

RESOLUTION NO. 19-241

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING A MAJOR DEVELOPMENT PLAN APPROVAL FOR PERMANENT RESIDENTIAL DEVELOPMENT OF 103 WORKFORCE AFFORDABLE HOUSING UNITS ON PROPERTY LOCATED AT 5220, 5224, 5228, & 5230 COLLEGE ROAD (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400 WITHIN THE HIGH-DENSITY RESIDENTIAL COLLEGE ROAD (HDR-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91 B. 2. (a) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside of the Historic District, a Major Development Plan is required for permanent residential development addition of eleven or more units; and

WHEREAS, Section 108-196 (a) authorizes 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 June 20, 2019, resulting in Planning Board Resolution no. 2019-47 advising approval with conditions to the City Commission; and

WHEREAS, pursuant to Code Section 108-198, the City Commission shall review and

act upon Major Development Plan proposals; and

WHEREAS, granting of the Major Development Plan will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Key West, Florida, as follows:

Section 1: That the above recitals are incorporated by reference as if fully set forth herein.

Section 2: That the City Commission grants approval of the application for Major Development Plan for permanent residential development of 103 workforce affordable housing units plus 1 unit for resident services on property located at 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) within the High-Density Residential College Road District (HDR-1) zoning district 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, as shown in the attached plans, with the conditions provided in Planning Board Resolution no. 2019-47, and specified as follows:

General conditions:

1. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.

2. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. If the project opts to utilize the units that were awarded through Resolution no. 2019-25, it will be subject to the prerequisites of section 108-997 (b). If the project opts to utilize units from the “Affordable – Early Evacuation Pool” it will be subject to a separate set of requirements.
4. The proposed development shall be consistent with the signed and sealed plans by William P. Horn, P.A., Allen E. Perez, P.E., Sudhir Kumar Gupta, P.E., and Ladd B. Roberts, L.A. No approval granted for any other work or improvements shown on the plans other than the proposed development of one hundred and three (103) 1-bedroom housing units plus one (1) unit for resident services.

Conditions prior to issuance of a building permit:

5. Applicant shall coordinate with Keys Energy Services a full project review.
6. Applicant shall coordinate with Florida Keys Aqueduct Authority (FKAA) a full project review.
7. Applicant shall coordinate with Key West Resort Utilities (KWRU) a full project review.
8. 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.

Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:

9. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

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 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 Commission.

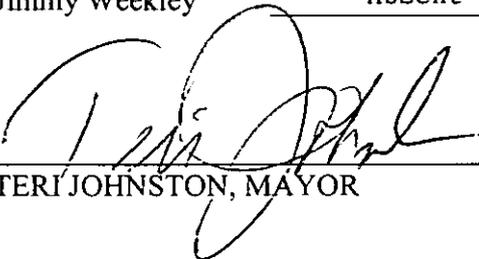
Section 6: This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity (DEO). Pursuant to Chapter 73C, F.A.C., this permit is not effective for forty-five (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 forty-five (45) day review period the DEO can appeal the permit 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.

Passed and adopted by the City Commission at a meeting held this 6th day of August, 2019.

Authenticated by the presiding officer and the Clerk of the Commission on August 6, 2019.

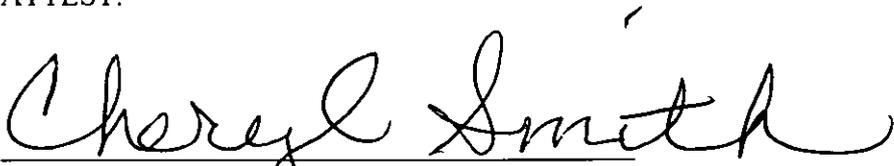
Filed with the Clerk August 7, 2019.

Mayor Teri Johnston	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Vice-Mayor Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Absent</u>



TERI JOHNSTON, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner II

Meeting Date: August 6, 2019

Agenda Item: **Major Development Plan – 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) – A Major Development Plan application for permanent residential development of 104 workforce affordable housing units on properties located within the High Density Residential College Road District (HDR-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

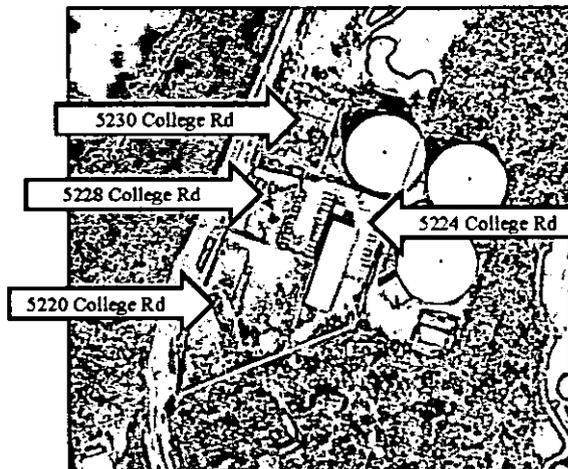
Request: Approval of a major development plan for a proposed 103-unit workforce affordable housing development plus one (1) unit reserved for resident services.

Applicant: Trepanier & Associates, Inc.

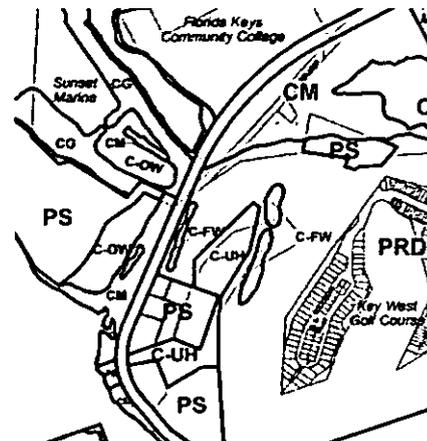
Property Owners: City of Key West

Location: 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400)

Zoning: High Density Residential College Road District (HDR-1)



Aerial of the subject properties



Parcels outlined in blue were rezoned from PS to HDR-1 on 10.17.17 via Resolution no. 17-13

Zoning map of the subject properties

BACKGROUND:

The properties at 5220, 5224, 5228, and 5230 College Road are located on the northside of Stock Island. The parcels are located within the High-Density Residential College Road District (HDR-1) zoning district and are not within the Key West Historic District boundaries. The HDR-1 zoning district was created and approved through Ordinance 18-04 with an intent to accommodate high density affordable housing. On March 13, 2018, the City of Key West held a referendum to approve a maximum height limit of 40-feet in the newly created district. The measure passed by 58.4%.

The parcel at 5220 College Road is the former location of the Easter Seals Florida Keys Region and the parcel at 5224 College Road is the former location of the Florida Keys Mosquito Control. The Florida Keys SPCA's previous location was at the parcels at 5228 and 5230 College Road. The Florida Keys Mosquito Control relocated to a new facility on Big Coppitt Key and the Florida Keys SPCA relocated to a new facility at 5711 College Road.

EXISTING CONDITIONS AND ADDITIONAL BACKGROUND:

Demolition permits were issued by the City of Key West's Building Department in March of 2019 for the properties at 5220 and 5230 College Road.



Photograph of the property being cleared



Photograph of the property being cleared

PROPOSED DEVELOPMENT:

The proposed development will comprise of three (3) structures. The structures are referred to throughout the plans as "Building A", "Building B", and "Building C". Building A will have five (5) units, Building B will have sixty-six (66) units, and Building C will have thirty-three (33) units, for a total of one hundred and four (104) units, of which one (1) will be used for resident services. Six (6) of the units will be fully compliant with the American with Disabilities Act (the ADA).

The applicant is proposing one (1) phase of development for the properties.

- Major development plan review is required due to permanent residential development; addition of eleven or more units, pursuant to Section 108-91.B.2(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the "Code") of the City of Key West (the "City").
- A landscape waiver / modification was requested by the applicant and approved by the Planning Board, pursuant to Section 108-517.
- A variance application was submitted by the applicant and approved by the Planning Board, pursuant to City Code Section 90-391. The project as proposed does not meet the minimum open space requirement of Section 108-346 (b), the minimum off-street parking requirement of Section 108-572, or the maximum allowable impervious surface of Section 122-335 (4) b.

Surrounding Zoning and Uses:

Surrounding properties are located within the Public Service (PS) and Conservation (C) zoning districts. Surrounding uses include the Key West Golf Club, Florida Keys Aqueduct Authority (FKAA) water storage tanks, and the Key West Tropical Forest & Botanical Garden.



CITY ACTIONS:

Development Review Committee:	April 25, 2018 (passed)
Preliminary Tree Commission:	May 13, 2019 (conceptual landscape plan approved)
Planning Board:	June 20, 2019 (passed with a recommendation of approval)
Final Tree Commission:	July 9, 2019 (final landscape plan approved)
City Commission:	August 6, 2019
DEO review:	Up to 45 days, following local appeal period

PLANNING STAFF ANALYSIS:

City Code Section 108-91.B.2 (a) requires Major Development Plan review for permanent residential development; addition of eleven or more units.

A development plan shall be reviewed by the City Commission either in its final approval capacity or its appellate capacity, as provided in Section 108-196 (b). The City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the land development regulations and based on the intent of the land development regulations and comprehensive plan. The City Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the comprehensive plan and the land development regulations. Any condition shall be made a written record and affixed to the development plan as approved. If the City Commission disapproves a development plan, the reasons shall be stated in writing.

OPTIONS / ADVANTAGES / DISADVANTAGES:

- Option 1:** Approve the request as advised by the Planning Board in Resolution no. 2019-47.
- a. **Consistency with the City's Strategic Plan, Vision, and Mission:**
Granting the request would be consistent with the Economic and Environmental goals of the Strategic Plan.
 - b. **Financial Impact:**
The City would collect building permit, licensing, and impact fees during subsequent phases of development.
- Option 2:** Deny the request based on findings that the proposed development does not comply with the criteria established by the Comprehensive Plan and the Land Development Regulations.
- a. **Consistency with the City's Strategic Plan, Vision, and Mission:**
Denial of the request would be inconsistent with the Strategic Plan.
 - b. **Financial Impact:**
There would be no cost to the City for denying the request.

RECOMMENDATION:

Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends **Option 1** to the City Commission, approving the request with conditions as outlined below:

General conditions:

1. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
2. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. If the project opts to utilize the units that were awarded through Resolution no. 2019-25, it will be subject to the prerequisites of section 108-997 (b). If the project opts to utilize units from the "Affordable – Early Evacuation Pool" it will be subject to a separate set of requirements.
4. The proposed development shall be consistent with the signed and sealed plans by William P. Horn, P.A., Allen E. Perez, P.E., Sudhir Kumar Gupta, P.E., and Ladd B. Roberts, L.A. No approval granted for any other work or improvements shown on the plans other than the proposed development of one hundred and four (104) 1-bedroom housing units of which one (1) will be used for resident services.

Conditions prior to issuance of a building permit:

5. Applicant shall coordinate with Keys Energy Services a full project review.
6. Applicant shall coordinate with Florida Keys Aqueduct Authority (FKAA) a full project review.
7. Applicant shall coordinate with Key West Resort Utilities (KWRU) a full project review.
8. 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.

Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:

9. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

**PLANNING BOARD
RESOLUTION NO. 2019-47**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING APPROVAL OF A MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPLICATION FOR PERMANENT RESIDENTIAL DEVELOPMENT OF 104 WORKFORCE AFFORDABLE HOUSING UNITS ON PROPERTIES LOCATED AT 5220, 5224, 5228, & 5230 COLLEGE ROAD (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) WITHIN THE HIGH DENSITY RESIDENTIAL COLLEGE ROAD DISTRICT (HDR-1) 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, Section 108-91 B. 2. (a) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside of the Historic District, a major development plan is required for permanent residential development: addition of eleven or more units; and

WHEREAS, Section 108-196 (a) provides that the planning board's decision on a major development plan shall be advisory to the city commission; and

WHEREAS, Chapter 108 Article VI provides for landscaping requirements for a proposed development plan; and

WHEREAS, Section 108-517 provides that an applicant may request a waiver or modification of the standards of Chapter 108 Article VI; and



Chairman


Planning Director

WHEREAS, Section 108-517 provides that the planning board shall render the final action for an application for a waiver or modification to the standards of Chapter 108 Article VI; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 20, 2019; and

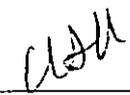
WHEREAS, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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 and Landscape Modification / Waiver application to develop 104 workforce affordable housing units on property located at 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) within the High Density Residential College Road District (HDR-1) zoning district pursuant to Section 108-91 B. 2 (a) and Section 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached


Chairman

Planning Director

plans, is hereby approved with the following conditions:

General conditions:

1. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
2. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. If the project opts to utilize the units that were awarded through Resolution no. 2019-25, it will be subject to the prerequisites of section 108-997 (b). If the project opts to utilize units from the "Affordable – Early Evacuation Pool" it will be subject to a separate set of requirements.
4. The proposed development shall be consistent with the signed and sealed plans by William P. Horn, P.A., Allen E. Perez, P.E., Sudhir Kumar Gupta, P.E., and Ladd B. Roberts, L.A. No approval granted for any other work or improvements shown on the plans other than the proposed development of one hundred and four (104) 1-bedroom housing units.

Conditions prior to placement on a City Commission agenda:

5. An irrigation plan with location and specifications for irrigation equipment must be submitted pursuant to Section 108-243 (d).
6. The applicant shall obtain final landscape plan approval from the Tree Commission.

Conditions prior to issuance of a building permit:

7. Applicant shall coordinate with Keys Energy Services a full project review.
8. Applicant shall coordinate with Florida Keys Aqueduct Authority (FKAA) a full project review.
9. Applicant shall coordinate with Key West Resort Utilities (KWRU) a full project review.


Chairman

Planning Director

10. 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.

Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:

11. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

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 and Landscape Modification / Waiver 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 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



Chairman



Planning Director

by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of June 2019.

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



Sam Holland, Planning Board Chairman

6-25-19

Date

Attest:

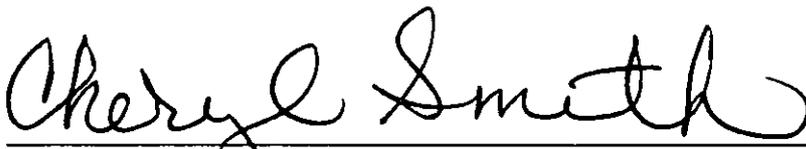


Patrick Wright, Planning Director

6-25-19

Date

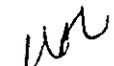
Filed with the Clerk:



Cheryl Smith, City Clerk

6-25-19

Date


Chairman

Planning Director

WILLIAM P. HORN
ARCHITECT, P.A.

