

# **Application**

# MEMORANDUM

**Date:** September 11, 2020  
**To:** Ms. Melissa Paul-Leto, Planner  
**From:** Thomas Francis-Siburg  
**CC:** Ms. Katie Halloran, KW Planning Director  
Royal Williams, LLC  
Owen Trepanier  
**Re:** **Revised Major Development Plan**



Following the comments from the Development Review Committee meeting on 06/25/2020 and in coordination with City Staff, revisions have been made to the proposed Major Development Plan at 1319 William Street.

The revisions made are limited to the following items.

1. Summary section on page 1 of 18 of the Major Development Plan Project Analysis write-up, revised to include existing landscape nonconformities.
2. Site data table on page 3 of 18 of the Major Development Plan Project Analysis write-up, revised to be consistent with the revised proposed site plan.
3. Residential description section on page 4 of 18 of the Major Development Plan Project write-up, revised to propose 8 single-family residences and update unit addresses.
4. Open space, screening, buffers and landscaping section on page 11 of 18 of the Major Development Plan Project write-up, revised to be consistent with the revised landscape plan and landscape waiver.
5. Site plans and data, floor plans, elevations, life safety plans, drainage plans and landscape plans and data.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**1300 White Street, Key West, FL 33040**  
**(305) 809-3720**

Revised 9/11/2020



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major ☒  
Minor ☐

Conditional Use

☐

Historic District

Yes ☒  
No ☐

Please print or type:

- 1) Site Address 1319 William Street
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner ☐ Authorized Representative ☒  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First Street unit 101  
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email owen@owentrepanier.com
- 6) **Email Address:** \_\_\_\_\_
- 7) Name of Owner, if different than above Royal Williams, LLC
- 8) Address of Owner 1207 Von Phister St.
- 9) Owner Phone # c/o 305-293-8983 Email c/o Owen@owentrepanier.com
- 10) Zoning District of Parcel HMDR RE# 00036920-000000
- 11) Is Subject Property located within the Historic District? Yes ☒ No ☐  
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
This project seeks to complete the conversion of the old Hospice-VNA property into non-transient residential use.

\_\_\_\_\_  
The 5-yr phased project proposes to create six non-transient residential dwellings, in addition to the two already existing.

\_\_\_\_\_  
All required off-site parking will be provided as well as storm water, landscaping and open space. No variances are proposed.

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13) Has subject Property received any variance(s)? Yes ☒ No ☐  
If Yes: Date of approval 02/03/93 Resolution # 87-325, 92-186, 93-033, 93-058,  
93-067, 2019-025  
Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?  
Yes ☐ No ☒  
If Yes, describe and attach relevant documents.

- 
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**



# Major Development Plan Project Analysis

1319 William & 1300 Royal Street  
(RE No. 00036920-000000)

## Summary:

Located within the HMDR zoning district, this major development plan proposes to complete the conversion of the old Hospice VNA property into residential use. The 5-yr phased project proposes to create six non-transient residential dwellings, in addition to the two already existing. All required off-site parking will be provided as well as storm water and open space. The property has existing landscape nonconformities and a landscape waiver is requested. No variances are proposed.

## Solution Statement:

The residential conversion of the site will be conforming to the zoning district and will fully eliminate the previous existing nonconforming uses.

As a result of the conversion from commercial to residential, the property's overall parking demand will decrease by six spaces.

## Analysis:

The following is an analysis of the proposed project pursuant to major development plan approval criteria.



Existing development is depicted in attached surveys and plans, including:

- |                                  |                    |                        |
|----------------------------------|--------------------|------------------------|
| ▪ Name of Development            | ▪ Size of site     | ▪ Utility locations    |
| ▪ Name of Owner/ Developer       | ▪ Buildings        | ▪ Existing vegetation  |
| ▪ Scale                          | ▪ Structures       | ▪ Existing storm water |
| ▪ North arrow                    | ▪ Parking          | ▪ Adjacent land uses   |
| ▪ Preparation and revision dates | ▪ FEMA flood zones | ▪ Adjacent buildings   |
| ▪ Location/ street address       | ▪ Topography       | ▪ Adjacent driveways   |
|                                  | ▪ Easements        |                        |

Proposed development is depicted in attached plans prepared by licensed engineers, including:

- |                                    |                             |  |
|------------------------------------|-----------------------------|--|
| ▪ Buildings                        | ▪ Signs                     | ▪ Height of existing and proposed grades |
| ▪ Setbacks                         | ▪ Lighting                  | ▪ Drainage plan                          |
| ▪ Parking                          | ▪ Project Statistics        | ▪ Landscape Plan                         |
| ▪ Driveway dimensions and material | ▪ Building Elevations       |  |
| ▪ Utility locations                | ▪ Height of buildings       |  |
| ▪ Garbage and recycling            | ▪ Finished floor elevations |  |

**Title block (Sec. 108-227)**

Name of development: 1319 William Street  
 Owner/developer: Royal Williams, LLC  
 Scale: Architectural: 1/4" = 1' and Engineering plans provided  
 Preparation and revision dates: As noted on plans  
 Location: 1319 William Street & 1300 Royal Street

**Key persons and entities** (Sec. 108-228) involved in this project are as follows:

Owner: Royal Williams, LLC  
 Authorized Agent: Trepanier & Associates, Inc.  
 Architect: Will Shepler  
 Engineer: Meridian Engineering  
 Surveyor: J. Lynn O'Flynn Land Surveying  
 Landscape Architect: Keith Oropeza  
 Legal and Equitable Owners: Paul Misch

**Project Description** (Sec. 108-229):

Six permanent residential dwellings with all required parking and no variances.

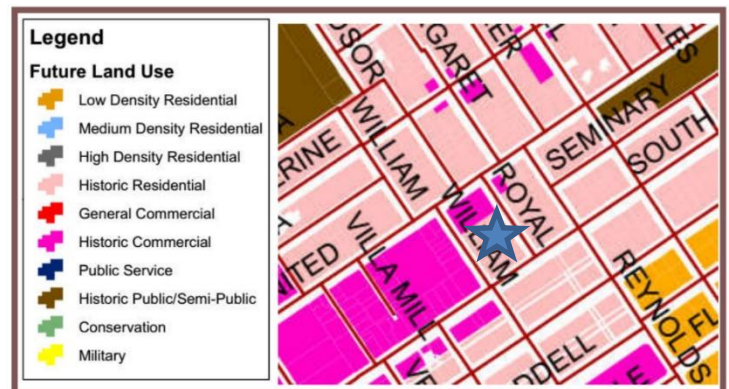
**Zoning & Special Districts:**

Zoning ("HMDR") – The HMDR is established to implement comprehensive plan policies for areas designated "HMDR" on the comprehensive plan future land use map. The HMDR district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The HMDR district shall provide a management framework for preserving the residential character and historic quality of medium density residential areas within Old Town.

Flood zone – According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. The proposed maps place it in the AE-8.



Future land use map designation ("FLUM") – According to the City of Key West 2013 Comprehensive Plan, the property's FLUM designation is Historic Residential ("HR"). The Historic Residential Future Land Use District; accommodates single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. Accessory uses, including approved home occupations, and customary community facilities are also allowed. The residential density within HMDR/Historic Residential FLUM is limited to 16 dwelling units per acre.



Legal description – The property is a platted lot identified as part of Lots 24, 25, 26, 27, 32, and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", page 613, public records of Monroe County, Florida.

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	HMDR	Complies
Height	30 ft.	<30 ft.	28 ft.	Complies
Site Size	≥ 4,000 sq. ft.	23,000 sq. ft.	23,000 sq. ft.	Complies
Density	16 u/ac (units)	0	8 units	Complies
Floor Area Ratio	1.0	19.3% (4,431 sq. ft.)	0	Complies
Building Coverage	40% (9,200 sq. ft.)	19.3% (4,431 sq. ft.)	35.3% (8,122 sq. ft.)	Complies
Impervious Surface	60% (13,800 sq. ft.)	51.4% (11,825 sq. ft.)	60.7% (13,977 sq. ft.)	Complies
Pervious Surface / Open Space	35% (4,899 sq. ft.)	45.6% (10,494 sq. ft.)	44.7% (10,302 sq. ft.)	Complies
Setbacks William – Front	0 ft. <sup>1</sup>	0 ft.	0 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Rear	15 ft.	NA – Property has two front yards.	NA – Property has two front yards	Complies
Setbacks Royal – Front	10 ft.	10 ft.	10 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Side	5 ft.	5 ft.	5 ft.	Complies
Rear	15 ft.	NA – No rear yard	NA – No rear yard	Complies
Parking auto	1 space per unit	11	17	Complies
bicycle	10 %	0	8	Complies

\* Existing non-conformity pursuant Sec. 122-27

Locations of landscape areas are depicted on the proposed plans below.

Locations and delineations of the existing and proposed structures are depicted on the survey and proposed plans below.

### Other Project Information (Sec. 108-230):

Construction is proposed in three phases to progress steadily based on Key West LDRs, and Florida Building Code.

1. The target commencement date for each phase is as follows:

Phase	Scope	Commencement
1	Units E & F	Approval Effective Date + 6 Months (approx. 05/21)
2	Units C & D	Approval Effective Date + 30 Months (approx. 05/23)
3	Units A & B	Approval Effective Date + 54 Months (approx. 05/25)

2. The target completion date for each phase is as follows:

Phase	Scope	Completion
1	Units E & F	Approval Effective Date + 30 Months (approx. 05/23)
2	Units C & D	Approval Effective Date + 54 Months (approx. 05/25)
3	Units A & B	Approval Effective Date + 80 Months (approx. 05/27)

<sup>1</sup> Resolution 93-58

3. The following development approval schedule and process is anticipated:

Step	Date
1. Submit BPAS Application	11/16/18
2. BPAS Allocation	04/22/19
3. Submit Development Plan Application	02/14/20
4. Development Review Committee ("DRC") Meeting	03/26/20
5. Tree Commission – Conceptual Submission	03/18/20
6. Tree Commission – Conceptual	04/14/20
7. Planning Board Meeting	05/21/20
8. Historical Architecture Review Committee ("HARC") Pre-application	04/24/20
9. Historical Architecture Review Committee ("HARC") Submission	04/27/20
10. Tree Commission – Final Submission	05/20/20
11. Historical Architecture Review Committee ("HARC") Meeting	05/26/20
12. Tree Commission - Final	06/08/20
13. City Commission Meeting	TBA
14. City Commission Appeal Period	30 days
15. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

\* Alternative submission date granted by Director of Community Development Services

4. The proposed development plan is contained herewith.
5. Six non-transient residential dwellings, in addition to the two existing residential dwellings.
6. Project is not a planned unit development.
7. This project will comply with federal flood insurance regulations by meeting/exceeding minimum Design Flood Elevations.
8. This project is not located in an environmentally sensitive area. This project does not require mitigation techniques to prevent encroachment into environmentally sensitive areas because it is not adjacent to the such areas.

**Residential Developments (Sec. 108-231):**

The proposed development consists of eight 1½ and 2-story single-family residences. Tenure is undefined, however it is anticipated to be owner-occupied. All required parking is provided.

**Unit Descriptions:**

Address	Description	Size	Status
1319 Williams St	4 bedroom/4 bath	2,044 sq. ft.	Existing
1317 Williams St	4 bedroom/4 bath	2,500 sq. ft.	Existing
1312 Royal St, No. 1	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1312 Royal St, No. 2	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1312 Royal St, No. 3	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1312 Royal St, No. 4	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1312 Royal St, No. 5	3 bedroom/3 bath	1,440 sq. ft.	Proposed
1312 Royal St, No. 6	3 bedroom/3 bath	1,440 sq. ft.	Proposed

**Intergovernmental Coordination (Sec. 108-232):**

Coordination will occur through the Development Review Process of the City of Key West and all applicable Regional, State and Federal Agencies.

**Concurrency Facilities and Other Utilities or Services (Sec. 108-233):**

Levels of Service – Concurrency analysis is found below. The impacts of the proposed project are generally summarized as follows:

1. Potable Water:
  - a. The proposed change is expected to decrease demand for Potable Water by 2,620 gallons per day.
  - b. Coordination with FCAA occurs through the DRC review process and FCAA's Project Review process.
  - c. Fire Protection – Fire Hydrants are located on the corner of Williams & South, William & United, and Margaret & United.
  - d. The Florida Keys Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated in the below concurrency analysis.
2. Wastewater:
  - a. The proposed change is expected to increase sanitary sewage supply by 2,032 gallons per day.
  - b. Coordination with the Richard A. Heyman Environmental Pollution Control Facility occurs through the DRC review process and FCAA's Project Review process.
  - c. The proposed change in wastewater is made up of sanitary sewage waste and is expected to have a total daily 2,380-gallon volume.
  - d. The Richard A. Heyman Environmental Pollution Control Facility has the capacity to supply adequate service to this property, as demonstrated in the below concurrency analysis.
3. Water Quality:
  - a. Construction-related water runoff will be mitigated through maintained and proposed onsite pervious surfaces and landscaping.
  - b. The plan proposes a rain catchment system to be installed onsite.
4. Storm Water Management:
  - a. Storm water runoff related to the proposed plan will be mitigated through proposed landscaping and a proposed installation of a rainwater catchment system.
  - b. Drainage system is sited on attached plans.
  - c. The proposed development is not expected to impact Storm Water LOS.
5. Solid Waste:
  - a. Trash – The proposed change is expected to decrease solid waste trash supply by 256pounds per day.
  - b. Recyclables – The proposed change is expected to decrease recyclable supply by 1 pound per day
6. Roadways:
  - a. Trip Generation – The proposed plan change is expected to decrease demand on the surrounding transportation system significantly.

Trip Generation	Multiplier	Weekday				Saturday		Sunday	
		Rate	a.m.	Rate	p.m.	Rate	Pk Hr	Rate	Pk Hr
Residential (ITE 210)	Per Unit	0.77	6.16	1.02	8.16	0.94	7.52	0.86	6.88
Med. Office (ITE 720)	Per Employee <sup>2</sup>	0.80	20.00	0.97	24.25	4.02	100.5	0.88	22.00
<b>Change</b>			<b>-13.84</b>		<b>-16.09</b>		<b>-92.98</b>		<b>-15.12</b>

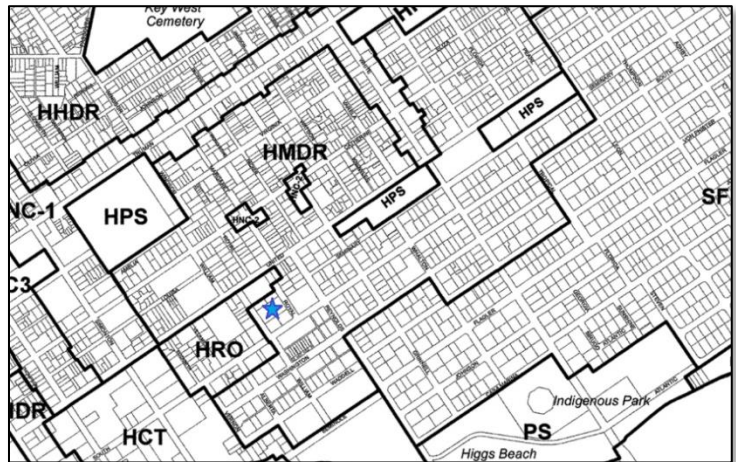
<sup>2</sup> Hospice/VNA had approximately 25 FTE according to past president

- b. Roadway Network – The proposed plan contains all required off-street parking. Vehicle parking is accessed from both William Street and Royal Street, reducing the demand from exclusively one street.
  - c. Improvement Recommendations – The proposed plan will include all improvements required for off-street parking.
7. Recreation:
  - a. The following public recreational facilities are nearby: Higgs Beach (.5 miles); and Bayview Park (.8 miles).
  - b. The City's level of demand will not be adversely impacted by this renovation and development project.
8. Fire Protection:
  - a. Fire hydrants are located on the corner of Williams & South, William & United, and Margaret & United.
  - b. The team will coordinate with FKAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
9. Reclaimed Water System:
  - a. A rainwater catchment system is being installed on site.
10. Other Public Facilities:
  - a. There are no anticipated adverse effects on any public facilities as a result of this proposed renovation and development project.
  - b. The property is highlighted with a blue star. Surrounding public facilities are identified in the zoning map.
  - c. Coordination with the City Electric System will occur.

**Appearance, design, and compatibility**  
(Sec. 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Section 108-956 – The project team will coordinate with FKAA to ensure access to potable water and a wastewater disposal system.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.



**Site Location and Character of Use (Sec. 108-235):**

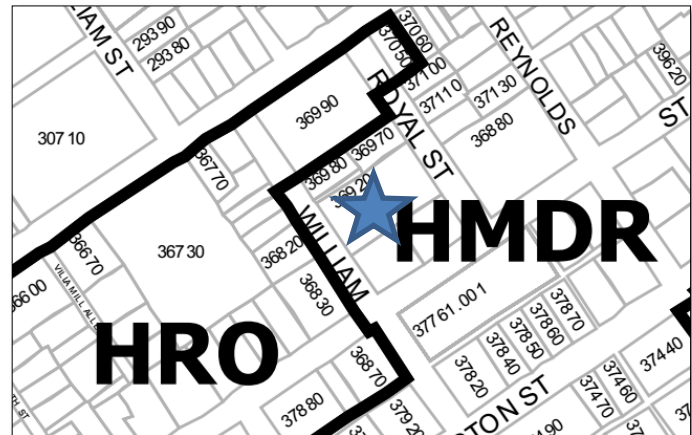
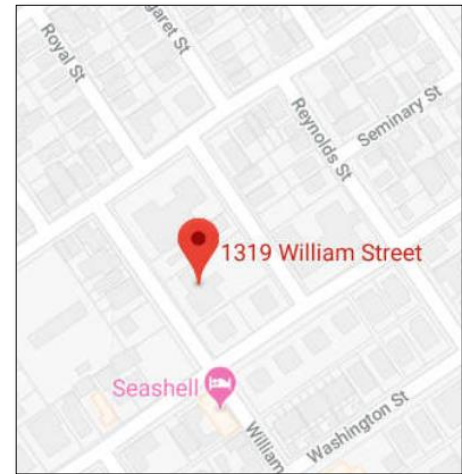
Location – The subject property is set in a residential neighborhood, situated between the 1300 blocks of William and Royal streets. It is located within the Historic Medium Density Residential District (HMDR) and adjacent to what is locally referred to as the Casa Marina residential area. The property is bound on two sides by institutional uses (Boys & Girls Club and the B’nai Zion Synagogue).

a. *Vicinity Map* - See location map to the right.

b. *Land Use Compatibility* - The project site is in the Historic Medium Density Residential (HMDR) zoning district. The intent of the HMDR zoning district is to implement the Historic Residential Future Land Use District; it accommodates single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. The residential density within HMDR zoning is limited to 16 dwelling units per acre.

c. *Historic and archeological resource protection* - The site is located within the Historic District. Any archeological resources will be protected as required. Written record of review by HARC will follow HARC Hearing on 05/26/2020.

d. *Subdivision of Land* - No subdivision is proposed.

**Appearance of Site and Structures (Sec. 108-236):**

Attached site plan complies with Sections 108-278 through 108-288 of the Key West City Code. (See below.)

**Site Plan (Sec. 108-237):**

Site plan of proposed development drawn consistently with Sec. 108-237 is attached.

**Architectural Drawings (Sec. 108-238):**

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

**Site Amenities (Sec 108-239):**

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

**Site Survey (Sec 108-240):**

Survey of the site is attached.

**Soil Survey (Sec 108-241):**

Soil surveys are not anticipated as part of this project.

**Environmentally Sensitive Areas (Sec. 108-242):**

No Environmentally sensitive areas exist on this site.

**Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (Sec. 108-243):**

All proposed clearing, excavation and landscaping is depicted on attached plans.

**On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Sec. 108-244):**

1. Existing and proposed driveways and approaches are depicted on proposed plan below.
2. Vehicles access off-street parking from both Williams Street and Royal Street.
3. Overall parking demand will decrease by 7 automobiles as a result of the redevelopment.

Use	Demand	Required	Existing	Proposed	Change in Demand
Commercial office (4,431 sq. ft.)	1 sp./300 sq. ft.	15	10	0	-15
Residential (8 units)	1 sp./unit	0	2	6	+8
<b>Total Change in Parking Demand</b>					<b>-7</b>

Parking spaces proposed: 6 auto spaces accessed from Royal Street  
10 auto spaces accessed from William Street

4. No other vehicular use areas are expected to be required as part of this proposal.
5. No change in bicycle and pedestrian ways and uses are anticipated as part of this proposal.
6. No change in cross sections are anticipated as part of this proposal.
7. No change in traffic control devices are anticipated as part of this proposal.
8. Off-street parking is proposed to be accessed from Royal Street or from William Street. No change in existing off-street parking impervious material is proposed on William Street.
9. The proposed project will maintain all setback requirements. No additional easements are anticipated as part of this proposal.

**Housing (Sec 108-245):**

- a. This project includes eight market-rate residential units in total. Two (BPAS) units located at 1319 William Street and six (beneficial use) units located at 1316 Royal Street.
- b. Construction of proposed dwelling units is expected to occur without any change in ownership.

- c. The proposed dwelling units will support addressing regional and local demand for market rate housing.
- d. Hurricane evacuation is in accordance with government decisions.

**Economic Resources (Sec 108-246):**

- a. Trepanier & Associates, Inc. has contacted the Monroe County Property Appraiser's office to seek assistance in estimating the average ad valorem tax yield from the proposed project.
- b. Estimated average annual construction expenditure will be determined upon plan approval.
- c. No projected number of permanent employees are determined for proposed plans of non-residential developments and uses.

**Special Considerations (Sec 108-247):**

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by the concurrency analysis there are no conflicts with the existing public facilities, such as potable water, sanitary sewer treatment or transportation.

**Construction Management Plan and Inspection Schedule (Sec 108-248):**

Construction Management Plan attached.

Phasing Schedule:

Phase	Scope	Commencement	Completion
1	Units E & F	Approval Effective Date + 6 Months (approx. 05/21)	Approval Effective Date + 30 Months (approx. 05/23)
2	Units C & D	Approval Effective Date + 30 Months (approx. 05/23)	Approval Effective Date + 54 Months (approx. 05/25)
3	Units A & B	Approval Effective Date + 54 Months (approx. 05/25)	Approval Effective Date + 80 Months (approx. 05/27)

**Truman Waterfront Port Facilities (Sec 108-249):**

This project is not located at the Truman Waterfront Port

**SITE PLAN**

**Scope (Sec 108-276):**

This site plan conforms to all necessary and applicable sections of land development regulations.

