

**PLANNING BOARD
RESOLUTION NO. 2016-61**

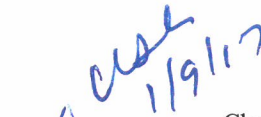
A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(A) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE INTERIOR RENOVATIONS AND RELATED SITE WORK TO DIVIDE THE FIRST FLOOR INTO FOUR SEPARATE COMMERCIAL UNITS AND CONSTRUCT SEVEN NEW RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS ON PROPERTY LOCATED AT 725 DUVAL STREET (RE # 00015920-000000; AK # 1016306) WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE (HRCC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

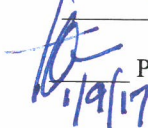
WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 15, 2016.

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 reconstruction of five or more transient residential units; and

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

WHEREAS, Code Sections 108-196(a) 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



Chairman


Planning Director

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

WHEREAS, the granting of the Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances;

WHEREAS, the Planning Board determined that the granting of the Major Development Plan and Landscape Modification / Waiver 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 granting of the Major Development Plan 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;

General Conditions:

1. The proposed development shall be consistent with the architectural plans by William Horn, Architect, dated January 26, 2016 and the landscape plans dated November 2, 2015 by Ladd B. Roberts, Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. A building Permit Allocation System (BPAS) award for 7 residential units shall be obtained prior to building permit issuance.
3. Resolution 2016-16 contains a Scribner's error in regards to the appropriate allocation of BPAS units. This is currently being corrected by staff. The property owner and applicant agree on staff's determination of allocations as 4 market rate

WJH
1/19/17

Chairman
to
1/19/17

Planning Director

and 3 affordable units.

4. During all phases of demolition and 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.

Conditions prior to the City Commission hearing:

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

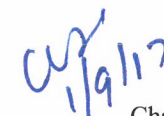
Conditions prior to issuance of a building permit:

6. 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

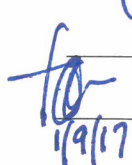
Condition prior to issuance of a Certificate of Occupancy:

7. The property owner has agreed to contribute toward the infrastructure of the area by purchasing three additional loops to be included into the recently installed bike rack located on the Petronia Street bike/scooter shared parking area as well as purchasing three bollards to be placed on the Duval Street right-of-way. On-site bike rack loops on Petronia Street and bollards on Duval Street right-of-way shall be installed and inspected by Chris Hamilton Bicycle Coordinator.
8. 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.



Chairman

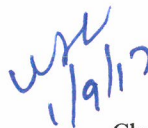


Planning Director

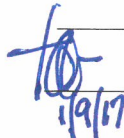
Section 4. This Major Development Plan and Landscape Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting 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.



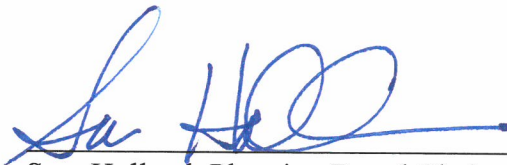
Chairman



Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 15th day of December, 2016.

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

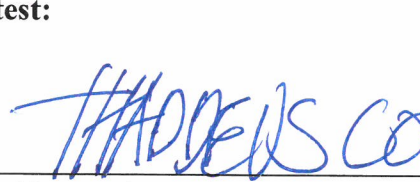


Sam Holland, Planning Board Chairman

1/9/17

Date

Attest:

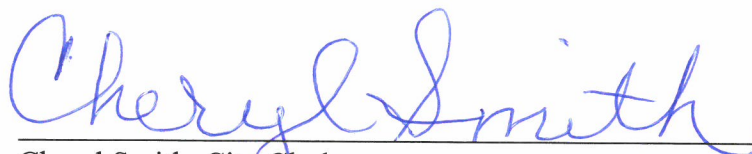


Thaddeus Cohen, Planning Director

1/9/17

Date


Filed with the Clerk:

