

**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 25<sup>th</sup>, 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 4<sup>th</sup>, 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.



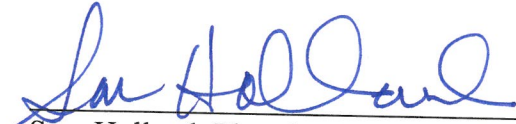
Chairman



Planning Director

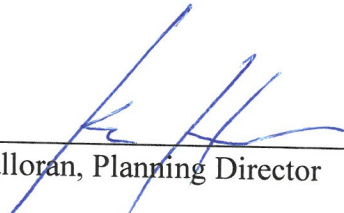
Read and passed on first reading at a regularly scheduled meeting held this 25<sup>th</sup> day of October 2022.

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

  
\_\_\_\_\_  
Sam Holland, Planning Board Chair

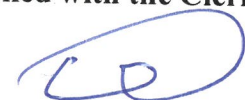
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Date

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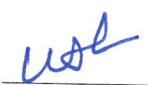

  
\_\_\_\_\_  
Katie P. Halloran, Planning Director

11/2/2022  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

11-7-22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director





### 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:**  
FRONT SETBACK:  
REQUIRED = 20'  
EXISTING = 195.79'  
PROPOSED = 195.38'  
SIDE SETBACK:  
REQUIRED = 15'  
EXISTING = 8.75'  
PROPOSED = 12.63' (REMOVED STAIR OUT OF SETBACK)

REAR SETBACK:  
REQUIRED = 20'  
EXISTING = 257.75'  
PROPOSED = 257.75'

PROPOSED = 257.75  
(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)  
 EXISTING5: = 45.14% (171,834.6 SF)  
 PROPOSED: = 45.55% (172,618.16 SF)

OPEN SPACE/LANDSCAPE AREA:  
 REQUIRED: = 50.00% (189,486 SF)  
 EXISTING5: = 54.86% (207,137.4 SF)  
 PROPOSED: = 54.45% (206,353.84 SF)

**PARKING:**  
 REQUIRED =  
 LARGEST ASSEMBLY AREA = 13,932 SF GYM/CAFETERIA  
 = 13 SPACES 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

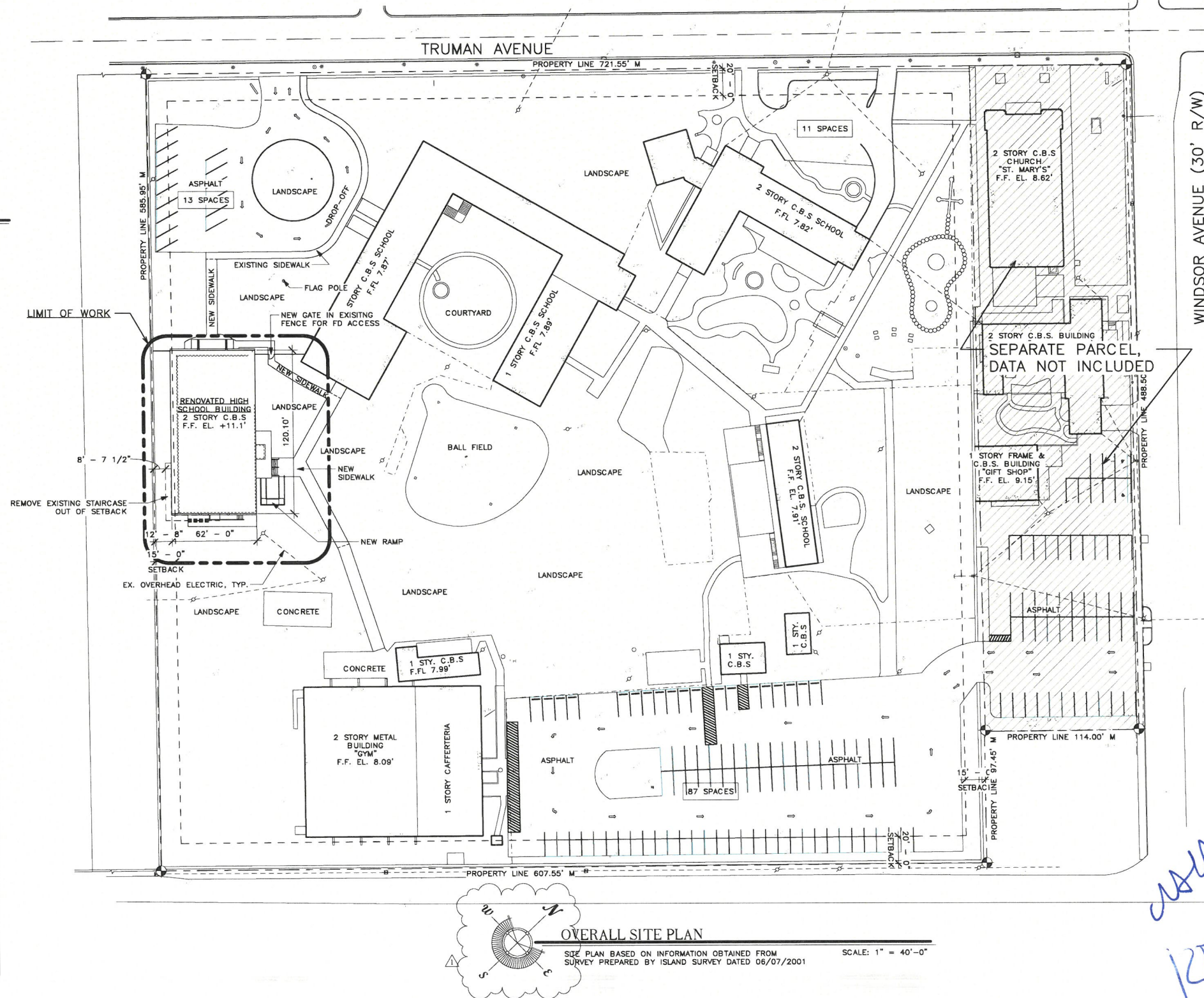
EXISTING PARKING SPACES TO BE MAINTAINED 111 PARKING SPACES  
5 SPACES REQUIRED TO MEET ADA HANDICAP GUIDELINES

## 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)



WINDSOR AVENUE (30' R/W)

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AR 13537

THE BASILICA  
SCHOOL OF SAINT  
MARY STAR OF  
THE SEA

700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040

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10-14-2022 HARC SUBMISSION

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10-24-2022 PLANNING REV.

