PLANNING BOARD
RESOLUTION No. 2012-034

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN APPROVAL PER SECTIONS 108-91 AND 108-96 THROUGH 108-957 FOR CONSTRUCTION OF A HOTEL RESORT COMPLEX FOR PROPERTY LOCATED AT 223 ELIZABETH STREET (RE# 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000810-000000, 00000840-000000) IN THE HRCC-1 ZONING DISTRICT, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91 of the Code of Ordinances provides that within the Historic District a Major Development Plan is required for the addition or reconstruction of five or more units; and

WHEREAS, the applicant proposed a development plan for a 96 room hotel resort complex on property located in the HRCC-1 zoning district; and

WHEREAS, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Major Development Plan; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on

RWK Chairman

OC Planning Director

July 19, 2012; and

WHEREAS, the granting of a Major Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan for the development of a hotel resort complex located at 223 Elizabeth Street (RE#'s 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000810-000000, 00000840-000000) in the HRCC-1 zoning district per Section 108-91A2(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, as shown in the attached plans received May 1, 2012, is hereby approved with the following conditions of approval:

General Conditions:

1. That the applicant secure the off-site parking rights, located in the City's surface lot on Caroline Street, as determined in a Settlement Agreement entered into by the

_____ Chairman

_____ Planning Director

Developer and the City and subsequently approved by the Department of Economic Opportunity.
2. All power lines are to be placed underground.
3. Any proposed exterior lighting will comply with Section 108-284.
4. Clarify the referenced park not be fenced and that the applicant will work with Staff to outline other conditions for the park.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the 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.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity (DEO). Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until

RWK Chairman

Planning Director

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of July, 2012.

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

7/27/12

Richard Klitenick, Chairman — Date
Key West Planning Board

Attest:

7.25.12

Donald Leland Craig, AICP — Date
Planning Director

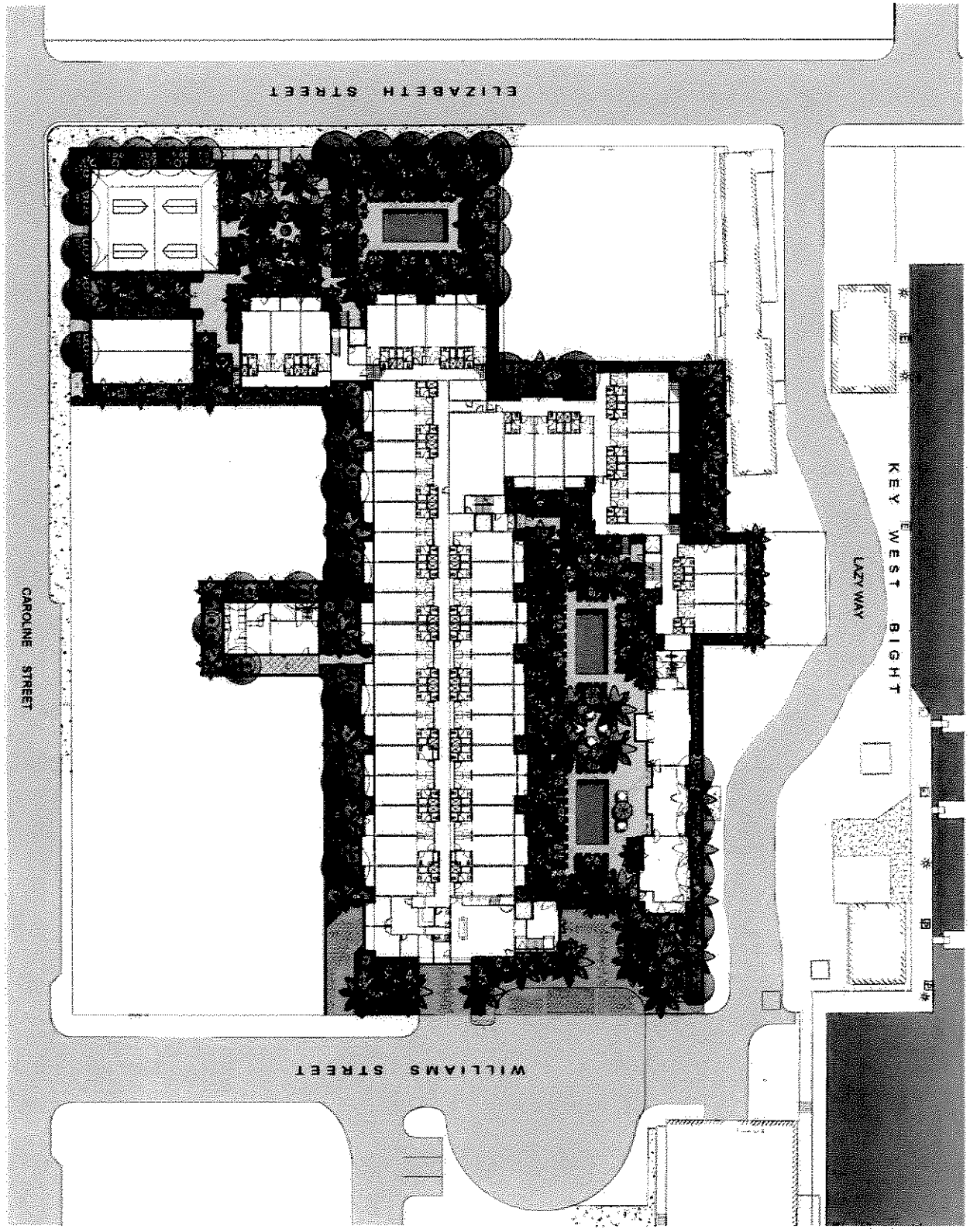
Filed with the Clerk:

Cheryl Smith 7-25-12

Cheryl Smith, City Clerk — Date

RWK Chairman

Planning Director



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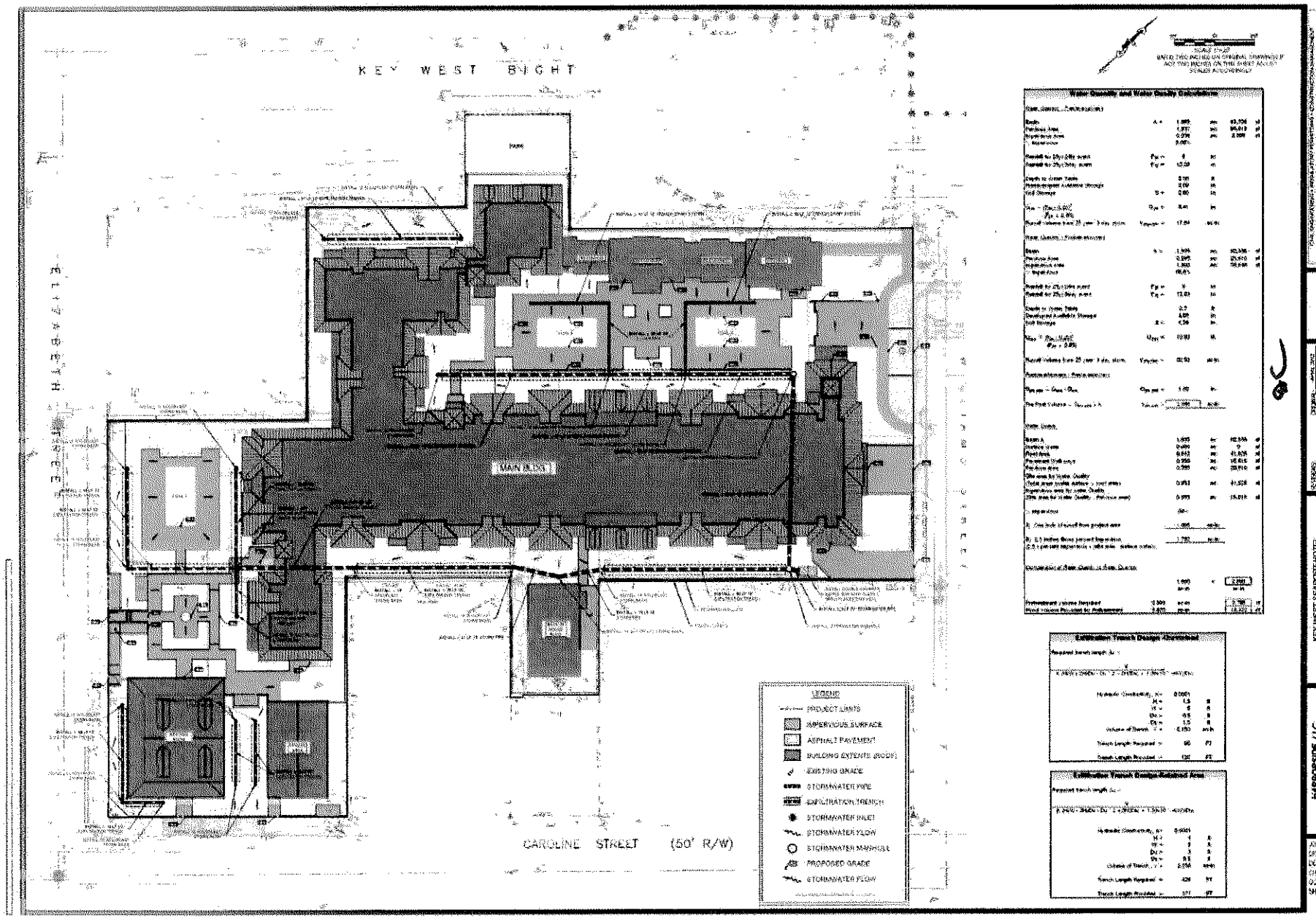
SITE PLAN

