

**PLANNING BOARD
RESOLUTION No. 2013-37**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING APPROVAL
OF A MINOR DEVELOPMENT PLAN FOR
CONSTRUCTION OF A DOCK MASTER
BUILDING FOR PROPERTY LOCATED AT
1801 NORTH ROOSEVELT BOULEVARD
(RE#00072080-000000, AK#1075884 &00072080-
000200, AK#8842635) PERSUANT TO SECTION
108-91 B.1.(b.) KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the General Commercial (CG), zoning district;
and

WHEREAS, Section 108-91 B.1.(b.) of the Code of Ordinances requires Minor
Development Plans for addition or reconstruction of 1000 - 4,999 square feet of gross floor area; and

WHEREAS, the applicant proposes the construction of approximately 3,654 square feet of
floor area to be used as a Dock Master office, bathroom and bathing facilities and storage; and

WHEREAS, the granting of a Minor Development Plan is consistent with the Land
Development Regulations and the Comprehensive Plan; and

WHEREAS, the recommendation of approval of the Minor Development Plan is in harmony

 Chairman

 Planning Director

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 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 Minor Development Plan for the construction of a 3,654 square foot, one-story building with office, bathroom and bathing facilities, and storage per Section 108-91B.1.(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby approved for property located at 1801 North Roosevelt Boulevard (RE# 00072080-000000 Alt. Key 1075884 & 00072080-000200; Alt. Key 8842635) as shown on the attached plans dated May 13, 2013 with the following conditions:

Conditions to be completed prior to the issuance of building permits:

1. The applicant receives a variance to the allowed height of 25 feet to the proposed 31 feet.

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

2. That the dumpster for the existing restaurant be fenced and screened.
3. That the City secure a Lease Hold from the State for the area the building will occupy.

 Chairman

 Planning Director

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 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.

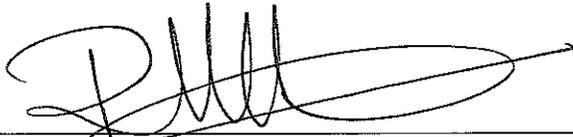
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant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

Read and passed on first reading at a special meeting held this 24th day of July, 2013.


Chairman


Planning Director

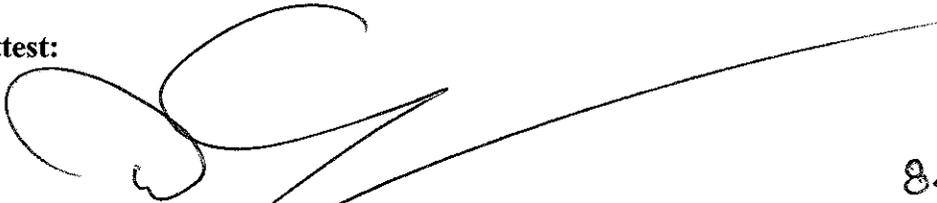
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman
Key West Planning Board

8/14/2013
Date

Attest:

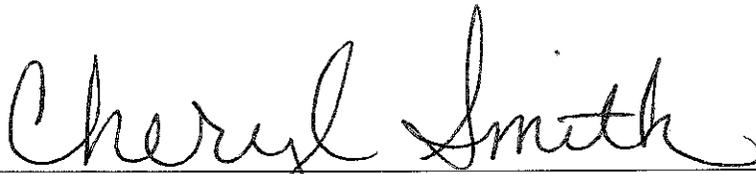


Donald Leland Craig, AICP
Planning Director

8-13-13

Date

Filed with the Clerk:



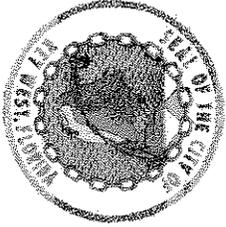
Cheryl Smith, City Clerk

8-16-13

Date

Chairman
OC Planning Director

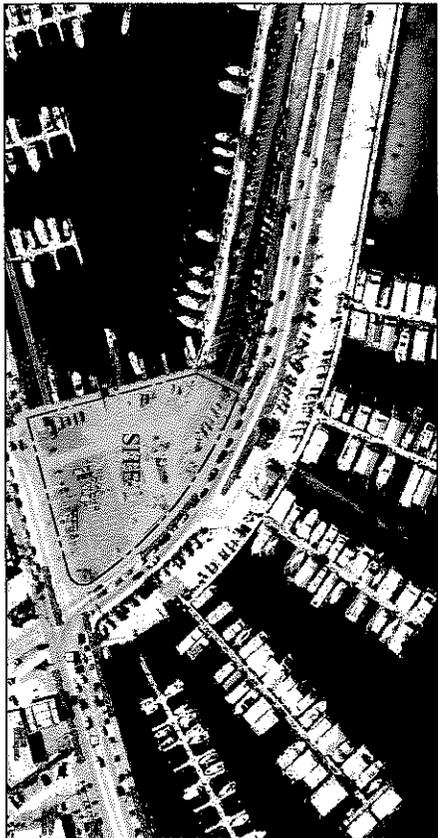
GARRISON BIGHT MARINA
 TRANSIENT RESTROOMS / DOCK MASTER BUILDINGS
 CITY OF KEY WEST



