

**PLANNING BOARD
RESOLUTION NO. 2019-50**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING APPROVAL OF A MAJOR DEVELOPMENT PLAN, CONDITIONAL USE, AND LANDSCAPE MODIFICATION / WAIVER APPLICATION TO DEVELOP A HOTEL AMENITY TO INCLUDE A POOL, A FLOWRIDER® DOUBLE AND ASSOCIATED MECHANICAL EQUIPMENT, SIX CABANAS, RESTROOMS, STORAGE SPACE, TWO AIRSTREAM® TRAILERS, AND TWO FOOD TRUCKS AT PROPERTIES LOCATED AT 3824 AND 3840 NORTH ROOSEVELT BOULEVARD (RE# 00065550-000000 AND RE# 00064950-000000) WITHIN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91 B. 2. (c) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that outside of the Historic District, a major development plan is required for an addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities equal to or greater than 5,000 square feet; and

WHEREAS, Section 108-196 (a) provides that the planning board’s decision on a major development plan shall be advisory to the city commission; and

WHEREAS, Section 122-418 provides that conditional use review is required for commercial amusement within the General Commercial (CG) zoning district; and

UMZ Chairman
Pw Planning Director

WHEREAS, Chapter 108 Article VI provides for landscaping requirements for a proposed development plan; and

WHEREAS, Section 108-517 provides that an applicant may request a waiver or modification of the standards of Chapter 108 Article VI; and

WHEREAS, Section 108-517 provides that the planning board shall render the final action for an application for a waiver or modification to the standards of Chapter 108 Article VI; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 18, 2019; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan, Conditional Use, and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan, Conditional Use, 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.

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.

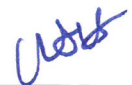
Section 2. The Major Development Plan, Conditional Use, and Landscape Modification / Waiver application to develop a hotel amenity to include a pool, a Flowrider® Double and associated

mechanical equipment, six cabanas, restrooms, storage space, two Airstream® trailers, and two food trucks on property located at 3824 and 3840 North Roosevelt Boulevard (RE# 00065550-000000 & 00064950-000000) within the General Commercial (CG) zoning district pursuant to Section 108-91 B. 2 (c), Section 122-418, and Section 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:


General conditions:

1. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
2. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. The proposed development shall be consistent with the signed and sealed plans by K2M Design and David Douglas Associates, Inc. No approval granted for any other work or improvements shown on the plans other than the proposed pool, FlowRider® Double and associated mechanical equipment, six cabanas, restrooms, storage space, two Airstream® trailers, and two food trucks.
4. Hours of operation may be 7-days a week, from 9am to 9pm. Any proposed extension in hours of operation must be approved by the Planning Board pursuant to section 122-63 (e).

Conditions prior to placement on a City Commission agenda:



Chairman



Planning Director

5. The applicant shall obtain final landscape plan approval from the Tree Commission.
6. Any comments or requests by the City's traffic engineering consultant relating to the applicant's expanded traffic statement received prior to the City Commission hearing shall be addressed.
7. Pursuant to section 108-243, an irrigation plan, prepared by a registered landscape architect, engineer, or an irrigation contractor working under the supervision of a registered landscape architect or engineer shall be submitted prior to the City Commission hearing.
8. A lighting plan shall be submitted that shows light sources shielded and arranged to eliminate glare from roadways and streets and directed away from properties lying outside the district. The plan shall show that street lighting will be installed on all internal and perimeter streets, within parking areas, and along pedestrian walkways. Shielding of lighting elements shall be accomplished by using an opaque shade to direct the light.

Conditions prior to issuance of a building permit:

9. Pursuant to the note to file, dated December 10, 2013, the unit at the Welcome Center located at 3840 North Roosevelt Boulevard will revert back to the City for redistribution for other potential projects when the site is redeveloped.
10. Applicant shall coordinate with Keys Energy Services a full project review.
11. 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.

12. A unity of title shall be submitted to the Planning Director.

Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:

13. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

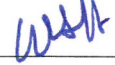

14. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board and City Commission resolutions.

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, Conditional Use, 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.

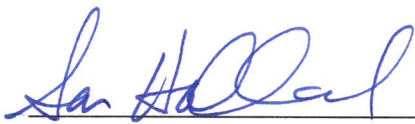
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal


Chairman

Planning Director

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.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of July 2019.

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



Sam Holland, Planning Board Chairman

7-26-19

Date

Attest:

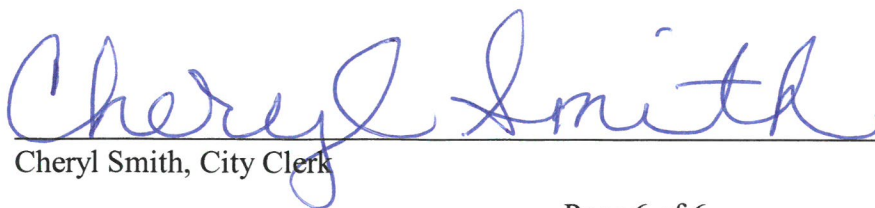


Patrick Wright, Planning Director

7-25-19

Date



Filed with the Clerk:



Cheryl Smith, City Clerk

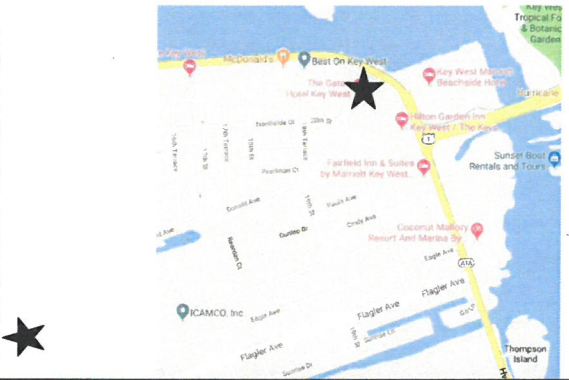
7-25-19

Date

 Chairman
 Planning Director

LOCATION MAP

PROJECT LOCATION



CODE INFORMATION

APPLICABLE CODES
 ALL WORK SHALL BE IN CONFORMANCE, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE OR LOCAL CODES HAVING JURISDICTION.

2017 FLORIDA BUILDING CODE, 6TH EDITION
 CITY OF KEY WEST CODES & ORDINANCES
 2015 ICC INTERNATIONAL BUILDING CODE (IBC)
 2015 ICC MECHANICAL CODE (IMC)
 2015 ICC PLUMBING CODE (IPC)
 2017 NFPA NATIONAL ELECTRIC CODE
 2015 ICC FIRE CODE (FC)
 2015 ICC FUEL AND GAS CODE (FGC)
 2015 ICC ENERGY CONSERVATION CODE (ECC)
 2015 ICC INTERNATIONAL BUILDING CODE (IBC)

MIAMI-DADE/FLORIDA NOA APPROVALS
 2010 ADDAG
 ASCE 7-10
 ASCE 24-14

BUILDING INFORMATION

THE GATES HOTEL
 3824/3840 N ROOSEVELT BLVD.
 KEY WEST, FL 33040

ZONING: CG - GENERAL COMMERCIAL

OCCUPANCY: R-1 - RESIDENTIAL (HOTEL)
 CONSTRUCTION TYPE: III
 BUILDING IS FULLY SPRINKLED
 NO MODIFICATIONS TO EXISTING HOPEL
 NO MODIFICATIONS TO BUILDING OCCUPANCY (EXISTING TO REMAIN)
 FIRE RESISTANCE RATINGS - UNCHANGED

BUILDING SQUARE FOOTAGE: REFER TO SHEET A111 AND A113

BUILDING IS NOT HISTORICAL

DRAWING INDEX

ISSUED FOR	
	2019.04.10 - DEVELOPMENT PLAN & CONDITIONAL USE SUBMITTAL
GENERAL	
GG.0.1	COVER SHEET
GG.0.2	DRAWING INDEX AND PROJECT INFORMATION
ARCHITECTURAL	
A0.1.1	EXISTING SURVEY - WELCOME CENTER
A0.1.2	EXISTING SURVEY - GATES
A0.1.3	EXISTING SURVEY - COMBINED
A1.1.1	ARCHITECTURAL SITE PLAN
A1.1.2	MATERIAL/HARDSCAPE SITE PLAN
A1.1.3	ARCHITECTURAL SITE PLAN DATA TABLES
A2.1.0	ARCHITECTURAL FLOOR PLANS
A2.1.2	ARCHITECTURAL ROOF PLANS
A3.1.0	ARCHITECTURAL ELEVATIONS
A3.1.1	ARCHITECTURAL ELEVATIONS
CIVIL	
C-01	EXISTING CONDITIONS
C-02	CONCEPT SITE PLAN
C-03	CONCEPT DRAINAGE PLAN
C-04	CONCEPT UTILITIES PLAN
LANDSCAPE	
LC0-00	LANDSCAPE COVER SHEET
LT1-01	TREE DISPOSITION PLAN
LP1-01	CANOPY PLANTING PLAN
LP2-01	UNDERSTORY PLANTING PLAN
LP3-00	PLANT SCHEDULE, NOTES AND CALCULATIONS
LP2-03	PLANTING DETAILS

GENERAL NOTES

- The contract documents consist of this set of drawings, addenda, construction change directives, change orders, the contract between the owner and contractor, conditions of the contract and any other information written and mutually agreed upon between the owner and contractor.
- These drawings are complementary and interrelated; work of any individual trade is not necessarily confined to specific documents, chapters, or locations.
- It is the intent of the contract documents to be designed in accordance with all codes and ordinances in effect at the time the permit is issued. Notify architect immediately upon discovery of suspected deviation.
- If discrepancies or inconsistencies in the documents are discovered, notify the architect immediately using a consistent "request for information" procedure.
- Construction techniques, procedures, sequencing, and scheduling are solely the responsibility of the contractor.
- DO NOT SCALE DRAWINGS;** use dimensions only. All dimensions must be verified on the job and the architect must be notified of any discrepancies before proceeding with the work.
- Coordinate locations and/or elevations of floor drains, registers, grilles, louvers, ducts, unit heaters, panels, etc. with the Mechanical, Plumbing, and Electrical Contractors and the architectural drawings.
- Blocking at openings, doors, windows, and wall mounted fixtures shall be 2x FRT materials. At wall mounted equipment locations, use 1/2" plywood sheet material. All blocking in contact with concrete or concrete masonry units to be pressure treated.
- Where a detail is shown for one condition, it shall apply to all like or similar conditions, even though not specifically marked on the drawings.
- All abbreviations, materials and symbols in legends may or may not be used.
- Follow the manufacturer's instruction specifications for preparation, implementation, and construction of all materials and systems.

