

**PLANNING BOARD
RESOLUTION NO. 2022-052**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVERS AT 700-724 TRUMAN AVENUE (RE #00030020-000000) FOR RENOVATION OF APPROXIMATELY 15,187 SF OF SPACE WITHIN AN EXISTING TWO-STORY BUILDING FOR THE USE OF A HIGH SCHOOL, ON PROPERTY LOCATED WITHIN THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT; PURSUANT TO SECTION 108-91.A.2 AND SECTION 108-517, OF 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.A.2.(b) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that a Major Development Plan is required for the reconstruction of nonresidential floor area equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the request for Major Development Plan and Landscape Waiver approval is to renovate and convert approximately 15,187 SF of nonresidential floor area into a high school facility, on property located within the Historic Public and Semipublic Services (HPS) zoning districts; and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Landscape Waiver in an advisory capacity to the City Commission; and

WHEREAS, this matter came before and was approved by the Planning Board at a duly noticed public hearing on October 25th, 2022; and

WHEREAS, the granting of a Major Development Plan 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 and Conditional Use 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, AS FOLLOWS:

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

Section 2. The Major Development Plan and Landscape Waiver to convert approximately 15,187 SF within an existing two-story building into a high school facility, on property located at 700-724 Truman Avenue (RE #00030020-000000) within the Historic Public and Semipublic Services (HPS) zoning district, pursuant to Section 108-91.A.2 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 plans dated July 11, 2022 and revised October 6, 2022, is hereby approved with the following conditions:

General Conditions:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated October 4th, 2022, by William P. Horn Architect, P.A. for 700-724 Truman Avenue. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section

 Chairman

 Planning Director

108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).

2. Prior to City Commission review, a final Landscape Plan approval is required from the Tree Commission or if permissible, the Urban Forestry Manager

Section 3. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4. 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 5. 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.



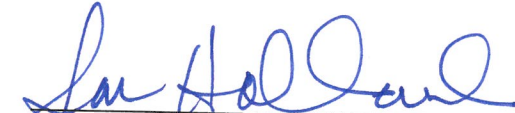
Chairman



Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 25th day of October 2022.

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

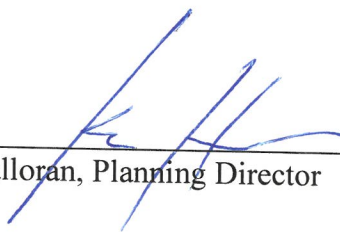


Sam Holland, Planning Board Chair

11-7-22

Date

Attest:

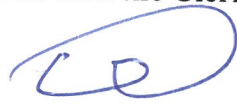


Katie P. Halloran, Planning Director

11/2/2022

Date

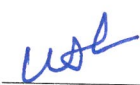
Filed with the Clerk:




Cheryl Smith, City Clerk

11-7-22

Date



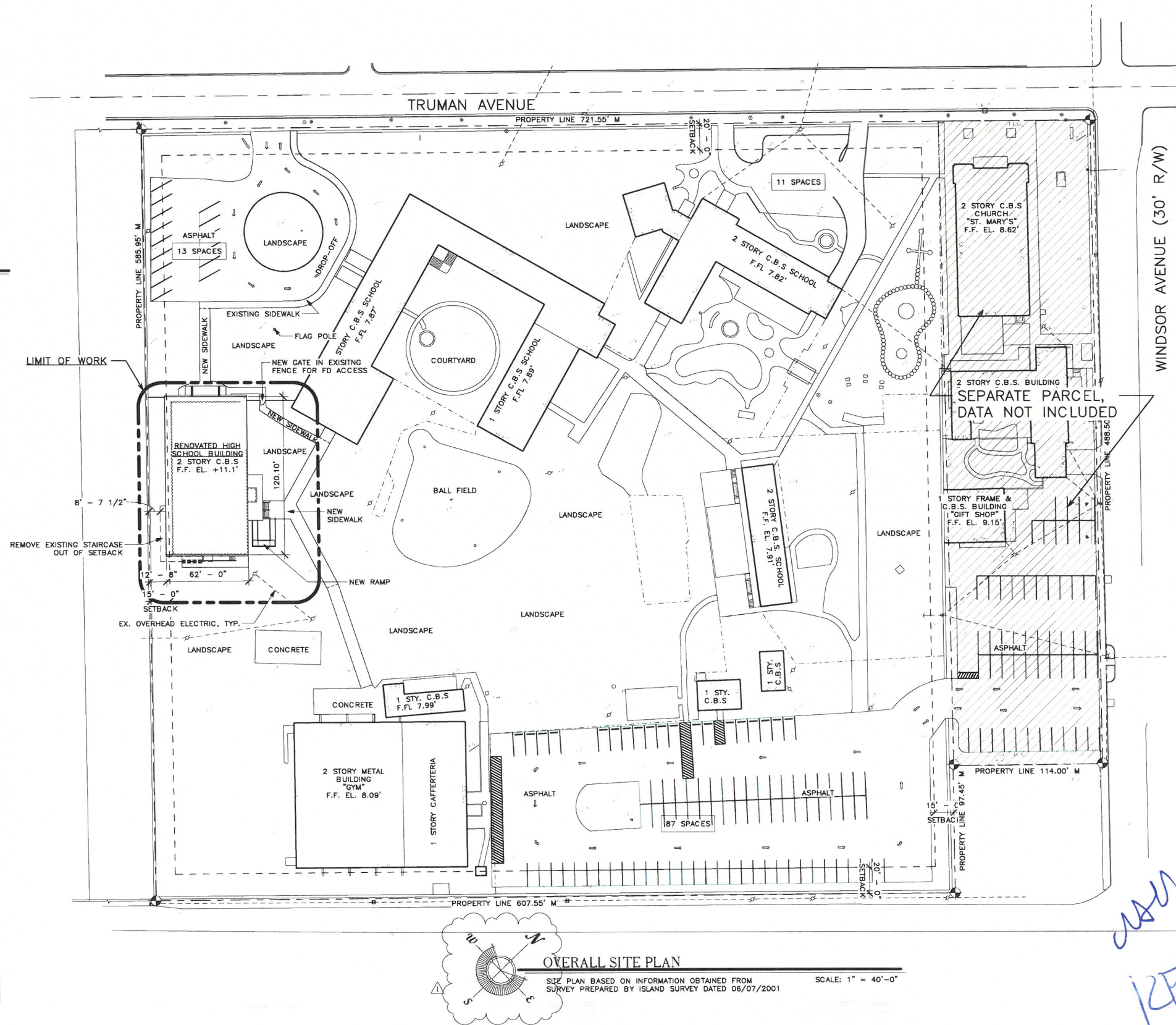
Chairman


Planning Director



LOCATION MAP

SITE DATA	
LAND USE:	HPS (HISTORIC PUBLIC AND SEMI PUBLIC SERVICE)
FLOOD ZONE:	X
FUTURE FLOOD ZONE:	AE9
HEIGHT:	ALLOWED: 25' ABOVE GRADE EXISTING: 38.54' PROPOSED: 38.54' (NO CHANGE)
SETBACKS:	<p>FRONT SETBACK: REQUIRED = 20' EXISTING = 195.79' PROPOSED = 195.38'</p> <p>SIDE SETBACK: REQUIRED = 15' EXISTING = 8.75' PROPOSED = 12.63' (REMOVED STAIR OUT OF SETBACK)</p> <p>REAR SETBACK: REQUIRED = 20' EXISTING = 257.75' PROPOSED = 257.75'</p>
	LOT AREA: 378,972 SQUARE FEET (8.7 ACRE)
BUILDING LOT COVERAGE:	ALLOWED: = 40.00% (151,588.8 SF) EXISTING: = 14.16% (53,670.0 SF) PROPOSED: = 14.32% (54,266.41 SF)
FLOOR AREA RATIO:	ALLOWED: = 1.0 (378,972 SF) EXISTING: = 0.196 (74,295 SF) PROPOSED: = 0.198 (75,187.59 SF)
IMPERVIOUS AREA:	REQUIRED: = 50.00% (189,486 SF) EXISTING: = 45.14% (171,834.6 SF) PROPOSED: = 45.55% (172,618.16 SF)
OPEN SPACE/LANDSCAPE AREA:	REQUIRED: = 50.00% (189,486 SF) EXISTING: = 54.86% (207,137.4 SF) PROPOSED: = 54.45% (206,353.84 SF)
PARKING:	<p>REQUIRED = LARGEST ASSEMBLY AREA = 13,932 SF GYM/CAFETERIA 1 SPACE PER 150 SF = 93 SPACES EXISTING PARKING = 111 SPACES PROPOSED = PER FLORIDA BUILDING CODE 453.10.2.8 NEW SCHOOL REQUIRES AN ADDITIONAL 18 SPACES 5 SPACES FOR STUDENTS IN 11TH AND 12TH GRADE 2 SPACES FOR VISITORS 11 SPACES FOR FACULTY REQUIRED PARKING PER SEC 108-572 = 93 SPACES PROPOSED ADDITIONAL PER FBC = 18 SPACES = 111 SPACES</p> <p>EXISTING PARKING SPACES TO BE MAINTAINED 111 PARKING SPACES 5 SPACES REQUIRED TO MEET ADA HANDICAP GUIDELINES</p>
BUILDING DATA	
EXISTING BUILDING AREA:	EXISTING ENCLOSED = 13,310.94 SF EXISTING COVERED = 1,171.19 SF
PROPOSED BUILDING AREA:	PROPOSED FIRST FLOOR ENCLOSED = 6,929.40 SF PROPOSED FIRST FLOOR COVERED = 680.74 SF PROPOSED MEZZANINE ENCLOSED = 1,944.33 SF PROPOSED SECOND FLOOR ENCLOSED = 6,313.48 SF PROPOSED SECOND FLOOR COVERED = 522.21 SF
	OVERALL PROPOSED ENCLOSED = 15,187.21 SF (+1,876.27 SF) OVERALL PROPOSED COVERED = 1,202.95 SF (+31.76 SF)



OVERALL SITE PLAN
 SIZE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001
 SCALE: 1" = 40'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

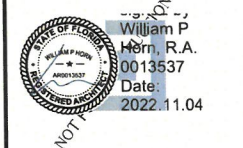
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THE BASILICA
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700 TRUMAN AVE.
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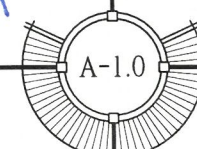
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10-24-2022 PLANNING/REV

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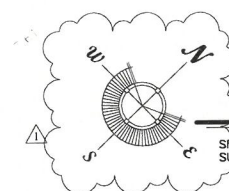
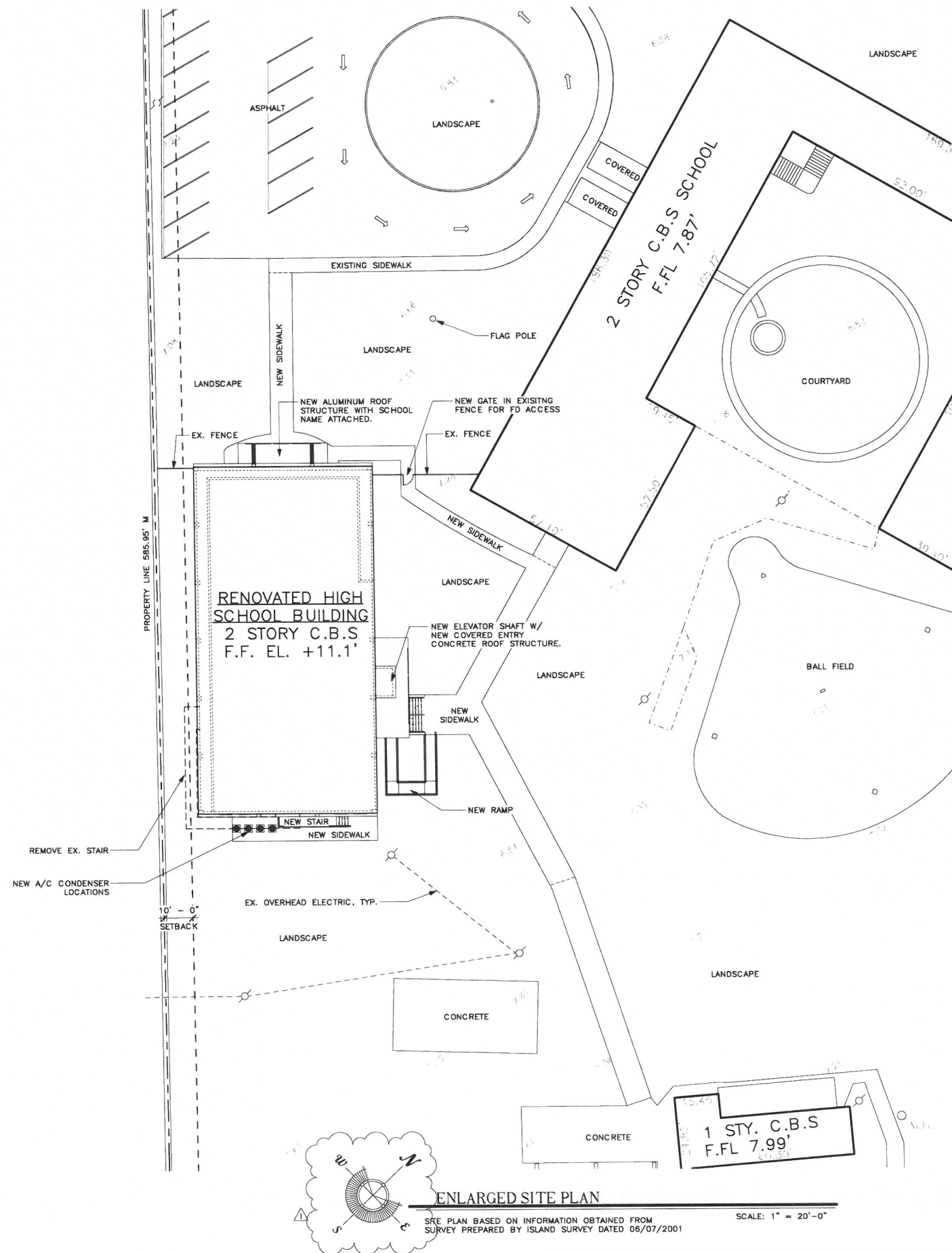
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Handwritten notes:
ASAP 11-7-22
12/17/2022
10/19



THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
700 TRUMAN AVE.
KEY WEST, FLORIDA 33040

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ENLARGED SITE PLAN
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001
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WILLIAM P. HORN
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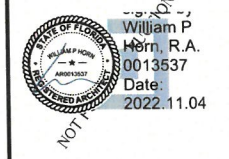
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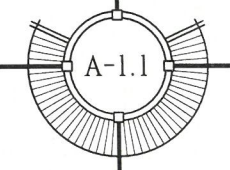
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2 of 19

