

**PLANNING BOARD
RESOLUTION NO. 2015-59**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN PURSUANT TO SECTION 108-91.B.2.(a) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION OF 75 TRANSIENT RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED AT 2319 AND 2401 NORTH ROOSEVELT BOULEVARD (RE #00001990-000000, 00002000-000000, 00002080-000100, 00002260-000000; AK # 1002097, 1002101, 1002364, 8849401) WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

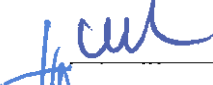

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that, a Major Development Plan is required for the addition of permanent residential development addition or reconstruction of eleven or more units; and

WHEREAS, Code Sections 108-196(a) 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 December 17, 2015; and

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

WHEREAS, the Planning Board finds that the granting of a Major Development is in harmony with the general purpose and intent of the Land Development Regulations, and will not be


Chairman

Planning Director

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 Major Development Plan for the the reconstruction of 75 transient residential dwelling units at 2319 and 2401 North Roosevelt Boulevard (RE #00001990-000000, 00002000-000000, 00002080-000100, 00002260-000000; AK # 1002097, 1002101, 1002364, 8849401) within the within the General Commercial (CG) zoning district pursuant to Sections 108-91.B.2.(a) 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 December 2, 2015 by Thomas E. Pope, P.A., notwithstanding the revisions requested and recommended by staff.
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. The food service shall be limited to registered guests only and viewed as an



Chairman



Planning Director

accessory to the transient lodging on site. If opened to the public this will establish a separate use entirely and any additional approvals for the new commercial floor area/consumption area would be required. Any applicable impact fees shall be coordinated with the City Licensing Department

Conditions prior to the City Commission hearing:

4. The applicant shall obtain final landscape plan approval from the Tree Commission. The final approved plan must be signed and sealed by a registered landscape architect.

Conditions prior to issuance of a building permit:

5. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

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 Major Development Plan 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



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Planning Director

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 17th day of December, 2015.

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



Sam Holland, Planning Board Chairman

1/6/16

Date

Attest:




Thaddeus Cohen, Planning Director

1/7/16

Date

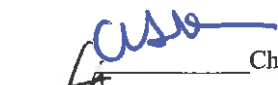
Filed with the Clerk:




Cheryl Smith, City Clerk

1-7-16

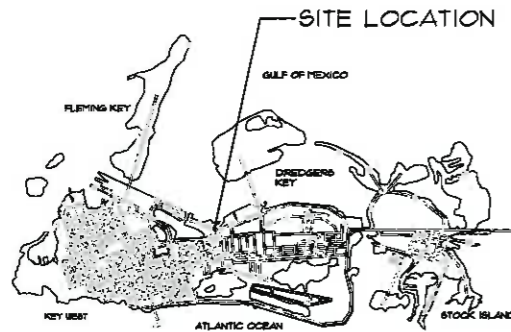
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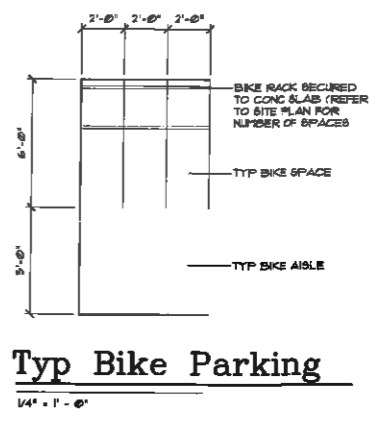
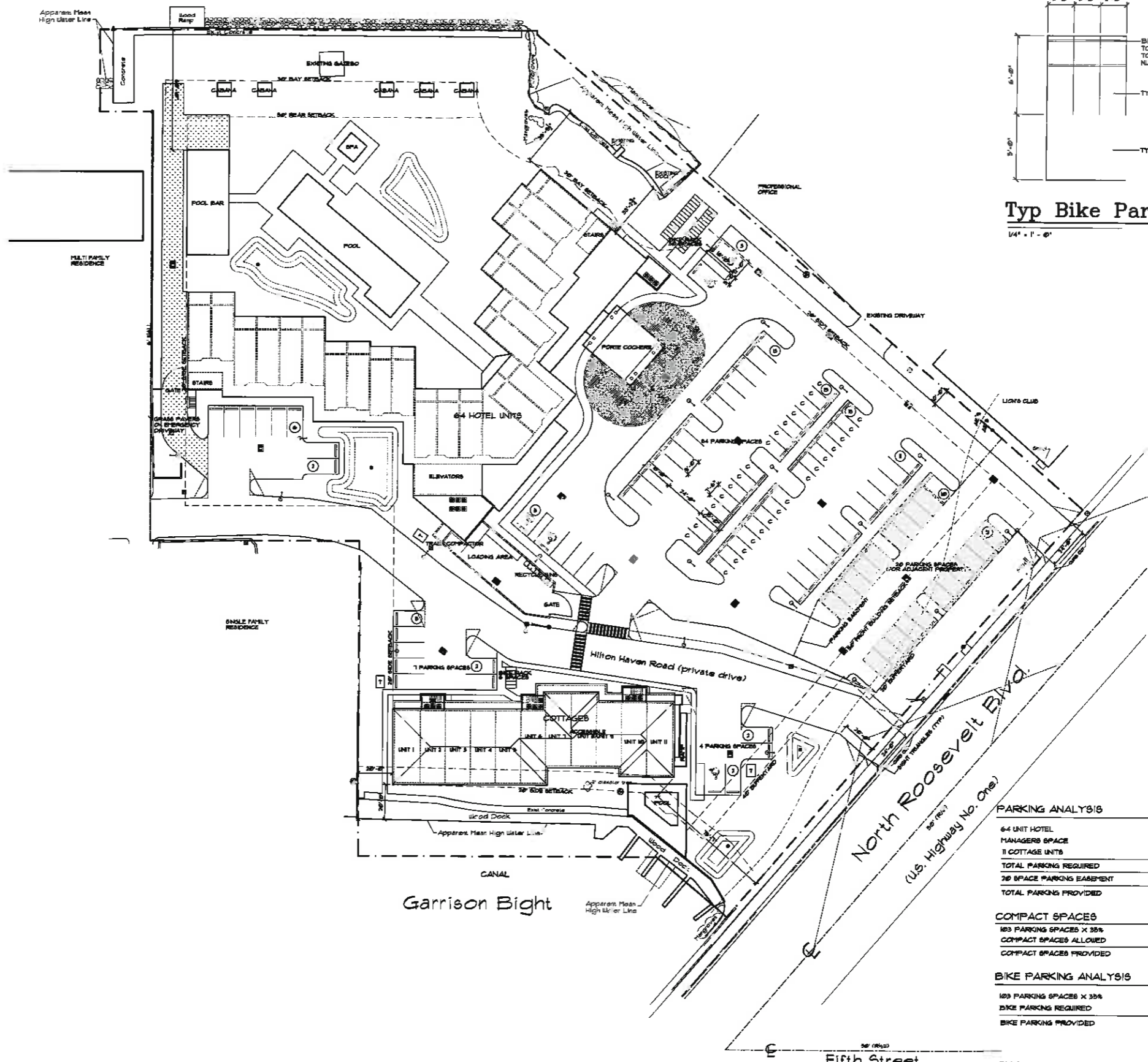
Chairman



