

**PLANNING BOARD
RESOLUTION NO. 2021-12**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVERS AND AFFORDABLE WORKFORCE HOUSING REQUIREMENT LINKAGE APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(a), 108-517, 108-196(a) AND 122-1467 (1)(b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION AND REDEVELOPMENT OF EIGHT (8) RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED AT 1319 WILLIAM STREET AND 1316 ROYAL STREET UNITS # 1-6 (RE # 00036920-000000) IN THE HISTORIC MEDIUM DENSITY (HMDR) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91. A.2.(a) 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 five or more units; and

WHEREAS, waivers to the City’s landscaping requirements request are pursuant to City Code Section 108-517; and

WHEREAS, requirements of affordable work force housing linkage provision request are pursuant to City Code Section 122-1467(1)(b); and

WHEREAS, Code Sections 108-196(a) require 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, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and





Chairman
Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 22, 2021; and

WHEREAS, the granting of a Major Development Plan and Landscape Waiver application is consistent with Sections 109-91. A.2.(a), and 108-517 of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan 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:

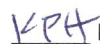
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan, Landscape Waiver and affordable workforce housing requirements linkage approvals are to construct and redevelop eight (8) residential dwelling units located at 1319 William Street & 1316 Royal Street #1-6 (RE # 00036920-000000) in the HMDR zoning district pursuant to Sections 108-91.A.2.(a), 108-517, 108-196(a), and Section 122-1467(1)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated September 10, 2020, is hereby approved with the following conditions:

General conditions:

1. The proposed construction at 1319 William Street and 1316 Royal Street Units 1-6 shall be consistent with the site plan signed, sealed, and dated September 10, 2020 by William Byron Shepler, R.A.
2. Per Fire: Shall maintain the 20-foot driveway for emergency response. The owner is currently working on a fire sprinkler solution (yard hydrants) to be depicted on the signed and sealed plans that will need to be accepted by the Fire Marshal's office before issuance of a permit.
3. Per Urban Forester: Existing Page C-10 indicates the location of several swales to be constructed within the critical root zones of existing trees/palms that are to remain. This page must be reconciled with the final landscape plan and the swales relocated so as not to impact the root areas of those existing trees and palms to remain onsite.
4. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
5. Per Sections 108-412 and 108-482, the development plan shall require landscape maintenance in the short term for survivability and in perpetuity. The property owner shall be responsible for the maintenance of the landscaping but the HOA will have the right to step in if it is not maintained.

 Chairman

 Planning Director

6. The proposed construction at 1703 VonPhister Street is to satisfy the affordable housing linkage provision in Section 122-1467(1)(b), and the proposed new two-story structure will consist of two affordable deed restricted units and shall be consistent with the site plan signed, sealed, and dated April, 1, 2021 by William Byron Shepler, R.A.

Conditions prior to City Commission hearing:

7. The applicant shall obtain final landscape plan approval from the Tree Commission.

8. The Landscape and Irrigation Plans shall be signed, sealed and dated prior to City Commission.

9. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

Conditions prior to issuance of a building permit:

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.

11. Prior to issuance of building permits the property owner shall record a deed restriction for the two-market rate units located within the two-story duplex at 1703 VonPhister Street property, approved by the City Attorney, and submitted into the Records of the Monroe County Clerk of the Court.

Conditions prior to issuance of a Certificate of Occupancy:

12. Prior to issuance of a Certificate of Occupancy for the Major Development Plan at 1319 William Street and 1316 Royal Street Units #1-6, the applicant shall complete all permitting, construction, inspections and receive a Certificate of Occupancy for the linked project at 1703 VonPhister Street.

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

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, Landscape Waiver, and Affordable Workforce Housing requirement linkage 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 10-day 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

 Chairman

 Planning Director

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 ____ day of _____, 2021.

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

Sam Holland 5/12/21
Sam Holland, Planning Board Chairman Date

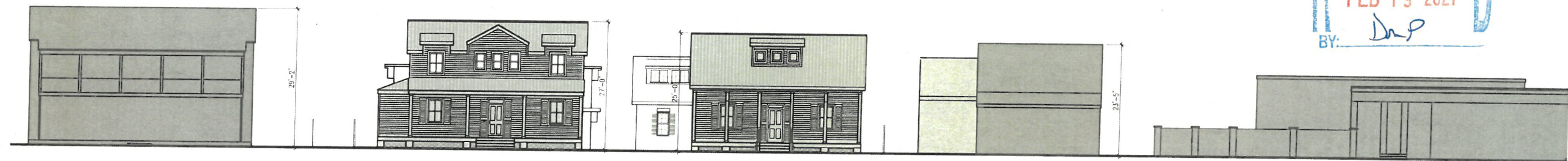
Attest:

Katie P. Halloran 5/12/2021
Katie P. Halloran, Planning Director Date

Filed with the Clerk:

Cheryl Smith 5-12-2021
Cheryl Smith, City Clerk Date

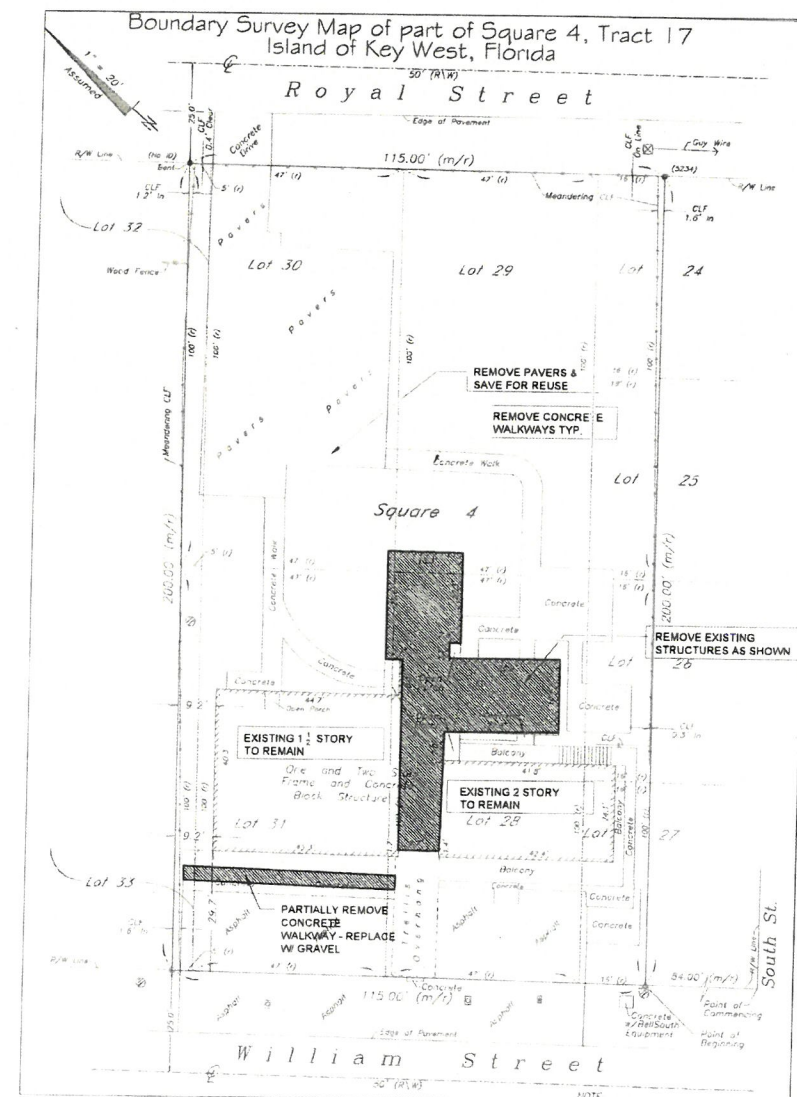
USH Chairman
KPH Planning Director



FILE COPY

RECEIVED
FEB 19 2021
BY: *DJP*

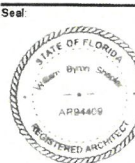
2 PROPOSED STREETScape - ROYAL STREET
SCALE: 3/32"=1'-0"



1 EXISTING SITE / DEMO PLAN
SCALE: N.T.S.

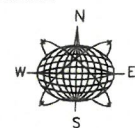
wsa
william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wsahepler.com



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401
ph 305-293-1203 fax 305-4899

Submissions / Revisions

PLANNING REVISION: 8.11.20
PLANNING REVISION: 8.13.20
PLANNING REVISION: 8.16.20
PLANNING REVISION: 8.11.20
PLANNING REVISION: 8.2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title:

EXISTING/
DEMO SITE
PLAN

Sheet Number:

AE-1.0

Date: SEPTEMBER 10, 2020

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WV
5/12/21
KPT
5/4/2021

SITE UTILITIES NOTES:

1. ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE.
2. ALL SEWER LINES FROM INDIVIDUAL UNITS SHALL JOIN A MAIN BRANCH UNDER THE CENTER DRIVE AND CONNECT TO SEWER MAIN ON ROYAL STREET.

SITE LIGHTING SYMBOL KEY:

- ⊙ PEDESTRIAN PATH (LINE) OR P.D. EQUIV. LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN LIGHT
- ⊙ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

EXTERIOR LIGHTING NOTES:

1. ALL LIGHTING FIXTURES TO BE LED, FULL CUT OFF.
 2. ALL LIGHTING TO BE DARK SKY COMPLIANT.
 3. THERE SHALL BE NO LIGHT SPILL INTO ADJACENT PROPERTIES.
 4. LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY.
 - 4.1. PARKING AREAS TO BE 3 F.C. AT GROUND LEVEL.
 - 4.2. PEDESTRIAN WALKWAYS TO BE 2 F.C. AT GROUND LEVEL.
 - 4.3. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL.
- LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLEAM FROM ROADSIDE AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LIVING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPACID SHADE TO DIRECT THE LIGHT. LIGHTING TO BE INSTALLED ON ALL PARKING AREAS AND ALONG PEDESTRIAN WALKWAYS.
- ENTIRE PARKING AREA, INCLUDING BIKE AND SCOOTER PARKING, TO BE ADEQUATELY ILLUMINATED. ENERGY CONSERVATION MEASURES TO BE EMPLOYED. INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY FROM THE SKY.

