

**PLANNING BOARD
RESOLUTION NO. 2014-16**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2., 108-517, 122-62 AND 122-808 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE ADAPTIVE REUSE OF A FORMER SCOTTISH RITE MASONIC CLUB/LODGE BUILDING INTO NEW ART STUDIO CLASSROOMS, OFFICES AND EXHIBITION SPACES ON PROPERTY LOCATED AT 533 EATON STREET (RE # 00004130-000000, AK # 1004294) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the applicant proposes to use the property for new art studio classrooms, offices and exhibition spaces, which are considered cultural and civic activities and are conditional uses within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Code Section 122-808(3); and

WHEREAS, the applicant has requested waivers to the City’s landscaping requirements pursuant to City Code Section 108-517; and

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review


Chairman


Planning Director

and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 13, 2014; and

WHEREAS, the granting of a Major Development Plan, Conditional Use and Landscape 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, Conditional Use and Landscape Waiver application 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, Conditional Use and Landscape Waiver for the adaptive reuse of a former Scottish Rite Masonic club/lodge into new art studio classrooms, offices and exhibition spaces on property located at 533 Eaton Street (RE # 00004130-000000, AK # 1004294) in the HNC-1 Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated March 4, 2014, is hereby approved with the following

RWK Chairman

DC Planning Director

conditions:

General conditions:

1. This approval shall not become effective until the concurrent applications for height variance and easement are approved and effective.
2. The roof shall not be used for any commercial activities that are unrelated to the principal uses, but may serve as an accessory use. ✓
3. The new storage attic on the second floor mezzanine shall have a floor-to-ceiling height less than seven (7) feet so as not to increase the nonconforming floor area ratio of the property.
4. The proposed trash bin area shall be screened pursuant to Code Section 108-279. If front-end loaded dumpsters are used, they shall comply with Code Section 108-280.
5. Any new exterior lighting shall be designed to "Dark Sky" lighting standards and comply with City Code Section 108-284.
6. All signs shall comply with City Code Chapter 114 and Historic Architectural Guidelines.
7. A full traffic study shall be submitted to the Planning Department by Monday, March 17, 2014.

Conditions prior to issuance of a building permit:

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:

9. On-site artwork shall be installed and inspected by the City pursuant to Section 2-487.

10. The portion of the existing mezzanine level shall be modified or demolished, as indicated on the floor plans, so that portion of the mezzanine shall not be including in the gross floor area or floor area ratio of the property.

11. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

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, Conditional Use and Landscape 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.

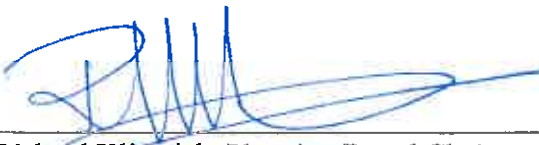
Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

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 by agreement or order.

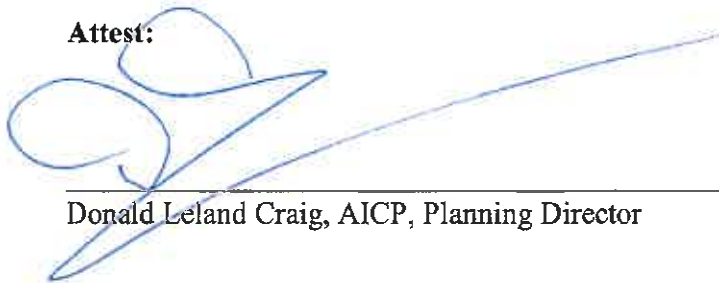
Read and passed on first reading at a regularly scheduled meeting held this 13th day of March, 2014.

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


Richard Klifenick, Planning Board Chairman

3/19/2014
Date

Attest:




Donald Leland Craig, AICP, Planning Director

3.19.14

Date

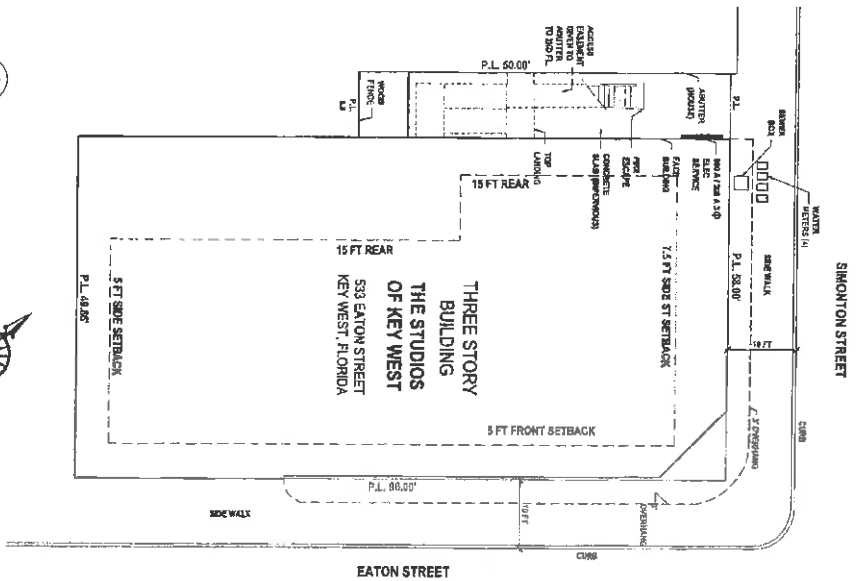
Filed with the Clerk:


Cheryl Smith, City Clerk

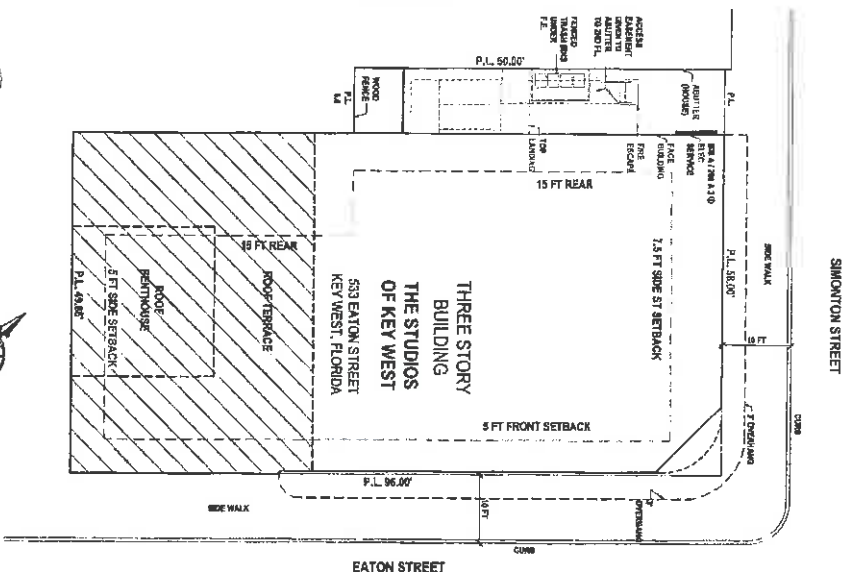
3-20-14

Date

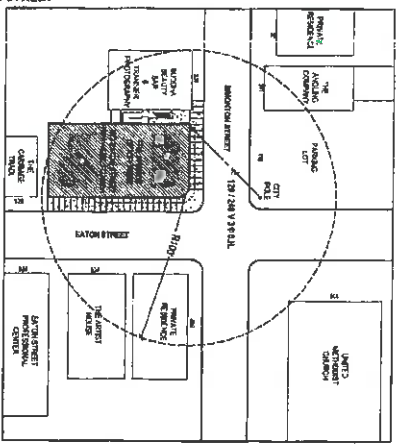
Chairman
 Planning Director



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



3 NEIGHBORHOOD PLAN
SCALE: 1/8" = 1'-0"

EXISTING STORMWATER RETENTION CALCULATIONS

STORMWATER RETENTION

A. LOT AREA: 4,944 SF	1. Retention = 40 x 12.34 = 494 M
B. DEVELOPED INTERVENING AREAS	2. Credit from Retention Required = 0
1. Road Structure: 4,784 SF	3. Lot Area to be Developed: 4,944 SF
2. Parking: 160 SF	4. Total Retention: 494 M
	5. Retention Area: 40.33 SF
	6. Retention Area: 1.011 CU FT

STORM DRAINAGE CALCULATIONS

1. Impervious Coverage = 89%	4. Runoff Area: 4,384 SF
------------------------------	--------------------------

PROPOSED STORMWATER RETENTION CALCULATIONS (NO CHANGE)

STORMWATER RETENTION

A. LOT AREA: 4,944 SF	1. Retention = 40 x 12.34 = 494 M
B. DEVELOPED INTERVENING AREAS	2. Credit from Retention Required = 0
1. Road Structure: 4,784 SF	3. Lot Area to be Developed: 4,944 SF
2. Parking: 160 SF	4. Total Retention: 494 M
	5. Retention Area: 40.33 SF
	6. Retention Area: 1.011 CU FT

STORM DRAINAGE CALCULATIONS

1. Impervious Coverage = 89%	4. Runoff Area: 4,384 SF
------------------------------	--------------------------

CITY ZONING REQUIREMENTS

ZONE	MIN. LOT AREA
RESIDENTIAL	5,000 SF

LOT COVERAGE

Front (Grade)	4.0 FT
Rear (Grade)	15.0 FT
Side (Grade)	5.0 FT

FLOOR AREA RATIO (F.A.R.)

