

# **Planning Board Approval**

**RESOLUTION NUMBER 2010-025**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPROVAL FOR PROPERTY LOCATED AT 3424 NORTHSIDE DRIVE (RE# 00065830-000000) KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**



**WHEREAS**, Section 108-91 (B.) (2.) (b.) of the Land Development Regulations requires that the addition or reconstruction of equal to or greater than 5,000 square feet of gross floor area requires major development plan approval; and

**WHEREAS**, Section 122-236(4) of the Land Development Regulations provides that places of worship may be allowed conditionally in the Single Family zoning district; and

**WHEREAS**, the applicant requested a major development plan and conditional use approval to allow the demolition of an existing church and the reconstruction of a new facility on the same site in the SF zoning district; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 17, 2010; and

**WHEREAS**, the granting of the major development plan and conditional use will be in

 Chairman  
 Planning Director

**WHEREAS**, the granting of the major development plan and conditional use will be 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.** That the Planning Board recommends to the City Commission conditional approval of the application for major development plan and conditional use, per Section 108-91 (B.) (2.) (b.) and 122-236(4) under the Code of Ordinances of the City of Key West, Florida, as follows: To allow the construction and use of a 5,621 square foot church facility (RE# 00065830-000000), see attached plans date stamped June 7, 2010 with the following conditions:

1. That the final landscape plan be approved by the Tree Commission.
2. All site plan revisions dated May 3, 2010 shall be reflected on the civil drawings currently dated March 31, 2010 as well as the landscape plans dated May 21, 2010.
3. Signage must meet Code standards in accordance with Key West Code Chapter 114 Division 2.
4. That the variance for height of the steeple be granted by the Board of Adjustment.

**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

  
Chairman  
  
Planning Director

the date hereof.

**Section 4.** This major development plan and conditional use does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.


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

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit 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 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.

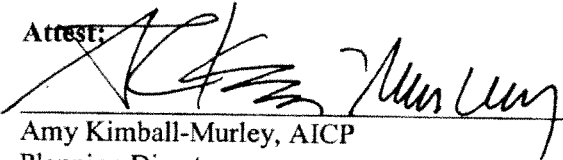
  
Chairman  
  
Planning Director

Read and passed on first reading at a special meeting held this 17th day of June, 2010.


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

  
Richard Kittenick, Chairman  
Key West Planning Board



7/6/2010  
Date

Attest:   
Amy Kimball-Murley, AICP  
Planning Director

7/6/10  
Date

Filed with the Clerk:  
  
Cheryl Smith, City Clerk

7-7-10  
Date

  
Chairman  
  
Planning Director

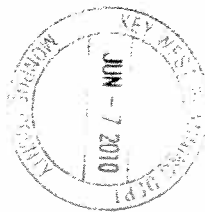
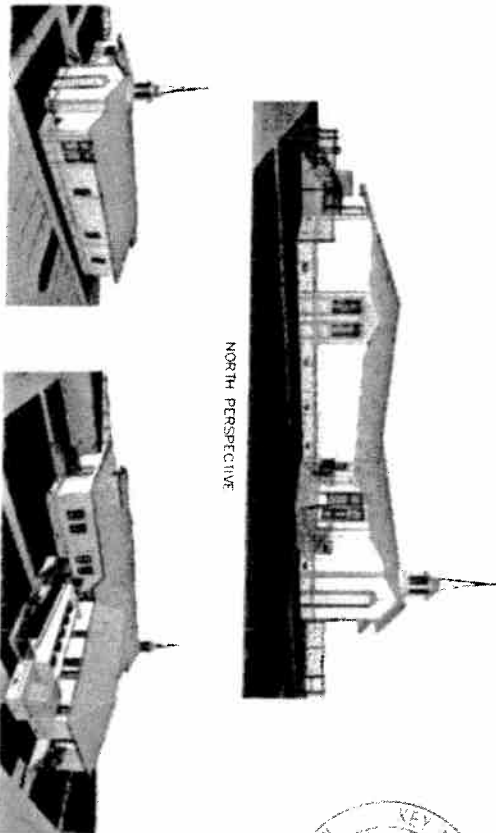
# DEVELOPMENT AND CONDITIONAL USE PLAN

Proposed New Meetinghouse for:

The Church of  
**Jesus Christ**

of Latter-Day Saints

3424 Northside Drive, Key West, FL 33040



## KEY PERSONS

<b>Owner:</b> The Church of Jesus Christ of Latter-Day Saints 3424 Northside Drive Key West, FL 33040	<b>Cmt:</b> Perez Engineering & Development, Inc. 1010 Kennedy Drive, Suite 400 Key West, FL 33040 (305) 293-9440	<b>Structural:</b> McElroy Engineering 1835 Edgewater Dr. Orlando, FL 32804 (407) 245-8775	<b>Electrical:</b> Peninsula Engineering 2016 Alden Road Orlando, FL 32803 (407) 246-1688
<b>Architect:</b> McCree Architects & Engineers, Inc. 500 East Ponceon Street Orlando, FL 32803 (407) 898-4821	<b>Surveyor:</b> R.E. Reece P.A. 30364 Quail Roost Trail Big Pine Key, FL 33043 (305) 872-5622	<b>Landscape:</b> Ecoscapes/Indigenous Design Group 1120 Seminary Street Key West, FL 33040 (305) 797-0633	

### INTERGOVERNMENTAL COORDINATION REQUIRED

- 01 - 2010 Building Code (LCS)
- 02 - 2010 Florida Building Code (LCS)
- 03 - Florida Department of Transportation (FDOT)
- 04 - Florida Department of Environmental Protection (FDEP)
- 05 - Florida Department of Banking Regulation (FDBR)
- 06 - Florida Department of Health (FDOH)
- 07 - Florida Department of Transportation (FDOT)
- 08 - Florida Department of Banking Regulation (FDBR)
- 09 - Florida Department of Health (FDOH)
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- 19 - Florida Department of Health (FDOH)
- 20 - Florida Department of Banking Regulation (FDBR)

