

RESOLUTION NUMBER 2010-012

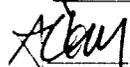
A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MINOR DEVELOPMENT PLAN APPROVAL PER SECTIONS 108-91(A).1(b) AND 108-96 THROUGH 108-957 FOR PROPERTY LOCATED AT 302-310 FRONT STREET (RE# 00000640-000000 and RE#00000640-000200), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 108-91(A).1.(b) of the Code of Ordinances provides that within the HRCC-1 District a Minor Development Plan is required for the addition or reconstruction of non-residential floor area of 500 to 2,499 square feet of gross floor area; and

WHEREAS, the applicant proposed a Minor Development to reconfigure commercial floor area and within the legally non-conforming footprint of an existing structure; and

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


Chairman

Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 18, 2010; and

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

WHEREAS, the granting of a Minor 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. That a Minor Development Plan for the reconfiguration of 900 square feet of floor area for the use as commercial retail space and an emergency stairway exit per Section 108-91(A).1.(b) under the Code of Ordinances of the City of Key West, Florida, is hereby conditionally approved for property located at 302-310 Front Street (RE # 00000640-000000 and RE#00000640-000200), as shown in the attached plans dated March 5, 2010 with the following conditions of approval:


Chairman

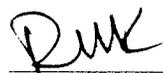
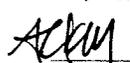
Planning Director

1. The Variance request for open space, building coverage and impervious surface ratio are approved by the Planning Board; and
2. That the applicant applies for a unity of title for properties at RE# 00000640-000000 and RE#00000640-000200 prior to building permit issuance; and
3. The applicant agrees to donate \$300.00 for tree planting on Fitzpatrick Street to assist in the revitalization of the streetscape; and
4. That the applicant submit for Planning Department staff approval, first floor interior plans depicting new interior garbage handling space for the retail uses, and that the retail shops are required to use these interior garbage handling areas until garbage pickup day, when refuse can be moved outdoors, prior to building permit issuance. ✓

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 Minor 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

 Chairman
 Planning Director

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

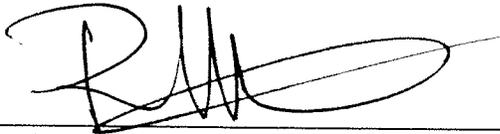
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant 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.


Chairman

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 18th day of March, 2010.

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

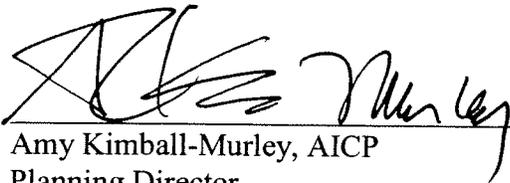


Richard Klitenick, Chairman
Key West Planning Board

3/23/2010

Date

Attest:

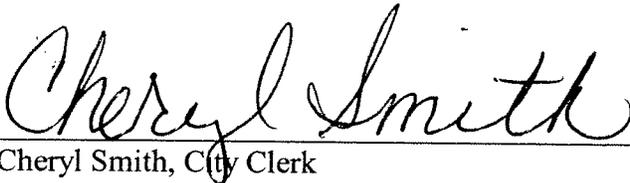


Amy Kimball-Murley, AICP
Planning Director

3/23/2010

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

3-23-10

Date



Chairman



Planning Director

WILLIAM F. BERRY
ARCHITECT, P.A.