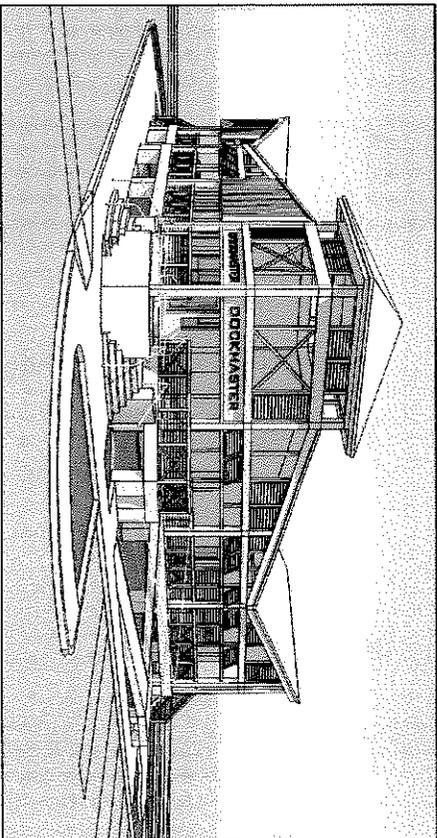
KEY WEST
 CITY COMMISSIONERS

MAYOR CRAIG CATES
 COMMISSIONER JIMMY WEEKLEY, DISTRICT I
 COMMISSIONER MARK ROSSL, DISTRICT II
 COMMISSIONER BILLY WARDLOW, DISTRICT III
 COMMISSIONER TONY YANIZ, DISTRICT IV
 COMMISSIONER TERI JOHNSTON, DISTRICT V
 COMMISSIONER CLAYTON LOPEZ, DISTRICT VI
 CITY MANAGER BOB VITAS

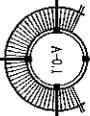
INDEX OF SHEET			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
A-0-1	COVER SHEET	C-1	CONCEPTUAL DRAINAGE PLAN
A-1	PROPOSED SITE PLAN	L-1	EXISTING TREE DISPOSITION PLAN
A-2	PROPOSED FLOOR PLAN	L-2	LANDSCAPE PLAN
A-3	ELEVATIONS		
A-4	PERSPECTIVE		
A-5	PERSPECTIVE		
EX-1	EXISTING SITE PLAN	SU-1	SURVEY



Handwritten initials and signature: "RWC" and "RWC"

