

**PLANNING BOARD  
RESOLUTION No. 2014-40**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS APPROVAL OF A MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION WITH LANDSCAPE AND BUFFER-YARD WAIVER FOR THE PHASED DEMOLITION AND RECONSTRUCTION OF 7 OF THE 16 EXISTING CONVALESCENT UNITS, CONSTRUCTION OF 7 NEW UNITS AND AN ADMINISTRATION BUILDING FOR PROPERTY LOCATED AT 1512 DENNIS STREET & 1515-1525 BERTHA STREET (RE# 00063400-000000, AK# 1063835 & RE# 00063400-000100, AK# 8850701) IN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT PURSUANT TO SECTIONS 108-91(B)(2)(A)&(B) AND 122-388(6) OF THE LAND DEVELOPMENT REGULATIONS OF KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Limited Commercial (CL) zoning district;  
and

**WHEREAS**, Section 108-91 B(2).(b.) of the Code of Ordinances requires Major Development Plans for the construction or reconstruction of equal or greater than 5,000 square feet of nonresidential gross floor area; and

**WHEREAS**, the applicant proposed the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building; and

**WHEREAS**, this approval of a Major Development Plan, Conditional Use and Buffer-Yard

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

Waiver is consistent with the Land Development Regulations and the Comprehensive Plan; and

**WHEREAS**, the recommendation of approval of the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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

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

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That a Major Development Plan for the proposed phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building as shown on the attached plan set dated July 2, 2014 by Richard J. Milelli, Registered Architect, for property located at 1512 Dennis Street & 1515 - 1525 Bertha Street (RE# 00063400-000000, AK# 1063835 & RE#00063400-000100; AK# 8850701) in the CL Zoning District pursuant to Sections 108-91(B)(2)(a)&(b) and 122-388(6) of the City of Key West Land Development Regulations, is hereby recommended for City Commission approval with the following conditions:

**General Conditions:**

  
Chairman  
  
Planning Director

1. The applicant shall obtain major development plan and conditional use approval.
2. The applicant shall obtain final landscape plan approval.
3. The applicant shall address Engineering comments dated March 27, 2014.
4. Any lighting fixtures shall meet "Dark Sky" lighting standards.
5. Construction Management Plan be implemented.
6. Any use of new BPAS allocations for any part of this project shall require that all structures meet the minimum prerequisites of the BPAS ordinance as to sustainable building features and elevation for FEMA purposes.

**Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 subject to an associated annual inspection:**

7. All swales and landscaping shall be maintained.
8. Phase 1 of the development shall be complete by October 31, 2017, or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.
9. Phase 2 of the development Plan shall be complete by October 31, 2019 or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.

**Section 3.** This Major Development Plan application recommended for approval to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 4.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

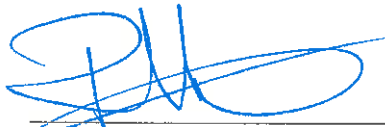
**Section 5.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17th day of July 2014.

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



Richard Klitenick, Chairman  
Key West Planning Board

8.6.14

Date

Attest:



Donald Leland Craig, AICP  
Planning Director

7-18-14

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

8-6-14

Date

  
Chairman  
Planning Director

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DEVELOPMENT DOCUMENTS for:  
**MARTY'S PLACE**  
**AH of MONROE COUNTY INC**

KEY WEST FL 33040

DESIGN BUILD CONTRACTOR:  
**KENMAR GENERAL CONTRACTING, LLC**

SBA Certified (g) WOSB Design/Build Construction Company  
Jacksonville Office: 31 W. Adams Street, Suite 102, Jacksonville, FL 32202  
Key West Office: 923 White Street, Key West, FL 33040  
[www.kenmaringc.com](http://www.kenmaringc.com)  
PHONE: 305-787-5344 Fax: 888-941-6701

**CONSTRUCTION DOCUMENTS**

FEBRUARY 17, 2014

DEVELOPMENT CONSULTANT:  
**TREPANIER & ASSOCIATES**  
402 APPLEBROUTH LANE, Key West Florida 33040 PHONE: 305-293-8983  
Fax: 305-293-8748

