

**PLANNING BOARD
RESOLUTION NO. 2018-46**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MINOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.1(b), 108-196(a), 108-413, 108-414, 108-415, 108-450, AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF A TWO-STORY COMMERCIAL STRUCTURE AND A TWO-STORY TWO-FAMILY RESIDENTIAL STRUCTURE ON PROPERTY LOCATED AT 1028-1030 TRUMAN AVENUE (RE # 00033280-000000) WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT – TRUMAN / SIMONTON (HNC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 A. 1. (b) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Minor Development Plan is required for the addition of 500 to 2,499-square-feet of nonresidential floor area; and

WHEREAS, Section 108-196 (a) authorizes the Planning Board to review and approve, approve with conditions, or deny the proposed Minor Development Plan for property in the historic district in an advisory capacity to the City Commission; and

WHEREAS, Section 108-413 provides minimum standards for landscaping along the right-of-way; and

WHEREAS, Section 108-414 provides minimum requirements for landscaping and tree planting within the interior of parking lots and along the other perimeters of a parking lot; and

WHEREAS, Section 108-415 provides minimum requirements for perimeter landscaping;



Chairman



Planning Director

and

WHEREAS, Section 108-450 provides requirements for landscape screening; and

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

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

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2018; and



WHEREAS, the granting of a Minor Development Plan 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 Minor 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.

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 Minor Development Plan and Landscape Modification / Waiver application for the construction of a two-story commercial structure and a two-story two-family residential structure on property located at 1028-1030 Truman Avenue (RE # 00033280-000000)

 Chairman
 Planning Director

within the Historic Neighborhood Commercial District – Truman / Simonton (HNC-1) zoning district pursuant to Sections 108-91.A.1(b), 108-196(a), 108-413, 108-414, 108-415, 108-450, and 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 proposed development shall be consistent with the plans dated September 10, 2018 by William Shepler and Associates, Registered Architect (minus the three (3) scooter parking stalls), and the landscape plans dated June 18, 2018 by Keith Oropeza, Registered Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday through Friday, and 9 AM to 5 PM on Sunday.
3. 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.

Conditions prior to the City Commission hearing:

4. The applicant shall submit a revised site plan, eliminating the three (3) scooter parking stalls, as requested by the City of Key West Fire Inspector.
5. The applicant shall obtain final landscape plan approval from the Tree Commission.

Conditions prior to issuance of a building permit:

6. A Certificate of Appropriateness shall be obtained.
7. Applicant shall coordinate with Keys Energy Services for a full project review.

Conditions prior to issuance of a certificate of occupancy:

8. The total score claimed of 75 points, in which the two (2) market-rate Building Permit Allocation System (BPAS) units were awarded through Planning Board Resolution 2015-06, shall be confirmed by City staff.

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 Minor 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.

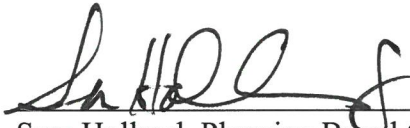
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

 Chairman
 Planning Director

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 September 2018.

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



Sam Holland, Planning Board Chairman

10.3-18

Date

Attest:

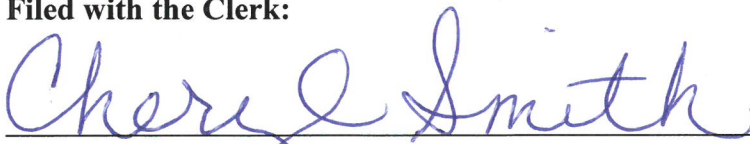


Patrick Wright, Planning Director

10-1-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-3-18

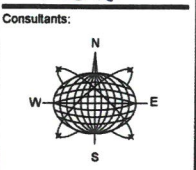
Date



Chairman

PW

Planning Director



Submissions / Revisions:

H.A.R.C. SUBMISSION	2.28.18
PLANNING SUBMISSION	5.31.18
REV. H.A.R.C. SUBMISSION	6.3.18
REV. 2	8.7.18
REV. 3	8.10.18



2 STREETScape
A1.1 SCALE: 1/8" = 1' - 0"

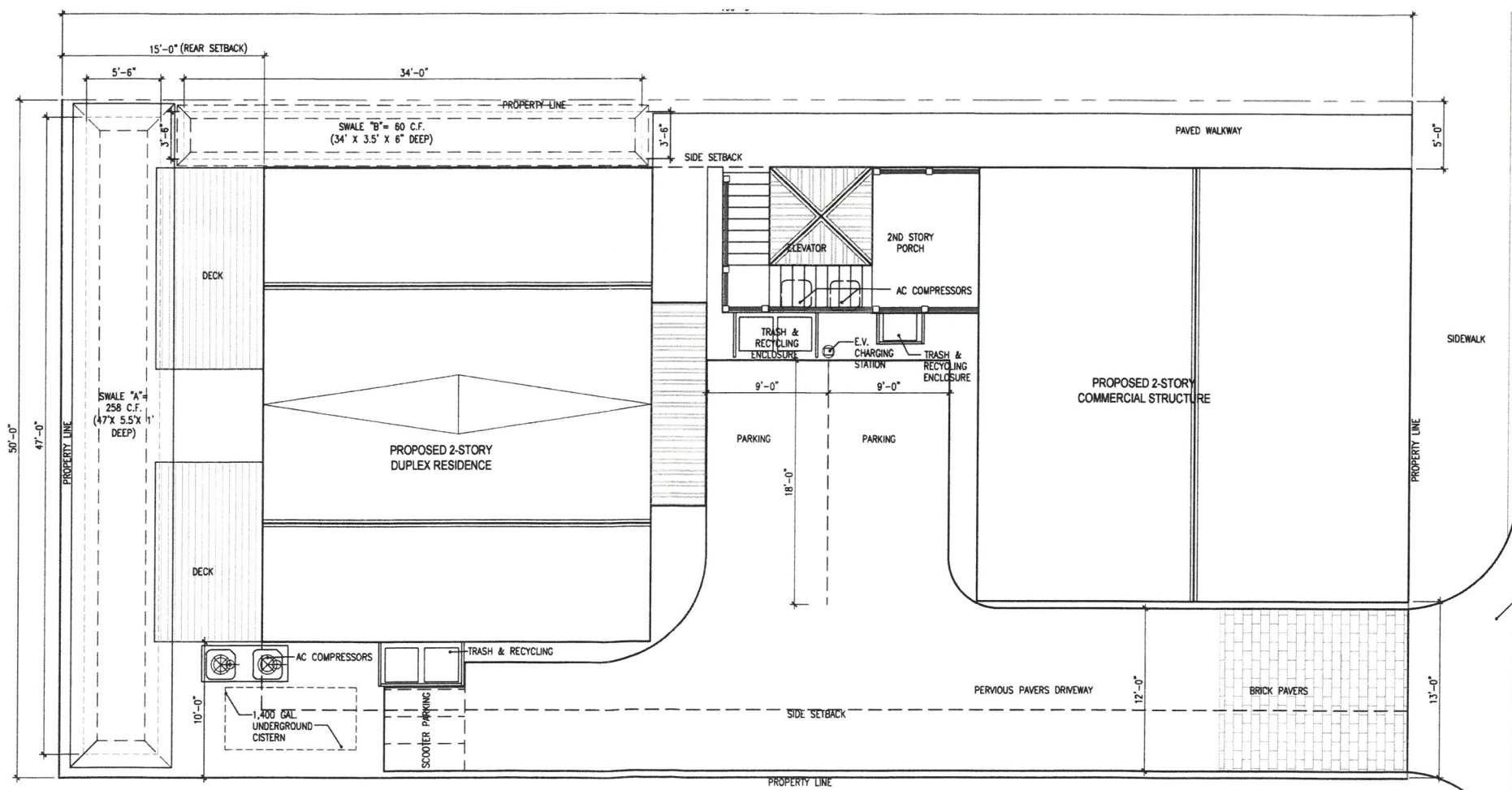
DRAINAGE CALCS

REQUIRED INFORMATION:	
TOTAL LOT AREA =	5,000 S.F.
INCREASED IMPERVIOUS AREA= ALL	3,000 S.F.
% IMPERVIOUS = 3,000/ 5,000=	60%
SWALE VOLUME REQUIRED:	
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE	
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME	
5000 * 0.104 * .60 = 312 C.F.	
SWALES PROVIDED:	
SWALE "A" = (5.5' X 47' X 1')=	258 C.F.
SWALE "B" = (3.5' X 34' X 0.5')=	60 C.F.