SITE DATA:

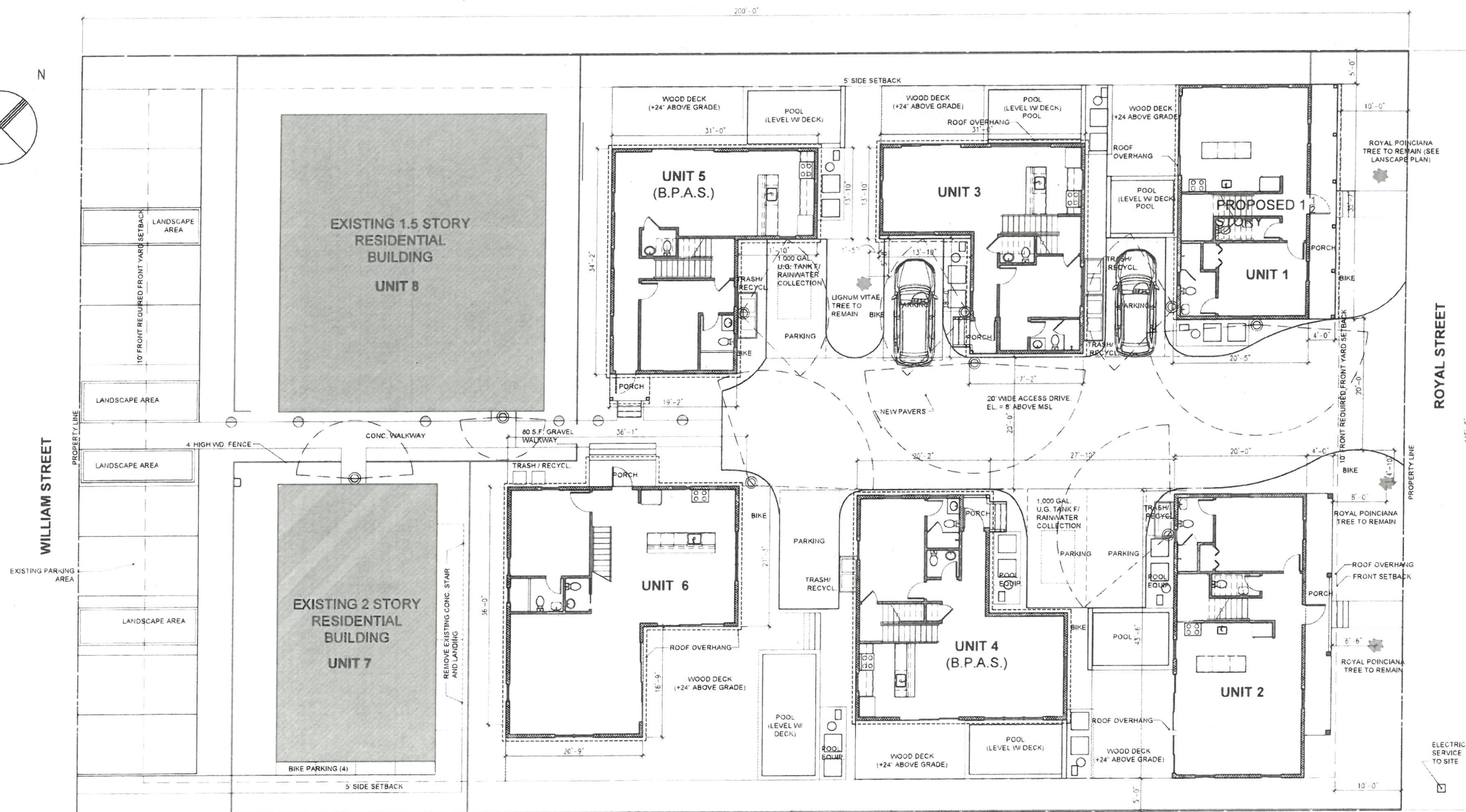
ZONING: HMDR
 AUTO PARKING ALLOWED: N/A
 EXISTING 10 PROPOSED 16
 BICYCLE PARKING ALLOWED: N/A
 EXISTING 4, PROPOSED 24

SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	4,431 s.f. (19.3%)	8,122 s.f. (35.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	11,825 s.f. (51.4%)	13,977 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK (William)	Min. 10'	30'	N/A	Yes
FRONT SETBACK (Royal)	Min. 10'	94.7'	10'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	7.8'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	9.2'	5'	Yes
REAR SETBACK	Min. 15'	29.7'	31'	Yes
OPEN SPACE	Min. 35%	10,494 s.f. (45.6%)	8,240 s.f. (36%)	Yes

PROPERTY UNITS

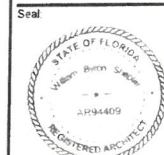
THIS PROPERTY HAS BEEN ALLOCATED:
 6 BENEFICIARY USE UNITS
 2 BPAS UNITS
 TOTAL 8 UNITS
 2 UNITS FOR EXISTING BUILDINGS 1317 & 1319



1
 A1.0
 PROPOSED SITE PLAN
 SCALE 1/8"=1'-0"

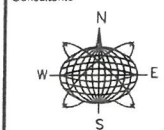
WSA
 william shepler & associates
 architecture

201 Front Street, Suite 203
 Key West, FL 33040
 Tel: 305-735-3131
 Email: info@wsaarch.com



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #23401

Submissions / Revisions

PLANNING REVISION 1: 9.11.20
 PLANNING REVISION 2: 10.13.20
 PLANNING REVISION 3: 11.11.20
 PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
 KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size 24x36 Project # 19029

Title

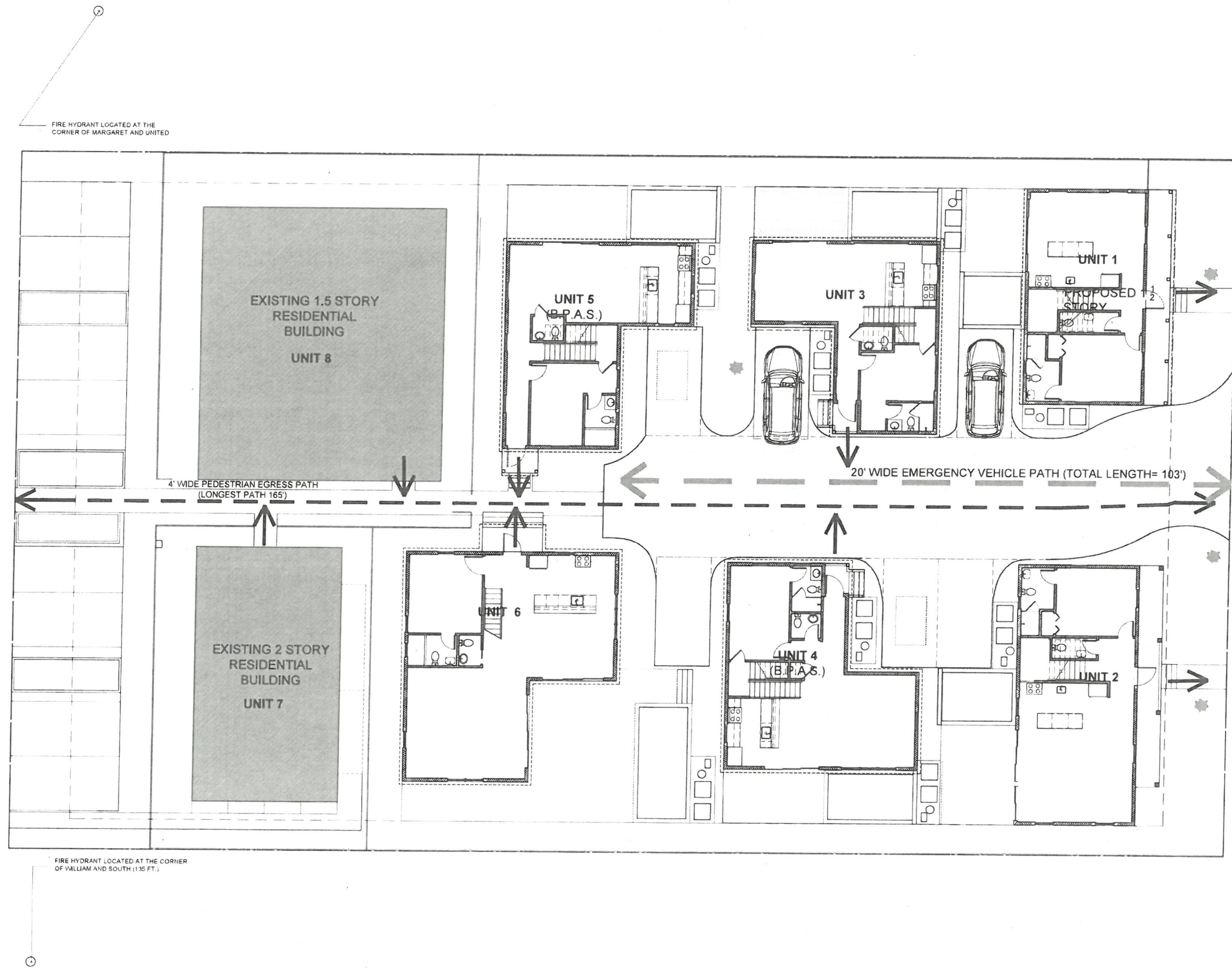
PROPOSED
 SITE PLAN

Sheet Number

A-1.0

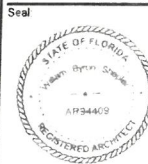
Date - SEPTEMBER 10, 2020

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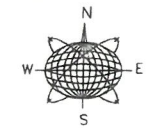
1
A1.2 LIFE SAFETY PLAN
SCALE 1/8"=1'-0"

UNW
5/12/21
KPT
5/4/2021



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401
per 305-293-2283 for 2/3-4/3/99

Submissions / Revisions

PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title:

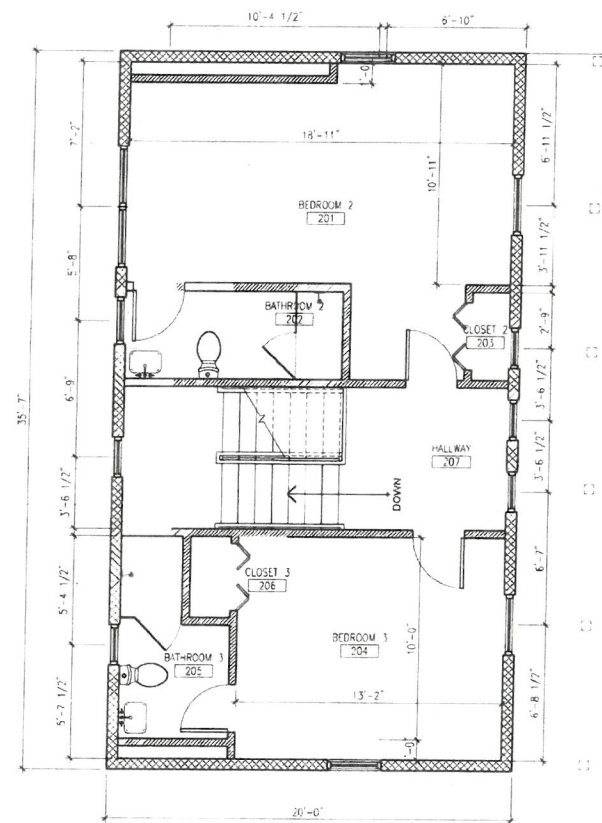
LIFE SAFETY PLAN

Sheet Number

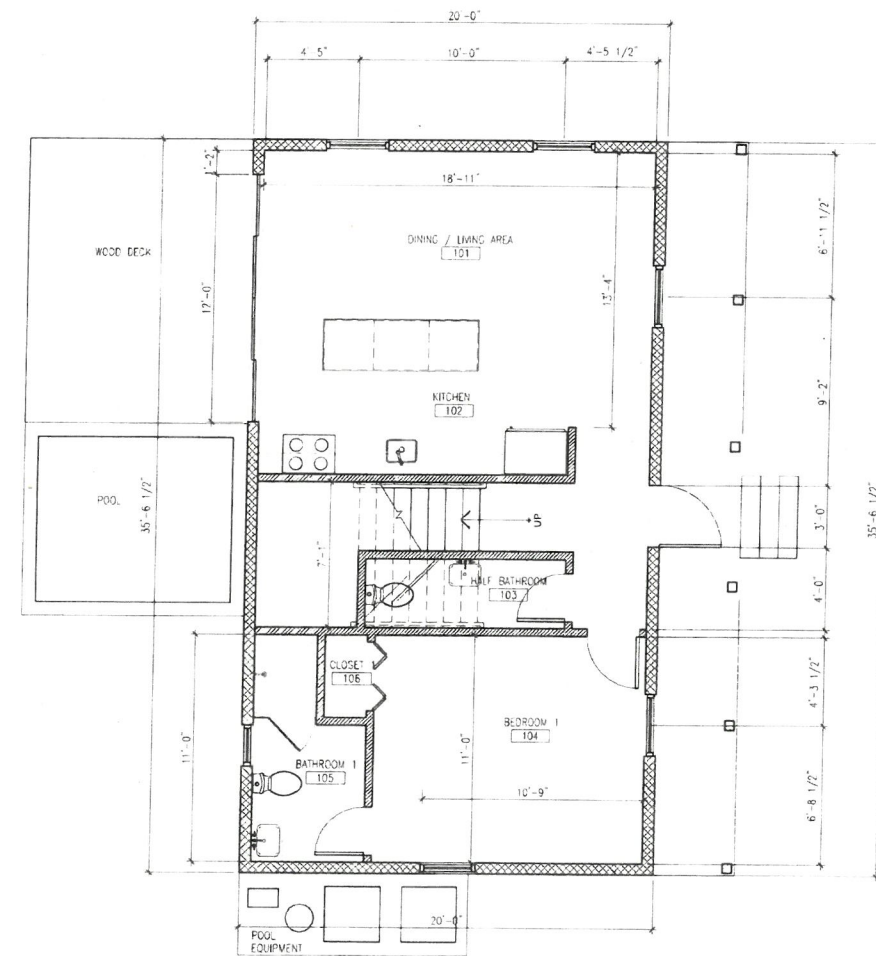
A-1.2

Date: - SEPTEMBER 10 2020

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2 SECOND FLOOR PLAN - UNIT 1
A1.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 1
A1.21 SCALE: 1/4"=1'-0"