Planning Director



Bay of Florida

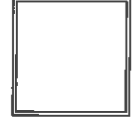


SITE ANALYSIS

Banana Bay Resort		Key West, FL	
Zone			CG
Food Zone			ADD / ACR
Design Flood Elevation (DFE)			10.0' MSL
Site Area (SF)			78,216
Site Area (Acres)			2.96
Max Building Coverage	40%		67,502
Max Impervious Area	60%		131,253
Max Open Space	0.20		34,525
Max Height	30'		
Setbacks		Existing	Proposed
Front	50'	6'-7"	75'-7"
Side	50'	30'-4"	65'-0"
Back	50'	19'-4"	20'-0"
Corner	30'	0'-0"	33'-7/8"
Other	20'	32'-5"	20'-0"
		Building Area (SF)	
64 Unit Hotel			20,117
11 Cottage Units			7,975
Pool Bar			1,410
Total Building Area			29,502
		Impervious Area (SF)	
Total Impervious Area (60%)			69,307
Total Lot Coverage (SF)	27,884		20,552
Lot Coverage (%)	16.1%		17.1%
		Maximum Area (SF)	
Building Footprint			27,502
Pool/Pool Deck - Total			6,425
Breakfast Dining Deck (steps above 30')			355
Pool/Pool Deck - Cottages			955
Cottage Deck (steps above 30')			710
Barby Grassy			52
Blade (Covers, Terraces)			396
Driveway/Path			57,24
Existing Concrete			3,76
Existing Concrete			1,213
		Total Area	
Impervious Area			4,098
Total Area			13,620
		Per. Use	
Impervious Area (60%)			67,363
Total Impervious Area (SF)	97,795		63,630
Per. Use Area (%)	56.4%		39.6%
		Proposed	
Concrete Area			66,220
Open Space	75,760		66,626
Open Space Ratio	0.44		0.49

PARKING ANALYSIS	
64 UNIT HOTEL	64
MANAGERS SPACE	1
11 COTTAGE UNITS	11
TOTAL PARKING REQUIRED	76
76 SPACE PARKING EQUIPMENT	76
TOTAL PARKING PROVIDED	103
COMPACT SPACES	
103 PARKING SPACES X 35%	
COMPACT SPACES ALLOWED	36
COMPACT SPACES PROVIDED	30
BIKE PARKING ANALYSIS	
103 PARKING SPACES X 35%	
BIKE PARKING REQUIRED	36
BIKE PARKING PROVIDED	36

Site Plan
1" = 30' - 0"



Banana Bay Resort
2319 N Roosevelt Blvd
Key West, FL

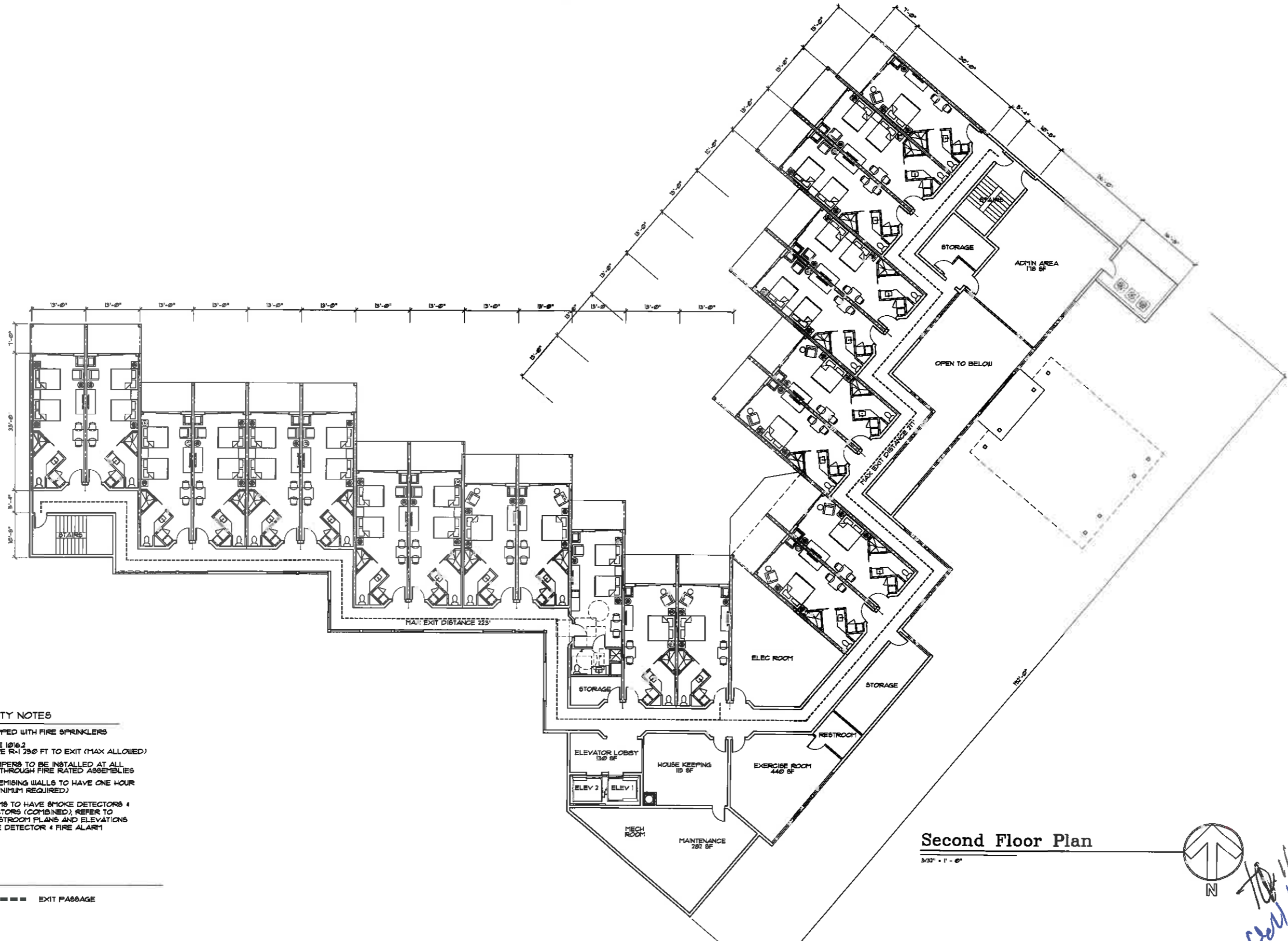
THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West, FL
(305) 286 3611
TEPopePA@aol.com