KEY WEST SEAPORT HOTEL

HARBORSIDE, LLC - KEY WEST , FLORIDA

ELIZABETH NEWLAND

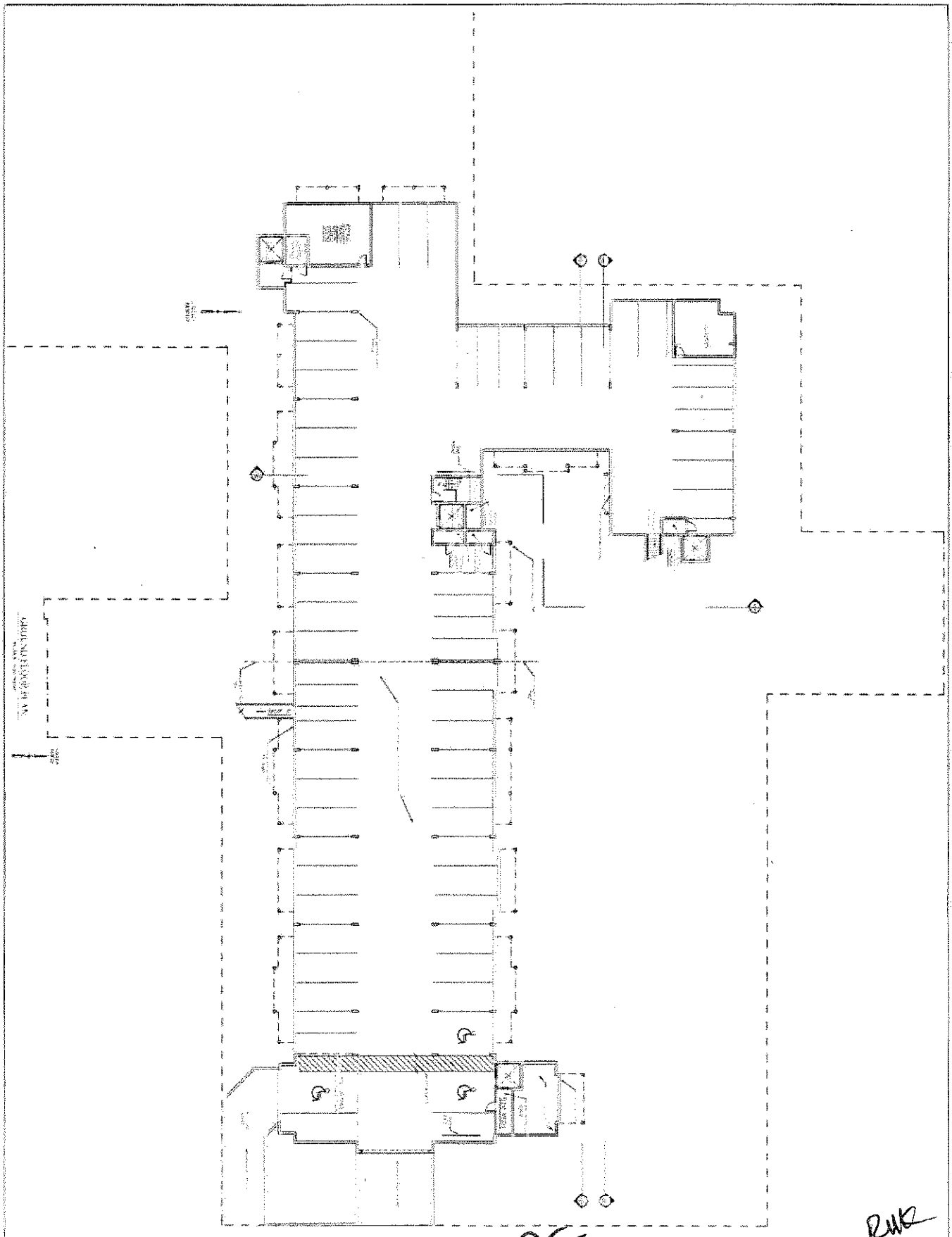


PEREZ ENGINEERING & DEVELOPMENT, INC

KEY WEST SEAPORT HOTEL
223 ELIZABETH ST
KEY WEST, FL 33040
CONCEPTUAL DRAINAGE & GRADING PLAN

HARBORSIDE, LLC
P.O. BOX 2039
KEY WEST, FL 33045

