

From: Johnnie Yongue <jyongue@cityofkeywest-fl.gov>
Sent: Wednesday, October 21, 2020 2:32 PM
To: Owen Trepanier <owen@owentrepanier.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Thomas Francis-Siburg <thomas@owentrepanier.com>
Cc: Lauren Mongelli <lauren@owentrepanier.com>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: RE: Follow-up FW: October DRC Agenda

Thanks for the response Owen. I am reviewing this now and have had a few more comments. As far as the parking lot, I cant reclassify this outside of the code, if the code tells me that the spaces cant allow backing into vehicular travel way, that is how I have to read it. I will have to leave it to planning to deem this as pertaining to this property or not. These spaces are not being afforded the line of sight that a residential driveway can offer when the backing vehicle maybe flanked by two other cars. The homes are being deemed as SFR but there is going to be common area managed by an HOA or Condominium association, will there need to be an easement through other properties to provide utility connections to all of the residences or will all of the services be routed through those Community Areas. Also, the landscaping seems to contrast with the stormwater plan by showing plantings in the swales, let me know if this will be landscaping and other infrastructure is being considered for stormwater or if these will be dedicated swales which will need to be free of obstructions for maintenance.

Many Thanks,

Johnnie Yongue PE CEM
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From: Owen Trepanier <owen@owentrepanier.com>
Sent: Wednesday, October 21, 2020 11:40 AM
To: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Thomas Francis-Siburg <thomas@owentrepanier.com>
Cc: Johnnie Yongue <jyongue@cityofkeywest-fl.gov>; Lauren Mongelli <lauren@owentrepanier.com>
Subject: RE: Follow-up FW: October DRC Agenda

Thanks Melissa. We'll follow up with the Site Plan data box and open space.

As far as the parking on William, each of the two "driveways" serve one single-family home on William. We are proposing no changes to those.

In terms of code, Sec. 108-642 applies to parking lots, not single family residential units. There are no parking lots on this property. SFR parking is permitted to back into the street (just look at every SFR house in town). You may remember, someone tried to apply this provision to the last SFR development we did on 638 united Street and it was determined not to apply.

Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants
305-293-8983

From: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>
Sent: Wednesday, October 21, 2020 9:09 AM
To: Owen Trepanier <owen@owentrepanier.com>; Thomas Francis-Siburg <thomas@owentrepanier.com>
Subject: FW: Follow-up FW: October DRC Agenda

Good morning,

I have received a comment for 1319 William Street from engineering regarding Section 108-642, (forwarded below).

I have a planning comment: Looking through the revised plans I noticed that the site data table on page A-1.0 has a blank box. Planning has a question as to the impervious surface nature of the property due to the proposed brick, with the concrete walkway and existing parking lot facing William Street. Let me know if there is a revised site plan that has the full site data table. There is enough time to swap out files for the meeting.

Will you be proposing bricks designed for the highest pervious ratio? Depending on how the pervious bricks are installed, engineering allows for a maximum 50% credit off the impervious surface ratio.

If I receive any other comments prior to tomorrow morning, I will forward them to you.

Sincerely,

Melissa Paul-Leto

From: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Sent: Wednesday, October 21, 2020 8:29 AM
To: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>
Subject: FW: Follow-up FW: October DRC Agenda

Comments

From: Johnnie Yongue <yyongue@cityofkeywest-fl.gov>
Sent: Wednesday, October 21, 2020 8:28 AM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>
Subject: RE: Follow-up FW: October DRC Agenda

Thus far the only comment I have for 1319 William Street MDP is

As Per Code Section 108-642 - Each parking stall shall be accessible from an aisle or driveway and designed so that no automobile shall back into a public street in order to exit a parking stall.

But I don't have any comments at the moment for 900 Southard Street (Manga Manga).

Thanks,

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