

**PLANNING BOARD  
RESOLUTION No. 2013-37**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD GRANTING APPROVAL  
OF A MINOR DEVELOPMENT PLAN FOR  
CONSTRUCTION OF A DOCK MASTER  
BUILDING FOR PROPERTY LOCATED AT  
1801 NORTH ROOSEVELT BOULEVARD  
(RE#00072080-000000, AK#1075884 &00072080-  
000200, AK#8842635) PERSUANT TO SECTION  
108-91 B.1.(b.) KEY WEST FLORIDA;  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the General Commercial (CG), zoning district;  
and


**WHEREAS**, Section 108-91 B.1.(b.) of the Code of Ordinances requires Minor  
Development Plans for addition or reconstruction of 1000 - 4,999 square feet of gross floor area; and

**WHEREAS**, the applicant proposes the construction of approximately 3,654 square feet of  
floor area to be used as a Dock Master office, bathroom and bathing facilities and storage; 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 is in harmony

 Chairman

 Planning Director

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

**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 for the construction of a 3,654 square foot, one-story building with office, bathroom and bathing facilities, and storage per Section 108-91B.1.(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby approved for property located at 1801 North Roosevelt Boulevard (RE# 00072080-000000 Alt. Key 1075884 & 00072080-000200; Alt. Key 8842635) as shown on the attached plans dated May 13, 2013 with the following conditions:


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

1. The applicant receives a variance to the allowed height of 25 feet to the proposed 31 feet.

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

2. That the dumpster for the existing restaurant be fenced and screened.
3. That the City secure a Lease Hold from the State for the area the building will occupy.

 Chairman

 Planning Director

**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, do 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.

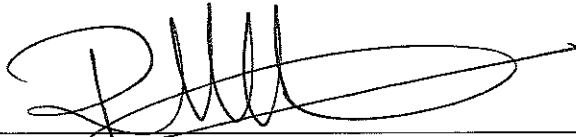
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. 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 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 special meeting held this 24th day of July, 2013.

  
Chairman

  
Planning Director

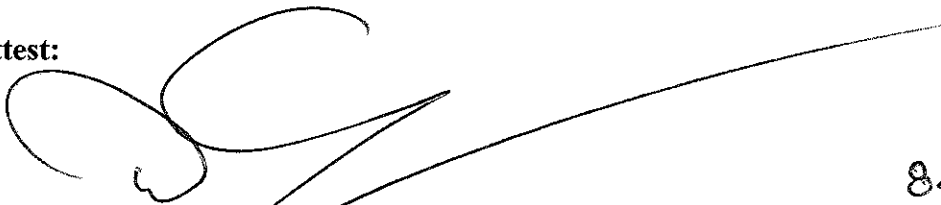
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman  
Key West Planning Board

8/14/2013  
Date

**Attest:**

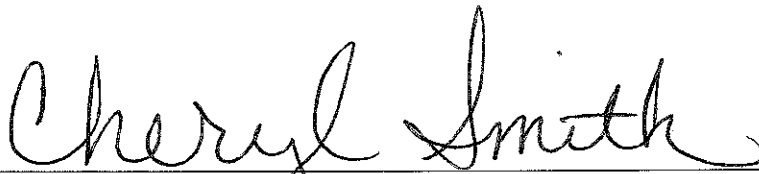


Donald Leland Craig, AICP  
Planning Director

8-13-13

Date

**Filed with the Clerk:**



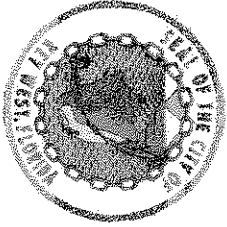
Cheryl Smith, City Clerk

8-16-13

Date

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

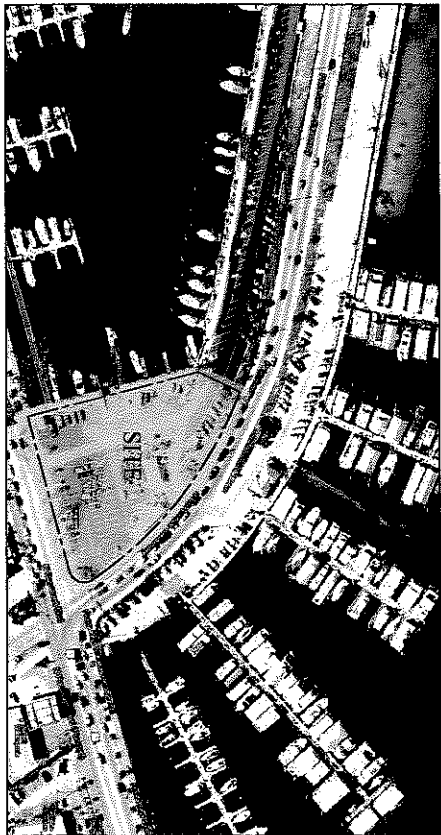
GARRISON BIGHT MARINA  
 TRANSIENT RESTROOMS / DOCK MASTER BUILDINGS  
 CITY OF KEY WEST



