

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**604 Simonton Street, Key West, FL 33040**  
**(305) 809-3720**



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major   
 Minor \_\_\_\_\_

Conditional Use

Historic District

Yes   
 No \_\_\_\_\_

Please print or type:

- 1) Site Address 1302 White Street, Key West, FL
- 2) Name of Applicant Bender & Associates Architects, PA
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative   
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 410 Angela Street  
Key West, FL 33040
- 5) Applicant's Phone # 305.296.1347 Email \_\_\_\_\_
- 6) Email Address: blbender@bellsouth.net
- 7) Name of Owner, if different than above City of Key West
- 8) Address of Owner 3132 Flagler Av Key West, FL 33040
- 9) Owner Phone # 305.809.3700 Email \_\_\_\_\_
- 10) Zoning District of Parcel HPS RE# 00040100
- 11) Is Subject Property located within the Historic District? Yes  No \_\_\_\_\_  
 If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
 OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Former School (historic) to be re-purposed as City of Key West office and meeting space. (City Hall)

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13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes  No \_\_\_\_\_

If Yes, describe and attach relevant documents.

School District Conveyance Agreement

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

**Major Development  
and  
Conditional Use  
Application  
for  
The City of Key West  
City Hall  
at Glynn Archer School**



**January 2, 2014**

**as amended, March 5, 2014**

**Submitted by:**

**Bert L. Bender**

*Bender & Associates ARCHITECTS p.a.*

410 Angela Street ▪ Key West, FL 33040 305/296-1347

*Bender & Associates*  
**ARCHITECTS** *p.a.*



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School District Agreement for Conveyance of Real Property  
Report of Geotechnical Exploration  
Traffic Impact Analysis  
Walkability Study  
Arborist Assessment  
LEED Project Check List  
Project Schedule/Time Line

## Drawings (24" x 36" - under separate cover)

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## **Project Analysis**

### **Key West City Hall**

The following is an analysis of the proposed renovation of the historic Glynn Archer School for the City of Key West including development plan, conditional use, variance and petition for vacation of city property approval criteria. The analysis based on 60% construction drawings as submitted to the City on March 5, 2014.

Donna Bosold, LLC, is a member of the Bender & Associates Architects, P.A. consultant team selected by the City of Key West.

Existing development is depicted in attached surveys and plans, including:

- Name of Development
- Name of Owner/Developer
- Scale
- North arrow
- Preparation and revision dates
- Location/ street address
- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Easements
- Utility locations
- Existing vegetation
- Existing storm water
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed architects and engineers, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plans

**Sec. 108-226. Scope.**

The following is an analysis of the proposed adaptive reuse of the former Glynn Archer School as the new City of Key West office and commission chambers (City Hall), including applications for Major Development Plan, Conditional Use, (Height) Variance, and Petition for Vacation of City Property (a site-contained portion of Walton Street).

Existing and proposed Development is depicted on attached surveys and plans prepared by licensed architects, engineers and associated professionals as delineated on the cover sheet of plans contained herewith.

**Sec. 108-229. Project description.**

The former Glynn Archer School site located at 1300 White Street has sufficient size and infrastructure to accommodate the proposed use. The parcel size, shape, proposed access, internal circulation, and urban design enhancements will accommodate the proposed scale and intensity of the conditional use requested. The site is of sufficient size to contain appropriate screening, buffers, landscaping, open space, off-street parking, and efficient internal traffic circulation. The infrastructure and site plan improvements are designed to mitigate any potential adverse impacts of the proposed use, and will result in a LEED Gold certified project.

Site Data	Code	Existing	Proposed
Zoning		HPS	
Flood Zone		X	
Size of Site		120,909 sf (2.77 acres)	
Height	25'	46.7'(pediment)	See variance application
Open Space	20%	28,251 sf 23.3%	41,117 sf 34.2%
Landscape			See additional table
FAR	1.0	.48%	.30%
Max Building Coverage	40%	35.6%	.20.5%
Impervious Surface	50%	78.2%	67.3%
Setbacks: Front	20'	41.2'	41.2'
Side	5' or 10% to 15'	15% of 92.5'(13.87')	14.5'(S. to generator)
Side	5/15'	31.79(south) 31.77(north)	31.79(south) 31.77(north)

Rear	20'	442.41'	573.58'
Parking: Auto (Incl H-Cap & EE)	124	30	124
Bike	32	0	32

- (1) The proposed stages of development are fully described in the attached schedule provided by Biltmore Construction. Further, complete construction management notes are provided on Sheet C-1 of the submitted 60% construction documents used for this review.
- (2) The target date for commencement shall follow entitlement approvals as quickly as possible.
- (3) Anticipated date of completion is fourth quarter, 2015
- (4) The proposed Development Plan, Request for Height and Impervious Surface Variances and Petition for Vacation of City Property are included herewith.
- (5) The application proposes to re-purpose the former Glynn Archer School as City of Key West office and commission chambers (City Hall).
- (6) This project is not a planned unit development.
- (7) The project will comply with federal flood insurance requirements and is located in an "X" zone.
- (8) The project is not located in an environmentally sensitive area and mitigation plans for the protection, removal, relocation and replacement of existing landscape features have been provided.

