 3 day storm	$V_{24,3} = 21.79$	ac-ft	

**Contributions - Antecedent**

$Q_{max} = Q_{max} + Q_{max}$	$Q_{max} = 1.29$	n
Runoff Volume = $Q_{max} \times A$	$V_{max} = 3.51$	ac-ft

**Water Quantity Calculations - 25yr/2hr Design Storm**

**Water Quality**

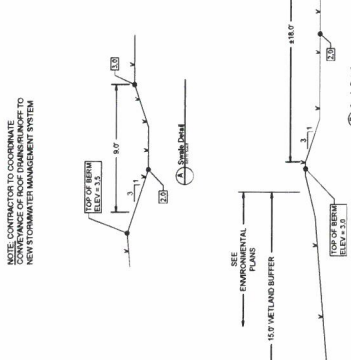
Project Area	A = 2.73	118,197	sf
Permeable Area	PA = 0.00	0	sf
Permeable Area	PA = 0.00	0	sf
% Permeable	PA/A = 0.00%		
Runoff for 25yr/2hr event	$P_{25} = 0$	n	
Runoff for 25yr/2hr event	$P_{25} = 19.23$	n	
Depth to Water Table	D = 4	ft	
Soil Storage	S = 8.18	in	
Soil Storage	S = 0.00	in	
$Q_{max} = 0.00 \times 0.022$	$Q_{max} = 0.00$	n	
Runoff Volume from 24 year 3 day storm	$V_{24,3} = 21.79$	ac-ft	

**Contributions - Antecedent**

$Q_{max} = Q_{max} + Q_{max}$	$Q_{max} = 1.29$	n
Runoff Volume = $Q_{max} \times A$	$V_{max} = 3.51$	ac-ft

**Components of Water Quality Mitigation**

1) One inch of silt/turf top project area	2.73	ac-ft
2) 2.5 inches leaves project impervious	1.27	ac-ft
3) 2.5 inches leaves project impervious	1.27	ac-ft
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99) 2.5 inches leaves project impervious	1.27	ac-ft
100) 2.5 inches leaves project impervious	1.27	ac-ft



NOTE: CONTRACTOR TO COORDINATE WITH EXISTING UTILITIES AND NEW STORMWATER MANAGEMENT SYSTEM.

*Handwritten notes:*  
 1/16/16  
 WWS  
 2/16/16

C-2

JOB NO.	1010
DRAWN	ALP
DESIGNED	ALP
CHECKED	ALP
DATE	03/02/2016
SHEET	02

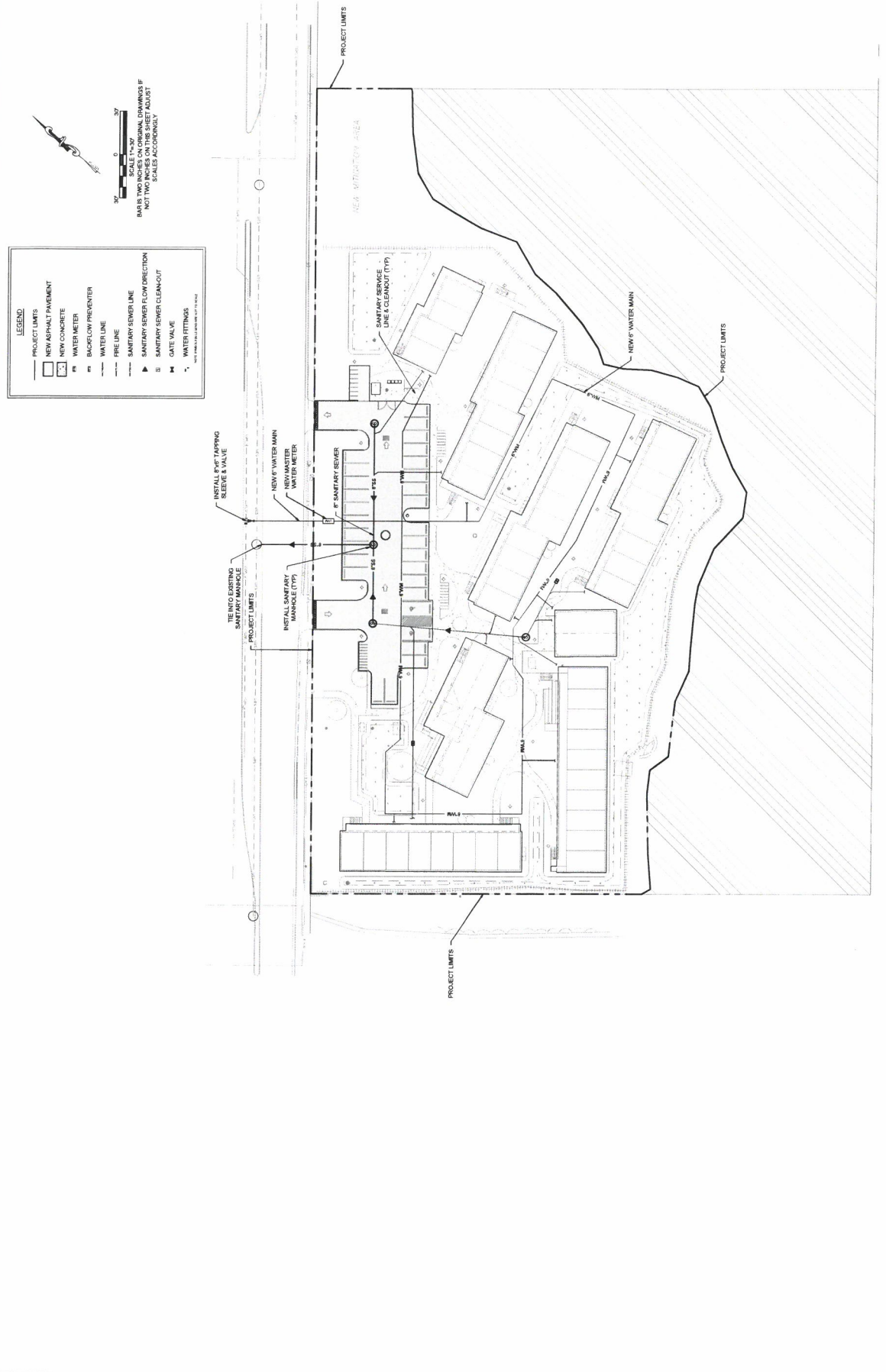
CATHOLIC CHARITIES  
 2700 FLAGLER AVENUE  
 KEY WEST, FL 33040

