

**PLANNING BOARD
RESOLUTION NO. 2021-12**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVERS AND AFFORDABLE WORKFORCE HOUSING REQUIREMENT LINKAGE APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(a), 108-517, 108-196(a) AND 122-1467 (1)(b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION AND REDEVELOPMENT OF EIGHT (8) RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED AT 1319 WILLIAM STREET AND 1316 ROYAL STREET UNITS # 1-6 (RE # 00036920-000000) IN THE HISTORIC MEDIUM DENSITY (HMDR) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE


WHEREAS, Section 108-91. A.2.(a) 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 five or more units; and

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

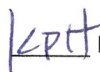
WHEREAS, requirements of affordable work force housing linkage provision request are pursuant to City Code Section 122-1467(1)(b); and

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



Chairman



Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 22, 2021; and

WHEREAS, the granting of a Major Development Plan and Landscape Waiver application is consistent with Sections 109-91. A.2.(a), and 108-517 of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan 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, Landscape Waiver and affordable workforce housing requirements linkage approvals are to construct and redevelop eight (8) residential dwelling units located at 1319 William Street & 1316 Royal Street #1-6 (RE # 00036920-000000) in the HMDR zoning district pursuant to Sections 108-91.A.2.(a), 108-517, 108-196(a), and Section 122-1467(1)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated September 10, 2020, is hereby approved with the following conditions:



Chairman



Planning Director

General conditions:

1. The proposed construction at 1319 William Street and 1316 Royal Street Units 1-6 shall be consistent with the site plan signed, sealed, and dated September 10, 2020 by William Byron Shepler, R.A.
2. Per Fire: Shall maintain the 20-foot driveway for emergency response. The owner is currently working on a fire sprinkler solution (yard hydrants) to be depicted on the signed and sealed plans that will need to be accepted by the Fire Marshal's office before issuance of a permit.
3. Per Urban Forrester: Existing Page C-10 indicates the location of several swales to be constructed within the critical root zones of existing trees/palms that are to remain. This page must be reconciled with the final landscape plan and the swales relocated so as not to impact the root areas of those existing trees and palms to remain onsite.
4. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
5. Per Sections 108-412 and 108-482, the development plan shall require landscape maintenance in the short term for survivability and in perpetuity. The property owner shall be responsible for the maintenance of the landscaping but the HOA will have the right to step in if it is not maintained.

6. The proposed construction at 1703 VonPhister Street is to satisfy the affordable housing linkage provision in Section 122-1467(1)(b), and the proposed new two-story structure will consist of two affordable deed restricted units and shall be consistent with the site plan signed, sealed, and dated April, 1, 2021 by William Byron Shepler, R.A.

Conditions prior to City Commission hearing:

7. The applicant shall obtain final landscape plan approval from the Tree Commission.

8. The Landscape and Irrigation Plans shall be signed, sealed and dated prior to City Commission.

9. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

Conditions prior to issuance of a building permit:

10. 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.

11. Prior to issuance of building permits the property owner shall record a deed restriction for the two-market rate units located within the two-story duplex at 1703 VonPhister Street property, approved by the City Attorney, and submitted into the Records of the Monroe County Clerk of the Court.


_____ Chairman


_____ Planning Director

Conditions prior to issuance of a Certificate of Occupancy:

12. Prior to issuance of a Certificate of Occupancy for the Major Development Plan at 1319 William Street and 1316 Royal Street Units #1-6, the applicant shall complete all permitting, construction, inspections and receive a Certificate of Occupancy for the linked project at 1703 VonPhister Street.

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

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, Landscape Waiver, and Affordable Workforce Housing requirement linkage 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 10-day 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

 Chairman

 Planning Director

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 ____ day of _____, 2021.

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




Sam Holland, Planning Board Chairman

5/12/21

Date

Attest:



Katie P. Halloran, Planning Director

5/12/2021

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

5-12-2021

Date

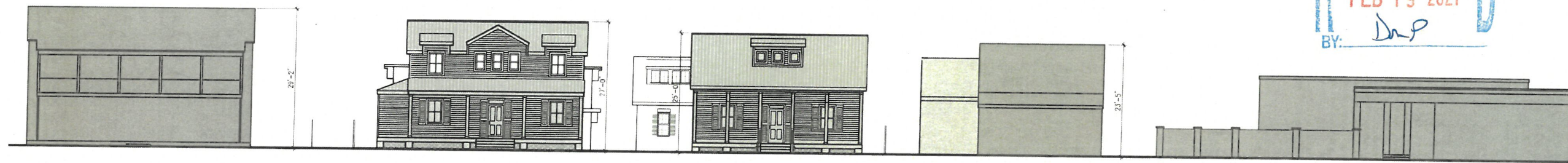


Chairman

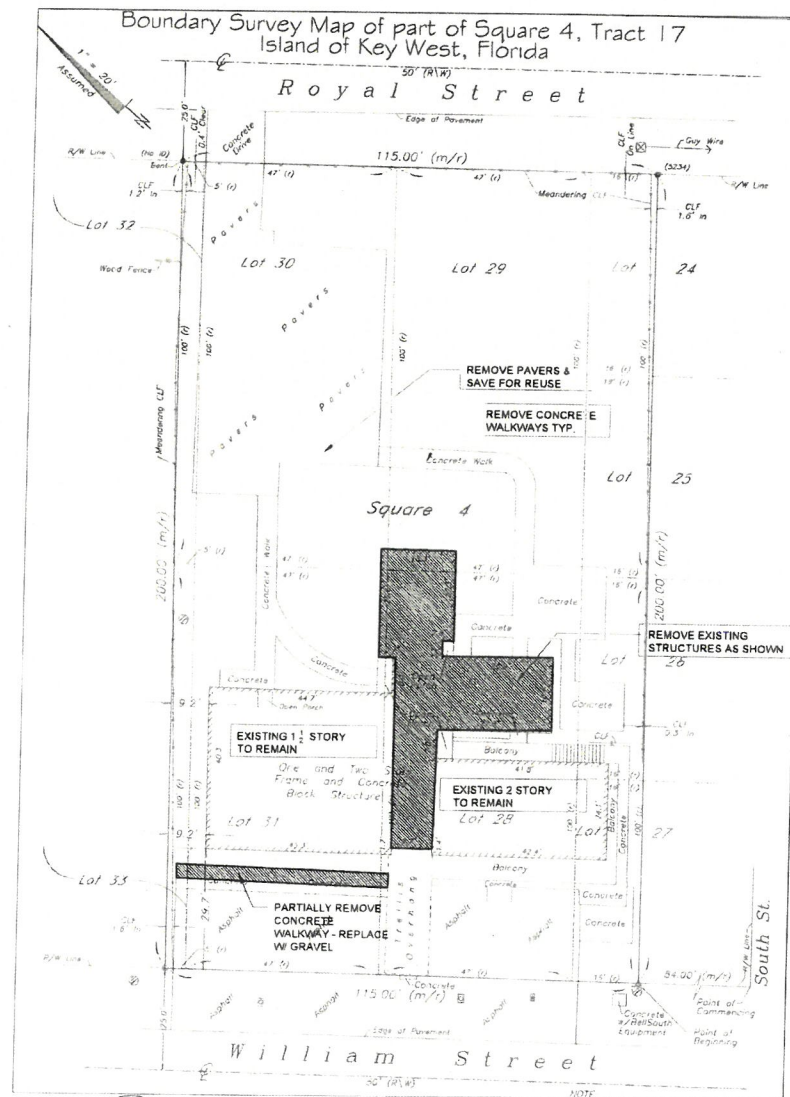

Planning Director

FILE COPY

RECEIVED
FEB 19 2021
BY: *DJP*



2 PROPOSED STREETScape - ROYAL STREET
AE.1.0 SCALE: 3/32"=1'-0"



1 EXISTING SITE / DEMO PLAN
AE.1.0 SCALE: N.T.S.

wsa
william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wsahepler.com

Seal
STATE OF FLORIDA
By: *William Shepler*
AP94469
REGISTERED ARCHITECT

Signature

Consultants

N
W E
S

Meridian Engineering LLC
AUTHORIZATION #29401
ph 305-293-3203 fax 293-4899

Submissions / Revisions
PLANNING REVISION: 8.11.20
PLANNING REVISION: 8.13.20
PLANNING REVISION: 2: 10.15.20
PLANNING REVISION: 3: 11.11.20
PLANNING REVISION: 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029
Title: EXISTING/ DEMO SITE PLAN
Sheet Number: AE-1.0
Date: SEPTEMBER 10, 2020
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

WV
5/12/21
KPH
5/4/2021

SITE UTILITIES NOTES

1. ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE
2. ALL SEWER LINES FROM INDIVIDUAL UNITS SHALL JOIN A MAIN BRANCH UNDER THE CENTER DRIVE AND CONNECT TO SEWER MAIN ON ROYAL STREET

SITE LIGHTING SYMBOL KEY

- ⊙ PEDESTRIAN PATH (GRADE OR F. DOWN) LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN LIGHT
- ⊙ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

EXTERIOR LIGHTING NOTES:

1. ALL LIGHTING FIXTURES TO BE I.E.D. FULL CUT OFF
 2. ALL LIGHTING TO BE DARK SKY COMPLIANT
 3. THERE SHALL BE NO LIGHT SPILL INTO ADJACENT PROPERTIES
 4. LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
 - 4.1. PARKING AREAS TO BE 3 F.C. AT GROUND LEVEL
 - 4.2. PEDESTRIAN WALKWAYS TO BE 2 F.C. AT GROUND LEVEL
 - 4.3. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL
- LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLEAM FROM ROADS AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPAC DRAGE TO DIRECT THE LIGHT DOWN TO BE INSTALLED ON ALL PARKING AREAS AND ALONG PEDESTRIAN WALKWAYS.
- ENTIRE PARKING AREA INCLUDING BIKE AND SCOOTER PARKING TO BE ADEQUATELY ILLUMINATED. ENERGY CONSERVATION MEASURES TO BE EMPLOYED INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY FROM THE SKY.

SITE DATA:

ZONING: HMDR
 AUTO PARKING ALLOWED: N/A
 EXISTING: 10 PROPOSED: 16

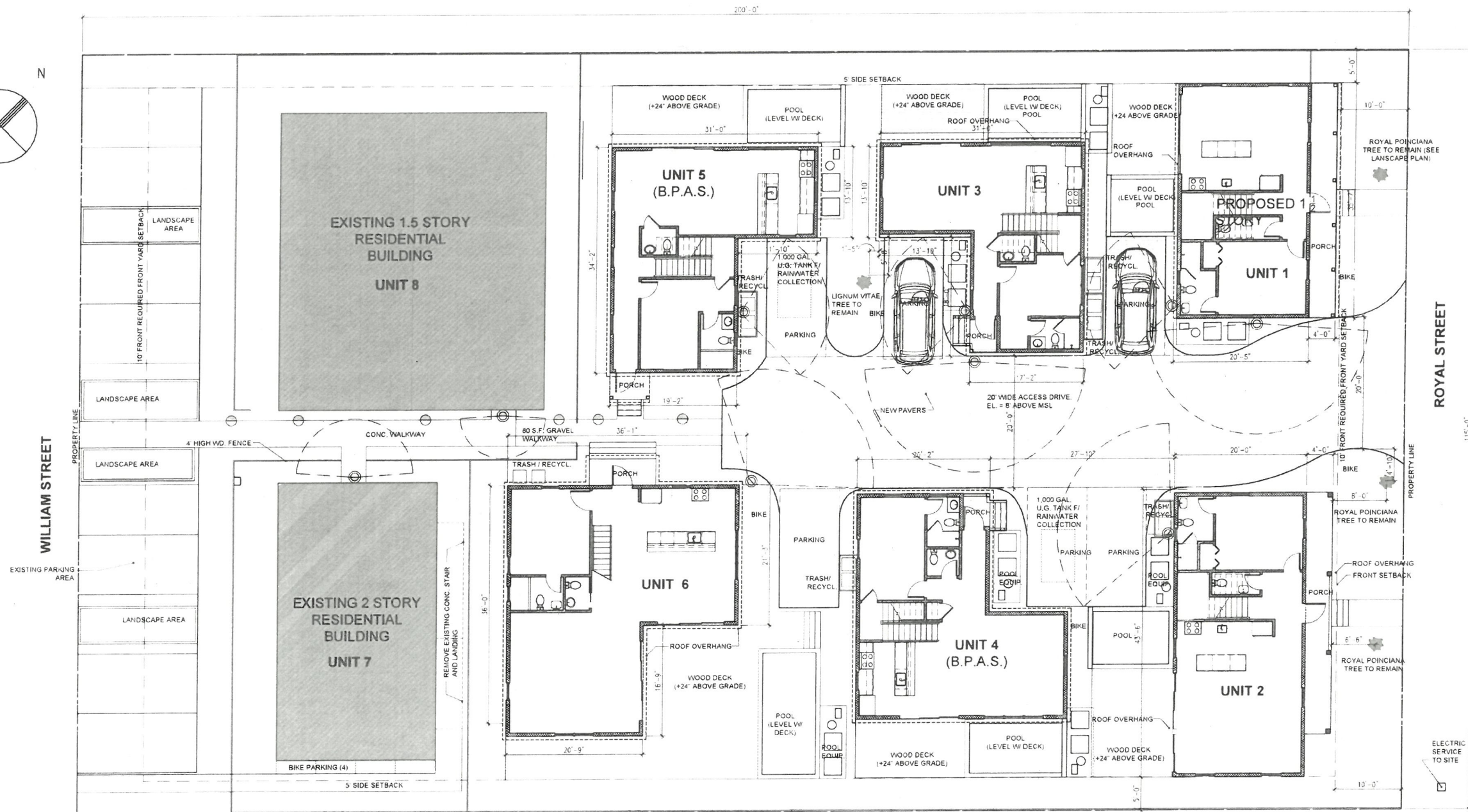
BICYCLE PARKING ALLOWED: N/A
 EXISTING: 4 PROPOSED: 24

SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	4,431 s.f. (19.3%)	8,122 s.f. (35.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	11,825 s.f. (51.4%)	13,977 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK (William)	Min. 10'	30'	N/A	Yes
FRONT SETBACK (Royal)	Min. 10'	94.7'	10'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	7.8'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	9.2'	5'	Yes
REAR SETBACK	Min. 15'	29.7'	31'	Yes
OPEN SPACE	Min. 35%	10,494 s.f. (45.6%)	8,240 s.f. (36%)	Yes

*Existing Non-Conforming Condition

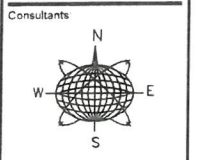
PROPERTY UNITS
 THIS PROPERTY HAS BEEN ALLOCATED:
 6 BENEFICIARY USE UNITS
 2 BPAS UNITS
 TOTAL 8 UNITS
 2 UNITS FOR EXISTING BUILDINGS 1317 & 1319



201 Front Street Suite 203
 Key West, FL 33040
 Tel: 305-735-3131
 Email: info@wsaarch.com



Signature: _____



Meridian Engineering LLC
 AUTHORIZATION #23401
 ph: 305-293-2053 fax: 293-4899

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
 KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19229

Title: **PROPOSED SITE PLAN**

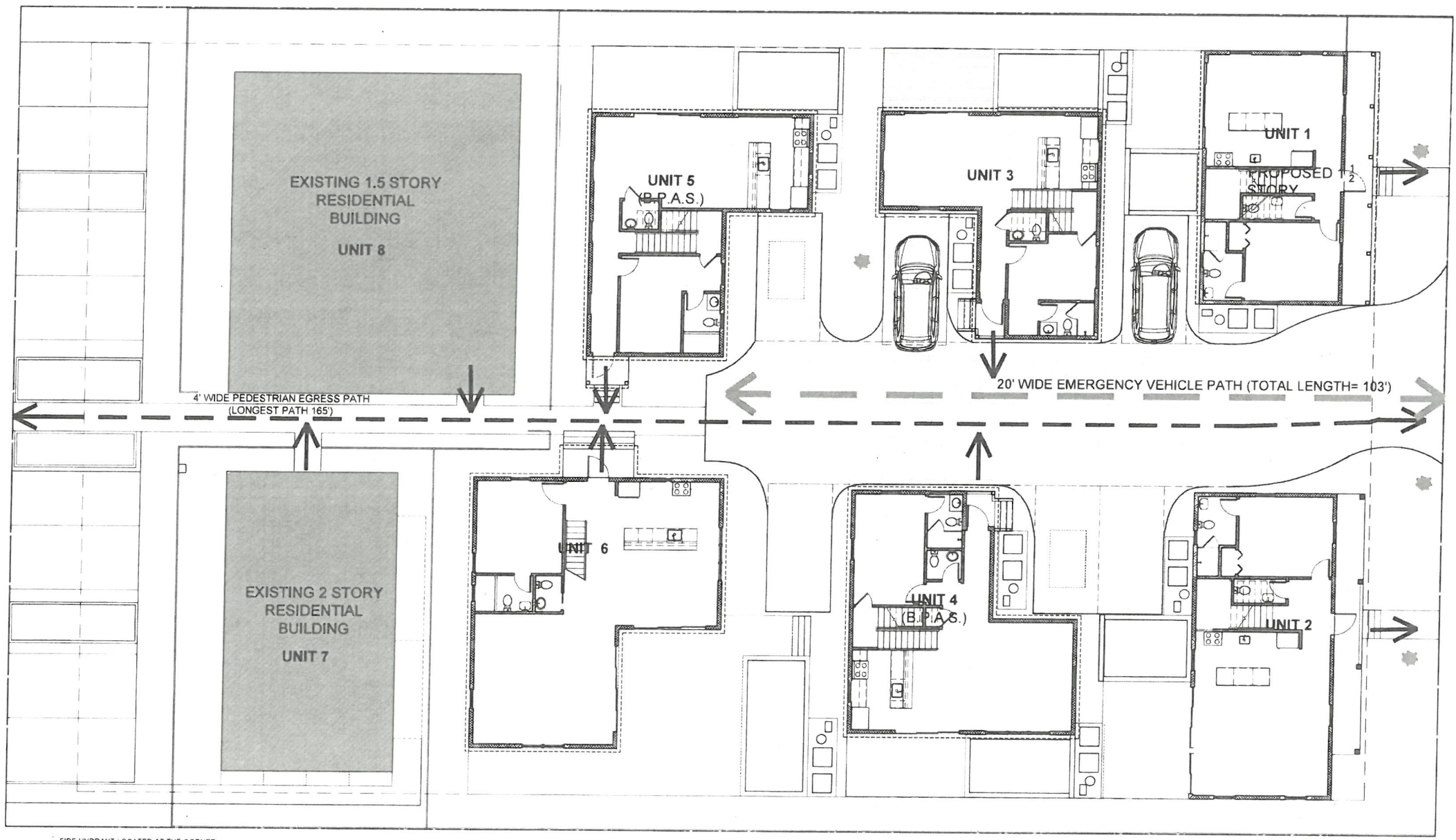
Sheet Number: **A-1.0**

Date: SEPTEMBER 10, 2020
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1
A1.0 PROPOSED SITE PLAN
 SCALE 1/8"=1'-0"

WSA
5/12/21
KPH
5/4/2021

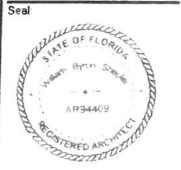
FIRE HYDRANT LOCATED AT THE CORNER OF MARGARET AND UNITED



FIRE HYDRANT LOCATED AT THE CORNER OF WILLIAM AND SOUTH (135 FT.)

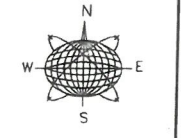
1
A1.2 LIFE SAFETY PLAN
SCALE 1/8"=1'-0"

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wsaarch.com



Signature

Consultants



Meridian Engineering LLC
AUTHORIZATION #29401
pr 3052932263 fax 233-4899

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title:

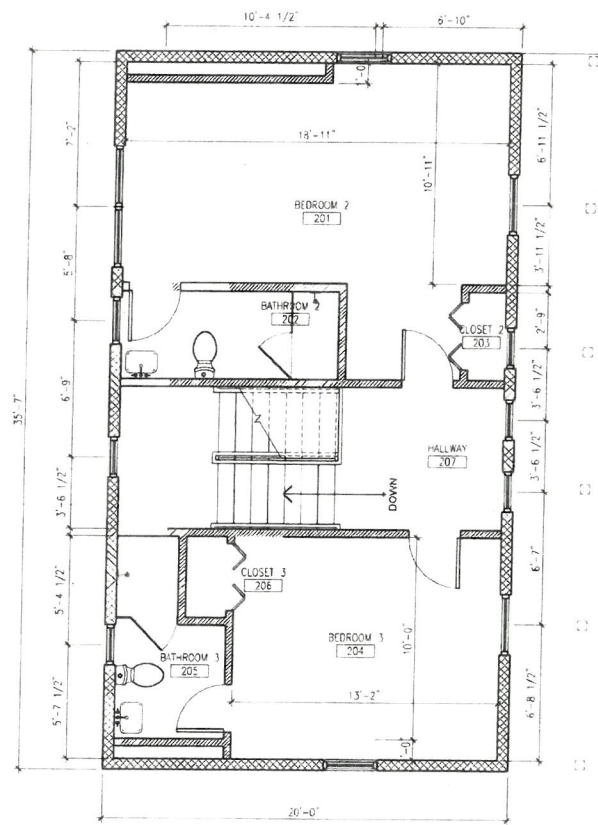
LIFE SAFETY PLAN

Sheet Number

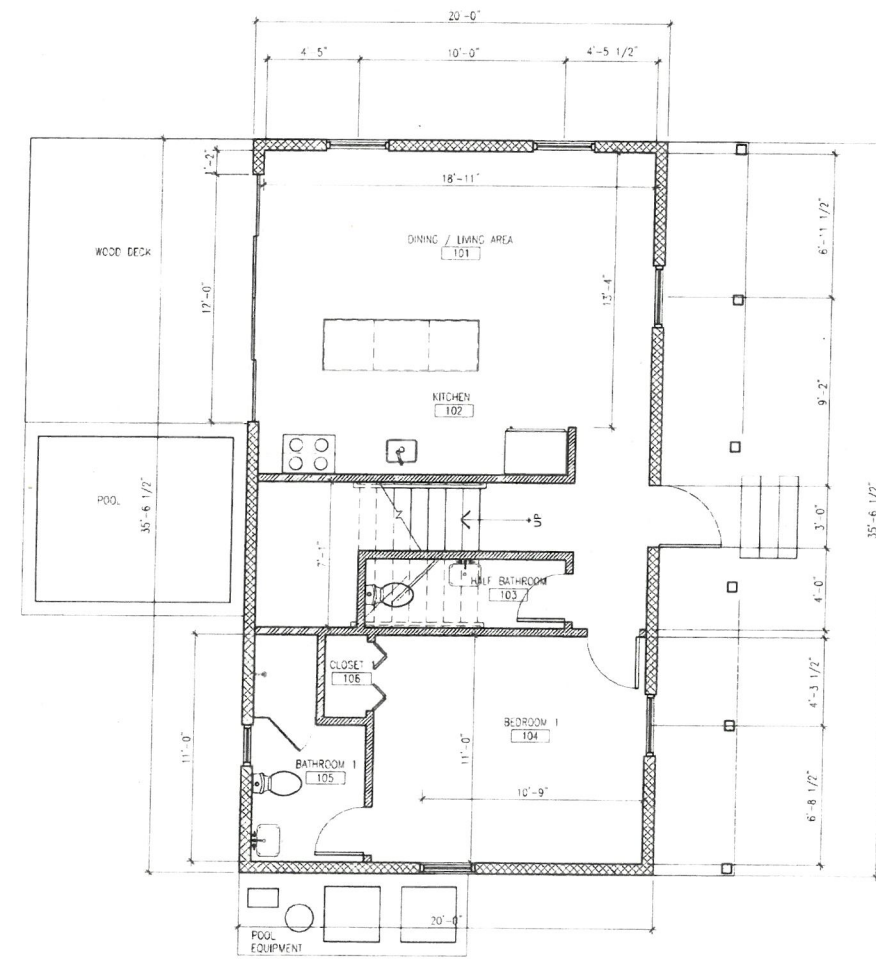
A-1.2

Date: SEPTEMBER 10 2020

UNW
5/12/21
KPT
5/4/2021



2 SECOND FLOOR PLAN - UNIT 1
 A1.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 1
 A1.21 SCALE: 1/4"=1'-0"

*Asy
 5/12/21
 LCPT
 5/4/202*

Wsa
 william shepler & associates
 architecture

201 Front Street, Suite 203
 Key West, FL 33040
 Tel: 305-735-3131
 Email: info@wsa-plex.com

Seal

Signature

Consultants

Meridian Engineering LLC
 AUTHORIZATION #29401
 01/30/2013-03/31/2013 Fax: 239-4489