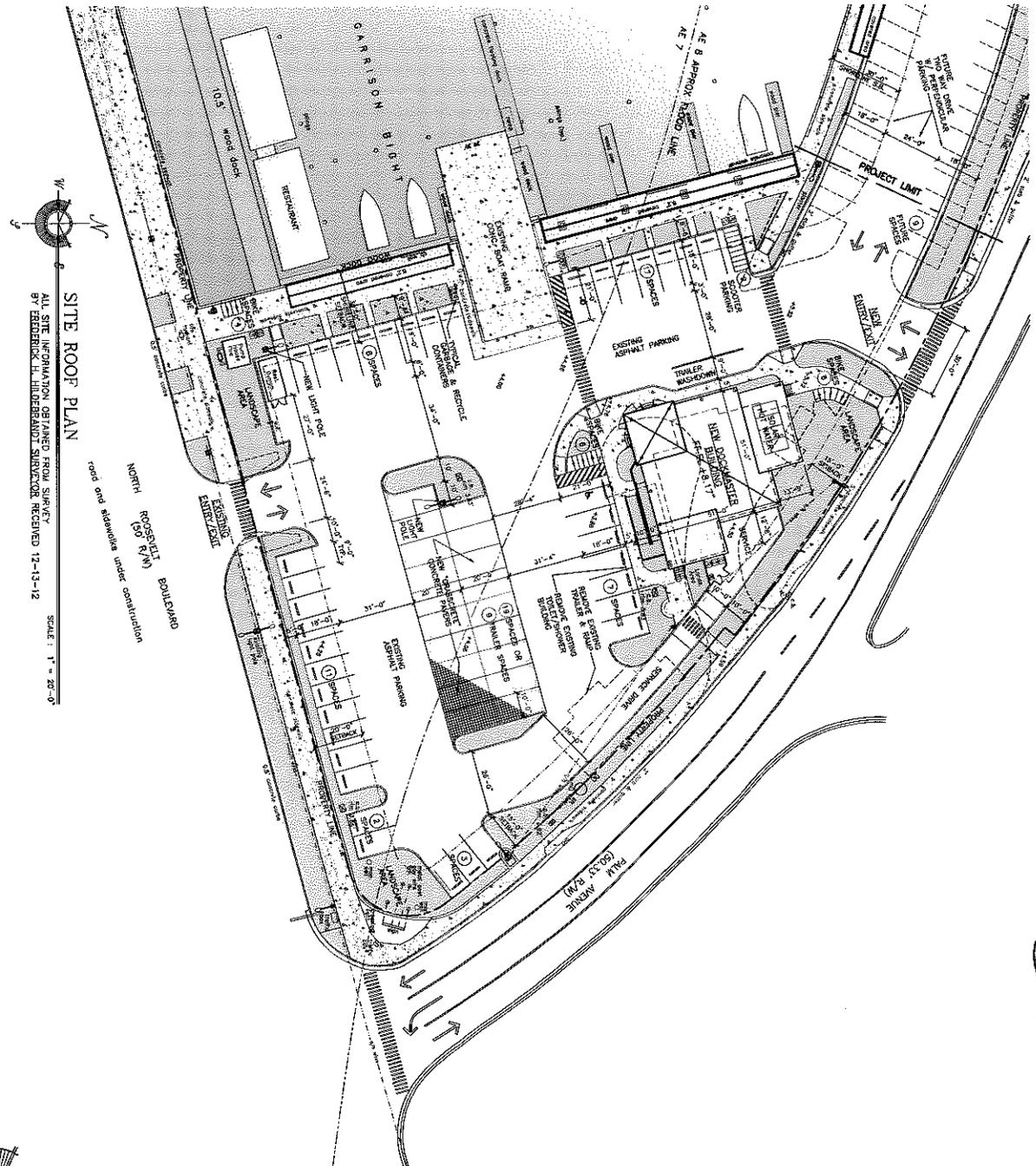


TRANSIENT RESTROOMS / DOCK MASTER BUILDING
 CITY MARINA / GARRISON BIGHT
 KEY WEST, FLORIDA

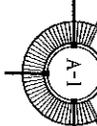


WILLIAM P. HORN
 ARCHITECT, P.A.
 315 EAST 12TH STREET
 KEY WEST
 FLORIDA
 33848
 TEL: 305-236-5222
 FAX: 305-236-5444
 LARCHER 20
 4/13/09
 TRANSIENT RESTROOMS / DOCK MASTER BUILDING
 CITY MARINA / GARRISON BIGHT
 KEY WEST, FLORIDA
 33848
 SHEET
 DATE: 02-03-09 D.R.C.
 DRAWN BY: AR
 PROJECT NUMBER: 1219

SITE DATA	
SITE AREA: 25,589.24 SF. (0.58 ACRES)	
LAND USE: HAS (PUBLIC SERVICES INC. REGISTRATION & OPEN SPACE)	
FLOOR ZONE: AF-7(4)A-7	
REMARKS:	
FRONT SETBACK: 30.0'	SHORE LINE SETBACK:
EXISTING: 30.0'	EXISTING: 30.0'
PROPOSED: 148.0'	PROPOSED: 0.0'
SIDE SETBACK: 15.0'	PROPOSED: 0.0'
EXISTING: 15.0'	
PROPOSED: 15.0'	
REAR SETBACK: 15.0'	
EXISTING: 15.0'	
PROPOSED: 15.0'	
FAR: 40.00%	MAXIMUM GROUND COVER: 30.0%
EXISTING: 0.00%	PROPOSED: 0.00%
PROPOSED: 0.00%	PROPOSED: 0.00%
HEIGHT: 35.0'	PROPOSED: 35.0'
EXISTING: 35.0'	
PROPOSED: 35.0'	
UP COVERED AREA: (SEE NON-HABITABLE ROOF AREA IS 4800 SQ FT)	
PROPOSED: 32,500.00 SF (0.74 ACRES)	
EXISTING: 32,500.00 SF (0.74 ACRES)	
PROPOSED: 5,877.24 SF (0.13 ACRES)	
IRREGULAR AREA: 51,748.00 SF (1.18 ACRES)	
EXISTING: 51,748.00 SF (1.18 ACRES)	
PROPOSED: 46,110.00 SF (1.05 ACRES)	
LANDSCAPE AREA / OPEN SPACE: (SEE PLAN)	
EXISTING: 1,141.29 SF (0.03 ACRES)	
PROPOSED: 8,976.30 SF (0.21 ACRES)	
CAR PARKING: 57 SPACES	
PROPOSED: 57 SPACES	
NOTE: 1. REDUCTION IN PARKING IS FOR ADJACENT PROJECT PARKING 22 UNDERGROUND SPACES.	
BUILDING DATA	
EXISTING BUILDING DATA	
EXISTING FINE GRAIN HOUSE	10,274 SF
EXISTING GARAGE	1,000 SF
EXISTING COMMERCIAL BUILDING	10,274 SF
EXISTING BARRACKS BUILDING	3,000 SF
TOTAL EXISTING	24,548 SF
PROPOSED BUILDING DATA	
14th FLOOR ENCLAVE	2,323.83 SF
14th FLOOR COVERED	1,320.83 SF
TOTAL PROPOSED	3,644.66 SF



