

**PLANNING BOARD RESOLUTION  
NUMBER 2009-013**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF A MAJOR DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 105-115 TRUMAN AVENUE, 915 FORT STREET & 920 EMMA STREET, COMMONLY KNOWN AS THE ROOSEVELT C. SANDS, JR., HOUSING COMPLEX (RE#00015390-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

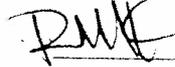
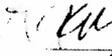
**WHEREAS**, Section 108-91A.(2)(a) of the Code of Ordinances requires that any permanent residential development or redevelopment of five or more units within the Historic District shall require a Major Development Plan; and

**WHEREAS**, the applicant requested a Major Development Plan to allow the redevelopment of 44 units at the Roosevelt C. Sands, Jr., Housing Complex, and

**WHEREAS**, the Roosevelt C. Sands, Jr., Housing Complex development is deed restricted affordable, as defined in Section 420.0004 of the Florida Statutes, and

**WHEREAS**, Section 108-517 of the Code of Ordinances allows for the applicant to request a landscape requirement waiver, and

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 Chairman  
 Planning Director

**WHEREAS**, the applicant requested a waiver to Sections 108-413 for landscape requirements, and

**WHEREAS**, Section 108-230 requires a construction schedule and the applicant has requested a phased schedule for development in order to facilitate and support the relocation activities for existing residents, and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 16, 2009; and

**WHEREAS**, the recommendation of approval of the Major Development Plan will be 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

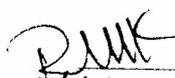
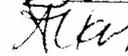
**WHEREAS**, the approval of the landscape waiver is consistent with the criteria in the code;

**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.** That a Major Development Plan for the redevelopment of 44 units at the Roosevelt C. Sands, Jr., Housing Complex , per Section 108-91A.(2)(a), under the Code of

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**Resolution Number 2009-013**

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

Ordinances of the City of Key West, Florida, is hereby recommended for approval for property located at 105-115 Truman Avenue, 915 Fort Street & 920 Emma Street (RE#00015390-000000), as shown in the attached plans dated March 30, 2009 and April 7, 2009, with the following conditions of approval:

1. Variances for parking, open space, setbacks and impervious surface ratio requirements are approved.

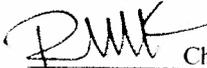
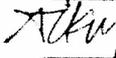
**Section 3.** That a three phase development plan has been approved as follows: full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof for Phase I, Phase II shall be submitted within 24 months, and Phase III Within 36 months from the effective date herein.

**Section 4.** This Major Development Plan 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.** That the requested right-of-way waiver/modification reducing the minimum standards for landscaping along the right of way be approved in reference to the provided site plan dated March 30, 2009, but not in reference to the provided landscaping plan, for the project.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption

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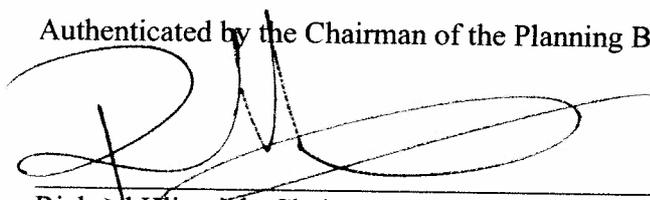
 Chairman  
 Planning Director

and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regular meeting held this 16 day of APRIL, 2009.

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



Richard Kitenick, Chairman  
Key West Planning Board

4/17/09  
Date

Attest:

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 Chairman  
 Planning Director

*A Kimball-Murley*

Amy Kimball-Murley, AICP  
Planning Director

*April 17, 2009*

Date

Filed with the Clerk:

*Cheryl Smith*

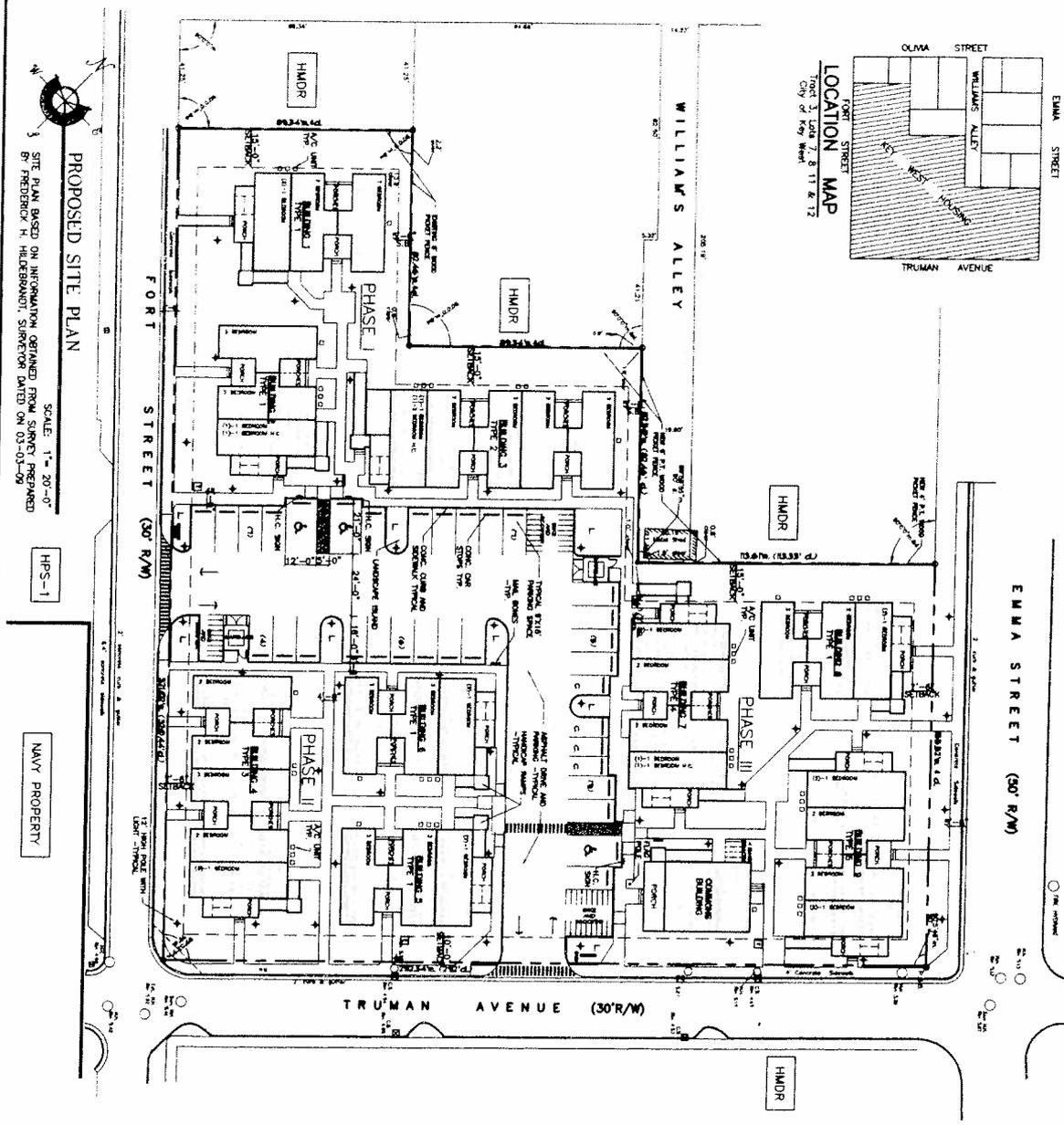
Cheryl Smith, City Clerk

*4-20-09*

Date

*RW* Chairman  
*A Kimball-Murley* Planning Director

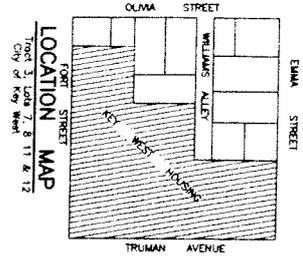
OLIVIA STREET (30'R/W)  
 WILLIAMS ALLEY  
 FORT STREET (30'R/W)  
 TRUMAN AVENUE (30'R/W)  
 EMMA STREET (50'R/W)



**PROPOSED SITE PLAN**  
 SCALE: 1" = 20'-0"  
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 03-01-09

HPS-1  
 NAVY PROPERTY

**ROOSEVELT C. SANDS JR. HOUSING COMPLEX**  
 KEY WEST, FLORIDA



**SITE DATA**

OWNER: NAVY  
 PROJECT NO.: 100-00000000-0000  
 PREPARED BY: FREDERICK H. HILDEBRANDT, SURVEYOR  
 DATE: 03-01-09  
 PROJECT LOCATION: 100-00000000-0000  
 PROJECT AREA: 100-00000000-0000  
 PROJECT PERMITS: 100-00000000-0000  
 PROJECT PHASES: 100-00000000-0000

