PLANNING BOARD RESOLUTION
NUMBER 2010-035

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING APPROVAL OF A MAJOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN APPROVAL AND GRANT APPROVAL OF A CONDITIONAL USE FOR OUTDOOR CONSUMPTION AREA FOR PROPERTY LOCATED AT 512 GREENE STREET (RE# 00001170-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core, Gulf Side (HRCC-1), zoning district; and

WHEREAS, Section 108-91C(3) and (4) of the Code of Ordinances allows applicants to request Major Modifications to Major Development Plans including changes to specific conditions of development approvals and those requests are required to be treated in the same manner as the original approval; and

WHEREAS, the original Major Development Plan and Conditional Use proposal was recommended for approval by the Planning Board through Resolution 2009-030 and was subsequently approved by the City Commission on October 13, 2009 through Resolution 09-242; and

_____Chairman

_____Planning Director

WHEREAS, the applicant requested to modify the design of the Major Development Plan and modify conditions six and seven of City Commission approval 09-242; and

WHEREAS, the applicant requested a conditional use approval to add 90 square feet of outdoor consumption area limited to the brick area on the corner of Greene and Ann Streets; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2011; and

WHEREAS, the granting of a Conditional Use 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;

WHEREAS, the granting of a combined Conditional Use and Major Modification to the Major Development Plan is consistent with the criteria in the code; and

WHEREAS, the recommendation of approval of the combined Conditional Use and Major Modification to the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise

_____Chairman

_____Planning Director

detrimental to the public welfare; and

WHEREAS, the approval is consistent with the criteria in the Code; 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. That a Modification to a Major Development Plan for the redesign of the approved parking lot to eliminate an access easement and relocate the garbage area, including the modification of conditions number six and seven of approval (Resolution 09-242) per Section 108-91C(3) and (4), and a Conditional Use approval for 90 square feet of outdoor consumption area per Section 122-61, under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission approval for property located at 512 Greene Street (RE#00001170-000000), as shown in the attached site plans received July 12, 2011, and modified July 11, 2011 the solid waste management plan dated July 13, 2011 with conditions as follows:

Conditions to be completed prior to or in conjunction with the issuance of building permits:

1. The parking lot surface material to be used in the parking lot must be jointly approved by the engineering division and HARC. The ADA parking space must meet Federal guidelines.

Conditions to be completed prior to the issuance of certificate of occupancy:

_____Chairman

_____Planning Director

2. The applicant will install and maintain a programmable distributive sound system consistent with that described in the document prepared by The Audio Bug and submitted on July 25, 2009, to assure compliance with the "unreasonable noise" definition of Section 26-191 of the Code of Ordinances, and that such referenced document shall be updated to include that a computerized sound monitoring system is installed and real time monitoring access is provided to the City.
3. City Staff will confirm that the sound system is functioning as provided for in Condition two (2).

Conditions subject to a Conditional Approval Permit, per Ordinance Number 10-22: Conditions subject to an associated annual inspection:

4. Outdoor speakers are prohibited.
5. Security cameras will be provided on site and security personnel will be present during the hours of operation.
6. Waste handling shall be consistent with the Solid Waste Management plan dated July 13, 2011. The applicant will recycle materials accepted by the city's waste handling contractor.
7. Compliance with the plans received July 12, 2011, is a condition of approval and specifically incorporated herein.
8. The outdoor consumption area is limited to the side yard area on the corner of Greene and Ann Streets only and is strictly prohibited from the rear courtyard area.

_____Chairman

_____Planning Director

General Conditions:

9. The applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with the conditions contained herein.

10. Any and all music shall be routed through the programmable distributive sound system consistent with that described in the document prepared by The Audio Bug. Under no circumstances is outdoor music allowed..

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 Conditional Use request and Major Modification to a Major Development Plan application recommended for approval to the City Commission, do 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.

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 Community

_____ Chairman

_____ Planning Director

Affairs. 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 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 or development order 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.