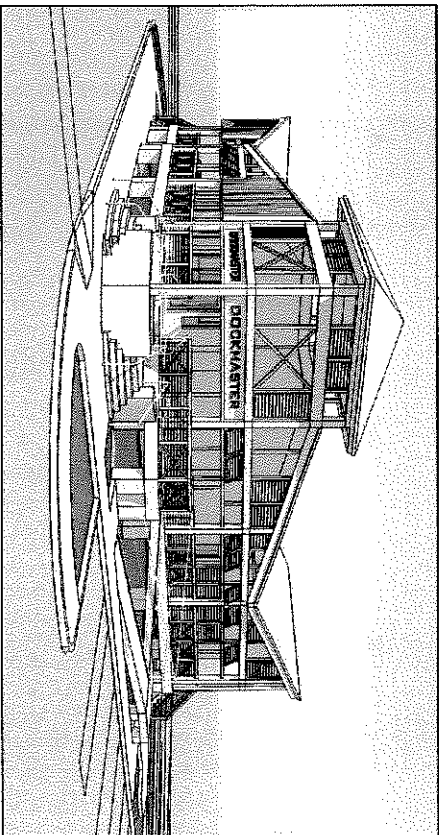
KEY WEST  
 CITY COMMISSIONERS

- MAYOR CRAIG CATES
- COMMISSIONER JIMMY WEEKLEY, DISTRICT I
- COMMISSIONER MARK ROSSL, DISTRICT II
- COMMISSIONER BILLY WARDLOW, DISTRICT III
- COMMISSIONER TONY YANIZ, DISTRICT IV
- COMMISSIONER TERI JOHNSTON, DISTRICT V
- COMMISSIONER CLAYTON LOPEZ, DISTRICT VI
- CITY MANAGER BOB VITAS

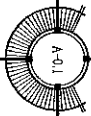
INDEX OF SHEET			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
A-0-1	COVER SHEET	C-1	CONCEPTUAL DRAINAGE PLAN
A-1	PROPOSED SITE PLAN	L-1	EXISTING TREE DISPOSITION PLAN
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A-3	ELEVATIONS		
A-4	PERSPECTIVE		
A-5	PERSPECTIVE		
EX-1	EXISTING SITE PLAN	SU-1	SURVEY



*Handwritten initials and signature: "PARK" and "SC"*



TRANSIENT RESTROOMS / DOCK MASTER BUILDING  
 CITY MARINA / GARRISON BIGHT  
 KEY WEST, FLORIDA



WILLIAM P. HORN  
 ARCHITECT, P.A.  
 315 EAST 21<sup>ST</sup>  
 KEY WEST  
 FLORIDA  
 33848  
 TEL: 305-285-5222  
 FAX: 305-285-5444  
 LARCHER 20  
 4/20/09  
 TRANSIENT  
 RESTROOMS /  
 DOCK MASTER  
 BUILDING  
 CITY MARINA,  
 GARRISON BIGHT,  
 KEY WEST, FLORIDA  
 SHEET  
 4-0-1  
 DATE: 02-04-09 D.R.C.  
 DRAWN BY: AR  
 PROJECT NUMBER: 1219

**SITE DATA**

SITE AREA: 25,589.24 SF. (0.58 ACRES)

LAND USE: HAS (PUBLIC SERVICES INC. REGISTRATION & OPEN SPACE)

FLOOR ZONE: AF-2(74-84)

RETIKBACKS:

FRONT SETBACK: 30' 0" SHORE LINE SETBACK:  
 EXISTING = 30' 0" PROPOSED = 30' 0"  
 SIDE SETBACK: 15' 0" EXISTING = 0' 0" PROPOSED = 0' 0"  
 REAR SETBACK: 15' 0" EXISTING = 0' 0" PROPOSED = 0' 0"

FAR: 4.0

HEIGHT: 35' 0" (MAXIMUM HEIGHT)