5/12/21
LCPT
5/4/202

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wsaarchitect.com

Seal

Signature

Consultants

Meridian Engineering LLC
AUTHORIZATION #29401
01/30/2019 to 01/31/2021

Submissions / Revisions

PLANNING REVISION 1	9.11.20
PLANNING REVISION 2	8.13.20
PLANNING REVISION 3	10.13.20
PLANNING REVISION 4	11.11.20
PLANNING REVISION 5	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size	Project #
24x36	19019

Title

UNIT 1
FLOOR PLANS

Sheet Number

A1-2.1

Date - SEPTEMBER 10, 2020

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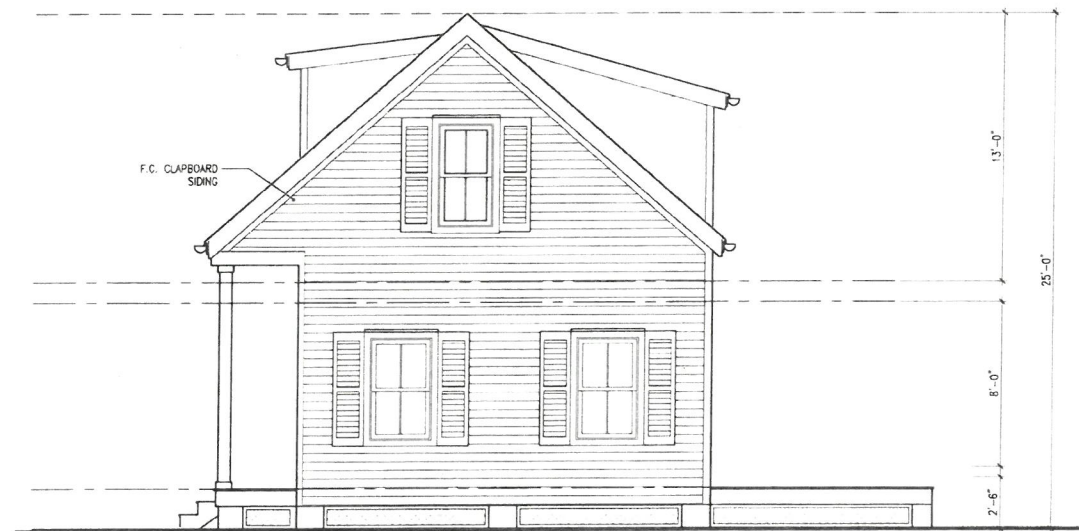
3 UNIT 1 SOUTH ELEVATION
A1.31 SCALE: 1/4"=1'-0"



2 UNIT 1 WEST ELEVATION
A1.31 SCALE: 1/4"=1'-0"



4 UNIT 1 EAST ELEVATION
A1.31 SCALE: 1/4"=1'-0"



1 UNIT 1 NORTH ELEVATION
A1.31 SCALE: 1/4"=1'-0"

USP
5/12/21
KPH
5/4/2021

WSA
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Tel: 305-735-3131
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Seal
STATE OF FLORIDA
William Shepler
A1314475
REGISTERED ARCHITECT

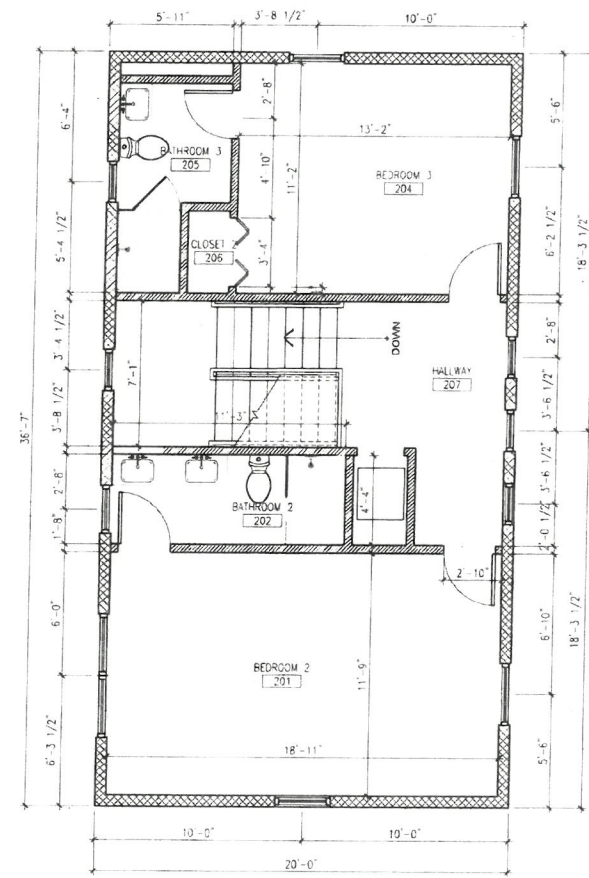
Signature

Consultants
N
W
E
S
Meridian Engineering LLC
AUTHORIZATION #29401
on 305-293-3283 Fax 293-4899

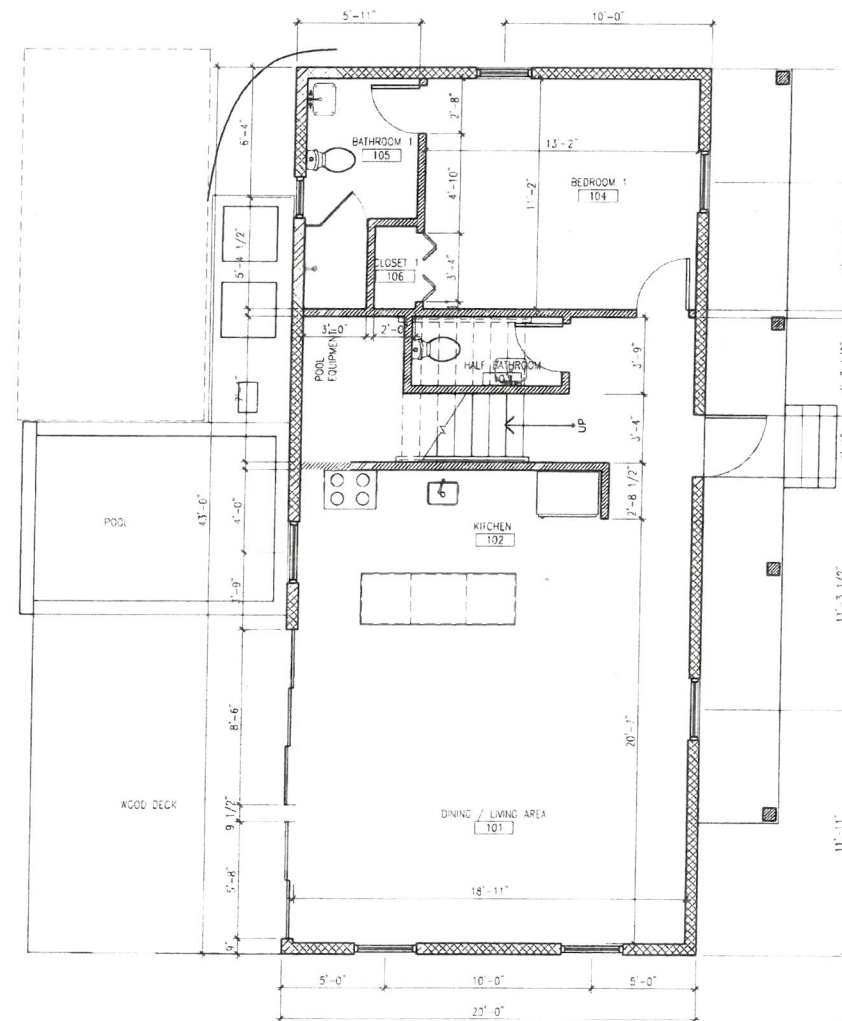
Submissions / Revisions
PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.13.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 15029
Title: UNIT 1 ELEVATIONS
Sheet Number: **A1-3.1**
Date: SEPTEMBER 10, 2020
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2
A2.21
SECOND FLOOR PLAN - UNIT 2
SCALE: 1/4"=1'-0"



1
A2.21
FIRST FLOOR PLAN - UNIT 2
SCALE: 1/4"=1'-0"

WWS
5/12/21
RPT
5/14/2021

william shepler & associates
architecture

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Seal

Signature

Consultants

Meridian Engineering LLC
AUTHORIZATION #29401
pin 365429-0203 (exp. 2/27-4/1/20)

Submissions / Revisions

PLANNING REVISION 1	9.11.20
PLANNING REVISION 2	8.13.20
PLANNING REVISION 3	10.15.20
PLANNING REVISION 4	11.11.20
PLANNING REVISION 5	2.18.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size 24x36	Project # 19029
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Title

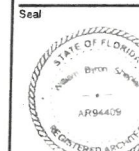
UNIT 2
FLOOR PLANS

Sheet Number

A2-2.1

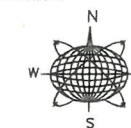
Date - SEPTEMBER 10, 2020

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Consultants



Meridian Engineering LLC

AUTHORIZATION #29401
PH 305-293-3283 FAX 293-4899

Submissions / Revisions

PLANNING REVISION 8.11.20

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24" x 36" | Project #: 19025

Title

**UNIT 2
ELEVATIONS**

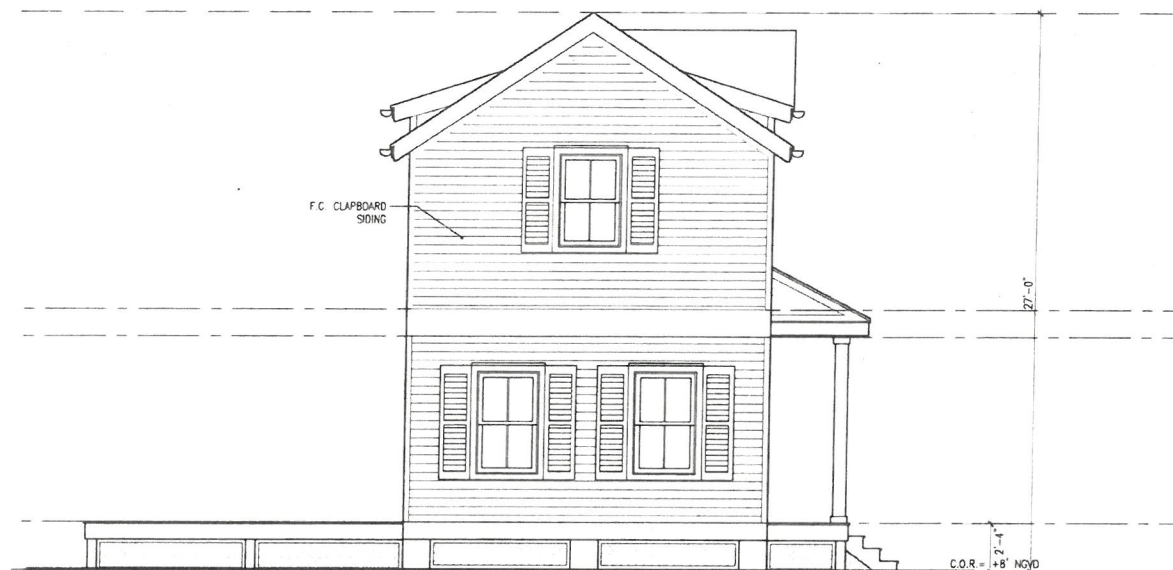
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A2-3.1