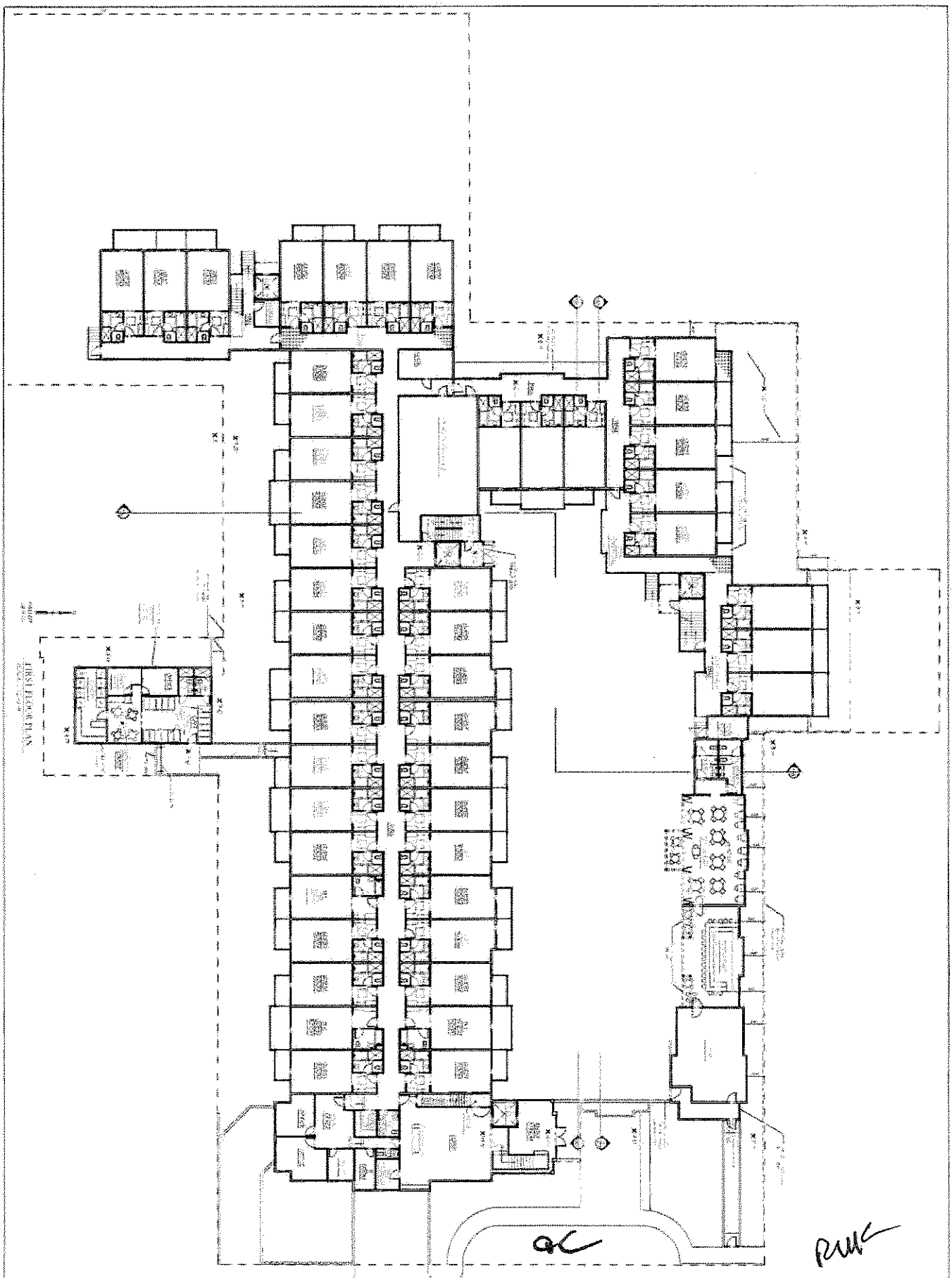
SHEET C-2



A101 GROUND FLOOR PLAN

KEY WEST SEAPORT HOTEL

GRASSI DESIGN GROUP



A102 | FIRST FLOOR PLAN

KEY WEST SEAPORT HOTEL

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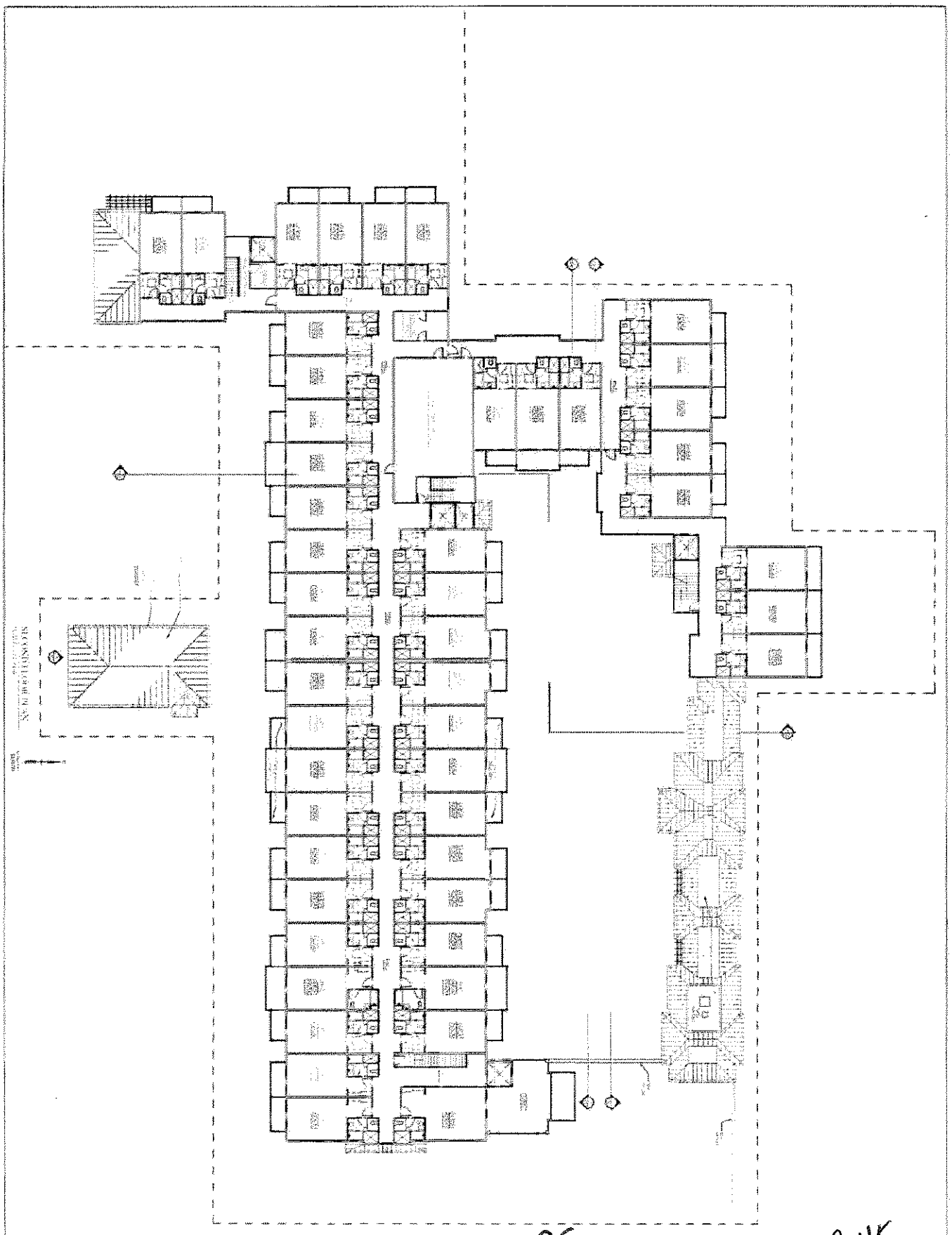
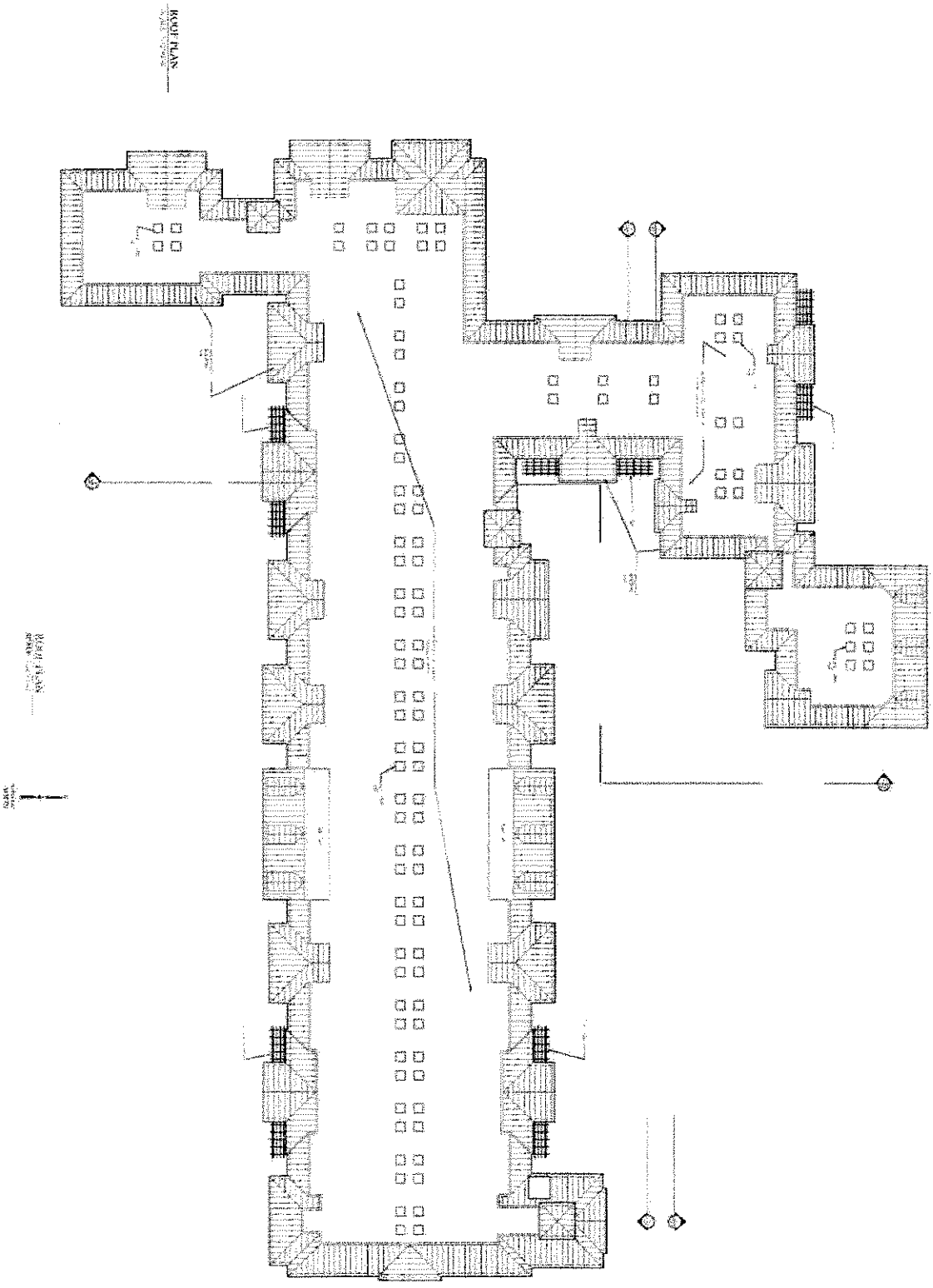