date: 8/28/15
revision: 11/10/15
12/2/15

sheet: **A1.01**

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1/19/16
1/6/16





LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS
 FCC 2014 TABLE 1016.2
 OCCUPANT TYPE R-1 750 FT TO EXIT (MAX ALLOWED)
 HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
 CORRIDOR & DEMISING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
 ALL GUESTROOMS TO HAVE SMOKE DETECTORS & CARBON DETECTORS (COMBINED); REFER TO ENLARGED GUESTROOM PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

LEDGEND

----- EXIT PASSAGE

Second Floor Plan

3/32" = 1' - 0"



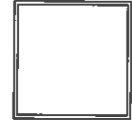
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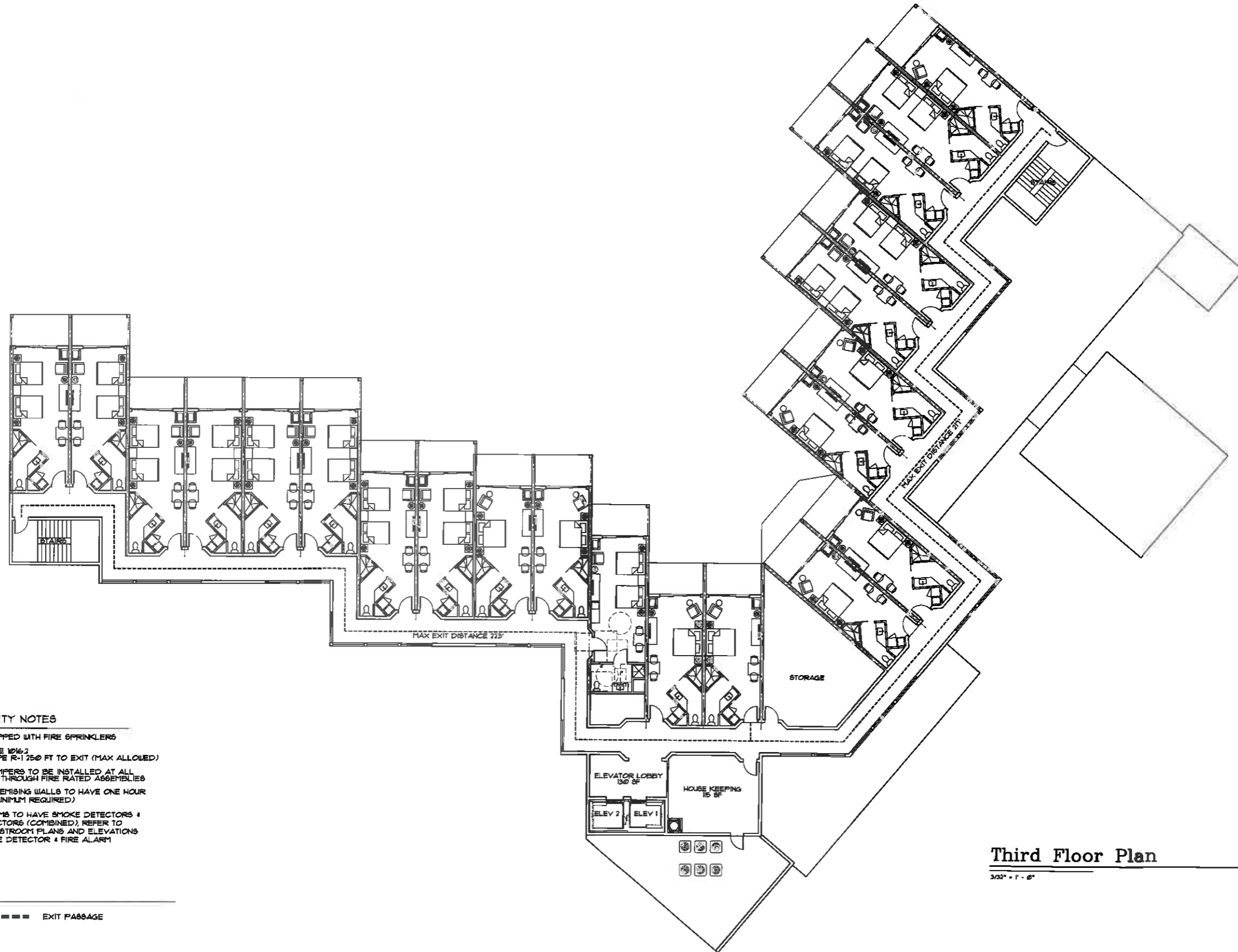
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Banana Bay Resort
 2319 N Roosevelt Blvd Key West, FL





LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS
 FBC 2014 TABLE 1016.2
 OCCUPANT TYPE R-1 75' FT TO EXIT (MAX ALLOWED)
 HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
 CORRIDOR & DEMISING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
 ALL GUESTROOMS TO HAVE SMOKE DETECTORS & CARBON DETECTORS (COMBINED). REFER TO ENLARGED GUESTROOM PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

LEDGEND

----- EXIT PASSAGE

Third Floor Plan

3/22' x 11' - 0"



