PLANNING BOARD
RESOLUTION No. 2013-50

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF A MINOR DEVELOPMENT PLAN FOR CONSTRUCTION OF A RESTAURANT FOR PROPERTY LOCATED AT 629 DUVAL STREET (RE#00012440-000100, AK#1012815) PERSUANT TO SECTION 108-91 (A.)(1.)(b.)&(c.), AND MODIFY LANDSCAPE REQUIREMENTS PER SECTION 108-411, 108-412 and 108-413 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 108-91 A(1.)(b.)&(c.) of the Code of Ordinances requires Minor Development Plans for the construction of 500 - 2,499 square feet of gross floor area; and

WHEREAS, Section 108-411, 108-412 and 108-413 allow for the modification to landscape requirements; and

WHEREAS, the applicant proposed the construction of approximately 1,500 square feet of floor area to be used as a restaurant, commercial retail space, storage and ADA bathroom facilities; and

_____ Acting Chair

_____ Planning Director

WHEREAS, the **approval** 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 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 approximately 1,500 square feet of restaurant, commercial retail, storage and ADA bathroom facilities per Section 108-91A.(1.)(b.)&(c.), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission **approval** for property located at 629 Duval Street (RE#00012440-000100, AK# 1012815), as shown on the attached site plans dated September 4, 2013.

Section 3. This Minor Development Plan application recommended for **approval** to the City

_____Acting Chair

_____Planning Director

Commission, 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 4. 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 5. 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 duly noticed meeting held this 26th day of September, 2013, authenticated by the Chairman of the Planning Board and the Planning Director.

James Gilleran, Acting Chair
Key West Planning Board

10/16/13
Date

Acting Chair

DC Planning Director

Attest:

10.16.13

Donald Leland Craig, AICP — Date
Planning Director

Filed with the Clerk:

Cheryl Smith 10-16-13

Cheryl Smith, City Clerk — Date

Acting Chair

Planning Director

SITE DATA

SITE DATA	=	2,418 S.F.
FLOOD ZONE	=	X
ZONING	=	HRCC-1
FAR	=	1.0 (0.302 PROVIDED)
HEIGHT LIMIT	=	35' (18'-10" PROVIDED)
SETBACKS: FRONT	=	0'-0" (0'-0" PROVIDED)
SIDE	=	2'-8" (2'-8" PROVIDED)
STREET SIDE	=	0'-0" (1'-4½" PROVIDED)
REAR	=	10'-0" (10'-4" PROVIDED)

MIN LOT AREA = 4,000 S.F. (40'x100')

LOT COVERAGE	: 60% ALLOWABLE (1,208 S.F.),	EXISTING 6% (147 SQ.FT.),	PROVIDED 30.2% (730.8 SQ.FT)
IMPERVIOUS AREA	: 70% ALLOWABLE (1,692.6 S.F.),	EXISTING 100% (2,418 SQ.FT.),	PROVIDED 82.6% (1,996.7 SQ.FT.)
LANDSCAPE	: 20% MINIMUM (483.6 S.F.),	EXISTING 0% (0 SQ.FT.),	PROVIDED 13.1% (316.3 SQ.FT.)
OPEN SPACE	: 20% MINIMUM (483.6 S.F.),	EXISTING 0% (0 SQ.FT.),	PROVIDED 17.4% (421.3 SQ.FT.)

NOTE : THE 1.4 FT. FROM CITY SIDEWALK ON OUR PROPERTY IS BEING COUNTED AS OPEN SPACE, PROVIOUS AND LANDSCAPE AREA.

