

**PLANNING BOARD
RESOLUTION NO. 2014-47**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2., 108-517, 122-62 AND 122-718 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION OF 2,500 OR GREATER OF GROSS FLOOR AREA, FOR THE MODIFICATION AND CONTINUATION OF PUBLIC UTILITY AND PARKING LOT USES AND FOR THE REDUCTION OF REQUIRED LANDSCAPING ASSOCIATED WITH THE PROPOSED RENOVATION OF THE KEYS ENERGY OFFICE BUILDING ON PROPERTY LOCATED AT 1001 JAMES STREET (RE # 00001700-000000; AK # 1001767) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – KEY WEST BIGHT (HRCC-2) 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 within the Historic District, a Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the proposed use of the property is continuation of the existing public utility use, which is a conditional use within the Historic Residential Commercial Core – Key West Bight (HRCC-2) Zoning District pursuant to Code Section 122-718(8); and

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



Vice-Chair


Planning Director

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

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

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 24, 2014; and

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

WHEREAS, the Planning Board finds that the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

Section 2. The Major Development Plan, Conditional Use and Landscape Waiver for the renovation of the existing office building and parking lot for the public electric utility use on property located at 1001 James Street (RE # 00001700-000000; AK # 1001767) in the Historic Residential Commercial Core – Key West Bight (HRCC-2) Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-718 of the Land Development Regulations of the Code of

Ordinances of the City of Key West, Florida, as shown in the attached plans dated June 30, 2014, is hereby approved with the following conditions:

General conditions:

1. Prior to the City Commission hearing for the subject request, the Applicant shall address all of staff's and the DRC's concerns as outlined in the July 21, 2014 staff letter and the June 5, 2014 DRC minutes.
2. Although subject to a separate City approval, the City shall not bear any of the costs of the proposed sidewalk improvements along James Street.
3. The owner shall be responsible for maintenance of all required landscaping according to the approved landscape plan, pursuant to City Code Sections 108-412(d) and 108-482. All required landscaping shall be maintained in perpetuity.

Conditions prior to issuance of a building permit:

4. The property owner shall obtain an easement from the City for the proposed replacement and maintenance of existing encroachments into the Grinnell Street right-of-way, consisting of a concrete roof canopy on the south side of the building and metal sun shades mounted on the west side of the building.
5. 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.

Conditions prior to issuance of a Certificate of Occupancy:

6. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

7. The property owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

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, Conditional Use and Landscape 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.

Read and passed on first reading at a regularly scheduled meeting held this 24th day of July, 2014.

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



Sam Holland, Jr., Planning Board Vice-Chair 8-21-14
Date

Attest:



Donald Leland Craig, AICP, Planning Director 8-21-14.
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 8-25-14
Date

 Vice-Chair
 Planning Director

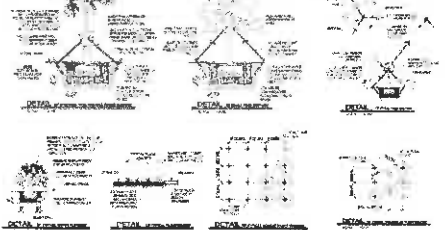
GENERAL LANDSCAPE NOTES:

1. Changes to occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to landscape architect in writing as a change order to be reviewed and approved in writing by architect.
2. All newly planted trees to include 100% coverage by automatic irrigation system (top preferred) unless otherwise directed by architect. Landscape architect to coordinate installation of irrigation system with irrigation contractor. Irrigation lines shall be 1/2" (1/2" on non-plastic) - responsibility of irrigation contractor. Landscape architect to coordinate with irrigation contractor during planting such irrigation system in 100% operation. This is the responsibility of the landscape contractor.
3. Landscape contractor to become familiar with the scope of work as well as the site, existing conditions, and any obstacles prior to start.
4. Landscape contractor shall locate and verify all underground utilities prior to digging.
5. All plant material to be Grade No. 1 or better if from Department of Agriculture and Standards, Plant # 1-1875, respectively.
6. All trees to be planted in a good woody-tissue member. No ring barking, scabbing, etc. to be planted open.
7. Landscape plant shall be similar in appearance with all local conditions.
8. All trees to be back filled around root collar with washed beach sand. All shrub beds to be enclosed with washed beach sand. (See note).
9. All trees, shrubs and ground covers shall be guaranteed for six months from date of final installation. All plants are to be guaranteed for one year.
10. All planting beds shall be weed and grass free.
11. All trees, shrubs and ground cover plants shall be installed at installation according to manufacturers recommendations. Type and amount of fertilizer to be determined by landscape contractor in order to avoid "burn" on plants. All trees shall be watered for one week after installation. Fertilizer shall be applied to establish contractors warranty.
12. All plants shall be installed over ground in case of discrepancies.
13. No changes shall be made without prior consent of landscape architect.
14. All trees to be subject to availability of time of installation. Substitutions may be made after consultation with landscape architect.
15. Landscape contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
16. All existing plant material to remain shall be protected.
17. All trees to be relocated shall be protected for 30 days, for note if required by the contract. Upon relocation, the root 30% of the relocated trees' canopy.
18. After removal or relocation of existing trees and palms, backfill area with washed beach sand, and sod established area, if required.
19. All trees on site shall receive a roughing 2" in diameter typical.
20. All trees shall have 2" diameter at 6" in diameter for a 12" rough time.
21. All 1/2" gallon material to have 12" spread minimum, all 1/2" gallon material to have 20" 2" spread minimum.
22. Landscape contractor to be notified and City/County when work is to be performed. Liability and workers' comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect is to be provided on request within 2 business days.