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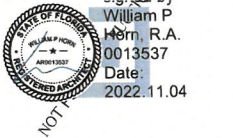
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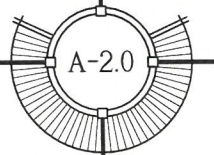
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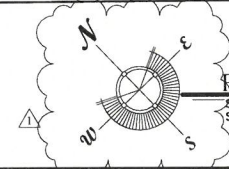
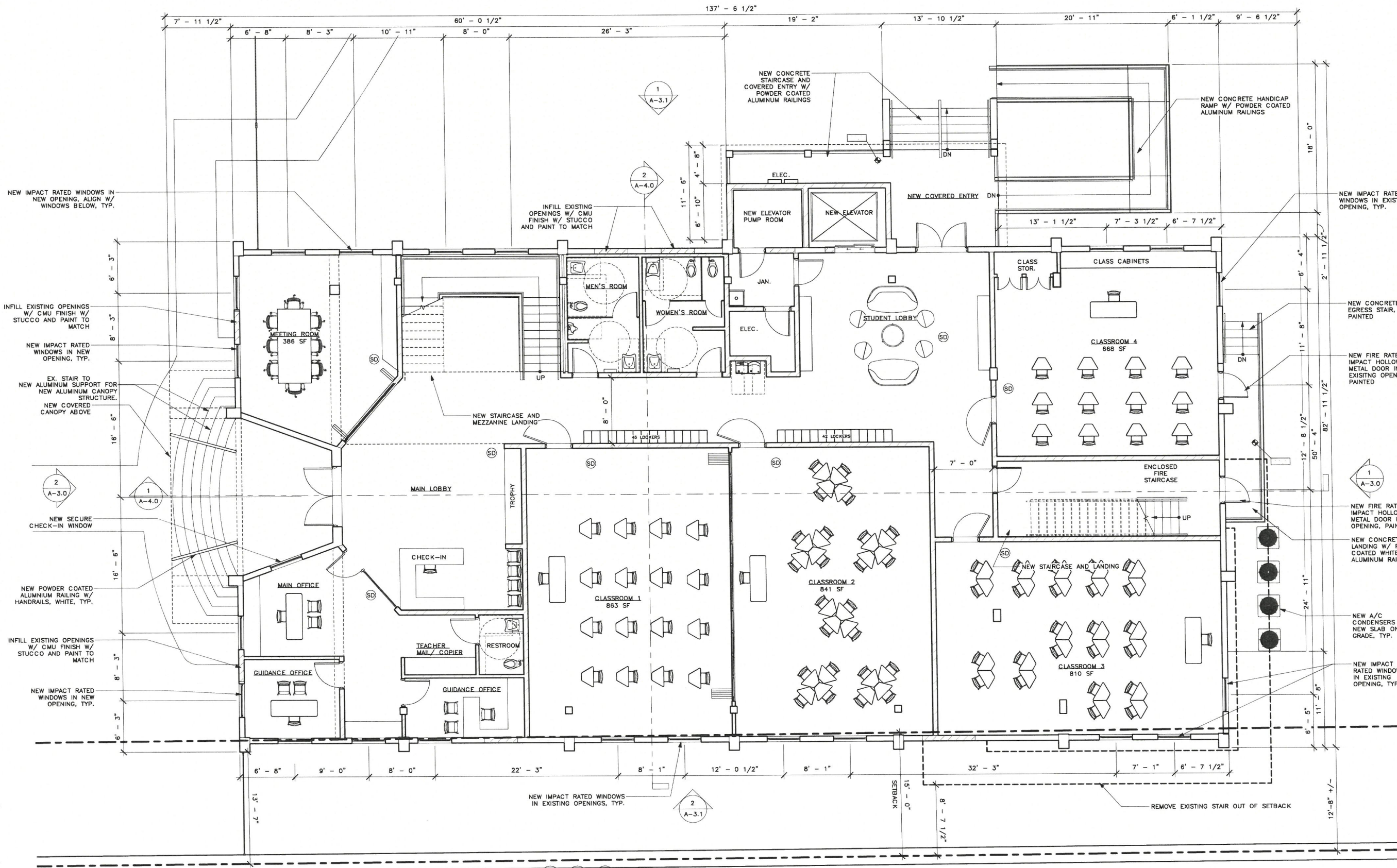
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FIRST FLOOR PLAN
SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001 SCALE: 3/16" = 1'-0"

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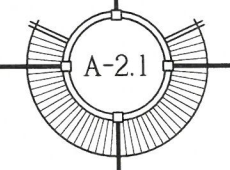
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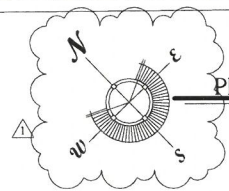
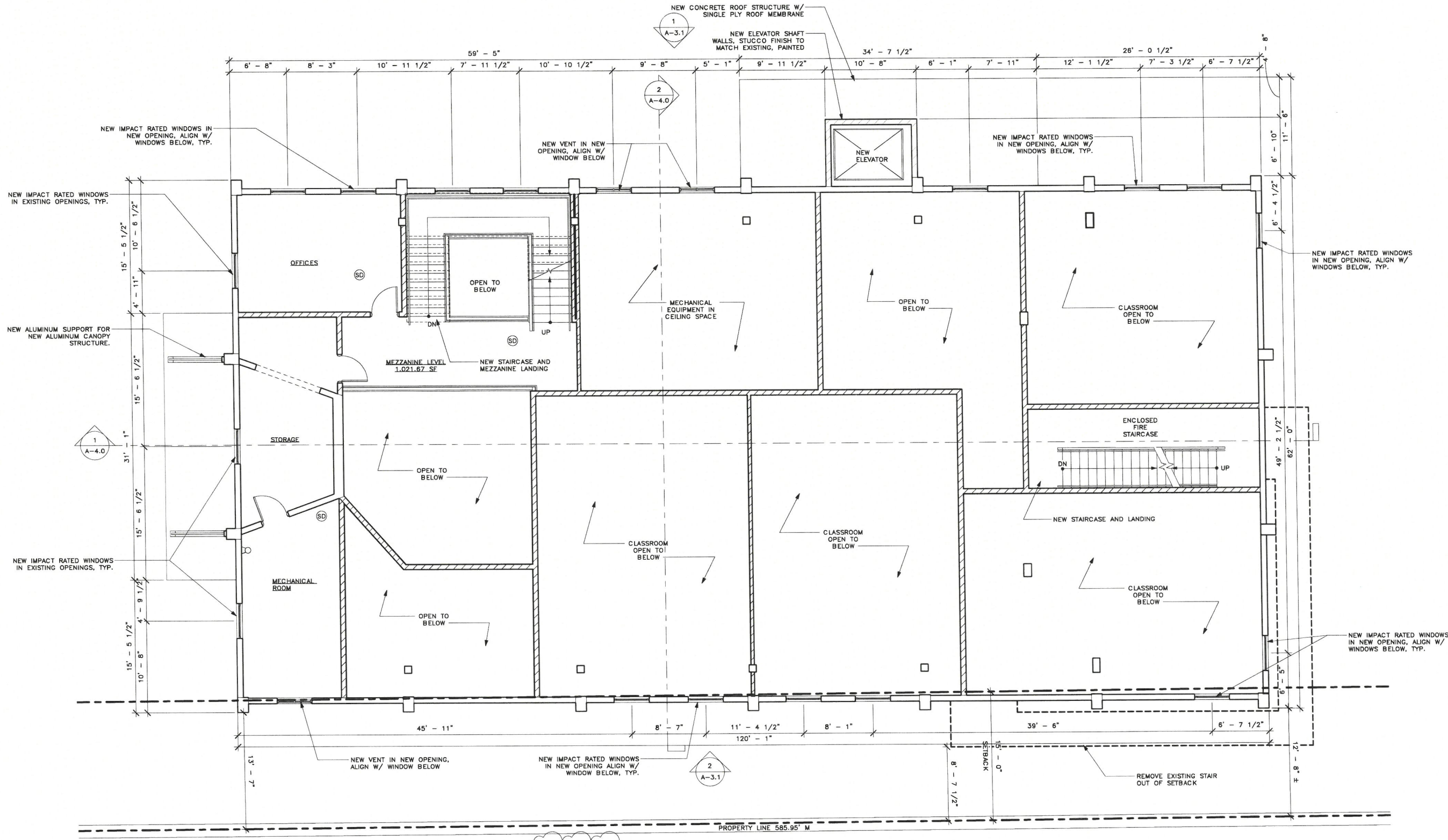
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PROPOSED MEZZANINE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
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SCALE: 3/16" = 1'-0"

THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
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1/4" Scale 3/16" = 1'-0" 11/16/22
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William P.
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0013537
Date:
2022.11.04

