

**PLANNING BOARD
RESOLUTION NO. 2015-45**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MINOR DEVELOPMENT APPROVAL PURSUANT TO SECTIONS 108-91.A.1.(B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE ADDITION OF 899 SQUARE FEET OF COMMERCIAL RETAIL BY THE CONSTRUCTION OF A NEW MIXED USE BUILDING AT 700 EATON STREET (RE # 00006120-000000; AK # 1006343) WITHIN THE HISTORIC NEIHBORHOOD COMMERCIAL (HNC-2) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE


WHEREAS, Section 108-91 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, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 15, 2015; and

WHEREAS, the granting of a Minor Development Plan is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Minor Development Plan application 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.



Chairman

Planning Director

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. Minor Development approval pursuant to sections 108-91.a.1.(b) of the land development regulations of the code of ordinances of the city of Key West, Florida for the addition of 899 square feet of commercial retail by the construction of a new mixed use building at 700 Eaton Street (RE # 00006120-000000; AK # 1006343) within the Historic Neighborhood Commercial (HNC-2) zoning district:

General conditions:

1. The proposed development shall be consistent with the site plan dated September 29, 2015 by Anthony Sarno, Registered Architect.
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. It is recommended that the applicant participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

Conditions prior to the City Commission hearing:

4. Pursuant to City Code Section 108-284, the applicant shall submit an outdoor lighting plan, of the entire site including the parking area.



Chairman


Planning Director

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 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 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 15th day of October, 2015.

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


Chairman

Planning Director

Sam Holland

~~Richard Klitenick~~, Planning Board Chairman
Sam Holland

12/3/15

Date

Attest:

Thaddeus L. Cohen

Thaddeus Cohen, Planning Director

11/3/15

Date

Filed with the Clerk:

Cheryl Smith

Cheryl Smith, City Clerk

12/2/15

Date

[Signature]

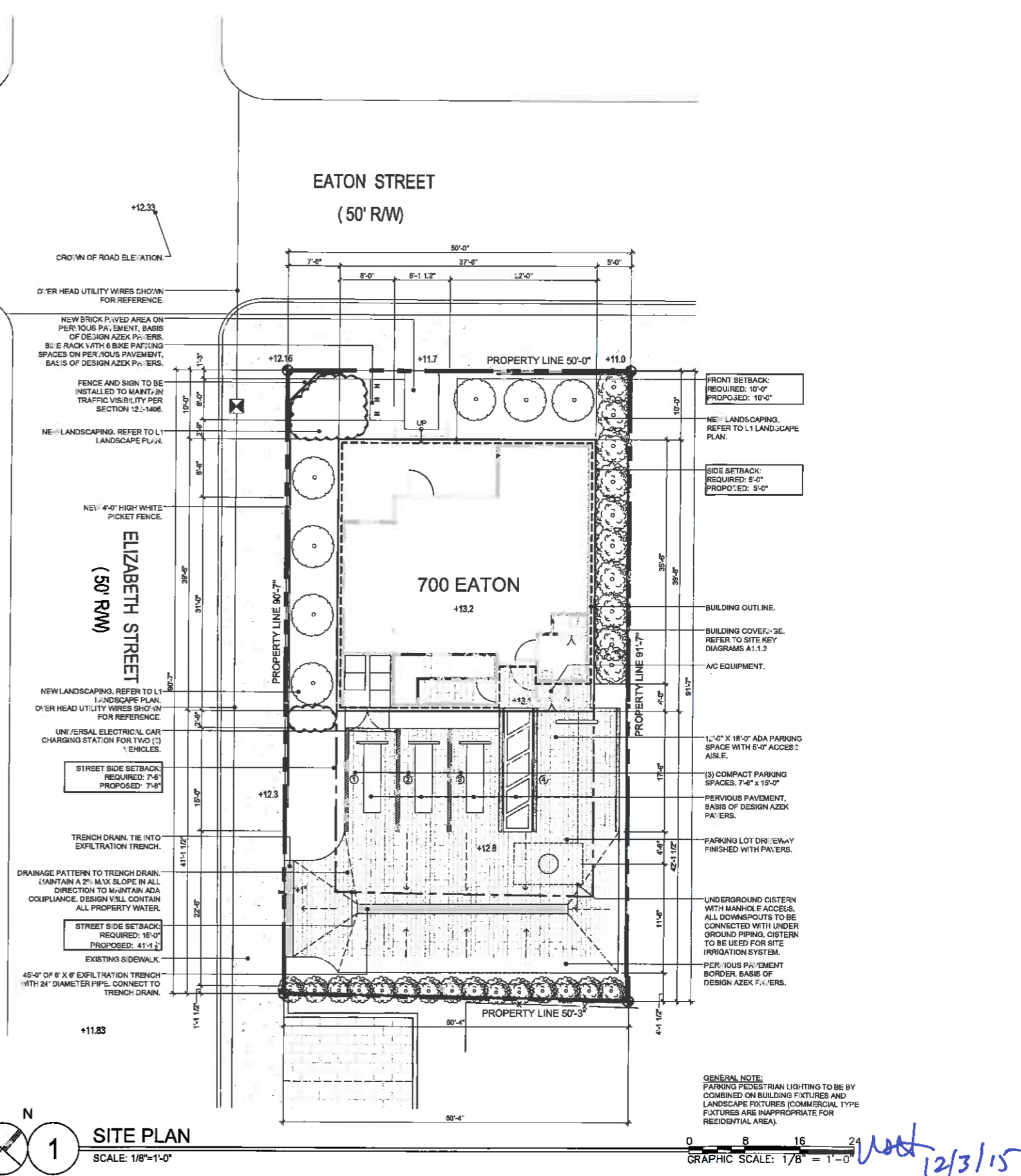
Chairman
[Signature]