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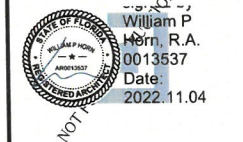
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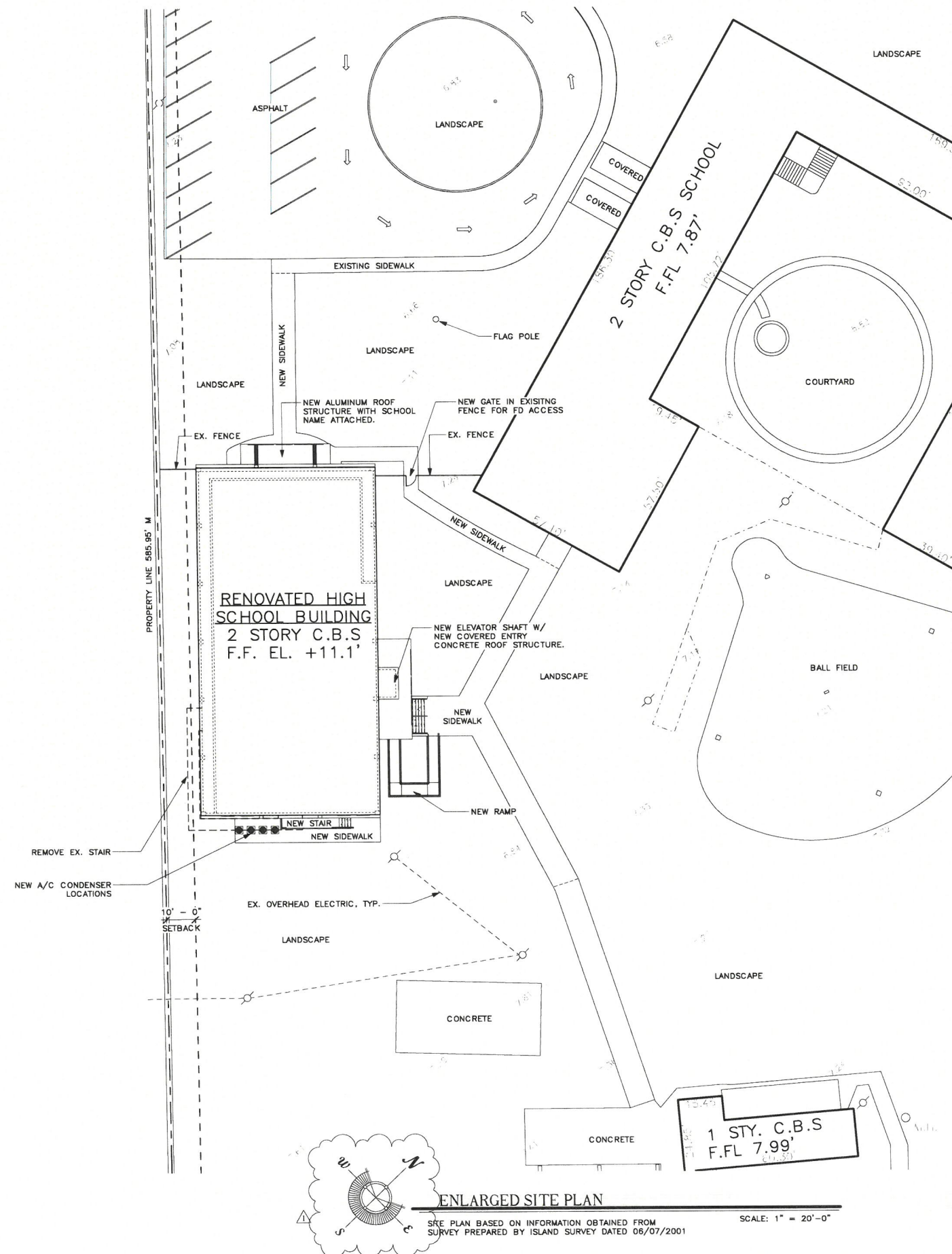
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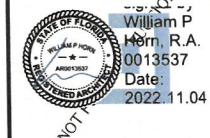
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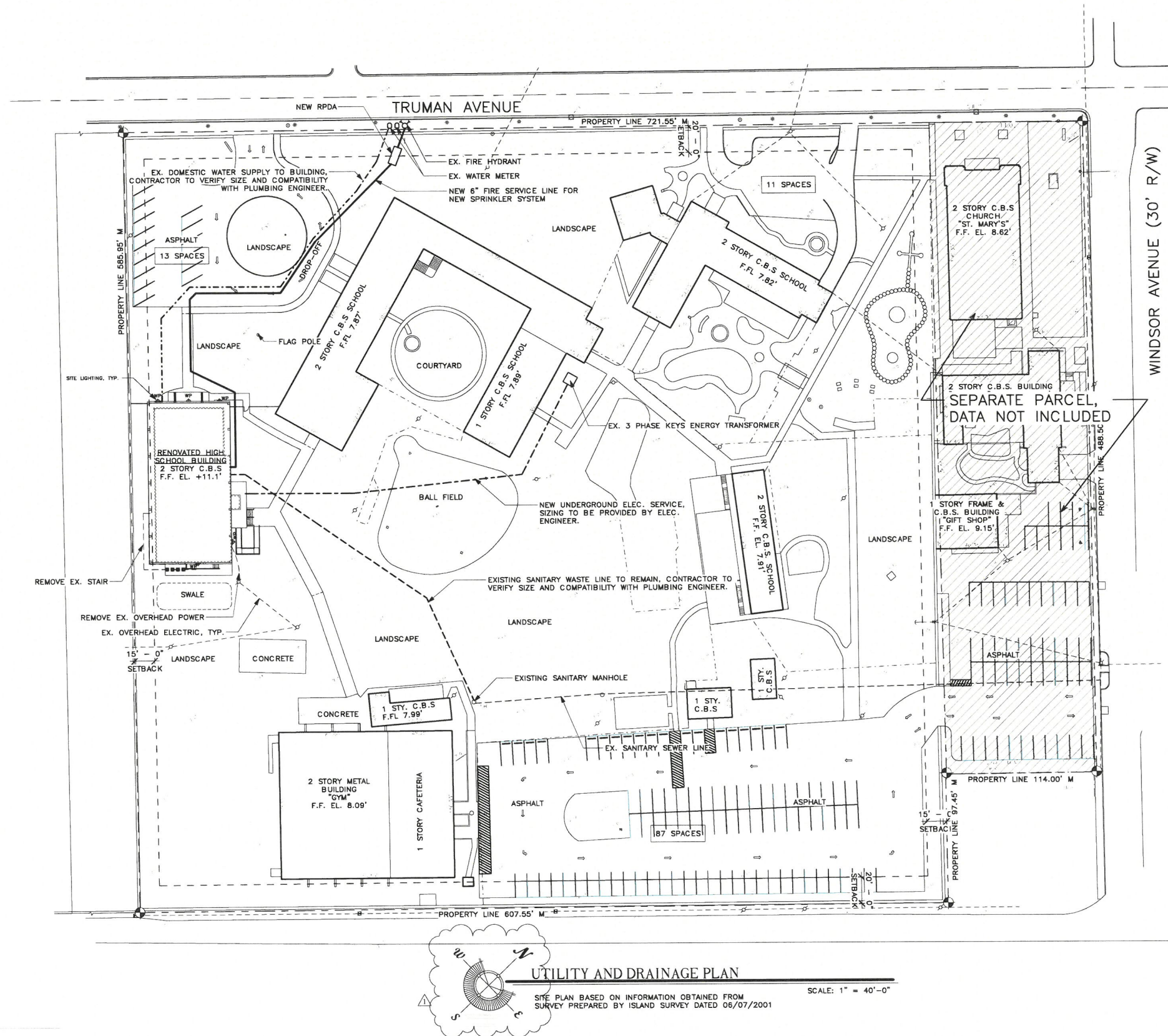
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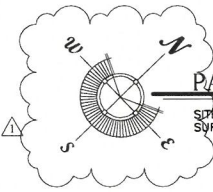
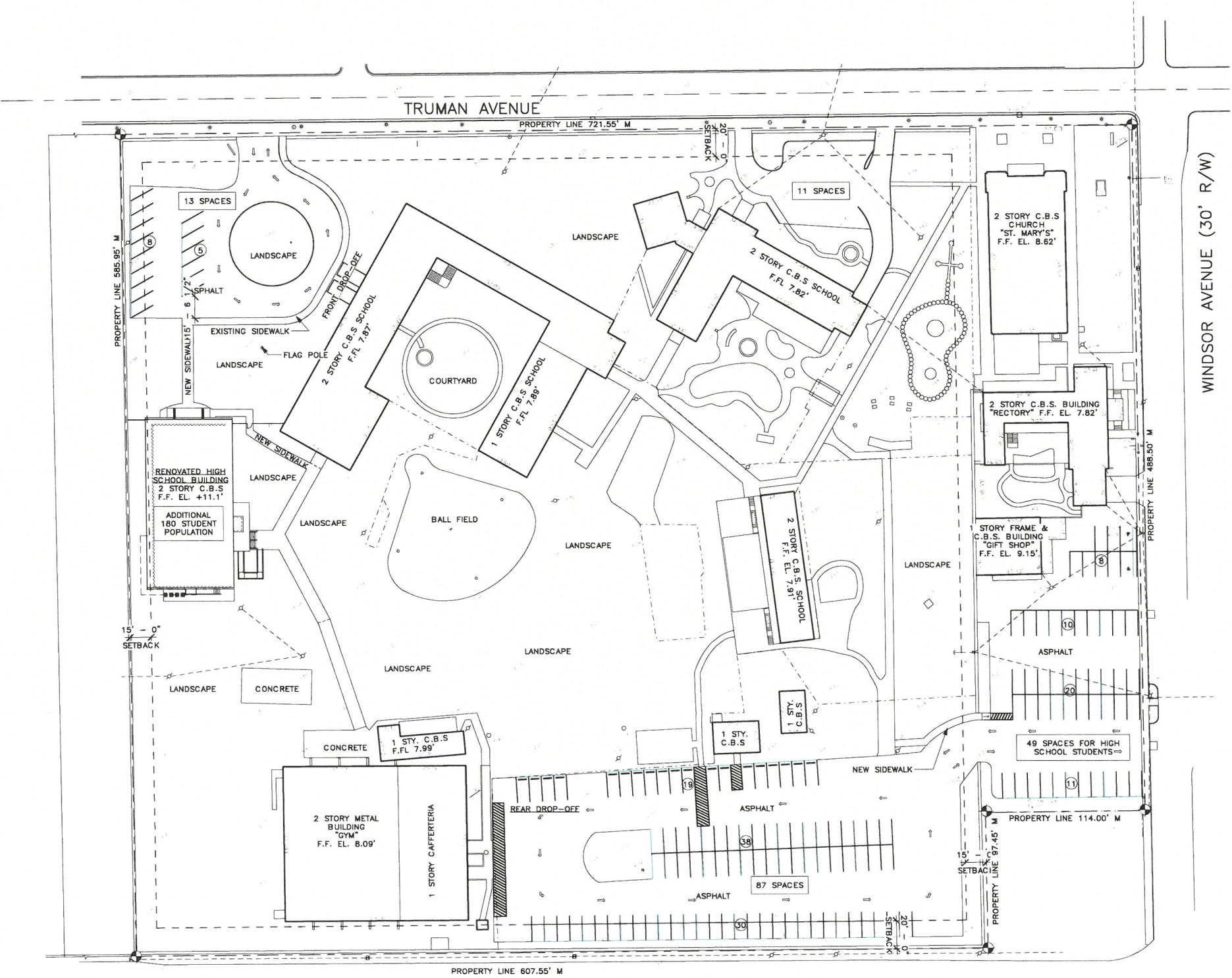
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PARKING PLAN AND REGULATIONS

- START TIMES-  
STAGGERED START TIMES  
1. HIGH SCHOOL START TIME 7:30AM  
2. PRESCHOOL TO 8TH GRADE 8:00 AM  
STAGGERED DISMISSAL TIMES  
1. HIGH SCHOOL DISMISSAL 2:20PM  
2. PRESCHOOL TO 8TH GRADE 2:50PM
- FRONT DROP OFF-  
FRONT ARRIVAL  
1. NO PARKING  
2. TRAFFIC CONTINUOUS MOTION  
3. KINDEGARTEN THROUGH 5TH GRADE = 219 STUDENTS  
FRONT DISMISSAL  
1. NO PARKING -STUDENTS ARE BROUGHT TO CAR BY STAFF  
2. TRAFFIC IS CONTINUOUS MOTION  
3. 3RD GRADE THROUGH 9TH GRADE =181 STUDENTS
- REAR DROP OFF-  
REAR ARRIVAL  
1. DROP OFF FOR PRE-SCHOOL PARENTS PARK  
2. DROP OFF FOR PRE-KINDERGARTEN PARENTS WILL PARK  
3. DROP OFF FOR 6TH GRADE THROUGH 9TH GRADE NO PARKING  
4. TOTAL STUDENT DROP OFF IS 174 STUDENTS  
REAR DISMISSAL  
1. NO PARKING -STUDENTS ARE BROUGHT TO CAR BY STAFF  
2. TRAFFIC IS CONTINUOUS  
3. PRE-SCHOOL, PRE-KINDERGARTEN, AND KINDERGARTEN THROUGH 2ND GRADE =212 STUDENTS



