

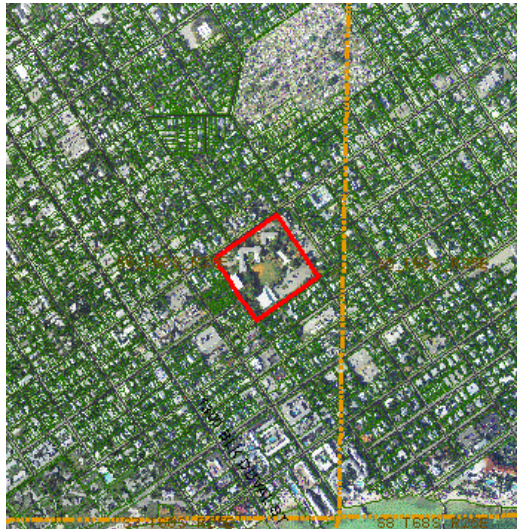
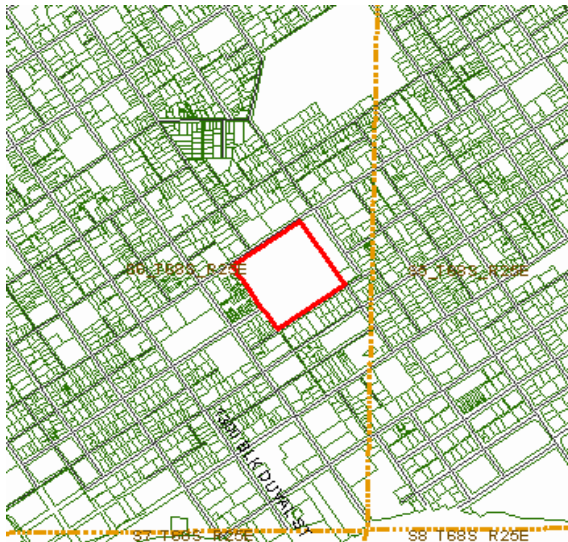
**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board members  
**From:** Ginny Haller, Planner II  
**Through:** Thaddeus Cohen, Planning Director  
**Meeting Date:** August 18, 2016  
**Agenda Item:** **Major Development Plan & Landscape Waiver – 724 Truman Avenue (RE # 00030020-000000)** - A request for major development plan and landscape waiver approval for the construction of a new gymnasium building on property located within the Historic Public and Semipublic Services (HPS) zoning district pursuant to Sections 108-91.A.2. (b) and 108-347 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** Major development plan approval and landscape waiver for the construction of a new gymnasium/cafeteria to replace the existing gymnasium/cafeteria at St. Mary’s Star of the Sea Catholic School.  
**Applicant:** Thomas E. Pope, P.A.  
**Property Owners:** Most Rev. Thomas G. Wenski, Archbishop of the Archdiocese of Miami  
**Location:** 724 Truman (RE # 000300200-000000)  
**Zoning:** Historic Public and Semipublic Services District (HPS)



**Background / Proposed Development:**

The subject property is bound by Truman Avenue, Amelia Street and Windsor Lane, and is located within the Historic Public and Semipublic Services (HPS) zoning district. The entire property consists of the Basilica of St. Mary Star of the Sea, however this project is limited to the replacement of the gymnasium and cafeteria of the Mary Immaculate Star of the Sea School.

The existing gymnasium/cafeteria is located in the southwest section of the school along Amelia Street. The proposed area is a portion (approximately 34,300 SF) of the total property of St. Mary's (355,095 SF). The existing gym must be demolished due to many structural deficiencies. The new gymnasium/cafeteria is proposed to be replaced with a new building using the existing footprint and envelope.

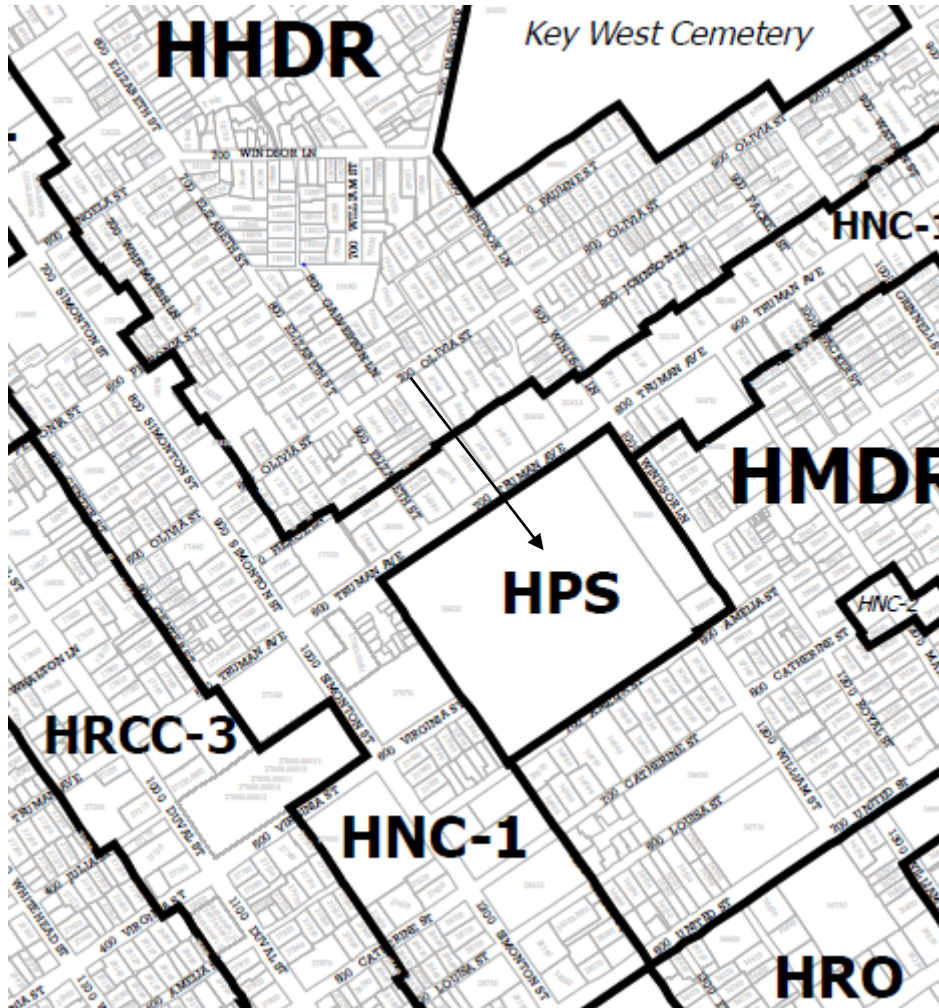
This request for Major Development Plan and Landscape Waiver approval is to construct a replacement gymnasium and cafeteria within the same 14,300 SF envelope of the old gymnasium/cafeteria.

In order to allow the proposed development, the following development approvals would be necessary or are requested by the applicant:

- Major Development Plan review to include a waiver to reduce landscaping requirements is required due to the reconstruction of the gymnasium/cafeteria, pursuant to Section 108-91.A.2.(a) and 108-347 of the Land Development Regulations (LDRs) of the Code of Ordinances (the "Code") of the City of Key West (the "City")

**Surrounding Zoning and Uses:**

Surrounding properties are located within the Historic Medium Density Residential (HMDR), Historic High Density Residential (HHDR), and Historic Neighborhood Commercial District – Truman/ Simonton (HNC-1) zoning districts. Surrounding uses include commercial and residential along Truman Avenue to the north, commercial and residential to the east, commercial, residential and Monroe County offices to the south, and commercial along Truman Avenue and Simonton Street to the west.



**Process:**

Development Review Committee (DRC):	July 28, 2016
Landscape Waiver Letter:	August 8, 2016
Planning Board:	October 15, 2015
HARC:	pending
Final Tree Commission:	pending
City Commission:	pending
DEO review	Up to 45 days, following local appeal period

**Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan**

City Code Section 108-91.A.2.(b) requires the reconstruction of nonresidential floor area, addition or reconstruction of equal to or greater than 2,500 SF of gross floor area to be reviewed as a Major Development Plan. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent

of the LDRs and comprehensive plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial. The Planning Board’s decision on a Major Development Plan in the historic district shall be advisory to the City Commission.

Planning staff, as required by Chapter 108 of the City LDRs, has reviewed the following for compliance with the City's LDRs and Comprehensive Plan as summarized in the following table.

<b>Project Data Summary</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Zoning District	HPS			
Flood Zone	X			
Site size	355,095SF			
Maximum density	na	na	na	In Compliance
Maximum height	25 feet	37 feet	36 feet 3 inches	In compliance
Maximum building coverage	40%	No change	No change	In compliance
Maximum impervious surface	50%	No change	No change	In compliance
Minimum lot size	5,000 SF	No change	No change	In compliance
Minimum front setback	20 feet	na	na	In compliance
Minimum side setback	7.5 feet	106.25 feet	106.5 feet	In compliance
Minimum rear setback	20 feet	No change	No change	In compliance
Minimum vehicular parking	No change	No change	No change	In compliance
Minimum open space	35%	No change	No change	In compliance
Landscaping	Code Ch 108, Parts V & VI	See analysis	See analysis	<b>Nonconforming / waivers requested</b>

**Concurrency Facilities and Other Utilities or Services (City Code Section 108-233)**

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. City Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City Code Section 94-36 and determines that

public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. This portion of the report shall serve as the required written determination of compliance.

**1. Potable water supply**

The replacement building will not change the usage of water. Therefore, the adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. The property is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

**2. Wastewater management**

The replacement building will not change the usage of wastewater, therefore, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed reconstruction of the gymnasium.

**3. Water quality**

The property is served by the City's central sewer system. The property is not adjacent to any bodies of water. Therefore, no adverse impacts to water quality are anticipated.

**4. Stormwater management / drainage**

The new steel building will be constructed on the same footprint as the existing steel with concrete foundation structure. A canopy of less than 500 feet will be constructed over the main entrance. Pursuant to City Code of Ordinance Sec. 108-716, construction or modification which does not create an impervious surface exceeding 500 SF is exempt from obtaining a permit for surface water management. Therefore, a stormwater management plan will not be required for this application.

**5. Solid waste**

The replacement building will use the existing solid waste receptacles. No additional impacts.

**6. Roadways**

No change.

**7. Recreation**

The area surrounding the proposed building is used as recreation area for the students of the school. No change.

**8. Fire Protection**

The proposed development shall comply with the life safety requirements per the Fire Marshal's direction. The replacement building will be fully sprinkled and will meet all current Codes.

**9. Reclaimed water system**

NA

## **10. Other public facilities**

Based on comments received from the DRC members all public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

### **Appearance, design and compatibility (City Code Section 108-234)**

The development plan shall satisfy criteria established in:

#### **City Code Chapter 102 (historic preservation)**

The property is located within the Key West Historic District and the proposed development would need to obtain Certificates of Appropriateness from the Historic Architectural Review Commission (HARC) for the reconstruction of the new gymnasium/cafeteria.

#### **Articles III (site plan), IV (traffic impacts) and V (open space, screening and buffers) of City Code Chapter 108 (planning and development)**

No changes in traffic. There are no impacts to Open Space as the proposed replacement building will maintain the footprint of the existing building. The landscape buffer requirements will be met with the perimeter wall and existing canopy trees with the addition of other native trees within the buffer area as noted in the requested waiver.

#### **City Code Section 108-956 (potable water and wastewater)**

The replacement building will be in the same footprint/envelope and will have the same use as the existing building.

#### **Article II (archaeological resources) of City Code Chapter 110 (resource protection)**

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the applicant would be required to comply with this article of the LDRs.

### **Site location and character of use (City Code Section 108-235)**

- (a) *Compliance.* The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).
- (b) *Vicinity map.* The property is bound by Truman Avenue, Amelia Street, and Windsor Lane. A location map is indicated on the survey.
- (c) *Land use compatibility.* Properties within 100 feet are located within the HNC-1 and HMDR Zoning Districts. Adjacent land uses within 300 feet include residential, professional offices and other professional services, restaurants, and county facilities.
- (d) *Historic and archeological resource protection.* The project's impact on archaeological and historic resources is being coordinated through the DRC and would be reviewed by the HARC through a Certificate of Appropriateness.
- (e) *Subdivision of land.* No subdivision of land is proposed at this time.

**Appearance of site and structures (City Code Section 108-236)**

The Applicant submitted a development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed and reflected in the staff recommendation below.

**Site plan (City Code Section 108-237)**

The Applicant submitted a site plan pursuant to City Code Section 108-237.

**Architectural drawings (City Code Section 108-238)**

The Applicant submitted architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

**Site amenities (City Code Section 108-239)**

No change.

**Site survey (City Code Section 108-240)**

The Applicant submitted a site survey pursuant to City Code Section 108-240.

**Soil survey (City Code Section 108-241)**

Not applicable.

**Environmentally sensitive areas (City Code Section 108-242)**

No environmentally sensitive areas are located on or near the property, which is located within the X flood zone. All FEMA regulations will be met.

**Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (City Code Section 108-243)**

- (a) *Land clearing, excavation and fill.* No change.
- (b) *Tree protection.* The City's Urban Forestry Manager reviewed the landscape plan and attached is the Waiver letter for a Conceptual Landscape Plan. The proposed project already has tree removal permits, so it is not necessary for the plan to be reviewed by the Tree Commission at this time. Once the project has been reviewed by the Planning Board and HARC, the project must be reviewed by the Tree Commission for Final Landscape Plan approval to City Commission review.
- (c) *Landscaping plan.* The submitted plan indicates landscaping throughout the site. However, full compliance with all landscape buffer requirements of the LDRs is not proposed. Modifications and waivers are requested as part of this application to reduce the required landscaping. No environmentally sensitive areas exist.
- (d) *Irrigation plan.* None provided.

**On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (City Code Section 108-244)**

The replacement building will have no parking impacts on the existing off-street parking lot because the size and use are the same as the existing building.

**Housing (City Code Section 108-245)**

NA

**Economic resources (City Code Section 108-246)**

NA

**Special considerations (City Code Section 108-247)**

The proposal complies with the goals, objectives and policies of the comprehensive plan. There are no conflicts with the existing public facilities, such as wastewater treatment and transportation.

- (a) The project is located within the historic district and the X flood zones.
- (b) No unincorporated portions of the county would be impacted by the proposed development.
- (c) The project does not front a shoreline, so shoreline access would not be impeded.
- (d) Currently the site maintains open space as well as recreation areas for the school children.
- (e) Coordination with applicable agencies is being facilitated through the DRC.
- (f) No wetlands or submerged land would be impacted.

**Construction management plan and inspection schedule (City Code Section 108-248)**

The construction will be completed in a single phase with the necessary demolition of the areas indicated on the site plans. The applicant intends to initiate construction after all other levels of city approvals are in place. A six-foot temporary construction fence shall be installed and maintained during all phases of demolition and construction. All City streets and sidewalks shall be kept clean and safe during all phases of demolition and construction. The construction site plan shows a construction staging area with two temporary gates and construction waste containers on the north side of the construction area.

**Truman Waterfront Port facilities (City Code Section 108-249)**

NA

**Site plan (City Code Chapter 108, Article III)**

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

**Site location and character of use (City Code Section 108-277)**

The HPS zoning designation for this parcel was crafted to ensure this type of reconstruction with existing open space, impervious surface and building coverage able to accommodate the proposed development.

**Appearance of site and structures (City Code Section 108-278)**

The proposed building is required to be approved by HARC and in keeping with their standards and guidelines.

**Location and screening of mechanical equipment, utility hardware and waste storage areas (City Code Section 108-279)**

All mechanical equipment shall be located appropriately and screened from public view by the existing historic wall.



**Front-end loaded refuse container location requirements (City Code Section 108-280)**

The City will coordinate the location and type of refuse containers through the DRC and with Waste Management to ensure adequate service access.

**Roll-off compactor container location requirements (City Code Section 108-281)**

None proposed.

**Utility lines (City Code Section 108-282)**

Utilities shall be placed underground as appropriate.

**Commercial and manufacturing activities conducted in enclosed buildings (City Code Section 108-283)**

No commercial activities are proposed.

**Exterior lighting (City Code Section 108-284)**

All proposed lighting shall shield and arrange lighting sources to eliminate glare from roadways and streets and shall direct light away from properties lying outside the project area. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades. Street lighting is existing.

**Signs (City Code Section 108-285)**

None proposed.

**Pedestrian sidewalks (City Code Section 108-286)**

There is no new sidewalk proposed, pedestrian ingress and egress will be clearly marked and accessible so as not to interfere with vehicular traffic or public right-of-access.

**Loading docks (City Code Section 108-287)**

None proposed or required.

**Storage areas (City Code Section 108-288)**

NA

**Land clearing, excavation or fill (City Code Section 108-289)**

NA. No work would impact a floodplain or a conservation area. Vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Temporary fencing shall be in place during demolition and construction to prevent soil and debris from running into City streets and sidewalks.

**Landscaping (Code Chapter 108, Article VI)**

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated along the perimeters of the property, as well as within the proposed development area. Many improvements to current landscaping, including the removal of invasive exotic species from the entire property and the planting of over 70% native vegetation, are proposed. Nonetheless, full compliance with all

landscape buffer requirements of the LDRs is not proposed. The Applicant is requesting modifications and waivers, pursuant to City Code Section 108-517, as to the buffer landscape requirements. The City's Urban Forestry Manager on behalf of the Tree Commission has no objections to the proposed landscape plan and has submitted a waiver letter enclosed in this packet. A rock wall approximately six-feet tall currently exists on two sides of the proposed reconstruction of the gymnasium/cafeteria. The proposed plan shows the planting of some sub-canopy trees in the areas along the wall that do not have canopy coverage, and includes landscaping along the front of the building adjacent to the parking lot. No landscaping has been proposed along the interior area since that is open area for the school children. The area has numerous large canopy trees already exist. The Urban Forestry Manager has no objection to the issuance of a landscape waiver for the buffer requirements.

Pursuant to City Code Section 108-517(b), the Planning Board may approve or grant the waiver or modification only if it determines that the waiver or modification are not contrary to the intent of City Code Chapter 108, Article VI, Division 4, Subdivision II and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- (1) *Public interest; adjacent property.* The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.
- (2) *Not discriminatory.* The waiver or modification is not discriminatory, considering similar situations in the general area. The project is to bring the property into greater conformance with the City Code.
- (3) *Superior alternatives.* The project will provide new sub-canopy trees along the interior side of the historic wall.
- (4) *Protection of significant features.* The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
- (5) *Deprivation of reasonable use.* Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:
  - a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
  - b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.
- (6) *Technical impracticality.* Strict application of the requirement would be technically impractical.

Given the challenges and trade-offs of fully complying with all of the various landscaping requirements of the LDRs, staff recommends approval of the requested landscape modification and waiver.

**Off-street parking and loading (Code Chapter 108, Article VII)**

No change.

**Stormwater and surface water management (Code Chapter 108, Article VIII)**

No stormwater management plan is required because there is no increase in footprint.

**Utilities (Code Chapter 108, Article IX)**

Electric service shall be provided by Keys Energy. The proposed development project shall use existing utility mains for potable and sewer water. Landscaping will consist of native and permitted species as shown on the proposed landscape plan.

**Art in Public Places (City Code Section 2-487)**

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set aside for the acquisition, commission and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. Construction costs are estimated to be over \$500,000. A full public art plan would be required to be approved

**RECOMMENDATION**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Development Plan and Landscape Modifications / Waivers be **APPROVED** with the following conditions:

**General conditions:**

1. The proposed development shall be consistent with the plans dated July 14, 2016 by Villa & Associates, Inc. Registered Architect, and the landscape plans dated August 1, 2016 by Thomas E. Pope, Architect and Craig Reynolds
2. Registered Landscape Architect; notwithstanding any revisions requested and recommended by staff.
3. During all phases of construction, temporary fencing shall be installed and maintained according to the Construction Management Plan dated July 14, 2016 by Villa & Associates, Inc. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

**Conditions prior to the City Commission hearing:**

4. The applicant shall obtain final landscape plan approval from the Tree Commission.
5. The applicant shall obtain a Certificate of Appropriateness from HARC.

**Conditions prior to issuance of a building permit:**

6. 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.



**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major <input checked="" type="checkbox"/>	_____	Yes _____
Minor _____		No _____

Please print or type:

- 1) Site Address 724 Truman
- 2) Name of Applicant Carlos Hue mbes
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative   
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 7344 SW 48<sup>th</sup> St. #201  
Miami, FL 33155
- 5) Applicant's Phone # 305.661.8181 Email villarchitecture@att.net
- 6) Email Address: villarchitecture@att.net
- 7) Name of Owner, if different than above The Most Reverend Thomas G Wenski Archbishop of
- 8) Address of Owner 9401 Biscayne Blvd., Miami Shores, FL 33138 *Archdiocese of Miami*
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel HPS RE# 00030020-000000
- 11) Is Subject Property located within the Historic District? Yes  No \_\_\_\_\_  
 If Yes: Date of approval \_\_\_\_\_ HARC approval # Pending  
 OR: Date of meeting \_\_\_\_\_

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Replacement Bldg for existing Gym Building utilizing existing footprint and envelope

**RECEIVED**  
**JUL 18 2016**  
*[Signature]* 12100

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No  \_\_\_\_\_  
If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?  
Yes \_\_\_\_\_ No  \_\_\_\_\_

If Yes, describe and attach relevant documents.

\_\_\_\_\_  
\_\_\_\_\_

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Horacio C Huembes, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

724 Truman Avenue, Key West, Florida 33040

*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this July 14th, 2016 by  
*date*

Horacio C Huembes

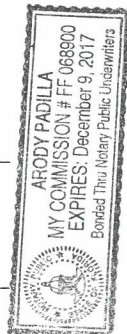
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rev. John C. Baker as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Pastor of for the Archbishop of Miami  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Carlos Huembes  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

John C. Baker  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 7/8/2016  
*Date*

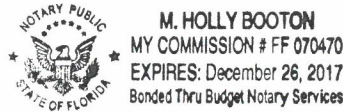
by John Baker  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

M. Holly Booton  
*Notary's Signature and Seal*

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

070470  
*Commission Number, if any*





City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, John O'Neill, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

724 Truman

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A handwritten signature in blue ink, appearing to read "John O'Neill", written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/8/2016 by

John O'Neill

Name of Authorized Representative

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

M. Holly Booton

Notary's Signature and Seal

M. Holly Booton

Name of Acknowledger typed, printed or stamped



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

070470

Commission Number, if any

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rev. John E. Baker as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Pastor or for the Archbishop of Miami  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize John O'Neill  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

John E. Baker  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 7/8/2016  
*Date*

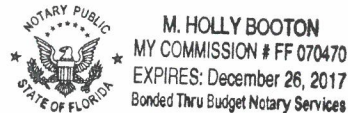
by John Baker  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

M. Holly Booton  
*Notary's Signature and Seal*

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

070470  
*Commission Number, if any*



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Tom Pope, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

724 Truman

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/8/2016 by

date

Tom Pope

Name of Authorized Representative

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

M. Holly Booton

Notary's Signature and Seal

M. Holly Booton

Name of Acknowledger typed, printed or stamped



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

070470

Commission Number, if any

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rev. John C. Baker as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Pastor of the Archbishop of Miami  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Tom Pope  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

John C. Baker  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 7/8/2016  
*Date*

by John Baker  
*Name of person with authority to execute documents on behalf on entity owner*

He is personally known to me or has presented \_\_\_\_\_ as identification.

M. Holly Booton  
*Notary's Signature and Seal*

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

070470  
*Commission Number, if any*

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rev. John C. Baker as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Pastor of for the Archdiocese of Miami  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Ashley Monnier  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

John C. Baker  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 7/8/2016  
*Date*

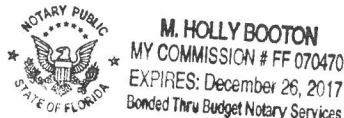
by John Baker  
*Name of person with authority to execute documents on behalf on entity owner*

2 He/She is personally known to me or has presented \_\_\_\_\_ as identification.

M. Holly Booton  
*Notary's Signature and Seal*

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

070470  
*Commission Number, if any*



**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, JORGE VILLAVICENCIO being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

724 TRUMAN AVE. KEY WEST, FL. 33040

*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*[Handwritten Signature]*

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 7/13/16 by \_\_\_\_\_ date

JORGE VILLAVICENCIO  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

*[Handwritten Signature]*  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*

J. PATRICK FITZGERALD & ASSOCIATES, P.A.

ATTORNEYS AT LAW  
110 MERRICK WAY  
SUITE 3-B  
CORAL GABLES, FLORIDA 33134

J. PATRICK FITZGERALD  
ROBERTO J. DIAZ  
THOMAS H. COURTNEY  
MAURA FITZGERALD JENNINGS

TELEPHONE (305) 443-9162  
TELEFAX (305) 443-6613

PALM BEACH ADDRESS  
1615 FORUM PLACE, SUITE 200  
WEST PALM BEACH, FLORIDA 33401  
(561) 659-6438

OF COUNSEL:  
SUZANNE A. DOCKERTY

Reply To:  
Coral Gables

February 15, 2013

To Whom It May Concern:

Re: Real Estate and related interests held by the Archbishop of the Archdiocese of Miami  
Property: St. Mary Star of the Sea Parish  
Address: 1010 Windsor Lane, Key West, Florida 33040

This letter shall serve as an opinion of title to confirm ownership for the above-referenced Property. I hereby certify that the fee simple title owner of the Property is The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.

Property conveyed to the Roman Catholic Church is taken in the name of the bishop or archbishop of the diocese. This presents the concept of a "corporation sole." A corporation sole consists of a single person (and his successors in office) who is made a corporation by common law in order to give him legal capacity and advantages which, as a natural person, he would otherwise not have. Upon the death, retirement or removal of the bishop or archbishop, the powers automatically pass to the next appointed bishop or archbishop of the diocese. The concept of the corporation sole originated as a means to the orderly transfer of Church property serving to keep title within the Church and for it not to be treated as the estate of the bishop or archbishop. The State of Florida recognizes corporation soles under common law for acquiring, holding and disposing of title to Church property. As such, the archbishop is not deemed a corporate entity under Florida law.

Attached are copies of the Succession Affidavits confirming passage from The Most Reverend Coleman F. Carroll to The Most Reverend Edward A. McCarthy, and then from The Most Reverend Edward A. McCarthy to The Most Reverend John C. Favalora; and from The Most Reverend John C. Favalora to The Most Reverend Thomas G. Wenski.

