

PLANNING BOARD RESOLUTION
No. 2007-007

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTIONS 122-1338 AND 122-1339, LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST APPROVING AN APPLICATION FOR THE TRANSFER OF TWELVE (12) ROGO ALLOCATIONS (1.0 EQUIVALENCY) FROM 2801 NORTH ROOSEVELT BOULEVARD (RE# 00002410-000400) TO 119-135 SIMONTON STREET (RE# 00000240-000000); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 15, 2007, the City of Key West Planning Board conducted a properly advertised public hearing regarding the request submitted by Owen Trepanier representative for Parrot Key Associates, Inc. the owner of 2801 N. Roosevelt Boulevard (Sender Site) and Owen Trepanier representative for City Parking Systems, LLC the owner of 119-135 Simonton Street (the receiver site for approval of Transient Unit Transfer pursuant to Sections 122-1338 and 122-1339 of the City Code (the "Code"); and

WHEREAS, Owen Trepanier of Trepanier & Associates, agent for the owners of the receiver site and the sender site made application to transfer the twelve (12) full (1.0) ROGO units from the sender site to the receiver site; and

WHEREAS, the purpose of the Transient Unit Transfer is to permit the Applicant of the Sender Site to transfer twelve (12) ROGO Allocations (1.0 Equivalency) to the Applicant of the Receiver Site to permit the use of the twelve (12) dwelling units Receiver Site.

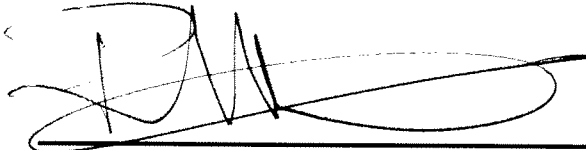
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The Planning Board hereby approves the transfer the twelve (12) full (1.0) ROGO units from 2801 N. Roosevelt Blvd. to 119-135 Simonton Street is approved.

Section 3. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and Planning Director.

Passed at a meeting held this 15th day of March 2007.



Richard Klitenick, Chairman
Key West Planning Board

3/20/2007

Date

Attest:

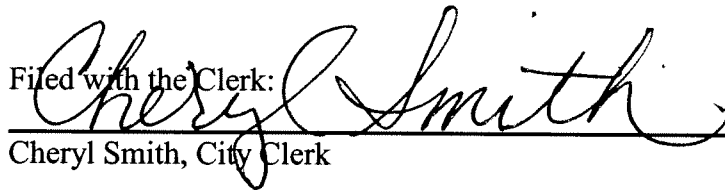


Gail E. Kenson, AICP
Planning Director

20 Mar 07

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

3-20-07

Date

PLANNING BOARD RESOLUTION
No. 2007-008

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD PURSUANT TO SECTION 122-1338,
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST
APPROVING AN APPLICATION FOR THE TRANSFER
OF FOUR (4) FULL (1.0) ROGO ALLOCATIONS FROM
716-718 SOUTH STREET (RE# **00036870-000000** &
00037880-000000) TO 119-135 SIMONTON STREET
(RE# 00000240-000000); PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Trepanier & Associates, an agent for the owner of 119-135 Simonton Street (the receiver site), filed an application to transfer four (4) full (1.0) ROGO allocations from the property at 716-718 South Street (the sender site); and

WHEREAS, Owen Trepanier of Trepanier & Associates, agent for the owners of the receiver site and the sender site made application to transfer the four (4) full (1.0) transient ROGO allocations from the sender site to the receiver site; and

WHEREAS, the above-referenced parties presented to the City proof of transient licenses, Occupational License Number 04 06706 for a total of four (4) full (1.0) transient ROGO allocations; and

WHEREAS, at the Planning Board Meeting of 17 May 2007, Ms. Kenson reported that there were 102 notices sent, 6 responses received, with 1 objection, 5 non-objections, and 1 written comment which were read into the record; and

WHEREAS, at that Meeting, Ms. Kenson referenced a staff report written by Brendon Cunningham for the meeting of 17 May 2007, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of 8 February 2007 and recommended conditional approval of the requested transfer of four (4) full (1.0) transient ROGO allocations based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board finds that the transfer of four (4) full transient ROGO allocations from 716-718 South Street to 119-135 Simonton Street is approved with conditions:

- 1. That the transient licenses associated with the four (4) full (1.0) transient ROGO allocations be extinguished upon transfer.**
- 2. That the units vacated for the transfer be rendered non-habitable by the removal of all cooking and bathing facilities.**

Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and Planning Director.

Passed at a meeting held this 17th day of May 2007.