Planning Director

SITE DATA TABLE				
700 Eaton Street				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
VACANT LOT				
Historic Neighborhood Commercial District (HNC-2)				
ZONING	Historic Neighborhood Commercial District (HNC-2)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4,000 SF MIN	4,557.0 SF (0.105 Acre)	4,557.0 SF (0.105 Acre)	NONE
MINIMUM LOT WIDTH	40'-0"	50'-0"	50'-0"	NONE
MINIMUM LOT DEPTH	100'-0"	90'-7"	90'-7"	NONE
HEIGHT	30'-0"	N/A	30'-0"	NONE
SETBACK 1: FRONT	10'-0"	N/A	10'-0"	NONE
SETBACK 2: SIDE	5'-0"	N/A	5'-0"	NONE
SETBACK 3: STREET SIDE	7'-6"	N/A	7'-6"	NONE
SETBACK 4: REAR	15'-0"	N/A	41'-1 1/2"	NONE
FLOOR AREA RATIO	1.0 MAX	N/A	0.53	NONE
COMMERCIAL		N/A	0.19 (899.94 sq. ft.)	
RESIDENTIAL		N/A	0.31 (1,410.04 sq. ft.)	
BUILDING COVERAGE	40% MAX	0% (0.0)	30.84% (1,405.26 SQ. FT.)	NONE
IMPERVIOUS SURFACE	60% MAX	0% (0.0)	59.46% (2,709.39 SQ. FT.)	NONE
OPEN SPACE LANDSCAPING	29.16% MIN	100% (4,557.0)	31.75% (1,446.71 SQ. FT.)	NONE
DENSITY	1.38 DU per ACRE	N/A	1 R MARKET	NONE
PARKING				
CAR (STANDARD)	0	0	0	
CAR (COMPACT)	3	0	3	
CAR (ADA)	1	0	1	
CAR (ELECTRIC)	0	0	0	
CAR TOTAL	1R + 3C = 4	0	1R + 3C = 4	NONE
BICYCLE	2	0	6	4 ADDITIONAL BIKES PROVIDED
SCOOTER	0	0	0	
FLOOR AREA				
FIRST FLOOR (COMMERCIAL)		N/A	899.94 SQ. FT.	
SECOND FLOOR (RESIDENTIAL)		N/A	1,125.92 SQ. FT.	
THIRD FLOOR (RESIDENTIAL)		N/A	284.12 SQ. FT.	
FLOOR AREA TOTAL		N/A	2,309.98 SQ. FT.	

	REQUIRED %	REQUIRED SF	PROPOSED %	PROPOSED SF
IMPERVIOUS	60% MAXIMUM	2,734.20 SF MAX	59.46%	2,709.39 SF
OPEN SPACE	SEE CALCULATION BELOW	1,328.64 SF	31.75%	1,446.71 SF
BUILDING COVERAGE	40% MAX	1,822.80 SF MAX	30.84%	1,405.26 SF

REQUIRED OPEN SPACE CALCULATION (35% RESIDENTIAL / 20% COMMERCIAL)		
COMMERCIAL FLOOR AREA =	899.94 SF	% OF TOTAL FLOOR AREA
RESIDENTIAL FLOOR AREA =	1,410.04 SF	61.04%
TOTAL FLOOR AREA =	2,309.98 SF	
Total Lot sq. ft. x % Commercial	4,557 SF x .3896 (.20) =	355.08 SF
Total Lot sq. ft. x % Residential	4,557 SF x .6104 (.35) =	973.56 SF
TOTAL OPEN SPACE REQUIREMENT		1,328.64 SF