CATHOLIC CHARITIES HOUSING  
 CONCEPTUAL UTILITY PLAN  
 KEY WEST, FL 33040

REVISIONS:	
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
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20	ISSUED FOR PERMITS

ALLEN E. PEREZ, P.E.  
 Florida P.E. No. 51488  
 March 2, 2016

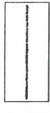
PEREZ ENGINEERING  
 1010 EAST PENSACOLA AVENUE, SUITE 201  
 KEY WEST, FLORIDA 33040  
 TEL: (305) 292-3440 FAX: (305) 296-0449  
 CERTIFICATE OF LICENSE NO. 16383  
 CATHOLIC CHARITIES HOUSING



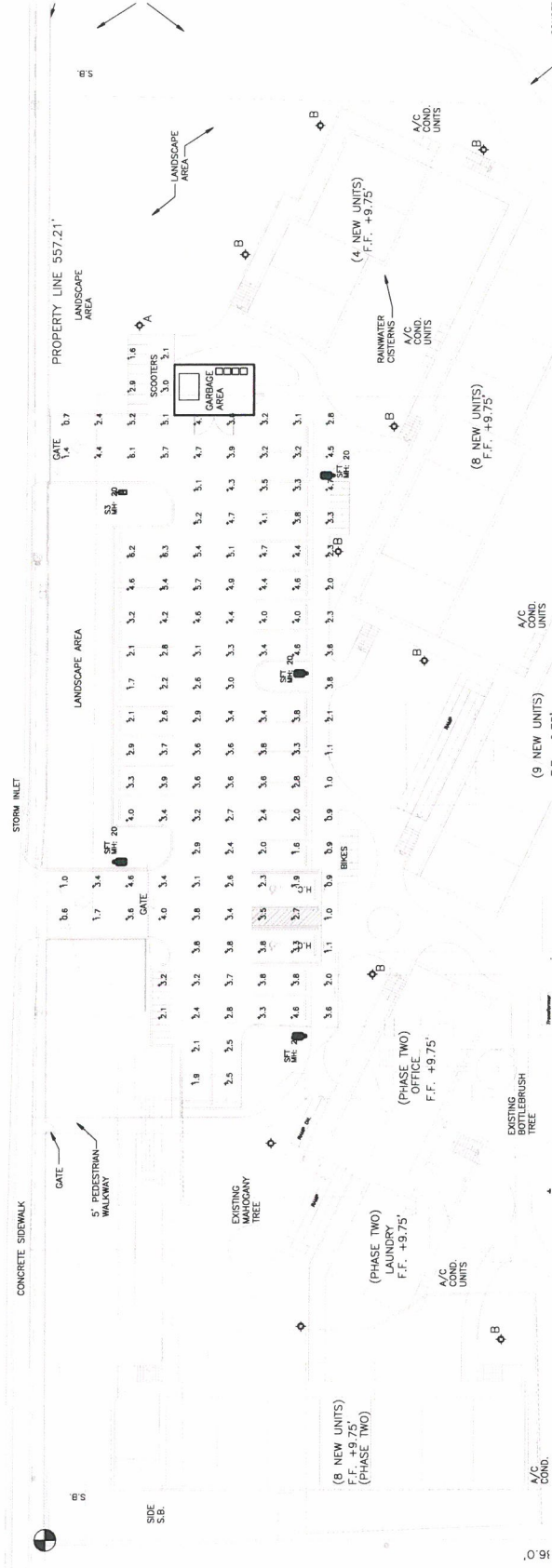
- LEGEND**
- PROJECT LIMITS
  - NEW ASPHALT PAVEMENT
  - NEW CONCRETE
  - WATER METER
  - BACKFLOW PREVENTER
  - WATERLINE
  - FIRE LINE
  - SANITARY SEWER LINE
  - SANITARY SEWER FLOW DIRECTION
  - SANITARY SEWER CLEANOUT
  - GATE VALVE
  - WATER FITTINGS



BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT INDICATED OTHERWISE. ALL DIMENSIONS AND SCALES ACCORDINGLY.