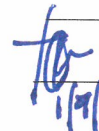


Cheryl Smith, City Clerk

1/10/2017

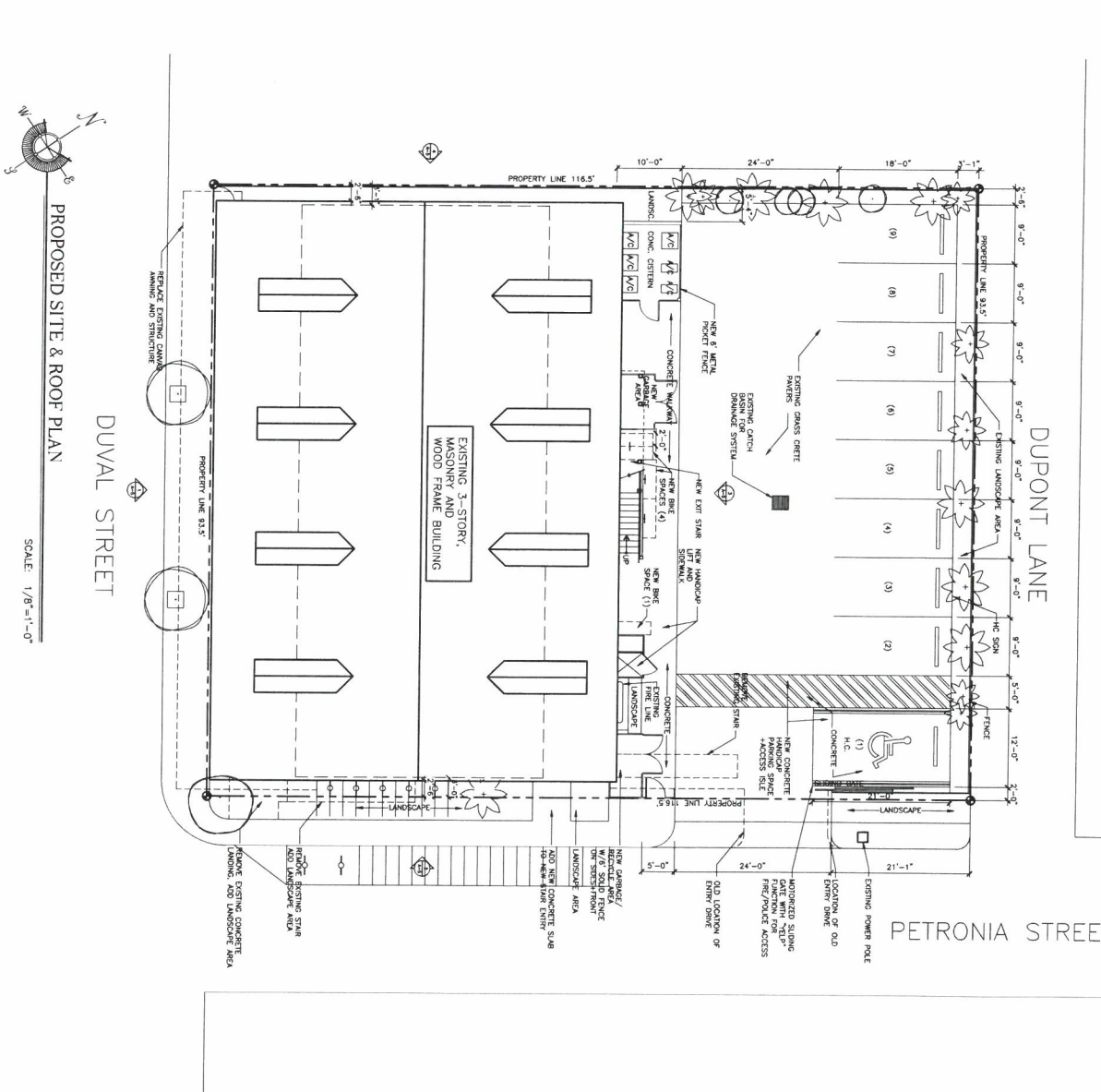
Date



Chairman


Planning Director

SITE DATA	
LAND USE :	HRC-1
FLOOD ZONE :	ZONE 'X'
SITE AREA :	10,892.75 S.F. (0.25 ACRES)
LOT COVERAGE :	ALLOWABLE = 50% (5,446.375 S.F.) EXISTING = 51% (5,398 S.F.) PROPOSED = 50.9% (5,550 S.F.)
IMPERVIOUS AREA :	ALLOWABLE = 70% (7,623 S.F.) EXISTING = 68% (7,262.75 S.F.) PROPOSED = 92.9% (10,123 S.F.)
LANDSCAPE AREA :	ALLOWABLE = 20% MIN (2,178.3 S.F.) EXISTING = 32% (3,429 S.F.) PROPOSED = 7% (750 S.F.)
OPEN SPACE :	ALLOWABLE = 33% MIN (3,594.6 S.F.) EXISTING = 2% (230 S.F.) PROPOSED = 7% (750 S.F.)
MAX. HEIGHT :	ALLOWABLE = 35.0' EXISTING = 39.97' PROPOSED = NO CHANGE TO HEIGHT
SETBACKS :	FRONT: ALLOWABLE: 10.0' PROVIDED: 0.5' (NO CHANGE) SIDE: ALLOWABLE: 2.5' PROVIDED: 2.5' (NO CHANGE) REAR: ALLOWABLE: 10.0' EXISTING: 5.5' PROVIDED: 10.0'
PARKING REQUIREMENTS :	5. SIDE: ALLOWABLE: 6.0' PARKING OVER PROPERTY LINE PARKING: 25
EXISTING APPROVED PARKING SPACES :	20.0 SPACES
EXISTING APPROVED SCOOTER SPACES :	9.0 SPACES
EXISTING ON SITE BIKES/SCOOTER SPACES :	15
PROPOSED ON SITE BIKES/SCOOTER SPACES :	23
PROPOSED ON SITE BIKES/SCOOTER SPACES :	23



DRAWING LIST	
A-1	PROPOSED SITE & ROOF PLAN
A-2	PROPOSED 1ST FLOOR PLAN
A-3	PROPOSED 2ND FLOOR PLAN
A-4	PROPOSED 3RD FLOOR PLAN
A-5	PROPOSED ELEVATIONS
EX-1	EXISTING SITE & ROOF PLAN
EX-2	EXISTING 1ST FLOOR PLAN
EX-3	EXISTING 2ND FLOOR PLAN
EX-4	EXISTING 3RD FLOOR PLAN
EX-5	EXISTING ELEVATIONS
E-1	EXTERIOR ELECTRIC LIGHTING PLAN
LS-1	LIFE SAFETY ROOF PLAN
LS-2	LIFE SAFETY 1ST FLOOR PLAN
LS-3	LIFE SAFETY 2ND FLOOR PLAN
LS-4	LIFE SAFETY 3RD FLOOR PLAN
LX-1	EXISTING LANDSCAPE PLAN
L-1	PROPOSED LANDSCAPE & IRRIGATION PLAN
SL-1	SURVEY

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA



Handwritten notes:
CASH
1/9/17
1/10/17

SCALE: 1/8"=1'-0"

REVISIONS:

06-08-15	REV. DRG
09-14-15	REV. DRG
09-17-15	REV. DRG
10-14-15	REV. DRG
11-02-15	REV. DRG
01-29-16	REV. DRG

DATE: 04-28-15 BRG

DESIGNER: J.M.

DATE: 04-28-15

PROJECT NUMBER: 1424

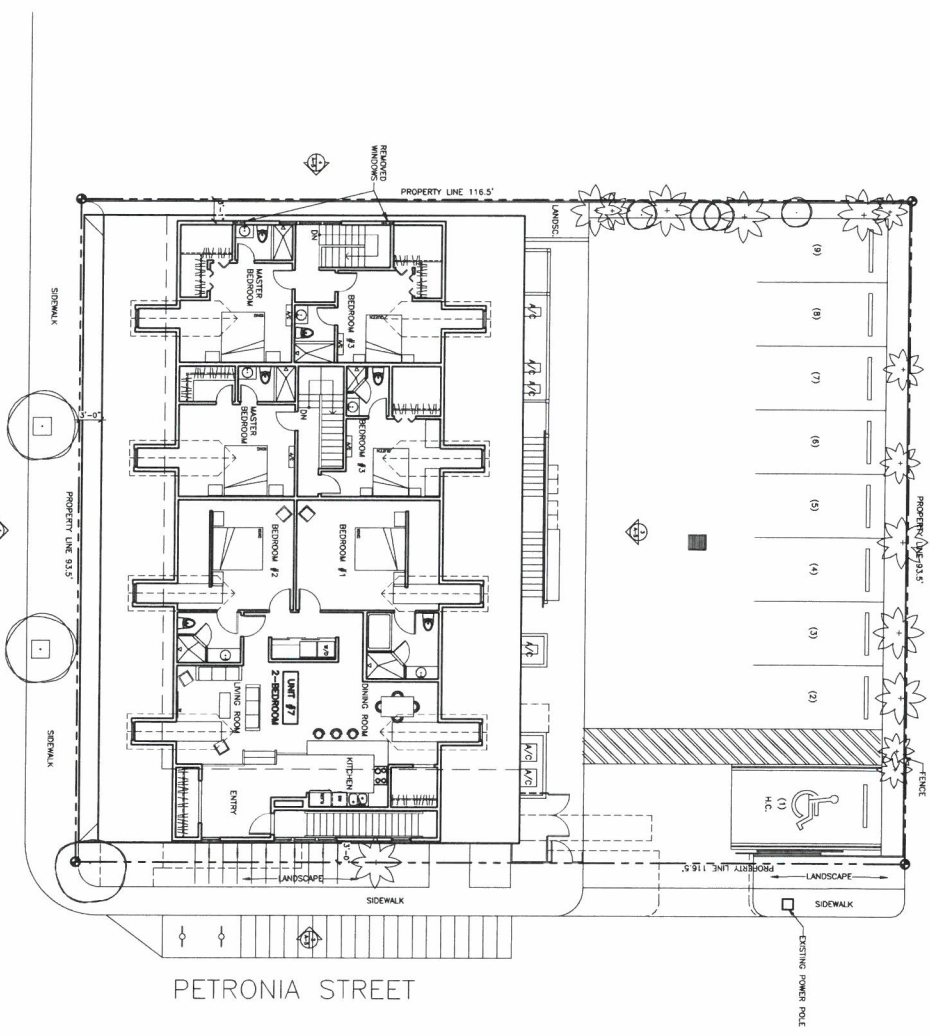
ARCHITECT: WILLIAM P. HORN ARCHITECT, P.A.

