

STAFF REPORT

DATE: June 12, 2019

RE: **501 Front Street (permit application # T2019-0242)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received for Final Landscape Plan Approval. There is no tree removal involved. A staff report was created on April 8, 2019 regarding the minor development plan. The application was reviewed and the Tree Commission gave Conceptual Approval for the landscape plan on April 9, 2019. The Planning Board approved the project and landscape waivers on April 18, 2019. The project received HARC approval May 28, 2019.

The Final Landscape Plan submitted does include the creation of two new planters with palm species that are appropriate for the area (Coconut Palm and Thatch Palms). No regulated trees are being removed and the plan received landscape waivers from the Planning board. Therefore, the Urban Forester approves of the updated Final Landscape Plan, as submitted on June 12, 2019. Please note that newly planted palms must survive in perpetuity and the creation of a new planter on the City right of way will require permitting from the engineering department (right-of-way permit).



Karen DeMaria
Urban Forestry Manager
City of Key West

SITE DATA

SITE AREA: 18,750 S.F. (0.430 ACRES)

LAND USE: HCCR-1

FLOOD ZONE: 'AE 9' ZONE

FAR: ALLOWED = 1.0 MAX.

DENSITY = 22 UNITS/ACRE

HEIGHT: ALLOWED = 35' MAX.

SETBACKS:

FRONT SETBACK:

- REQUIRED = 0'-0"
- EXISTING = 14'-8"
- PROPOSED = 14'-8"

SIDE SETBACK (NORTH) :

- REQUIRED = 2'-6"
- EXISTING = 1'-10 1/2"
- PROPOSED = 1'-10 1/2"

STREET SIDE SETBACK (SOUTH) :

- REQUIRED = 0'-0"
- EXISTING = 20'-6"
- PROPOSED = 20'-6"

REAR SETBACK:

- REQUIRED = 10'-0"
- EXISTING = 19'-9 1/2"
- PROPOSED = 19'-9 1/2"
- (5' FOR ACCESSORY STRUCTURE)

BUILDING COVERAGE AREA:

ALLOWED: 9,375 S.F. (50% MAX.)
 EXISTING: 9,146 S.F. (48.77 %)
 PROPOSED: 9,146 S.F. (48.77 %)

IMPERVIOUS AREA:

ALLOWED: 13,125 S.F. (70% MAX.)
 EXISTING: 18,674 S.F. (99.6 %)
 PROPOSED: 18,642 S.F. (99.4 %)

LANDSCAPE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)
 EXISTING: 76 S.F. (0.4 %)
 PROPOSED: 108 S.F. (0.6 %)