PARKING

REQUIRED PARKING (AUTO)

RESTAURANT CONSUMPTION AREA	25 SEATS X 15 SQ.FT. = 375 SQ.FT. + 45 SQ.FT.	=	6.33
RETAIL	224 SQ.FT. X 1 SPACE / 300 SQ.FT.	=	0.75
PARKING WAVER	147 SQ.FT. X 1 SPACE / 300 SQ.FT.	=	(0.49)
TOTAL AUTO PARKING REQUIRED		=	6.6

REQUIRED PARKING (BICYCLE AS A % OF AUTO PARKING)

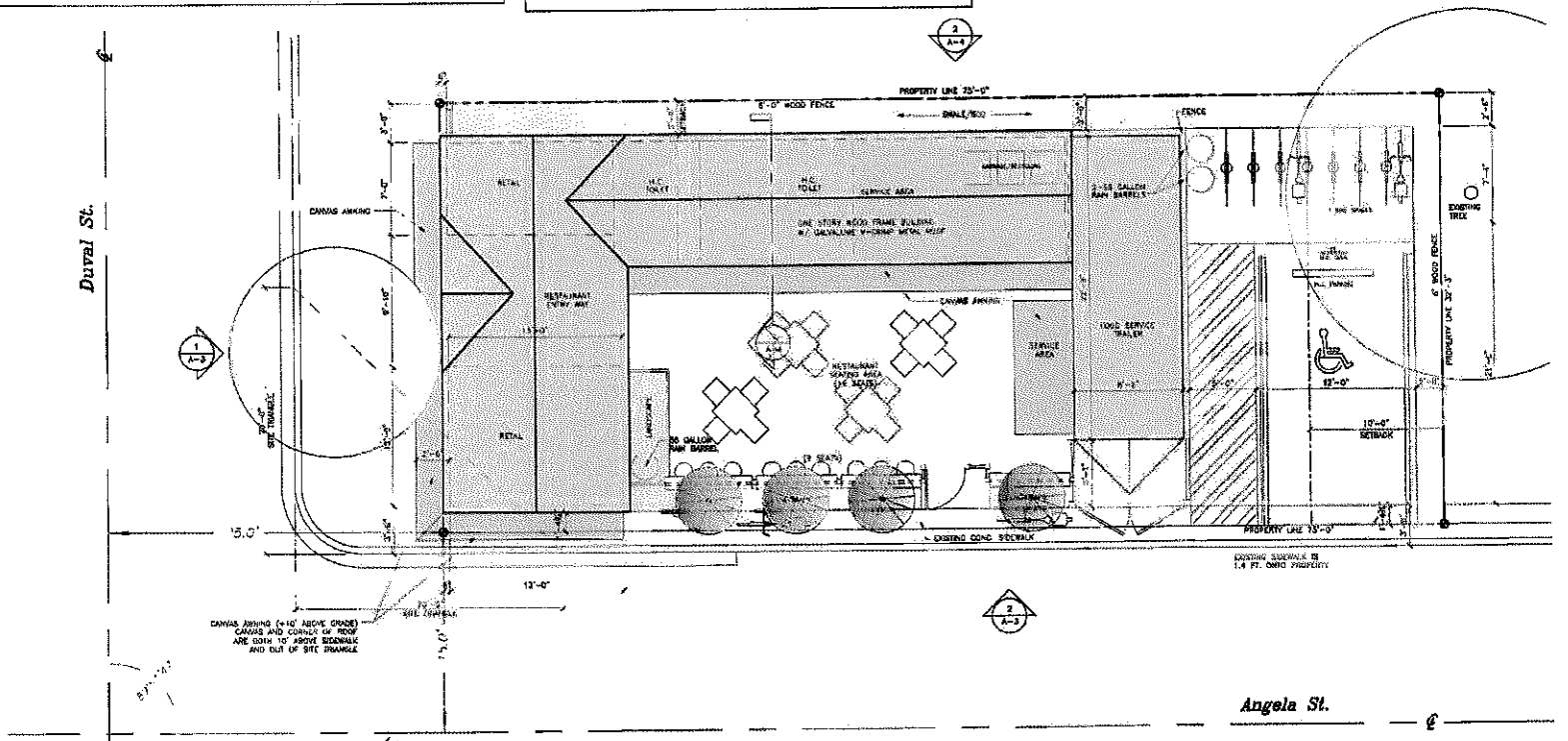
RESTAURANT CONSUMPTION AREA	25% X 6.33	=	2.08
RETAIL	25% X 0.75	=	0.18
PARKING WAVER	25% X 0.49	=	(0.12)
TOTAL BICYCLE PARKING REQUIRED		=	2.15