TEL: 305-263-8303
FAX: 305-279-7430
LICENSE NO. A-14000481

NEW HOUSING UNITS
KEY WEST, FLORIDA

SEAL

DUPONT LANE



PETRONIA STREET

DUVAL STREET

PROPOSED 3RD FLOOR PLAN

SCALE: 1/8"=1'-0"



NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

515 EAST 70TH ST
KEY WEST
FLORIDA
34901
TEL: 305-296-1007
FAX: 305-296-1008
LICENSING:
A-1000940

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

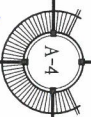
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DATE:
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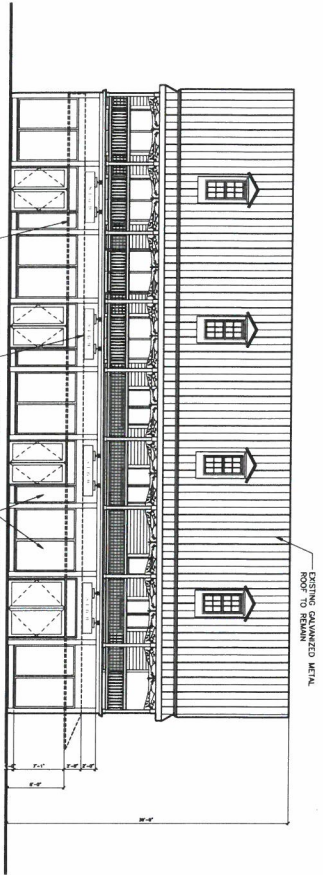
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A	11-02-13	REV DRG
A	01-29-14	REV DRG

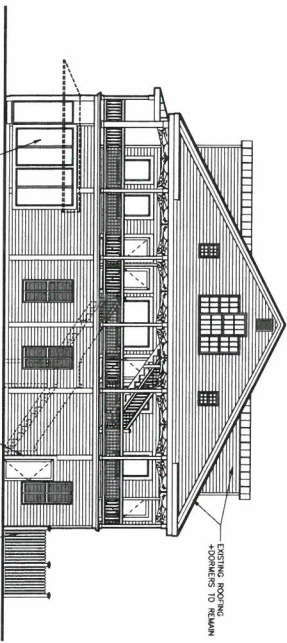
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DRAWN: JWH
ENR: JWH
CHECKED: JWH
DATE: 1/24



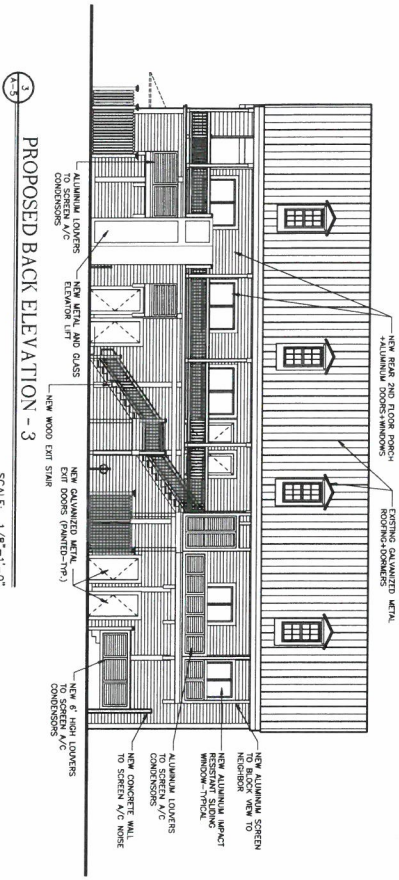
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1/16/13
1/16/13
1/16/13



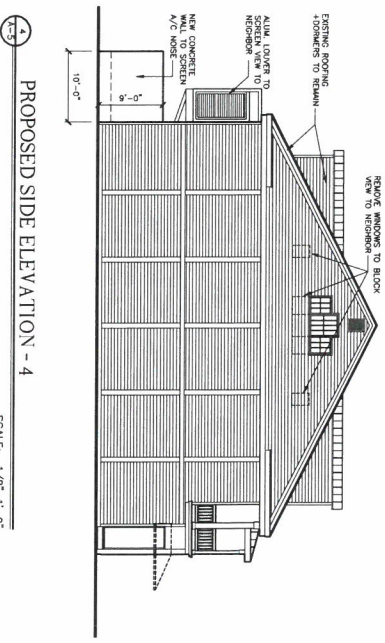
1-1
PROPOSED FRONT ELEVATION - 1
SCALE: 1/8"=1'-0"



2-2
PROPOSED SIDE ELEVATION - 2
SCALE: 1/8"=1'-0"

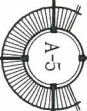


3-3
PROPOSED BACK ELEVATION - 3
SCALE: 1/8"=1'-0"



4-4
PROPOSED SIDE ELEVATION - 4
SCALE: 1/8"=1'-0"

NEW HOUSING UNITS
725 DIVAL STREET
KEY WEST, FLORIDA



DATE: 04-26-19 DRG

REVISIONS:

05-26-15	06-06-15	REV. DRG
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09-15-15	09-17-15	REV. DRG
09-17-15	09-14-16	REV. DRG
09-14-16	11-29-16	REV. DRG
11-29-16		REV. DRG

CKE
EVA
EVA
EVA
DELAN, B.