A103 SECOND FLOOR PLAN

KEY WEST SEAPORT HOTEL

GRASSI DESIGN GROUP

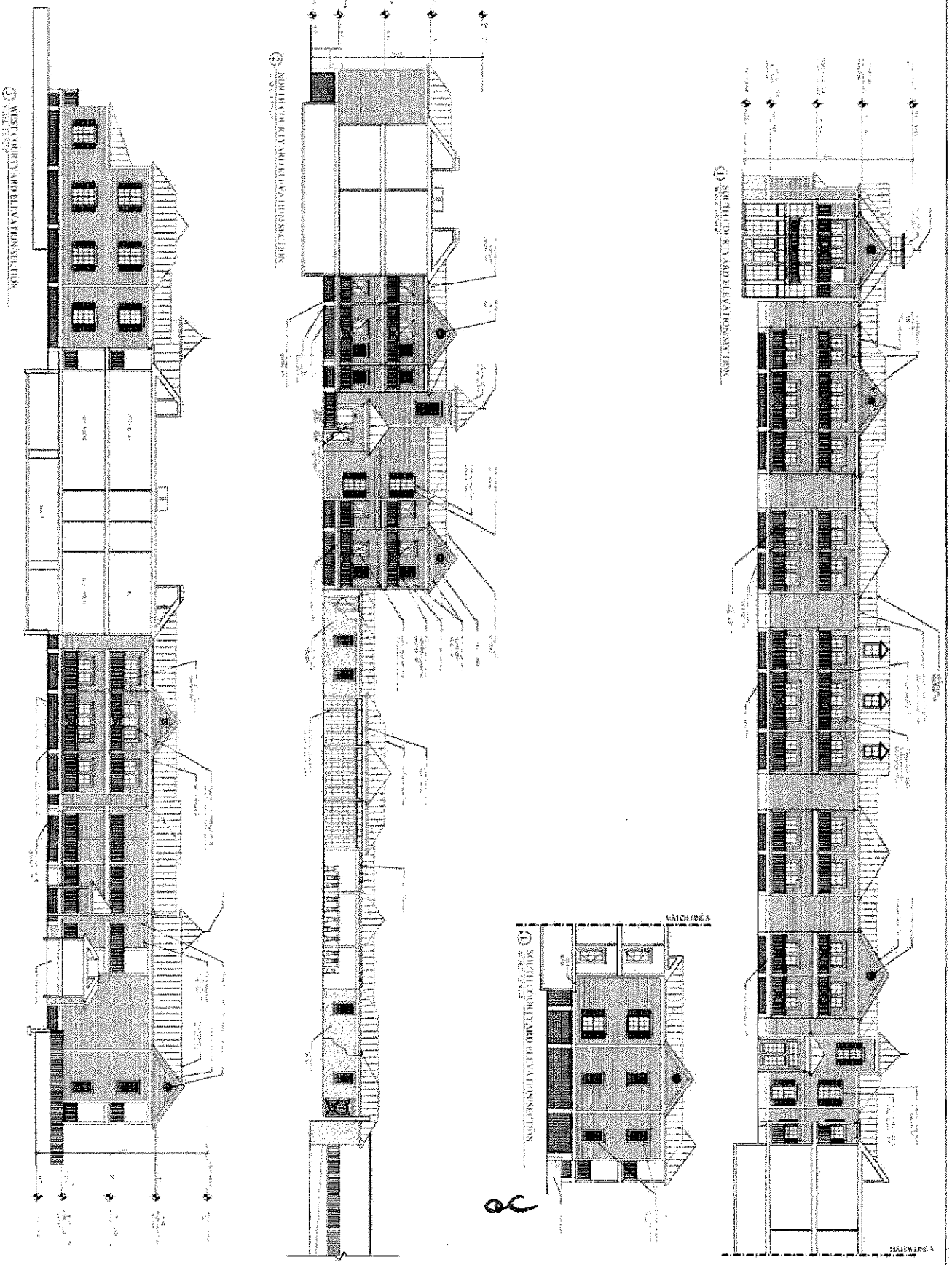


A104

ROOF PLAN

KEY WEST SEAPORT HOTEL

GRASSI DESIGN GROUP

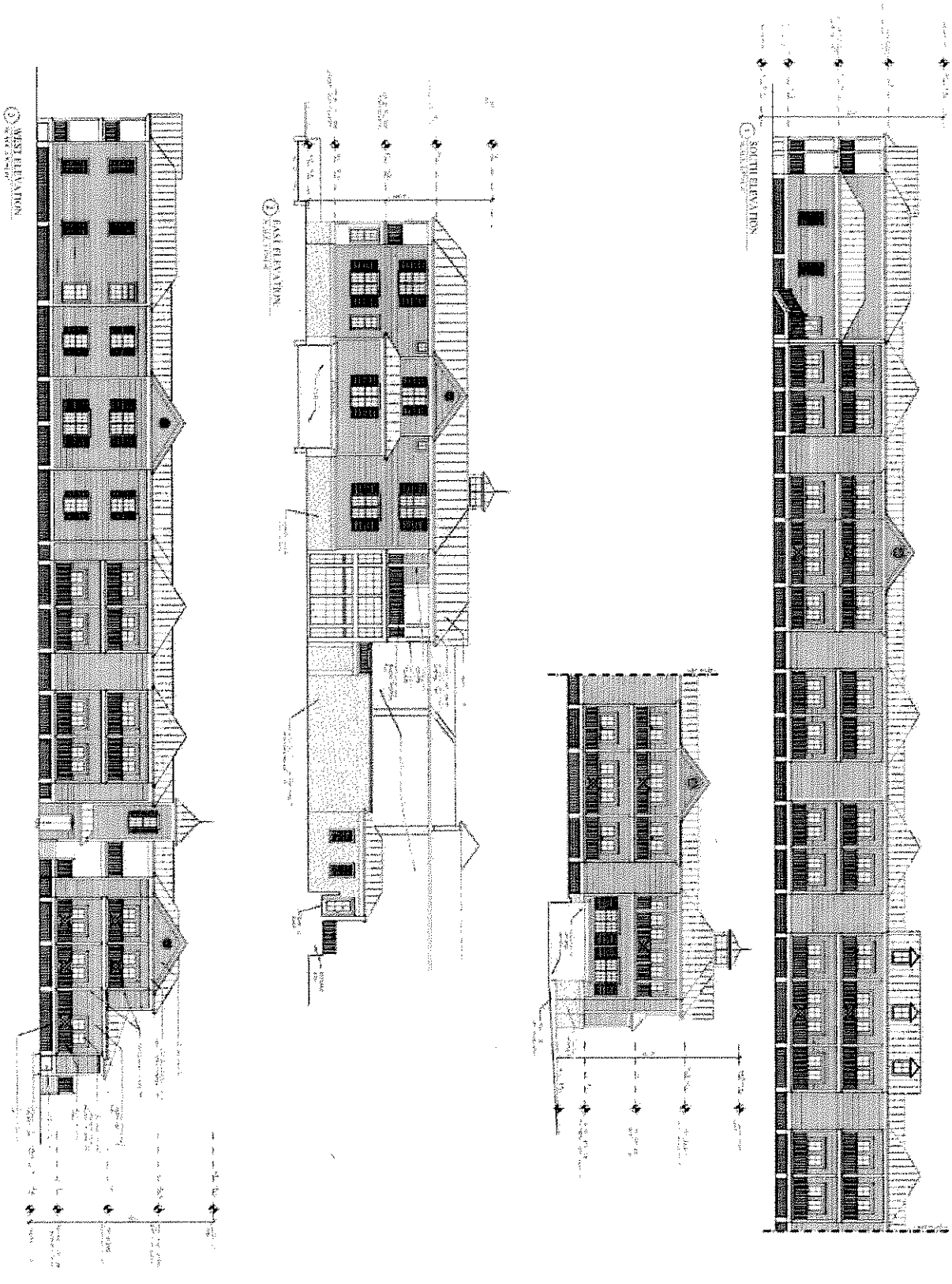


A201

EXTERIOR SECTION/ELEVATIONS

KEY WEST SEAPORT HOTEL