Maximum Allowed Floor Area	12,000 SF
Existing Floor Area	4,944 SF
Proposed Floor Area	11,000 SF

INTERVENING COVERAGE

Existing	89%
Proposed	89%

BUILDING HEIGHT (B.H.)

Maximum Allowed	35 FT
Proposed	35 FT

REAR YARD SETBACK

Minimum Allowed	15 FT
Proposed	15 FT

FLOOD ZONE

Zone: X-1 (Special Flood Hazard Area)

Arch

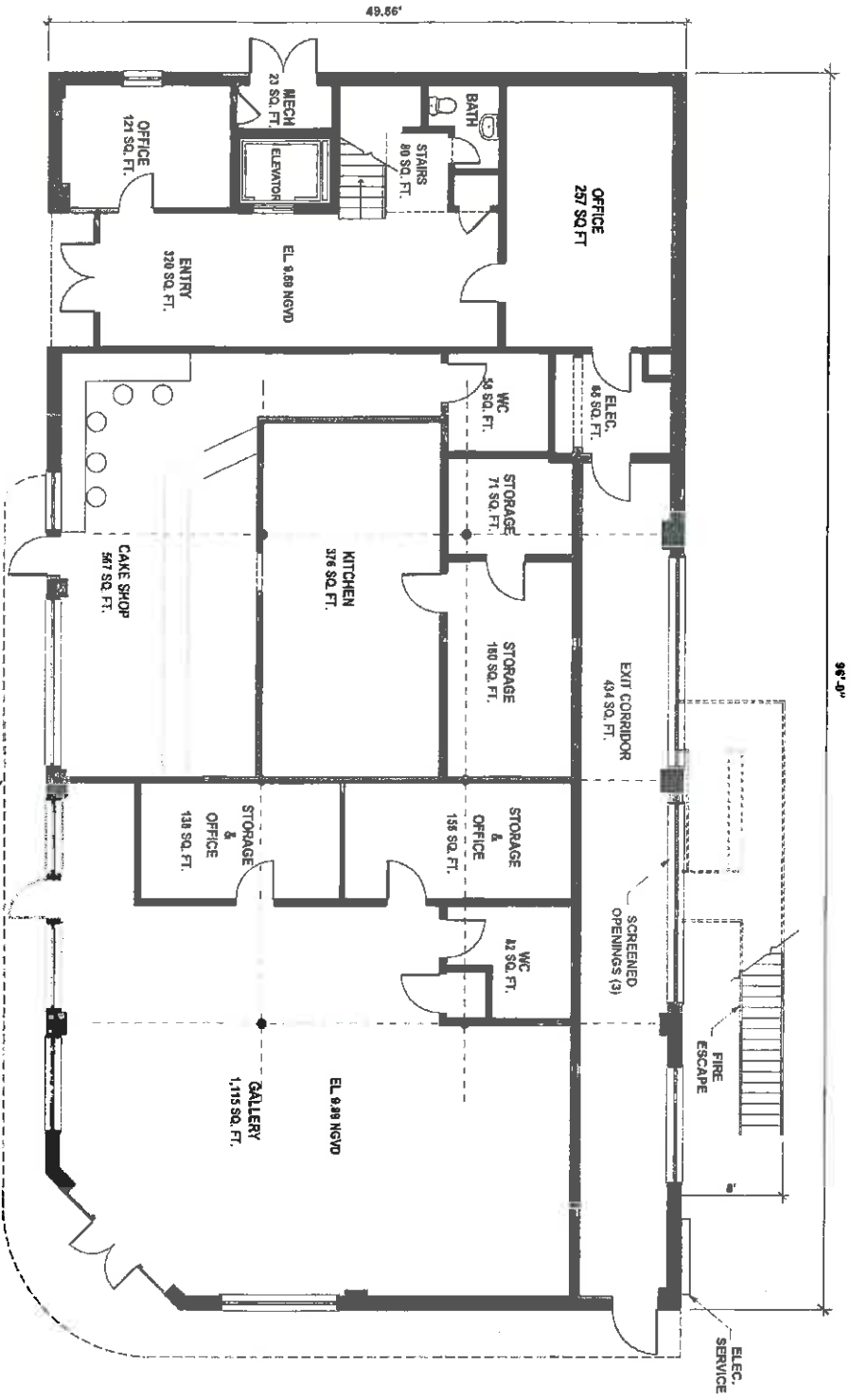
3-15-14

THE STUDIOS OF KEY WEST

533 EATON STREET
KEY WEST, FLORIDA

SITE PLAN AND NEIGHBORHOOD PLAN

C1



EXISTING FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 4,638 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

mc
 3.19.14

MICHAEL MILLER ARCHITECTS

**THE STUDIOS
 OF KEY WEST**

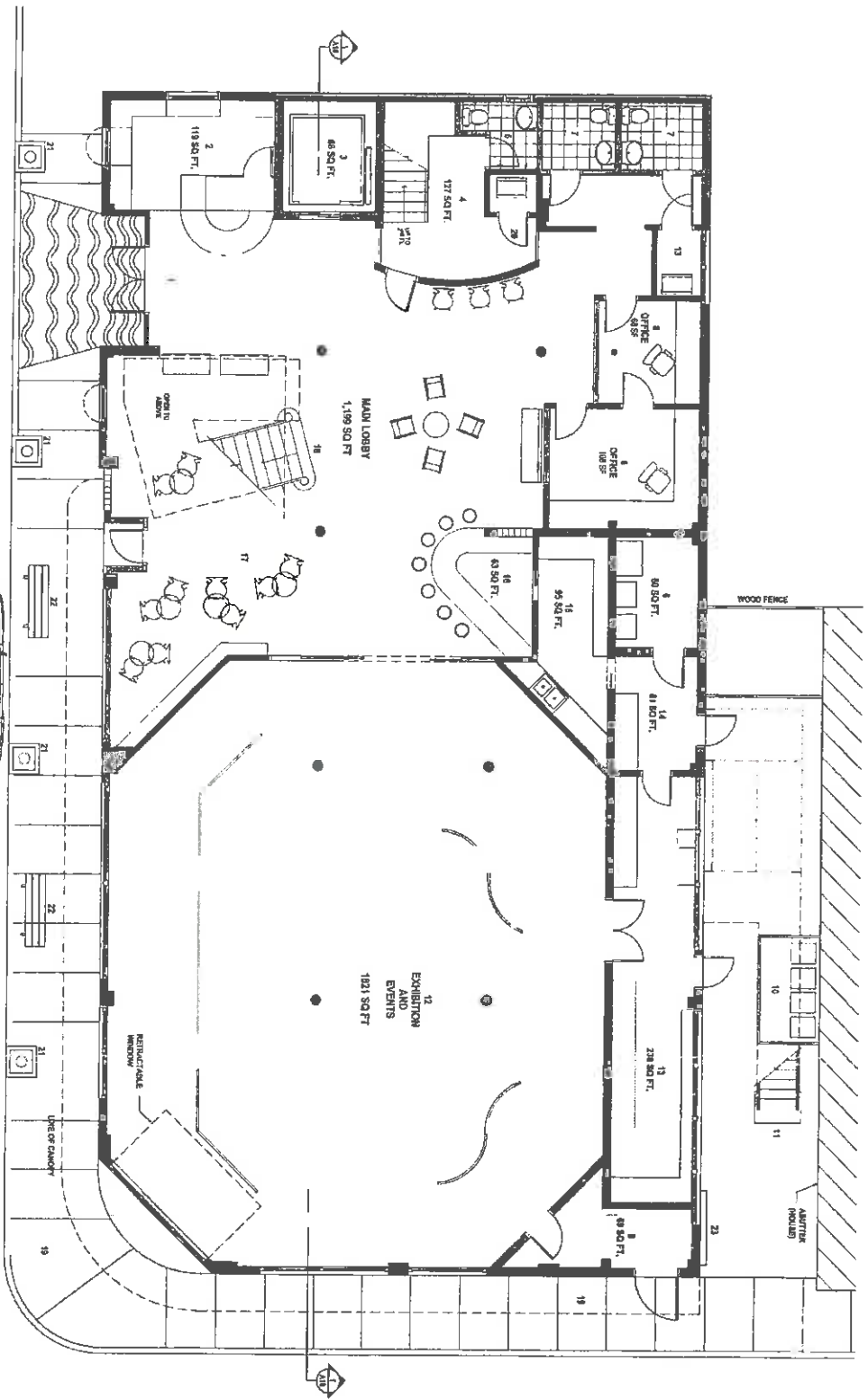
683 BAYTON AVENUE
 KEY WEST, FL 34613

DESIGNED BY: MICHAEL MILLER
 DATE: 07/2013
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 PROJECT NO: 13-000000

**EXISTING FIRST
 FLOOR PLAN**

EX1

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

4,639 GROSS SQUARE FEET

- LEGEND:
- 1 ENTRANCE
 - 2 RECEPTION BOX
 - 3 OFFICE AND
 - 4 ELEVATOR
 - 5 BATHROOM
 - 6 ELECTRICAL CLOSET
 - 7 BATHROOMS
 - 8 OFFICE
 - 9 FIRE EXIT
 - 10 TRASH BINS
 - 11 FIRE ESCAPE (UP)
 - 12 EXHIBITION AND EVENTS
 - 13 STORAGE
 - 14 OFFICE
 - 15 CATERING KITCHEN
 - 16 BAR
 - 17 BAR SEATING AND STAIR TO 2ND FLOOR
 - 18 SIDEWALK
 - 19
 - 20
 - 21
 - 22
 - 23