**Richard Klitenick, Chairman
Key West Planning Board**

MAY 23, 2007

Date

Attest:



**Gail E. Kenson, AICP
Planning Director**

23 May 07

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

May 24, 2007

Date

PLANNING BOARD RESOLUTION
No. 2007-009

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD PURSUANT TO SECTION 122-1338,
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST
APPROVING AN APPLICATION FOR THE TRANSFER
OF TWO (2) FULL (1.0) ROGO ALLOCATIONS AND THE
TRANSFER OF TWO (2) TRANSIENT LICENSES FROM
710 CAROLINE STREET (RE# 00003710-000000) TO
119-135 SIMONTON STREET (RE# 00000240-000000);
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Adele V. Stones of Stones & Cardenas, an agent for the owner of 710 Caroline Street (the sender site) and 119-135 Simonton Street (the receiver site), filed an application to transfer two (2) full (1.0) ROGO allocations and two (2) Transient Licenses from the property at 710 Caroline Street (the sender site); and

WHEREAS, the above-referenced parties presented to the City proof of transient licenses, Occupational License Number 07 00017141 for a total of two (2) full (1.0) ROGO allocations units and two (2) Transient Licenses; and

WHEREAS, at the Planning Board Meeting of 19 April 2007, Ms. Kenson reported that there were 117 notices sent, 25 responses received, with 2 objections, 19 non-objections, and 6 written comments which were read into the record; and

WHEREAS, at the Planning Board Meeting of 19 April 2007, Ms. Kenson reported that there was a change in property ownership located at 119-135 Simonton Street and is now owned by Key West '07, LLC, a limited liability corporation; and


WHEREAS, at that Meeting, Ms. Kenson referenced a staff report for the meeting of 19 April 2007, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of 8 February 2007 and recommended approval of the requested transfer of two (2) full (1.0) ROGO units and two (2) Transient Licenses based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board finds that the transfer of two (2) full (1.0) ROGO units and of two (2) transient licenses from 710 Caroline Street to 119-135 Simonton Street is approved with conditions: That the units be vacated for the transfer before being restored to a single family residence.

Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Vice-Chairman of the Planning Board and Planning Director.

Passed at a meeting held this 19th day of April 2007.



James Gilleran, Vice Chairman
Key West Planning Board

04-28-07
Date

Attest:


Gail E. Kenson, AICP
Planning Director

23 Apr 07
Date

Filed with the Clerk:


Cheryl Smith, City Clerk

4-23-07
Date



PLANNING BOARD RESOLUTION
No. 2007-011

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD PURSUANT TO SECTION 122-1338,
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST
APPROVING AN APPLICATION FOR THE TRANSFER
OF TWO (2) TRANSIENT (.58) ROGO ALLOCATIONS
AND TWO (2) TRANSIENT LICENSES FROM 916
FLEMING STREET (RE# 00007780-000000) TO 119-135
SIMONTON STREET (RE# 00000240-000000); PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Owen Trepanier of Trepanier & Associates, an agent for the owner of 916 Fleming Street (the sender site) and 119-135 Simonton Street (the receiver site), filed an application to transfer two (2) Transient (.58) ROGO Allocations and two (2) Transient Licenses from the property at 916 Fleming Street (the sender site); and

WHEREAS, the above-referenced parties presented to the City proof of transient licenses, Occupational License Number 07 00017141 for a total of two (2) Transient (.58) ROGO Allocations and two (2) Transient Licenses; and

WHEREAS, at the Planning Board Meeting of 17 May 2007, Ms. Kenson reported that there were 100 notices sent, 30 responses received, with 2 objections, 13 non-objections, and 1 written comment which was read into the record; and

WHEREAS, at the Planning Board Meeting of 17 May 2007, Ms. Kenson reported that there was a change in property ownership located at 119-135 Simonton Street and is now owned by Key West '07, LLC, a limited liability corporation; and

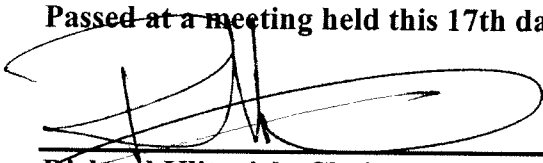
WHEREAS, at that Meeting, Ms. Kenson referenced a staff report for the meeting of 17 May 2007, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of 8 February 2007 and recommended approval of the requested transfer of two (2) Transient (.58) ROGO Allocations and two (2) Transient Licenses based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board finds that the transfer of two (2) Transient (.58) ROGO Allocations and of two (2) Transient Licenses from 916 Fleming Street to 119-135 Simonton Street is approved.

Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and Planning Director.

Passed at a meeting held this 17th day of May 2007.



Richard Klitenick, Chairman
Key West Planning Board

MAY 23, 2007

Date

Attest:



Gail E. Kenson, AICP
Planning Director

23 May 07

Date

Filed with the clerk:



Cheryl Smith, City Clerk

MAY 24, 2007

Date

PLANNING BOARD RESOLUTION
No. 2007-012

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD PURSUANT TO SECTION 122-1338,
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST
APPROVING AN APPLICATION FOR THE TRANSFER
OF TWO (2) TRANSIENT (.58) ROGO ALLOCATIONS
FROM 916 FLEMING STREET (RE# 00007780-000000) TO
119-135 SIMONTON STREET (RE# 00000240-000000);
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Owen Trepanier of Trepanier & Associates, an agent for the owner of 916 Fleming Street (the sender site) and 119-135 Simonton Street (the receiver site), filed an application to transfer two (2) Transient (.58) ROGO allocations from the property at 916 Fleming Street (the sender site); and

