

**PLANNING BOARD
RESOLUTION No. 2013-50**


**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD RECOMMENDING
APPROVAL OF A MINOR DEVELOPMENT
PLAN FOR CONSTRUCTION OF A
RESTAURANT FOR PROPERTY LOCATED AT
629 DUVAL STREET (RE#00012440-000100,
AK#1012815) PERSUANT TO SECTION 108-91
(A.)(1)(b.)&(c.), AND MODIFY LANDSCAPE
REQUIREMENTS PER SECTION 108-411, 108-
412 and 108-413 KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**


WHEREAS, the subject property is located in the Historic Residential Commercial Core, Gulf Side (HRCC-1), zoning district; and

WHEREAS, Section 108-91 A(1)(b.)&(c.) of the Code of Ordinances requires Minor Development Plans for the construction of 500 - 2,499 square feet of gross floor area; and

WHEREAS, Section 108-411, 108-412 and 108-413 allow for the modification to landscape requirements; and

WHEREAS, the applicant proposed the construction of approximately 1,500 square feet of floor area to be used as a restaurant, commercial retail space, storage and ADA bathroom facilities; and





Acting Chair
Planning Director

WHEREAS, the **approval** 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 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

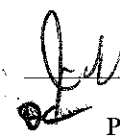
WHEREAS, the approval is consistent with the criteria in the Code; and

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 approximately 1,500 square feet of restaurant, commercial retail, storage and ADA bathroom facilities per Section 108-91A.(1).(b.)&(c), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission **approval** for property located at 629 Duval Street (RE#00012440-000100, AK# 1012815), as shown on the attached site plans dated September 4, 2013.

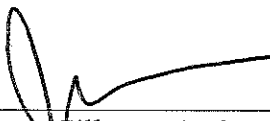
Section 3. This Minor Development Plan application recommended for **approval** to the City

 Acting Chair
Planning Director

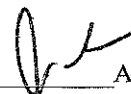

Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4. 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.

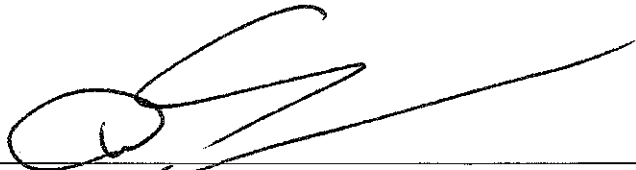
Section 5. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant 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 duly noticed meeting held this 26th day of September, 2013, authenticated by the Chairman of the Planning Board and the Planning Director.


James Gilleran, Acting Chair
Key West Planning Board

10/16/13
Date


Acting Chair
 Planning Director

Attest:

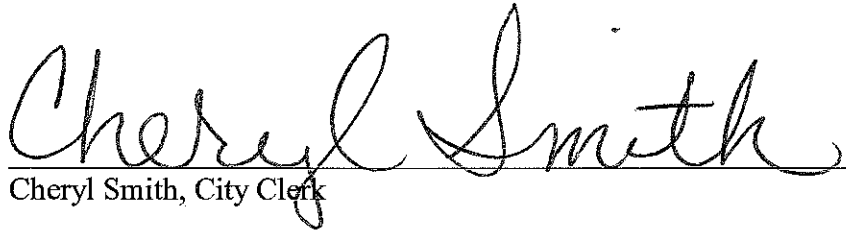


Donald Leland Craig, AICP
Planning Director

10.16.13

Date

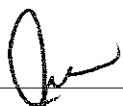
Filed with the Clerk:




