

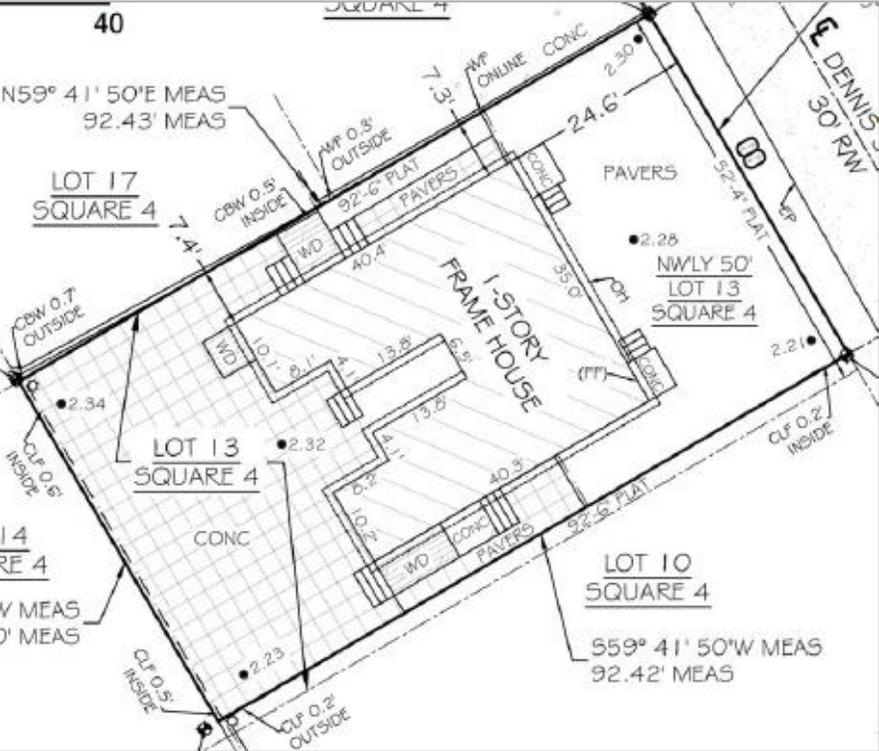


1610-1612 DENNIS STREET

A request for a conditional use approval to construct a 2-family duplex on property located within the Single Family (SF) zoning district pursuant to Sections 122-62 and 122-236 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

REQUEST:

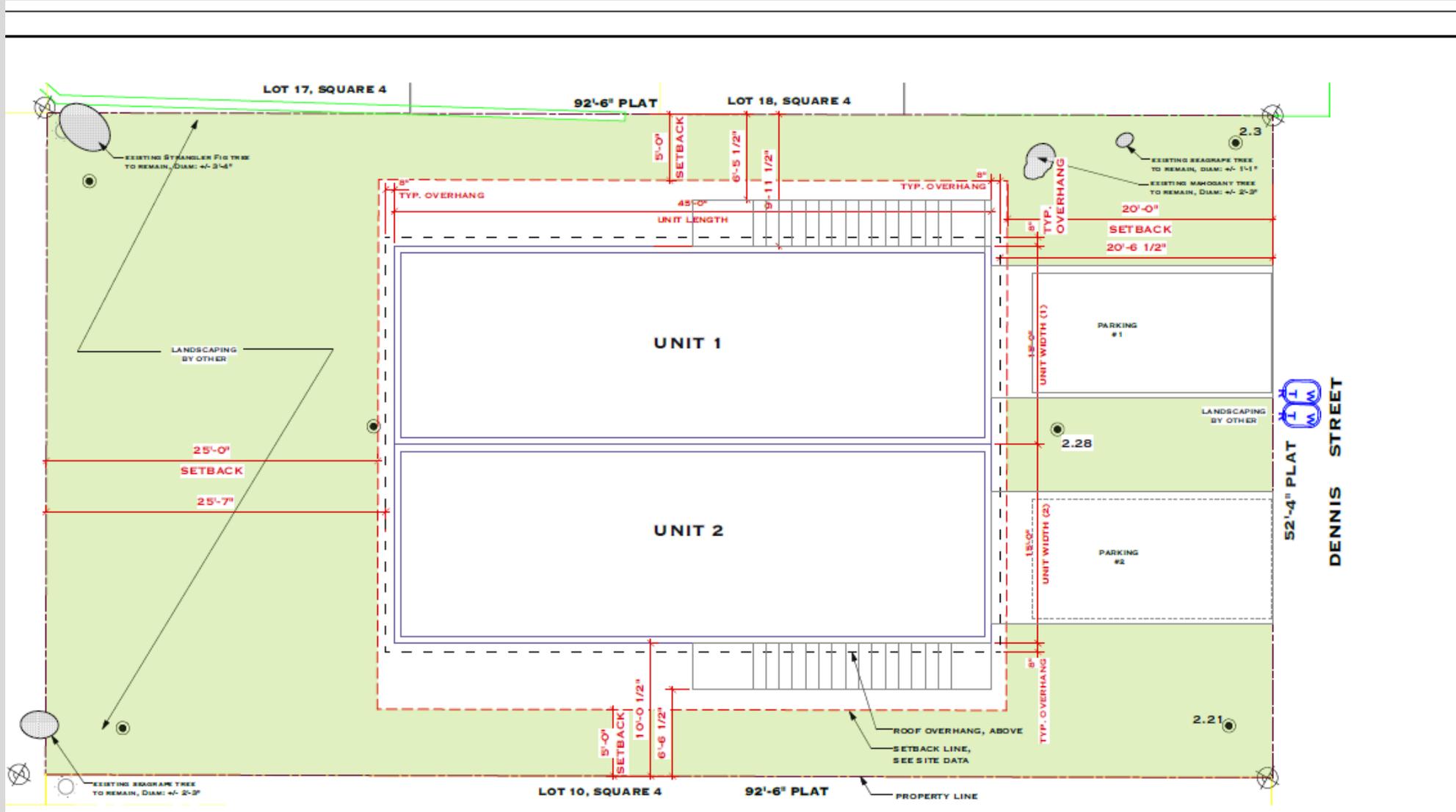
The property at 1610-1612 Dennis Street has been a duplex for over 60 years prior to current LDRs. In the Single Family (SF) zoning district duplexes are required to receive a conditional use approval from the Planning Board. The applicant is requesting to demolish the existing one-story structure and construct a two-story duplex.