Very truly yours,

  
Suzanne A. Dockerty

5501-613

77R221901

77 SEP 7 AM 10 26

# 9792 #1022

A P P I D A V I T

STATE OF FLORIDA:  
SS:  
COUNTY OF DADE :

BEFORE ME, the undersigned authority, personally appeared REVEREND MONSIGNOR MORL POGARTY, who being on oath, first duly sworn, deposes and says:

1. That he is a resident of Dade County, Florida, a priest of the Roman Catholic Church and Vicar General and Chancellor of the Archdiocese of Miami, Florida.

2. The Affiant further says that on the twenty-sixth (26) day of July, 1977, The Most Reverend Coleman F. Carroll, Archbishop of the Archdiocese of Miami, County of Dade, State of Florida, died (see Exhibit "A"), at which time he was succeeded by The Most Reverend Edward A. McCarthy as Archbishop of the Archdiocese of Miami, pursuant to a Papal Bull issued by His Holiness Pope Paul VI on July 7, 1976 in which Archbishop Edward A. McCarthy was designated as Co-Adjutor Archbishop of the Archdiocese of Miami, with right of succession and, as such, The Most Reverend Edward A. McCarthy assumes all right, title and interest to all property, real, personal and/or mixed, together with whatever else is officially registered in the name of The Most Reverend Coleman F. Carroll as Archbishop of the Archdiocese of Miami.

3. The Affiant further says that the Archdiocese of Miami comprises the following counties: Glades, Martin, Hendry, Palm Beach, Collier, Broward, Dade and Monroe, all within the State of Florida.

FURTHER AFFIANT SAYETH NAUGHT...

*MORL POGARTY*

(SEAL)

REVEREND MONSIGNOR MORL POGARTY, Vicar General and Chancellor of the Archdiocese of Miami

SWORN TO and SUBSCRIBED before me this 23<sup>rd</sup> day of August, A.D., 1977.

*Notary Public*  
NOTARY PUBLIC - State of Florida, at Large



My Commission Expires:

MY COMMISSION EXPIRES 7/1/87

6.00



871171

OFF REC 1334 PAGE 2367

62

AFFIDAVIT

STATE OF FLORIDA )  
COUNTY OF DADE ) SS:

Before me, the undersigned authority, personally appeared The Most Reverend Edward A. McCarthy, Archbishop Emeritus of the Archdiocese of Miami, who being duly sworn according to law, deposes and says as follows:

1. that on December 20, 1994, The Most Reverend John C. Favalora was installed as the Archbishop of the Archdiocese of Miami, succeeding myself, The Most Reverend Edward A. McCarthy.

2. that effective December 20, 1994, The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, is the Metropolitan Archbishop of the Archdiocese of Miami which embraces the counties of Dade, Broward and Monroe in the State of Florida.

3. that pursuant to the Canon Law of the Roman Catholic Church, The Most Reverend John C. Favalora, has all rights of succession to myself, The Most Reverend Edward A. McCarthy.

4. that under the doctrine of corporation sole, the title to all property in the Archdiocese of Miami, which encompasses the counties of Dade, Broward and Monroe, was held by The Most Reverend Edward A. McCarthy, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, as of July 26, 1977 through December 20, 1994.

5. that under the doctrine of corporation sole, the title to all property in the Archdiocese of Miami, which encompasses the counties of Dade, Broward and Monroe, is held by The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, as of December 20, 1994.

6. That under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NOT.

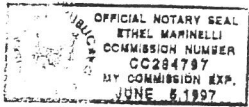
*Edward A. McCarthy*  
The Most Reverend Edward A. McCarthy

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 1994, by The Most Reverend Edward A. McCarthy, Archbishop Emeritus of the Archdiocese of Miami, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*Ethel Marinelli*  
NOTARY PUBLIC-STATE OF FLORIDA,  
At Large

FILED FOR RECORD  
94 DEC 22 12:59  
DANN  
MONROE COUNTY FLA

My Commission Expires: June 5, 1997



Recorded in 1994-12-22  
in Miami-Dade County, Florida  
Record Book #1  
Ethel A. Marinelli  
Clerk Circuit Court





## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**TO:** Ginny Haller, Planner II

**FROM:** Elizabeth Ignoffo, E.I., Permits Engineer

**CC:** Thomas E. Pope, P.A., Architect

**DATE:** July 11, 2016

**SUBJECT: Proposed Gymnasium Building  
Saint Mary's Star of the Sea  
724 Truman Avenue  
Stormwater Management Plan Exemption**

Plans for the proposed gymnasium building replacement, dated June 13, 2016, were reviewed. The new steel building will be built on the same footprint as the existing steel with concrete foundation structure. A canopy, less than 500 sq.ft., will be erected over the main entrance.

Pursuant to City of Key West Code of Ordinances Sec. 108-716, construction or modification which does not create an impervious surface exceeding 500 square feet is exempt from obtaining a permit for surface water management. Therefore, a stormwater management plan will not be required for this application.

**THOMAS E. POPE, P.A.**  
ARCHITECTURE, RESTORATION, PLANNING  
610 WHITE STREET  
KEY WEST, FLORIDA 33040  
(305) 296-3611  
FAX (305) 294-2923  
TEPOPEPA@AOL.COM

August 1, 2016

## **Project Analysis**

St. Mary's Star of the Sea Catholic School Gymnasium Replacement Building  
724 Truman Avenue, Key West

The following is a complete analysis of the proposed project including development plan review and approval criteria.

Existing development is depicted in attached surveys and plans, including:

- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Easements
- Utility locations
- Existing vegetation
- Existing stormwater
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed engineers and architect, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions & material
- Utility locations
- Garbage & recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage Plan
- Landscape Plan

### **Solutions Statement:**

The proposed development is wholly consistent with the character and intent of the HPS future land use designation and the current zoning district.

### **Key persons and entities involved in this project are as follows:**

Owner: Most Rev. Thomas G. Wenski, Archbishop  
of the Archdiocese of Miami

Authorized Agent: Horacio Carlos Huembes  
Villa & Associates, Inc.

Architect: Horacio Carlos Huembes  
Villa & Associates, Inc.

Legal and Equitable Owners: Most Rev. Thomas G. Wenski, Archbishop  
of the Archdiocese of Miami

<b>SITE DATA</b>	<b>ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
ZONING	HPS	HPS	HPS	Complies
SITE SIZE	na	355,095 sf	355,095 sf	Complies
FEMA FLOOD ZONE	Zone X	Zone X	Zone X	Complies
FAR	.8	No change	to existing	Complies
DENSITY	na			Complies
COMMERCIAL FLOOR AREA	na			Complies
LANDSCAPING				Waiver Requested
HEIGHT	25'	37'	36'3"	Complies
BUILDING COVERAGE	30%	No change	to existing	Complies
INPERVIOUS SURFACE	50%	No change	to existing	Complies
LOT SIZE/PROJECT SITE	na	355,095 sf	355,095 sf	Complies
LOT WIDTH	na	607'	607'	Complies
LOT DEPTH	na	585'	585'	Complies
FRONT SETBACK	na	No change	to existing	Complies
SIDE SETBACK	7.5'	106.25'	106.25'	Complies
STREET SIDE SETBACK	na	na	na	Complies
REAR SETBACK	7.5'	23.86'	23.86'	Complies

**Other Project Information:**

The target date for commencement shall follow entitlement approvals as quickly as possible

**Intergovernmental Coordination:**

Because this is a replacement building and there will be no impacts to existing conditions no intergovernmental coordination is required.

**Schedule and Process:**

Schedule is anticipated as follows:

1. Planning Board 9/15/16
2. HARC 9/27/16
3. Tree Commission 10/25/16

**Phasing:**

Construction will be single phased

**ANALYSIS: EVALUATION FOR COMPLIANCE WITH THE LDRS**

**Concurrency Facilities and Other Utilities or Services (Section 108-233)**

**The anticipated public facility impacts of the proposed development:**

The following concurrency analysis demonstrates that the proposed replacement building will have the same impacts to the facilities as the existing building.

**The ability of existing facilities to accommodate the proposed replacement buildings adopted level of service standards:**

All necessary services exist on or are available to the site and will be accommodated the proposed replacement building at the adopted levels of service.

**Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed replacement building.**

There are no existing facility deficiencies that will need to be corrected prior to the completion of the proposed replacement building

**The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions:**

There are no facility improvements or additions necessary to accommodate any increased impact since the replacement building will have the same impacts as the existing building.

**The date such facility improvements or additions will need to be completed to be:**

NA – No improvements required.

**Fire Protection (Section 108-233 (8))**

The replacement building will be fully sprinkled and will meet all current codes.

**Site Location and Character of Use (Section 108-235):**

The replacement building will be in the same footprint / envelope and will have the same use as the existing building.

**Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):**

All mechanical equipment will be located appropriately and screened from public view by the existing historic wall.

**Utility lines (Section 108-282):**

Utilities will be placed underground as appropriate.

**Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**

NA

**Exterior Lighting (Section 108-284):**

Per Section 108-284, all proposed lighting shall shield and arrange lighting sources to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades. Street lighting is existing.

**Signs (Section 108-285):**

NA – none proposed

**Pedestrian sidewalks (Section 108-286):**

There is no new sidewalk proposed, pedestrian ingress and egress will be clearly marked and accessible as not to interfere with vehicular traffic or public right-of access.

**Loading docks (Section 108-287):**

NA – none proposed/required

**Storage Areas (Section 108-288):**

NA – No outdoor storage areas are proposed

**On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):**

The replacement building will have no parking impacts on the existing off street parking lot because the size and use are the same as the existing building.

**Housing (Section 108-245):**

NA

**Economic resources (Section 108-245):**

NA

**Special Conditions (Section 108-2447):**

The proposal complies with the goals, objectives and policies of the comprehensive plan. There are no conflicts with the existing public facilities, such as wastewater treatment and transportation.

There is no impact on the unincorporated portion of the county.

**Construction Management Plan and Inspection Schedule (Section 108-248):**

The construction will be completed in a single phase with the necessary demolition of the areas indicted on the site plans and reconstruction to follow.

**Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:**

There are no impacts on Open Space because the proposed replacement building will maintain the foot print of the existing building. The landscape buffer requirements will be met with the perimeter wall and existing canopy trees with the addition of other native trees within the buffer area as noted in the requested waiver.

**Request for Modification, (Section 108-347):**

This application / request for modification to the standards of this ordinance is hereby filed with the city planning office and shall be considered by the planning board after reviewing the recommendations of the city planner or designated staff. The planning board shall render the final action.

This request is to modify:

Section 108-347 to allow the existing historic wall to act as screening component of landscape buffer yard.

The waiver in is the public interest as it allows the design of the site to conform to, and enhance, Amelia Street. The modification will not have an adverse impact on the public interest, or on adjacent property.

The modification is not discretionary, considering similar situations in the general area. The project is bring the property into greater conformance with the code.

Superior alternative. The development will provide new sub canopy trees along the interior side of the historic wall.

Protection of significant features. The waiver or modification will significantly enhance existing environmental features through the increase of sub canopy trees

Deprivation of reasonable use. Strict application of the requirements would effectively deprive the owner of reasonable use of the land.

Technical impracticality. Strict application of the requirement is technically impractical.

**Stormwater and Surface Water Management (Article VIII):**

No stormwater management plan is required because there is no increase in footprint.

**Flood Hazard Areas (Division 4 – Sections 108-821 through 108-927):**

The proposed project is located in the X Flood Zone. All FEMA requirements will be met.

**Utilities (Article IX):**

Electrical service shall be provided by Keys Energy. The proposed development project will use existing utility mains for potable and sewer water. Landscaping will consist of native and permitted species as shown on proposed landscape plan.