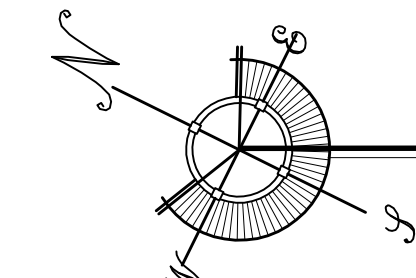
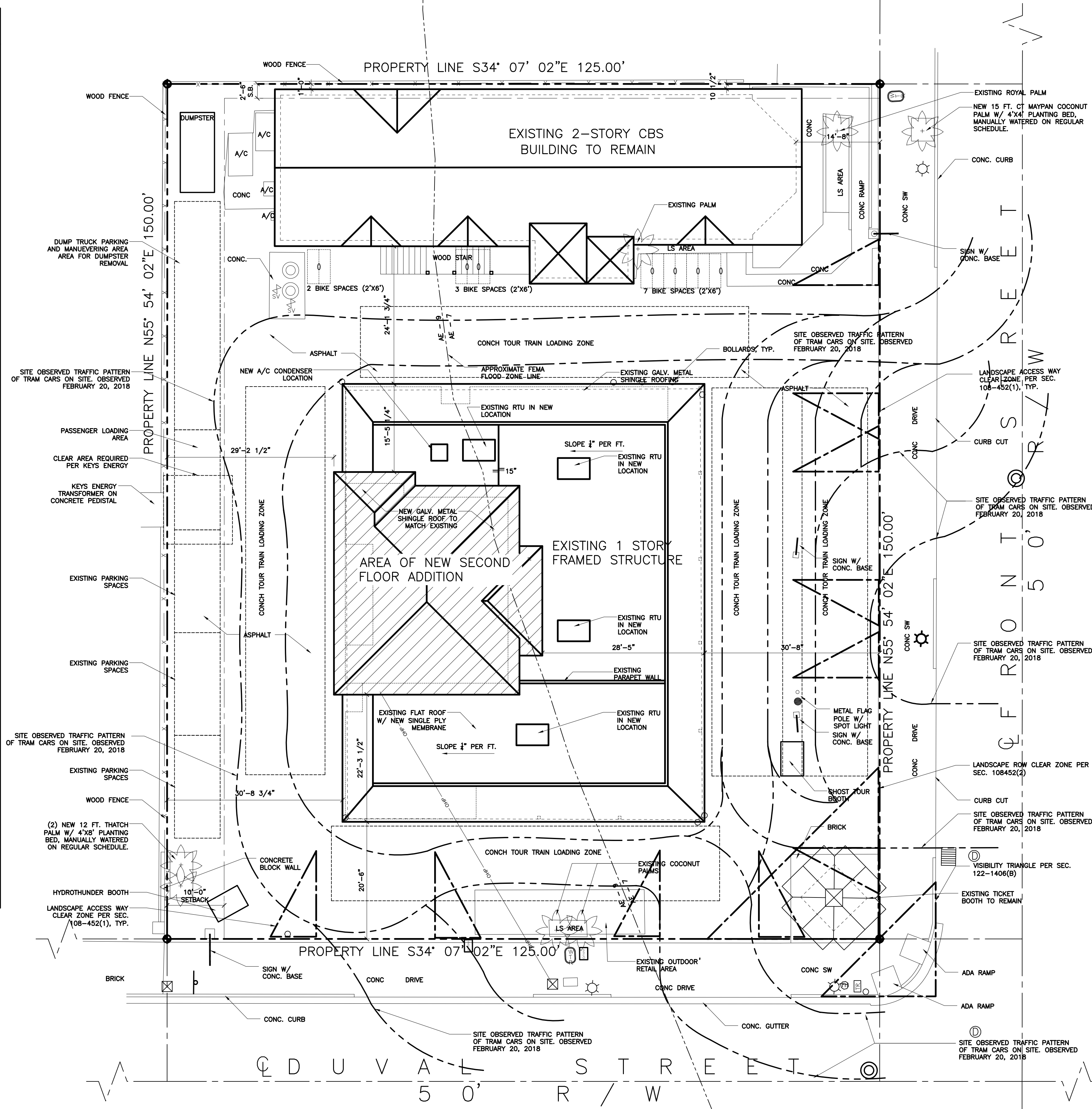
OPEN SPACE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)
 EXISTING: 76 S.F. (0.4 %)
 PROPOSED: 108 S.F. (0.6 %)

PARKING REQUIREMENTS :

EXISTING PARKING SPACES = 3.0 SPACES
 ADDITIONAL PARKING SPACES REQUIRED = 3.0 SPACES
 (1 SPACE PER 300 SF GROSS ADDITIONAL FLOOR AREA)
 ADDITIONAL PARKING SPACES PROVIDED = 0.0 SPACES
 (SEE BELOW)

EXISTING ON SITE BIKE/SCOOTER SPACES = 0
 PROPOSED ON SITE BIKE/SCOOTER SPACES = 12
 (PER SEC. 108-574 - SUB. OF BICYCLE PARKING SPACES)
 (4 BICYCLE SPACES PER PARKING SPACE REQUIRED)



PROPOSED ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED ON 10/18/2018

SCALE: 3/32"=1'-0"

DRAWING LIST

- A-1.0 SITE PLAN
- A-2.0 FIRST FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN
- A-3.0 ELEVATIONS
- A-3.1 ELEVATIONS
- A-4.0 STREETSCAPE ELEVATIONS

- LS-2.0 LIFE SAFETY PLAN FIRST FLOOR
- LS-2.1 LIFE SAFETY PLAN SECOND FLOOR

- Ex-1 EXISTING SITE PLAN
- Ex-2 EXISTING FIRST FLOOR PLAN
- Ex-3 EXISTING ELEVATIONS
- Ex-3.1 EXISTING ELEVATIONS

SU-SURVEY

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LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA.

SEAL

DATE

09-24-18 PRELIM HARC
01-24-19 DRC REVIEW
02-28-19 PLANNING SUBMIT
04-29-19 HARC SUBMITTAL
05-20-19 FINAL TREE

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1807