TRANSIENT RESTROOMS / DOCK MASTER BUILDING
 CITY MARINA / GARRISON BIGHT
 KEY WEST, FLORIDA



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 TEL: 305-895-0933
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 L.L. 2002-001-003
 AN 0000000

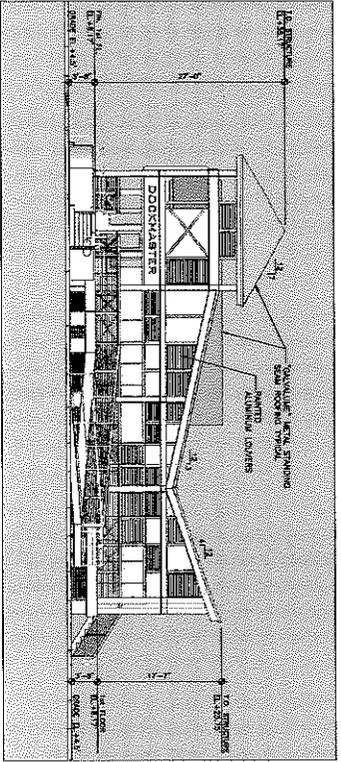
TRANSIENT RESTROOMS / DOCK MASTER BUILDING
 CITY MARINA, KEY WEST, FLORIDA
 CONSULTING ARCHITECT
 10/1/02

SCALE

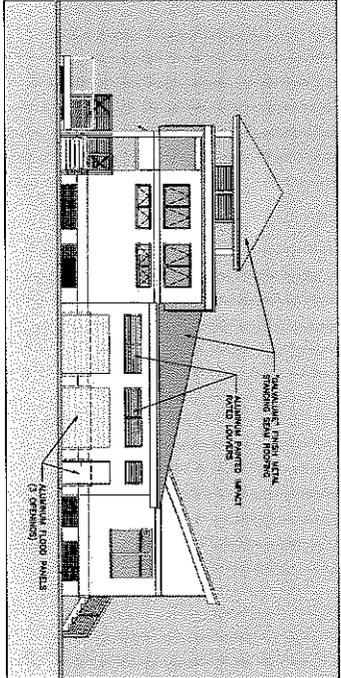
DATE: 02-14-13 DRC
 REVISIONS:
 DRAWN BY: AR
 PROJECT NUMBER: 1215

ALL SITE INFORMATION OBTAINED FROM SURVEY BY ERNEST H. HERRMANN SURVEYOR RECEIVED 12-13-12
 SCALE: 1" = 20'-0"
 NORTH (50° E/W)