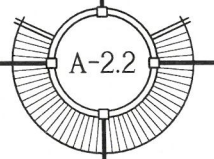
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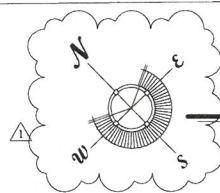
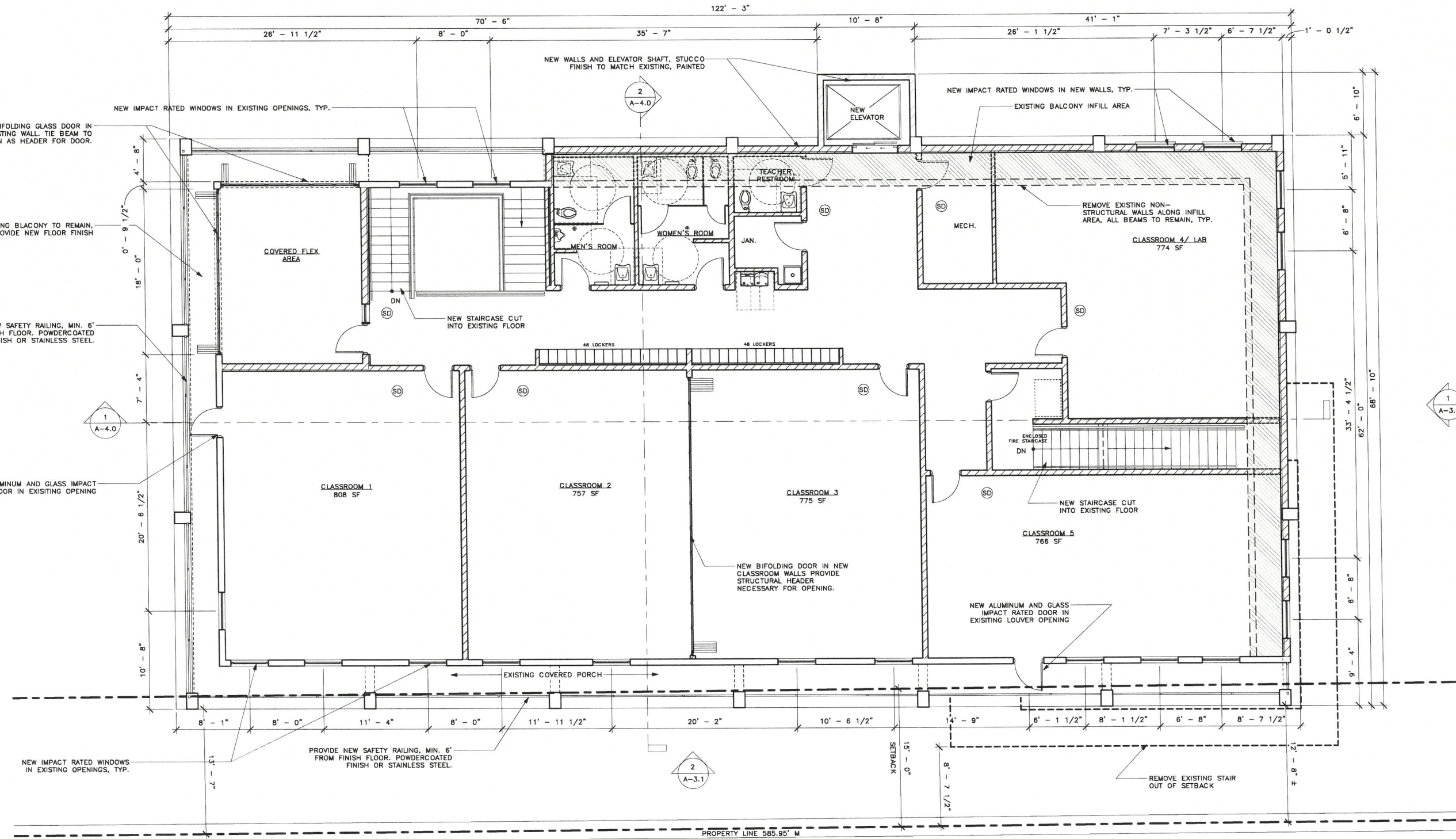
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PROPOSED SECOND FLOOR

SITE PLAN BASED ON INFORMATION OBTAINED FROM
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SCALE: 3/16" = 1'-0"

THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
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1/4" Scale, 11x17" Plot
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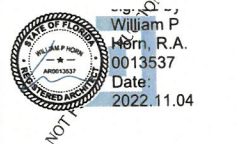
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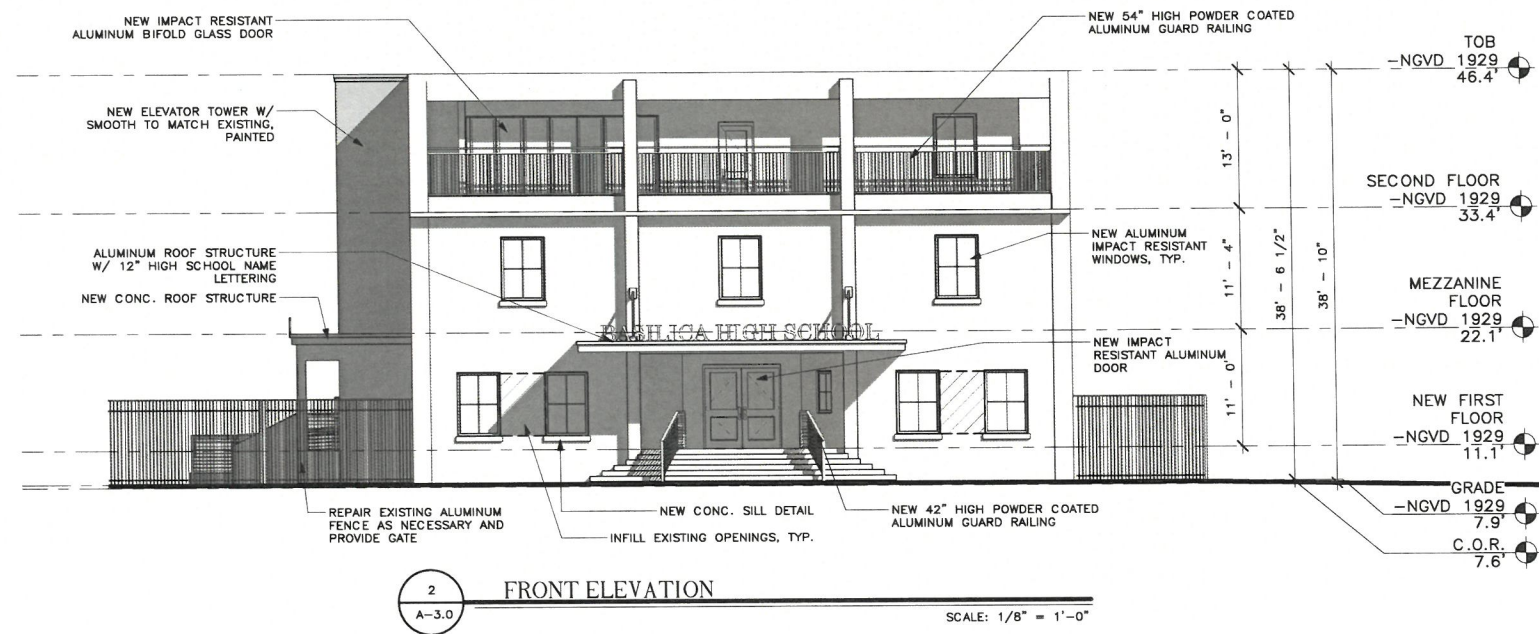
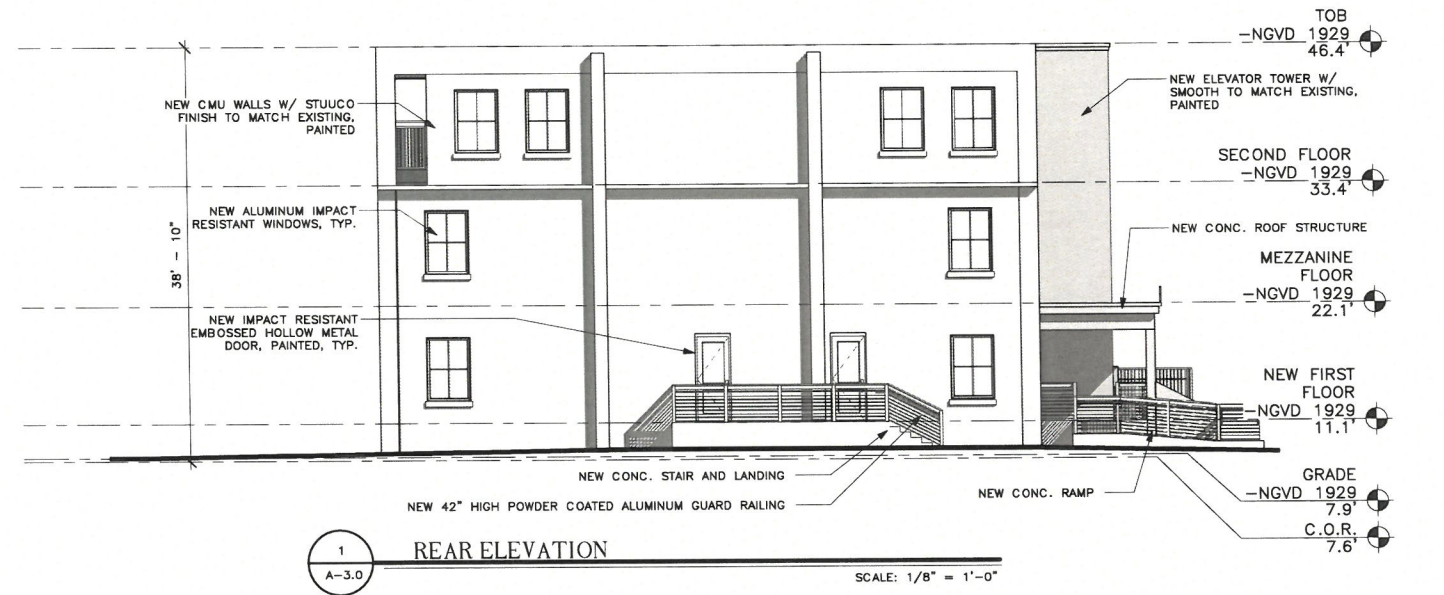
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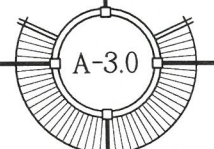
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ARCHITECT, P.A.