### DRAWING INDEX

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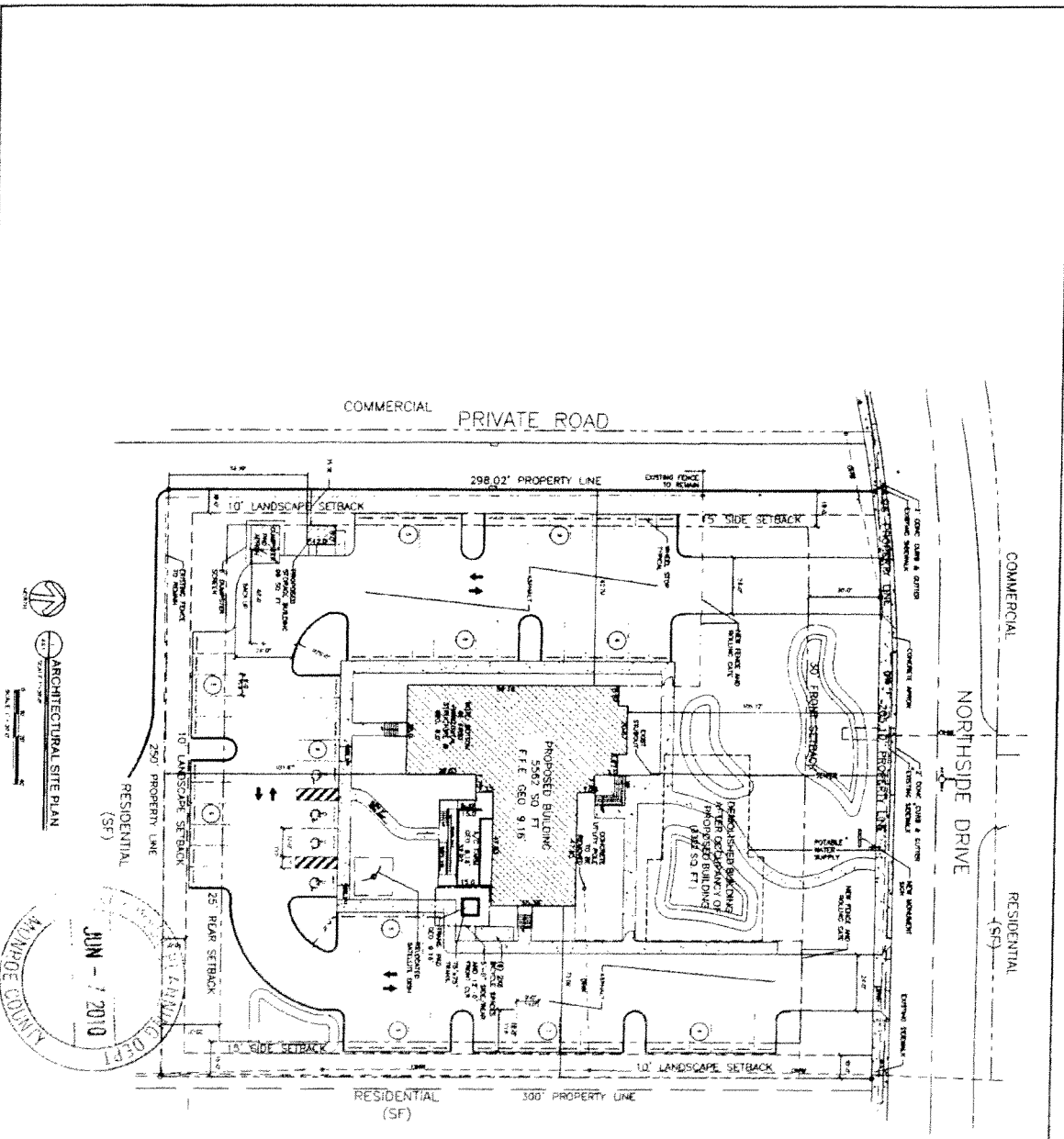
THE CHURCH OF  
**JESUS CHRIST**  
OF LATTER-DAY SAINTS

LDS - KEY WEST

ARCHITECTS & ENGINEERS, INC.

G101

*ACM*  
*RMC*



PROJECT DESCRIPTION	
ZONING	SR - SINGLE FAMILY
PROJECT SITE SIZE	1.72 ACRES (74,823 S.F.)
LEGAL DESCRIPTION	SEE ENCLOSED SURVEY
ALTERNATE CITY ADDRESS	PANORAMA
PARCEL TO BE SUBMITTED	
STRUCTURE AREA	5,500 S.F.
BUILDING SIZE	46,500 S.F.
ACCESSORY STRUCTURE	TOTAL = 52,000 S.F.
FLOOR AREA RATIO	ALLOWED NOT APPLICABLE
HEIGHT	ALLOWED 26' AS FOR NON-HABITABLE SPACE
EXISTING	WITH PHOTO ROOF
PROPOSED	21'4 1/2" TO ROOF RIDGE FROM FIN. F.R. 2'4 1/2" FROM EXISTING FIN. GRADE
PROPOSED	21'4 1/2" TO ROOF RIDGE FROM FIN. F.R. 2'4 1/2" FROM EXISTING FIN. GRADE
PROPOSED	100% OF STRUCTURE HEIGHT
LOT COVERAGE	LOT AREA 74,823 SQ. FT. - 2.21
PROPOSED	34,600 SQ. FT. (46.2%)
MAXIMUM SIGNAGE RATIO	PROPOSED 1.0% (TOTAL SIGNAGE 751)
PARKING SPACES	REQUIRED 71 SPACES PER 50 SEATS = 142 + 27 SPACES FOR 111 SPACES PER 100 S.F. = 128.5 / 150 S.F. = 8 SPACES PROPOSED 70
BI-CYCLE SPACES	REQUIRED 10% OF 70 = 7 SPACES PROPOSED 8 SPACES
LAND USE	RENTAL TRUCK OF MARRIAGE
EXISTING	PROPOSED PLACE OF MARRIAGE
BUILDING SET BACKS	FRONT 15' SIDE 10' REAR 25'
LANDSCAPE	REQUIREMENTS TO STRIP PROPOSED IN STRIP
INTERNAL	REQUIRED 10% RATIO PROPOSED 10% (LANDSCAPE LAY 1 & LAY 2)
GRASS	REQUIRED 10% RATIO PROPOSED 10% (LANDSCAPE LAY 1 & LAY 2)
GRASSES	PROPOSED GRASSES SEE SITE SURVEY PROPOSED GRASSES SEE CIVIL DRAWING SHEET C-1

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

LDS - KEY WEST

400 W. BRIDGE AVENUE  
KEY WEST, FL 34092

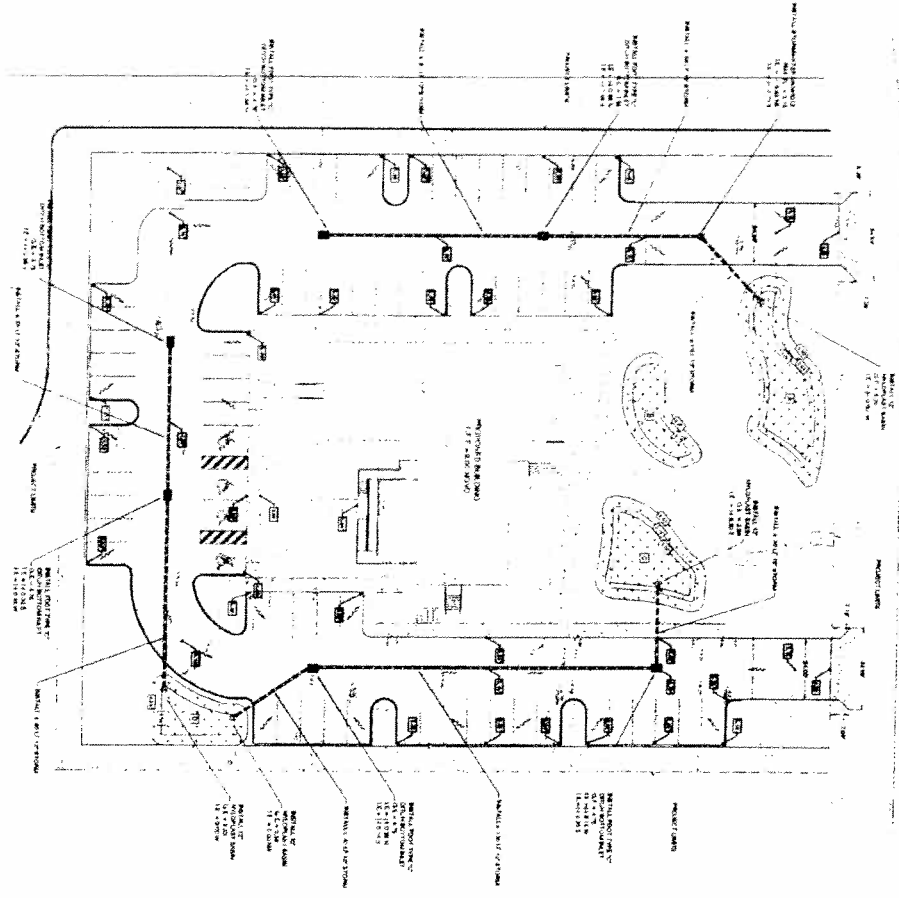
**McGree**  
ARCHITECTS & ENGINEERS, INC.