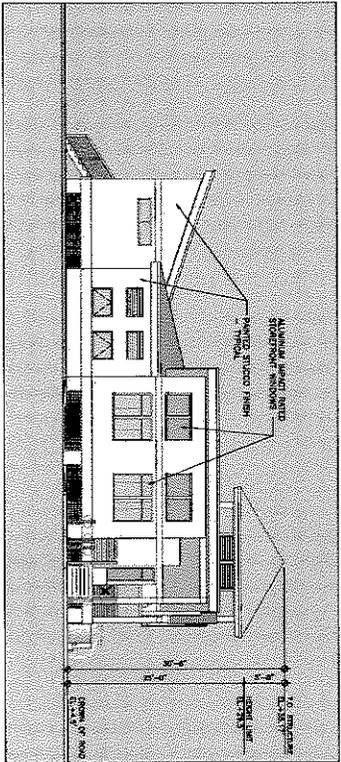
RUK



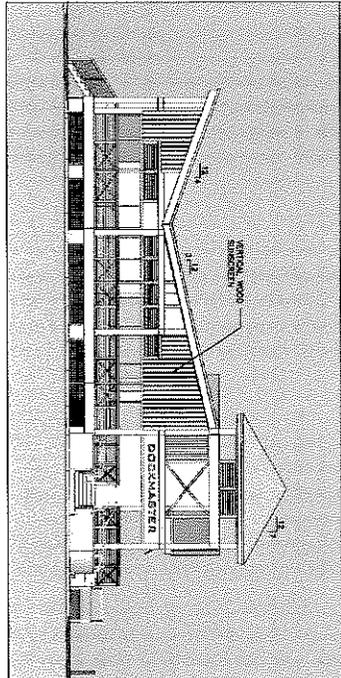
1
A-3
ELEVATION - 1
SCALE: 1/8" = 1'-0"



2
A-3
ELEVATION - 2
SCALE: 1/8" = 1'-0"



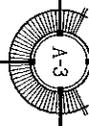
3
A-3
ELEVATION - 3
SCALE: 1/8" = 1'-0"



4
A-3
ELEVATION - 4
SCALE: 1/8" = 1'-0"

PK

TRANSIENT RESTROOMS / DOCK MASTER BUILDING
CITY MARINA / GARRISON BIGHT
KEY WEST, FLORIDA



DESIGN BY
PROJECT NUMBER
1215

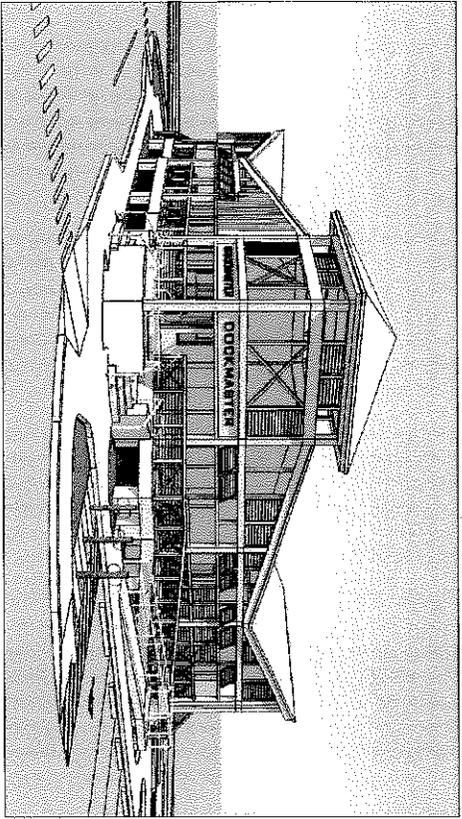
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02-11-13 DRG