114 S. GARDNER ST.
SUITE 100
TAMPA, FL 33606
TEL: 813.288.1111
FAX: 813.288.1112
WWW.WPHORN.COM

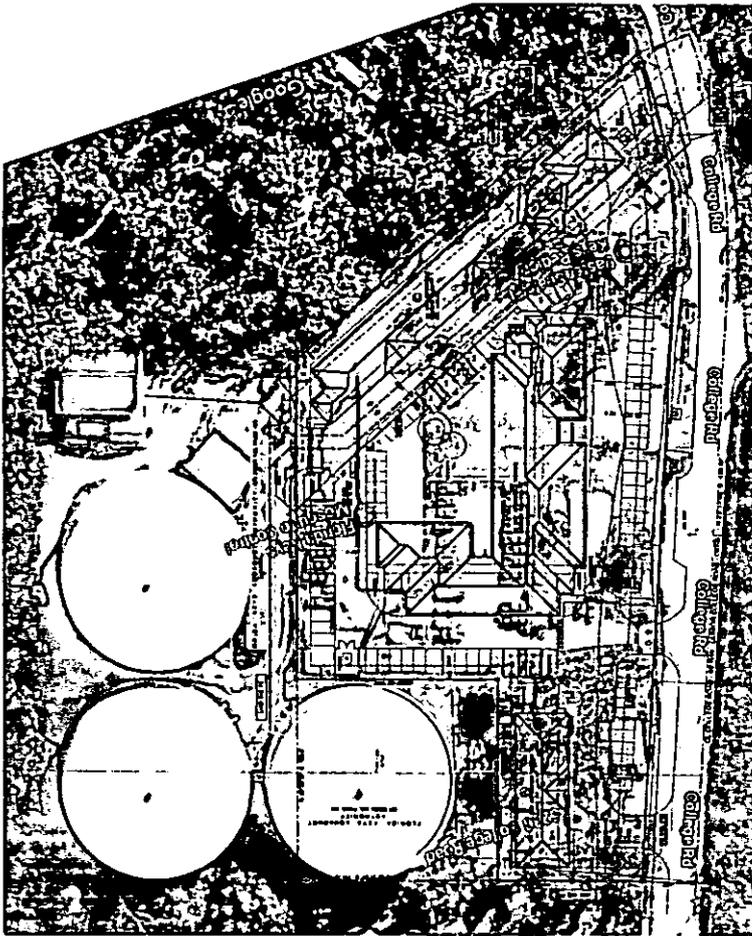
COLLEGE ROAD
AFFORDABLE HOUSING
5224, 5224, 5228 & 5230
College Road
Stock Island, Florida

DATE

6-5-18

DATE
DRAWN BY
CHECKED BY
DATE
SCALE
PROJECT NO.
SHEET NO.

DATE
DRAWN BY
CHECKED BY
DATE
SCALE
PROJECT NO.
SHEET NO.



GOOGLE AERIAL SITE PLAN

SCALE: 1"=40'-0"
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
DATED ON 10-18-18

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

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COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STICKER ISLAND, FLORIDA

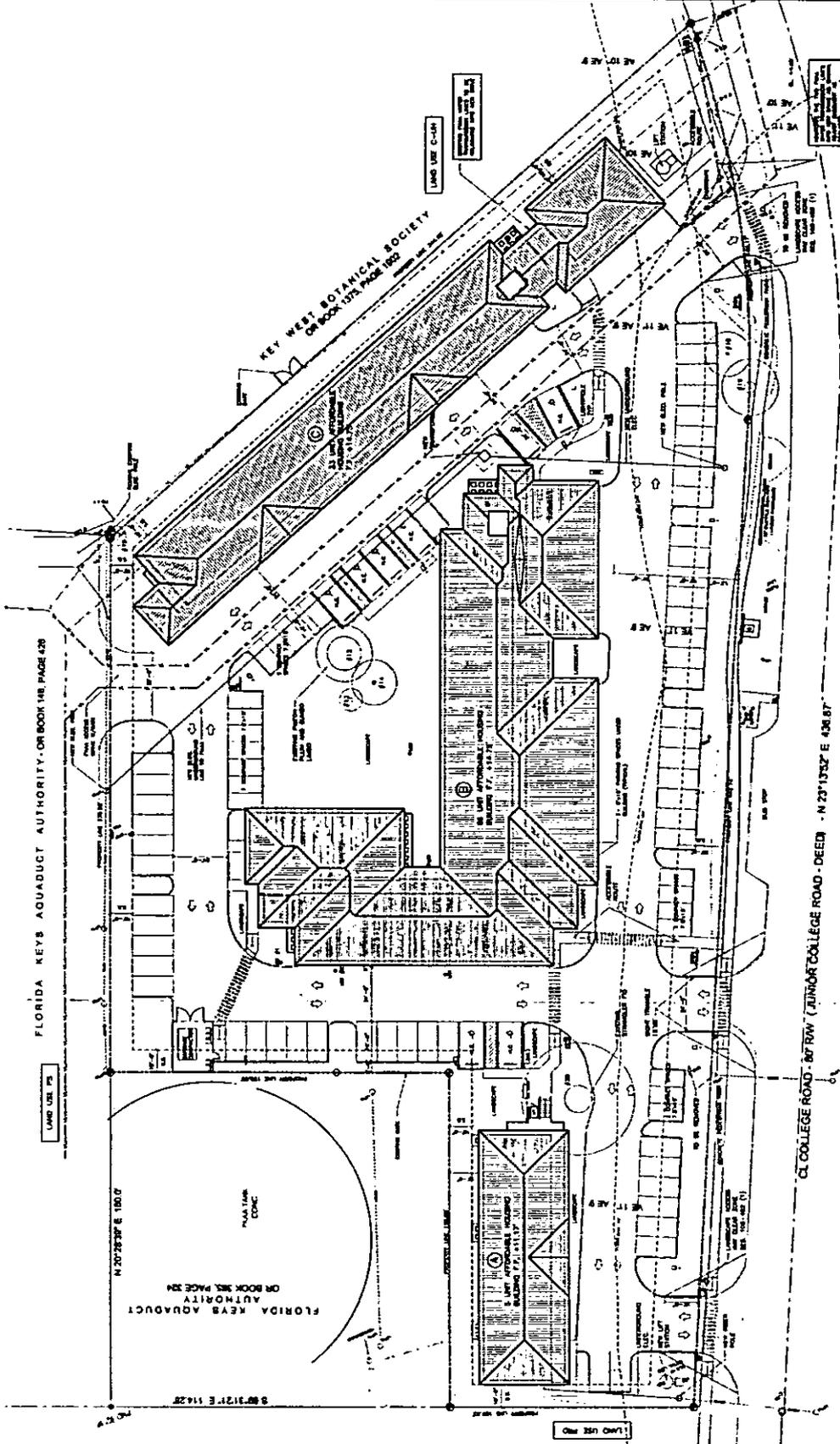
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FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148 PAGE 428

KEY WEST BOTANICAL SOCIETY
OR BOOK 1375, PAGE 1802

CL COLLEGE ROAD - 80' R/W (MINOR COLLEGE ROAD - DEED - N 23° 13' 52" E 436.87'

PROPOSED CONCEPTUAL ROOF PLAN
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING
DATED ON 10-18-18



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STICKER ISLAND, FLORIDA

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Handwritten notes and signatures in the top right corner.

WILLIAM P. HORN
ARCHITECT, P.A.

PROFESSIONAL
REGISTERED ARCHITECT
STATE OF FLORIDA
NO. 10000

DATE: 11/15/19
SCALE: AS SHOWN
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING

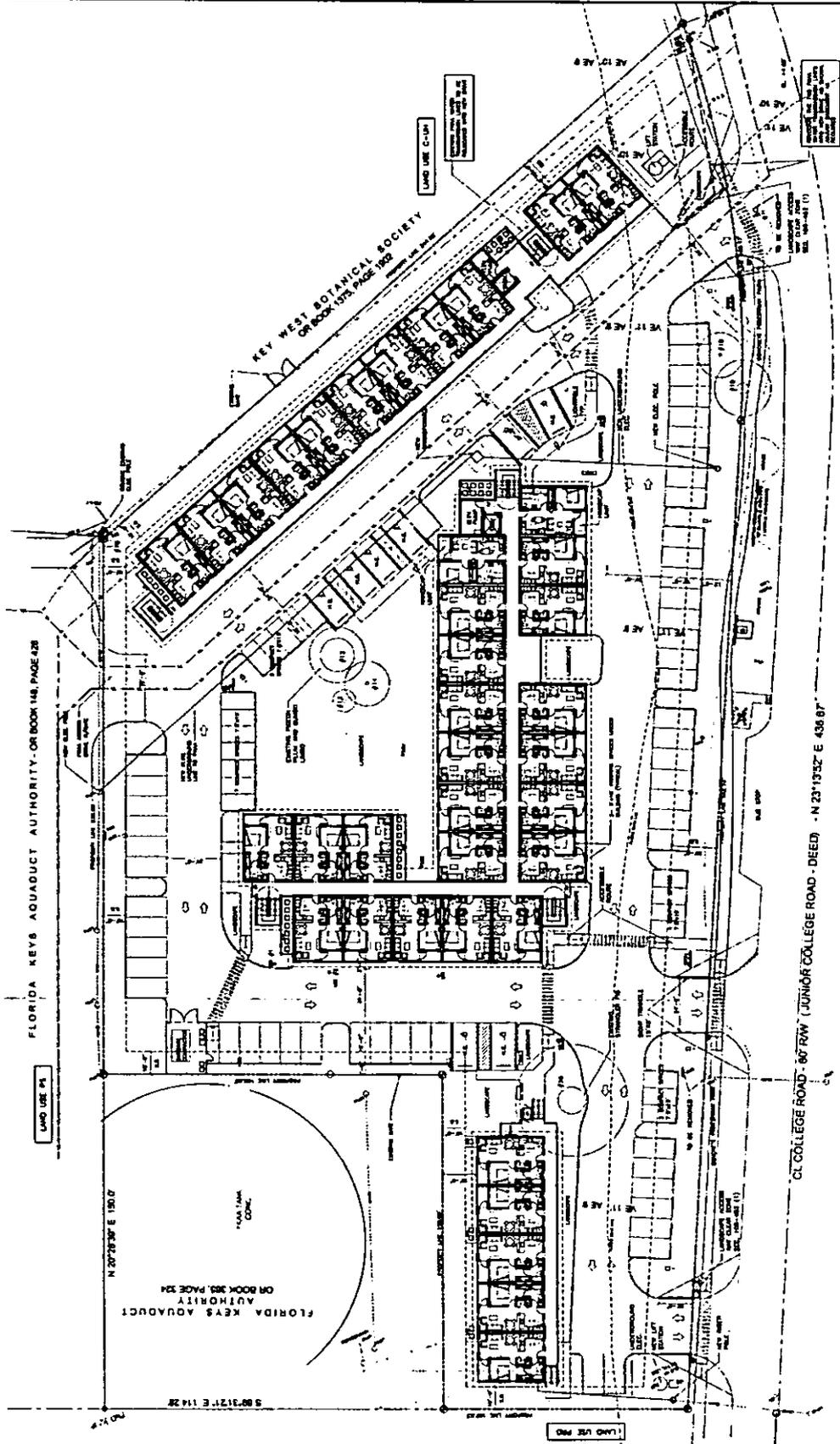
COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

4-5-9

DATE: 11/15/19
BY: W.P.H.
CHECKED: J.P.H.
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING

DATE: 11/15/19
BY: W.P.H.
CHECKED: J.P.H.
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING

6-5-19
W.P.H.



FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148, PAGE 428

KEY WEST BOTANICAL SOCIETY
OR BOOK 1075, PAGE 190

CL COLLEGE ROAD - 80' RW (JUNIOR COLLEGE ROAD - DEED - N 23° 19' 52" E 436.67'



PROPOSED CONCEPTUAL FIRST FLOOR PLAN

SCALE: 1" = 20'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM HORN
ARCHITECT, P.A.

5224, 5228 & 5230 COLLEGE ROAD
STOCK ISLAND, FLORIDA 33452
TEL: 334-234-1111
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WWW.WHORNARCHITECT.COM

COLLEGE ROAD
AFFORDABLE HOUSING
5224, 5228 & 5230
College Road
Stock Island, Florida

4-5-09

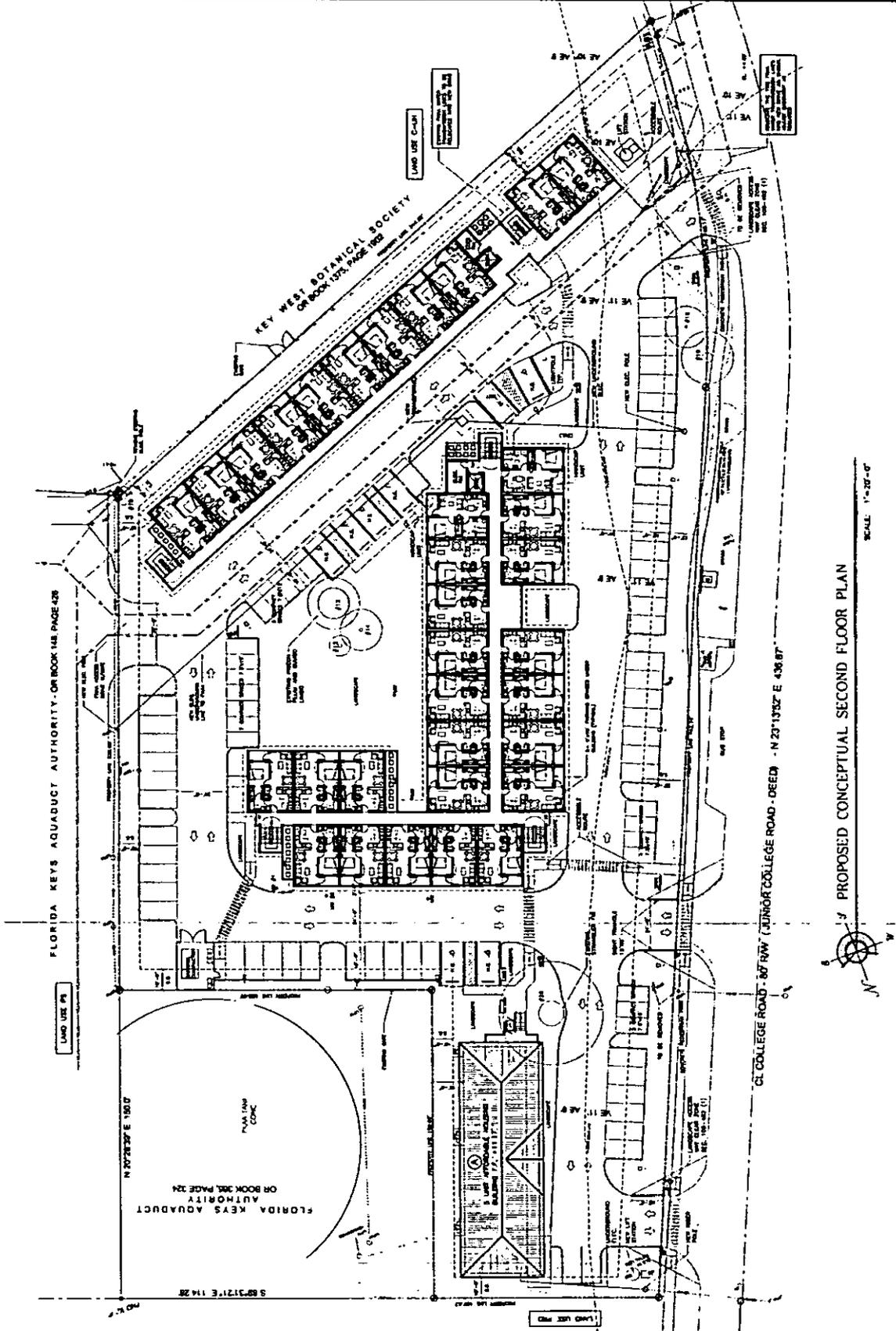
DATE: 04/05/09
DRAWN BY: W. HORN
CHECKED BY: W. HORN
SCALE: AS SHOWN
PROJECT NO.: 09-010

SCALE: 1" = 20'-0"

DATE: 04/05/09



COLLEGE ROAD AFFORDABLE HOUSING
5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA



PROPOSED CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1" = 20'-0"

WILLIAM P. JORDY
ARCHITECT, P.A.