**Site Location and Character of Use (Sec. 108-277):**

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed uses. No variances are requested.

**Appearance of Site and Structures (Sec. 108-278):**

This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

**Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):**

All mechanical equipment and utility hardware will be appropriately screened. All waste storage areas will be screened from adjacent properties as required by code.

**Front-end loaded refuse container requirements (Sec. 108-280):**

NA – no front-end loaded refuse container proposed.

**Roll-off Compactor Container location requirements (Sec. 108-281):**

NA - No roll-off containers proposed as part of the operation of the development. Waste & recycle disposal locations are depicted on site plan.

**Utility lines (Section 108-282):**

The proposed project will require installation of new utility services. Installation will be coordinated with appropriate utility agency and in accordance with Section 108-282.

**Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**

No commercial activities are proposed for this development.

**Exterior Lighting (Section 108-284):**

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

**Signs (Section 108-285):**

No new signage is proposed.

**Pedestrian sidewalks (Section 108-286):**

No new sidewalks are proposed.

**Loading docks (Section 108-287):**

No loading docks are required or proposed.

**Storage Areas (Section 108-288):**

No outdoor storage areas are proposed.

**Land Clearing, Excavation, and Fill (Sec 108-289):**

There is no land clearing proposed. Tree removal will be reviewed and approved by the urban forester and the Tree Commission.

**Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:**

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed with the city planning office.

This request is to modify landscape requirements of Sec. 108 because proposed landscaping, and associated mitigative techniques, are not contrary to the intent of the applicable regulations and a literal enforcement of the standards would be impractical. The property is an existing nonconformity relative to open space, screening, buffers and landscaping. Significant improvements, as depicted on the plans, are proposed to open space, screening, buffers and landscaping is proposed.

The following specific waivers/modifications are requested:

Section	Requirement	Modification
Sec. 108-413. - Requirements along street frontage	Buffer area 20ft wide with 92 plant units	Variable buffer from 5ft to 20ft with increased plant units.
Sec. 108-450. - Landscape screening.	Landscape entire perimeter of parking area	Landscape perimeter (as depicted)

This request is to waive the below cited landscape requirements of Sec. 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
4. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
5. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
6. Strict application of the requirement would be technically impractical.

#### **Off-street parking and loading (Article VII):**

All required parking is provided on-site as shown on attached plans.

#### **Storm water and Surface Water Management (Article VIII):**

A stormwater management system is proposed as part of this redevelopment. An engineering certification is provided that demonstrates the stormwater system meets the minimum requirements.

#### **Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):**

The proposed project is located in the X flood zone.

**Utilities (Article IX):**

See Concurrency Analysis below.

**Criteria for review and approval:**

- (1) Land use compatibility: As mentioned above, the project site is located in the Historic Medium Density Residential District (HMDR) zoning district. The intent of the (HMDR) zoning district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The residential density is limited to 16 dwelling units per acre. This project seeks to meet the needs of residents by providing 8 market-rate units. This proposed residential development is most compatible within this residential neighborhood. The previous commercial use was a legal non-conforming use and not compatible with the surrounding residential neighborhood.
- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned previously, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated, the community character is single-family homes of various sizes, age and architectural style. Community infrastructure will not be burdened by this project.
- (4) Hazardous waste: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances: All applicable permits required from agencies other than the City of Key West will be obtained.

**CONCURRENCY ANALYSIS:**

**Concurrency Facilities and Other Utilities or Services (Sec. 108-233):**

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed removal of existing commercial use and replacement with residential use of five units.

### Policy 2-1.1.1- Transportation

The maximum predicted potential peak hour trip generation of the proposed residential use is significantly lower than the previous medical office. Additionally, the traffic will be split between Royal and Williams Street which further lessens traffic impacts.

Trip Generation	Multiplier	Weekday				Saturday		Sunday	
		Rate	a.m.	Rate	p.m.	Rate	Pk Hr	Rate	Pk Hr
Residential (ITE 210)	Per Unit	0.77	6.16	1.02	8.16	0.94	7.52	0.86	6.88
Med. Office (ITE 720)	Per Employee <sup>3</sup>	0.80	20.00	0.97	24.25	4.02	100.5	0.88	22.00
<b>Change</b>			<b>-13.84</b>		<b>-16.09</b>		<b>-92.98</b>		<b>-15.12</b>

Notwithstanding the reduction in proposed trip generation, Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

**Policy 2-1.1.3: Dense Urban Land Area.** The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

### Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to decrease by **2,620 gal/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by approximately 2,620 gallons per day; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity <sup>4</sup>	LOS	Daily Capacity	
Existing	100 g/capita/day	0 capita x 100g = 0 gal	100g/capita/day	50 x 100g = 5,000 gal	5,000 gal
Proposed	100 g/capita/day	$((2 \times 4) + (6 \times 2.63))$ capita x 100g = 2,380 gal	100g/capita/day	0 x 100g = 0 gal	2,380 gal
<b>Change</b>					<b>-2,620 gal</b>

<sup>3</sup> Hospice/VNA had approximately 25 FTE according to past president

<sup>4</sup> For the purposes of Residential LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household; for nonresidential an estimated 50ppl per day, based on conversation with Hospice/VNA past President

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

#### **Policy 4-1.1.2.A - Sanitary Sewage**

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to increase by **2,037 gal/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 2,037 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	Rate	Daily Capacity	
Existing	100 g/capita/day	0 capita x 100g = 0 gal	660 gal/acre/day	0.52 acres x 660 gal = 343 gal	343 gal
Proposed	100 g/capita/day	((2x4)+(6x2.63)) capita x 100g = 2,380 gal	660 gal/acre/day	0 acres x 660 gal = 0 gal	2,380 gal
<b>Change</b>					<b>+2,037 gal</b>

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is conforming to its Level of Service Standard for Wastewater. 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, so the current capacity should remain adequate. Ongoing capital

improvements and continuing conservation efforts will continue to maintain and improve service delivery.<sup>5</sup>

#### Policy 4-1.1.2.D - Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to decrease at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste impact is anticipated to be reduced by **256 lbs/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 256 pounds per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day	50 x 6.37 lbs= 318.5 lbs	319 lbs
Proposed	2.66 lbs/capita/day	((2x4)+(6x2.63)) capita x 2.66 lbs = 63.3 lbs	6.37 lbs/capita/day	0 x 6.37 lbs = 0	63 lbs
<b>Change</b>					<b>-256 lbs</b>

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.<sup>6</sup>

#### Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

<sup>5</sup> City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

<sup>6</sup> City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

The recyclable waste impact is anticipated to be reduced by **1 lb/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 1 pound per day. The team will coordinate with waste management services to provide an adequate amount of recycling containers per unit.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	0.5 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day	50 x 0.25 lbs. = 12.5 lbs	13 lbs
Proposed	0.5 lbs/capita/day	23.8 x 0.5 lbs = 11.9 lbs	0.25 lbs/capita/day	0 x 0.25 lbs = 0	12 lbs
<b>Change</b>					<b>-1 lbs</b>

#### **Policy 4-1.1.2. E- Drainage Facilities Level of Service**

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

##### **Existing Level of Service Standard**

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

The property will be brought into compliance with storm water management for both the redevelopment and the new construction.

#### **CONSTRUCTION MANAGEMENT:**

##### **Construction Management Plan and Inspection (Sec. 108-248):**

###### **PROJECT DOCUMENTATION**

The contractor shall maintain all applicable local, state and federal licenses and permits that apply to the construction project.

Compliance with any and all required public notifications shall be met.

A project sign shall be constructed and posted that identifies, at a minimum, the property owner, contractor, and land use planner.

#### PROJECT IMPLEMENTATION

Dates of construction is expected to commence immediately following project approval

Construction hours shall comply with all applicable County Ordinances.

Project shall be constructed in a single phase.

No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, and alley, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.

All construction areas shall have a non-removable construction fence or other approved device securely placed around the areas to be protected.

The construction project shall uphold respect to public health and welfare.

Project construction shall be oriented to minimize harm to all aspects of the property's natural environment.

#### PARKING MANAGEMENT

The contractor shall maintain continuous emergency vehicle access, on and around site, including but not limited to police, fire, and ambulance services. This includes projects adjacent to roads and alleys.

The project shall accommodate construction staging areas on site.

Construction trailers, job materials storage, portable restrooms, waste management and recycling containers shall be stored on private property and not within ROW, without the required approvals.

#### TRAFFIC CONTROL

All traffic control operations shall be managed by the designated traffic control supervisor.

Project haul routes shall be oriented to minimize traffic congestion and maximize pedestrian safety.

#### SEDIMENT AND EROSION CONTROL

The project shall employ Best Management Practices, which will minimize erosion and sediment transport.

- a. Stock piles must be protected with erosion control devices.
- b. County and near shore water inlets, gutters, swales and irrigation ditches shall be protected with erosion control devices and such protection maintained for the duration of the project.

#### EMISSIONS

All vehicles and equipment used on site will be properly maintained such that the engines will function within manufacture's standards or parameters.

#### NOISE SUPPRESSION

The noise limit for construction shall comply with any and all requirements of the County Code. All construction equipment shall be adequately muffled and maintained to minimize project noise.

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT, PURSUANT TO SECTION 12.02 OF THE KEY WEST CODE OF ORDINANCES BY ALLOWING SIDE SETBACK ON NORTH SIDE OF LOT OF 8 FEET (VERSUS 15 FEET REQUIRED), FOR COMMERCIAL GREENHOUSE AND NURSERY, ON THE FOLLOWING DESCRIBED PROPERTY: IN THE CITY OF KEY WEST AND KNOWN AS A PART OF LOTS 24, 25, 26, 27, 32 AND 33 AND ALL OF LOTS 28, 29, 30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17, AS RECORDED IN DEED BOOK "N", PAGE 613, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA:

COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET, BACK TO THE POINT OF BEGINNING. ALSO KNOWN AS 1319 WILLIAM STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, the Board of Adjustment of the City of Key West finds that, pursuant to the City zoning codes, it is empowered to grant the special exception herein described, and that such grant will not adversely affect the public interest; and

WHEREAS, satisfactory provision and arrangement has been made concerning the following, as applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Off-street parking or loading areas where required, with particular attention to the items in paragraph 1 (above) and the economic, noise, glare, or odor effects of the special exception on adjoining property generally in the district;
3. Refuse and service areas, with particular reference to the items in paragraphs 1 and 2 (above);
4. Utilities, with reference to locations, availability, and compatibility;
5. Screening and buffering with reference to type, dimensions, and character;
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; and
7. Required yards and other open space; and

WHEREAS, the use will be reasonably compatible with surrounding uses in its function, its hours of operation, the type and amount of traffic to be generated, building size and setbacks, its relationship to land values, and other factors noted on the record, if any, that may

be used to measure compatibility; and

WHEREAS, the use will not violate the rules and regulations of the Historic Architectural Review Committee, as applicable; NOW THEREFORE

BE IT RESOLVED, by the Board of Adjustment of the City of Key West, as follows:

**Section 1.** A special exception is hereby granted to allow side setback on north side of lot of 8 feet (versus 15 feet required), for use as commercial greenhouse and nursery, on the following described property:


In the City of Key West and known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of lots 28, 29, 30 and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17, as recorded in Deed Book "N", Page 613, Public Records of Monroe County, Florida:

Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and William Streets, and running thence Northwesterly on the Northeast side of William Street a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning. Also known as 1319 William Street, Key West, Monroe County, Florida.

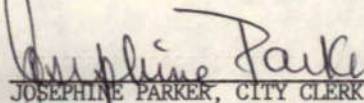
**Section 2.** The use specially permitted hereby, or any construction necessary therefor, shall be substantially begun within 90 days of the date hereof, and any such construction shall be completed within 24 months of the date hereof. Failure to comply with said dates shall void this special exception, which shall be of no further force or effect.

**Section 3.** 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.

Read and passed at a regular meeting held this 4 day of November, 1987.

  
TOM SAWYER, MAYOR

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT PURSUANT TO SECTION 12.02 OF THE KEY WEST CODE OF ORDINANCES BY ALLOWING USE OF EXISTING BUILDINGS AS OFFICES FOR HOSPICE AND THE VISITING NURSE ASSOCIATION OF THE FLORIDA KEYS ON THE FOLLOWING DESCRIBED PROPERTY: IN THE CITY OF KEY WEST AND KNOWN AS A PART OF LOTS 24,25,26,27,32,AND 33 AND ALL OF LOTS 28,29,30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17, AS RECORDED IN DEED BOOK "N", PAGE 61 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET, BACK TO THE POINT OF BEGINNING.; ALSO KNOWN AS 1319 WILLIAM STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, the Board of Adjustment of the City of Key West finds that, pursuant to the City zoning codes, it is empowered to grant the special exception herein described, and that such grant will not adversely affect the public interest; and

WHEREAS, satisfactory provision and arrangement has been made concerning the following, as applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Off-street parking or loading areas where required, with particular attention to the items in paragraph 1 (above) and the economic, noise, glare, or odor effects of the special exception on

adjoining property generally in the district;

3. Refuse and service areas, with particular reference to the items in paragraphs 1 and 2 (above);

4. Utilities, with reference to locations, availability, and compatibility;

5. Screening and buffering with reference to type, dimensions, and character;

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; and

7. Required yards and other open space; and

WHEREAS, the use will be reasonably compatible with surrounding uses in its function, its hours of operation, the type and amount of traffic to be generated, building size and setbacks, its relationship to land values, and other factors noted on the record, if any, that may be used to measure compatibility; and

WHEREAS, the use will not violate the rules and regulations of the Historic Architectural Review Commission, as applicable; NOW THEREFORE

BE IT RESOLVED, by the Board of Adjustment of the City of Key West, as follows:

Section 1. A special exception is hereby granted to HP-3, Light Commercial Historic Preservation District, pursuant to Section 12.02 of the Key West Code of Ordinances, to allow use of existing buildings as offices for Hospice and the Visiting Nurse Association of the Florida Keys on the following described property:

IN THE CITY OF KEY WEST AND KNOWN AS  
A PART OF LOTS 24,25,26,27,32,AND 33  
AND ALL OF LOTS 28,29,30 AND 31, IN  
SQUARE 4, TRACT 17, ACCORDING TO  
WHITE'S AND PIERCE'S DIAGRAM OF SAID  
SQUARE 4, TRACT 17, AS RECORDED IN  
DEED BOOK "N", PAGE 61 PUBLIC  
RECORDS OF MONROE COUNTY, FLORIDA:

COMMENCING AT A POINT ON THE  
NORTHEAST SIDE OF WILLIAM STREET, 84  
FEET NORTHWESTERLY FROM THE CORNER  
OF SOUTH AND WILLIAM STREETS, AND  
RUNNING THENCE NORTHWESTERLY ON THE  
NORTHEAST SIDE OF WILLIAM STREET A  
DISTANCE OF 115 FEET; THENCE AT  
RIGHT ANGLES IN A NORTHEASTERLY  
DIRECTION 200 FEET TO ROYAL STREET;  
THENCE AT RIGHT ANGLES ALONG THE  
SOUTHWEST SIDE OF ROYAL STREET IN A  
SOUTHEASTERLY DIRECTION 115 FEET;  
THENCE AT RIGHT ANGLES IN A  
SOUTHWESTERLY DIRECTION 200 FEET,  
BACK TO THE POINT OF BEGINNING.  
; Also known as 1319 William  
Street.


**Section 2.** It is an essential condition of this special exception that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this special exception is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this special exception that no application or reapplication for new construction for which the special exception is wholly or partly necessary shall be made after expiration of said 12-month period.

**Section 3.** Failure to submit full and complete application for permits for new construction for which this special exception is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this special exception in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this special exception, which special exception shall be of no force or effect.


**Section 4.** This special exception 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 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 Commission.

Read and passed at a regular meeting held this 6th day of May, 1992.

  
DENNIS J. WARDLOW, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

**A RESOLUTION WAIVING STANDARD FEES  
FOR VARIANCE APPLICATION BY HOSPICE  
OF FLORIDA KEYS, INC. AND VISITING  
NURSES ASSOCIATION; PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS,** Hospice and Visiting Nurses Association are nonprofit providers of essential health care services in this community; and

**WHEREAS,** the City Commission of the City of Key West believes that it is appropriate and serves a public purpose to waive the standard \$300.00 variance application fee for Hospice and Visiting Nurses Association.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Key West, Florida as follows:

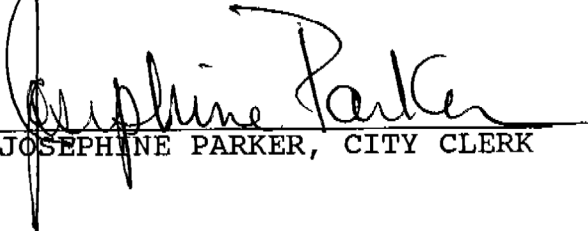
**Section 1.** The variance application fee for the application regarding the Hospice property at 1319 William Street is hereby waived.

**Section 2.** 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.

Passed and adopted by the City Commission at a meeting held this 19th day of January, 1993.

  
DENNIS J. WARDLOW, MAYOR

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

RESOLUTION NO. 93-58

A RESOLUTION ALLOWING A VARIANCE TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT UNDER CHAPTER 35 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA ALLOWING A VARIANCE TO ALLOW ZERO FEET FRONT SETBACK (30 FEET REQUIRED) FOR CONSTRUCTION OF AN OPEN CANOPY STRUCTURE OF APPROXIMATELY 10' X 20' , ON THE FOLLOWING DESCRIBED PROPERTY: IN THE CITY OF KEY WEST AND KS KNOWN AS A PART OF LOTS 24,25,26,27,32 AND 33 AND ALL OF LOTS 28, 29, 30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17 AS RECORDED IN DEED BOOK "N", PAGE 613, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET, A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN AN NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET, BACK TO THE POINT OF BEGINNING. ; ALSO KNOWN AS 1319 WILLIAM STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

WHEREAS, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of

the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

**WHEREAS,** the special conditions and circumstances do not result from the actions of the applicant.

**WHEREAS,** the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district, now therefore,

**BE IT RESOLVED** by the Board of Adjustment of the City of Key West, Florida:

**Section 1.** That a variance to HP-3, Light Commercial Historic Preservation District to allow zero feet front setback (30 feet required) for construction of an open canopy structure of approximately 10' x 20' , under Chapter 35 of the Code of Ordinances of the City of Key West, Florida be on the following described property:

IN THE CITY OF KEY WEST AND KS KNOWN AS A PART OF LOTS 24,25,26,27,32 AND 33 AND ALL OF LOTS 28, 29, 30 AND 31, IN SQUARE 4, TRACT 17, ACCORDING TO WHITE'S AND PIERCE'S DIAGRAM OF SAID SQUARE 4, TRACT 17 AS RECORDED IN DEED BOOK "N", PAGE 613, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: COMMENCING AT A POINT ON THE NORTHEAST SIDE OF WILLIAM STREET, 84 FEET NORTHWESTERLY FROM THE CORNER OF SOUTH AND WILLIAM STREETS, AND RUNNING THENCE NORTHWESTERLY ON THE NORTHEAST SIDE OF WILLIAM STREET, A DISTANCE OF 115 FEET; THENCE AT RIGHT ANGLES IN AN NORTHEASTERLY DIRECTION 200 FEET TO ROYAL STREET; THENCE AT RIGHT ANGLES ALONG THE SOUTHWEST SIDE OF ROYAL STREET IN A SOUTHEASTERLY DIRECTION 115 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 200 FEET,

BACK TO THE POINT OF BEGINNING.  
; Also known as 1319 William  
Street, Key West, Monroe County,  
Florida

**Section 2.** It is an essential condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this variance that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of said 12-month period.


**Section 3.** Failure to submit full and complete application for permits for new construction for which this variance is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 4.** This variance 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.

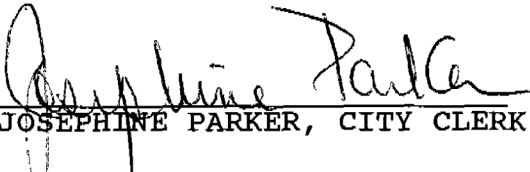
**Section 5.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures

of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held  
this 3rd day of February, 1993.

  
DENNIS J. WARDLOW, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

A RESOLUTION WAIVING IMPACT FEES AND  
BUILDING PERMIT FEES FOR 1319  
WILLIAM STREET; PROVIDING AN  
EFFECTIVE DATE.

WHEREAS, Hospice and Visiting Nurses Association are nonprofit providers of essential health care services in this community; and

WHEREAS, the City Commission of the City of Key West believes that it is appropriate and serves a public purpose to waive the impact and building permit fees for 1319 William Street;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Key West, Florida as follows:

Section 1. The impact and building permit fees regarding the property at 1319 William Street are hereby waived.

Section 2. 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.

Passed and adopted by the City Commission at a meeting held this 18th day of February, 1993.

  
DENNIS J. WARDLOW, MAYOR

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK



**CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**  
1300 White Street • Key West, Florida 33040-4602 • 305-809-3720  
[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

April 22, 2019

Trepanier & Associates  
1421 1<sup>st</sup> Street Unit 101  
Key West FL 33040

**Re: Award for Year 6 (2018-19) Building Permit Allocation System (BPAS)**  
**1319 William Street RE # 00036920-000000; AK # 1037737**

Dear Applicant:

The Planning Board approved the final determination of award for Year 6 (2018-2019) of the Building Permit Allocation System (BPAS) on April 18, 2019 via Resolution No. 2019-025. Congratulations on your BPAS award allocation for 2 (market rate) BPAS unit(s) for property located at 1319 William Street with 0 points.

Per City Code, Section 108-997 (e), building permits shall be obtained within two (2) years of the final determination award date or no later than April 18, 2021. If a building permit is not issued within that timeframe, the allocated units will revert back to the City as a recovered unit for allocation during the following sequential award year.

Please note that the development as proposed will require the following additional approvals to be obtained within the two-year period:

**Additional Approvals Required:**

1. All applicable building permits.
2. All applicable Planning Board approvals.
3. All applicable Historic Architectural Review Committee (HARC) approvals.
4. All applicable Tree Commission approvals.
5. Arts in Public Places (AIPP) for applicable projects.

Please feel free to contact us with any questions or for clarification. Planning staff is available to meet with you to discuss this or any future applications.

Sincerely,

A handwritten signature in black ink that reads "Vanessa Sellers".