REVISIONS

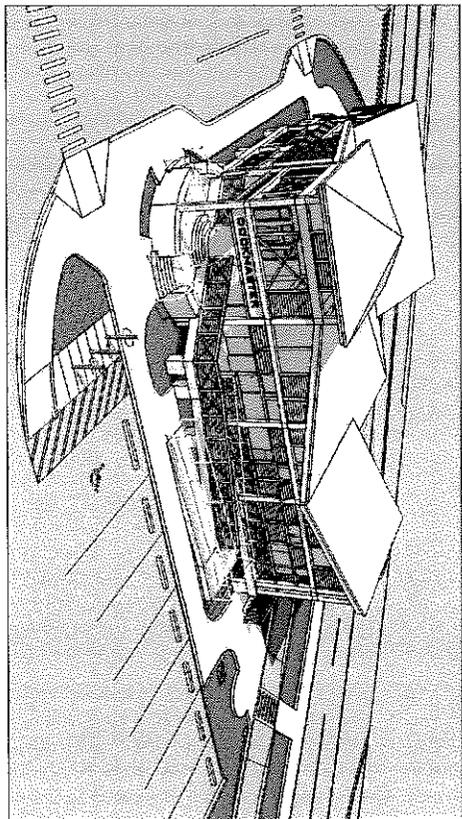
SCALE

TRANSIENT RESTROOMS / DOCK MASTER BUILDING
CITY MARINA
GARRISON BIGHT
KEY WEST, FLORIDA

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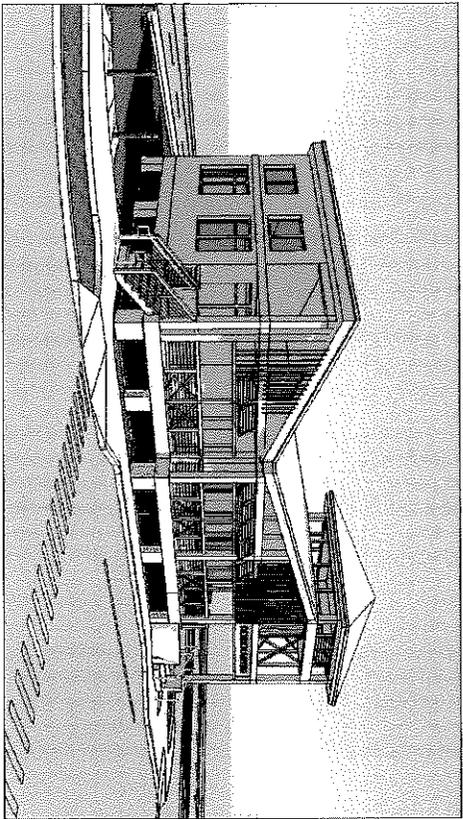


1
A-4
PERSPECTIVE # 1

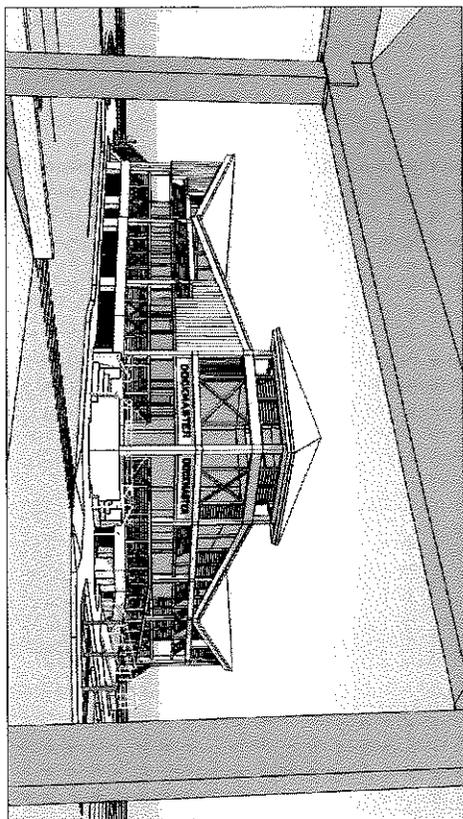


2
A-4
PERSPECTIVE # 2

*Reub
OC*

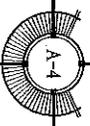


3
A-4
PERSPECTIVE # 3



4
A-4
PERSPECTIVE # 4

TRANSIENT RESTROOMS / DOCK MASTER BUILDING
CITY MARINA / GARRISON BIGHT
KEY WEST, FLORIDA



PROJECT NUMBER
1215

DRAWN BY
JH

REVISIONS

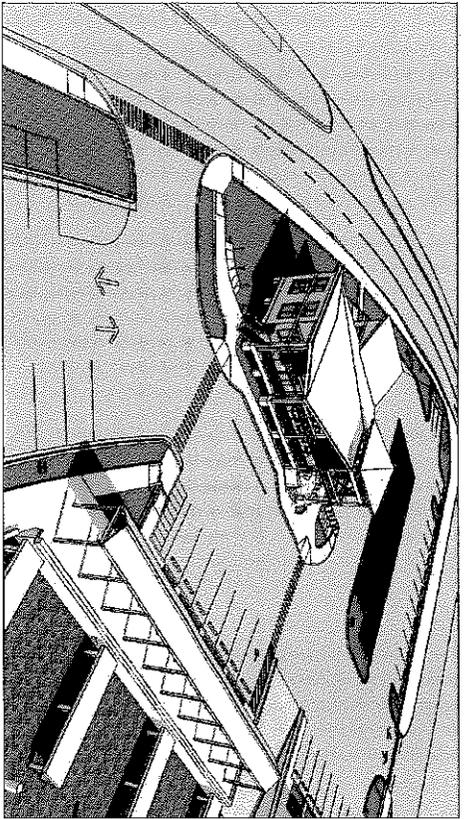
DATE
02-14-10 D.K.C.