GRASSI DESIGN GROUP



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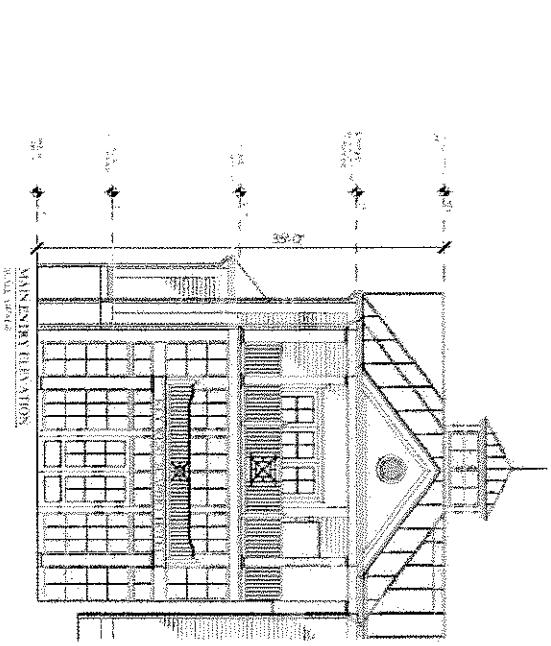
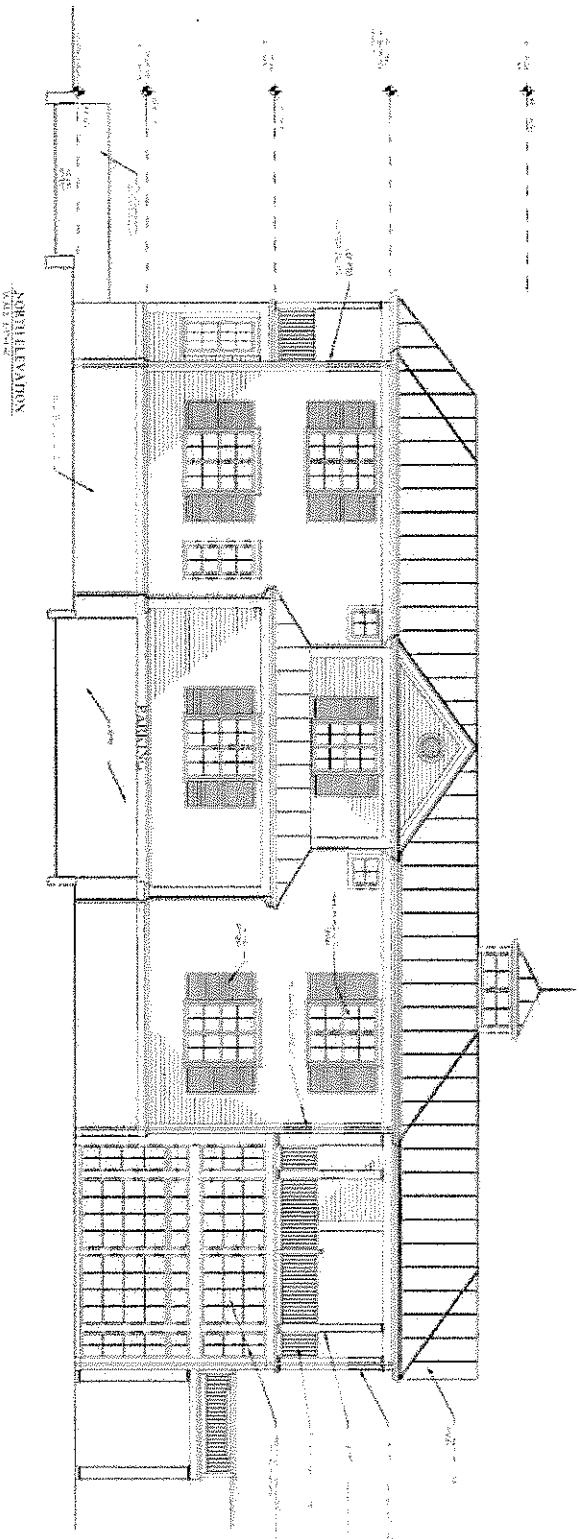
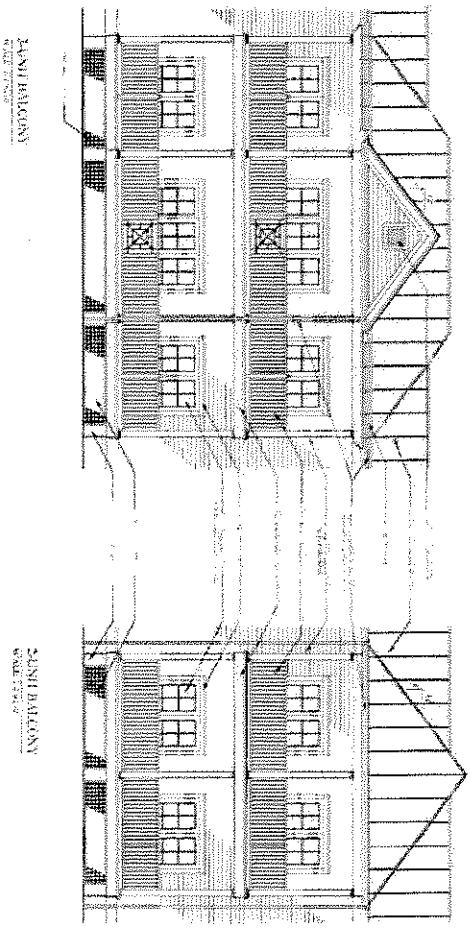
A202 | EXTERIOR ELEVATIONS | KEY WEST SEAPORT HOTEL | GRASSI DESIGN GROUP