Cheryl Smith, City Clerk

10-16-13

Date



Acting Chair



Planning Director

SITE DATA

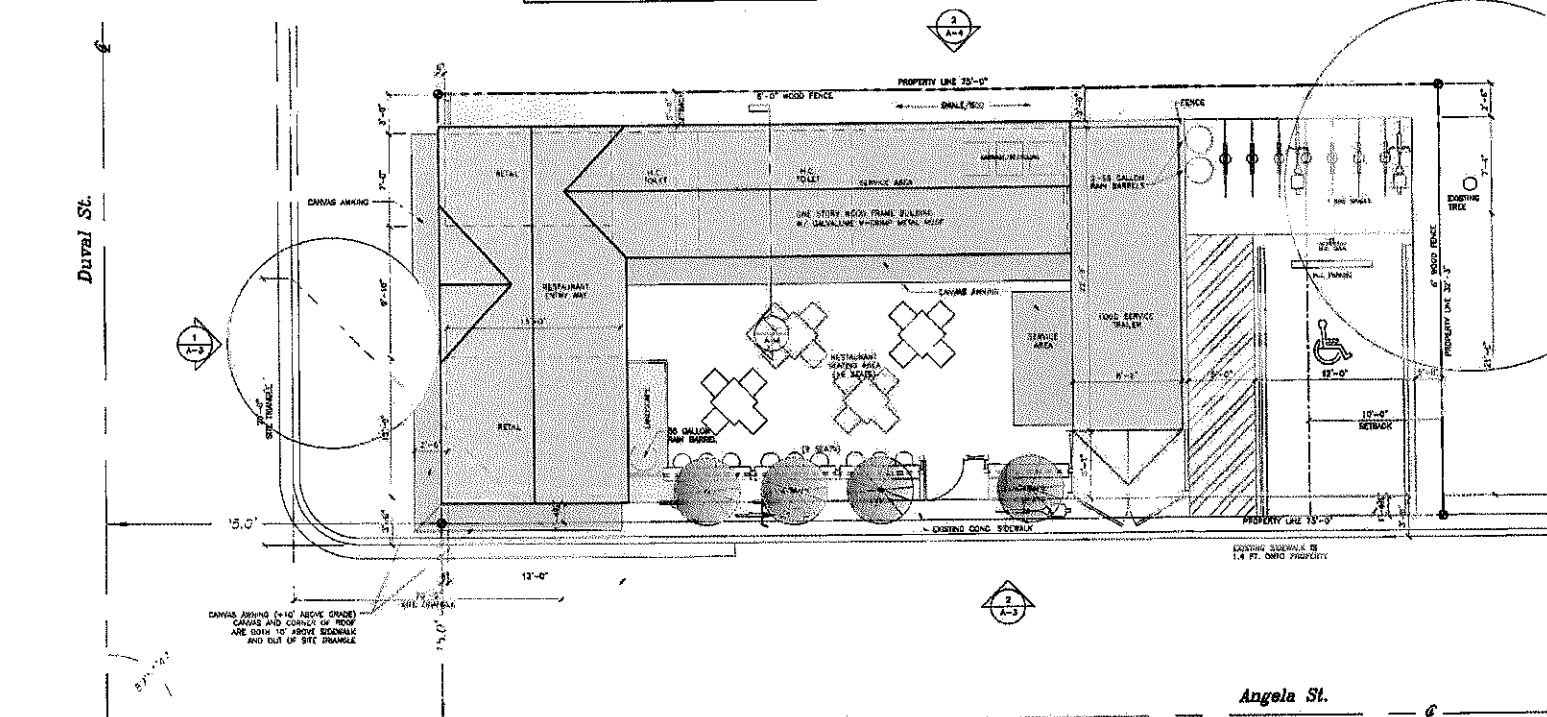
SITE DATA = 2,418 S.F.
 FLOOD ZONE = X
 ZONING = HCC-1
 FAR = 1.0 (0.302 PROVIDED)
 HEIGHT LIMIT = 35' (18'-10" PROVIDED)
 SETBACKS: FRONT = 0'-0" (0'-0" PROVIDED)
 SIDE = 3'-0" (2'-0" PROVIDED)
 STREET SIDE = 5'-0" (2'-0" PROVIDED)
 REAR = 10'-0" (18'-4" PROVIDED)
 MIN. LOT AREA = 4,000 S.F. (40X100)
 LOT COVERAGE: 60% ALLOWABLE (1,200 S.F.) EXISTING 0% (147 SQ. FT.) PROVIDED 30.2% (730 S.F.)
 IMPERVIOUS AREA: 72% ALLOWABLE (1,692 S.F.) EXISTING 100% (2,418 SQ. FT.) PROVIDED 32.8% (1,488 S.F.)
 LANDSCAPE: 20% MINIMUM (483 S.F.) EXISTING 0% (0 SQ. FT.) PROVIDED 13.1% (318 S.F.)
 OPEN SPACE: 20% MINIMUM (483 S.F.) EXISTING 0% (0 SQ. FT.) PROVIDED 17.4% (421 S.F.)
 NOTE: THE 14 FT. FROM CITY SIDEWALK ON OUR PROPERTY IS BEING GRANTED AS OPEN SPACE, PROMINENT AND LANDSCAPE AREA.

