

**PLANNING BOARD RESOLUTION
NUMBER 2011-43**


**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING MINOR
DEVELOPMENT PLAN APPROVAL PER
SECTIONS 108-91(A).1(b) AND SECTIONS 108-
96 THROUGH 108-957 OF THE CODE OF
ORDINANCES FOR THE RECONSTRUCTION
OF A COMMERCIAL STRUCTURE FOR
PROPERTY LOCATED AT 241 MARGARET
STREET (RE# 00072082-004501) IN THE HRCC-
2 ZONING DISTRICT, KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**


WHEREAS, the subject property is located in the Historic Residential Commercial Core-Bight District (HRCC-2) zoning district; and

WHEREAS, Section 108-91(A).1.(b) of the Code of Ordinances provides that within the HRCC-2 District a Minor Development Plan is required for the addition or reconstruction of non-residential floor area of 500 to 2,499 square feet of gross floor area; and

WHEREAS, the applicant proposed a Minor Development to reconstruct 2,000 square feet of commercial floor area; and

WHEREAS, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Minor Development Plan; and

 Chairman

 Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 18, 2011; and

WHEREAS, the Planning Board found that granting of a Minor Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the granting of a Minor Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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 for the reconstruction of a two-storey commercial structure of approximately 2,000 square feet for property located at 241 Margaret Street (RE# 00072082-004501) in the HRCC-2 zoning district per Section 108-91(A.)(1)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is approved as shown in the attached plans dated August 1, 2011 with the following conditions of approval:


Chairman

Planning Director

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

1. That a signed and sealed elevation certificate, is presented to the planning and building departments
2. The building is constructed according to ADA exempted Building Plans (LS101).

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

3. Development will meet LEED silver certification requirements
4. All lighting fixtures shall meet "Dark Sky" lighting standards

General Conditions:

5. Eight (8) parking spaces are required, three (3) of which shall be provided within the demised lease area (RE# 00072082-004501) to meet LEED Certification requirements, and five (5) of which shall be provided in the adjacent shared-use parking lot.

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 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 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 Community Affairs. 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 DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA 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 18th day of August,

Page 4 of 5
Resolution Number 2011-43

 Chairman
 Planning Director

2011.

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



Richard K. Henrick, Chairman
Key West Planning Board

8/26/2011
Date


Attest:



Donald Leland Craig, AICP
Planning Director


8/30/11
Date

Filed with the Clerk:




Cheryl Smith, City Clerk

8/30/2011
Date



Chairman



Planning Director

Site Plans

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

PLANNER
TREPANIER & ASSOCIATES, INC.
 145 N. W. 10TH AVENUE, P.O. BOX 2188
 KEY WEST, FL 33442-2188
 (305) 252-6983

ARCHITECTS
FRANK DAUGHRITY ARCHITECTS
 200 EAST GOVERNMENT STREET #240A
 PENSACOLA, FLORIDA 32502
 (850) 432-3023

ARCHITECTS
WILLIAM P. HORN ARCHITECT P.A.
 918 LANTON STREET
 PENSACOLA, FLORIDA 32040
 (904) 256-8202

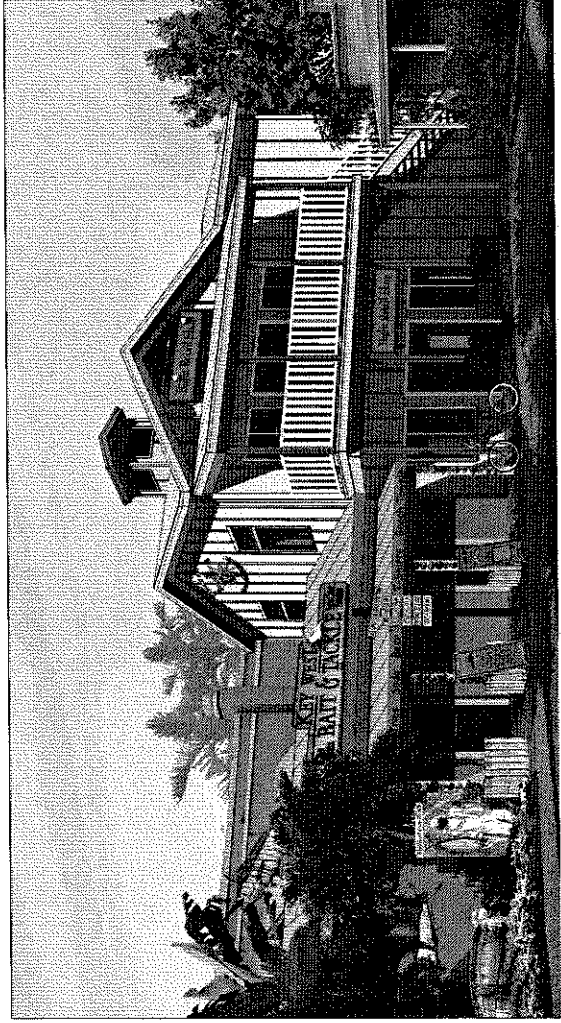
STRUCTURAL ENGINEER
SEA TECH OF THE FLORIDA KEYS, INC.
 830 CRANE BOULEVARD
 SUITE 100 KEY WEST, FLORIDA 33042
 (305) 254-8888

CIVIL ENGINEER
PEREZ ENGINEERING & DEVELOPMENT, INC.
 1010 KENNEDY DRIVE, SUITE #400
 KEY WEST, FLORIDA 33040
 (305) 293-1440

LEED COMMISSIONING AUTHORITY
BUILDING ENERGY SCIENCES
 733 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 (850) 396-4117

ELECTRICAL ENGINEER
ANTHONY L. DAVIS, P.E.
 3235 WATKINS LANE
 PALM BEACH, FLORIDA 33471
 (561) 995-2848

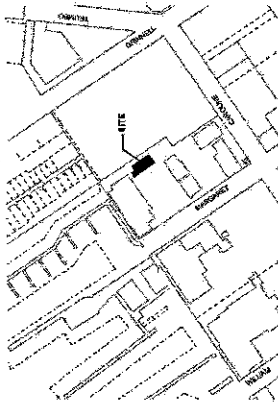
MECHANICAL ENGINEER
JOHNSON PEADEN ENGINEERING, INC.
 329 BROOKS STREET SE
 FORT WALTON BEACH, FLORIDA 32548
 (904) 244-8189



*RWK
PC*

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SITE DATA

ZONING DISTRICT: REC-2
 FLOOD ZONE: AE3
 PLANNING COMMUNITY #181 (B-PANEL #14); SURVEY # CATED: 04-04-2005

GOVERNING STANDARDS

THIS PROJECT WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

- PLANNING ACTS, 2007 FLORIDA BUILDING CODE
- 2007 FLORIDA BUILDING CODE
- 2007 FLORIDA ELECTRICAL CODE
- 2007 FLORIDA MECHANICAL CODE
- 2007 FLORIDA MECHANICAL CODE