PARKING AND CIRCULATION PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

SCALE: 1" = 40'-0"

THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA  
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WILLIAM P. HORN  
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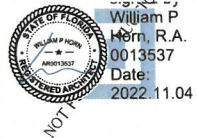
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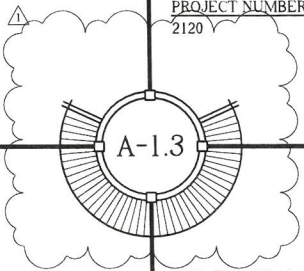
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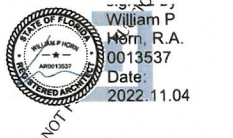
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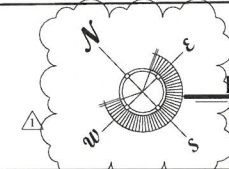
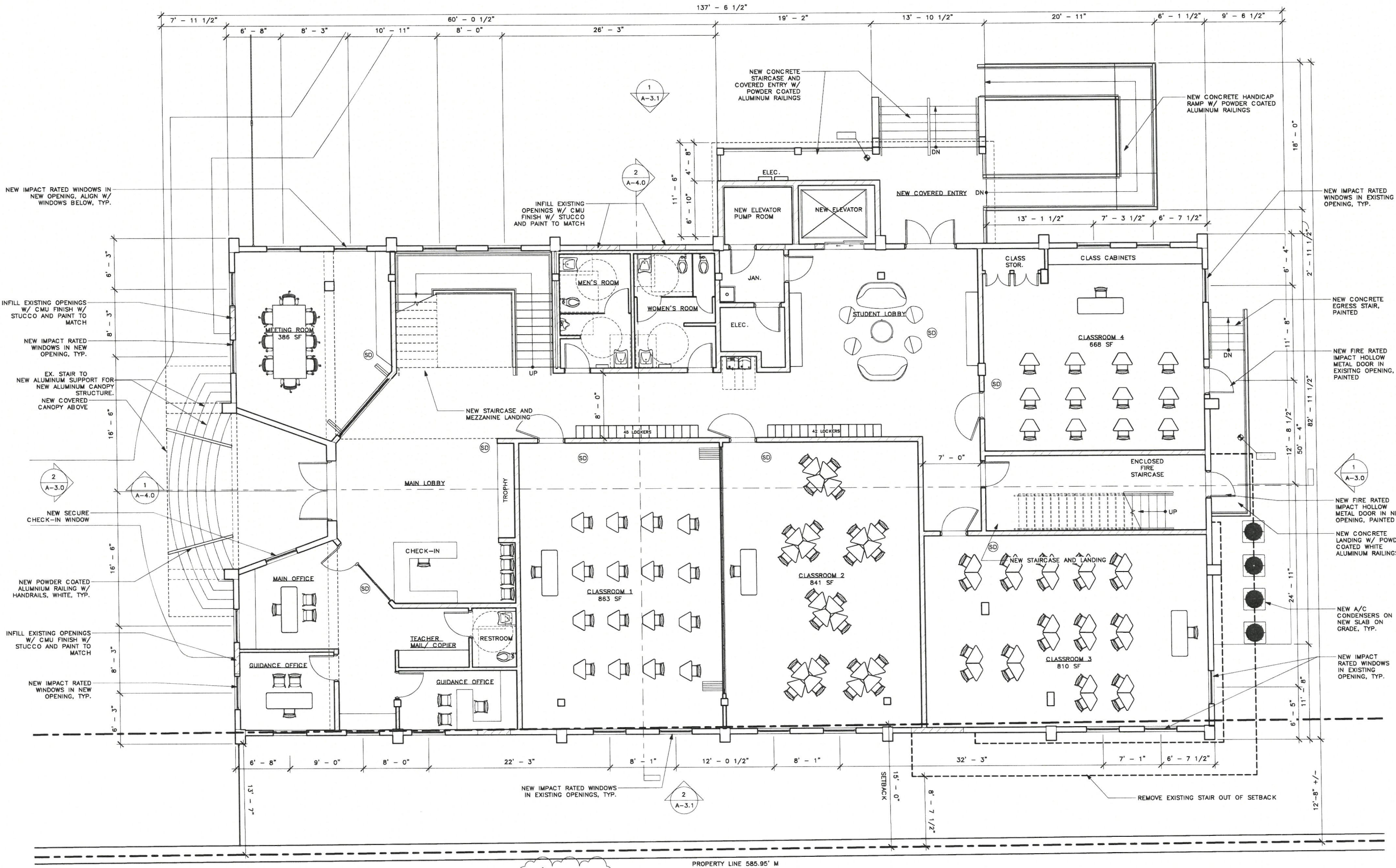
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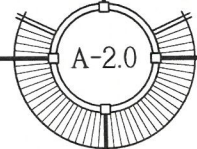


FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

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

THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA  
700 TRUMAN AVE.  
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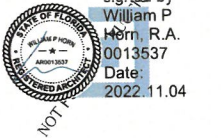
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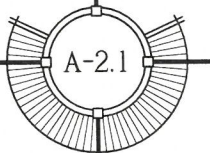
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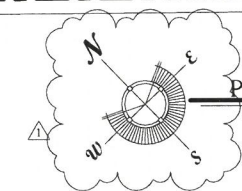
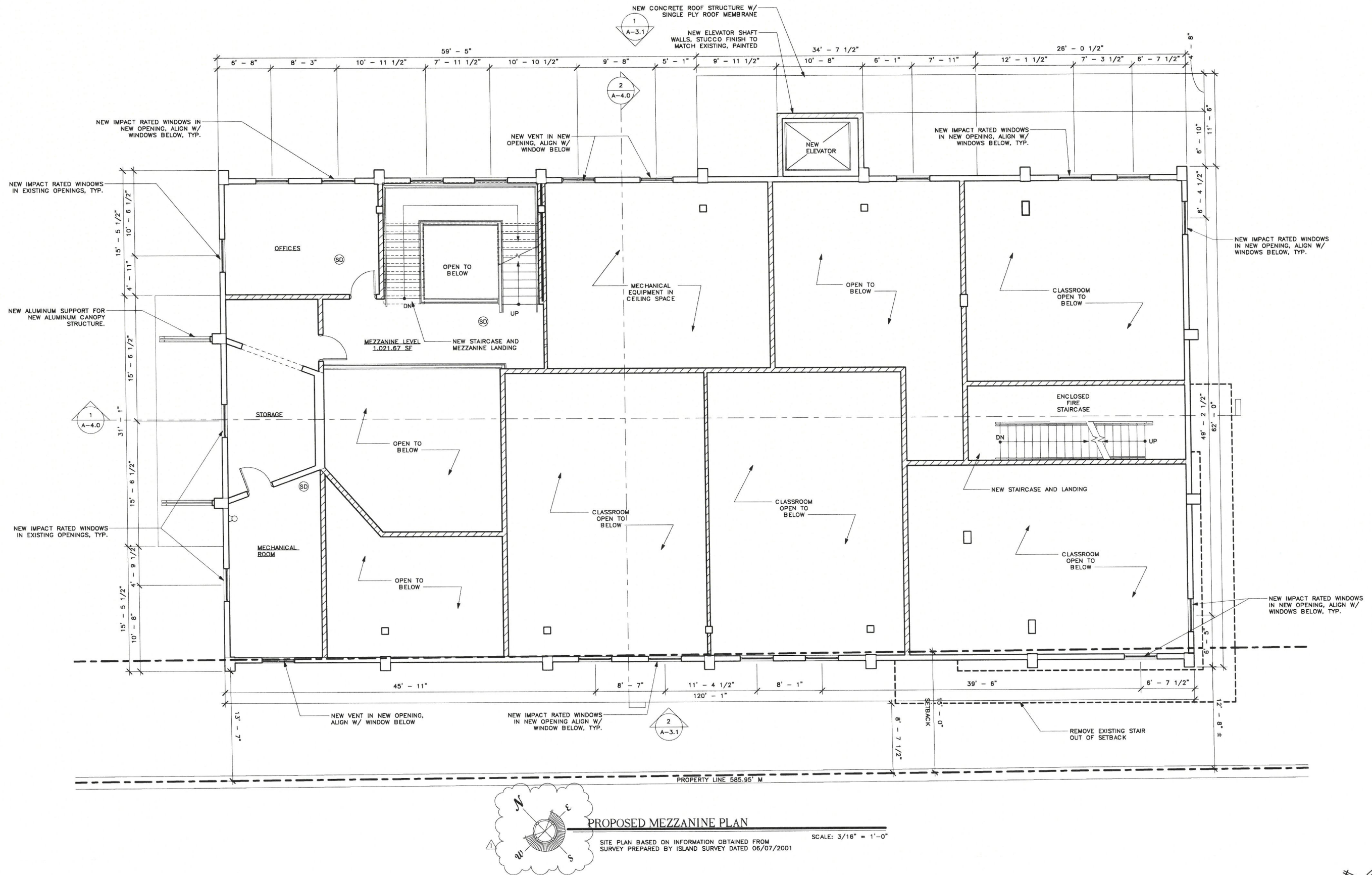
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PROPOSED MEZZANINE PLAN