IRRIGATION NOTES:

1. All Lady Palms (Rhapsody spp.) - Heterostylis and Siamensis to have single bubble. All Major Palms to have two bubbles on opposing sides of root tray. Bubbles to be hidden from view.
2. Irrigation control shall be installed in coordination with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
3. All pipe to be PVC schedule 40, 1/2" minimum cover.
4. All heads installed on flexible PVC pipe and fittings.
5. All heads to be backflow, rain switch, and anti-siphonable controller with battery backup required.
6. All coverage under permanent concrete to be allowed two lines, the schedule pipe size with schedule 40 PVC.
7. All valves to have flow control and be installed in green valve boxes with room to work in future.
8. All valve boxes to be located away from walkways, garden paths, and groundcovers - keep to back of beds.
9. All controllers to be controlled by: Time 5/20, 5/20, 4" and 1/2" and installed out of sight.
10. Irrigation controller to measure water available on site and use no more than 75% of available GPM.
11. Main controller to be installed in a secure, lockable cabinet, shall not be located by pressure-sensitive.
12. All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connectors.
13. 2 zone wires to be run to the last valve in each direction.
14. Controller to be hard-wired at time of completion and included in irrigation contractor bid.
15. System to provide 100% root ball coverage on controllers. Additional controllers on irrigation plan may be necessary.
16. Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workers' comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect is to be provided on request within 2 business days.
17. As-built irrigation drawing to be provided prior to final payment.