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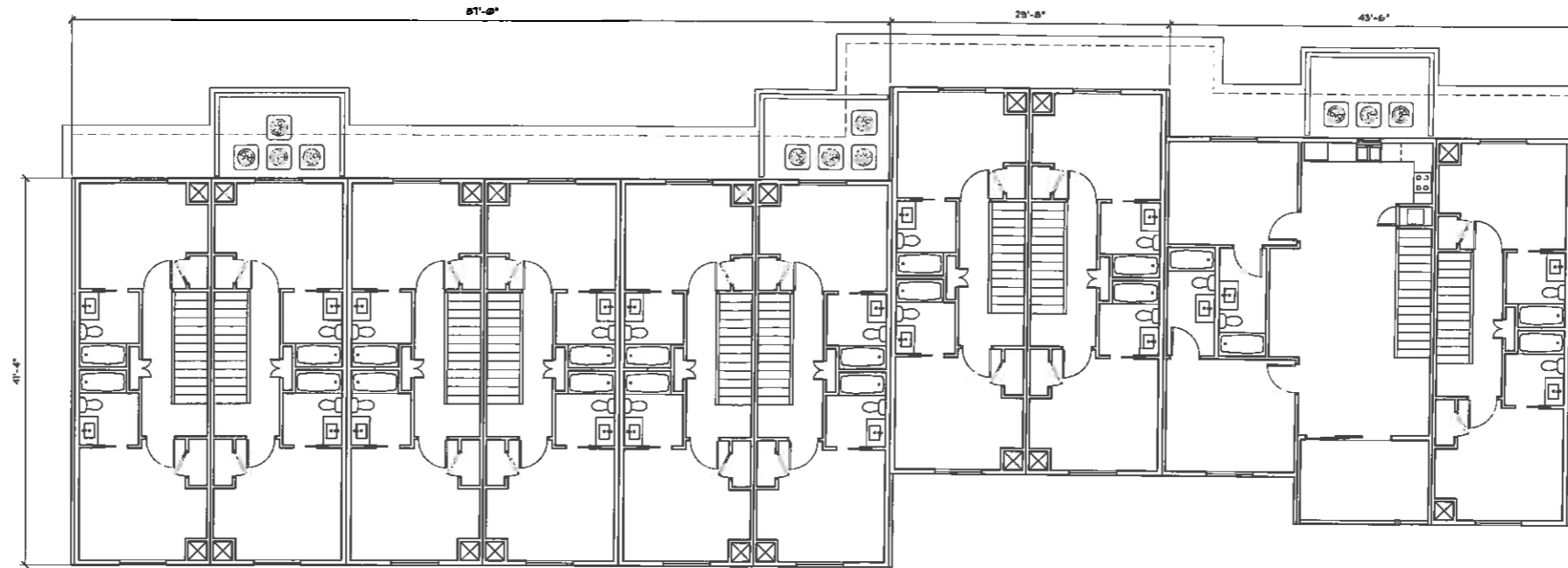


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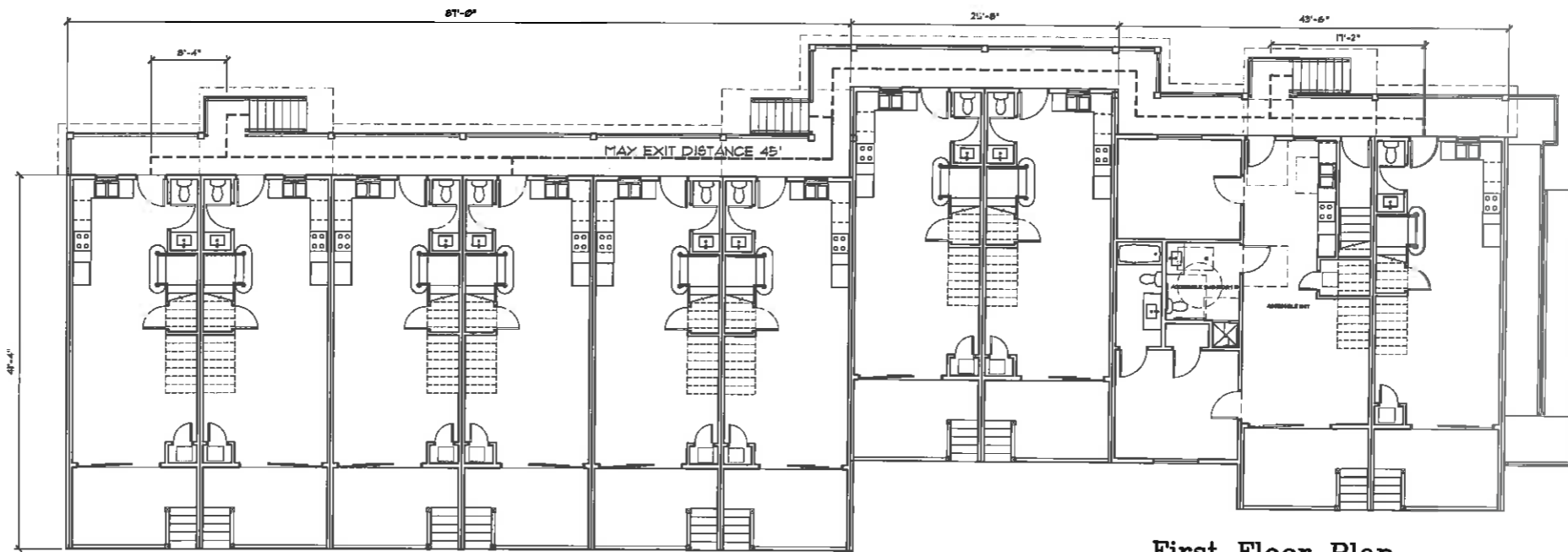
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Second Floor Plan

1/8" = 1' - 0"



First Floor Plan

1/8" = 1' - 0"