MIXED USE DEVELOPMENT

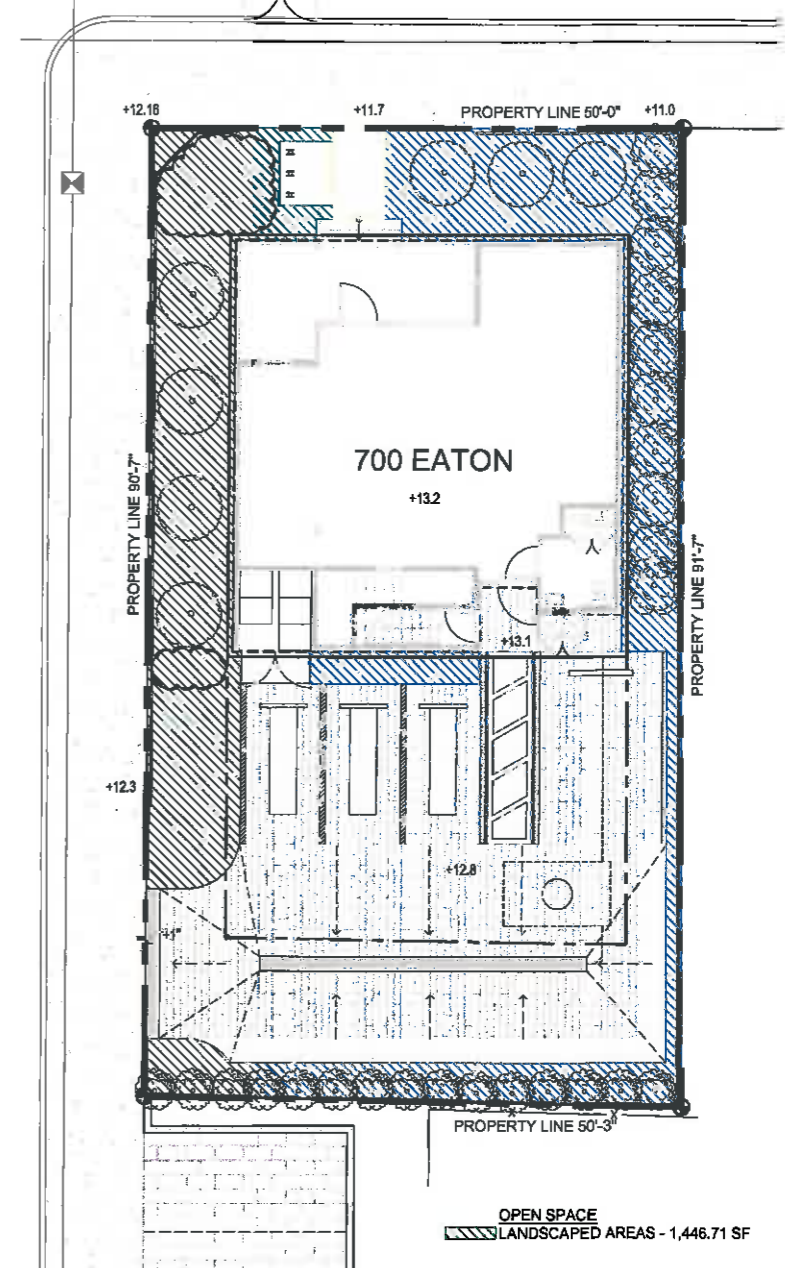
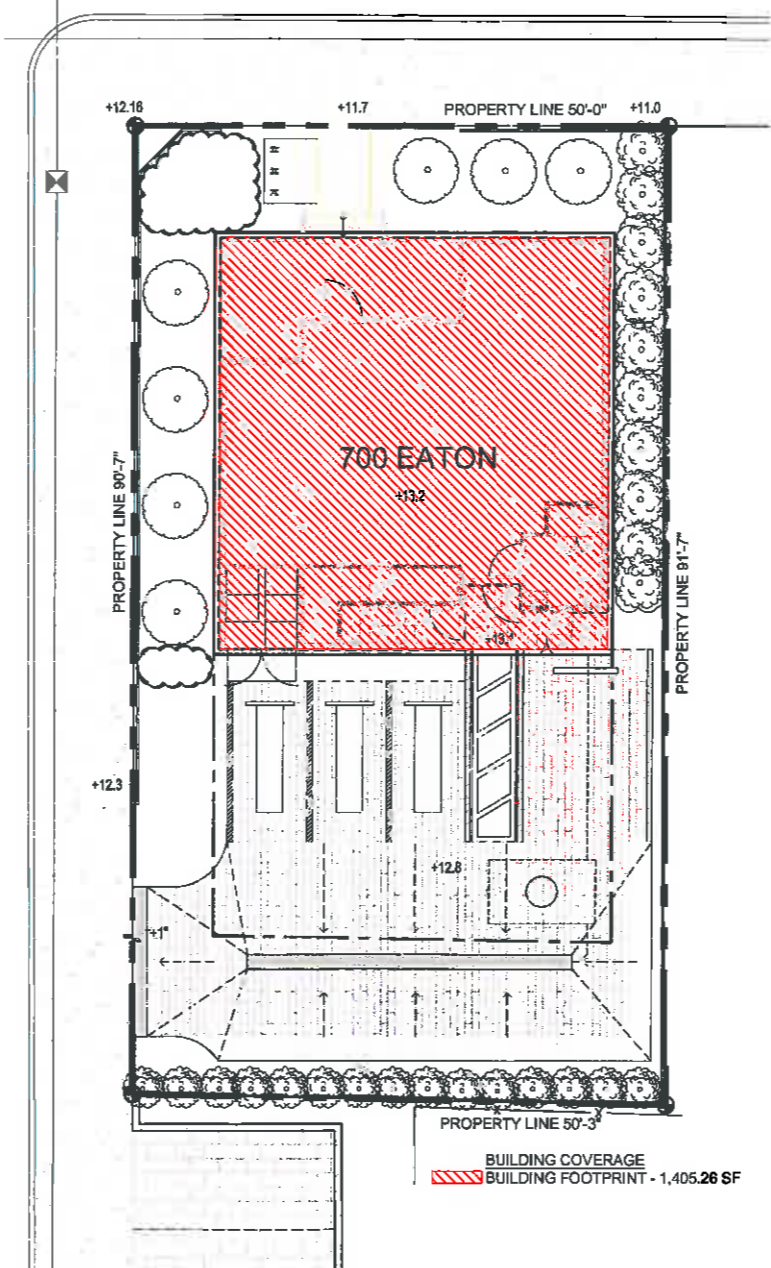
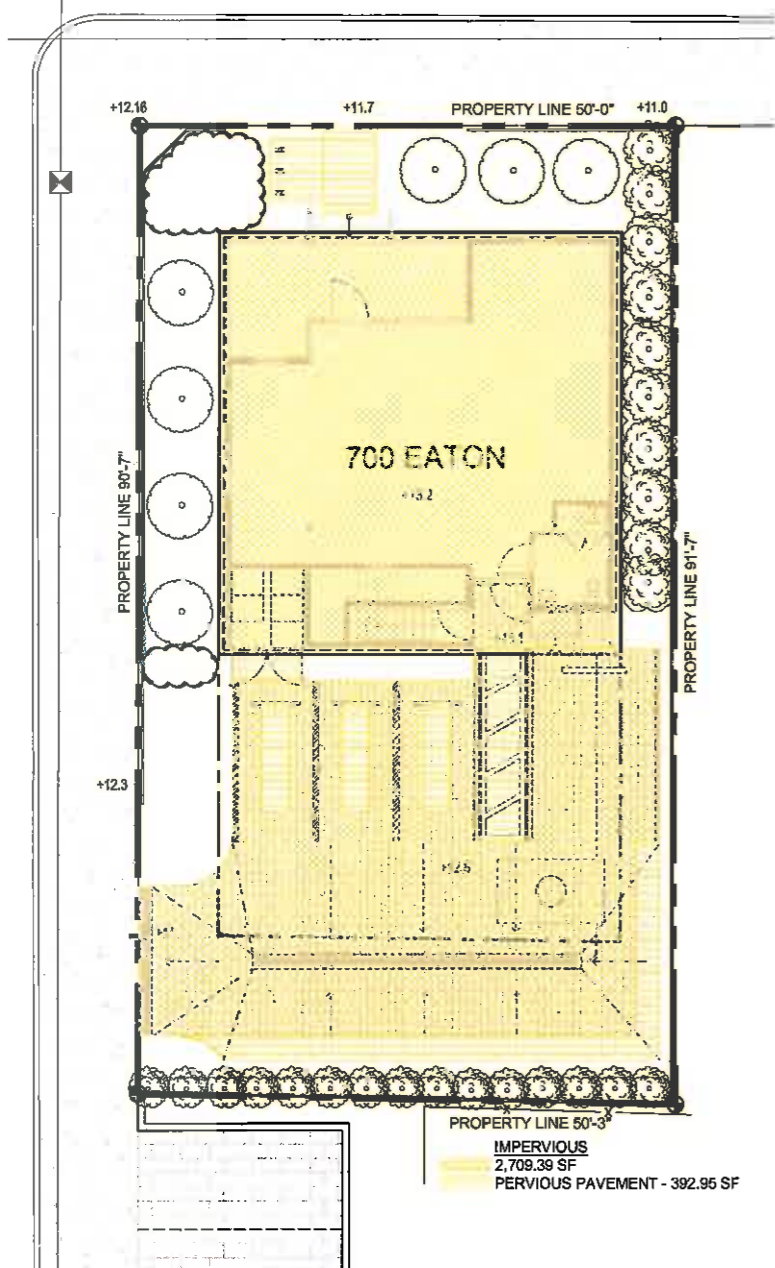
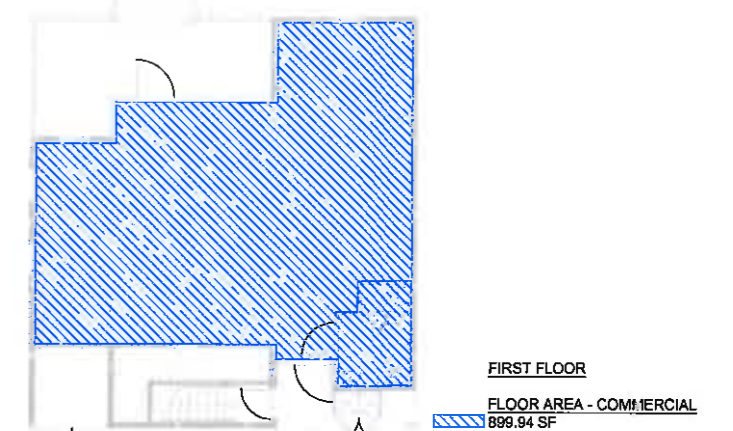
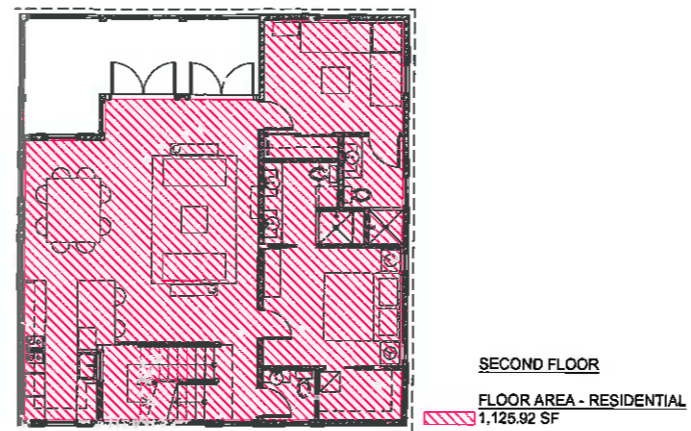
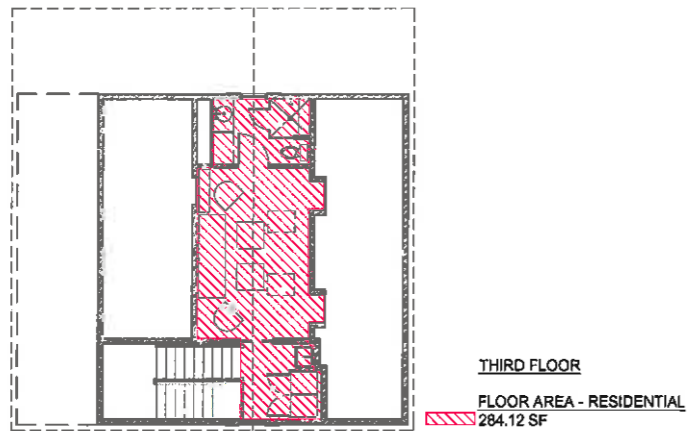
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