41 LINDSEY
115 WEST
TAMPA, FL 33601
TEL: 813-288-1111
FAX: 813-288-1112
WWW: www.wfberry.com

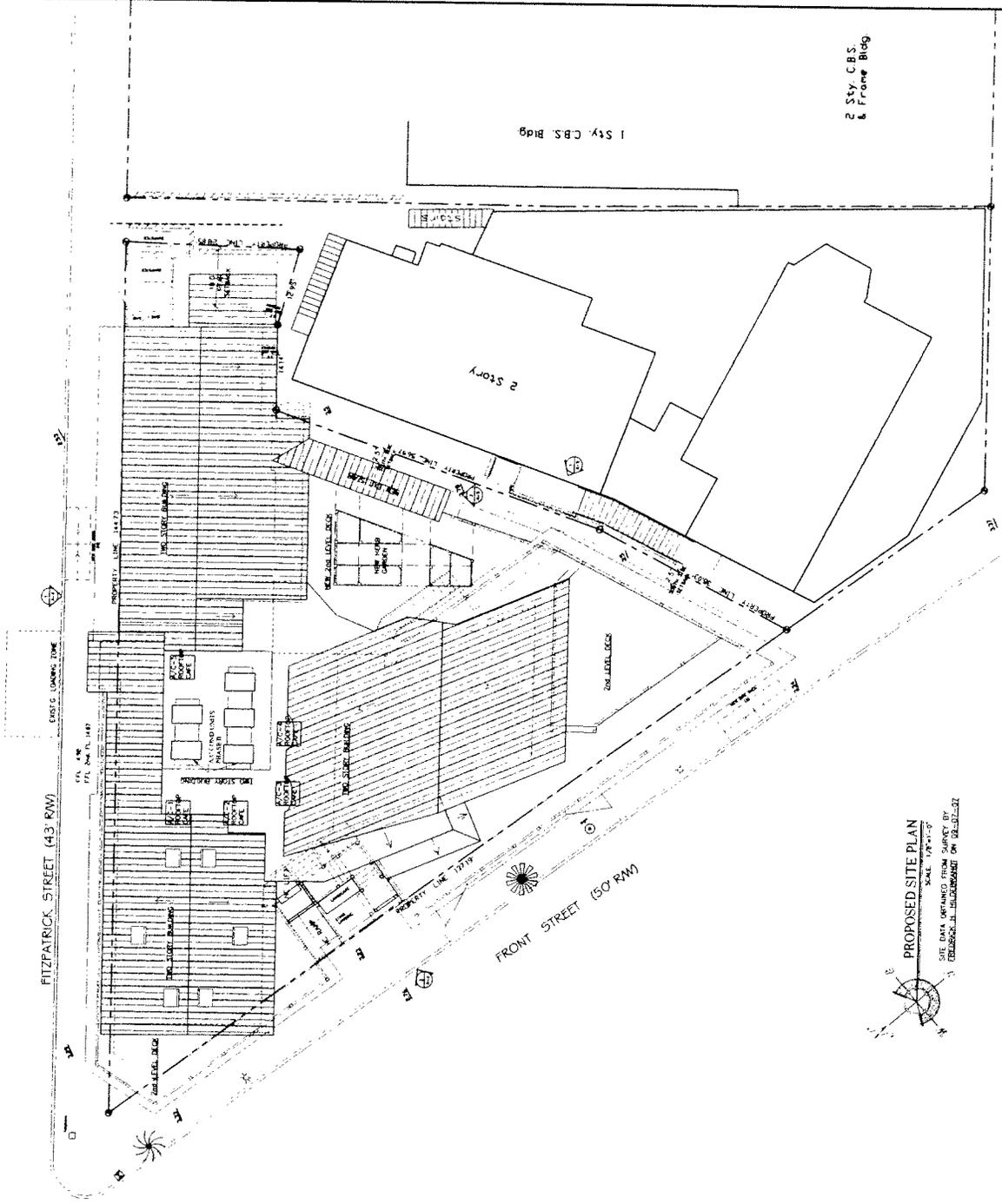
REAR FRONT STREET
115 WEST TAMPA

SCALE

DATE: 03/23/10
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

REVISIONS:

DATE: 03/23/10
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"
SITE DATA OBTAINED FROM SURVEY BY
FERGUSON, H. HILGEMAN ON 02-22-09