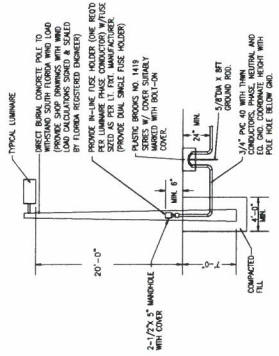


FLAGLER AVENUE



ELECTRICAL SITE PLAN  
SCALE: 1/16"=1'-0"

- NOTES**
1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO THE SYSTEM REGULATIONS AND CALCULATED RESULTS MAY VARY FROM FIELD MEASUREMENTS. CALCULATIONS WILL BE BASED ON THE LATEST MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD MEASUREMENTS. MEASURED CONDITIONS SHALL BE USED FOR ALL CALCULATIONS AND REVISIONS. MEASURED CONDITIONS SHALL BE USED FOR ALL CALCULATIONS AND REVISIONS. MEASURED CONDITIONS SHALL BE USED FOR ALL CALCULATIONS AND REVISIONS.
  2. CONCRETE PILES ARE TO BE 37" OVERALL LENGTH AND 20" ABOVE GROUND.
  3. WIND LOAD CALCULATIONS TO MEET 2015 FLORIDA WIND RESISTANCE REQUIREMENTS. WIND LOADS SHALL BE BASED ON THE LATEST MEASURED CONDITIONS AND REVISIONS. WIND LOADS SHALL BE BASED ON THE LATEST MEASURED CONDITIONS AND REVISIONS. WIND LOADS SHALL BE BASED ON THE LATEST MEASURED CONDITIONS AND REVISIONS.
  4. POWER-POLE CALCULATIONS PROVIDED. VOLTAGE DROP SHALL BE 3% MAXIMUM. VOLTAGE DROP SHALL BE 3% MAXIMUM. VOLTAGE DROP SHALL BE 3% MAXIMUM.



SITE LUMINAIRE MOUNTING DETAIL

INSTALLER SHALL VERIFY THAT SITE LUMINAIRE POLES SHOWN ARE NOT LOCATED IN THE AREA OF ANY UTILITIES BEFORE ANY CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IF ANY UTILITIES ARE FOUND. NO EXCISES WILL BE ALLOWED FOR FAILURE TO DO SO.

Luminaire Schedule	Symbol	Qty	Label	Arrangement	[MANUFACT]	Description	Lum. Lumens	LF	Lum. Watts
	1	1	S3	SINGLE	U.S. ARCHITECTURAL LIGHTING	800-SEED-B-BOLD-700W-1W	17600	0.850	172.9
	2	4	SFT	SINGLE	U.S. ARCHITECTURAL LIGHTING	800-FT-BOLD-WR-700	16472	0.850	174

Calculation Summary	Label	Code Type	Units	Avg	Max	Min	Avg/Min	Max/Min
	Site	Footcandle	Fc	3.29	6.3	0.6	5.48	10.00

CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FLORIDA

E-1

Inventive Engineering  
2500 N. 79th Ave., #240  
Suite 2, Doral, FL  
33122-4400

*Handwritten notes:*  
WPH  
7/28/16

WILLIAM P. HORN  
ARCHITECT, P.A.