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.13.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

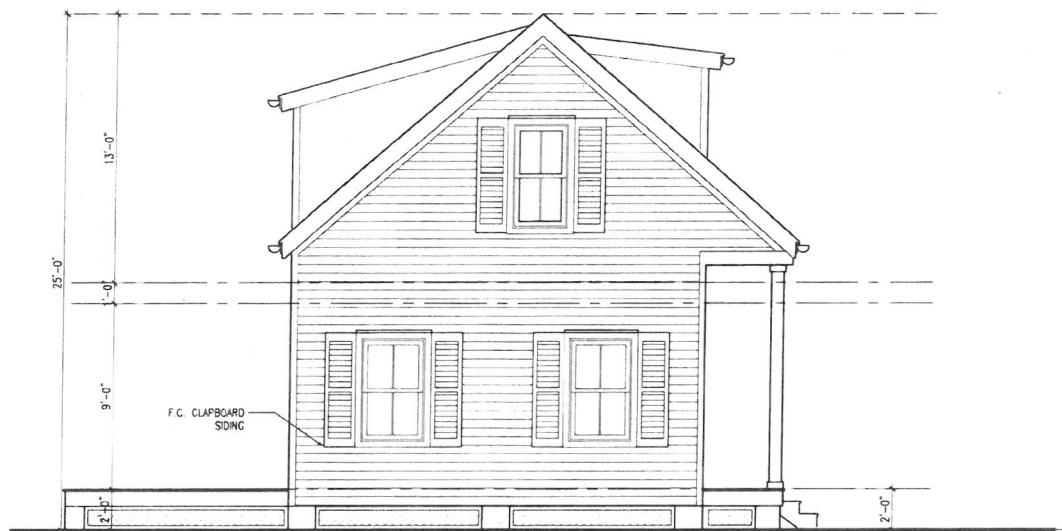
1316 ROYAL STREET
 KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19079

Title: UNIT 1 FLOOR PLANS

Sheet Number: **A1-2.1**

Date: SEPTEMBER 10, 2020
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3 UNIT 1 SOUTH ELEVATION
A1.31 SCALE: 1/4"=1'-0"



2 UNIT 1 WEST ELEVATION
A1.31 SCALE: 1/4"=1'-0"



4 UNIT 1 EAST ELEVATION
A1.31 SCALE: 1/4"=1'-0"



1 UNIT 1 NORTH ELEVATION
A1.31 SCALE: 1/4"=1'-0"

Use 5/12/21
KPT 5/14/2021

WSA
william shepler & associates
architecture

201 First Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wsaarch.com

Seal
STATE OF FLORIDA
Professional Engineer
No. 12000
12/14/2016
REGISTERED PROFESSIONAL

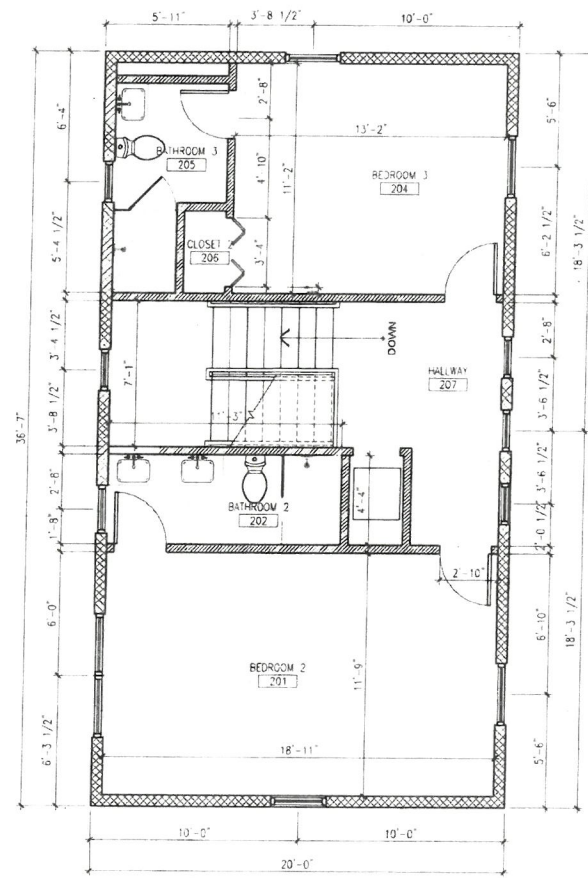
Signature

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Meridian Engineering LLC
AUTHORIZATION #29401
on 305-293-3283 fax 293-4899

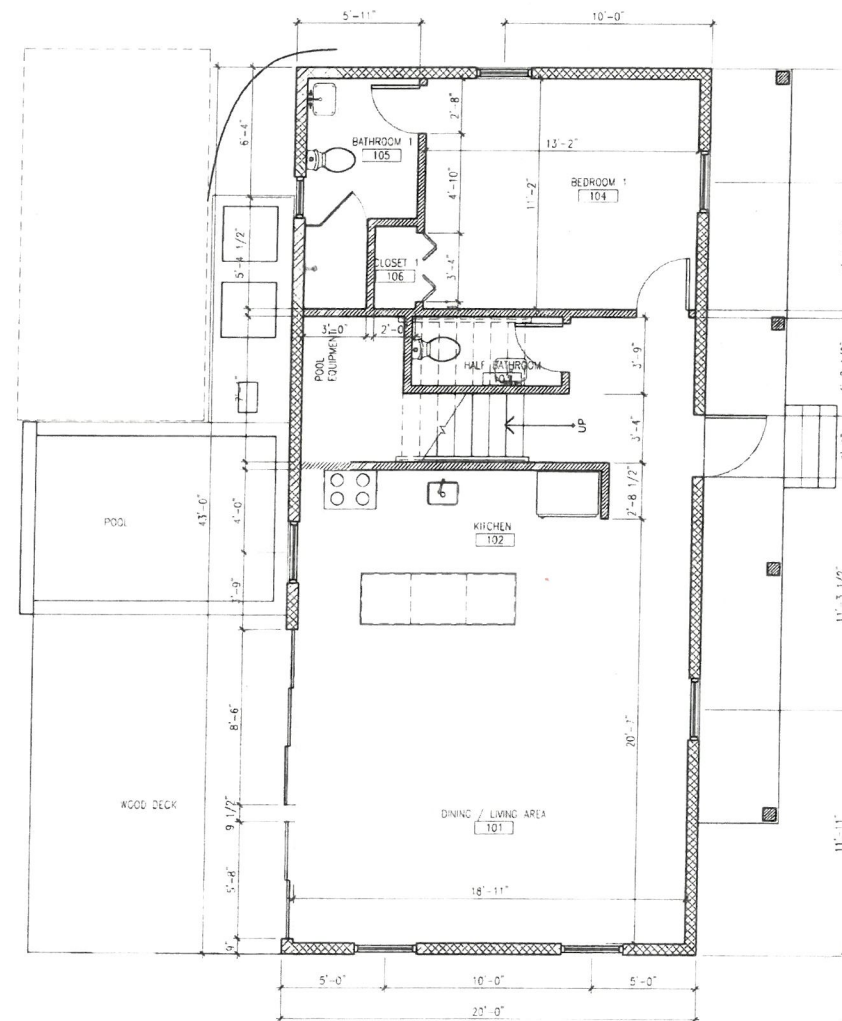
Submissions / Revisions
PLANNING REVISION 1: 8.11.20
PLANNING REVISION 2: 10.13.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029
Title: UNIT 1 ELEVATIONS
Sheet Number: **A1-3.1**
Date: SEPTEMBER 16, 2020
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2 SECOND FLOOR PLAN - UNIT 2
 A2.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 2
 A2.21 SCALE: 1/4"=1'-0"

Handwritten notes:
 U.S.
 5/12/21
 RPT
 5/14/2021

Wsa
 william shepler & associates
 architecture

201 Front Street, Suite 203
 Key West, FL 33040
 Tel: 305-735-3131
 Email: info@wsaarch.com

Seal
 STATE OF FLORIDA
 William Shepler
 ARCHITECT
 REGISTERED ARCHITECT

Signature

Consultants
 N
 W E
 S
 Meridian Engineering LLC
 AUTHORIZATION #29401
 (pr. 305-293-0203 fax 293-1381)

Submissions / Revisions
 PLANNING REVISION 1: 9.11.20
 PLANNING REVISION 2: 8.13.20
 PLANNING REVISION 3: 10.15.20
 PLANNING REVISION 4: 11.11.20
 PLANNING REVISION 5: 2.19.21

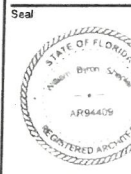
1316 ROYAL STREET
 KEY WEST, FL
 NEW RESIDENTIAL PROJECT

Drawing Size | Project #
 24x36 | 19029

Title
 UNIT 2
 FLOOR PLANS

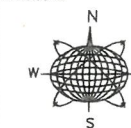
Sheet Number
A2-2.1

Date - SEPTEMBER 16, 2020
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Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401

PH 305-293-3283 FAX 293-4899

Submissions / Revisions

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.18.21

PLANNING REVISION 5: 5/12/21

PLANNING REVISION 6: 5/14/2021

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36

Project #: 190216

Title

UNIT 2
ELEVATIONS

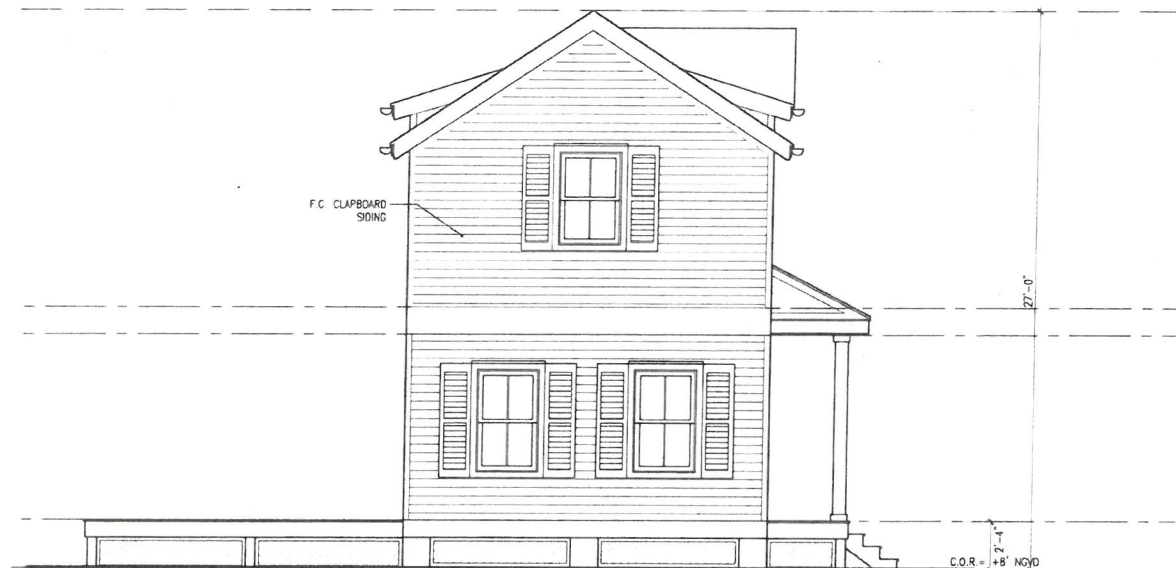
Sheet Number

A2-3.1

Date - SEPTEMBER 10 2020

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Handwritten:
LWS
5/12/21
KPH
5/14/2021