SITE CALCULATIONS : HNC-1 ZONING DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,286 s.f. (45%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,958 s.f. (59%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,000 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	100'	N/A	Yes
FRONT SETBACK	Min. 5'	N/A	0'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	10'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	15'-0"	Yes
OPEN SPACE	Min. 28%	5,000 s.f. (100%)	1,041 s.f. (21%)	No

* Maintain zero setback as per previous building on site



NEW CURB CUT AT PREVIOUSLY APPROVED LOCATION

Handwritten notes:
PL
10-1-18
SLZ
10-5-18

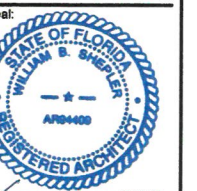
1 SITE PLAN
A1.1 SCALE: 3/16" = 1' - 0"

1028-1030 TRUMAN AVE.
KEY WEST, FL
NEW COMMERCIAL BUILDING & TWO RESIDENTIAL UNITS

Drawing Size: 24x36 Project #: 18012

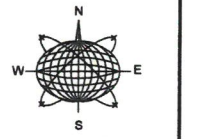
Title: SITE PLAN / SITE CALCS STREETScape

Sheet Number: **A-1.1**
Date: - SEPTEMBER 2, 2018



9-10-18

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-3283 fax:293-4889

Submissions / Revisions:
H.A.R.C. SUBMISSION 2.28.18
PLANNING SUBMISSION 5.31.18
REV. H.A.R.C. SUBMISSION 8.3.18
REV. 2: 8.7.18
REV. 3: 8.10.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

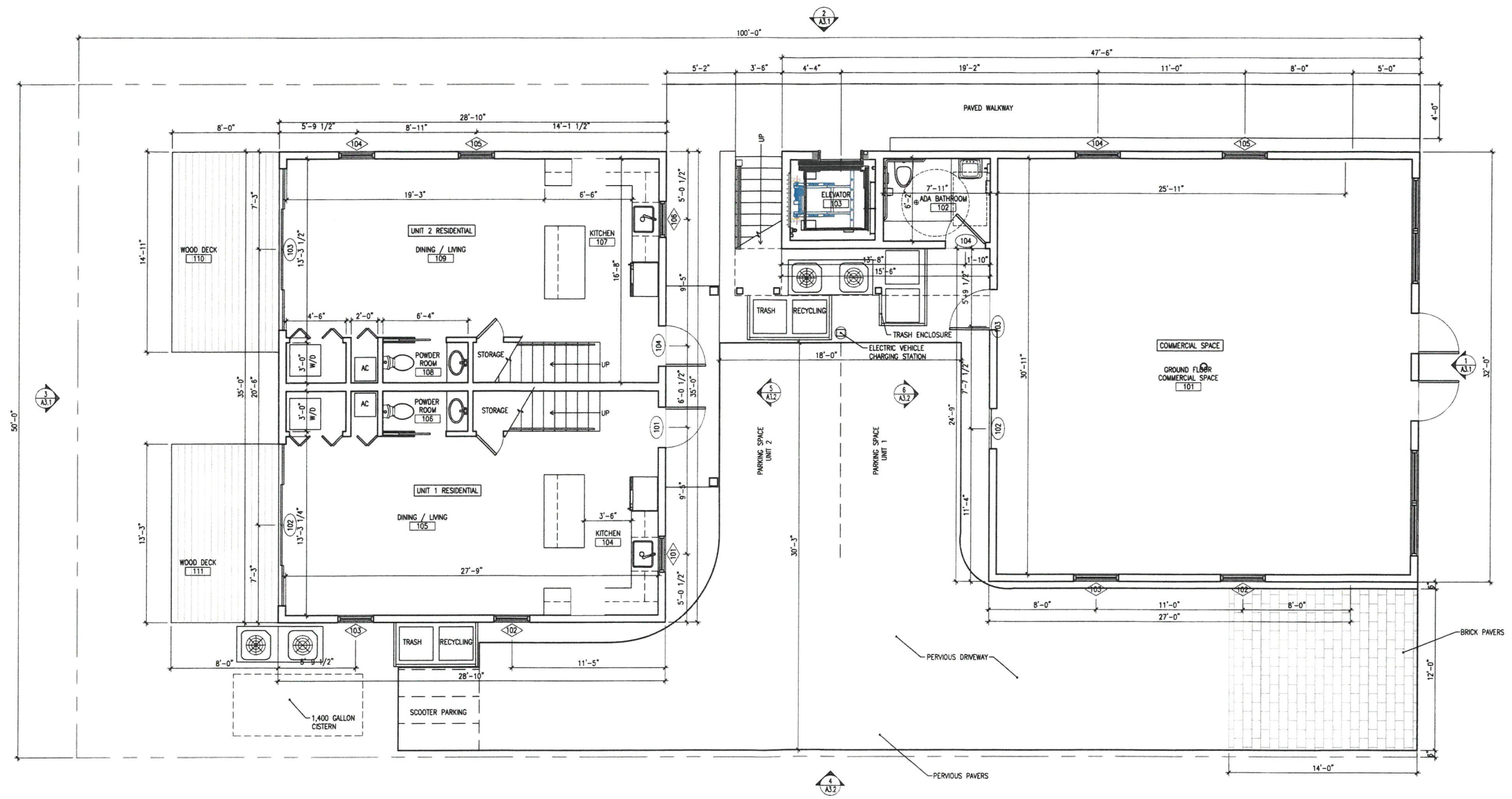
Drawing Size: 24x36 Project #: 18012

Title:
**FIRST FLOOR
PLANS
& SITE PLAN**

Sheet Number:

A-2.1

Date: - SEPTEMBER 2, 2018



1
A2.1 **PROPOSED FIRST FLOOR PLAN - SITE PLAN**
SCALE: 1/4"=1'-0"

Handwritten notes:
RW 10-1-18
RW 10-3-18



3 RESIDENTIAL SOUTH ELEVATION
A3.2 SCALE: 1/4"=1'-0"



2 RESIDENTIAL NORTH ELEVATION
A3.2 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
A3.2 SCALE: 1/4"=1'-0"

WSA
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architecture

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Email: info@wsaarch.com

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WILLIAM B. SHEPLER
REGISTERED ARCHITECT
APR4400

9-10-18

Consultants:
N
W
E
S

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

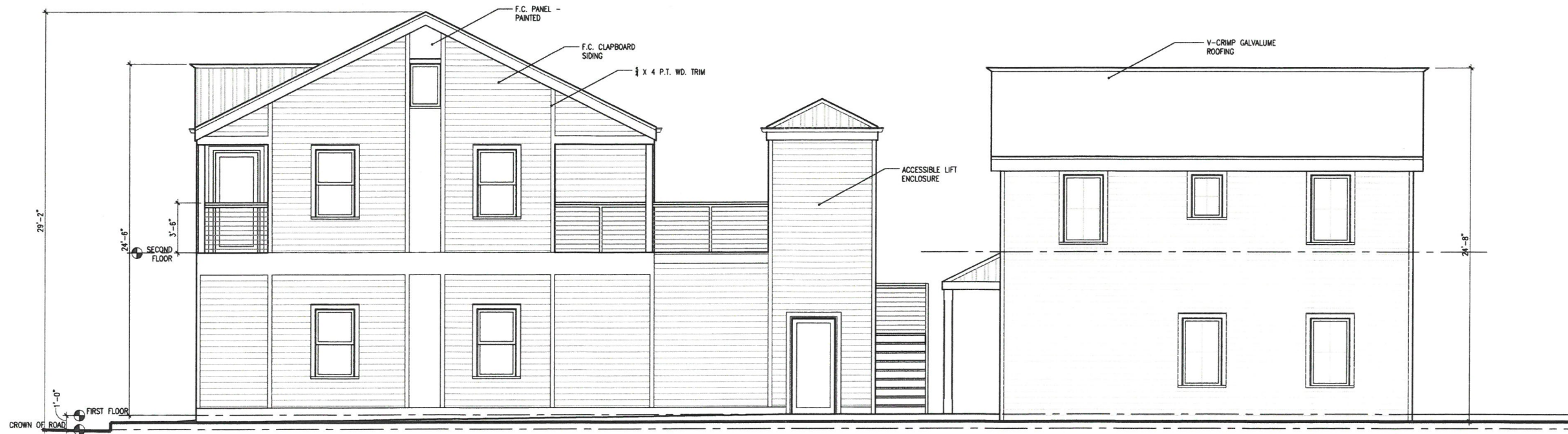
Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18
PLANNING SUBMISSION: 5.31.18
REV. H.A.R.C. SUBMISSION: 8.3.18
REV. 2: 8.7.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

Drawing Size: 24x36 Project #: 18012
Title: ELEVATIONS

Sheet Number: **A-3.2**
Date: - SEPTEMBER 2, 2018

*See
10-3-18*



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



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



1 COMMERCIAL - NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

Handwritten notes:
RW
10-3-18
10-7-18

WSA
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architecture

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WILLIAM B. SHEPLER
ARCHITECT
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Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18
PLANNING SUBMISSION: 8.31.18
REV. H.A.R.C. SUBMISSION: 8.3.18
REV. 2: 8.7.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
NEW COMMERCIAL BUILDING & TWO RESIDENTIAL UNITS

Drawing Size: 24x36 | Project #: 18012
Title: ELEVATIONS
Sheet Number: **A-3.1**
Date: - SEPTEMBER 2, 2018