A203	EXTERIOR ELEVATIONS: SOUTH & BACK OF THE HOUSE BUILDING	KEY WEST SEAPORT HOTEL	GRASSI DESIGN GROUP







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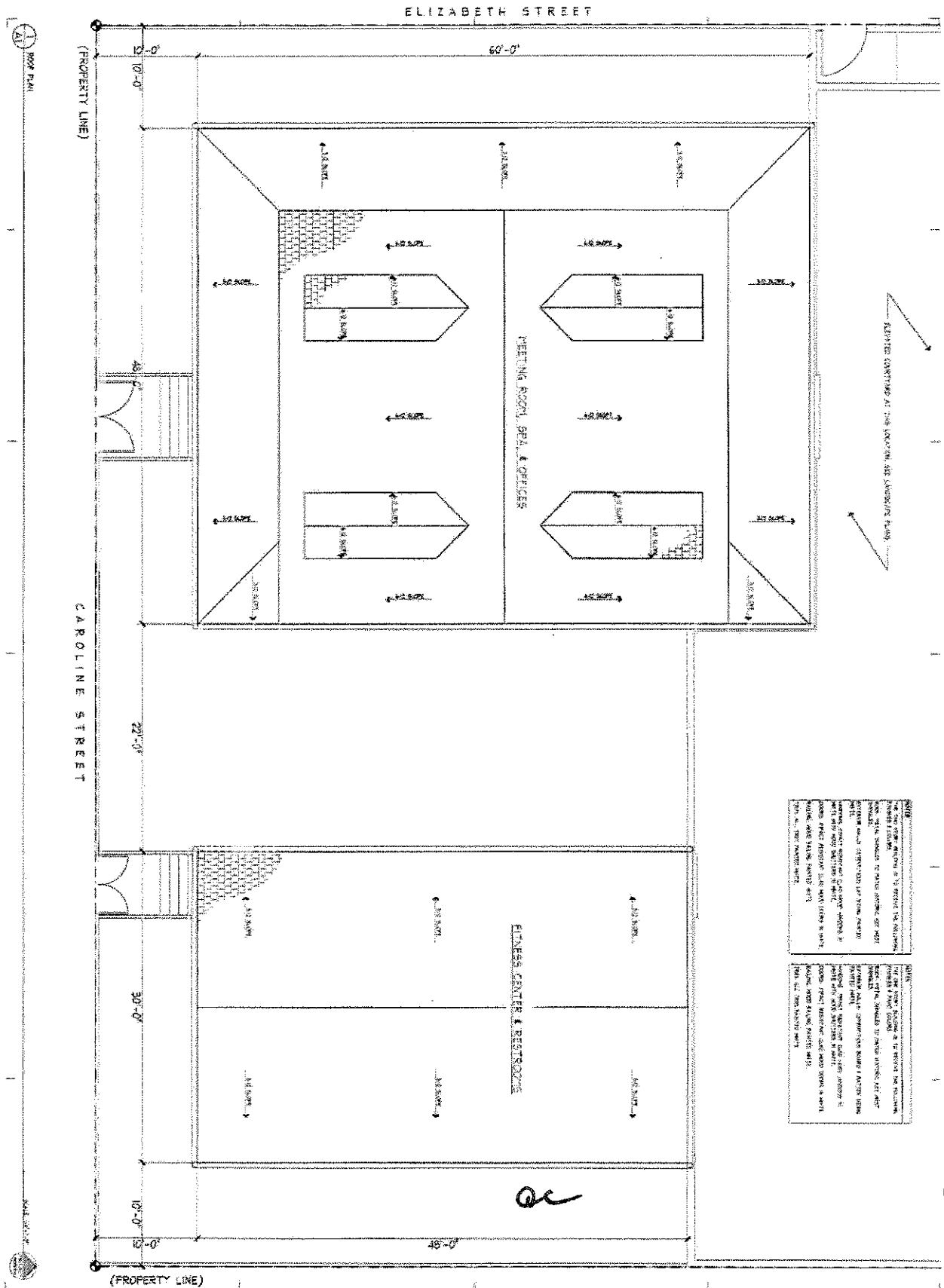
A204	PARTIAL EXTERIOR ELEVATIONS	KEY WEST SEAPORT HOTEL	GRASSI DESIGN GROUP



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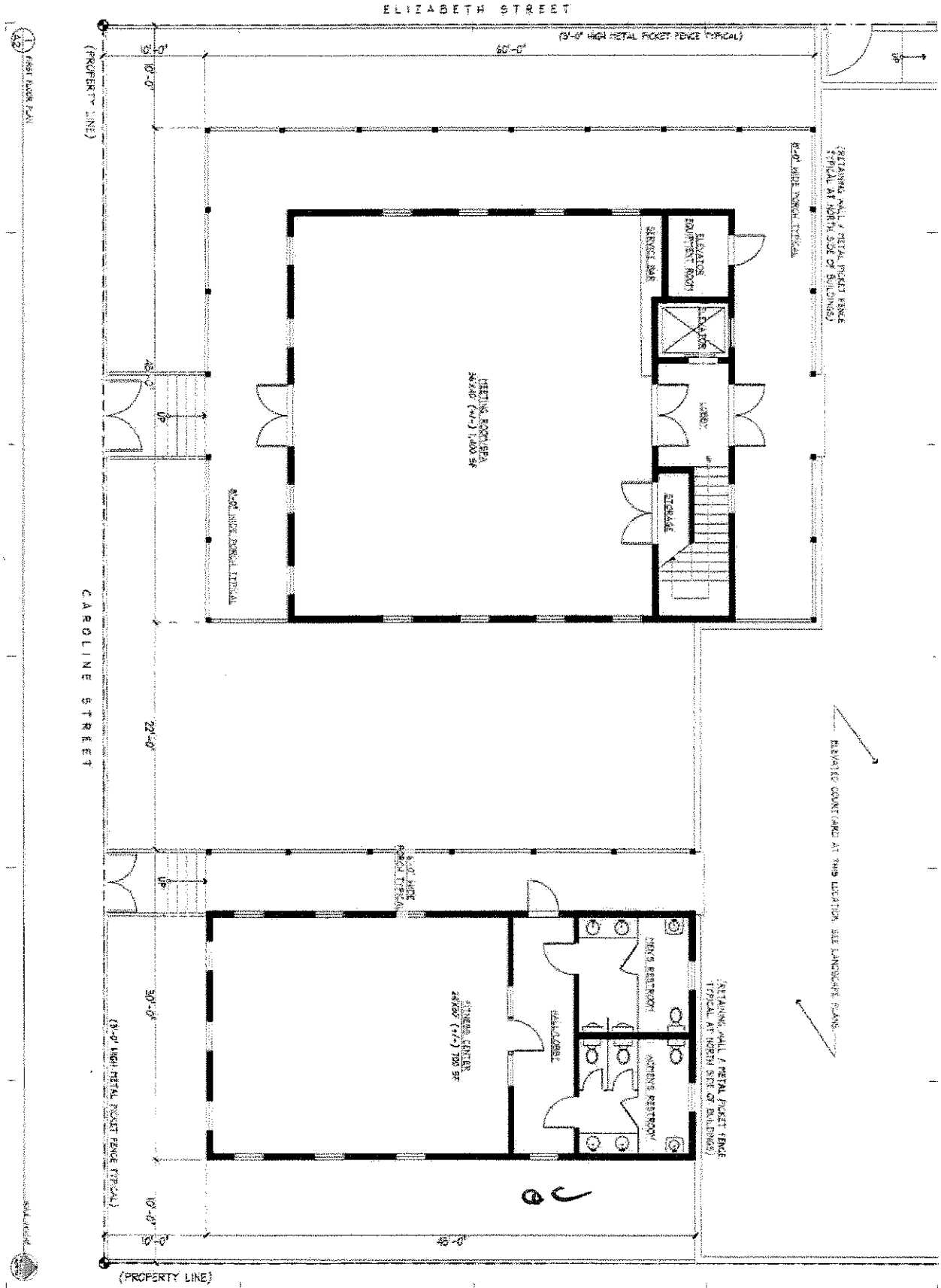
Bender & Associates ARCHITECTS