UP COVERED AREA: (SEE ARCHITECTURAL DRAWINGS)

PROPOSED: 32,824 SF. (0.75 ACRES)

EXISTING: 5,874 SF. (0.13 ACRES)

PROPOSED: 5,874 SF. (0.13 ACRES)

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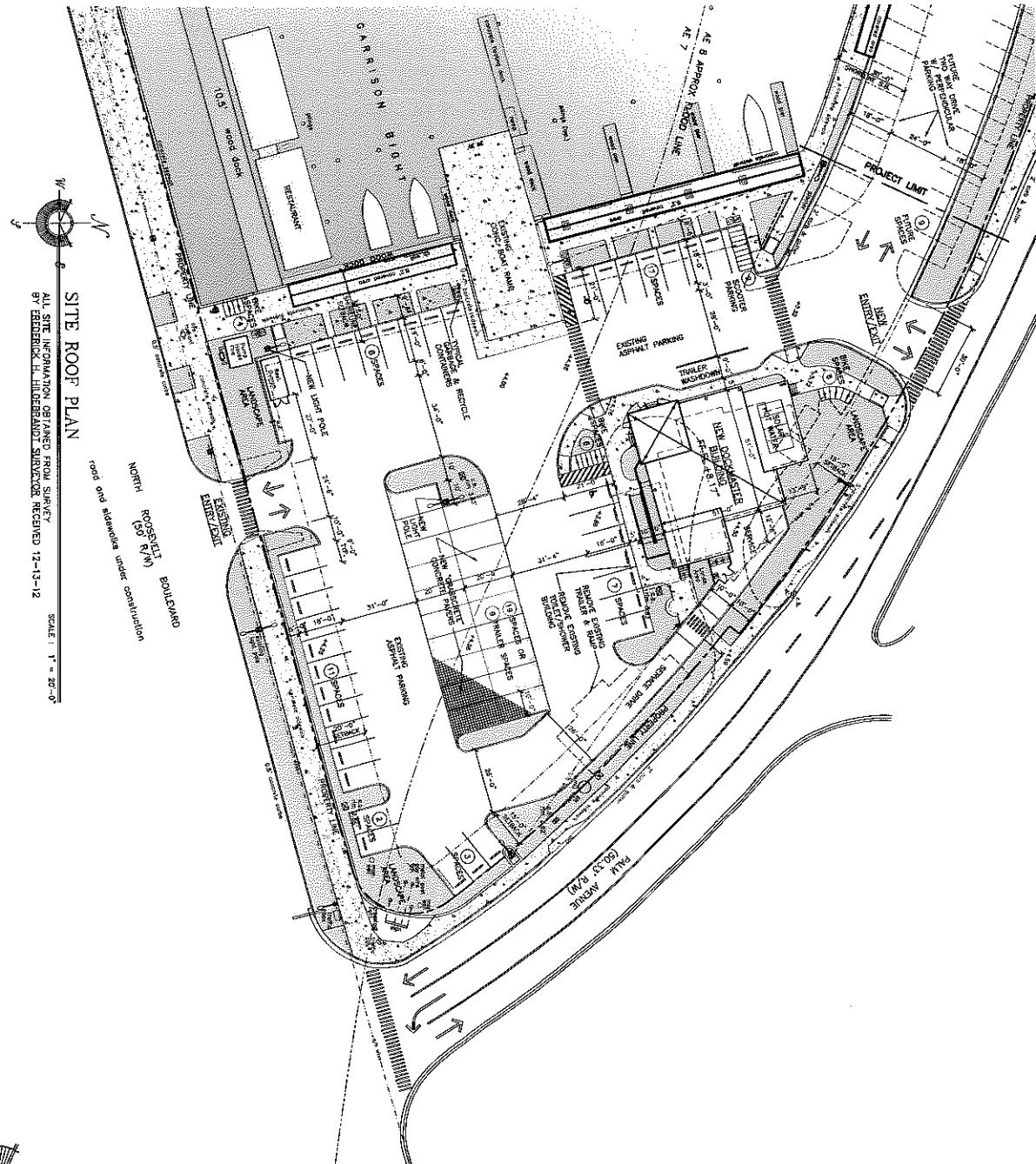
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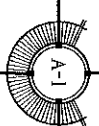
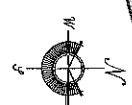
**TRANSIENT RESTROOMS / DOCK MASTER BUILDING**

CITY MARINA / GARRISON BIGHT  
 KEY WEST, FLORIDA

**SITE ROOF PLAN**

ALL SITE INFORMATION OBTAINED FROM SURVEY  
 BY ERNEST H. HERRMANN SURVEYOR RECEIVED 12-13-12

SCALE: 1" = 20'-0"



WILLIAM P. HORN  
 ARCHITECT, P.A.