RWK

R

3.9.14

MICHAEL MILLER ARCHITECTS

THE STUDIOS OF KEY WEST

638 KEY WEST STREET
KEY WEST, FLORIDA

OWNER: MR. & MRS. J. & M. MILLER

DATE: 03/14/14

PROJECT: A1

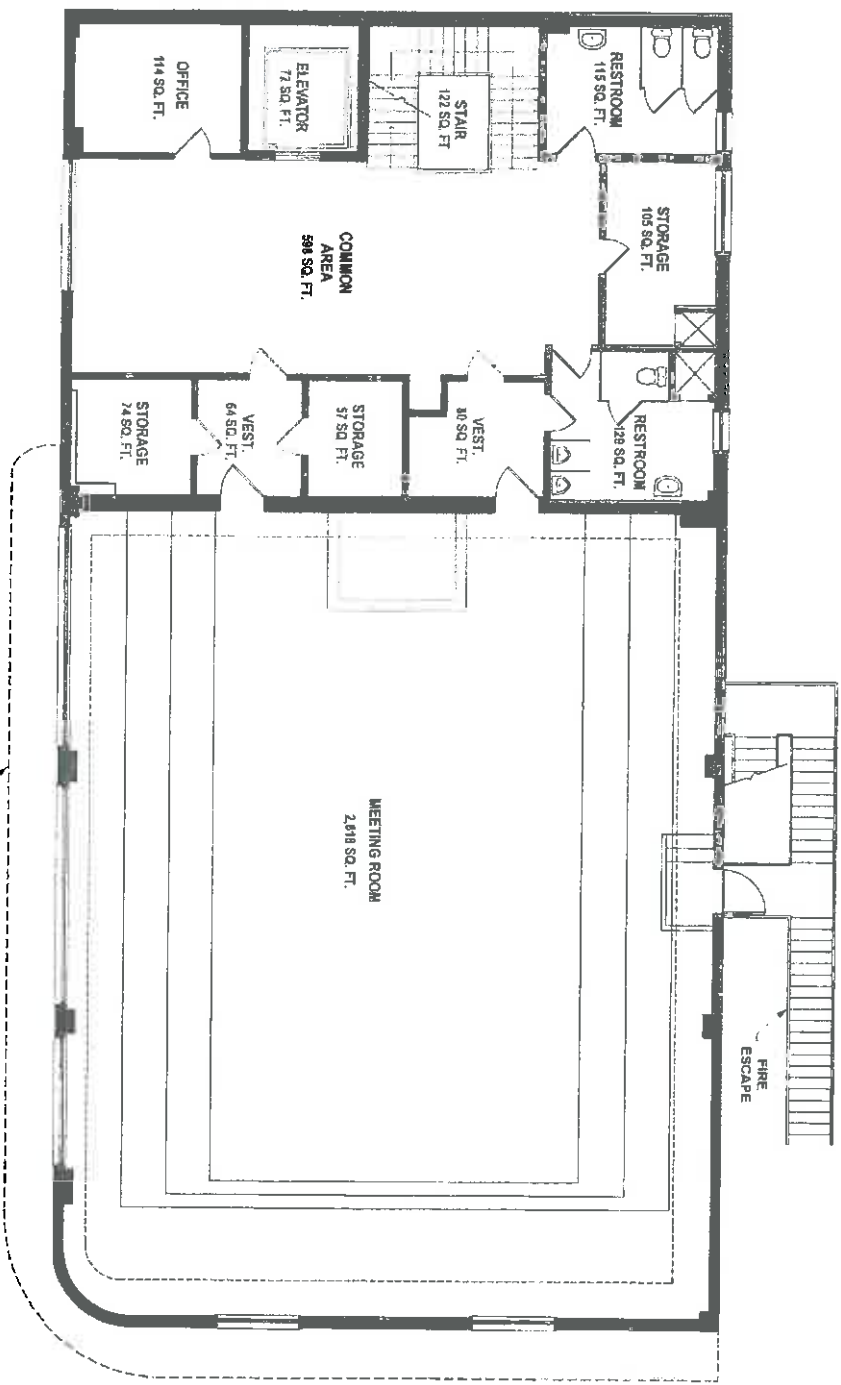
PREPARED BY: MICHAEL MILLER

PROJECT NO: 101

PROPOSED FIRST FLOOR PLAN

A1

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

4,713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

RWK
DC
3.19.14

MICHAEL WILSE ARCHITECTS
ARCHITECTS
1000 WEST 10TH AVENUE
DENVER, CO 80202

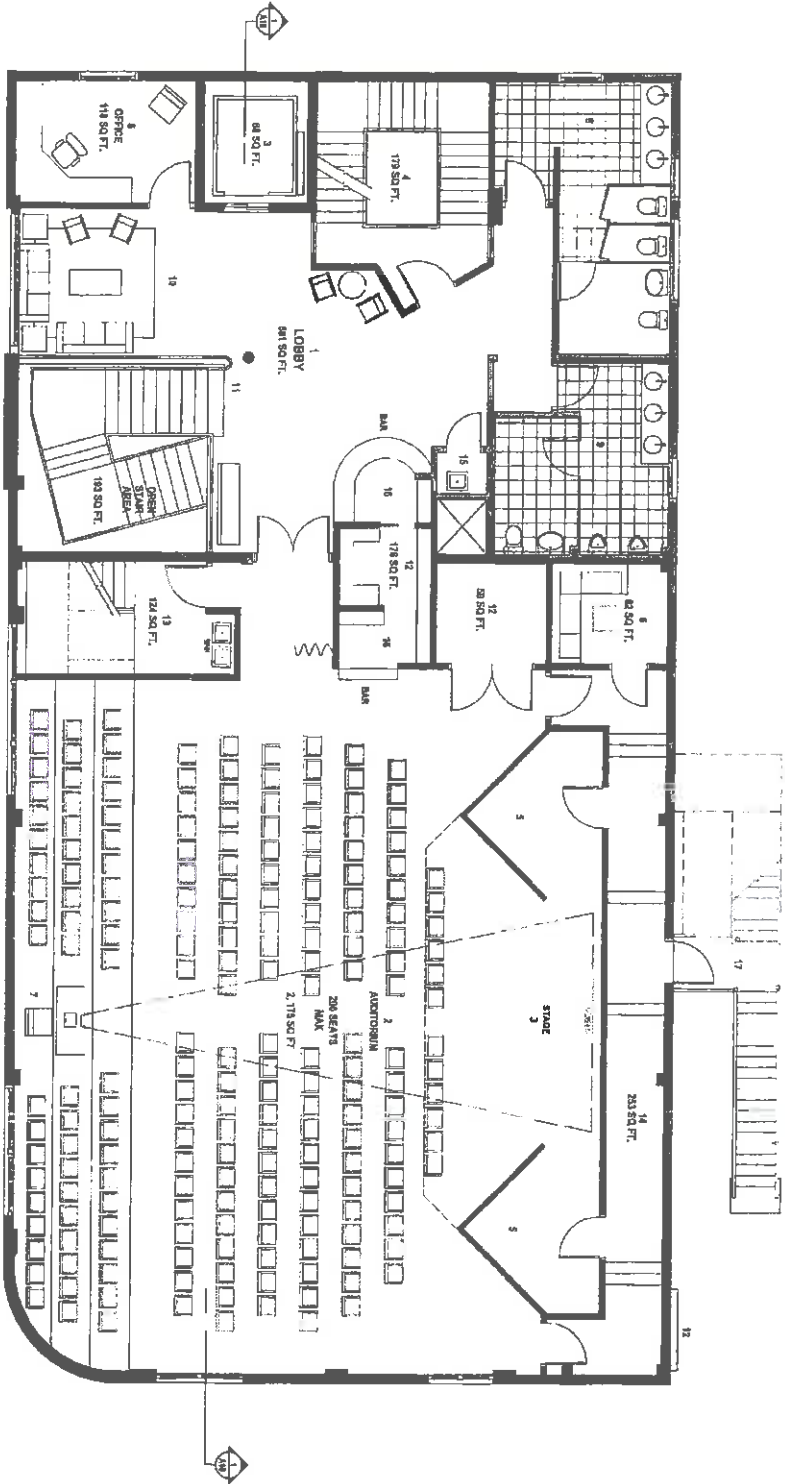
**THE STUDIOS
OF KEY WEST**
831 GAYTON STREET
KEY WEST, FLORIDA