SITE DATA TABLE

REVISION	DESCRIPTION	DATE	BY	CHKD	COMMENTS
1	ISSUE FOR PERMIT	04/28/11
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Seatech Inc.
 830 CRANE BOULEVARD
 SUGARLAND KEY, FLORIDA
 (904) 294-9993
 CA #28984

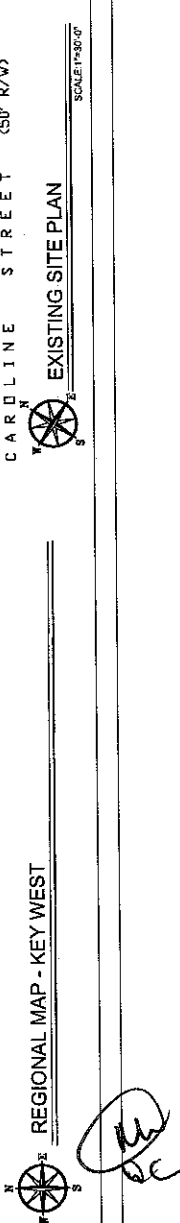
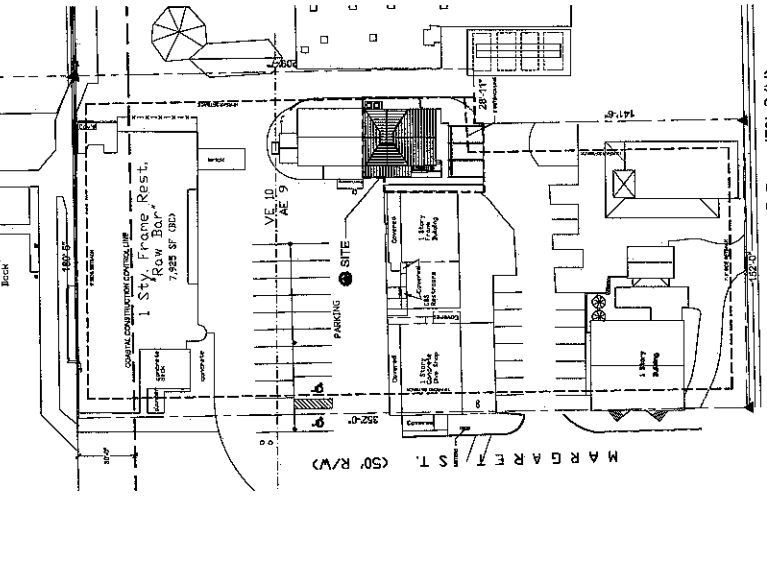
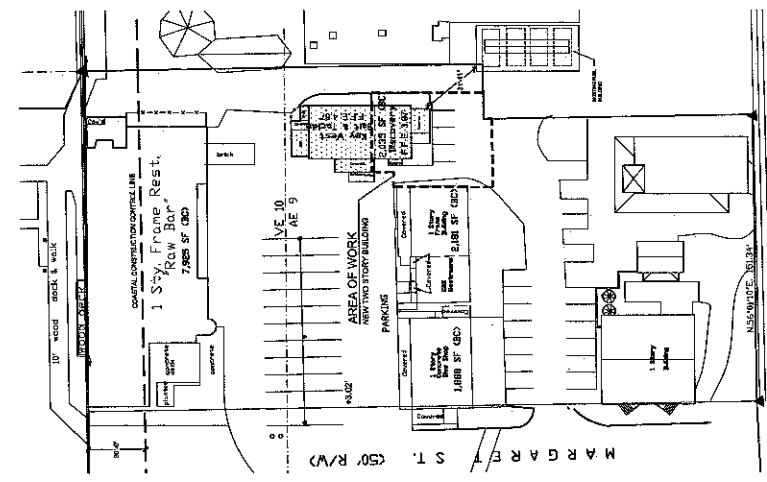
PROJECT DATA

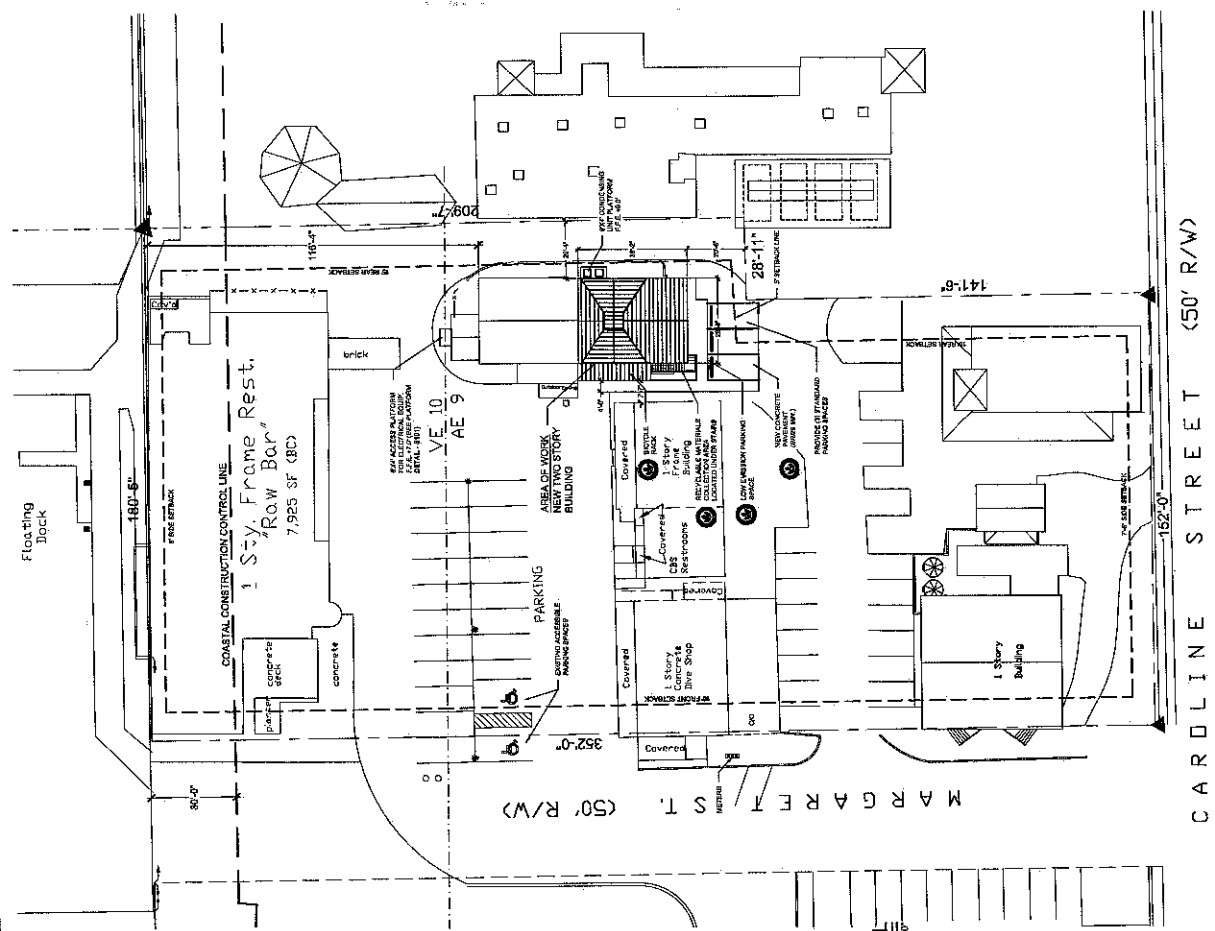
**KEY WEST BIGHT
 RETAIL SHOP**
 MARGARET STREET PLAZA
 KEY WEST, FLORIDA