LIFE SAFETY NOTES

- BUILDING EQUIPPED WITH FIRE SPRINKLERS
- FBC 2014 TABLE 1016.2
OCCUPANT TYPE R-1 250 FT TO EXIT (MAX ALLOWED)
- HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
- DEMISING WALLS TO HAVE ONE HOUR FIRE RATING (ONE HOUR MINIMUM REQUIRED)
- NO FIRE RATING REQUIRED AT CORRIDOR GLAZING (PER 1010.1.5) TYPE VB CONSTRUCTION REQUIRES NO FIRE RATING (PER TABLE 601) AT EXTERIOR WALLS (WITH GREATER THAN 20' BUILDING SEPARATION (PER TABLE 1025.3) AS LONG AS (AT LEAST) TWO EXITS ARE PROVIDED AT AN OPEN AIR CORRIDOR.
- ALL GUESTROOMS TO HAVE SMOKE DETECTORS & CARBON DETECTORS (COMBINED) REFER TO ENLARGED GUESTROOM PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

LEDGEND

----- EXIT PASSAGE



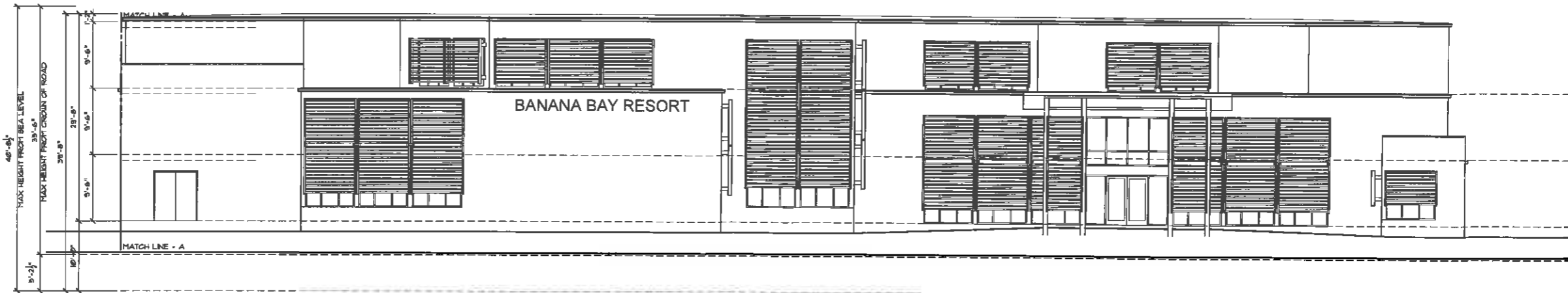
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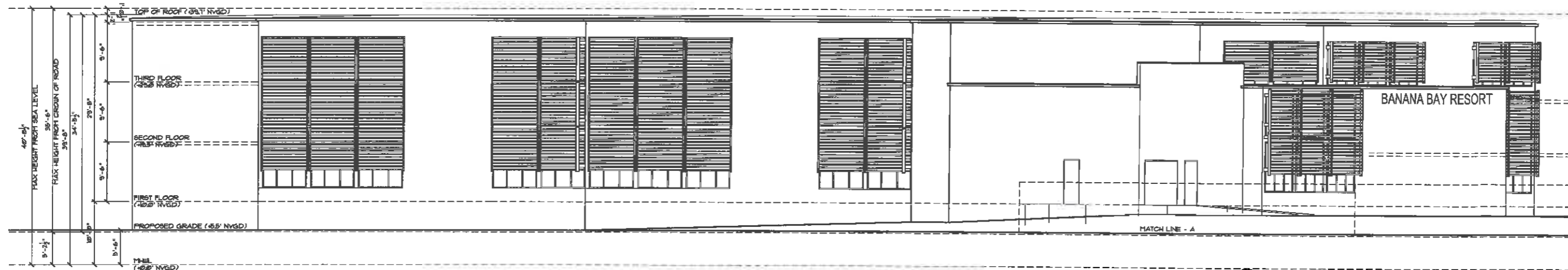
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Front Elevation - 1

1/8" = 1' - 0"



Front Elevation - 2

1/8" = 1' - 0"

INPUTS	
Maximum building height:	30 feet
Base flood elevation (BFE):	9 feet NGVD
Minimum habitable floor elevation:	9 feet NGVD
Minimum habitable floor elevation (BFE+1)':	10 feet NGVD
Minimum habitable floor elevation (BFE+1.5)':	10.5 feet NGVD
Maximum height exception above BFE (BFE+4)':	13 feet NGVD

Top of building measurement	39.67 feet NGVD
Bottom of building	10 feet NGVD

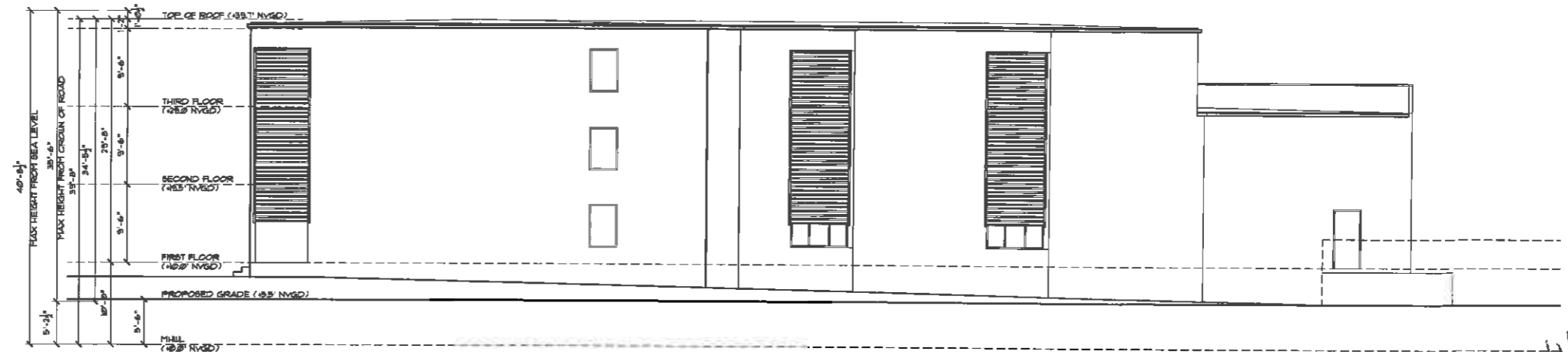
Lowest habitable floor level elevation:	10 feet NGVD
Crown of road elevation:	5.2 feet NGVD
Existing grade elevation of subject property:	4.5 feet NGVD

Building Size	
Top of Building	39.67 feet NGVD
Bottom of Building	10 feet NGVD
Building Size	29.67 feet
Compliance match	-0.33 feet