NUMBER: 12-14-14
DATE: 03/20/15
SCALE: AS SHOWN
DRAWN BY: [blank]
CHECKED BY: [blank]
PROJECT NO: 12

**EXISTING SECOND
FLOOR PLAN**

EX2

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SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"
 4,713 GROSS SQUARE FEET

- LEGEND:**
- 11 LOBBY
 - 2 AUDITORIUM
 - 3 STAGE
 - 4 GREENS STAIR
 - 5 SIDE STAGE
 - 6 GREEN ROOM
 - 7 CONTROL PANEL
 - 8 WOMEN'S BATHROOM
 - 9 MEN'S BATHROOM
 - 10 LOUNGE SEATING
 - 11 STAIR TO FIRST FLOOR LOBBY
 - 12 STORAGE BAR
 - 13 SINKS AND ACCESS TO MEZZANINE STORAGE
 - 14 GREENS CORRIDOR
 - 15 JANITORS CLOSET
 - 16 BAR
 - 17 FIRE ESCAPE

RMK

OC

2.19.14

THE STUDIOS OF KEY WEST

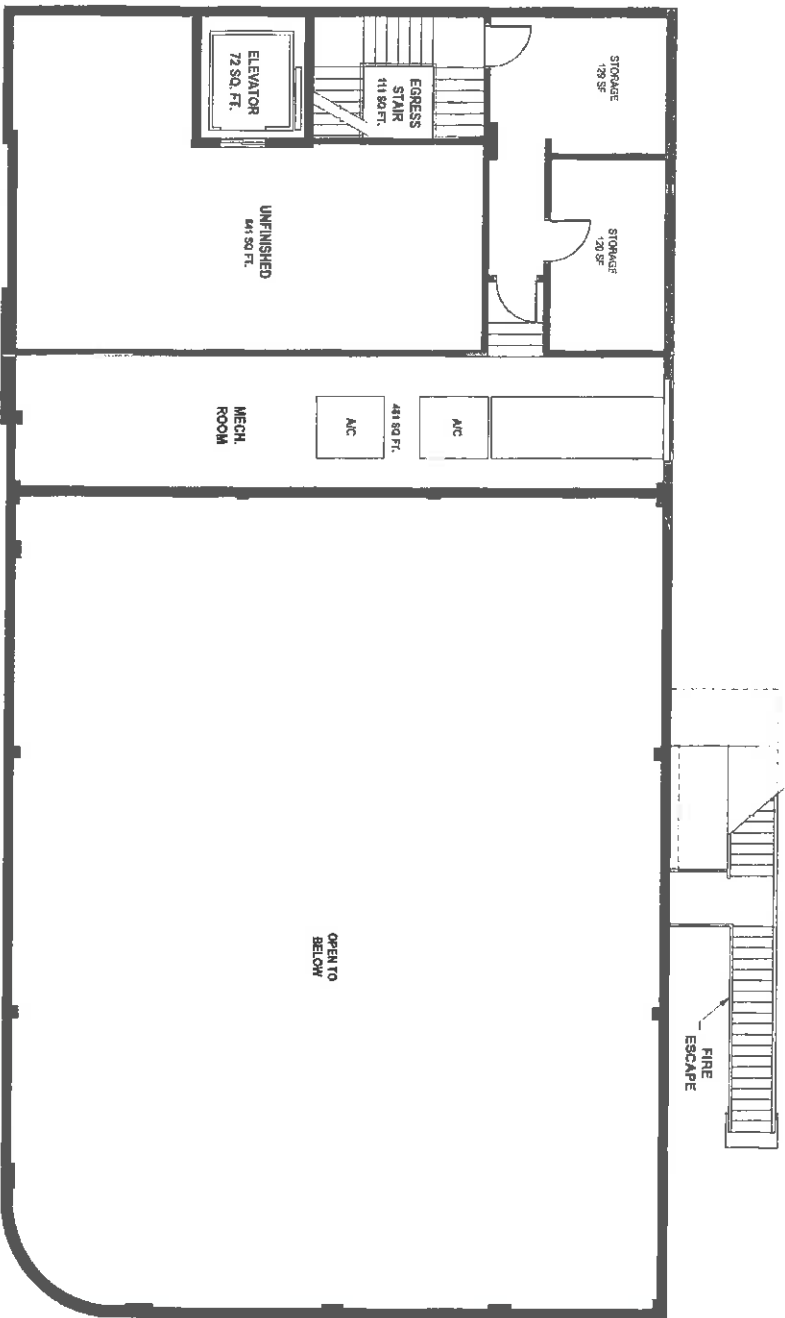
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 KEY WEST, FLORIDA

NO. 1011
 DATE: 02/19/14
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 CHECKED BY: [blank]
 PROJECT NO. 1011

PROPOSED SECOND FLOOR PLAN

A2

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EXISTING SECOND FLOOR MEZZANINE PLAN

SCALE 1/4" = 1'-0"

1,772 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

RMK
OC
 3.19.14

MICHAEL WALLEN ARCHITECTS

**THE STUDIOS
 OF KEY WEST**

83 BAYTON STREET
 KEY WEST, FLORIDA

PROJECT NO. 14

DATE: 11.11.13

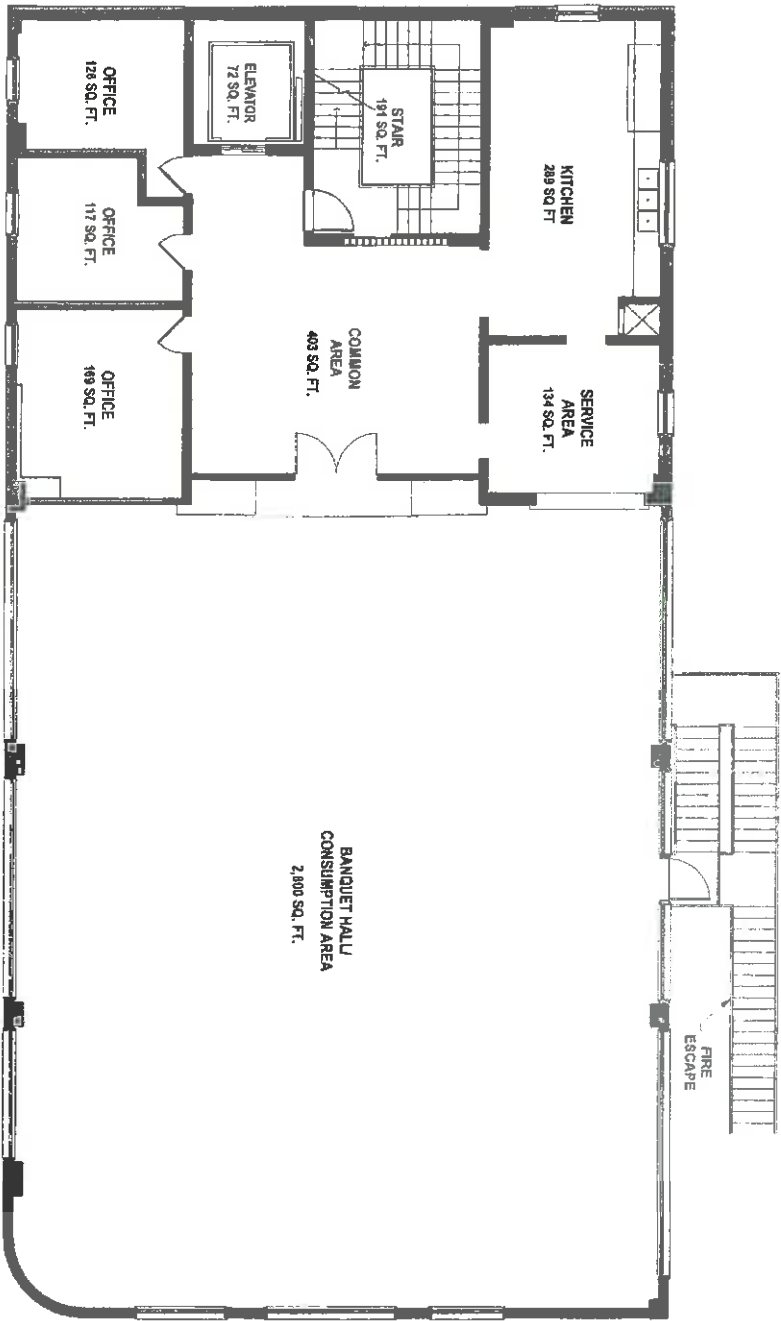
SCALE: 1/4"

