

**PLANNING BOARD
RESOLUTION NO. 2019-84**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL TO ALLOW FOR AN EXPANSION OF AN EDUCATIONAL INSTITUTION AND DAY CARE USE ON PARCELS LOCATED AT 1217 VARELA STREET, 1221 VARELA STREET, & 1127 UNITED STREET (RE # 00033140-000000, 00033110-000000, 00033100-000000) WITHIN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the subject properties are located within the Historic Medium Density Residential (HMDR) zoning district; and

WHEREAS, pursuant to Sections 122-62 and 122-598 (3) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for an educational institution and day care use on properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street; and

WHEREAS, City Code Sections 122-62 and 122-63 outline the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 21, 2019; and


Chairman


Planning Director

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, 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 fully set forth herein.

Section 2. That a conditional use request, pursuant to Sections 122-62 and 122-598 (3) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing an educational institution and day care use on properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000) with the following conditions:

General conditions:

1. The conditional use and site improvements/renovations shall match approved plans dated July 29, 2019 and revised sheet C-102 dated October 11, 2019 by Serge Mashtakov, P.E.
2. The project must receive a parking variance in the amount of thirty-two (32) off-street parking spaces from the Planning Board.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance may inspect the property on


Chairman


Planning Director

an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolutions.

4. A thick mitigation buffering zone shall be applied to the appropriate side of the property.

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 and construction shall commence within 12 months after the date hereof.

Section 4. This resolution 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 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 Commission.

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 will 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.


Chairman


Planning Director


Read and passed on first reading at a regularly scheduled meeting held this 21st day of
November 2019.

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



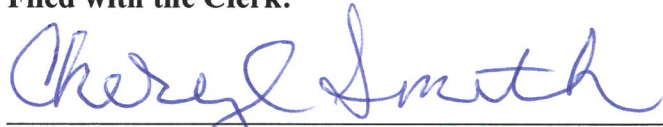
Sam Holland, Planning Board Chair 12/2/19
Date

Attest:



Roy Bishop, Planning Director 11/25/19
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 12-3-19
Date

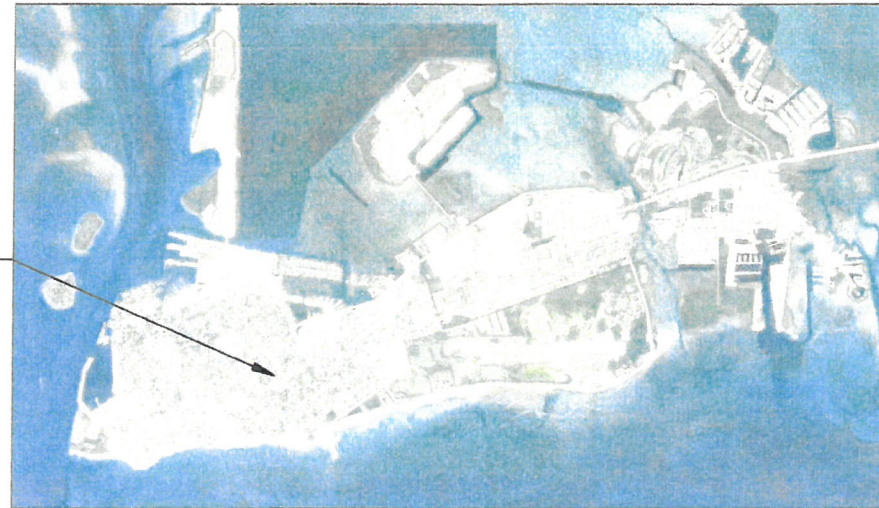


Chairman


Planning Director

CONSTRUCTION PLANS FOR 1217 VARELA ST CONDITIONAL USE APPLICATION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1217 VARELA ST,
KEY WEST, FL 33040

CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

NOTE: THESE DRAWINGS ARE FOR
CONDITIONAL USE REVIEW AND
APPROVAL ONLY AND SHALL NOT
BE USED FOR CONSTRUCTION.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: _____
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

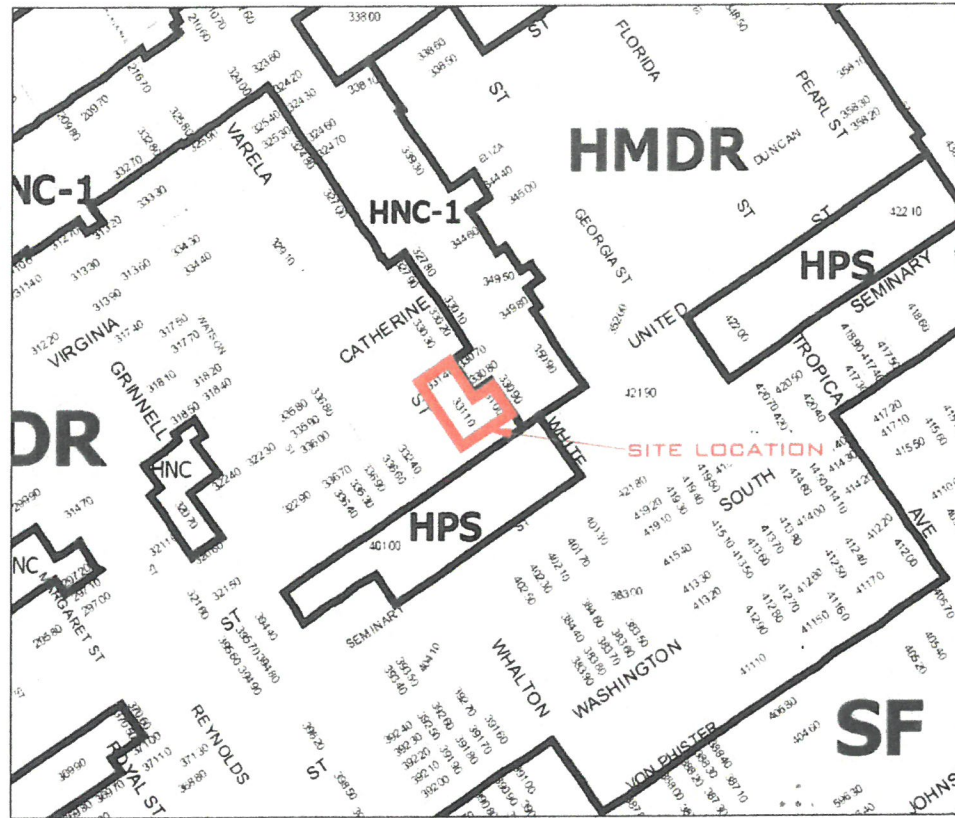
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
COVER