**BUILDING DATA**

PHASE	DESCRIPTION	ENCLOSED AREA	COVERED AREA
1	RETIROVAL UNIT 1	1,234 SQ. FT.	1,234 SQ. FT.
2	RETIROVAL UNIT 2	1,234 SQ. FT.	1,234 SQ. FT.
3	RETIROVAL UNIT 3	1,234 SQ. FT.	1,234 SQ. FT.
4	RETIROVAL UNIT 4	1,234 SQ. FT.	1,234 SQ. FT.
5	RETIROVAL UNIT 5	1,234 SQ. FT.	1,234 SQ. FT.
6	RETIROVAL UNIT 6	1,234 SQ. FT.	1,234 SQ. FT.
7	RETIROVAL UNIT 7	1,234 SQ. FT.	1,234 SQ. FT.
8	RETIROVAL UNIT 8	1,234 SQ. FT.	1,234 SQ. FT.
9	RETIROVAL UNIT 9	1,234 SQ. FT.	1,234 SQ. FT.
10	RETIROVAL UNIT 10	1,234 SQ. FT.	1,234 SQ. FT.

**GENERAL DESCRIPTION OF PROJECT**

THE PROJECT CONSISTS OF PHASES I, II, AND III, WHICH ARE RETIROVAL UNITS. THE UNITS ARE TO BE CONSTRUCTED ON THE SITE. THE UNITS ARE TO BE CONSTRUCTED ON THE SITE. THE UNITS ARE TO BE CONSTRUCTED ON THE SITE.

**KEY PERSONNEL**

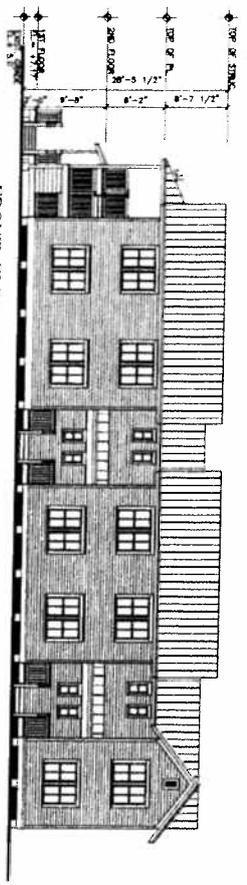
**ARCHITECT (LAND ARCHITECT):** FREDERICK H. HILDEBRANDT, SURVEYOR  
**LANDSCAPE ARCHITECT:** LANDSCAPE CONSULTANTS, INC.  
**ENGINEER:** ENGINEERING ASSOCIATES, INC.  
**PLANNING:** PLANNING ASSOCIATES, INC.  
**CONTRACTOR:** CONTRACTOR ASSOCIATES, INC.