PROJECT: COLLEGE ROAD AFFORDABLE HOUSING
SHEET: 303
DATE: 11/15/2019

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

SCALE: 1" = 20'-0"

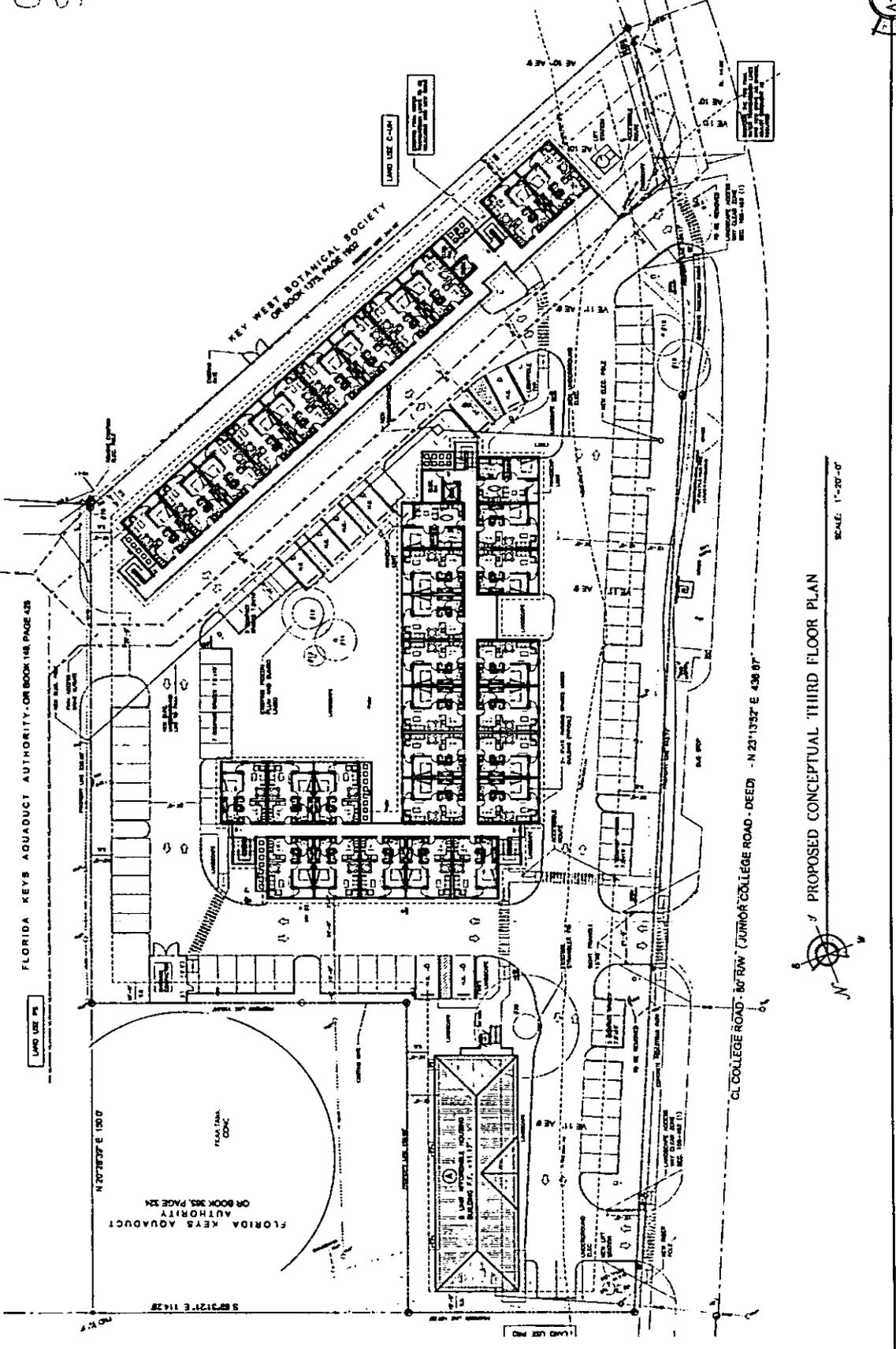
DATE: 11/15/2019
BY: W.P.J.
CHECKED: W.P.J.
APPROVED: W.P.J.

DATE: 11/15/2019

BY: W.P.J.

CHECKED: W.P.J.

APPROVED: W.P.J.



PROPOSED CONCEPTUAL THIRD FLOOR PLAN

SCALE: 1" = 20'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HICKS
ARCHITECT, P.A.

DATE: 11/15/88
BY: W.P.H.
SCALE: 1/8"=1'-0"

COLLEGE ROAD
AFFORDABLE HOUSING
SIZES 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

S.S.L.

DATE: 11/15/88
BY: W.P.H.
SCALE: 1/8"=1'-0"

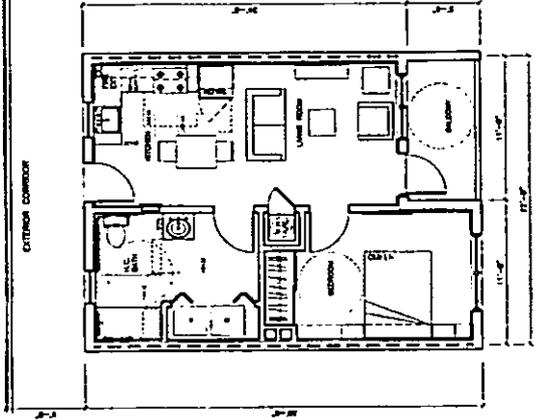
CHARLES E. HICKS
P.E.

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

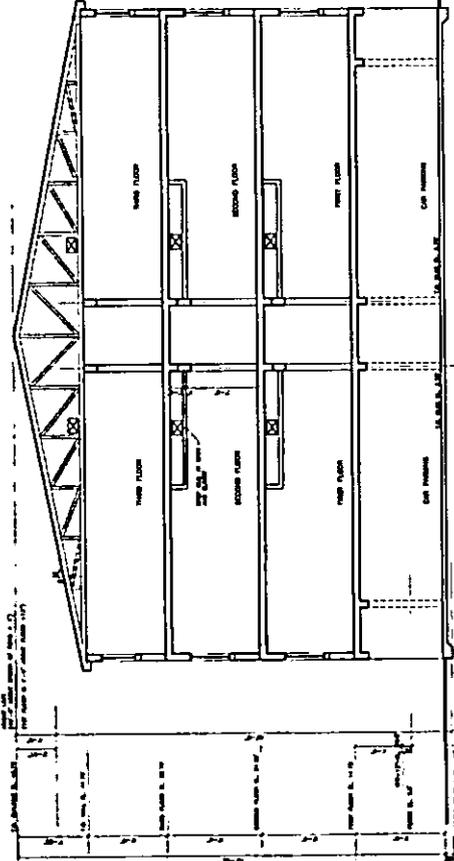
11-15-88



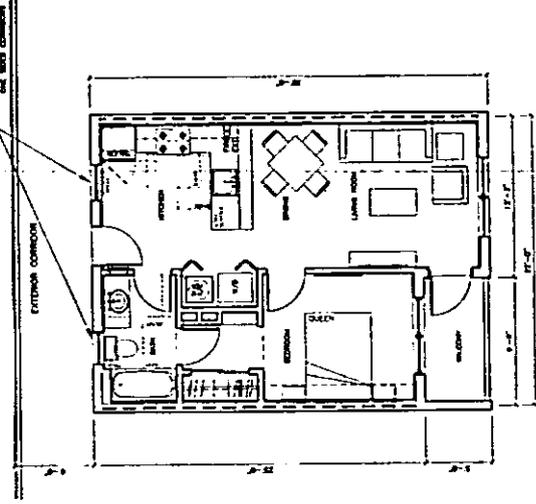
COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA



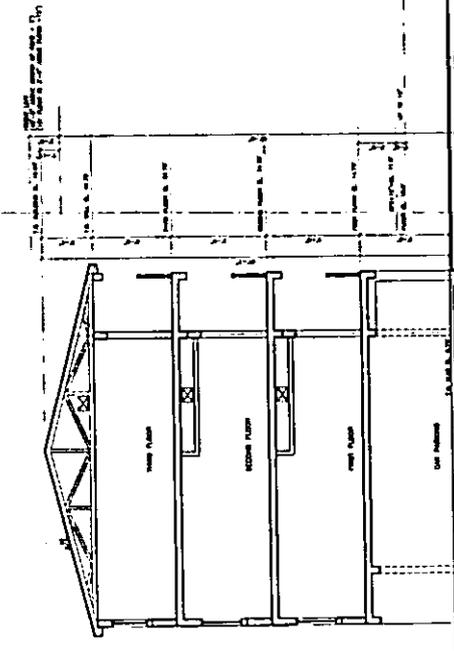
UNIT PLAN #4 - H.C. UNIT
SCALE: 1/8"=1'-0"
(600 S.F. ENCLOSED AREA)



CONCEPTUAL SECTION
SCALE: 3/8"=1'-0"



UNIT PLAN #1
SCALE: 1/8"=1'-0"
(611 S.F. ENCLOSED AREA)



CONCEPTUAL SECTION
SCALE: 3/8"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

REGISTERED
ARCHITECT
FLORIDA
3384

TEL: 322-2642
FAX: 322-2642
LAKELAND, FLORIDA
33809

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
Stock Island, Florida

S.A.L.

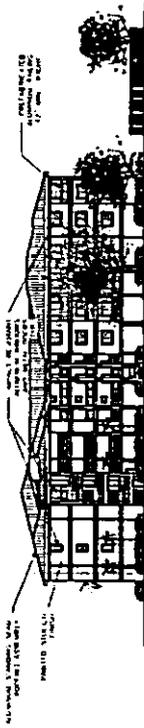
61-3-9

DATE: 02-15-88
BY: J.P.H.
PROJECT NO.: 61-3-9
SHEET NO.: 11 OF 11

REVISIONS:

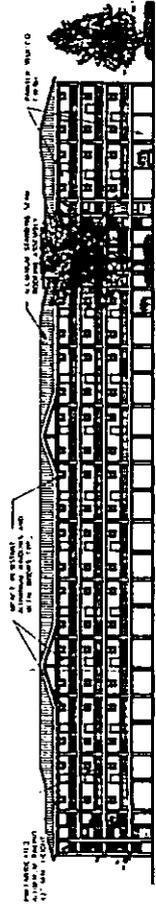
DRAWN BY: J.P.H.

PROJECT NUMBER: 61-3-9



BUILDING 'B' INNER ELEVATION

SCALE: 1"=20'-0"



BUILDING 'C' FRONT ELEVATION

SCALE: 1"=20'-0"



BUILDING 'C' REAR ELEVATION

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
Stock Island, Florida

WILLIAM P. HORN'S
ARCHITECT, P.A.

REGISTERED
ARCHITECT
FLORIDA
1984
TEL. 305.366.1000
FAX 305.366.1002
1415 N.W. 10TH
AVENUE

COLLEGE ROAD
AFFORDABLE HOUSING
3220, 3224, 3228 & 3230
College Road
Stock Island, Florida

SEAL

6-5-9

DATE
03-15-19
03-20-19 FIELD COMMISSION
03-20-19 ARCHITECT
04-15-19 ARCHITECT
08-03-19 PLATD IN FLORIDA

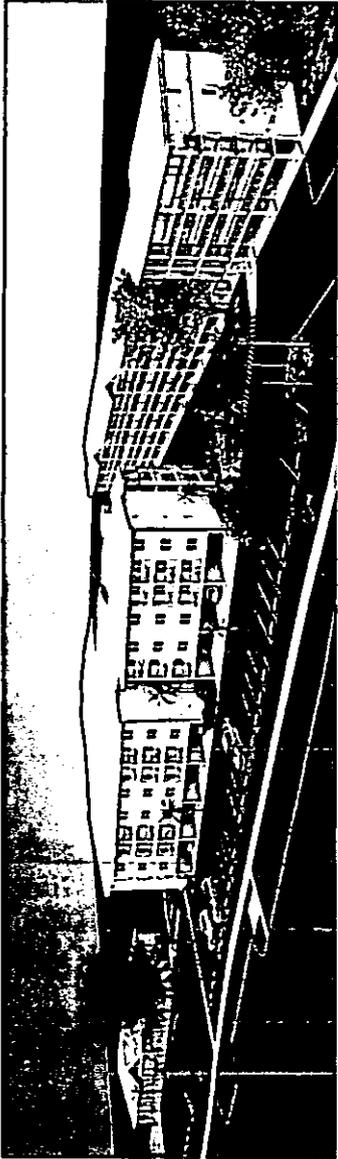
PLANNING

DRAWN BY
LMA

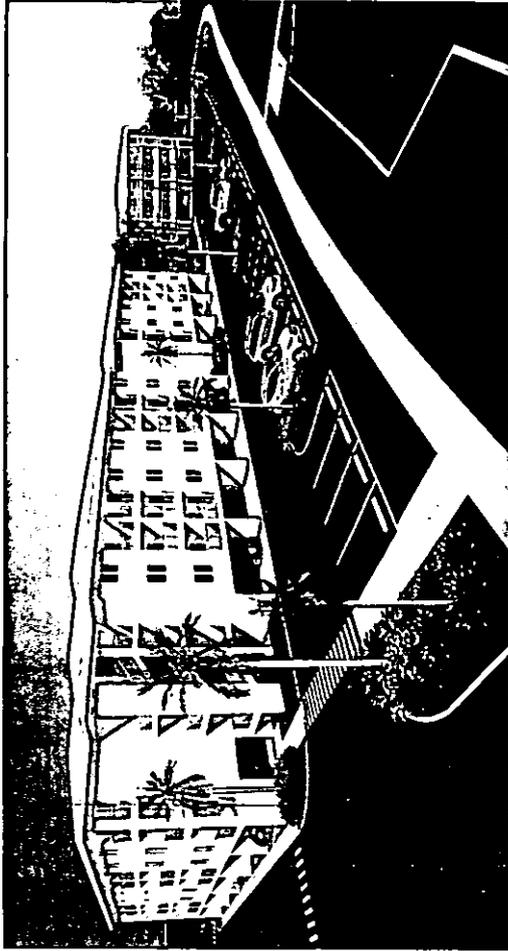
PROJECT
NUMBER
1000



6-25-19
6-5-9



1. PROPOSED 1.1



2. PROPOSED 1.2

COLLEGE ROAD AFFORDABLE HOUSING
3220, 3224, 3228 & 3230 College Road
Stock Island, Florida

WILLIAM P. HORN
ARCHITECT, P.A.

100 PALM BEACH
AVENUE, WEST
PALM BEACH,
FLORIDA
33408

TEL: (407) 833-1100
FAX: (407) 833-1100
WWW: WWW.WPHORN.COM

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5226 & 5230
College Road
Stock Island, Florida

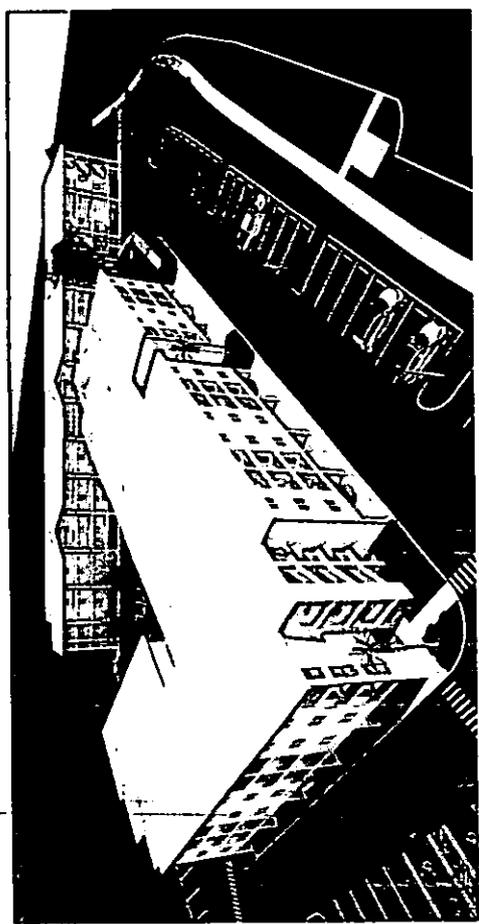
SCALE

DATE: _____
BY: _____
CHECKED BY: _____
PROJECT NUMBER: _____
ISSUE: _____

DESIGNED BY: _____
DRAWN BY: _____
PROJECT NUMBER: _____
ISSUE: _____



61-5-50
2/11/19



1. SECTION 1



2. SECTION 2

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5226 & 5230 College Road
Stock Island, Florida

WILLIAM P. HORN
ARCHITECT, P.A.