Vanessa Sellers, Planner II  
305-809-3723  
[vsellers@cityofkeywest-fl.gov](mailto:vsellers@cityofkeywest-fl.gov)

Attachment: Planning Board Resolution 2019-025  
Final Ranking



## City of Key West Building Department

Post Office Box 1409, Key West, FL 33041-1409

### CERTIFICATE OF OCCUPANCY

**Issue Date:** February 14, 2019

**Parcel Number:** 00036920-000000  
**Property Address:** 1319 William Street  
Key West, FL 33040

**Subdivision Name:**  
**Legal Description:** KW WHITE & PIERCE DIAGRAM N-613 PT LOT 28 & PT LOT 29 & ALL LOTS 30 & 31 & PT LOTS 32 & 33 SQR 4 TR 17 OR423-89 OR773-830 OR985-2291/2292 OR1218-408/09 OR2917-79/81

**Property Zoning:** HMDR

**Owner:** ROYAL WILLIAMS LLC

**Contractor:** MITUT Builders Inc

**Application Numbers:**  
**Building:** 18-3541, BLD2018-0168, BLD2018-0546

**Description of Work:** Renovation of a structure returning to the usage as a single-family home.

**Construction Type:** V-B  
**Occupancy Type:** R-3 - Single Family  
**Flood Zone:** X

**Special Conditions:**

Approved:

  
City of Key West Chief Building Official

2/14/19  
Date

**VOID UNLESS SIGNED BY BUILDING OFFICIAL**

Date:

2/14/19

By:





## City of Key West Building Department

Post Office Box 1409, Key West, FL 33041-1409

### CERTIFICATE OF OCCUPANCY

**Issue Date:** June 28, 2019

**Parcel Number:** 00036920-000000  
**Property Address:** 1317 William Street  
Key West, FL 33040

**Subdivision Name:**  
**Legal Description:** KW WHITE & PIERCE DIAGRAM N-613 PT LOT 28 & PT LOT 29 &  
ALL LOTS 30 & 31 & PT LOTS 32 & 33 SQR 4 TR 17 OR423-89  
OR773-830 OR985-2291/2292 OR1218-408/09 OR2917-79/81  
**Property Zoning:** HMDR

**Owner:** ROYAL WILLIAMS LLC

**Contractor:** MITUT BUILDERS LLC

**Application Numbers:**  
**Building:** **BLD2018-1065**, BLD2018-1189, BLD2019-0001,  
BLD2019-0235, BLD2019-1620.

**Description of Work:** Renovation of a structure returning to the usage as a single-family home.

**Construction Type:** V-B  
**Occupancy Type:** R-3 - Single Family  
**Flood Zone:** X

**Special Conditions:**

**Approved:**

City of Key West Chief Building Official

Date

**VOID UNLESS SIGNED BY BUILDING OFFICIAL**

Date:

6/28/19

By:

# Verification Form

City of Key West  
Planning Department



**Verification Form**

*(Where Authorized Representative is an Entity)*

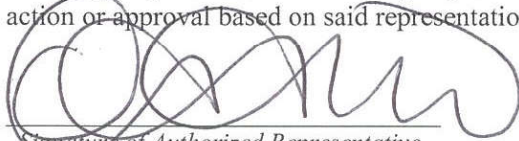
I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates, Inc.  
*(print name of entity serving as Authorized Representative)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1319 William Street

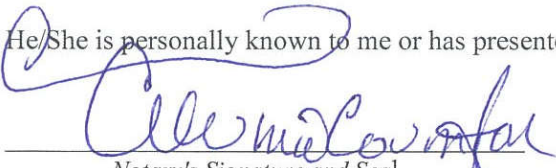
*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 12 Feb 2020 by  
Owen Trepanier  
*Name of Authorized Representative*  
*date*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

  
*Notary's Signature and Seal*

Alvina Covington

*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*



# **Authorization Form**

City of Key West  
Planning Department



**Authorization Form**  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Paul Misch as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Royal Williams, LLC of MGR  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier & Associates, Inc.  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 20th Dec 2018  
*Date*

by Paul Misch  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
*Notary's Signature and Seal*

Alvina Covington  
*Name of Acknowledger typed, printed or stamped*



Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2019  
WWW.AARONNOTARY.COM

FF913801  
*Commission Number, if any*

# **Warranty Deed**

## Detail by Entity Name

Florida Limited Liability Company  
ROYAL WILLIAMS LLC

### Filing Information

<b>Document Number</b>	L18000100793
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	04/23/2018
<b>Effective Date</b>	05/01/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1207 VON PHISTER  
KEY WEST, FL 33040

### Mailing Address

1207 VON PHISTER  
KEY WEST, FL 33040

### Registered Agent Name & Address

MISCH, PAUL A  
101 GULFVIEW DR  
B 205  
ISLAMORADA, FL 33036

### Authorized Person(s) Detail

#### **Name & Address**

Title MR

MISCH, PAUL A  
101 GULFVIEW DR B205  
ISLAMORADA, FL 33036

### Annual Reports

**No Annual Reports Filed**

### Document Images

[04/23/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

**PREPARED BY:**

Janis K. Cheezem, Esq.  
 Akerman LLP  
 98 SE 7<sup>th</sup> Street, Suite 1100  
 Miami, FL 33131

**Doch# 2178072 07/16/2018 2:51PM**  
**Filed & Recorded in Official Records of**  
**MONROE COUNTY KEVIN MADOK**

**07/16/2018 2:51PM**  
**DEED DOC STAMP CL: Krys \$16,100.00**

**RECORD AND RETURN TO:**

David Van Loon, Esquire  
 Highsmith & Van Loon, P.A.  
 3158 Northside Drive  
 Key West, Florida 33040

**Doch# 2178072**  
**Bk# 2917 Pg# 79**

Property Appraiser's No.: Tax Folio No. 00036920-000000

### **WARRANTY DEED**

This WARRANTY DEED, made as of this 16<sup>th</sup> day of July, 2018, between HOSPICE OF THE FLORIDA KEYS, INC., (f/k/a Hospice of Florida Keys, Inc.), a Florida not-for-profit corporation (the "Grantor"), whose address is 4300 NW 89 Blvd., Gainesville, FL 32606 in favor of ROYAL WILLIAMS LLC, a Florida limited liability company (the "Grantee"), whose address is 1207 Von Phister, Key West, Florida 33040.

### W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, that certain real property lying and being in the County of Monroe, State of Florida, as more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to real estate taxes and all assessments for the year 2018 and subsequent years, which are not yet due and payable.

Subject to zoning ordinances and other municipal, state and Federal laws as may be applicable, covenants, conditions, restrictions, limitations, reservations and easements of record, if any, none of which shall be deemed reimposed.

To have and to hold the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject as aforesaid, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

WITNESSES:

HOSPICE OF THE FLORIDA KEYS, INC., a  
Florida not-for-profit corporation

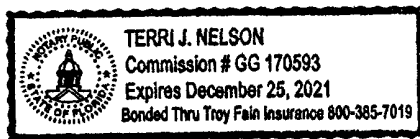
*Sharon A. Jones*  
Print Name: Sharon A. Jones

*Sharon A. Jones*  
Print Name: SHARON A. JONES

By: *Gayle S. Mattson*  
Name: Gayle S. Mattson  
Title: President

STATE OF FLORIDA                     )  
  )ss:  
COUNTY OF Suwannee                     )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2018 by Gayle S. Mattson, as President of HOSPICE OF THE FLORIDA KEYS, INC., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or produced a valid driver's license as identification.



*Terri J. Nelson*  
Notary Public  
Print name: Terri J. Nelson

My commission expires: 12/25/2021

**EXHIBIT "A" TO WARRANTY DEED**

**LEGAL DESCRIPTION**

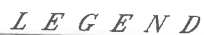
In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32, and 33 and all of Lots 28, 29, 30 and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4; Tract 17 as recorded in Deed Book "N", Page 613, Public Records of Monroe County, Florida:

Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and William Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

**MONROE COUNTY**  
**OFFICIAL RECORDS**

# Site Plans

1" = 20'  
Assumed



- NOTE:**  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Square 4, Tract 17  
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1319 William Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 17, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", Page 613, of the Public Records of Monroe County, Florida:  
Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and Williams Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

BOUNDARY SURVEY FOR: Royal Williams LLC;  
Centennial Bank;  
Highsmith & Van Loon, P.A.;  
Old Republic National Title Insurance Co.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

THIS SURVEY  
IS NOT  
ASSIGNABLE

April 30, 2018

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

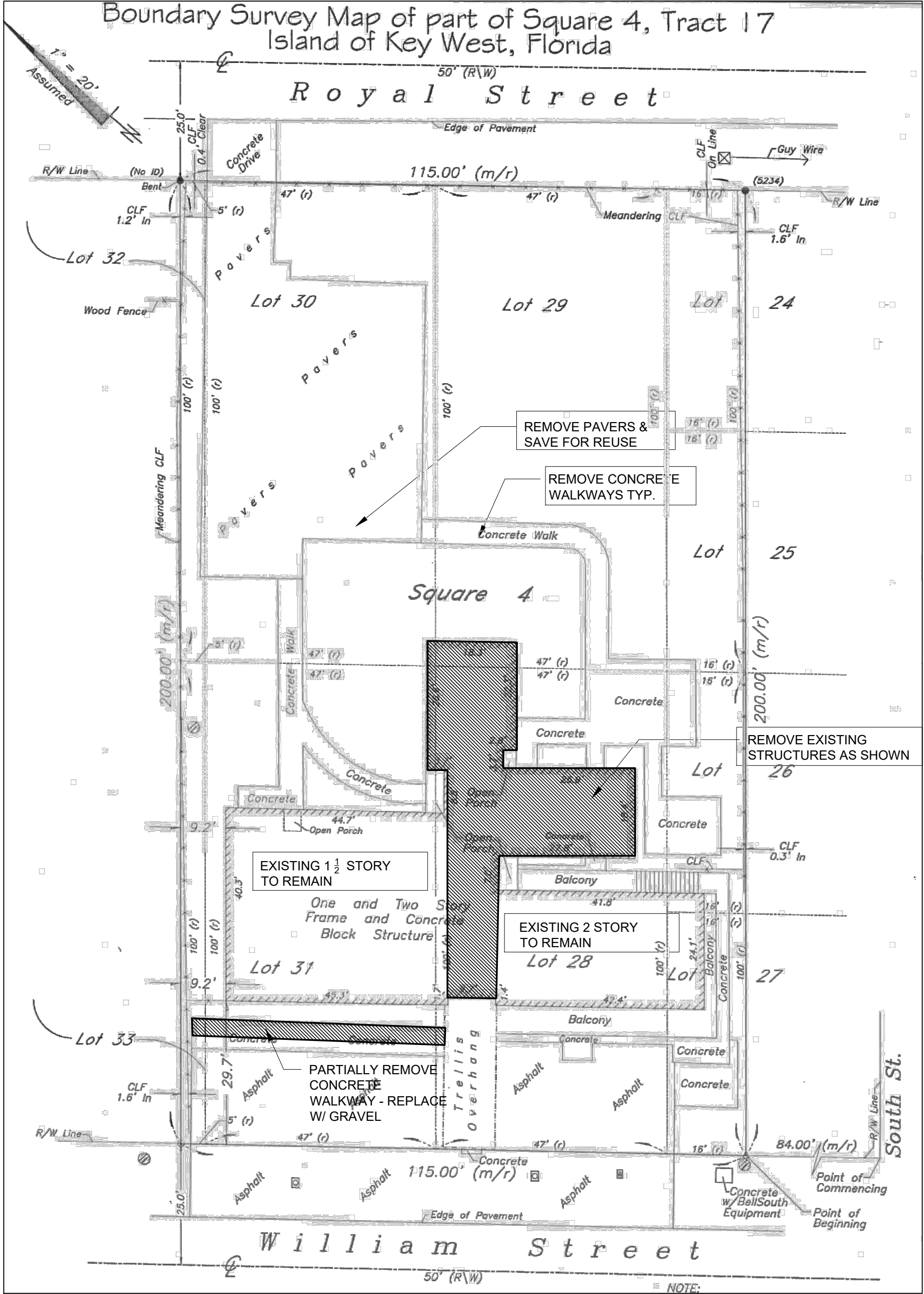
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



2  
AE.1.0

PROPOSED STREETScape - ROYAL STREET

SCALE: N.T.S.



1  
AE.1.0

EXISTING SITE / DEMO PLAN

SCALE: N.T.S.



william shepler & associates  
architecture

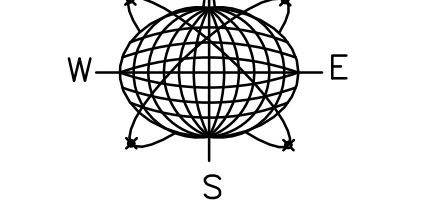
201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsahepler.com

Seal:



William Shepler

Consultants:  
Digitally signed by  
William Shepler on  
9/11/2020



Meridian Engineering LLC

AUTHORIZATION #29401  
ph:305-263-3263 fax:203-4899

Submissions / Revisions:  
PLANNING REVISION 9.11.20


1312 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size | Project #:  
24x36 | 19029

Title:

EXISTING/  
DEMO SITE  
PLAN

Sheet Number:

AE-1.0

Date: - SEPTEMBER 10, 2020

© 2020 by SHEPLER &  
ASSOCIATES ARCHITECTURE LLC

PROPERTY UNITS:

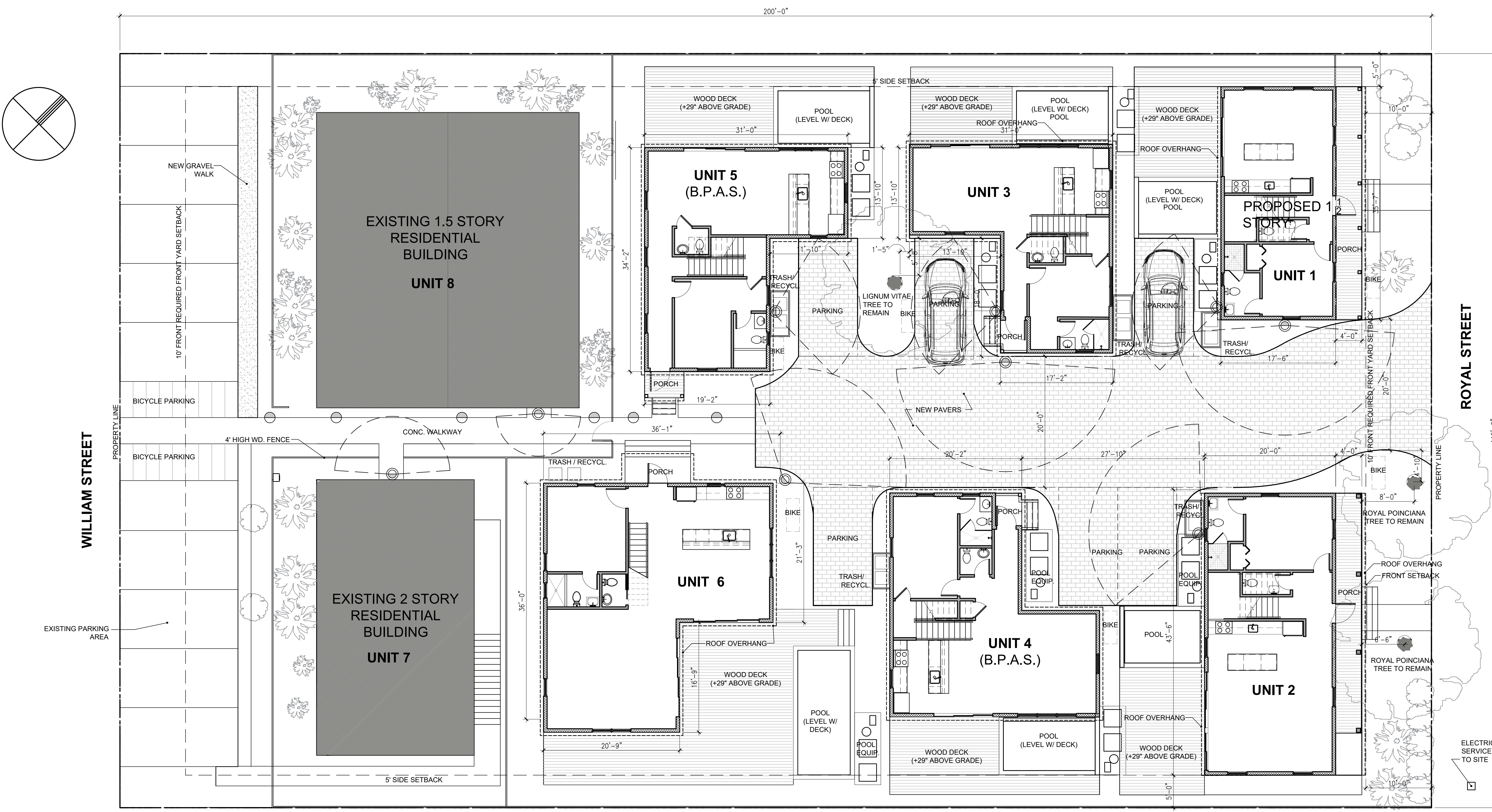
THIS PROPERTY HAS BEEN ALLOCATED-

6 BENEFICIARY USE UNITS

2 BPAS UNITS

TOTAL 8 UNITS

2 UNITS FOR EXISTING BUILDINGS 1317 & 1319



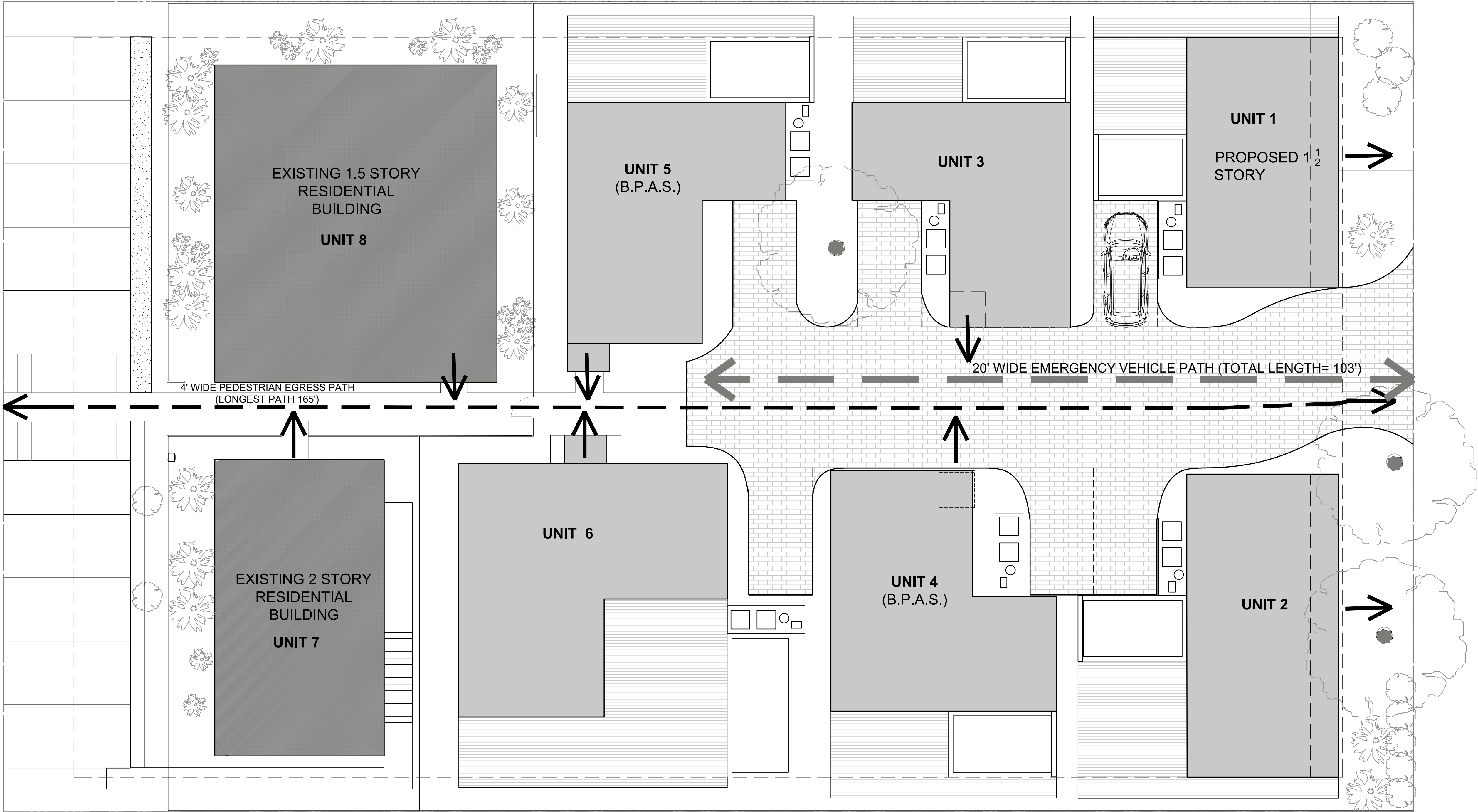
1

A1.0

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

FIRE HYDRANT LOCATED AT THE  
CORNER OF MARGARET AND UNITED



FIRE HYDRANT LOCATED AT THE CORNER  
OF WILLIAM AND SOUTH (135 FT.)