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a meeting held this 21 day of July, 2011.

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

7/28/2011

Richard Klitenick, Chairman — Date
Key West Planning Board

Attest:

7/28/11

Donald Leland Craig, AICP — Date
Planning Director

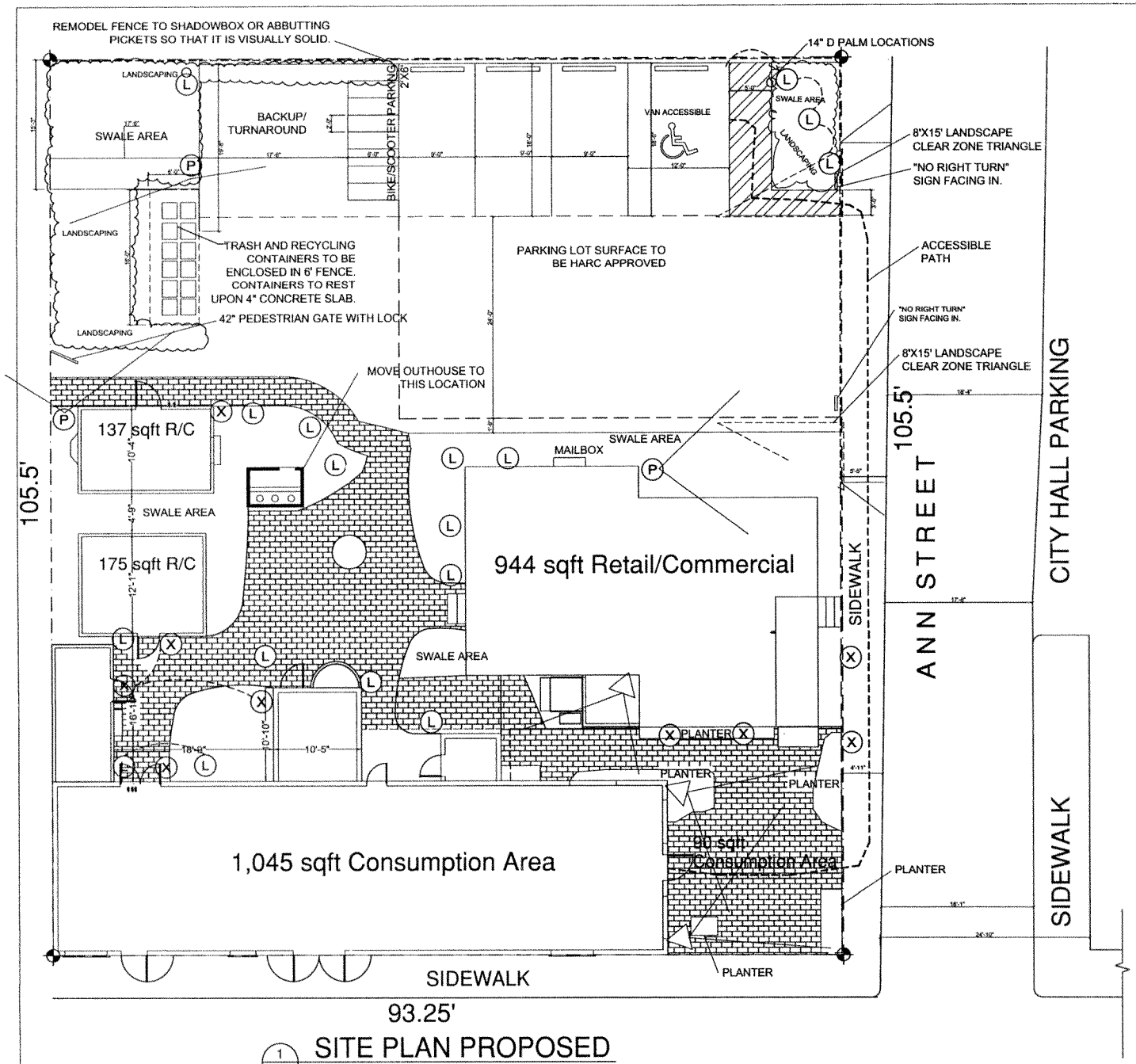
Filed with the Clerk:

Cheryl Smith — 7/31/11

Cheryl Smith, City Clerk — Date

_____Chairman

_____Planning Director



1 A1 SITE PLAN PROPOSED
1/8"= 1'-0"

RECEIVED
July 12, 2011
KW Planning Dpt

LIGHTING NOTE:

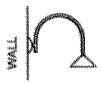
POLE LIGHTS AND LOW VOLTAGE LIGHTING TO BE ON DUSK TO DAWN TIMER OR NIGHT SENSING SWITCH.

SECURITY LIGHTS TO BE ON DAWN TO DUSK TIMER SWITCH.

DOWN LIGHTS ARE TO BE ON MANUAL SWITCH.

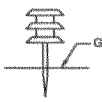
LIGHTING LEGEND

SYMBOL	DESCRIPTION
L	LOW VOLTAGE FOOTLIGHT
P	LIMITED DIRECTION SECURITY LIGHT ON 12' POLE
	DIRECTIONAL SECURITY LIGHT MOUNTED AT 8' ON BUILDING
X	DOWN LIGHT MOUNTED AT 8' ON BUILDING TO ILLUMINATE DOORWAY OR SIGN.

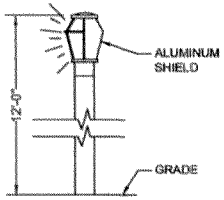


DOWN LIGHT

SECURITY LIGHT



FOOT LIGHT



LIMITED DIRECTION LIGHT

Carlos O. Rojas, AIA
AR 0016704
2512 Roosevelt Drive
Key West, Fl 33040
(305) 292-4570
Trosalinjo@hotmail.com

Revisions

REV 7-12-11

Carlos O. Rojas, AIA
512 Greene Street
Key West, Florida 33040

Project Number
09512GR
Date
09/21/09
Drawn By
COR

A1

DRAINAGE CALCULATIONS

WATER QUANTITY – PREDEVELOPMENT

PROJECT AREA =	0.108 Ac.
PERVIOUS AREA =	0.024 Ac.
IMPERVIOUS AREA =	0.084 Ac.
% IMPERVIOUS =	78.5%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 in.
RAINFALL FOR 25yr/3 DAY EVENT (P) =	12.23 in.
DEPTH TO WATER TABLE =	3 Ft.
DEVELOPED AVAILABLE STORAGE =	4.95 in.
SOIL STORAGE (S) =	1.06 in.
$Qpre = \frac{(P-0.25)^2}{(P+0.85)} =$	11.04 in.

WATER QUANTITY – POSTDEVELOPMENT

PROJECT AREA =	0.108 Ac.
PERVIOUS AREA* =	0.027 Ac.
IMPERVIOUS AREA =	0.081 Ac.
% IMPERVIOUS =	74.8%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 in.
RAINFALL FOR 25yr/3 DAY EVENT (P) =	12.23 in.
DEPTH TO WATER TABLE =	3 Ft.
DEVELOPED AVAILABLE STORAGE =	4.95 in.
SOIL STORAGE (S) =	1.25 in.
$Qpost = \frac{(P-0.25)^2}{(P+0.85)} =$	10.85 in.