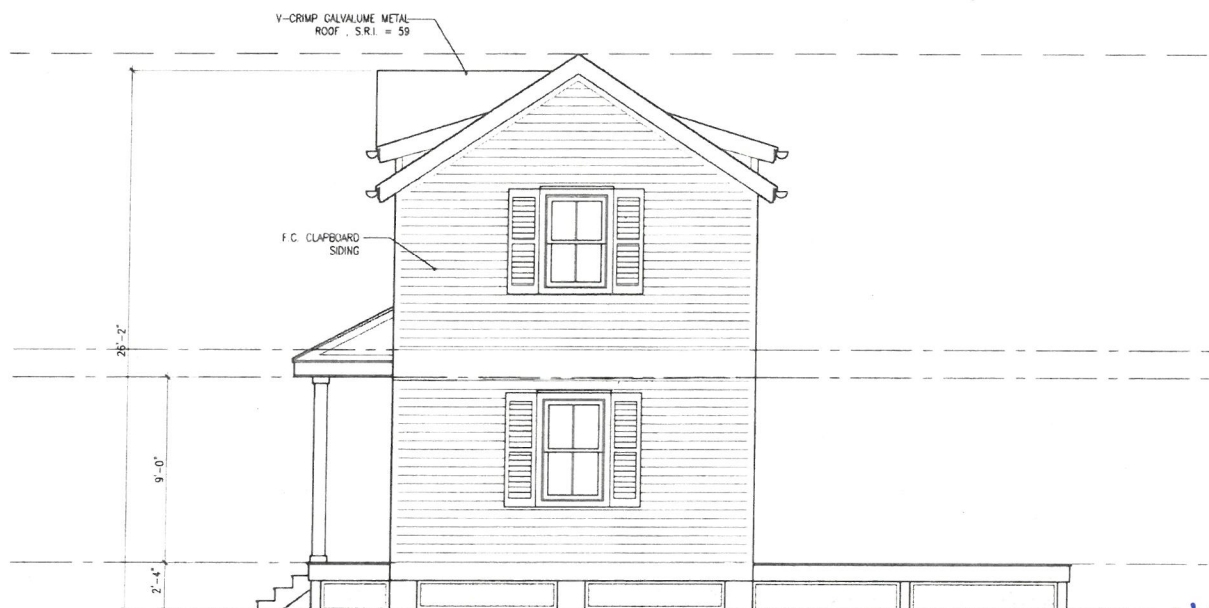
3 UNIT 2 SOUTH ELEVATION
A2.31 SCALE: 1/4"=1'-0"



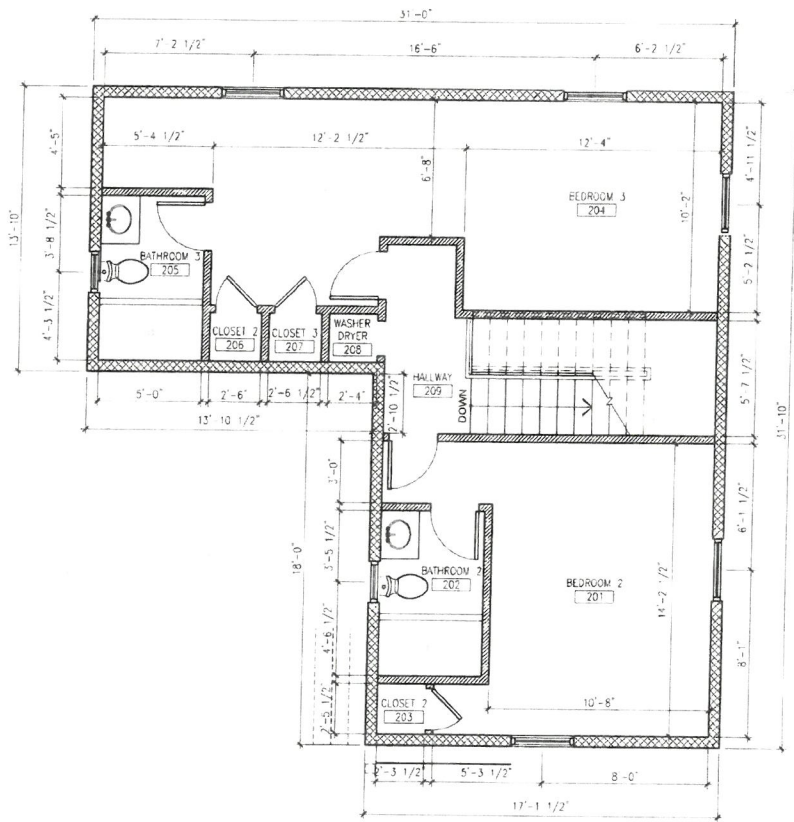
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A2.31 SCALE: 1/4"=1'-0"



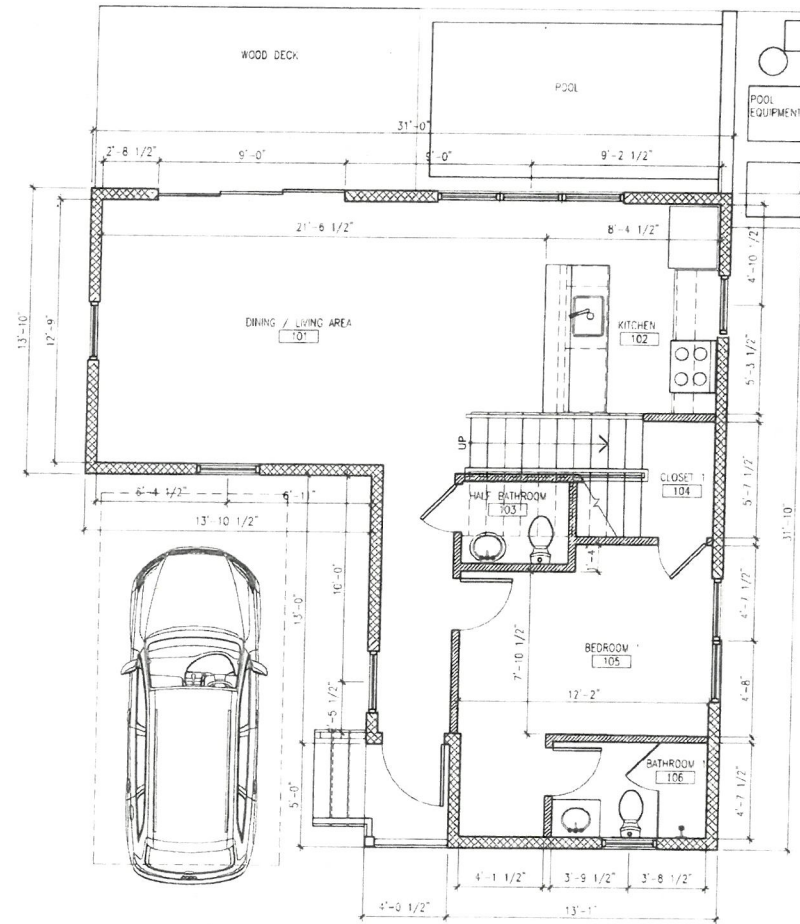
4 UNIT 2 EAST ELEVATION
A2.31 SCALE: 1/4"=1'-0"



1 UNIT 2 NORTH ELEVATION
A2.31 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN - UNIT 3
A3.21 SCALE 1/4"=1'-0"

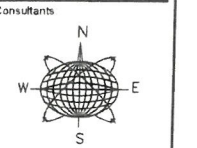


1 FIRST FLOOR PLAN - UNIT 3
A3.21 SCALE 1/4"=1'-0"

WV
5/12/21
KPH
5/14/20



Signature



Meridian Engineering LLC
AUTHORIZATION #29401
09-2029-2023 Exp. 29-4-09

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

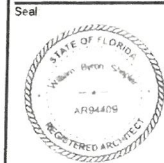
1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

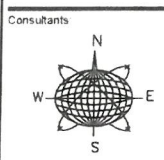
Title: UNIT 3 FLOOR PLANS

Sheet Number: **A3-2.1**

Date: SEPTEMBER 10, 2020
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Signature: _____



Consultants
Meridian Engineering LLC
AUTHORIZATION #29401
en 305-293-3283 fax 203-6109

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24-36 | Project #: 19029

Title
UNIT 3 ELEVATIONS

Sheet Number
A3-3.1

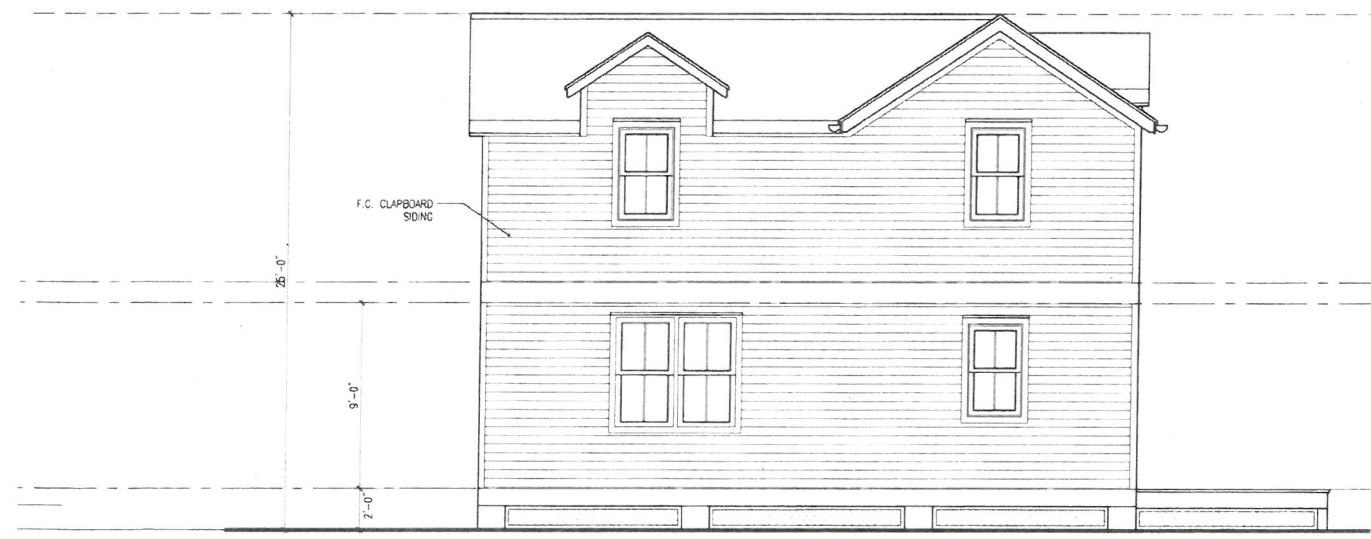
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3 UNIT 3 SOUTH ELEVATION
A3.31 SCALE: 1/4"=1'-0"