302-310 FRONT STREET
KEY WEST, FLORIDA

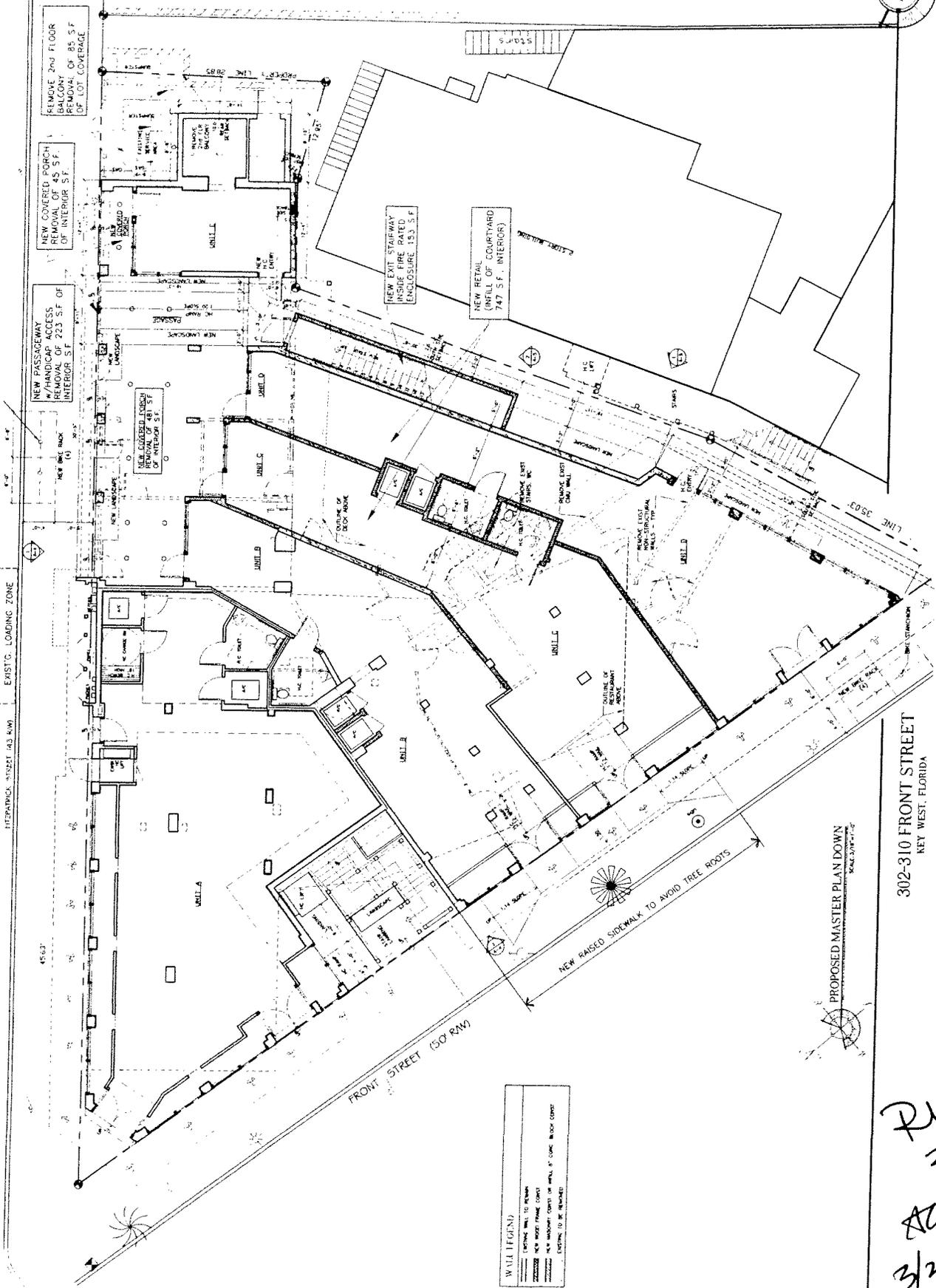
SITE DATA

SITE AREA	125,555 SF
LAND USE (IRC-1)	RESIDENTIAL
FLUID ZONE AL	77'
MAX. AVAILABLE TO (2005) SF	150,000 SF
PROPOSED	159,123,255 SF
10% COVERAGE	12,555 SF
ALLOWABLE (20% (1.5X) USE)	31,388 SF
EXISTING	81,744 SF
REMOVED	40,141 SF
ALLOWABLE	77,603 SF
EXISTING	99,967 SF
PROPOSED	98,317 SF
REQUIRED	20% (1.5X) USE
EXISTING	0.1% (115 SF)
PROPOSED	37% (47,151 SF)
SETBACKS	MIN. EXIST. REAR
FRONT	0'-0"
SOUTH SIDE	2'-5"
REAR	0'-0"
STREET SIDE	0'-0"