DATE: 10-15-19
BY: [Signature]
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING
SHEET NO. 1 OF 1

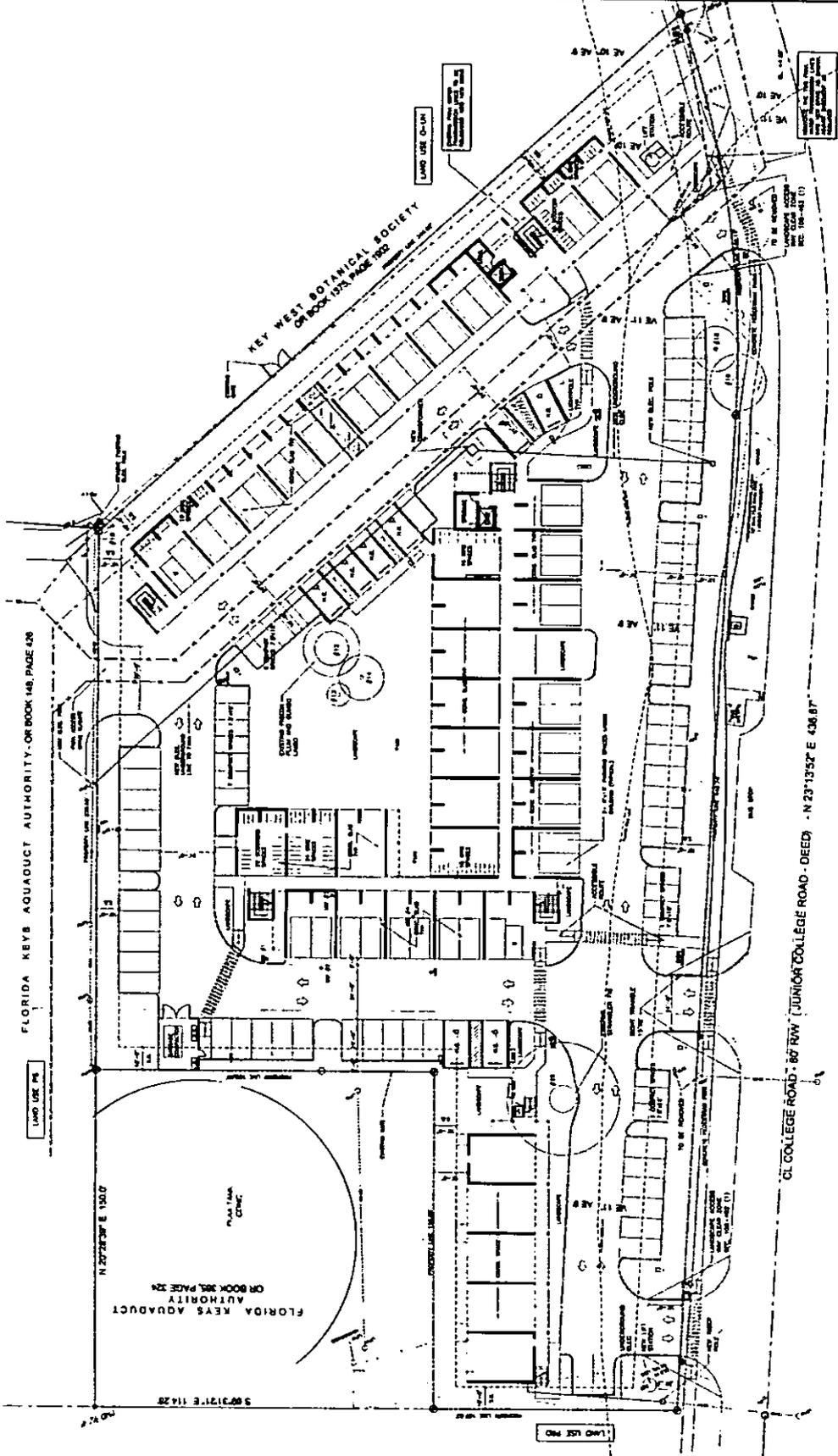
COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STUCKA ISLAND, FLORIDA

SCALE: 1"=20'-0"

DATE: 10-15-19
BY: [Signature]
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING
SHEET NO. 1 OF 1

SCALE: 1"=20'-0"

DATE: 10-15-19
BY: [Signature]
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING
SHEET NO. 1 OF 1



PROPOSED CONCEPTUAL GROUND FLOOR PLAN

THIS PLAN IS BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY [Name] FOR THE FLORIDA KEYS LAND SURVEYING
DATED ON 10-15-19



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STUCKA ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

DATE: 11/15/11
SCALE: 1/8" = 1'-0"
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

DATE: 11/15/11
SCALE: 1/8" = 1'-0"
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING

DATE: 11/15/11
SCALE: 1/8" = 1'-0"
PROJECT: COLLEGE ROAD AFFORDABLE HOUSING

ELECTRICAL LEGEND

A	120V AC, 15AMP, SINGLE PHASE
B	240V AC, 30AMP, SINGLE PHASE
C	240V AC, 60AMP, SINGLE PHASE
D	240V AC, 100AMP, SINGLE PHASE
E	240V AC, 200AMP, SINGLE PHASE
F	240V AC, 400AMP, SINGLE PHASE
G	240V AC, 800AMP, SINGLE PHASE
H	240V AC, 1600AMP, SINGLE PHASE
I	240V AC, 3200AMP, SINGLE PHASE
J	240V AC, 6400AMP, SINGLE PHASE
K	240V AC, 12800AMP, SINGLE PHASE
L	240V AC, 25600AMP, SINGLE PHASE
M	240V AC, 51200AMP, SINGLE PHASE
N	240V AC, 102400AMP, SINGLE PHASE
O	240V AC, 204800AMP, SINGLE PHASE
P	240V AC, 409600AMP, SINGLE PHASE
Q	240V AC, 819200AMP, SINGLE PHASE
R	240V AC, 1638400AMP, SINGLE PHASE
S	240V AC, 3276800AMP, SINGLE PHASE
T	240V AC, 6553600AMP, SINGLE PHASE
U	240V AC, 13107200AMP, SINGLE PHASE
V	240V AC, 26214400AMP, SINGLE PHASE
W	240V AC, 52428800AMP, SINGLE PHASE
X	240V AC, 104857600AMP, SINGLE PHASE
Y	240V AC, 209715200AMP, SINGLE PHASE
Z	240V AC, 419430400AMP, SINGLE PHASE
AA	240V AC, 838860800AMP, SINGLE PHASE
AB	240V AC, 1677721600AMP, SINGLE PHASE
AC	240V AC, 3355443200AMP, SINGLE PHASE
AD	240V AC, 6710886400AMP, SINGLE PHASE
AE	240V AC, 13421772800AMP, SINGLE PHASE
AF	240V AC, 26843545600AMP, SINGLE PHASE
AG	240V AC, 53687091200AMP, SINGLE PHASE
AH	240V AC, 107374182400AMP, SINGLE PHASE
AI	240V AC, 214748364800AMP, SINGLE PHASE
AJ	240V AC, 429496729600AMP, SINGLE PHASE
AK	240V AC, 858993459200AMP, SINGLE PHASE
AL	240V AC, 1717986918400AMP, SINGLE PHASE
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AN	240V AC, 6871947673600AMP, SINGLE PHASE
AO	240V AC, 13743895347200AMP, SINGLE PHASE
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BF	240V AC, 1255420265225358700803282831090101332800AMP, SINGLE PHASE

WILLIAM P. HARRIS
ARCHITECT, P.A.

DATE: 11/15/19
BY: WPH
CHECKED BY: WPH
SCALE: AS SHOWN

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

DATE: 11/15/19
BY: WPH
CHECKED BY: WPH
SCALE: AS SHOWN

DATE: 11/15/19
BY: WPH
CHECKED BY: WPH
SCALE: AS SHOWN

11-30-19



ELECTRICAL LEGEND

○	120V AC, 15 AMP, SINGLE PHASE
○	240V AC, 30 AMP, SINGLE PHASE
○	240V AC, 60 AMP, SINGLE PHASE
○	240V AC, 100 AMP, SINGLE PHASE
○	240V AC, 200 AMP, SINGLE PHASE
○	240V AC, 400 AMP, SINGLE PHASE
○	240V AC, 800 AMP, SINGLE PHASE
○	240V AC, 1600 AMP, SINGLE PHASE
○	240V AC, 3200 AMP, SINGLE PHASE
○	240V AC, 6400 AMP, SINGLE PHASE
○	240V AC, 12800 AMP, SINGLE PHASE
○	240V AC, 25600 AMP, SINGLE PHASE
○	240V AC, 51200 AMP, SINGLE PHASE
○	240V AC, 102400 AMP, SINGLE PHASE
○	240V AC, 204800 AMP, SINGLE PHASE
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○	240V AC, 3276800 AMP, SINGLE PHASE
○	240V AC, 6553600 AMP, SINGLE PHASE
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○	240V AC, 26214400 AMP, SINGLE PHASE
○	240V AC, 52428800 AMP, SINGLE PHASE
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○	240V AC, 3355443200 AMP, SINGLE PHASE
○	240V AC, 6710886400 AMP, SINGLE PHASE
○	240V AC, 13421772800 AMP, SINGLE PHASE
○	240V AC, 26843545600 AMP, SINGLE PHASE
○	240V AC, 53687091200 AMP, SINGLE PHASE
○	240V AC, 107374182400 AMP, SINGLE PHASE
○	240V AC, 214748364800 AMP, SINGLE PHASE
○	240V AC, 429496729600 AMP, SINGLE PHASE
○	240V AC, 858993459200 AMP, SINGLE PHASE
○	240V AC, 1717986918400 AMP, SINGLE PHASE
○	240V AC, 3435973836800 AMP, SINGLE PHASE
○	240V AC, 6871947673600 AMP, SINGLE PHASE
○	240V AC, 13743895347200 AMP, SINGLE PHASE
○	240V AC, 27487790694400 AMP, SINGLE PHASE
○	240V AC, 54975581388800 AMP, SINGLE PHASE
○	240V AC, 109951162777600 AMP, SINGLE PHASE
○	240V AC, 219902325555200 AMP, SINGLE PHASE
○	240V AC, 439804651110400 AMP, SINGLE PHASE
○	240V AC, 879609302220800 AMP, SINGLE PHASE
○	240V AC, 1759218604441600 AMP, SINGLE PHASE
○	240V AC, 3518437208883200 AMP, SINGLE PHASE
○	240V AC, 7036874417766400 AMP, SINGLE PHASE
○	240V AC, 14073748835532800 AMP, SINGLE PHASE
○	240V AC, 28147497671065600 AMP, SINGLE PHASE
○	240V AC, 56294995342131200 AMP, SINGLE PHASE
○	240V AC, 112589990684262400 AMP, SINGLE PHASE
○	240V AC, 225179981368524800 AMP, SINGLE PHASE
○	240V AC, 450359962737049600 AMP, SINGLE PHASE
○	240V AC, 900719925474099200 AMP, SINGLE PHASE
○	240V AC, 1801439850948198400 AMP, SINGLE PHASE
○	240V AC, 3602879701896396800 AMP, SINGLE PHASE
○	240V AC, 7205759403792793600 AMP, SINGLE PHASE
○	240V AC, 14411518807585587200 AMP, SINGLE PHASE
○	240V AC, 28823037615171174400 AMP, SINGLE PHASE
○	240V AC, 57646075230342348800 AMP, SINGLE PHASE
○	240V AC, 115292150460684697600 AMP, SINGLE PHASE
○	240V AC, 230584300921369395200 AMP, SINGLE PHASE
○	240V AC, 461168601842738790400 AMP, SINGLE PHASE
○	240V AC, 922337203685477580800 AMP, SINGLE PHASE
○	240V AC, 1844674407370955161600 AMP, SINGLE PHASE
○	240V AC, 3689348814741910323200 AMP, SINGLE PHASE
○	240V AC, 7378697629483820646400 AMP, SINGLE PHASE
○	240V AC, 14757395259767641292800 AMP, SINGLE PHASE
○	240V AC, 29514790519535282585600 AMP, SINGLE PHASE
○	240V AC, 5902958103907056517132800 AMP, SINGLE PHASE
○	240V AC, 11805916207814113034265600 AMP, SINGLE PHASE
○	240V AC, 23611832415628226068531200 AMP, SINGLE PHASE
○	240V AC, 47223664831256452137062400 AMP, SINGLE PHASE
○	240V AC, 94447329662512904274124800 AMP, SINGLE PHASE
○	240V AC, 188894659325025808548249600 AMP, SINGLE PHASE
○	240V AC, 377789318650051617096492800 AMP, SINGLE PHASE
○	240V AC, 755578637300103234192985600 AMP, SINGLE PHASE
○	240V AC, 1511157274600206468385971200 AMP, SINGLE PHASE
○	240V AC, 3022314549200412936771942400 AMP, SINGLE PHASE
○	240V AC, 6044629098400825873543884800 AMP, SINGLE PHASE
○	240V AC, 12089258196801651747087769600 AMP, SINGLE PHASE
○	240V AC, 24178516393603303494175539200 AMP, SINGLE PHASE
○	240V AC, 48357032787206606988351078400 AMP, SINGLE PHASE
○	240V AC, 96714065574413213976672156800 AMP, SINGLE PHASE
○	240V AC, 193428131148826427933344313600 AMP, SINGLE PHASE
○	240V AC, 386856262297652855866688627200 AMP, SINGLE PHASE
○	240V AC, 773712524595305711733377254400 AMP, SINGLE PHASE
○	240V AC, 1547425049190611424666748508800 AMP, SINGLE PHASE
○	240V AC, 3094850098381222849333497017600 AMP, SINGLE PHASE
○	240V AC, 6189700196762445698666994035200 AMP, SINGLE PHASE
○	240V AC, 12379400393524891397333988070400 AMP, SINGLE PHASE
○	240V AC, 24758800787049782794667976140800 AMP, SINGLE PHASE
○	240V AC, 49517601574099565589335952281600 AMP, SINGLE PHASE
○	240V AC, 99035203148199131178671904563200 AMP, SINGLE PHASE
○	240V AC, 198070406296398262357343809126400 AMP, SINGLE PHASE
○	240V AC, 396140812592796524714677618252800 AMP, SINGLE PHASE
○	240V AC, 792281625185593049429355236505600 AMP, SINGLE PHASE
○	240V AC, 1584563250371186098858710473011200 AMP, SINGLE PHASE
○	240V AC, 3169126500742372197717420946022400 AMP, SINGLE PHASE
○	240V AC, 6338253001484744395434841892044800 AMP, SINGLE PHASE
○	240V AC, 12676506002969488790869683784089600 AMP, SINGLE PHASE
○	240V AC, 25353012005938977581739367568179200 AMP, SINGLE PHASE
○	240V AC, 50706024011877955163478735136358400 AMP, SINGLE PHASE
○	240V AC, 101412048023755910326957462272716800 AMP, SINGLE PHASE
○	240V AC, 202824096047511820653914924545433600 AMP, SINGLE PHASE
○	240V AC, 405648192095023641307829849090867200 AMP, SINGLE PHASE
○	240V AC, 811296384190047282615659698181734400 AMP, SINGLE PHASE
○	240V AC, 1622592768380094565231319396363468800 AMP, SINGLE PHASE
○	240V AC, 3245185536760189130462638792726937600 AMP, SINGLE PHASE
○	240V AC, 6490371073520378260925277585453875200 AMP, SINGLE PHASE
○	240V AC, 1298074214704755652185055517087750400 AMP, SINGLE PHASE
○	240V AC, 2596148429409511304370111034175500800 AMP, SINGLE PHASE
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○	240V AC, 1038459371763804521748044413667003200 AMP, SINGLE PHASE
○	240V AC, 2076918743527609043496088827334006400 AMP, SINGLE PHASE
○	240V AC, 4153837487055218086992177554668012800 AMP, SINGLE PHASE
○	240V AC, 8307674974110436173984355109336025600 AMP, SINGLE PHASE
○	240V AC, 1661534994822087234796871021867251200 AMP, SINGLE PHASE
○	240V AC, 3323069989644174469593742043734502400 AMP, SINGLE PHASE
○	240V AC, 6646139979288348939187484087469004800 AMP, SINGLE PHASE
○	240V AC, 13292279958576697878376968174838097600 AMP, SINGLE PHASE
○	240V AC, 2658455991715339575675393634967619200 AMP, SINGLE PHASE
○	240V AC, 5316911983430679151350787269935238400 AMP, SINGLE PHASE
○	240V AC, 10633823966861358302701574539870777600 AMP, SINGLE PHASE
○	240V AC, 21267647933722716605403148779741555200 AMP, SINGLE PHASE
○	240V AC, 42535295867445433210806297559483110400 AMP, SINGLE PHASE
○	240V AC, 85070591734890866421612595118966220800 AMP, SINGLE PHASE
○	240V AC, 170141183469781732843225190237932441600 AMP, SINGLE PHASE
○	240V AC, 340282366939563465686450380475864883200 AMP, SINGLE PHASE
○	240V AC, 680564733879126931372900760951729766400 AMP, SINGLE PHASE
○	240V AC, 1361129467758253862745801521903459532800 AMP, SINGLE PHASE
○	240V AC, 272225893551650772549160304380691865600 AMP, SINGLE PHASE
○	240V AC, 544451787103301545098320608761383731200 AMP, SINGLE PHASE
○	240V AC, 1088903574206603090196641217522767462400 AMP, SINGLE PHASE
○	240V AC, 2177807148413206180393282435045534924800 AMP, SINGLE PHASE
○	240V AC, 4355614296826412360786564870091069849600 AMP, SINGLE PHASE
○	240V AC, 8711228593652824721573129740182139699200 AMP, SINGLE PHASE
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○	240V AC, 13937965746644519554517007584290351070400 AMP, SINGLE PHASE
○	240V AC, 27875931493289039109034015168580702140800 AMP, SINGLE PHASE
○	240V AC, 55751862986578078218068030337161404281600 AMP, SINGLE PHASE
○	240V AC, 11150372597315615643613606067432280851200 AMP, SINGLE PHASE
○	240V AC, 22300745194631231287227213134864561702400 AMP, SINGLE PHASE
○	240V AC, 4460149038926246257445442626972912404800 AMP, SINGLE PHASE
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○	240V AC, 142724769245639880238254164063131661772800 AMP, SINGLE PHASE
○	240V AC, 28544953849127976047650832812626333545600 AMP, SINGLE PHASE
○	240V AC, 57089907698255952095301665625252667091200 AMP, SINGLE PHASE
○	240V AC, 114179815396511904190603331251053334182400 AMP, SINGLE PHASE
○	240V AC, 228359630793023808381206662502106668364800 AMP, SINGLE PHASE
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○	240V AC, 913438523172095233524826650008426673459200 AMP, SINGLE PHASE
○	240V AC, 182687704634419046704965330001685334689600 AMP, SINGLE PHASE
○	240V AC, 365375409268838093409930660003370669379200 AMP, SINGLE PHASE
○	240V AC, 730750818537676186819861320006741338758400 AMP, SINGLE PHASE
○	240V AC, 14615016370753523736397226400134826775516800 AMP, SINGLE PHASE
○	240V AC, 29230032741507047472794452800269653510313600 AMP, SINGLE PHASE
○	240V AC, 58460065483014094945588905600539307020627200 AMP, SINGLE PHASE
○	240V AC, 116920130966028189891177811201078614041254400 AMP, SINGLE PHASE
○	240V AC, 233840261932056379782355622402157228082508800 AMP, SINGLE PHASE
○	240V AC, 46768052386411275956471124480431445616001600 AMP, SINGLE PHASE
○	240V AC, 935361047728225519129422489608628912323200 AMP, SINGLE PHASE
○	240V AC, 187072209545645103825884497921725784646400 AMP, SINGLE PHASE
○	240V AC, 37414441909129020765176899584345157292800 AMP, SINGLE PHASE
○	240V AC, 74828883818258041530353799168690314585600 AMP, SINGLE PHASE
○	240V AC, 149657767636516083060707583337380629171200 AMP, SINGLE PHASE
○	240V AC, 29931553527303216612141516667476125342400 AMP, SINGLE PHASE
○	240V AC, 59863107054606433224283033334952250684800 AMP, SINGLE PHASE
○	240V AC, 11972621410921286644856606666904501369600 AMP, SINGLE PHASE
○	240V AC, 23945242821842573289713213333809002739200 AMP, SINGLE PHASE
○	240V AC, 47890485643685146579426426667618005478400 AMP, SINGLE PHASE
○	240V AC, 95780971287370293158852853335236010956800 AMP, SINGLE PHASE
○	240V AC, 191561942574740586317705706670472021913600 AMP, SINGLE PHASE
○	240V AC, 383123885149481172635411413340944043827200 AMP, SINGLE PHASE
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○	240V AC, 3064991081195849411083291466727555110617600 AMP, SINGLE PHASE
○	240V AC, 61299821623916988221665829334551102223200 AMP, SINGLE PHASE
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○	240V AC, 245199286495667952886663557338204488889600 AMP, SINGLE PHASE
○	240V AC, 490398572991335905773327114676408977779200 AMP, SINGLE PHASE
○	240V AC, 980797145982671811546654229352817955553600 AMP, SINGLE PHASE
○	240V AC, 1961594291965343623093308558705639111107200 AMP, SINGLE PHASE
○	240V AC, 3923188583930687246186617177411278222214400 AMP, SINGLE PHASE
○	240V AC, 784637716786137449237323435482255444428800 AMP, SINGLE PHASE
○	240V AC, 15692754335722748984746468709645108889600 AMP, SINGLE PHASE
○	240V AC, 31385508671445497969492937419290217779200 AMP, SINGLE PHASE
○	240V AC, 62771017342890995938985874838580435558400 AMP, SINGLE PHASE
○	240V AC, 125542034685781991779771756771160711116800 AMP, SINGLE PHASE