SCOPE OF WORK

PROJECT DESCRIPTION - The development starts with the lot combination of 3824 & 3840 N Roosevelt Boulevard. Once lot combination/separations are complete, the development is to include a pool, cabanas, sand & turf areas for lounging, a Double Flowrider and associated mechanical space, men's, women's, and handicap restrooms, storage space, (2) airstream trailers, and (2) food truck locations. The new pool is to be approximately 2,500 SF (2,443 SF) with a "beach" area plan west and (6) 10'-0" x 10'-0" cabanas located plan south. Plan right of the pool is an Airstream trailer to be used as a bar, with a total of (13) bar stools. Adjacent to the bar is the Double Flowrider, with an overall dimension of 42'-8" x 53'-4". The Flowrider and pool equipment are to be located in a mechanical room that measures 29'-10" x 20'-2" at its longest dimensions (560 SF). The mechanical room is located at a finished floor level of 11'-5" to bring the equipment above flood (over the 1'-0" required freeboard from our flood zone of AE9) as well as to provide enough space under the building for the pool pump. Adjacent to the mechanical equipment is an open-air storage space measuring 9'-4" x 15'-11" for storage of pool chairs. Next to the flow rider are the restrooms, consisting of a "potty parity" design of (3) stalls and (3) lavatories per gender and (1) ADA stall with toilet and lavatory. The stalls are slightly oversized to accommodate changing area. The restrooms are elevated to a finish floor level of 10'-4", bringing them above the required 1'-0" of freeboard from our floor zone of AE9. Plan North of the restrooms there is an access stair and ADA lift. A second, covered storage room is incorporated at grade, measuring 10'-8" x 6'-9". Both storage units mentioned as well as the area under the mechanical room are to be flood vented as required. Plan North of the Flowrider is a small Airstream trailer of Flowrider checking and waiver signing, as well as a countertop viewing area for parents and patrons to watch the action. Plan East of the bathrooms are (2) food truck locations, which will be provided permanent power (above flood). Landscape pockets are incorporated throughout the pool deck and new parking lot. The new parking lot is calculated in the site data table as impervious, despite the design consideration for impervious pavers. There is a proposed net increase in open space across the two lots, along with no net negative for parking or bicycle spaces. The trolley station is to remain as-is. A new fire lane is considered around the perimeter of the parking where drives are located. The hotel rooms facing the pool area would have adjusted exterior spaces in order to better incorporate them into the design. This new development is a pedestrian friendly design, contained within the site. All waste disposal is to be contained on site, utilizing the existing facilities on the Gates Hotel property. Signage is to be contained within the site as well. The site data table on sheet A1.1.3 expands upon the lot coverages, FAR, and impervious surfaces. The pervious and impervious surfaces are expanded upon on sheet A1.1.2 and parking data is located on A1.1.1. The Landscape information may be viewed on the LP-Sheets and preliminary Civil on the C-Sheets.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE = 19
 ROOF R-VALUE - AS REQUIRED TO MEET MINIMUM ENERGY CODE REQUIREMENTS.

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTION NUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE.	
	WINDOW TAG. REFER TO WINDOW SCHEDULE.	
	WALL TYPE TAG. REFER TO WALL TYPES.	
	BREAKLINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER SHEET NUMBER
		TITLE SCALE

DESIGN TEAM INFORMATION

ARCHITECT (PRIMARY POINT OF CONTACT): K2M Design, Inc. Devon Ayers, Project Contact 1150 Virginia Street Key West, Florida 33040 tel: 305-307-5846	POOL/FLOWRIDER CONSULTANT: Aquatic Development Group Travis Kline, Project Contact P.O. Box 648 13 Green Mountain Drive Cohoes, NY 12047 tel: 216.357.2794
MEP ENGINEER: K2M Design, Inc. Jason Mowray, Project Contact 5500 Waleh Lane, Ste 100 Rogers, AR 72758 tel: 216-357-2794	LANDSCAPE ARCHITECT: Resolve Nathan VanDeman, Project Contact tel: 317-442-2213
STRUCTURAL ENGINEER: K2M Design, Inc. Steve Crasley, Project Contact 3000 Overseas Highway Marathon, FL 33050 tel: 305-307-5540	SURVEYOR: Monroe County Surveying & Mapping, Inc. Eddie Martinez, Project Contact tel: 305-534-4668
CIVIL ENGINEER: David Douglas Associates Steve Hurley, Project Contact 11400 Overseas Highway Marathon, FL 33050 tel: 305-602-8135	

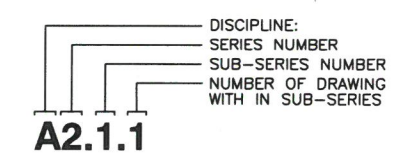
ADA COMPLIANCE STATEMENT

This project has been designed in accordance to the 2010 ADDAG Code

APPROVALS

SCHEMATIC DESIGN	SUBMITTED	3/28/2019
	APPROVED	4/4/2019
DESIGN DEVELOPMENT	SUBMITTED	-
	APPROVED	-
CONSTRUCTION DOCUMENTS	SUBMITTED	-
	APPROVED	-
PLANNING SUBMISSION	SUBMITTED	4/10/2019
	APPROVED	-
PERMIT DOCUMENTS	SUBMITTED	-
	APPROVED	-

SHEET NUMBERING SYSTEM



ARCHITECT:
K2M
 Architecture, Engineering,
 Interior Design,
 Asset Management,
 Specialty Consulting

Key Largo, FL
 Key West, FL
 Marathon, FL

URL: www.k2mdesign.com
 PROF. REG. AA26001059

Building Relationships
 Based on Trust and Results

Client: Columbus Enterprises | Key Largo | Key West | Marathon | Children | Education | Healthcare

SEAL

SCOTT M. MOWRAY
 E.C. NO. 9893111
 Expire Date 12/31/2021
 C.O.# AA26001059

Consultants:
 CIVIL ENGINEER:
 David Douglas Associates, Inc.
 POOL/LOWRIDER:
 Aquatic Development Group
 LANDSCAPE ARCHITECT:
 Resolve

Submissions:
 2019.04.10 - DEVELOPMENT REVIEW & CONDITIONAL USE SUBMITTAL

KEY WEST WATER PARK
 3824/3840 N. ROOSEVELT BLVD.
 KEY WEST, FL 33040
 HIGHGATE
 870 7TH AVE; 2ND FLOOR; NEW YORK, NY 10019

PLOTTED: 4/9/2019 4:14 PM

Drawing Size: 24x36 | Project #: 19039

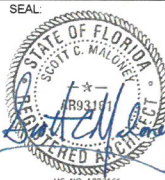
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Title:
 DRAWING INDEX
 CODE INFO., SYMBOL
 LEGEND, &
 ABBREVIATIONS

Sheet Number:
G0.0.2

Date: 2019.04.10
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AKW
 PW
 7-26-19
 7-25-19



Scott Maloney, License #89933651
Expiration Date 2/28/2021
C.O.A. # AA26001059

Consultants:
CIVIL ENGINEER
David Douglas Associates, Inc.
POOL/DROWIDER
Aquatic Development Group
LANDSCAPE ARCHITECT
Resolve

Submissions
2019.04.10: DEVELOPMENT REVIEW &
CONDITIONAL USE SUBMITTAL

KEY WEST WATER PARK
3824/3840 N. ROOSEVELT BLVD.
KEY WEST, FL 33040
HIGHGATE
870 7TH AVE; 2ND FLOOR; NEW YORK, NY 10019

PLOTTED: 4/9/2019 4:15 PM

Drawing Size | Project #
24x36 | 19039
Drawn By: EHP | Checked By: EHP

Title:
EXISTING
SURVEY
(WELCOME CENTER)

Sheet Number:

A0.1.1

Date: 2019.04.10

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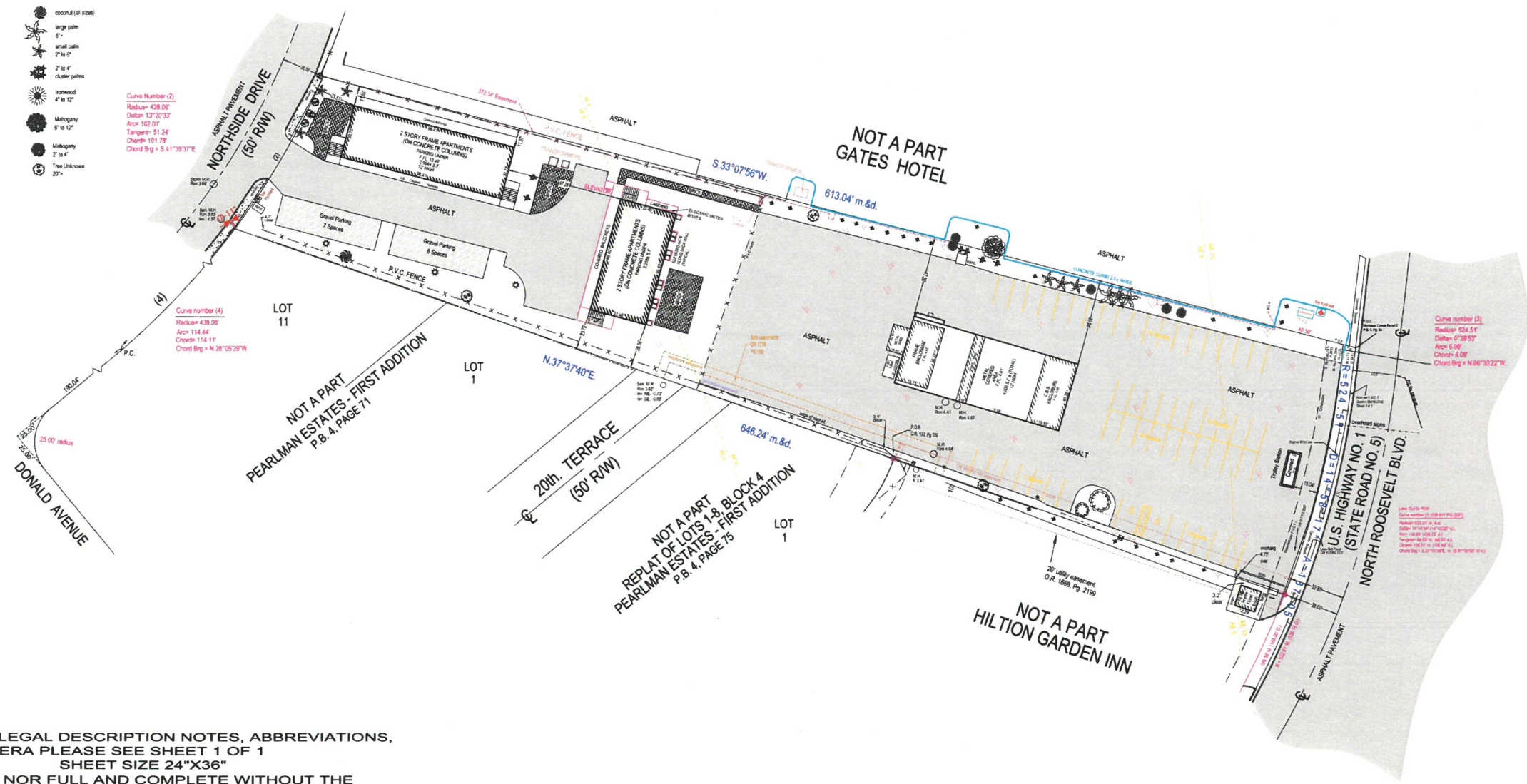
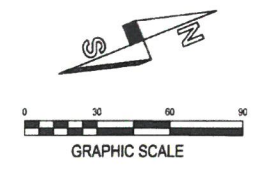
PW
7-25-19

- TREES
- Four 47"
 - Four 22"
 - small palms 2' to 6"
 - large palms 6' to 12"
 - cluster palms 2' to 4'
 - 7' to 8' tree unknown
 - 1' to 3' tree unknown
 - Submerged 4' to 6"
 - 4' to 6"
 - Scrapings (all sizes)
 - coconut (all sizes)
 - large palm 6"
 - small palm 2' to 6"
 - 2' to 4' cluster palms
 - ironwood 4' to 12"
 - Mangrove 6' to 12"
 - Mangrove 2' to 4"
 - Tree Unknown 20"

Curve Number (2)
Radius= 438.06'
Delta= 13°20'33"
Arc= 102.01'
Tangent= 51.24'
Chord Brg = S 41°30'37"W

Curve number (4)
Radius= 438.06'
Delta= 114.64°
Arc= 114.64°
Chord Brg = N 26°05'29"W

Curve number (3)
Radius= 524.51'
Delta= 6°39'53"
Arc= 6.60'
Chord Brg = N 86°30'22"W



SURVEYORS NOTE:
THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS,
LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 1
DRAWING SCALE 1"= 30' SHEET SIZE 24"X36"
THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE
ATTACHED SHEET 1 OF 1



MONROE COUNTY SURVEYING & MAPPING, INC
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. L88236
PH: (305) 534-4668 OR (305) 293-0486 FAX (305) 531-4589 WWW.MCSMCO.COM
MEMBER: FLORIDA LAND SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT:
Highgate- Welcome Center
3840 North Roosevelt Blvd., Key West, FL

Eddie A. Martinez
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. L56755
STATE OF FLORIDA

JOB No.	N/A	DRAWN:	JMR	REVISIONS	
FIELD BOOK:	N/A	REVISED:	EAM		
SCALE:	1"=30'	SHEET No.	2 OF 2		

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
CAD FILE:
\\net\land\Surveying Data\Data MCSM\Drawings\Key West\Hotel Collection Corner\VL Wood\WELCOME CENTER UPGRADE 1.9.19.dwg



Consultants:
 CIVIL ENGINEER
 David Douglas Associates, Inc.
 POOL/PAVEMENT
 Aquatic Development Group
 LANDSCAPE ARCHITECT
 Resolve

Submissions:
 2/14/19 - DEVELOPMENT REVIEW &
 CONDITIONAL USE SUBMITTAL

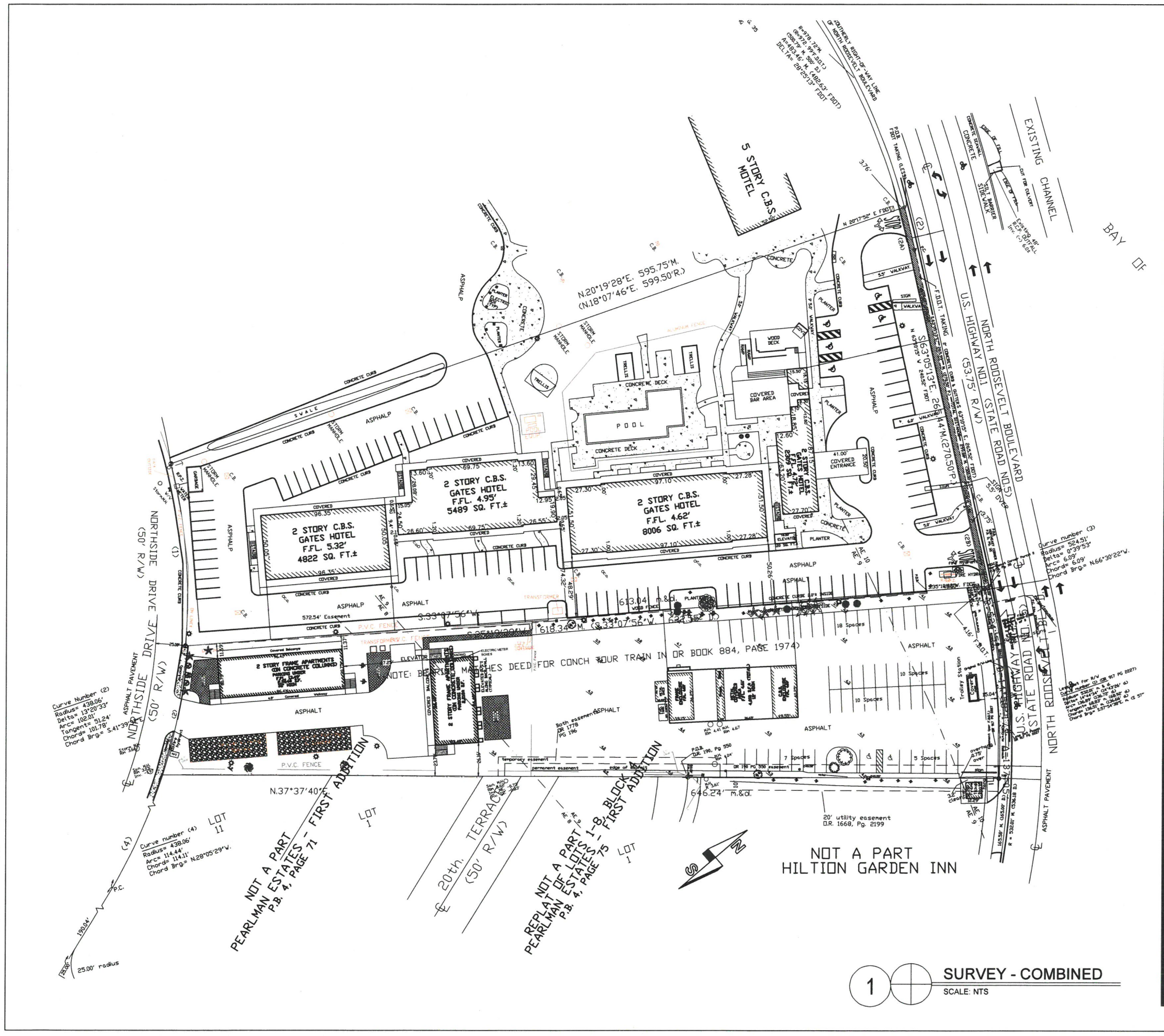
KEY WEST WATER PARK
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HIGHGATE
 870 7TH AVE, 2ND FLOOR, NEW YORK, NY 10019