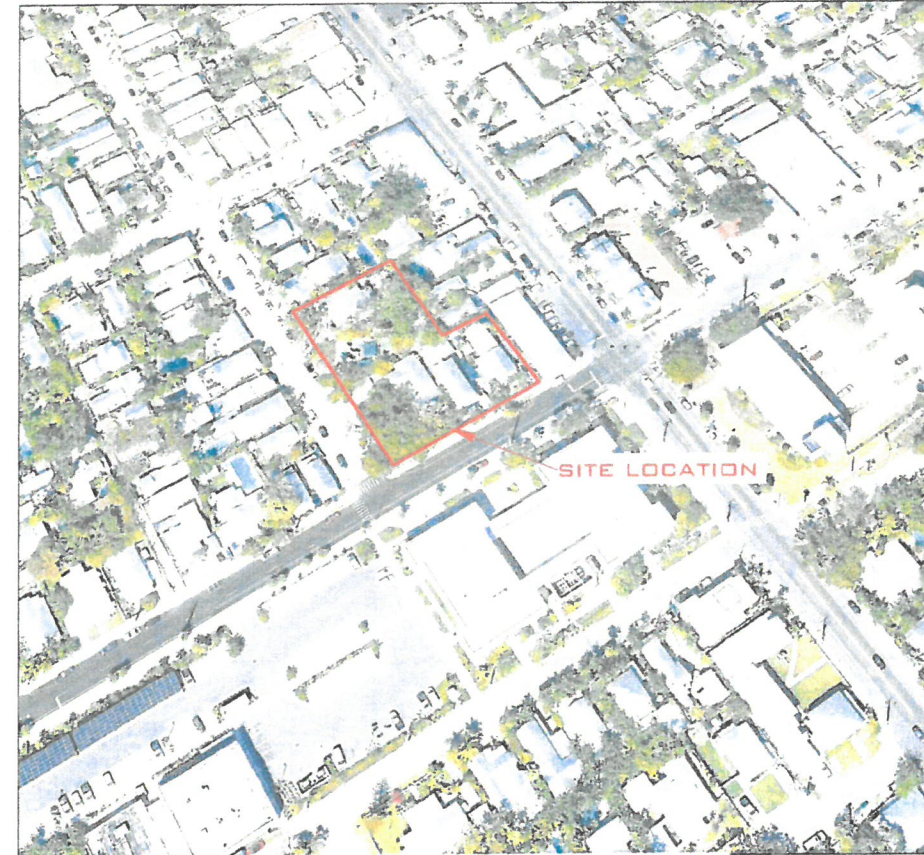
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AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	G-100	1	