END



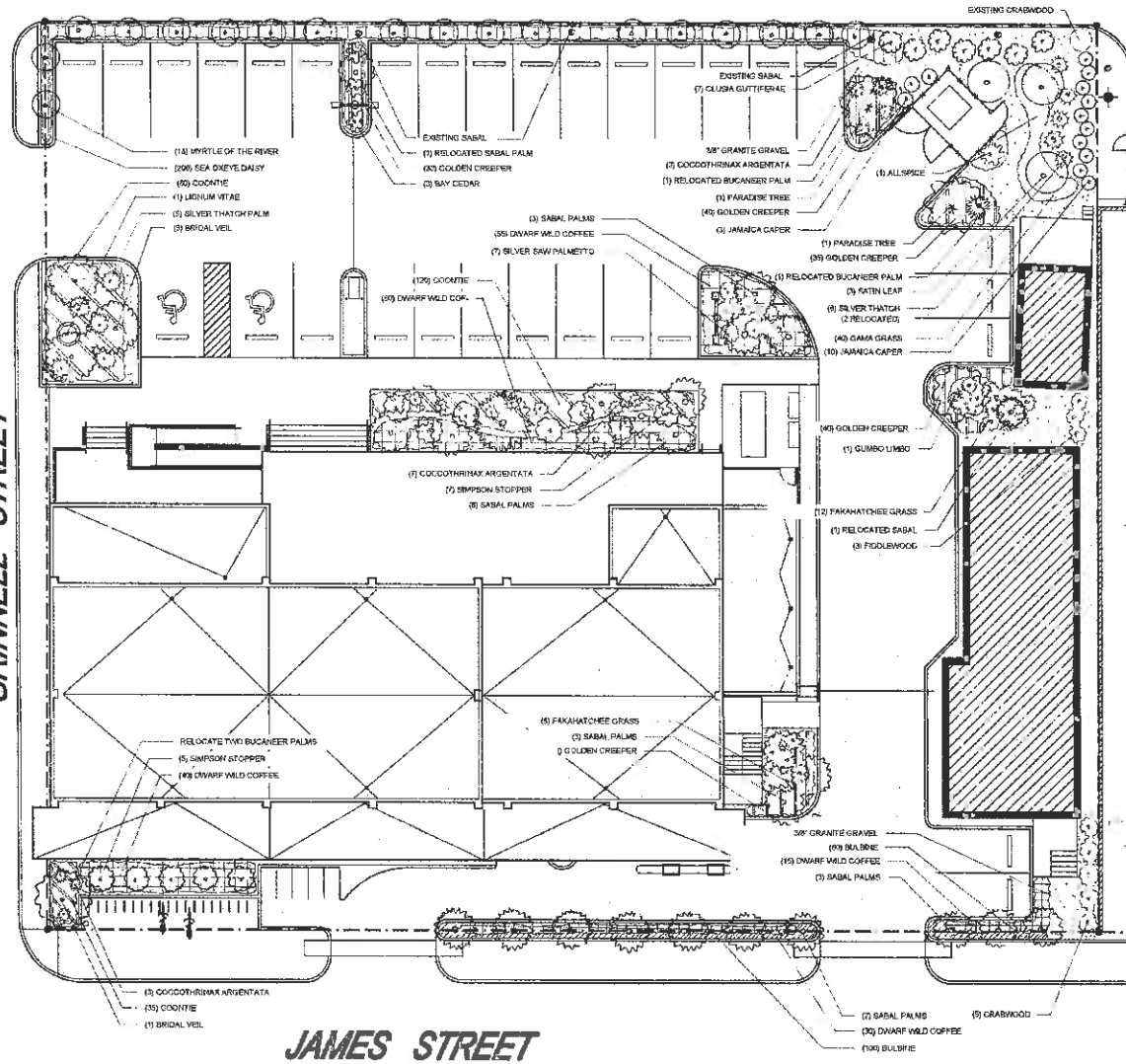
PLANT LIST

Qty	Botanical Name	Common Name	Spec. #/Size
1	Bursera simaruba	Quercus Limbo	12' x 4" P4
1	Canavalia maritima	Star Palm	18" DIA. x 4' height, specimen
18	Casearia nuzum	Myrtle of the River	2" P4
3	Chorizanthe diffusa	Star Leaf	40 gallon, P4 P1
7	Croton tigris	Dwarf Croton	2" P4
15	Coccoloba repens	Florida Silver Palm	2" P4 specimen
1	Clusia alata	Liquorice Palm	2" P4 specimen
12	Myrsine laevis	Simpson Stopper	2" P4, 1/2" DIA
1	Pinus strobus	Jack Pine	14-18" CT. block, prepackaged with bark
24	Sabal palmetto	Palmetto Palm	2" x 2"
7	Sabal palmetto	Palmetto Palm	18" DIA. x 2' H
2	Sabal palmetto	Palmetto Palm	4" x 4"
150	Bursera simaruba	Sea Grape Palm	1 gallon
180	Bursera simaruba	Bulbosa	1 gallon
12	Casearia nuzum	Jamaica Cedar	2" P4
3	Chorizanthe diffusa	Waterweed	2" P4
180	Coccoloba repens	Golden Creeper	1 gallon
5	Croton tigris	Croton	2" P4
200	Psychotria spathulata	DWARF Wild Coffee	1 gallon, 1/2"
3	Quercus laevis	Star Leaf	2" P4
40	Trichostema spathulata	Star Leaf	1 gallon
20	Trichostema spathulata	Star Leaf	1 gallon
20	Trichostema spathulata	Star Leaf	1 gallon, 1/2"

ADDITIONAL ITEMS

TR0	Eucalyptus Mulch	17' minimum
TR0	Electric wire	500' standard with 2' minimum
TR0	3/4" granite gravel	2' minimum

GRINNELL STREET



JAMES STREET

LANDSCAPE PLAN

Pilot
MS-D

CRAIG REYNOLDS
landscape architecture
craigreynolds.net 813-292-7243
11000 MacArthur Blvd., Suite 100, Orlando, FL 32835

KEYS ENERGY SERVICES
1001 JAMES STREET
Key West, Florida 33040

410 Angelo Street
Key West, Florida 33040
Tel: 305-857-1557
Fax: 305-857-1557
E-mail: info@keysenergy.com

Bender & Associates
ARCHITECTS
P.C.