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

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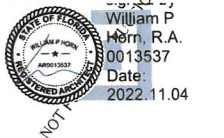
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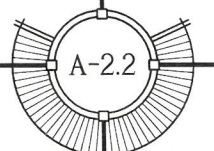
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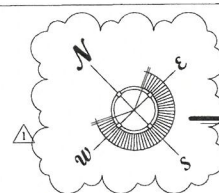
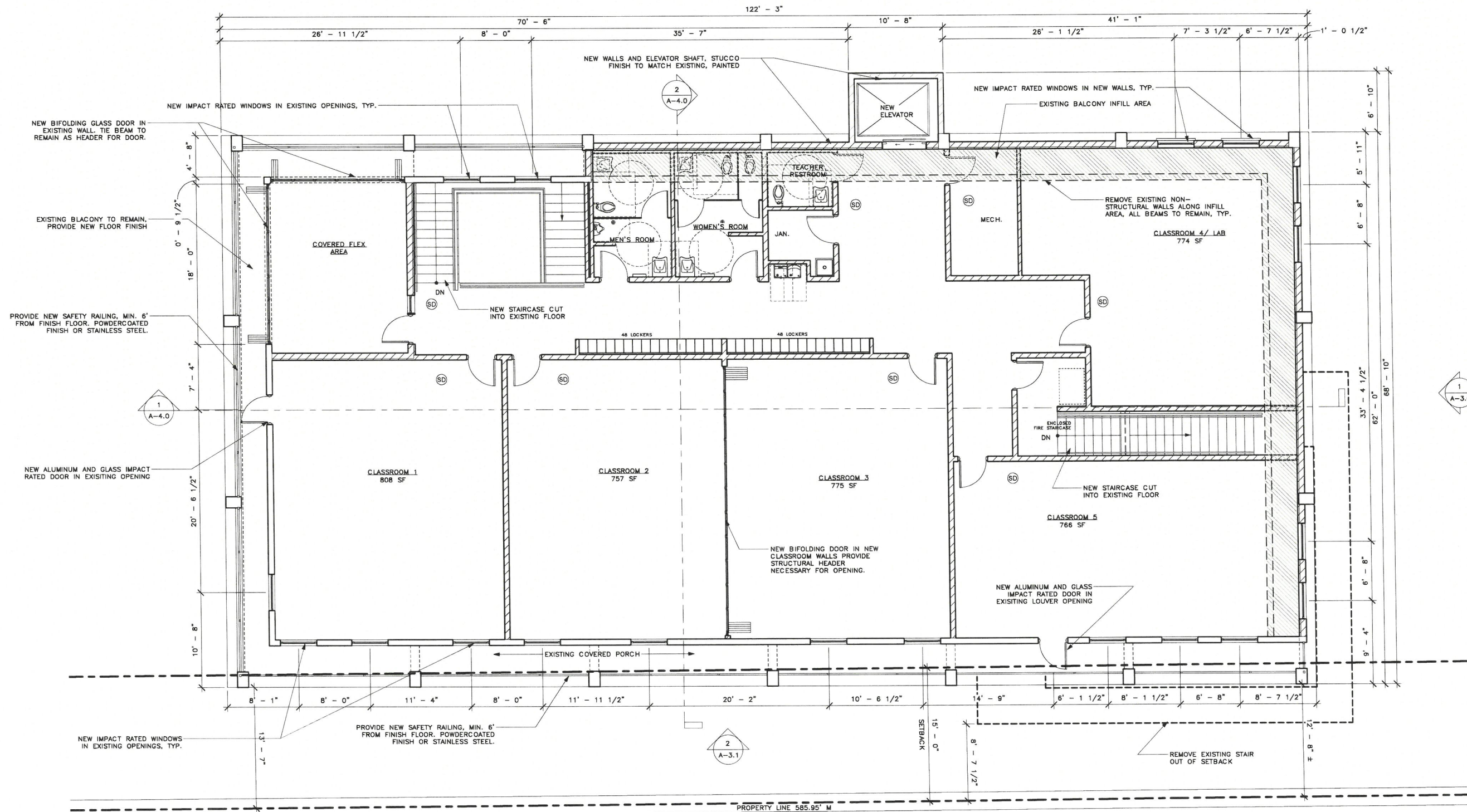
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PROPOSED SECOND FLOOR

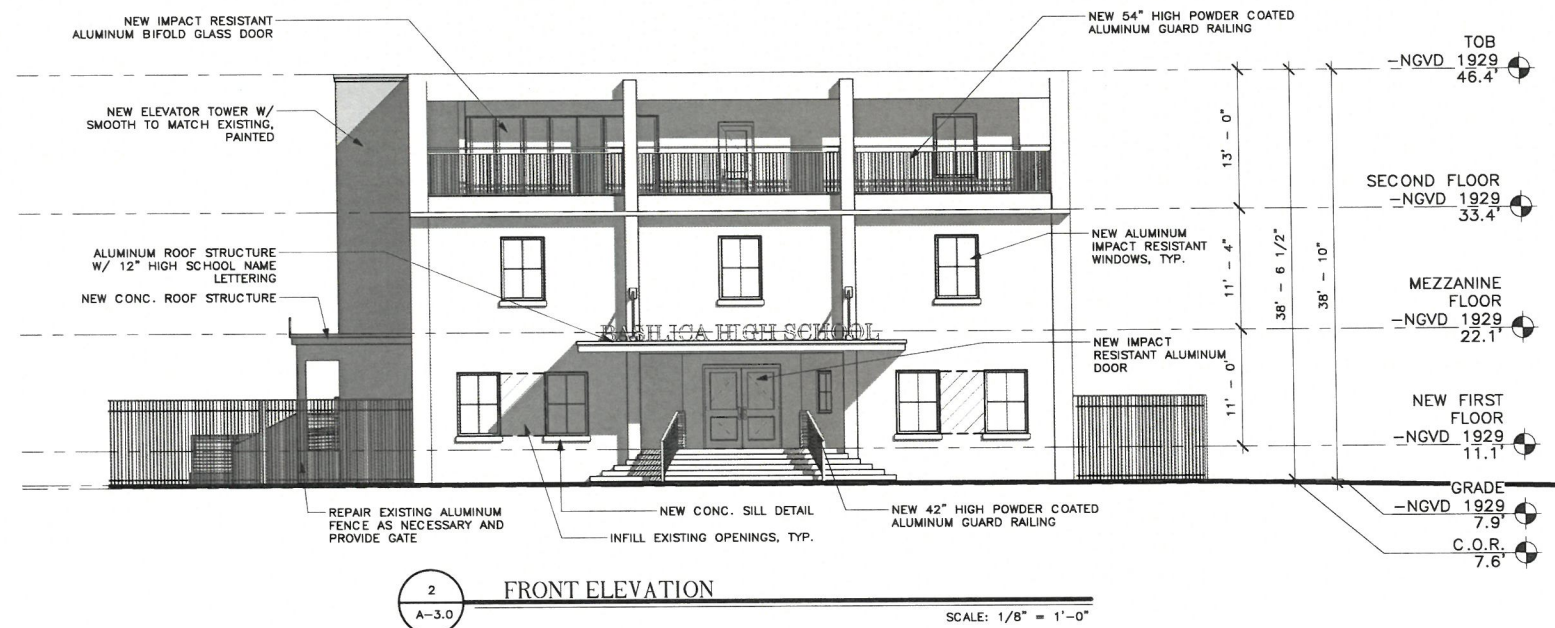
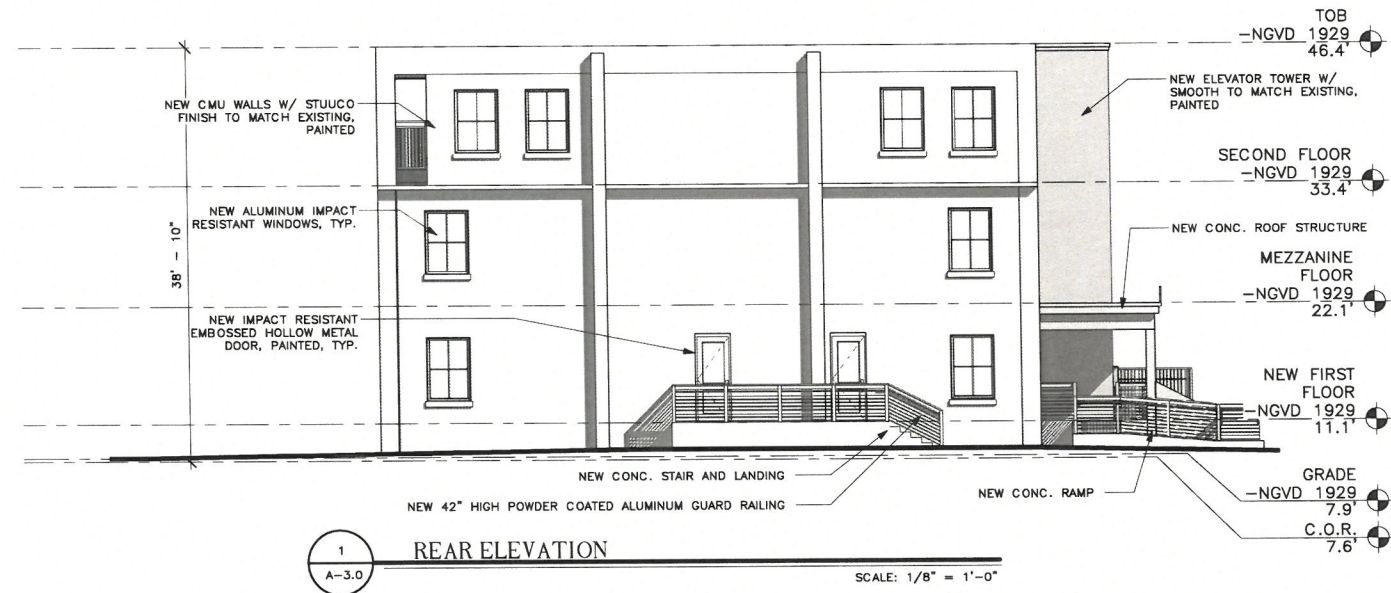
SITE PLAN BASED ON INFORMATION OBTAINED FROM  
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SCALE: 3/16" = 1'-0"

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1/4" Scale: 20' = 1" - ALL  
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ARCHITECT, P.A.