* ASSUMES PAVERS ARE NOT PERVIOUS

POSTDEVELOPMENT – PREDEVELOPMENT

Qpost – Qpre =	–0.188 in.
VOLUME = QA =	–0.02 Ac–in

WATER QUALITY

PROJECT AREA =	0.108 Ac.
A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN =	0.108 Ac–in
ROOF AREA =	0.0 Ac.
IMPERVIOUS AREA =	0.108 Ac.
% IMPERVIOUS (EXCLUDING ROOF AREA) =	74.8%
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS =	0.20 Ac–in

WATER QUANTITY ~vs~ WATER QUALITY

–0.02 Ac–in < 0.20 Ac–in

SWALE VOLUME

SWALE VOLUME REQUIRED = 0.20 Ac–in * 3630 * 50% = 365 CF
50% CREDIT FOR DRY RETENTION

SWALE VOLUME PROVIDED: SWALE A =	26 CF
SWALE B =	261 CF
SWALE C =	124 CF
TOTAL SWALE VOLUME PROVIDED: =	411 CF

NOTES:
EXTRA SWALE WAS PROVIDED TO COMPENSATE FOR VEGETATION.

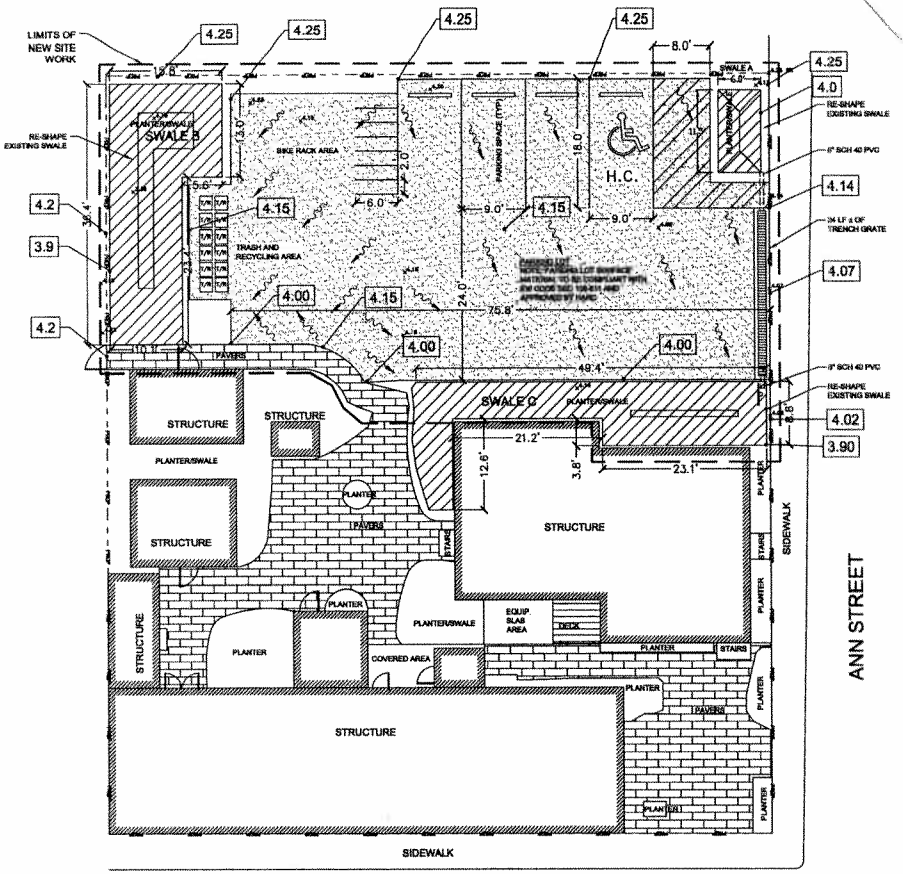
RECEIVED
July 12, 2011
KW Planning Dpt

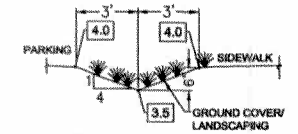
NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