KEY WEST SEAPORT HOTEL
223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
OWNER: HARBORSIDE, LLC
P.O. BOX 2039, KEY WEST, FLORIDA 33045



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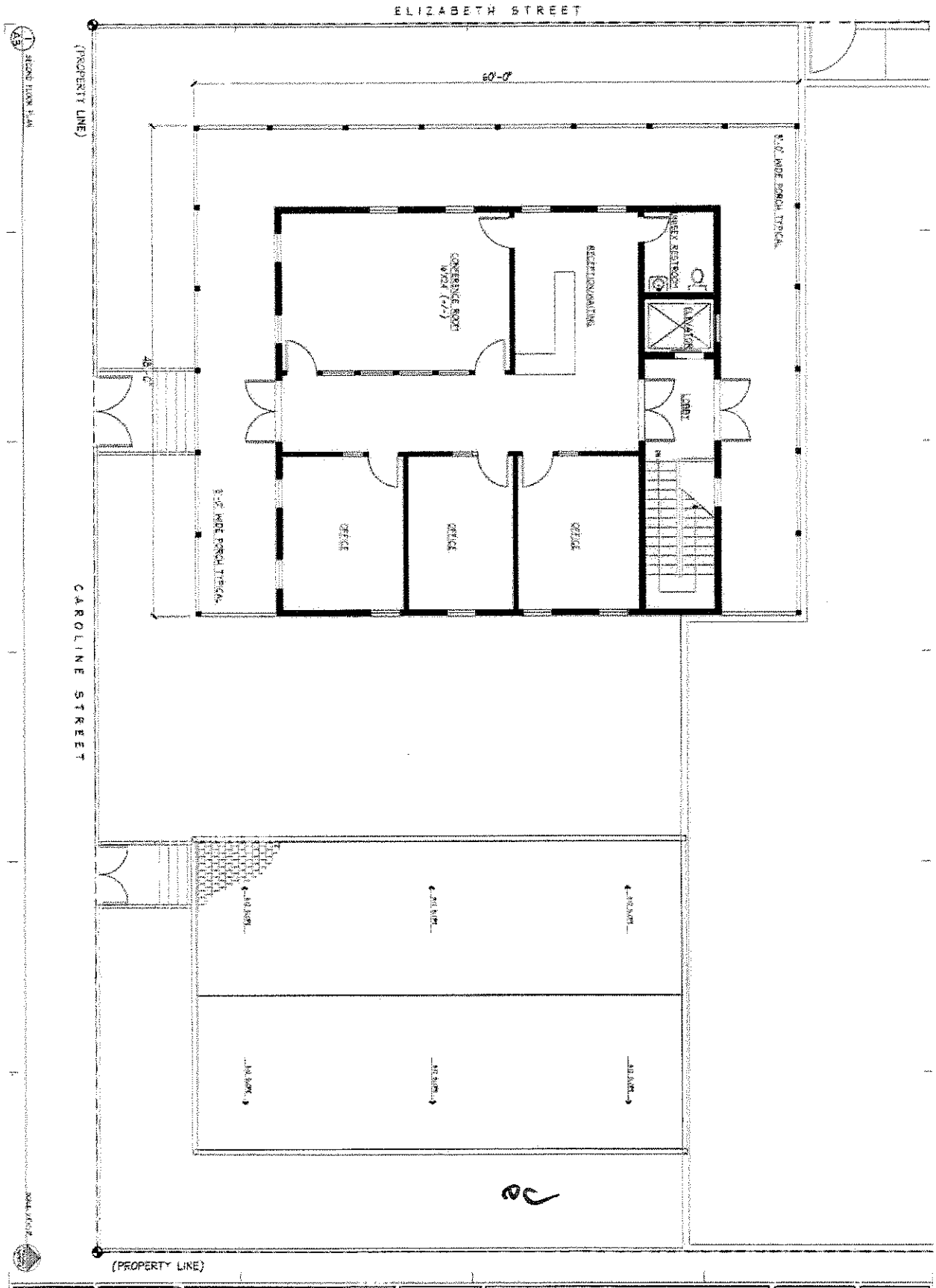
A2	Bender & Associates ARCHITECTS P.A.		KEY WEST SEAPORT HOTEL 223 ELIZABETH STREET, KEY WEST, FLORIDA 33040 OWNER: HARBORSIDE, LLC P.O. BOX 2039, KEY WEST, FLORIDA 33045



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A3

Bender & Associates
ARCHITECTS p.a.

KEY WEST SEAPORT HOTEL
223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
OWNER: HARBORSIDE, LLC
P.O. BOX 2039, KEY WEST, FLORIDA 33045

A4

Bender & Associates
ARCHITECTS

KEY WEST SEAPORT HOTEL
223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
OWNER: HARBORSIDE, LLC
P.O. BOX 2039, KEY WEST, FLORIDA 33045

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Bender & Associates
ARCHITECTS
p.a.

KEY WEST SEAPORT HOTEL
223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
OWNER: HARBORSIDE, LLC
P.O. BOX 2039, KEY WEST, FLORIDA 33045

A6

Bender & Associates
ARCHITECTS
p.a.

KEY WEST SEAPORT HOTEL
223 ELIZABETH STREET, KEY WEST, FLORIDA 33040

OWNER: HARBORSIDE, LLC
P.O. BOX 2039, KEY WEST, FLORIDA 33045

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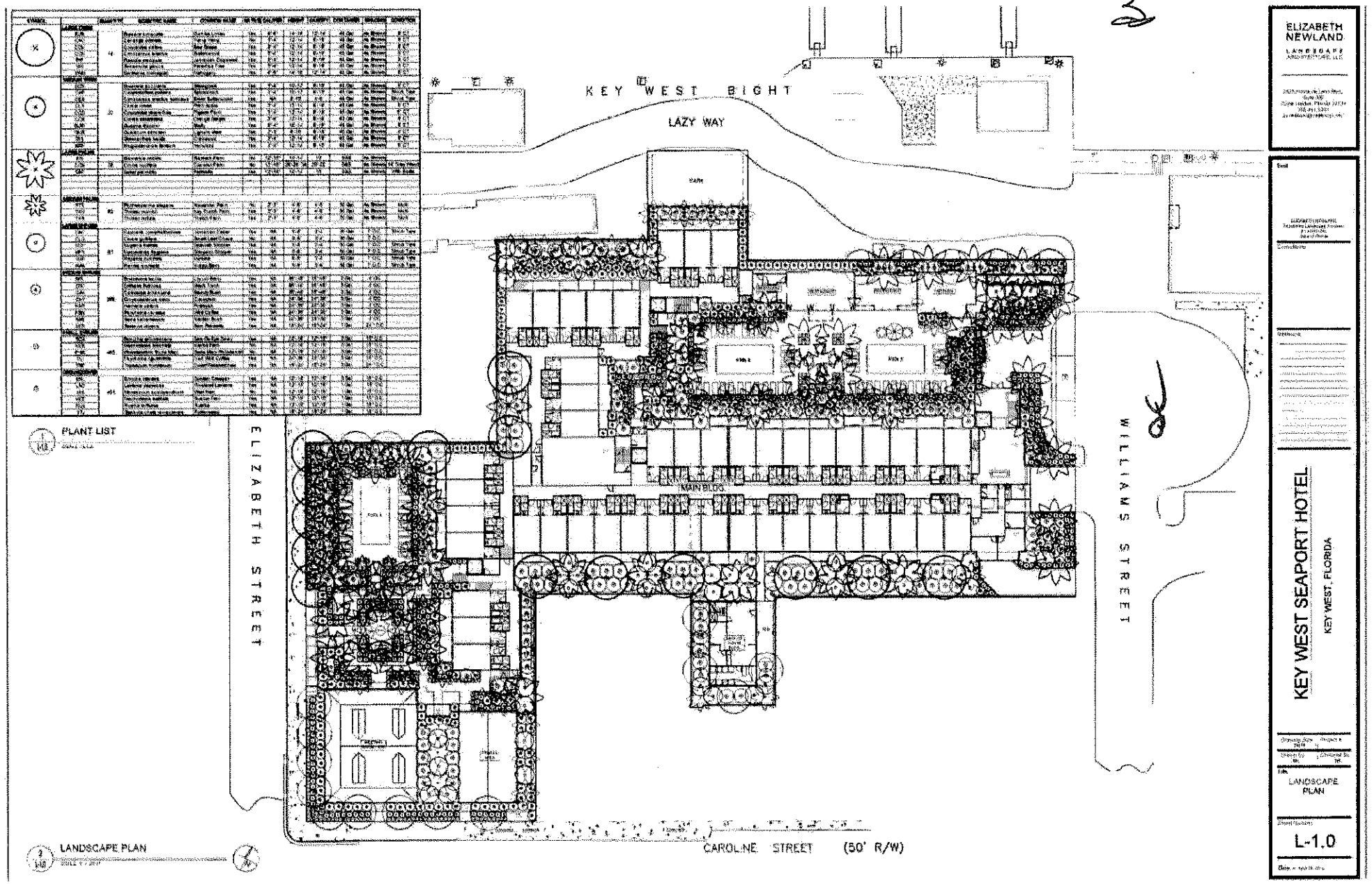
Bender & Associates
ARCHITECTS
p.a.