DATE: SEPTEMBER 29, 2015

A1.1.1 K2M DESIGN

10/11/15



N
 1 SITE KEY DIAGRAMS
 SCALE: 1/8"=1'-0"

MIXED USE DEVELOPMENT

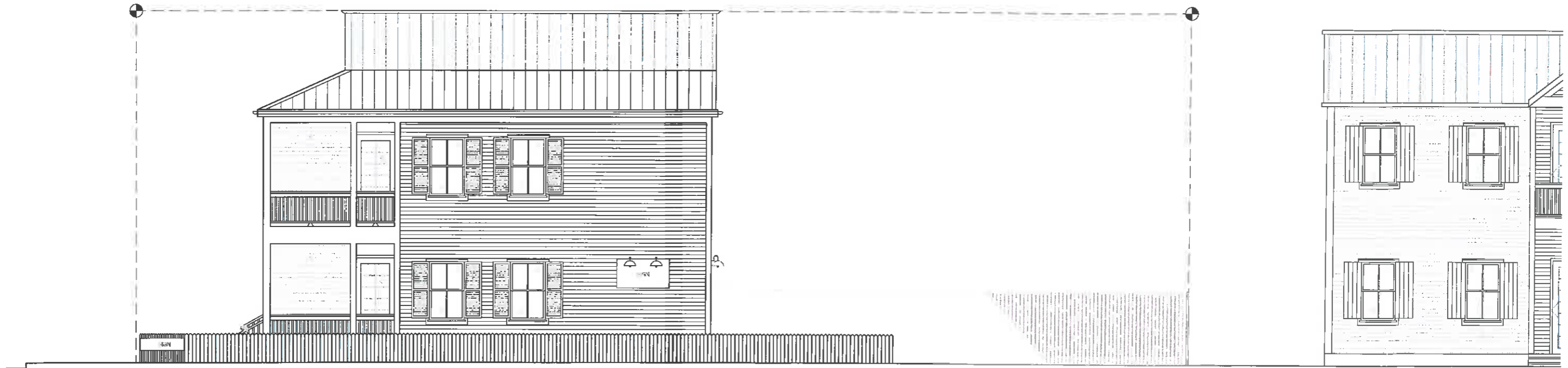
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

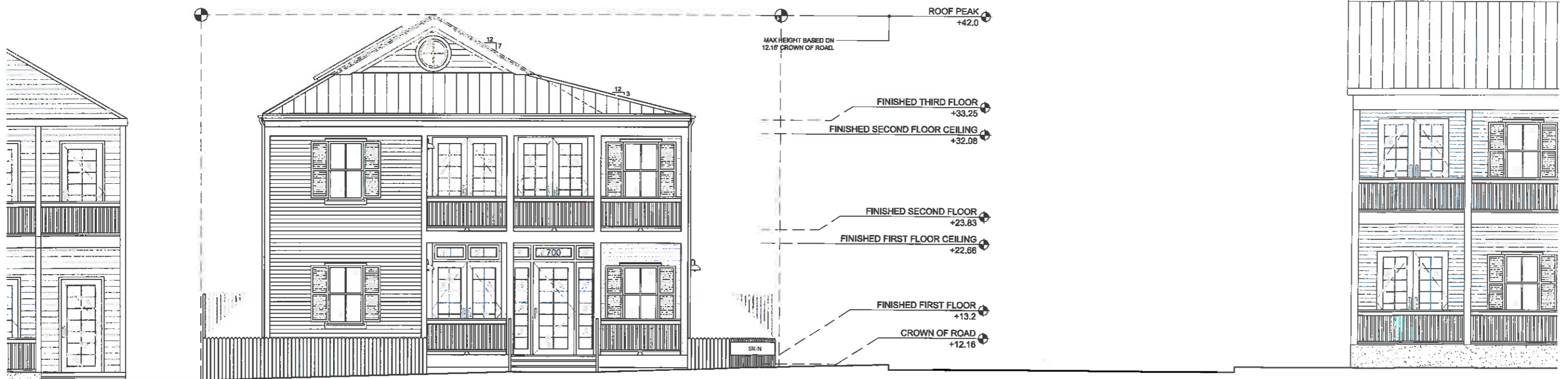
DATE: SEPTEMBER 29, 2015

A1.1.2 K2M DESIGN

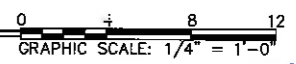
Handwritten notes:
 WJ 12/31/15
 TD 11/3/15