BUILDING DATA

EXISTING SPALLS	
EXISTING	
ENCLOSURE AREA	5,085 SF
COURTYARD AREA	275 SF
COVERED	138 SF
MAN. COVER	137 SF
TOTAL	5,605 SF
OTHER COVERED AREA	7,355 SF
TOTAL AREA	12,960 SF
NEW FLOOR	
ENCLOSURE AREA	4,135 SF
COVERED AREA	800 SF
TOTAL AREA	4,935 SF
EXISTING UNREMOVED	
NEW FLOOR	748 SF
COVERED AREA (CONV.)	748 SF
GREEN UNREMOVED	908 SF
TOTAL REMOVED	908 SF
NEW AREA	
ENCLOSURE AREA	748 SF
COVERED AREA	800 SF
TOTAL NEW AREA	1,548 SF

PAUK
3/23/10
ADDY
3/23/10



REMOVE 2ND FLOOR BALCONY REMOVAL OF 85 S.F. OF LOT COVERAGE

NEW COVERED PORCH REMOVAL OF 45 S.F. OF INTERIOR S.F.

NEW PASSAGEWAY W/HANDICAP ACCESS REMOVAL OF 223 S.F. OF INTERIOR S.F.

NEW EXIT STAIRWAY INSIDE FIRE RATED ENCLOSURE 153 S.F.