1000 N. W. 11th St.  
Fort Lauderdale, FL 33309  
Tel: 754.467.1111  
Fax: 754.467.1112

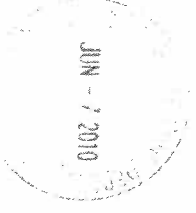
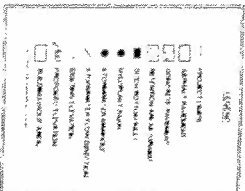
AS1

*Handwritten signatures:*  
 [Signature]  
 [Signature]

FINAL FLOOR PLAN  
 PROJECT: CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 1000 WEST 1000 SOUTH, SUITE 100, WEST VALLEY CITY, UT 84115



Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	RECEPTION	1,200	3,600	
102	OFFICE	2,500	7,500	
103	MEETING ROOM	1,800	5,400	
104	CONFERENCE ROOM	1,500	4,500	
105	STORAGE	500	1,500	
106	RESTROOM	200	600	
107	MECHANICAL	300	900	
108	UTILITY	150	450	
109	ENTRANCE	1,000	3,000	
110	HALLWAY	800	2,400	
111	STAIRWELL	100	300	
112	MECHANICAL	200	600	
113	STORAGE	100	300	
114	RESTROOM	100	300	
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CONCEPTUAL  
 DRAINAGE PLAN  
 C-1

THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS

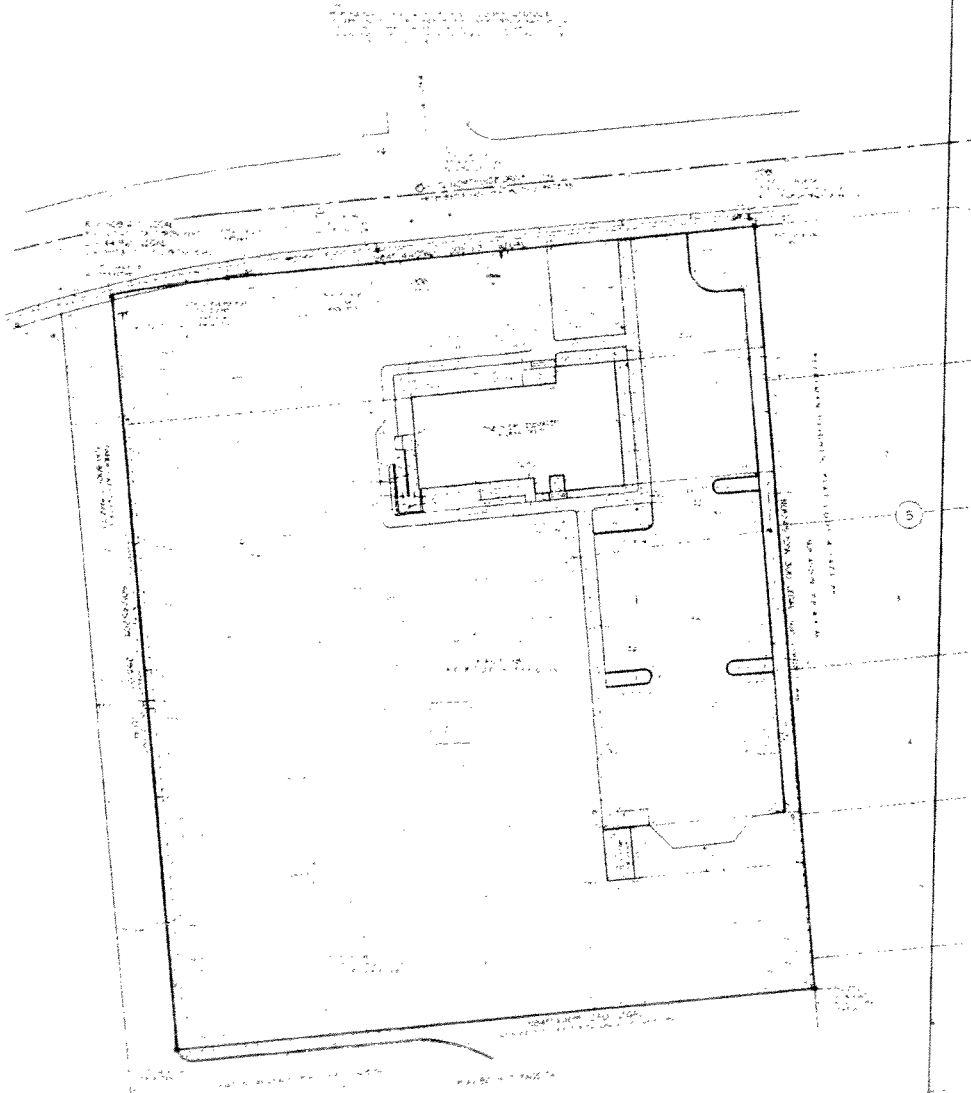
DESIGNER  
 LDS - KEY WEST  
 100 WEST VALLEY CITY, UT 84115



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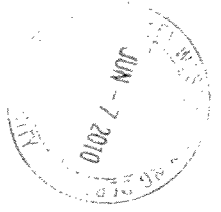


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
 A PART OF TRACT 18, PLAT BOOK 3, PAGE 35  
 ON THE ISLAND OF KEY WEST  
 MONROE COUNTY, FLORIDA



**ASSURANCE**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the foregoing map and that it is a true and correct copy of the original map as the same appears in my office files.