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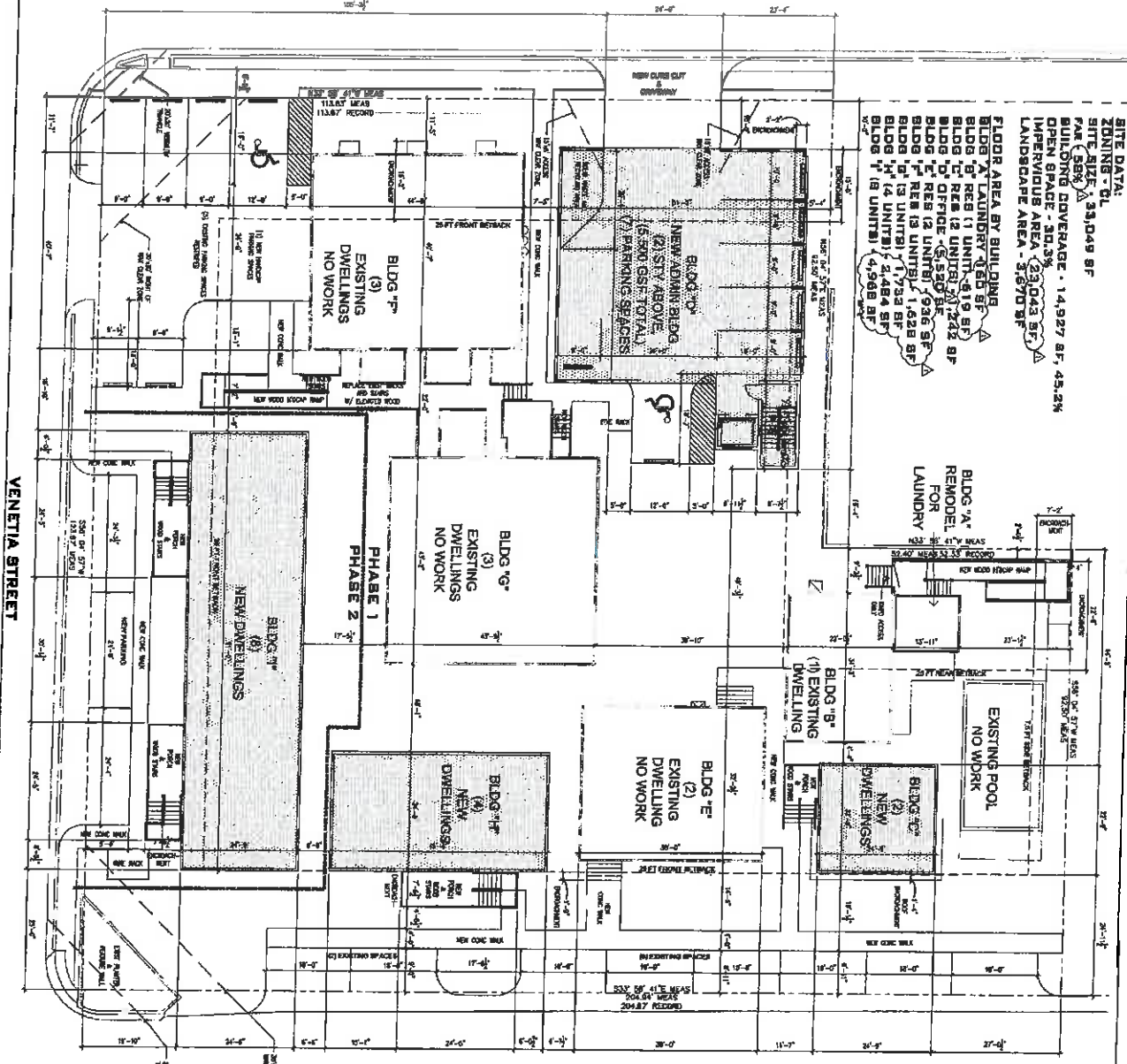
INTERIOR DESIGN:  
**M INTERIOR DESIGN**  
823 White Street, Key West Florida 33040  
PHONE: 305-509-2859 Fax: 305-320-0521