1616 EAST ST  
KEY WEST  
FLORIDA  
33901

TEL: (305) 296-0392  
FAX: (305) 297-1123  
LENS: 305  
A: 000040

CATHOLIC CHARITIES  
AFFORDABLE HOUSING  
2700 FLAGLER AVENUE  
KEY WEST, FL

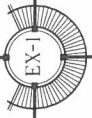
SCALE

THESE DRAWINGS ARE  
TO BE USED ONLY IN  
CONJUNCTION WITH  
THE CONTRACT  
WILLIAM P. HORN

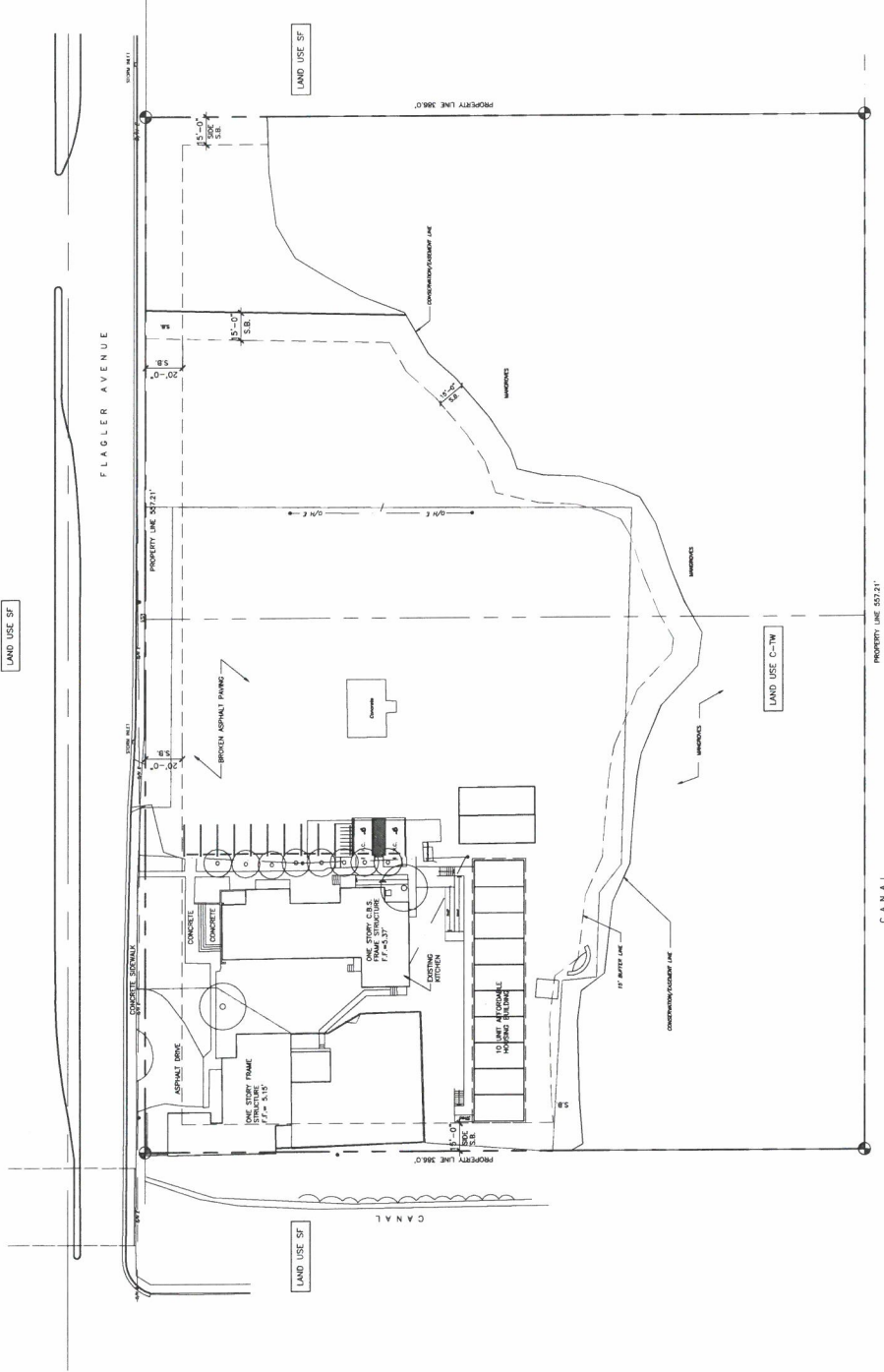
DATE: 08-15-14 BP/AS  
08-29-14 BP/AS REV.  
07-17-15 DFC

REVISIONS

DRAWN BY  
ENG.  
PROJECT  
NUMBER  
1023



*Handwritten notes:*  
CNC  
7/20/16  
10-12-16



**EXISTING SITE PLAN**  
SCALE: 1"=30'-0"  
SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY J. LYNN O'LYNN, INC. DATED ON  
10-24-14.

CATHOLIC CHARITIES  
AFFORDABLE TRANSITIONAL HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FLORIDA



Revised:	
Date:	08/04/15
Scale:	As Noted
File:	13-BH-003
Drawn By:	Checked: LD
Sheet:	