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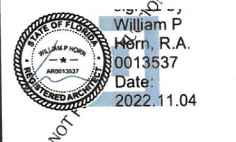
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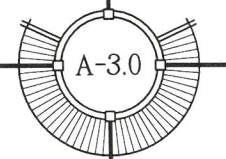
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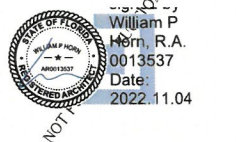
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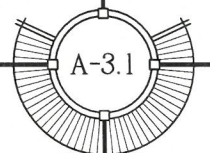
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700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040



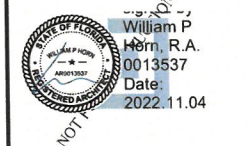
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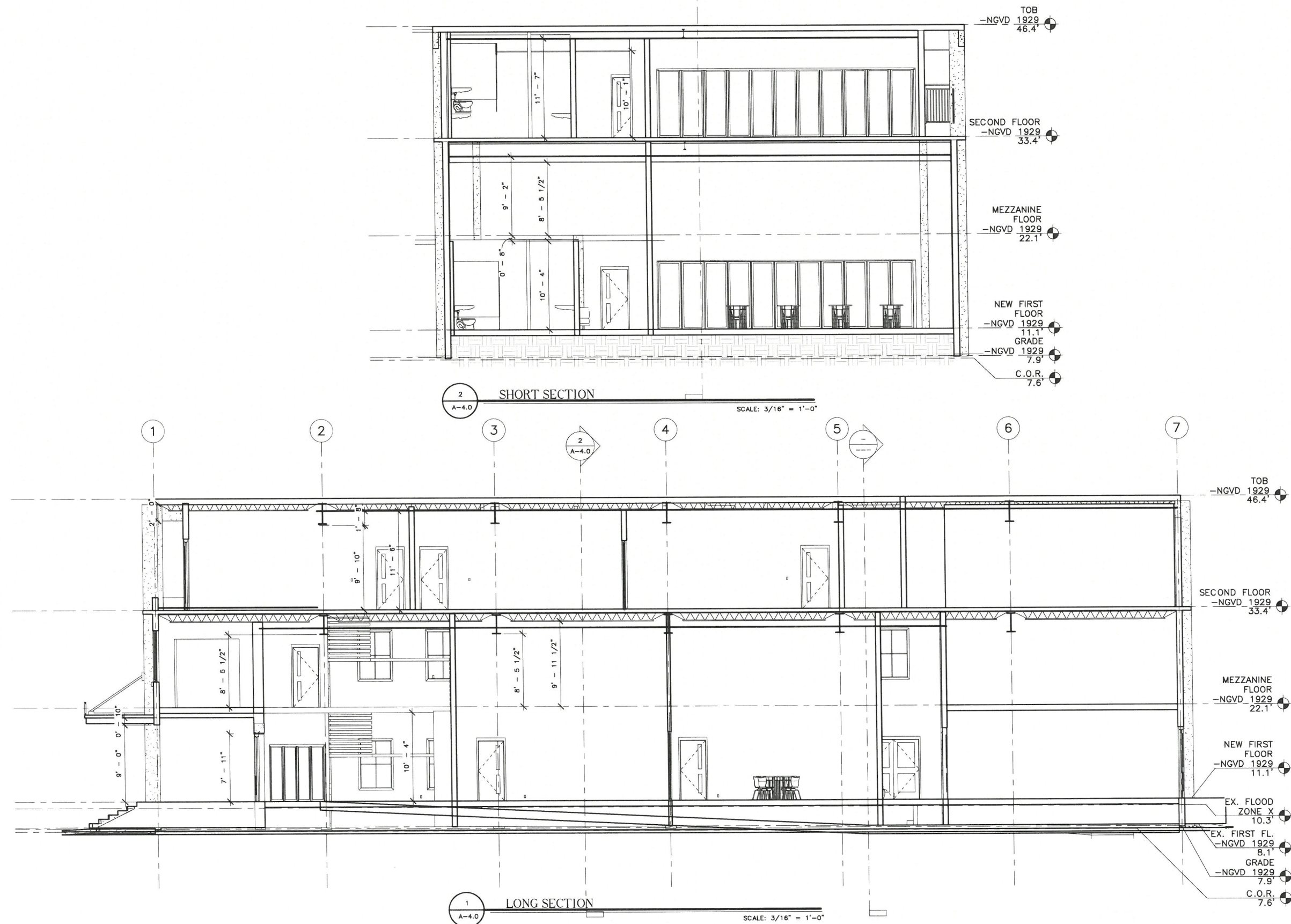
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1/4, 2022 = 1948-2011  
 Affluent/Secure Class, parents: 200 = Two Teacher School = High School = Bachelor's Degree

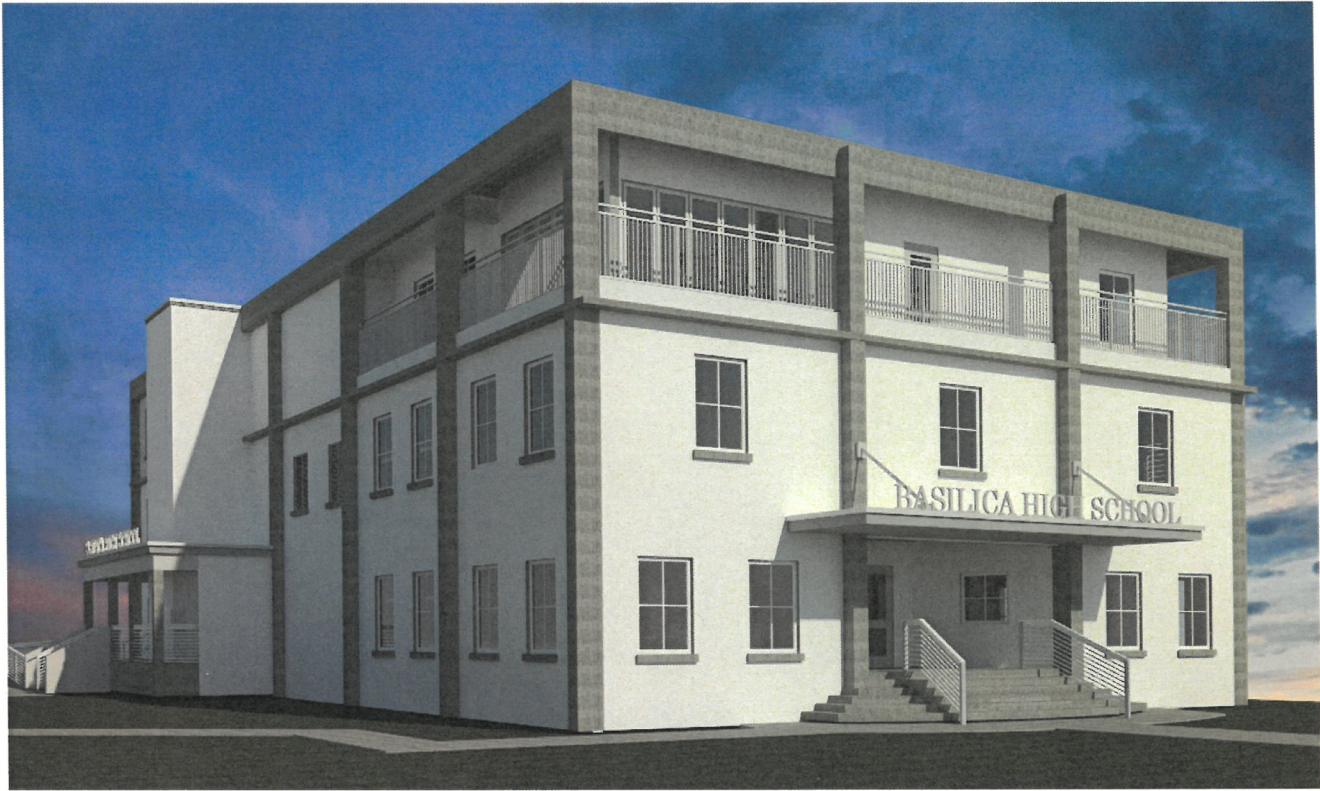


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10/9/19

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A-9.0

RENDERING 1

N.T.S.



4  
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RENDERING 2

N.T.S.

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700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
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33040