**DATE** \_\_\_\_\_  
**BY** \_\_\_\_\_  
**PROFESSIONAL ENGINEER**



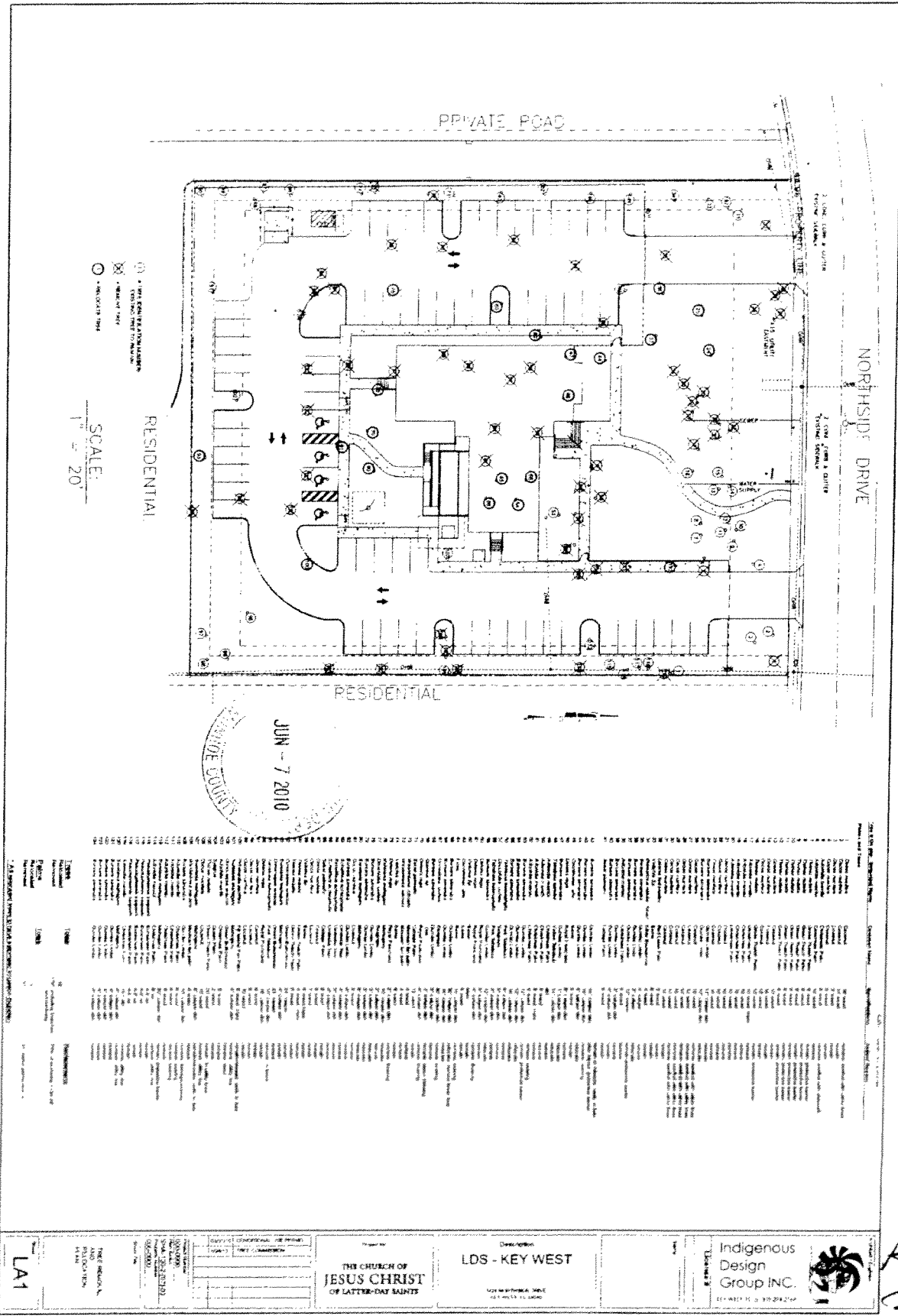
**DESCRIPTION**

THIS SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF A PART OF TRACT 18, PLAT BOOK 3, PAGE 35, ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA. THE SURVEY WAS MADE BY THE METHOD OF ANGLES AND DISTANCES. THE BOUNDARIES OF THE PLOT ARE AS SHOWN ON THE MAP. THE AREA OF THE PLOT IS 1.23 ACRES. THE SURVEY WAS MADE ON THE 7th DAY OF JUNE, 2010.

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**R.E. RECCE, P.A.**  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA

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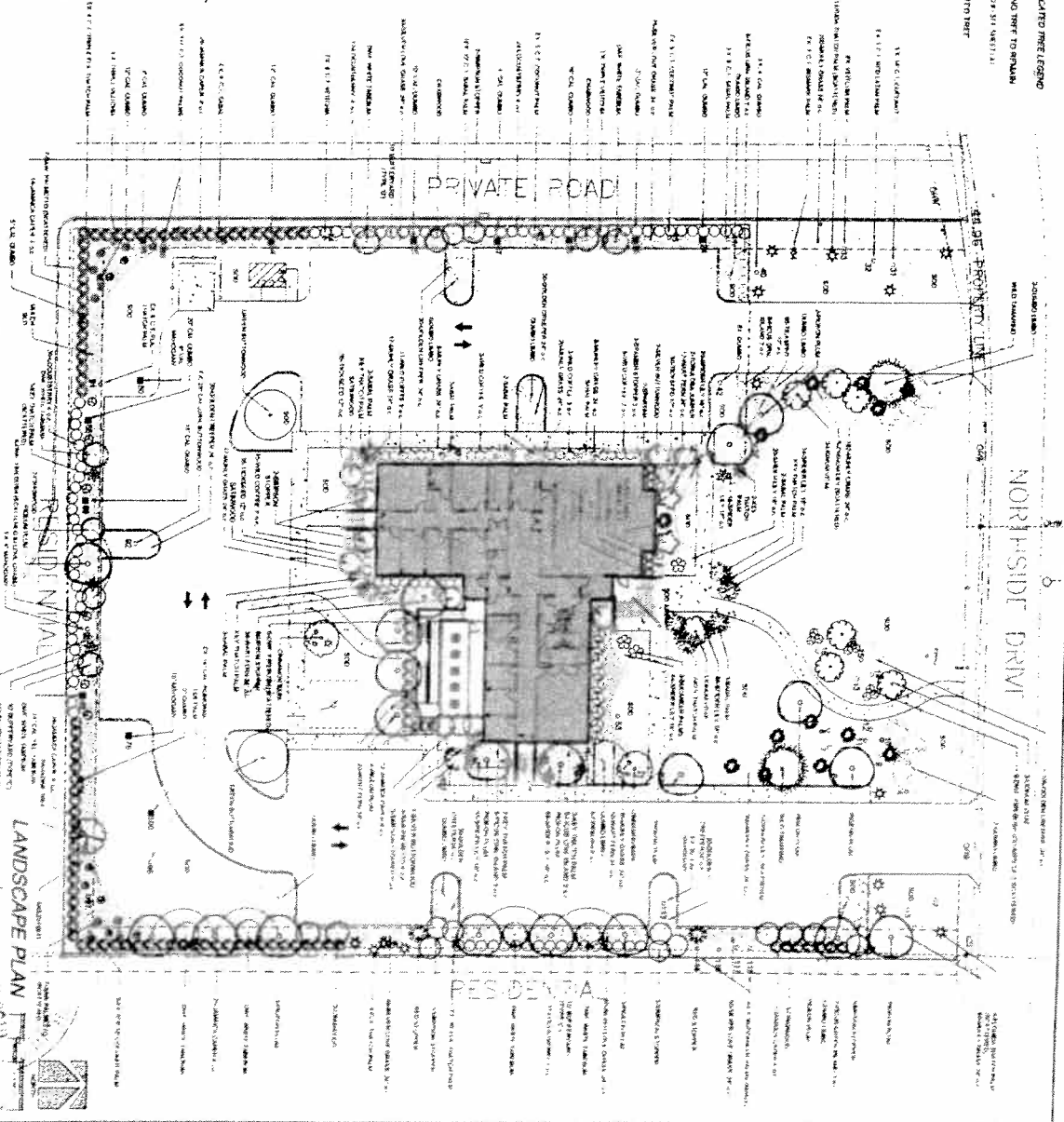
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**GENERAL INFORMATION**  
 DATE: 11/14/12  
 PROJECT: LDS - KEY WEST  
 CLIENT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 ARCHITECT: [Faint text]