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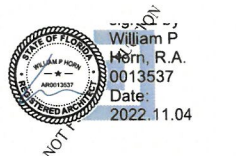
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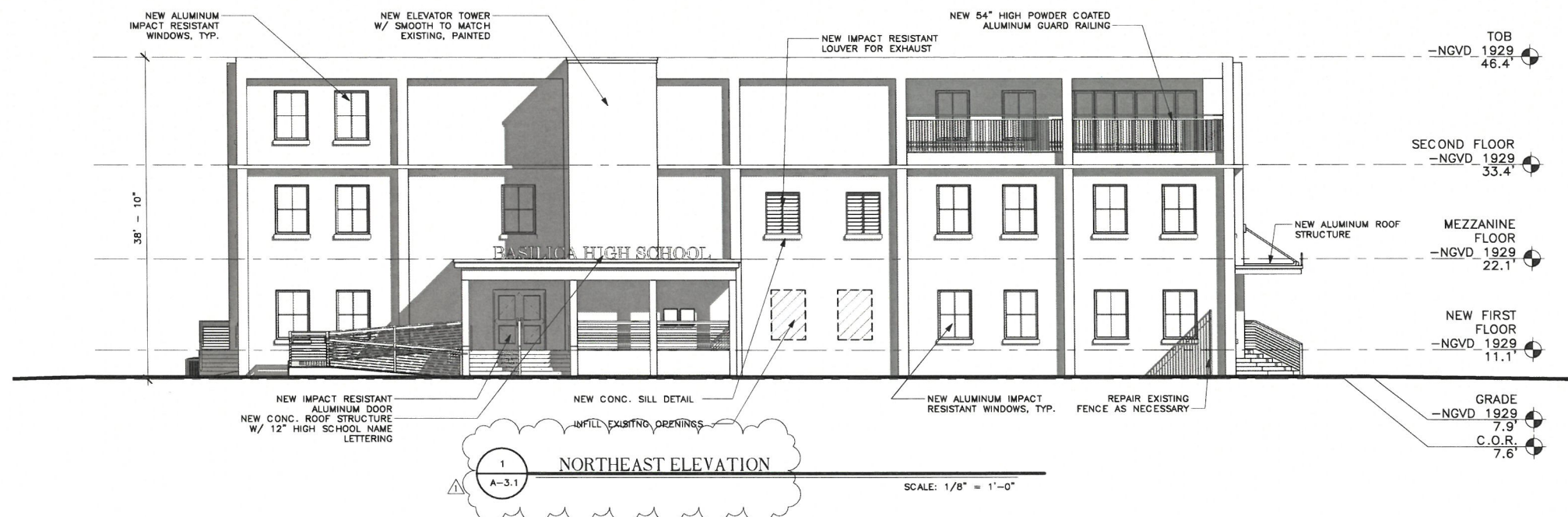
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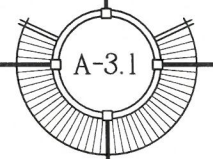
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9/26/19

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THE BASILICA
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KEY WEST, FLORIDA 33040

SEAL

William P.
Horn, R.A.
0013537
Date:
2022.11.04

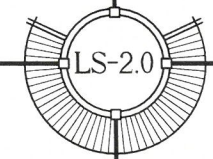
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120619

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CONSTRUCTION TYPE: TYPE IIB
MAX. COMMON PATH; EDUCATIONAL (E);
SPRINKLED BUILDING = 75'-0"
MAX. COMMON PATH; BUSINESS (B);
SPRINKLED BUILDING = 100'-0"
MAX. COMMON PATH; STORAGE (S);
SPRINKLED BUILDING = 100'-0"
MAX. EXIT ACCESS TRAVEL DISTANCE; EDUCATIONAL(E);
SPRINKLED BUILDING = 200'-0"
1 HR. SEPARATION BETWEEN E, B, AND S.

BUILDING SHALL BE FULLY SPRINKLED THROUGH OUT (ALL LEVELS). SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 13. THIS WORK SHALL INCLUDE INVESTIGATION OF CONNECTIONS TO THE UTILITY MAIN IN THE STREET AND UPGRADES IF REQUIRED.