REVISIONS

DATE: APR 11 11:37
 ISSUE DATE: 07/28/11
 DRAWING: 0001

G003

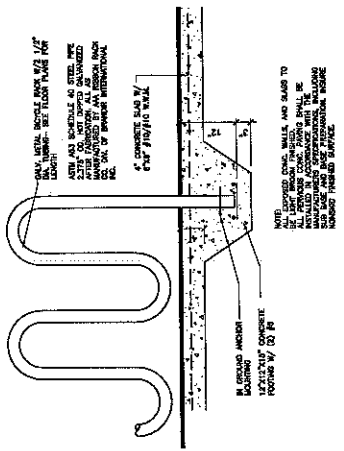




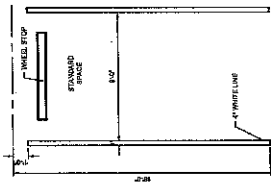
PROPOSED SITE PLAN
 SCALE: 1"=50'-0"

PARKING SUMMARY

REQUIRED SPACES CURRENT USE: 061 (1+33)
REQUIRED SPACES PROPOSED USE: 8
NO ADDITIONAL SPACES PROVIDED SINCE THE USAGE REDUCES THE NUMBER OF SPACES
REQUIRED. NO ADDITIONAL SPACES PROVIDED IN ORDER TO MAINTAIN USDBC LEED CREDIT 58K4
TOTAL ACCESSIBLE SPACES REQUIRED: 2
TOTAL ACCESSIBLE SPACES PROVIDED: 2



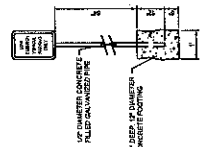
BICYCLE RACK DETAIL
 SCALE: 1"=1'-0"



LOW EMISSION PARKING SIGN DETAIL
 SCALE: 1/4"=1'-0"



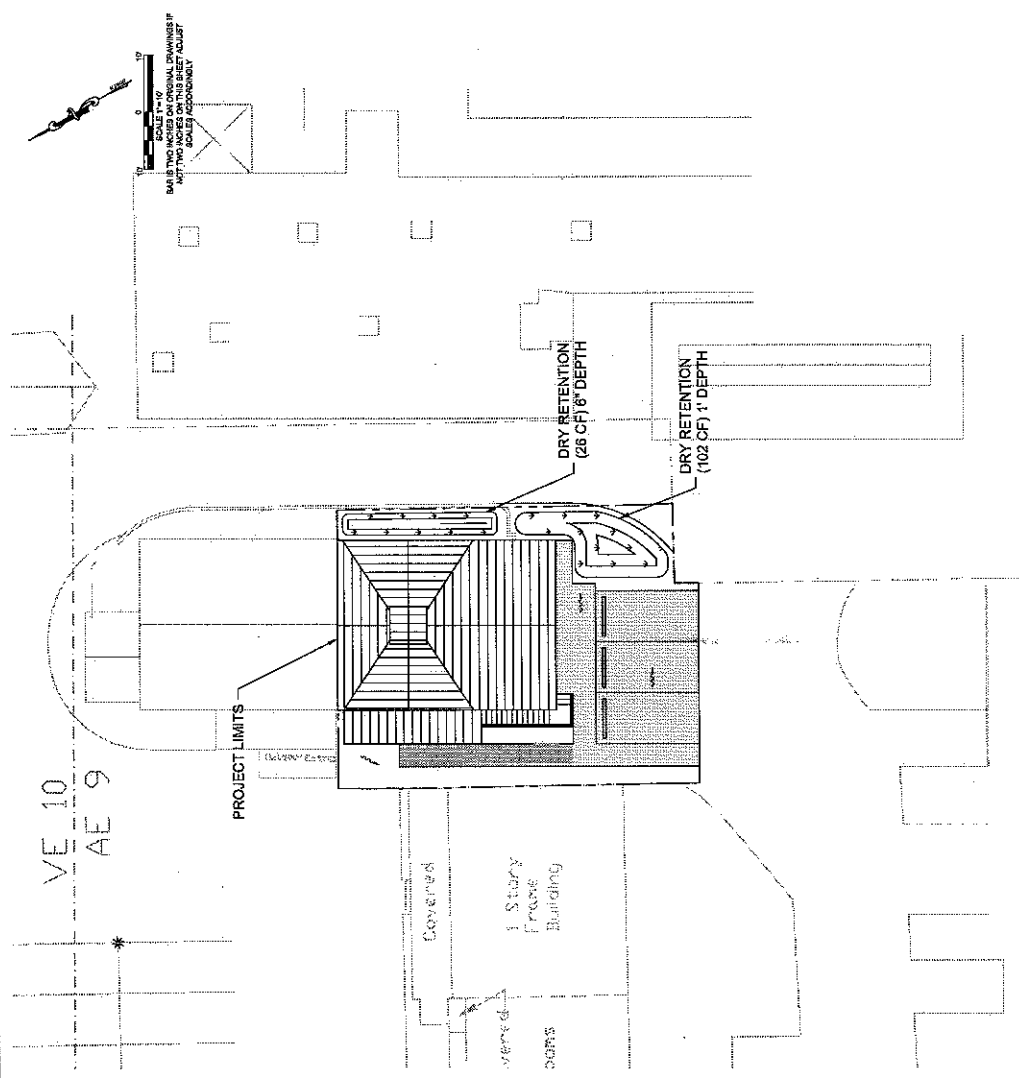
PROVIDE NO SMOKING SIGNS AT EACH ENTRANCE OF NEW BUILDING