*Handwritten signature: R. H. Hildebrandt*

A-10

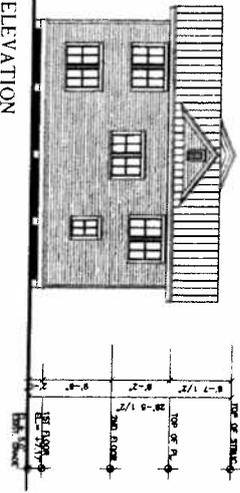






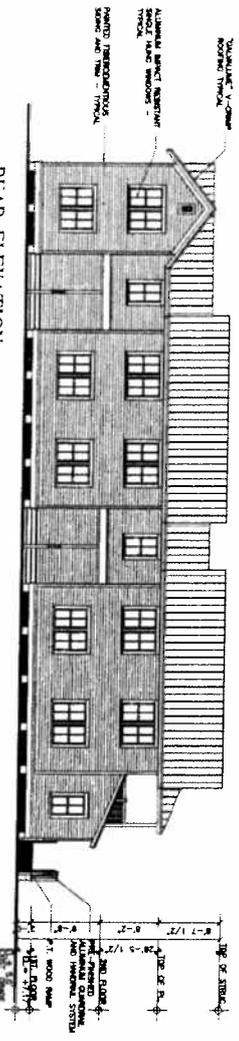
FRONT ELEVATION

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



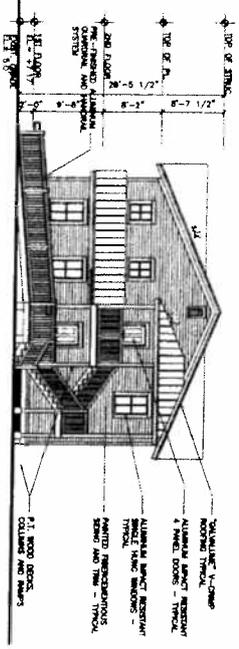
SIDE ELEVATION

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



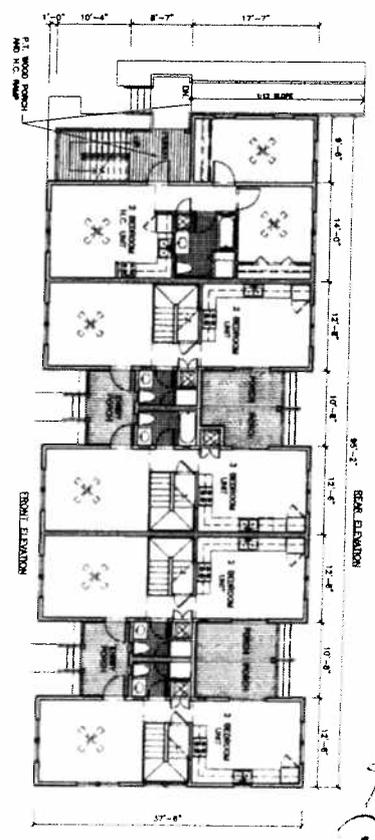
REAR ELEVATION

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



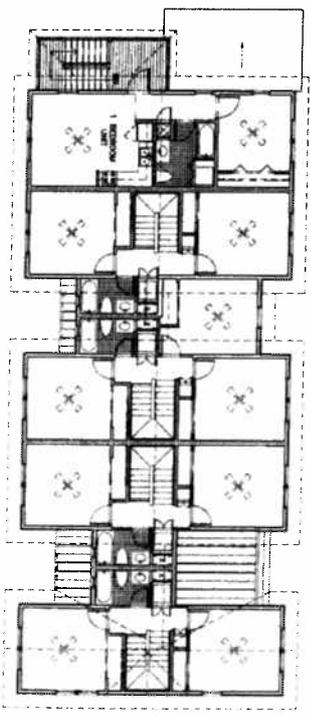
SIDE ELEVATION

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



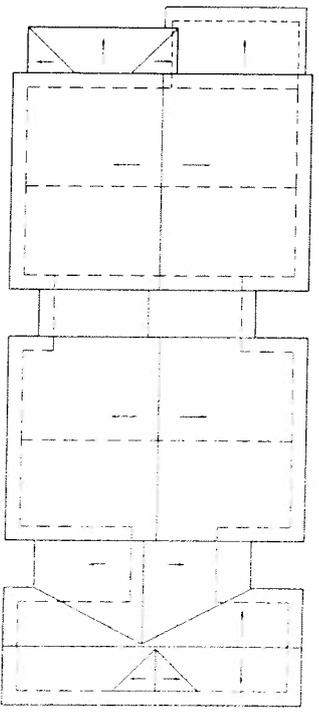
1ST. FL. PLAN

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



2ND. FL. PLAN

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



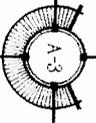
ROOF PLAN