2024.01.02.22  
 KEY WEST  
 FLORIDA

TEL: 305.246.9000  
 1700 S.W. 24th Ave. #202  
 MIAMI, FL 33135

TRANSIENT  
 RESTROOMS /  
 DOCK MASTER  
 BUILDING

CITY MARINA  
 GARRISON BIGHT  
 KEY WEST, FLORIDA

SCALE

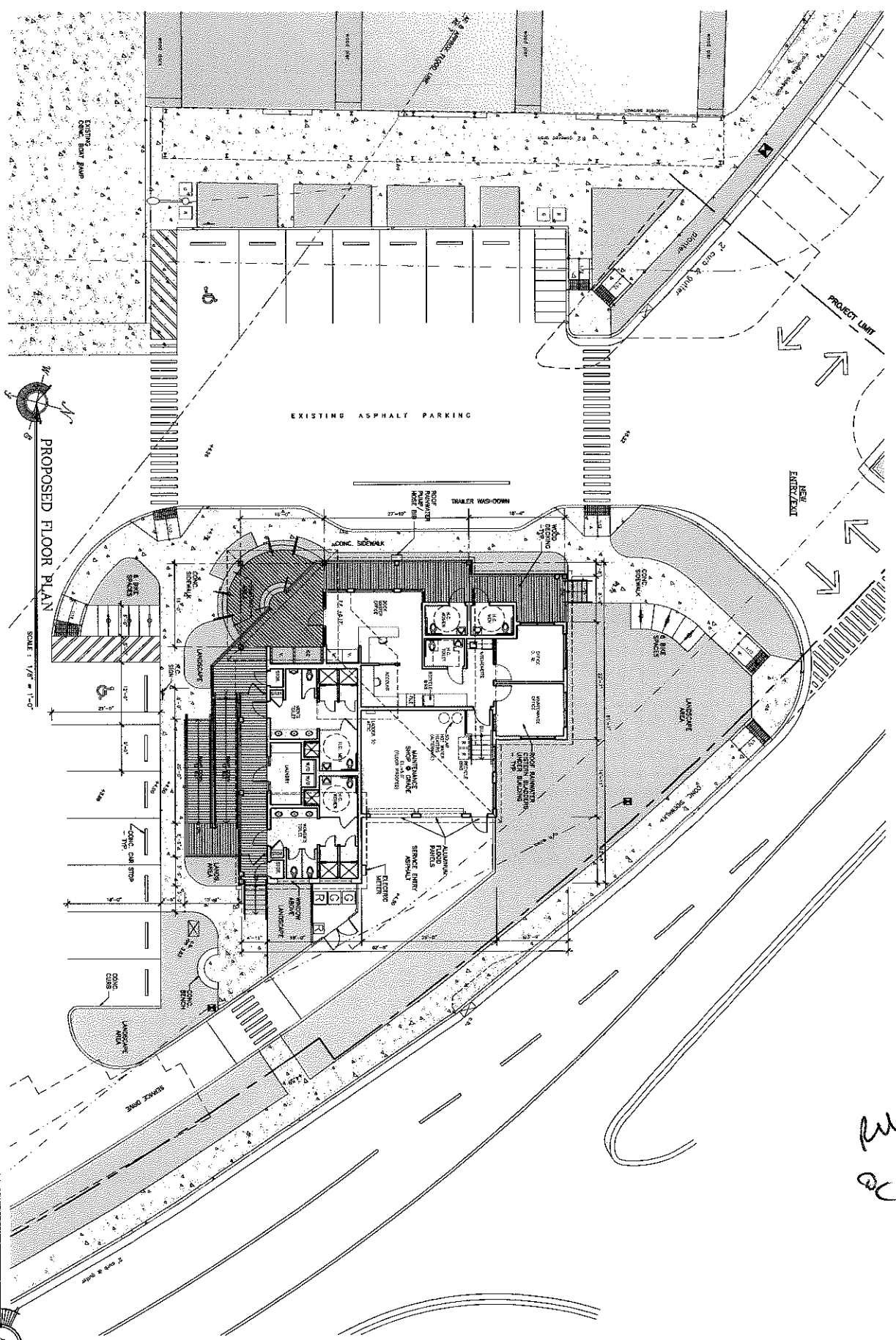
DATE  
 02-14-13 DRC

REVISIONS

DRAWN BY  
 AR

PROJECT  
 NUMBER  
 1215

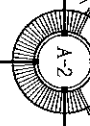
*RUK*  
*2*



TRANSIENT RESTROOMS/DOCK MASTER BUILDING  
 CITY MARINA/CARRISON BIGHT  
 KEY WEST, FLORIDA

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

*Handwritten signature: Ruk*



REVISIONS	DATE
02-14-83 DEC	

DATE  
