



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

**From:** Perez-Alvarez, Nicholas <[Nicholas.Perez-Alvarez@stantec.com](mailto:Nicholas.Perez-Alvarez@stantec.com)>

**Sent:** Wednesday, March 27, 2024 9:51 AM

**To:** Thomas Francis-Siburg <[thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)>

**Cc:** Owen Trepanier <[owen@owentrepanier.com](mailto:owen@owentrepanier.com)>; Donna Phillips <[donna.phillips@cityofkeywest-fl.gov](mailto:donna.phillips@cityofkeywest-fl.gov)>

**Subject:** [EXTERNAL] RE: 1817 Staples Ave DRC Comments To-Date

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### Planning

- FAR is incorrect. Based on floor area calculations provided, FAR is 0.9. Maximum FAR is 0.8.
- Sec. 122-1467. Provide information on proposed linkage project. Application states "TBD"
- Curbcuts shown along both First and Staples are inconsistent between site plan and ground floorplan/landscape plan. Submit revised sheets showing consistency throughout.
- Proposed curbcut along Staples seems excessively wide. Is there opportunity to narrow the curbcut width, extend landscape buffer and create on-street parking?
- Please clarify intended use of ground floor covered area not dedicated to parking. Is there opportunity to shift more parking spaces here and allow for increased landscaping throughout the property?
- Show parking stall dimensions on site plan to confirm compliance with Sec. 108-641
- The following additional variances are required. Sec. 122-32(a) does not apply to new development.
  - 60% Max. Impervious Surface Ratio, 86% proposed
  - Parking: 14 spaces required, 8 provided. Consider utilizing substitution of bicycle parking spaces provision under Sec. 108-574.

Required landscape waivers listed below. Please revise landscape plan reducing or eliminating the number of waivers needed. Planning staff is unlikely to support so many landscape waivers.

- Sec. 108-346. Min. open space 27.5%, 14.7% provided
- Sec. 108-412. Min. landscape 20%, 14.5% provided
- Sec. 108-415. Min. parking perimeter buffer 5', <5' provided along east and west lot lines
- Sec. 108-415. Min. 3 trees and 30 shrubs each in parking lot buffers along north and west lot lines
- Sec. 108-481. Min. 12' tree height
- Sec. 108-481. Max. 25% of total tree requirement shall be met by palms. 37.5% palms proposed

Landscape – more information needed:

- Sec. 108-412. Min. 70% native plants – show native plant percentage on landscape plan
- Sec. 108-413. Min. 10' landscape buffer along ROW – show landscape buffer width along Staples
- Sec. 108-413. Min. 40 plant units along First St landscape buffer and min. 40 plant units along Staples Ave landscape buffer – show how this requirement is being met using Sec. 108-413 unit value calculations
- Sec. 108-607. Min. 10% parking area landscape. Show calculation on landscape plan
- Sec. 108-481. Min. 24" shrub height. Show shrub heights on landscape schedule

### Urban Forestry

- An existing site map needs to be submitted to the file as there are trees on the property along the property lines. There is also a question as to where exactly the northern property line is next to the alley. There are a lot of trees along that side.

### Utilities



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- Solid waste: Please indicate if dumpsters will be utilized for trash and recycle material containers. Solid waste storage area will need to be 20 feet wide with two six-foot gate openings, to accommodate dumpsters.
- Stormwater Management: Stormwater management and erosion control plans are provided.
- Sanitary Sewer: Please request the applicant to coordinate the sanitary sewer connection through the Utilities Department. Attached photo shows a sewer connection on the Staples Avenue side of the parcel, about the middle of the parcel at the gate.

### Engineering

- ADA driveway only shown on drainage plan for First Street. Other sheets appear to only be asphalt driveways. ADA compliance is unclear.
- Is there any potential issue with larger vehicles parked in spaces 2 and 7 blocking in parking space 3? Same comment for spaces 1 and 5 (consider handicap vehicles with rear mobility scooter storage or similar)
- It isn't clear how a vehicle parked in spaces 2 or 7 are meant to turn around/exit.

### Multimodal

- Please confirm and isolate the bicycle parking spaces required (as differentiated from scooters). (Sec. 108-572)
- Does the Parking Demand Table match the written summary?
- Please round fractional numbers to the "next highest number" when calculating parking spaces. (Sec. 108-575)
- Do proposed sidewalks align with existing sidewalks on adjacent sites? (Sec. 108-286)

### Utility Administrator

- Address assigned to this parcel is 1414 1<sup>st</sup> St. Please confirm proposed address for this development.
- Highlighted impacts below seem outdated. Are there more updated figures?

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

Solid waste is expected to **increase by 2.6 lbs. /day.**



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### **Keys Energy**

- KEYS has no objection to the request for the Minor Development Plan. KEYS will need to have a full set of plans and a project review form to ensure power for this project and surrounding customers.

**Nicholas Perez-Alvarez** AICP, LEED AP ND, CFM

Senior Planner

Direct: 305 482-8754

[Nicholas.Perez-Alvarez@stantec.com](mailto:Nicholas.Perez-Alvarez@stantec.com)

Stantec

One Biscayne Tower, Suite 1670, 2 South Biscayne Boulevard  
Miami FL 33131-1804