PROJECT: EX-3

**EXISTING
 SECOND FLOOR
 MEZZANINE PLAN**

EX3

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

4,713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

Handwritten signature

OC
3.18.14

MICHAEL MILLER ARCHITECTS

**THE STUDIOS
OF KEY WEST**

803 EASTON STREET
KEY WEST, FLORIDA

REVISED: 02.04.14

DATE: 03.18.14

SCALE: AS SHOWN

DRAWN BY: JLS

CHECKED BY: JLS

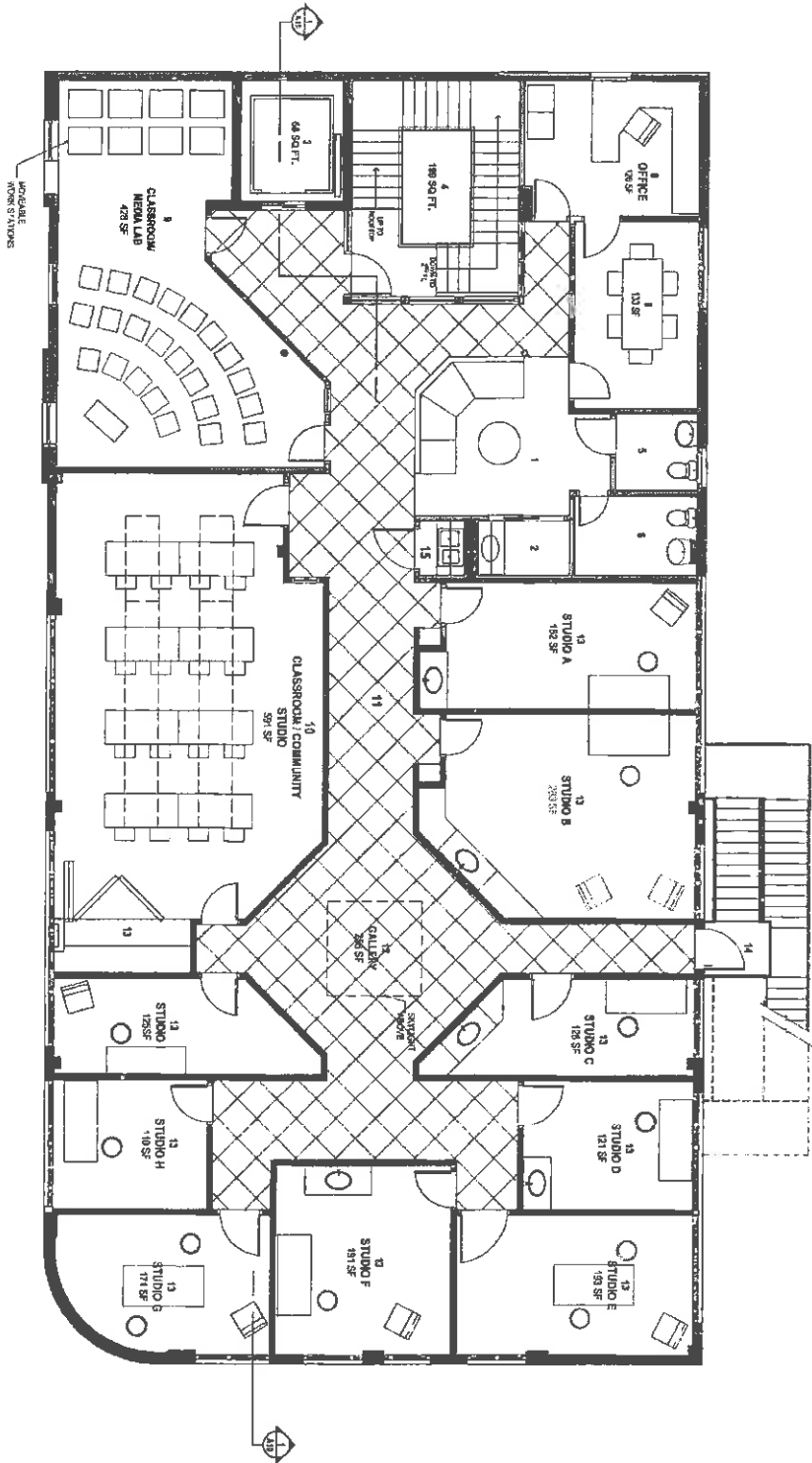
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**EXISTING THIRD
FLOOR PLAN**

EX4

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THIRD FLOOR PLAN
 SCALE 1/4" = 1'-0"
 4,713 GROSS SQUARE FEET



- LEGEND:**
- 1 LOBBY
 - 2 KITCHENETTE
 - 3 ELEVATOR
 - 4 EGRESS STAIR
 - 5 MEN'S BATHROOM
 - 6 WOMEN'S BATHROOM
 - 7 MEETING ROOM
 - 8 OFFICE
 - 9 CLASSROOM AND VERNAL LAB
 - 10 STUDIO COMMUNITY STUDIO
 - 11 CORRIDOR
 - 12 GALLERY
 - 13 STUDIO
 - 14 FIRE ESCAPE
 - 15 JANITORS CLOSET