 02-14-83 DEC

DRAWN BY  
 AM

PROJECT NUMBER  
 1215

DATE  
 02-14-83 DEC

PROJECT NUMBER  
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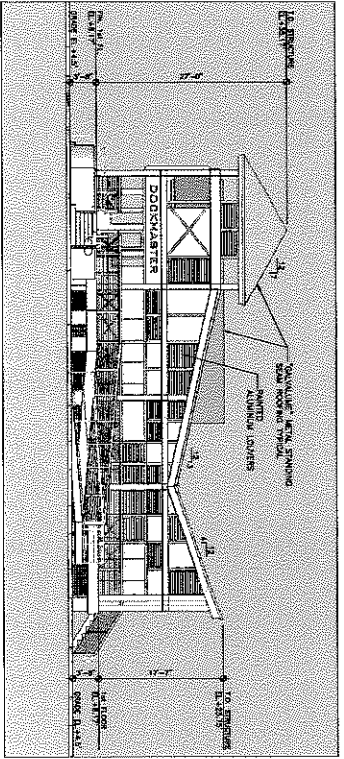
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DATE  
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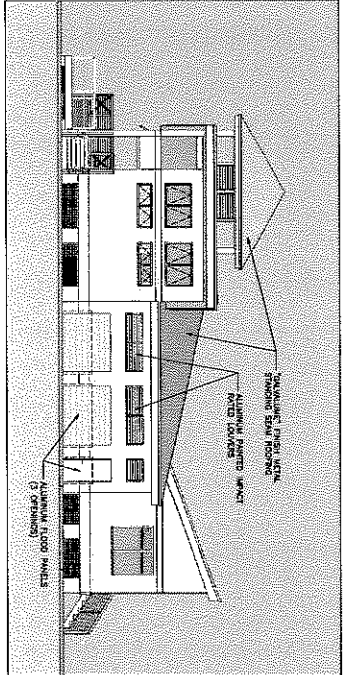
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DATE  
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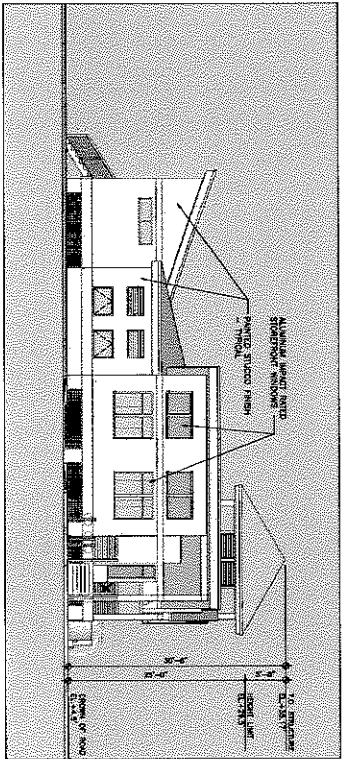
PROJECT NUMBER  
 1215



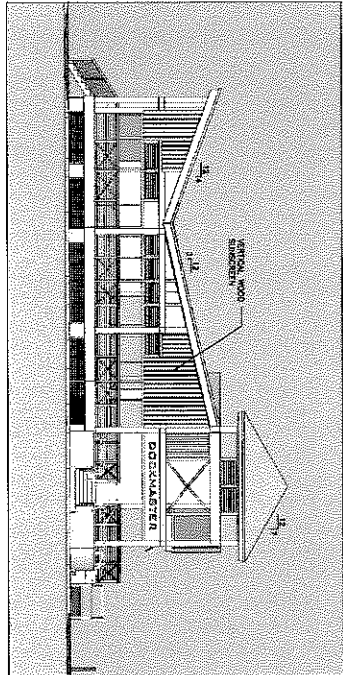
1  
A-3  
ELEVATION - 1  
SCALE: 1/8" = 1'-0"