Boundary Survey– 1610-1612 Dennis Street



Existing non-conforming duplex – 1610-1612 Dennis Street

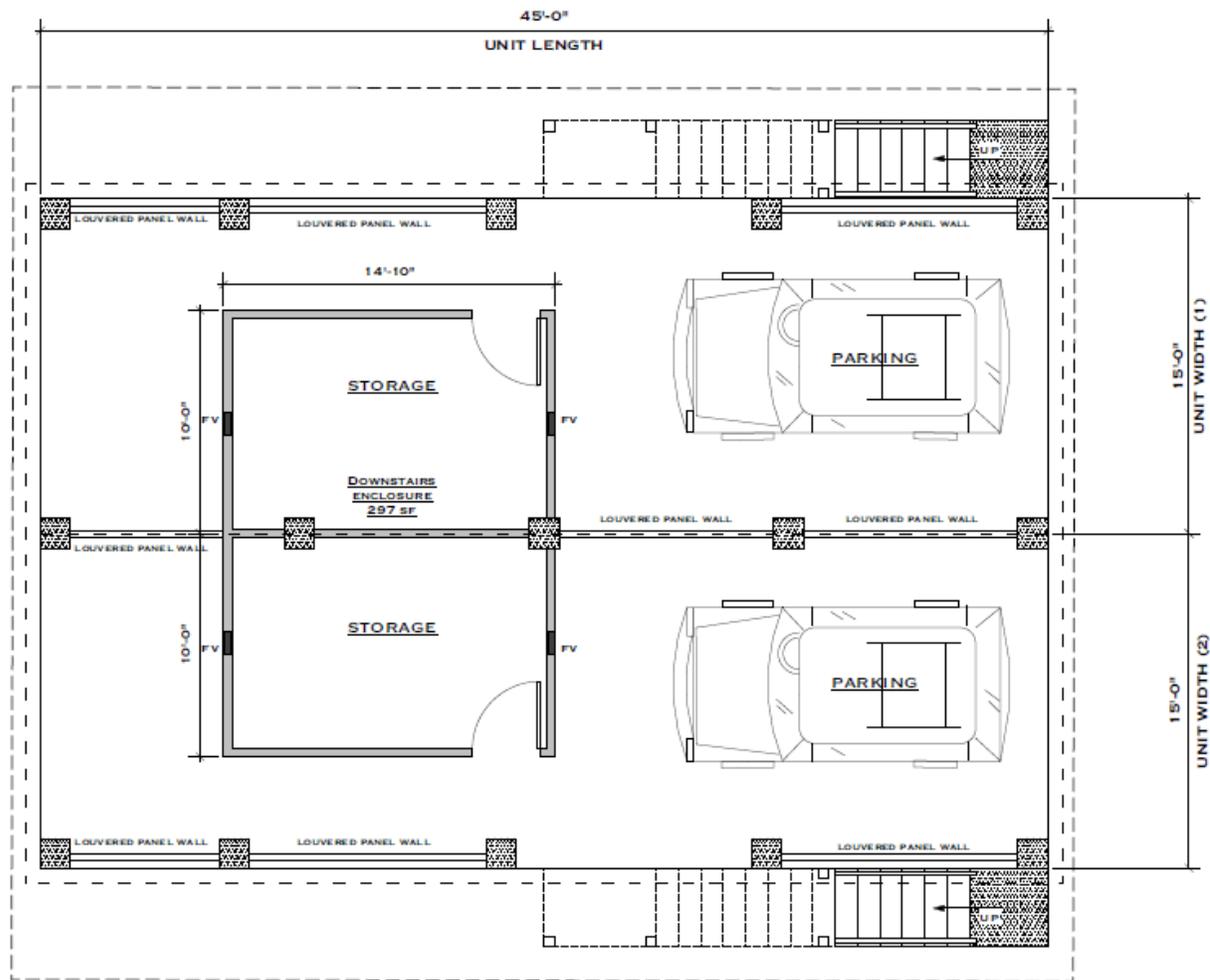



T.S. NEAL
ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL
 33042
 305-340-8857
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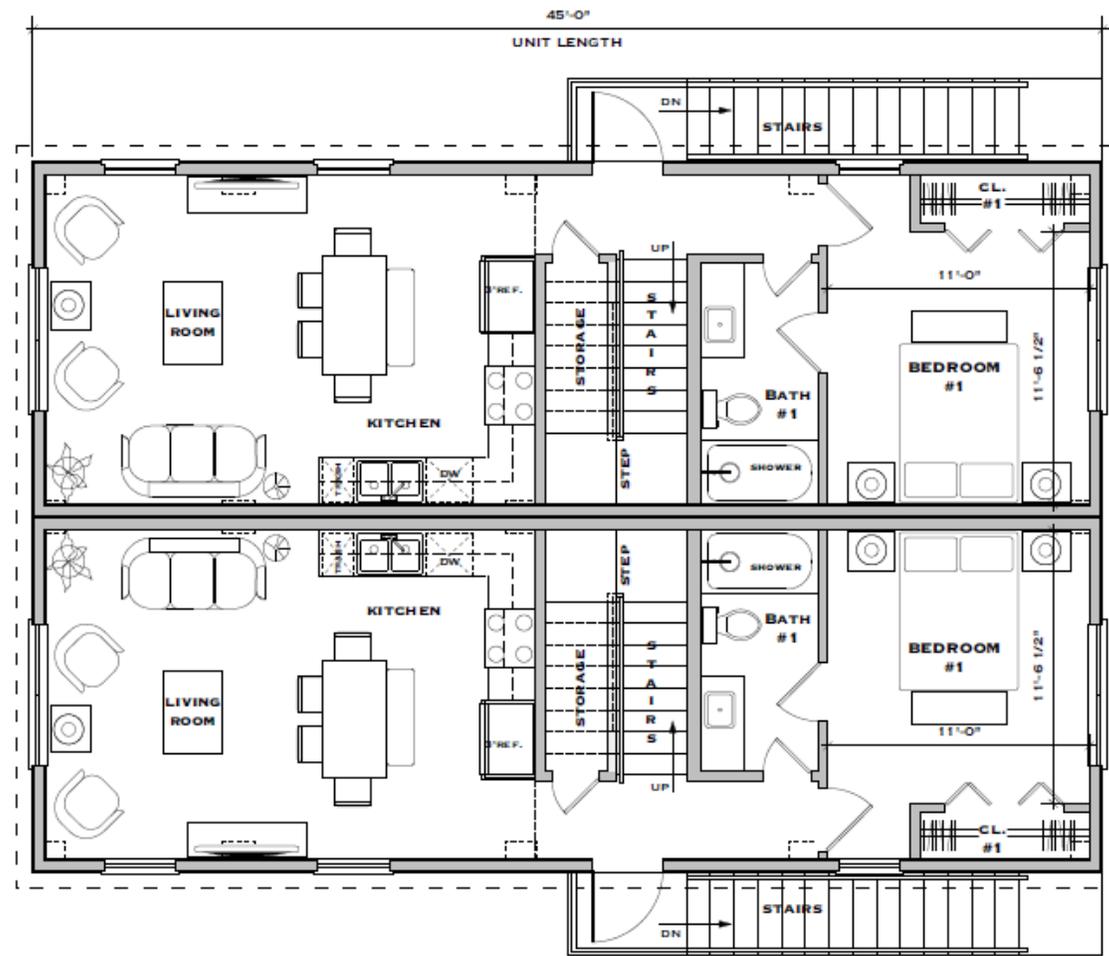