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

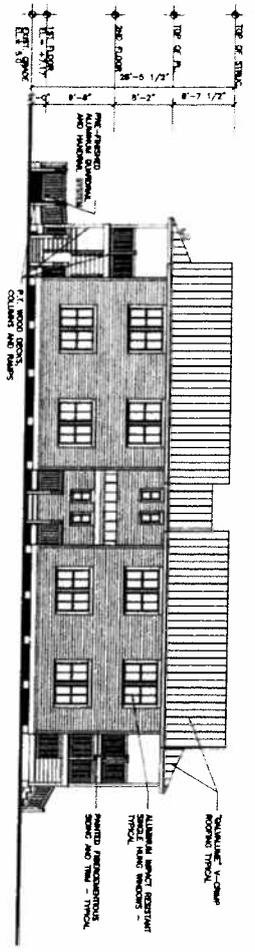
BUILDING TYPE II  
BUILDING 3

ROOSEVELT C. SANDS JR. HOUSING COMPLEX  
KEY WEST, FLORIDA

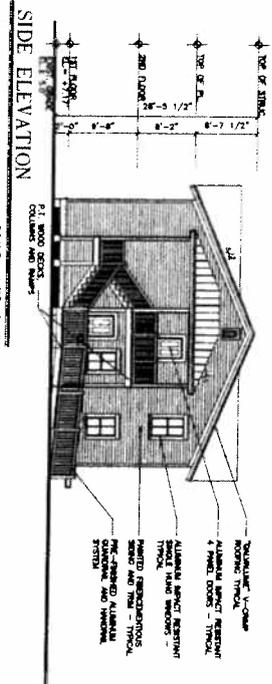
*Alan Ruff*



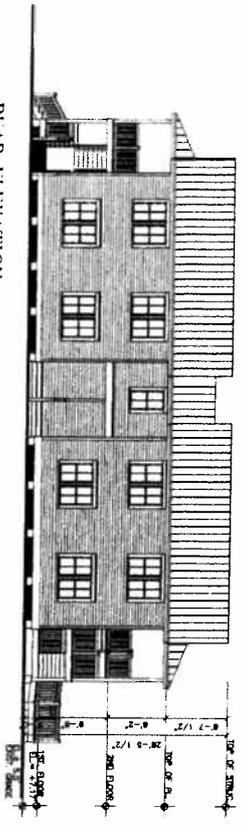
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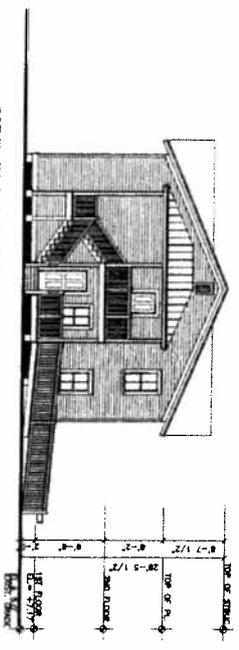
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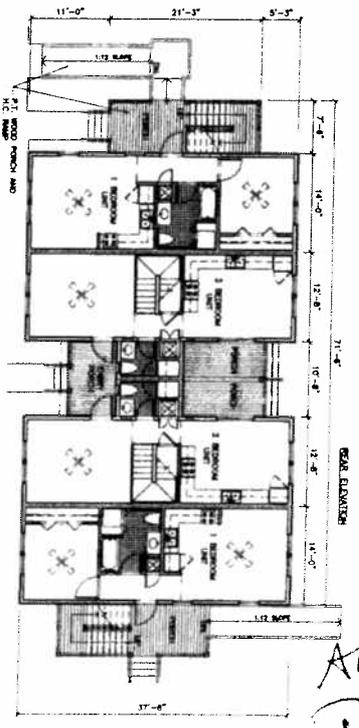
SIDE ELEVATION  
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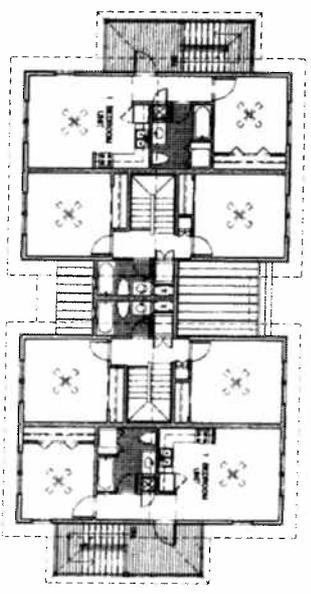
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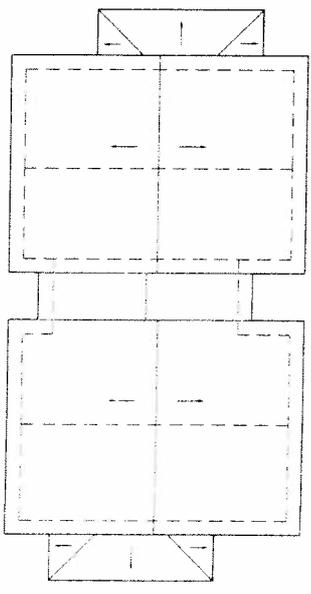
SIDE ELEVATION  
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1ST FL. PLAN  
SCALE: 1/8"=1'-0"