RB



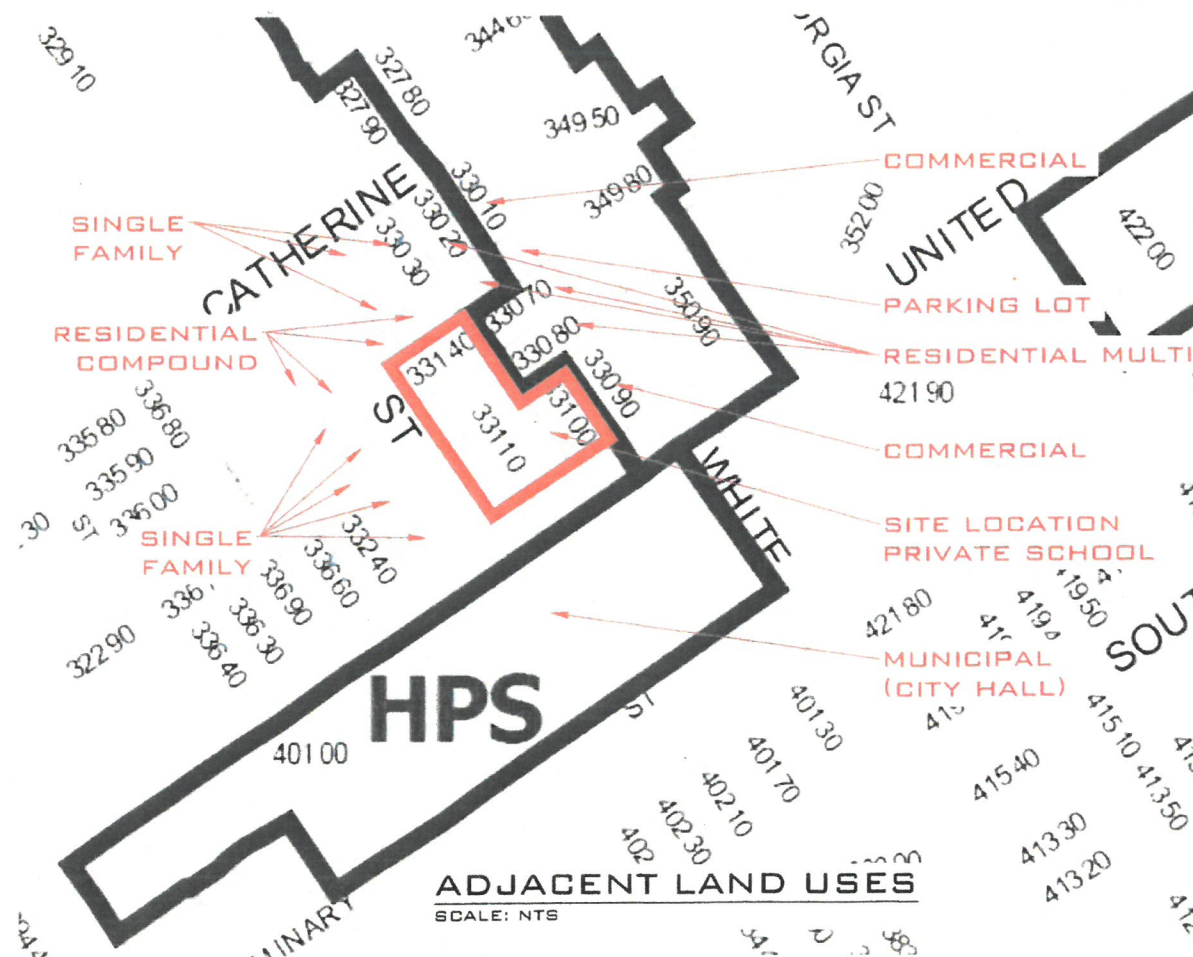
PARTIAL ZONING MAP

SCALE: NTS



AERIAL PHOTO

SCALE: NTS



ADJACENT LAND USES

SCALE: NTS



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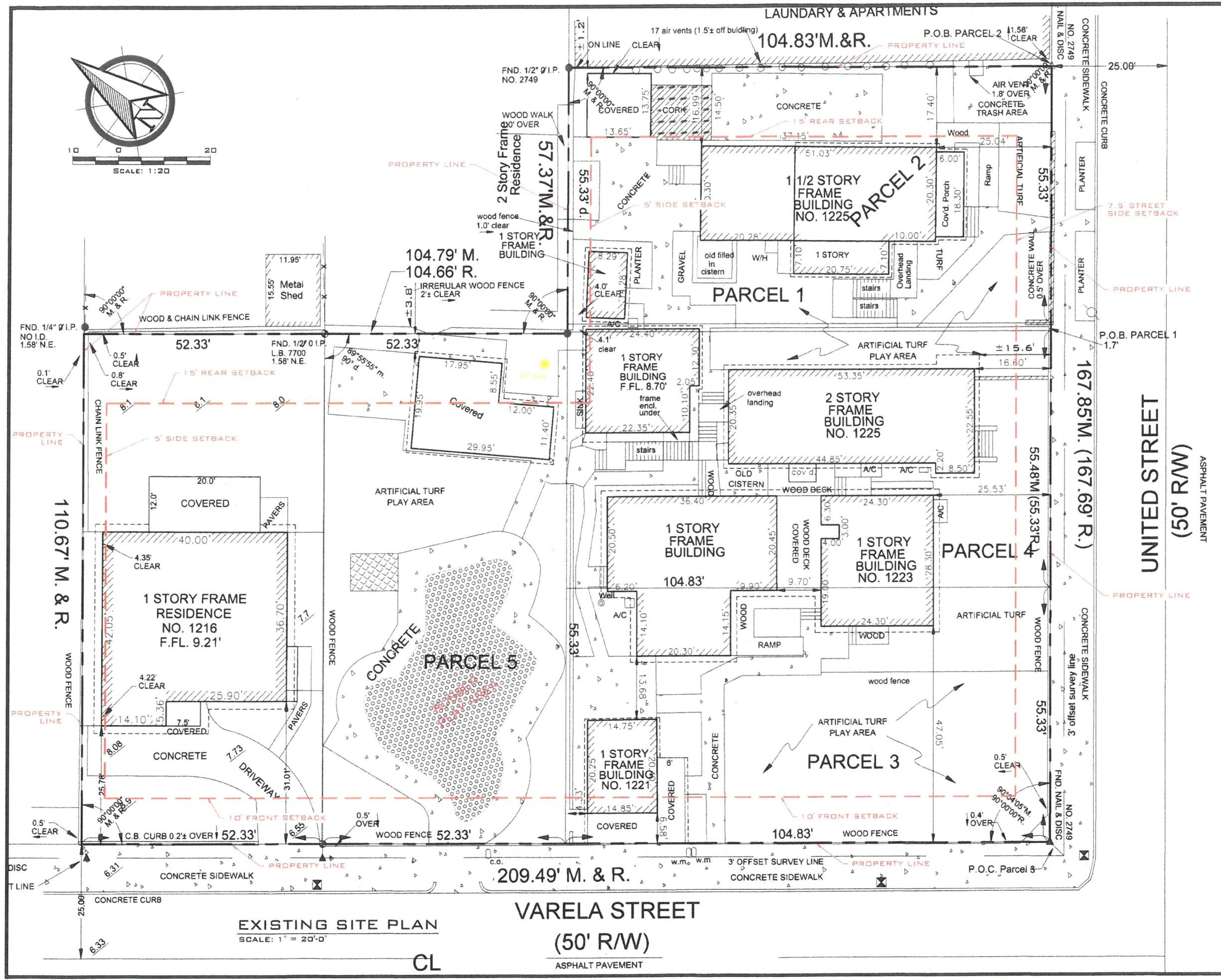
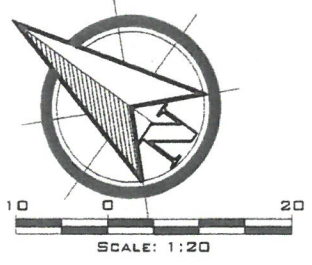
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
ZONING MAP, AERIAL
LAND USES

SCALE AT 1:1X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	C-100	1	

Handwritten initials: CW7, RB



EXISTING SITE PLAN
SCALE: 1" = 20'-0"

VARELA STREET
(50' R/W)
ASPHALT PAVEMENT

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DATE: JUL 29 2019
SERGE MASHTAKOV
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LICENSE NO 71480

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CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC
PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
KEY WEST, FL 33040
TITLE: EXISTING SITE PLAN

SCALE AT 1" = 17'	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: C-101	REVISION: 1	

Handwritten initials and notes:
MNS
SAM

SITE DATA:

TOTAL SITE AREA: ±29,191.5 SQ.FT
 LAND USE: HMDR
 FLOOD ZONE: X 0.2 PCT

SETBACKS

FRONT:
 REQUIRED 10 FT (SEC. 122-1151 F.N. 6)
 EXISTING ±0 FT
 PROPOSED NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±2.5 FT
 PROPOSED NO CHANGE

STREET SIDE:
 REQUIRED 7.5 FT
 EXISTING ±15.6 FT
 PROPOSED NO CHANGE

REAR:
 REQUIRED 15 FT
 EXISTING ±1.2 FT
 PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (17,514.9 SQ.FT.)
 EXISTING 56.06% (±16,364.4 SQ.FT.)
 PROPOSED 56.16% (±16,392.4 SQ.FT.)
 DE MINIMIS ADDITIONAL AREA IS COVERED. NO SWALES ARE PROPOSED

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (11,676.6 SQ.FT)
 EXISTING 31.33% (±9,147.1 SQ.FT.)
 PROPOSED NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED 20% (5,838.3 SQ.FT)
 EXISTING 46.63% (±13,612.4 SQ.FT.)
 PROPOSED 46.48% (±13,567.4 SQ.FT.)

F.A.R:
 REQUIRED 1.0 (29,191.5 SQ.FT)
 EXISTING 0.244 (±7,109.4 SQ.FT.)
 PROPOSED 0.244 (±7,109.4 SQ.FT.)