PLANS ARE FOR
PLANNING
PURPOSES ONLY
NOT FOR
CONSTRUCTION

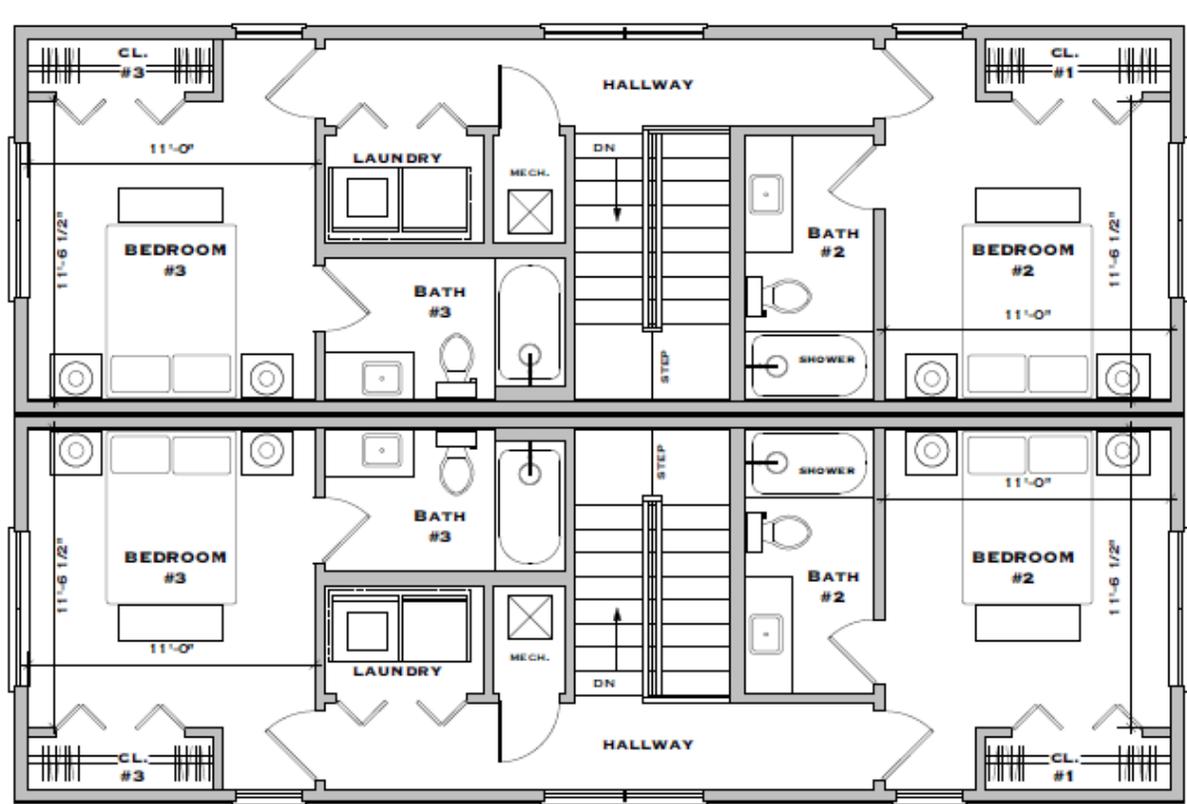
Proposed Site Plan



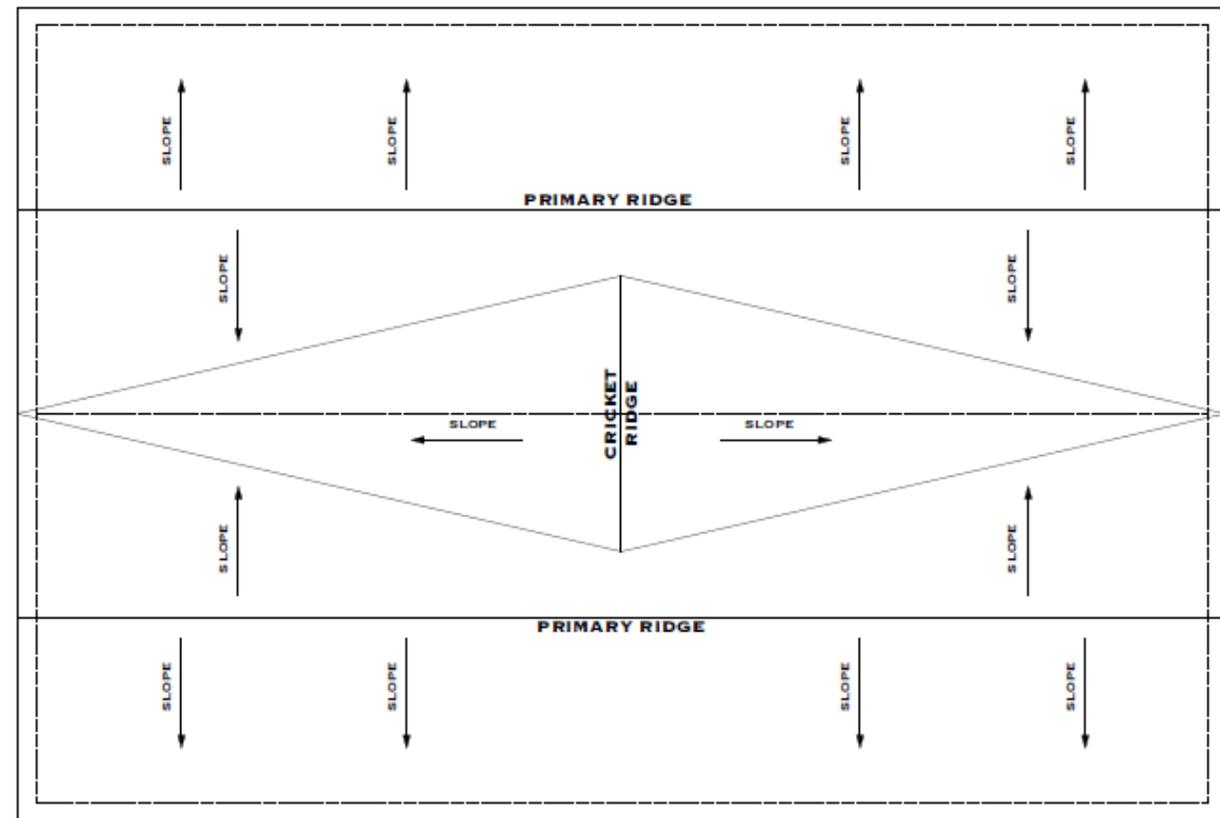
1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