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

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REVISIONS



LEGEND

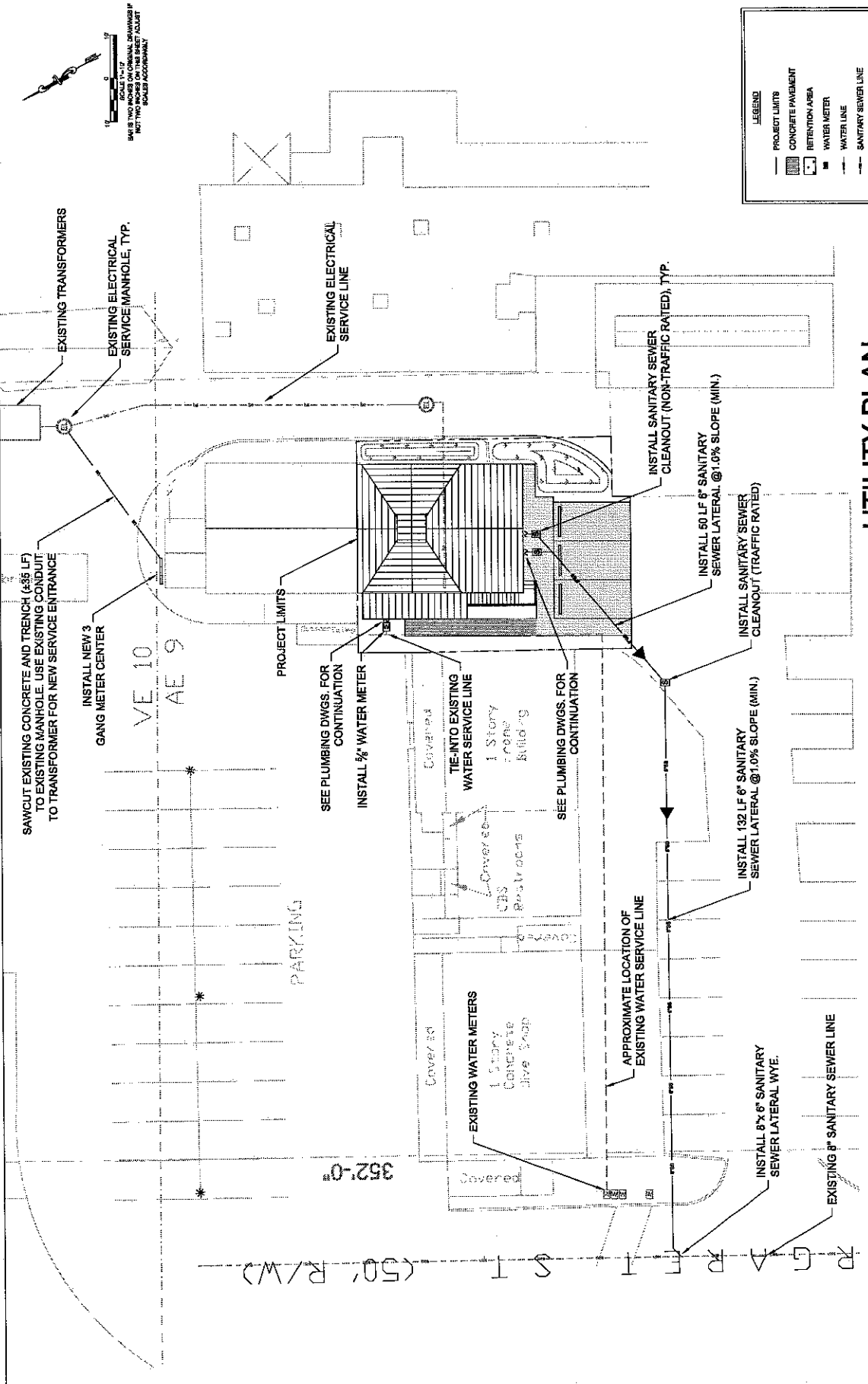
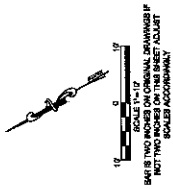
- PROJECT LIMITS
- CONCRETE PAVEMENT
- RETENTION AREA
- EXISTING GRADE
- STORMWATER FLOW

DRAINAGE & GRADING PLAN

- DRAINAGE NOTES:**
- ROOF DOWN SLOUTS DIRECTED TO DRY RETENTION / LANDSCAPE AREAS OR PERVIOUS AREAS WITH SPLASH BLOCKS TO PREVENT EROSION
 - LANDSCAPING FOR DRY RETENTION AREAS SHALL COMPLY WITH CITY OF KEY WEST STANDARDS
 - THE LANDSCAPING AND DRY RETENTION AREAS SHALL NOT BE CONSTRUCTED TO CREATE STORMWATER FLOW TO ADJACENT PROPERTIES

Water Quality - Postdevelopment		
Basin	A = 0.070 ac	0.048 ac
Permeable Area	0.012 ac	0.85 ac
% Impervious	82.78%	
Runoff for 25yr/24hr event	$P_{25} = 9$ in	
Runoff for 25yr/24hr event	$P_{25} = 12.20$ in	
Depth to Water Table	$Z = 1.88$ in	
Predevelopment Available Storage	$S = 0.82$ in	
Soil Storage	$S_{max} = 11.26$ in	
$C_{100} = 0.282$		
$P_{10} = 0.48$		
Runoff Volume from 25 year 3 day storm	$V_{100} = 0.83$ ac-ft	
Water Quality - Postdevelopment		
Basin	A = 0.070 ac	0.048 ac
Permeable Area	0.012 ac	0.85 ac
% Impervious	82.78%	
Runoff for 25yr/24hr event	$P_{25} = 9$ in	
Runoff for 25yr/24hr event	$P_{25} = 12.20$ in	
Depth to Water Table	$Z = 1.88$ in	
Predevelopment Available Storage	$S = 0.40$ in	
Soil Storage	$S_{max} = 11.78$ in	
$C_{100} = 0.282$		
$P_{10} = 0.48$		
Runoff Volume from 25 year 3 day storm	$V_{100} = 0.82$ ac-ft	
Postdevelopment - Predevelopment		
$Q_{predev} = Q_{post} - Q_{pre}$		
Pre/Post Volume = $Q_{predev} \times A$		
	-0.08 ac-ft	
	-0.01 ac-ft	
Water Quality		
Basin A	0.070 ac	0.048 ac
Surface Water	0.000 ac	0.000 ac
Permeable Area	0.080 ac	1.284 ac
% Impervious	0.916 ac	0.85 ac
Site area to Water Quality	0.040 ac	1.704 ac
(Total area - water surface + roof area)		
Impervious area to water quality	0.020 ac	1.111 ac
(Site area to water quality - Permeable area)		
% Impervious	50%	
	0.070 ac-ft	
(A) One inch of runoff from project area		
(B) 2.5 inches three percent impervious		
(C) 5 percent impervious x site area - surface water)		
Consistency of Water Quality Measures		
Predevelopment Volume Requirements (Over)	0.008 ac-ft	0.004 ac-ft
Postdevelopment Volume provided by Dry Retention	0.008 ac-ft	0.004 ac-ft