LA-01

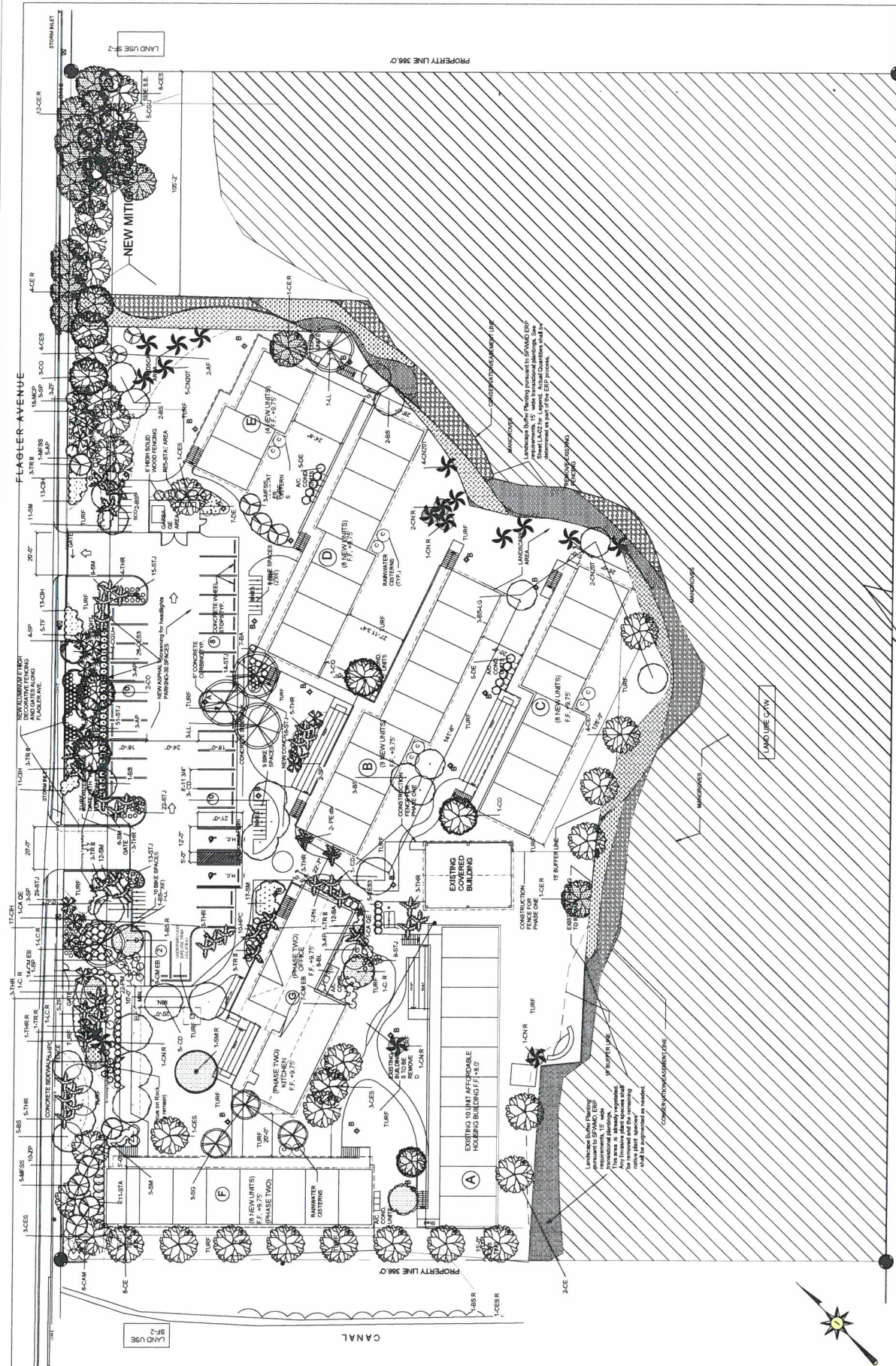


TABLE OF CONTENTS:  
 LA-01: LANDSCAPE PLANTING PLAN FOR PLANNING BOARD  
 LA-02: PLANT SCHEDULE AND NOTES, TREE IMPACT PLAN  
 LA-03: IRRIGATION PLAN  
 LA-04: IRRIGATION NOTES

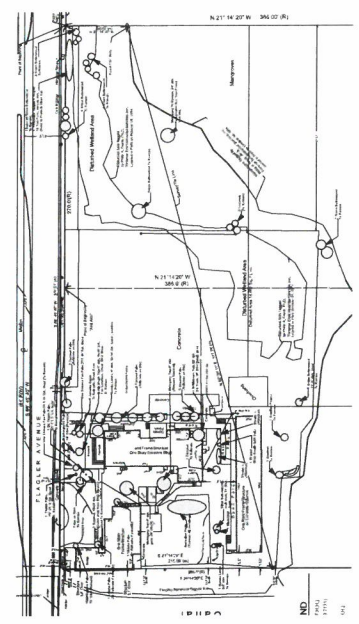
LANDSCAPE PLAN FOR PLANNING BOARD 'A'  
 SCALE: 1"=20'

*Handwritten notes:*  
 7/23/16  
 100-17216



Revision	01/08/16 Planning Board
Date:	08.04.15
Scale:	As Shown
File:	15-BH-003
Drawn:	BM Checked LR
Sheet:	

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7/12/16  
7/12/16



**EXISTING TREE IMPACT**  
SCALE: 1" = 10'

**IMPACTED TREE SUMMARY:**

- 11 Crowned Palms - to be relocated on site. Schedule
- 2 Washington Palms - relocated per Plant Schedule
- 1 Mahogany Tree - request removal and mitigation due to the location of the laundry facility as part of Phase 2. Pending approval by the Tree Commission.
- 2 Metros Palms - relocated per plant Schedule



**LANDSCAPE NOTES:**

1. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLAN.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSERY STANDARDS.
3. ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUVED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 3" WITH CLEAN, WEED FREE, SHREDED HARDWOOD MULCH OR EQUIVALENT.
5. REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. IRRIGATION PLAN BY OTHERS AND SHALL BE IN COMPLIANCE WITH KEY WEST CITY CODE REQUIREMENTS.
7. LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE 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.

**CITY OF KEY WEST LANDSCAPE CODE REQUIREMENTS:**

Section 108.413 Road Frontage: Plant Units Required: 6.71 - 44 Comp @ 10 - 440 50 Ornamental Tree @ 3: 150 81 Shrub @ 1: 81  
 Eborac Ave 402' front Plant Units Required: 6.68  
 Section 108.414 Interior Landscaping: Parking Area: 10,645 s.f. Req'd: 2,129 s.f. Provided: 1,200 s.f. / 11.3% Winner Requested  
 Section 108.415 Parking Lot Perimeter Landscaping: Total Building Area: 32,508 s.f. Req'd Perimeter Strip: 7.5' Provided: 7.5' on 50% Winner Requested  
 Section 108.416 Other Landscaping Requirements for Nonvehicular Use Areas: Total NOS: 12,335% of the Site: NOS Area: 36,840 s.f. Req'd: 4 trees per 2,500 s.f. NOS Total Trees Required: 59 Total Palms Provided: 38 Total Palms Provided: 27

Tree Permit: T136668 - 1 Metro Palm Requested  
 One Sabal Palm Requested adjacent to Building B  
 Tree Permit: T147164: 11.5 Jambos Requested  
 Six Green Burttwood @ 2' dbh provided  
 Tree Permit: PENDING 18.3 Inches Required  
 Three Peridot Trees, 7.5" dbh total (Adjacent to Building E), Three Gumbo Limbo 10.5" dbh total (in Open Space area), One Simpson Stepper 1" dbh (Office Area), Two Thatch Palm (adjacent to existing Hearing Unit), Two Alexander Palm (adjacent to Building B)