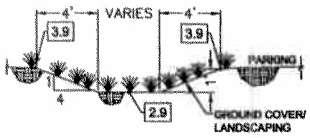
LEGEND

- DRAINAGE FLOW
- x 4.25 EXISTING ELEVATION
- 4.0 PROPOSED ELEVATION

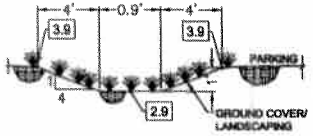




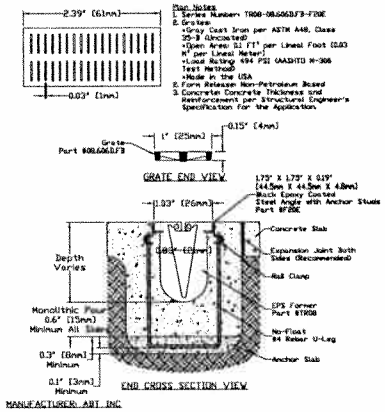
SWALE A
NTS



SWALE B
NTS



SWALE C



Map Notes
1. Series Number: TR08-08.606.0F3-FIDE
2. Grates:
•Gray Cast Iron per ASTM A48, Class 35-B (Uncoated)
•Open Area: 0.1 FT² per Lineal Foot (0.03 M² per Lineal Meter)
•Load Rating 494 PSI (AASHTO M-306 Test Method)
•Made in the USA
2. Form Release: Non-Petroleum Based
3. Concrete: Concrete Thickness and Reinforcement per Structural Engineer's Specification for the Application

MANUFACTURER: ABT INC

1 TRENCH GRATE DETAIL
NTS

NOTES:

1. CONTRACTOR SHALL RESHAPE SWALES BY SELECTIVELY REMOVING FILL WITHOUT DAMAGING THE EXISTING CANOPY AND PALM TREES. THE GRASSES AND SHRUBS CAN BE REMOVED DURING THESE ACTIVITIES AND EITHER REPLACED OR REPLANTED. THE WORK SHALL BE DONE BY HAND SO AS TO NOT DAMAGE THE ROOT SYSTEM TO THE EXISTING TREES.
2. THE PK NAIL IN THE SOUTHWEST CORNER IS ASSUMED TO BE APPROX. 4.25 FT ELEVATION BASED ON NEARBY MANHOLE RIM ELEVATIONS. THE PK NAIL SHALL BE USED AS THE BASE POINT.

1-800-432-4770
or
DIAL 811

Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #29843
ph 954-394-1663 fx 305-896-

Seal:

General Notes:

512 GREEN STREET

512 GREEN STREET
KEY WEST, FLORIDA

Drawn By: RJM	Checked By: RJM
Project No. XXXX	Scale: AS NOTED
HTA AutoCad File No. XXXX-C-1.DR	