PARKING:

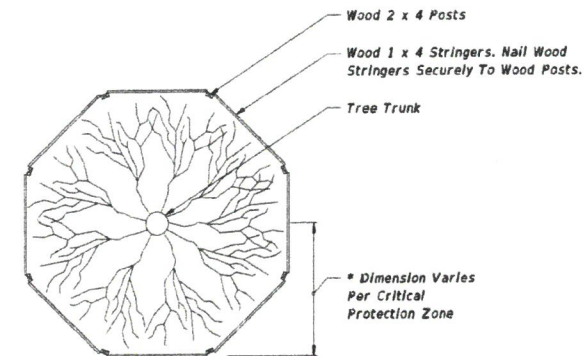
PER SEC. 108-572, FOR PRIVATE SCHOOLS.
 1 SPACE PER 5 SEATS OR 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA IN THE MAIN ASSEMBLY HALL, WHICHEVER IS GREATER
 EXISTING OCCUPANTS: 120 STUDENTS + 23 STAFF
 PROPOSED OCCUPANCY: 132 STUDENTS + 25 STAFF (157 TOTAL)

REQUIRED BASED ON OCCUPANCY: 157/5 SEATS = 32 SPACES
 REQUIRED BASED ON FLOOR AREA: 7,109.4SQ.FT./150 = 48 CAR SPACES (35%) 17 BIKE SPACES

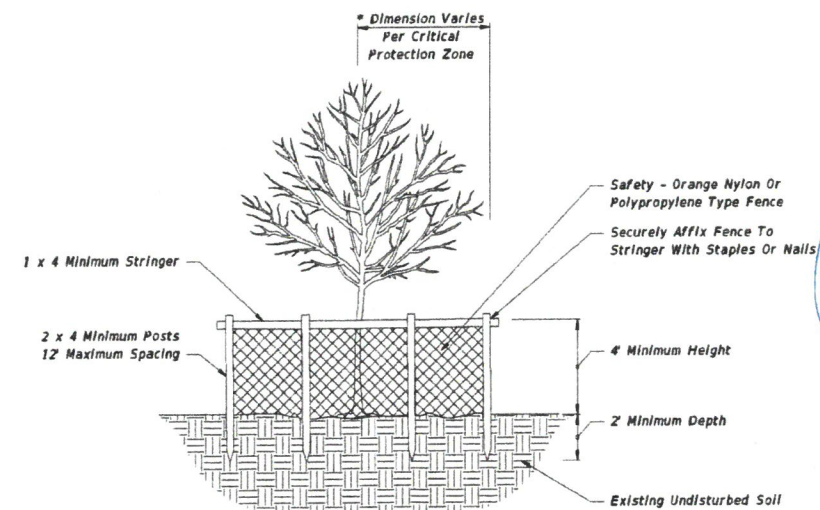
(CONTROLS)

EXISTING 2 SPOTS - RESIDENTIAL DRIVEWAY
 PROPOSED 0 ONSITE PARKING SPACES PROPOSED
 VARIANCE IS REQUIRED

MAXIMUM HEIGHT: 30 FT



NOTE: For Groups Of Trees, Place Barricades Between Trees And Construction Activity.



NOTES: Critical Protection Zone: The Area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree Trunk Diameter At 3" Above Finished Grade. For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

* Tree Protection Barricades Shall Be Located To Protect A Minimum Of 75% Of The Critical Protection Zone.

TREE PROTECTION BARRICADE

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SERGE MASHTAKOV
 LICENSE No. 71480
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

SIGNATURE: [Signature]
 DATE: JUL 29 2019

SERGE MASHTAKOV
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 STATE OF FLORIDA
 LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		

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 3706 N. ROOSEVELT BLVD
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 CA # 30835

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

PROJECT: 1217 VARELA ST

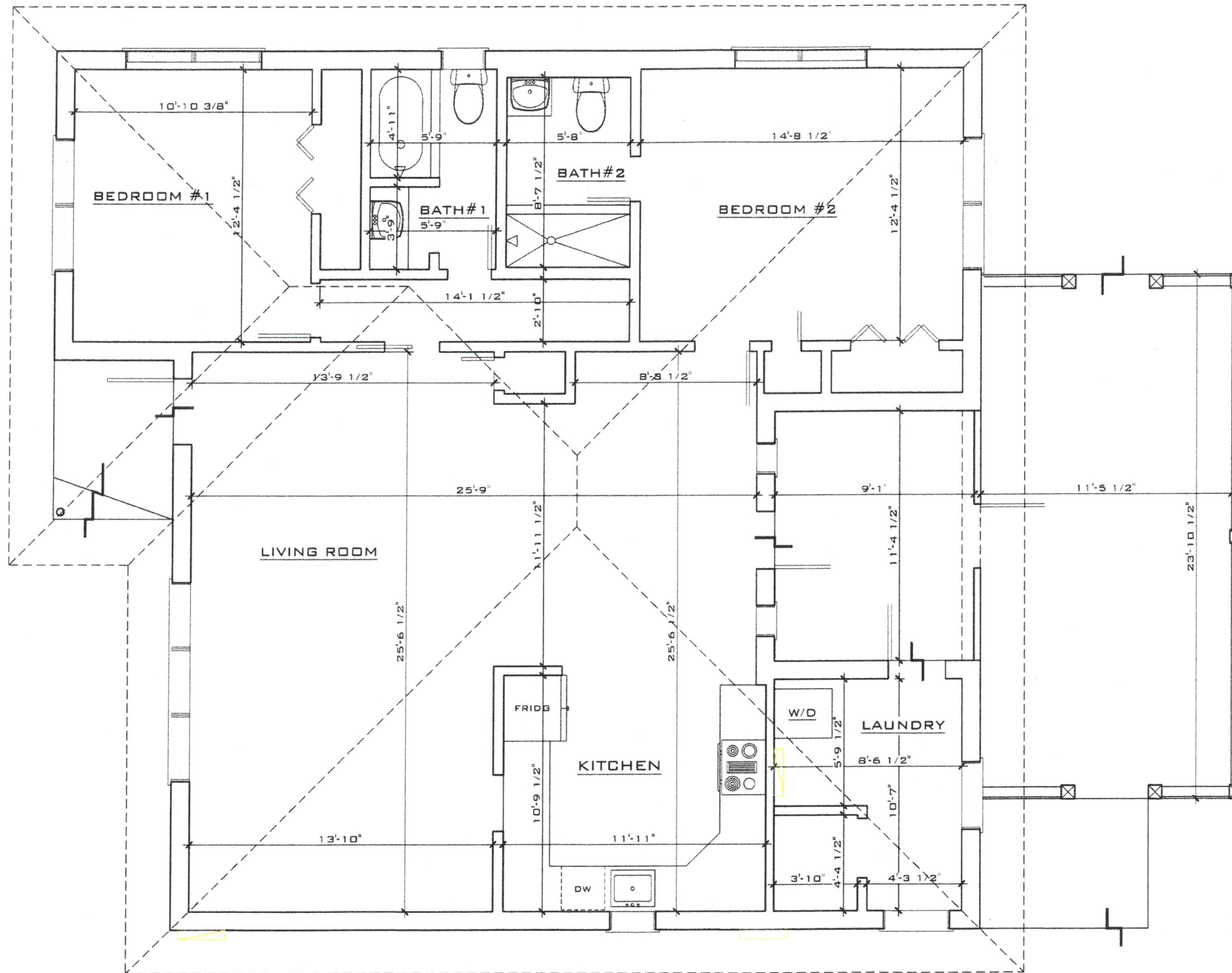
SITE: 1217 VARELA ST
 KEY WEST, FL 33040