PARKING

REQUIRED PARKING (AUTO)
 RESTAURANT COMBINATION AREA 28 SEATS X 18 SQ FT = 370 SQ FT + 45 SQ FT = 835
 RETAIL 224 SQ FT X 1 SPACE / 300 SQ FT. = 0.75
 PARKING MAVER 147 SQ FT X 1 SPACE / 300 SQ FT. = 0.49
 TOTAL AUTO PARKING REQUIRED = 88
REQUIRED PARKING (BIKE) AS A % OF AUTO PARKING
 RESTAURANT COMBINATION AREA 28% X 835 = 236
 RETAIL 22% X 835 = 184
 PARKING MAVER 25% X 0.49 = 0.12
 TOTAL BIKE PARKING REQUIRED = 421
PROPOSED PARKING
 AUTO SPACE (ADDED ONE HANDICAP SPACE) = 1
 BIKE / SCOOTER SPACES (ADDED 11 BIKE/SCOOTER SPACES) = 11

LIST OF DRAWINGS

A-1 PROPOSED SITE - ROOF PLAN
 A-2 PROPOSED FLOOR PLAN
 A-3 ELEVATIONS
 A-4 CLADDINGS
 L-1 LANDSCAPE PLAN
 D-1 DRAINAGE PLAN



PROPOSED SITE - ROOF PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
 BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008. SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPMENT
 629 DUVAL STREET
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

PROJECT NO.
 101113

DATE
 10-31-12
 12-12-12

COMMERCIAL DEVELOPMENT
 629 DUVAL STREET
 KEY WEST, FLORIDA

DATE
 10-31-12
 12-12-12

REVISION
 10-11-12

DRAWN BY
 AR

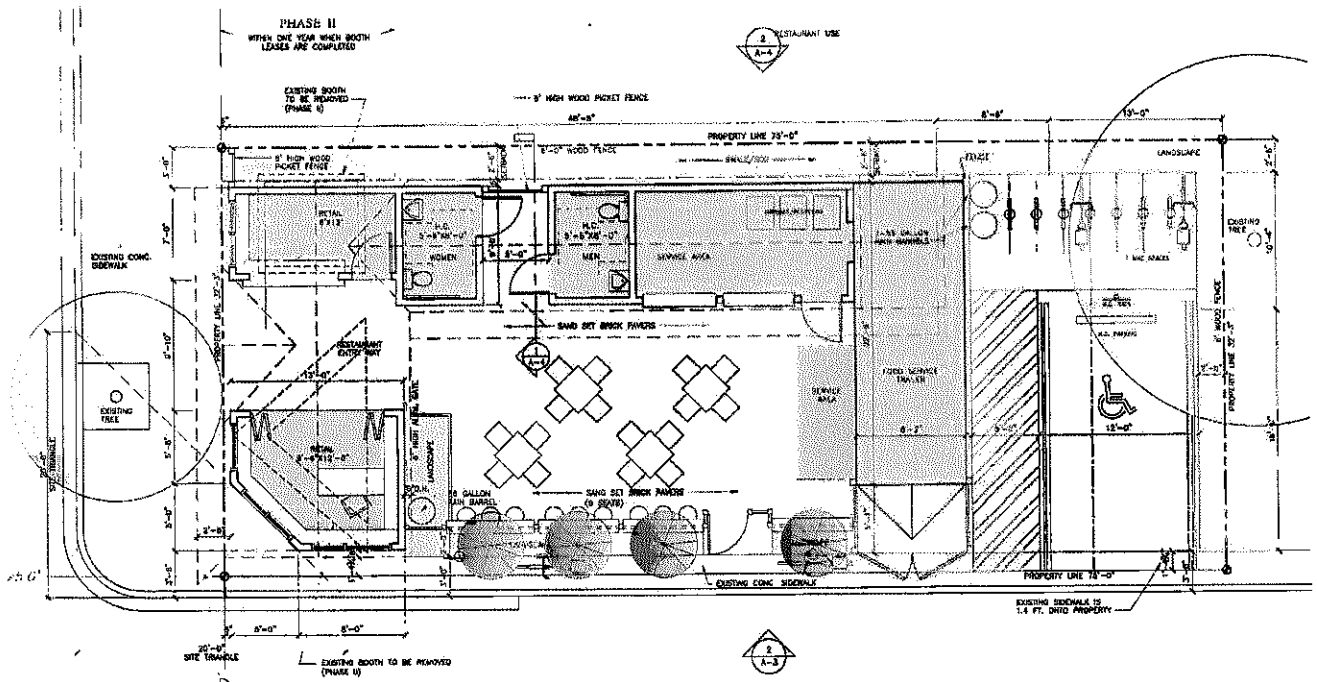
PROJECT NO.
 101113

bc
 101113



[Handwritten signature]