Project No. 180
Date: 4/26/11

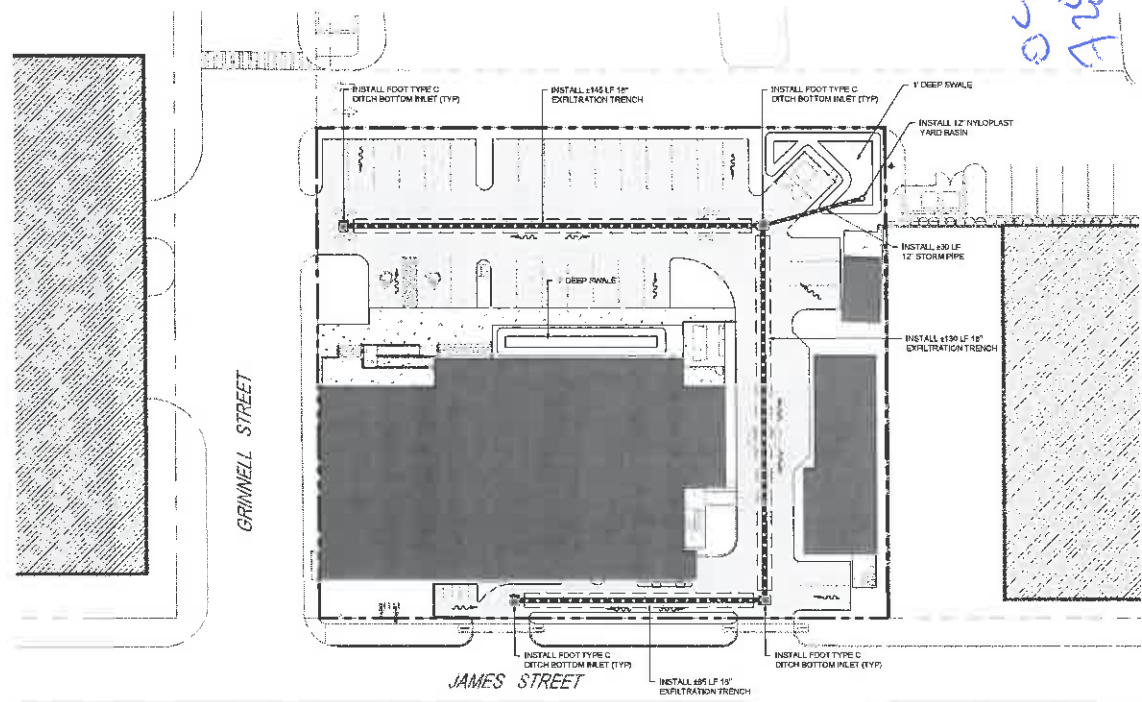
L-1

2015
 11/23/15
 11/23/15



SCALE 1"=30'
 BARS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST
 SCALES ACCORDINGLY

LEGEND	
---	PROJECT LIMITS
▨	ASPHALT PAVEMENT
▩	CONCRETE
▧	ROOF AREA
▦	DRY RETENTION AREA
→	STORMWATER FLOW



Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment

Project Area	A = 0.791 ac	ac	34,805 sf
Pavement Area	0.649 ac	ac	28,116 sf
Impervious Area	0.514 ac	ac	22,488 sf
% Impervious	65.0%		

Rainfall for 25yr/72hr event: $P_{72} = 9$ in
 Runoff for 25yr/72hr event: $P_{72} = 12.23$ in
 Depth to Water Table: 0 ft
 Predevelopment Available Storage: 1.88 in
 Soil Storage: 6.12 in
 $C_{DAS} = \frac{0.791 - 0.897}{(0.791 + 0.897)}$
 $C_{DAS} = 15.09$ in
 Runoff Volume from 25 year/2 day storm: $V_{25yr/2d} = 8.81$ ac-ft

Water Quantity - Postdevelopment

Project Area	A = 0.791 ac	ac	34,805 sf
Pavement Area	0.145 ac	ac	6,304 sf
Impervious Area	0.052 ac	ac	2,281 sf
% Impervious	18.0%		

Rainfall for 25yr/72hr event: $P_{72} = 9$ in
 Runoff for 25yr/72hr event: $P_{72} = 12.23$ in
 Depth to Water Table: 0 ft
 Developed Available Storage: 1.88 in
 Soil Storage: 6.12 in
 $C_{DAS} = \frac{0.791 - 0.797}{(0.791 + 0.797)}$
 $C_{DAS} = 17.85$ in
 Runoff Volume from 25 year/2 day storm: $V_{25yr/2d} = 0.10$ ac-ft