OC
J. G. 14
RWK

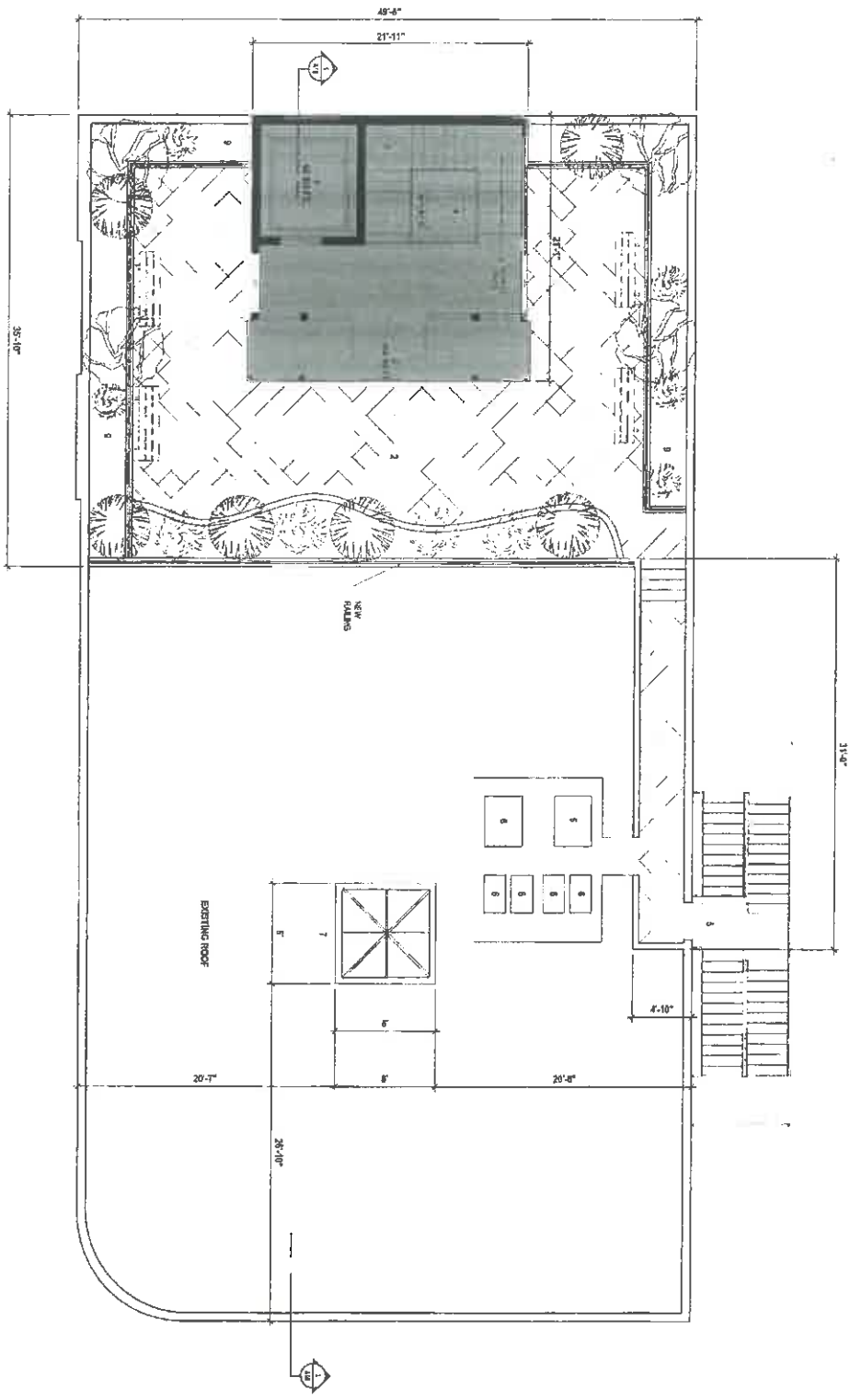
MICHAEL WILKINSON ARCHITECTS

THE STUDIOS OF KEY WEST

435 SOUTH STREET
KEY WEST, FLORIDA

PROPOSED THIRD FLOOR PLAN

A4



ROOF GARDEN FLOOR PLAN
 SCALE 1/4" = 1'-0"
 465 GROSS SQUARE FEET

465 SQ. FT. ADDED
 TO FLOOR AREA

- LEGEND:
- 1 ELEVATOR
 - 2 TERRACE
 - 3 PORCH
 - 4 EGRESS STAIR
 - 5 FIRE ESCAPE

RMK

OC
3.19.14

MICHAEL MULLER ARCHITECTS
 1000 WEST
 WASHINGTON AVENUE
 MIAMI, FLORIDA 33135

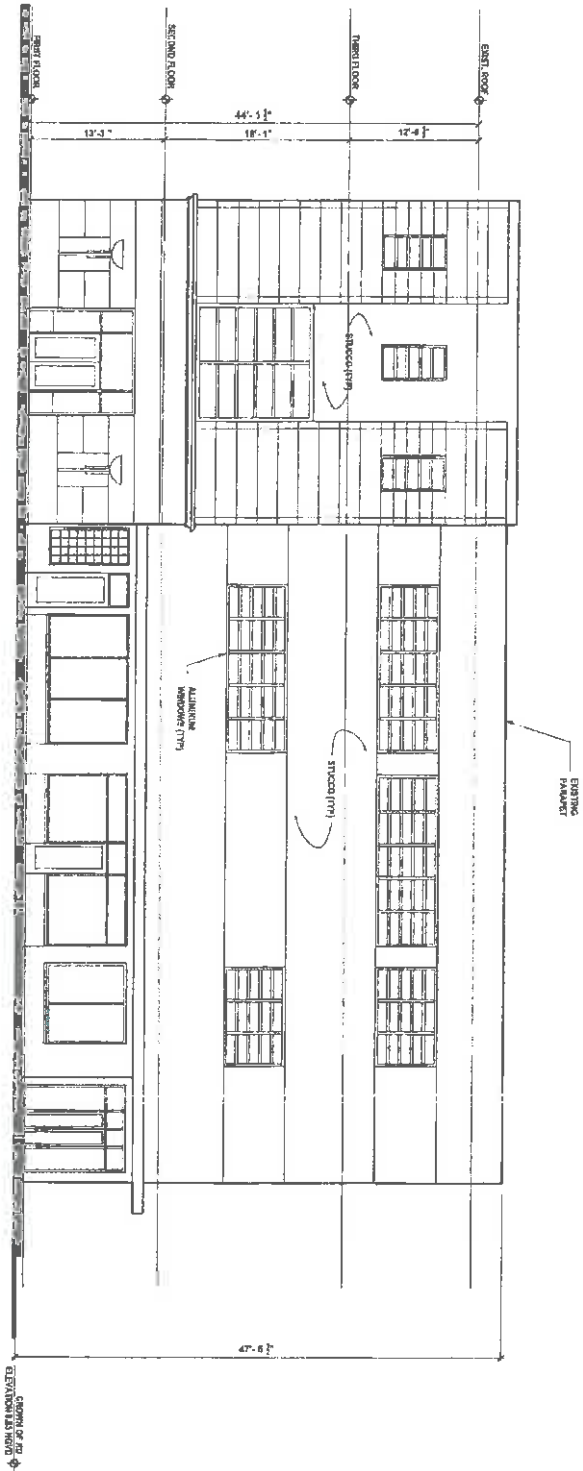
**THE STUDIOS
 OF KEY WEST**
 602 BAYTON STREET
 KEY WEST, FLORIDA

PROJECT NO. 1411
 DATE: 02/11/14
 SCALE: AS SHOWN
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECTED BY: JLM

**PROPOSED
 ROOF GARDEN
 FLOOR PLAN**

A5

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

DC
 3.19.14
Rmk

MICHAEL MILLER ARCHITECTS

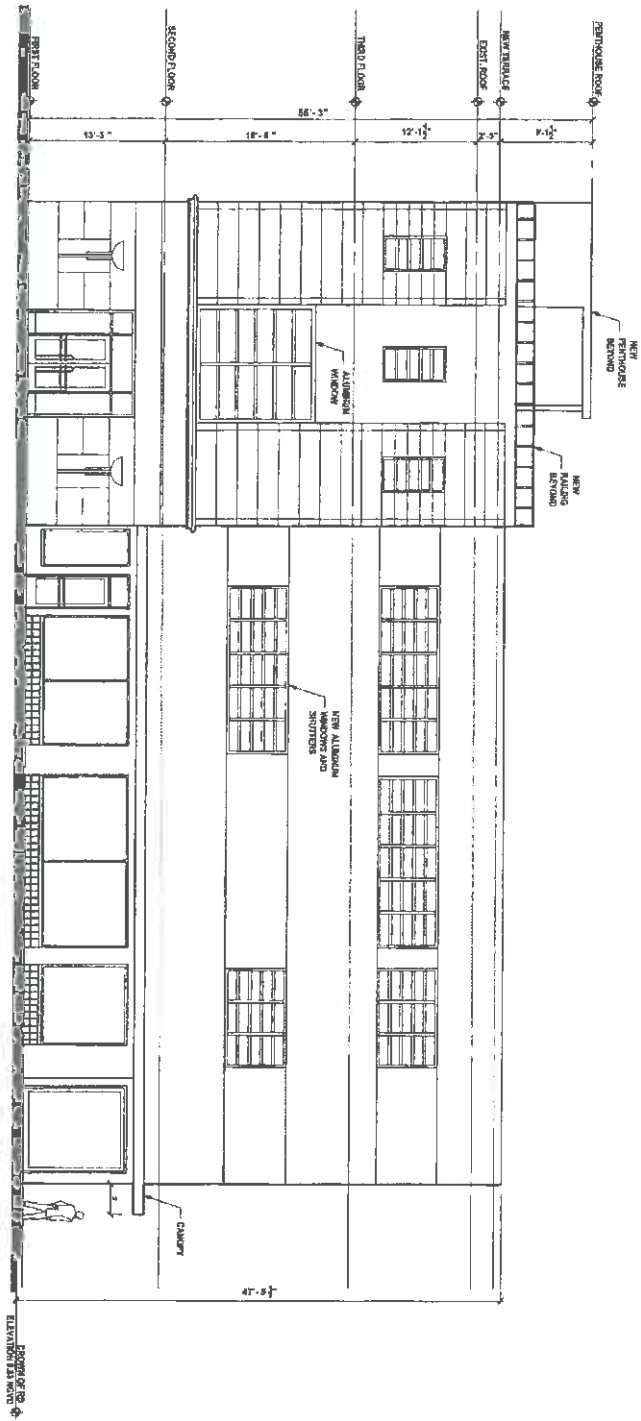
**THE STUDIOS
 OF KEY WEST**
 832 EASTON STREET
 KEY WEST, FLORIDA

PROJECT NO. 14
 DATE: 01/18/13
 SCALE: AS SHOWN
 DRAWN BY: CM
 CHECKED BY: CM
 PROJECT NO.: 14

**EXISTING SOUTH
 ELEVATION**

EX5

PROJECT NO. 14: THE STUDIOS OF KEY WEST, FLORIDA. THE ARCHITECT HAS PREPARED THIS DRAWING FOR THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE ADEQUACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.



SOUTH ELEVATION
SCALE 3/16" = 1'-0"

2
J. K. 14
RWK

MICHAEL MULLER ARCHITECTS
 ARCHITECTS
 1000 N. W. 10th St.
 Fort Lauderdale, FL 33304

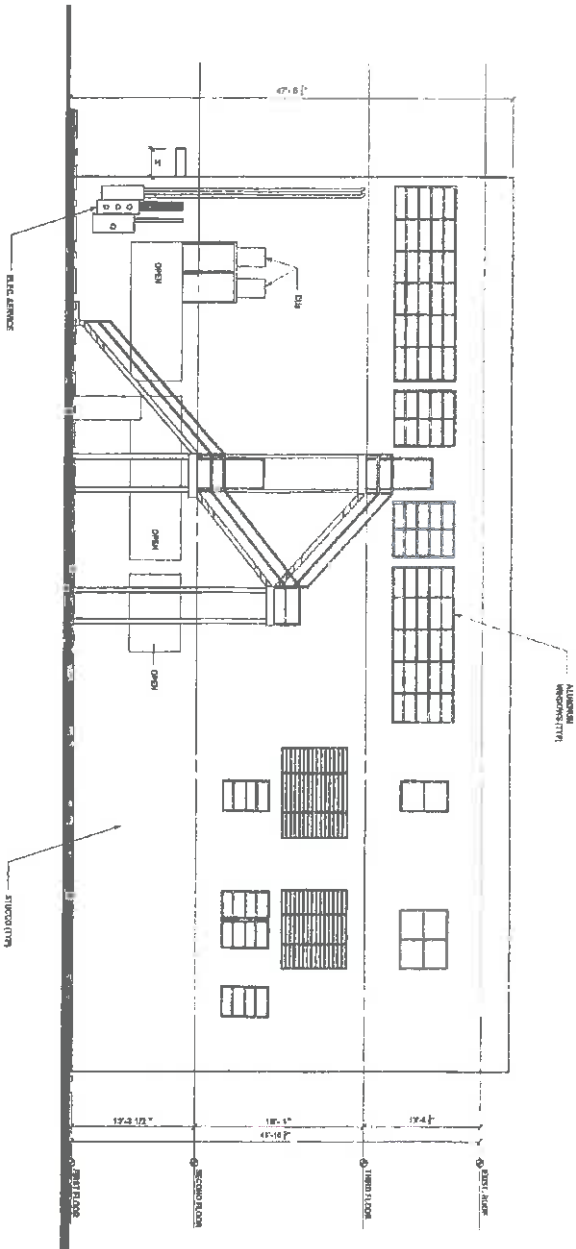
**THE STUDIOS
OF KEY WEST**
 632 BAYVIEW STREET
 KEY WEST, FLORIDA