Date - SEPTEMBER 10, 2020

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ASSOCIATES ARCHITECTURE LLC

Handwritten:
UPH
5/12/21
KPH
5/4/2021



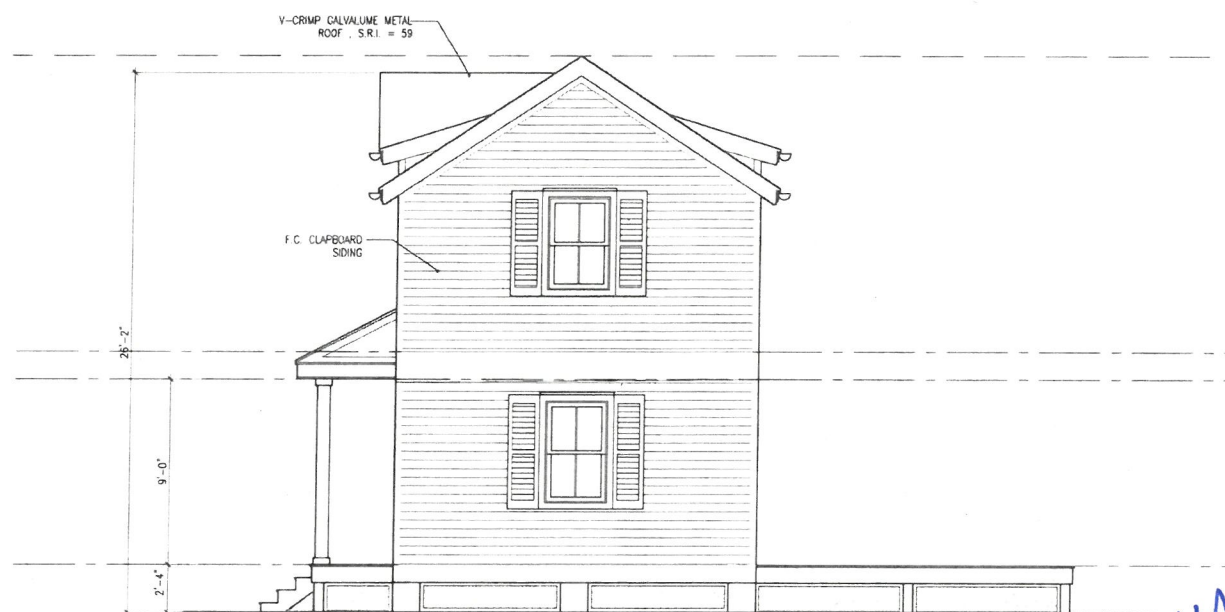
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SCALE: 1/4"=1'-0"



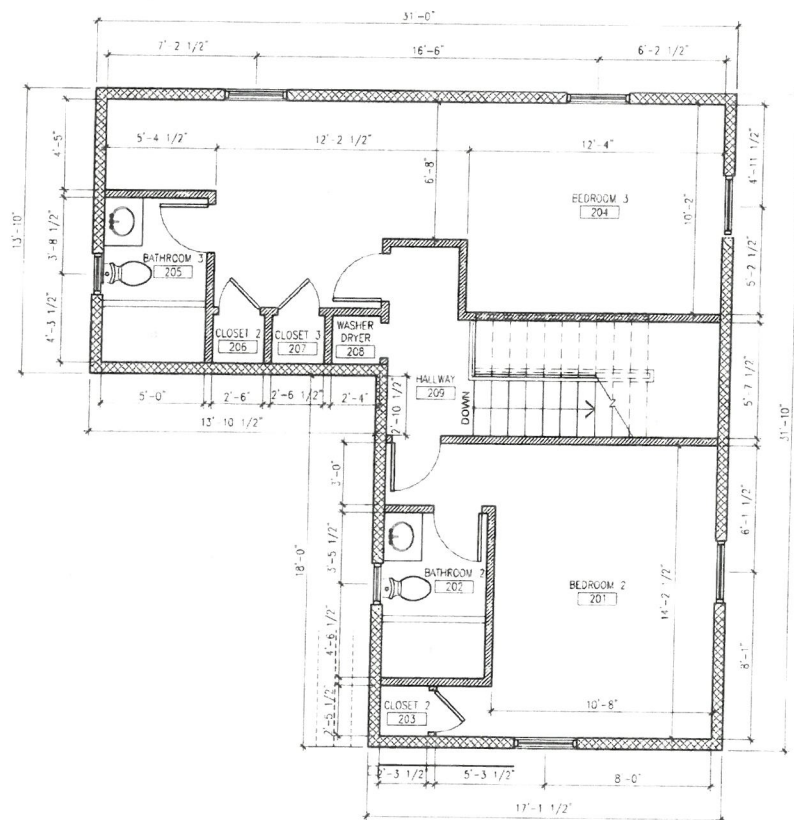
2 UNIT 2 WEST ELEVATION
SCALE: 1/4"=1'-0"



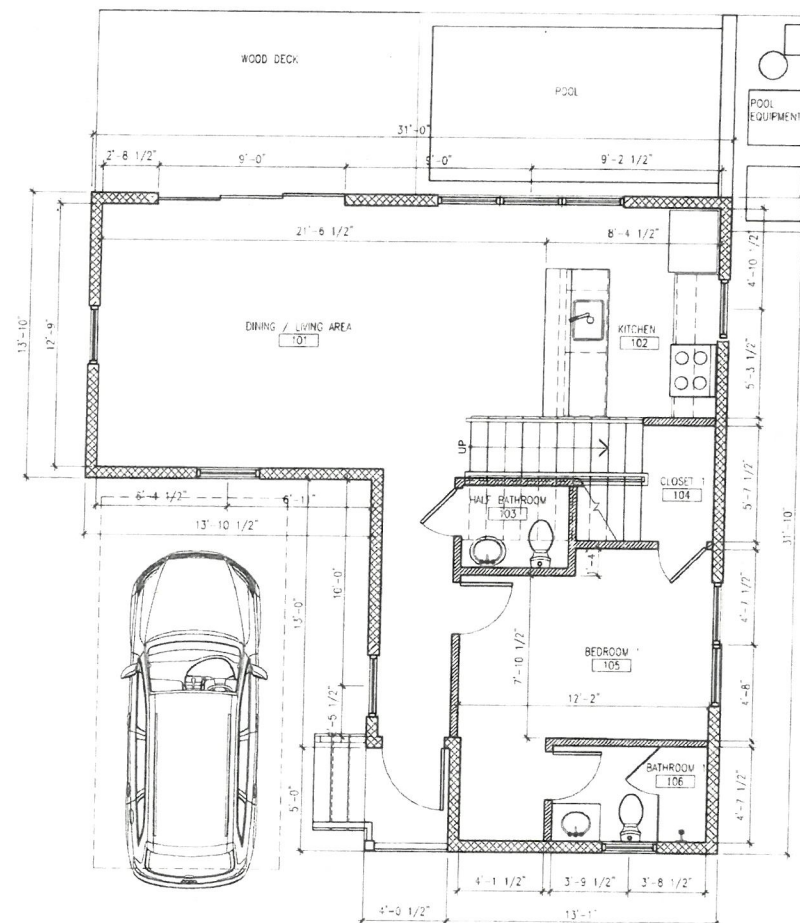
4 UNIT 2 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 UNIT 2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN - UNIT 3
A3.21 SCALE: 1/4"=1'-0"

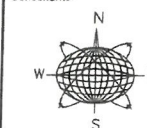


1 FIRST FLOOR PLAN - UNIT 3
A3.21 SCALE: 1/4"=1'-0"



Signature

Consultants



Meridian Engineering LLC
AUTHORIZATION #29401
09-30-2019-3-2023 (see 2934-109)

Submissions / Revisions
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.13.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size | Project #
24x36 | 19079

Title

UNIT 3
FLOOR PLANS

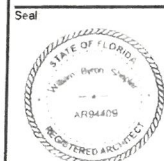
Sheet Number

A3-2.1

Date - SEPTEMBER 10, 2020

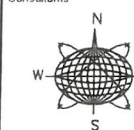
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ASSOCIATES ARCHITECTURE LLC

WV
5/12/21
KPH
5/4/20



Signature:

Consultants:



Mendian Engineering LLC

AUTHORIZATION #29401
en 305-293-3200 fax 305-441-079

Submissions / Revisions

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36

Project #: 19029

Title:

**UNIT 3
ELEVATIONS**

Sheet Number

A3-3.1

Date: - SEPTEMBER 10, 2020

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3 UNIT 3 SOUTH ELEVATION
A3.31 SCALE: 1/4"=1'-0"