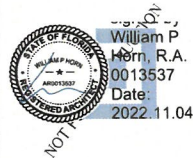
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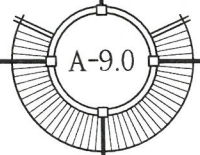
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Date:  
2022.11.04  
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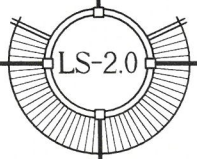
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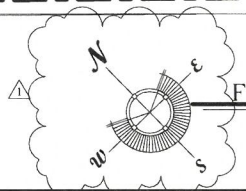
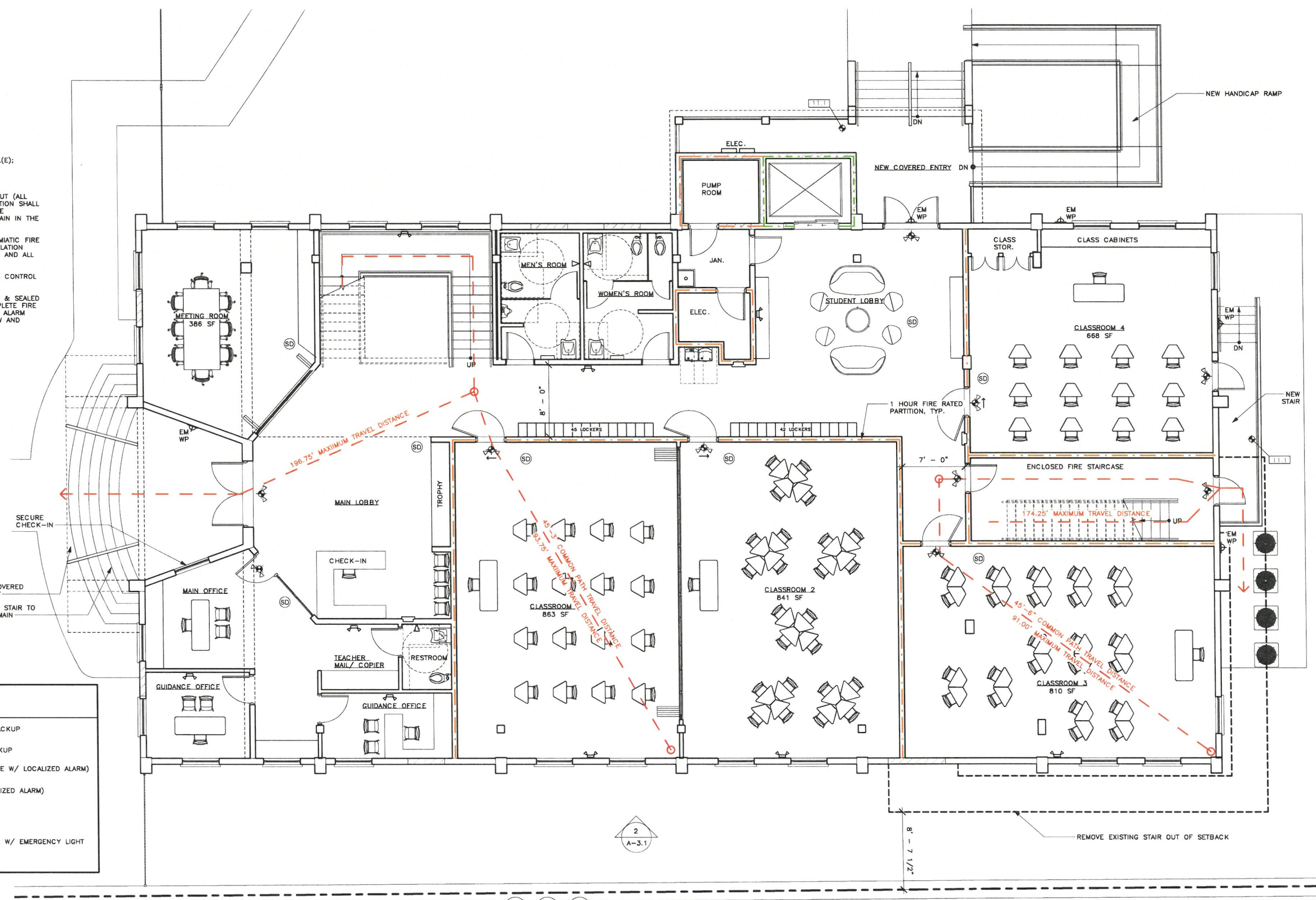
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CONSTRUCTION TYPE: TYPE IIB  
MAX. COMMON PATH; EDUCATIONAL (E);  
SPRINKLED BUILDING = 75'-0"  
MAX. COMMON PATH; BUSINESS (B);  
SPRINKLED BUILDING = 100'-0"  
MAX. COMMON PATH; STORAGE (S);  
SPRINKLED BUILDING = 100'-0"  
MAX. EXIT ACCESS TRAVEL 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  
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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



FIRST FLOOR LIFE SAFETY PLAN

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

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



WILLIAM P. HORN  
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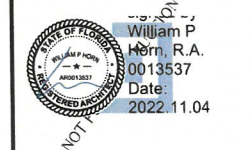
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CONSTRUCTION TYPE: TYPE IIB

MAX. COMMON PATH; EDUCATIONAL (E);  
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SPRINKLED BUILDING = 100'-0"

MAX. COMMON PATH; STORAGE (S);  
SPRINKLED BUILDING = 100'-0"

MAX. EXIT ACCESS TRAVEL DISTANCE; EDUCATIONAL(E);  
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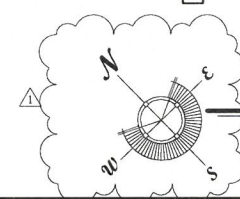
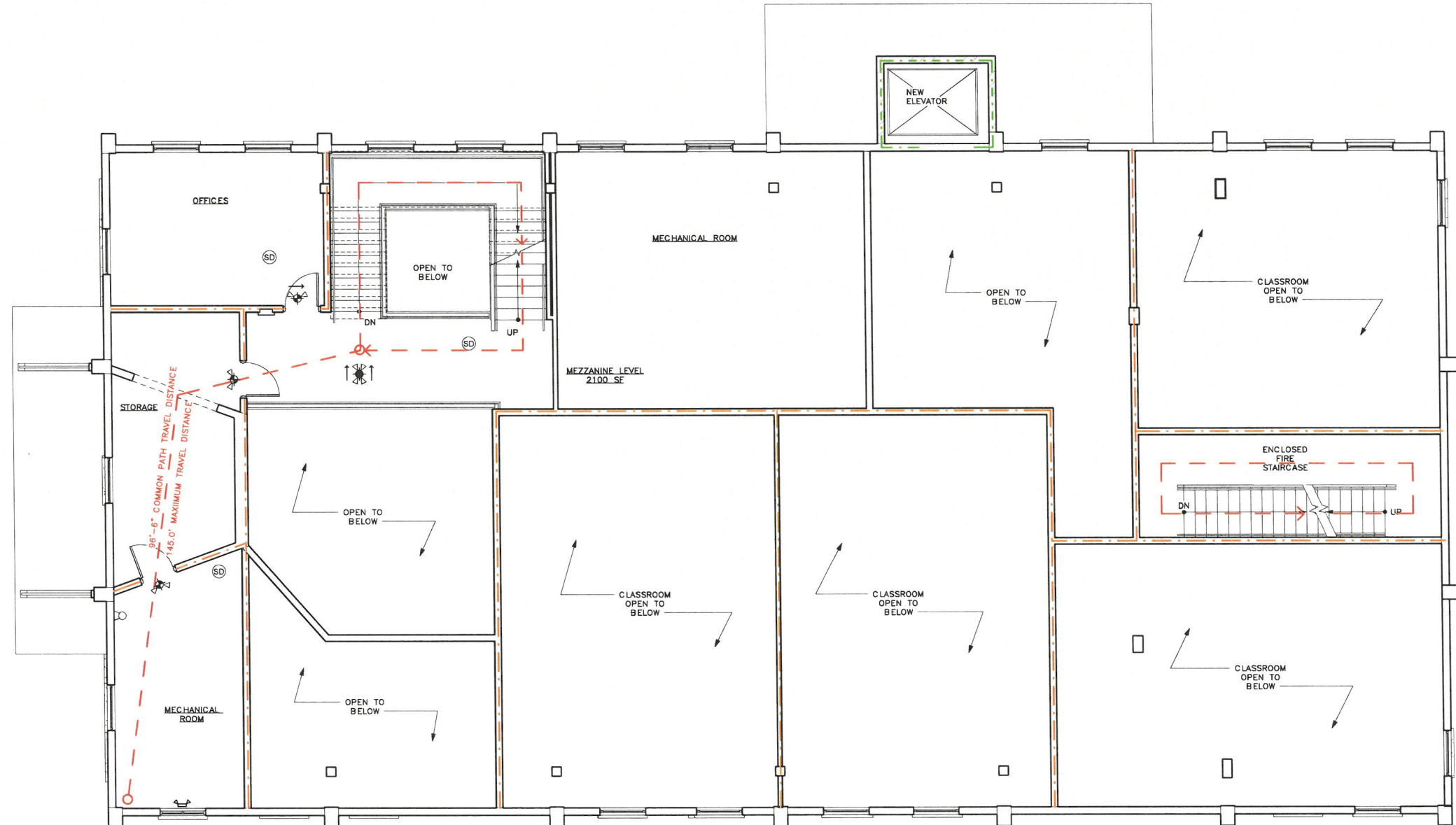
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FIRE RATING LEGEND	
1 HR FIRE RATING	1 HR SHAFT OPENING