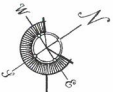
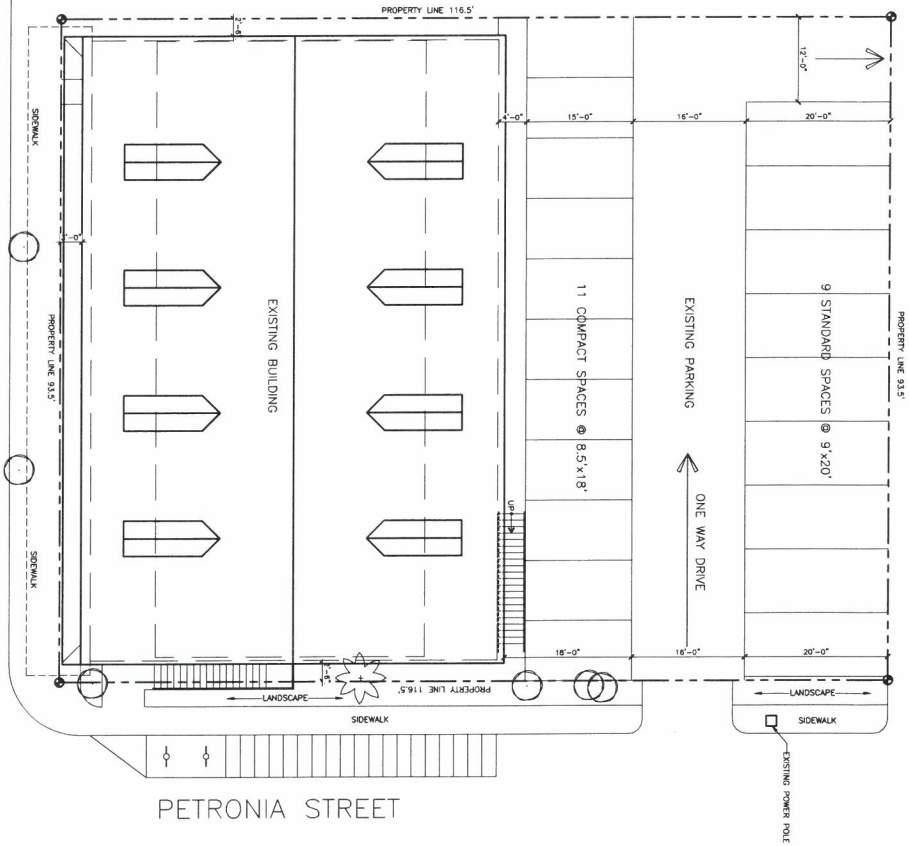
PROJECT NUMBER: 1424

NEW HOUSING UNITS
725 DIVAL STREET
KEY WEST, FLORIDA

WILLIAM P. HERR
ARCHITECT, P.A.
916 E. 9TH ST.
KEY WEST
FLORIDA
33840
TEL: 305-296-6397
FAX: 305-296-1033
LIC. NO. 44,000,040

USE
1/6/17
10/19/17

DUPONT LANE



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

DUVAL STREET

PETRONIA STREET

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM HERR
ARCHITECT, P.A.

NO. LOCUS ST
KEY WEST
FLORIDA
33400

TEL: 305-296-8454
FAX: 305-296-1033

LICENSING NO.
17116

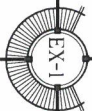
NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

SEAL

DATE
04-28-15 DRG

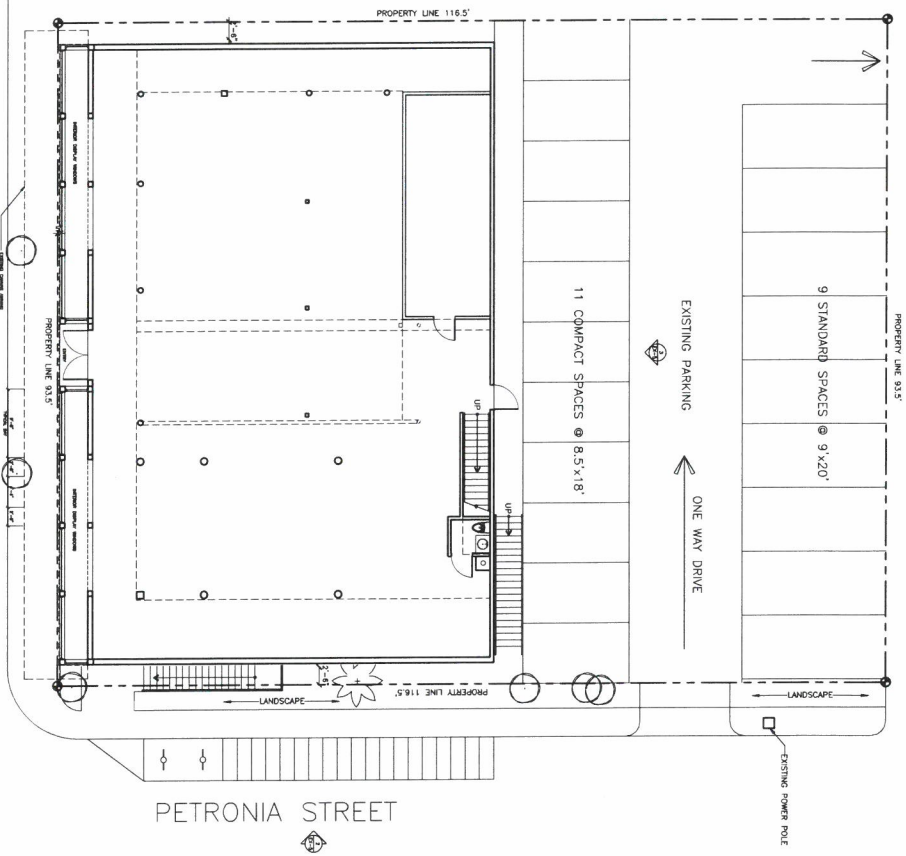
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△ 10-14-15 REV. DRG	
△ 11-02-15 REV. DRG	
△ 01-29-16 REV. DRG	

DATE
04-28-15 DRG
PROJECT NUMBER
1429



Handwritten notes:
CSU
1/9/17
10/19/17

DUPONT LANE



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

DUVAL STREET

PETRONIA STREET

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

WILLIAM HORN
 ARCHITECT, P.A.