PROPOSED PARKING

AUTO SPACE (ADDED ONE HANDICAP SPACE)	=	1
BICYCLE / SCOOTER SPACES (ADDED 11 BIKE/SCOOTER SPACES)	=	11

LIST OF DRAWINGS

A-1	PROPOSED SITE - ROOF PLAN
A-2	PROPOSED FLOOR PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
L-1	LANDSCAPE PLAN
D-1	DRAINAGE PLAN



PROPOSED SITE - ROOF PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008.

SCALE: 1/4"=1'-0"

BC 10/1/13

WILLIAM P. HORN ARCHITECT, P.A.

COMMERCIAL DEVELOPEMEN
629 DUVAL ST
KEY WEST, FLORIDA

DATE
10-30-12 DRC
12-12-12 PLBD

REVISION:
9-4-13 RLV

DRAWN BY
AB

PROJECT NUMBER
1221

A-1

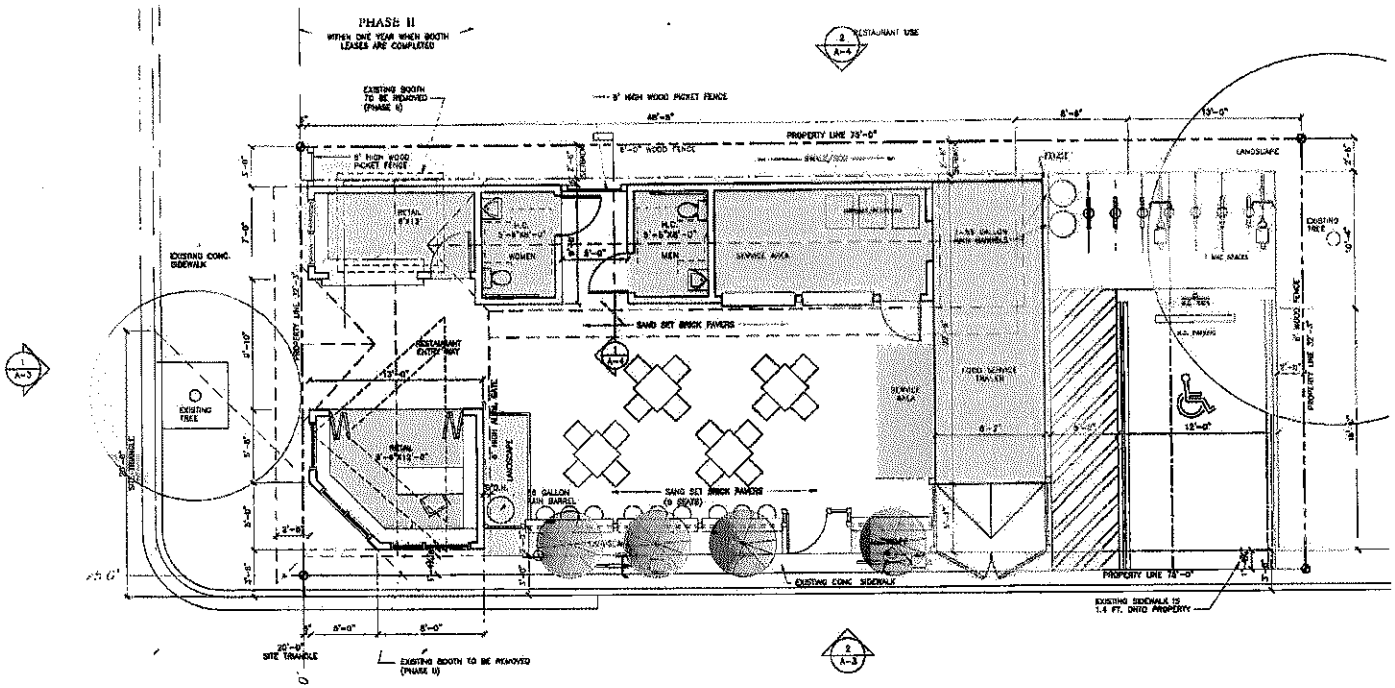
COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA

BUILDING DATA

ZONING	=	HRCC-1	
FLOOD ZONE	=	X	
CONSTRUCTION		TYPE V	

SQUARE FOOTAGE

ENCLOSED	=	475.0	SQ.FT.
COVERED	=	170.2	SQ.FT.
TOTAL	=	754.3	SQ.FT.
FOOD TRAILER	=	185.8	SQ.FT.



PROPOSED SITE - FLOOR PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008.

SCALE: 1/4"=1'-0"

WILLIAM P HORN ARCHITECT, P.A.

COMMERCIAL DEVELOPEMENT
629 DUVAL ST
KEY WEST FLORIDA

SEAL

DATE
10-31-12 DRB
12-12-12 FLRD

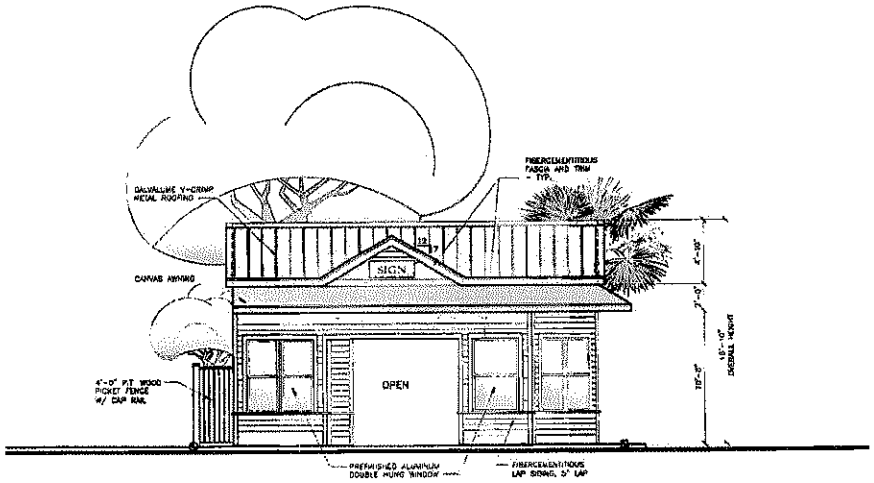
REVISIONS
9-4-13 REV

DRAWN BY
SR

PROJECT NUMBER
1221

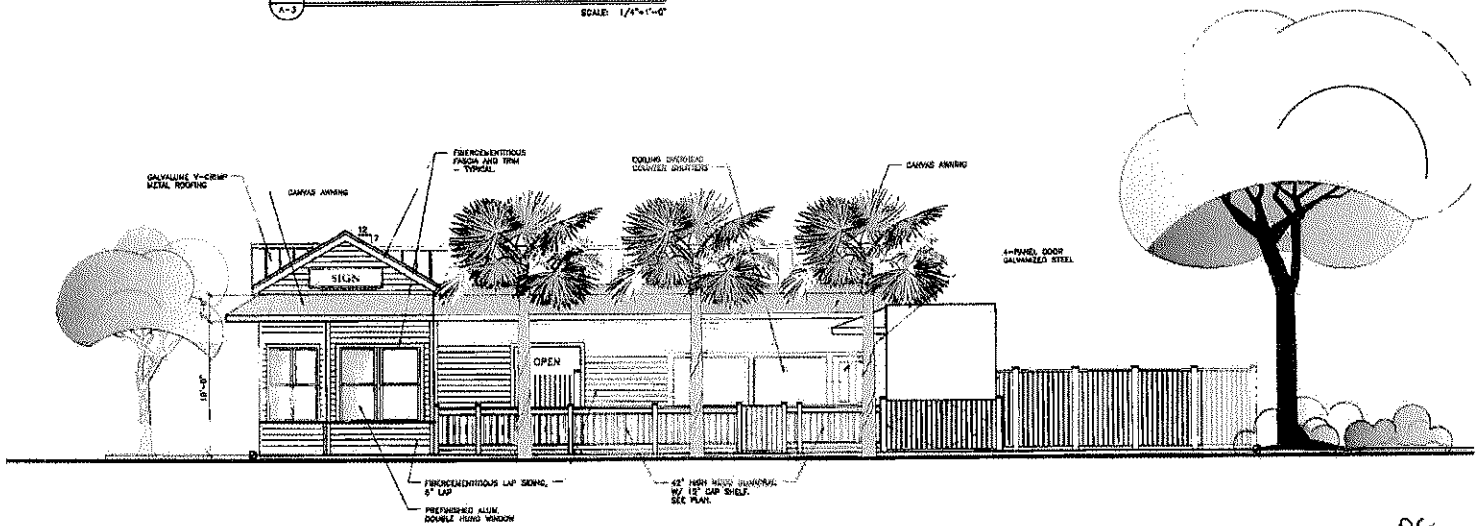
A-2

COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA



1 A-3 DUVAL ST. FRONT ELEVATION

SCALE: 1/4"=1'-0"



2 A-3 ANGELA ST. SIDE ELEVATION

SCALE: 1/4"=1'-0"