[Handwritten Signature]



LEGEND

—	PROJECT LIMITS
▨	CONCRETE PAVEMENT
□	RETENTION AREA
■	WATER METER
—	WATER LINE
—	SANITARY SEWER LINE
▲	SANITARY SEWER FLOW DIRECTION
▴	SANITARY SEWER CLEAN-OUT
+	GATE VALVE
+	WATER FITTINGS
—	(EXISTING) ELECTRICAL SERVC. LINE
—	ELECTRICAL SERVICE LINE

UTILITY PLAN

- UTILITY NOTES:**
1. ALL POTABLE WATER WORK TO BE DONE IN ACCORDANCE WITH 2011 FPCA MINIMUM CONSTRUCTION STANDARDS & SPECIFICATIONS.
 2. CONTRACTOR SHALL VERIFY LOCATION & INVERT ELEVATIONS OF EXISTING SANITARY SEWER SYSTEM PRIOR TO BEGINNING WORK.
 3. CONTRACTOR SHALL CONTACT THE CITY OF KEY WEST GENERAL SERVICES DEPARTMENT FOR INSPECTION OF ANY / ALL WORK RELATING TO CITY SEWER SYSTEM. NO WORK SHALL BE COMPLETED ON A CITY OF KEY WEST SANITARY SEWER SYSTEM WITH A REPRESENTATIVE FROM THE GENERAL SERVICES DEPARTMENT PRESENT.

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BUILDING CODE ANALYSIS:

APPLICABLE BUILDING CODES:

- FLORIDA BUILDING CODE (2007)
- FLORIDA FIRE PROTECTION CHAPTER 39 OR NFPA 101 AND 13, 16, ETC.
- FLORIDA ACCESSIBILITY CODE

OCCUPANCY CLASSIFICATION:

- CLASSIFICATION OF OCCUPANCY PER FBC: 304.1 BUSINESS GROUP B
- TYPE OF CONSTRUCTION: 308 MERCANTILE GROUP 1A
- 311.2 MODERATE-HAZARD STORAGE, GROUP S-1

TYPE VA (FBC 602.5): CONSTRUCTION THAT IS ANY MATERIAL PERMITTED BY CODE.

- FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: (PER FBC TABLE 601)
 - STRUCTURAL FRAME: 1 HOUR(S)
 - BEARING WALLS: 0 HOUR(S)
 - NON-BEARING WALLS AND PARTITIONS (INTERIOR): 0 HOUR(S)
 - FLOOR CONSTRUCTION: 1 HOUR(S)
 - ROOF CONSTRUCTION: 1 HOUR(S)

FIRE RESISTANCE RATING FOR EXTERIOR WALLS: (PER FBC TABLE 602)

- TYPE VA CONSTRUCTION: GROUP M, S-1 OCCUPANCY
 - LESS THAN 10'-0": 3 HOUR(S)
 - BETWEEN 10'-0" AND 10'-0": 2 HOUR(S)
 - BETWEEN 10'-0" AND 2'-0": 1 HOUR(S)
 - GREATER THAN 2'-0": 0 HOUR(S)

OCCUPANCY / TENANT SEPARATION:

- TENANT SEPARATION WALL (PER FBC SECTION 701.1 FIRE PARTITIONS): 1 HOUR(S)
- FLOOR / CEILING ASSEMBLY (PER FBC SECTION 711 HORIZONTAL ASSEMBLIES): 1 HOUR(S)

BUILDING HEIGHT/NUMBER OF STORIES (WITHOUT SPRINKLER SYSTEM):

- ALLOWED: 50'-0" MAXIMUM ABOVE FINISH GRADE / 3 STORIES (PER FBC TABLE 503) GROUP S-1 IS MOST RESTRICTIVE

PROPOSED: 30'-0" HIGH, 2 STORIES

MAXIMUM ALLOWABLE BUILDING AREA (WITHOUT SPRINKLER SYSTEM):

- MAX. ALLOWED: PER S-1 OCCUPANCY 14,000 SQ. FT. X 3 STORIES = 42,000 SQ. FT. (PER FBC TABLE 503)

FBC 503.3. BUILDINGS ON SAME LOT, 2 OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE HEIGHT OF EACH BUILDING AND THE AGGREGATE AREA OF BUILDINGS ARE WITHIN THE LIMITATIONS OF TABLE 503 AS MODIFIED BY SECTIONS 504 AND 506.

- AREA TABULATION:
 - EXISTING BAIT AND TACKLE SHOP: 1190 SF
 - EXISTING BRIGHT METAL BUILDING: 2040 SF (1ST AND 2ND FLOOR COMBINED)
 - EXISTING FISH HOUSE: 2181 SF
 - EXISTING DIVE SHOP: 1888 SF
 - TOTAL AGGREGATE AREA: 7299 SF

INTERIOR FINISHES:

- NEW INTERIOR WALL & CEILING FINISHES (NFPA 38.3.3.2):
- EXIT ENCLOSURES & EXIT ACCESS CORRIDORS = CLASS A OR B
- ALL OTHER AREAS = CLASS A, B OR C

NEW INTERIOR FLOOR FINISHES (NFPA 38.3.3.3):

- EXIT ENCLOSURES = CLASS LOR U

CALCULATED OCCUPANT LOAD FOR EGRESS CAPACITY:

- PER NFPA 101 TABLE 7.3.1.2:
 - BUSINESS Bx-1 PERSON PER 100 GROSS SF
 - MERCANTILE Mx-1 PERSON PER 30 GROSS SF

OCCUPANT LOAD FOR 1ST FLOOR = 1000 SQ. FT. = 24 OCCUPANTS

OCCUPANT LOAD FOR 2ND FLOOR = 1000 SF/1000' = 10 OCCUPANTS

TOTAL OCCUPANT LOAD = 4 OCCUPANTS

EMERGENCY LIGHTS MUST MEET ALL ENGINEERING TECHNICAL LETTER 98.4 REQUIREMENTS.

THE LETTERING FOR THE EXIT LIGHTS MUST BE PER IAW ETL 59.4 CH. 5.