2 ELIZABETH STREET ELEVATION
SCALE: 1/4"=1'-0"



1 EATON STREET ELEVATION
SCALE: 1/4"=1'-0"



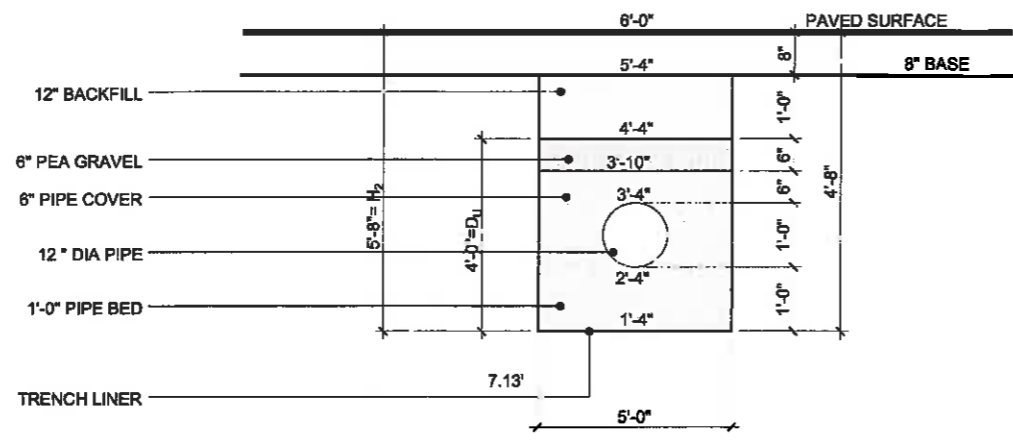
MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

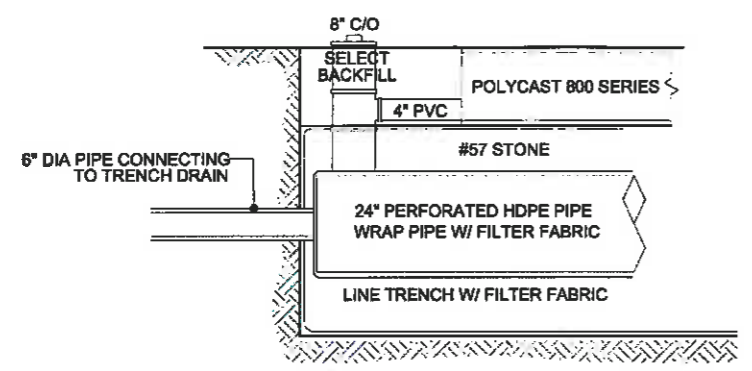
COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

DATE: SEPTEMBER 29, 2015

A3.1.1 K2M DESIGN *used 12/3/15*
12/3/15



2 EXFILTRATION TRENCH SECTION A-A'
SCALE: NTS



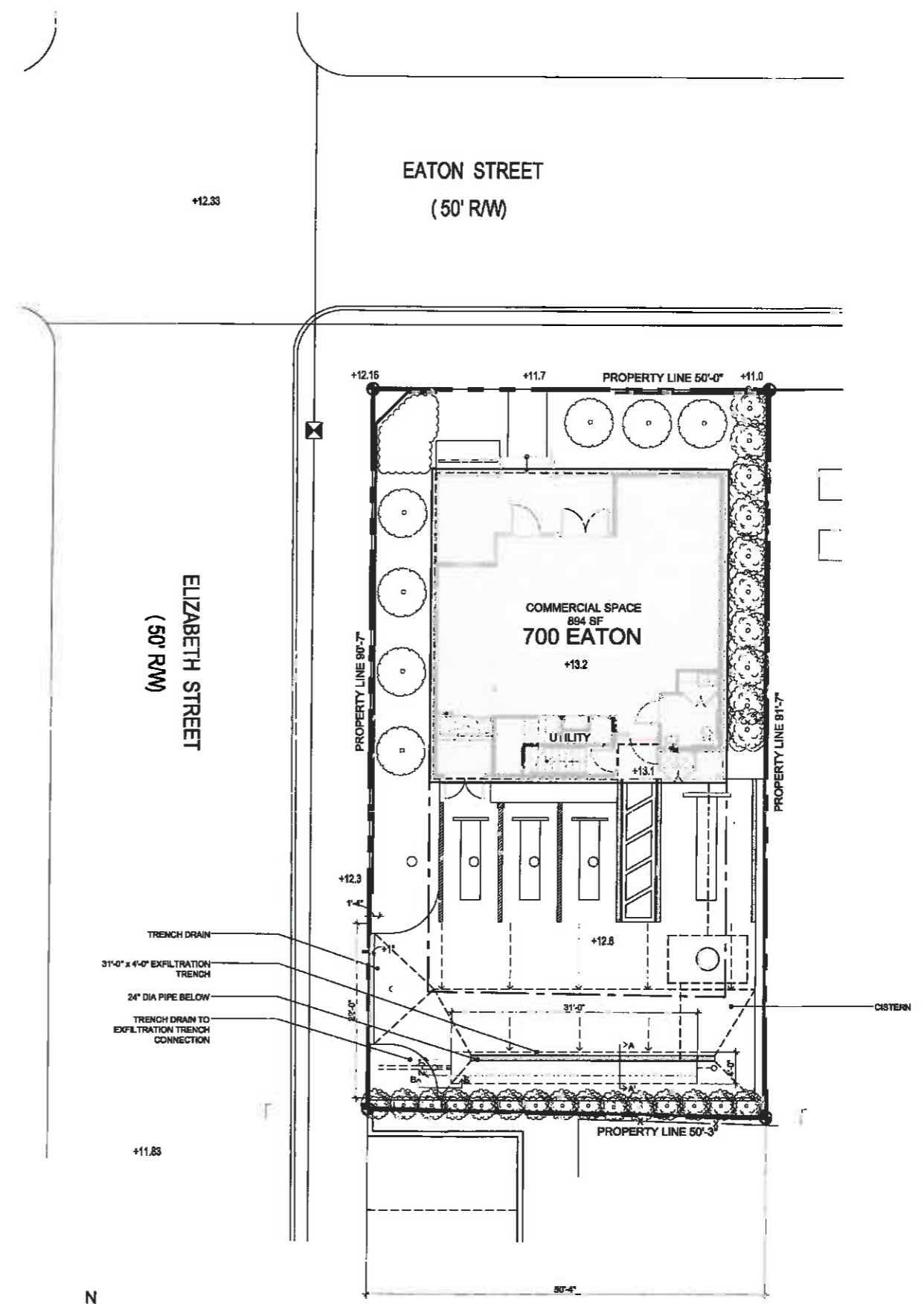
3 EXFILTRATION TRENCH SECTION B-B'
SCALE: NTS