WILLIAM P. MERRY
ARCHITECT, P.A.

DESIGNED BY
LIT TRACY
CLARENCE
2014

TEL: 407-884-8844
7110 SW 11th St
LAKE WINDY
FT. LAUDERDALE, FL 33309

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FL 33091

DATE: 10-15-18
DRAWN BY: J. COOPER
CHECKED BY: J. COOPER
DATE: 10-15-18
SCALE: 1" = 20'-0"

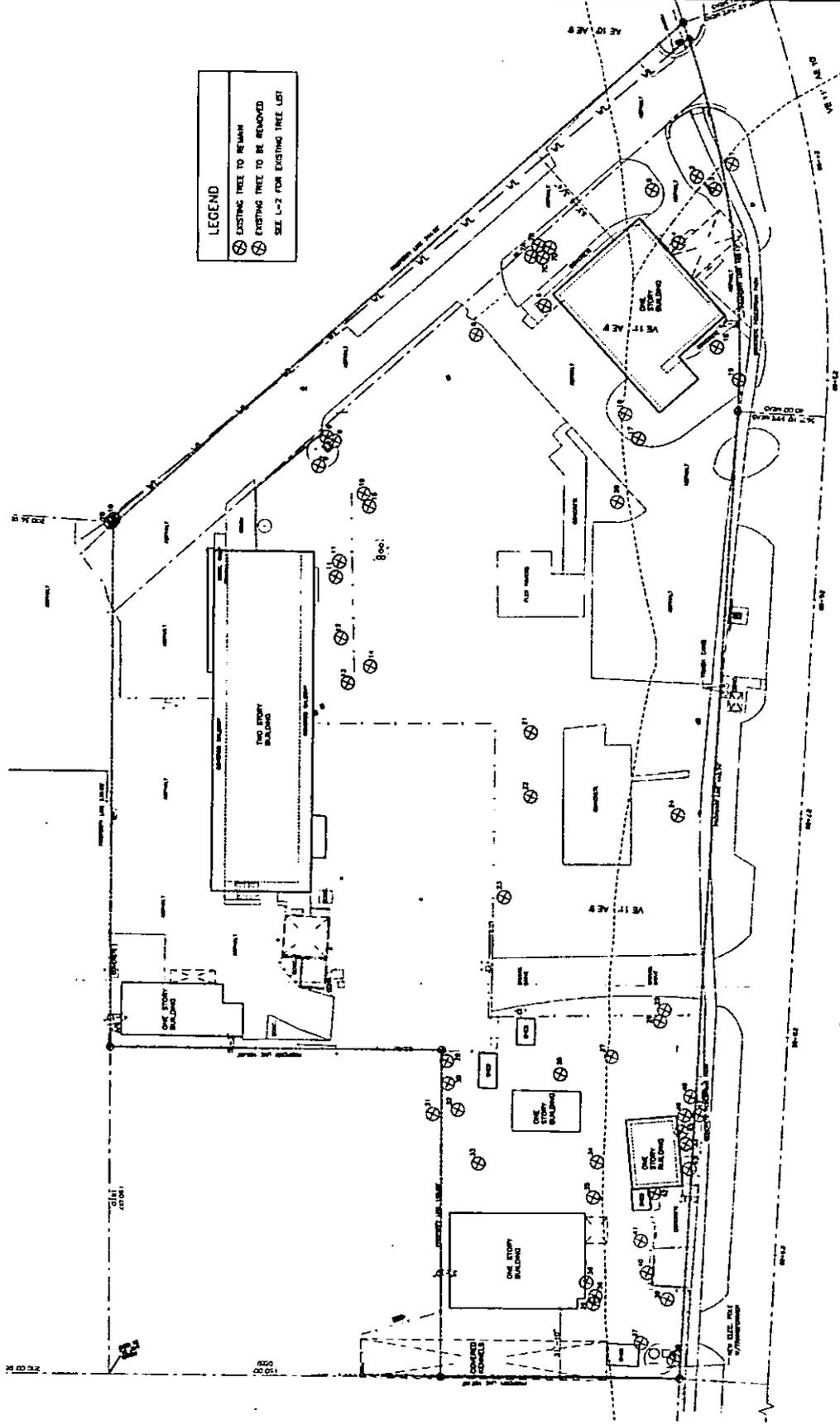
DATE: 10-15-18
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SCALE: 1" = 20'-0"

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DRAWN BY: J. COOPER
CHECKED BY: J. COOPER
DATE: 10-15-18
SCALE: 1" = 20'-0"

6-25-19
10/25/19



LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
SIZE 1-2 FOR EXISTING TREE LIST	



EXISTING SITE PLAN / EXISTING TREE SURVEY

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA ECTS LAND SURVEYING, DATED ON 10-15-18

SCALE: 1" = 20'-0"



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM F. HERN
ARCHITECT, P.A.

CREATION BY
ARTS UNIT
PLANNING
2000

TEL. 800-840-0000
FALLING ROCK RD
LAKE CHARLES, LA 70601

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

SCALE

6-5-9

DATE
03-15-19 04L
03-28-19 PREL. CONSTRUCTION
04-15-19 P.L. AND SUBMISSION
04-25-19 PREL. CONCEPTUAL

DESIGNER

DRAWN BY
JW

SCALE
1/8" = 1'-0"

03-15-19



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Site Preparation	1	Lot	10000	10000
2	Foundation	1	Foundation	15000	15000
3	Framing	1	Framing	20000	20000
4	Roofing	1	Roofing	12000	12000
5	Interior Finishes	1	Interior	30000	30000
6	Exterior Finishes	1	Exterior	18000	18000
7	MEP	1	MEP	25000	25000
8	Landscaping	1	Landscaping	8000	8000
9	Permits	1	Permits	5000	5000
10	Contingency	1	Contingency	10000	10000
11	Professional Fees	1	Professional	12000	12000
12	Construction Management	1	Construction	10000	10000
13	Utilities	1	Utilities	15000	15000
14	Drainage	1	Drainage	8000	8000
15	Site Access	1	Site Access	5000	5000
16	Survey	1	Survey	3000	3000
17	Soil Testing	1	Soil Testing	2000	2000
18	Environmental Impact	1	Environmental	4000	4000
19	Historic Preservation	1	Historic	3000	3000
20	Archaeology	1	Archaeology	2000	2000
21	Architectural	1	Architectural	10000	10000
22	Engineering	1	Engineering	8000	8000
23	Interior Design	1	Interior Design	5000	5000
24	Exterior Design	1	Exterior Design	3000	3000
25	Construction Management	1	Construction Management	10000	10000
26	Construction Management	1	Construction Management	10000	10000
27	Construction Management	1	Construction Management	10000	10000
28	Construction Management	1	Construction Management	10000	10000
29	Construction Management	1	Construction Management	10000	10000
30	Construction Management	1	Construction Management	10000	10000
31	Construction Management	1	Construction Management	10000	10000
32	Construction Management	1	Construction Management	10000	10000
33	Construction Management	1	Construction Management	10000	10000
34	Construction Management	1	Construction Management	10000	10000
35	Construction Management	1	Construction Management	10000	10000
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44	Construction Management	1	Construction Management	10000	10000
45	Construction Management	1	Construction Management	10000	10000
46	Construction Management	1	Construction Management	10000	10000
47	Construction Management	1	Construction Management	10000	10000
48	Construction Management	1	Construction Management	10000	10000
49	Construction Management	1	Construction Management	10000	10000
50	Construction Management	1	Construction Management	10000	10000

WILLIAM F. HORN
ARCHITECT, P.A.

100 COLLEGE RD
STOCK ISLAND, FL
33090

COLLEGE ROAD
AFFORDABLE HOUSING
5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