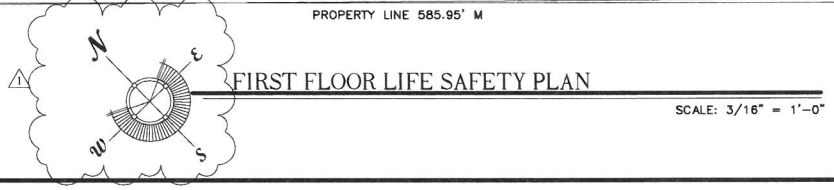
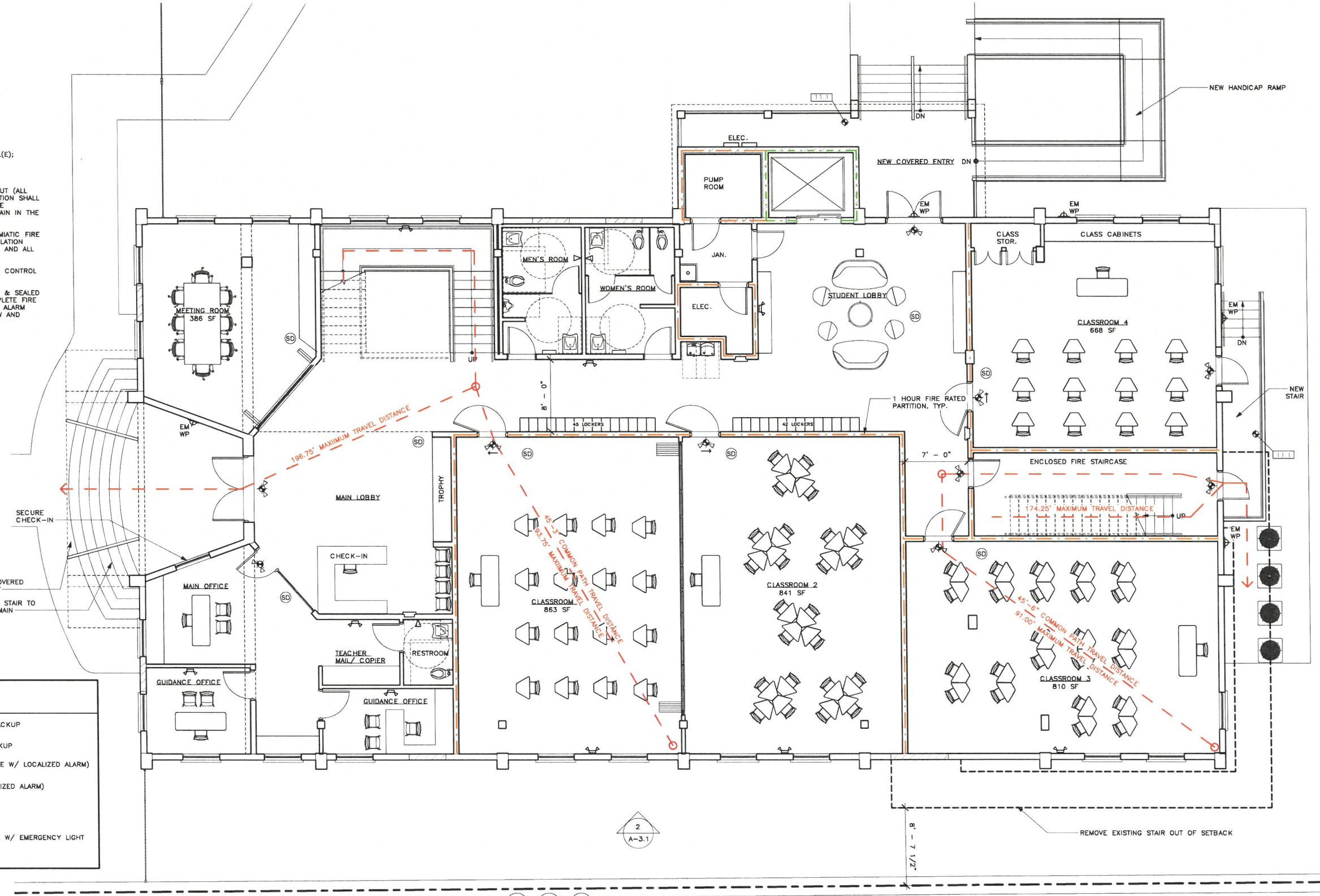
THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 72, FBC SECTION 903, AND ALL OTHER APPLICABLE CURRENT CODES.

THE BUILDING SHALL BE EQUIPPED WITH A SMOKE CONTROL SYSTEM IN ACORDANCE WITH FBC SECTION 909.

CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE SPRINKLER SYSTEM TO CODE INCLUDING THE FIRE ALARM SYSTEM AND SMOKE CONTROL SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

FIRE RATING LEGEND	
	1 HR FIRE RATING
	1 HR SHAFT OPENING

LIFE SAFETY LEGEND	
	EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
	EMERGENCY LIGHTING W/ BATTERY BACKUP
	CARBON MONOXIDE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
	SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
	STROBE
	FIRE EXTINGUISHER CABINET
	WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT
	FIRE EXTINGUISHER



THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
700 TRUMAN AVE.
KEY WEST, FLORIDA 33040

FIRST FLOOR LIFE SAFETY PLAN

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

1/24/2022 11:00 AM - 1/24/2022 11:00 AM - 1/24/2022 11:00 AM - 1/24/2022 11:00 AM - 1/24/2022 11:00 AM

WILLIAM P. HORN
ARCHITECT, P.A.

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LICENSE NO
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THE BASILICA
SCHOOL OF SAINT
MARY STAR OF
THE SEA
700 TRUMAN AVE.
KEY WEST, FLORIDA 33040

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NOTED BY
William P. Horn, R.A.
0013537
Date: 2022.11.04

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10-04-2022 PLANNING SUBMISSION
10-14-2022 HARC SUBMISSION

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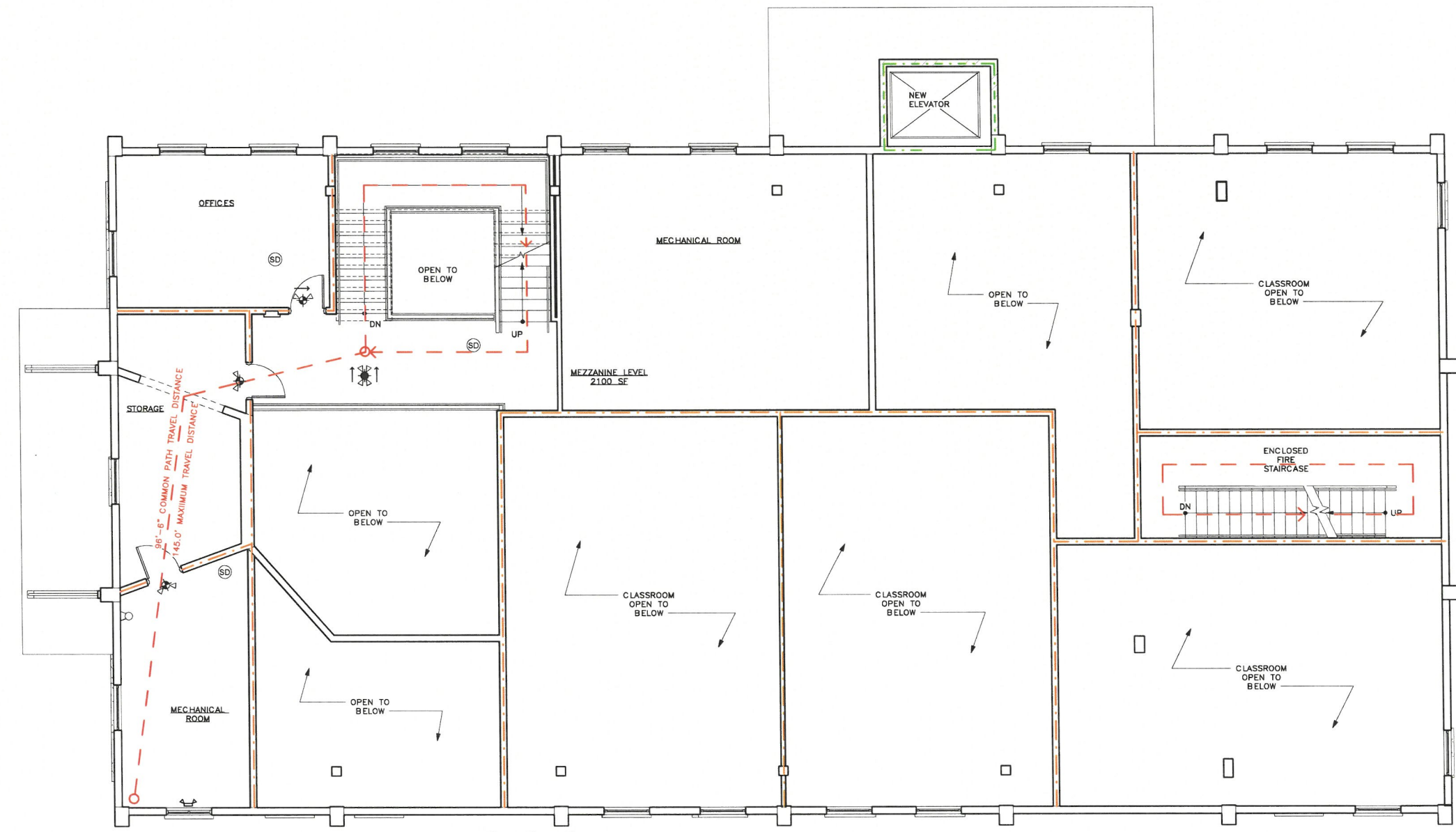
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PROJECT NUMBER
2120

CONSTRUCTION TYPE: TYPE IIB
MAX. COMMON PATH; EDUCATIONAL (E);
SPRINKLED BUILDING = 75'-0"
MAX. COMMON PATH; BUSINESS (B);
SPRINKLED BUILDING = 100'-0"
MAX. COMMON PATH; STORAGE (S);
SPRINKLED BUILDING = 100'-0"
MAX. EXIT ACCESS TRAVEL DISTANCE; EDUCATIONAL(E);
SPRINKLED BUILDING = 200'-0"
1 HR. SEPARATION BETWEEN E, B, AND S.
BUILDING SHALL BE FULLY SPRINKLED THROUGH OUT (ALL
LEVELS). SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL
COMPLY WITH NFPA 13. THIS WORK SHALL INCLUDE
INVESTIGATION OF CONNECTIONS TO THE UTILITY MAIN IN THE
STREET AND UPGRADES IF REQUIRED.
THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE
ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION
SHALL COMPLY WITH NFPA 72, FBC SECTION 903, AND ALL
OTHER APPLICABLE CURRENT CODES.
THE BUILDING SHALL BE EQUIPPED WITH A SMOKE CONTROL
SYSTEM IN ACORDANCE WITH FBC SECTION 909.
CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED
BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE
SPRINKLER SYSTEM TO CODE INCLUDING THE FIRE ALARM
SYSTEM AND SMOKE CONTROL SYSTEM FOR REVIEW AND
APPROVAL BY THE FIRE DEPARTMENT.