TITLE: SITE CALCS

SCALE AT 1/8"=1'-0"	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: C-103	REVISION: 1	

cut

PS



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"

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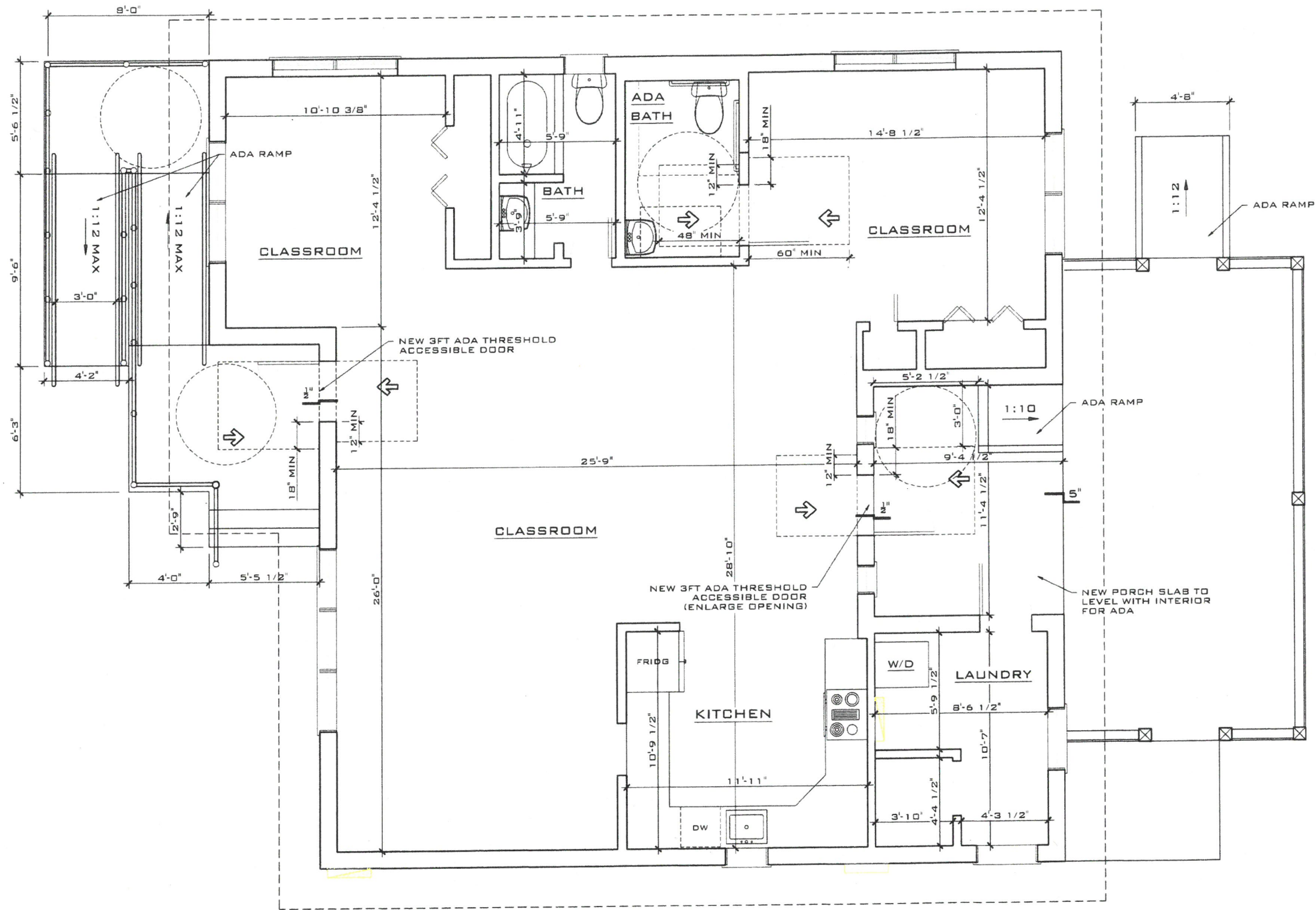
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING FLOOR PLAN

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-101		1

[Handwritten initials]



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

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STATE OF FLORIDA
LICENSE
No. 71480
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: **JUL 29 2019**
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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CLIENT:
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SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST




SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
PROPOSED FLOOR PLAN

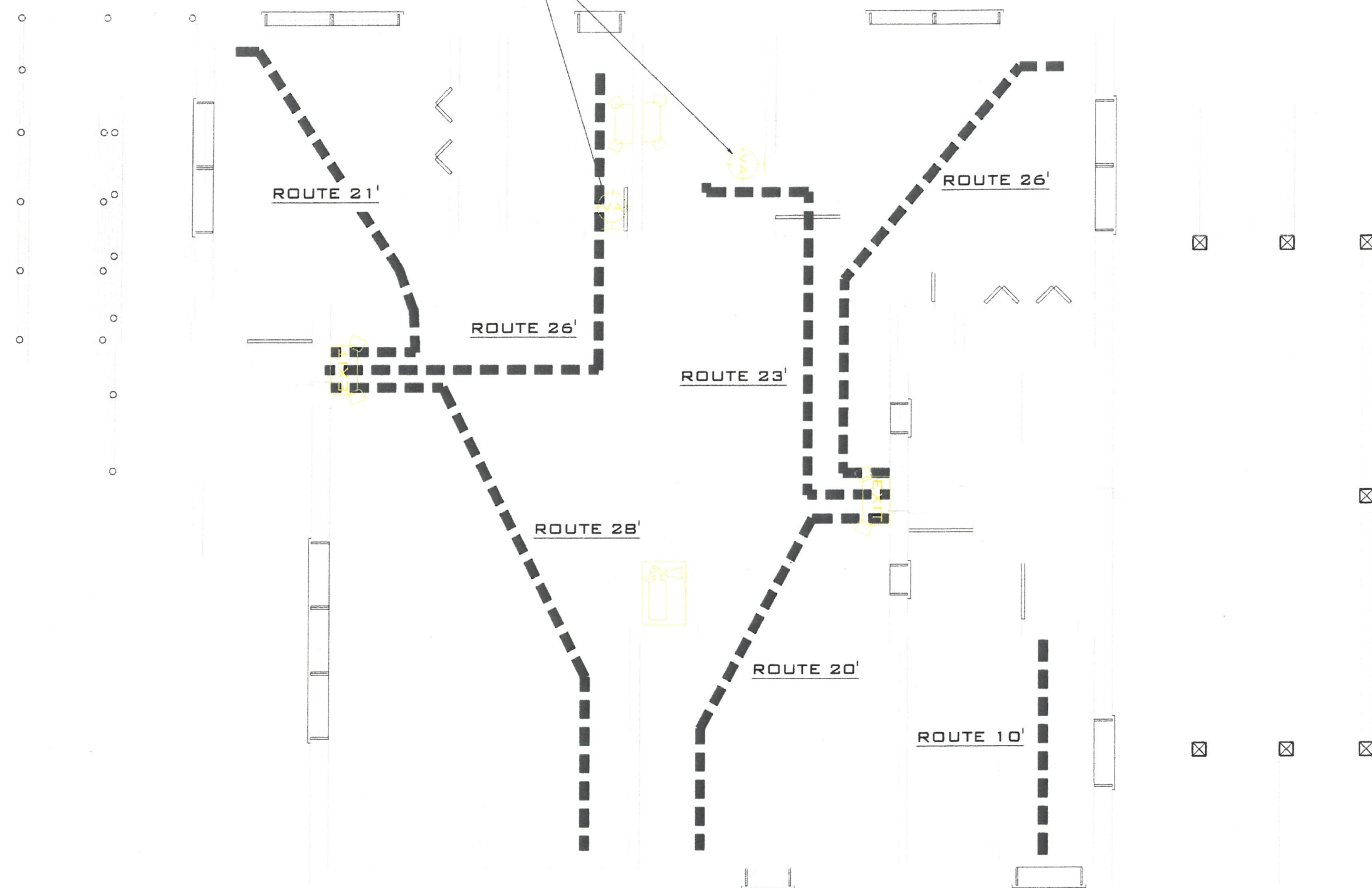
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AS SHOWN	06/04/19	MNS	BAM
PROJECT NO:	DRAWING NO:	REVISION:	
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SYMBOL LEGEND