DATE: 11/15/87
DRAWN BY: J. HORN
CHECKED BY: J. HORN
SCALE: AS SHOWN

SHEET NO. 1
OF 1

AW 6-25-A
Handwritten notes and signatures

NOTES

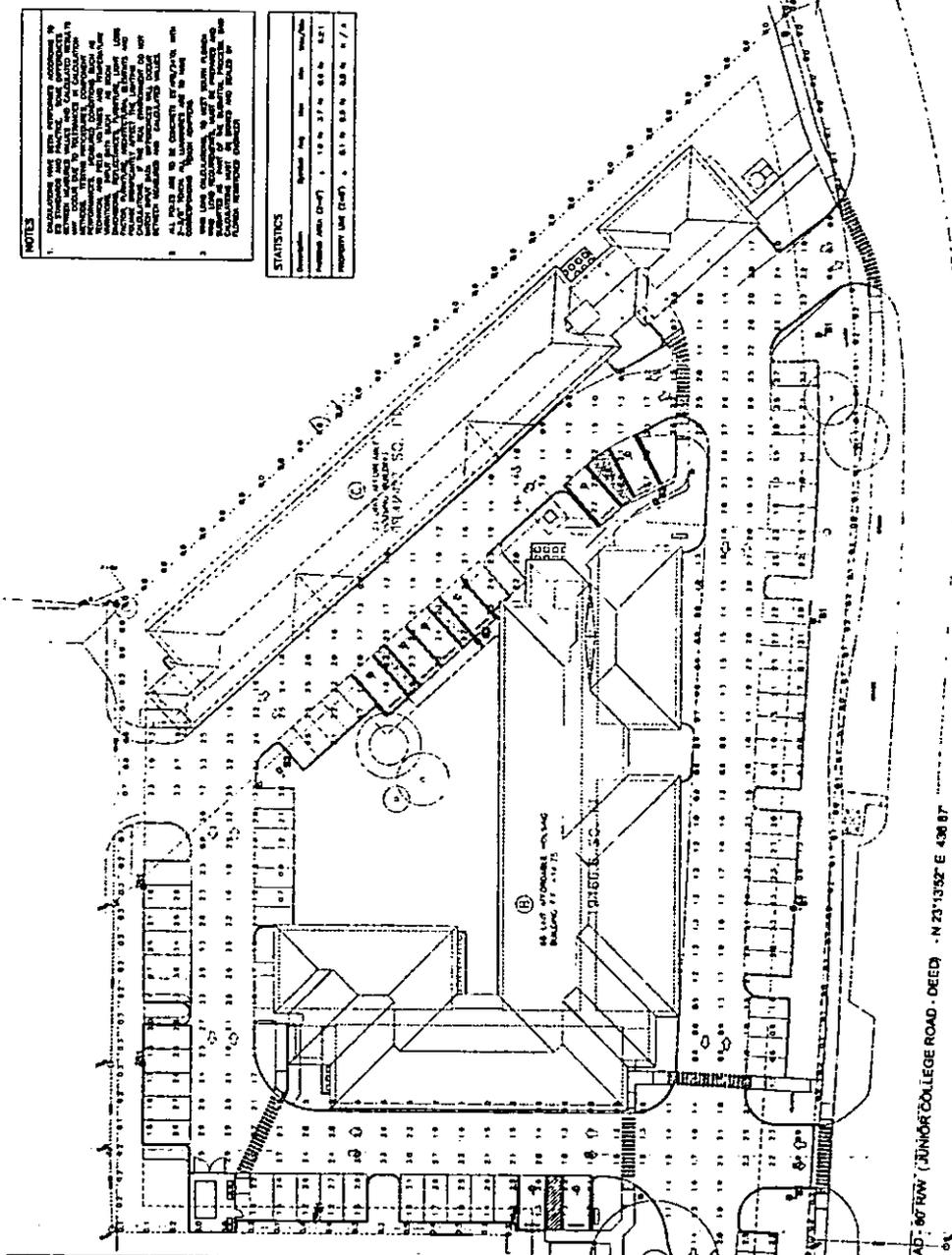
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISH AS NOTED.
3. ALL ROOFS ARE TO BE 12" MIN. INSULATION WITH 2" MIN. GYPSUM BOARD ON TOP.
4. ALL FLOORS ARE TO BE 4" MIN. CONCRETE ON 8" MIN. GRAVEL.
5. ALL EXTERIOR WALLS ARE TO BE 8" MIN. CONCRETE BLOCK WITH 1" MIN. INSULATION AND 1/2" MIN. GYPSUM BOARD ON EXTERIOR.
6. ALL INTERIOR WALLS ARE TO BE 5/8" MIN. GYPSUM BOARD ON 2" MIN. STUDS.
7. ALL CEILING ARE TO BE 5/8" MIN. GYPSUM BOARD ON 2" MIN. JOISTS.
8. ALL DOORS ARE TO BE 6'0" HIGH BY 3'0" WIDE.
9. ALL WINDOWS ARE TO BE 4'0" HIGH BY 6'0" WIDE.
10. ALL ROADS ARE TO BE 12' WIDE WITH 4" MIN. ASPHALT AND 6" MIN. GRAVEL.
11. ALL UTILITIES ARE TO BE 18" MIN. DEEP.
12. ALL UTILITIES ARE TO BE 12" MIN. DIA.
13. ALL UTILITIES ARE TO BE 12' MIN. FROM BOUNDARIES.
14. ALL UTILITIES ARE TO BE 12' MIN. FROM BUILDINGS.
15. ALL UTILITIES ARE TO BE 12' MIN. FROM DRIVEWAYS.
16. ALL UTILITIES ARE TO BE 12' MIN. FROM SIDEWALKS.
17. ALL UTILITIES ARE TO BE 12' MIN. FROM CURBS.
18. ALL UTILITIES ARE TO BE 12' MIN. FROM STAIRS.
19. ALL UTILITIES ARE TO BE 12' MIN. FROM ELEVATORS.
20. ALL UTILITIES ARE TO BE 12' MIN. FROM RAMPWAYS.
21. ALL UTILITIES ARE TO BE 12' MIN. FROM BALCONIES.
22. ALL UTILITIES ARE TO BE 12' MIN. FROM TERRACES.
23. ALL UTILITIES ARE TO BE 12' MIN. FROM PATIOS.
24. ALL UTILITIES ARE TO BE 12' MIN. FROM PORCHES.
25. ALL UTILITIES ARE TO BE 12' MIN. FROM GARAGES.
26. ALL UTILITIES ARE TO BE 12' MIN. FROM DRIVEWAYS.
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44. ALL UTILITIES ARE TO BE 12' MIN. FROM TERRACES.
45. ALL UTILITIES ARE TO BE 12' MIN. FROM PATIOS.
46. ALL UTILITIES ARE TO BE 12' MIN. FROM PORCHES.
47. ALL UTILITIES ARE TO BE 12' MIN. FROM GARAGES.
48. ALL UTILITIES ARE TO BE 12' MIN. FROM DRIVEWAYS.
49. ALL UTILITIES ARE TO BE 12' MIN. FROM SIDEWALKS.
50. ALL UTILITIES ARE TO BE 12' MIN. FROM CURBS.

STATISTICS

Description	Quantity	Unit	Notes
FOUNDATION	1	SQ. FT.	1,128.00
FLOORING	1	SQ. FT.	1,128.00
WALLS	1	SQ. FT.	1,128.00
CEILING	1	SQ. FT.	1,128.00
ROOFING	1	SQ. FT.	1,128.00
MECHANICAL	1	SQ. FT.	1,128.00
ELECTRICAL	1	SQ. FT.	1,128.00
PLUMBING	1	SQ. FT.	1,128.00
PAINT	1	SQ. FT.	1,128.00
GLASS	1	SQ. FT.	1,128.00
IRONWORK	1	SQ. FT.	1,128.00
CONCRETE	1	SQ. FT.	1,128.00
ASPHALT	1	SQ. FT.	1,128.00
GRAVEL	1	SQ. FT.	1,128.00
LANDSCAPE	1	SQ. FT.	1,128.00
TOTAL	1	SQ. FT.	1,128.00

LUMINAIRE SCHEDULE

Symbol	Label	Description	Quantity	Unit	Notes
⊙	1	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	2	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	3	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	4	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	5	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	6	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	7	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	8	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	9	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
⊙	10	100 WATT PARABOLIC	1	EA	100 WATT PARABOLIC
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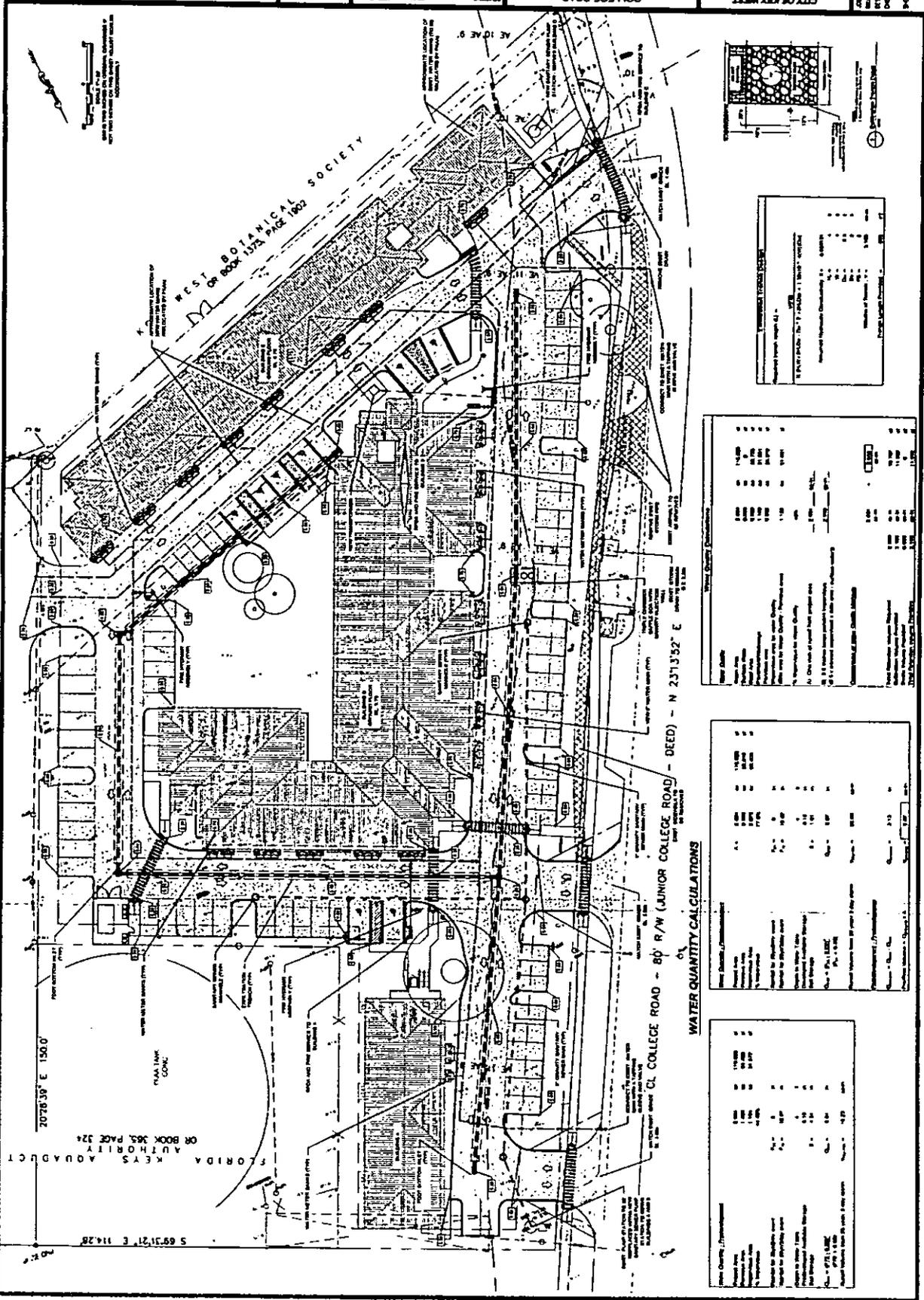


SCALE: 1"=20'-0"

CL COLLEGE ROAD - 80' RW (JUNIOR COLLEGE ROAD - DEED) - N 23°13'52" E 438.87'

COLLEGE ROAD AFFORDABLE HOUSING
5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA





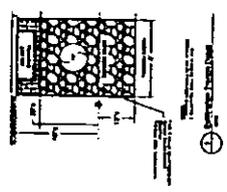
PEREZ ENGINEERING & DEVELOPMENT, INC.
 1795 ENGINEERING - SURVEYING - CONSULTING - CONSTRUCTION MANAGEMENT
 1000 N. W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 (954) 561-1111



ADAM J. PEREZ
 ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12548

DRAINAGE UTILITY PLAN
 CONCEPTUAL
 AFFORDABLE HOUSING PROJECT
 COLLEGE ROAD

CITY OF KEY WEST
 1200 WHITE STREET
 KEY WEST, FL 33901
 PROJECT NO. 15-0000000-000
 SHEET C-100



PERCENTAGE DISTRIBUTION

Category	Percentage
Impervious	15.0%
Permeable	85.0%
Total	100.0%

WATER QUANTITY CALCULATIONS

Item	Area (sq ft)	Rate (gpm/sq ft)	Flow (gpm)
Roof	10,000	0.1	1,000
Driveway	2,000	0.1	200
Parking	15,000	0.1	1,500
Other	5,000	0.1	500
Total	32,000	0.1	3,200

WATER QUANTITY CALCULATIONS

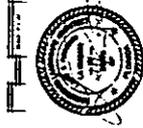
Item	Area (sq ft)	Rate (gpm/sq ft)	Flow (gpm)
Roof	10,000	0.1	1,000
Driveway	2,000	0.1	200
Parking	15,000	0.1	1,500
Other	5,000	0.1	500
Total	32,000	0.1	3,200

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Driveway	2,000	0.1	200
Parking	15,000	0.1	1,500
Other	5,000	0.1	500
Total	32,000	0.1	3,200

FLORIDA
 KEYS AQUADUCT
 AUTHORITY
 OR BOOK 365, PAGE 324
 2078 30' E 150.0'
 5 69'31.21" E 114.28'

6-25-15
 15-0000000-000



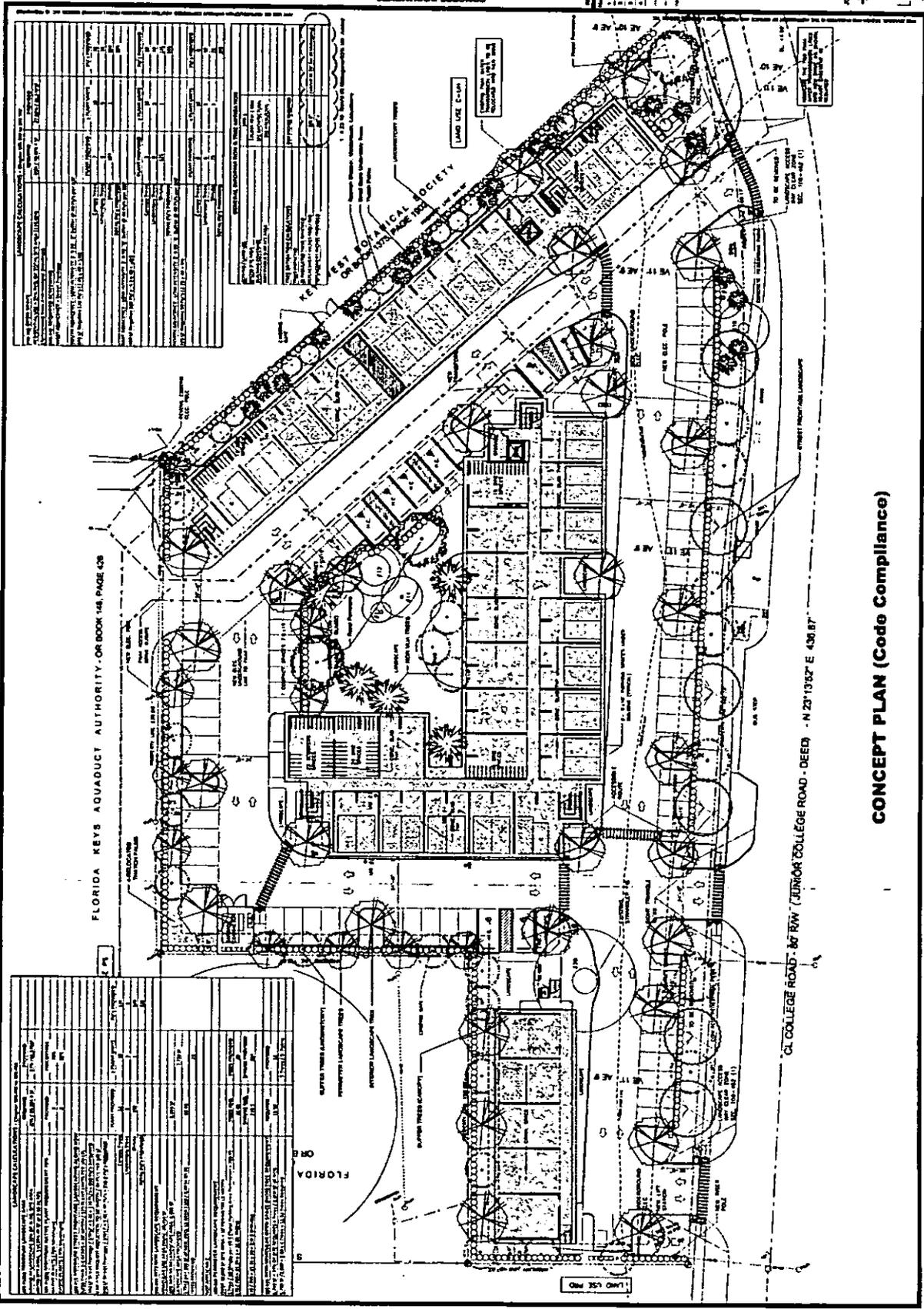
LANDSCAPE PLAN

DATE: 4.23.18

Handwritten notes:
61.6.55-2
L-7

FOR A 100% COMPLIANCE BY LAW
SEE THE FOLLOWING:
1. 2018 Florida Building Code
2. 2018 Florida Landscape Code
3. 2018 Florida Fire Code

LANDWISE



CONCEPT DOCUMENTS

NO.	DESCRIPTION	DATE	STATUS
1	CONCEPT DOCUMENTS	4/23/18	ISSUED
2	LANDSCAPE PLAN	4/23/18	ISSUED
3

NO.	DESCRIPTION	DATE	STATUS
1	CONCEPT DOCUMENTS	4/23/18	ISSUED
2	LANDSCAPE PLAN	4/23/18	ISSUED
3

CONCEPT PLAN (Code Compliance)

PCL XL error
Error: ExtraData
Operator: ReadImage
Position: 19057

Handwritten notes:
6/1-18-07
7/1/07

THE CITY OF
KEY WEST
PLANNING BOARD
Staff Report



To: Chair and Planning Board members

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner II

Meeting Date: June 20, 2019

Agenda Item: **Major Development Plan and Landscape Modification / Waiver – 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) – A Major Development Plan and Landscape Modification / Waiver application for permanent residential development of 104 workforce affordable housing units on properties located within the High Density Residential College Road District (HDR-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

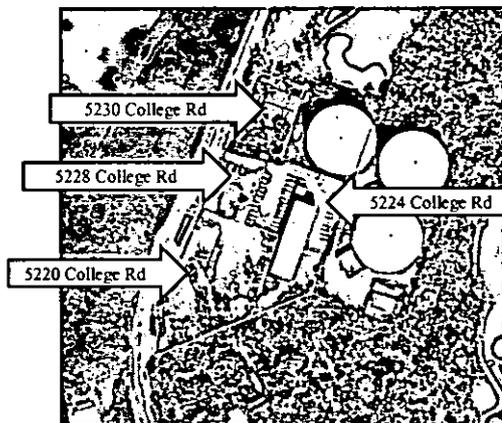
Request: Approval of a major development plan and landscape modification / waiver in order to construct a 3 building / 104-unit workforce housing multi-family development on 4 parcels off of College Road.