515 EAST 78th ST
 KEY WEST
 FLORIDA
 33090
 TEL: 305-296-4402
 FAX: 305-296-4403
 WWW.WHORN.COM
 P.L. 00000000

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

SEAL

DATE
 04-25-12 DRC

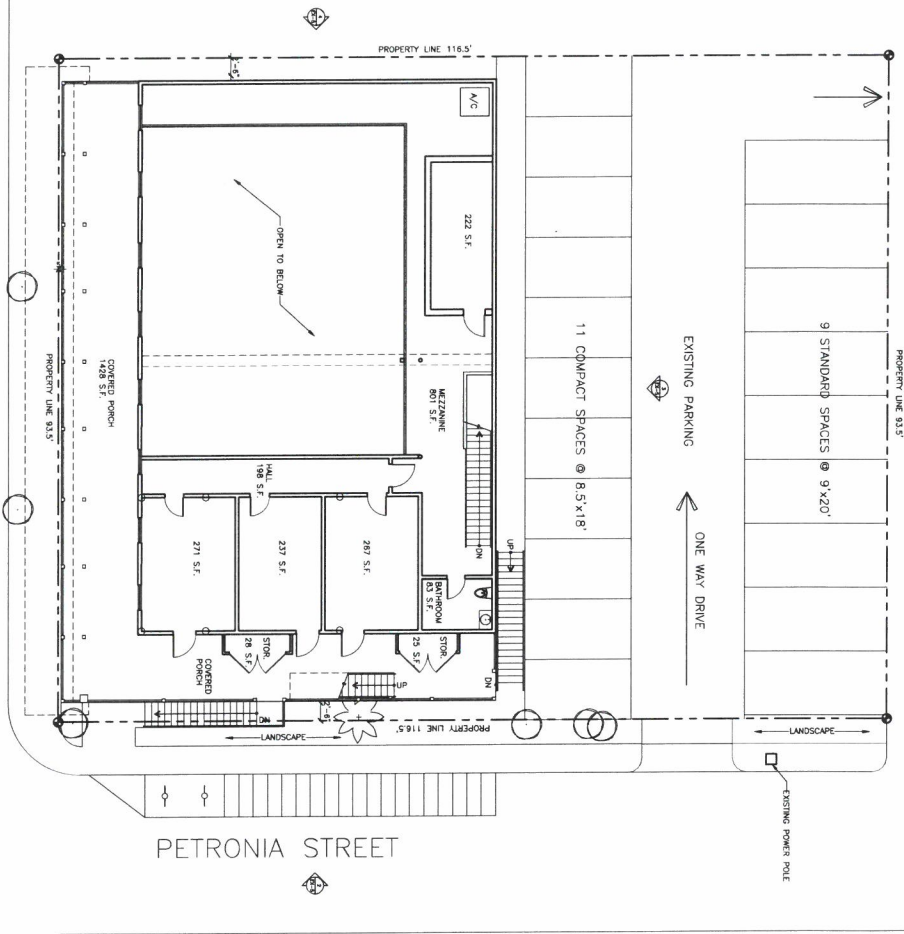
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11-02-12	11-02-12 REV DRC
01-24-13	01-24-13 REV DRC

EXE
 JWH
 PROJECT
 7/25
 1/25



Handwritten notes:
 1/16/12
 1/16/12
 1/16/12

DUPONT LANE



EXISTING 2ND. FLOOR PLAN
SCALE: 1/8"=1'-0"

DUVAL STREET

PETRONIA STREET

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM HORN
ARCHITECT, P.A.

940 BAYVIEW ST
KEY WEST
FLORIDA
34901

TEL: 305-296-1400
FAX: 305-296-1403

LETTERING
BY: 10/20/09

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

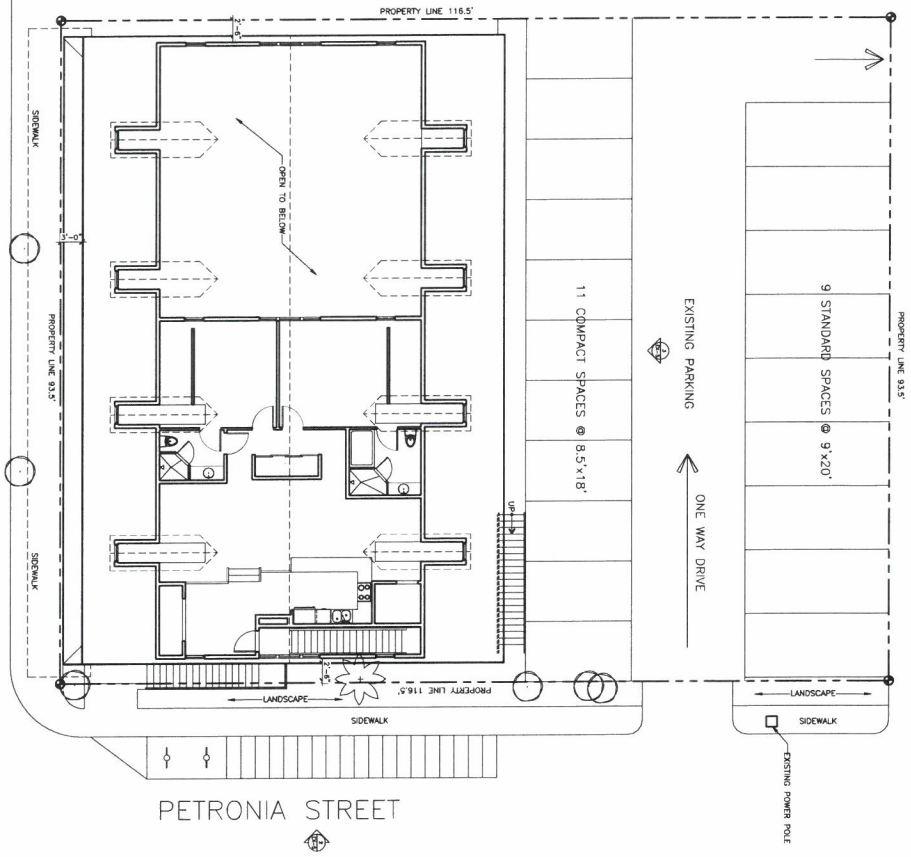
SCALE

DATE
04-28-10 DRG

REVISIONS

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02-15-12	△	02-15-12 REV. DRG
02-22-12	△	02-22-12 REV. DRG
02-29-12	△	02-29-12 REV. DRG
03-06-12	△	03-06-12 REV. DRG
03-13-12	△	03-13-12 REV. DRG
03-20-12	△	03-20-12 REV. DRG
03-27-12	△	03-27-12 REV. DRG
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01-20-15	△	01-20-15 REV. DRG
01-27-15	△	01-27-15 REV. DRG
02-03-15	△	02-03-15 REV. DRG
02-10-15	△	02-10-15 REV. DRG
02-17-15	△	02-17-15 REV. DRG
02-24		

DUPONT LANE



DUVAL STREET



EXISTING 3RD. FLOOR PLAN
SCALE: 1/8"=1'-0"

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM P. BORN
ARCHITECT, P.A.

910 STONE ST
KEY WEST
FLORIDA
33090

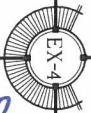
TEL: 360-296-8487
FAX: 360-296-0403
LIC. ENG. 360
A-54589-B

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

SCALE

DATE
04-28-15 DRG

REVISIONS	DATE
02-26-15	04-28-15 DRG
05-06-15	04-28-15 DRG
06-19-15	04-28-15 DRG
08-11-15	04-28-15 DRG
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11-02-15	04-28-15 DRG
01-26-16	04-28-15 DRG



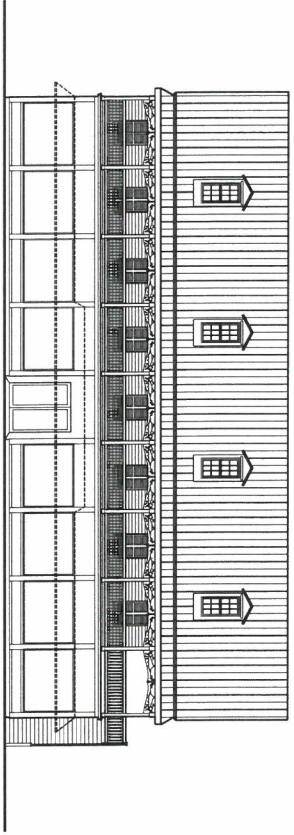
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C-21
1/9/17
1/16/17

WILLIAM P. HORN
ARCHITECT, P.A.