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A-3  
ELEVATION - 2  
SCALE: 1/8" = 1'-0"



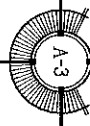
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A-3  
ELEVATION - 3  
SCALE: 1/8" = 1'-0"



4  
A-3  
ELEVATION - 4  
SCALE: 1/8" = 1'-0"

*PK*

TRANSIENT RESTROOMS / DOCK MASTER BUILDING  
CITY MARINA / GARRISON BIGHT  
KEY WEST, FLORIDA



DESIGN BY  
PROJECT NUMBER  
1215

DATE  
02-14-19 DRG

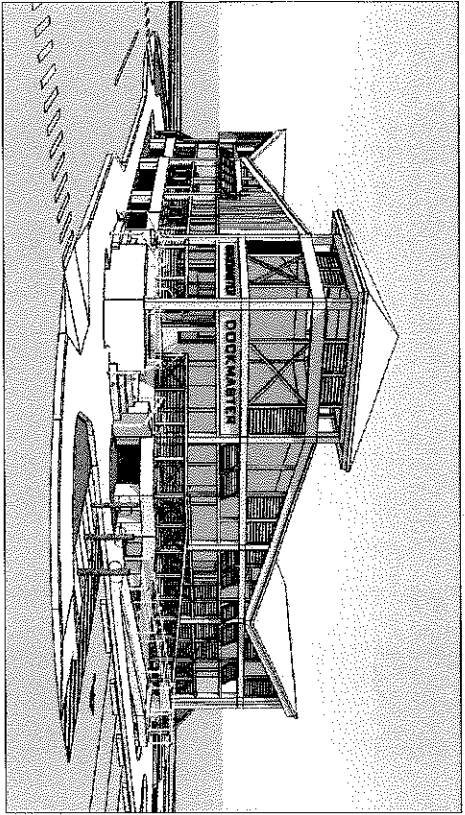
REVISIONS

SCALE

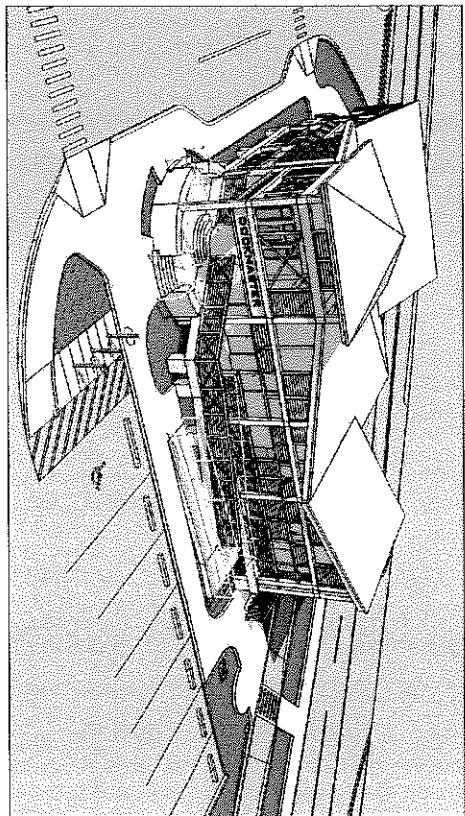
TRANSIENT RESTROOMS / DOCK MASTER BUILDING  
CITY MARINA  
GARRISON BIGHT  
KEY WEST, FLORIDA

WILLIAM P. BROWN  
ARCHITECT, P.A.  
DESIGNER  
KEY WEST  
FLORIDA  
3040  
TEL: 305-236-8000  
P.O. BOX 200-100  
LAKEVIEW  
JACKSONVILLE