1  
A1.2

LIFE SAFETY 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@wsahepler.com

Seal:

Consultants:

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #29401

ph:305-263-3263 fax:263-4899

Submissions / Revisions:

PLANNING REVISION 9.11.20

1312 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size | Project #:

24x36 | 19029

Title:

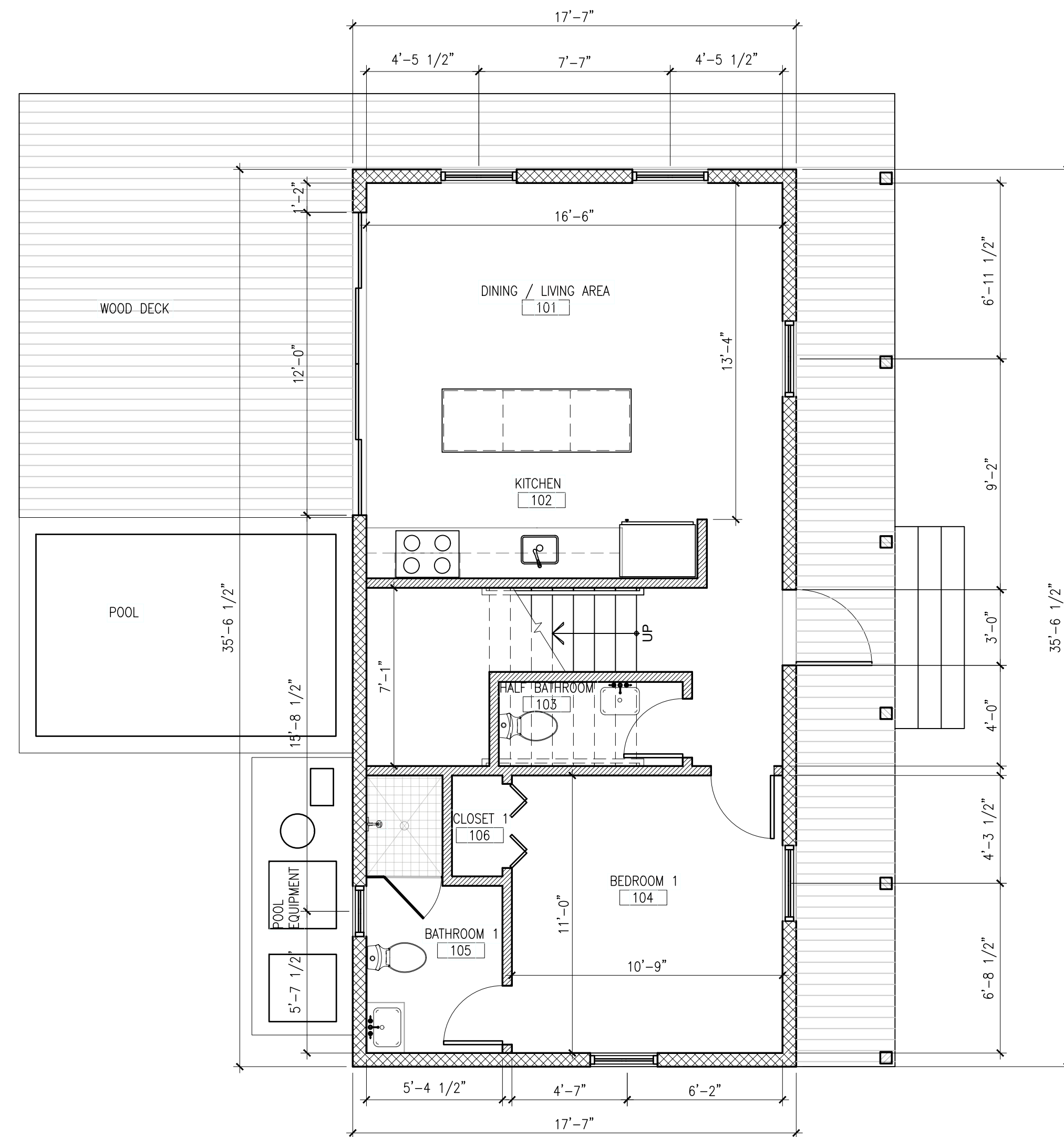
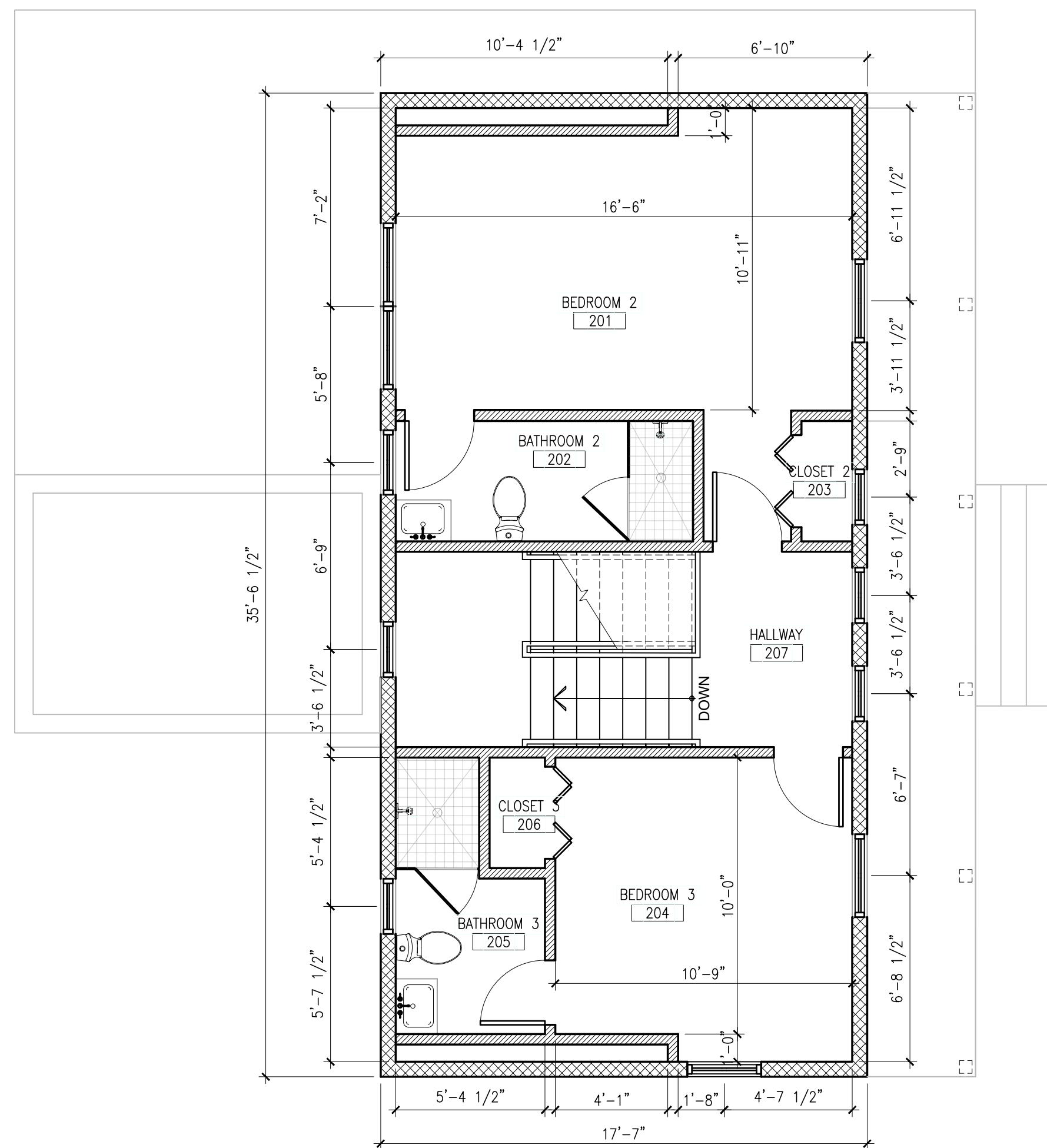
LIFE SAFETY PLAN

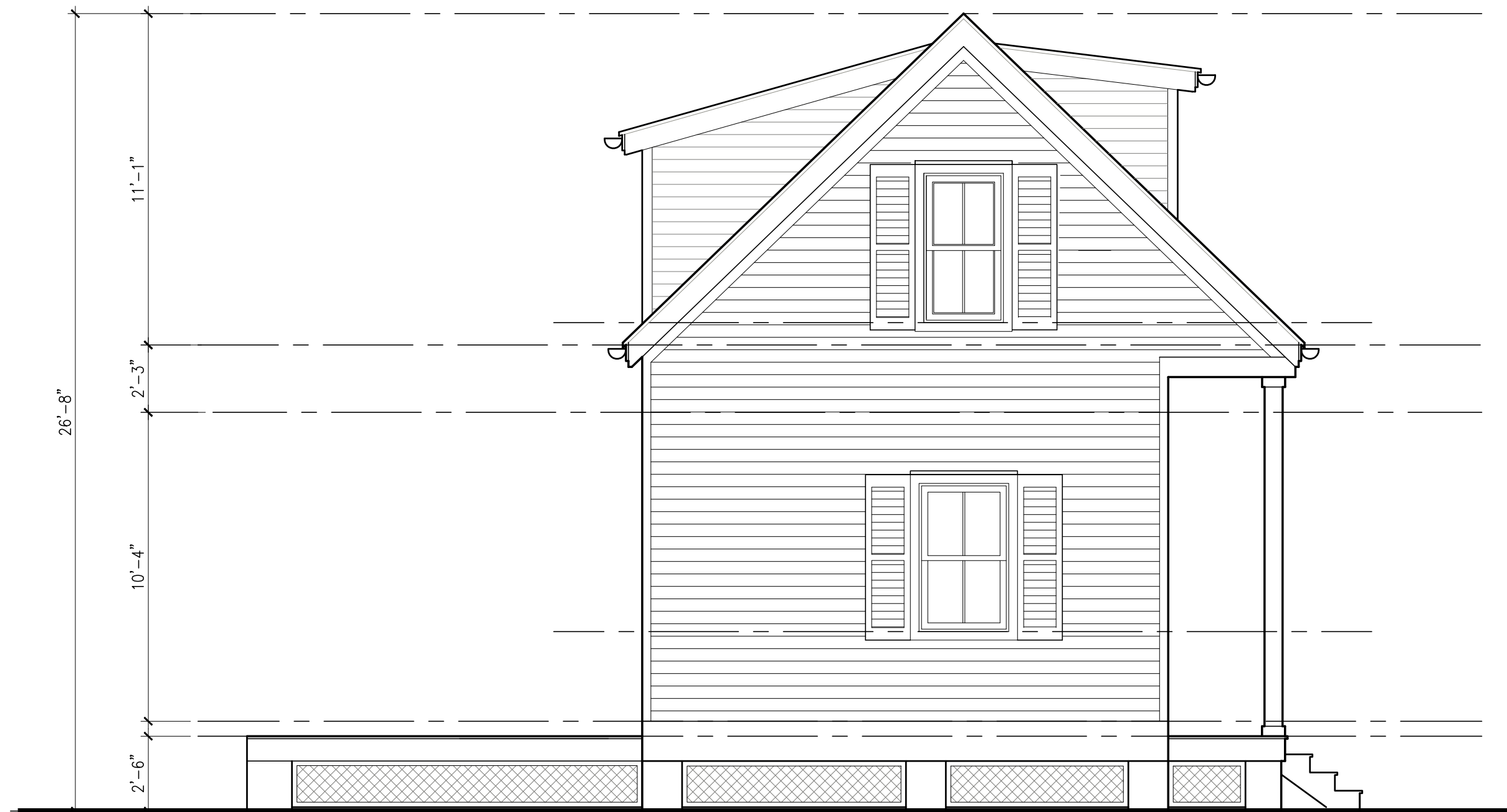
Sheet Number:

A-1.2

Date: - SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC





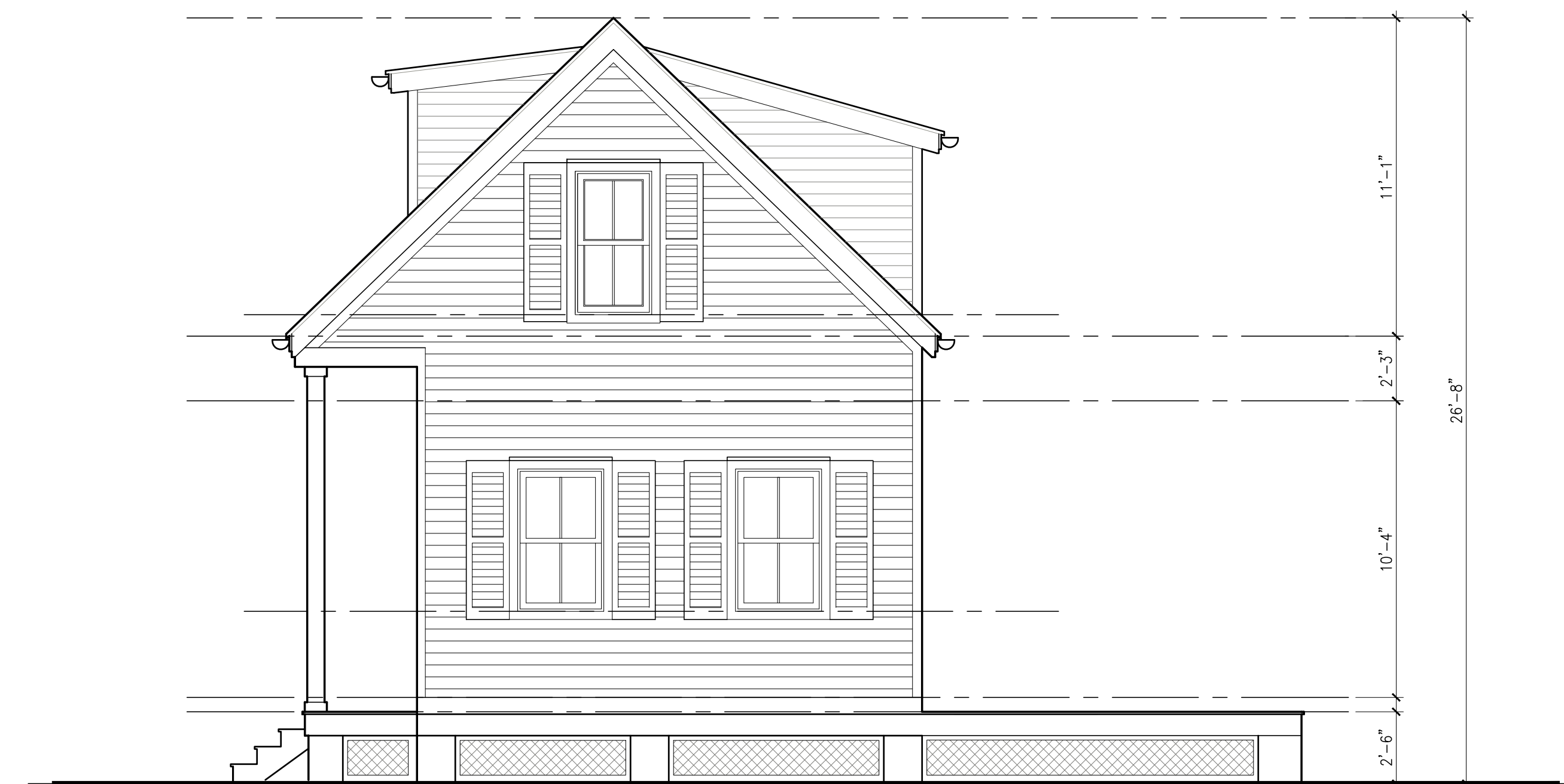
3 UNIT 1 SOUTH ELEVATION  
A1.31 SCALE: 1/4"=1'-0"



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"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wshepler.com

Digitally signed by

William Shepler on

9/11/2020

STATE OF FLORIDA

WILLIAM B. SHEPLER

REGISTERED ARCHITECT

19029

William Shepler

Consultants:

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #29401

ph:305-293-3263 fax:293-4899

Submissions / Revisions:

1312 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size

24x36

Project #:

19029

Title:

UNIT 1 ELEVATIONS

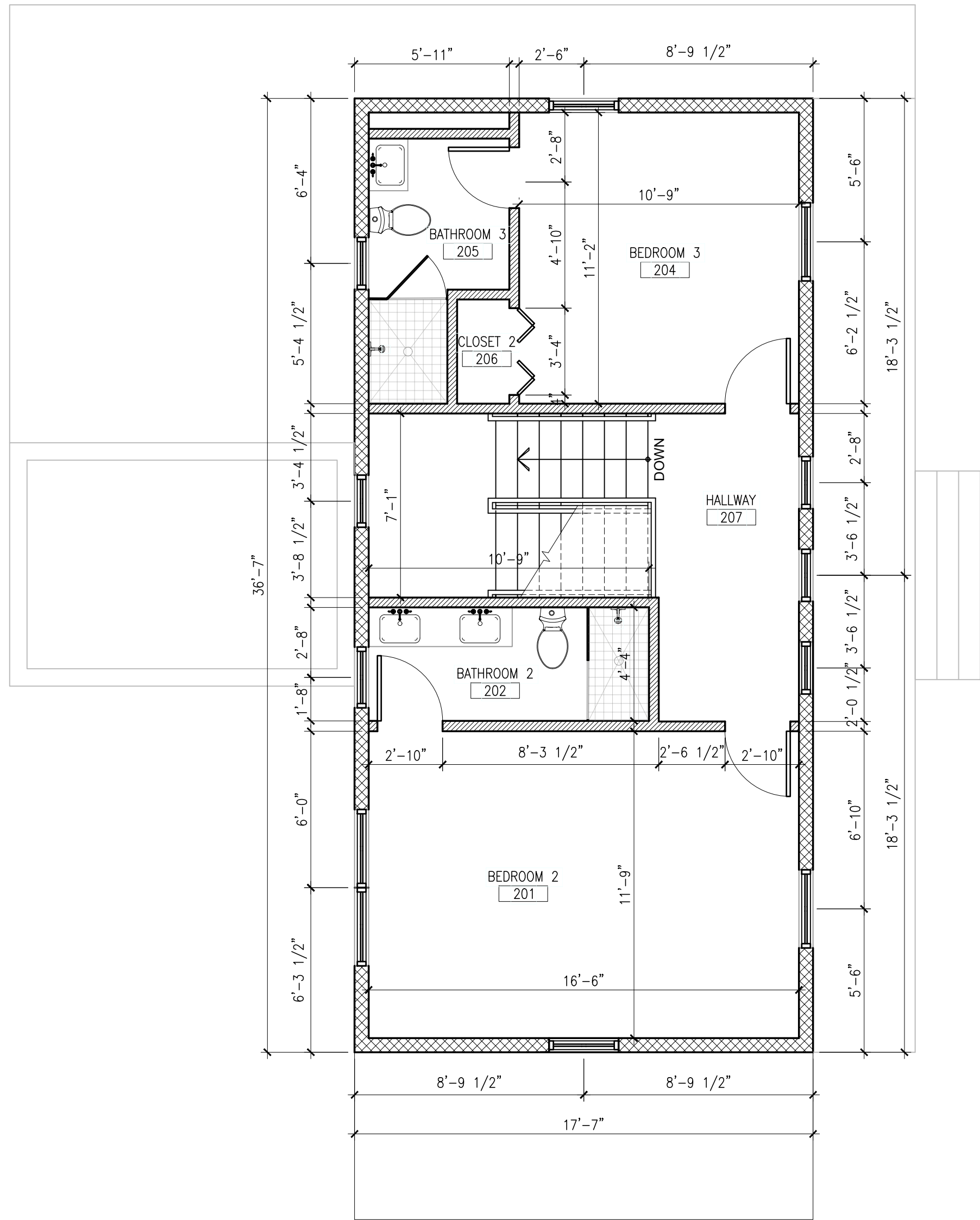
Sheet Number:

A1-3.1

Date: -

SEPTEMBER 10, 2020

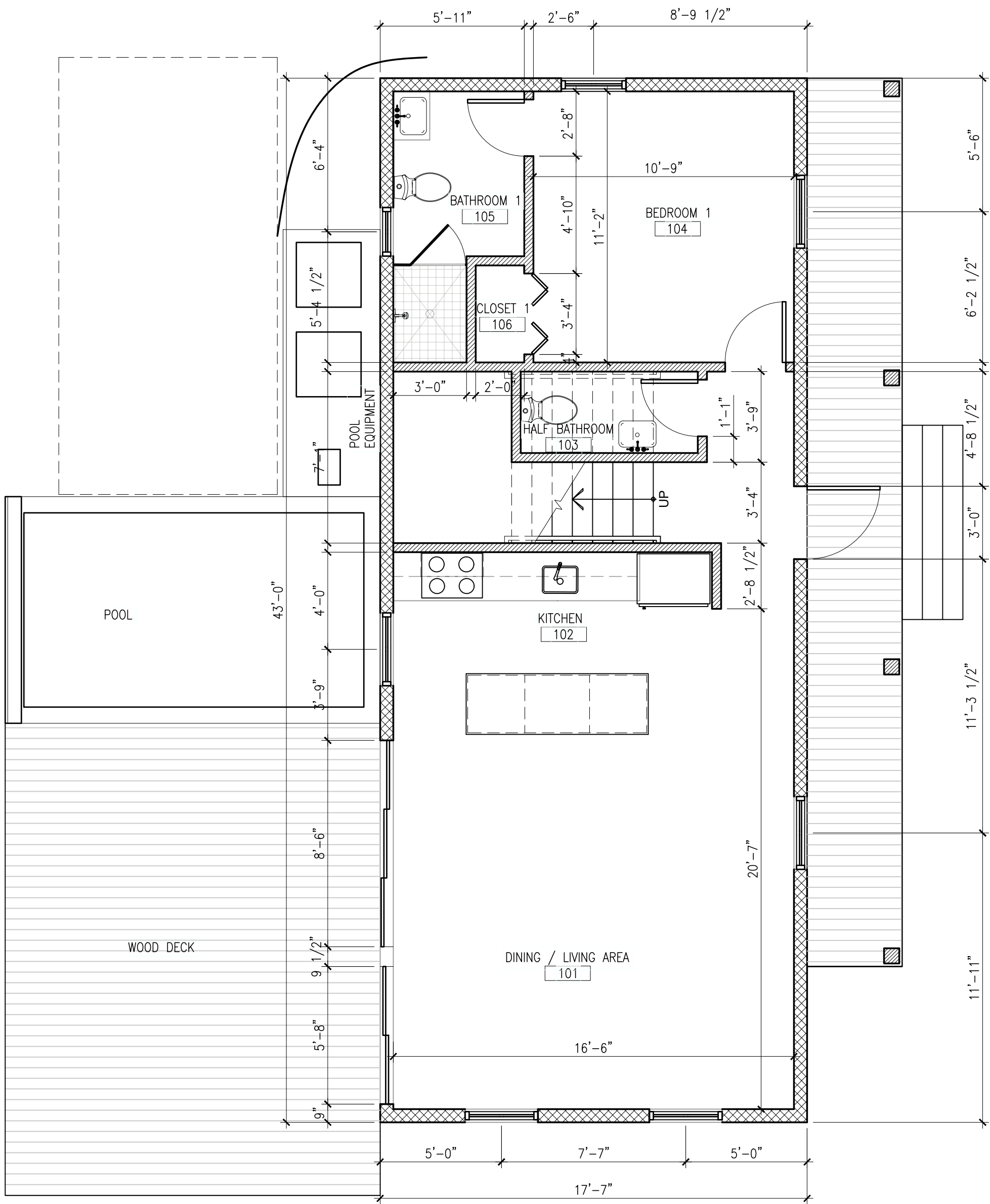
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC



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"

Digitally signed by  
William Shepler on  
9/11/2020

wsa

william shepler & associates

architecture

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

Seal:

*William Shepler*

Consultants:

**Meridian Engineering LLC**  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Submissions / Revisions:


1312 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size: 24x36

Project #: 19029

Title:

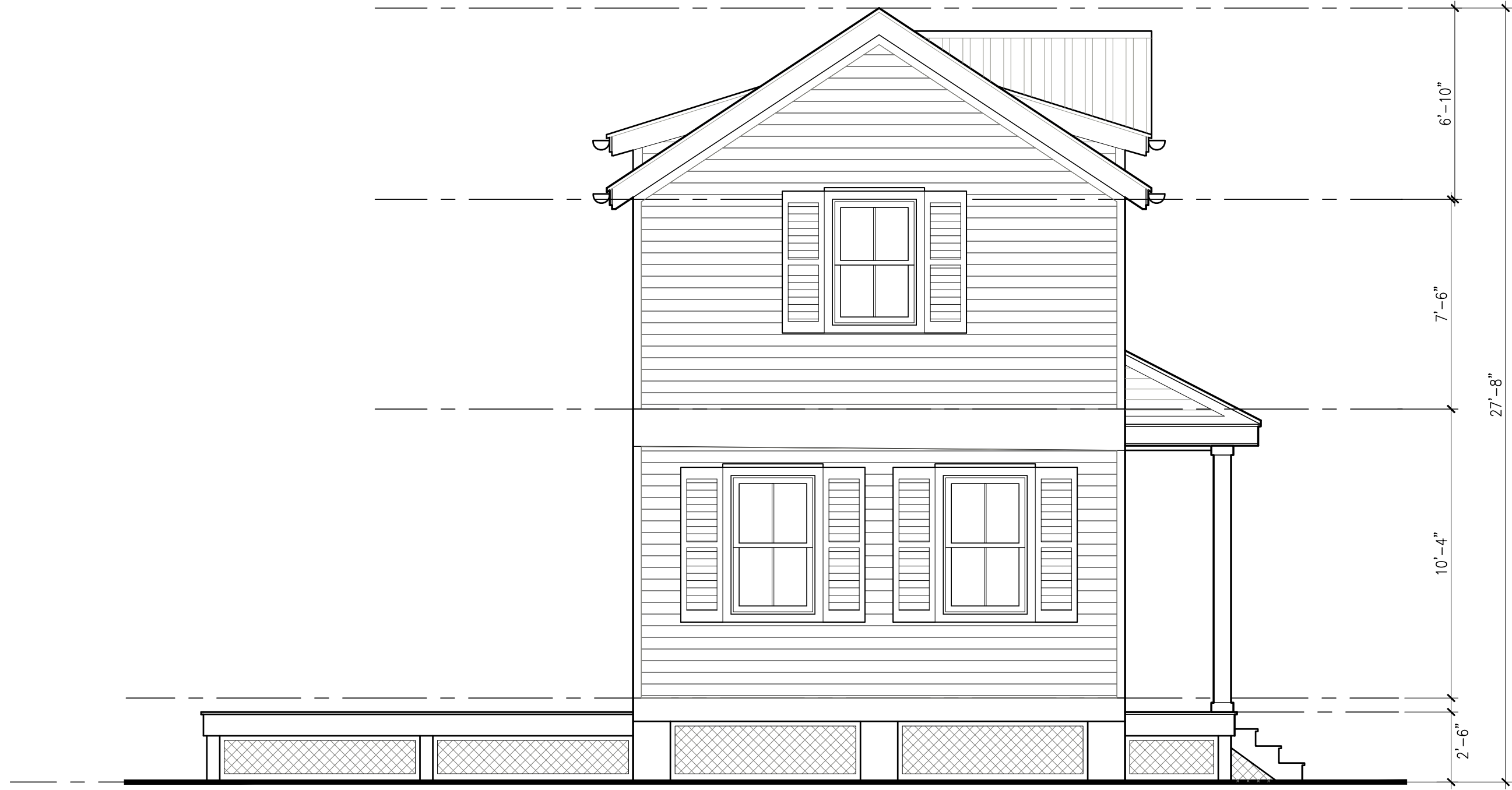
UNIT 2 FLOOR PLANS

Sheet Number:

A2-2.1

Date: - SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC



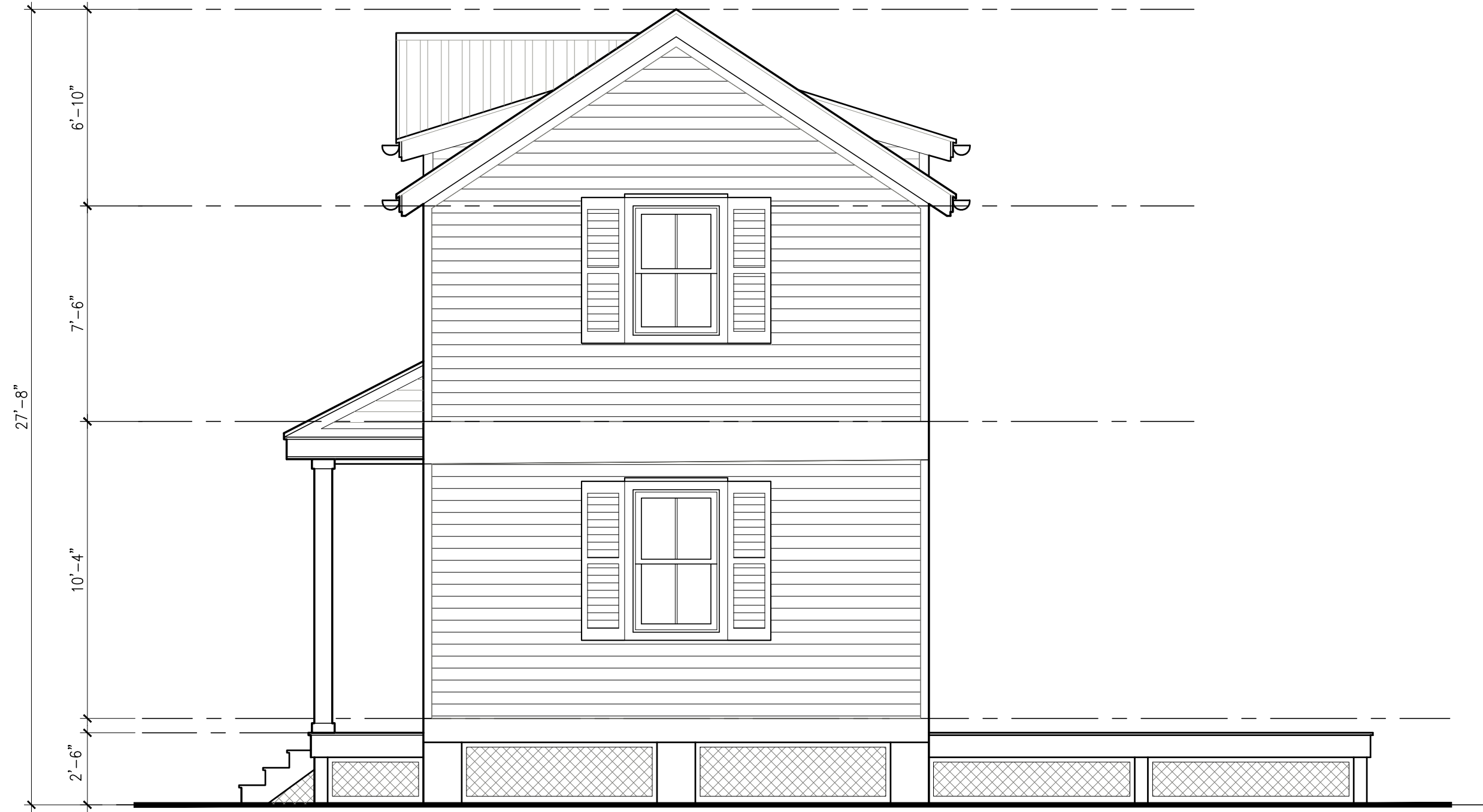
3 UNIT 2 SOUTH ELEVATION  
A2.31 SCALE: 1/4"=1'-0"



2 UNIT 2 WEST ELEVATION  
A2.31 SCALE: 1/4"=1'-0"



4 UNIT 2 EAST ELEVATION  
A2.31 SCALE: 1/4"=1'-0"



1 UNIT 2 NORTH ELEVATION  
A2.31 SCALE: 1/4"=1'-0"





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



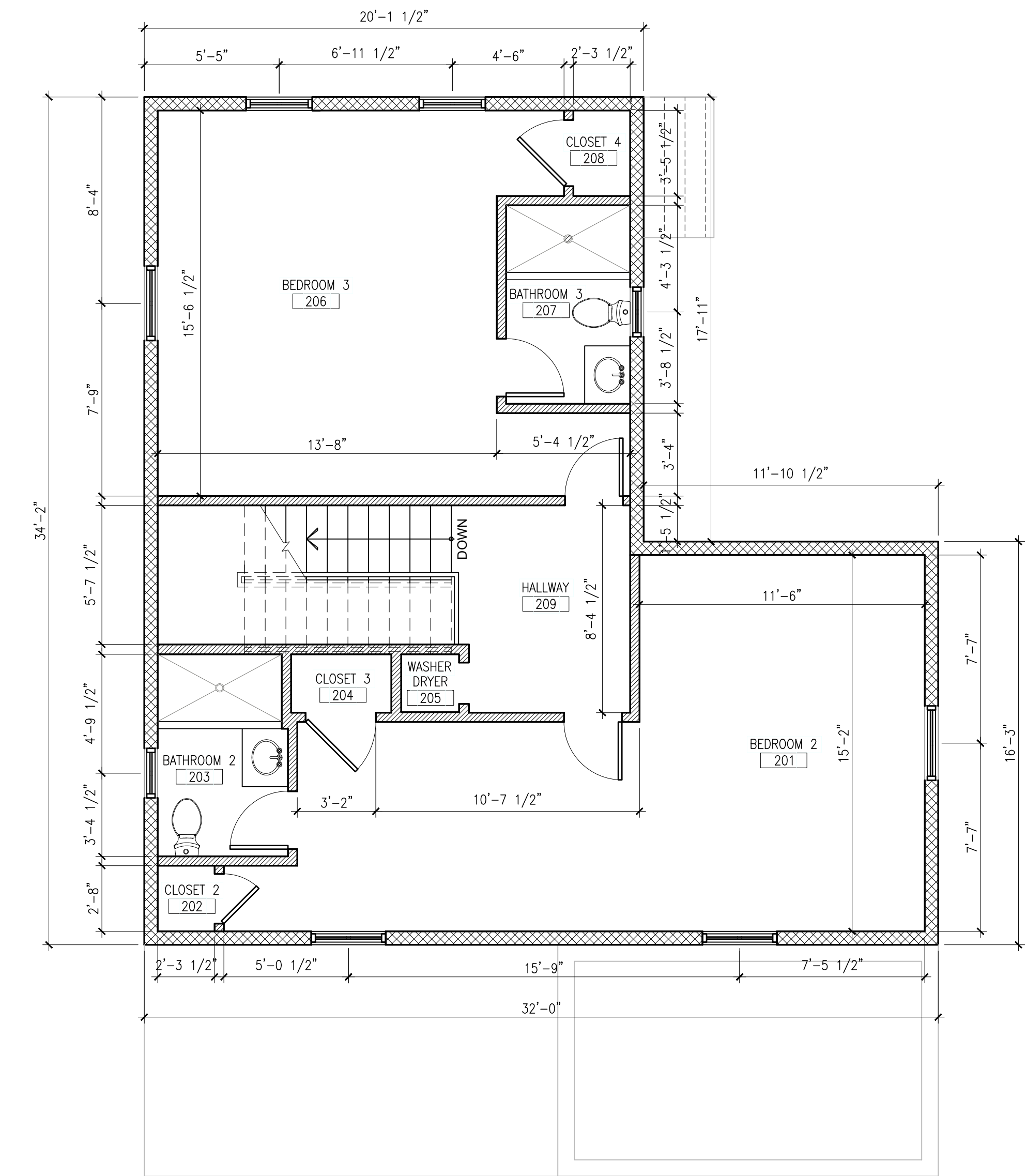
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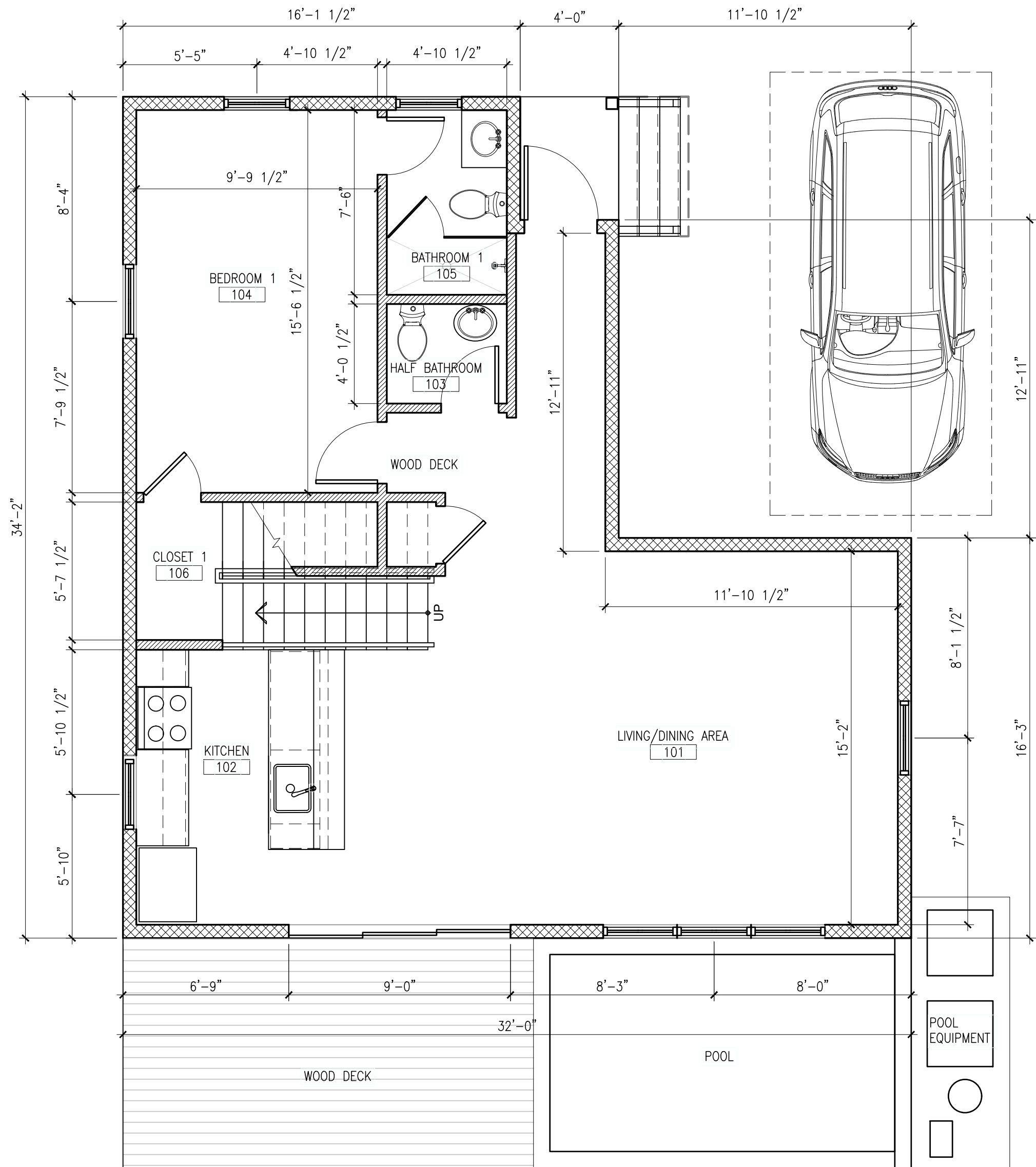
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A3.31 SCALE: 1/4"=1'-0"



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"

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William Shepler on  
9/11/2020