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CITY MARINA / GARRISON BIGHT
KEY WEST, FLORIDA

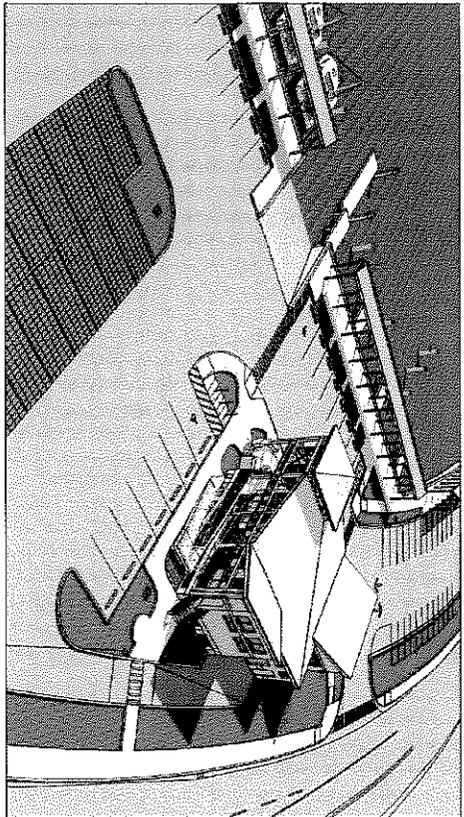
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FAX: 305-296-0948
WWW.WPHORS.COM
KEY WEST, FLORIDA