ILLUMINATED EXIT LIGHT LOCATIONS ARE DESIGNATED BY THE FOLLOWING SYMBOL:

- INDICATES SURFACE MOUNTED ILLUMINATED EXIT LIGHT

NOTES: THIS SHEET ONLY

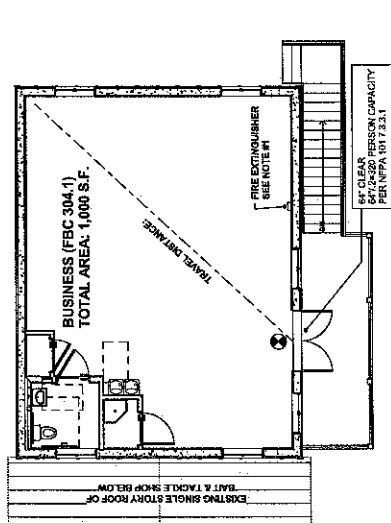
- NOTE #1: NEW, RECESSED FIRE EXTINGUISHERS
- 10M ABC MULTIPURPOSE FIRE DRY CHEMICAL
- EXTINGUISHERS BY ANHREX.

FIRE EXTINGUISHER SIZE & PLACEMENT:

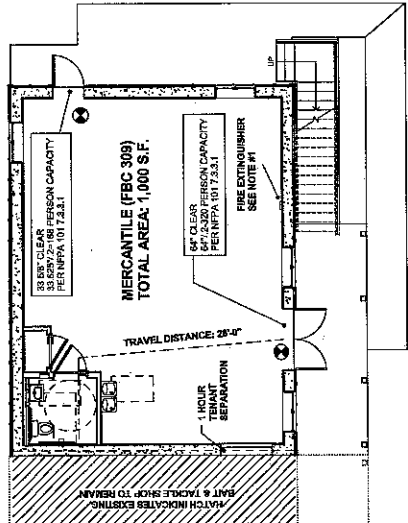
- MINIMUM RATED SINGLE EXTINGUISHER = 2-A
- MINIMUM RATED MULTIPLE EXTINGUISHERS = 1, 2, 3-A, 4, 1, 000 S.F. ACTUAL
- MAXIMUM FLOOR AREA FOR EXTINGUISHERS = 1,200 S.F. & 1,000 S.F. ACTUAL
- MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER = 75 FT.

ELEVATORS:

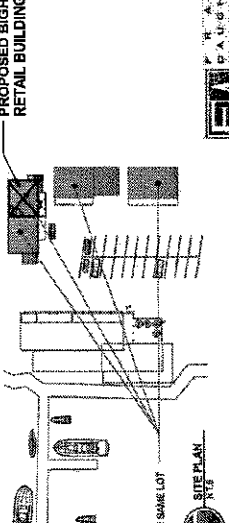
- FBC 207 11-4.1.1 ACCESSIBLE BUILDING: NEW CONSTRUCTION
- EXCEPTION 1: ELEVATORS ARE NOT REQUIRED IN FACILITIES THAT ARE LEAS
- EXCEPTION 2: ELEVATORS ARE NOT REQUIRED IN FACILITIES THAT ARE LEAS
- SQUARE METERS) PER STORY UNLESS THE BUILDING IS A SHOPPING CENTER,
- A SHOPPING MALL OR THE PROFESSIONAL OFFICE OF A HEALTH CARE
- PROFESSIONAL SERVICE PROVIDER. THE TYPE OF FACILITY AS DETERMINED BY THE US
- ATTORNEY GENERAL.



1 FIRST FLOOR LIFE SAFETY PLAN
TRUE NORTH



2 SECOND FLOOR LIFE SAFETY PLAN
TRUE NORTH



PROPOSED BRIGHT RETAIL BUILDING
TRUE NORTH



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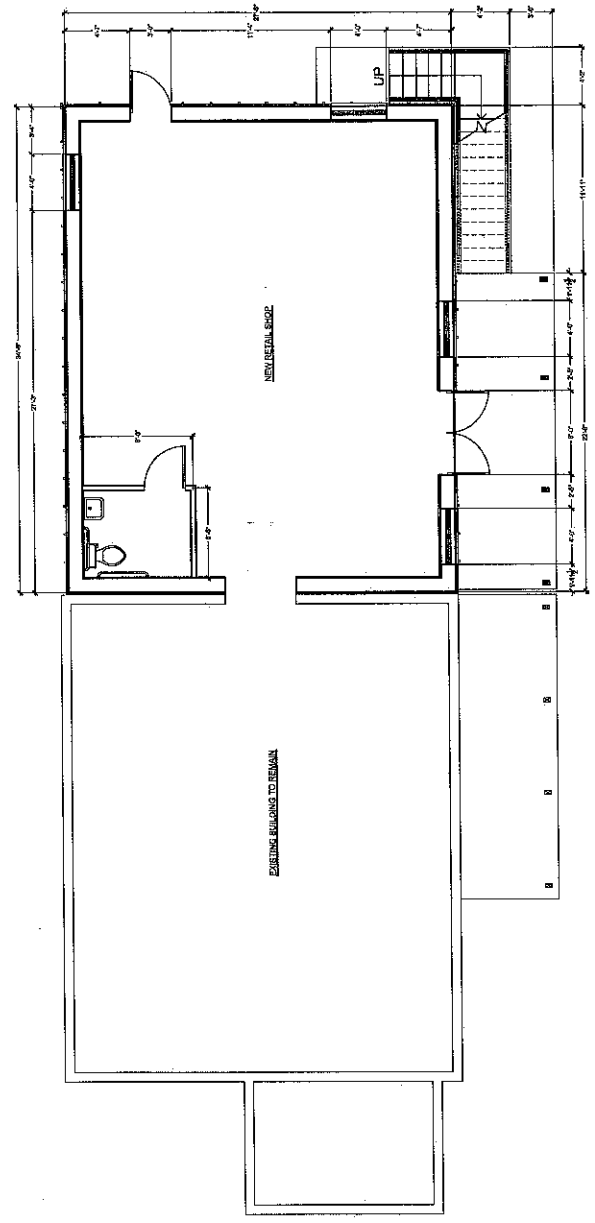
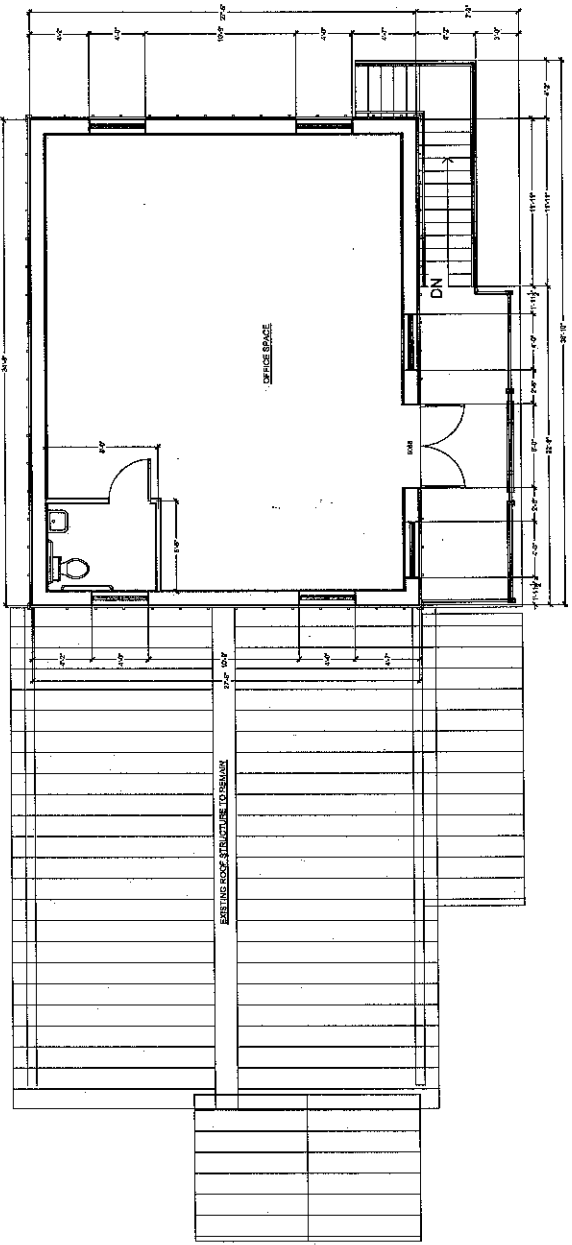
Seatech Inc.
 830 CRANE BOULEVARD
 SUGARLOAF KEY, FLORIDA
 (305) 294-9999
 C.A. #28984