**LANDSCAPE DEMONSTRATIONS**  
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 - [Symbol] - PROPOSED TREE

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**LANDSCAPE PLAN**  
 2012

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

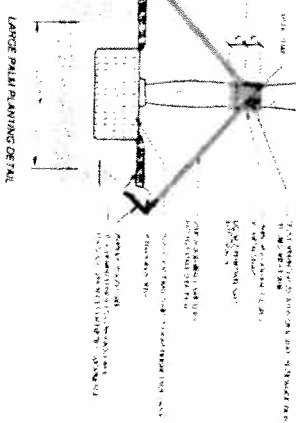
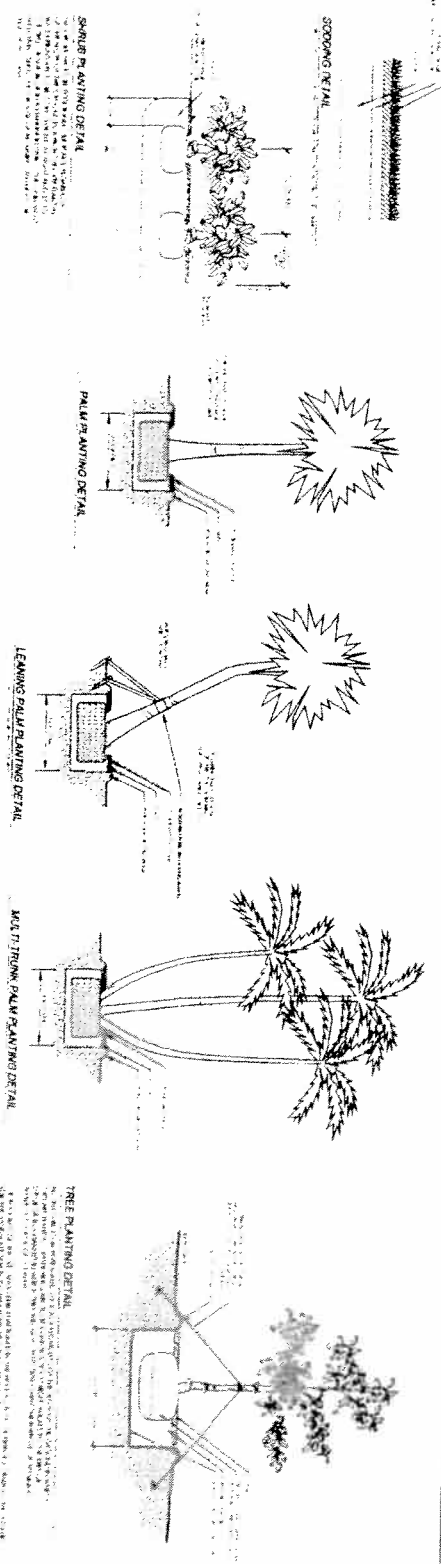
**LDS - KEY WEST**

**Indigenous Design Group INC.**

**LA2**

*Adam Runk*

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RWF

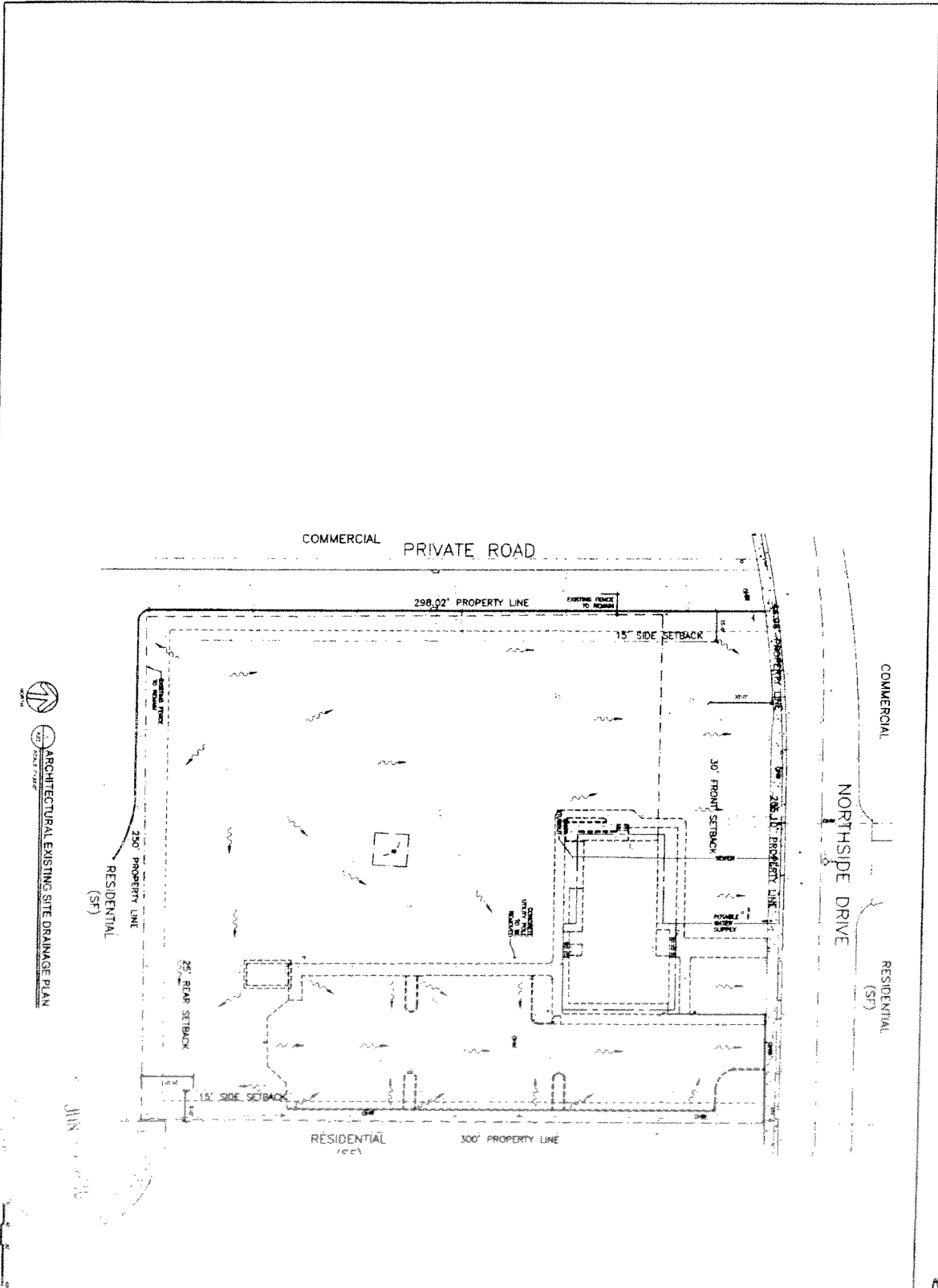


**REMOVAL NOTES**  
 ALL PLANTING OF THE RECIPIENT PROJECT FOR REPAIR OR MAINTENANCE SHALL BE REMOVED AND REPLACED WITH THE SAME PLANTING SPECIES AND SIZE AS THE ORIGINAL PLANTING. THE RECIPIENT SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL PLANTING. THE RECIPIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING. THE RECIPIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING. THE RECIPIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING.