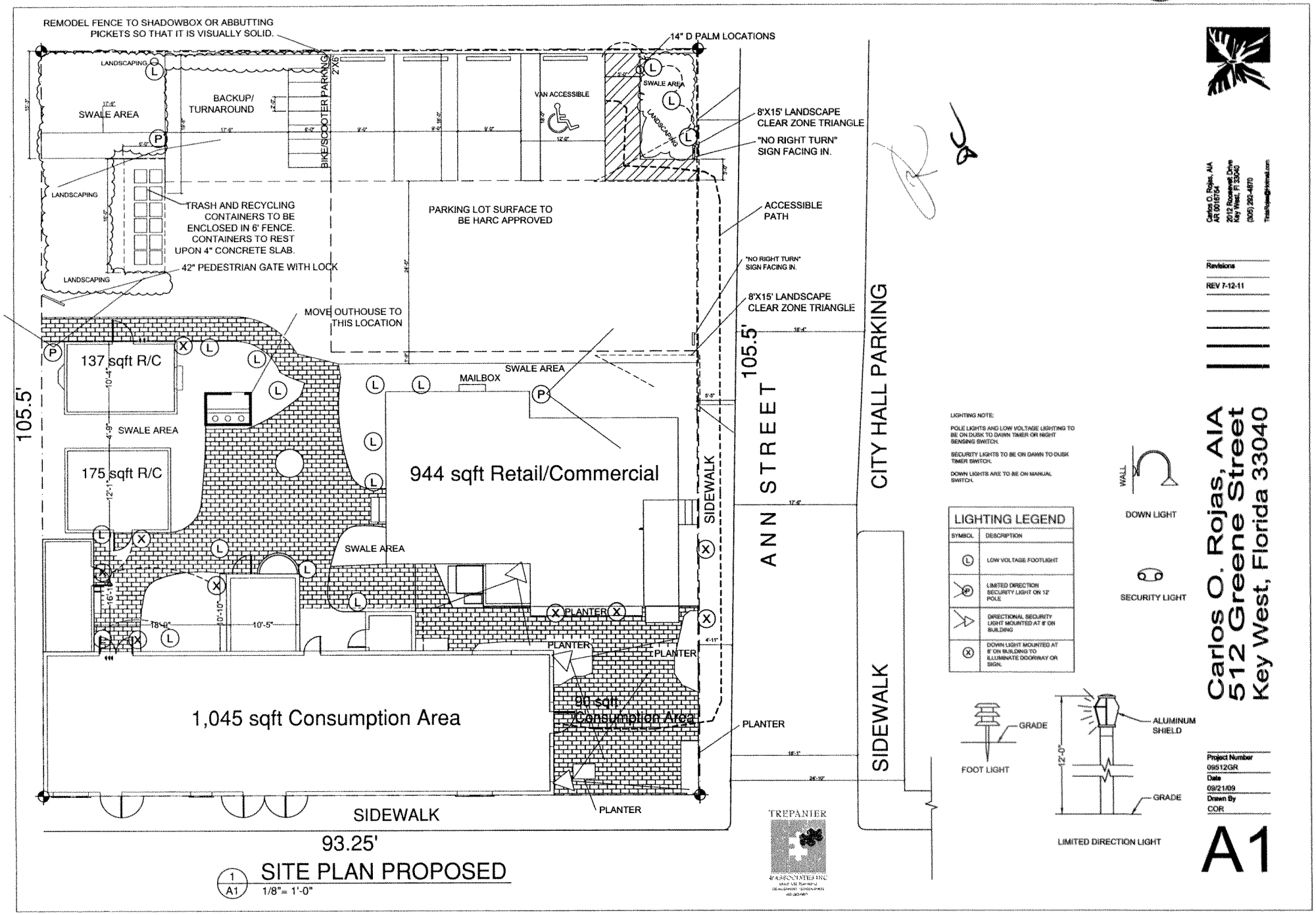
Revisions:
1. KW PLANNING DEPT. COMMENT 7/11/11

Title:
DRAINAGE PLAN

Sheet Number:
C-2

Date: MARCH 24, 2011

RECEIVED
July 13, 2011
KW Planning Dpt



1 / A1 SITE PLAN PROPOSED
1/8"= 1'-0"

LIGHTING NOTE:

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TREPANIER & ASSOCIATES INC

Carlos O. Rojas, AIA
AR 0016754
2012 Roosevelt Drive
Key West, Fl 33040
(305) 292-4870
Trisarchitect@hotmail.com