2 UNIT 3 WEST ELEVATION
A3.31 SCALE: 1/4"=1'-0"

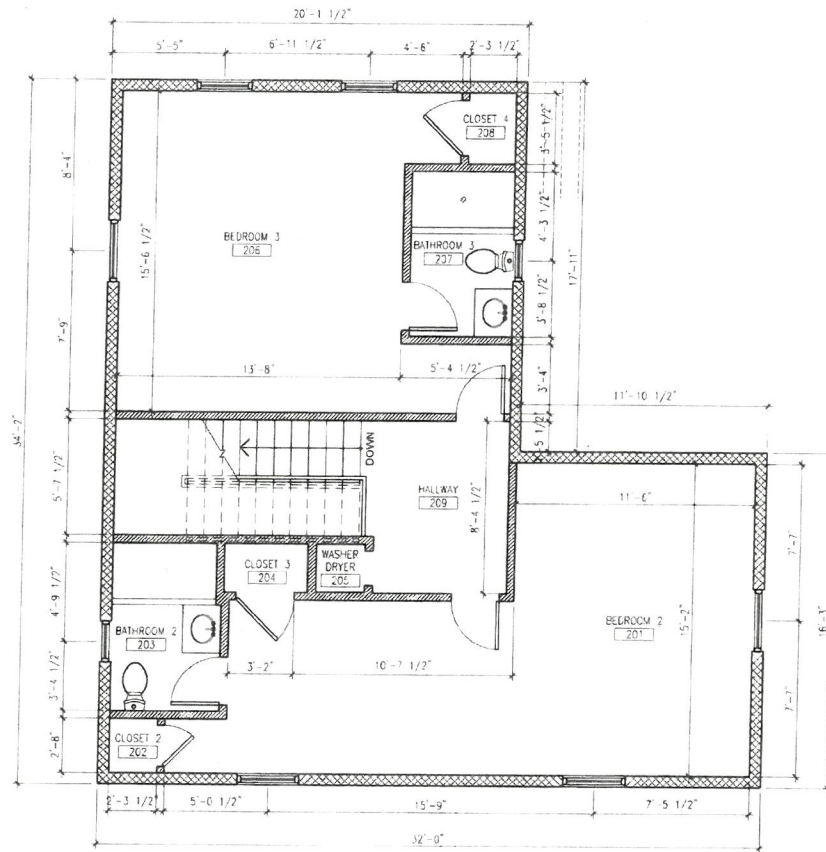


4 UNIT 3 EAST ELEVATION
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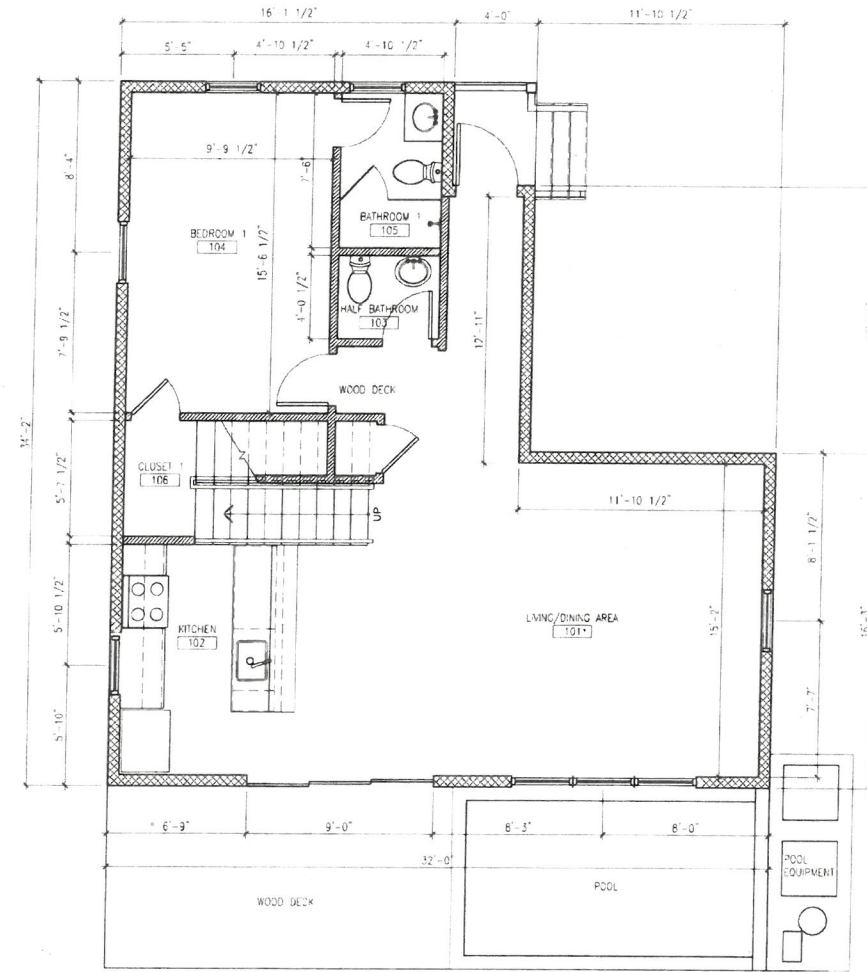


1 UNIT 3 NORTH ELEVATION
A3.31 SCALE: 1/4"=1'-0"

usu
5/12/21
KPIT
5/4/22

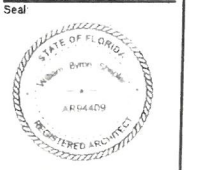


2 SECOND FLOOR PLAN - UNIT 4
 A4.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 4
 A4.21 SCALE: 1/4"=1'-0"

*WSA
 5/12/21
 KPH
 5/11/2021*



Signature

Consultants

Meridian Engineering LLC
 AUTHORIZATION #29401
 ex. 305-293-2163 fax: 299-4499

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	7.19.21

1316 ROYAL STREET
 KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title
**UNIT 4
 FLOOR PLANS**

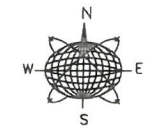
Sheet Number
A4-2.1

Date - SEPTEMBER 10, 2020
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Signature

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
on 305-293-3263 Fax 293-4499

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title

UNIT 4 ELEVATIONS

Sheet Number
A4-3.1

Date - SEPTEMBER 10, 2020

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3 UNIT 4 SOUTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"



2 UNIT 4 WEST ELEVATION
A4.31 SCALE: 1/4"=1'-0"



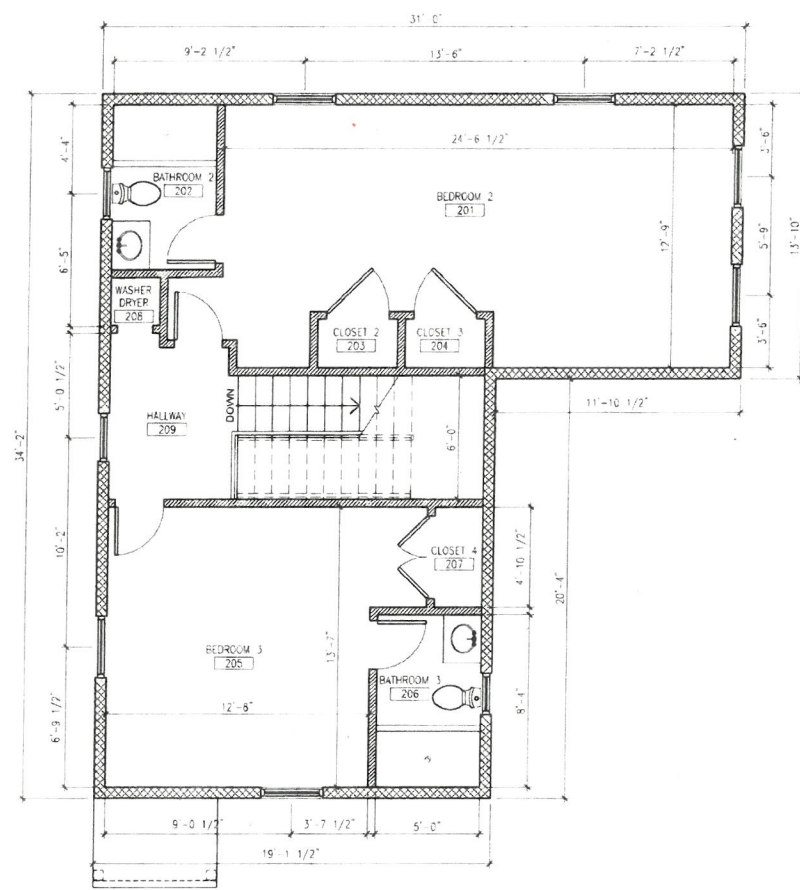
4 UNIT 4 EAST ELEVATION
A4.31 SCALE: 1/4"=1'-0"



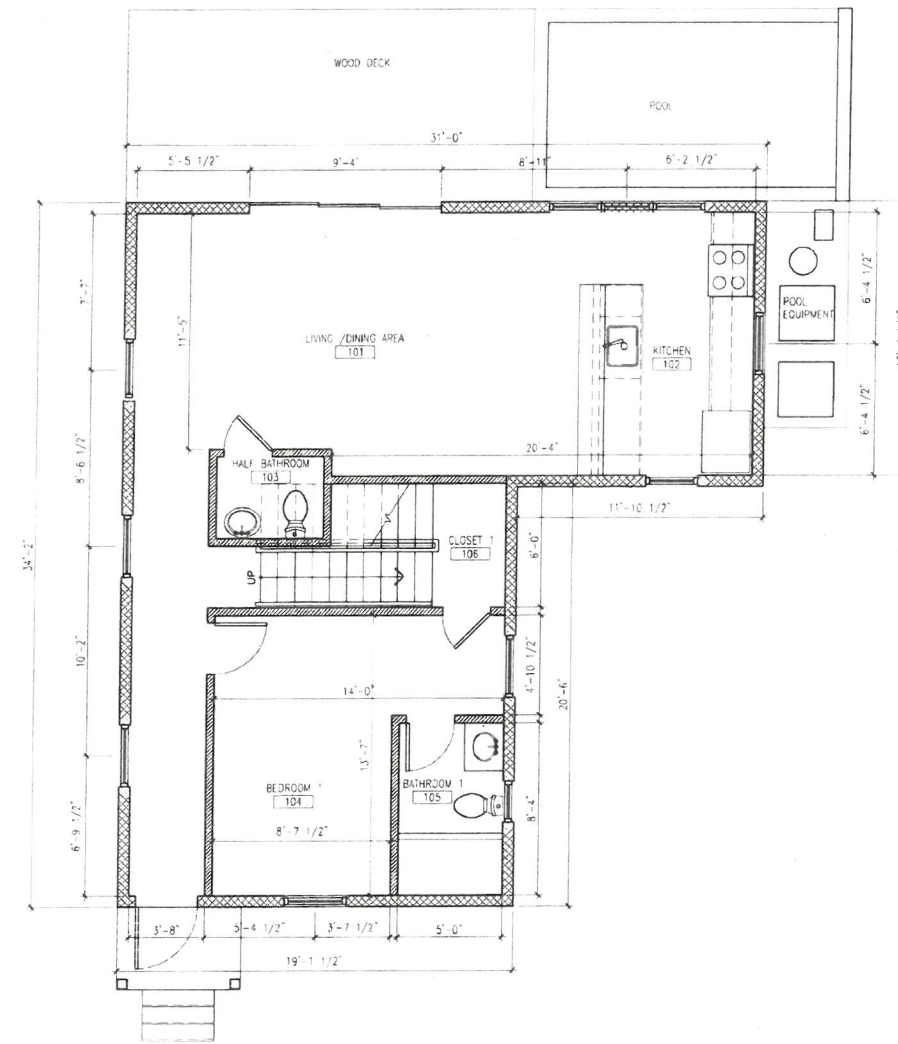
1 UNIT 4 NORTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"

WSS 5/12/21

KPH 5/4/2021



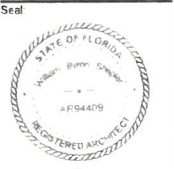
2 SECOND FLOOR PLAN - UNIT 5
A5.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 5
A5.21 SCALE: 1/4"=1'-0"

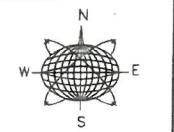
UW
5/12/21

KPH
5/4/2021



Signature

Consultants



Meridian Engineering LLC
AUTHORIZATION #29401
en 300-20-3303 (en 20-0000)

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title

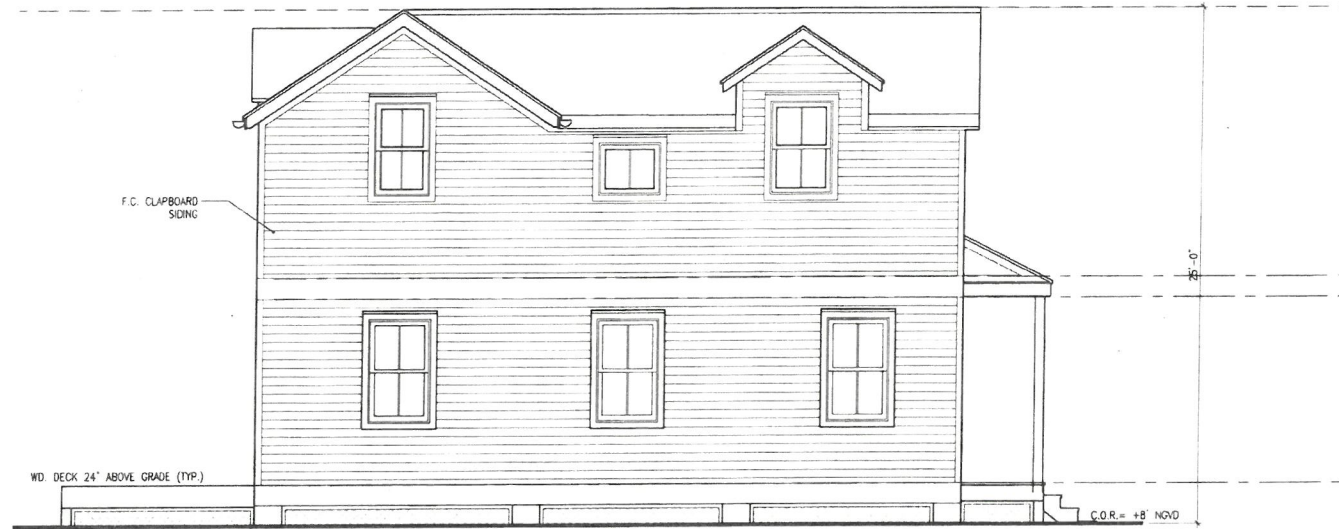
UNIT 5
FLOOR PLANS

Sheet Number:
A5-2.1

Date: SEPTEMBER 10, 2020
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3 UNIT 5 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