**PLANT SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT	DATE	STATUS
1	SCISSOR PALM	1	EA	11/11	PLANT
2	SCISSOR PALM	1	EA	11/11	PLANT
3	SCISSOR PALM	1	EA	11/11	PLANT
4	SCISSOR PALM	1	EA	11/11	PLANT
5	SCISSOR PALM	1	EA	11/11	PLANT
6	SCISSOR PALM	1	EA	11/11	PLANT
7	SCISSOR PALM	1	EA	11/11	PLANT
8	SCISSOR PALM	1	EA	11/11	PLANT
9	SCISSOR PALM	1	EA	11/11	PLANT
10	SCISSOR PALM	1	EA	11/11	PLANT
11	SCISSOR PALM	1	EA	11/11	PLANT
12	SCISSOR PALM	1	EA	11/11	PLANT
13	SCISSOR PALM	1	EA	11/11	PLANT
14	SCISSOR PALM	1	EA	11/11	PLANT
15	SCISSOR PALM	1	EA	11/11	PLANT
16	SCISSOR PALM	1	EA	11/11	PLANT
17	SCISSOR PALM	1	EA	11/11	PLANT
18	SCISSOR PALM	1	EA	11/11	PLANT
19	SCISSOR PALM	1	EA	11/11	PLANT
20	SCISSOR PALM	1	EA	11/11	PLANT
21	SCISSOR PALM	1	EA	11/11	PLANT
22	SCISSOR PALM	1	EA	11/11	PLANT
23	SCISSOR PALM	1	EA	11/11	PLANT
24	SCISSOR PALM	1	EA	11/11	PLANT
25	SCISSOR PALM	1	EA	11/11	PLANT
26	SCISSOR PALM	1	EA	11/11	PLANT
27	SCISSOR PALM	1	EA	11/11	PLANT
28	SCISSOR PALM	1	EA	11/11	PLANT
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97	SCISSOR PALM	1	EA	11/11	PLANT
98	SCISSOR PALM	1	EA	11/11	PLANT
99	SCISSOR PALM	1	EA	11/11	PLANT
100	SCISSOR PALM	1	EA	11/11	PLANT

PLANT SCHEDULE AND DETAILS



ARCHITECTURAL EXISTING SITE DRAINAGE PLAN

AS2

ARCHITECTURAL  
SITE DRAINAGE PLAN

DATE: 01/15/10  
 PROJECT: LDS - KEY WEST  
 DRAWING NO: 1001

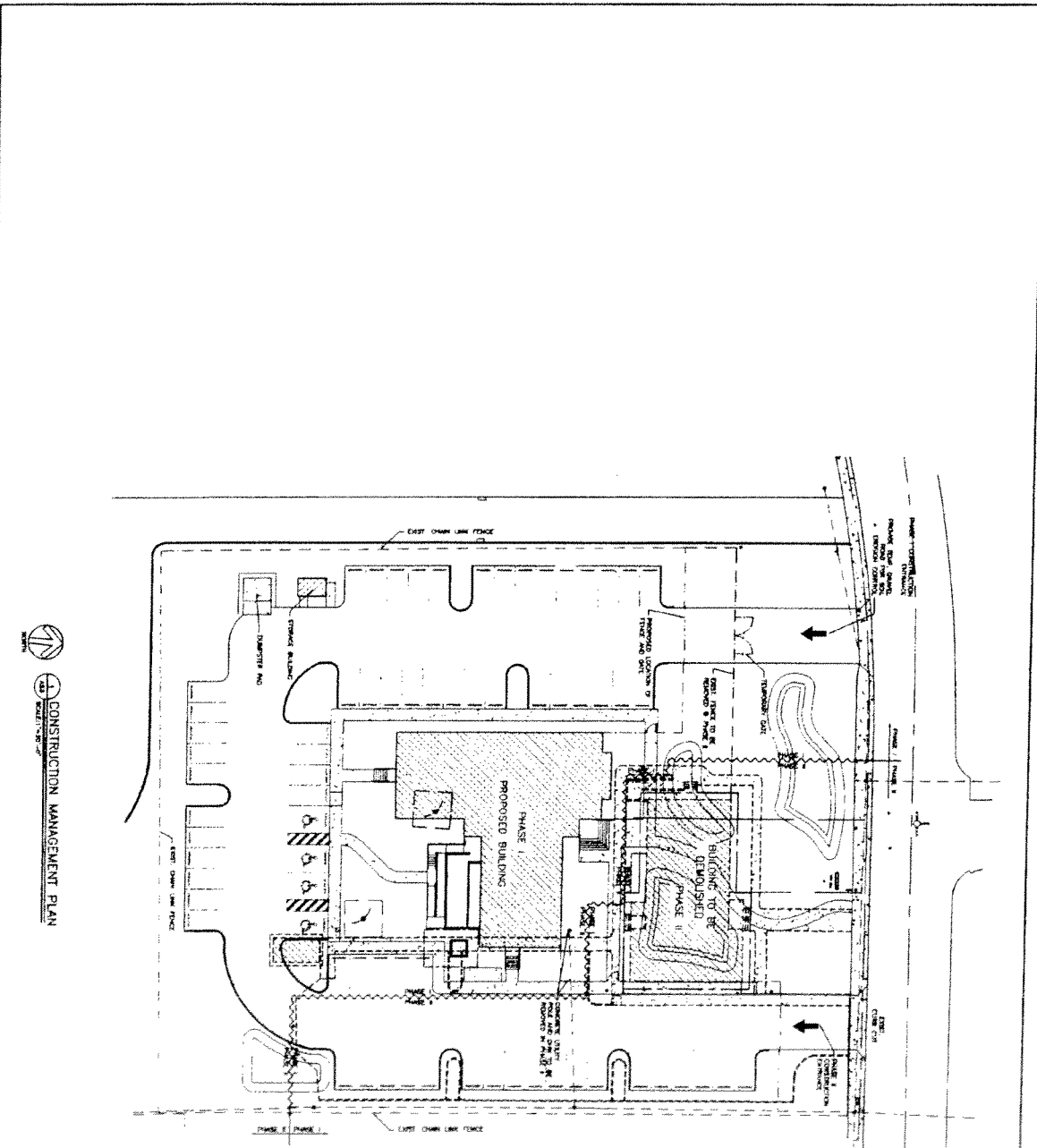
THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS

LDS - KEY WEST

NO. 1001

**McCree**  
 ARCHITECTS & ENGINEERS, INC.

*ACAM  
 RWF*



CONSTRUCTION MANAGEMENT PLAN

**PHASE 1 SCOPE**

1) VERTICAL CONSTRUCTION TO BE PROPOSED MEETING HOUSE AND STORAGE BUILDING. PHASE 1 CONSTRUCTION INCLUDES WEST LOT, BORNHAY'S QUARTER PAD & UTILITIES. PHASE 1 CONSTRUCTION INCLUDES WEST LOT AND LANDSCAPE.

**PHASE 2 SCOPE**

1) DEMOLITION OF EXISTING MEETING HOUSE. PHASE 2 CONSTRUCTION INCLUDES MEETING HOUSE, SCHOOL, LOT, PARKING LOT AND LANDSCAPE.

**LEGEND**

THROUGH-ROAD CONSTRUCTION (CONCRETE) FOR HOOPS OF CONSTRUCTION

EXISTING CHAIN LINK FENCE

PROPOSED CHAIN LINK FENCE

EXISTING CHAIN LINK FENCE

**NOTES**

1. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.