### 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



LIFE SAFETY MEZZANINE PLAN

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

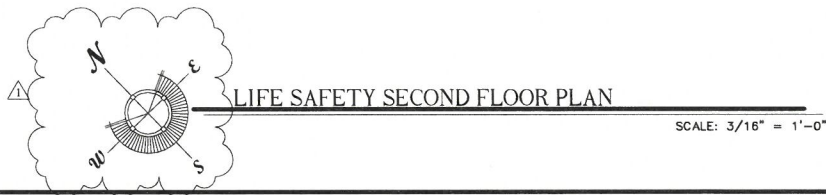
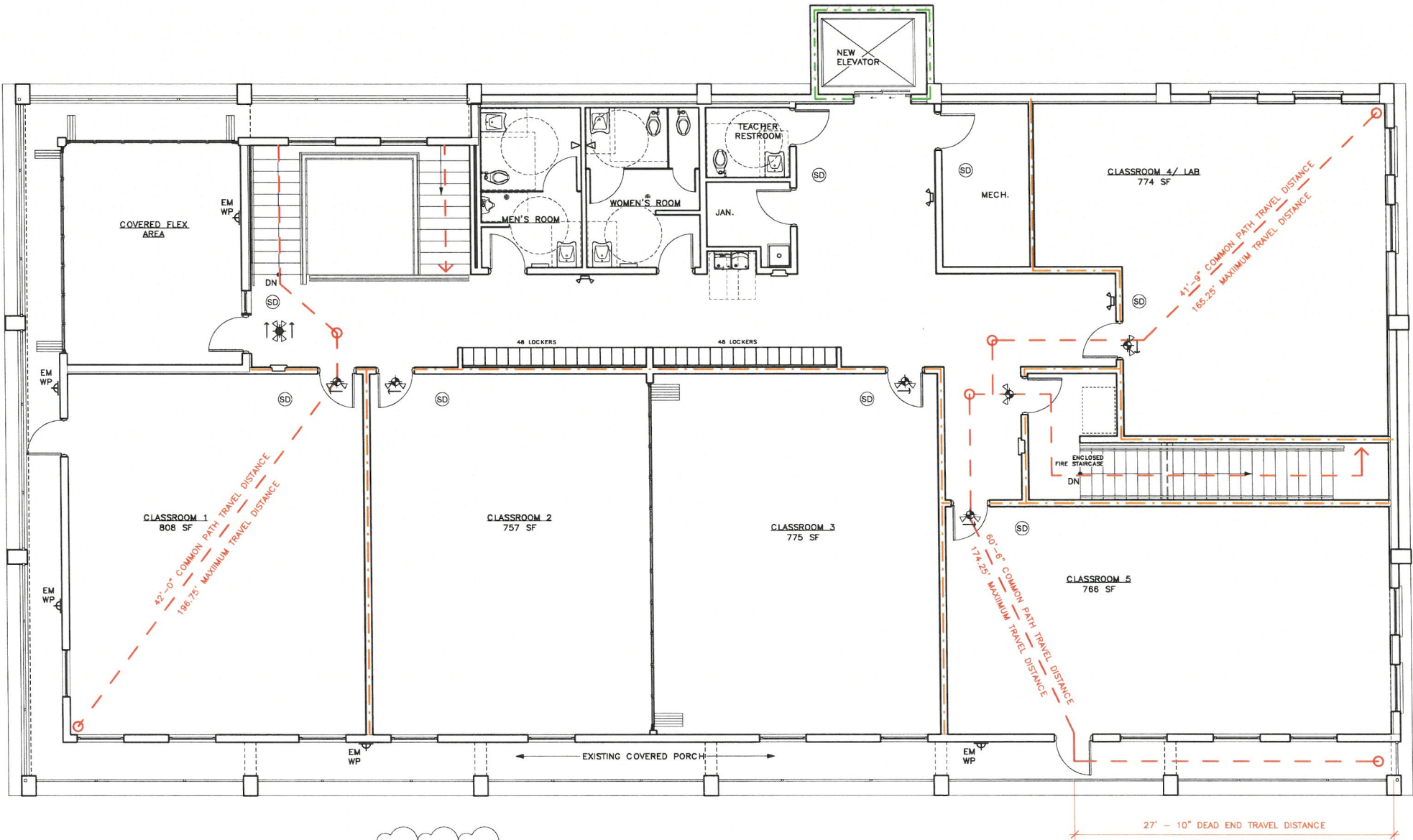
THE BASCILICA SCHOOL OF SAINT MARY STAR OF THE SEA

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CONSTRUCTION TYPE: TYPE IIB  
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	FIRE EXTINGUISHER



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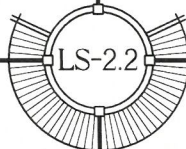
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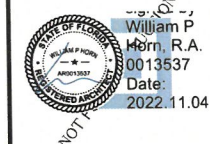
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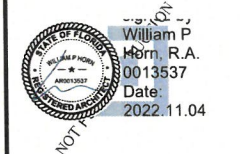
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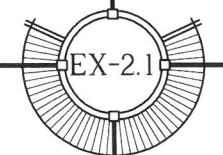
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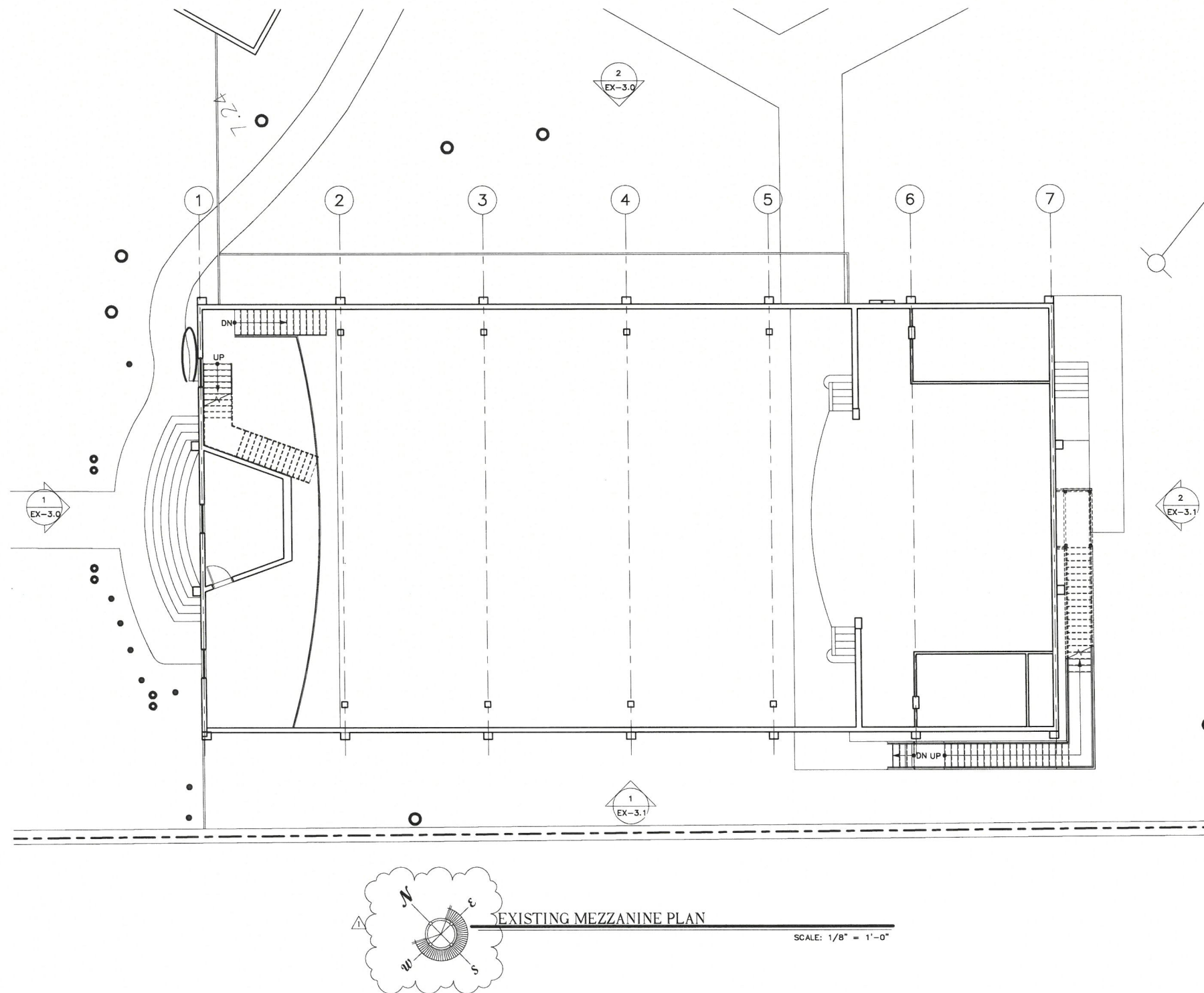
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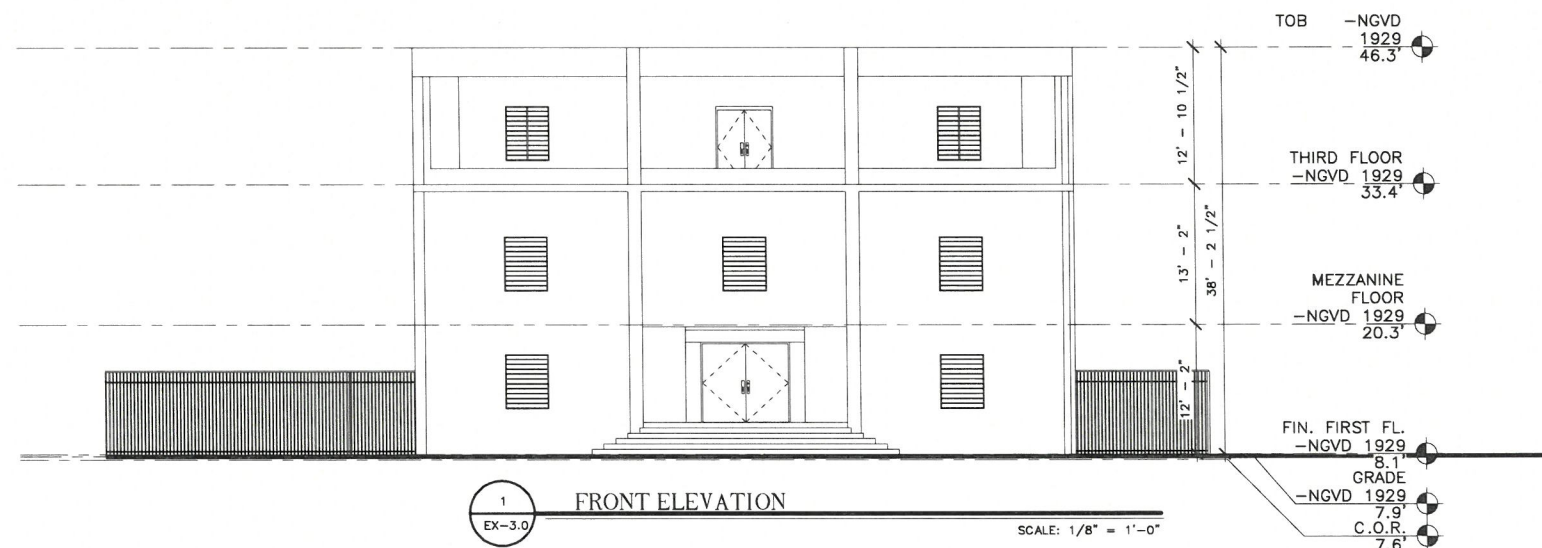
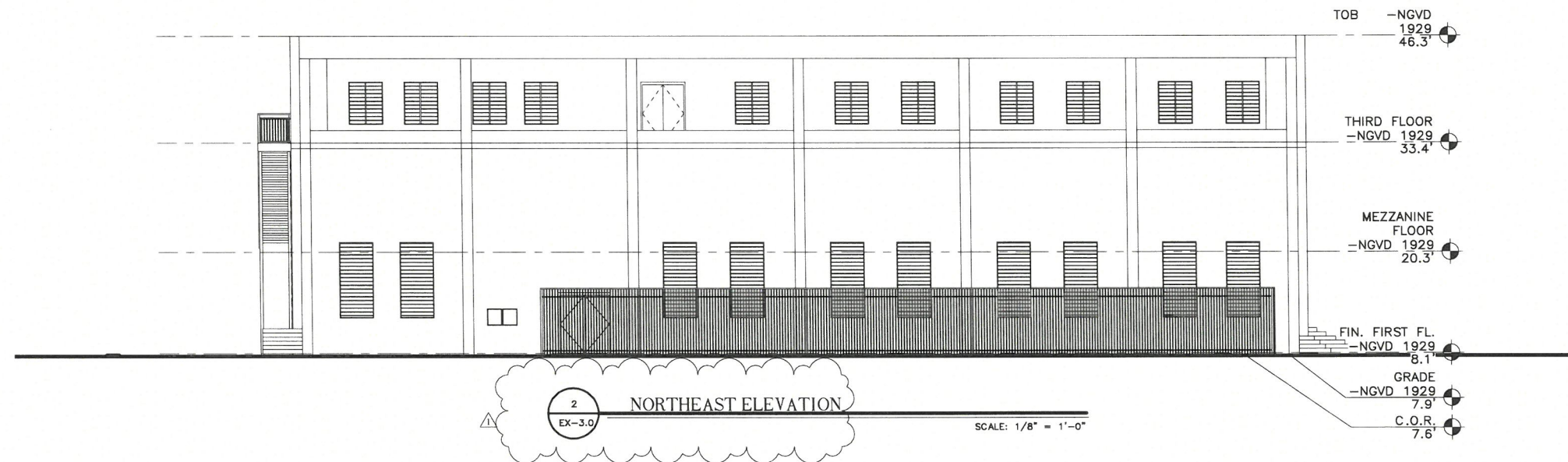