3 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

MAX. ALLOWABLE BUILDING HEIGHT:
 (SEC. 122-11.49 HEIGHT (D)2)
 (HEIGHT DIAGRAM)

(A+B) BONUS
 +/- 9.05'

ELEVATION
 30'-0"

ELEVATION
 25'-0"

FINISH FLOOR
 ELEVATION: 11.33'
 NGVD 1929

AE B:
 ELEVATION:
 8.00'+1.00' = 9.00'
 NGVD 1929

GRADE
 ELEVATION: 2.23'
 NGVD 1929

CROWN OF ROAD
 ELEVATION: 2.05'
 NGVD 1929

ELEVATION: 0.00'
 NGVD 1929

FINISH FLOOR
 ELEVATION: 9.92'
 (NAVD 1988)

FUTURE FLOOD ZONE:
 AE 84'-0"
 ELEVATION 9'-0"
 (NAVD 1988)

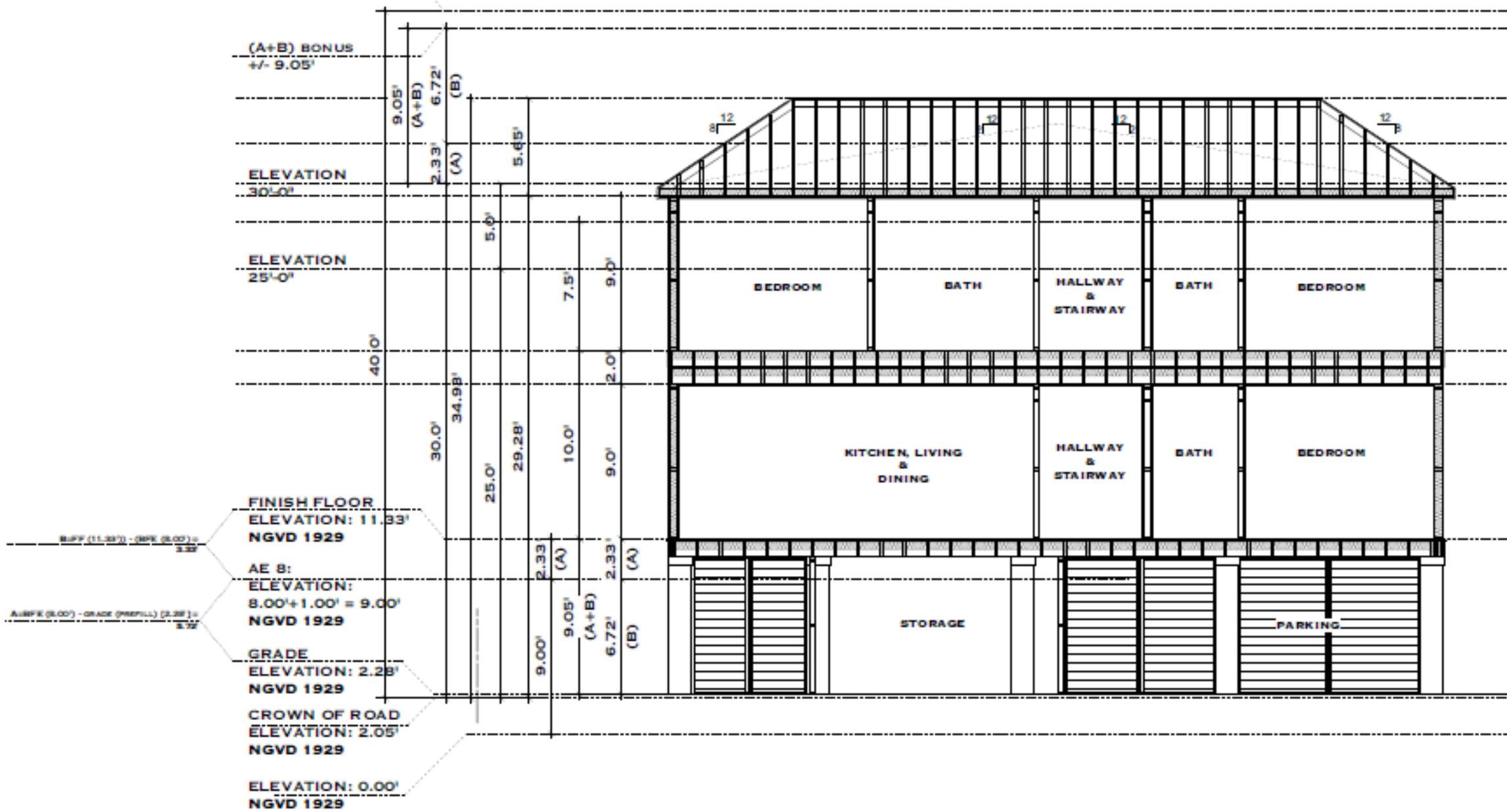
ELEVATION: 0.00'
 (NAVD 1988)