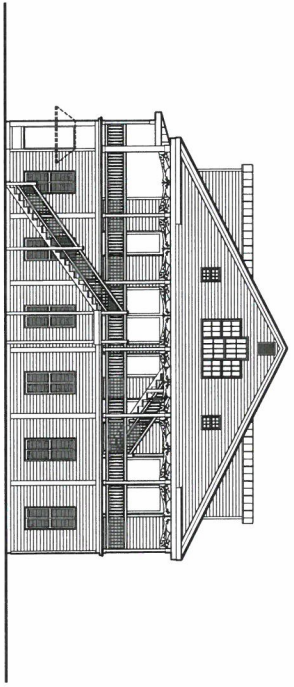
915 OAKTON ST
KEY WEST
FLORIDA
33840

TEL: 305-796-8487
FAX: 305-296-1033
LIT: 305-296-1033
LIT: 305-296-1033

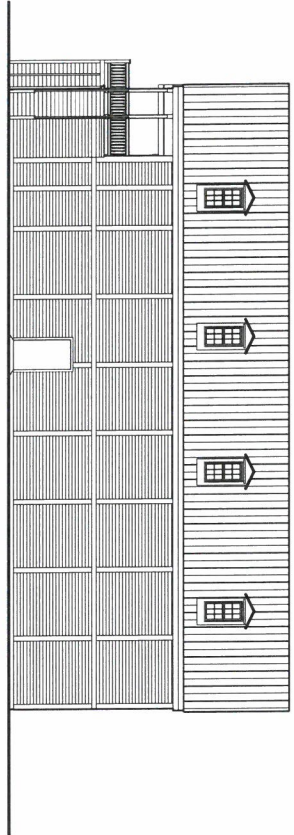
NEW HOUSING UNITS
725 DIVAL STREET
KEY WEST, FLORIDA



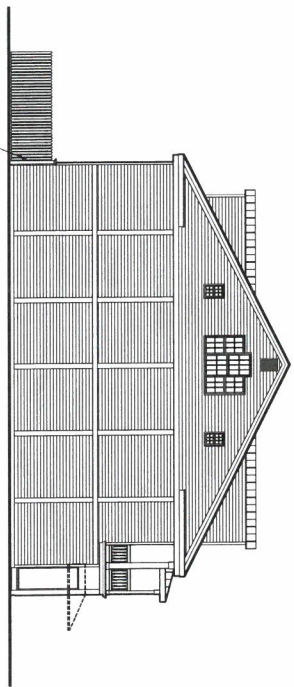
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EXISTING FRONT ELEVATION - 1
SCALE: 1/8"=1'-0"



2
EXISTING SIDE ELEVATION - 2
SCALE: 1/8"=1'-0"



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



4
EXISTING SIDE ELEVATION - 4
SCALE: 1/8"=1'-0"

REVISIONS	DATE
05-26-13	
△ 05-06-13 REV. DRG	
△ 09-12-13 REV. DRG	
△ 11-14-13 REV. DRG	
△ 05-14-13 REV. DRG	
△ 11-02-13 REV. DRG	
△ 01-26-16 REV. DRG	

DATE
04-28-13 DRG

PROJECT NUMBER
1428

NEW HOUSING UNITS
725 DIVAL STREET
KEY WEST, FLORIDA

EX-5

Handwritten notes:
USG
1/9/17
10/19/17

WILLIAM HORN
ARCHITECT PA

303.573.0317
787 WEST
TULAH
PHOENIX
ARIZONA
TEL: 360-296-8432
FAX: 360-296-1030
LIFE SIZE
1:1 (OR SHOWN)

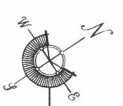
NEW HOUSING UNITS
823 WEST FERRISIA

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

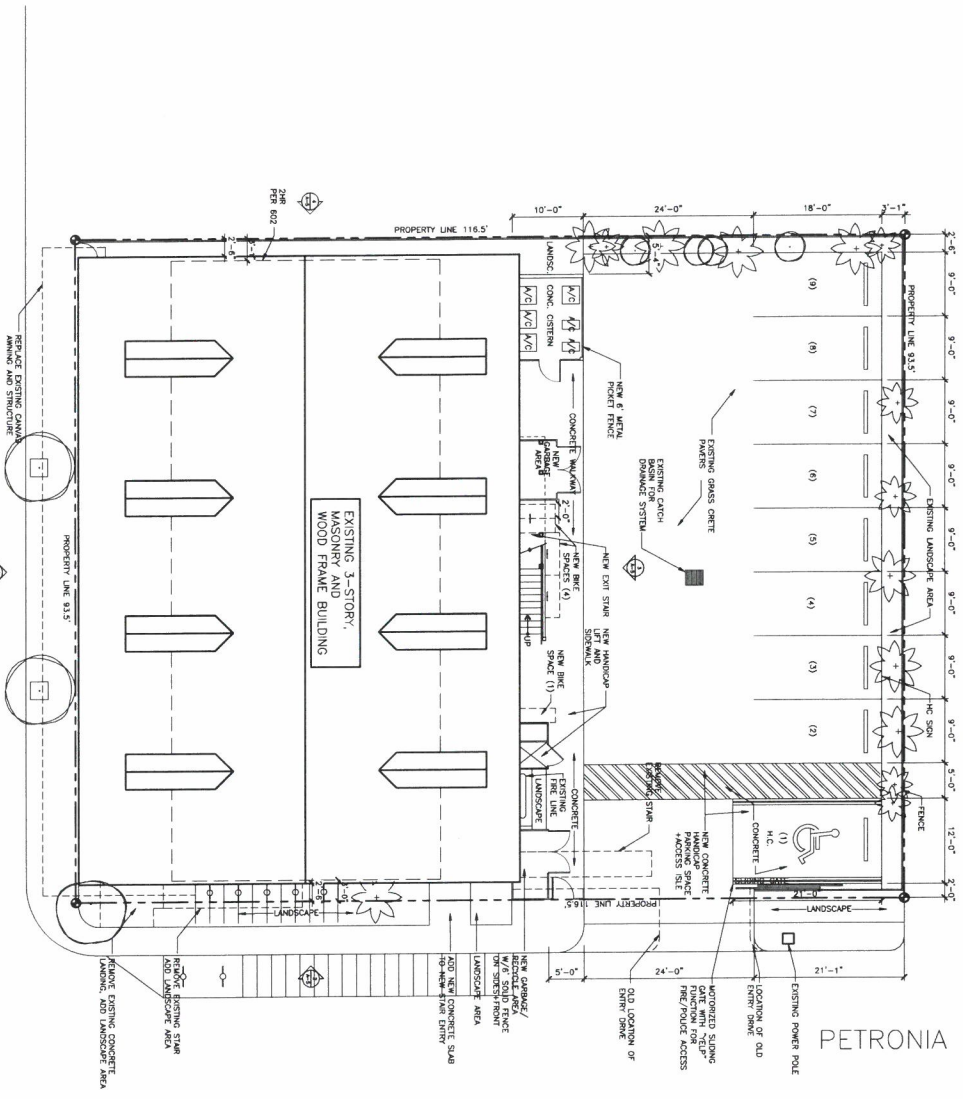
LIFE SAFETY - SITE PLAN



DUVAL STREET

DUPONT LANE

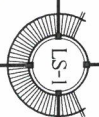
PETRONIA STREET



REVISIONS

NO.	DATE	DESCRIPTION
01	03-26-15	REVISED PER 116.5' PROPERTY LINE
02	04-23-15	REVISED PER 93.5' PROPERTY LINE
03	09-17-15	REVISED PER 116.5' PROPERTY LINE
04	11-02-15	REVISED PER 93.5' PROPERTY LINE
05	01-26-16	REVISED PER 116.5' PROPERTY LINE