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 Drawing Size 24x36 Project # 19039
 Drawn By: EHP Checked By: EHP

Title:
 EXISTING
 SURVEY
 (COMBINED)

Sheet Number:
A0.1.3
 Date: 2019.04.10
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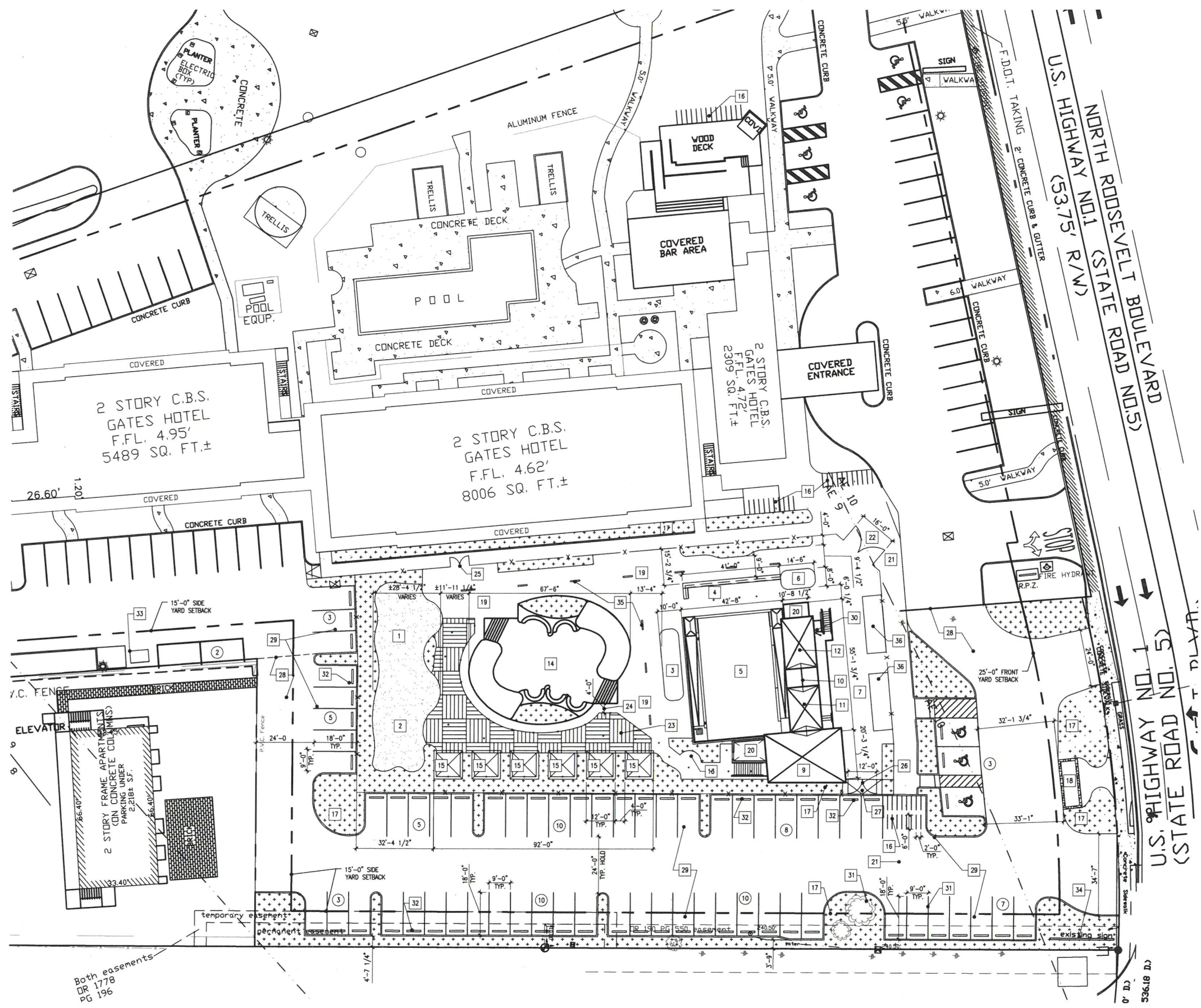
Handwritten notes:
 CW
 7-26-19
 PW
 7-25-19



1 SURVEY - COMBINED
 SCALE: NTS



4/20/19/19039 - Highgate Key West Water Park (A0.1.3) (Survey/Plan) (1) - Combined Surveys, 4/9/2019 4:16 PM, scale: 1"=50', auto plot



SITE INFORMATION

PARCEL ID - 00064950-000000
 ALTERNATE KEY - 1065471
 LEGAL DESCRIPTION:
 PT KW NO 1 A PARCEL OF LAND LYING SW OF NORTH ROOSEVELT BOULEVARD
 LAND USE - COMMERCIAL HIGHWAY (100H)
 FRONTAGE - 137 FT
 DEPTH - 646 FT
 LOT AREA - 78,259 SF
 SEE SHEET A1.1.3 FOR SITE DATA TABLE

CODED NOTES

- 1 BEACH AREA
- 2 BEACH AREA FLEXIBLE SPACE
- 3 AIRSTREAM BAR W/ (13) BAR TOP SEATS
- 4 BAR-TOP VIEWING AREA
- 5 FLOWRIDER
- 6 FLOWRIDER "KIOSK/CHECK IN" AIRSTREAM STATION
- 7 FOOD TRUCK ALLEY W/ (2) 24'-0" FOOD TRUCKS
- 9 EQUIPMENT ROOM
- 10 HANDICAP ACCESSIBLE TOILET ROOM
- 11 WOMENS TOILET ROOM
- 12 MENS TOILET ROOM
- 13 SHOWER RINSE OFF LOCATION
- 14 POOL
- 15 VIP CABANAS
- 16 BIKE RACK LOCATION AND QUANTITY INSTALLED PER CODE
- 17 HATCH INDICATES LANDSCAPING
- 18 TROLLEY STATION
- 19 CONCRETE POOL DECK
- 20 STORAGE
- 21 ACCESSIBLE PATH TO HOTEL
- 22 14'-0" ENTRANCE/EXIT GATE
- 23 HATCHED AREA INDICATES PERMEABLE TURF AREA
- 24 4'-0" ACCESSIBLE WALKWAY AROUND POOL
- 25 8'-0" ACCESSIBLE ENTRANCE/EXIT GATE
- 26 12'-0" SERVICE GATE
- 27 SERVICE RAMP EXTENDING FROM PARKING LOT GRADE TO TOP OF CONCRETE SERVICING FOOD TRUCK ALLEY
- 28 EXTENTS OF NEW DRIVEWAY
- 29 NEW PARKING SPACES, SEE PARKING PLAN ON A112
- 30 ACCESSIBLE LIFT
- 31 HANDICAP ACCESSIBLE PARKING SPACE - POURED CONCRETE
- 32 WHEEL STOP - TYP AT ALL PARKING STALLS
- 33 TRASH COLLECTION LOCATION FOR NEW DEVELOPMENT
- 34 EXISTING BILLBOARD - TO BE REFACED, OF LIKE SIZE & FUNCTION
- 35 GROUND DRAIN, COORDINATE WITH CIVIL FOR MORE INFORMATION
- 36 FOOD TRUCK

HOTEL ROOMS

ROOMS ALONG POOL AREA TO HAVE EXTENDED PATIO COURTYARDS, CONNECTING TO PATH ALONG POOL DECK VIA GATE. PATHS TO BE MIN. 42" WIDE.