WHEREAS, the above-referenced parties presented to the City proof of transient licenses, Occupational License Number 07 00017141 for a total of two (2) Transient (.58) ROGO Allocations; and

WHEREAS, at the Planning Board Meeting of 17 May 2007, Ms. Kenson reported that there were 100 notices sent, 30 responses received, with 2 objections, 13 non-objections, and 1 written comment which was read into the record; and

WHEREAS, at the Planning Board Meeting of 17 May 2007, Ms. Kenson reported that there was a change in property ownership located at 119-135 Simonton Street and is now owned by Key West '07, LLC, a limited liability corporation; and

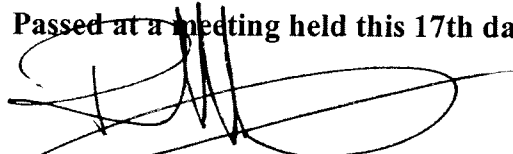
WHEREAS, at that Meeting, Ms. Kenson referenced a staff report for the meeting of 17 May 2007, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of 8 February 2007 and recommended approval of the requested transfer of two (2) Transient (.58) ROGO Allocations based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the Planning Board finds that the transfer of two (2) Transient (.58) ROGO Allocations from 916 Fleming Street to 119-135 Simonton Street is approved.

Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Vice-Chairman of the Planning Board and Planning Director.

Passed at a meeting held this 17th day of May 2007.



Richard Klitenick, Chairman
Key West Planning Board

MAY 23 2007

Date

Attest:

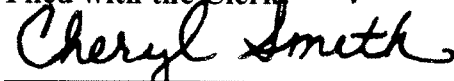


Gail E. Kenson, AICP
Planning Director

23 May 2007

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

MAY 24, 2007

Date

PLANNING BOARD RESOLUTION
No. 2008-003

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 108-196 and 122-63 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, APPROVING A MAJOR DEVELOPMENT PLAN APPLICATION FOR A 20 UNIT-RESIDENTIAL DEVELOPMENT AT PROPERTY ADDRESSED AS 119 - 135 SIMONTON STREET (RE# 00000240-000000 KW PART OF LOTS 1, 2, 3, AND ALL OF LOT 4 SQUARE 5; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for a Major Development Plan was originally filed 1 August 2007 by Trepanier & Associates, Inc., authorized agent for the owner of the property, located in the Historic Residential Commercial Core (HRCC-1) zoning district; and

WHEREAS, the proposal for a 20 unit residential development; and

WHEREAS, plans received 1 August 2007, were considered at the 9 August 2007 Development Review Committee meeting; and

WHEREAS, after public notice, the application for a Major Development Plan approval for plans submitted on 1 August 2007 was tabled by the applicant at the regularly scheduled Planning Board Meeting of 15 November 2007; and

WHEREAS, the application was considered and approved by the Planning Board at the regularly scheduled meeting of 17 January 2008

WHEREAS, for that meeting, there were 39 notices sent with 0 responses received; and

WHEREAS, at that meeting, Staff presented the report, dated 15 November 2007; and

WHEREAS, the Board heard Staff recommend approval with conditions; and

WHEREAS, the applicant stated they accepted the conditions; and

WHEREAS, a motion was made at the 17 January 2008 meeting to approve the application based on the recommendation by the Planning Department. The motion to approve the application was by a 3-1 roll call vote.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

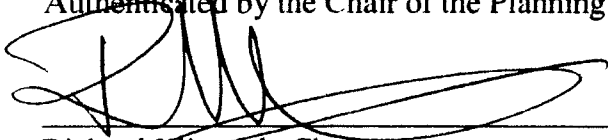
Section 1. That the Planning Board recommends the City Commission grant conditional approval of the application for the Major Development Plan with the following conditions:

The applicant shall revise the site plan to include the location of the required open space as well as the open space ratio calculations.

Section 2. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Acting Chairman of the Planning Board and the Planning Director.

Passed at a meeting held 17 January 2008

Authenticated by the Chair of the Planning Board and the Interim Planning Director.

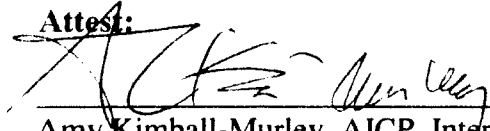


Richard Kitenick, Chairman
Key West Planning Board

MARCH 4, 2008

Date

Attest:

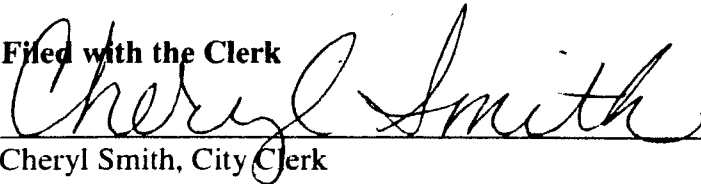


Amy Kimball-Murley, AICP, Interim Planning Director

March 4, 2008

Date

Filed with the Clerk



Cheryl Smith, City Clerk

3-4-08

Date

RESOLUTION NO. 08-131

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE ATTACHED MAJOR DEVELOPMENT PLAN FOR 119-135 SIMONTON STREET; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Section 108-198, the City Commission shall review and act upon Major Development Plan proposals; and

WHEREAS, at its meeting of January 17, 2008, the Key West Planning Board recommend approval with one condition; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the attached Major Development Plan for 119-135 Simonton Street is hereby approved.