2 UNIT 3 WEST ELEVATION
A3.31 SCALE: 1/4"=1'-0"

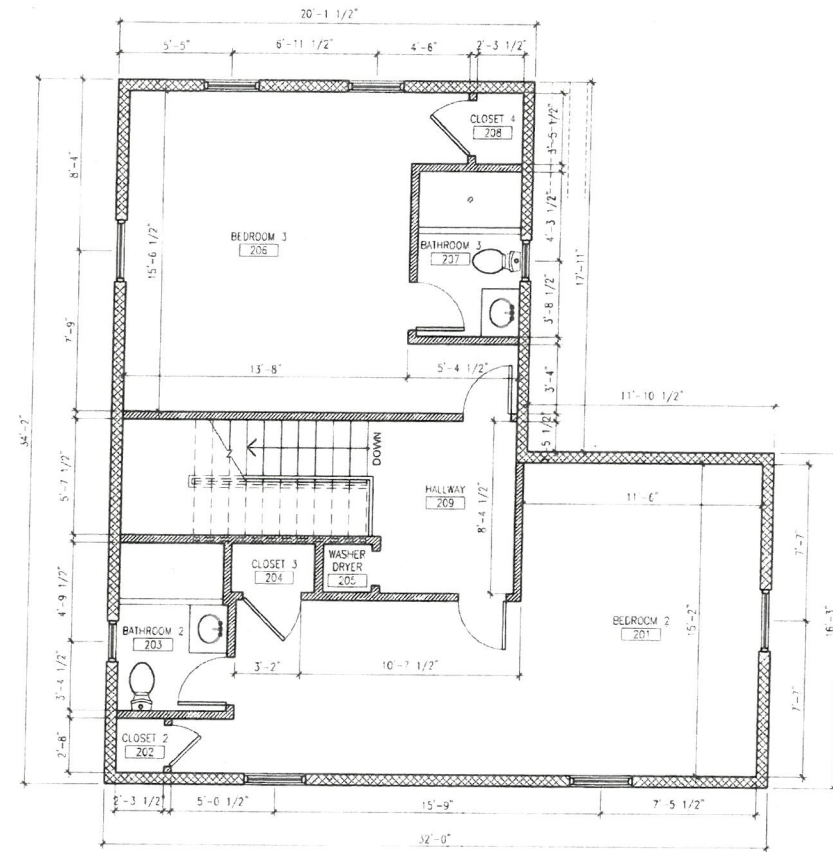


4 UNIT 3 EAST ELEVATION
A3.31 SCALE: 1/4"=1'-0"

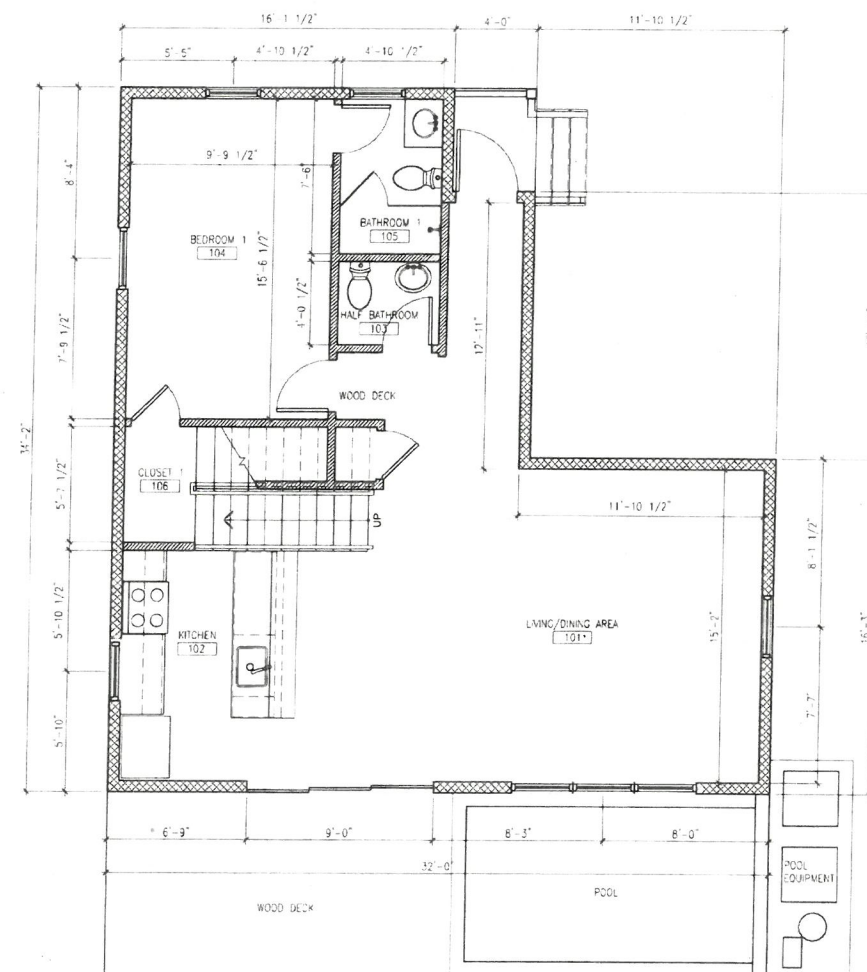


1 UNIT 3 NORTH ELEVATION
A3.31 SCALE: 1/4"=1'-0"

*usu
5/12/21
KPH
5/4/22*



2 SECOND FLOOR PLAN - UNIT 4
A4.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 4
A4.21 SCALE: 1/4"=1'-0"

WSA
5/12/21
KPH
5/4/2021

william shepler & associates
architecture

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Key West, FL 33040
Tel: 305-735-3131
Email: info@wsaplcr.com

Seal

Signature

Consultants

Meridian Engineering LLC
AUTHORIZATION #29401
pin 305-293-2363 fax 293-4495

Submissions / Revisions

PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size 24x36	Project # 19029
-----------------------	--------------------

Title

UNIT 4
FLOOR PLANS

Sheet Number
A4-2.1

Date - SEPTEMBER 10, 2020

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3 UNIT 4 SOUTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"



2 UNIT 4 WEST ELEVATION
A4.31 SCALE: 1/4"=1'-0"

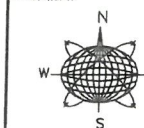
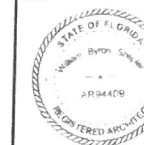


4 UNIT 4 EAST ELEVATION
A4.31 SCALE: 1/4"=1'-0"



1 UNIT 4 NORTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"

WSS
5/12/21
KPH
5/4/2021



1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title

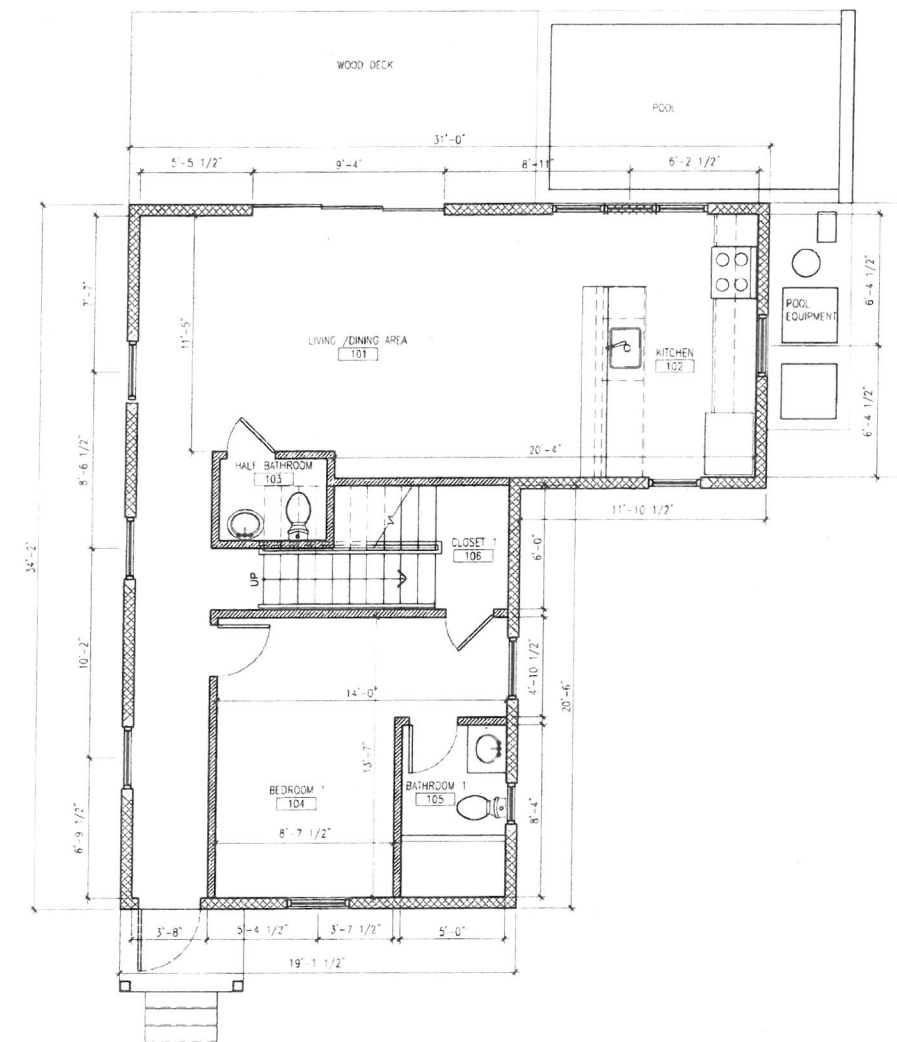
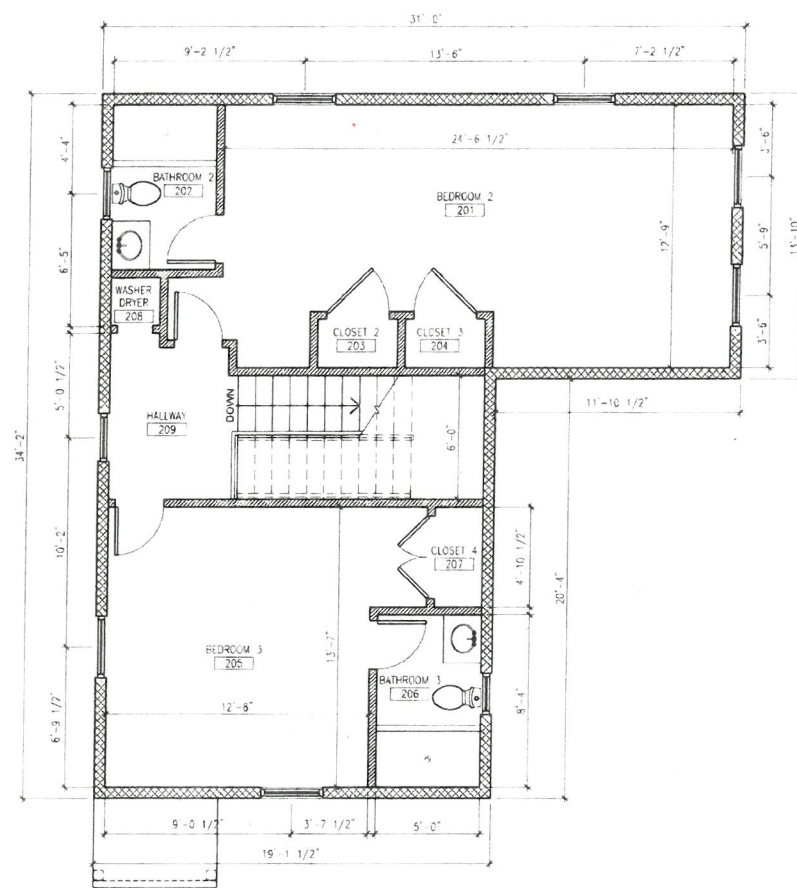
**UNIT 4
ELEVATIONS**

Sheet Number

A4-3.1

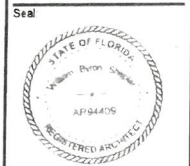
Date: SEPTEMBER 10 2020

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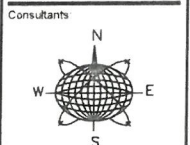


5/2/21

KPH
5/4/2021



Signature: _____



Meridian Engineering LLC
AUTHORIZATION #29401
exp. 10/31/2023

Submissions / Revisions
PLANNING REVISION 1: 8.11.20
PLANNING REVISION 2: 10.13.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title: _____

**UNIT 5
ELEVATIONS**

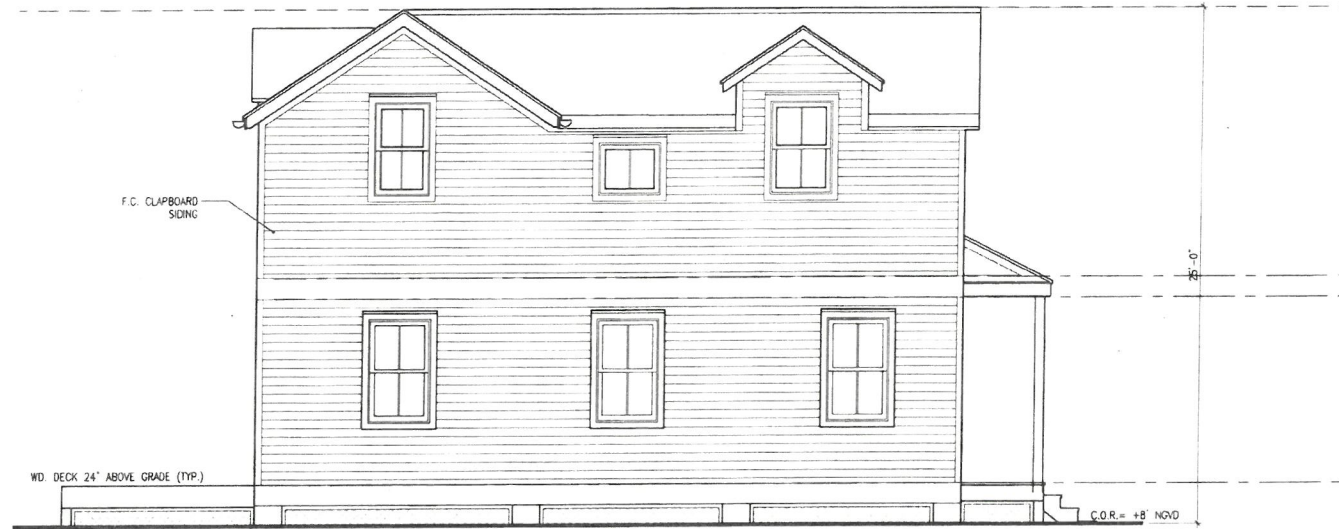
Sheet Number

A5-3.1

Date: SEPTEMBER 10, 2020
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3 UNIT 5 SOUTH ELEVATION
A5.31 SCALE: 1/4"=1'-0"