L	Trench Length (ft)	30.35918
FS	Factor of Safety, K_u less than 2	2
RGWQ	Percent reduction in required water quality (WQ) treatment volume based on method of WQ treatment: 50% for wet/dry retention	
V_{tr}	Volume of WQ treatment provided by trench in one hour (ac-in/hr), greater of one-inch over total project area or 2.5 inches multiplied by the percentage impervious over the total project area less wet/dry management areas	4.72 AC-in
V_{st}	Volume of storage provided in addition to V_{tr} in one hour (ac-in/hr)	0
K	hydraulic conductivity (in/hr-ft-ft-sat)	0.000175
H_2	head on saturated surface (ft) = $E_{top} - CE$	5.67 ft
E_{inv}	Invert elevation of lowest weir/bleeder allowing discharge from trench (ft NGVD or ft NAVD)	
CE	control elevation (ft NGVD or ft NAVD)	
W	trench width (ft)	4 ft
L_d	unsaturated trench depth (ft) = $E_{top} - CE$	4 ft
E_{top}	top elevation of trench (ft NGVD or ft NAVD)	10.65 ft
D_1	assumed trench depth (ft) = CE - E_{top}	0
E_{bot}	bottom elevation of trench (ft NGVD or ft NAVD)	

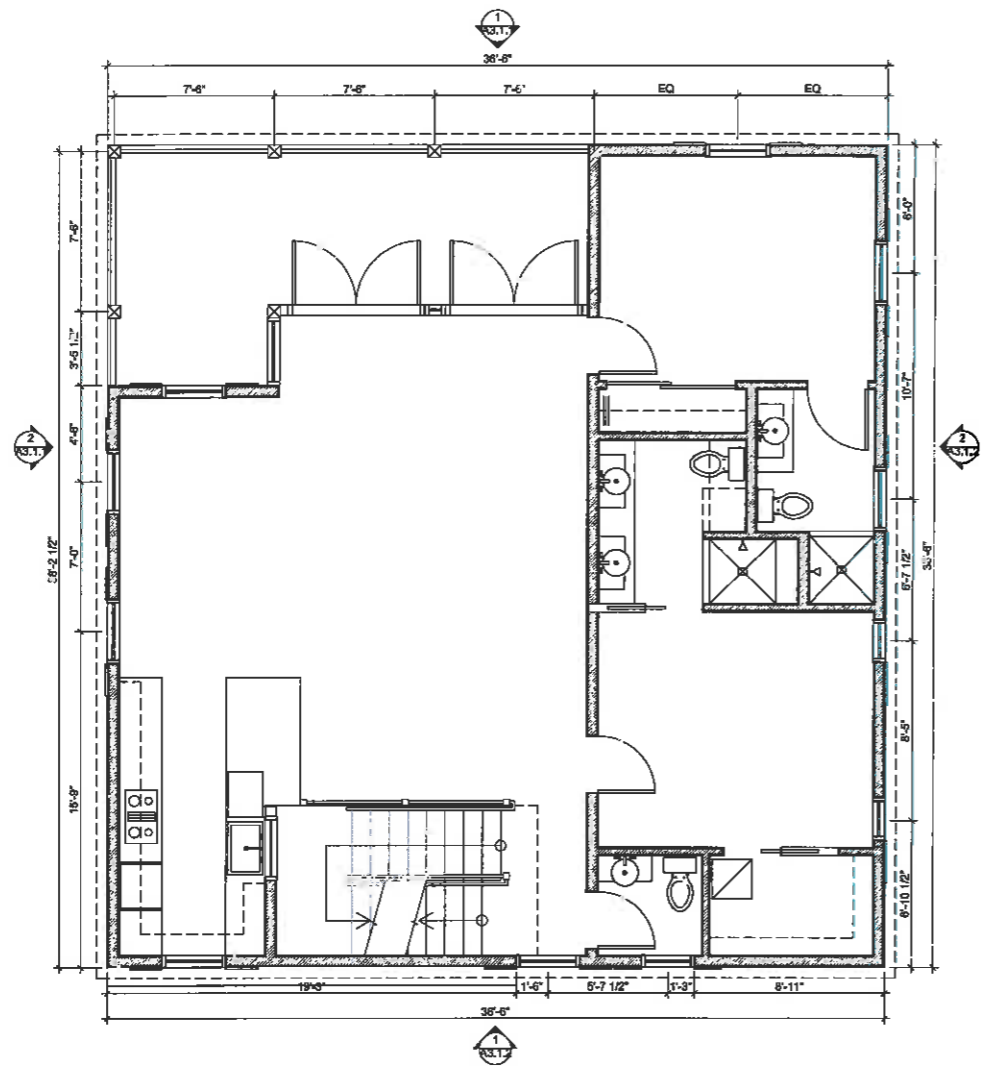
$$L = \frac{FS * V_{tr}}{K * (H_2W + 2H_2D_1 - D_1^2) + 1.35 * 10^{-4} * W * D_1}$$

FS * V_{tr}	=	0.344
H_2W	=	22.68
$2H_2D_1$	=	45.36
D_1^2	=	16
$W * D_1$	=	16
$H_2W + 2H_2D_1 - D_1^2$	=	52.04
$1.35 * 10^{-4} * W * D_1$	=	0.002224
$K * (H_2W + 2H_2D_1 - D_1^2)$	=	0.009107
$[K * (H_2W + 2H_2D_1 - D_1^2) + 1.35 * 10^{-4} * W * D_1]$	=	0.011331
Length	=	30.35918