Revisions
REV 7-12-11

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512 Greene Street
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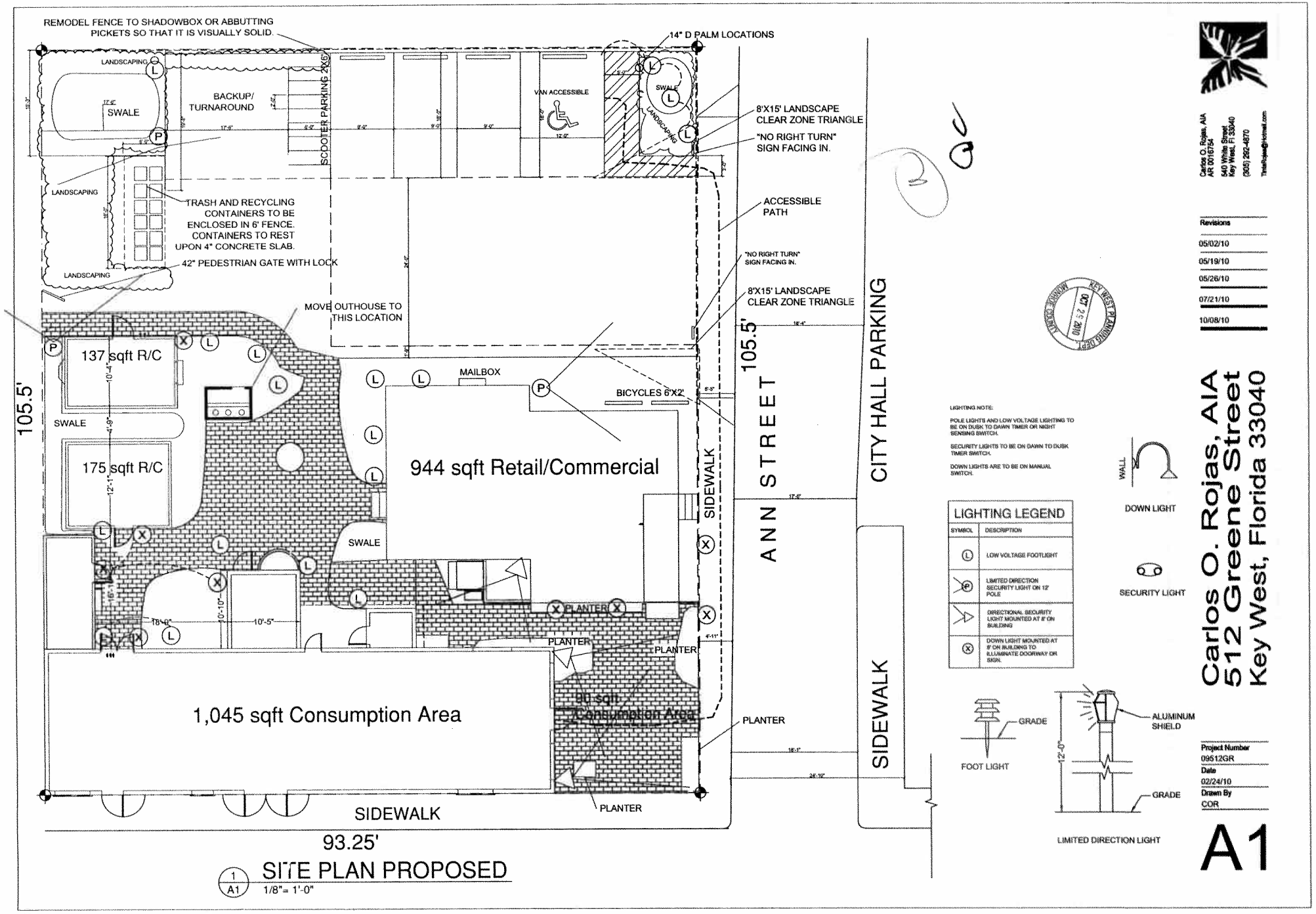

1 A1 SITE PLAN PROPOSED
1/8"= 1'-0"

RECEIVED
May 17, 2011
KW Planning Dpt

CITY OF KEY WEST

TREE PERMIT

Permit# 5730 **Date Issued** 05/11/11

Address 512 Greene Street

This is to certify that 512 Greene Street/LLC/Native Landscape Design

has permission to Transplant trees, palms and shrubs as per plans. All remaining trees shall be protected during construction by fencing and an ISA Certified Arborist shall be on site during ground work within dripline of all trees. All transplanted trees, palms and shrubs shall have a minimum (1) year survivability or replace with like. All plants shall be planted according to current 'Best Management Practices'. Call Landscape office for tree replacement inspection. All replacement trees shall be maintained as trees in perpetuity.

as per application approved 05/09/11

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY

Niels Weise, chair

(305)809-3764
City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040