NEW RETAIL (INFALL OF COURTYARD) 747 S.F. INTERIOR

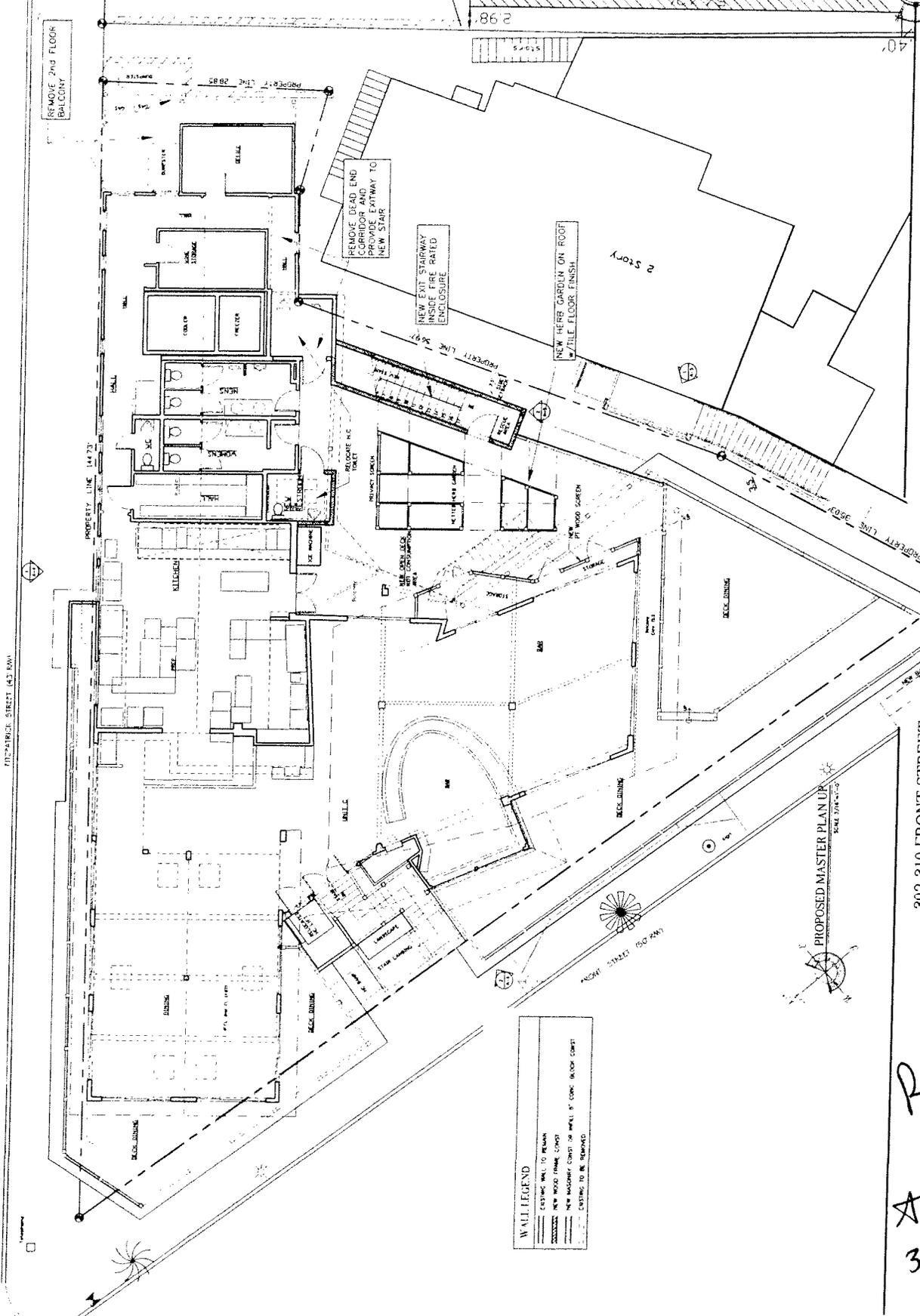
WALL LEGEND

(Symbol: Dashed line)	EXISTING WALL TO REMAIN
(Symbol: Solid line)	NEW WOOD FRAME CONCRETE
(Symbol: Dotted line)	NEW MASONRY CONCRETE OR BRICK, 8" CONC. BLOCK CONCRETE
(Symbol: Dash-dot line)	EXISTING TO BE REFINISHED

PROPOSED MASTER PLAN DOWN
SCALE: 1/8" = 1'-0"

302-310 FRONT STREET
KEY WEST, FLORIDA

Handwritten:
Runk
3/23/10
Ackon
3/23/10



10725183 - STREET 43 BAY

REMOVE 2nd FLOOR BALCONY

REMOVE DEAD END CORRIDOR AND STAIRWAY TO NEW STAIR

NEW EXIT STAIRWAY AND FIRE RATED ENCLOSURE

NEW HERB GARDIN ON ROOF W/ TILE FLOOR FINISH

2 Story

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD FRAME CONCRETE
- NEW MASONRY CONCRETE ON WALLS 5" CONCRETE BLOCK CONCRETE
- EXISTING TO BE REMOVED

PROPOSED MASTER PLAN UP
SCALE 1/4" = 1'-0"

302-310 FRONT STREET
KEY WEST, FLORIDA

PRNK
3/23/10
ACCU
3/23/10



LEGEND

- PROPERTY BOUNDARY LINE
- STORMWATER INLET
- CURB/TRENCH
- STRUCTURE ID
- LANDSCAPE AREA (NEW)
- EXISTING GRADE
- ROOF AREA

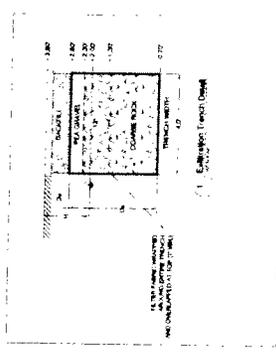
EXISTING CEMENT CONCRETES

Item	Area (sq ft)	Volume (cu ft)
Item 1	0.017	0.001
Item 2	0.008	0.001
Item 3	0.010	0.001
Total	0.035	0.003

Estimated Earth Shovel

The following items are listed in the table below as items of earth to be excavated from the drainage basin. Approximate trench length (ft):