DRAWING NO. 14-11
 DATE 11/17/13
 SCALE AS NOTED
 DRAWN BY JAB
 CHECKED BY JAB
 PROJECT NO. 13-114

**PROPOSED SOUTH
ELEVATION**

A6

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND ADJUST DRAWING AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



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

Handwritten: JMF

Handwritten: 3.19.14

Handwritten: OC

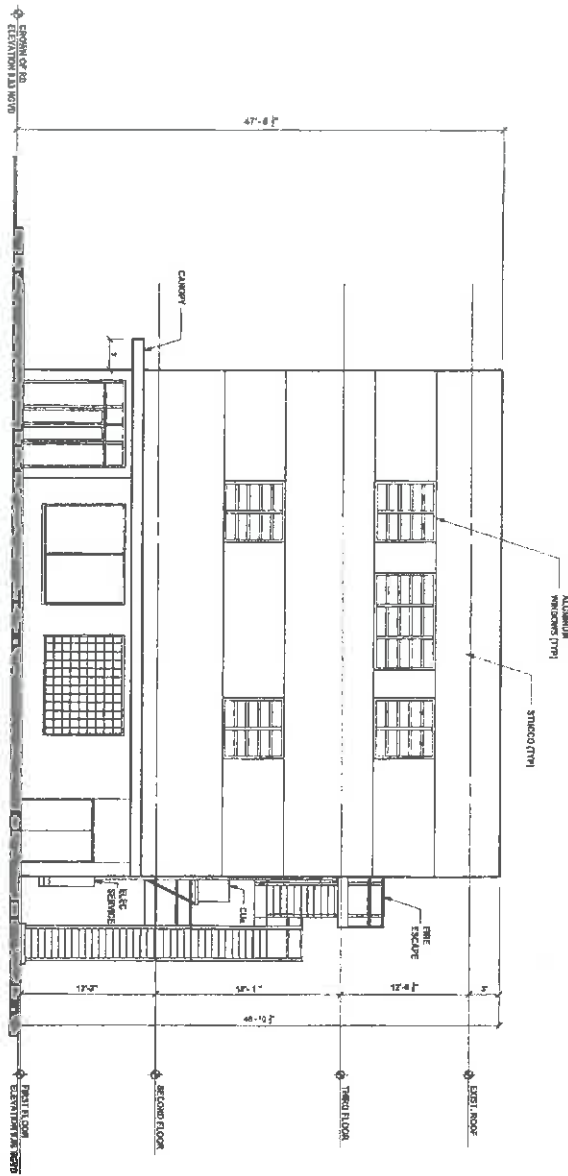
**THE STUDIOS
OF KEY WEST**

120 WATSON STREET
KEY WEST, FLORIDA

**EXISTING NORTH
ELEVATION**

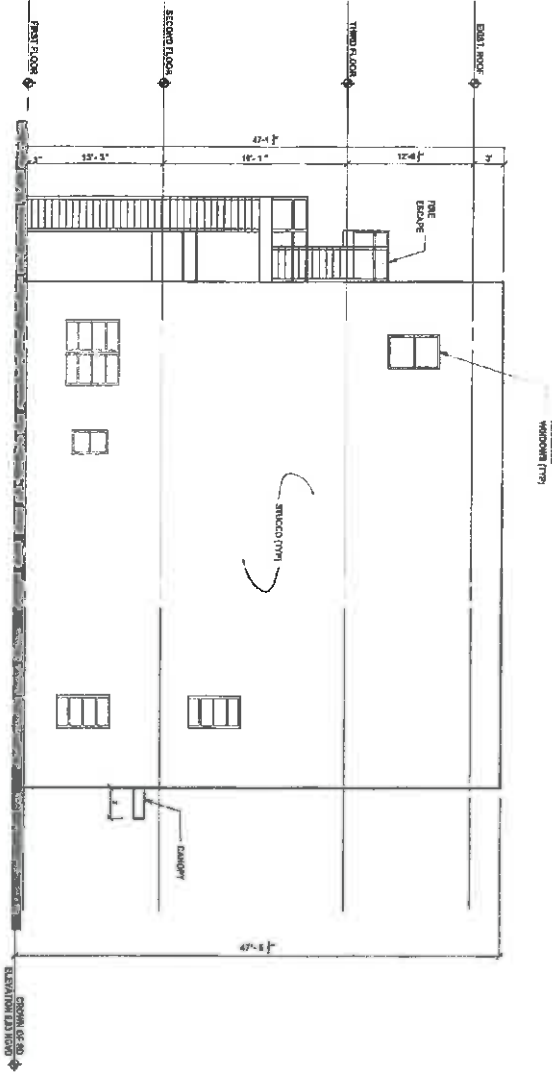
EX6

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



<p><i>PK</i> 3.15.14</p> <p><i>RWK</i></p>	<p>ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE</p> <p>MICHAEL MULLER ARCHITECTS</p>	<p>THE STUDIOS OF KEY WEST</p> <p>801 BAYVIEW STREET KEY WEST, FLORIDA</p>	<p>REVISION 11.14.14</p> <p>DATE 11.14.14</p> <p>SCALE 3/16" = 1'-0"</p> <p>DRAWN BY: JLS</p> <p>CHECKED BY: JLS</p> <p>PROJECT NO. 1414</p>	<p>EXISTING EAST ELEVATION</p>	<p>EX7</p>
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EXISTING WEST ELEVATION
SCALE 3/16" = 1'-0"

DC
 3.17.14
 CWK

MICHAEL MILLER ARCHITECTS
 ARCHITECTS & INTERIORS
 1000 BAY STREET
 MIAMI BEACH, FL 33139

**THE STUDIOS
 OF KEY WEST**
 825 BAYTON STREET
 KEY WEST, FLORIDA

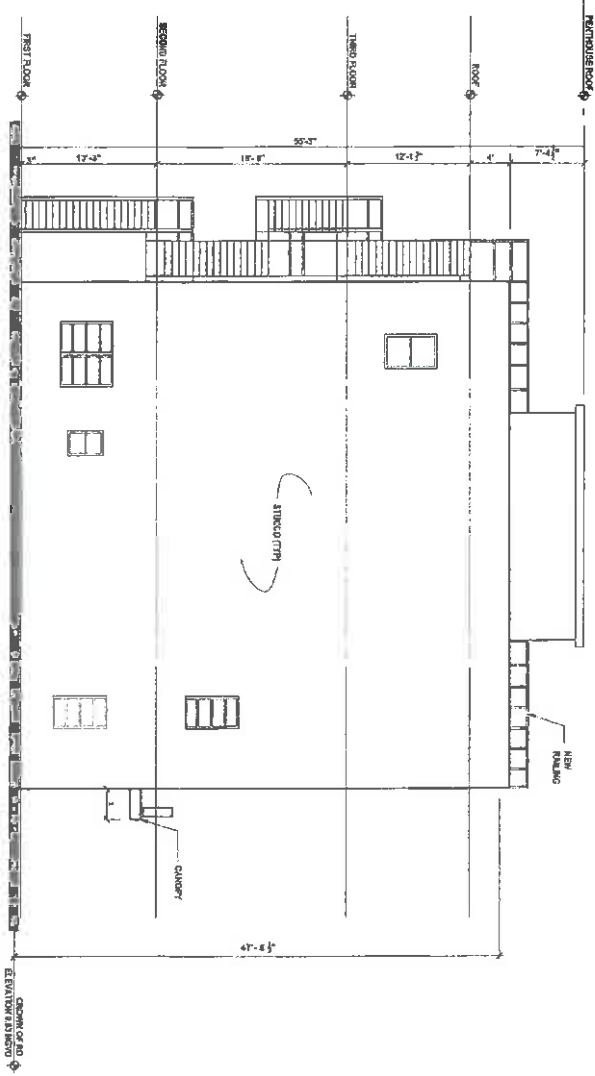
NUMBER OF SHEETS: 11
 DATE: 03.13.14
 SCALE: AS SHOWN
 DRAWN BY: JMS
 CHECKED BY: JMS
 PROJECT NO.: 1304