2ND FL. PLAN  
SCALE: 1/8"=1'-0"

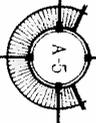


ROOF PLAN  
SCALE: 1/8"=1'-0"

BUILDING TYPE IV  
BUILDING 7

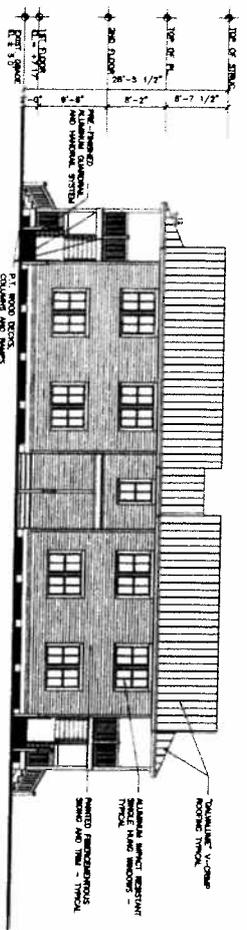
ROOSEVELT C. SANDS JR. HOUSING COMPLEX  
REWEEST, FLORIDA

*Adapt  
Rink*



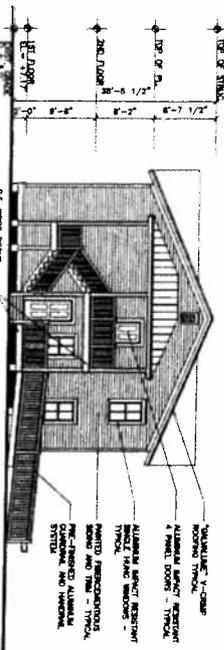
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ROOSEVELT C. SANDS JR.  
HOUSING COMPLEX  
REWEEST, FLORIDA



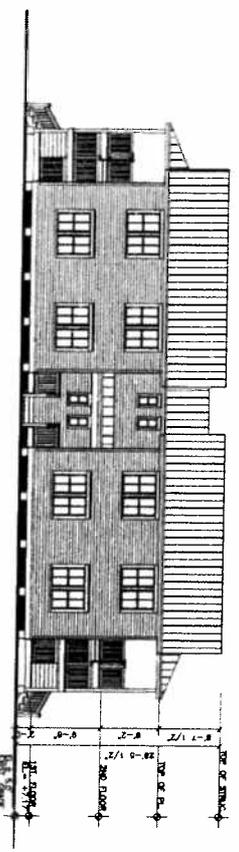
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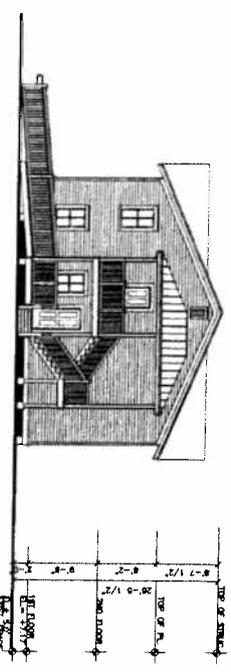
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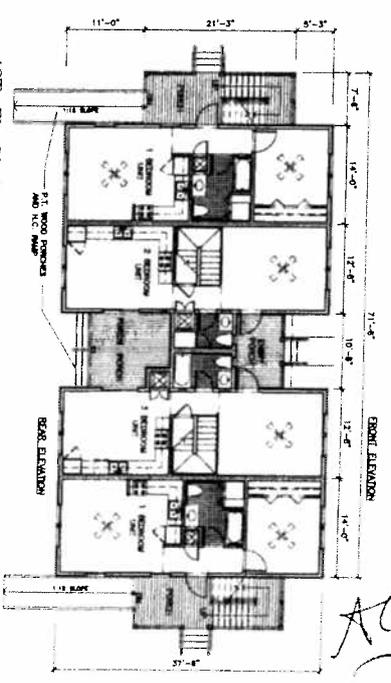
REAR ELEVATION