PARKING

(35) NEW STANDARD PARKING SPACES
 (2) NEW ADA PARKING SPACES
 (49) TOTAL BICYCLE PARKING SPACES ON SITE
 PARKING REQUIREMENT BASED ON BAR CONSUMPTION AREA = 1 PER 45 SF CONSUMPTION AREA
 TOTAL CONSUMPTION AREA (BAR) = 294 SF
 TOTAL CONSUMPTION AREA (FOOD TRUCKS) = 546 SF
 REQUIRED PARKING = 18.667 (19) SPACES

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SEAL
 STATE OF FLORIDA
 PROFESSIONAL REGISTERED ARCHITECT
 David Douglas
 License No. AR03155
 Expiration Date 2/28/2021
 Civil Engineer License AR03151
 Expiration Date 2/28/2021
 C.O.A. # AA2601059

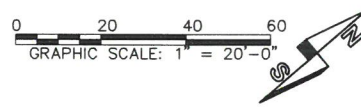
Consultants:
 CIVIL ENGINEER
 David Douglas Associates, Inc.
 POOL/LANDSCAPE ARCHITECT
 Aquatic Development Group
 LANDSCAPE ARCHITECT
 Resolve

Submissions
 2018.04.10 - DEVELOPMENT REVIEW & CONDITIONAL USE SUBMITTAL
 2018.05.10 - DESIGN DEVELOPMENT
 2018.08.01 - CONSTRUCTION DOCUMENTS

KEY WEST WATER PARK
 3824/3840 N. ROOSEVELT BLVD.
 KEY WEST, FL 33040
HIGHGATE
 870 7TH AVE, 2ND FLOOR, NEW YORK, NY 10019

PLOTTED: 6/27/2019 4:37 PM
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 Drawn By: DA Checked By: EHP
 Title: ARCHITECTURAL SITE PLAN
 Sheet Number:
A1.1.1
 Date: 2019.08.01
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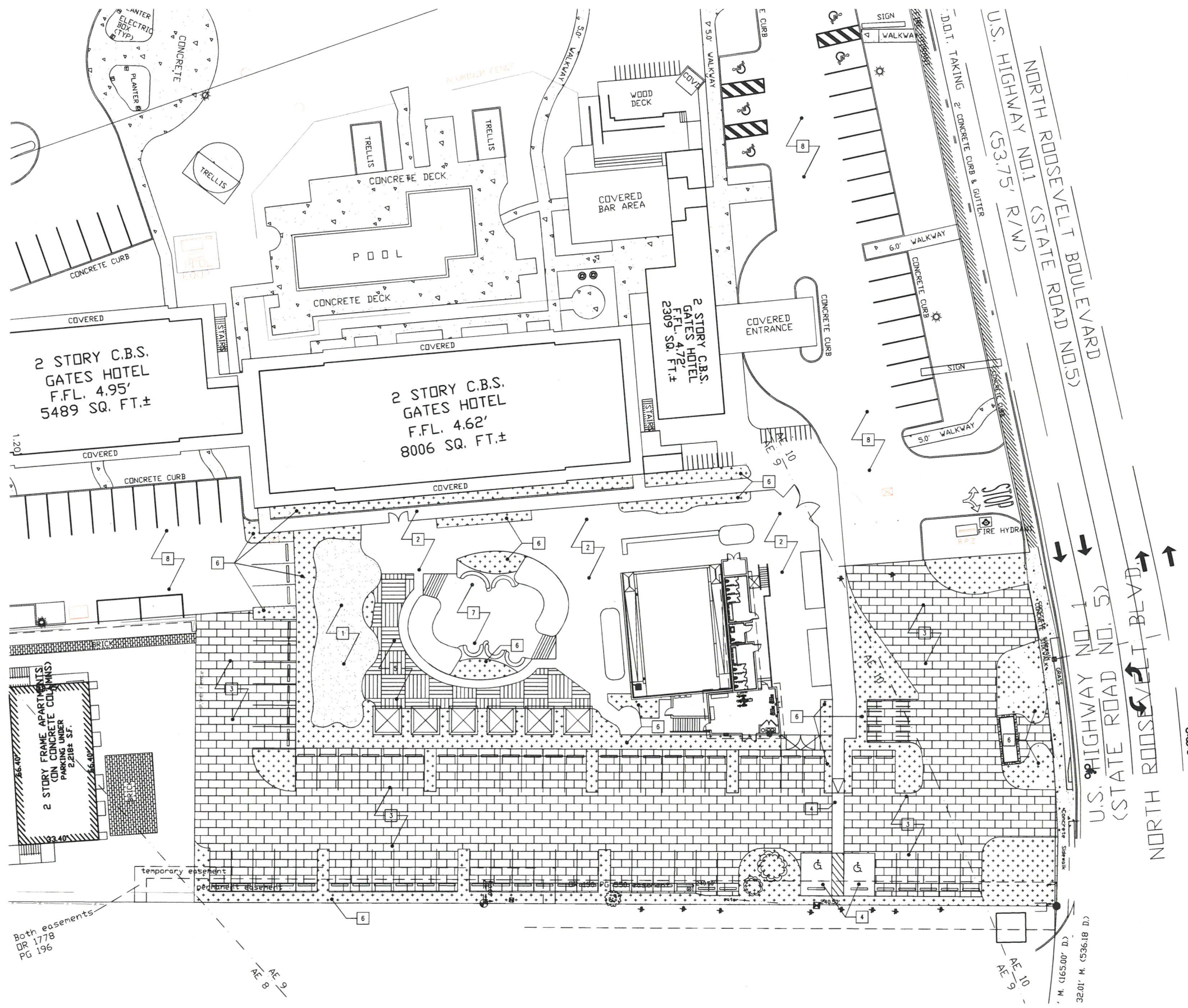
1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"



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 2019
 7-26-19
 PW
 7-25-19

Both easements
 DR 1778
 PG 196



X CODED NOTES	
1	PERMEABLE SAND AREA
2	STAMPED CONCRETE
3	PERMEABLE DRIVEWAY TILES
4	CONCRETE
5	GRASS TURF
6	NEW LANDSCAPE SEE LANDSCAPE PLANS FOR MORE INFORMATION
7	IN GROUND POOL
8	EXISTING TO REMAIN ASPHALT

ARCHITECT:

K2M

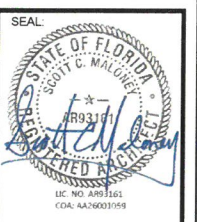
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Consultants:

CIVIL ENGINEER:
David Douglas Associates, Inc.

POOL/LANDSCAPE:
Aquatic Development Group

LANDSCAPE ARCHITECT:
Resolve

Submissions:

2019 04 10: DEVELOPMENT REVIEW &
CONDITIONAL USE SUBMITTAL

KEY WEST WATER PARK
3824/3840 N. ROOSEVELT BLVD.
KEY WEST, FL 33040
HIGHGATE
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Drawing Size | Project #
24x36 | 19039

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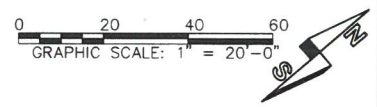
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**MATERIAL/HARDSCAPE
SITE PLAN**

Sheet Number:
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1 HARDSCAPE PLAN
SCALE: 1" = 20'-0"



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4/20/19/1939 - Highgate Key West Water Park (1) - CH/DM/VP/ML/11 - Concept Stamping, 4/9/2019 4:18 PM, scale: 1"=20'-0", sheet: 1 of 1

SITE DATA TABLE								
	CODE REQUIREMENT	EXISTING (NORTHSIDE DRIVE)	EXISTING (N. ROOSEVELT BLVD.)	EXISTING (GATES)	TOTAL EXISTING	PROPOSED W/ DEVELOPMENT	PROPOSED	VARIANCE REQUEST
Zoning	CG - General Commercial							
Flood Zone	AE 8/9/10							
Size of Site	78,259 SF (Min. 15,000 SF)							
Height	40'-0"						40'-0"	N/A
Front Setback	25'-0"						25'-0"	N/A
Side Setback	15'-0"						15'-0"	N/A
Side Setback	15'-0"						15'-0"	N/A
Street Side Setback	20'-0"						20'-0"	N/A
Rear Setback	25'-0"						25'-0"	N/A
Residential Floor Area	N/A	ETR	N/A	N/A	ETR	N/A	ETR	N/A
Density	16 du/acre	ETR	N/A	N/A	ETR	N/A	ETR	N/A
Commercial Floor Area	$\leq 10,000\text{ SF}$	0		31,078	4,461	7,267	7,267	N/A
F.A.R. (Commercial)	0.8	0	0.057003028	0.236766086	0.057003028	0.092858329	0.092858329	N/A
Building Coverage	40%	24%	9%	24%	15%	20%	20%	N/A
Impervious Surface	60%	54%	88%	73%	75%	70%	70%	N/A
Parking	*	ETR	50 (N/A)	92	92	125	NET INCREASE 33 FOR NEW DEVELOPMENT @ GATES	NO
Handicap Parking	2**	ETR	2	3	5	8		NO
Bicycle Parking	***	ETR	0%	ETR	ETR	46.55	49	N/A
Open Space/Landscaping	20%	46%	12%	27%	25%	30%	30%	N/A
Number & Type of Units	N/A	ETR	N/A	ETR	ETR	N/A	ETR	N/A
Consumption Area or Number of Seats	13	N/A	N/A	ETR	0	13	13	N/A

*1 per 5 seats (ETR Per Variances)
 **26-50 --> 2
 *** 35% public/private recreation

Breakdowns (SF)						
Existing Developments						
	N. Roosevelt	Northside Drive	Total Existing - Welcome Center Lot	Gates	Total Existing - Welcome Center Front Half & Gates	
Lot Areas	48,234.94	30,058.53	78,259	131,262	179,497	
Existing Coverages						
Asphalt	38,022	6,860	44,882		44,882	
Buildings						
Trolley	168			Lobby/Bar/Entry/Decks	6,172	
Buildings	4,207			Hotel Rooms	24,906	
Fuel	86			Equipment Pad	275	
Apartment Building A		4249	See Building/Lot Coverages Below	Trellis	894	See Building/Lot Coverages Below
Apartment Building B		3018		Parking Lot	48,185	
Pavers				Pathways	12,975	
Front		516		Pool	2,098	
Site		1,099				
Path		365				
Impervious Surface	42,483	16,107	58,590		95,505	137,988
Impervious Surface %	88%	54%	75%		73%	77%
Building Coverage	4,461	7,267	11,728		31,353	35,814
Building Coverage %	9%	24%	15%		24%	20%
Open Space	5,751.94	13,951.53	19,703.47		35,756.61	41,508.55
Open Space %	12%	46%	25%		27%	23%
Proposed Developments						
	N. Roosevelt & Gates	Northside Drive - ETR				
Lot Area	179,496.94	30,058.53				
Coverages						
Asphalt/Parking	63,757	6,860				
Buildings						
Trolley	168					
Cabanas	864					
Buildings	3,942					
Countertop Viewing	91					
Hotel Buildings	31,078					
Apartment Building A		4249				
Apartment Building B		3018				
Pathways/Pavers						
Gates	12,175	516				
N. Roosevelt	2,942	1,099				
Pool Deck	7,995	365				
Pool						
Waterpark	2,443					
Gates	2,098					
Impervious Surface	125,455	16,107				
Impervious Surface %	70%	54%				
Building Coverage	36,052	7,267				
Building Coverage %	20%	24%				
Open Space	54,042	13951.53				
Open Space %	30%	46%				

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C.O.A. # A23001059

Scott Maloney, License #MRE9141
Expiration Date: 12/31/2021
C.O.A. # A23001059

Consultants:

CIVIL ENGINEER
David Douglas Associates, Inc.