**PROPOSED PLANT SCHEDULE**

TREE TYPE	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
TREES	Understory	BS	Barracandora	Greenbush	10-12' PH	Native Flower, Butterfly, bird attractant
	Groupy	BS-16	Barracandora	Greenbush	14-18" PH, 2.5" dbh	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Groupy	CE	Coccoloba macrocarpa	Starbush	18-20" PH, 2" dbh	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Groupy	CE-5	Coccoloba macrocarpa	Starbush	12-14", 2.5", 3.4", 4.4"	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	CE-9	Coccoloba macrocarpa	Starbush	18-20" PH, 2" dbh	Native, Florida #1
	Groupy	CE-11	Coccoloba macrocarpa	Starbush	16-18" PH, 2" dbh	Native, Florida #1
	Groupy	CE-12	Coccoloba macrocarpa	Starbush	16-18" PH, 2" dbh	Native, Florida #1
	Groupy	CE-13	Coccoloba macrocarpa	Starbush	16-18" PH, 2" dbh	Native, Florida #1
	Groupy	CE-14	Coccoloba macrocarpa	Starbush	16-18" PH, 2" dbh	Native, Florida #1
	Groupy	CE-15	Coccoloba macrocarpa	Starbush	16-18" PH, 2" dbh	Native, Florida #1
TREES AT PALMS EXISTING & RELOCATED	Understory	TR-1	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-2	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-3	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-4	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-5	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-6	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-7	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-8	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-9	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Understory	TR-10	Thrinacos cactoides	Thatch Palm	10-12' PH	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
SHRUBS, AGENTS & GROUNDS COVERS	Shrub	AP	Azalea parviflora	White, Swamp Whiteazel	3 gal	Native, Florida #1, Tree Permit. (Review December 2015), Replacement Inches
	Shrub	BA	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-1	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-2	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-3	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-4	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-5	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-6	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-7	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover
	Shrub	BA-8	Barracandora	Greenbush	18" 12" PH, full	Native, Florida #1, Yellow flower, ground cover

NOTE: MINIMUM SIZE OF PLANT MATERIAL SHALL BE DETERMINED AS PART OF THE SUBMITTAL 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 PALMS SHALL BE 4.6" PLANTED HEIGHT AND SHRUBS SHALL BE 36".

**LANDSCAPE SCHEDULE AND NOTES, TREE IMPACT PLAN**  
SCALE: AS NOTED



ST. BEDE'S VILLAGE  
2700 - 2706 FLAGLER AVENUE  
KEY WEST, FLORIDA



Mitchell Planning & Design, Inc.  
15450 SE 103rd Place Road  
Ocklawaha, Florida 32179  
99950858@gmail.com

Revisions

01.08.16 Planning Board
03.02.16 Planning Board

Date: 12.28.15  
Scale: As Shown  
File: 13-884-003  
Drawn: JC Checked: LR  
Sheet: LA-03

LA-03

Handwritten notes in blue ink:  
01/26/16  
01/26/16  
L 2016



SEE SHEET LA-04 FOR DRIGHT/CONTINUES AND DETAILS.

PROPERTY LINE 557.21'

IRRIGATION PLAN FOR PLANNING BOARD CANAL

SCALE: 1"=20'

Landscape Buffer Planting Requirements, 15' with a 10' Buffer Zone  
This area is already represented by the same shading as the rest of the site.  
It is to be planted as required.



WILLIAM P. HOHN  
ARCHITECT, P.A.

1516 EAST  
KEY WEST  
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34890

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11150 SW 15th  
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CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FL

SCALE

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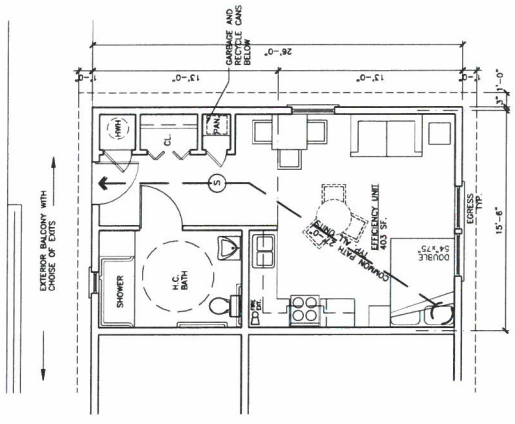
DATE  
04-15-14 BR/S  
05-29-14 BR/S REV  
07-17-15 DRK  
01-15-16 PL BD

REVISIONS  
10-30-15 DRK REV  
01-27-16 PL BD REV  
03-02-16 PL BD REV

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EM:  
JM  
PROJECT  
NUMBER  
1323