PROJECT
NO. 1424



Handwritten notes:
1/6/17
10/6/17

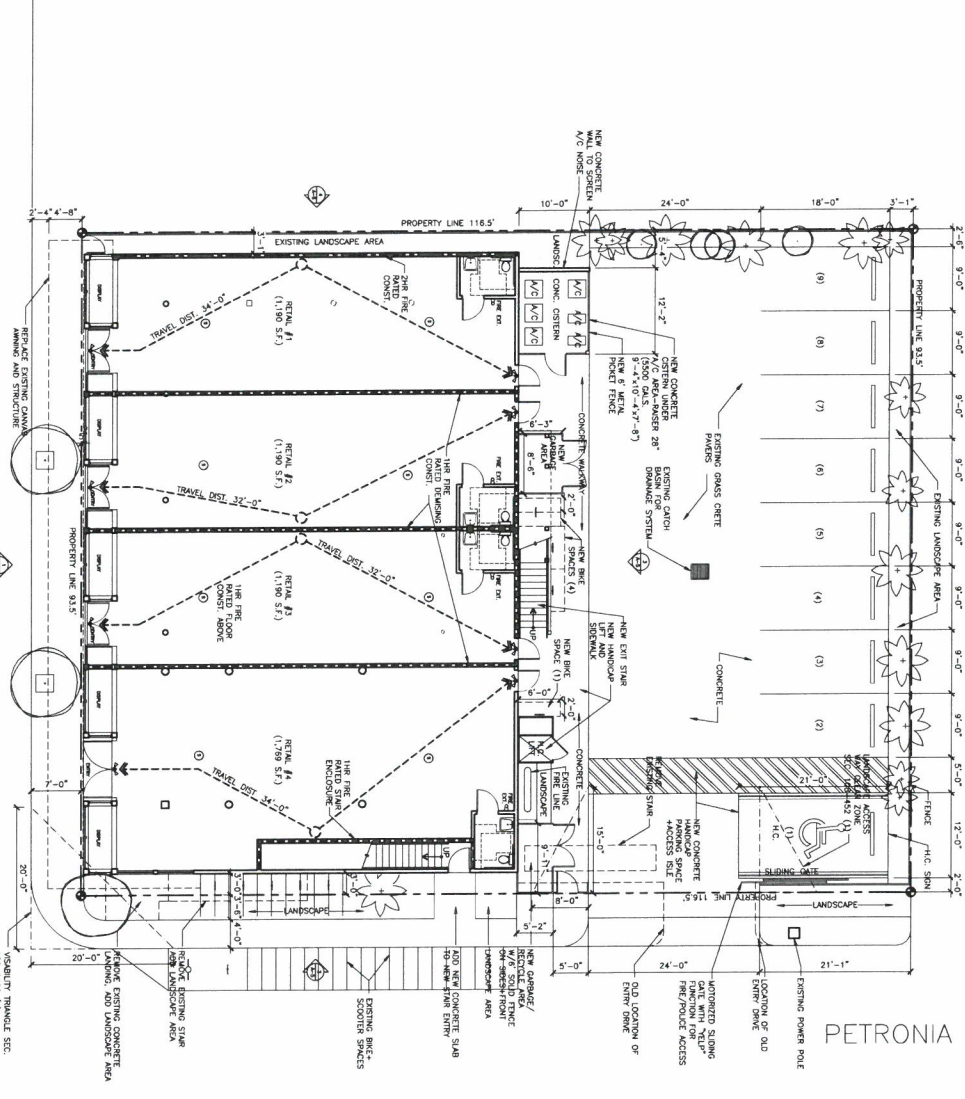
NEW HOUSING UNITS
725 DUPONT STREET
KEY WEST, FLORIDA

DUPONT LANE
LIFE SAFETY - 1ST. FLOOR PLAN
SCALE: 1/8"=1'-0"

DUVAL STREET

DUPONT LANE

PETRONIA STREET



FIRE RATING LEGEND

Thick dashed line	2 HR FIRE RATING
Thin dashed line	1 HR FIRE RATING

NOTE: MAX. TRAVEL DISTANCE: MERCANTILE:
SPRINKLED BUILDING = 200'-0"

Handwritten notes:
1/16/17
C. J. [Signature]



REVISIONS
02-26-13
02-08-13 REV. DRC
02-14-13 REV. DRC
02-19-13 REV. DRC
03-14-13 REV. DRC
01-26-16 REV. DRC

DATE
04-28-15 DRC

DESIGNER
J.M.
DRAWN BY
D.E.A.W.N. B.V.