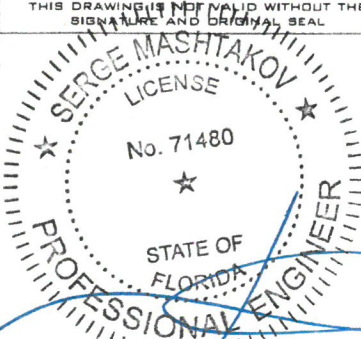
	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS 14 TOTAL

VISUAL ALARM INTERCONNECTED WITH SMOCK DETECTORS AND FIRE ALARM (IF ANY)



LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

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SIGNATURE: *Serge Mashtakov*
DATE: JUL 29 2019

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
KEY WEST, FL 33040

TITLE: LIFE SAFETY PLAN

SCALE AT 11x17": AS SHOWN	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 190506	DRAWING NO: A-103	REVISION: 1	

RP

APPLICABLE BUILDING CODE:
 FBC EXISTING BUILDING 6TH EDITION 2017

OCCUPANCY: EDUCATIONAL GROUP E

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 FBC TABLE 1017.2, OCCUPANCY E, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±28' FT

CONSTRUCTION TYPE: TYPE III - B

ITEM	EXISTING	FBC TABLE 504	PROPOSED
CONSTRUCTION TYPE	TYPE III - B	TYPE III - B	TYPE III - B
MAX HEIGHT (FEET)	16'	55'-0"	16'
OCCUPANCY	GROUP R	GROUP E	GROUP E
MAX STORIES	1	2	1
MAX AREA	±1,550 SF	14,500 SF	±1,550 SF

OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

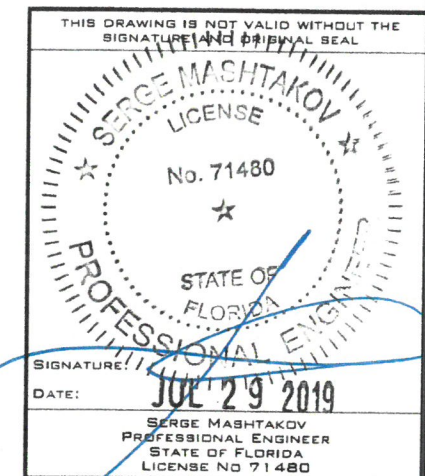
AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
NET ±1,033 SF	(20 NET) 1,033 / 20 = 51.65	52*0.2"=10.4"	36" (2 EA)

FBC TABLE 906.3(1)

FIRE EXTINGUISHERS CLASS:	2-A
MAXIMUM FLOOR AREA PER EXTINGUISHER:	3,000 SF
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER:	75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP E - OCCUPANCY SHALL BE CAPPED < 50 PERSONS.

EXCEPTION #1.A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN GROUP E OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR LESS. FBC [F] 907.2.3 -



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STATUS: FINAL		



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PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

TITLE:
 NOTES

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-08	A-104	1	

JMS
 P25



EXISTING FLOOR
EL. (±) +9.21' NGVD

EXISTING GRADE
EL. (±) +7.73' NGVD

CROWN OF ROAD
EL. (±) +6.33' NGVD

EXISTING FRONT ELEVATION

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



EXISTING FLOOR
EL. (±) +9.21' NGVD

EXISTING GRADE
EL. (±) +7.73' NGVD

CROWN OF ROAD
EL. (±) +6.33' NGVD

PROPOSED FRONT ELEVATION

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

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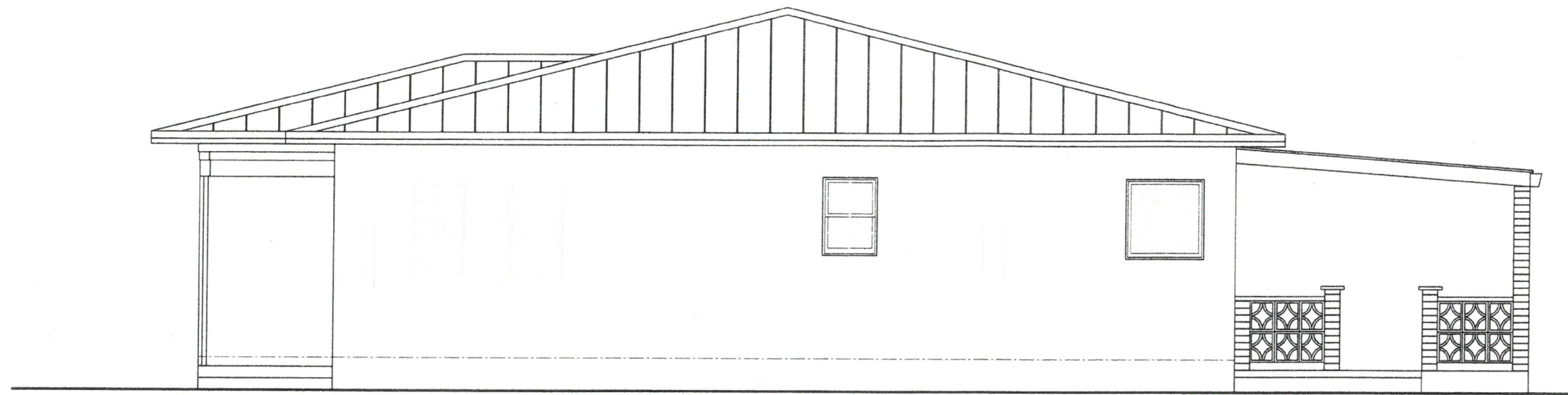
PROJECT:
1217 VARELA ST