BEFORE FLOODPLAIN HEIGHT EXCEPTION	
Maximum building height (crown of road + maximum building height):	35.2 feet NGVD

CALCULATING THE MAXIMUM HEIGHT EXCEPTION	
Distance between existing grade and BFE:	4.5 feet
Distance between BFE and lowest habitable floor level (4 feet max):	1 feet
Total floodplain height exception:	3.5 feet

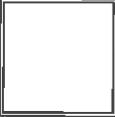
OUTPUTS - AFTER FLOODPLAIN HEIGHT EXCEPTION	
Maximum building height from sea level:	40.7 feet NGVD
Compliance match	-1.03 feet
Maximum building height from crown of road:	35.50 feet
Compliance match	4.17 feet



Side Elevation - 3

1/8" = 1' - 0"

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1/16/16

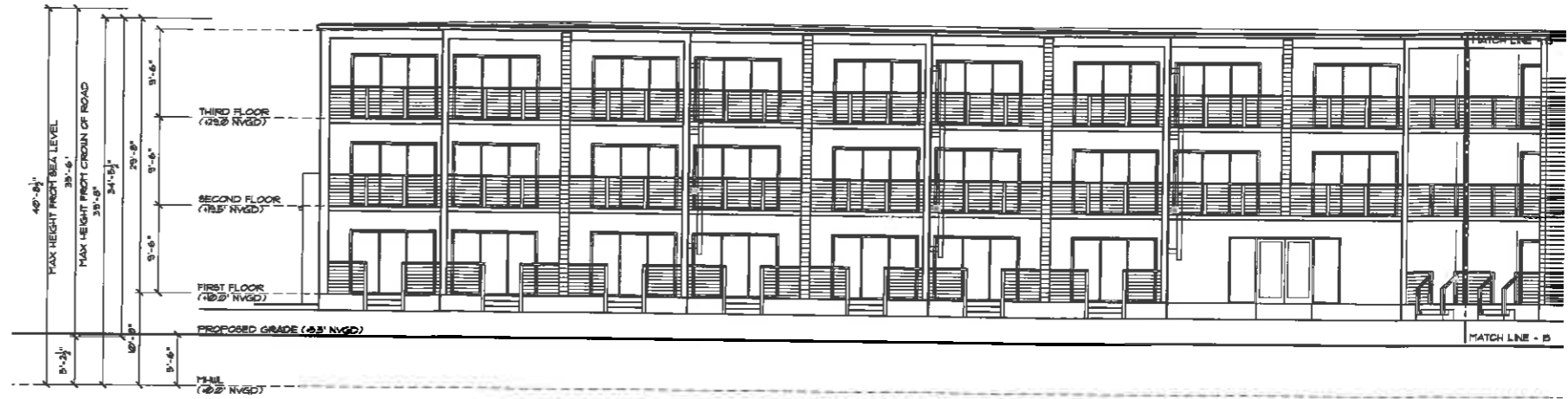


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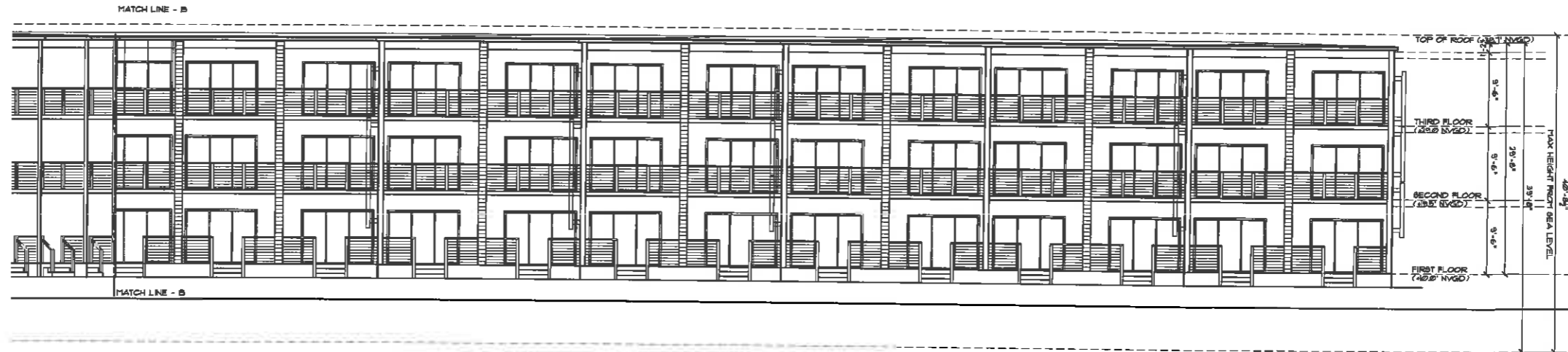
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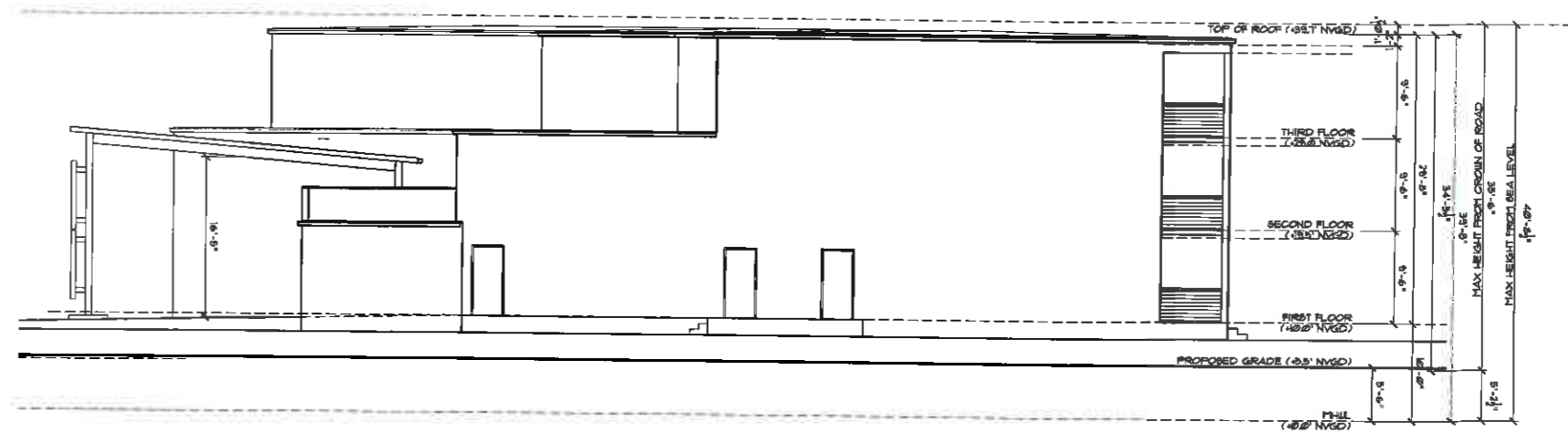
Rear Elevation - 4