FIRE RATING LEGEND	
	1 HR FIRE RATING
	1 HR SHAFT OPENING

LIFE SAFETY LEGEND	
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	EMERGENCY LIGHTING W/ BATTERY BACKUP
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	STROBE
	FIRE EXTINGUISHER CABINET
	WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT
	FIRE EXTINGUISHER



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

THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
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KEY WEST, FLORIDA 33040

LS-2.1

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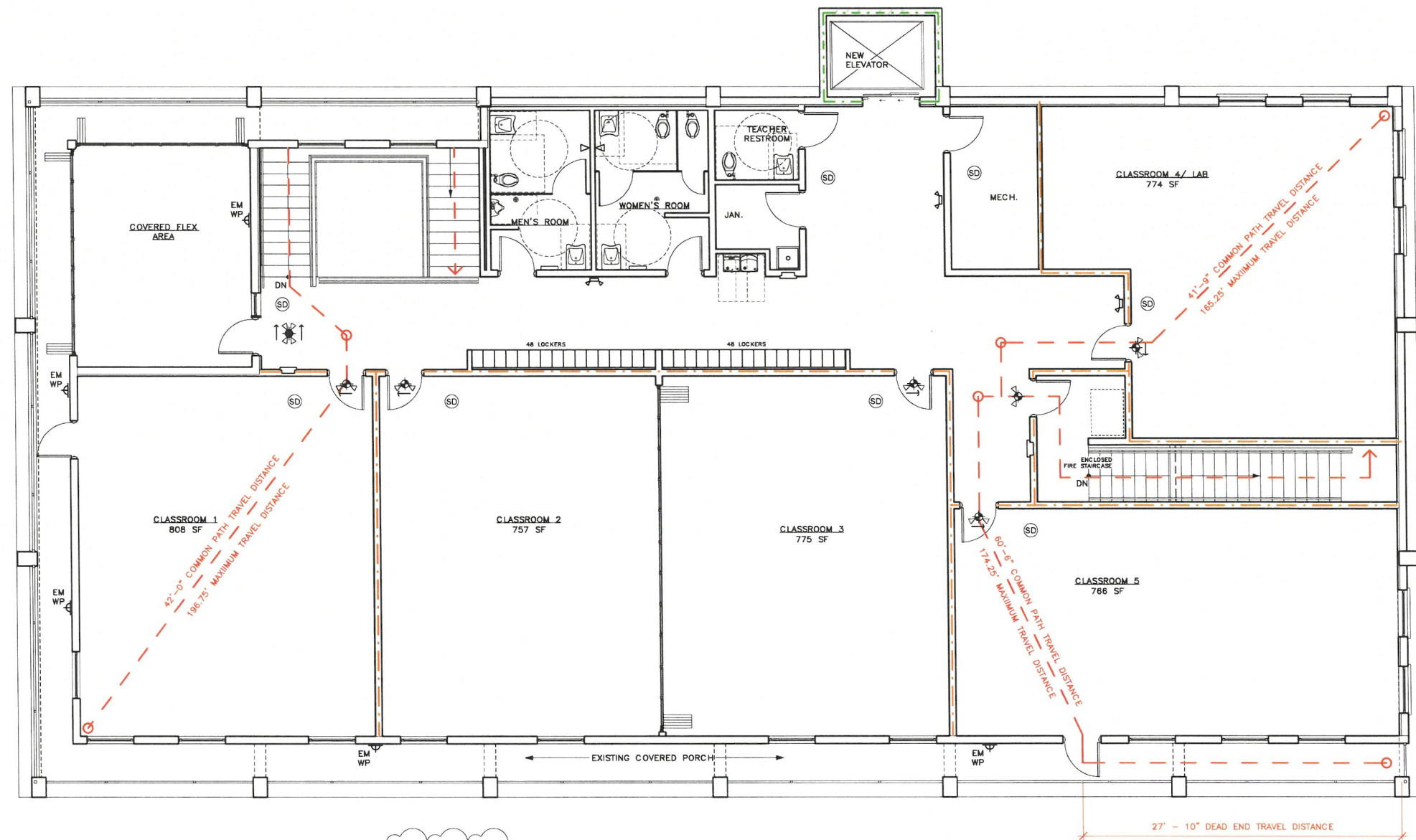
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	WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT
	FIRE EXTINGUISHER



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

THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
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LS-2.2