| BUILDING DATA | |
|----------------|-----------------|
| ZONING | MCDC-1 |
| FLOOD ZONE | X |
| CONSTRUCTION | TYPE V |
| SQUARE FOOTAGE | |
| ENCLOSED | = 475.0 SQ. FT. |
| COURT | = 170.2 SQ. FT. |
| TOTAL | = 645.2 SQ. FT. |
| FOOD TRAILER | = 103.8 SQ. FT. |



PROPOSED SITE - FLOOR PLAN
 ALL SITE INFORMATION OBTAINED FROM SURVEY
 BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008. SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPEMENT
 620 DUYAL STREET
 KEY WEST, FLORIDA

WILLIAMP HORN
 ARCHITECT, P.A.
 405450...
 KEY WEST
 FLORIDA
 34090
 TEL: 305.294.4200
 FAX: 305.296.1833
 LICENSE NO.
 44000306

COMMERCIAL DEVELOPEMENT
 620 DUYAL ST
 KEY WEST, FLORIDA

PLAN

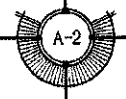
DATE
 10-20-12 DRL
 12-12-12 PLRD

REVISIONS
 9-4-12 REV

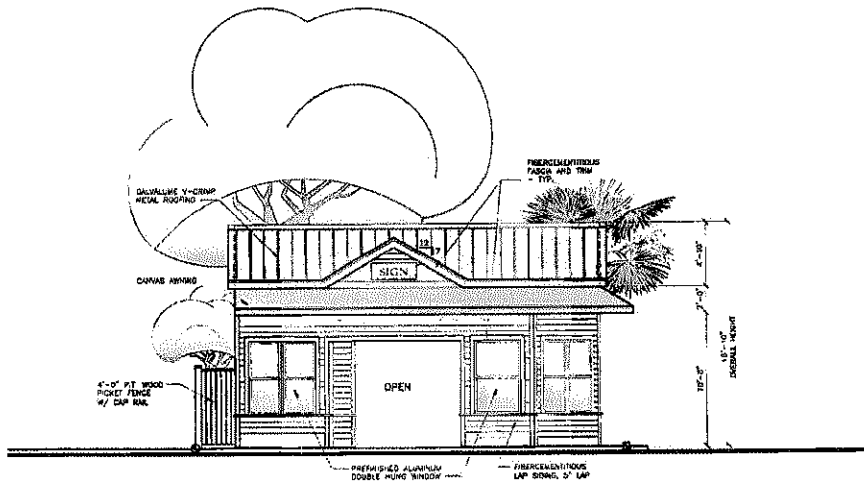
DRAWN BY
 JR

PROJECT NUMBER
 1221

oc
 10/11

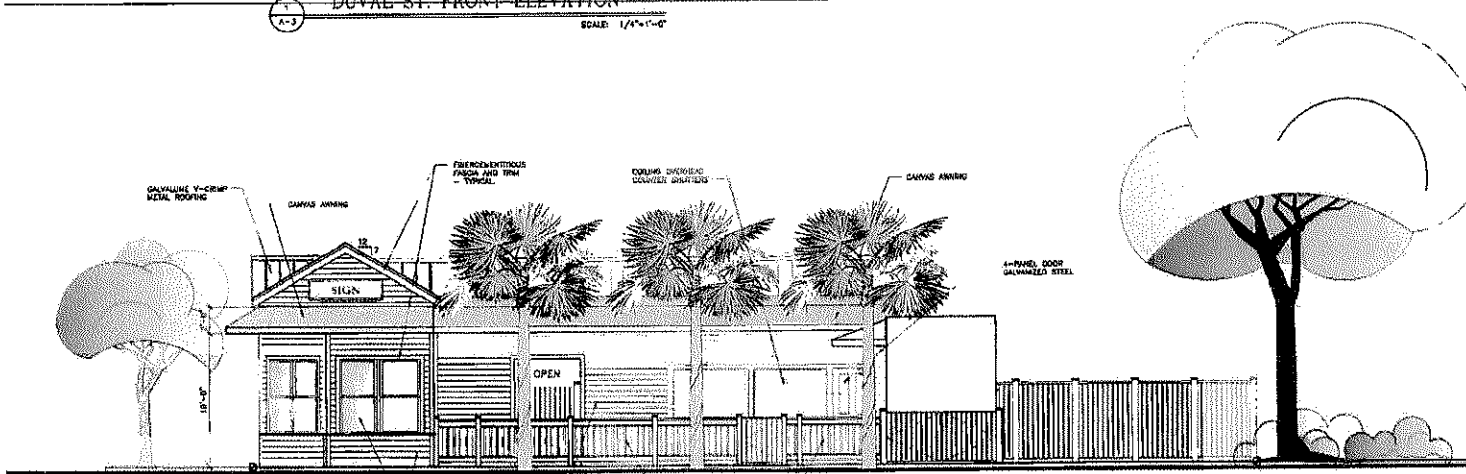


[Handwritten signature]



DUVAL ST. FRONT ELEVATION

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



ANGELA ST. SIDE ELEVATION

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

COMMERCIAL DEVELOPMENT
629 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT P.A.