**RICHARD J. MILELLI**  
FL PE # 58315



**MERIDIAN ENGINEERING, LLC**  
201 FRONT STREET, SUITE 209, KEY WEST FL 33040, PHONE: 305-293-3263, FAX: 305-293-4899, AUTHORIZATION NO. 29401

BERTHA STREET  
50' ROW



**SITE DATA:**  
**ZONING - DL**  
**SITE AREA - 33,049 SF**  
**PAR (58%)**  
**BUILDING COVERAGE - 14,927 SF, 45.2%**  
**OPEN SPACE - 20.3%**  
**IMPERVIOUS AREA - 23,043 SF**  
**LANDSCAPE AREA - 3,970 SF**

**FLOOR AREA BY BUILDING:**  
 BLDG 'A' LAUNDRY - 165 SF  
 BLDG 'B' RES (1 UNIT) - 419 SF  
 BLDG 'C' RES (2 UNITS) - 242 SF  
 BLDG 'D' OFFICE - 5,520 SF  
 BLDG 'E' RES (2 UNITS) - 936 SF  
 BLDG 'F' RES (3 UNITS) - 1,628 SF  
 BLDG 'G' RES (4 UNITS) - 1,732 SF  
 BLDG 'H' RES (3 UNITS) - 2,484 SF  
 BLDG 'I' RES (3 UNITS) - 4,968 SF

VENETIA STREET

DENNIS STREET  
30' ROW



OVERALL  
SITE PLAN

DC  
7/14/14

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<p>APPROVED IN RESPONSE TO CITY REVIEW</p> <p>DATE: 7/2/14</p> <p>PROJECT: BERTHA STREET</p> <p>SCALE: AS SHOWN</p> <p>DATE: 7/2/14</p>	<p><b>AH of MONROE COUNTY INC.</b>          P.O. BOX 4374          KEY WEST, FL 32040</p>	<p> </p>	<p> </p>
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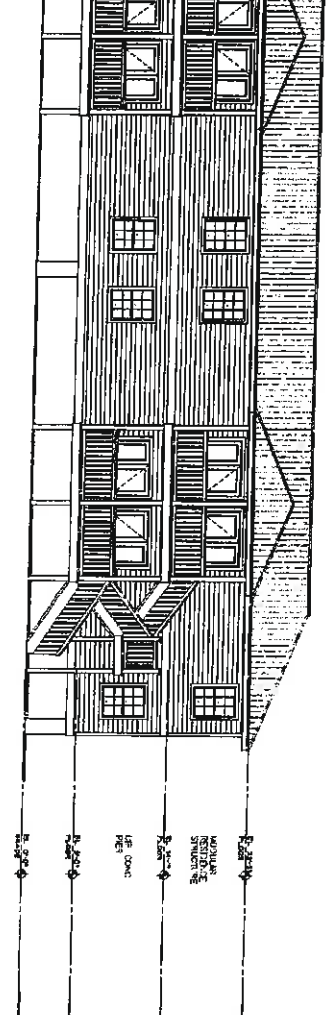