2 UNIT 5 WEST ELEVATION
A5.31 SCALE: 1/4"=1'-0"

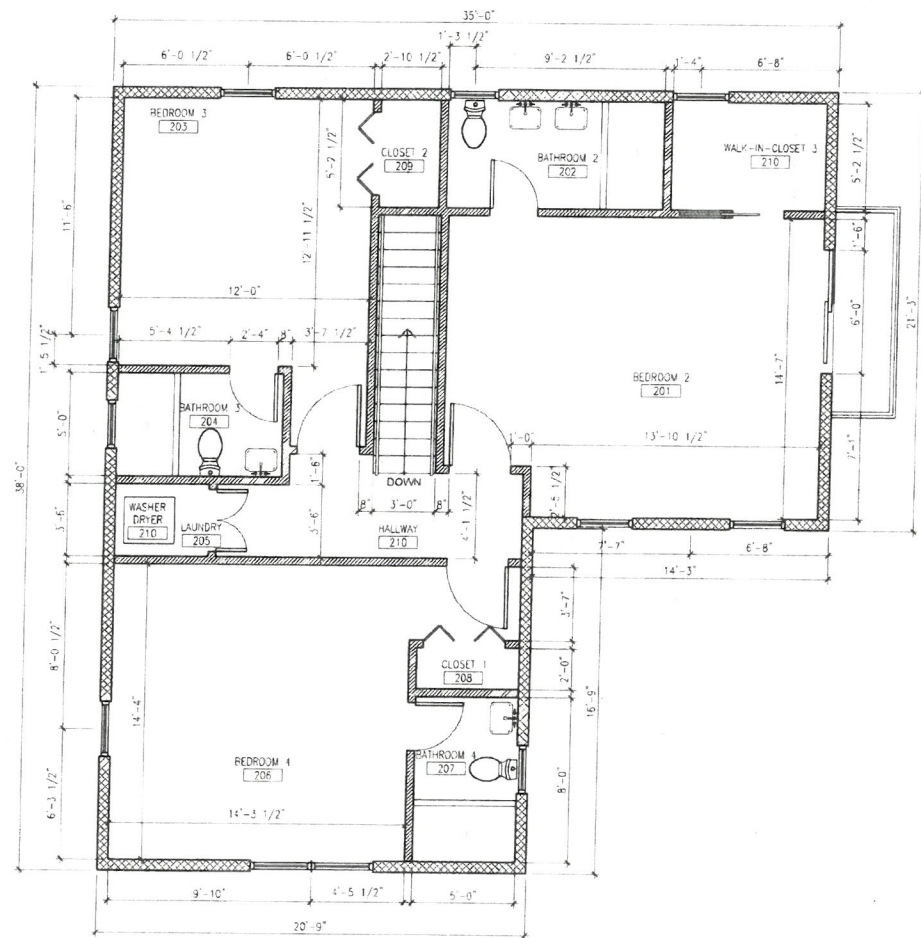


4 UNIT 5 EAST ELEVATION
A5.31 SCALE: 1/4"=1'-0"

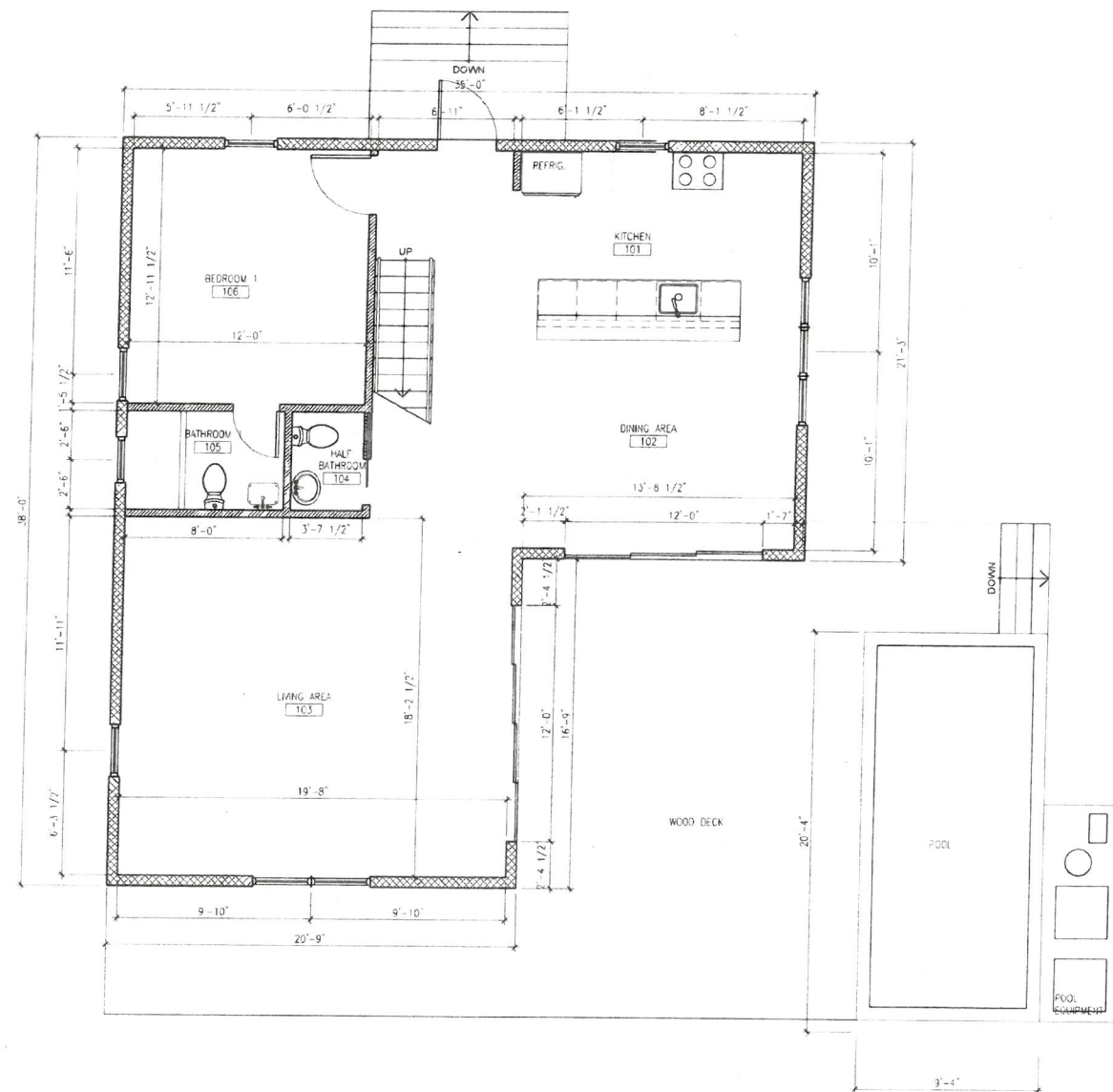


1 UNIT 5 NORTH ELEVATION
A5.31 SCALE: 1/4"=1'-0"

*WSA
5/12/21*
*12pt
5/4/2021*



2 SECOND FLOOR PLAN - UNIT 6
A6.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 6
A6.21 SCALE: 1/4"=1'-0"

WSA
5/12/21
KPH
5/4/2021

WSA
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Seal
STATE OF FLORIDA
ARCHITECT
AR044409
REGISTERED ARCHITECT

Signature

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Submissions / Revisions
PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029
Title: UNIT 6 FLOOR PLANS
Sheet Number: **A6-2.1**
Date: SEPTEMBER 10, 2020
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3 UNIT 6 SOUTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"



2 UNIT 6 WEST ELEVATION
A6.31 SCALE: 1/4"=1'-0"



4 UNIT 6 EAST ELEVATION
A6.31 SCALE: 1/4"=1'-0"



1 UNIT 6 NORTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"

WSA
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KPT
5/4/2021

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 190219

Title

UNIT 6
ELEVATIONS

Sheet Number

A6-3.1

Date: SEPTEMBER 10, 2020

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Water Quantity - Predevelopment

Project Area	0.53 ac
PerVIOUS Area	0.25 ac
ImperVIOUS Area	0.28 ac
% ImperVIOUS	52.12%
Rainfall for 25yr/72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Undeveloped Available Storage	1.88 in
Soil Storage (S)	0.90 in
Qpre = (P - 0.2S) ² / (P + 0.8S) [25yr/72hr]	10.98 in

Water Quantity - Postdevelopment

Project Area	0.53 ac
PerVIOUS Area	0.21 ac
ImperVIOUS Area	0.32 ac
% ImperVIOUS	60.00%
Rainfall for 25yr/72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Developed Available Storage	1.88 in
Soil Storage (S)	0.75 in
Qpost = (P - 0.2S) ² / (P + 0.8S) [25yr/72hr]	11.14 in

Postdevelopment - Predevelopment

Qpost - Qpre [25yr/72hr]	0.16 in
Volume = QA [25yr/72hr]	0.08 ac-in 0.007 ac-ft

Water Quality

Project Area	0.53 ac
Total Roof Area	0.18 ac
Adjusted Project Area	0.35 ac
ImperVIOUS Area	0.14 ac
% ImperVIOUS	39.32%

A) One inch of runoff from drainage basin	0.044 ac-ft
B) 2.5 inches * % ImperVIOUS * Tot. Proj. Area	0.043 ac-ft