Section 2: That the condition recommended by the Key West Planning Board, specifically that "The applicant shall revise the site plan to include the location of the open space as well as the open space ratio calculations," is hereby approved and adopted.

Section 3: That this Resolution is conditioned upon the following: 1) a \$15,000.00 per unit contribution to the Affordable

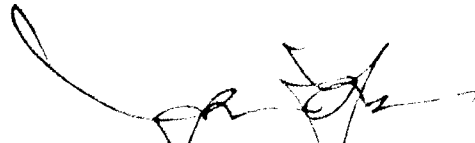
Housing Trust Fund, 2) that condominium documents or prospectus materials contain a disclaimer/disclosure regarding the property's location in the historic entertainment district pertaining to noise, 3) materials used in construction of this project incorporate soundproofing measures using the standards set by the Federal Aviation Administration and 4) there will be no transient licenses or use of said licenses at this location.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6th day of May, 2008.

Authenticated by the presiding officer and Clerk of the Commission on June 25, 2008.

Filed with the Clerk June 25, 2008.

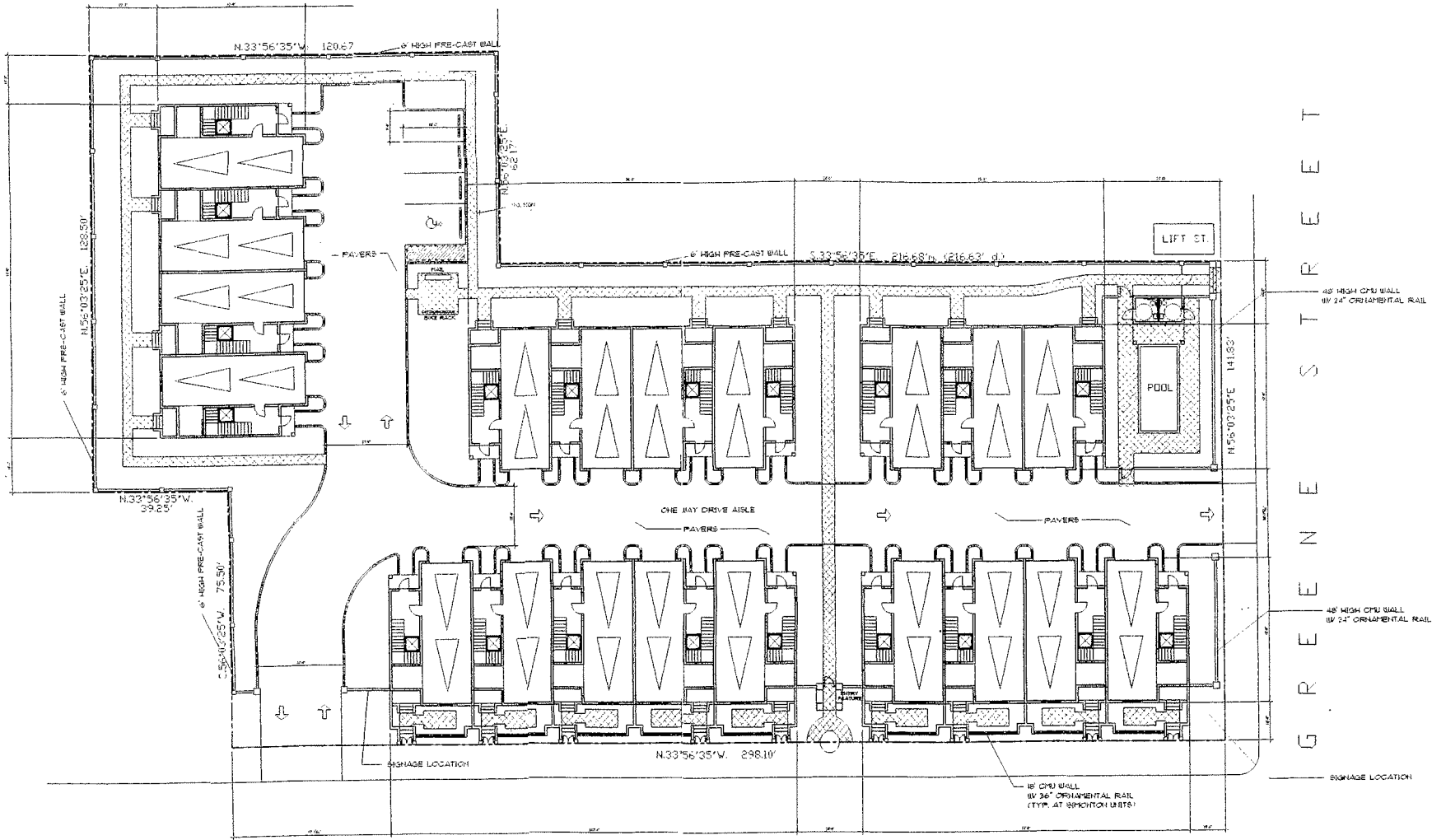


MORGAN MCPHERSON, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK



GREENE STREET

S I M O N T O N S T R E E T

| PROJECT DATA | | | |
|--------------|--------------------------|------------------|------------|
| ITEMS | UNITS | AMOUNT | PERCENTAGE |
| TOTAL SITE | SQUARE FEET | 10,200 SQ. FT. | 100% |
| IMPERVIOUS | SQUARE FEET | 3,524 SQ. FT. | 34.5% |
| TOTAL SITE | CHALLENGE UNITS PER ACRE | 4.3 UNITS / ACRE | |