Hydrographs - Predevelopment

Outflow	$C_{DAS} = 0.25$ in
Inflow	$V_{25yr/2d} = 8.81$ ac-ft

Water Quality Calculations - 25yr/72hr Design Storm

Water Quality

Project Area	0.791 ac	ac	34,805 sf
Surface Water	0.000 ac	ac	0 sf
Roof Area	0.273 ac	ac	11,892 sf
Driveway/Pavement	0.376 ac	ac	16,528 sf
Permeable Area	0.143 ac	ac	6,321 sf
Impervious Area for Water Quality	0.378 ac	ac	16,528 sf
% Impervious	47%		

A) One inch of runoff from project area: 0.791 ac-ft
 B) 2.5 inches (less percent impervious 2.5 x percent impervious x table area - surface water): 0.941 ac-ft

Comparison of Water Quality Methods

Method A	0.791 ac-ft	0.941 ac-ft
Method B	0.941 ac-ft	0.941 ac-ft

Total Volume Required: 0.941 ac-ft
 Swale Volume Provided: 0.250 ac-ft
 Detention Provided: 0.690 ac-ft
 Total Provided: 0.940 ac-ft

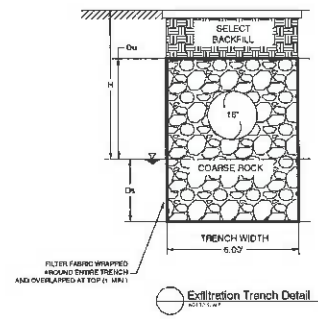
Exfiltration Trench Design

Required trench length $L_T =$

$$L_T = \frac{V}{K \left(\frac{P_{72} - 0.25}{24} - 1 \right) \left(1 - C_{DAS} \right) + 1.0 \left(\frac{P_{72}}{24} - 1 \right) \left(1 - C_{DAS} \right)}$$

Hydraulic Conductivity, $K = 0.000145$
 $H = 2$ ft
 $W = 8$ ft
 $D_{50} = 1.5$ ft
 $D_{10} = 0.5$ ft
 Volume of Trench, $V = 0.690$ ac-ft

Trench Length Required = 360 FT
 Trench Length Provided = 360 FT



CONSULTING ENGINEERS - MECHANICAL/ELECTRICAL/PLUMBING/CONSTRUCTION MANAGEMENT
PINEZ ENGINEERING & DEVELOPMENT, INC.
 1001 JAMES STREET
 KEY WEST, FL 33040
 TEL: 305.233.5540 FAX: 305.233.5541
 WWW.PINEZENGINEERING.COM

JAMES STREET
 FROM P.L. NO. 140
 APR 23, 2015

ORIGINAL: APRIL 2015
 REVISIONS:

1001 JAMES STREET
 KEY WEST, FL 33040
 CONCEPTUAL DRAINAGE PLAN

KEYS ENERGY SERVICES
 1001 JAMES STREET
 KEY WEST, FL 33040

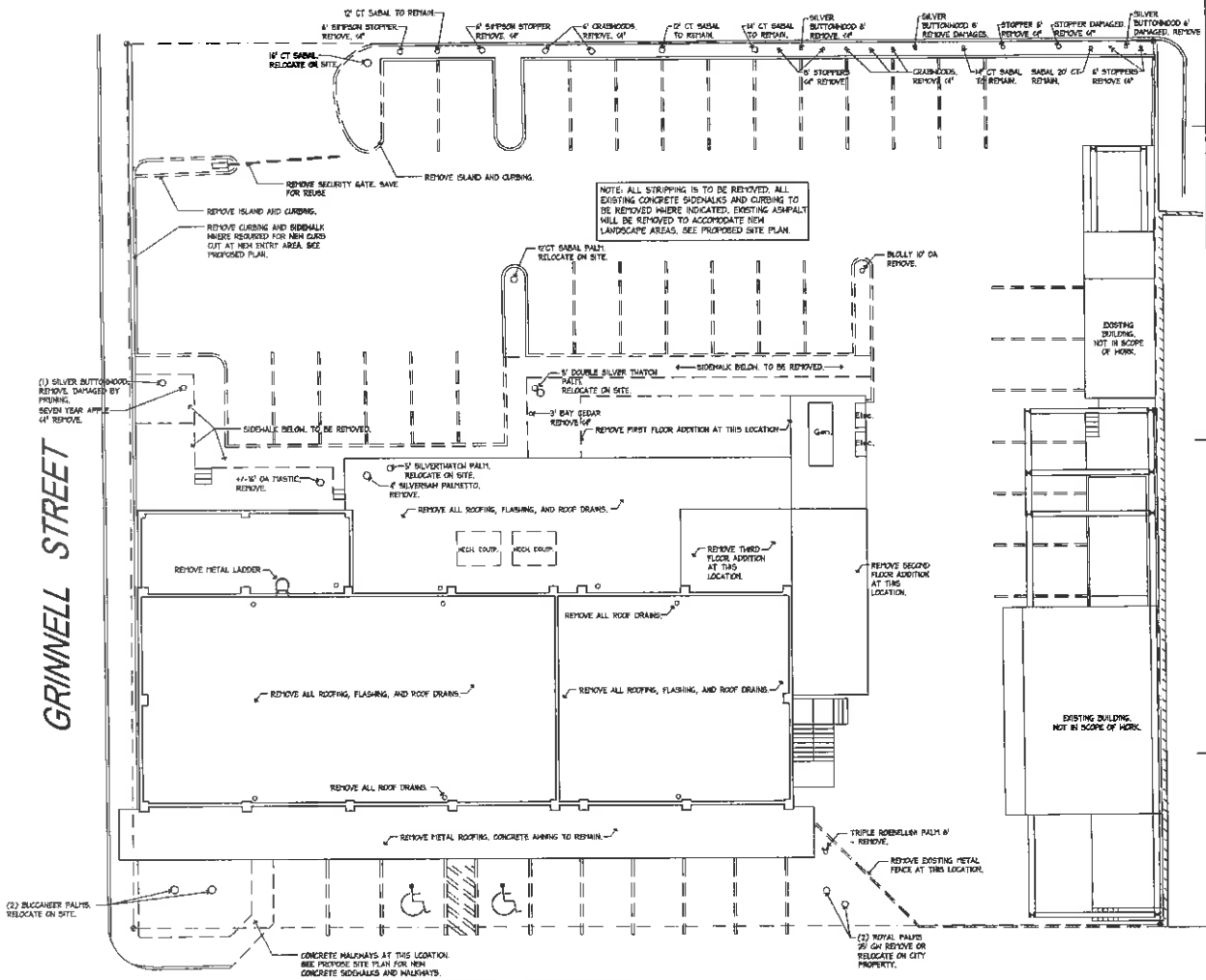
JOB NO. 141208
 DRAWN: BGO
 DESIGNED: AEP
 CHECKED: AEP
 DC
 SHEET

Handwritten notes in blue ink: "A.S. 8" and "1/2025".

60% SUBMITTAL

NOTE:
 1. ALL TEXTURES AND FINISHES ARE TO BE REMOVED. ALL INTERIOR PARTITION WALLS, ALL EXTERIOR DOORS, AND ALL EXTERIOR WINDOWS ARE TO BE REMOVED.
 2. ALL CONCRETE COLUMNS, CONCRETE EXTERIOR WALLS, CONCRETE FLOOR SLABS, AND OTHER STRUCTURAL FRAMING MEMBERS ARE TO REMAIN.
 3. REMOVE ALL ROOFING, FLASHING, AND DRAINS.
 4. SEE KEY PLANS FOR MORE DETAILS AND NOTES ON DEMOLITION OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

DEMOLITION NOTES
 1. Remove all miscellaneous fasteners such as nails, screws and clips, as required, to allow patching of existing finishes. Some fasteners will not be able to be removed without extensive damage to Historic Finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be located to inhibit nail other existing work below the work surface.
 2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobite, and also other source, but prior to the start of construction.
 3. All demolished material, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
 4. All costs of demolition including permit, fees, disposal fees, etc. are the responsibility of the Contractor.
 5. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
 6. Provide water runoff as required to protect the safety of the general public and workers connected with the project.
 7. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
 8. Demolished materials classified as clean fill may be distributed on site when specifically approved by the Architect in advance.



GRINNELL STREET

JAMES STREET

DEMOLITION SITE PLAN
 SCALE: 1/8"=1'-0"

KEYS ENERGY SERVICES
 1001 JAMES STREET
 Key West, Florida 33040

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 238-1345
 Facsimile (305) 238-0772
 Florida License AL0002022

Bender & Associates
 ARCHITECTS
 P.C.

Project No. 130
 DEMOLITION PLANS

Date: 4/20/14

A2.1