Water Quantity Vs. Water Quality

Quantity	Quality
0.007 ac-ft	< 0.04401 ac-ft

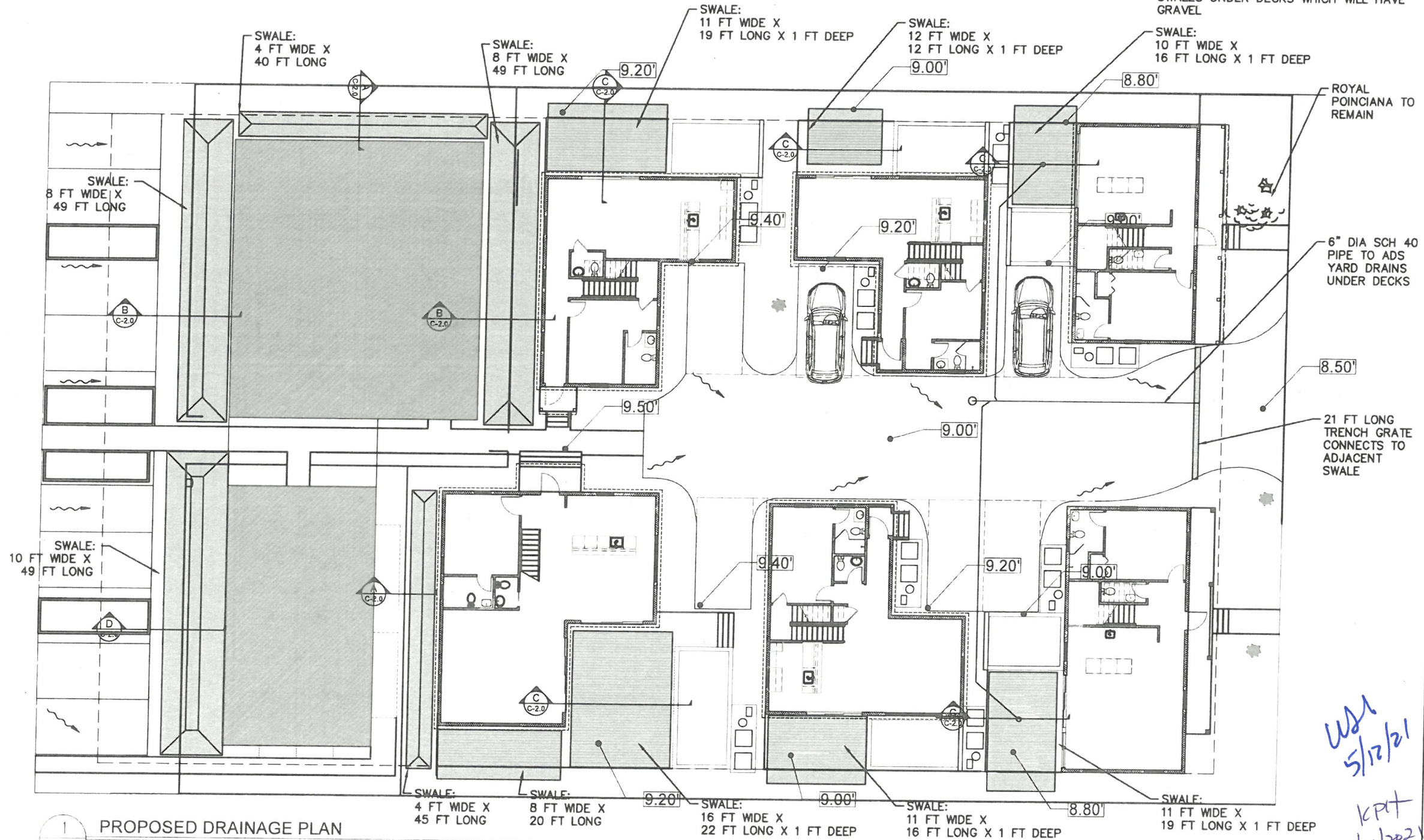
Swale Volume Required

Water Quality/Quantity 50%

958.61 cu.ft	0.02201 ac-ft
--------------	---------------

NOTE:
50% CREDIT FOR CRYSTAL RETENTION

SWALES	428 CF
SEEPAGE TRENCHES	634 CF
TOTAL =	1062.00

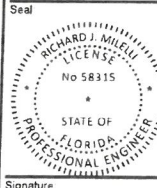


NOTE:

1. ALL SWALES TO BE SODDED EXCEPT SWALES UNDER DECKS WHICH WILL HAVE GRAVEL

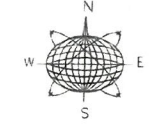
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Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401

Submissions / Revisions

PLANNING REVISION 9.11.20

PLANNING REVISION 1. 8.13.20

PLANNING REVISION 2. 10.15.20

PLANNING REVISION 3. 11.11.20

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title

PROPOSED
DRAINAGE PLAN

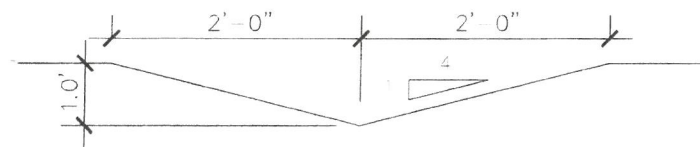
Sheet Number

C-1.0

Date: SEPTEMBER 10, 2020

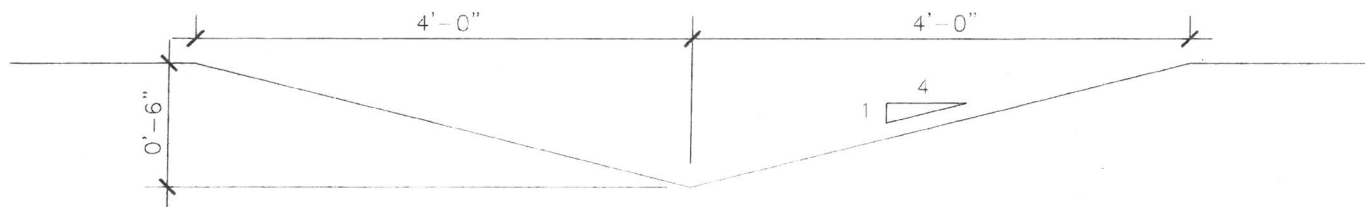
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5/4/2021



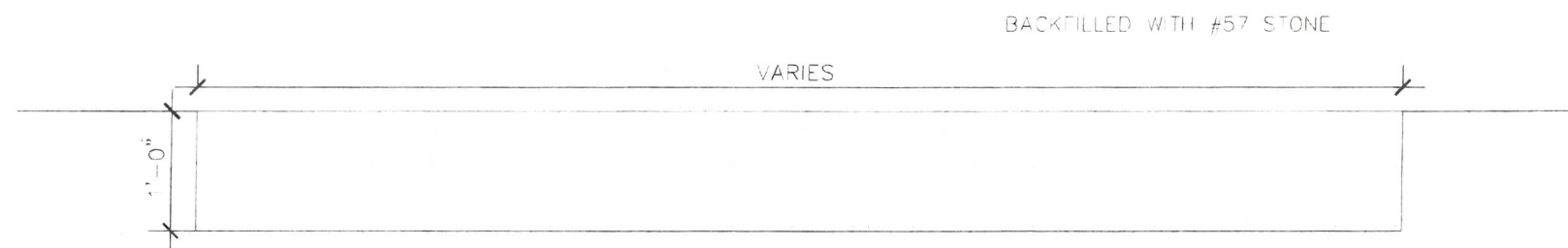
C.S. AREA = 1.00 SF

A
C-2.0
SWALE SECTION
N.T.S.



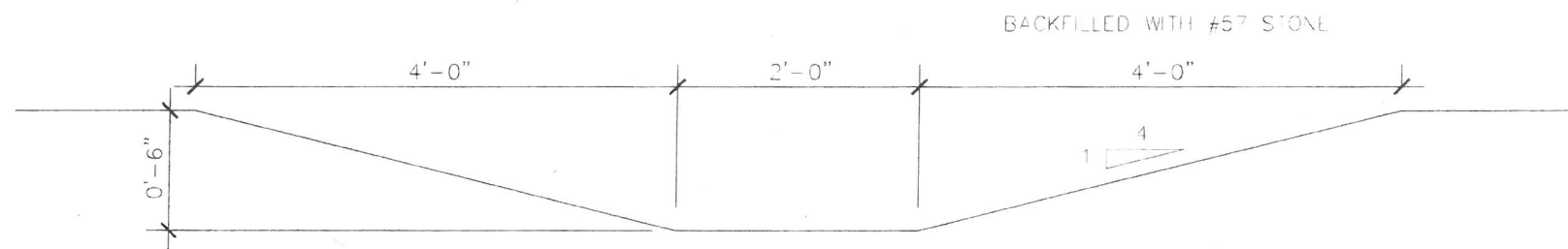
C.S. AREA = 2.00 SF

B
C-2.0
SWALE SECTION
N.T.S.



POROSITY OF 57 STONE = 45%

C
C-2.0
SWALE SECTION
N.T.S.



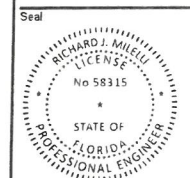
C.S. AREA = 3 SF

D
C-2.0
SWALE SECTION
N.T.S.

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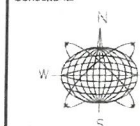
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Key West, FL 33040
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Email: info@wsaarch.com



Signature

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Consultants



Meridian Engineering LLC
AUTHORIZATION #29401
per 305-219-3265 Rev. 2014-01-08

Submissions / Revisions
PLANNING REVISION 1: 8.11.20
PLANNING REVISION 2: 10.13.20
PLANNING REVISION 3: 11.11.20

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 19029

Title

PROPOSED
DRAINAGE PLAN

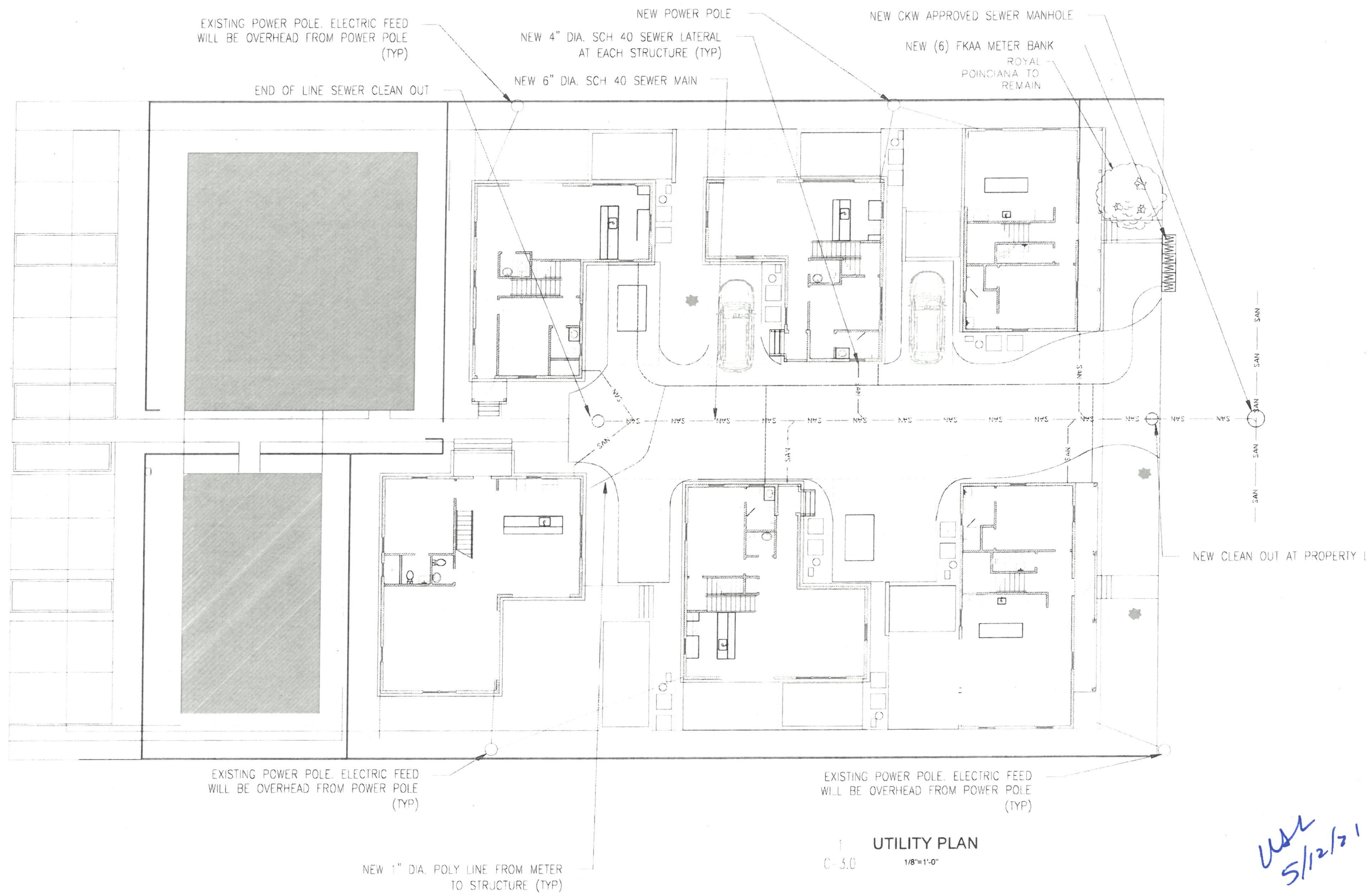
Sheet Number

C-2.0

Date: SEPTEMBER 16, 2020

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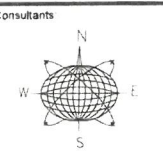
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KPIH
5/4/2021