1/8" = 1' - 0"



Rear Elevation - 5

1/8" = 1' - 0"



Side Elevation - 6

1/8" = 1' - 0"



Banana Bay Resort
2319 N Roosevelt Blvd Key West, FL

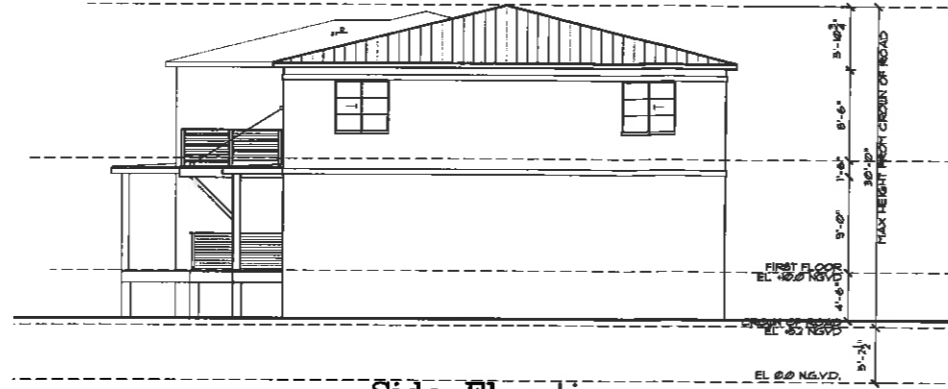
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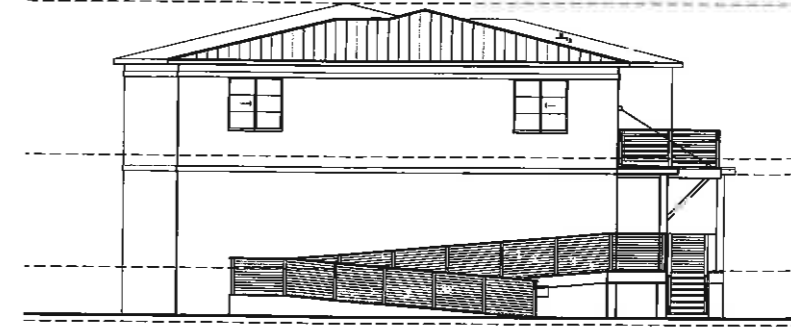
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Side Elevation

1/8" = 1' - 0"



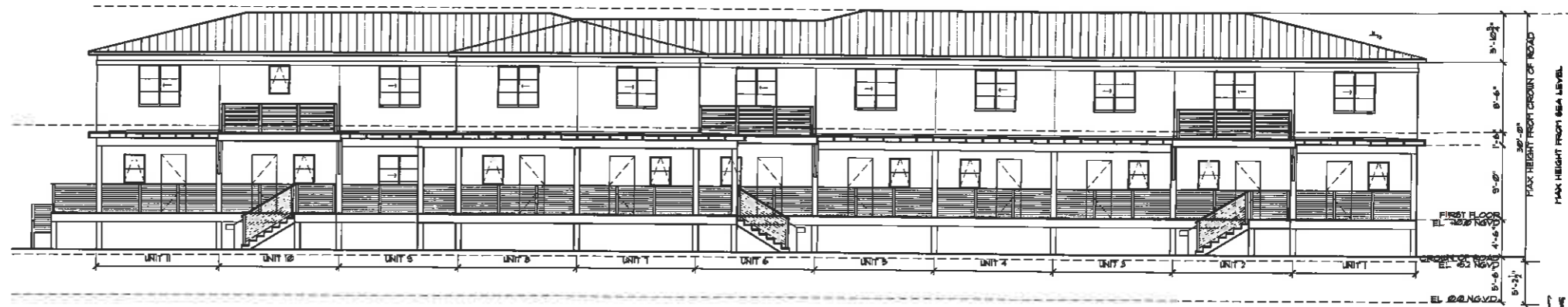
Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Banana Bay Resort
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Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment				
Project Area	A = 3.977	ac	173,258	sf
PerVIOUS Area	1.732	ac	75,480	sf
Impervious Area	2.245	ac	97,778	sf
% Impervious	56.45%			
Rainfall for 25yr/24hr event	P ₂₄ = 9	in		
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in		
Depth to Water Table	4	ft		
Predeveloped Available Storage Soil Storage	S = 8.18	in		
	3.68	in		
$Q_{pre} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.25)}$	Q _{pre} = 8.80	in		
Runoff Volume from 25 year/3 day storm	V _{25,72} = 30.98	ac-in		
Water Quantity - Postdevelopment				
Project Area	A = 3.977	ac	173,258	sf
PerVIOUS Area	1.589	ac	69,898	sf
Impervious Area	2.378	ac	103,820	sf
% Impervious	66.8%			
Rainfall for 25yr/24hr event	P ₂₄ = 9	in		
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in		
Depth to Water Table	4	ft		
Developed Available Storage Soil Storage	S = 3.20	in		
$Q_{post} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.55)}$	Q _{post} = 8.01	in		
Runoff Volume from 25 year/3 day storm	V _{25,72} = 35.85	ac-in		
Postdevelopment - Predevelopment				
Q _{post-pre} = Q _{post} - Q _{pre}	Q _{post-pre} = 0.82	in		
Pre/Post Volume = Q _{post-pre} x A	V _{pre/post} = 0.85	ac-in		