POOL/FLOWMIDER
Aquatic Development Group

LANDSCAPE ARCHITECT
Resolve

Submissions:

2019.08.12 - DEVELOPMENT REVIEW & CONDITIONAL USE SUBMITTAL
2019.08.19 - DESIGN DEVELOPMENT
2019.08.31 - CONSTRUCTION DOCUMENTS

KEY WEST WATER PARK
3824/3840 N. ROOSEVELT BLVD.
KEY WEST, FL 33040
HIGHGATE
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Drawn By:	Checked By:
EHP	EHP

Title:

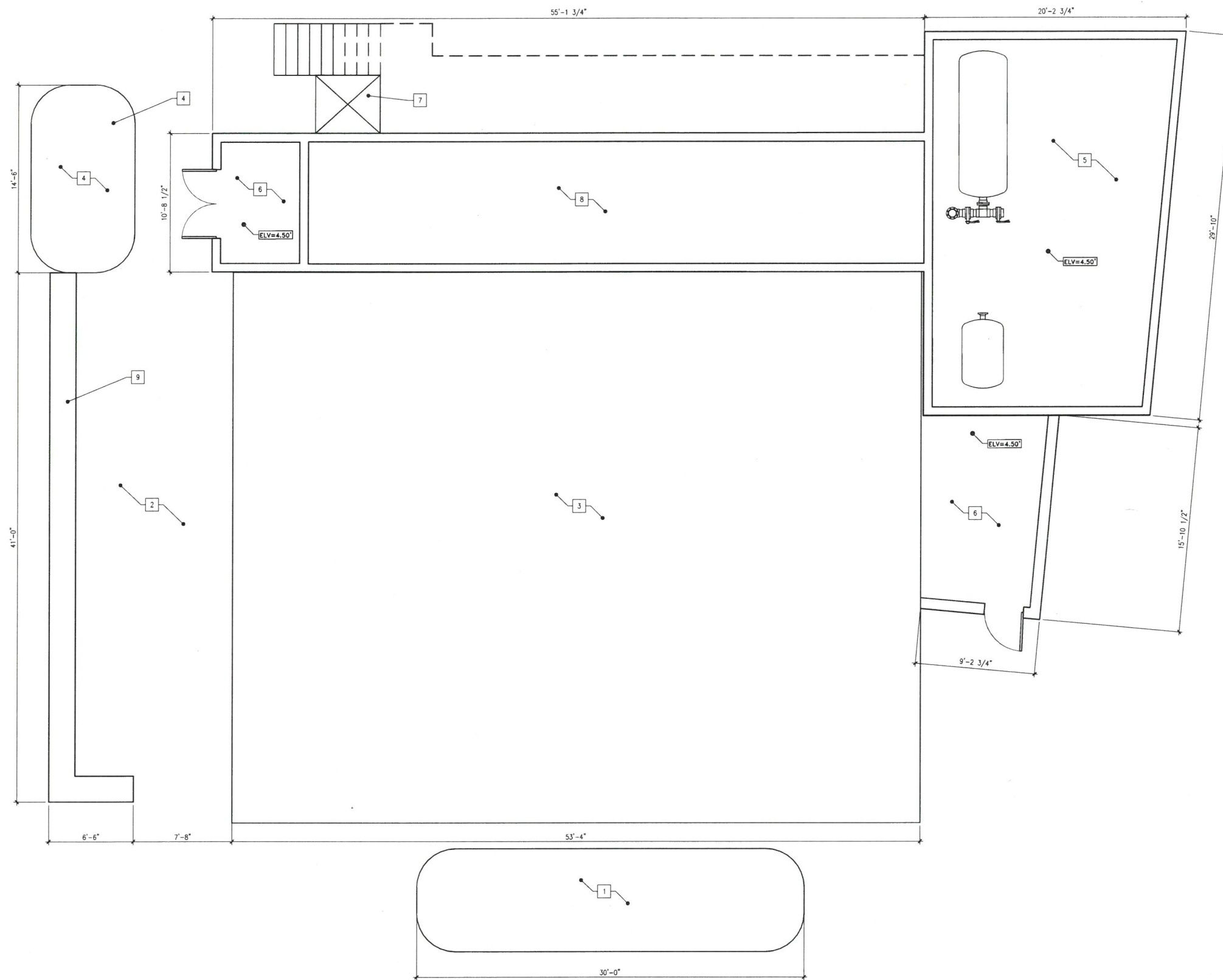
ARCHITECTURAL
SITE PLAN
DATA TABLES

Sheet Number:

A1.1.3

Date: 2019.08.01
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PW 7-25-19



CODED NOTES	
1	AIRSTREAM BAR W/ (13) BAR TOP SEATS
2	BAR-TOP VIEWING AREA
3	FLOWRIDER
4	FLOWRIDER "KIOSK/CHECK IN" AIRSTREAM STATION
5	POOL EQUIPMENT ROOM
6	STORAGE
7	ACCESSIBLE LIFT
8	UNOCCUPIED SPACE
9	COUNTERTOP VIEWING AREA

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POOL/FLOWRIDER:
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KEY WEST, FL 33040

HIGHGATE
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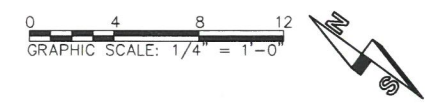
Title:
**ARCHITECTURAL
FLOOR PLANS**

Sheet Number:
A2.1.0

Date: 2019.04.10

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



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POOL/FLOWRIDER:
Aquatic Development Group
LANDSCAPE ARCHITECT:
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Submissions:
2019.04.10 - DEVELOPMENT REVIEW &
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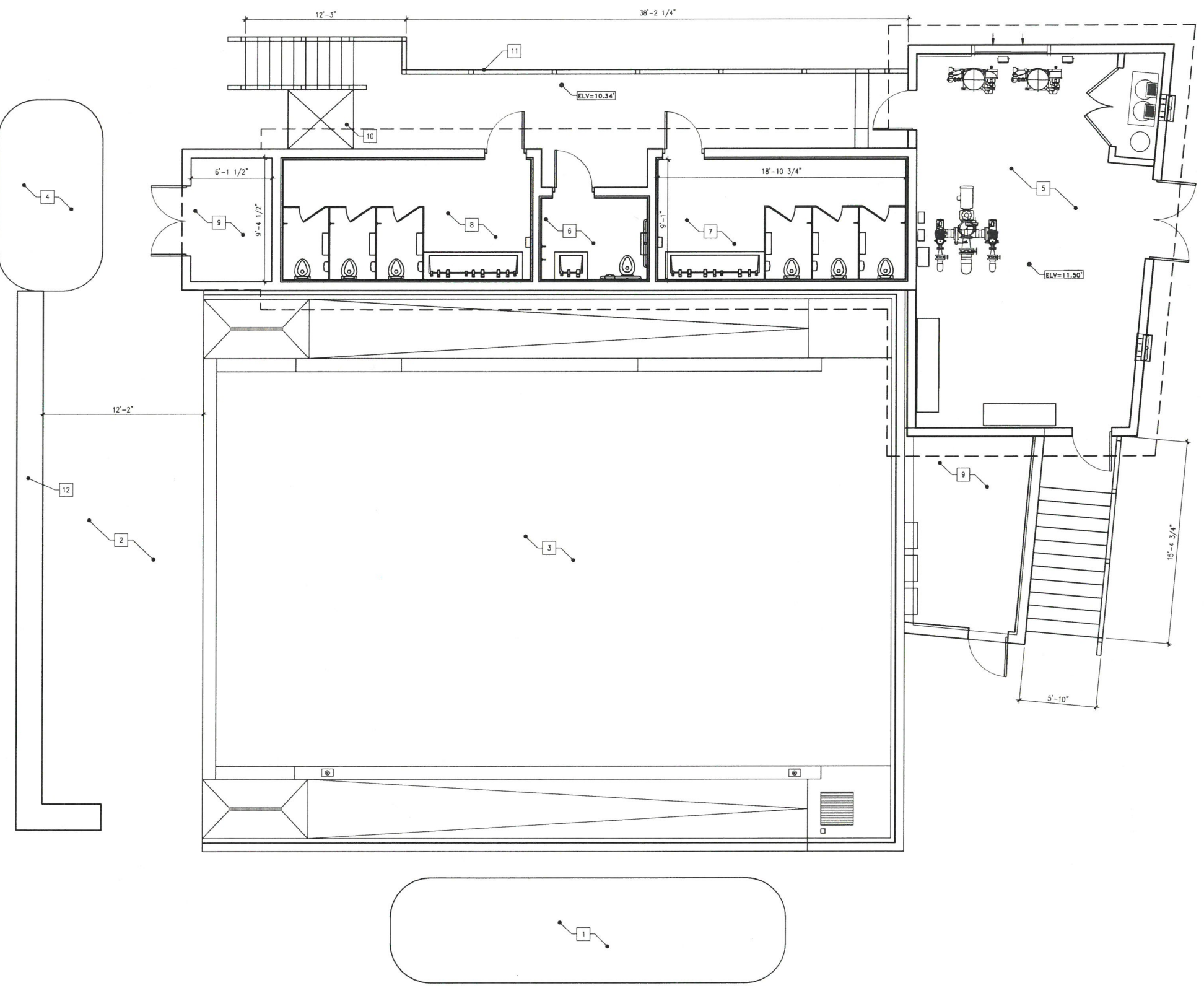
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FLOOR PLANS