2 UNIT 5 WEST ELEVATION
 SCALE: 1/4"=1'-0"

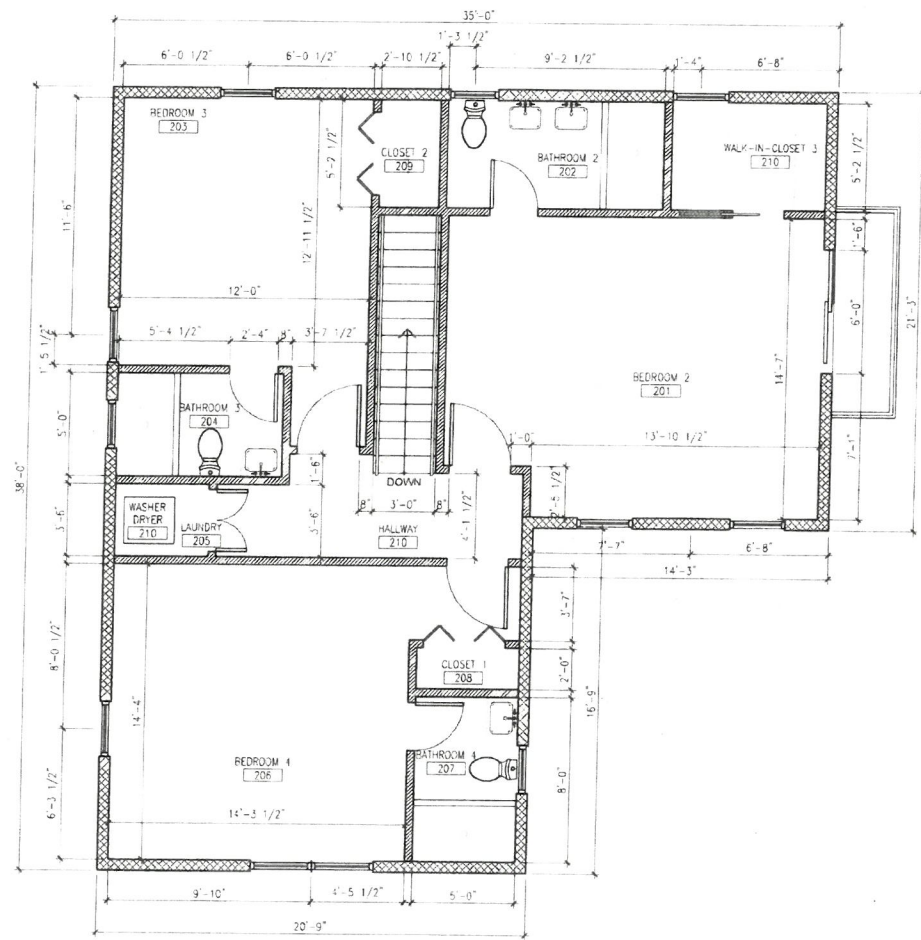


4 UNIT 5 EAST ELEVATION
 SCALE: 1/4"=1'-0"

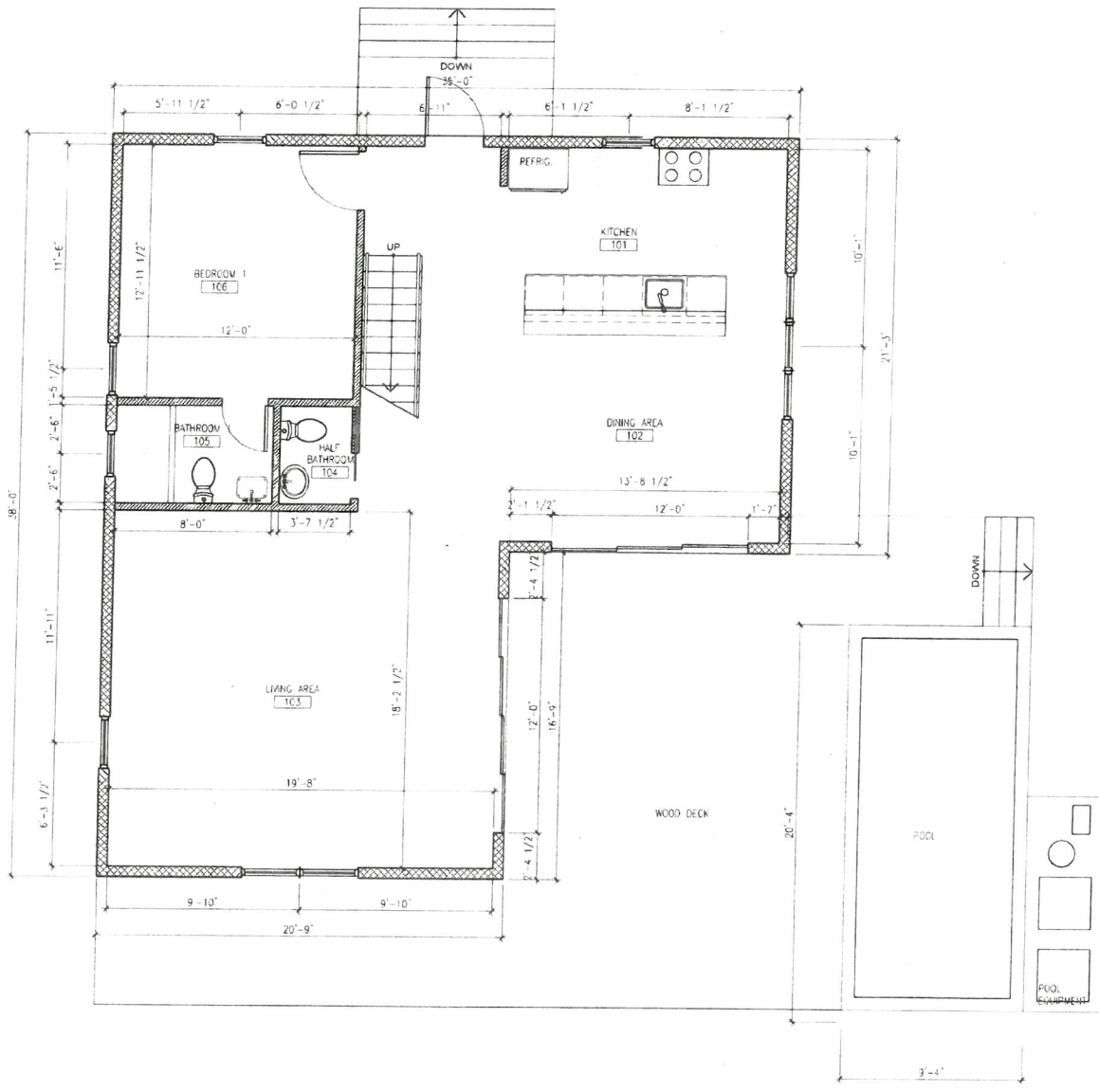


1 UNIT 5 NORTH ELEVATION
 SCALE: 1/4"=1'-0"

*WSA
 5/11/21
 KAT
 5/11/2021*



2 SECOND FLOOR PLAN - UNIT 6
 A6.21 SCALE: 1/4"=1'-0"

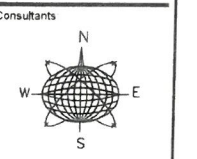


1 FIRST FLOOR PLAN - UNIT 6
 A6.21 SCALE: 1/4"=1'-0"

WSP
5/12/21
KPH
5/4/2021



Signature



Meridian Engineering LLC
 AUTHORIZATION #29401
 pn 375-279-3243 fax 289-4499

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
 KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title
UNIT 6 FLOOR PLANS

Sheet Number
A6-2.1

Date: SEPTEMBER 10, 2020
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3 UNIT 6 SOUTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"



2 UNIT 6 WEST ELEVATION
A6.31 SCALE: 1/4"=1'-0"

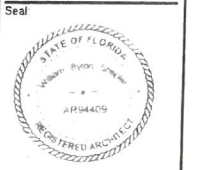


4 UNIT 6 EAST ELEVATION
A6.31 SCALE: 1/4"=1'-0"

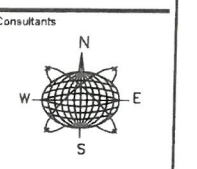


1 UNIT 6 NORTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"

*WSA
5/12/21
KPT
5/4/2021*



Signature: _____



Meridian Engineering LLC
AUTHORIZATION #23401
PH 305-293-3257 FAX 234-4891

Submissions / Revisions	
PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

Title: UNIT 6 ELEVATIONS

Sheet Number: **A6-3.1**

Date: SEPTEMBER 10, 2020
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Water Quantity - Predevelopment

Project Area	0.53 ac
PerVIOUS Area	0.25 ac
ImperVIOUS Area	0.28 ac
% ImperVIOUS	52.12%
Rainfall for 25yr / 72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Undeveloped Available Storage	1.88 in
Soil Storage (S)	0.90 in
Qpre = (P - 0.2S)² / (P + 0.8S) [25yr / 72hr]	10.98 in

Water Quantity - Postdevelopment

Project Area	0.53 ac
PerVIOUS Area	0.21 ac
ImperVIOUS Area	0.32 ac
% ImperVIOUS	60.00%
Rainfall for 25yr / 72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Developed Available Storage	1.88 in
Soil Storage (S)	0.75 in
Qpost = (P - 0.2S)² / (P + 0.8S) [25yr / 72hr]	11.14 in

Postdevelopment - Predevelopment

Qpost - Qpre [25yr / 72hr]	0.16 in
Volume = QA [25yr / 72hr]	0.08 ac-in
	0.007 ac-ft

Water Quality

Project Area	0.53 ac
Total Roof Area	0.18 ac
Adjusted Project Area	0.35 ac
ImperVIOUS Area	0.14 ac
% ImperVIOUS	39.32%

A) One inch of runoff from drainage basin	0.044 ac-ft
B) 2.5 inches * % ImperVIOUS * Tot. Proj. Area	0.043 ac-ft

Water Quantity Vs. Water Quality

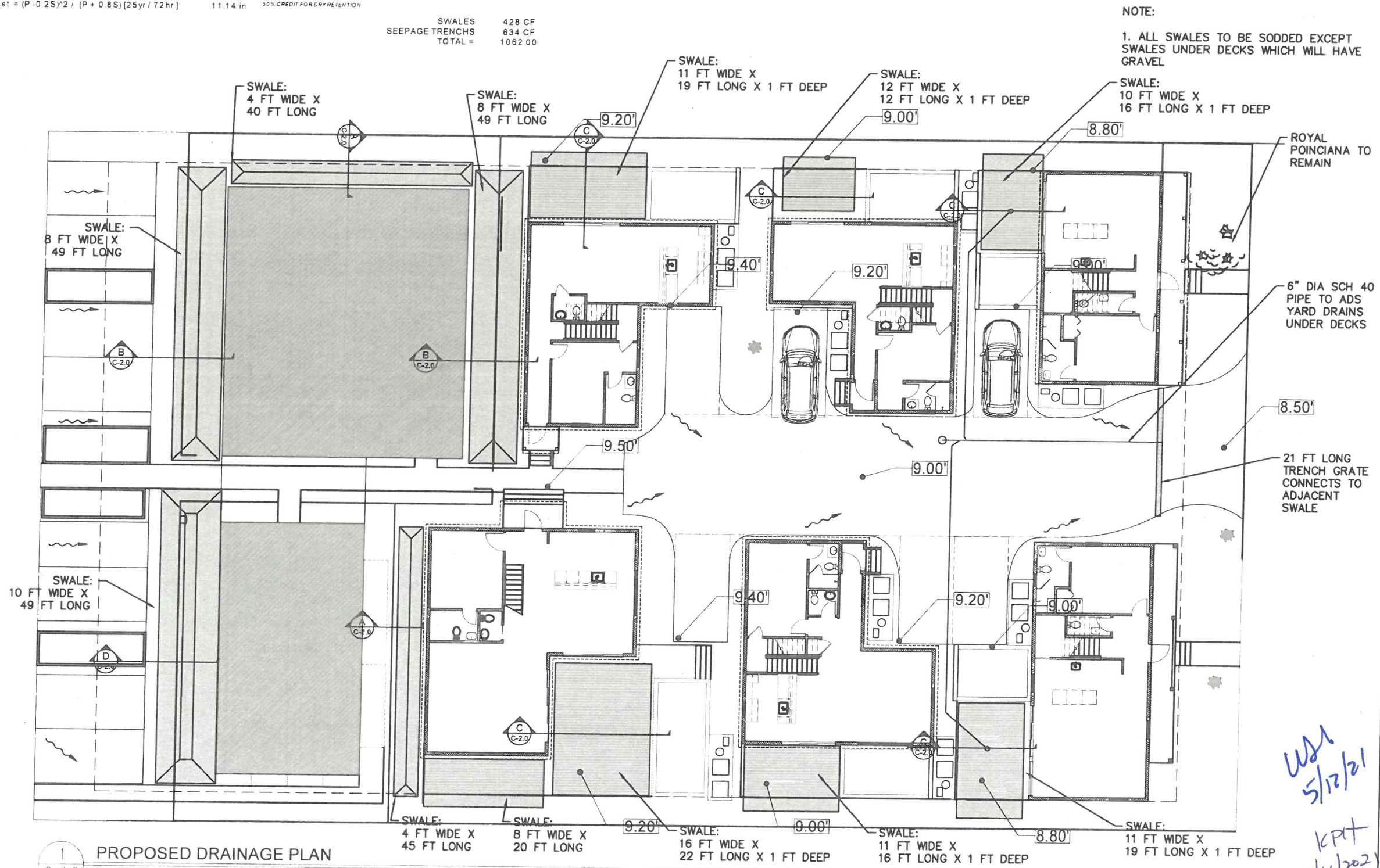
Quantity	Quality
0.007 ac-ft	< 0.04401 ac-ft