| BUILDING DATA | |
|---------------------------------|---------------------------------------|
| BLDG HEIGHT | 20'-0" WITH EXTRA 9' FOR PITCHED ROOF |
| # OF STORIES | 20' STORIES ABOVE PARKING |
| TOTAL NUMBER OF CHALLENGE UNITS | 20 |
| CHALLENGE UNITS PER ACRE | 4.3 UNITS / ACRE |

| REQUIREMENTS | PROVIDED |
|---------------------------------|-------------|
| 1 PER UNIT | 1.30 SPACES |
| 2 PER UNIT (GARAGE) + 4 PARKING | 1.44 SPACES |

1 SITE PLAN
SCALE: 1/16" = 1'-0"

ARCHITECT
 RICHARD C. JONES
 STEVEN E. MYTOTT
 JAMES E. WILLIAMS
 RONALD ACEVEDO
 ROBERT E. VALDEZ
 540 CLINT AVENUE, SUITE 200
 ROCK PAPER STONE, FL 33408
 TEL: 561.977.9707
 FAX: 561.977.1618
 1475 W. BOKHUYSE BLVD., 4TH FLOOR
 FORT ST. CLAIR, FL 34946
 TEL: 813.471.6711
 FAX: 813.471.9447
 WWW.MJWA.NET

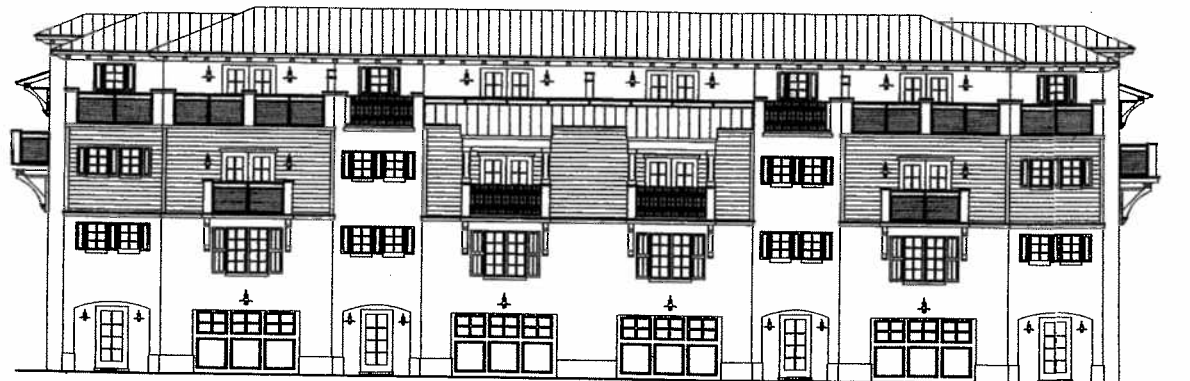
119-135 SIMONTON
KEY WEST, FLORIDA
RICHARD JONES CONSTRUCTION
ONE WAY DRIVE AT CORNER

FLORIDA LICENSE
 JUL 26 2004
 AAC000193 18000
 PROJECT NO. 119-135
 DESIGNED BY: RJA
 DRAWN BY: RJA
 CHECKED BY: RJA
 SUBMITTALS: 28-04
 PROJECT MILESTONE