**CONCURRENCY ANALYSIS:**

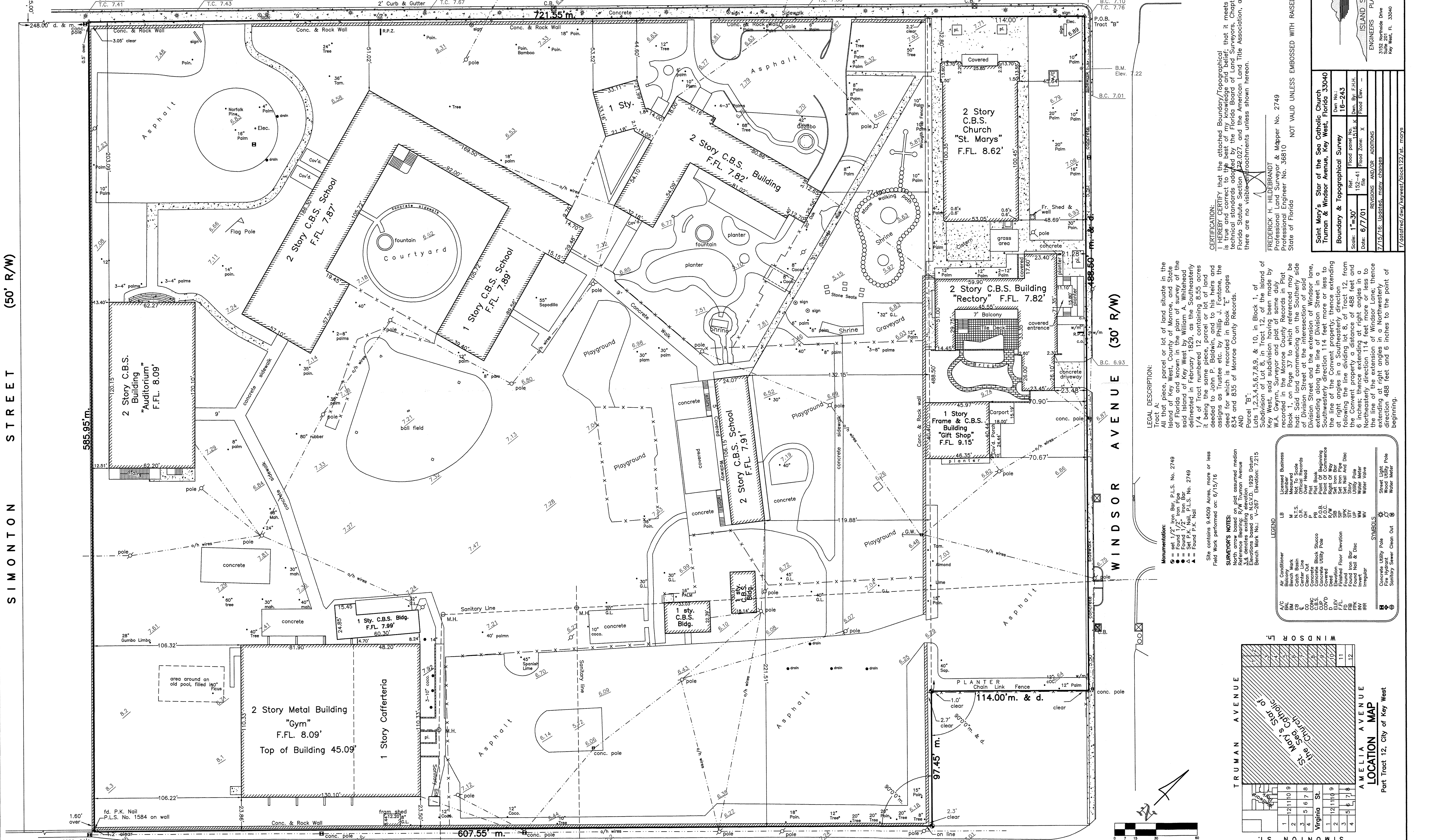
The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Potable Water & Sanitary Sewer
2. Recreation (for residential development only)
3. Solid Waste
4. Drainage
5. Roads/Trip Generation

No concurrency analysis is required because the building size and use remain the same as existing conditions. No impacts are anticipated.





TRUMAN AVENUE (50' R/W) (U.S. Highway No. 1) (a.k.a. Division Street)

WINDSOR AVENUE (30' R/W)

CERTIFICATION: I HEREBY CERTIFY that the attached Boundary/Topographical Survey is correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 422.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

**Saint Mary's Star of the Sea Catholic Church**  
Truman & Windsor Avenue, Key West, Florida 33040

Boundary & Topographical Survey	
Scale: 1"=30'	Date: 6/7/01
Revised: 7/15/16. Updated, many changes	Revisions: AND/OR ADDITIONS
ISLAND PLANNERS SURVEYORS	
3152 Bermuda Drive Key West, Fl. 33040 Tel: (305) 293-0466 Fax: (305) 293-0237 L.B. No. 7700	

LEGAL DESCRIPTION:  
All that piece, parcel or lot of land situated in the Island of Key West, County of Monroe, and State of Florida and known in the plan of survey of the said Island of Key West by William A. Whitehead delineated in February 1829, as the Southeasteary 1/4 of Tract numbered 12 containing 8.55 acres it being the same piece, parcel or lot of land assigned as Trustee etc. by Philip M. Williams, the said Philip M. Williams, and recorded in Pages 834 and 835 of Monroe County Records.

Parcel "B":  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10, in Block 1, of Subdivision of Lot 8, in Tract 12, of the Island of Key West, said subdivision having been made by W.A. Gwynn, Surveyor and plat of same duly recorded in the Monroe County Records in Plat Book No. 510, Page 121, and in Subdivisions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, to which reference may be made in the plan of survey of said Subdivision of Division Street at the intersection of Windsor Lane, extending along the line of Division Street in a Southwesterly direction 114 feet more or less to the line of the Convent property, thence extending at right angles in a Southeasterly direction following the line dividing lot 6, of Tract 12, from the Convent property a distance of 114 feet, and 6 inches, thence extending at right angles in a Northeasterly direction 114 feet more or less to the line of the extension of Windsor Lane, thence extending at right angles in a Northwesterly direction 488 feet and 6 inches to the point of beginning.

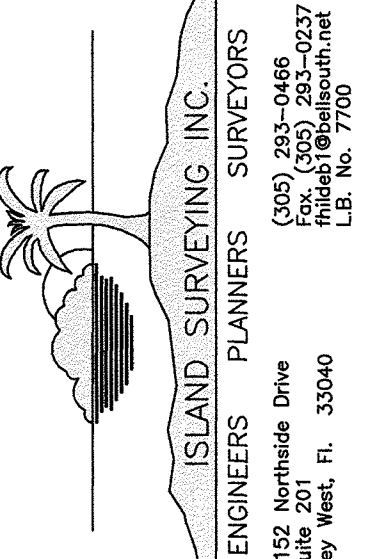
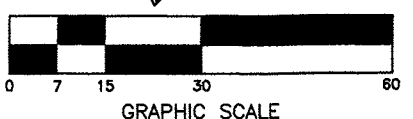
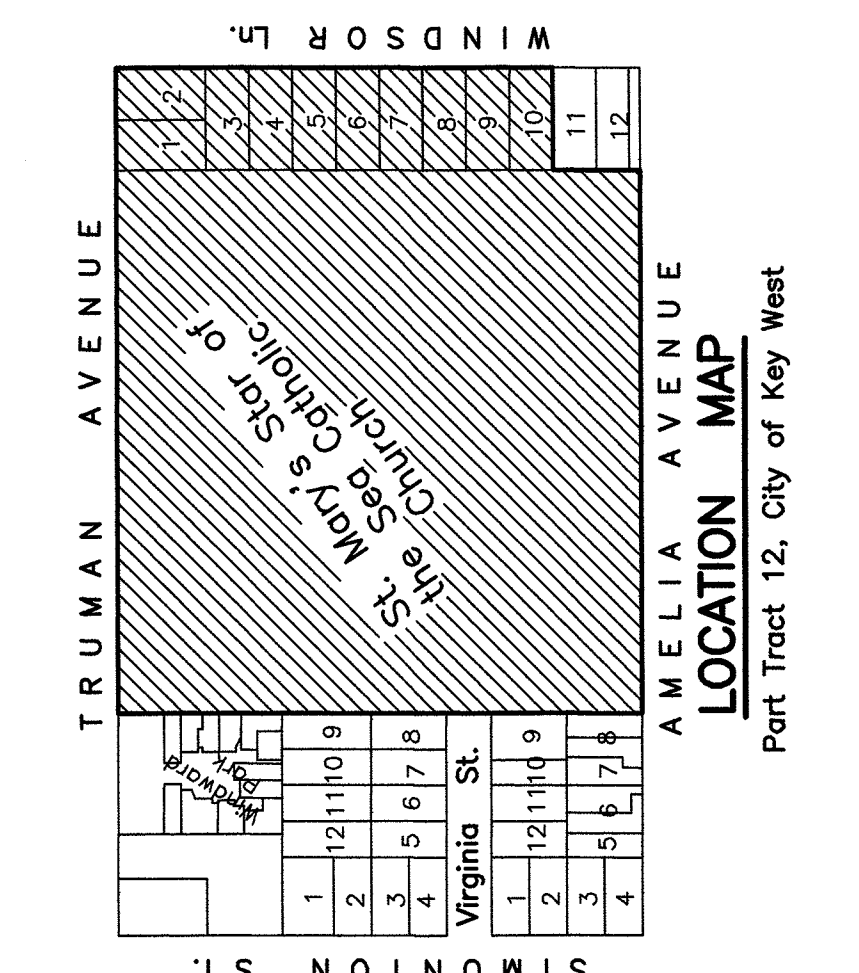
MONUMENTATION:  
● = Set 1/2" Iron Bar, P.L.S. No. 2749  
● = Found 1/2" Iron Bar  
● = Set 1/2" Aluminum Nail  
● = Found P.N. Nail

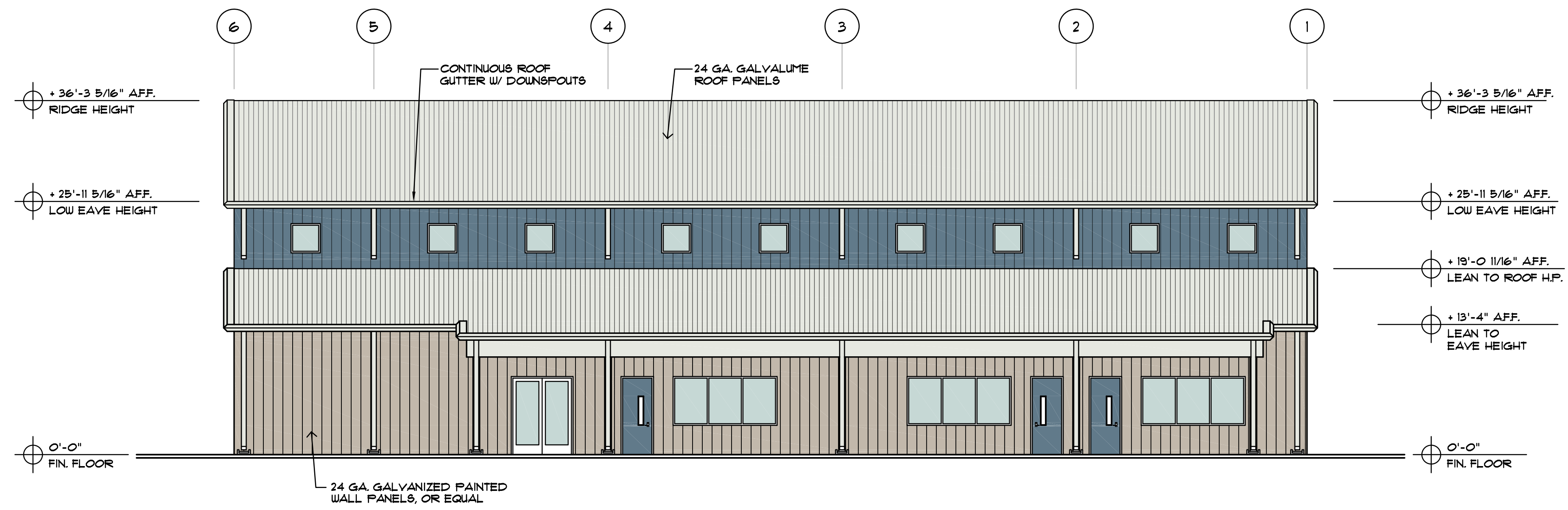
Site contains 9.4509 Acres, more or less  
Field Work performed on: 6/15/16

SURVEYOR'S NOTES:  
1. On plat assumed median  
Reference Bearing: R/W Truman Avenue  
3.4 denotes existing elevation  
Bench Mark No. 4-267 Elevation: 7.215

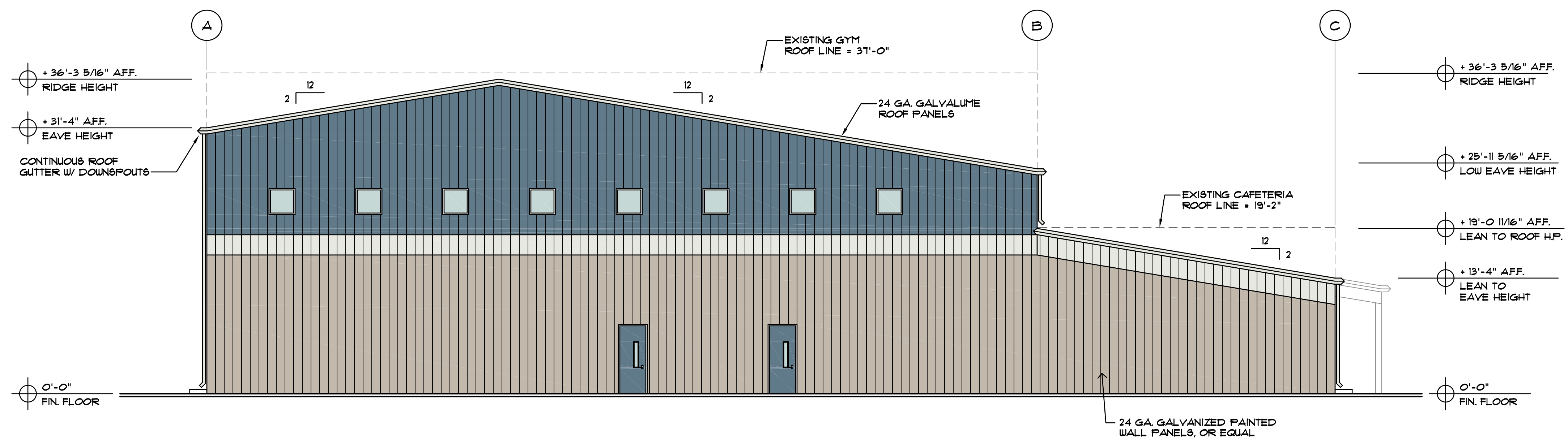
LEGEND:

LB	Licensee Business Number
N.T.S.	Not To Scale
O.R.	Official Record
P	Point
P.B.	Plat Book
P.O.C.	Point of Commencement
S.W.	South West
S.E.	South East
S.N.	Set from Pipe
S.T.Y.	Survey
U.P.	Utility Pole
W.V.	Water Valve
W.W.	Water Well
W.L.P.	Street Light Pole
W.H.	Water Meter
W.C.	Water Closet
BAL	Balloon
B.M.	Bench Mark
C	Center Line
C.D.	Center of Disc
C.S.	Concrete
C.S.B.	Concrete Black Stucco
C.D.V.	Concrete Driveway
D.F.	Drain
D.F.L.	Finished Floor Elevation
F.F.L.	Found Floor
F.I.B.	Found Iron Bar
F.P.K.	Found P.K. Nail
IR	Iron Rod
IRR	Irregular
CP	Concrete Utility Pole
FH	Fire Hydrant
SR	Sanitary Sewer Clean Out





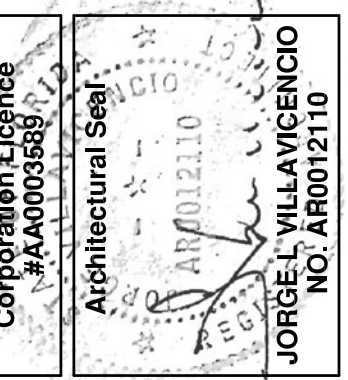
NORTH EAST ELEVATION 1/8" = 1'-0"



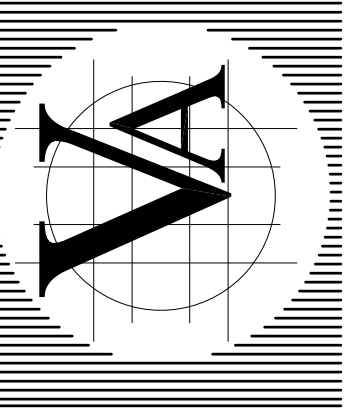
SOUTH EAST ELEVATION 1/8" = 1'-0"

REVISIONS:

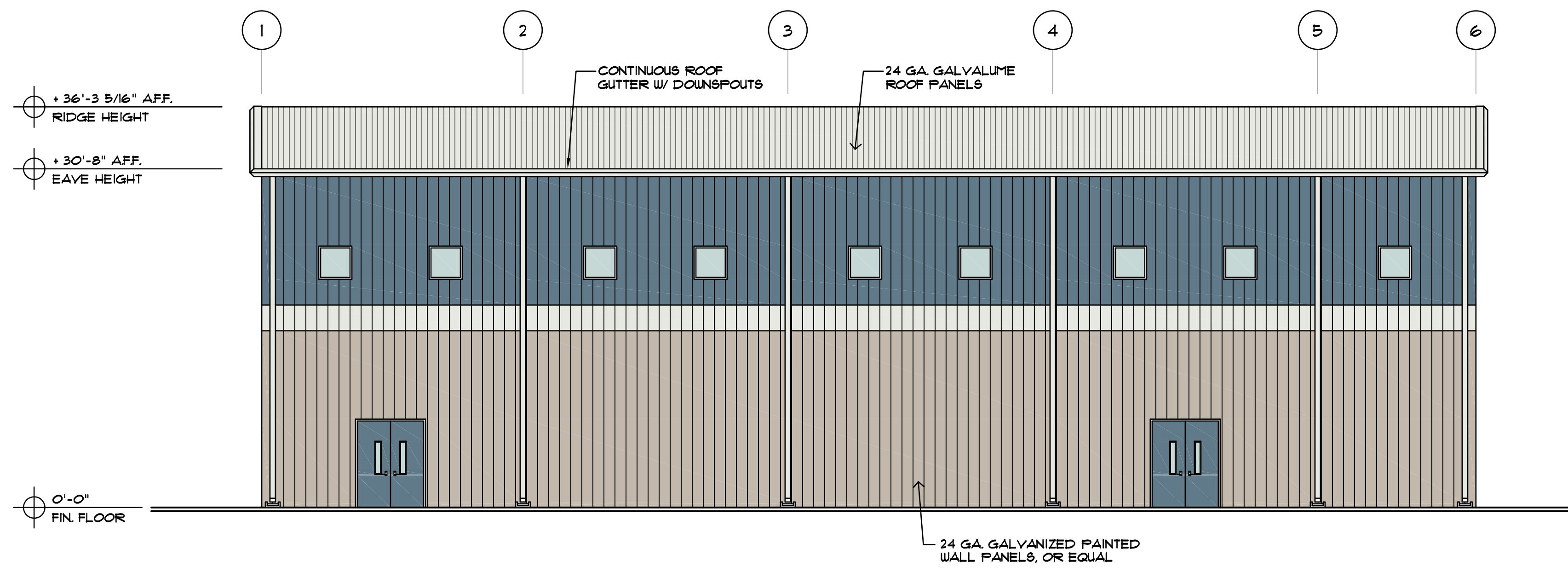
PROPOSED GYMNASIUM BUILDING  
 FOR:  
 SAINT MARY'S STAR OF THE SEA CATHOLIC SCHOOL  
 724 TRUMAN AVENUE, KEY WEST, FLORIDA 33040  
 OWNER: MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF MIAMI  
 ARCHDIOCESE OF MIAMI, 9401 BISCAYNE BLVD., MIAMI SHORES, FL 33138



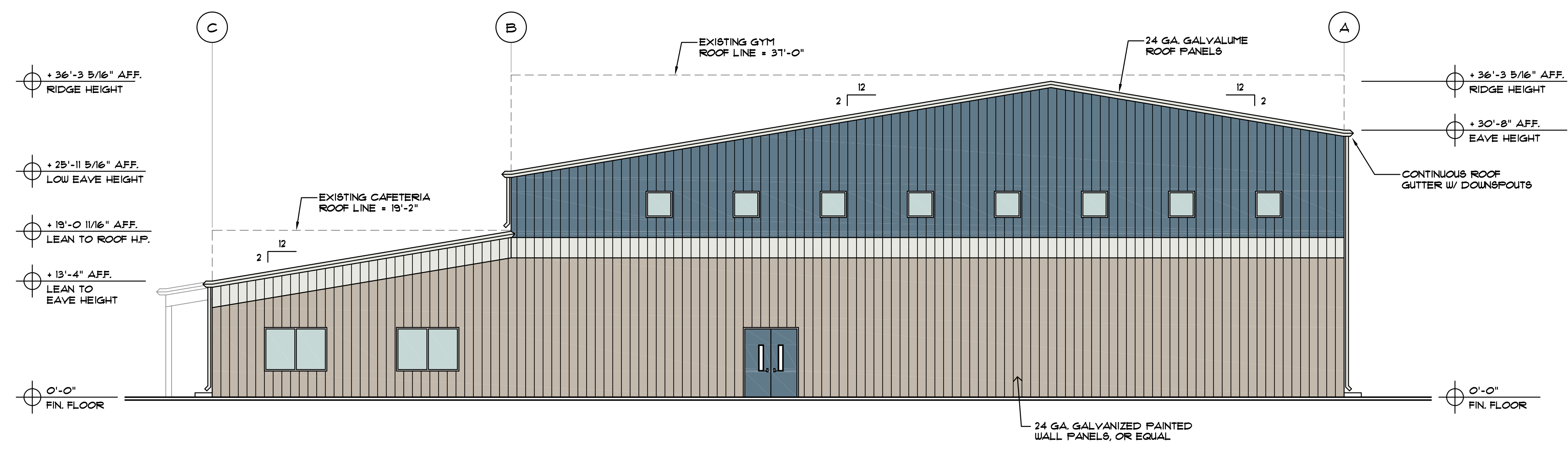
VILLA & ASSOCIATES INC.  
 ARCHITECTURE - PLANNING - INTERIOR DESIGN  
 7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181  
 CONSULTANT:



DATE: 07-14-16	SCALE: 1/8"
DATE SUBMITTED FOR BIDS: --	
DRAWING NO: A-4 OF 6	



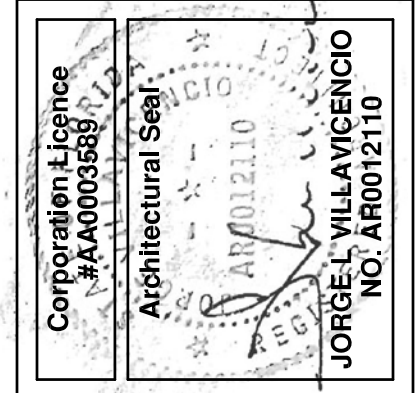
SOUTH WEST ELEVATION 1/8" = 1'-0"



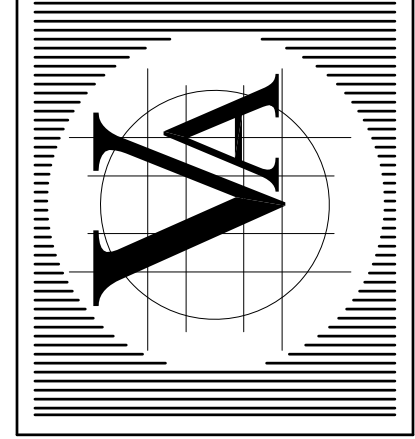
NORTH WEST ELEVATION 1/8" = 1'-0"

REVISIONS:

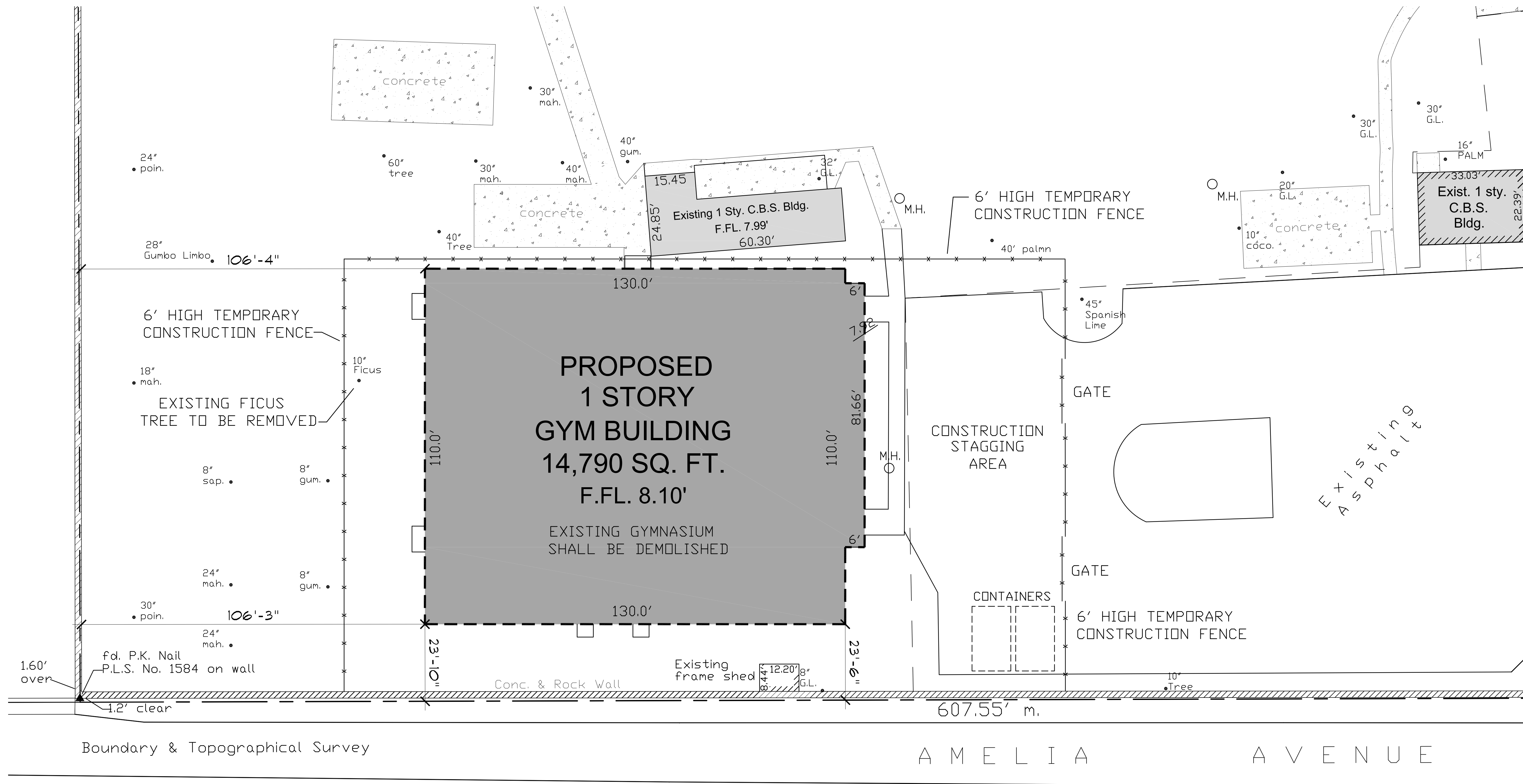
**PROPOSED GYMNASIUM BUILDING**  
FOR:  
**SAINT MARY'S STAR OF THE SEA CATHOLIC SCHOOL**  
724 TRUMAN AVENUE, KEY WEST, FLORIDA 33040  
OWNER: MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF MIAMI  
ARCHDIOCESE OF MIAMI, 9401 BISCAYNE BLVD., MIAMI SHORES, FL 33138