Sheet Number:

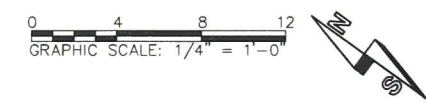
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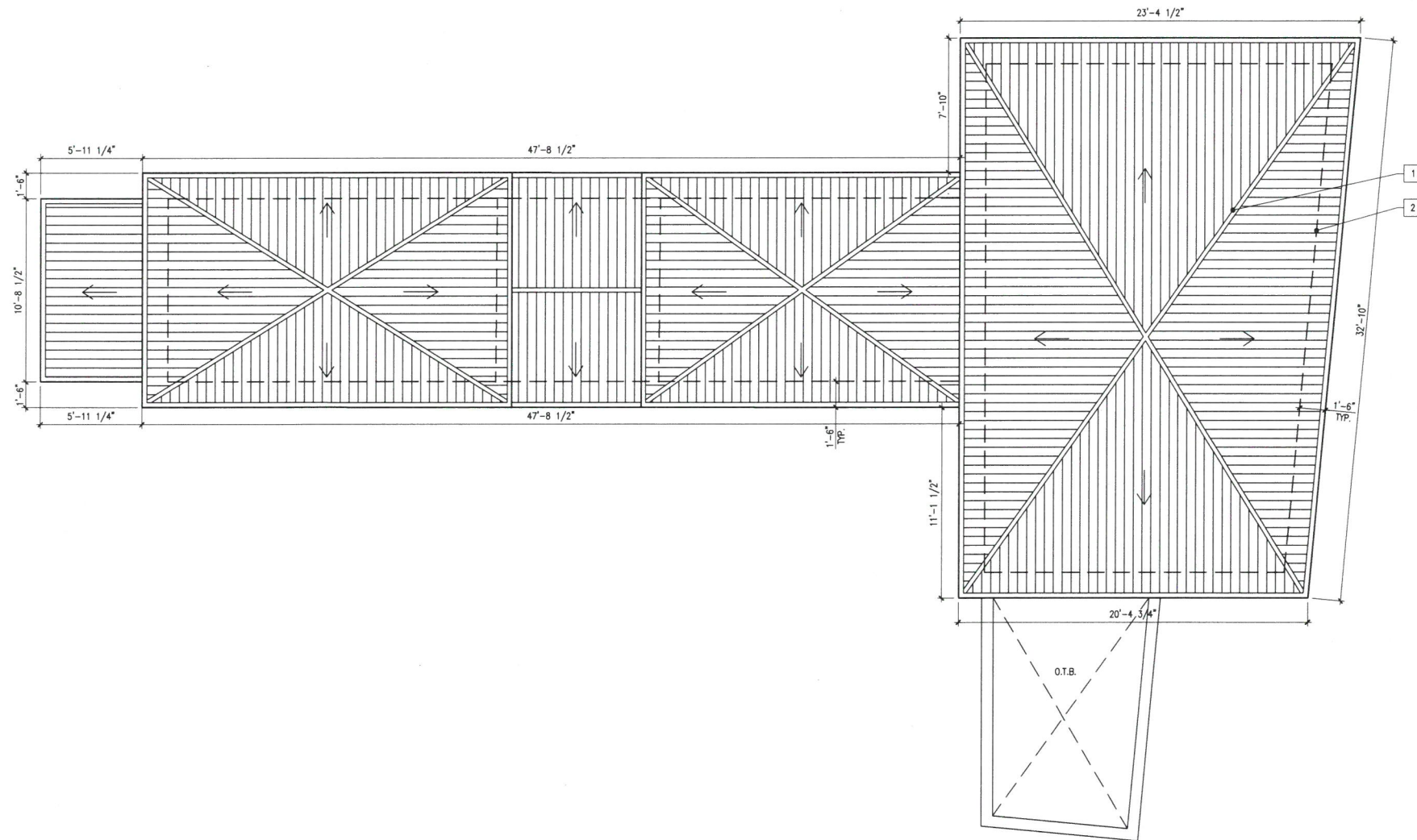
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1	AIRSTREAM BAR W/ (13) BAR TOP SEATS
2	BAR-TOP VIEWING AREA
3	FLOWRIDER
4	FLOWRIDER "KIOSK/CHECK IN" AIRSTREAM STATION
5	EQUIPMENT ROOM
6	HANDICAP ACCESSIBLE TOILET ROOM
7	WOMENS TOILET ROOM
8	MENS TOILET ROOM
9	STORAGE
10	ACCESSIBLE LIFT
11	42" HANDRAIL
12	COUNTERTOP VIEWING AREA



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

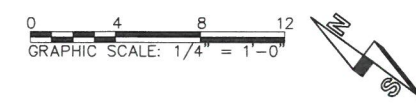


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OK
7-28-19
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7-28-19



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

X	CODED NOTES
1	STANDING SEAM METAL ROOF
2	OUTLINE OF BUILDING BELOW



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West | Marathon | Orlando | Sebring

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Consultants:

CIVIL ENGINEER
David Douglas Associates, Inc.

POOLFLOWRIDER
Aquatic Development Group

LANDSCAPE ARCHITECT
Resolve

Submissions:
2019.04.19 - DEVELOPMENT REVIEW &
CONDITIONAL USE SUBMITTAL

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3824/3840 N. ROOSEVELT BLVD.
KEY WEST, FL 33040

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24x36	19039
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ARCHITECTURAL
ROOF PLANS

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2436 | 19039
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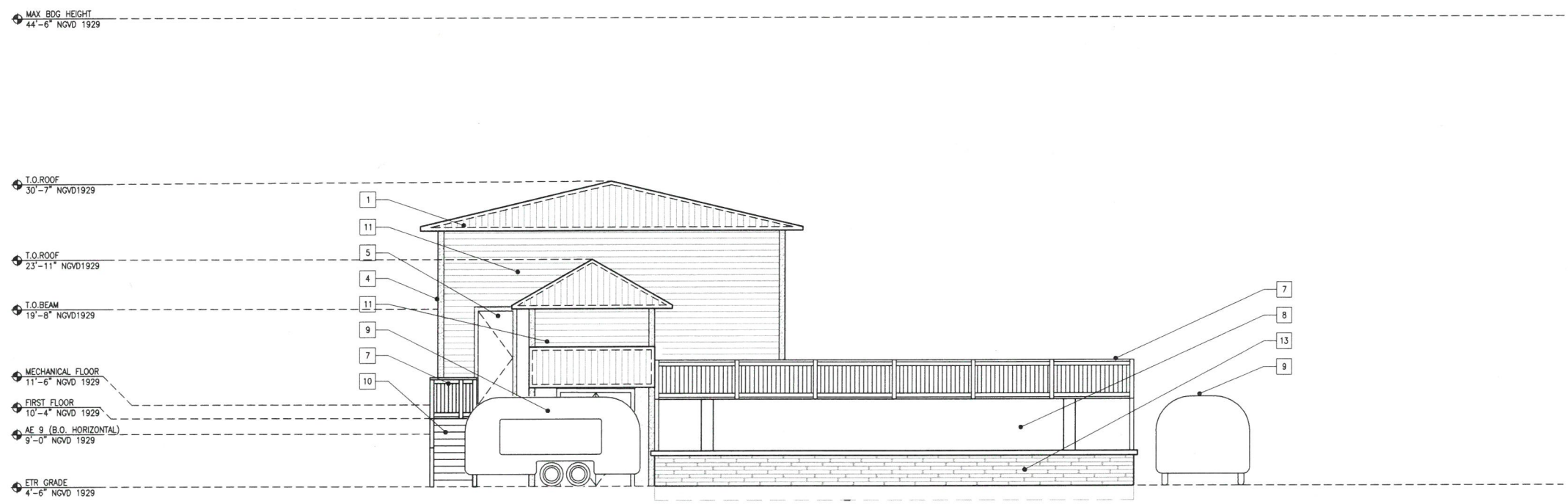
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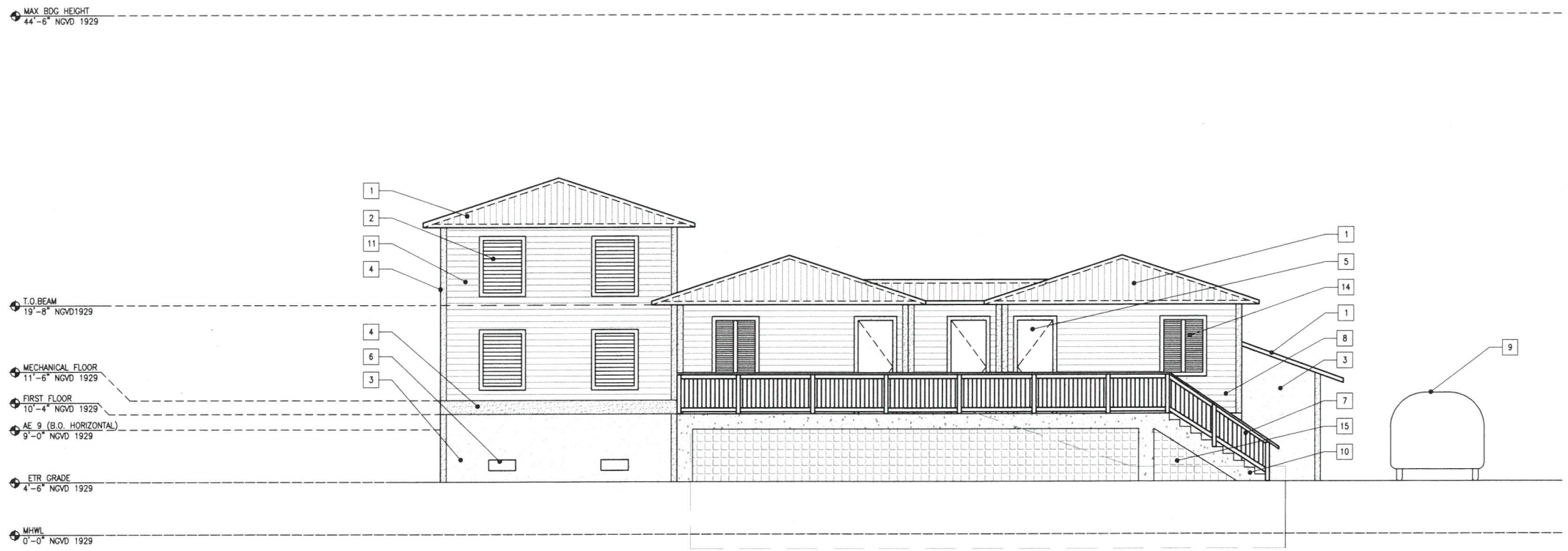
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7-26-19
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7-25-19