SCALE



1
A-5

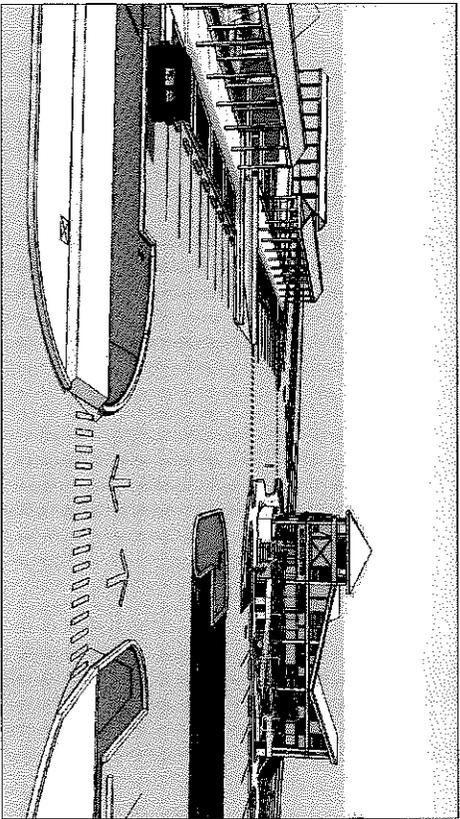
PERSPECTIVE # 1



2
A-5

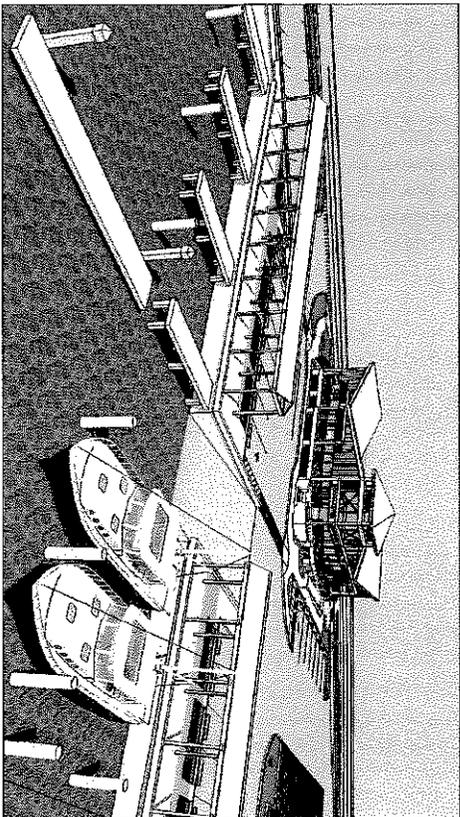
PERSPECTIVE # 2

CHK
OC



3
A-5

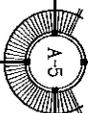
PERSPECTIVE # 3



4
A-5

PERSPECTIVE # 4

TRANSIENT RESTROOMS / DOCK MASTER BUILDING
CITY MARINA / GARRISON BIGHT
KEY WEST, FLORIDA



PROJECT
1215

DESIGNER
AR

REVISIONS

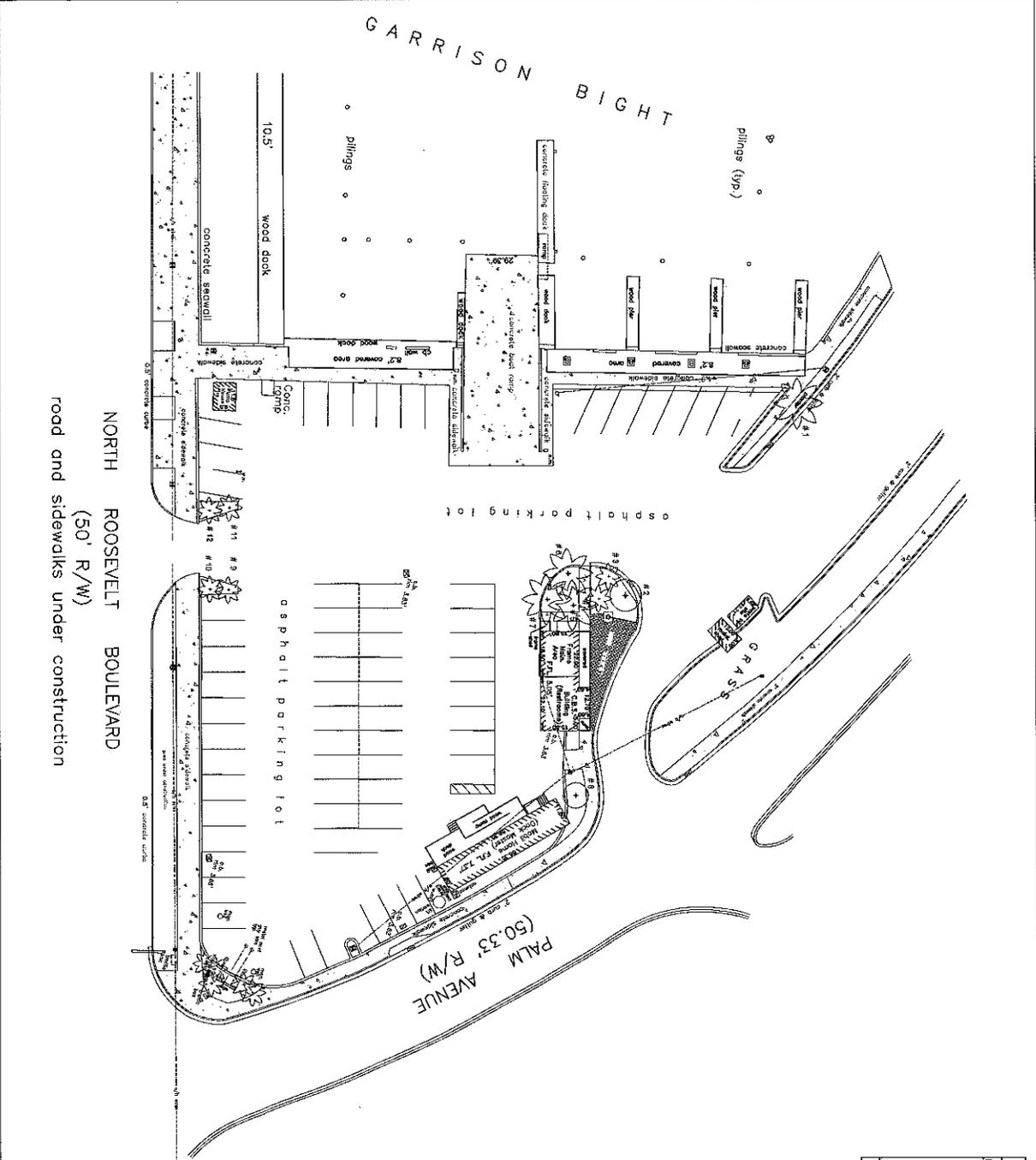
DATE
02-14-13 DRC

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SCALE

TRANSIENT RESTROOMS / DOCK MASTER BUILDING
CITY MARINA
CAMP BUNNELL TRAIL
KEY WEST, FLORIDA

WILLIAM J. HORN
ARCHITECT, P.A.



NOTE: LOCATION OF EXISTING TREES AND PALMS ARE APPROXIMATE ONLY

City of Key West Dockmaster Building
 Existing Tree Disposition Schedule

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CANOPY	CONDITION	STATUS
1	Casahuate	Coconut Palm	15-20'	10-15'	Full	Good	Remove
2	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
3	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
4	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
5	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
6	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
7	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
8	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
9	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
10	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove
11	Coconut Palm	Coconut Palm	15-20'	10-15'	Full	Good	Remove

At Street Intersections No Signs On This Schedule Within The City Limits And 1/2 Mile Thereof

Mark



Dockmaster Building
 GARRISON BIGHT
 KEY WEST, FLORIDA

ELIZABETH NEWLAND
 L.A.M. 03/06/16
 L.A.M. 03/06/16

Scale: L-1.0
 Drawing Title: EXISTING TREE & PALM DISPOSITION PLAN
 Date: 11/20/16