**VILLA & ASSOCIATES** INC.  
ARCHITECTURE - PLANNING - INTERIOR DESIGN  
7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181  
CONSULTANT:



DATE:	SCALE:
07-14-16	
DATE SUBMITTED FOR BIDS:	
DRAWING NO.:	
<b>A-5</b>	OF 6

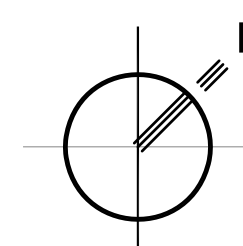


Boundary & Topographical Survey

AMELIA AVENUE

### DEMOLITION NOTES

- ALL ITEMS TO BE DEMOLISHED AND DISPOSED OF, MUST BE HAULED AWAY FROM SITE. DISPOSE PROPERLY OF ANY ITEMS SUSPECTED OF BEING CONSIDERED HAZARDOUS WASTE (ASBESTOS, ASPHALT, ETC.). SHALL BE HANDLED AS PER LOCAL CODES, AND PROPER AUTHORITIES NOTIFIED. THE OWNER SHALL BE RENDERED HARMLESS OF ALL POSSIBLE LIABILITIES BY BONDING, INSURANCE, AND GOVERNMENT INSPECTION AND QUALIFICATIONS.
- ALL LANDSCAPED AREA NOT BEING REMOVED (INCLUDING TREES) TO REMAIN AS THEY ARE, MUST BE PROTECTED DURING CONSTRUCTION, AND DAMAGED UNITS REPAIRED.
- OUTSIDE WALLS AND WINDOWS TO REMAIN IN PLACE SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE.
- ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS BEING REMOVED TO BE COMPLETELY DISCONNECTED AT SOURCE (ELECTRICAL PANELS, CIRCUITS, AND BREAKERS TO BE MARKED). ALL PLUMBING LINES LEADING TO AND FROM BUILDING ARE TO BE CAPPED AS REQUIRED.
- FACILITIES WILL HAVE TO BE MAINTAINED IN OPERATION DURING DEMOLITION AND CONSTRUCTION. COORDINATE ALL PHASES WITH OWNER AND ALL TRADES, SPECIALLY POWER.
- ALL DEMOLITION MUST BE DONE CAREFULLY TO SAVE UNDISTURBED POLES, LINES AND OTHER AERIAL AND UNDERGROUND FACILITIES.

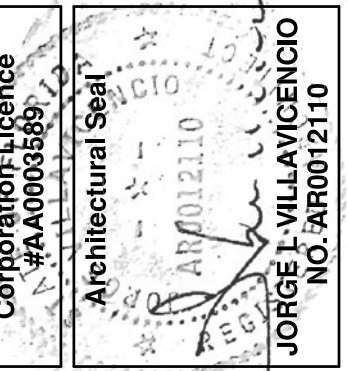


### CONSTRUCTION SITE PLAN

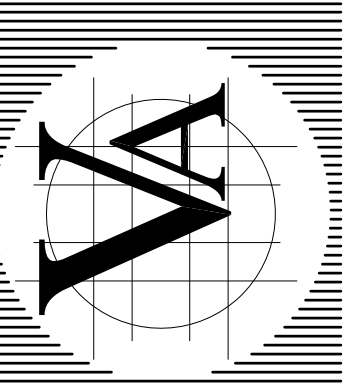
1/16"=1'-0"

REVISIONS:

**PROPOSED GYMNASIUM BUILDING**  
 FOR:  
**SAINT MARY'S STAR OF THE SEA CATHOLIC SCHOOL**  
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 7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181  
 CONSULTANT:



DATE:	SCALE:
07-14-16	1/16"
DATE SUBMITTED FOR BIDS:	
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DRAWING NO.:	
CS-1 OF 1	

**THOMAS E. POPE, P.A.**  
ARCHITECTURE, RESTORATION, PLANNING  
610 WHITE STREET  
KEY WEST, FLORIDA 33040  
(305) 296-3611  
FAX (305) 294-2923  
TEPOPEPA@AOL.COM

August 1, 2016

Virginia Haller  
Planner II  
City of Key West Planning  
Key West, FL 33040

RE: St. Mary's Star of the Sea Catholic School Gymnasium Replacement Building  
724 Truman Avenue, Key West  
Wavier letter for Landscaping Buffer Requirements  
Section 108-347

Dear Ginny,

Please allow this letter to serve as a request for a waiver of Landscape Buffer type B requirements as outlined in Section 108-347 of the code of ordinances. The existing Gym Building will be replaced with a new building utilizing the existing foot print and envelope. The existing historic wall will be maintained and will serve as a portion of the required buffer B requirement. Additional sub-canopy trees and the existing children's garden will serve as the remaining portion of the buffer.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely

A handwritten signature in blue ink, appearing to read 'Thomas E. Pope', with a long horizontal flourish extending to the right.

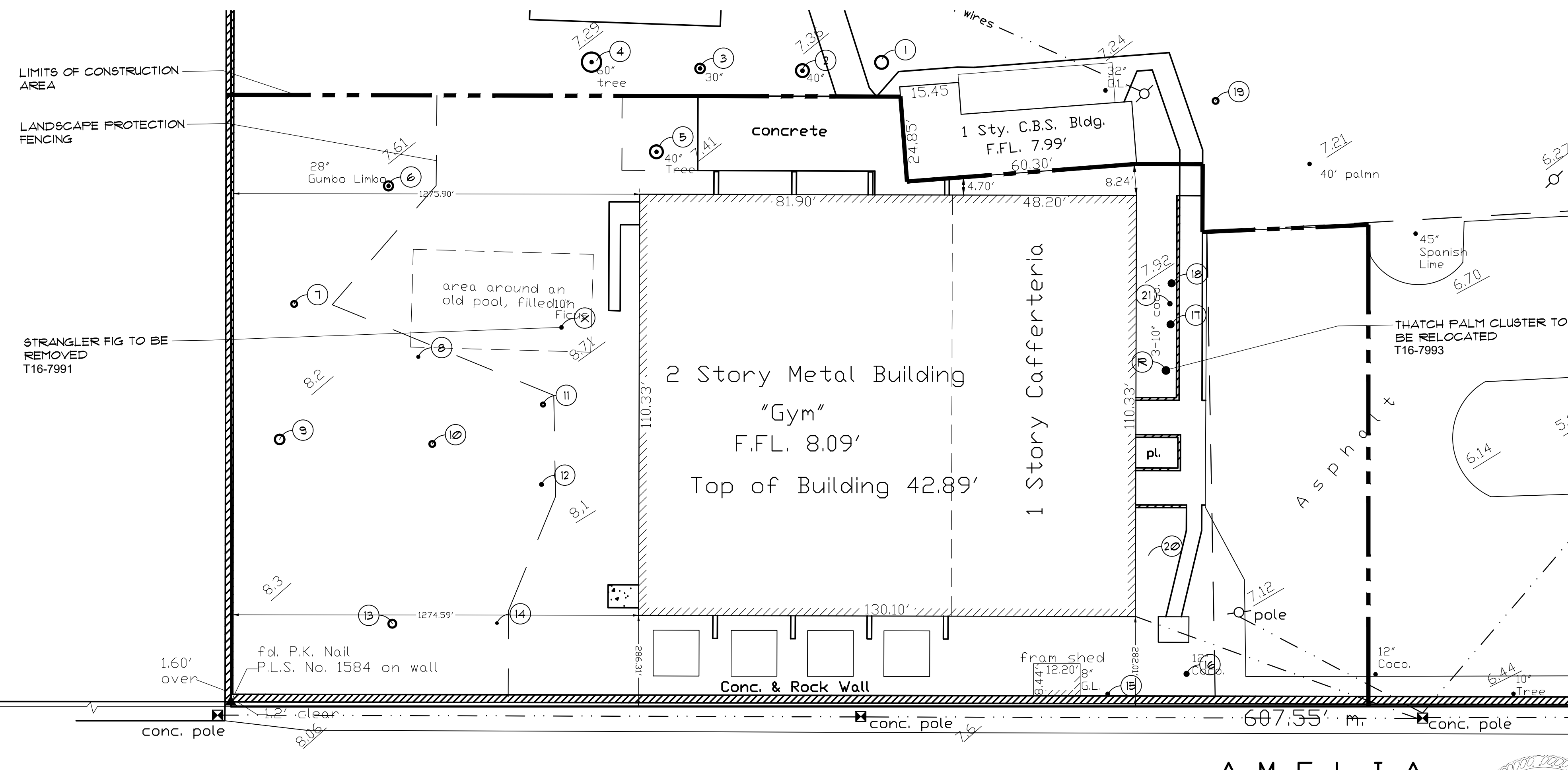
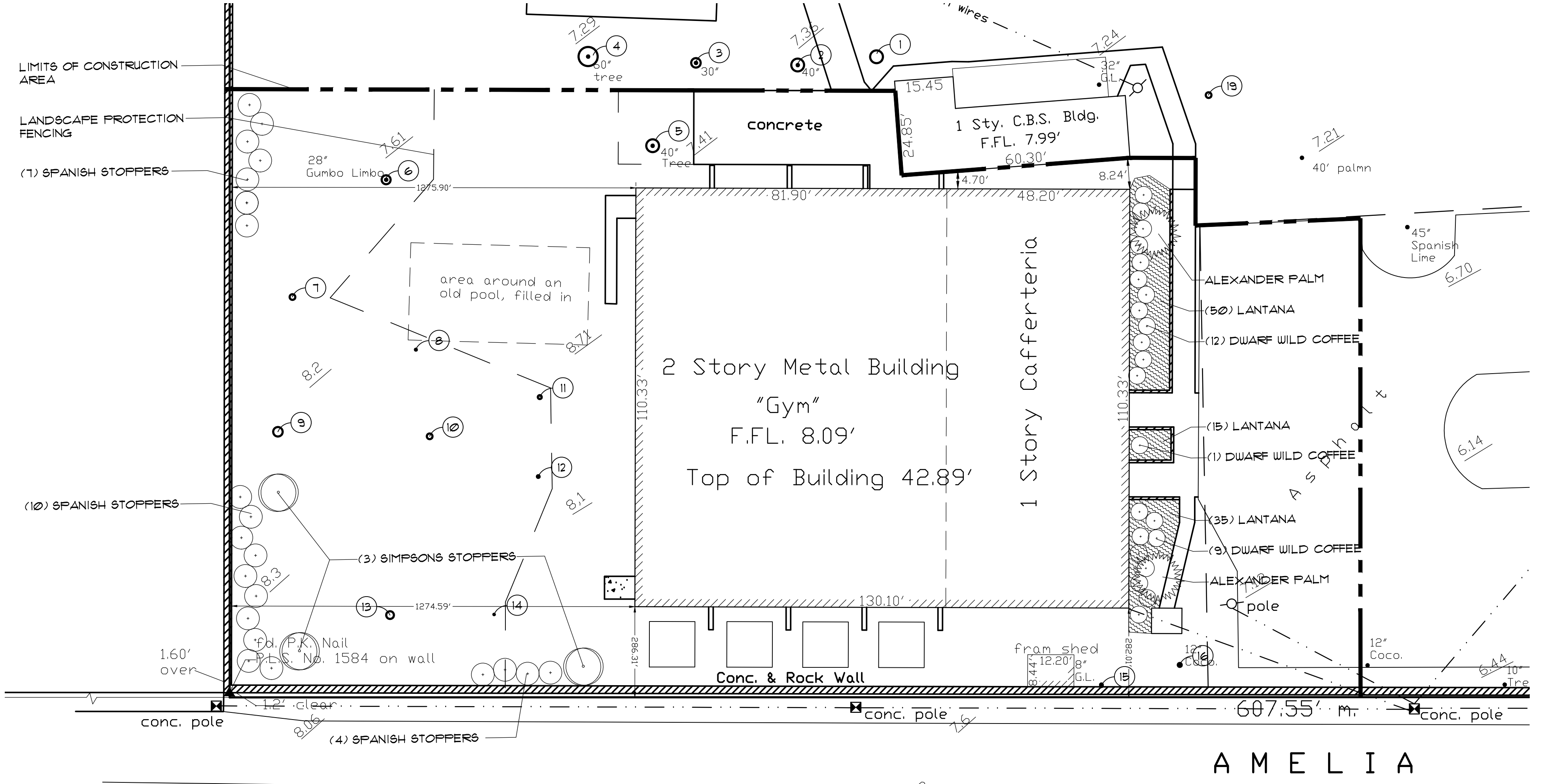
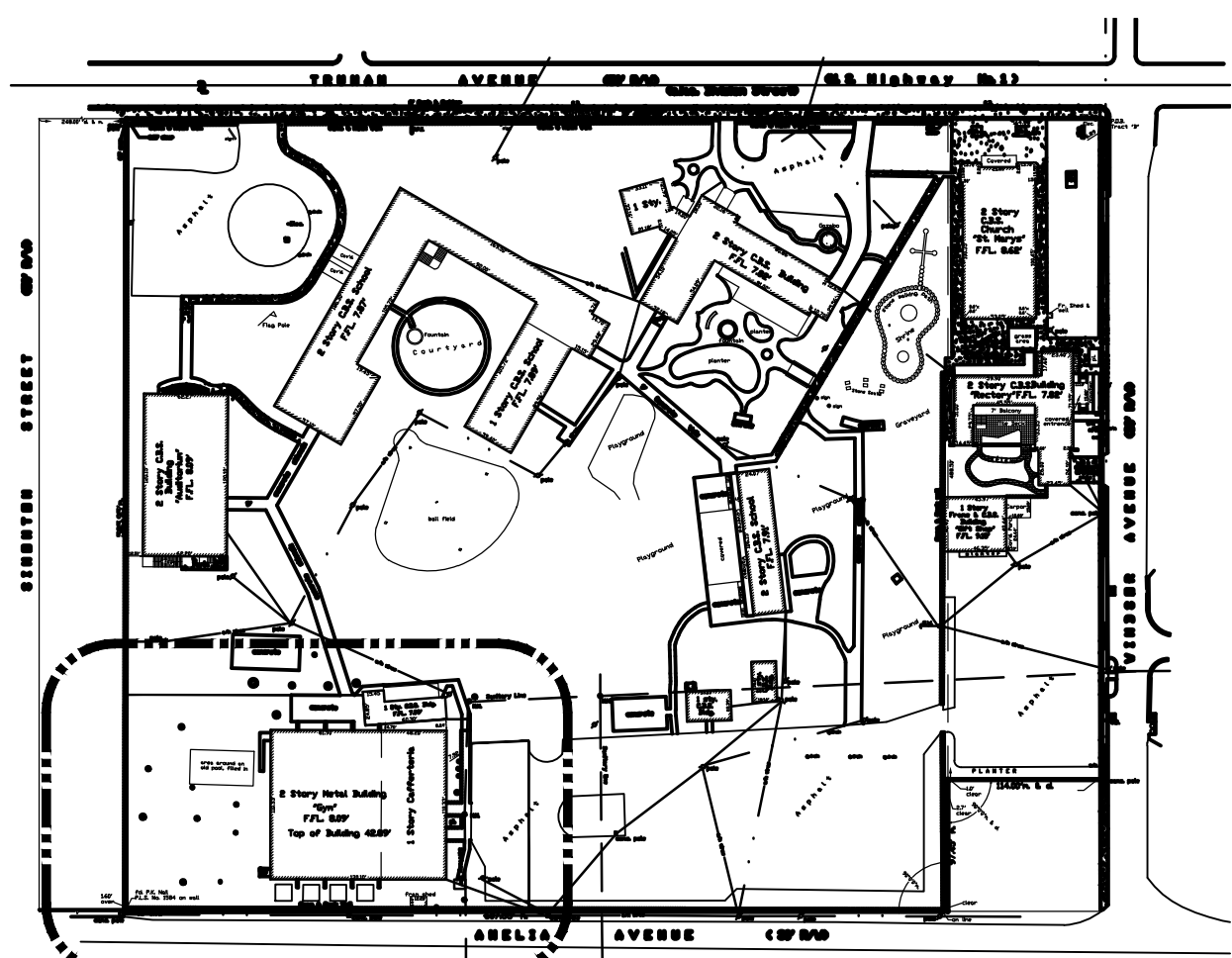
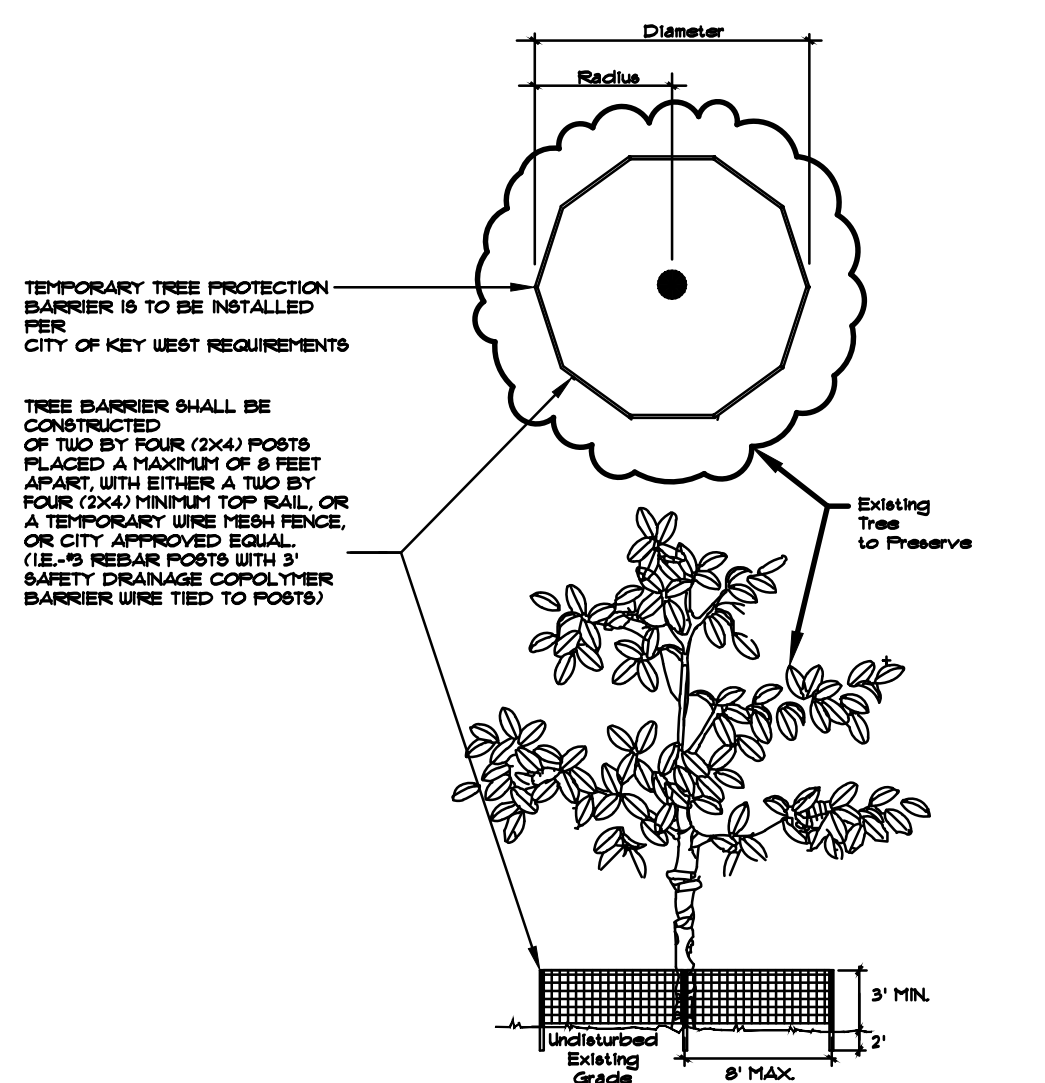
Thomas E. Pope  
AR0007095