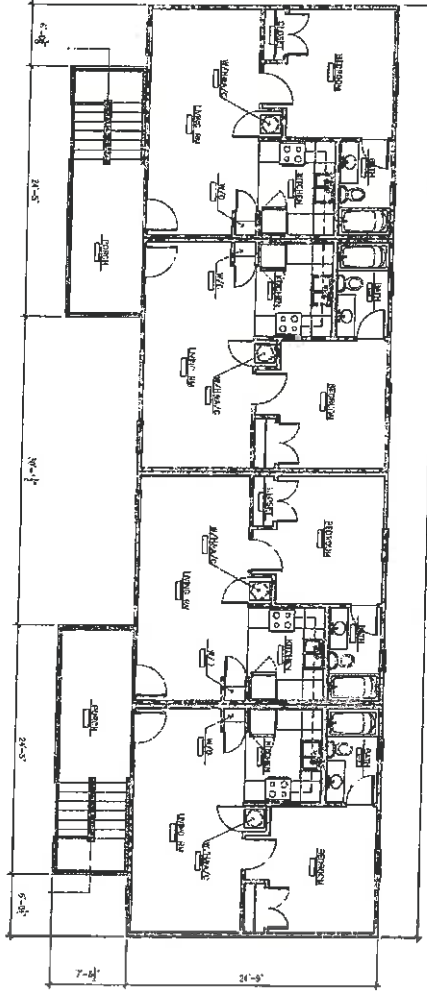
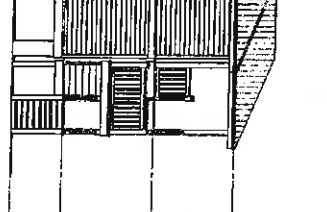




**SOUTH ELEVATION**  
SCALE 3/8" = 1'-0"

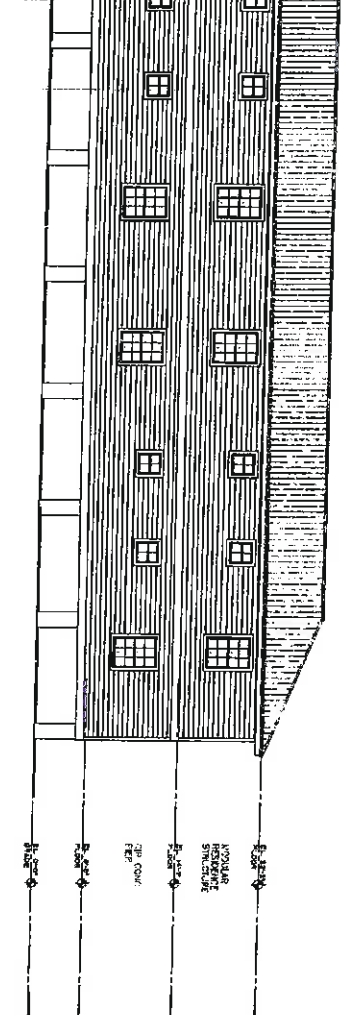


**WEST ELEVATION**  
SCALE 3/8" = 1'-0"

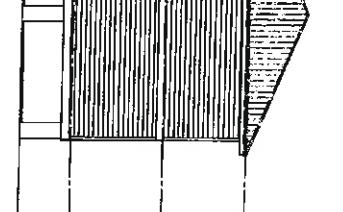


**8 UNIT FLOOR PLAN**  
SCALE 3/8" = 1'-0"

**NORTH ELEVATION**  
SCALE 3/8" = 1'-0"



**EAST ELEVATION**  
SCALE 3/8" = 1'-0"



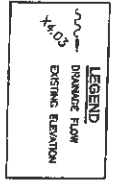
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*Handwritten blue text: DC 789C4*

<p>DATE: 08.18.11</p> <p>PROJECT: 8 UNIT FLOOR PLAN ELEVATIONS</p>	<p><b>AH of MONROE COUNTY INC.</b> P.O. BOX 4374 KEY WEST, FL 33040</p>	<p><b>8</b></p>	<p>SCALE: 3/8" = 1'-0"</p> <p>DATE: 08.18.11</p> <p>PROJECT: 8 UNIT FLOOR PLAN ELEVATIONS</p>
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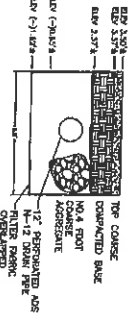
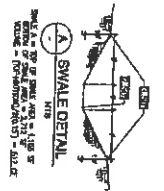