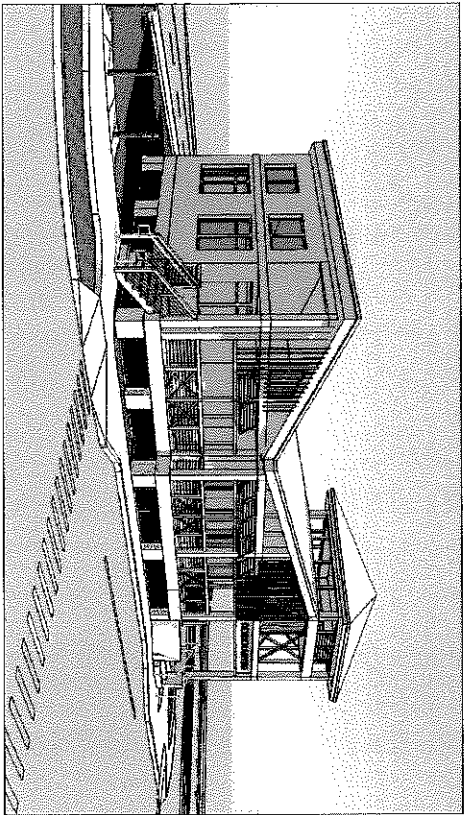


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A-4  
PERSPECTIVE # 1

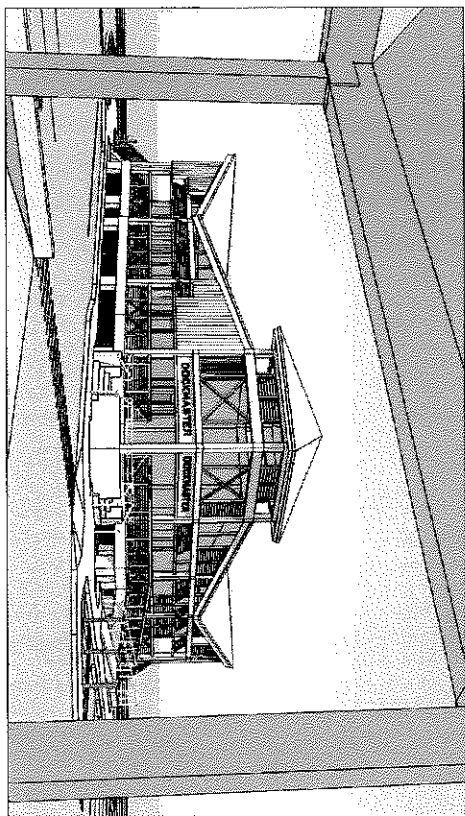


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A-4  
PERSPECTIVE # 2

*Reub  
OC*

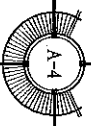


3  
A-4  
PERSPECTIVE # 3



4  
A-4  
PERSPECTIVE # 4

TRANSIENT RESTROOMS / DOCK MASTER BUILDING  
CITY MARINA / GARRISON BIGHT  
KEY WEST, FLORIDA



PROJECT NUMBER  
1215

DRAWN BY  
AH

REVISIONS

DATE  
02-14-10 D.M.C.

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CONSENT OF  
WILLIAM P. HOKES

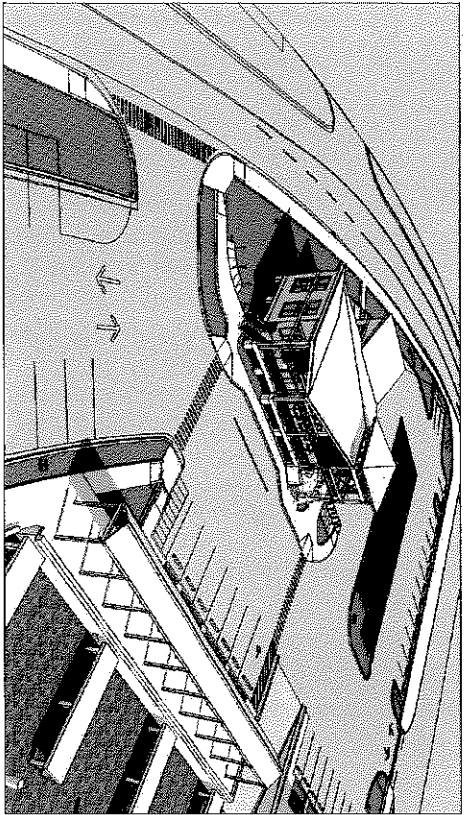
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RESTROOMS /  
DOCK MASTER  
BUILDING  
CITY MARINA  
GARRISON BIGHT  
KEY WEST, FLORIDA