1 ELEVATION - FRONT
 SCALE: 1/8" = 1'-0"

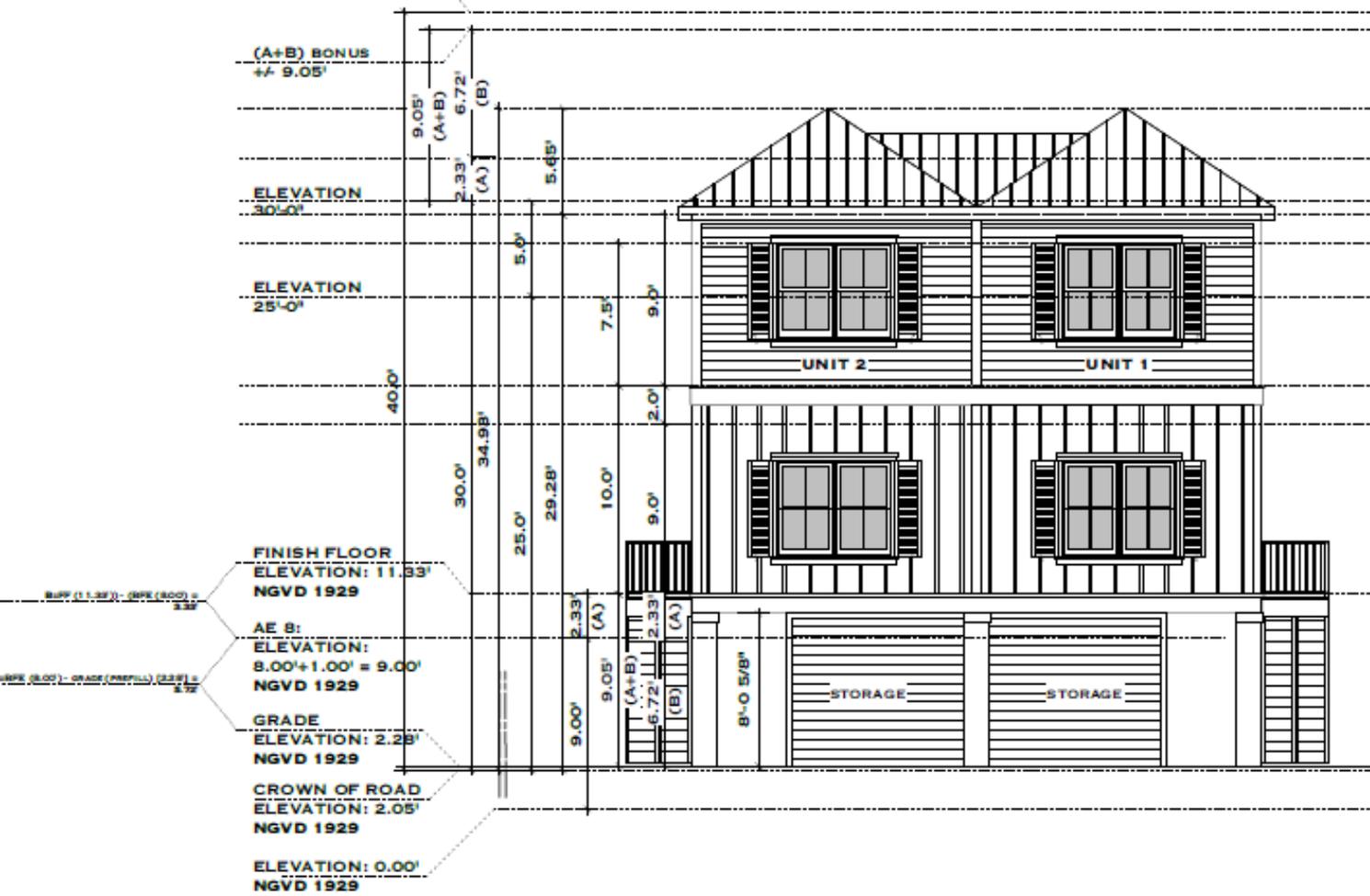
2 ELEVATION - SIDE
 SCALE: 1/8" = 1'-0"