PC 10111

WILLIAM P HORN ARCHITECT PA

COMMERCIAL DEVELOPEMENT
629 DUVAL ST
KEY WEST FLORIDA

SEAL

DATE
10-10-12 DRC
12-12-12 PLBD

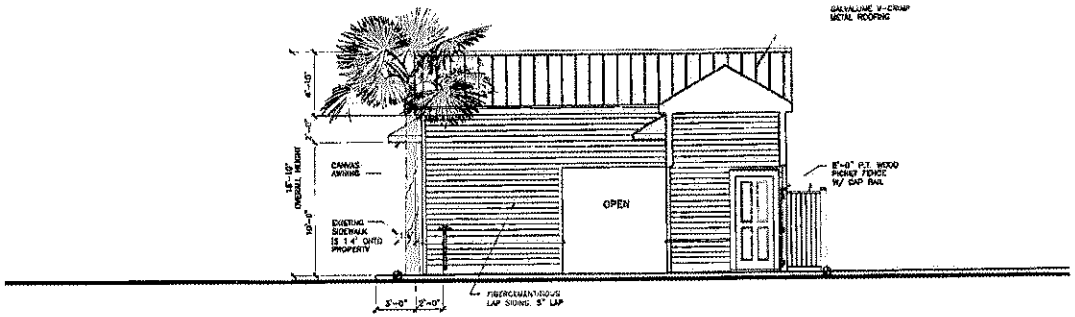
REVISIONS
9-4-13 REV

DRAWN BY
AB

PROJECT NUMBER
1221

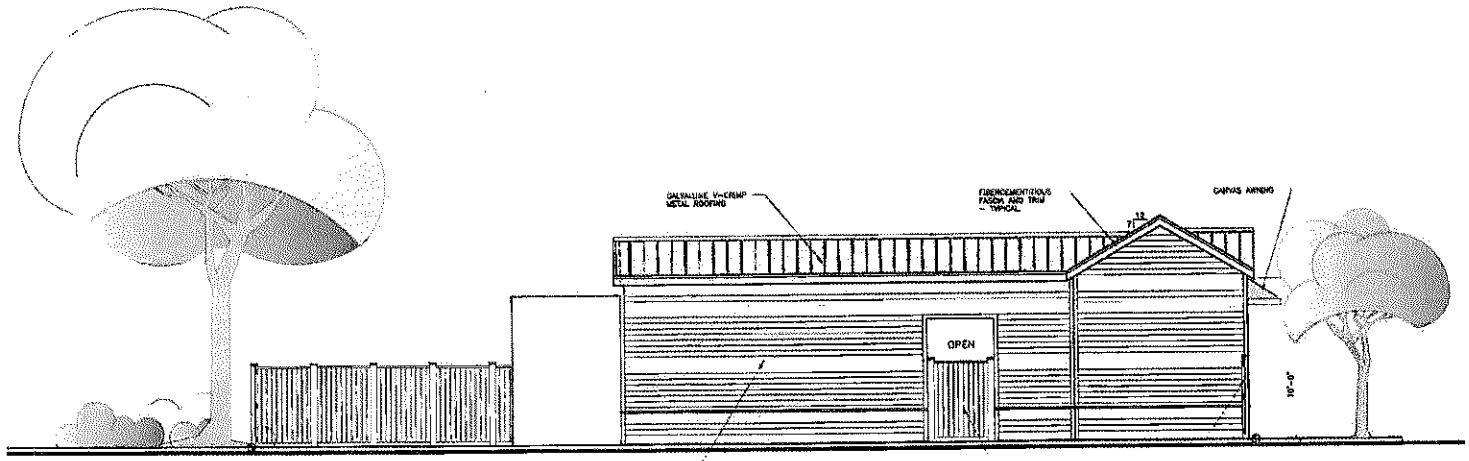
A-3

COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA



1 / A-4 REAR ELEVATION

SCALE: 1/4"=1'-0"



2 / A-4 SIDE ELEVATION

SCALE: 1/4"=1'-0"

DC 10/11/13

COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA

COMMERCIAL DEVELOPEMENT
629 DUVAL ST
KEY WEST FLORIDA

SEAL

DATE
10-30-12 DBC
12-12-12 PLSD

REVISIONS
9-4-13 KLV

DRAWN BY
AR

PROJECT NUMBER
1221

A-4

PLANT SCHEDULE

(4) SABAL PALM FIELD GROWN	=	SABAL PALMETTO = 16-18'
(8) SPANISH STOPPER 7 GALLON	=	EUGENIA FOETIDA = 60'
(6) FLORIDA BOXWOOD 7 GALLON	=	SCHAEFFERIA FRUSTESCENS = 45'
(1) SIMPSON'S STOPPER 7 GALLON	=	MYRCIANTHES FRAGANS = 4-5'
(19) BAHAMA COFFEE 3 GALLON	=	PSYCHOTRIA LIGUSTRIFOLIA = 2'
(4) COONTIE 3 GALLON	=	ZAMIA PUMINA = 18"

LANDSCAPE REQUIREMENTS

*** MINIMUM LANDSCAPE AREA SEC. 108-412 = 20% (483.6 SQ.FT.)
PROVIDED = 13.1% (318.3 SQ.FT.)

*** R.O.W. - 40 PLANT UNITS PER 100 L.F. SEC. 108-413 = 40 p.u. REQUIRED
PROVIDED = 23 p.u.

*** BUFFERYARD / SCREENING SEC. 108-347
PROPOSED USE = HIGH IMPACT
ADJOINING USE = HIGH IMPACT = NONE REQUIRED
44 p.u. PROVIDED