918 E. 43RD ST
KEY WEST
FLORIDA
33040

TEL: 305.290.0032
FAX: 305.290.0332

DATE: 05/20/07
PROJECT NO: 07-003600

COMMERCIAL DEVELOPMENT
629 DUVAL ST
KEY WEST, FLORIDA

SHEET

DATE:
10-07-12 DEL
12-12-12 PLBD

REVISION:
4-4-14 RLV

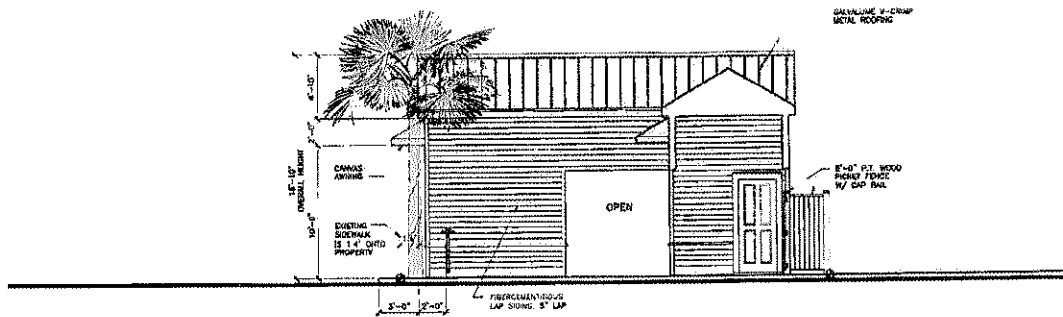
DRAWN BY:
AR

PROJECT NO:
1221

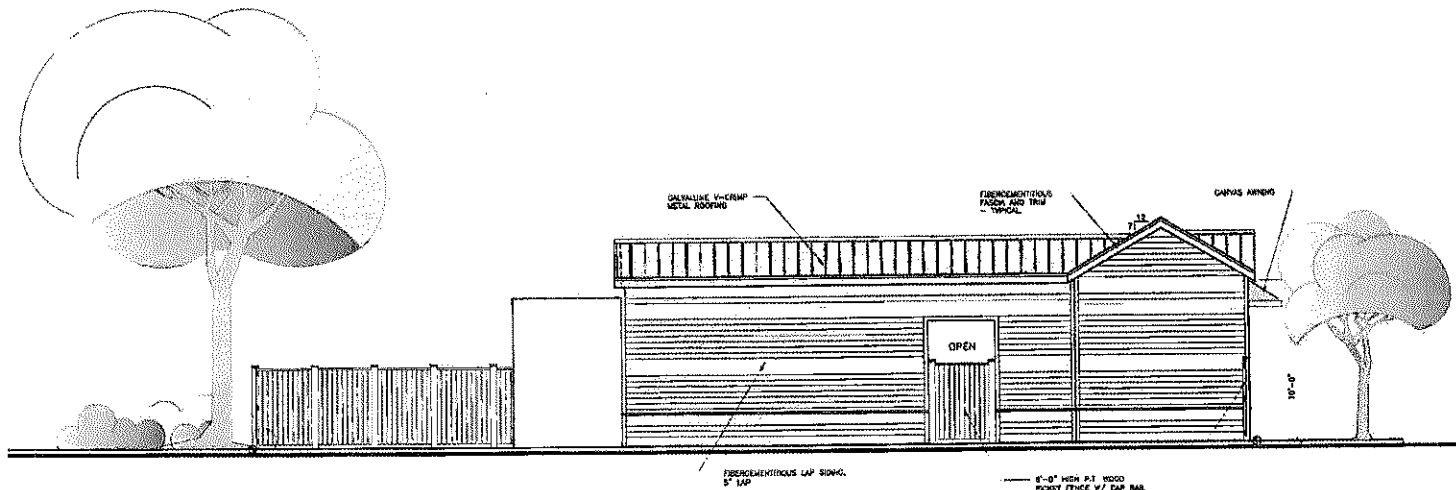
PC
10111



Handwritten signature



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



2
A-4
SIDE ELEVATION
SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPMENT
529 DULVAL STREET
KEY WEST, FLORIDA

4153107017
KEY WEST
FLORIDA
1200
111 330 290-312
345 330 290-433
EXCISE NO
AA 000349

COMMERCIAL DEVELOPMENT
529 DULVAL ST
KEY WEST, FLORIDA

DATE

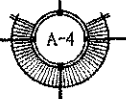
DATE
10-08-12 DBC
12-12-12 FLD

REVISIONS
7-4-13 RLV

DRAWN BY
AR

CHECKED BY
1221

OK
10/11/13



Handwritten signature

WILLIAM P. HERR
ARCHITECT P.A.

11414 TON ST
114 WALL
TAMPA
33604

TEL: 813-296-3333
FAX: 813-296-0133

LICENSE NO.
AA-098380

3110 LINDSEY AVE
SCOTT AUSTIN/OWNER
3110 LINDSEY AVE
PO BOX 74
3110 LINDSEY AVE, N.W.
SCOTT AUSTIN

COMMERCIAL DEVELOPMENT
629 DUVAL ST
KEY WEST, FLORIDA

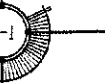
SCALE

DATE
10-21-12 DRL
12-12-12 PLD

REVISIONS
04-13 NLY

DRAWN BY
J.R.