Item	Volume (cu ft)	Approx. Trench Length (ft)
Item 1	0.0000	0
Item 2	0.0000	0
Item 3	0.0000	0
Item 4	0.0000	0
Item 5	0.0000	0
Item 6	0.0000	0
Item 7	0.0000	0
Item 8	0.0000	0
Item 9	0.0000	0
Item 10	0.0000	0
Item 11	0.0000	0
Item 12	0.0000	0
Item 13	0.0000	0
Item 14	0.0000	0
Item 15	0.0000	0
Item 16	0.0000	0
Item 17	0.0000	0
Item 18	0.0000	0
Item 19	0.0000	0
Item 20	0.0000	0
Item 21	0.0000	0
Item 22	0.0000	0
Item 23	0.0000	0
Item 24	0.0000	0
Item 25	0.0000	0
Item 26	0.0000	0
Item 27	0.0000	0
Item 28	0.0000	0
Item 29	0.0000	0
Item 30	0.0000	0
Item 31	0.0000	0
Item 32	0.0000	0
Item 33	0.0000	0
Item 34	0.0000	0
Item 35	0.0000	0
Item 36	0.0000	0
Item 37	0.0000	0
Item 38	0.0000	0
Item 39	0.0000	0
Item 40	0.0000	0
Item 41	0.0000	0
Item 42	0.0000	0
Item 43	0.0000	0
Item 44	0.0000	0
Item 45	0.0000	0
Item 46	0.0000	0
Item 47	0.0000	0
Item 48	0.0000	0
Item 49	0.0000	0
Item 50	0.0000	0
Item 51	0.0000	0
Item 52	0.0000	0
Item 53	0.0000	0
Item 54	0.0000	0
Item 55	0.0000	0
Item 56	0.0000	0
Item 57	0.0000	0
Item 58	0.0000	0
Item 59	0.0000	0
Item 60	0.0000	0
Item 61	0.0000	0
Item 62	0.0000	0
Item 63	0.0000	0
Item 64	0.0000	0
Item 65	0.0000	0
Item 66	0.0000	0
Item 67	0.0000	0
Item 68	0.0000	0
Item 69	0.0000	0
Item 70	0.0000	0
Item 71	0.0000	0
Item 72	0.0000	0
Item 73	0.0000	0
Item 74	0.0000	0
Item 75	0.0000	0
Item 76	0.0000	0
Item 77	0.0000	0
Item 78	0.0000	0
Item 79	0.0000	0
Item 80	0.0000	0
Item 81	0.0000	0
Item 82	0.0000	0
Item 83	0.0000	0
Item 84	0.0000	0
Item 85	0.0000	0
Item 86	0.0000	0
Item 87	0.0000	0
Item 88	0.0000	0
Item 89	0.0000	0
Item 90	0.0000	0
Item 91	0.0000	0
Item 92	0.0000	0
Item 93	0.0000	0
Item 94	0.0000	0
Item 95	0.0000	0
Item 96	0.0000	0
Item 97	0.0000	0
Item 98	0.0000	0
Item 99	0.0000	0
Item 100	0.0000	0