KEY WEST SEAPORT HOTEL
223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
OWNER: HARBORSIDE, LLC
P.O. BOX 2038, KEY WEST, FLORIDA 33045

PLANT LIST



LANDSCAPE PLAN

ELIZABETH NEWLAND

KEY WEST SEAPORT HOTEL

KEY WEST, FLORIDA

LANDSCAPE PLAN

L-1.0

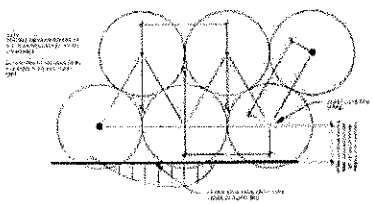
GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor and Irrigation Contractor shall be notified to verify existing and proposed Utility locations prior to Landscape Contractor digging. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future claims or complaints.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plan quantities shall take precedence over plant list quantities.
4. No substitutions are to be made without prior consent of the Landscape Architect. Attempt to match material shall meet same specifications as original selection. Plant materials supply is the responsibility of the Landscape Contractor and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size for that plant as set forth herein. The height and the spread specifications shall take precedence over container size.
6. The Landscape Contractor is to remove and dispose from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
7. Landscape Contractor to provide fresh grade of plant beds and planters 3" lower than finish elevation of hardscape elements to accommodate 3" layer of mulch. Hardscape elements include curbs, driveways, curbs, sidewalks and planters.

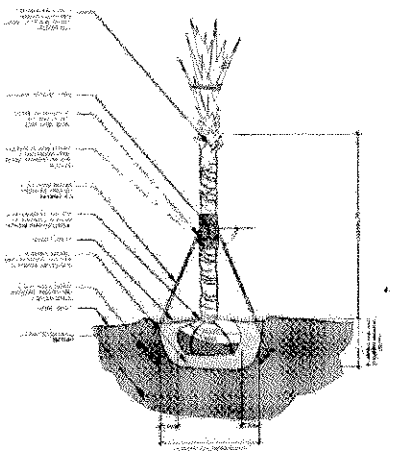
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicides, pre-emergence herbicide, grades and mulch.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect and Owner.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for submitting a nursery stock for Landscape Architect to approve or trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor is responsible for submitting a site stake out approval by Landscape Architect to approve the stake out of all trees and palms prior to installation.
6. Landscape Contractor is responsible for submitting a site stake out approval by Landscape Architect to approve, stake out of all shrubs prior to installation.
7. Landscape Contractor shall coordinate work with that of the Irrigation Contractor.
8. The Landscape Contractor shall treat new plant areas with preemergence herbicides after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
9. The Landscape Contractor shall maintain all finish grades for existing lawns and swales established by General Contractor. Any impacts to elevations of berms or swales as a result of plant material installation shall be repaired to restore finish grade prior to installing mulch, sod or grass.
10. Planting soil shall be a mix of 50% shred mulch and 50% backfill soil. Washing and backfilling shall be clean and free of construction debris, weeds, roots and noxious plants and grasses.
11. All sod mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
12. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant pits in planting strip and in areas surrounded by heavy equipment shall be de-compacted so that drainage is not impaired.
13. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or turned into the plant pit before the trees are backfilled.
14. Landscape Contractor is responsible for replacing all plant beds with a minimum 3" layer of mulch over Lumapave or Geotextile immediately after planting. In no case shall Cypress mulch or red color mulch be used.
15. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No paint shall be applied to any surface of trees or palms. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
16. All palms and tree pits/ wells and planting are to be flagged for visibility for their duration. All overturned and vegetation free pits shall be properly backfilled and flagged during construction.
17. All broken branches and crown ruins branches are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 6'-0" height measured to the base of canopy if specified as clear trunk specimen at plant list.
18. Landscape Contractor to provide all plants with watering as indicated below or until such time that a permanent irrigation system has been installed that provides 100% coverage of landscape:
First Month: Daily Watering. Second Month: 3 Times Per Week. Third and Fourth Month: 2 Times Per Week. Last Eight Months: 1 Time Per Week. At each watering procedure apply 1.0"- 3.0" evenly over soil.
Use one of trunk caliper. At each watering procedure apply 1.0"- 3.0" evenly over soil.
19. Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant.
Palms: 13-4-13 N-P-K, Slow Release Palm Special with micronutrients.
Shrubs, Groundcovers and Trees: 6-6-6 N-P-K, with micronutrients.
Sod: 10-10-10 N-P-K, Slow Release

01 L-3.0 **PLANTING NOTES**
SCALE: N.T.S.



04 L-3.0 **SHRUB PLANTING DETAIL**
SCALE: N.T.S.



02 L-3.0 **SABAL PALM PLANTING DETAIL**
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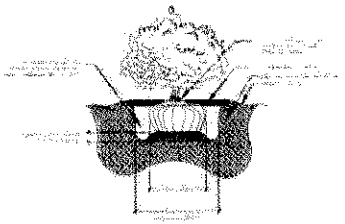

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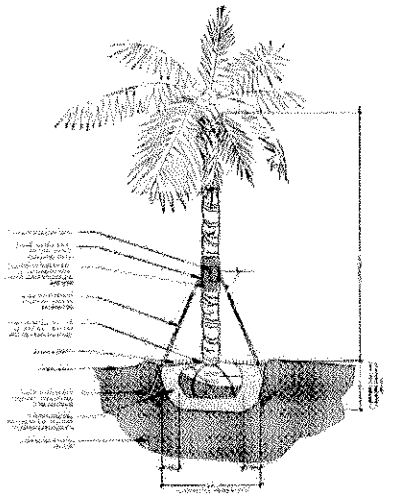

03 L-3.0 **PALM PLANTING DETAIL**
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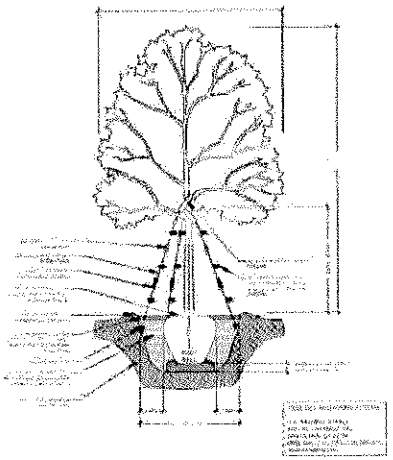

06 L-3.0 **TREE PLANTING DETAIL**
SCALE: N.T.S.

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

KEY WEST SEAPORT HOTEL
KEY WEST, FLORIDA

PLANTING NOTES & DETAILS

L-2.0