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EDITED AND REPRODUCED ON
A 24x36 INCH SCALE.
REVISIONS OF THIS
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OR HIS REPRESENTATIVE.
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en 305-293-1263 fax 293-4899

Submissions / Revisions

PLANNING REVISION 1	8.13.20
PLANNING REVISION 2	10.13.20
PLANNING REVISION 3	11.11.20

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 1029

Tide
**PROPOSED
UTILITY PLAN**

Sheet Number
C-3.0

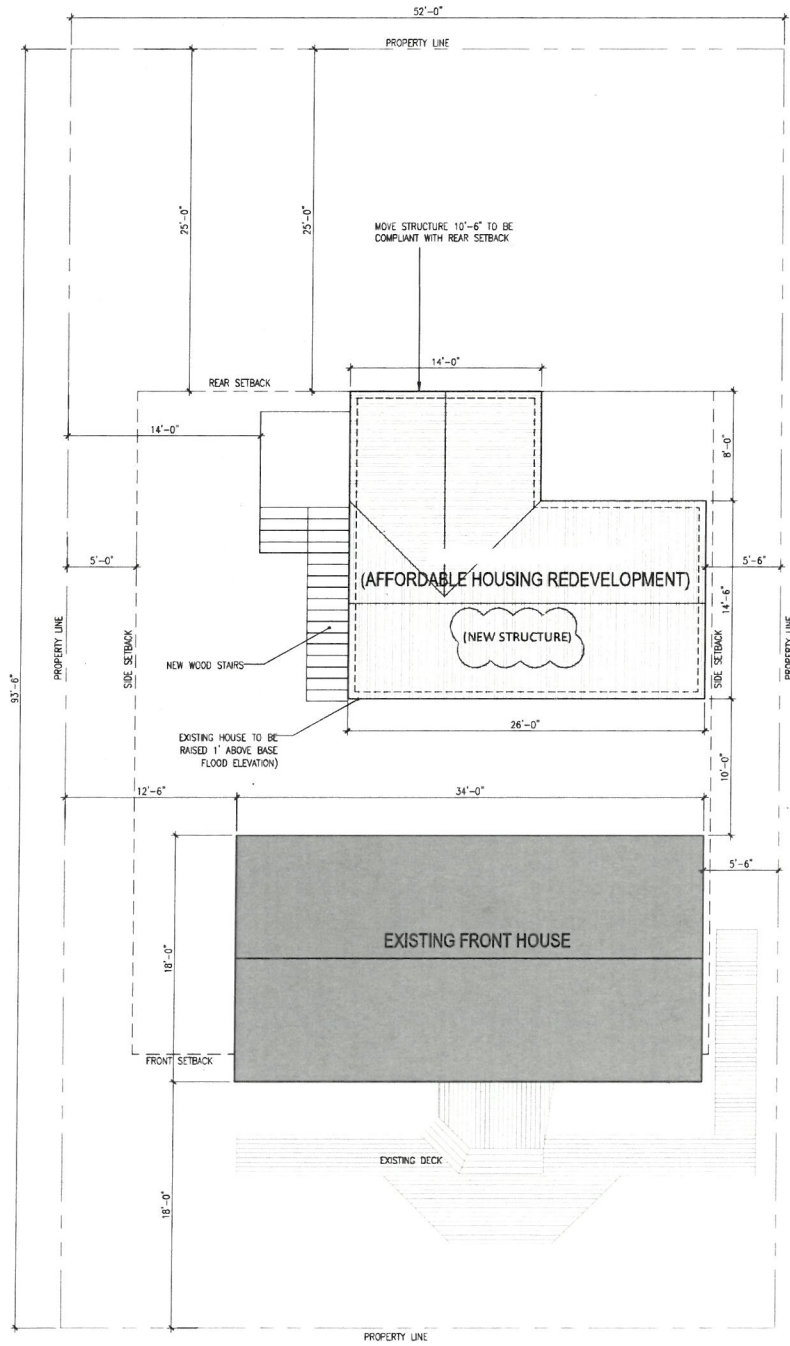
Date: SEPTEMBER 10, 2020
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5/12/21
LPH
5/4/2021

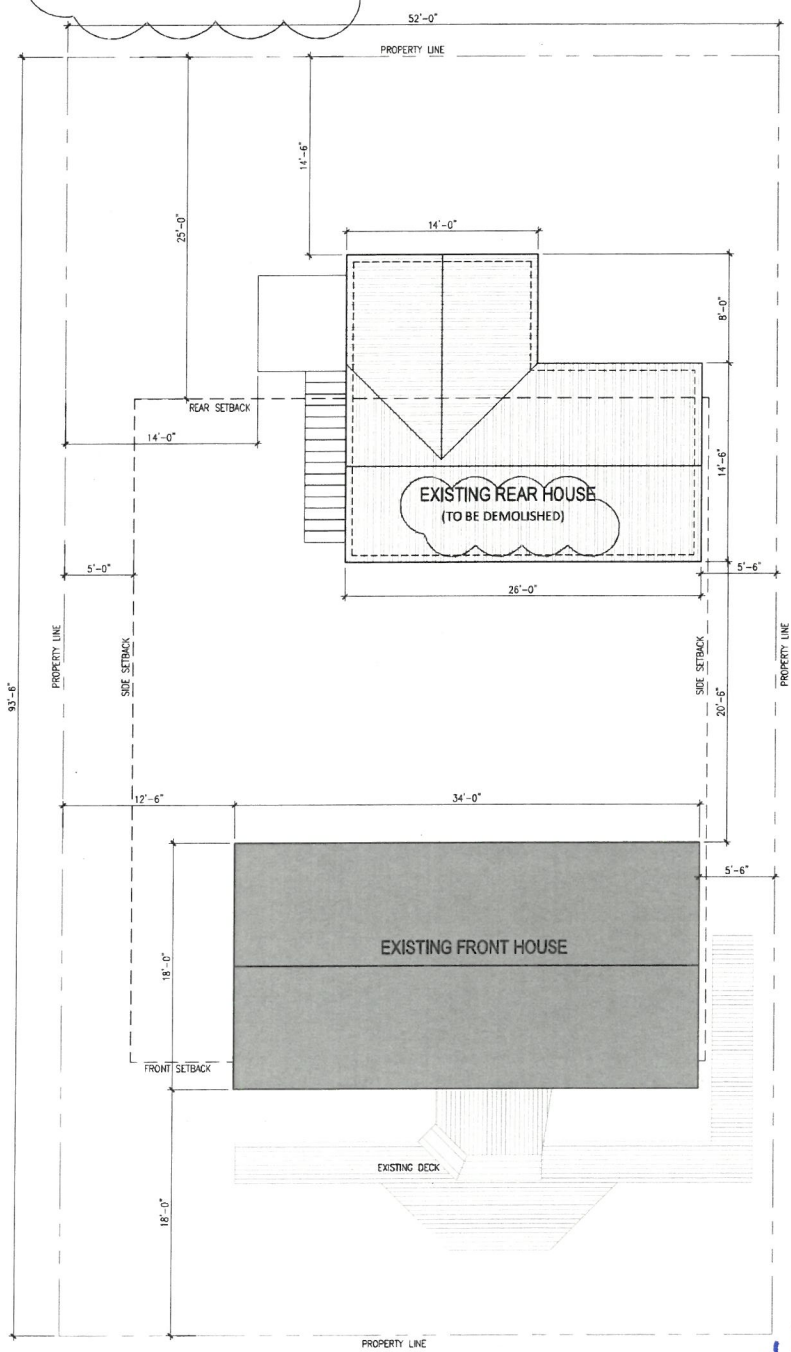
ZONING CALCULATIONS - SF DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	26'-3"	YES
BUILDING COVERAGE	35%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
IMPERVIOUS SURFACE RATIO	50%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
LOT SIZE	Min. 4,000 s.f.	4,862 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	52'	N/A	N/A
LOT DEPTH	Min. 100'	93.5'	N/A	N/A
FRONT SETBACK	Min. 20'	18'	No Change	N/A
SIDE SETBACK (WEST)	Min. 5'	12.5'	12.5'	YES
SIDE SETBACK (EAST)	Min. 5'	5.5'	5.5'	YES
REAR SETBACK	Min. 25'	14.5'	25'	YES
OPEN SPACE	Min. 35%	3,421 s.f. (70%)	3,421 s.f. (70%)	YES

*Existing Non-Conforming Condition
** New units as shown on plans are 441 sq. ft.



2 PROPOSED SITE PLAN
A1.1 SCALE: 3/16"=1'-0"



1 EXISTING SITE PLAN
A1.1 SCALE: 3/16"=1'-0"

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william shepler & associates
architecture

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Seal:

Consultants:

Submissions / Revisions:

1703 VON PHISTER ST.
REAR UNIT KEY WEST, FL
AFFORDABLE HOUSING
REDEVELOPMENT

Drawing Size
24x36

Project #
19011.2

Title:

SITE PLANS
AND CALCS

Sheet Number:

A-1.1

Date: - APRIL 1, 2021

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KPT
5/14/2021

1703 VON PHISTER ST.
REAR UNIT KEY WEST, FL
AFFORDABLE HOUSING
REDEVELOPMENT

Drawing Size: 24"x36" Project #: 19011.2

Title:
**FLOOR
PLANS &
FRONT
ELEVATION**

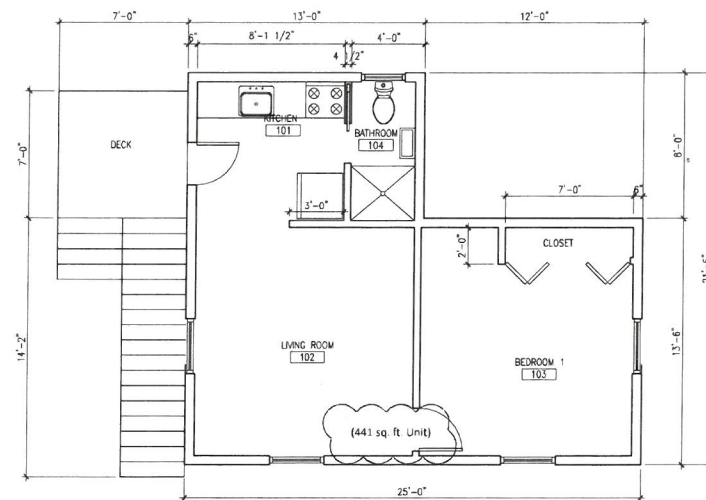
Sheet Number:

A-2.1

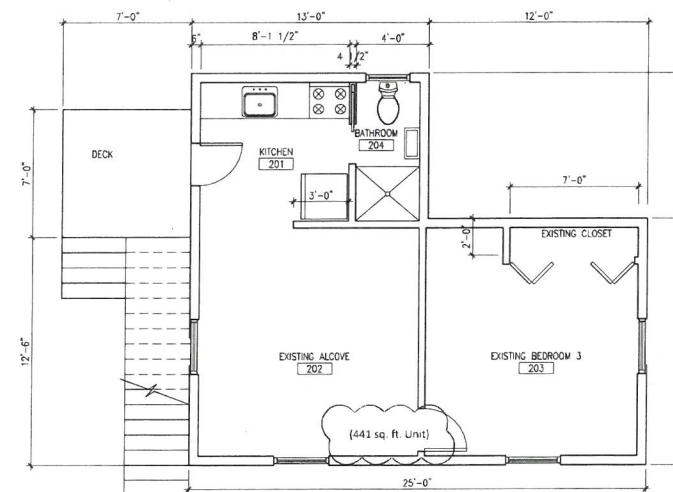
Date: - APRIL 1, 2021
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3
A2.1
FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A2.1
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A2.1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

WSA
5/12/21
KPT
5/4/2021