*** 70% NATIVE SPECIES REQUIRED SEC. 108-412 = 100% PROVIDED

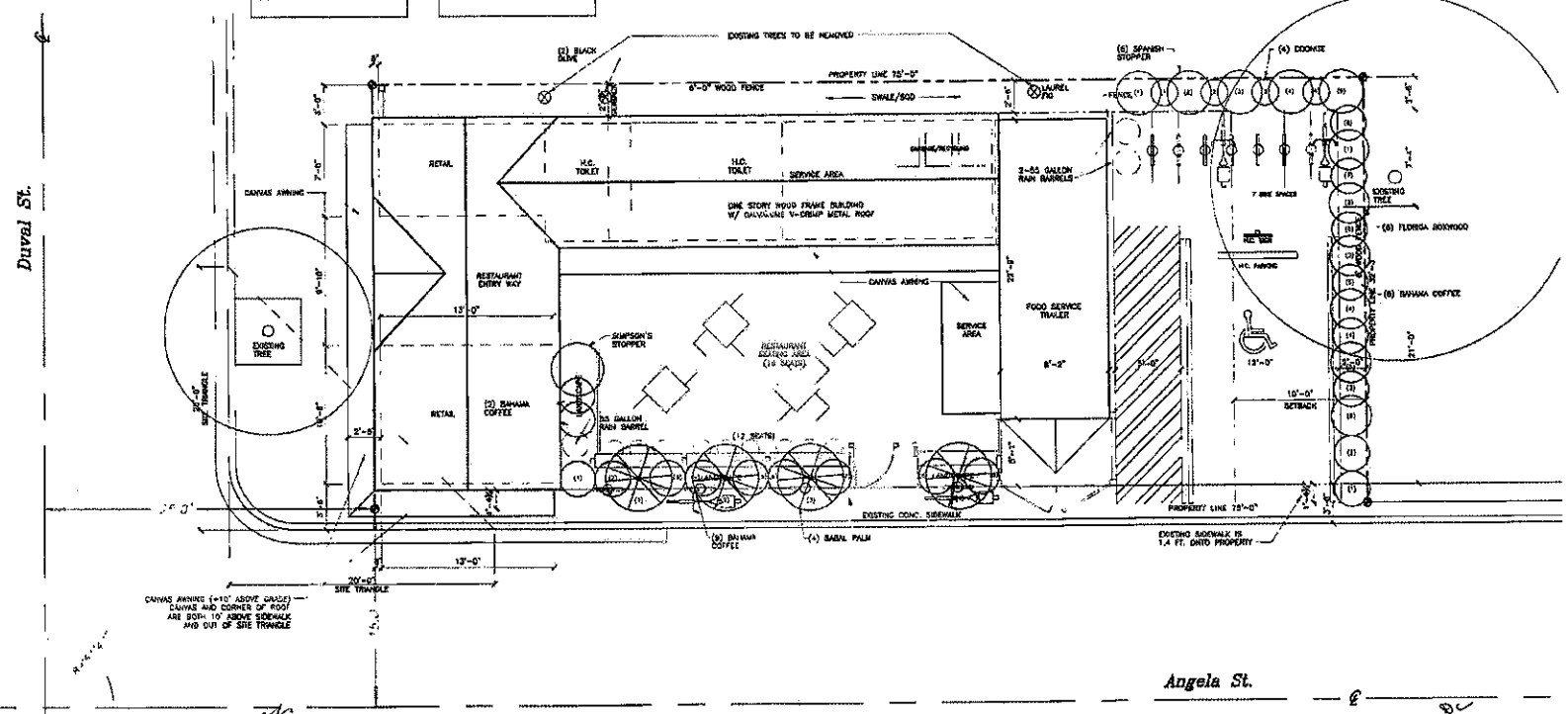
TREE REMOVAL

(2) BLACK OLIVE
(1) LAUREL FIG

NO PERMIT REQUIRED
SEC. 110-322 "EXCEPTIONS"

NOTES

1. ALL PLANTS "FLORIDA #1"
2. IRRIGATION PROVIDED
3. GEOGRAPHIC STONE (RIVER ROCK) USED AS MULCH IN ROW PLANTINGS.



LANDSCAPE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY BY J. LYNN O'FLYNN, INC. ON APRIL 18, 2008.

SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM P HORN ARCHITECT PA

COMMERCIAL DEVELOPEMENT
629 DUVAL ST

SEAL

DATE
10-30-12 DRC
12-12-12 PERD

REVISIONS
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L-1

10/11