



THE CITY OF KEY WEST – Tree Commission

Post Office Box 1409, Key West, FL 33041-1409
(305) 809-3768

Date: September 8, 2022

From: Karen DeMaria, Urban Forestry Manager

Reference: 1319 William Street-1316 Royal Street Development Plan Modification

A request was made to the Planning Department regarding the approval of the phasing of construction related to the approved development plan at 1319 William-1316 Royal Streets, Res #21-197.

On September 7, 2022, a revised memorandum was received regarding the installation of landscaping in association with the proposed phased development (copy of memo attached). Landscaping will be installed prior to the issuance of the CO for each unit. Prior to the issuance of a CO for units 2, 4, and 6, the landscaping will also be installed/planted along William Street and the existing structure.

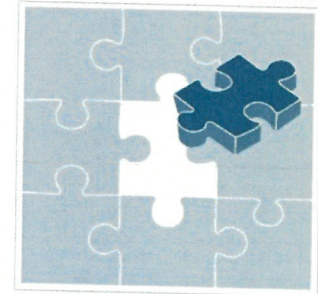
Based on the above information, I have no objection to the proposed phased construction request. The conditions of the landscaping installation must be made a part of the agreement.

Karen DeMaria
Urban Forestry Manager

Tree Commission
MEMORANDUM

MEMORANDUM

TREPANIER



& ASSOCIATES INC
 LAND USE PLANNING
 DEVELOPMENT CONSULTANTS

Date: September 7, 2022 (revised)
To: Ms. Katie Halloran, City Planner
From: Thomas Francis-Siburg
CC: Mr. Paul Misch, Owner
 Mr. Owen Trepanier
Re: **1319 William Street-1316 Royal Street (RE# 00036920-000000)**
Condition Modification to Res. No. 21-197

This is the applicant response to DRC comments on 05/26/22 regarding the conditions of the Major Development Plan Res. No. 21-197 to relative to phasing.

DRC Comment:

Katie Halloran - Planning Director: BPAS approvals would expire prior to permits being pulled. A development agreement is the only mechanism to extend BPAS approvals. The current expiration date of the BPAS approval is 10/31/2023. Please review Secs. 90-360.B, 90-361, Sec. 108-203, and Sec. 108-248.

Applicant Response:

The proposed phasing shall require construction of Unit 4 to commence permitting prior to the expiration of its associated BPAS.

Phasing Plan

Phase	Units	ROGO		Commencement	Completion
		Type	Exp. Date		
1	1	Beneficial	NA	11/15/22 - Commenced	Progress and completion pursuant to the KW LDRs and Florida Building Code
	3	Beneficial	NA	11/15/22 - Commenced	
	5	BPAS	10/31/23	11/15/22 - Commenced	
2	4	BPAS	10/31/23	04/15/24 or prior to the expiration of the associated BPAS, whichever is sooner ¹	
	6	Beneficial	NA	04/15/24	
3	2	Beneficial	NA	04/15/26	

DRC Comment:

Karen DeMaria - Urban Forestry Manager: Landscape planting will need to be in coordination with phasing, COs will only be issued when there is substantial landscaping per house.

Applicant Response:

The portion of landscaping associated with and adjacent to each individual unit shall be installed prior to the issuance of the C.O. for each individual unit. Landscaping around the existing structures along William Street will be installed / planted prior to the issuance of the C.O. of units 2, 4, and 6.

¹ Expiration dates are subject to change pursuant to F.S. 252.363 (State of Emergency Extensions)