WILLIAM P. HORN
 ARCHITECT, P.A.
 1111 WEST GORRUCK ROAD
 SUITE 200
 KEY WEST, FLORIDA
 TEL: (305) 296-8800
 FAX: (305) 296-1000
 A.A. 000000

**KEY WEST BIGHT
 RETAIL SHOP**
 MARGARET STREET PLAZA
 KEY WEST, FLORIDA

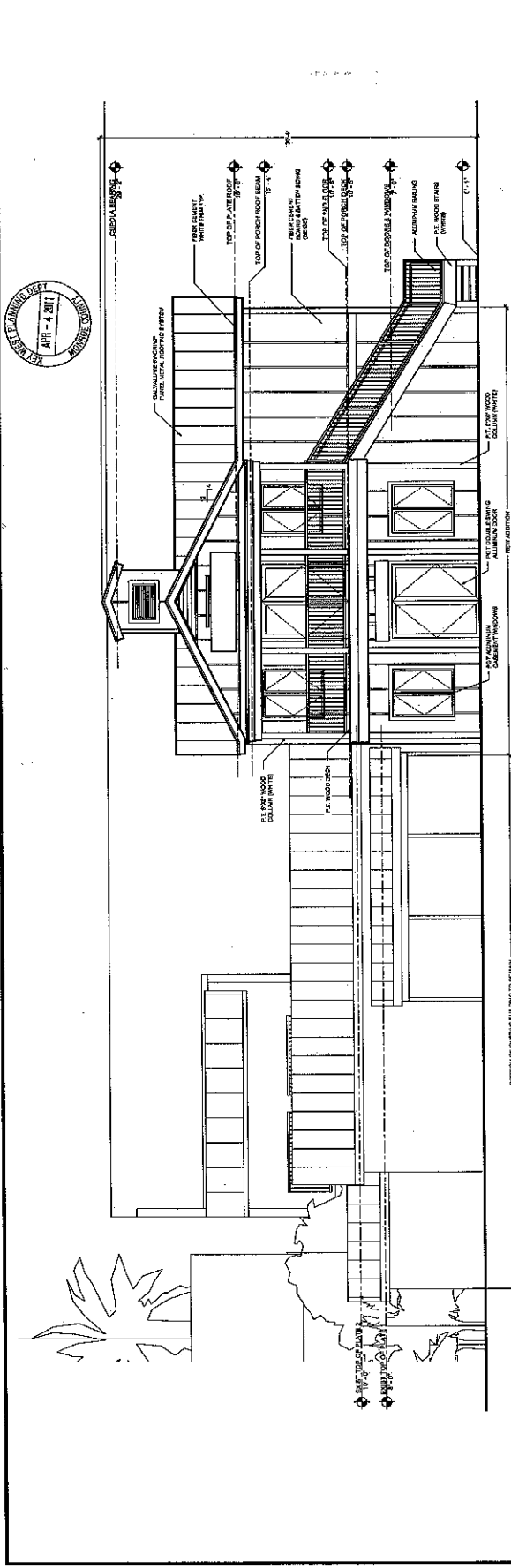
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ISSUE DATE:	
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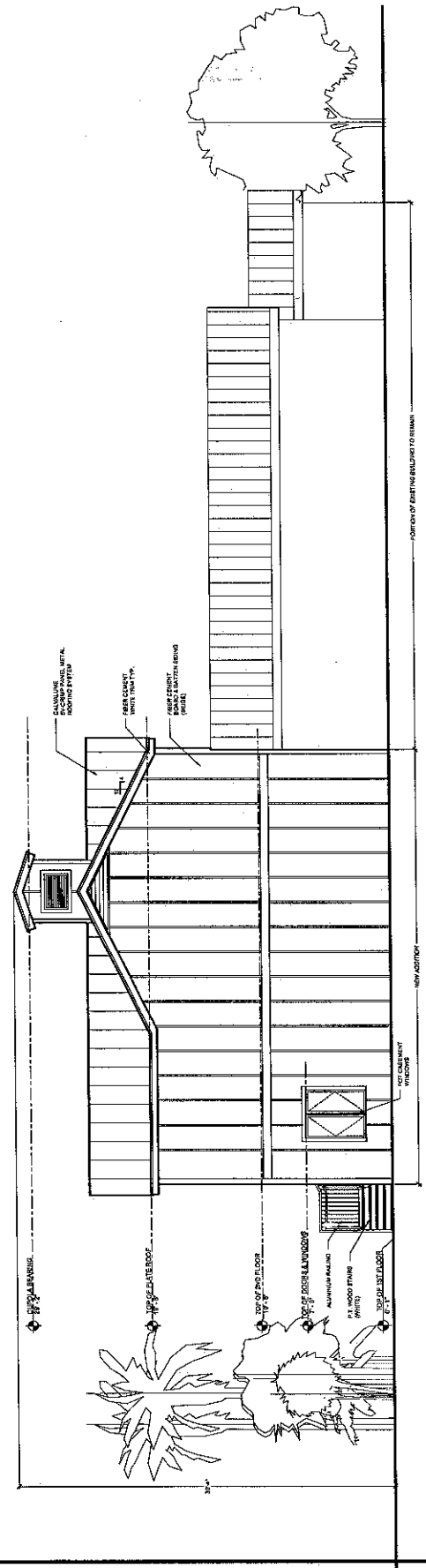