SITE:
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KEY WEST, FL 33040

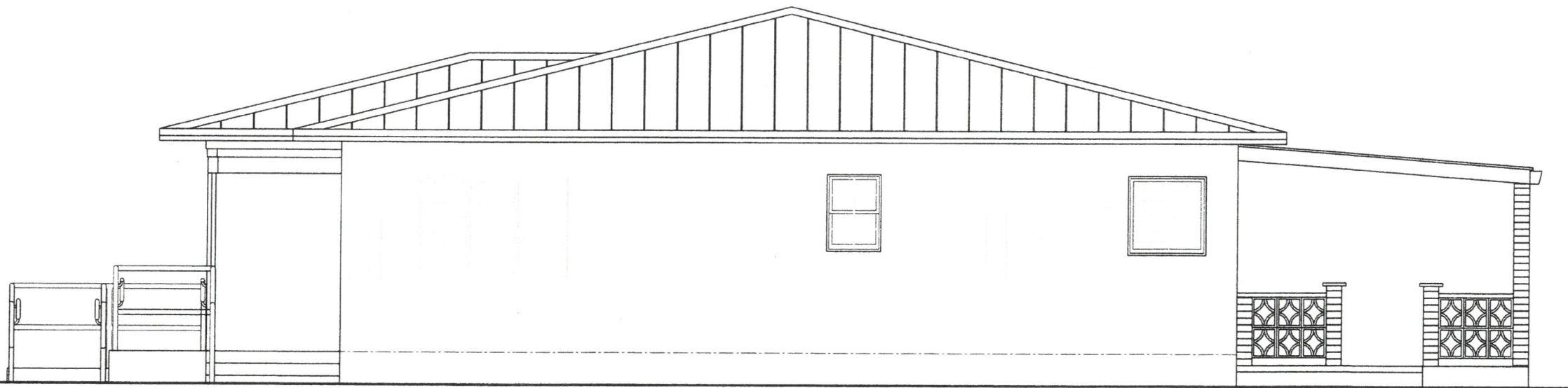
TITLE:
EXISTING/ PROPOSED
FRONT ELEVATION

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
190506	A-103	1	

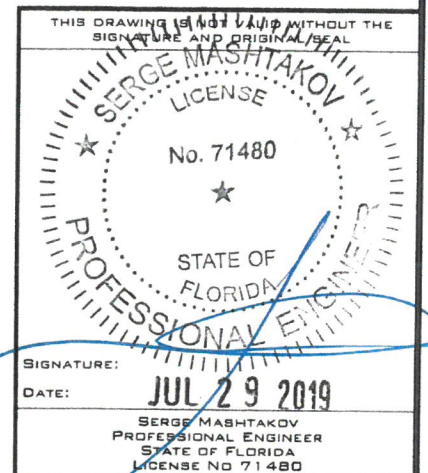
[Handwritten initials]



EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REV.	DESCRIPTION	BY	DATE
STATUS:	FINAL		



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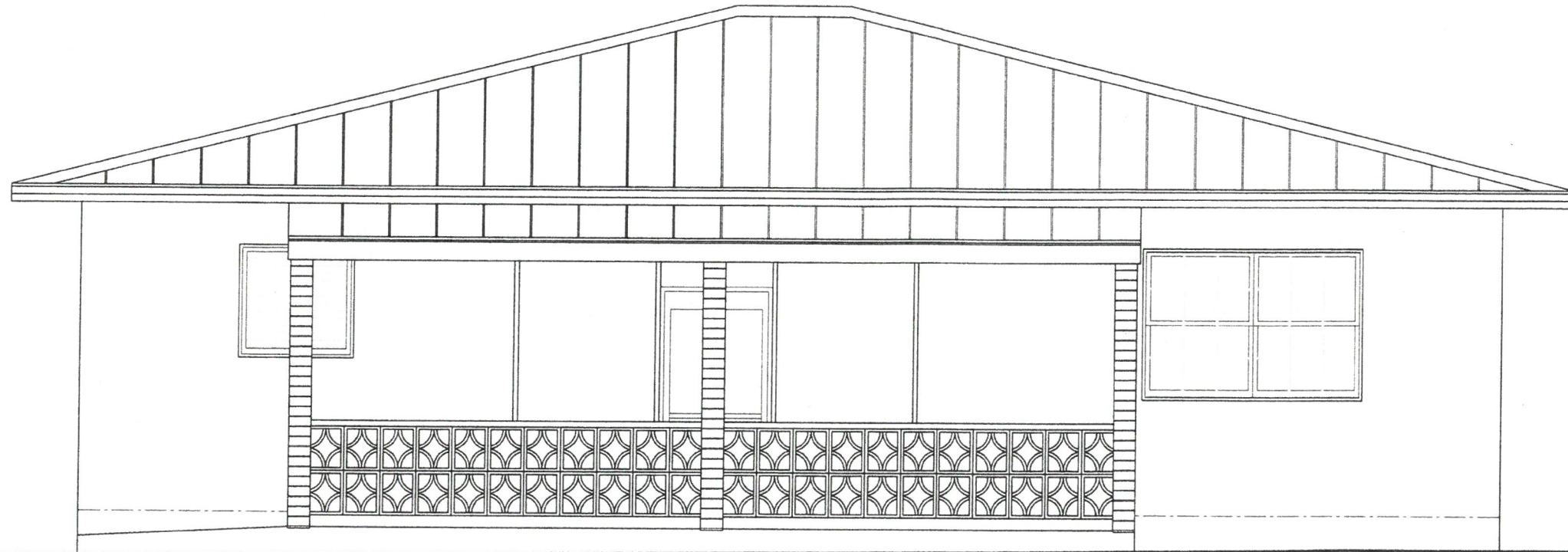
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KEY WEST, FL 33040