SITE PLAN



1 SIMONTON STREET ELEVATION (ALTERANTE 1)
SCALE: 3/16" = 1'-0"



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



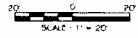
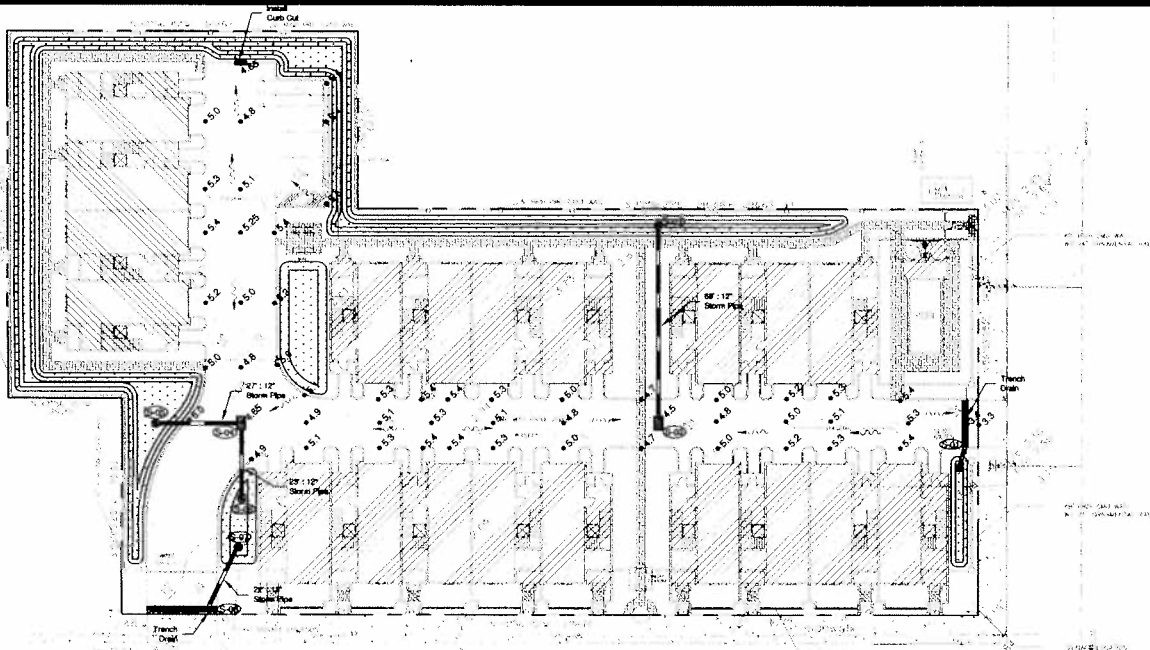
ARCHIT
 RICHARD C. J.
 STEVEN P. M.
 JAMES A. WELI
 SIMONTON PLACE
 RIMBERT'S WAY
 WILMINGTON, DE
 WVA 21801-1000
 TEL: 410-341-
 FAX: 410-341-
 WWW: WWW.ARCHIT.COM

119-135 SIMONTON
 KEY WEST, FLORIDA

FLORIDA

AAC002-163
 PROJECT NO:
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SUBMITTAL:

REVISIONS:



NOTES:

For Review Purposes Only

Any Landscaping To Be Planted in Retention Areas Is To Be Approved By The City Of Key West.

Dry Retention Volume Provided = .991ac-in = 3,596.129cf

FOR SIMONTON ST. Drainage Calculations

Water Quality - Paved/Impervious

| | | |
|----------------------------------|----------|-----------|
| Project Area | 1.20 ac | 52,403 sf |
| Permeable Area | 0.34 ac | 14,860 sf |
| Impervious Area | 0.87 ac | 37,723 sf |
| % Impervious | 71.66% | |
| Runoff for 25yr/24hr event (P) | 0 in | |
| Runoff for 25yr/30day event (P) | 12.23 in | |
| Depth to Water Table | 4 ft | |
| Developed Available Storage | 8.18 in | |
| Soil Storage (S) | 2.29 in | |
| Coef = $\frac{P - S}{P + 0.85S}$ | 0.98 in | |

Water Quality - Paved/Impervious

| | | |
|----------------------------------|----------|-----------|
| Project Area | 1.20 ac | 52,403 sf |
| Permeable Area | 0.34 ac | 14,860 sf |
| Impervious Area | 0.86 ac | 34,547 sf |
| % Impervious | 66.7% | |
| Runoff for 25yr/24hr event (P) | 9 in | |
| Runoff for 25yr/30day event (P) | 12.23 in | |
| Depth to Water Table | 4 ft | |
| Developed Available Storage | 8.18 in | |
| Soil Storage (S) | 2.46 in | |
| Coef = $\frac{P - S}{P + 0.85S}$ | 0.99 in | |

Runoff Volume from 25 year 30day storm event

| | | |
|-----------------------------------------|------------|--|
| Developed/Impervious - Paved/Impervious | 0.16 in | |
| Coef - Coef | -0.20 in | |
| Volume = DA | 0.20 ac-in | |

Water Quality

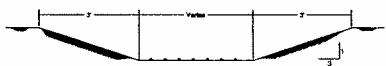
| | | |
|-----------------------------------------------------------------------------------------------|------------|--------------|
| Project Area | 1.20 ac | 52,402.06 sf |
| Surface Water | 0.00 ac | 0.00 sf |
| Roof Area | 0.46 ac | 20,981.00 sf |
| Pavement/Highways/Pools | 2.36 ac | 10,650.04 sf |
| Permeable area | 0.36 ac | 15,850.04 sf |
| Site area for Water Quality (Total area - water surface + roof area) | 0.73 ac | 31,711.08 sf |
| Impervious area for water quality (Site area for Water Quality - Permeable area) | 0.36 ac | 15,850.04 sf |
| % Impervious | 0.50 | |
| A) One inch of runoff from project area | 1.20 ac-in | |
| B) 2.5 inches times percent impervious (2.5 x percent impervious x site area - surface water) | 1.90 ac-in | |

Water Quality Via Filter Quality

| | | | |
|--------------------------------|------|-------|----------|
| | 0.26 | < | 1.90 |
| 50% reduction due to retention | 0.78 | ac-in | 2,728 cf |