1312 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size 24x36	Project #: 19029
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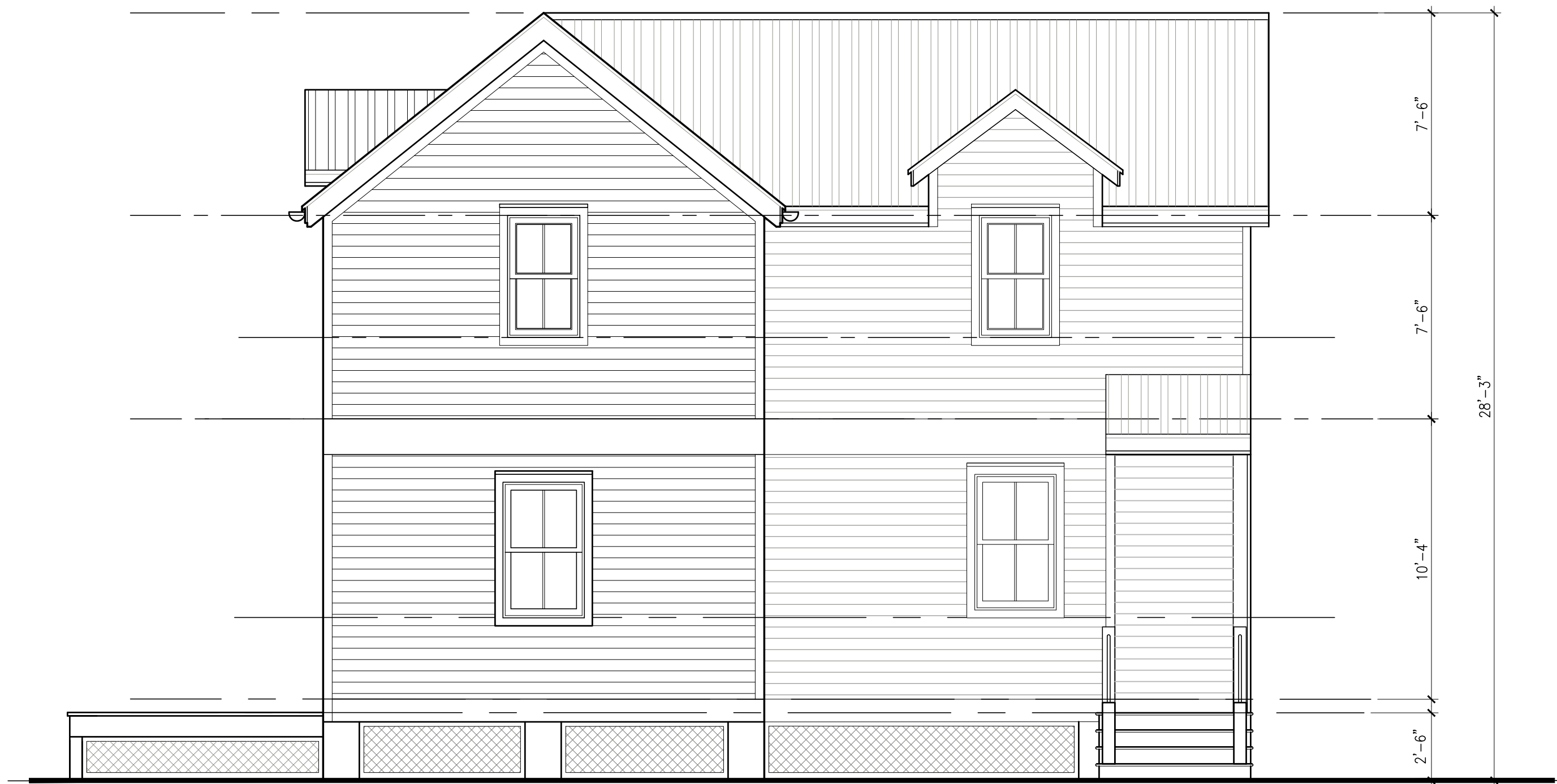
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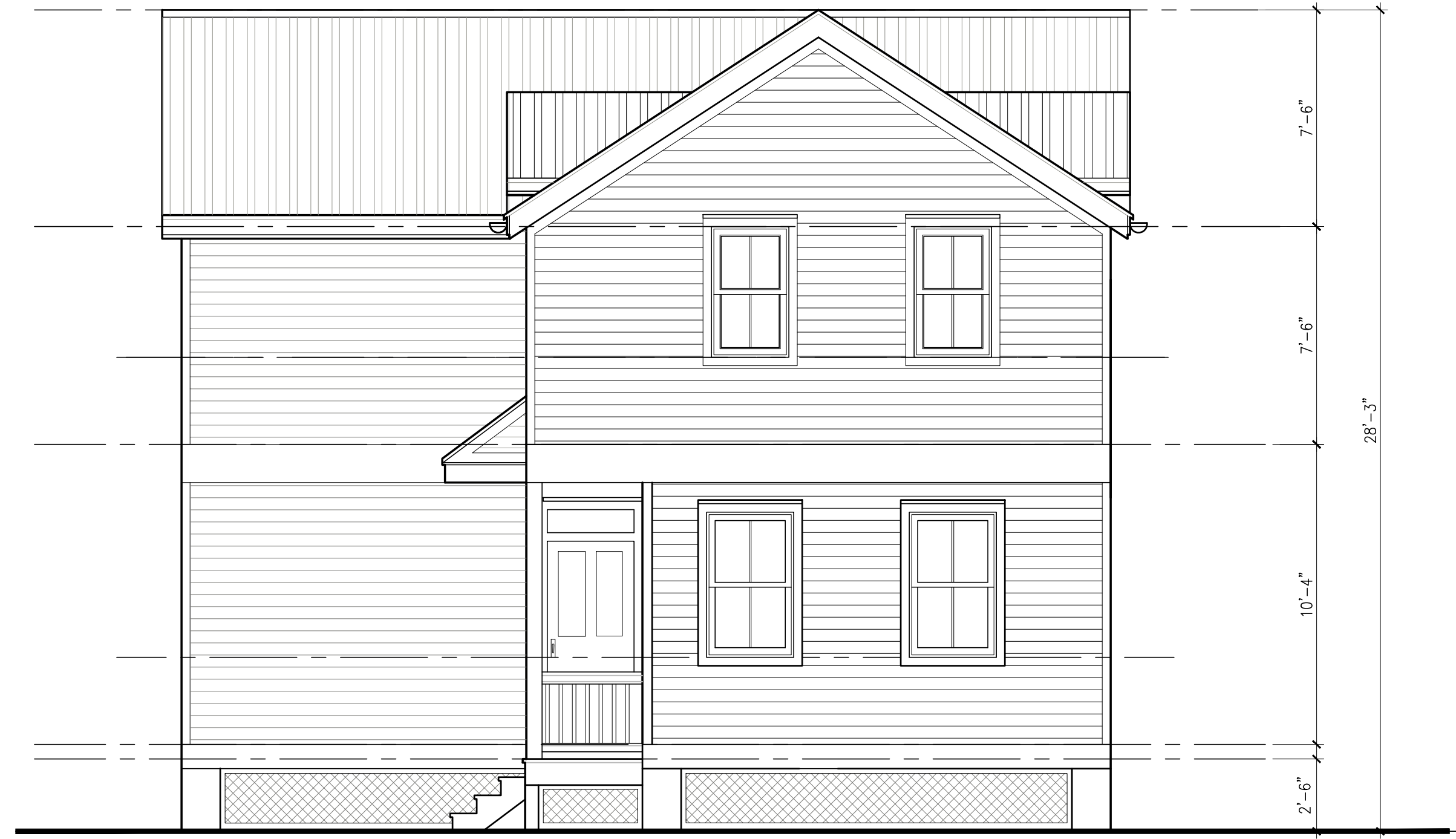
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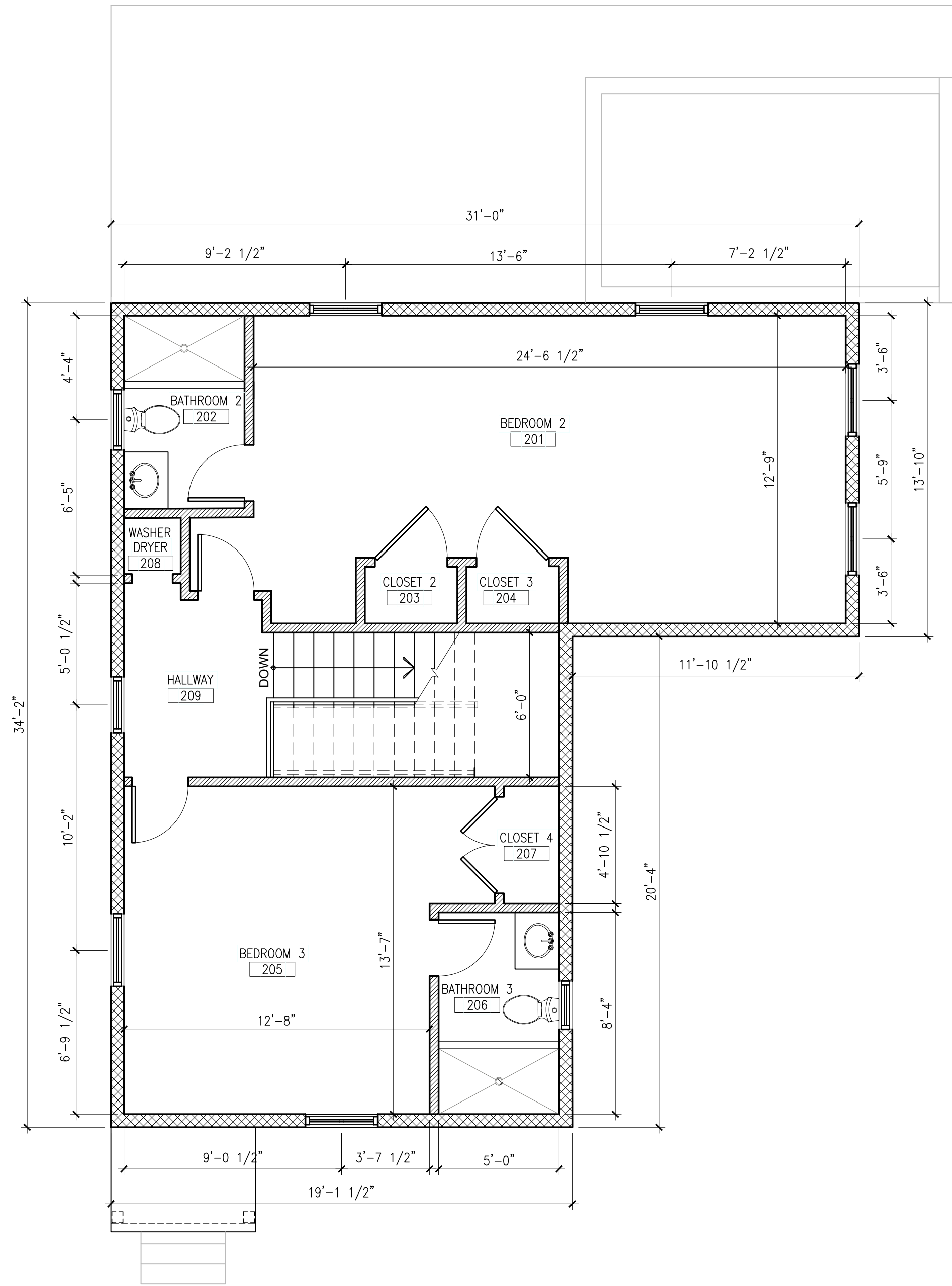
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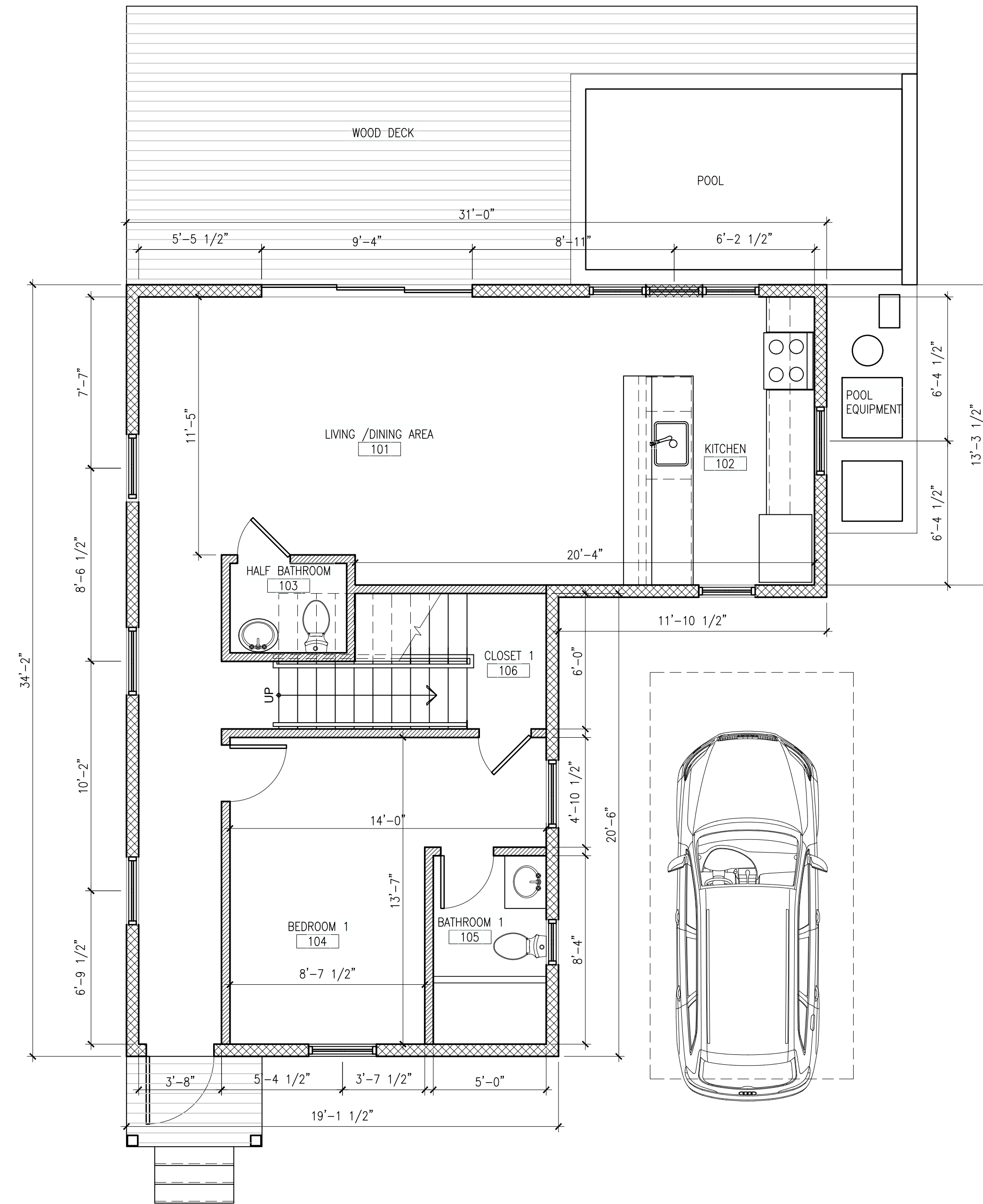
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A4.31 SCALE: 1/4"=1'-0"



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



2 SECOND FLOOR PLAN - UNIT 5  
A5.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 5  
A5.21 SCALE: 1/4"=1'-0"

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9/11/2020

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**Meridian Engineering LLC**  
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Submissions / Revisions:

\_\_\_\_\_  
\_\_\_\_\_  
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**1312 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size | Project #:  
24x36 | 19029

Title:  
**UNIT 5  
FLOOR PLANS**

Sheet Number:  
**A5-2.1**

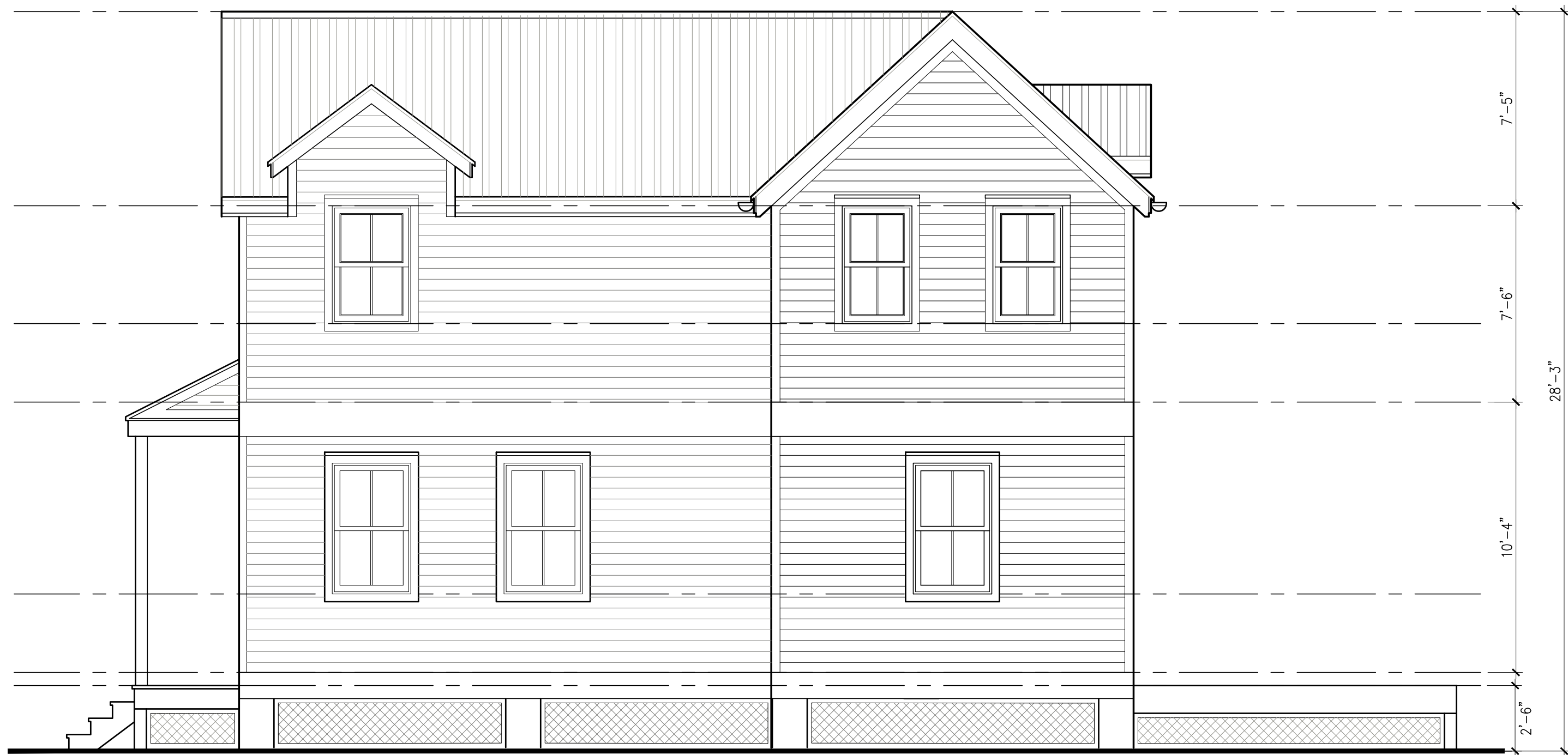
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3 UNIT 5 SOUTH ELEVATION  
A5.31 SCALE: 1/4"=1'-0"



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



4 UNIT 5 EAST ELEVATION  
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1 UNIT 5 NORTH ELEVATION  
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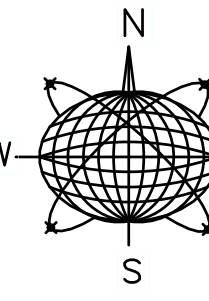
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1312 ROYAL STREET

KEY WEST, FL

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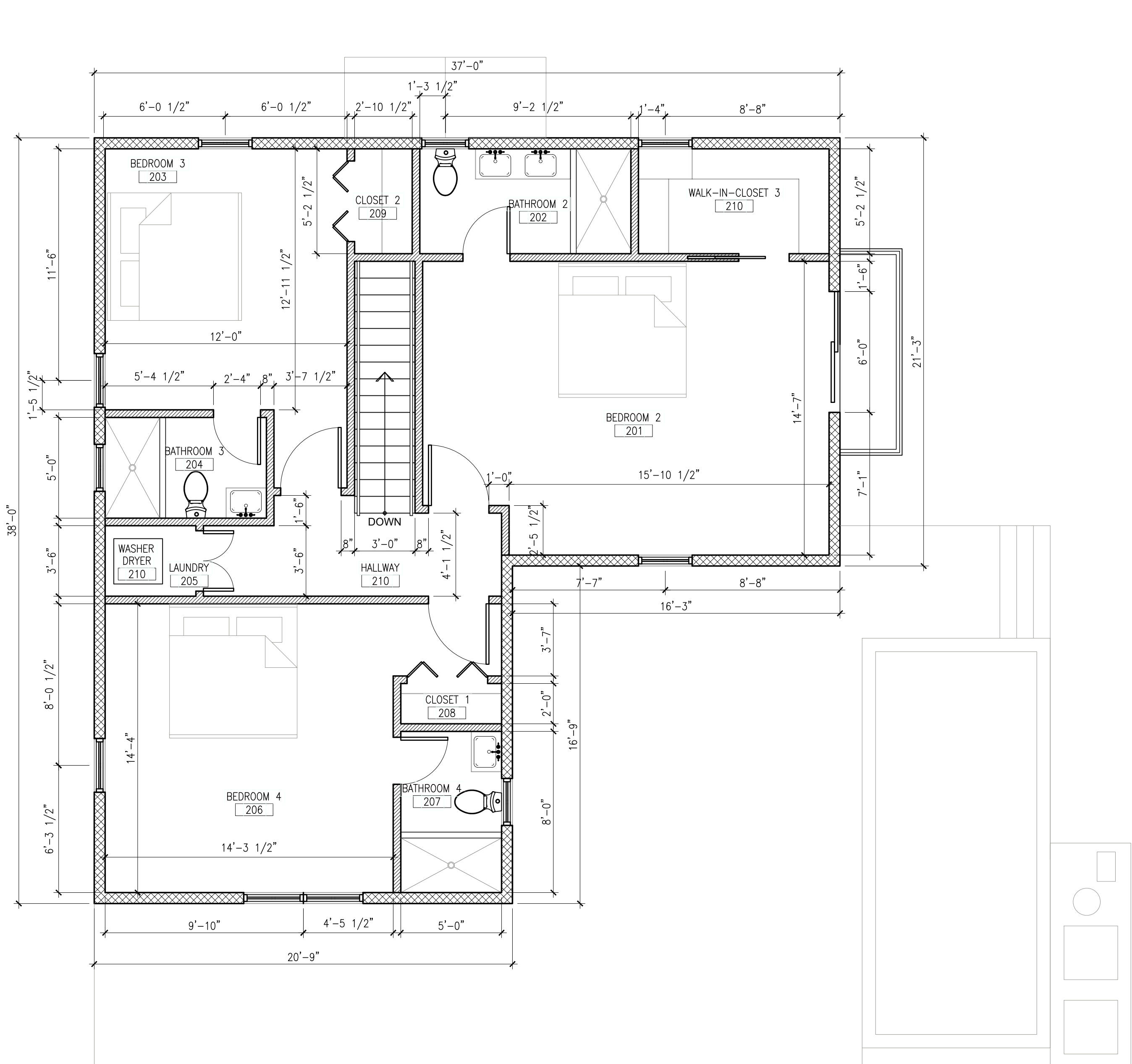
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ELEVATIONS

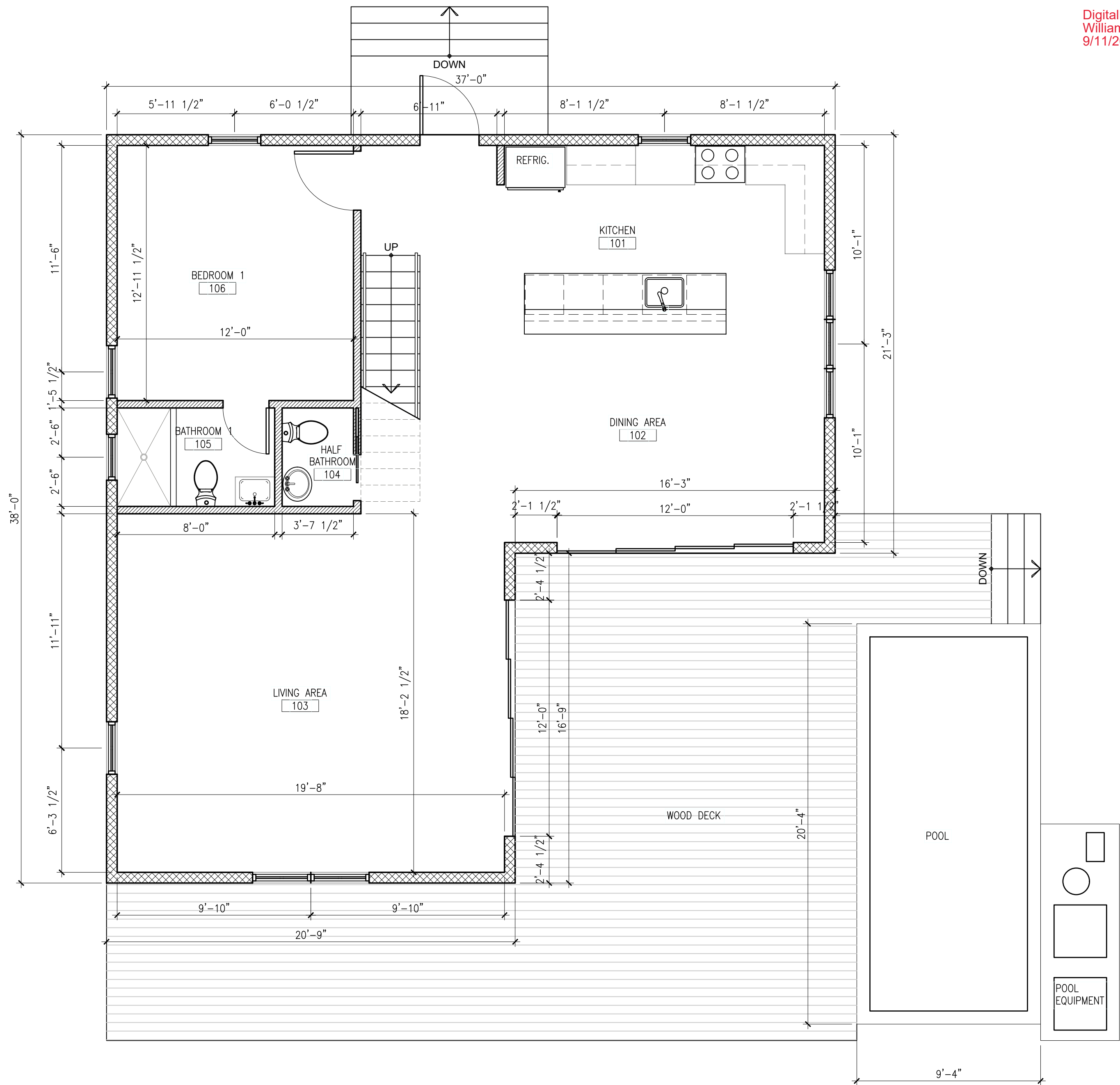
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2 SECOND FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"



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

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Submissions / Revisions:

1312 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"

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Submissions / Revisions:

1312 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size  
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Project #:  
19029

Title:

UNIT 6  
ELEVATIONS

Sheet Number:

A6-3.1

Date: - SEPTEMBER 10, 2020

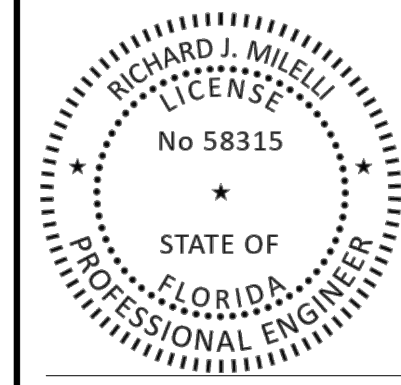
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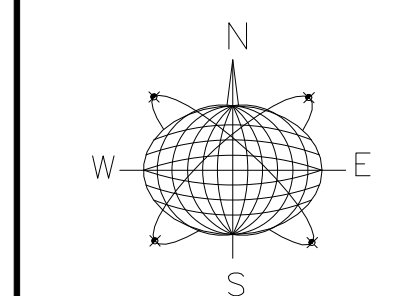
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**Submissions / Revisions:**  
 PLANNING REVISION 9.11.20  
 PLANNING REVISION 1: 8.13.20  
 PLANNING REVISION 2: 10.15.20

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**1312 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size	Project #:
24x36	19029

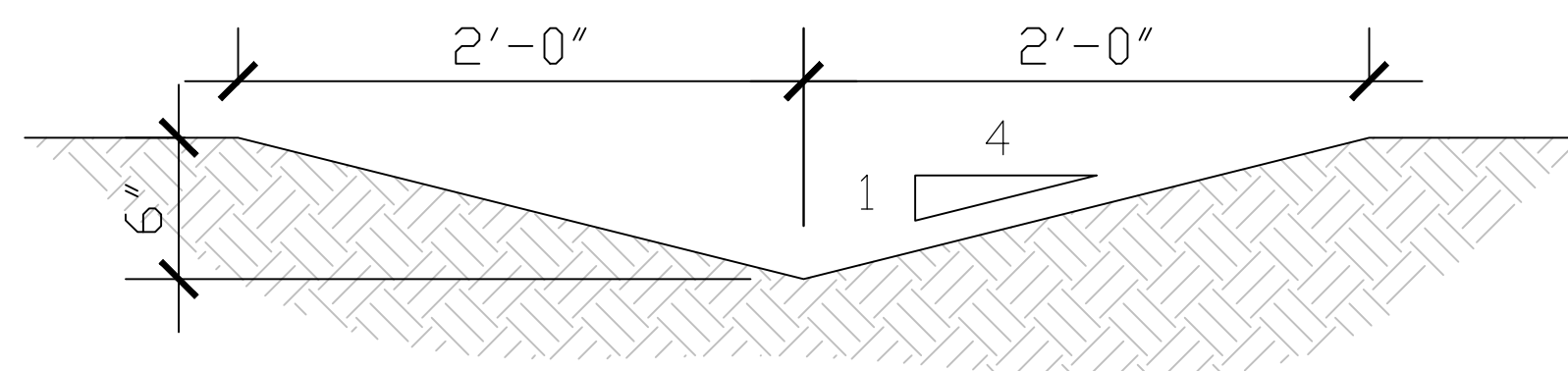
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Sheet Number:

## C-2.0

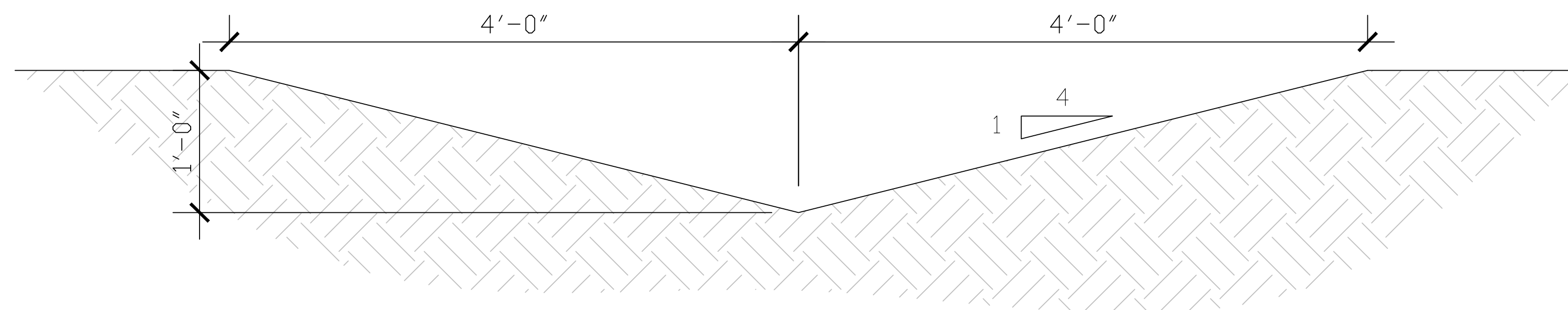
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C.S. AREA = 1.00 SF

**SWALE SECTION**

SCALE: N.T.S.