Swale Volume Required

Water Quality / Quantity * 50%	958.61 cu.ft
	0.02201 ac-ft

NOTE:
50% CREDIT FOR DRY RETENTION

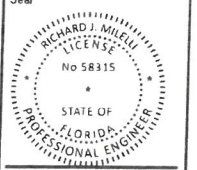
SWALES	428 CF
SEEPAGE TRENCHS	634 CF
TOTAL =	1062.00



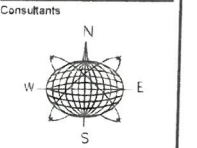
NOTE:
1. ALL SWALES TO BE SODDED EXCEPT SWALES UNDER DECKS WHICH WILL HAVE GRAVEL



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Key West, FL 33040
Tel: 305-735-3131
Email: info@wsaplcr.com



Signature



Meridian Engineering LLC
AUTHORIZATION #29401
ph 305-293-3253 fax 293-4499

Submissions / Revisions
PLANNING REVISION 9.11.20
PLANNING REVISION 1. 8.11.20
PLANNING REVISION 2. 10.15.20
PLANNING REVISION 3. 11.11.20

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

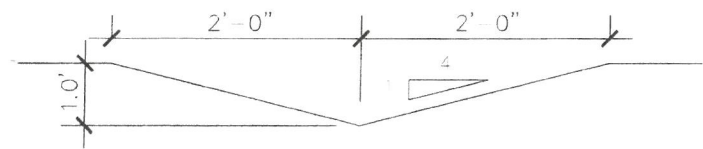
Proposed DRAINAGE PLAN

Sheet Number
C-1.0

Date: SEPTEMBER 10, 2020
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

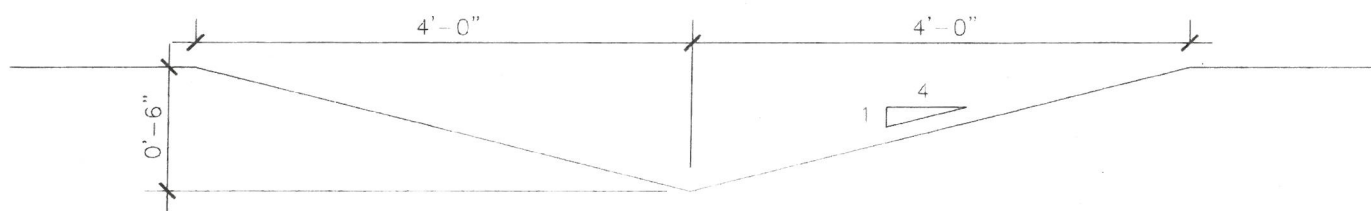
1 PROPOSED DRAINAGE PLAN
SCALE: 1/8"=1'-0"

*WSA
5/12/21
KPT
5/4/2021*



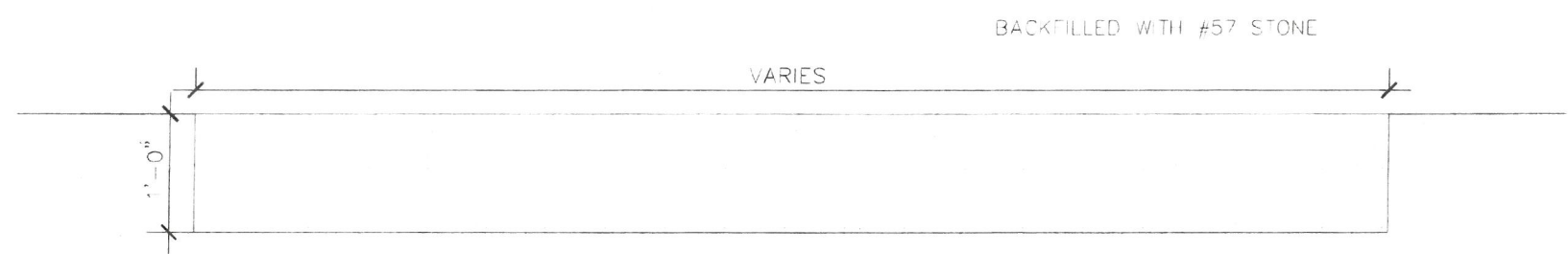
C.S. AREA = 1.00 SF

A SWALE SECTION
C-2.0 N.T.S.



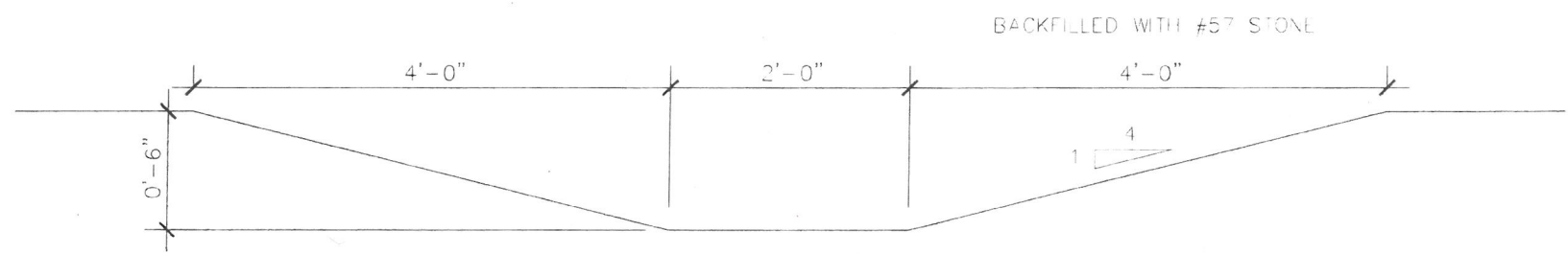
C.S. AREA = 2.00 SF

B SWALE SECTION
C-2.0 N.T.S.



POROSITY OF 57 STONE = 45%

C SWALE SECTION
C-2.0 N.T.S.



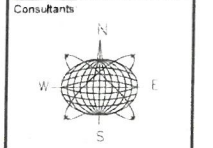
C.S. AREA = 3 SF

D SWALE SECTION
C-2.0 N.T.S.

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Signature



Meridian Engineering LLC
AUTHORIZATION #29401
en 305229-3203 fax 203-4398

Submissions / Revisions

PLANNING REVISION 1	8/13/20
PLANNING REVISION 2	10/13/20
PLANNING REVISION 3	11/11/20

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: -19029

Title

PROPOSED DRAINAGE PLAN

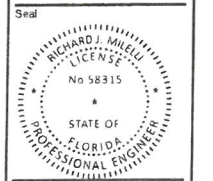
Sheet Number
C-2.0

Date: SEPTEMBER 10, 2020
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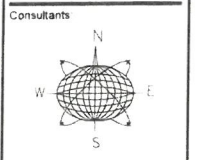
WSA
5/12/21
KPIH
5/4/2021

THIS PLAN AND SPECIFICATIONS
 SHALL BE VOID WITHOUT THE
 SIGNATURE AND SEAL OF THE
 PROFESSIONAL ENGINEER.
 ANY CHANGES TO THIS PLAN
 SHALL BE MADE BY A
 PROFESSIONAL ENGINEER.
 ANY CHANGES TO THIS PLAN
 SHALL BE MADE BY A
 PROFESSIONAL ENGINEER.

201 Front Street, Suite 203
 Key West, FL 33040
 Tel: 305-736-3131
 Email: info@wsahepler.com



Signature



Meridian Engineering LLC
 AUTHORIZATION #23401
 exp. 05-29-2023 fax: 293-4899

Submissions / Revisions	
PLANNING REVISION 1	8/11/20
PLANNING REVISION 2	10/13/20
PLANNING REVISION 3	11/11/20

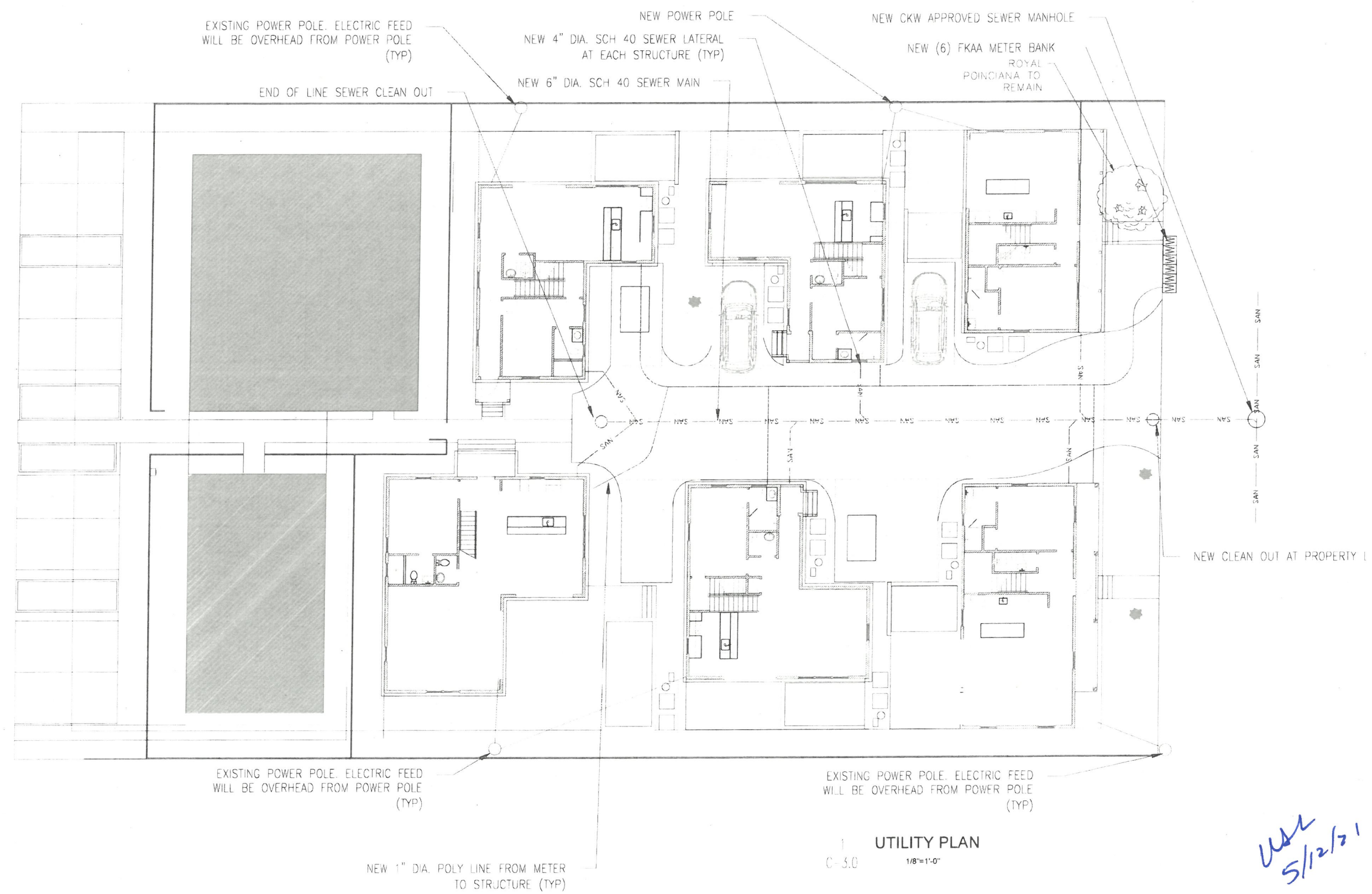
1316 ROYAL STREET
 KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 1629