LEGEND

| | |
|--|-----------------------|
| | Pavement |
| | Pavers |
| | Roof Line |
| | Dry Retention Area |
| | Storm Pipe |
| | Drain Inlet |
| | Trench Drain |
| | Nykoplast Drain Inlet |
| | Existing Elevation |



Typical Dry Retention Section

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT
 1015 N. MIAMI BEACH BLVD. SUITE 400
 MIAMI, FL 33132
 TEL: (305) 254-4447 FAX: (305) 254-0024
PEREZ ENGINEERING & DEVELOPMENT, INC.
 8 DEVELOPMENT, INC.
 3047 N. W. 107th Ave., Suite 100, Doral, FL 33126
 (305) 254-4447

ALINE PEREZ, P.E.
 PROJECT NO. 19-06
 SHEET NO. 01

REVISIONS

| | |
|---|-------------------|
| 1 | ISSUED FOR PERMIT |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

119-135 Simonton Street
 Key West, FL
Conceptual Drainage Plan

Richard Jones Construction

| | |
|----------|-------|
| JOB NO. | 07120 |
| DRAWN | MFD |
| DESIGNED | |
| CHECKED | CR |
| DATE | APR |
| SHEET | |

RESOLUTION NO. 09-207

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING A ONE-YEAR EXTENSION OF THE MAJOR DEVELOPMENT PLAN APPROVAL FOR THE PROJECT LOCATED AT 119-135 SIMONTON STREET; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission approved a Major Development Plan for 119-135 Simonton Street in Resolution No. 08-131;

WHEREAS, the applicant seeks a one year extension of the approval pursuant to City Code 108-203(b);

NOW, THEREFORE, IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

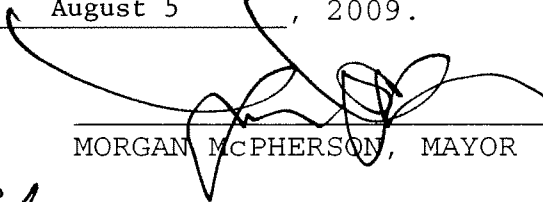
Section 1: That a one-year extension of the major development plan approval is hereby authorized.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 4th day of August, 2009.

Authenticated by the presiding officer and Clerk of the Commission on August 5, 2009.

Filed with the Clerk August 5, 2009.


MORGAN MCPHERSON, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK



119-135 Simanton

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

September 16, 2009

Mrs. Amy Kimball-Murley, AICP
akimball@keywestcity.com
owen@owentrepanier.com
City of Key West Planning Director
P.O. Box 1409
Key West, Florida 33041



Re: Res 09-207

The Area of Critical State Concern program has received and reviewed the above referenced permit in accordance with Section 380.07, Florida Statutes. The permit would authorize approval for a one year extension of a major development plan which will result in the redevelopment of 20 non transient units and a parking lot. The Department will not appeal the proposed development or development order as issued.

This letter is not intended to constitute, and shall not be construed as constituting, a verification of compliance with the Comprehensive Plan and Land Development Regulations, and shall not be relied upon as a precedent or a waiver of rights regarding any other development order or other growth management laws or statutes.

If additional information is needed, please call Rebecca Jetton @ (850) 922-1766.

Sincerely,

Rebecca Jetton, Administrator
Florida Keys Area of Critical State Concern

RJ/kj



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

February 16, 2011

VIA ELECTRONIC MAIL AND U.S. MAIL

Owen Trepanier
402 Appelrouth Lane
Key West, Fl. 33040

**RE: Senate Bill 360 and Senate Bill 1752 Development Order Extension Notification
119-135 Simonton Street, City Commission Resolution 09-207**

Dear Mr. Trepanier,

This letter is in response to the notification of your intent to extend City Commission Resolution 09-207, in accordance with Senate Bill 360 and Senate Bill 1752 for government issued development orders. Your request was received by the Planning Department on September 21, 2010, in a timely manner and the expiration of the development order falls within the given timeframe provided by SB 360 and Senate Bill 1752 and therefore appears to be eligible for the extension.

For your records, this letter recognizes that notification to the city has been made and received and that the date of expiration for City Commission Resolution 09-207 is understood to be extended until the effective date of September 16, 2012 pursuant to Senate Bill 360 and Senate Bill 1752.

Please contact me if you have any questions.

Respectfully,

Nicole Malo
Planner

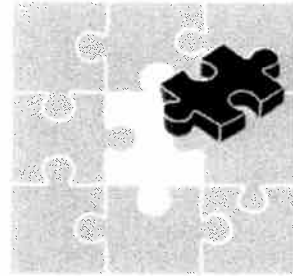
A handwritten signature in cursive script, appearing to read "NM", is positioned to the right of the typed name "Nicole Malo".