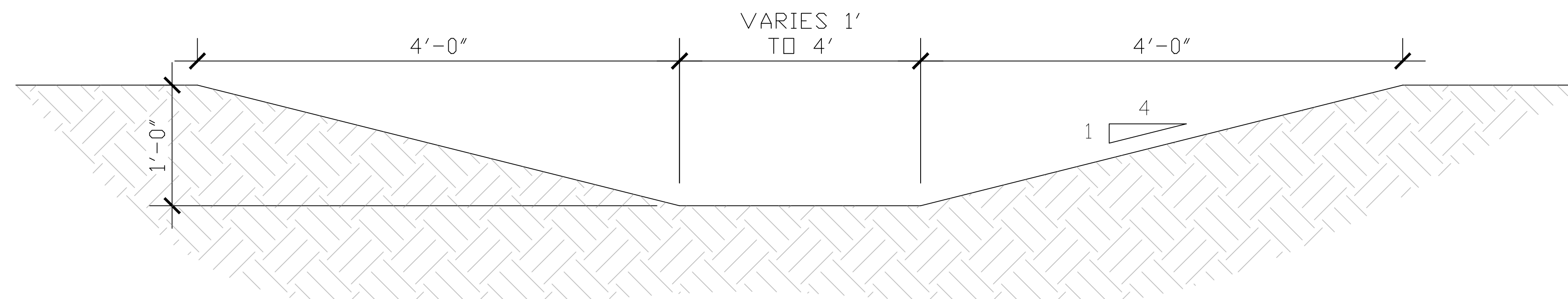


C.S. AREA = 4.00 SF

B  
C-2.0

SWALE SECTION

SCALE: N.T.S.

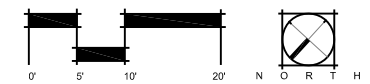








C.S. AREA 9'X12' = 56 CF  
C.S. AREA 12'X12' = 80 CF



# SWALE SECTION

SCALE: N.T.S.



SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	AZ	47	<i>Alpinia zerumbet</i> 'Variegata Dwarf'	Dwarf Variegated Ginger	3 GAL.	24"-30" OA., FULL
	CES	38	<i>Conocarpus erectus</i> 'Sericeus'	Silver Buttonwood	3 GAL.	20"-24" OA
	CF3	30	<i>Cordyline fruticosa</i>	Ti Plant	3 GAL.	24"-30" OA
	PN2	23	<i>Psychotria nervosa</i>	Wild Coffee	3 GAL.	18"-24" OA
	SP2	9	<i>Spartina patens</i>	Salt Meadow Cord Grass	3 GAL.	24"-30" OA
	SN	2	<i>Strelitzia reginae</i>	Giant Bird of Paradise	25 GAL.	7'-8" HT., FULL

[illegible]

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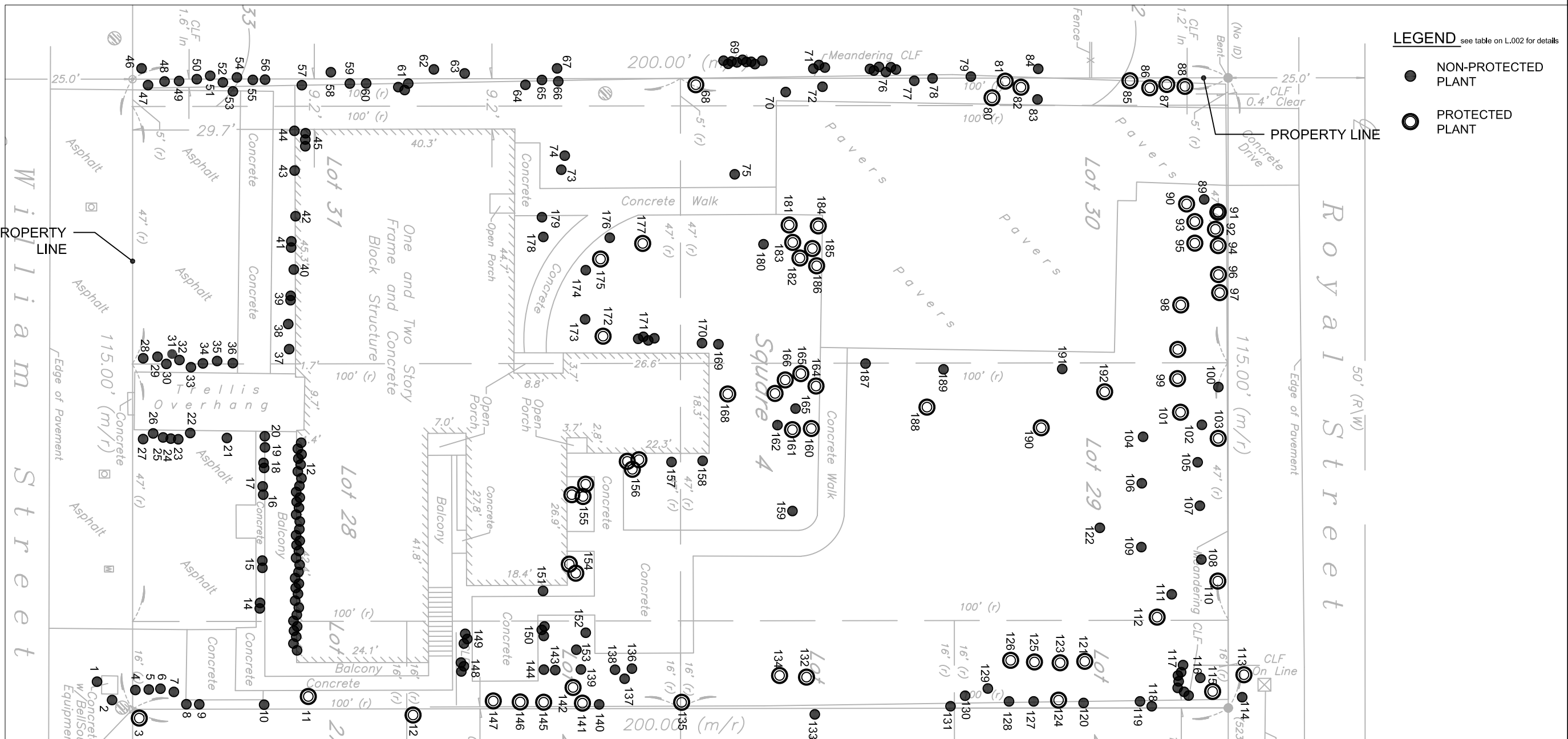
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PROJECT NUMBER	
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DRAWING NUMBER

L.001

DRAWING NAME  
TREE INVENTORY



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	Common Name/Botanical Name	Size	Status	Cond	Remarks
1	Ixora/Ixora coccinea	Shrub 6-8 oa	npr	good	photo 2
2	Ixora/Ixora coccinea	Shrub 6-8 oa	npr	good	
3	Gumbo Limbo/Bursea simaruba	16.7' dsh 18'hx15'w	protected	fair	neighbors property, codominant @2', leaning south
4	Ixora/Ixora coccinea	Shrub	npr	good	
5	Ixora/Ixora coccinea	Shrub	npr	good	
6	Ixora/Ixora coccinea	Shrub	npr	good	
7	Ixora/Ixora coccinea	Shrub	npr	good	
8	Pink Tabebuia/Tabebuia heterophylla	17.5 dsh 25'hx15'w	npr	poor	shared tree, codominant branches with included bark, leaning south, in utility lines, topped, growing under concrete pad
9	Pink Tabebuia/Tabebuia heterophylla	13.25' dsh 20'hx10'w	npr	poor	shared tree, uprooted, leaning north and west, in utility lines, topped, growing under concrete pad
10	Pink Tabebuia/Tabebuia heterophylla	20' dsh 40'hx20'w	npr	poor	shared tree, codominant branches with included bark, in utility lines, topped, growing under concrete pad
11	Jamaican Caper/Capparis cynophallophora	3.3 dsh 1C-12'hx8'w	protected	good	retain and protect
12	Strangler Fig/Ficus aurea	6.33' dsh 8'40'hx30'w	protected	good	large, shared on property line, growing over fence approximately 75% in neighbors property, retain protect
13	Green Island Ficus/Ficus microcarpa	Shrub 3' ca	npr	fair	in planter, 42'x4'
14	Christmas Palm/Adonidia merrillii	Double 13' oa	npr	good	transplant
15	Christmas Palm/Adonidia merrillii	Double 13' oa	npr	good	transplant
16	Plumbago/Ceratostigma plumbaginoides	Shrub	npr	good	
17	Arboricola/shefflera arboricola	Shrub	npr	good	
18	Christmas Palm/Adonidia merrillii	Triple 8' ca	npr	good	transplant
19	Arboricola/shefflera arboricola	Shrub	npr	good	
20	Plumbago/plumbago ariculata	Shrub	npr	good	
21	Arboricola/shefflera arboricola	Shrub	npr	good	
22	Bougainvillea species	Trellised	npr	poor	remove
23	Arboricola/shefflera arboricola	Shrub 3' ca	npr	good	
24	Arboricola/shefflera arboricola	Shrub 3' ca	npr	good	
25	Arboricola/shefflera arboricola	Shrub 3' ca	npr	good	
26	Bougainvillea species	Trellised	npr	poor	remove
27	Golden Dewdrop/Duranta erecta	Shrub 4'x3'	protected	fair	remove
28	Golden Dewdrop/Duranta erecta	Shrub 4'x3'	protected	fair	remove
29	Bougainvillea species	Trellised	npr	poor	remove
30	Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	
31	Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	
32	Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	
33	Bougainvillea species	Trellised	npr	poor	remove
34	Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	
35	Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	
36	Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	
37	Draceana species/	Shrub	npr	fair	
38	Yucca/	Shrub 8' h	npr	fair	
39	Fishtail Palm/caryota mitis	18' h	npr	poor	remove
40	White Bird of Paradise/Strelitzia nicolai	4'x2' 2' h	npr	good	
41	Ponytail Palm/Beaucarnea recurvata	5'x10'	npr	fair	
42	Fishtail Palm/caryota mitis	6'-7' h	npr	poor	remove
43	Fishtail Palm/caryota mitis	18' h	npr	poor	remove
44	Draceana species	Shrub 4' h	npr	fair	
45	Green Island Ficus/Ficus microcarpa	Shrub 3.5x1'	npr	fair	
46	Pink Tabebuia/Tabebuia heterophylla	5.2" dsh 12'hx5'w	npr	poor	leaning west, remove
47	Pink Tabebuia/Tabebuia heterophylla	15" dsh 25'hx15'w	npr	poor	leaning into parking area, remove
48	Pink Tabebuia/Tabebuia heterophylla	6" dsh	npr	poor	north side of fence, topped, remove
49	Pink Tabebuia/Tabebuia heterophylla	6.7" dsh	npr	poor	north side of fence, topped, remove
50	Pink Tabebuia/Tabebuia heterophylla	5" dsh	npr	poor	north side of fence, topped, remove
51	Pink Tabebuia/Tabebuia heterophylla	2" dsh	npr	poor	seedling, north side of fence, through fence, remove
52	Pink Tabebuia/Tabebuia heterophylla	3" dsh	npr	poor	seedling, north side of fence, through fence, remove
53	Pink Tabebuia/Tabebuia heterophylla	8.5" dsh	npr	poor	north side of fence
54	Pink Tabebuia/Tabebuia heterophylla	5.5" dsh 25'hx10'w	npr	poor	north side of fence, through fence, remove
55	Pink Tabebuia/Tabebuia heterophylla	14.75" dsh 35'hx15'w	npr	poor	north side of fence, growing into fence and fence post, utility trimmed
56	Pink Tabebuia/Tabebuia heterophylla	1.75" dsh	npr	poor	seedling, north side of fence, partially dead, uprooted
57	Neem/Azadirachta indica	2.5" dsh 12'hx4'w	npr	poor	
58	Pink Tabebuia/Tabebuia heterophylla	10.5" dsh 23'hx12'w	npr	poor	north side of fence
59	Pink Tabebuia/Tabebuia heterophylla	3" dsh 20'x4'w	npr	poor	seedling, growing through fence
60	Pink Tabebuia/Tabebuia heterophylla	4.2" dsh 22'hx8'w	npr	poor	remove
61	Christmas Palm/Adonidia merrillii	Triple 10' 16' oa	protected	fair	
62	Pink Tabebuia/Tabebuia heterophylla	14" dsh 30'hx20'w	npr	poor	north side of fence, codominant branch over fence
63	Christmas Palm/Adonidia merrillii	20' h	protected	fair	north side of fence, growing through fence
64	Bamboo Palm/Chamaedorea seifrizii	Cluster 7 'anes	npr	poor	remove
65	Bamboo Palm/Chamaedorea seifrizii	Cluster 4 'anes	npr	poor	remove
66	Bamboo Palm/Chamaedorea seifrizii	Cluster 8 'anes	npr	poor	remove
67	Pink Tabebuia/Tabebuia heterophylla	14" dsh 3' :hx15'w	npr	fair	north side of fence, s-shaped dog leg back into this property
68	Sweet Acacia/Acacia farnesiana	Multi 7' dsh 12'hx15'w	protected	poor	remove
69	Areca Palm/Dypsis lutescens	Grouping 10'-12' oa	npr	fair	north side of fence
70	Christmas Palm/Adonidia merrillii	Cluster 11 6'-18' oa	protected	fair	retain, protect
71	Christmas Palm/Adonidia merrillii	Cluster of 8 20'-22' oa	protected	fair	north side of fence
72	Christmas Palm/Adonidia merrillii	Cluster of 5 8'-18' oa	protected	fair	retain and protect
73	Washingtonia Palm/Washingtonia robusta	40' oa	protected	poor	remove, invasive exotic
74	Pink Tabebuia/Tabebuia heterophylla	8" dsh 25' 10'w	npr	poor	leaning east, remove
75	Pink Tabebuia/Tabebuia heterophylla	12" dsh 30'hx20'w	npr	poor	remove
76	Areca Palm/Dypsis lutescens	Cluster 1C'hx6'w	npr	fair	north of fence
77	Christmas Palm/Adonidia merrillii	18'-20' oa	protected	good	through fence, retain and protect
78	Frangipani/Plumeria	8" dsh 20'x18'w	protected	fair	leaning south, through fence, remove or protect in place
79	Draceana species	Shrub 10'hx5'w	npr	poor	north side of fence, through fence
80	Gumbo Limbo/Bursea simaruba	10.6' dsh 20'hx20'w	protected	poor	4 codominant branches, retain if possible and protect
81	Gumbo Limbo/Bursea simaruba	3.3" dsh 13'hx4'w	protected	poor	seedling, leaning northwest, remove
82	Satin Leaf/Chrysophyllum olidiforme	6" dsh 20'x8'w	protected	poor	Insects, crack in trunk at base, leaning north, remove
83	Pink Tabebuia/Tabebuia heterophylla	7.5', 7.5', 5.2" 22'hx15'w	npr	poor	3 codominant branches from 1' above grade, limbs ripped away in rear, remove
84	Coconut Palm/cocos nucifera	35'-40' oa	protected	fair	north side of fence, leans over property, on fence
85	Satin Leaf/Chrysophyllum olidiforme	5" dsh 10'x14'w	protected	fair	leaning west, remove
86	Gumbo Limbo/Bursea simaruba	9.5" dsh 10'hx10'w	protected	fair	leaning north over fence to neighbor, insect problems, retain and protect
87	Jamaican Caper/Capparis cynophallophora	Multi 12" dsh 15'hx10'w	protected	fair	retain and protect
88	Satin Leaf/Chrysophyllum olidiforme	3.7" dsh 13' h	protected	poor	leaning east, remove
89	Royal Poinciana/Delonix regia	16.4' dsh :8'h 25'w	protected	fair	cavity below codominant branch union on east side of tree, retain if possible and protect
90	Jamaican Caper/Capparis cynophallophora	Multi 7.5" @base 18'hx8'	protected	fair	retain and protect
91	Florida Thatch Palm/Thrinax radiata	8' oa no wood	protected	good	retain and protect
92	Jamaican Caper/Capparis cynophallophora	Multi 2" dsh 10' oa	protected	poor	through fence, remove
93	Florida Thatch Palm/Thrinax radiata	10' h no wood	protected	good	retain and protect
94	Jamaican Caper/Capparis cynophallophora	2" dsh	protected	poor	seedling, remove
95	Jamaican Caper/Capparis cynophallophora	Multi 10" @base 16'hx8'w	protected	fair	retain and protect
96	Jamaican Caper/Capparis cynophallophora	Multi 1" dsh	protected	poor	through fence, remove
97	Jamaican Caper/Capparis cynophallophora	.75" 5' oa	protected	fair	seedling, through fence, remove
98	Jamaican Caper/Capparis cynophallophora	Multi 14" @base 18'hx15'	protected	fair	retain and protect
99	Jamaican Caper/Capparis cynophallophora	Multi 12" @base 14'0h	protected	poor	uprooted, remove
100	Bamboo Palm/Chamaedorea seifrizii	3' h 1 cane	npr	poor	remove