Title:
**PROPOSED
 UTILITY PLAN**

Sheet Number:
C-3.0

Date: - SEPTEMBER 10, 2020
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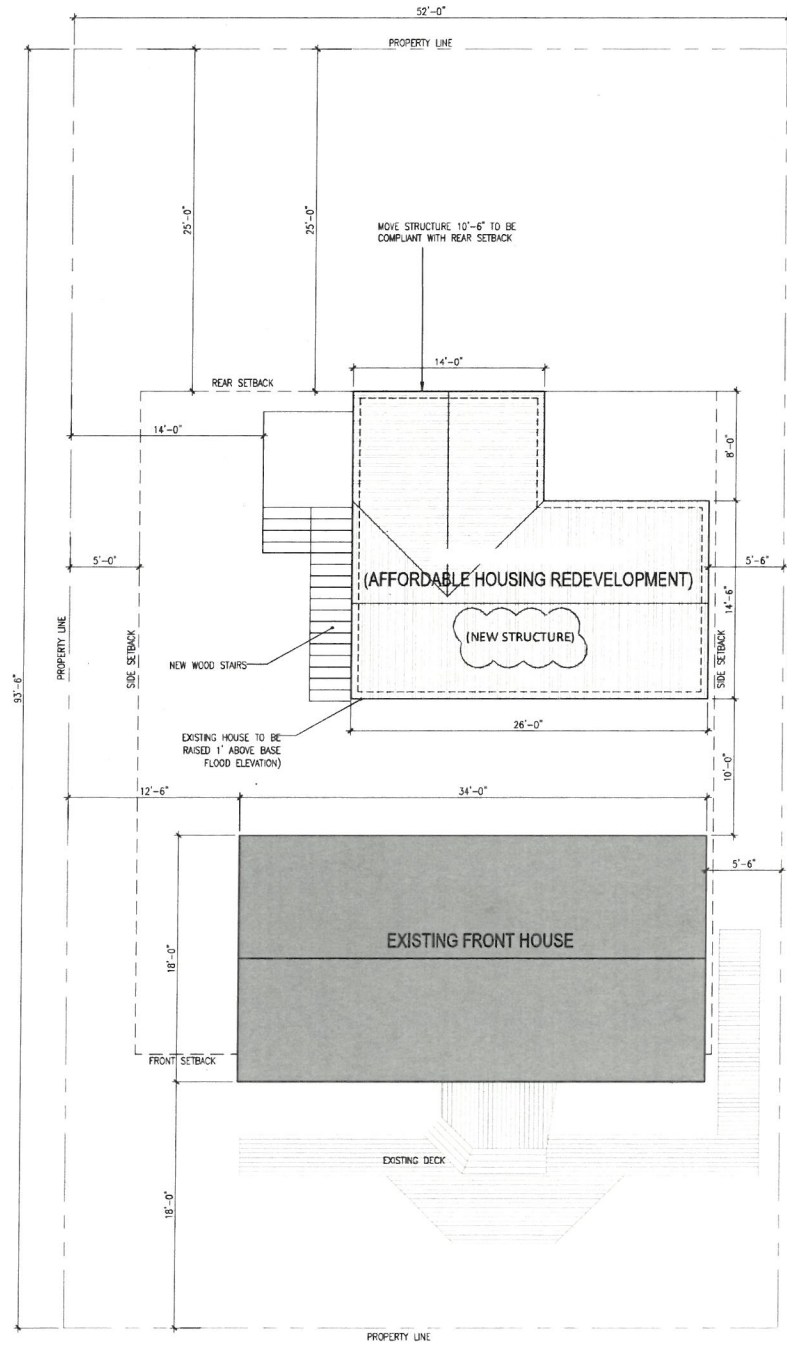
UTILITY PLAN
 C-3.0
 1/8" = 1'-0"

WSA
5/12/21
KPH
5/4/2022

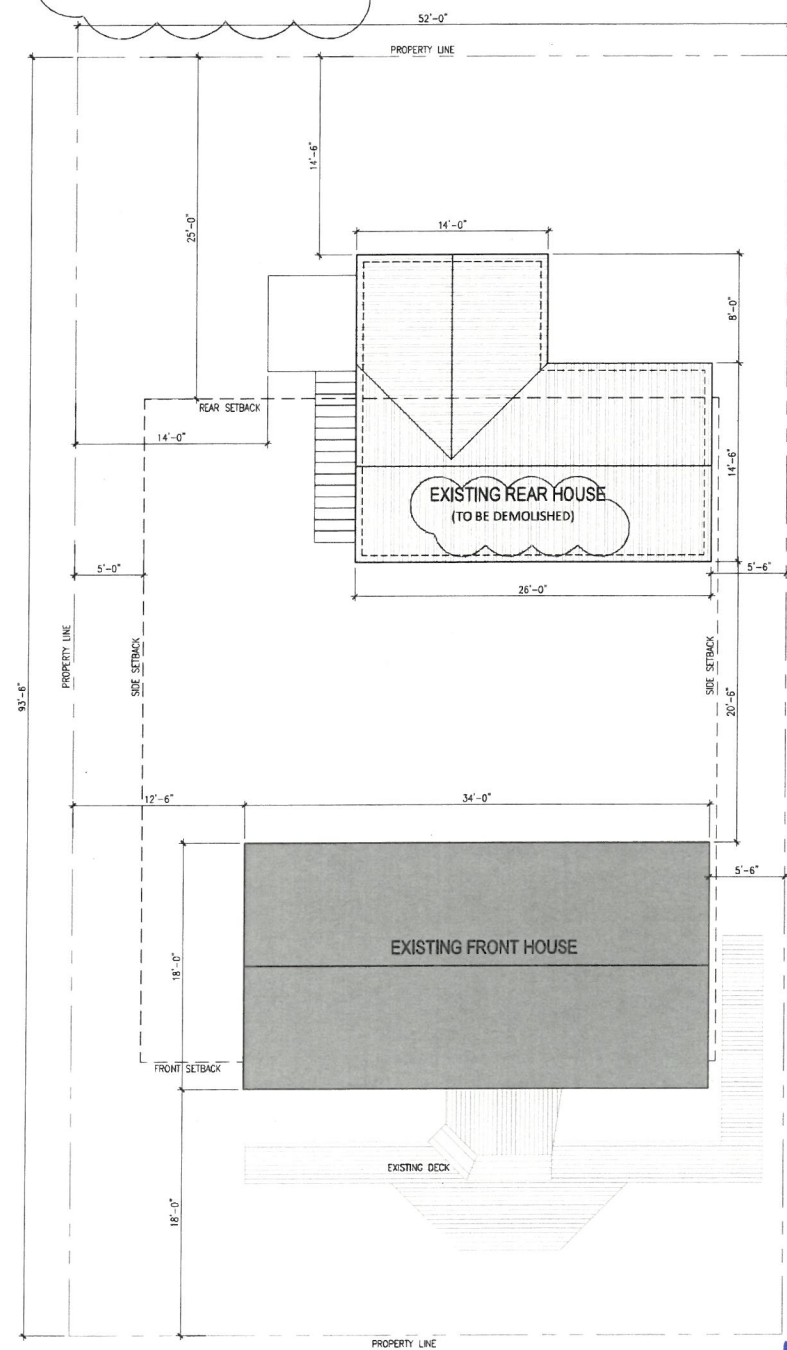
ZONING CALCULATIONS - SF DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	26'-3"	YES
BUILDING COVERAGE	35%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
IMPERVIOUS SURFACE RATIO	50%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
LOT SIZE	Min. 4,000 s.f.	4,862 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	52'	N/A	N/A
LOT DEPTH	Min. 100'	93.5'	N/A	N/A
FRONT SETBACK	Min. 20'	18"	No Change	N/A
SIDE SETBACK (WEST)	Min. 5'	12.5'	12.5'	YES
SIDE SETBACK (EAST)	Min. 5'	5.5'	5.5'	YES
REAR SETBACK	Min. 25'	14.5'	25'	YES
OPEN SPACE	Min. 35%	3,421 s.f. (70%)	3,421 s.f. (70%)	YES

*Existing Non-Conforming Condition
 ** New units as shown on plans are 441 sq. ft.



2 PROPOSED SITE PLAN
 A1.1 SCALE: 3/16"=1'-0"



1 EXISTING SITE PLAN
 A1.1 SCALE: 3/16"=1'-0"

*WSA
 5/11/21
 KPH
 5/14/2021*

Consultants:

Submissions / Revisions:

1703 VON PHISTER ST.
 REAR UNIT KEY WEST, FL
 AFFORDABLE HOUSING
 REDEVELOPMENT

Drawing Size: 24x36 Project #: 190112

SITE PLANS AND CALCS

Sheet Number:
A-1.1

Date: APRIL 1, 2021
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Seal:

Consultants:

Submissions / Revisions:

**1703 VON PHISTER ST.
REAR UNIT KEY WEST, FL
AFFORDABLE HOUSING
REDEVELOPMENT**

Drawing Size: 24"x36" Project #: 19011.2

Title:
**FLOOR
PLANS &
FRONT
ELEVATION**

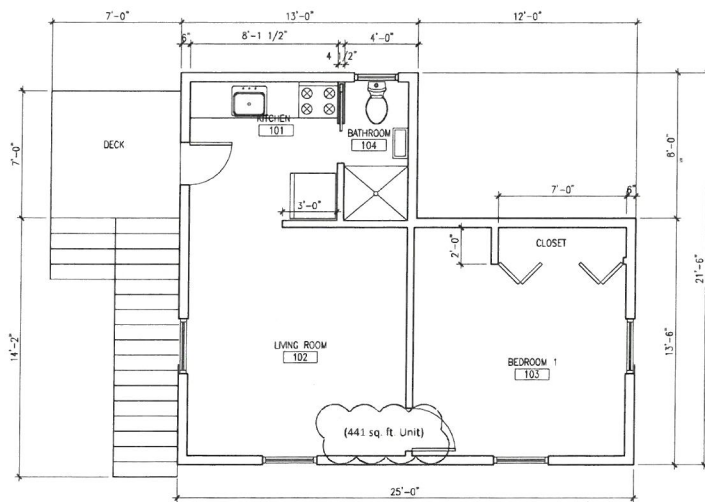
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A-2.1

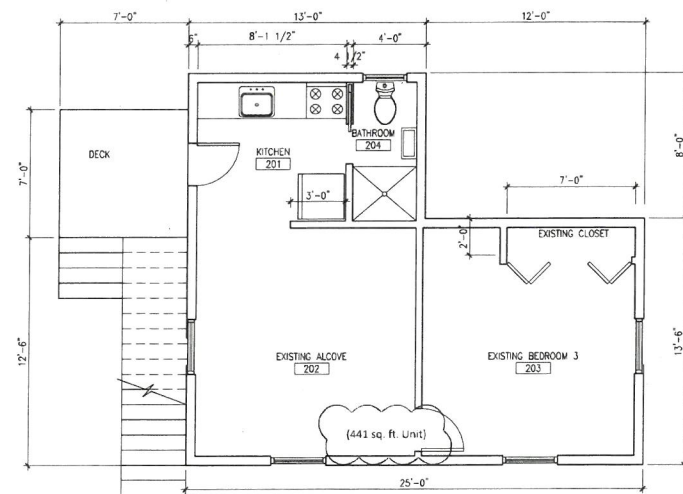
Date: APRIL 1, 2021
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3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

*WSA
5/11/21
KPT
5/4/2021*