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JOB	
ISSUE DATE	
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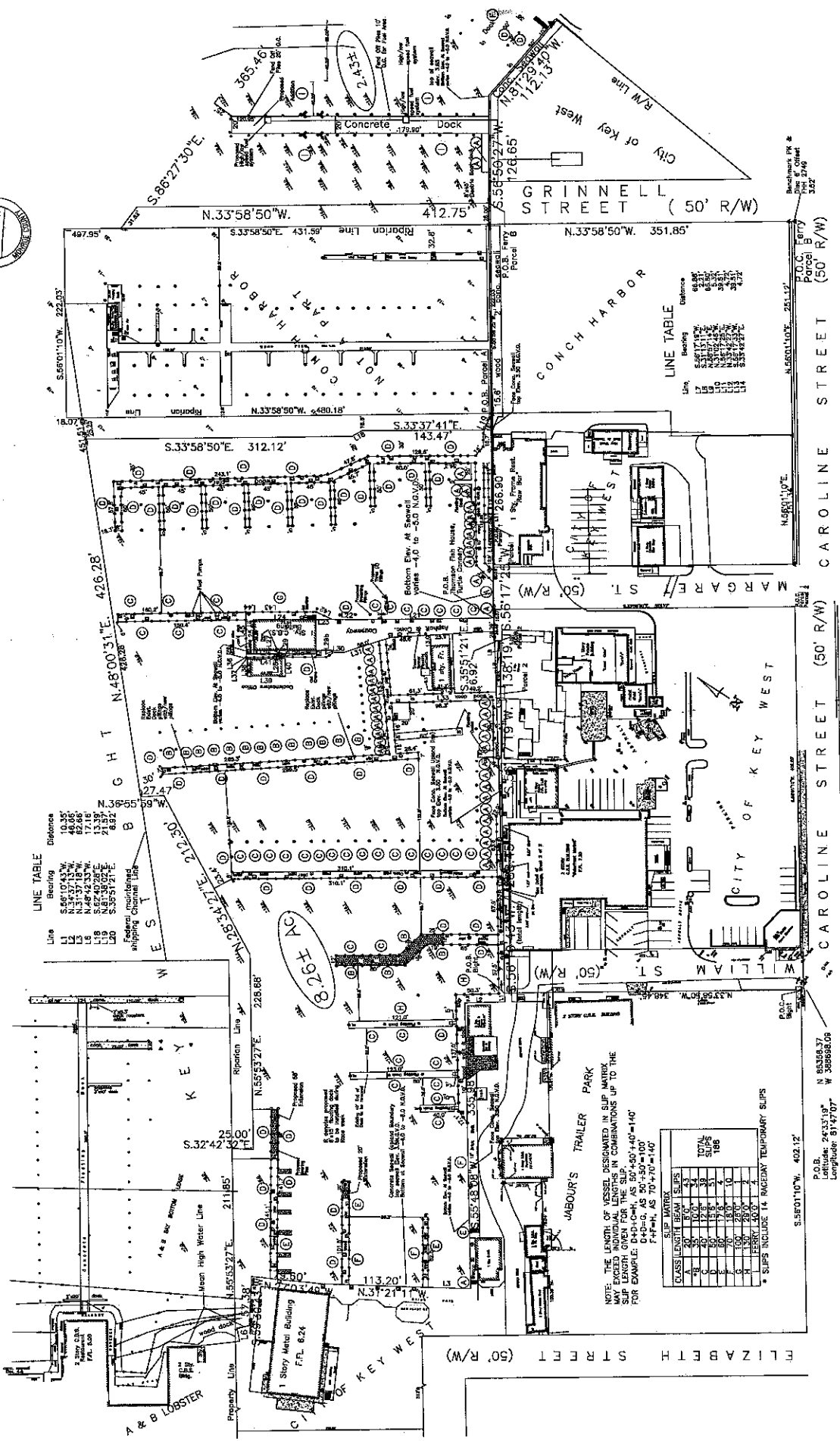


PROPOSED SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



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

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LINE TABLE

Line	Bearing	Distance
L1	S 56° 10' 43" W	10.95'
L2	N 31° 37' 18" W	62.86'
L3	N 48° 42' 33" W	17.16'
L4	S 57° 45' 02" E	13.79'
L5	S 55° 51' 21" E	2.85'

Federal maintained shipping channel line

LINE TABLE

Line	Bearing	Distance
L1	S 56° 10' 43" W	10.95'
L2	N 31° 37' 18" W	62.86'
L3	N 48° 42' 33" W	17.16'
L4	S 57° 45' 02" E	13.79'
L5	S 55° 51' 21" E	2.85'

SLIP MATRIX

CLASS	LENGTH	BEAM	SLIPS	TOTAL SLIPS
A	100'	30'	3	3
B	100'	30'	3	3
C	100'	30'	3	3
D	100'	30'	3	3
E	100'	30'	3	3
F	100'	30'	3	3
G	100'	30'	3	3
H	100'	30'	3	3
I	100'	30'	3	3
J	100'	30'	3	3
K	100'	30'	3	3
L	100'	30'	3	3
M	100'	30'	3	3
N	100'	30'	3	3
O	100'	30'	3	3
P	100'	30'	3	3
Q	100'	30'	3	3
R	100'	30'	3	3
S	100'	30'	3	3
T	100'	30'	3	3
U	100'	30'	3	3
V	100'	30'	3	3
W	100'	30'	3	3
X	100'	30'	3	3
Y	100'	30'	3	3
Z	100'	30'	3	3

NOTE: THE LENGTH OF VESSEL DESIGNATED IN SLIP MATRIX IS TO BE USED IN COMBINATIONS UP TO THE SLIP LENGTH GIVEN FOR THE SLIP. FOR EXAMPLE: D-40-C-H, AS 50'-40'+40'=140' D-40-C, AS 50'-50'+100' F-40-H, AS 70'-70'+140'

* SLIPS INCLUDE 14 RACEWAY TEMPORARY SLIPS

P.O.B. N 83368.37 W 386898.09
 Longitude: 81°47'07"