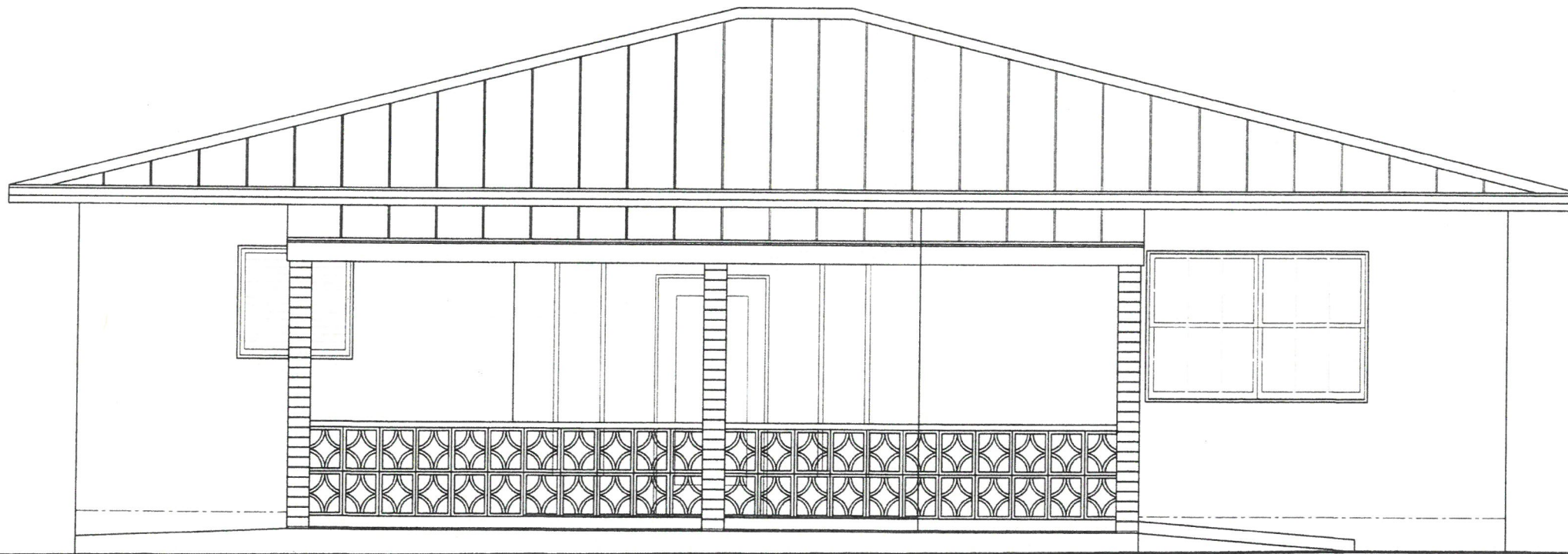
TITLE:
EXISTING/PROPOSED
RIGHT ELEVATION

SCALE AT 1:17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-104	1	

[Handwritten initials]



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

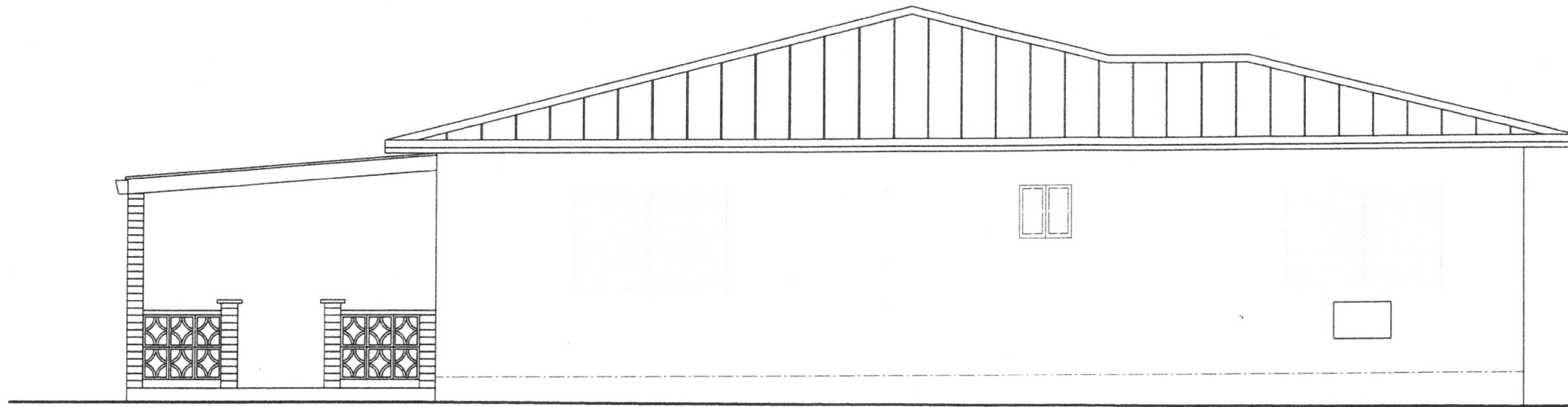
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING/ PROPOSED
REAR ELEVATION

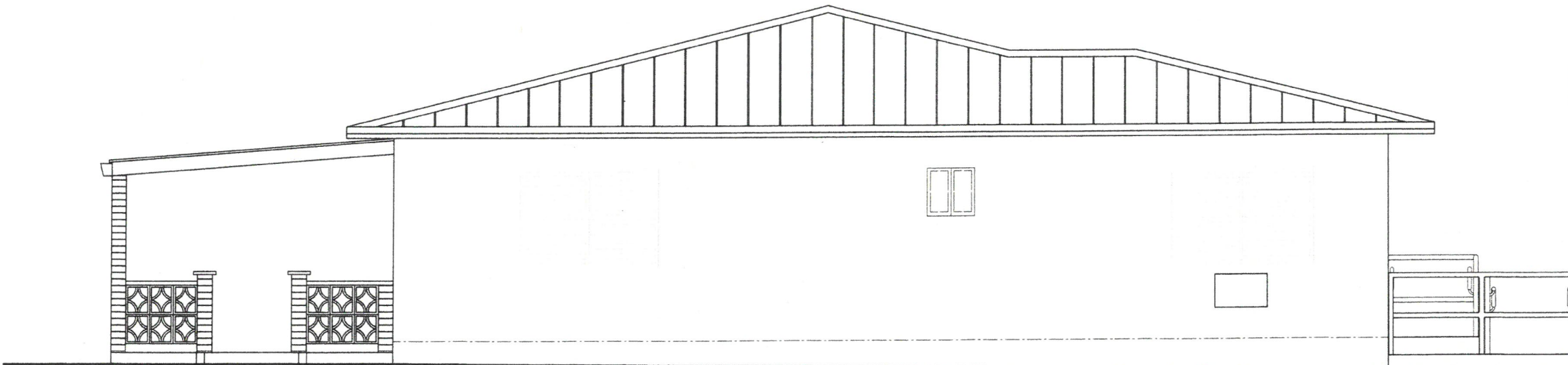
SCALE AT 1/4" = 1'-0"	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: A-105	REVISION: 1	

RB



EXISTING LEFT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
 DATE: JUL 29 2019
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 MONTESSORI CHILDRENS
 SCHOOL OF KEY WEST INC
 PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040
 TITLE:
 EXISTING/PROPOSED
 LEFT ELEVATION

SCALE AT 1/16" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	EA-106		1

RB