**EXISTING WEST
 ELEVATION**

EX8

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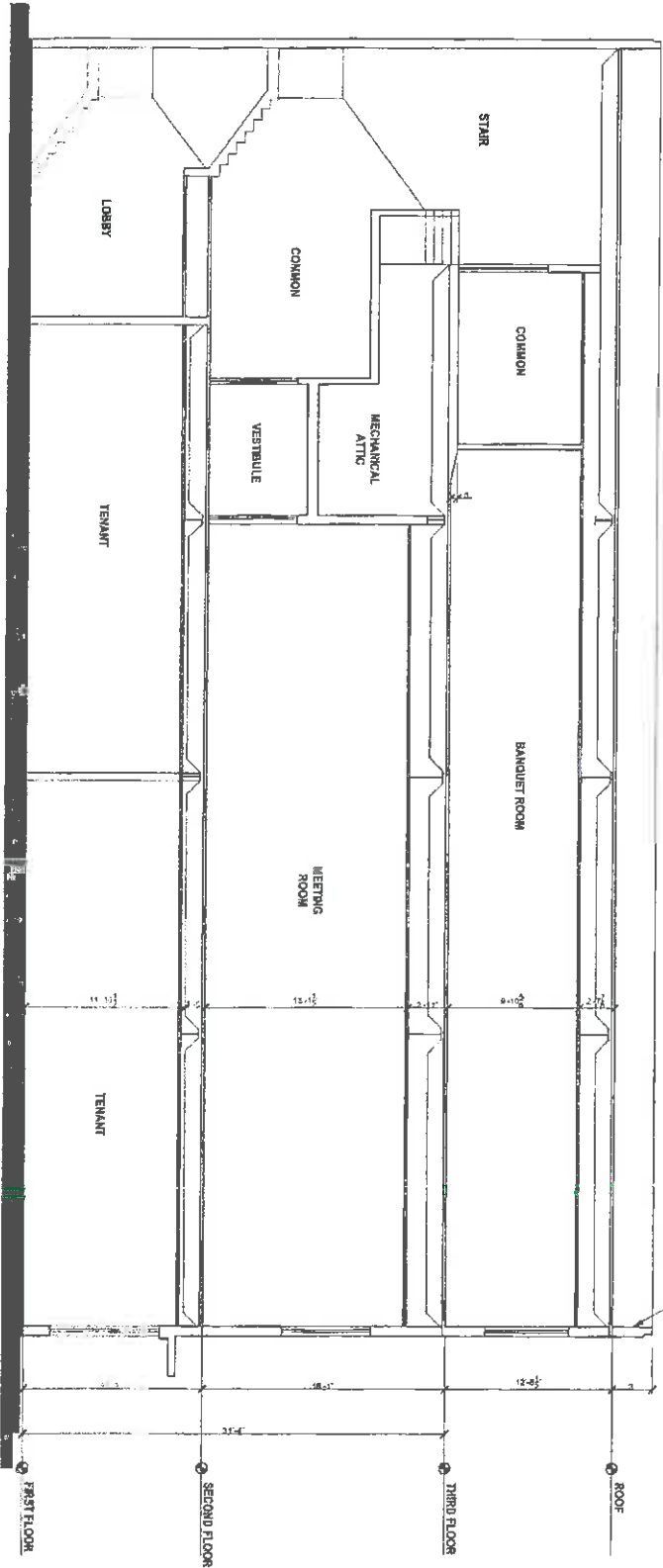
WEST ELEVATION
SCALE 3/16" = 1'-0"



RWK

2.15.18

<p>MICHAEL WILLEN ARCHITECTS</p> <p>1000 BAY STREET KEY WEST, FLORIDA 34290</p>	
<p>THE STUDIOS OF KEY WEST</p> <p>300 ELYN STREET KEY WEST, FLORIDA</p>	
<p>DATE: 02.15.18</p>	<p>SCALE: AS SHOWN</p>
<p>DRAWN BY: JMB</p>	<p>CHECKED BY: JMB</p>
<p>PROJECT NO. 180</p>	
<p>PROPOSED WEST ELEVATION</p>	
<p>A8</p>	



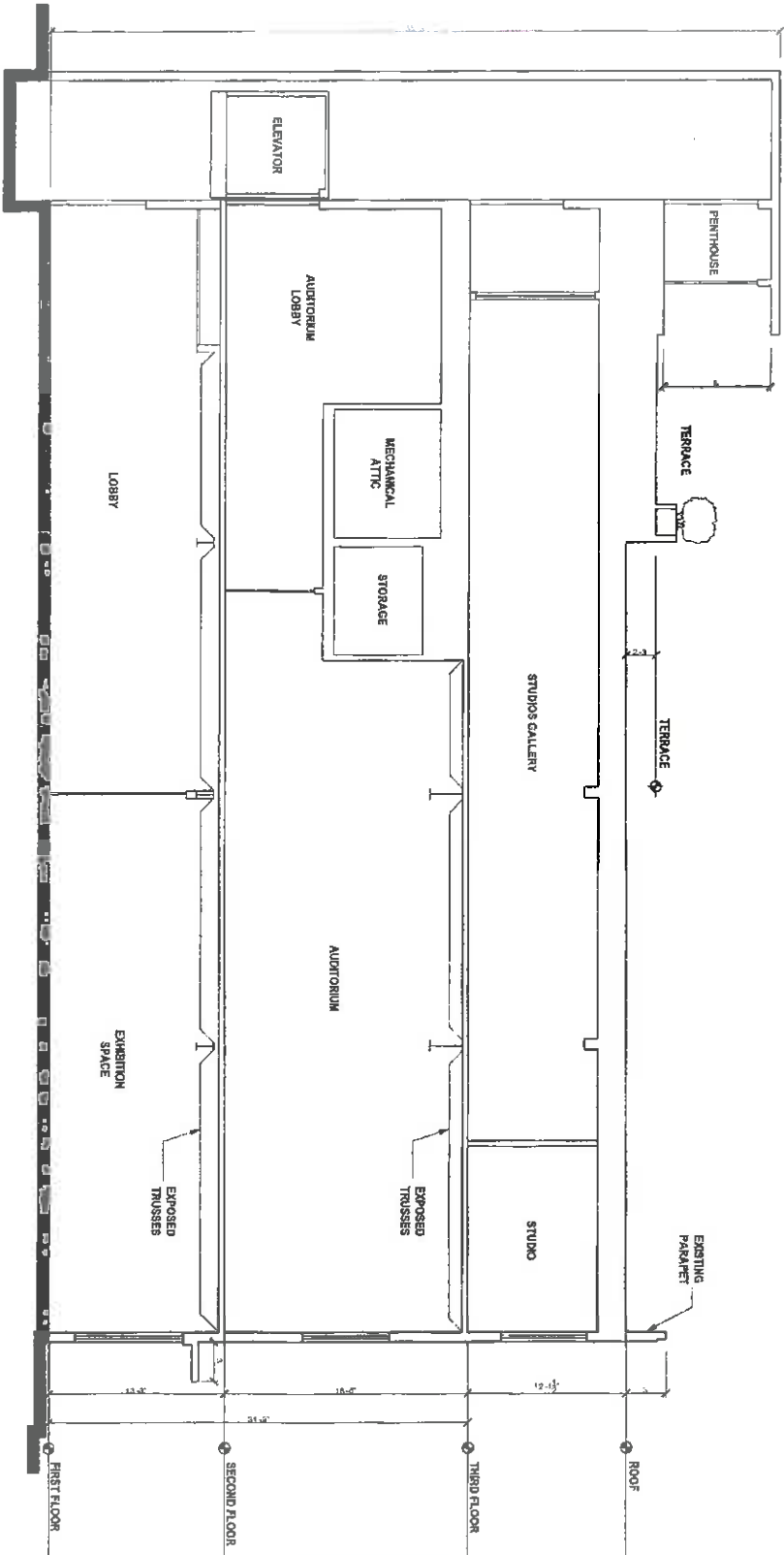
EXISTING BUILDING SECTION
SCALE 1/4" = 1'-0"

cut

*8c
J-K-14*

<p>MICHAEL WILHEM ARCHITECTS 11111 N. CENTRAL EXPRESSWAY SUITE 1000 DALLAS, TEXAS 75243</p>	
<p>THE STUDIOS OF KEY WEST 450 BAYON STREET KEY WEST, FLORIDA</p>	
<p>PROJECT NO. 14</p>	<p>DATE: 01/20/14</p>
<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY: AW</p>
<p>PROJECT NO. 14</p>	<p>DATE: 01/20/14</p>
<p>EXISTING BUILDING SECTION</p>	
<p>EX9</p>	

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PROPOSED BUILDING SECTION
SCALE 1/4" = 1'-0"

RUC

3.19.14

<p>MICHAEL MILLER ARCHITECTS</p>	
<p>THE STUDIOS OF KEY WEST</p>	
<p>825 BAYVIEW STREET KEY WEST, FLORIDA</p>	
<p>ARCHITECT</p>	<p>DATE: 01/2014</p>
<p>SCALE: AS SHOWN</p>	<p>OWNER: M. J. JONES</p>
<p>DESIGNED BY: M. J. JONES</p>	<p>CONTRACT NO.: 1000</p>
<p>PROJECT NO.: 1000</p>	<p>PROPOSED BUILDING SECTION</p>
<p>A10</p>	

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