MAX. ALLOWABLE BUILDING HEIGHT:
 (SEC. 122-11.49 HEIGHT (D)2)
 (HEIGHT DIAGRAM)



MAX. ALLOWABLE BUILDING HEIGHT:
 (SEC. 122-11.49 HEIGHT (D)2)
 (HEIGHT DIAGRAM)



1 ELEVATION - REAR
 SCALE: 1/8" = 1'-0"



2 ELEVATION - SIDE
 SCALE: 1/8" = 1'-0"

SURROUNDING AREAS:

According to the Monroe County Property Appraisers, within the vicinity of 1610-1612 Dennis Street, the surrounding property is a mix of single-family residences and multi-family dwellings with less than ten (10) units.

Areas in **Red** indicate Multi-Family Units (less than ten (10) units) and Areas in **Yellow** indicate Single Family Units as of March 2020, prior to completion of the new Marty's Place in the 1500 block of Bertha Street.



RECOMMENDATION:

Based on a review of the application according to the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for a conditional use be **APPROVED**.

The parcel shall comply with all applicable rules and regulations outlines in the City's Land development Regulations including; drainage, paving and landscaping.

1. The proposed construction shall be consistent with the plans signed, sealed, and dated February 6, 2020 by T.S. Neal Architect, Inc, except that the height discrepancy regarding Section 122-1149(d) Flood Protection Building Height Exception and related guidelines must be resolved prior to issuance of building permits. No approval granted for any other work or improvements shown on the plans other than the construction of the duplex.
2. Per Utilities: The applicant shall provide a stormwater management plan that retains one inch of stormwater runoff on the parcel, equivalent to 385 cubic feet of retention volume, will be required for this development (Sec. 108-777). The design and location of the retention areas shall avoid any existing tree roots.
3. Per Urban Forester: The applicant shall comply with the Lot Mitigation Plan dated 8/7/2020 which is part of the Planning Board Package. The swale shall not be created within ten (10) feet of the base of any existing canopy trees, e.g., especially the two (2) canopy trees located to the rear corners of the lot. No demo or construction work will commence until the Buttonwood tree has been properly trimmed, as per urban forester.
4. Per the Fire Department: The applicant is required to create a 5-foot access between the proposed trees on the Lot Mitigation Plan and the proposed staircase of the duplex and 7.7 feet of access between the proposed trees and the proposed overhangs of the duplex.
5. Keys Energy requires the current rear service to be removed. The new service shall be located to the front of the property.