ASS3

DATE: 10/15/2014

PROJECT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

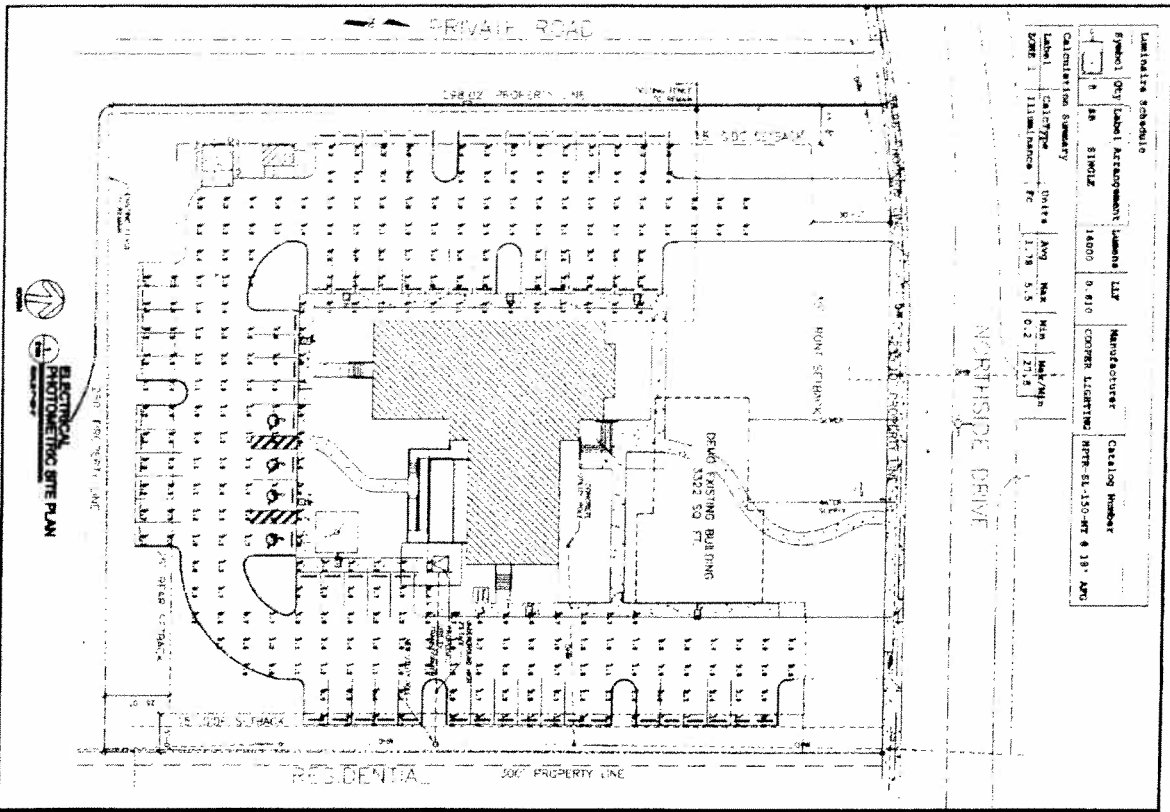
NO.	DESCRIPTION	DATE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

DESIGNER: LDS - KEY WEST

**McCree**  
ARCHITECTS & ENGINEERS, INC.

*ACKM RUK*

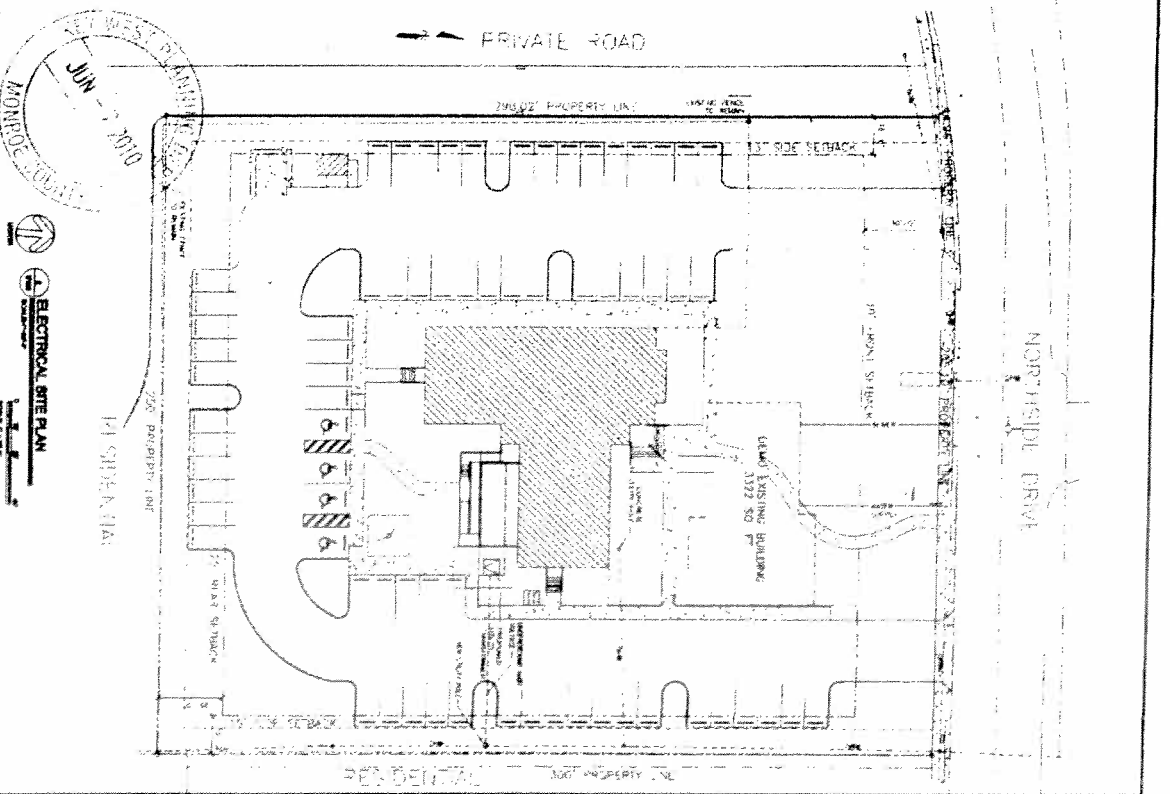


Luminaire Schedule		Lumen		Manufacturer		Catalog Number	
Symbol	Qty	Label	Arrangement	Label	LTW	Manufacturer	Catalog Number
□	8	SA	SIMULZ	14000	0.610	COVER LIGHTING	IFPR-01-150-RT & 131' AWG

Calculation Summary		Date		Avg		Max		Min		Min/Max	
Label	Category	Distance	FC	1.78	5.5	0.2	21.6				

**ELECTRICAL PHOTOMETRIC SITE PLAN**  
 DATE: 05/11/10  
 SCALE: 1/8" = 1'-0"



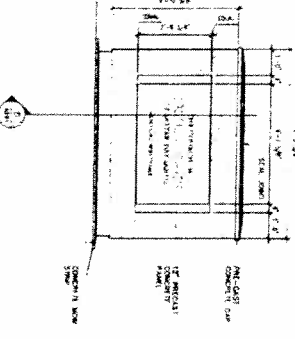
**KEY WEST PLANNING BOARD**  
 JUN - 7 2010  
 MONROE COUNTY