Common Name/Botanical Name	Size	Status	Cond	Remarks
101 Gumbo Limbo/Bursea simaruba	7.6" dsh 25"hx8" w	protected	good	retain and protect
102 Royal Poinciana/Delonix regia	20.5" dsh 18"hx20" w	protected	fair	retain and protect <b>Photo 11</b>
103 Jamaican Caper/Capparis cynophallophora	.5" dsh	protected	poor	seedling, through fence, remove
104 Small Leaf Clusia/Clusia guttifer	10" @base 20"hx8" w	npr	poor	partially uprooted, remove
105 Small Leaf Clusia/Clusia guttifer	7" @base 20"hx20" w	npr	poor	remove
106 Small Leaf Clusia/Clusia guttifer	10" @base 20"hx15" w	npr	poor	partially uprooted, remove
107 Small Leaf Clusia/Clusia guttifer	8.4" dsh 18"hx20" w	npr	poor	remove
108 Royal Poinciana/Delonix regia	25" dsh 25"hx25" w	protected	fair	retain and protect
109 Small Leaf Clusia/Clusia guttifer	Multi 8" @ base 20"hx20" w	npr	poor	uprooted, remove
110 Jamaican Caper/Capparis cynophallophora	.5" dsh 7"hx3" w	protected	fair	remove
111 Fiji Fan Palm/Pritchardia pacifica	25" h	protected	fair	retain and protect
112 Gumbo Limbo/Bursea simaruba	4.7" dsh 14"hx6" w	protected	poor	topped, restricted growth due to overhead canopy, leaning south with dog leg, remove
113 Sabal Palm/Sabal palmetto	16" oa	protected	poor	remove, conflict with utilities, city property
114 Pink Tabebuia/Tabebuia heterophylla	10" dsh 20"hx10" w	npr	poor	remove, conflict with utilities, city property
115 Jamaican Caper/Capparis cynophallophora	.5"	protected	poor	seedling, remove
116 Coconut Palm/cocos nucifera	40'	protected	fair	remove
117 Coconut Palm/cocos nucifera	Seedlings (5) 2'-4' oa	npr	good	remove
118 Brazilian Pepper/Schinus terebinthifolius	4" dsh	npr	poor	over fence, remove invasive
119 Pink Tabebuia/Tabebuia heterophylla	12" dsh 16"hx8" w	npr	poor	uprooted, remove
120 Aralia/Polyscias	Shrub 3" dsh 12" x 4" w	npr	poor	uprooted, broken, remove
121 Jamaican Caper/Capparis cynophallophora	Multi. 18" @base 18"hx10" w	npr	poor	partially uprooted, remove
122 Red Coco Plum/Chrysobalanus icaco v. red tip	Shrub multi 7" dsh	npr	poor	partially uprooted, remove
123 Jamaican Caper/Capparis cynophallophora	Multi 6" dsh 18"hx10" w	protected	poor	uprooted, remove
124 Gumbo Limbo/Bursea simaruba	1.3" dsh 8'-9' oa	protected	poor	seedling, remove
125 Jamaican Caper/Capparis cynophallophora	Multi 15" dsh 18"hx20" w	protected	poor	uprooted, damaged, remove
126 Jamaican Caper/Capparis cynophallophora	8" dsh	protected	poor	partially uprooted, remove
127 Pink Tabebuia/Tabebuia heterophylla	6" dsh 18"hx8" w	npr	poor	through fence, remove
128 Surinam Cherry/Eugenia uniflora	Shrub 1" dsh 4'-5' oa	npr	poor	remove
129 Veitchia/Veitchia spec.	12" h	protected	good	retain and protect
130 Pink Tabebuia/Tabebuia heterophylla	23.5 dsh 32"hx15" w	npr	poor	remove <b>Photo 12</b>
131 Bamboo Palm/Chamaedorea seifrizii	2 canes 12' oa	npr	poor	remove
132 Jamaican Caper/Capparis cynophallophora	multi 10" dsh 18"hx6" w	protected	poor	partially uprooted, remove
133 Pink Tabebuia/Tabebuia heterophylla	16.5" dsh	npr	poor	neighbor property south side of fence, on fence, 16.5" dia. branch growing north into property 12', remove limb <b>Photo 13</b>
134 Jamaican Caper/Capparis cynophallophora	12" @base 12"hx10" w	protected	poor	uprooted, remove
135 Jamaican Caper/Capparis cynophallophora	3" dsh 12' h 15"hx5" w	protected	poor	through fence, remove
136 Small Leaf Clusia/Clusia guttifer	6.7" @base 10"hx10" w	npr	poor	partially uprooted, topped, remove
137 Pink Tabebuia/Tabebuia heterophylla	3.4" dsh 16"hx6" w	npr	poor	remove
138 Small Leaf Clusia/Clusia guttifer	7.5" @base 15"hx20" w	npr	poor	uprooted, through fence, remove
139 Royal Poinciana/Delonix regia	7.1" dsh 30"hx15" w	protected	fair	remove
140 Christmas Palm/Adonidia merrillii	18" oa	protected	good	transplant or retain
141 Gumbo Limbo/Bursea simaruba	18.1" dsh 30"hx20" w	protected	fair	on fence, leaning south at utility pole, retain <b>Photo 14</b>
142 Gumbo Limbo/Bursea simaruba	5.1" dsh	protected	fair	leaning east, at utility pole, in root system and trunk of larger Gumbo, remove
143 Small Leaf Clusia/Clusia guttifer	6.2" dsh 10"hx8" w	npr	poor	partially uprooted, remove
144 Dracaena species	Shrub 7"hx5" w	npr	poor	remove
145 Myrsine/Rapanea punctata	Shrub 6'-10' h		poor	remove
146 Myrsine/Rapanea punctata	Shrub 6'-10' h		poor	remove
147 Myrsine/Rapanea punctata	Shrub 6'-10' h		poor	remove
148 Areca Palm/Dypsis lutescens	3 canes 7'-8'	npr	fair	remove
149 Areca Palm/Dypsis lutescens	4 canes 8'-10'	npr	fair	remove
150 Areca Palm/Dypsis lutescens	10-14 10 canes	npr	fair	remove
151 Pink Tabebuia/Tabebuia heterophylla	5" dsh 18"hx4" w	npr	poor	on roof, roots under structure, remove
152 Bamboo Palm/Chamaedorea seifrizii	5 canes 4' h	npr	poor	remove
153 Christmas Palm/Adonidia merrillii	6' oa	npr	good	remove or transplant
154 Keys Thatch Palm/Leucothrinax morrisii	double 8', 3' h	protected	good	retain or transplant
155 Keys Thatch Palm/Leucothrinax morrisii	triple, 6'-11' h	protected	good	retain or transplant
156 Keys Thatch Palm/Leucothrinax morrisii	triple 5'-6' h	protected	good	retain or transplant
157 Pink Tabebuia/Tabebuia heterophylla	13.6" @base 30"hx10" w	npr	poor	remove
158 Pink Tabebuia/Tabebuia heterophylla	11.3" dsh 30"hx20" w	npr	poor	remove
159 Washingtonia Palm/Washingtonia robusta	40' oa	protected	poor	remove
160 Jamaican Caper/Capparis cynophallophora	2" dsh 5.5"hx5" w	protected	poor	hedged, remove
161 Gumbo Limbo/Bursea simaruba	6.5" dsh 15"hx12" w	protected	poor	leaning south, under canopy, remove
162 Washingtonia Palm/Washingtonia robusta	4' oa	npr	poor	remove
163 Raintree Tree/Samanea saman	25" @3" h	protected	poor	tree in decline, sunscald, fungus, dead limbs, remove <b>Photo 15, 16, 17, 18</b>
164 Green Thatch Palm/Thrinax radiata	5' oa	protected	good	transplant <b>Photo 1</b>

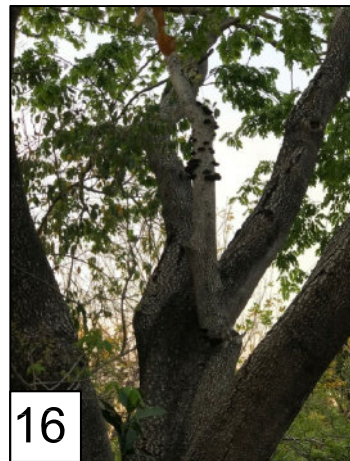
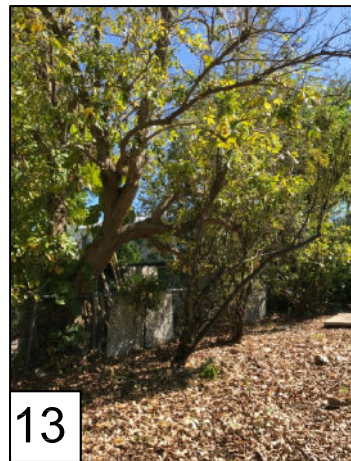
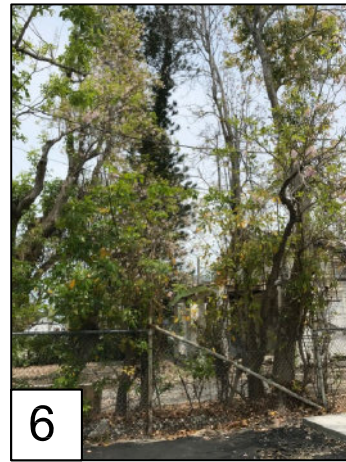
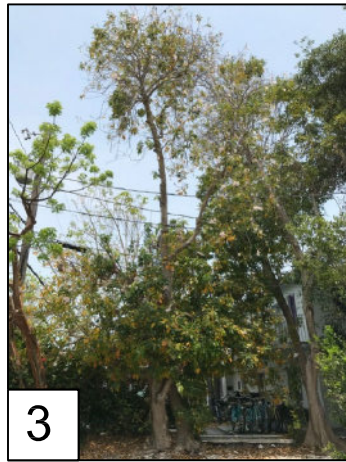
MULTI-FAMILY PROJECT  
1300 ROYAL STREET  
KEY WEST, FLORIDA

[illegible]

PROJECT NUMBER	
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DRAWING NUMBER

DRAWING NAME  
TREE INVENTORY



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PROJECT NUMBER					

DRAWING NUMBER

**L.003**

DRAWING NAME  
TREE PHOTOS

[illegible]

PROJECT NUMBER	
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DRAWING NUMBER

**L.004**

DRAWING NAME

## TREE PHOTOS

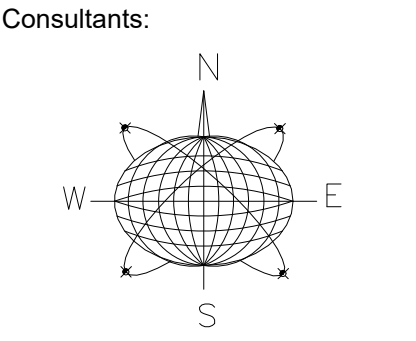
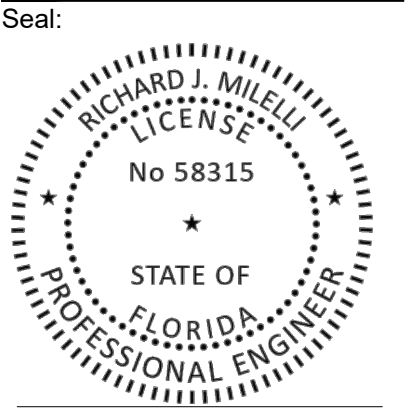
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**Meridian Engineering LLC**  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

**Submissions / Revisions:**  
PLANNING REVISION 9.11.20  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20

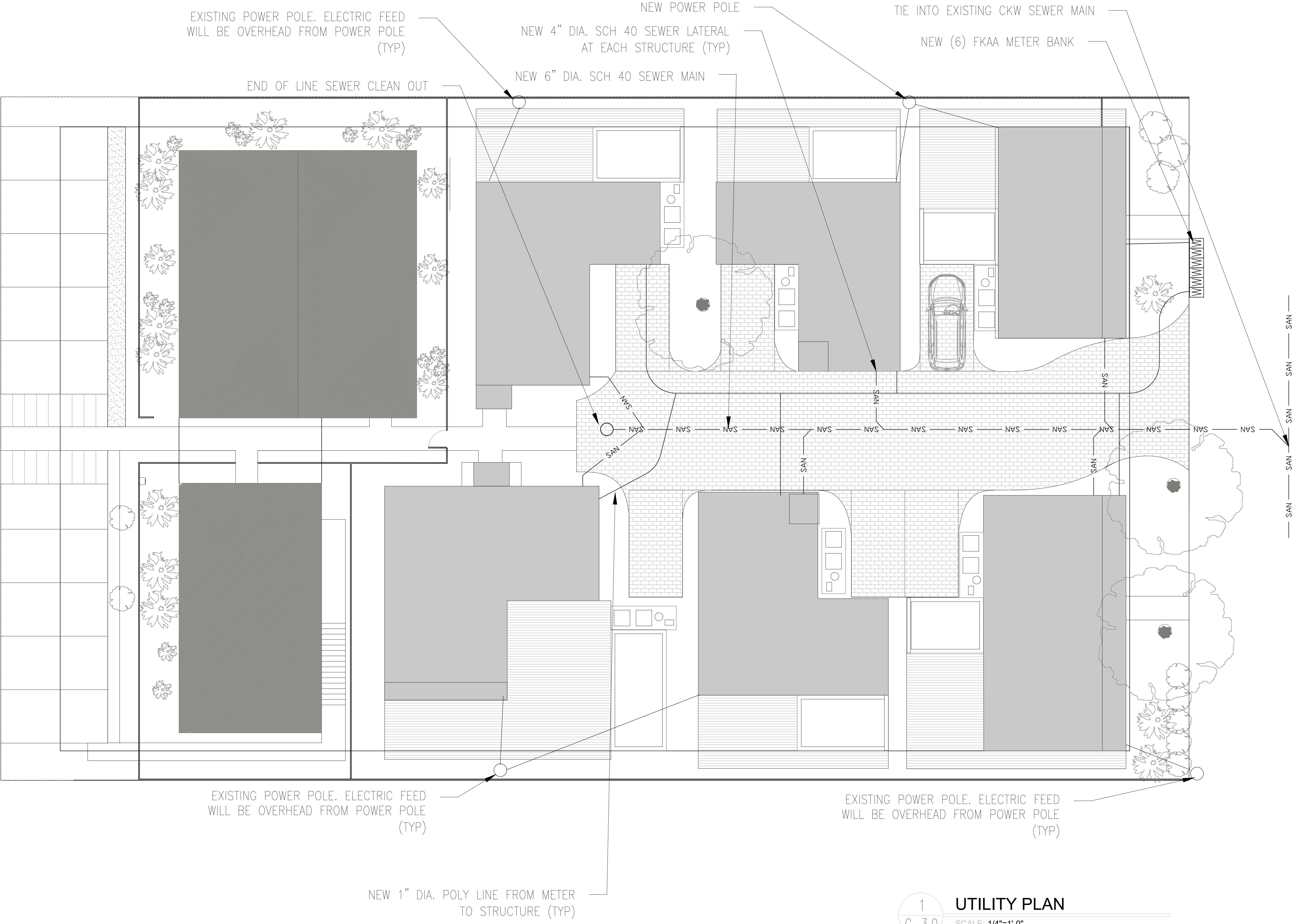
**1312 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size 24x36 Project #: 19029

Title:  
**PROPOSED  
UTILITY PLAN**

Sheet Number:  
**C-3.0**

Date: - SEPTEMBER 10, 2020  
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1  
C-3.0  
**UTILITY PLAN**  
SCALE: 1/4"=1'-0"

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

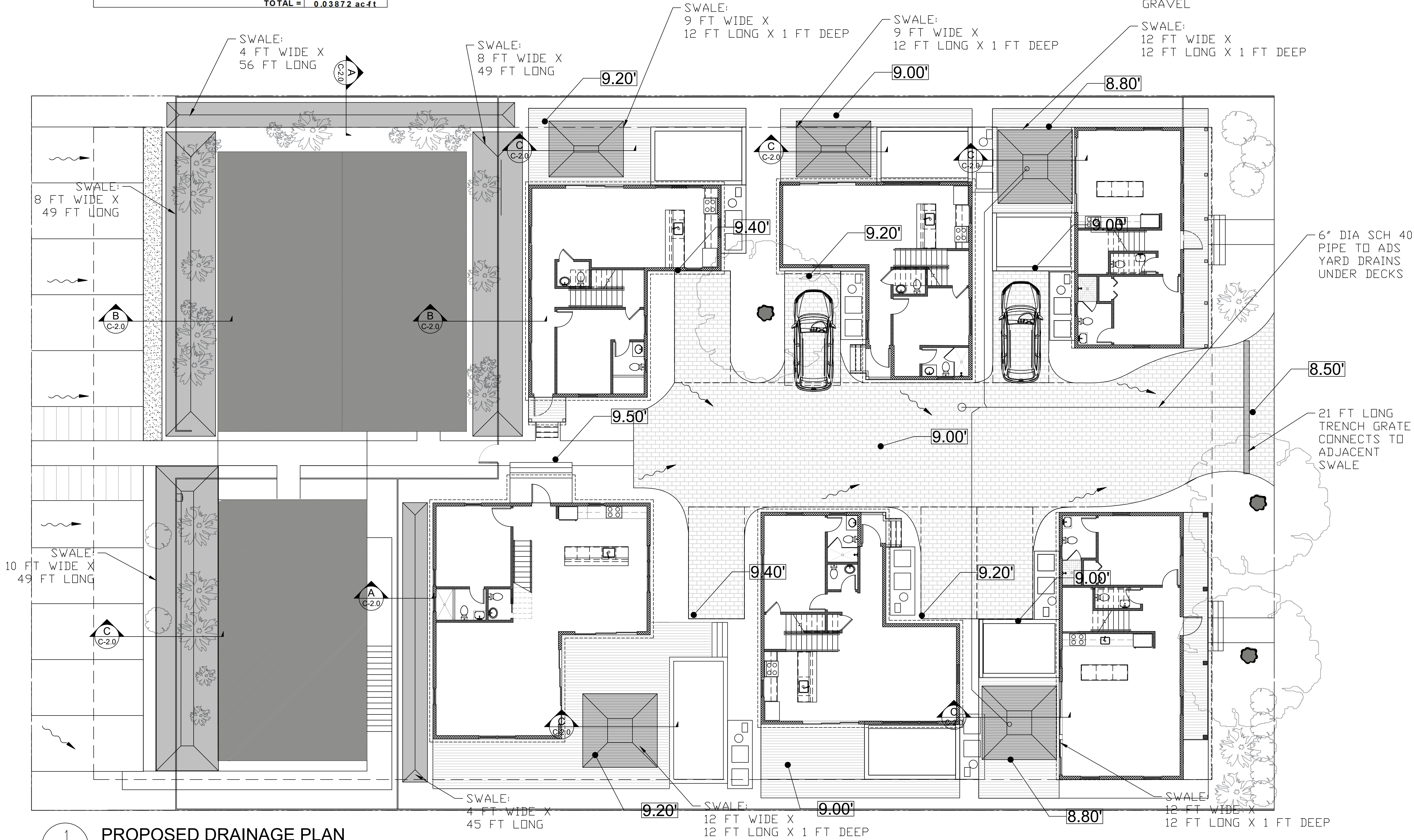
Quantity	Quality
0.007 ac-ft	< 0.04401 ac-ft

Swale Volume Required

Water Quality / Quantity * 50%	958.61 cu. ft
	0.02201 ac-ft

NOTE:  
50% CREDIT FOR DRY RETENTION

Swale A =	0.02889 ac-ft
Swale B =	0.00983 ac-ft
Swale C =	0.00808 ac-ft
TOTAL =	0.03872 ac-ft



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FLORIDA  
PROFESSIONAL ENGINEER

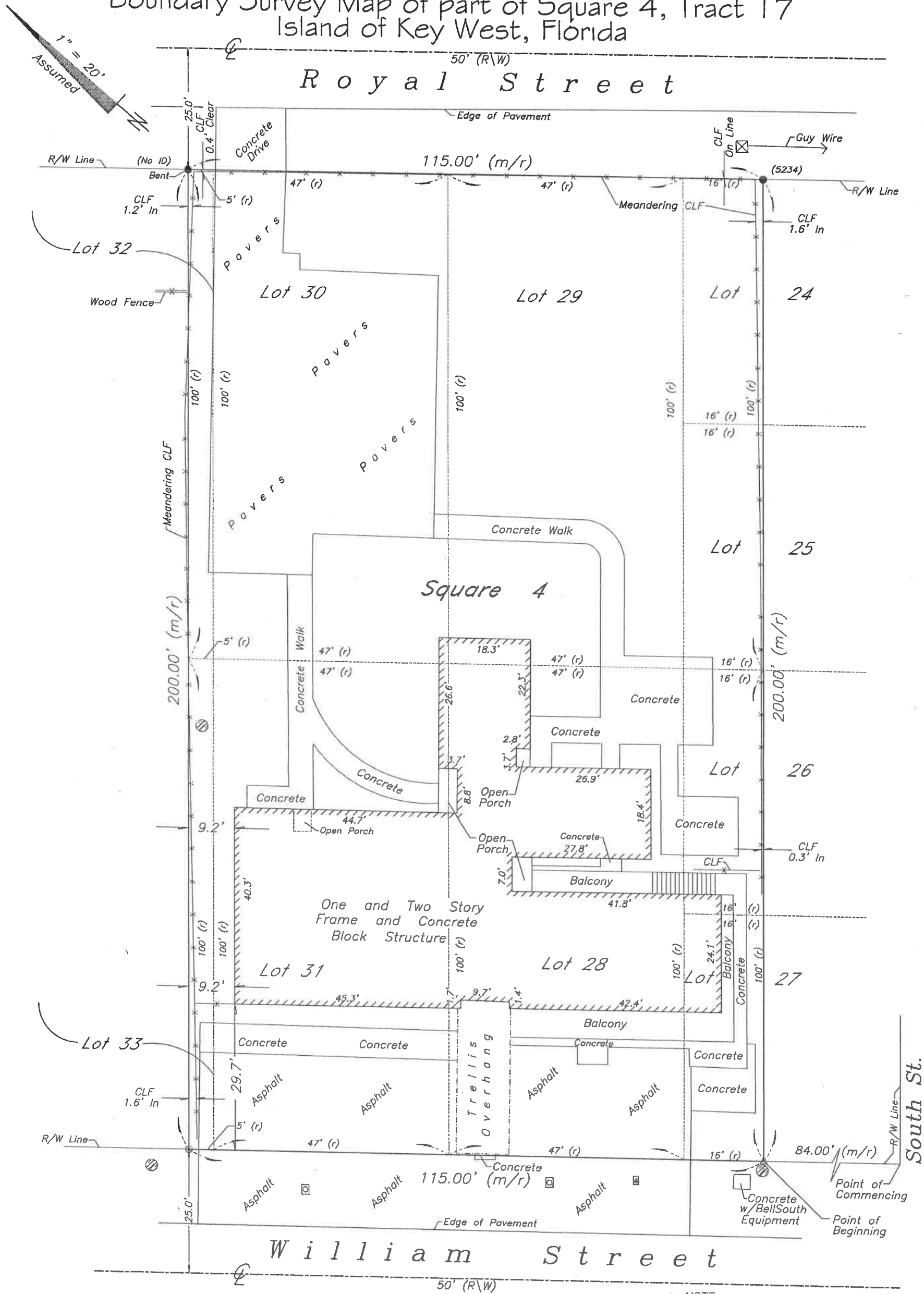
Consultants:  
N  
W  
E  
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Meridian Engineering LLC  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Submissions / Revisions:  
PLANNING REVISION 9.11.20  
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1312 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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Boundary Survey Map of part of Square 4, Tract 17  
Island of Key West, Florida



## LEGEND

- |       |                                    |        |                          |
|-------|------------------------------------|--------|--------------------------|
| ⊙     | Found 2" Iron Pipe (FHH)           | R\W    | Right of Way             |
| ○     | Set 3/4" Iron Pipe w/cap (6298)    | CLF    | Chain Link Fence         |
| ●     | Found 1/2" Iron Rod (5234) (No ID) | ℄      | Centerline               |
| ▲     | Found Nail & Disc (PTS)            | ⊗      | Wood Utility Pole        |
| △     | Set Nail & Disc (6298)             | ⊠      | Concrete Utility Pole    |
| (M)   | Measured                           | -P-    | Overhead Utility Lines   |
| (R)   | Record                             | C.B.S. | Concrete Block Structure |
| (M/R) | Measured & Record                  |        |                          |

NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Boundary Survey Report of part of Square 4, Tract 17 Island of Key West, Florida

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1319 William Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 17, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

**BOUNDARY SURVEY OF:** In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", Page 613, of the Public Records of Monroe County, Florida:  
Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and Williams Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

**BOUNDARY SURVEY FOR:** Royal Williams LLC;  
Centennial Bank;  
Highsmith & Van Loon, P.A.;  
Old Republic National Title Insurance Co.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

THIS SURVEY  
IS NOT  
ASSIGNABLE

April 30, 2018

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244