Applicant: Trepanier & Associates, Inc.

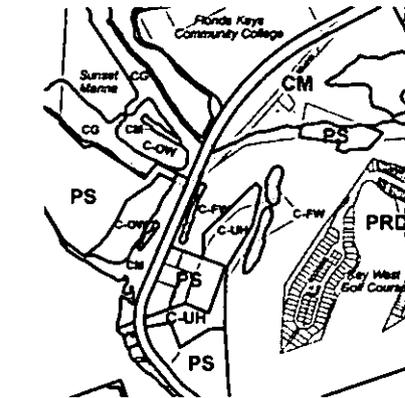
Property Owner: City of Key West

Location: 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400)

Zoning: High Density Residential College Road District (HDR-1)



Aerial of the subject properties



Parcels outlined in blue were rezoned from PS to HDR-1 on 10.17.17 via Resolution no. 17-15

Zoning map of the subject properties

Background:

The properties at 5220, 5224, 5228, and 5230 College Road are located on the northside of Stock Island. The parcels are located within the High-Density Residential College Road District (HDR-1) zoning district and are not within the Key West Historic District boundaries. The HDR-1 zoning district was created and approved through Ordinance 18-04 with an intent to accommodate high density affordable housing. On March 13, 2018, the City of Key West held a referendum to approve a maximum height limit of 40-feet in the newly created district. The measure passed by 58.4%.

The parcel at 5220 College Road is the former location of the Easter Seals Florida Keys Region and the parcel at 5224 College Road is the former location of the Florida Keys Mosquito Control. The Florida Keys SPCA's previous location was at the parcels at 5228 and 5230 College Road. The Florida Keys Mosquito Control relocated to a new facility on Big Coppitt Key and the Florida Keys SPCA relocated to a new facility at 5711 College Road.

Existing Conditions and Additional Background:

Demolition permits were issued by the City of Key West's Building Department in March of 2019 for the properties at 5220 and 5230 College Road.



Photograph of the property being cleared



Photograph of the property being cleared

Proposed Development:

The proposed development will comprise of three (3) structures. The structures are referred to throughout the plans as "Building A", "Building B", and "Building C". Building A will have five (5) units, Building B will have sixty-six (66) units, and Building C will have thirty-three (33) units, for a total of one hundred and four (104) units. Six (6) of the one hundred and four (104) units will be fully compliant with the American with Disabilities Act.

The applicant is proposing one (1) phase of development for the properties.

- Major development plan review is required due to permanent residential development; addition of eleven or more units, pursuant to Section 108-91.B.2(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the "Code") of the City of Key West (the "City").
- A landscape waiver / modification is requested by the applicant, pursuant to Section 108-517.
- A variance approval is required pursuant to City Code Section 90-391. The project as proposed does not meet the minimum open space requirement of Section 108-346 (b), the minimum off-street parking requirement of Section 108-572, or the maximum allowable impervious surface of Section 122-335 (4) b.

Surrounding Zoning and Uses:

Surrounding properties are located within the Public Service (PS) and Conservation (C) zoning districts. Surrounding uses include the Key West Golf Club, Florida Keys Aqueduct Authority (FKAA) water storage tanks, and the Key West Tropical Forest & Botanical Garden.



Aerial image of the subject properties

Process:

Development Review Committee:	April 25, 2018 (passed)
Preliminary Tree Commission:	May 13, 2019 (conceptual landscape plan approved)
Planning Board:	June 20, 2019
Final Tree Commission:	TBD
City Commission:	TBD
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.B.2 (a) requires Major Development Plan review for permanent residential development; addition of eleven or more units.

City Code Section 108-196(a) states after reviewing a Major Development Plan for a property and staff recommendations therefore, 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.

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.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Variance Required?
Zoning District	HDR-1			
Flood Zones	AE 9, AE 10, and VE 11			
Maximum Floor Area Ratio	N/A	N/A	N/A	None
Maximum Density	40 dwelling units per acre (40 du/acre)	0	104	None
Maximum Height	40' plus 4' max if over flood	Various	43'-11"	None
Maximum Building Coverage	40%	16% (18,535 SF)	33.3% (38,724.8 SF)	None
Maximum Impervious Surface	60%	49.54% (57,481.48 SF)	77.9% (90,406 SF)	Yes
Minimum Open Space	35% (Residential)	50.46% (58,543 SF)	22.1% (25,618.8 SF)	Yes
Minimum Setbacks	Front: 20' Side: 10' Side: 10' Rear: 10'	Front: 6'-2" (S) Side: 53'-6" (N) Side: 31'-10" / 5'-3" Rear: 4'-10"	Front: 20'-0" (S) Side: 13'-0" (N) Side: 10'-0" Rear: 10'-6"	None
Off-Street Parking for Automobiles	Multiple-family outside of the historic district 2 spaces per dwelling unit 2 x 104 = 208	Unknown (Haphazard & partially nondelineated)	125 Total (95 standard-sized, 22 compact-sized, 8 accessible-sized)	Yes (deficit of 83 spaces)

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. 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 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.

4. Stormwater management / drainage.

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

A drainage plan was submitted indicating that a full stormwater management system will be installed. Stormwater will be retained on-site through a triple chamber baffle box with gravity injection well. The drainage plan was reviewed by city staff, and a determination was made that the plan addresses the requirements for stormwater management. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

5. Solid waste.

Pursuant to City Code Section 94-71, the solid waste LOS standard for residential uses is 2.66 pounds per capita per day. The standard for nonresidential uses is 6.37 pounds per capita per day. Following Phase I, the proposed development is anticipated to accommodate approximately 208 persons per day. Utilizing these LOS standards, the demand for solid waste collection and disposal capacity is estimated as follows:

Based on per capita residential: $2.66 \text{ lbs/capita/day} \times 208 = 553.28 \text{ lbs/day}$

The properties are currently served by Waste Management. Three (3) dumpster trash and recycling areas are reflected on the plans. The adopted solid waste LOS is anticipated to be adequate to serve the proposed development.

6. Roadways.

The applicant submitted a traffic impact study prepared by KBP Consulting, Inc. As of the date of this report, it is under review by the City's Engineering Department.

The 10th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual was used to determine the estimated trip generation the proposed development will create. The report anticipates that the new use of the properties will generate 538 net new daily vehicle trips, 36 net new vehicle trips in the AM peak hour (7:00 a.m. to 9:00 a.m.), and 46 net new vehicle trips in the PM peak hour (4:00 p.m. to 6:00 p.m.).

Vehicular access to the proposed development will be achievable via three (3) 24-foot wide 2-way driveways along College Road. The southernmost driveway will be approximately 200-feet from the corner of the Overseas Highway (US 1) and College Road (West). The report anticipates that most of the proposed project's related trips will travel through this intersection.

7. Recreation.

The plans do not show onsite recreation as defined in Section 86-9 of the LDRs. However, it is not anticipated that the City's adopted level of service for public recreation will be adversely impacted.

8. Fire Protection.

Sheet C-100 of the plans shows three (3) proposed fire hydrant assemblies. A fire extinguisher, surface mount ABC type, will be installed in the kitchen of each unit. The typical unit will have an emergency egress window in the bedroom that will open to the balcony. The handicapped accessible units will have a strobe light and horn in the bedroom, bathroom, and living area. A smoke detector will be installed in every bedroom and every living area (2 per unit).

9. Reclaimed water system.

The project will require Building Permit Application System (BPAS) units. The applicant applied for and was awarded 104 affordable housing units during BPAS Year 6 (Resolution no. 2019-025) and is subject to the prerequisites as outlined in section 108-997 (b). However, alternatively, the project may opt to utilize units from the “Affordable – Early Evacuation Pool” and would then be subject to a separate set of requirements.

10. Other public facilities.

Based on comments received from the DRC members, and based on the applicant’s concurrency analysis, 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 not located within the historic district.

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

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.

Article IV: The applicant has submitted a traffic study that is currently under review.

Article V: The existing open space ratio is 50.46%. The applicant has submitted a conceptual landscape plan that will improve the landscaping on the properties.

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

Potable water and wastewater were found to be in compliance in the concurrency determination above.

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 major development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), 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 four subject properties are bounded by the Key West Botanical Garden to the south, FKAA water storage tanks to the east, College Road to the west, and FKAA water storage tanks and the Key West Golf Club to the north.
- (c) *Land use compatibility.* Properties within 100-feet are located in the Conservation (C) and Public Service (PS) zoning districts. Adjacent land uses within 300-feet include a golf course, a public utility, a multipurpose assisted-living facility, and a passive park. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.
- (d) *Historic and archeological resource protection.* Not applicable.
- (e) *Subdivision of land.* No subdivision of land is proposed.

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

The Applicant submitted a major 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 below.

Site plan (City Code Section 108-237):

The Applicant submitted a site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

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):

Proposed site amenities include one-hundred twenty-five (125) off-street parking spaces (of which 46 spaces are covered), seventy-five (75) covered spaces for bicycles, a stormwater drainage system, landscaping, and site lighting. This project qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240):

The Applicant submitted a site survey prepared by Florida Keys Surveying pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241):

A soil evaluation is not proposed.

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

The proposed construction is located near a coastal intertidal zone with mangrove trees and shrubs. The subject properties are located within the AE-9, AE-10, and VE-11 flood zones. The applicant is proposing mitigation measures to include a triple chamber baffle box with gravity injection well.

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

- (a) *Land clearing, excavation, and fill.* All land clearing, excavation, and/or fill is depicted in the proposed plans.
- (b) *Tree protection.* Tree removal is proposed with this development. Twenty-five (25) regulated trees are proposed for removal, and replacement inches will be required.
- (c) *Landscaping plan.* The applicant received a conceptual landscape approval from the Tree Commission at their regularly scheduled meeting on May 13, 2019. The project will require final landscape approval from the Tree Commission prior to being placed on a City Commission meeting agenda.
- (d) *Irrigation plan.* The applicant submitted an irrigation detail sheet (sheet number L-3). However, the proposed location of the irrigation equipment is not shown.

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

The proposed project will include three (3) two-way driveways, each twenty-four feet (24') wide. Two-way vehicular circulation encompasses the property.

The properties' existing somewhat haphazard parking areas do not always include striping or wheel stops. Staff is unable to give a conclusive number of the existing parking spaces. The proposed development will include a total of one hundred twenty-five (125) off-street parking stalls: ninety-five (95) standard-sized automobile space, twenty-two (22) compact-sized automobile spaces, and eight (8) handicapped accessible parking space on site, and a total of seventy-five (75) spaces for bicycles. However, pursuant to section 108-572 (2) b., two (2) off-street parking spaces are required per multiple-family dwelling unit outside of the historic district (104 units x 2 spaces per unit = 208 total required parking spaces). The applicant submitted an application requesting a variance to the minimum parking requirements.

Housing (City Code Section 108-245):

The development project includes residential development. The applicant is proposing one hundred and four (104) 1-bedroom units that will be distributed throughout three (3) structures. The proposed residential development will be deed-restricted and rent-controlled.

The project will require Building Permit Application System (BPAS) units. The applicant applied for and was awarded 104 affordable housing units during BPAS Year 6 (Resolution no. 2019-025) and is subject to the prerequisites as outlined in section 108-997 (b). However, alternatively, the project may opt to utilize units from the “Affordable – Early Evacuation Pool” and would then be subject to a separate set of requirements.

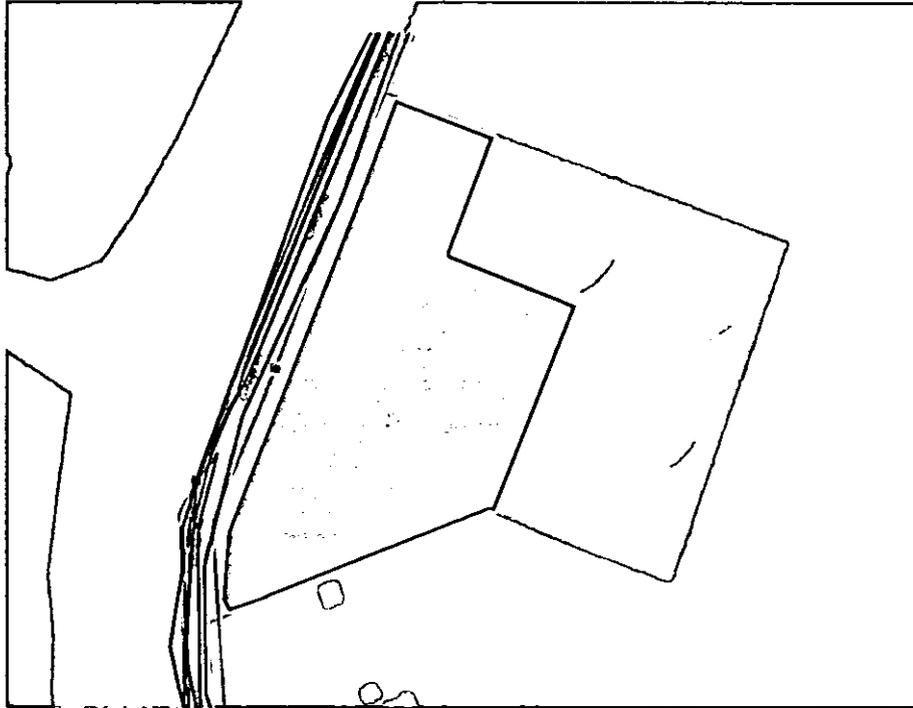
In the event of a hurricane, Monroe County offers four (4) shelters for category 1 and 2 storms: Key West High School, Sugarloaf School, Marathon High School, and Coral Shores High School. However, there are no shelters in the county that are available for category 3, 4, and 5 storms. Possible outside-county shelter options may include Florida International University, the E. Darwin Fuchs Pavilion at the Miami-Dade County Fair and Exposition, and other locations within Miami-Dade County.