**ELECTRICAL SITE PLAN**  
 DATE: 05/11/10  
 SCALE: 1/8" = 1'-0"

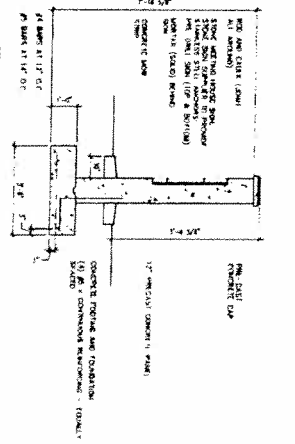
<b>E100</b> ELECTRICAL SITE PLAN	PROJECT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	DESCRIPTION: LDS - KEY WEST 100 NORTHSIDE DRIVE KEY WEST, FL 33414	
	DATE: 05/11/10 DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: 1/8" = 1'-0"	

*Rank Allen*

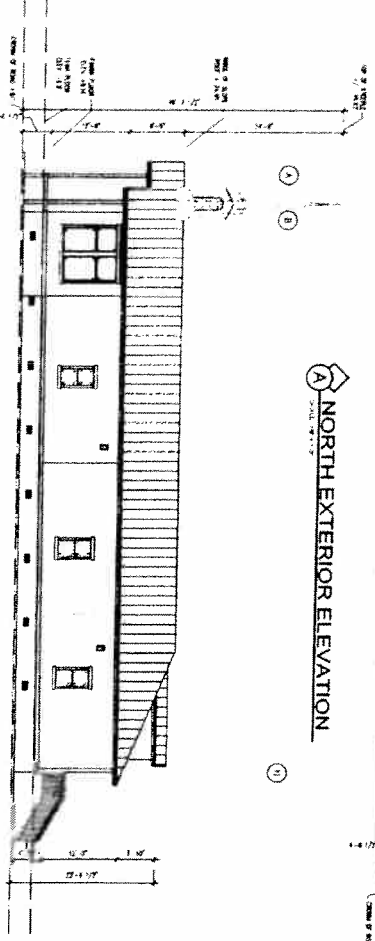
**MONUMENT SIGN ELEVATION**



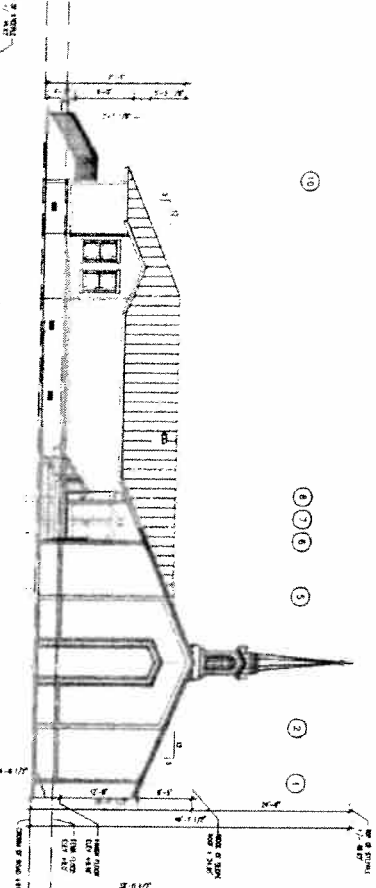
**MONUMENT SIGN SECTION**



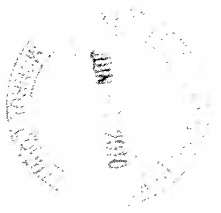
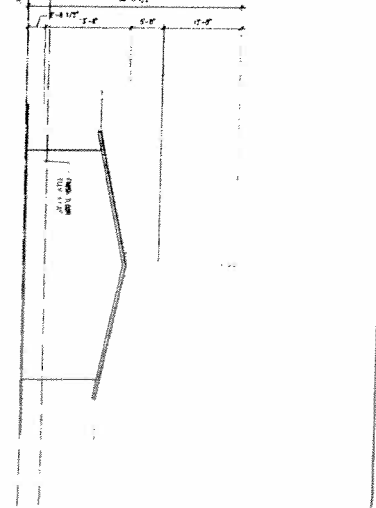
**WEST EXTERIOR ELEVATION**



**NORTH EXTERIOR ELEVATION**



**EXISTING STEEPLE HEIGHT**



A201

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 ARCHITECTURAL DRAWING  
 PROJECT NO. 100-100000-0000  
 SHEET NO. A201

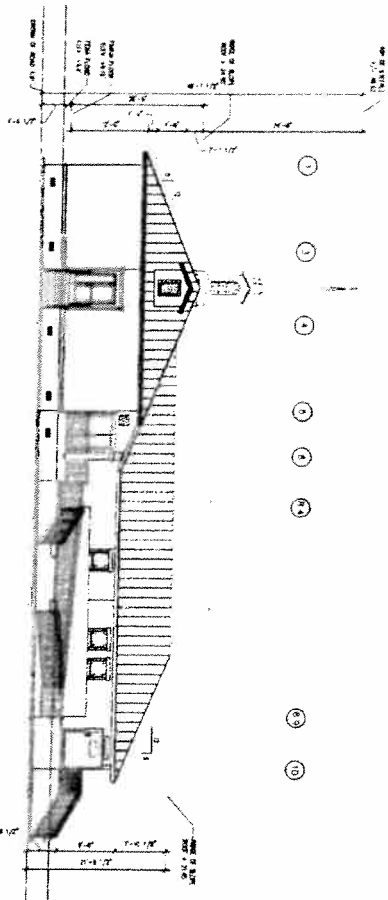
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

LDG - KEY WEST

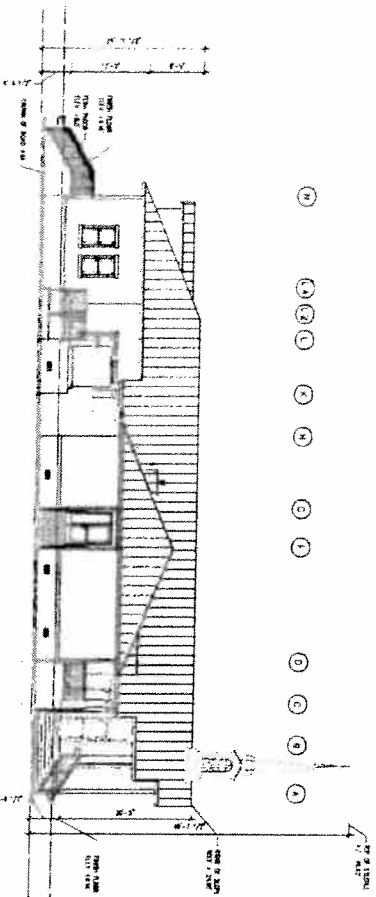
**McCree**  
 ARCHITECTS & ENGINEERS, INC.

*RMC  
 Allen*

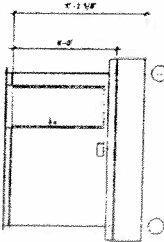




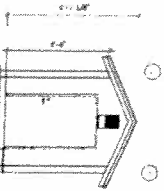
**A** SOUTH ELEVATION



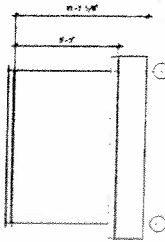
**B** EAST ELEVATION



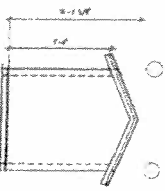
**C** STORAGE ROOM EAST ELEVATION



**D** STORAGE ROOM NORTH ELEVATION



**E** STORAGE ROOM WEST ELEVATION



**F** STORAGE ROOM SOUTH ELEVATION



*Rulk  
A202*

A202

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS

LD5 - KEY WEST

**McCree**  
 ARCHITECTS & ENGINEERS, INC.