**EXISTING TREES & PALMS**

ID #	Botanical	Common	Size	Disposition	Status
1	Bursera simaruba	Gumbo Limbo	40" DBH	Remain	Regulated
2	Manikara zapota	Sapodilla	40" DBH	Remain	Regulated
3	Manikara zapota	Sapodilla	30" DBH	Remain	Regulated
4	Hura crepitans	Sandbox	60" DBH	Remain	Regulated
5	Unknown	Unknown	40" DBH	Remain	Regulated
6	Bursera simaruba	Gumbo Limbo	28" DBH	Remain	Regulated
7	Swietenia mahagoni	Mahogany	18" DBH	Remain	Regulated
8	Manikara zapota	Sapodilla	6" DBH	Remain	Regulated
9	Delonix regia	Poinciana Royal	30" DBH	Remain	Regulated
10	Swietenia mahagoni	Mahogany	18" DBH	Remain	Regulated
11	Bursera simaruba	Gumbo Limbo	12" DBH	Remain	Regulated
12	Bursera simaruba	Gumbo Limbo	8" DBH	Remain	Regulated
13	Swietenia mahagoni	Mahogany	24" DBH	Remain	Regulated
14	Unknown	Cherry		Remain	Regulated
15	Bursera simaruba	Gumbo Limbo		Remain	Regulated
16	Cocos nucifera	Coconut Palm	Juvenile	Remain	Regulated
17	Cocos nucifera	Coconut Palm	10"	Remain	Regulated
18	Cocos nucifera	Coconut Palm	10"	Remain	Regulated
19	Schefflera arboricola	Umbrella Tree		Remove	Not-Regulated
20	qty (4) Non-native palms		under 10' height	Remove or Relocate On-Site	Not-Regulated
21	qty (1) Non-native palm	Fan Palm	under 10' height	Remove	Not-Regulated

**PROPOSED NEW PLANTING**

Qty.	Botanical	Common	Specification
2	Ptychosperma elegans	Alexander Palms	double trunk @ 12' PH
21	Eugenia foetida	Spanish Stopper	15 gallon - very full
3	Myrcianthes fragrans	Simpson Stopper	5'-6" PH, multi-trunk
22	Psychotria ligustrifolia	Dwarf Wild Coffee	7 gallon, very full
100	Lantana	Lantana	1 gallon

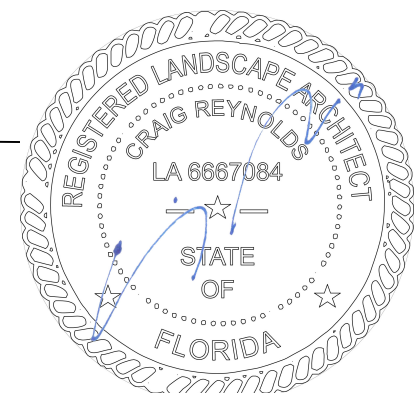


St Mary's Gym Replacement  
Truman Ave Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL  
TEPopePA@aol.com

date: 8/1/16  
revision:

sheet: 11





## THE CITY OF KEY WEST – Tree Commission

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

DATE: August 8, 2016

RE: 724 Truman Avenue, Major Development Plan-Gymnasium

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West 

An application has been submitted to the Planning Department for a Major Development Plan review for the replacement of a gymnasium at Mary Immaculate Star of the Sea School (St. Mary's). The gymnasium is located in the south west portion of the property along Amelia Street. This project review only involves a small section of the overall property, that area immediately around the existing gymnasium that is to be demolished and rebuilt.

St. Mary's already has two tree removal/transplant permits for the proposed work area. T16-7991 authorizes the removal of a large Strangler fig tree with the replacement requirement of 53.9 caliper inches and T16-7993 authorizes that transplantation of one thatch palm. All of the other regulated trees on the property are to remain and are to be protected from demolition and reconstruction.

The existing tree map has been field verified. There are numerous large canopy trees in the proposed work area.

The representatives for St. Mary's have requested a waiver to buffer landscape requirements. A rock wall approximately six feet tall, exists on two sides of the proposed work area. The proposed plan does include the planting of some subcanopy trees in areas along the wall that do not have canopy coverage and it does include landscaping along the front of the building adjacent to the parking lot. No landscaping has been proposed along the interior work area line as that is the open area for the school kids and numerous large canopy trees already exist in that area. Therefore, there is no objection to issuance of a landscape waiver for the buffer requirements.

The proposed vegetation to be planted is over 70% native vegetation. The size of the proposed stopper trees may need to be adjusted to make sure the required replacements for the removal of the strangler fig tree have been covered.

The Urban Forestry Manager on behalf of the Tree Commission has no objections to the proposed landscape plan. Since the proposed project already has tree removal permits, it is not necessary for the plan to be reviewed by the Tree Commission at this time. Therefore this approval meets the requirements of a Conceptual Landscape Plan approval. Once the project has been reviewed by the Planning Board and HARC, the project must be reviewed by the Tree Commission for Final Landscape Plan approval prior to City Commission review.