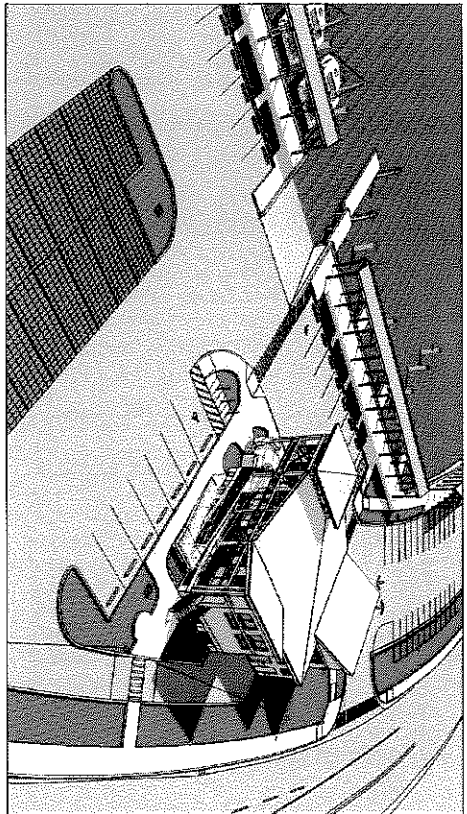
DATE: 02-14-10  
PROJECT NUMBER: 1215

KEY WEST, FLORIDA

WILLIAM P. HOKES  
ARCHITECT, P.A.

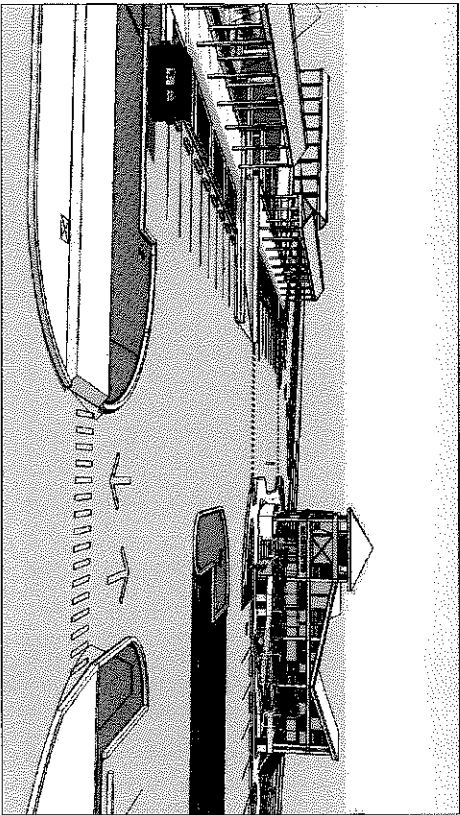


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A-5  
PERSPECTIVE # 1

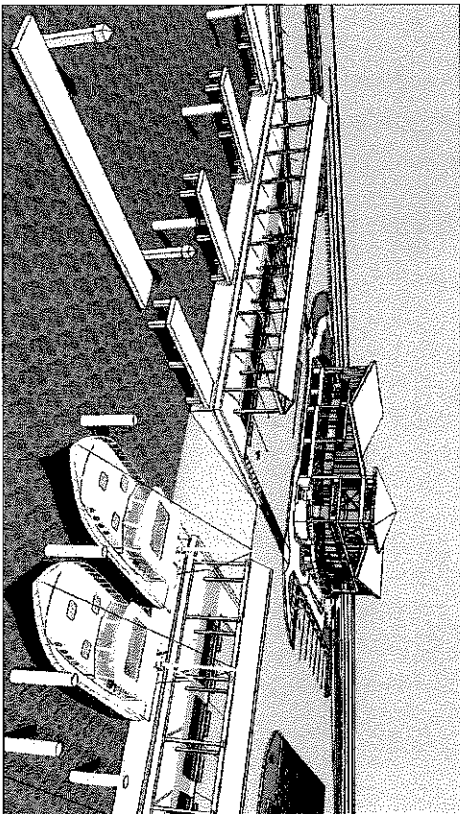


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A-5  
PERSPECTIVE # 2

*KMK*  
*OC*

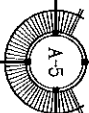


3  
A-5  
PERSPECTIVE # 3



4  
A-5  
PERSPECTIVE # 4

TRANSIENT RESTROOMS / DOCK MASTER BUILDING  
CITY MARINA / GARRISON BIGHT  
KEY WEST, FLORIDA



PROJECT  
1215

DESIGNER  
A5

REVISIONS

DATE  
02-14-13 DRC

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SCALE

TRANSIENT RESTROOMS / DOCK MASTER BUILDING  
CITY MARINA  
KEY WEST, FLORIDA  
DESIGNED BY WILLIAM J. HORN ARCHITECTURE & DESIGN, INC.

WILLIAM J. HORN  
ARCHITECT, P.A.

3024 LANTANA  
KEY WEST  
FLORIDA  
33040

TEL: 305.236.0000  
FAX: 305.236.0000  
WWW.WJHORN.COM