LS-2

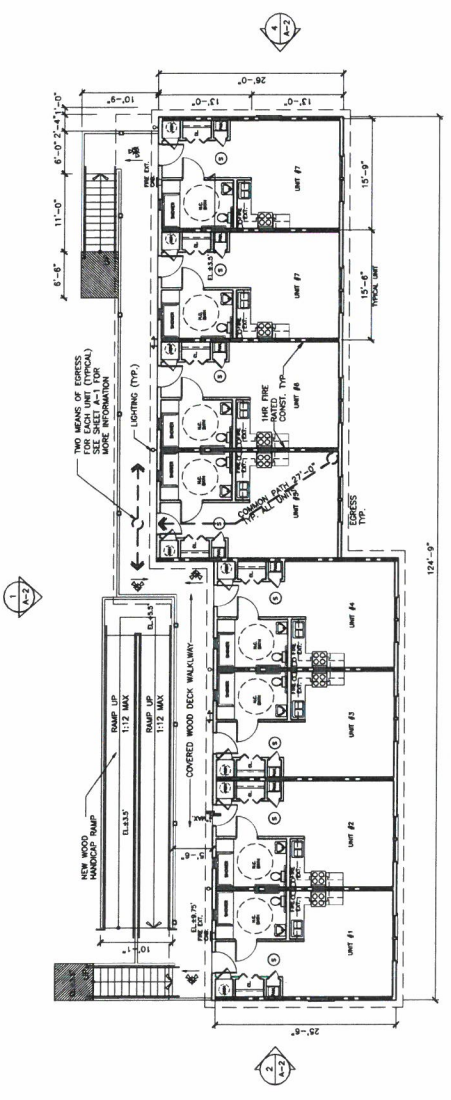
*Handwritten notes:*  
Curt  
7/20/16  
[Signature]



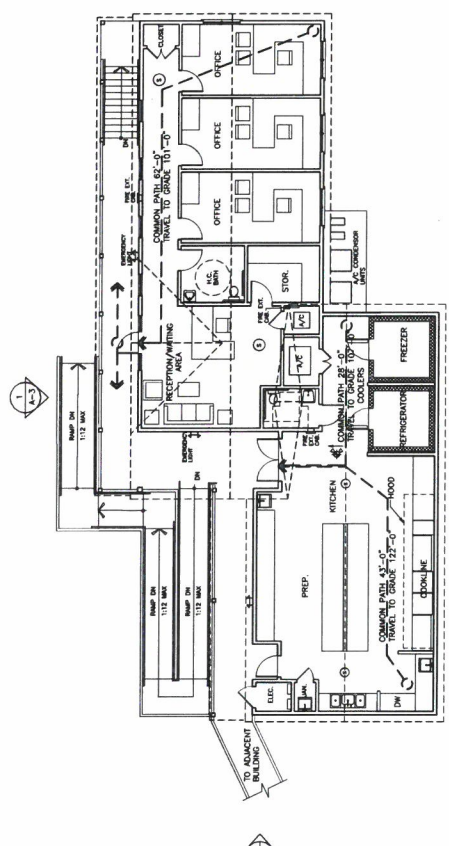
TYPICAL PRE-FABRICATED UNIT PLAN  
403 SF. (TYPICAL)  
SCALE: 1/4"=1'-0"

LIFE SAFETY LEGEND	
⊙	SMOKE DETECTOR (HARDWARE W/ LOCALIZED ALARM)
⊕	EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
⊞	EMERGENCY LIGHTS W/ BATTERY BACKUP
⊠	FIRE EXTINGUISHER CABINET
⊡	FIRE EXTINGUISHER

ACTUAL LOCATION OF ALL WORK TO BE SITE VERIFIED AND COORDINATE WITH OWNER.



LIFE SAFETY - PROPOSED PLAN  
TYPICAL BUILDING LAYOUT  
SCALE: 1/8"=1'-0"



LIFE SAFETY - BUILDING 'G' PLAN  
SCALE: 1/8"=1'-0"

CATHOLIC CHARITIES  
HOUSING PROJECT  
2700 FLAGLER AVENUE  
KEY WEST, FLORIDA

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A-1-00000

MICHELLE PALAMBO & DESIGN



CATHOLIC CHARITIES  
HOUSING PROJECT

2700 FLAGLER AVENUE  
KEY WEST FL.

SCALE

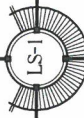
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WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN  
ARCHITECT, P.A.

DATE  
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05-29-14 BPLS REV  
07-17-15 DRC  
01-15-16 PL BD