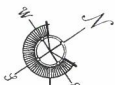
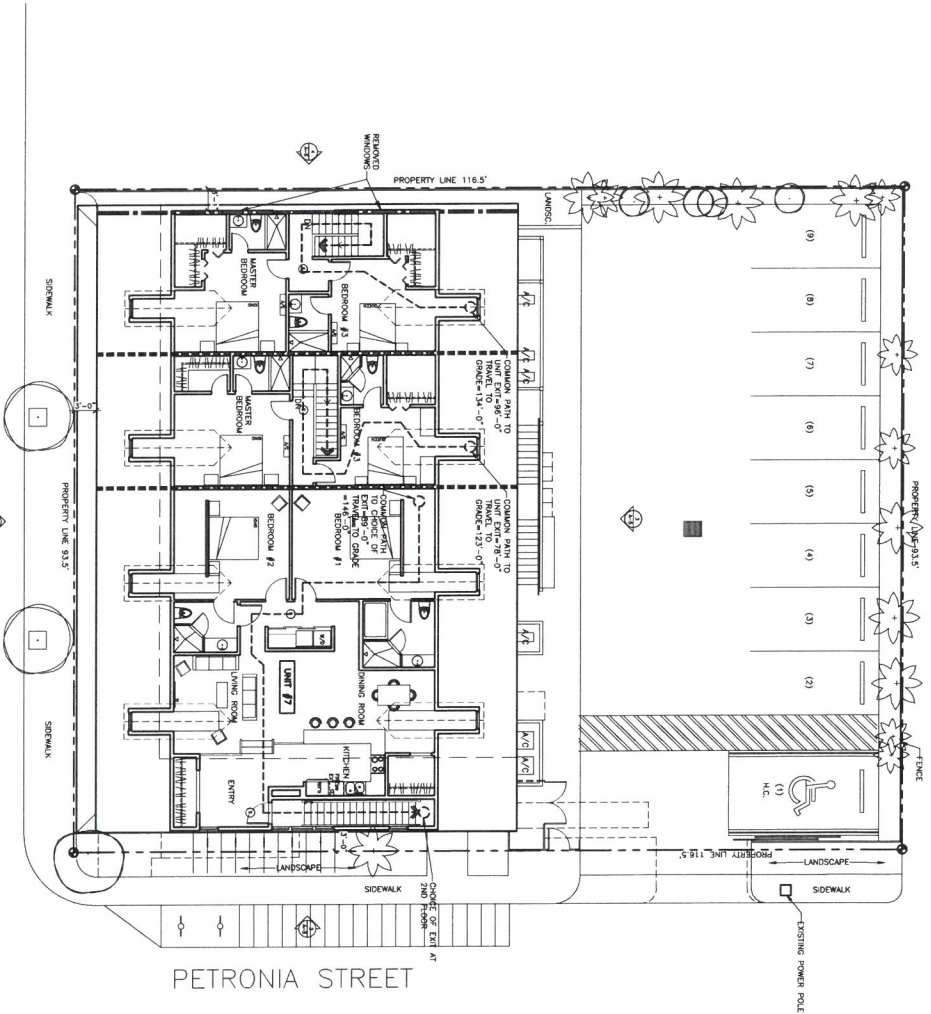
PROJECT NUMBER
1424

WILLIAM P. BERN
ARCHITECT P.A.
910 E. 13TH ST.
KEY WEST
FLORIDA
33001
TEL: 305-296-1400
FAX: 305-296-1403
LEICESTER
11500
11500

NEW HOUSING UNITS
725 DUPONT STREET
KEY WEST, FLORIDA

15-2

DUPONT LANE



LIFE SAFETY - 3RD. FLOOR PLAN

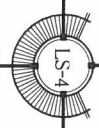
SCALE: 1/8"=1'-0"

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

FIRE RATING LEGEND

---	2 HR FIRE RATING
- - - -	1 HR FIRE RATING

REVISIONS	DATE
03-26-15	04-28-15 DRC
08-06-15 REV DRC	
09-15-15 REV DRC	
10-15-15 REV DRC	
11-02-15 REV DRC	
01-26-16 REV DRC	

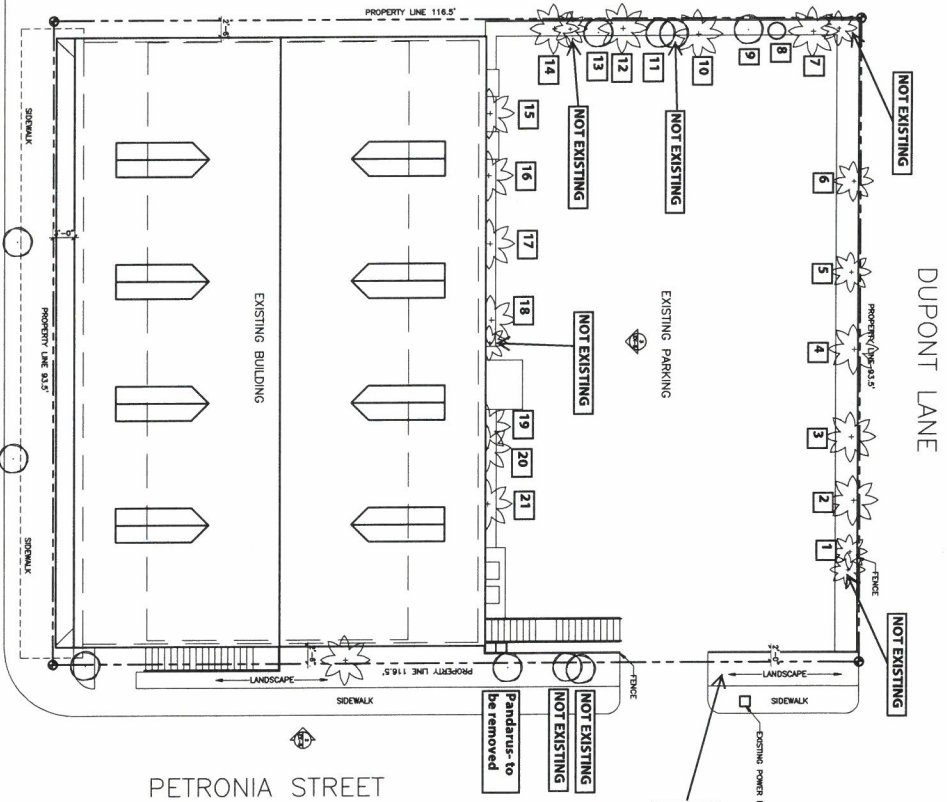


Handwritten notes:
CWA
1/9/17
1/16/17

WILLIAM P. HORN
ARCHITECT, P.A.
916 EASTON ST
KEY WEST
FLORIDA
33040
TEL: 305-296-1303
FAX: 305-296-1003
LICENSING
FL 00000000

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

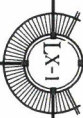
#	Botanical Name	Common Name	DBH	Ht	Spread	Action
1	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
2	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
3	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
4	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
5	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
6	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
7	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	7'	Preserve
8	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	8'	Preserve
9	<i>Sabal palmetto</i>	Sabal Palm	14"	10'	7'	Preserve
10	<i>Unknown</i>	Unknown	12"	12'	8'	Preserve
11	<i>Unknown</i>	Unknown	8"	18'	9'	Preserve
12	<i>Unknown</i>	Unknown	10"	10'	9'	Preserve
13	<i>Unknown</i>	Unknown	11"	11'	6'	Preserve
14	<i>Cocos nucifera</i>	Coconut Palm	11"	23'	8'	Preserve
15	<i>Unknown</i>	Unknown	10"	10'	6'	Preserve
16	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	8'	Preserve
17	<i>Cocos nucifera</i>	Coconut Palm	9"	19'	8'	Preserve
18	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
19	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	10'	Remove
20	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
21	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
22	<i>Sabal palmetto</i>	Sabal Palm	10"	6"	6'	Remove
23	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	10'	Remove
24	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	9'	Remove
25	<i>Veitchia Merrilli</i>	Christmas Palm	multi-trunk	20'	11'	Remove



EXISTING LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA



DATE: 04-29-13 BRC
 REVISIONS:
 5/27/15
 8/8/15
 DR. W. B. [Signature]
 PROJECT NUMBER: [Blank]

SCALE: 1/8"=1'-0"

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

TREPANIER
 ASSOCIATES INC.
 348 SW 34th Street
 Key West, FL 34202
 (305) 241-3888

CSA
1/9/17
1/9/17