Handwritten notes:
 RWH
 3/23/10
 [Signature]
 3/23/10

WILLIAM PERIN
ARCHITECT PA

PROJECT NO. 1000000000
DATE 10/10/10
SHEET NO. 1000000000

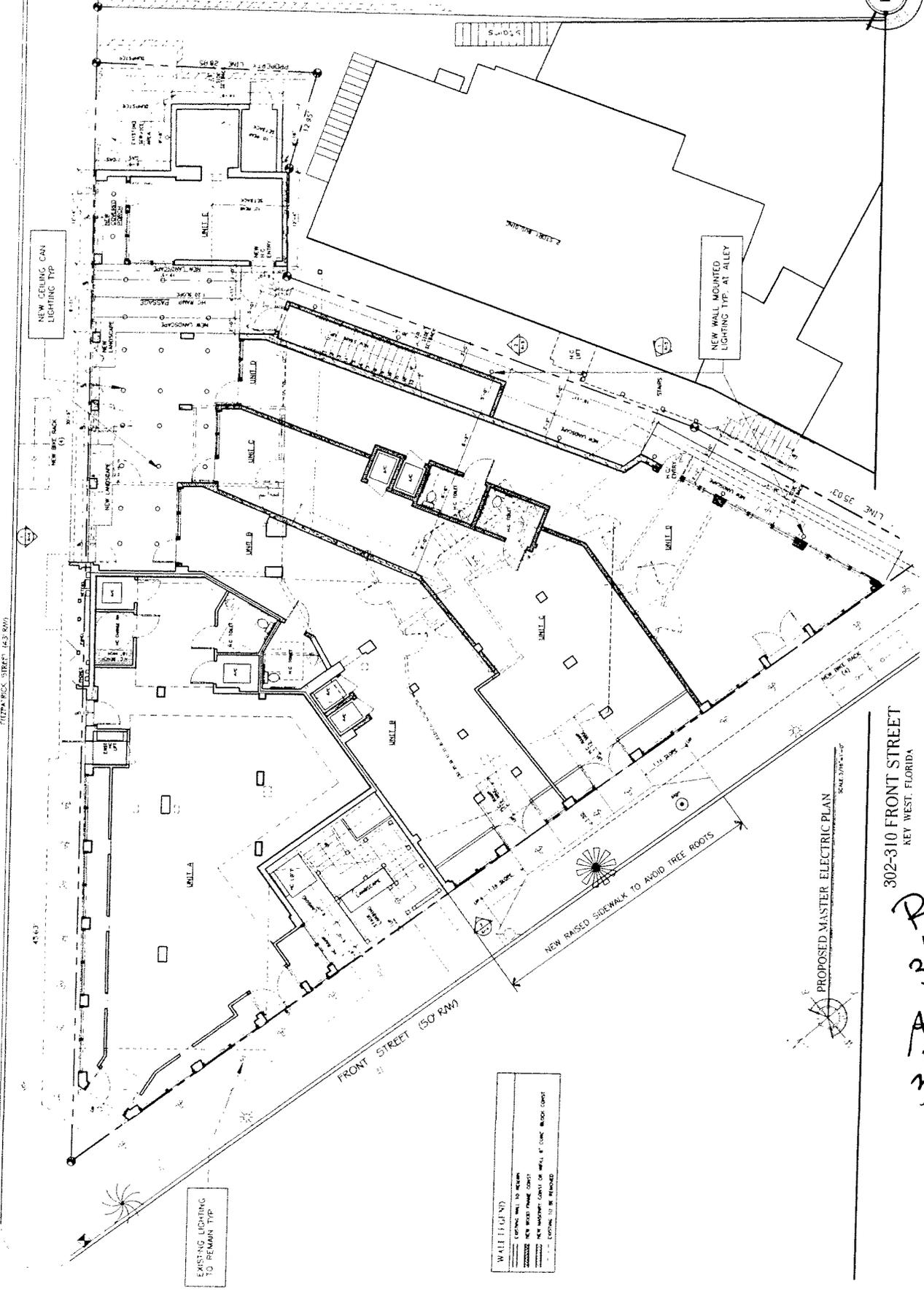
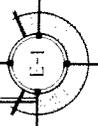
FRONT STREET
50' R/W

DATE 10/10/10

PROJECT NO. 1000000000
SHEET NO. 1000000000

DATE 10/10/10
PROJECT NO. 1000000000
SHEET NO. 1000000000

DATE 10/10/10
PROJECT NO. 1000000000
SHEET NO. 1000000000



NEW CEILING CAN LIGHTING TYP.

NEW WALL MOUNTED LIGHTING TYP. AT ALLEY

EXISTING LIGHTING TO REMAIN TYP.

LEGEND
EXISTING WALL TO REMAIN
NEW WALL TO REMAIN
EXISTING FLOOR TO REMAIN
NEW FLOOR TO REMAIN
EXISTING CEILING TO REMAIN
NEW CEILING TO REMAIN
EXISTING LIGHTING TO REMAIN
NEW LIGHTING TO REMAIN
EXISTING LIGHTING TO BE REMOVED
NEW LIGHTING TO BE REMOVED

PROPOSED MASTER ELECTRIC PLAN
SCALE 3/8" = 1'-0"

302-310 FRONT STREET
KEY WEST, FLORIDA

*Perk
3/23/10
ACW
3/23/10*