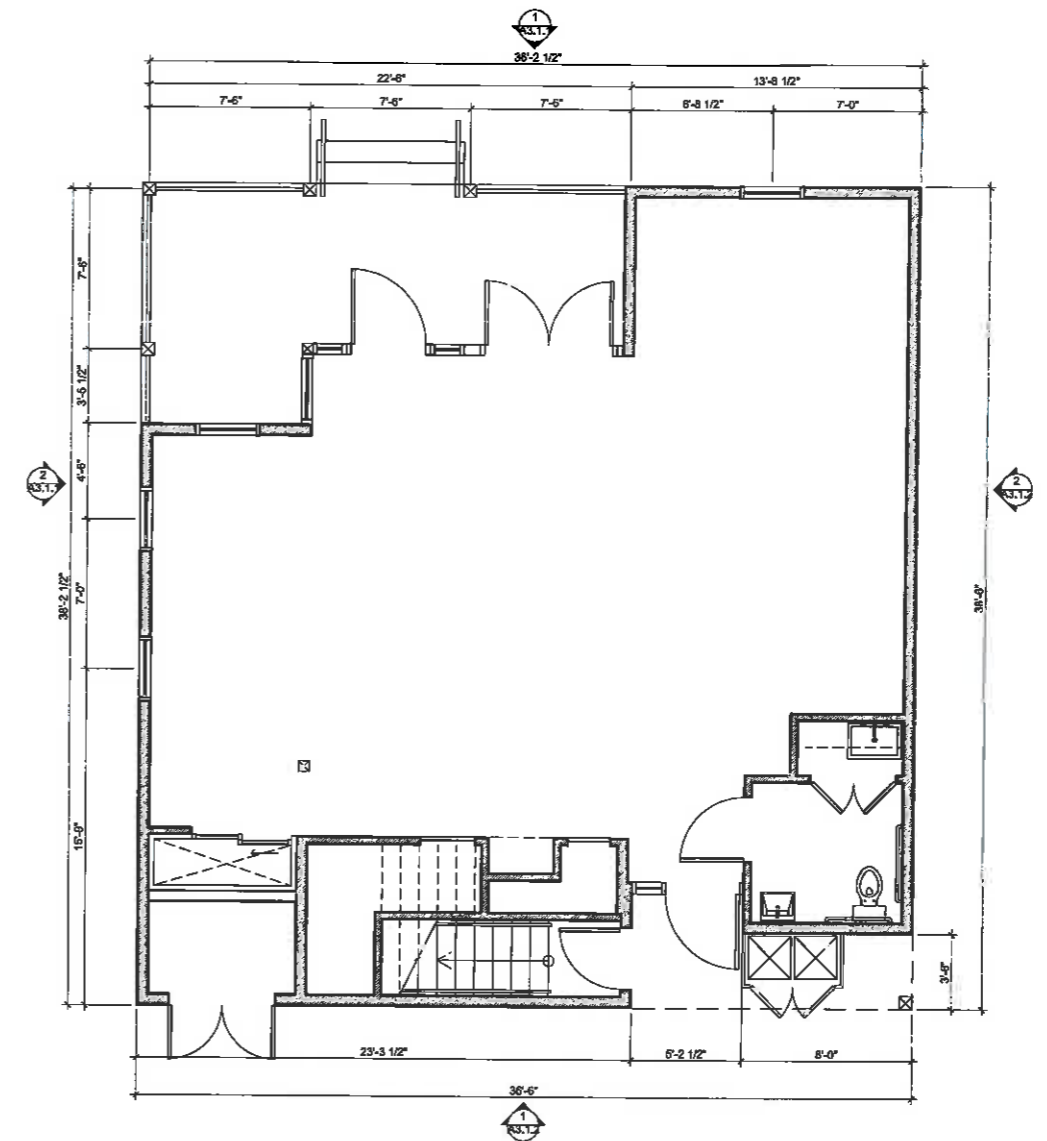
4 EXFILTRATION TRENCH CALCULATIONS
SCALE:



1 SITE DRAINAGE PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN- RESIDENTIAL
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