**DRAINAGE CALCULATIONS**

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE IMPERVIOUS	COEFFICIENT OF DISCHARGE	RAINFALL (INCHES)	PEAK FLOW (GPM)
1	ROOF	10,000	100%	0.9	1.0	1,800
2	DRIVEWAY	2,000	100%	0.9	1.0	360
3	PORCH	1,000	100%	0.9	1.0	180
4	WALKWAY	500	100%	0.9	1.0	90
5	YARD	10,000	5%	0.5	1.0	450
6	STREET	10,000	100%	0.9	1.0	1,800
<b>TOTAL</b>						<b>5,480</b>

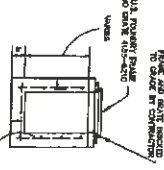
**GENERAL NOTES:**

1. ALL FLOW TO BE COLLECTED BY THE DRAINAGE SYSTEM.
2. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO HANDLE THE PEAK FLOW RATE.
3. THE DRAINAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE SPECIFICATIONS.
4. THE DRAINAGE SYSTEM SHALL BE MAINTAINED AND KEPT CLEAR AT ALL TIMES.



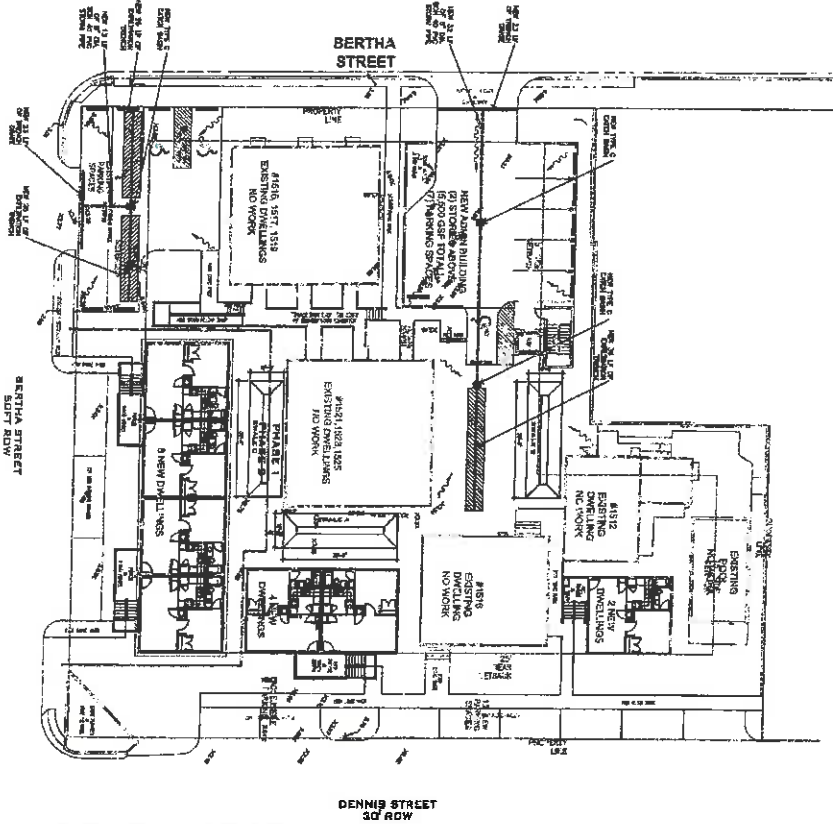
**TYPE A**  
EXPILTRATION  
TRENCH

NOTE: 1. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.



**TYPE C**  
CATCH BASIN

NOTE: 1. CONCRETE SHALL BE 3000 PSI AT 28 DAYS, TYPE I CONCRETE.



**CONCEPTUAL DRAINAGE PLAN**

OC  
JOK

<p><b>AH of MONROE COUNTY INC.</b> P.O. BOX 4374 KEY WEST, FL 33040</p>	<p><b>Monroe Engineering LLC</b> 1000 PINEAPPLE AVENUE SUITE 100 KEY WEST, FL 33040 TEL: 305-857-1234 WWW.MONROEENGINEERING.COM</p>	<p><b>Project No.</b> _____ <b>Sheet No.</b> _____ <b>Date</b> _____</p>	<p><b>Scale</b> _____</p>
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**C-1**