Attachments:

Applicant Extension Notification, September 21, 2010
DCA Determination of Consistency, September 16, 2009
City Commission Resolution Number 09-207, August 5, 2009
City Commission Resolution Number 08-131, June 25, 2008

Xc: Donald L. Craig, AICP, Interim Planning Director
Larry Erskine, Chief Assistant City Attorney

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

09/20/10

Ms. Amy Kimball-Murley, AICP, Planning Director
City of Key West

-- Via Hand Delivery --

**RE: 119-135 Simonton Street
Extension Notification under SB 1752**

Dear Ms. Kimball-Murley:

We received an extension (attached) of Res. No. 08-131 according to Sec. 108-203 of the Key West Code. Senate Bill 1752 extends and renews "any local government-issued development order or building permit" with an expiration date of September 1, 2008 through January 1, 2012. The expiration date of Res. No. 08-131 is currently September 16, 2010.

Given the action by the State, and in an abundance of caution due to our current global economic recession, we hereby notify the City of Key West we intend to use the extension authorized in SB 1752 for a two year extension (to September 16, 2012) of the development approved in Resolution No. 08-131 (including all associated permits and approvals). We anticipate acting on the authorization granted in Res. No. 08-131 as soon as possible, but no later than prior to the final expiration.

Thank you for your assistance.

Sincerely,

Owen Trepanier

Cc: Richard Jones Construction, Inc.
Ms. Ginny Stones, Esq.





THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

November 15, 2011

VIA ELECTRONIC MAIL

Owen Trepanier
402 Appelrouth
Key West 33040

RE: Senate Bill 7207 Development Order Extension Notification
119 – 135 Simonton Street, City Commission Resolutions 08-131 and 09-207 and Senate Bill 1752


Dear Mr. Trepanier,

This letter is in response to the notification of your intent to extend City Commission Resolution 2006-395, in accordance with Senate Bill 7207 for government issued development orders. This will extend a previous extension granted in accordance to Senate Bill 360, City Commission Resolutions 08-131 and 09-207 and Senate Bill 1752. Your request was received by the Planning Department on September 21, 2011, in a timely manner and the expiration of the development order falls within the given timeframe provided by the Senate Bill and therefore appears to be eligible for the extension.

This letter and associated materials will be rendered to the Department of Community Affairs for a period of 45 days. For your records, this letter recognizes that notification to the city has been made and received and that the date of expiration for Resolution 09-207 and Senate Bill 1752 is understood to be extended until the effective date of the response by the DCA pursuant to Senate Bill 7202.

Please contact me if you have any questions or concerns.

Respectfully,

Brendon Cunningham 

Attachments

C: Donald Leland Craig, AICP, Planning Director
Larry Erskine, Chief Assistant City Attorney



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

November 15, 2011

VIA ELECTRONIC MAIL

Ms. Rebecca Jetton
Areas of Critical State Concern
Department of Economic Opportunity
107 East Madison Street
Caldwell Building, MSC 160
Tallahassee, Florida 32399

**RE: City of Key West – City Commission Resolutions 08-131 and 09-207
Rendering of Development Order Extension Notification
119-135 Simonton Street**

Dear Ms. Jetton:

Per the Memorandum of Understanding between the Department and City dated November 4, 2001, please find the attached Development Order Extension Notification for property located at 119-135 Simonton Street, per City of Key West Planning Department.

Please call me with any questions or comments at (305) 809-3728.

Sincerely,

A handwritten signature in black ink, appearing to be "DL Craig", is written over the word "Sincerely,".

Donald Leland Craig, AICP
Planning Director

Attachment

Electronic Copy: Cheri Smith, City Clerk
Larry Erskine, Chief Assistant City Attorney
John Woodson, Building Department
Carolyn Walker, Licensing
Enid Torregrosa, HARC Planner
Jim Young, Code Supervisor
Applicant
DCA Rendering File
Geo File

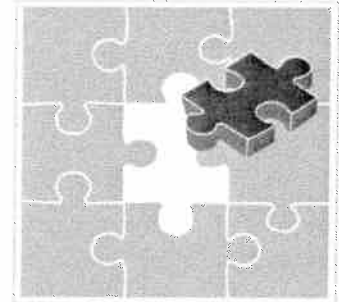
August 26th, 2011

Mr. Donald Craig, Planning Director
City of Key West

**RE: 119-135 Simonton Street
Extension Notification under HB 7207**



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Craig,

119-135 Simonton St received development plan approvals per Res. No. 08-131 on May 6th, 2008. The resolution and associated approvals were extended by the Key West City Commission, and SB 1752. By our calculation, the current expiration date of Resolution 08-131 (including all associated permits and approvals) is September 16th, 2012.

House Bill 7207 authorizes a further 2-year extension to permits and authorizations *"in addition to the 2-year permit extension provided under section 14 of chapter 2009-96, Laws of Florida, as reauthorized by section 47 of chapter 2010-147, Laws of Florida."*

Therefore, given the action by the State, and in an abundance of caution due to our current global economic recession, we hereby notify the City of Key West we intend to use the extension authorized in HB 7207 for a further two-year extension of the development approved in Resolution 06-212 (including all associated permits and approvals). We anticipate acting on the authorization granted by Res. No. 06-212 as soon as possible, but no later than prior to the final expiration, which we calculate to be September 16th, 2014.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Owen Trepanier". The signature is fluid and cursive.

Owen Trepanier