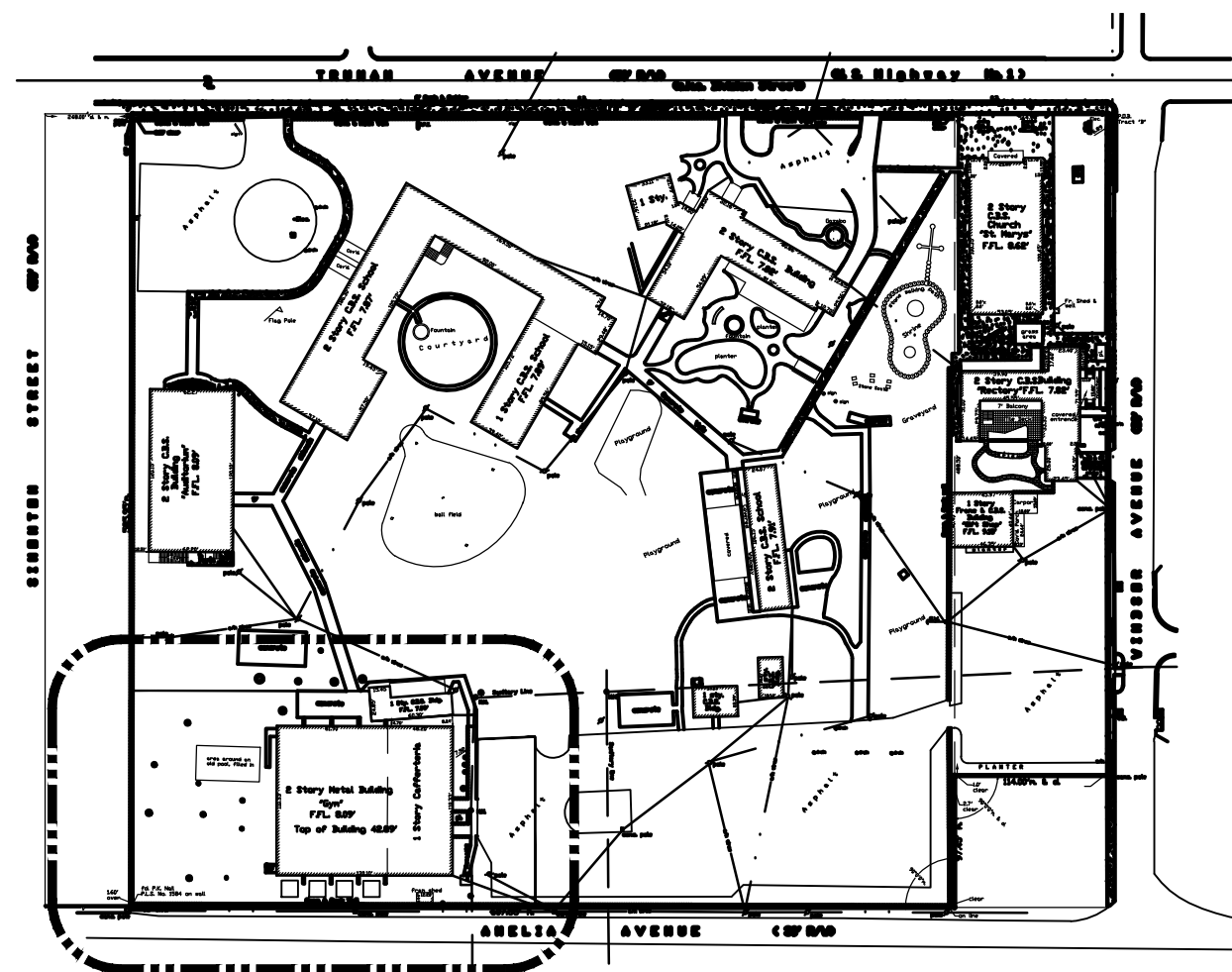
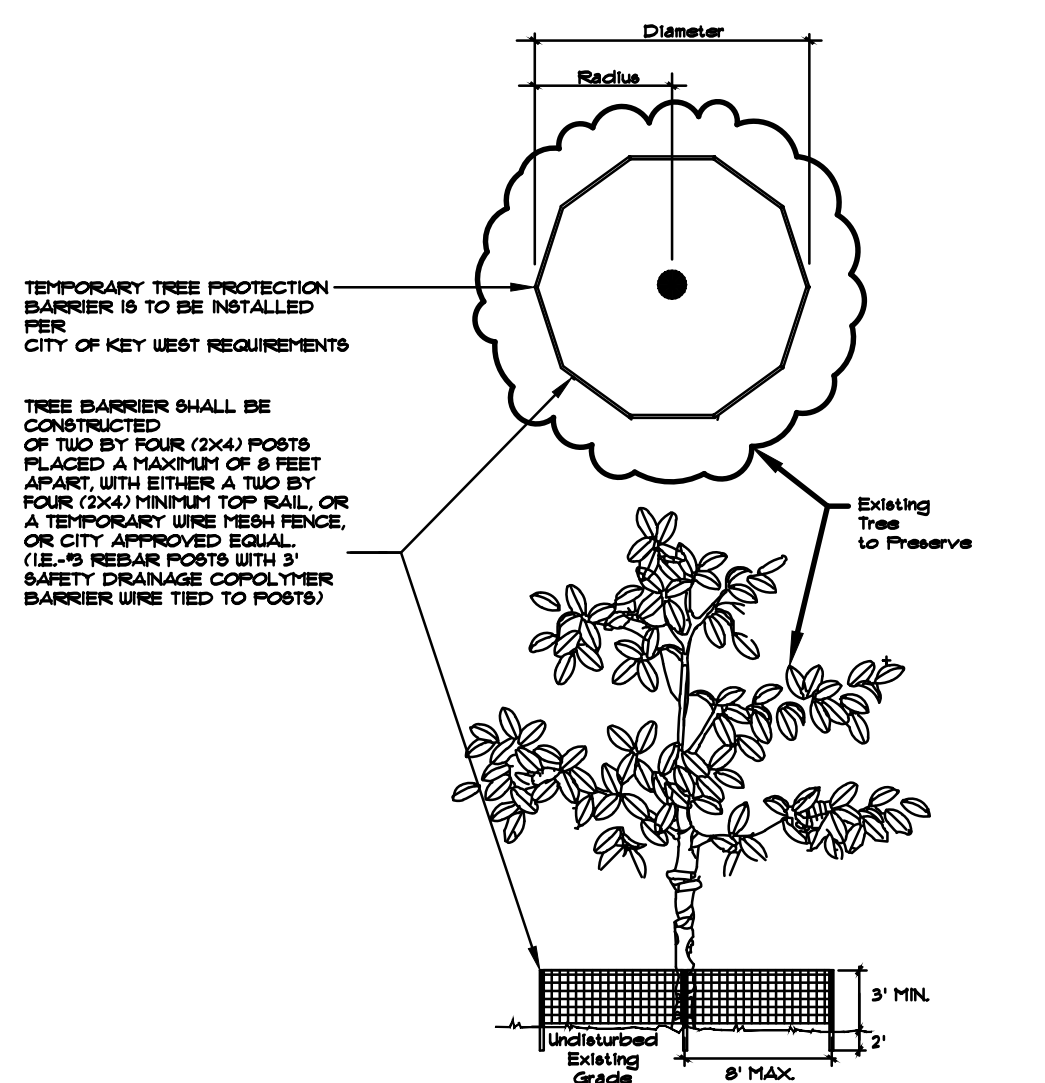
Tree Commission  
MEMORANDUM

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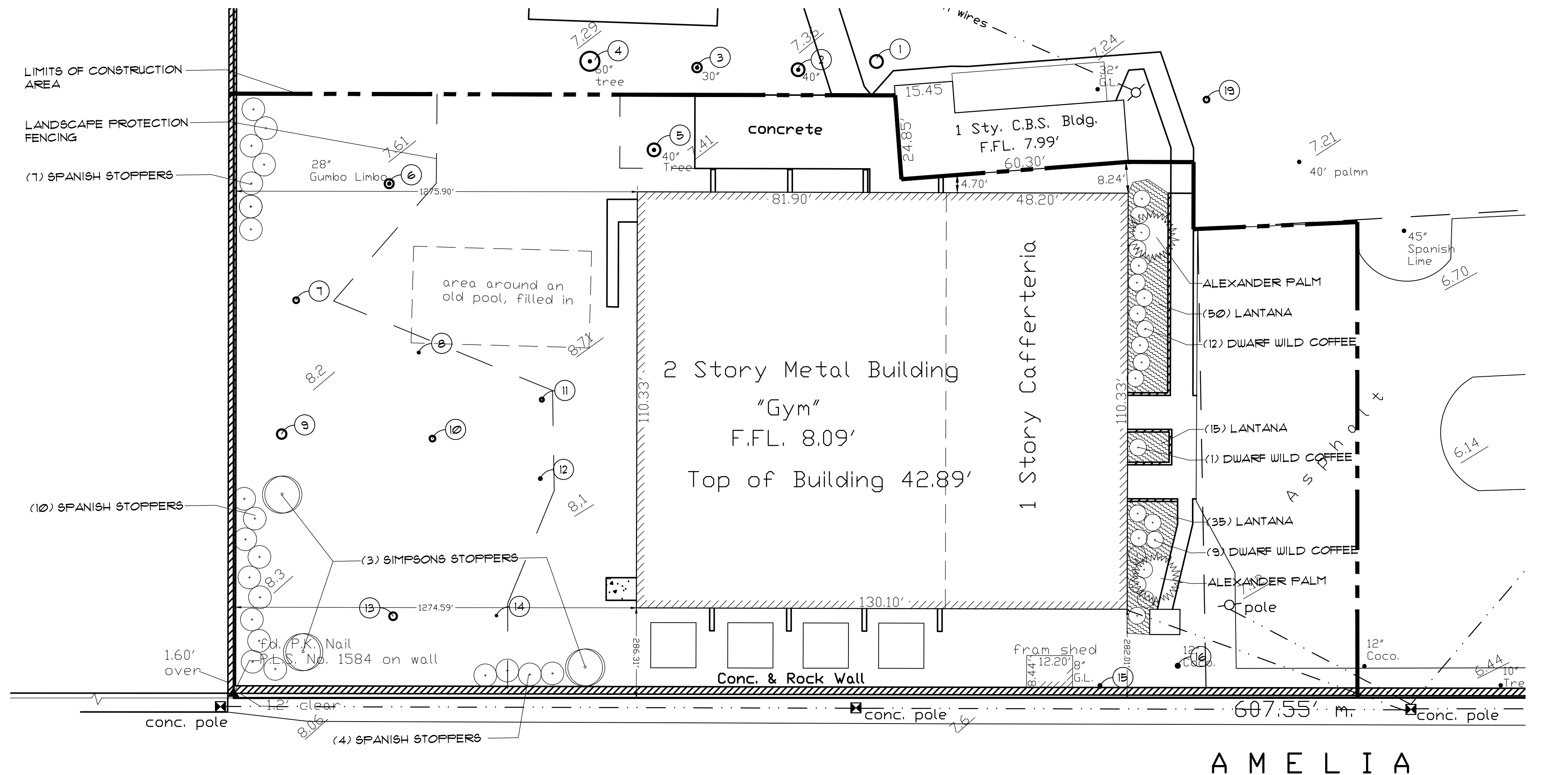
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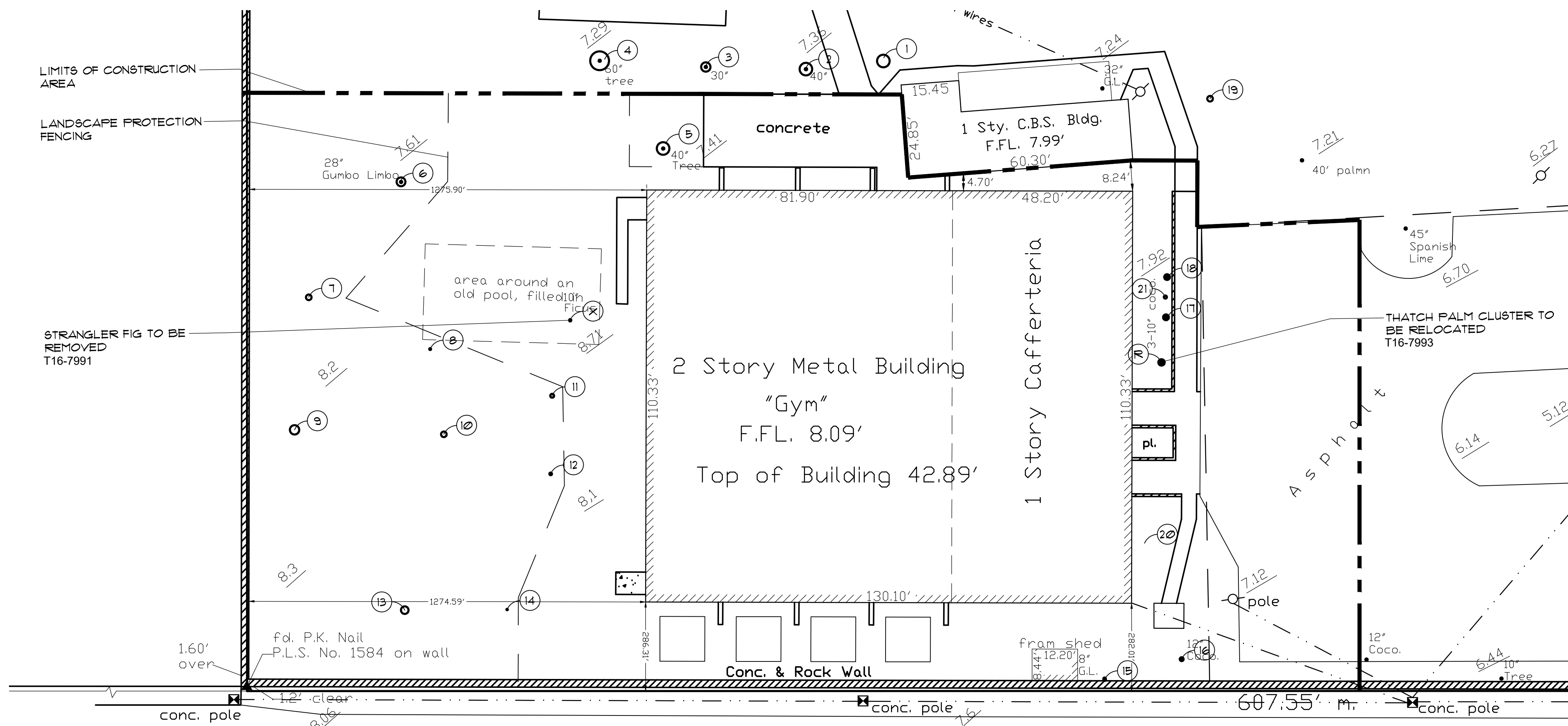
**Site Location Plan**

N.T.S.



**Proposed Landscape Plan**

1" = 20' - 0"



**Existing Landscape Plan**

1" = 20' - 0"

St Mary's Gym Replacement

Truman Ave Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com

date: 8/1/16  
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