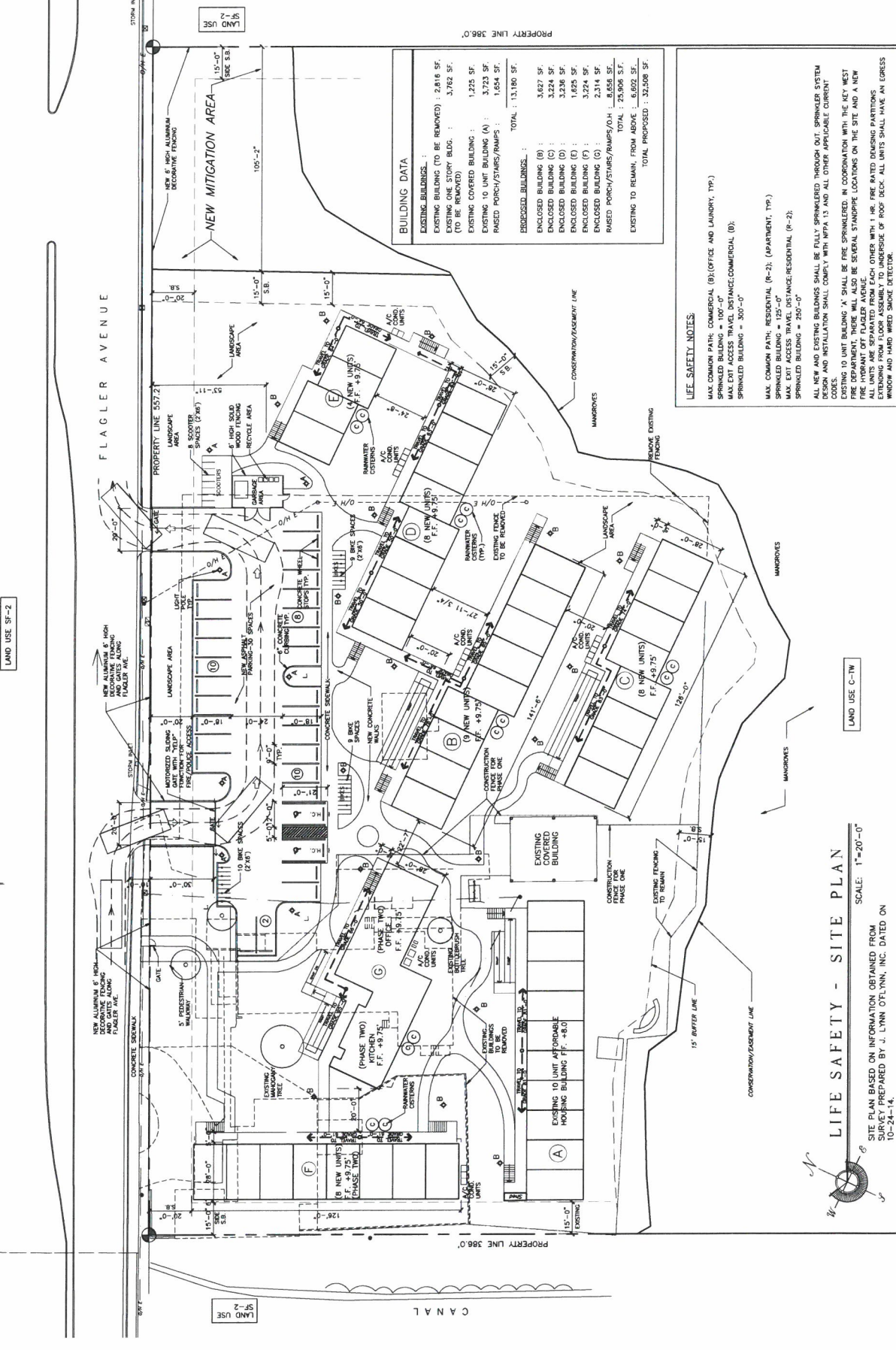
REVISIONS  
1. 08-30-15 DRC REV  
2. 01-27-16 PL BD REV  
3. 03-02-16 PL BD REV

DRAWN BY  
EM  
7/4

PROJECT  
NUMBER  
1323



*Handwritten notes in blue ink:*  
CROSS  
7/29/16  
10/12/16



**BUILDING DATA**

EXISTING BUILDINGS:

- EXISTING BUILDING (TO BE REMOVED): 2,816 SF.
- EXISTING ONE STORY BLDG. (TO BE REMOVED): 3,762 SF.
- EXISTING COVERED BUILDING: 1,225 SF.
- EXISTING 10 UNIT BUILDING (A): 3,723 SF.
- RAISED PORCH/STAIRS/RAMPS: 1,654 SF.
- TOTAL: 13,190 SF.

PROPOSED BUILDINGS:

- ENCLOSED BUILDING (B): 3,673 SF.
- ENCLOSED BUILDING (C): 3,224 SF.
- ENCLOSED BUILDING (D): 3,236 SF.
- ENCLOSED BUILDING (E): 1,629 SF.
- ENCLOSED BUILDING (F): 3,234 SF.
- RAISED PORCH/STAIRS/RAMPS/O/H: 8,658 SF.
- TOTAL: 25,908 SF.

EXISTING TO REMAIN, FROM ABOVE: 6,602 SF.

TOTAL PROPOSED: 32,508 SF.

**LIFE SAFETY NOTES:**

- MAX COMMON PATH, COMMERCIAL (B); (OFFICE AND LAUNDRY, TYP.)
- MAX COMMON PATH, RESIDENTIAL (R-2); (APARTMENT, TYP.)
- MAX EXIT ACCESS TRAVEL DISTANCE: COMMERCIAL (B);
- SPRINKLED BUILDING = 300'-0"
- MAX COMMON PATH, RESIDENTIAL (R-2); (APARTMENT, TYP.)
- SPRINKLED BUILDING = 125'-0"
- MAX EXIT ACCESS TRAVEL DISTANCE: RESIDENTIAL (R-2);
- SPRINKLED BUILDING = 250'-0"

ALL NEW AND EXISTING BUILDINGS SHALL BE FULLY SPRINKLERED THROUGHOUT SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 13 AND ALL OTHER APPLICABLE CURRENT CODES.

EXISTING TO UNIT BUILDING "A" SHALL BE FIRE SPRINKLERED IN COORDINATION WITH THE KEY WEST FIRE DEPARTMENT. THERE SHALL BE SEVERAL STANDPIPE LOCATIONS ON THE SITE AND A NEW FIRE HYDRANT SET FLAGLER AVENUE.

ALL UNITS ARE SEPARATED FROM EACH OTHER WITH 1 HR. FIRE RATED DEMISING PARTITIONS EXTENDING FROM FLOOR ASSEMBLY TO UNDERSIDE OF ROOF DECK. ALL UNITS SHALL HAVE AN EGRESS WINDOW AND HARD WIRED SMOKE DETECTOR.

LAND USE SF-2

LAND USE C-TW

**LIFE SAFETY - SITE PLAN**

SCALE: 1"=20'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 10-24-14.

CATHOLIC CHARITIES  
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