Economic resources (City Code Section 108-246):

An analysis of the estimated average ad valorem tax yield from the proposed project during phase 1 of development was provided by the applicant.

Special considerations (City Code Section 108-247):

- (a) The relationship of the proposed development to the City’s land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The proposed project is not located in the historic district. The parcels fall within the AE-9, AE-10, and VE-11 flood zones.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) Although the project is near a shoreline, shoreline access is impeded by mangroves. The proposed development will not cause further obstruction.
- (e) No special facilities are proposed at this time to accommodate bus ridership. However, the area is serviced by the Blue, Green, Orange, and Red city routes as well as the Lower Keys Shuttle (illustration on following page).



Bus route map showing the multiple lines that pass by the properties

- (f) According to the Site Lighting Plan, Sheet C-100, energy conservation measures will be employed, including directing light sources downward and away from the sky.
- (g) The properties are located within the AE-9, AE-10, and VE-11 flood zones and would not have usable area below the bottom floor.
- (h) There is no proposal for private or public recreation facilities to be provided on site at this time.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) There is no proposed activity that will impact wetland communities or submerged land.

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

The development is proposed in one (1) phase. According to the application, Phase I will commence as soon as possible following the approval and the project will progress continually based on the LDRs and the Florida Building Code.

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

Not applicable.

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 comprehensive plan together with the LDRs, including size and dimension regulations, general provisions, performance criteria, and the list of permitted and conditional uses, off-street parking, landscaping, required open spaces, yards and building setbacks shall collectively be the principal guides in determining the suitability of the location of the proposed use.

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

The proposed project, and its choice of building materials, plant materials, lighting, and other site improvements will create a pleasing and harmonious overall environment. The AIPP board will be instrumental in incorporating public art on the property.

Location and screening of mechanical equipment, utility hardware and waste storage areas (City Code Section 108-279 & 280):

Three (3) solid waste and recycling receptacle areas are reflected on the plans.

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

None proposed.

Utility lines (City Code Section 108-282):

According to comments received from Keys Energy Services through the Development Review Committee (DRC), pursuant to the Keys Energy Services underground policy, the high voltage lines that service the FKAA parcels will need to be placed underground at the applicant's cost.

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

None proposed.

Exterior lighting (City Code Section 108-284):

The Applicant submitted an exterior lighting plan signed and stamped by a professional engineer, Sheet E-1.

Signs (City Code Section 108-285):

No signage is reflected on the plans.

Pedestrian sidewalks (City Code Section 108-286):

The plans indicate ADA access routes to and between the three (3) structures and an ADA path to the existing concrete pedestrian path on College Road.

Loading docks (City Code Section 108-287):

No loading docks are proposed, and no loading/unloading is indicated.

Storage areas (City Code Section 108-288):

No exterior storage areas are proposed.

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

All land clearing, excavation, and/or fill is depicted in the proposed plans.

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 throughout the property. The applicant will go to the Tree Commission for final approval of the landscape plan after the Planning Board. Full compliance with all landscape buffer requirements of the LDRs is not proposed and the applicant has requested a landscape waiver/modification approval from the Planning Board.

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

City Code requires two (2) spaces per multiple-family dwelling unit outside of the historic district. However, the parking requirement does not contemplate the number of bedrooms or individuals the dwelling unit may have. The off-street parking requirement for this one-hundred four (104) unit project would be a minimum of two-hundred eight (208) spaces.

The applicant is proposing one-hundred twenty-five (125) automobile spaces on site (95 standard-sized, 8 ADA-sized, and 22 compact-sized) and seventy-five (75) spaces for bicycles. The applicant submitted an application requesting a parking requirement variance.

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

A stormwater management plan was submitted indicating that a full stormwater management system would be installed. Stormwater would be retained on-site through a triple chamber baffle box with gravity injection well and storm drains. The drainage plan was reviewed by city staff, and a determination was made that the plan addresses the requirements for stormwater management. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

Utilities (Code Chapter 108, Article IX):

Access to potable water, access to wastewater disposal systems, and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

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. Approval of a full public art plan will be required prior to the issuance of building permits.

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 be **Approved with the following conditions:**

General conditions:

1. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
2. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. If the project opts to utilize the units that were awarded through Resolution no. 2019-25, it will be subject to the prerequisites of section 108-997 (b). If the project opts to utilize units from the "Affordable – Early Evacuation Pool" it will be subject to a separate set of requirements.
4. The proposed development shall be consistent with the signed and sealed plans by William P. Horn, P.A., Allen E. Perez, P.E., Sudhir Kumar Gupta, P.E., and Ladd B. Roberts, L.A. No approval granted for any other work or improvements shown on the plans other than the proposed development of one hundred and four (104) 1-bedroom housing units.

Conditions prior to placement on a City Commission agenda:

5. An irrigation plan with location and specifications for irrigation equipment must be submitted pursuant to Section 108-243 (d).
6. The applicant shall obtain final landscape plan approval from the Tree Commission.

Conditions prior to issuance of a building permit:

7. Applicant shall coordinate with Keys Energy Services a full project review.

8. Applicant shall coordinate with Florida Keys Aqueduct Authority (FKAA) a full project review.
9. Applicant shall coordinate with Key West Resort Utilities (KWRU) a full project review.
10. 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.

Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:

11. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

Natalie Hill

From: Scott Fraser
Sent: Monday, April 22, 2019 3:30 PM
To: Natalie Hill
Subject: RE: April DRC Agenda

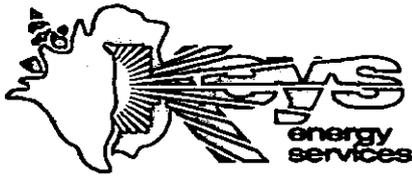
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 - Building Code Edition not found
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 - Building elevations not found.

Scott

Scott Fraser, CFM - Floodplain Administrator
T: 305-809-3810 | sfraser@cityofkeywest-fl.gov | www.CityofKeyWest-FL.gov/Flood

From: Natalie Hill
Sent: Monday, April 22, 2019 1:32 PM
To: Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Angela Budde <abudde@cityofkeywest-fl.gov>; Curry, Chasity <chasity.curry@keysenergy.com>; Sabino, Dan <Dan.Sabino@KeysEnergy.com>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; Eric Augst <eaugst@cityofkeywest-fl.gov>; John Wilkins <jwtwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Young-Elizabeth <director@keysarts.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>; Rod Delostrinos



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

April 25, 2019

Planning Director
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF APRIL 25, 2019

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 25, 2019. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: 920 Cornish Lane – Easement

COMMENT: KEYS has no objection to the Easement request.

LOCATION: 5220, 5224, 5228, & 5230 College Road – Major Development Plan and Landscape Modification / Waiver

COMMENT: KEYS has does not have any objection to the landscape modification / waiver. The applicant will need to fill out project review form to ensure that adequate power for the project and the surrounding customers. The high voltage lines that service the Florida Keys Aqueduct Authority will need to be placed underground at the cost of the owner per KEYS underground policy.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 305.295.1055.

Best regards,

A handwritten signature in black ink that reads "Matthew Alfonso". The signature is written in a cursive style with a large, sweeping initial "M".

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/cdc

Copied via electronic mail:

L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Sabino, Director of Engineering & Control Center
E. Zarate, Director of Customer Services

Natalie Hill

From: Elizabeth Ignoffo
Sent: Tuesday, April 23, 2019 1:42 PM
To: Vanessa T. Sellers; Albiona Balliu
Cc: Natalie Hill; owen@owentrepanier.com; william@wphornarchitect.com
Subject: RE: April DRC Agenda
Attachments: SKM_C36819042312390.pdf

Hi, Vanessa.

Thank you for sending out the email notification.

Utilities has reviewed the revised plans and project analysis for the affordable housing project, and notes the following comment:

Project Analysis

Please revise Policy 4-1.1.2.A – Sanitary Sewage provider information. K W Resort Utilities Corporation is the public service provider for sanitary sewer on College Road. Please coordinate this request for service through the KWRU, including capacity analysis, sanitary sewer plan review, points of connection, and FDEP permitting.

Respectfully,
Elizabeth

Elizabeth Ignoffo, E.I.
Contract and Permit Engineer
P.O. Box 1409
Key West, FL 33041
305.809.3966

From: Vanessa T. Sellers
Sent: Tuesday, April 23, 2019 10:45 AM
To: Natalie Hill <nhill@cityofkeywest-fl.gov>; Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Angela Budde <abudde@cityofkeywest-fl.gov>; Curry, Chasity <chasity.curry@keysenergy.com>; Sabino, Dan <Dan.Sabino@KeysEnergy.com>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; Eric Augst <eaugst@cityofkeywest-fl.gov>; John Wilkins <jwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Young-Elizabeth <director@keysarts.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Rogelio

Policy 4-1.1.2.A - Sanitary Sewage PLEASE REVISE

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase by 19,044.4 gallons per day (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day and the sanitary sewer LOS for residential development is 100 gal/capita/day). The anticipated sanitary sewage flow is calculated by subtracting the impacts of the existing development from the proposed development.

The sanitary sewer flow is anticipated to be **20,800 gal/day**

Summary Response: The proposed redevelopment based on the LOS calculations in the comprehensive plan will increase the expected impact from the existing use of the property by 19,044.4 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

DESIGNATION	LOS	RESIDENTIAL	NON-RES	TOTAL
Proposed	100/gal/capita/day	208 capita	--	20,800 gallons
Existing	660/gal/acre/day	--	2.66 acres	1,755.6 gallons
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PLEASE REFER TO F.W. RESORT UTILITIES CORPORATION:
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As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

Policy 4-1.1.2.D - Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase post development (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day and the solid waste LOS for residential development is 2.66 lbs/capita/day).

Natalie Hill

From: Scott Fraser
Sent: Monday, April 22, 2019 3:30 PM
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Subject: RE: April DRC Agenda

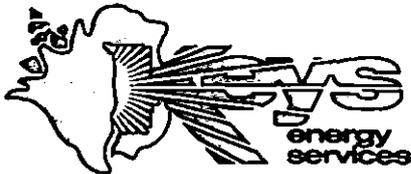
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T: 305-809-3810 | sfraser@cityofkeywest-fl.gov | www.CityofKeyWest-FL.gov/Flood

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Best regards,

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Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/cdc

Copied via electronic mail:

L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
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E. Zarate, Director of Customer Services

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Public Meeting Notice

The Key West Planning Board will hold a public hearing at 5:00 p.m., June 20, 2019, City Commission Chambers, 1300 White Street, Key West, Florida, the purpose of the hearing will be to consider a request for:

Major Development Plan and Landscape Modification / Waiver - 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) - A Major Development Plan and Landscape Modification / Waiver application for permanent residential development of 104 workforce affordable housing units on properties located within the High Density Residential College Road District (HDR-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street or call 305-809-3764 or visit our website at www.cityofkeywest-fl.gov.



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Date of Hearing: June 20, 2019 Time of Hearing: 5:00 PM

Location of Hearing: City Commission Chambers, 1300 White Street, Key West, FL 33040

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, that Friday before the meeting at www.cityofkeywest-fl.gov. Click on Agenda's & Minutes. A copy of the corresponding application is available from the City of Key West Planning Department located at 1300 White Street, Key West, Florida, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

Please provide written comments to: City of Key West City Clerk's Office Email: mlindsley@cityofkeywest-fl.gov

Phone: (305) 809-3832 or Mail: P.O. Box 1409, Key West, FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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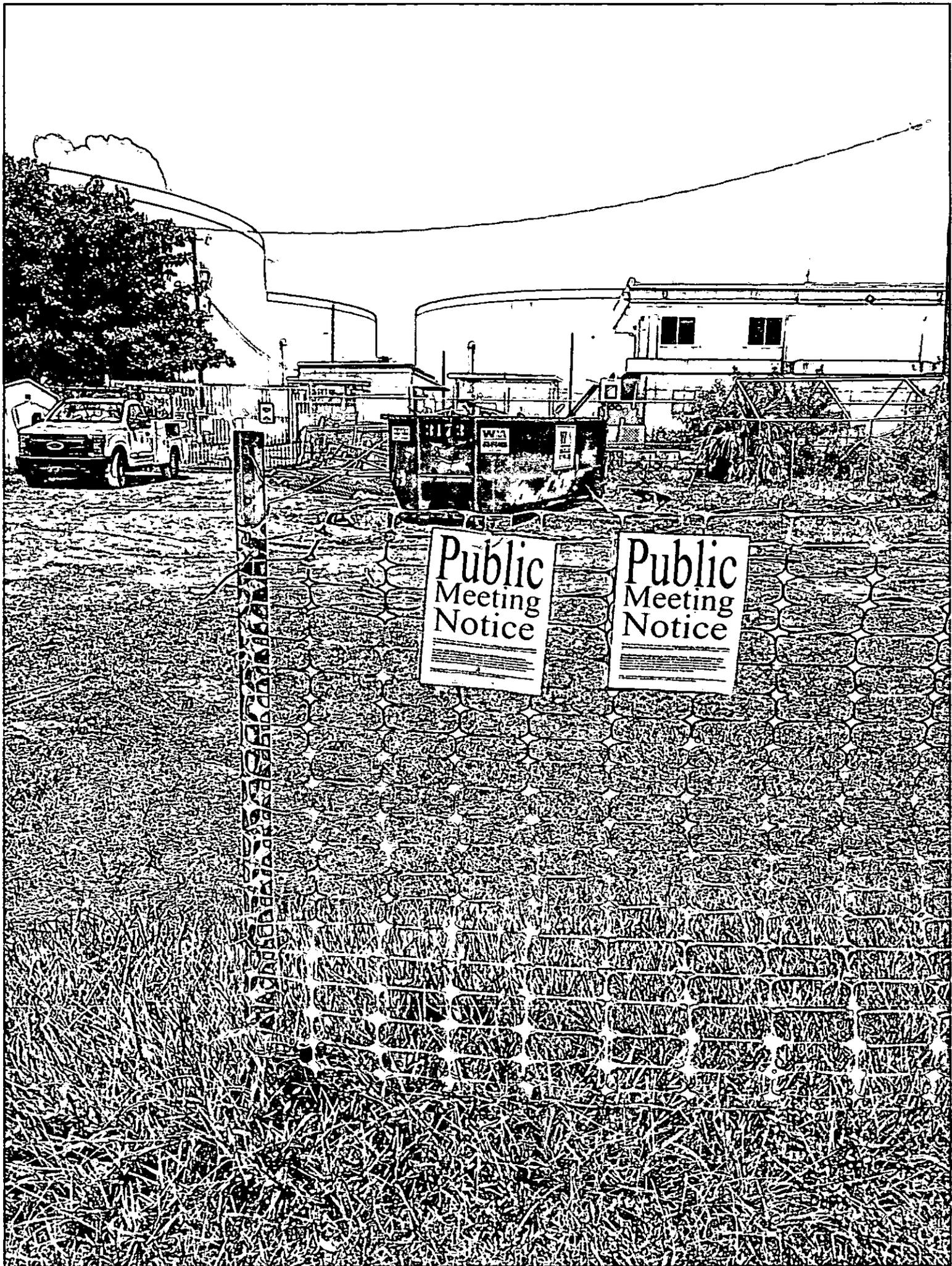
DOT/ST.OF FL
605 SUWANNE STREET
TALLAHASSEE, FL 32399

FLORIDA KEYS AQUEDUCT
COMMISSION
1100 KENNEDY DR
KEY WEST, FL 33040

COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040

SUNSET MARINA LLC
5555 COLLEGE RD
KEY WEST, FL 33040

TIITF C/O FL DEPT OF ENVIRONMENTAL
PROTECTION DIV. OF STATE LANDS
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE, FL 32399





Public
Meeting
Notice

Public
Meeting
Notice



Public Meeting Notice

Public Meeting Notice

Public Meeting Notice

5230

Public Meeting Notice

FOR YOU

All Monroes are authorized to be on premises to

Failure to be being arrested for trespass

Florida Statute
REPORT CRIMES - STOP CRIME STOPP