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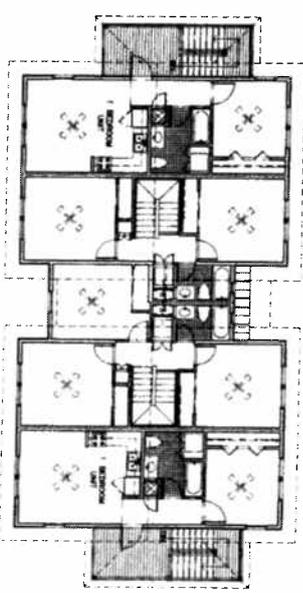
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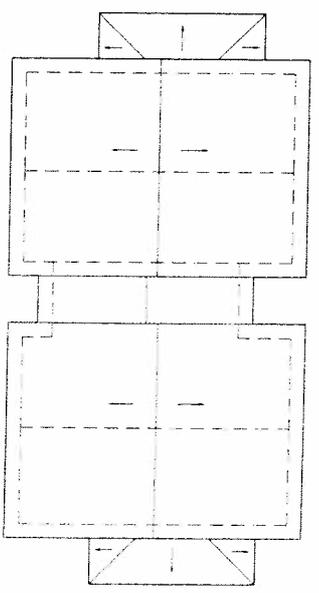
1ST FL. PLAN

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



2ND FL. PLAN

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



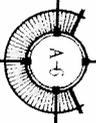
ROOF PLAN

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

BUILDING TYPE V  
BUILDING 9

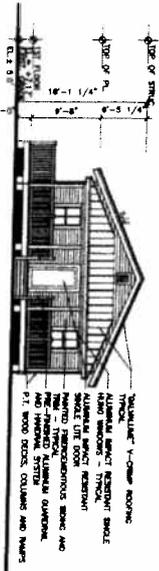
ROOSEVELT C. SANDS JR. HOUSING COMPLEX  
KEY WEST, FLORIDA

ACROSS  
RUE



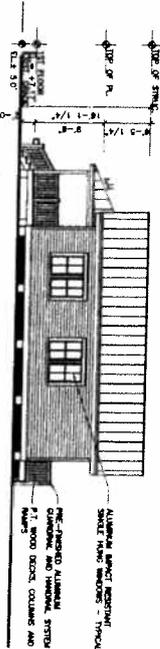
DATE	1/15/54
DESIGNED BY	W. H. HARRIS
DRAWN BY	W. H. HARRIS
CHECKED BY	W. H. HARRIS
APPROVED BY	W. H. HARRIS
PROJECT NO.	100-1000
SHEET NO.	100-1000

WILLIAM HARRIS  
ARCHITECT  
100-1000  
KEY WEST, FLORIDA



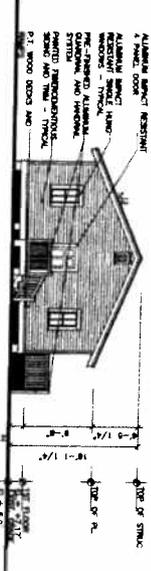
FRONT ELEVATION

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



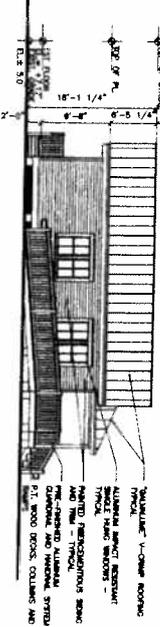
SIDE ELEVATION

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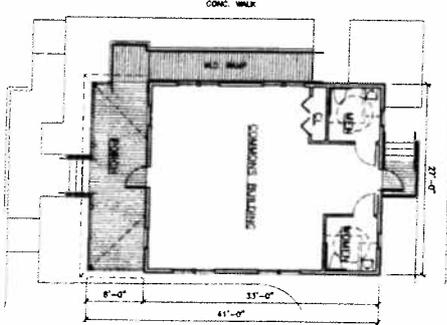
REAR ELEVATION

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



SIDE ELEVATION

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



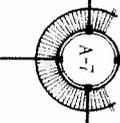
FLOOR PLAN

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

# COMMONS BUILDING

ROOSEVELT C. SANDS JR. HOUSING COMPLEX  
KEY WEST, FLORIDA

*Handwritten signature: Robert Ruk*



DATE	10/1/50
BY	R.C.S.
CHECKED BY	R.C.S.
APPROVED BY	R.C.S.
REVISIONS	
NO. 1	10/1/50
NO. 2	
NO. 3	
NO. 4	

ROOSEVELT C. SANDS JR.  
GENERAL CONTRACTOR  
KEY WEST, FLORIDA

WILLIAM BERR  
ARCHITECT  
KEY WEST, FLORIDA