X	CODED NOTES
1	STANDING SEAM METAL ROOF
2	BAHAMA SHUTTER
3	SMOOTH STUCCO
4	STUCCO TRIM
5	PAINTED METAL DOOR
6	FLOOD VENT
7	42" WOOD HANDRAIL
8	FLOW RIDER SURF SIMULATOR
9	AIRSTREAM TRAILER
10	CONCRETE STAIR
11	STUCCO SIDING
12	TURF WALL
13	WOOD PANELS
14	COLONIAL SHUTTERS
15	LATTICE



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



SEAL:

David Douglas Associates, Inc.
Civil Engineer
Pool/Floor Rider
Aqua Development Group
Landscape Architect
Resolve

Submissions:
2019 04 16 - DEVELOPMENT REVIEW &
CONDITIONAL USE SUBMITTAL

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Title:
ARCHITECTURAL
ELEVATIONS

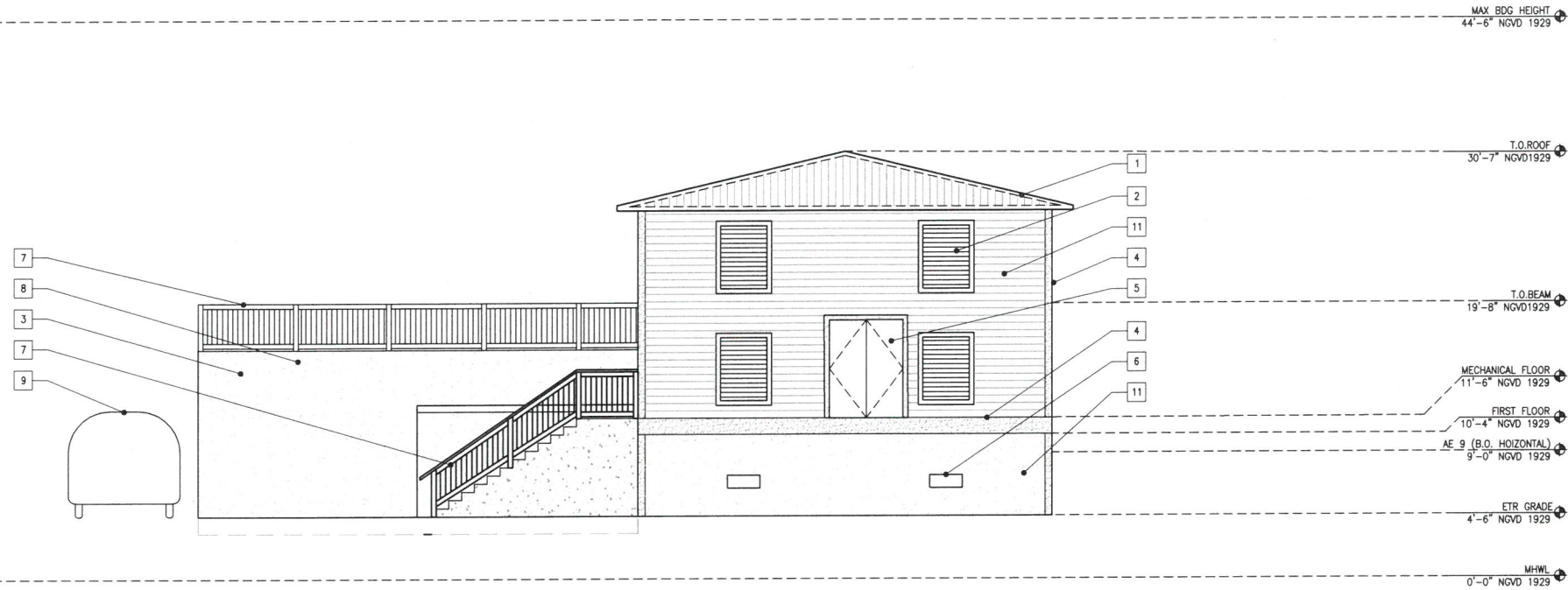
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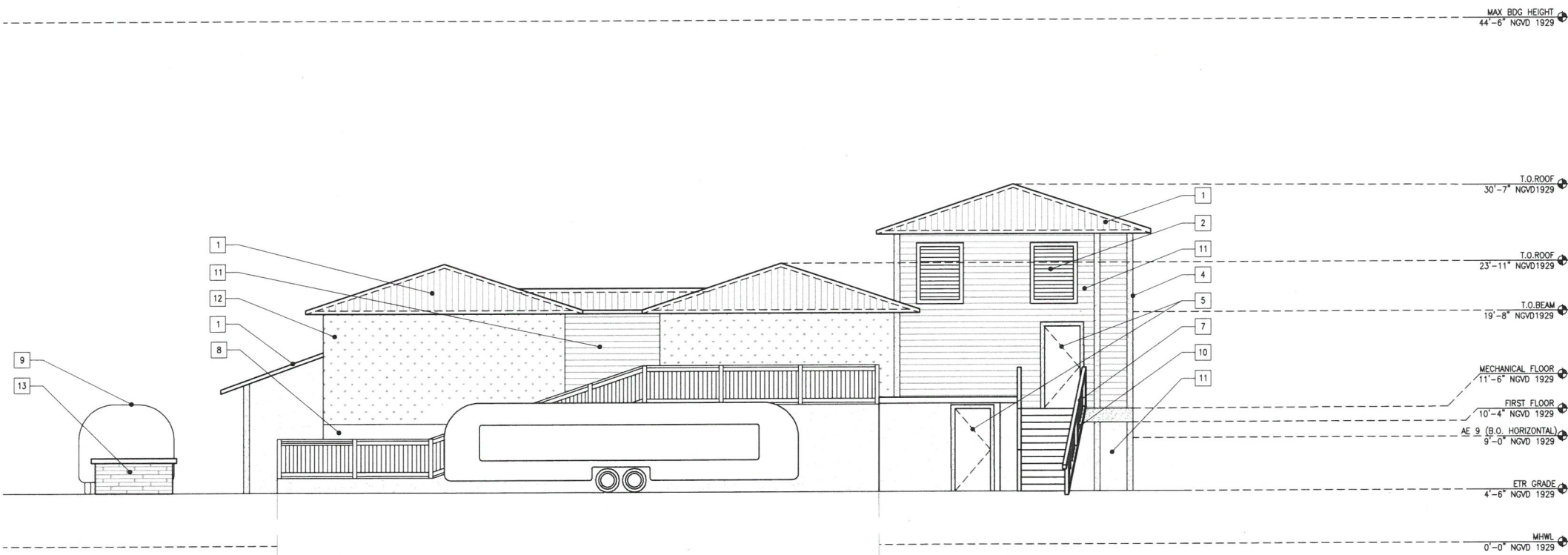
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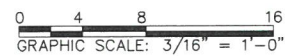
X CODED NOTES	
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10	CONCRETE STAIR
11	STUCCO SIDING
12	TURF WALL
13	WOOD PANELS



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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