Water Quality Calculations - 25yr/72hr Design Storm

Water Quality				
Project Area	3.977	ac	173,258	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.983	ac	28,748	sf
Pavement/Walkways	1.696	ac	78,872	sf
PerVIOUS area	1.696	ac	63,838	sf
Impervious area for water Quality (Site area for Water Quality - PerVIOUS area)	1.696	ac	73,872	sf
% Impervious	43%			
A) One inch of runoff from project area	3.977	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	4.240	ac-in		
Comparison of Water Quality Methods				
	3.977	ac-in	4.240	ac-in
Total Volume Required	4.240	ac-in	15,390	cf
FL Outstanding Waters (160%)	6.860	ac-in	23,035	cf
Pond Volume Provided	1.843	ac-in	6,670	cf
Exfiltration Volume Provided	5.780	ac-in	21,019	cf
Total Volume Provided	7.623	ac-in	27,709	cf

Exfiltration Trench Design

Required trench length (L) =

$$L = \frac{V}{K(1.4W + 2.14Du - Du^2 + 2120D) + 1.36x10^{-4}W(Du)}$$

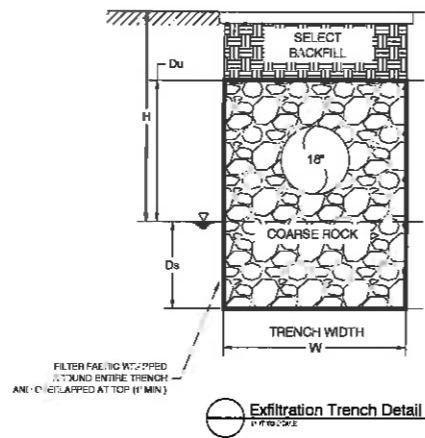
Assumed Hydraulic Conductivity, K = 0.000148

H = 2.5 ft
 W = 5 ft
 Du = 1 ft
 Du = 4 ft

Volume of Trench, V = 5.780 ac-in

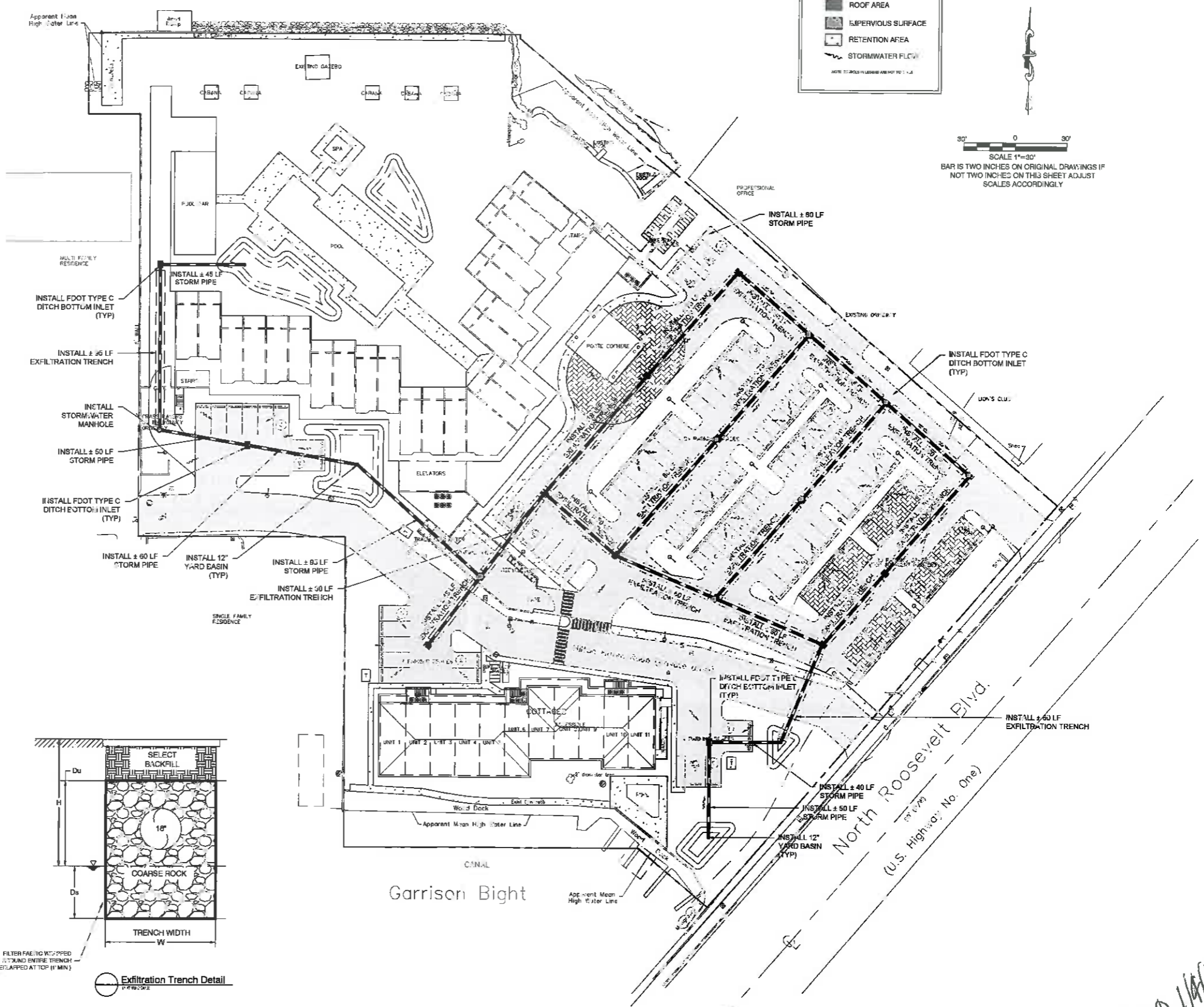
Trench Length Provided = 1185 FT

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM



Exfiltration Trench Detail

Bay of Florida



Handwritten notes:
 TCE 1/14/16
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CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
 1010 EAST WINDY DRIVE, SUITE 201
 KEY WEST, FL 33040
 TEL: (305) 255-5440 FAX: (305) 255-0245

ALLEN PEREZ, P.E.
 Florida P.E. NO. 51488
 September 4, 2015

BANANA BAY
 KEY WEST, FL 33040
 CONCEPTUAL DRAINAGE PLAN

BANANA BAY
 2319 N. ROOSEVELT BOULEVARD
 KEY WEST, FL 33040

JOB NO. 151023
 DRAWN BGO
 DESIGNED AEP
 CHECKED AEP
 DC
 SHEET

C-1