14 06 19

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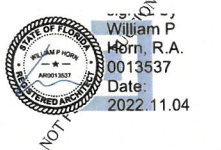
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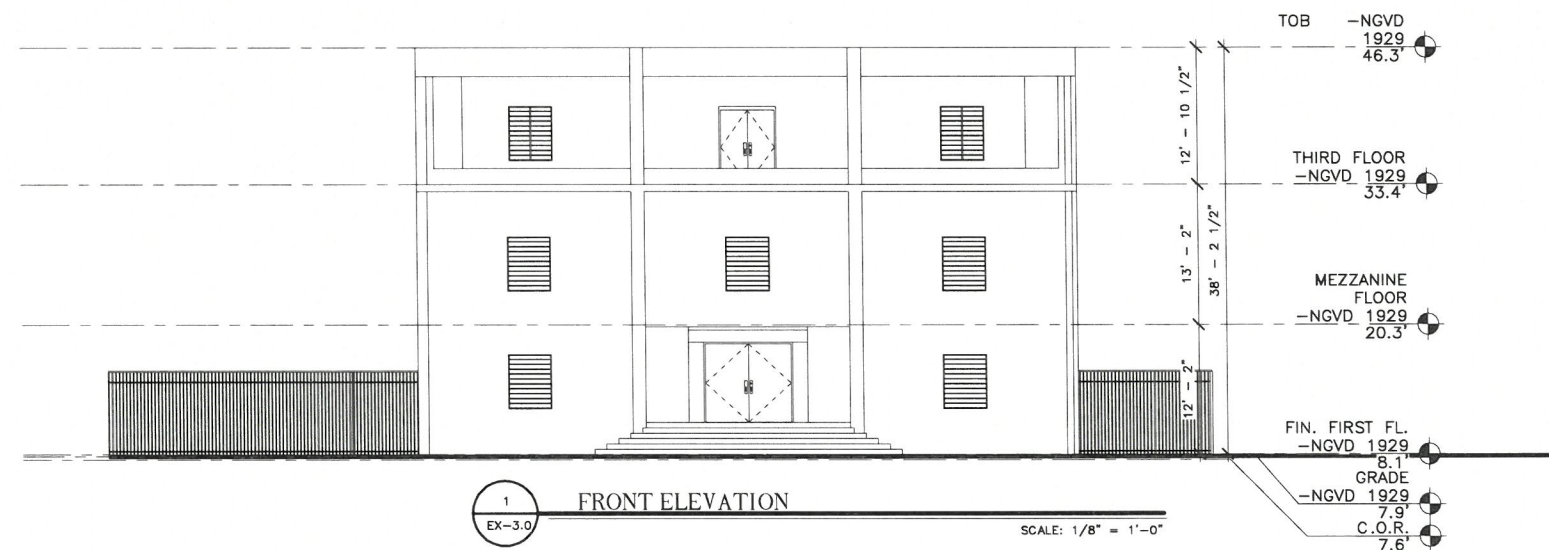
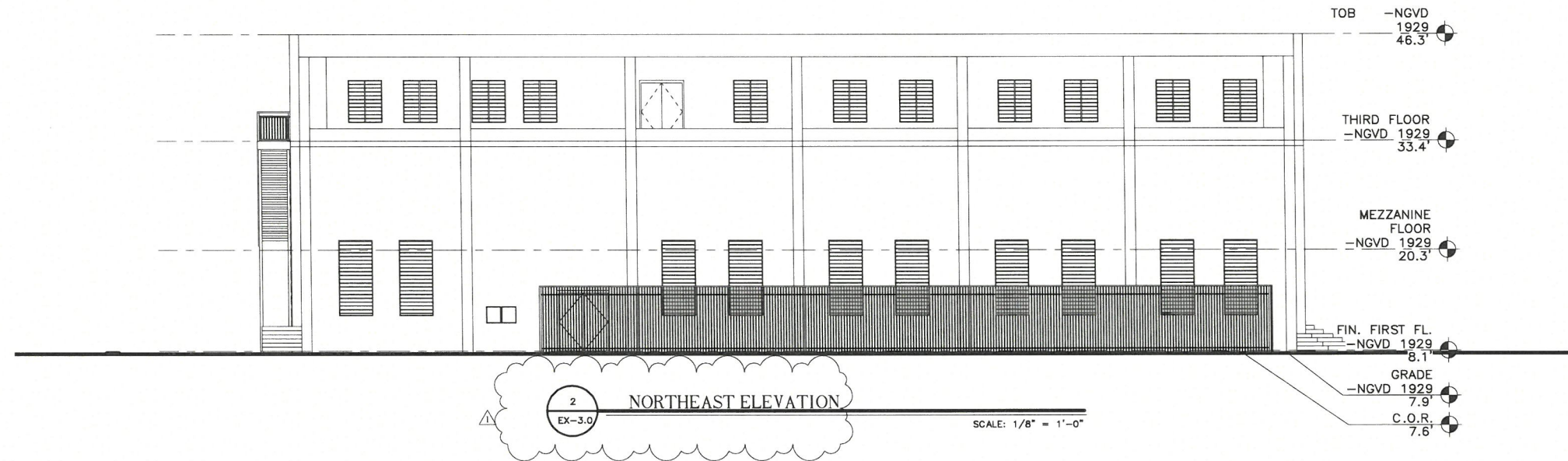
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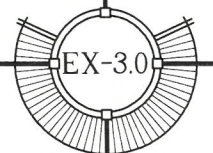
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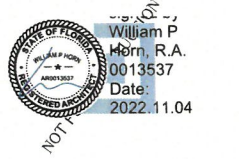
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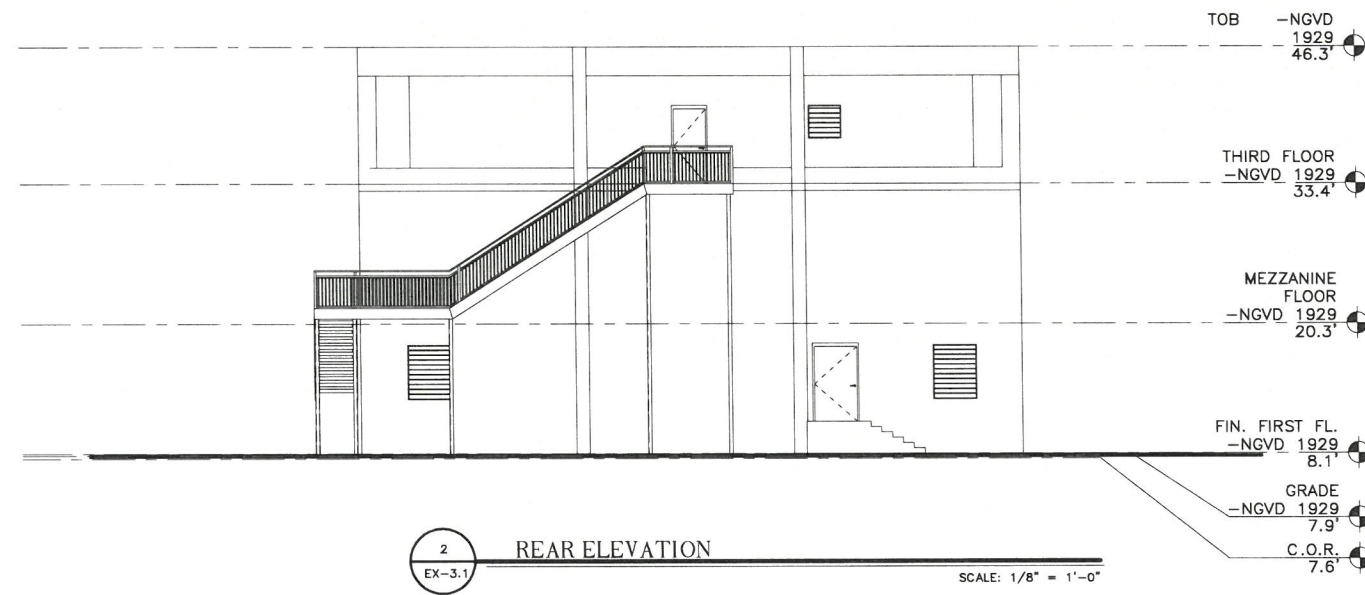
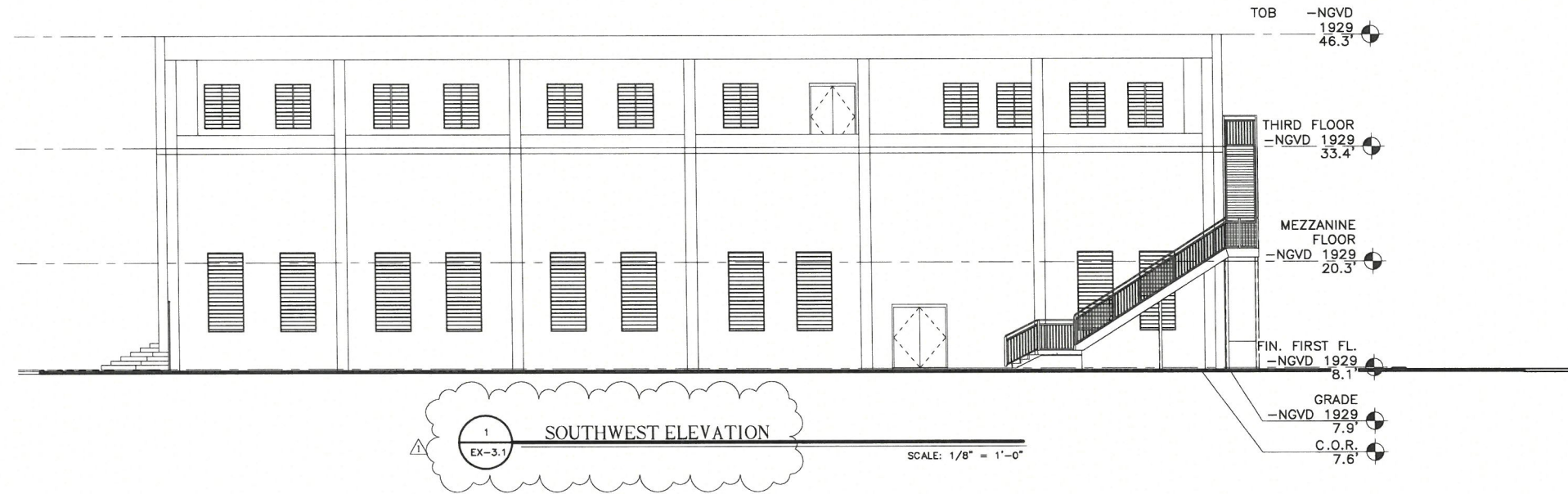
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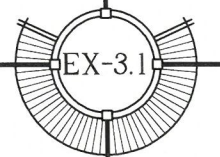
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