PROJECT NUMBER
1021



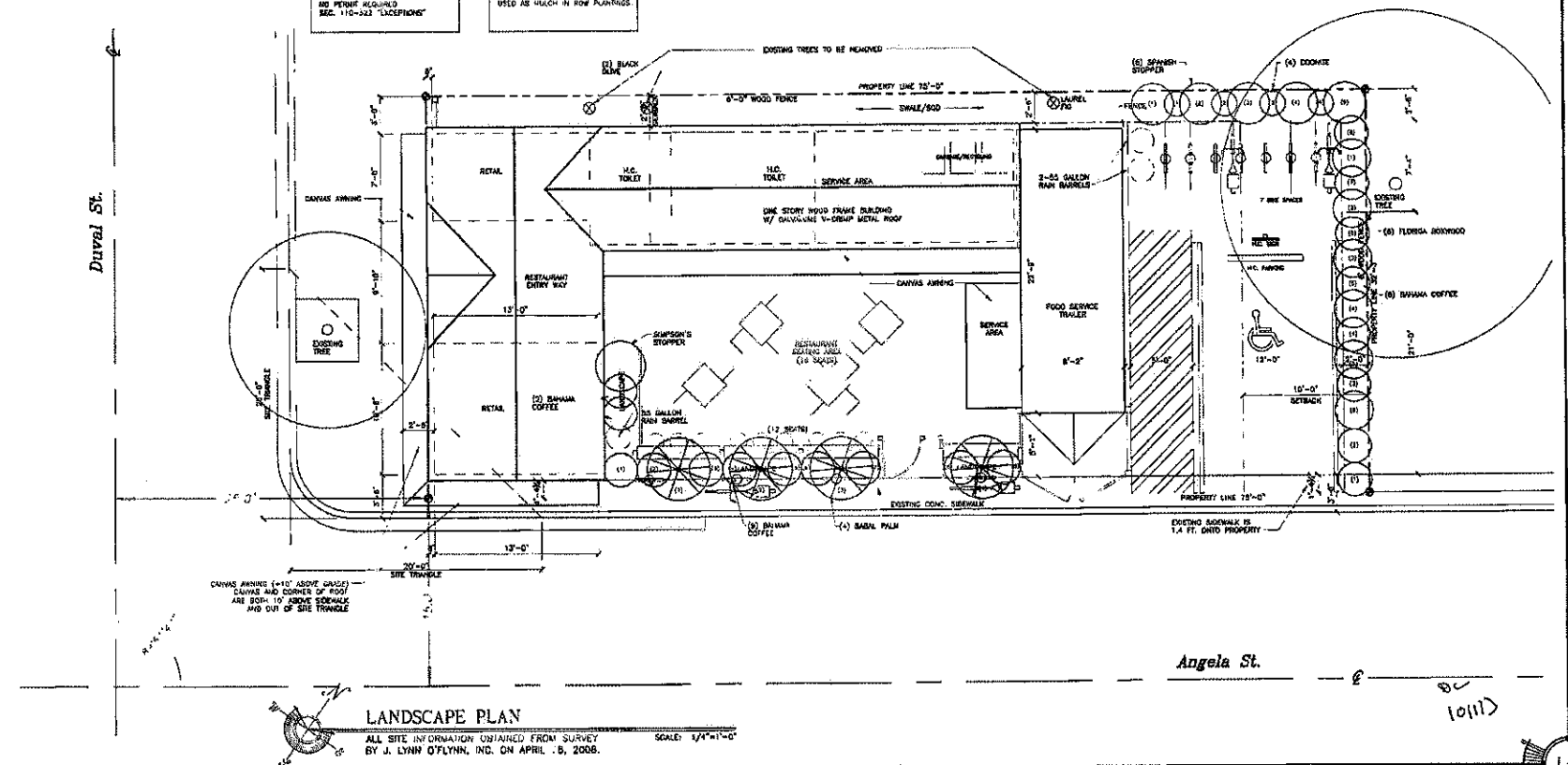
John

| PLANT SCHEDULE | |
|--|--------------------------------|
| (A) SABAL PALM FIELD ORNH 16-18" | SABAL PALMETTO 16-18" |
| (B) SPANISH STOPPER 7 GALLON | EUCALYPTA FOETIDA 8" |
| (C) FLORIDA BROOMWOOD 7 GALLON | SCHNEIDERIA PALUSTRIS AS |
| (D) SIMPSON'S STOPPER 7 GALLON | MYRSINE JAGANS 4-5" |
| (E) BANANA COFFEE 3 GALLON | PSYCHOTRIA LIGUSTRIFOLIA 2" |
| (F) COONIE 3 GALLON | ZAMIA PUMPA 18" |

| LANDSCAPE REQUIREMENTS | |
|--|--|
| *** MINIMUM LANDSCAPE AREA SEC. 108-113 | = 20% (483.6 SQ.FT.) PROVIDED = 13.1% (319.3 SQ.FT.) |
| *** E.O.W. - 40 PLANT UNITS PER 100 L.F. SEC. 108-113 | = 40 UNITS REQUIRED PROVIDED = 23 UNITS |
| *** BUTTERNUT / SCREENING SEC. 108-247 | PROPOSED USE = HIGH IMPACT ALTERNATIVE USE = HIGH IMPACT ALTERNATIVE USE = NONE REQUIRED 41 P.S. PROVIDED |
| *** 20% NATIVE SPECIES REQUIRED SEC. 108-113 | = 100% PROVIDED |

| TREE REMOVAL |
|--|
| (B) BLACK OLIVE |
| (C) LAUREL FIG |
| NO PERMITS REQUIRED SEC. 110-323 "UNDERPHONE" |

| NOTES |
|---|
| 1. ALL PLANTS "FLORIDA #1" |
| 2. PROTECTION PROVIDED |
| 3. DECORATIVE STONE (OVER ROCK) USED AS MUCH IN ROW PLANTING |



LANDSCAPE PLAN
ALL SITE INFORMATION OBTAINED FROM SURVEY
BY J. LYNN O'LYNN, INC. ON APRIL 15, 2008. SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPMENT
629 DUVAL STREET
KEY WEST, FLORIDA