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1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0" 1/128" = 1'-0" 1/256" = 1'-0" 1/512" = 1'-0" 1/1024" = 1'-0" 1/2048" = 1'-0" 1/4096" = 1'-0" 1/8192" = 1'-0" 1/16384" = 1'-0" 1/32768" = 1'-0" 1/65536" = 1'-0" 1/131072" = 1'-0" 1/262144" = 1'-0" 1/524288" = 1'-0" 1/1048576" = 1'-0" 1/2097152" = 1'-0" 1/4194304" = 1'-0" 1/8388608" = 1'-0" 1/16777216" = 1'-0" 1/33554432" = 1'-0" 1/67108864" = 1'-0" 1/134217728" = 1'-0" 1/268435456" = 1'-0" 1/536870912" = 1'-0" 1/1073741824" = 1'-0" 1/2147483648" = 1'-0" 1/4294967296" = 1'-0" 1/8589934592" = 1'-0" 1/17179869184" = 1'-0" 1/34359738368" = 1'-0" 1/68719476736" = 1'-0" 1/137438953472" = 1'-0" 1/274877906944" = 1'-0" 1/549755813888" = 1'-0" 1/1099511627776" = 1'-0" 1/2199023255552" = 1'-0" 1/4398046511104" = 1'-0" 1/8796093022208" = 1'-0" 1/17592186044416" = 1'-0" 1/35184372088832" = 1'-0" 1/70368744177664" = 1'-0" 1/140737488355328" = 1'-0" 1/281474976710656" = 1'-0" 1/562949953421312" = 1'-0" 1/1125899906842624" = 1'-0" 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WILLIAM P. HORN  
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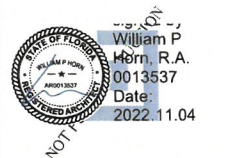
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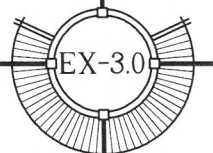
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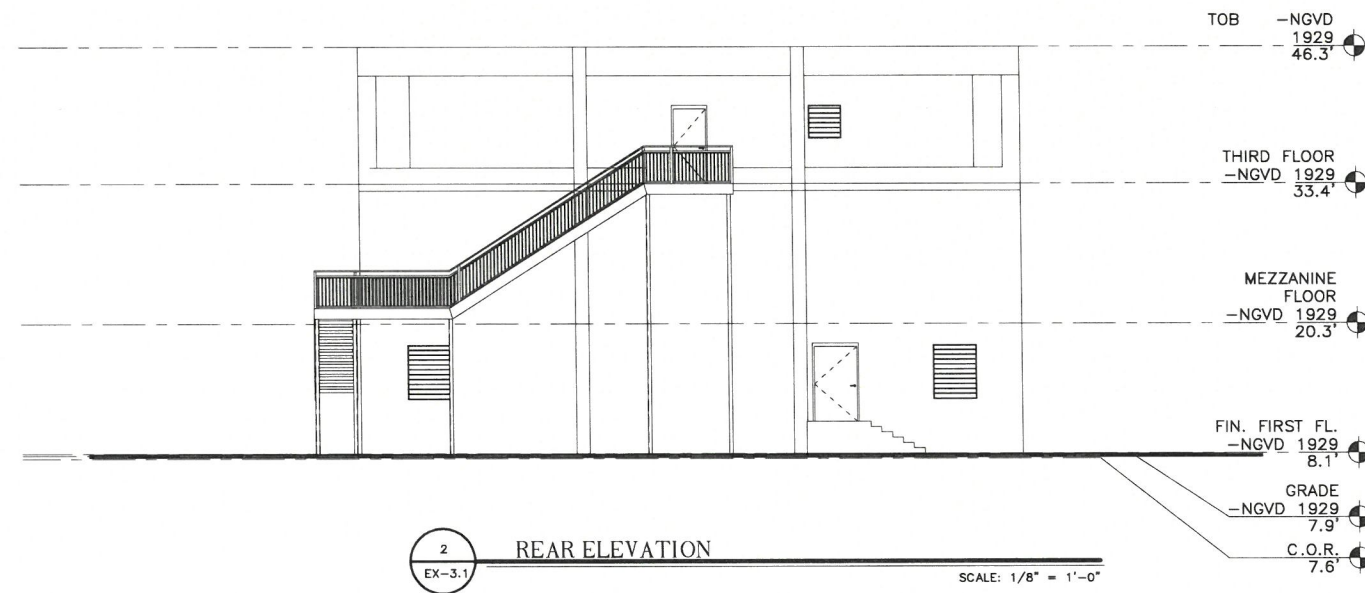
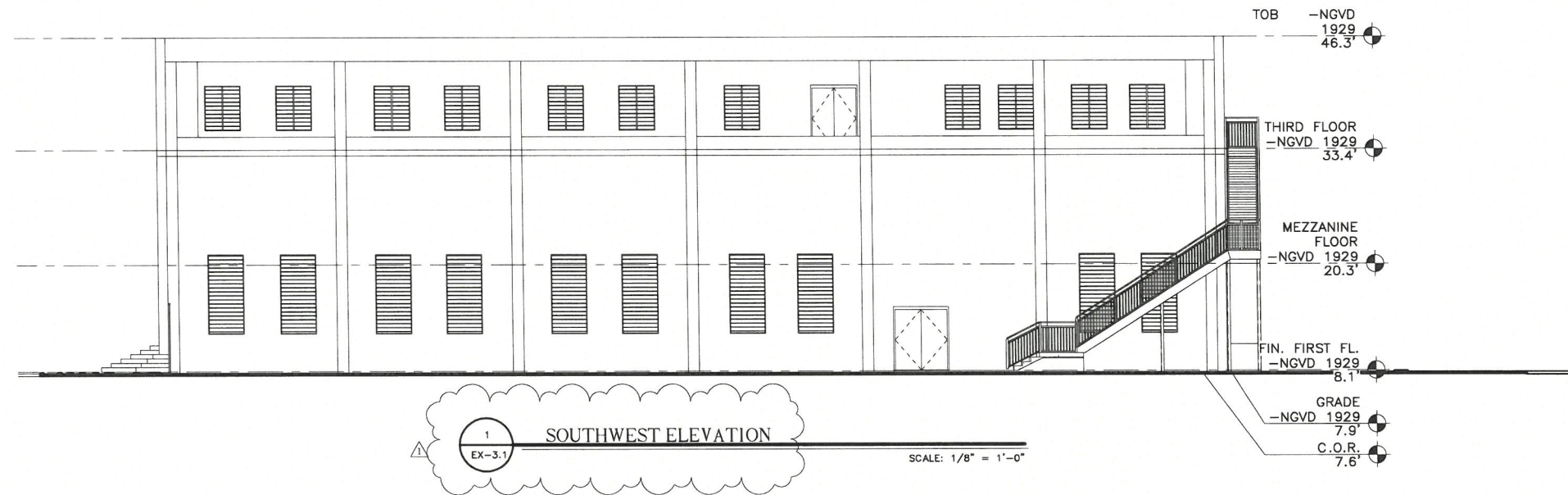
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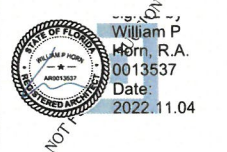
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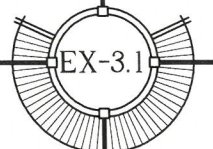
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