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

MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

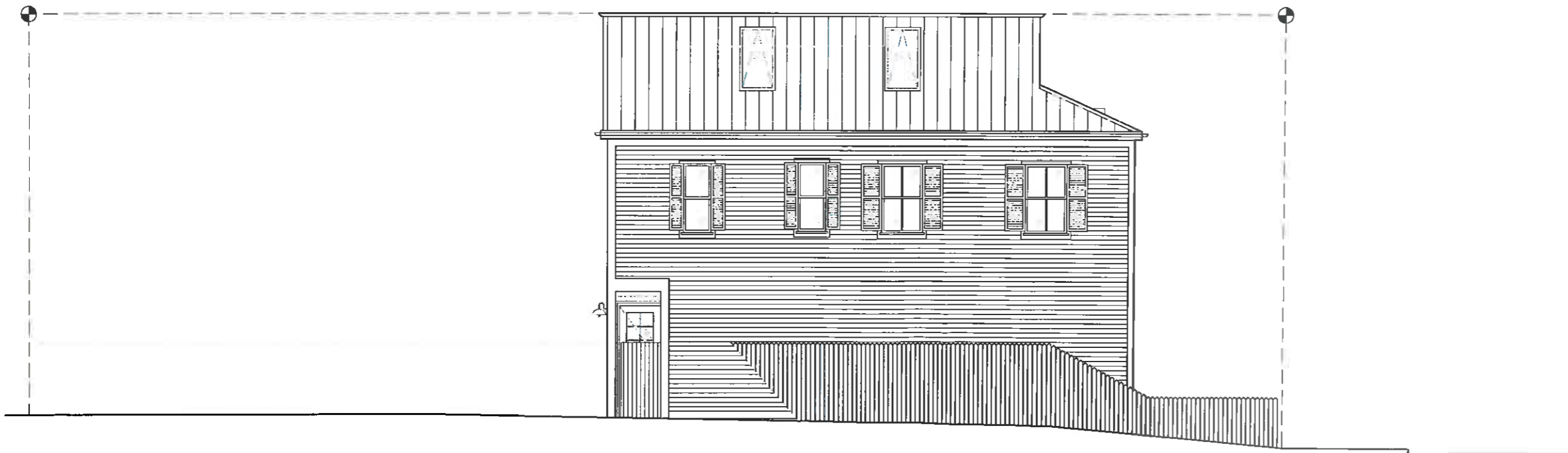
DATE: SEPTEMBER 29, 2015

A2.1.1 K2M DESIGN
 12/3/15
 1/10/15



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

MIXED USE DEVELOPMENT

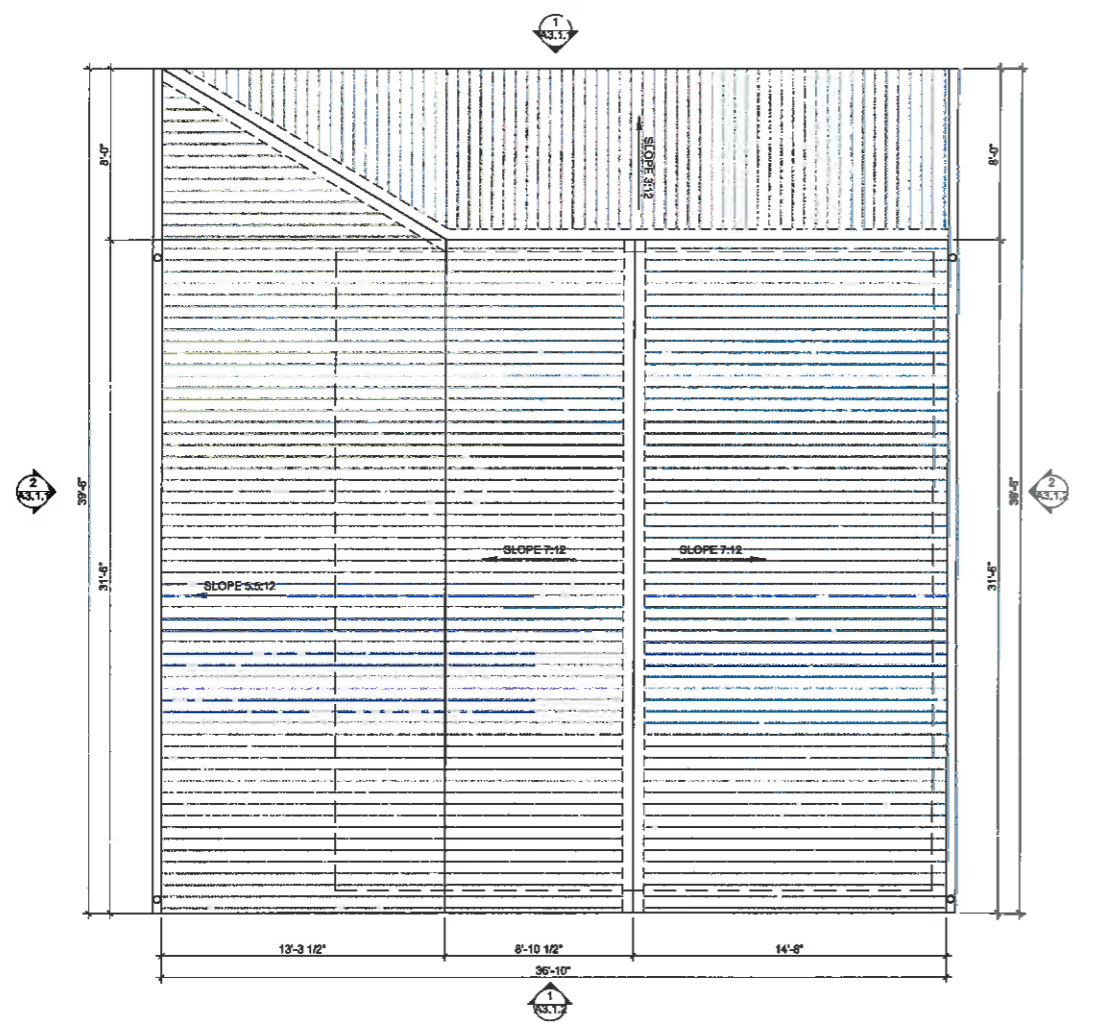
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

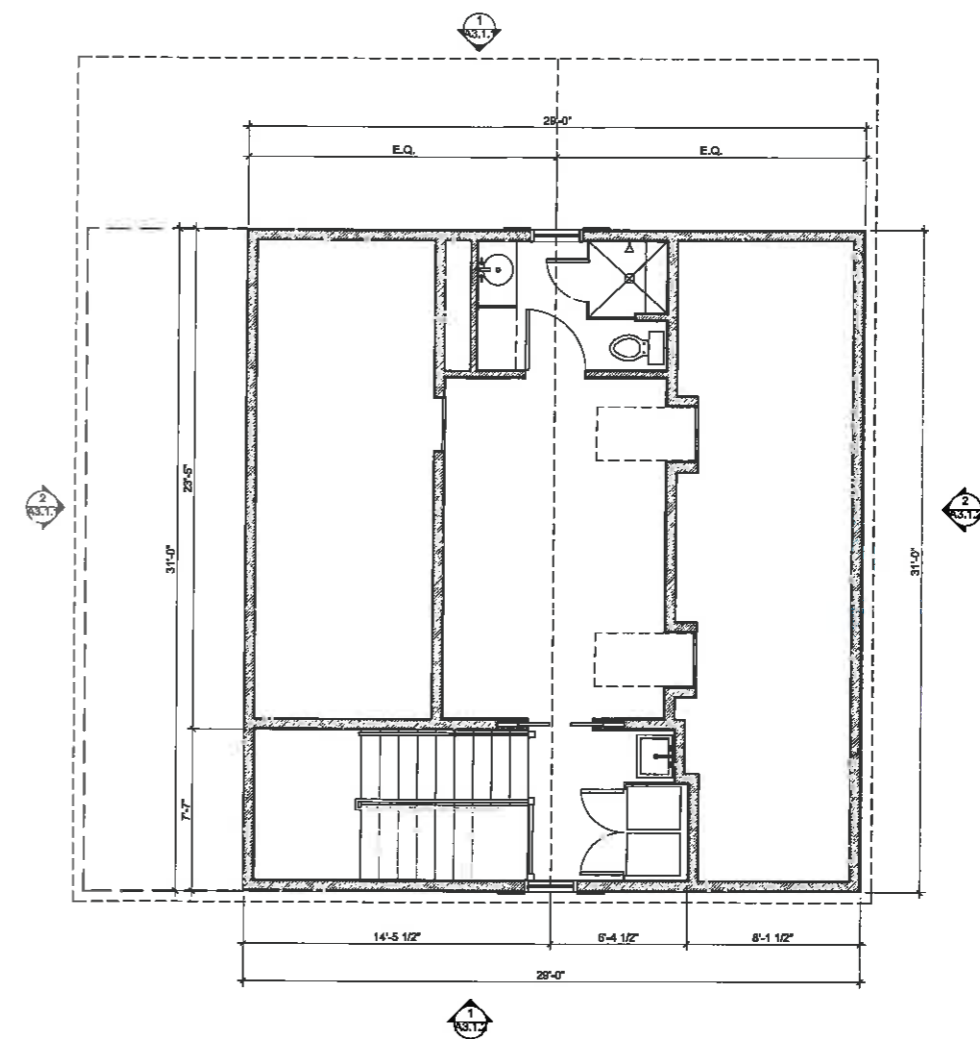
DATE: SEPTEMBER 29, 2015

A3.1.2 K2M

WM
12/13/15
11/13/15



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



1 THIRD FLOOR PLAN- RESIDENTIAL
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

DATE: SEPTEMBER 29, 2015

A2.1.2 **K2M** DESIGN
 WSK 12/31/15
 TD 11/3/15