**Sec. 108-231. Residential developments.**

N/A No residential development is being proposed with this application.

**Sec. 108-232. Intergovernmental coordination.**

Intergovernmental coordination has commenced and will occur throughout the Development Review process of the City of Key West with all applicable local, regional and State agencies.

**Sec. 108-233. Concurrency facilities and other utilities or services.**

(1) Potable water supply

Based on the City of Key West adopted levels of service, the Potable Water demand conversion of school facility to office is not anticipated to change the level of service demand.

The potable water demand is based on gross site area is estimated to be 1,768 gal/day. (650 x 2.77 acres)

(2) Wastewater management

Based on the City of Key West adopted levels of service, wastewater flow generated by the conversion of school facility to office is not anticipated to change the level of service demand.

The wastewater flow based on gross site area is anticipated to be 1,795.2 gal/day (660 x 2.77 acres)

(3) Water quality

No adverse impacts to water quality are anticipated before, during, or after construction. The site is not adjacent to any open bodies of water.

(4) Stormwater

Stormwater management will be improved pursuant to best management practices and in compliance with the City's Land Development regulations (see attached drainage plans)

(5) Solid waste

Construction debris generated by the project will be handled by a licensed waste hauler. Based on the City of Key West adopted levels of service, solid waste generated by the conversion of school facility to office is not anticipated to change the level of service demand; it is likely to lower it.

Estimated impact is 668.85 lbs per day  
(6.37 lb/per capita/per day x 105 employees)

(6) Roadways

The proposed redevelopment will result in 37,051 square feet of government offices and commission chambers. The space will offer up to 105 work stations for City employees. Vehicular access to the site will be provided by two driveways, located on United Street. There will be a passenger drop-off area and 50-foot loading zone located on United Street. Five new parking spaces in addition to the 124 spaces required by Code will be provided on White Street. The exhaustive traffic analysis provided by Traf Tech Engineering, Inc., demonstrates that the surrounding roadway system currently operates at an acceptable Level of Service, and is anticipated to do so when the project is complete, and open in 2016. (see attached traffic study)

(7) Recreation

The City of Key West's adopted level of service for recreational infrastructure is not impacted. A passive butterfly garden will be relocated and expanded at the rear of the property for the enjoyment of the public and City Staff.

(8) Fire protection

Fire hydrant locations will be confirmed per DRC direction or as otherwise required by the Fire Department.

(9) Reclaimed water system

Reclaimed water use is limited to onsite rainwater cistern retention for limited landscape irrigation. The capacity of the existing cisterns will be confirmed by completion of the previously approved partial demolition on the building site.

(10) Other public facilities

It is anticipated that there will be no adverse impact on public facilities.

**Sec. 108-234. Appearance, design and compatibility.**

The development plan satisfies criteria established in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110 in the following manner:

**Chapter 102**

The property is located in the Historic Public and Semipublic Services (HPS) Land Use District and is subject to the following criteria:

**Sec. 102-2. Protection of historic resources.**

Prior to obtaining building permits, the proposed project shall comply with the city's historic architectural review commission's Design Guidelines in Key West's Historic District, as well as the U.S. Secretary of the Interior's Standards for Rehabilitation.

**Sec. 102-6. Other regulations applicable to all development proposed.**

Development activities shall include precautions necessary to prevent adverse impacts to historic or archaeological sites of significance. Coordination with the Historic Planner of the City of Key West commenced prior to award of contract and is ongoing.

**Sec. 102-7. Mitigation plan required.**

The development plan, including site plan and landscape plan, contained herewith addresses alteration of the affected historic structures within Florida Existing Building Code (FBC-EB), including provisions of FBC-EB chapter 11 (Historic Buildings). Mitigation is provided and an advanced discussion will be provided with the application to the Historic Architectural Review Commission. Additionally, Works Progress Administration (WPA) murals and plaster cast medallions are currently being restored, and will be replaced in the finished commission chambers.

**Sec. 102-152. Requirements for permits.**

A Certificate of Appropriateness shall be obtained prior to the commencement of any work. A Certificate of Appropriateness has been obtained for the partial demolition of non-contributing structures and to reveal structural integrity of building "A".

**Sec. 102-153. Issuance of certificates of compliance.**

A Certificate of Compliance shall be obtained prior to the issuance of a certificate of occupancy.

**Sec. 102-281. Guidelines for rehabilitation or relocation of designated historic structure; mitigation plan for relocation, demolition or rehabilitation of historic structure.**

- (1) The proposed re-purposed structures reflect the historic character of the surrounding neighborhood and will contribute to its present setting.

- (2) N/A
- (3) N/A
- (4) The structure(s) represent the only examples of their kind in the neighborhood and/or the City.
- (5) The Development Plan addresses adaptive reuse of the structures, and the effect of those plans on the character of the surrounding area.
- (6) Building renovations will be reasonably conducted per FBC-EB Appendix B (The Secretary of the Interior's Standards for Rehabilitation and Guidelines for rehabilitating Historic Buildings).
- (7) The renovated structure is intended to serve as office and commission chambers for the City of Key West (City Hall) for the next 100 years.
- (8) N/A

**Sec. 102-282. Outdoor display of goods.**

N/A this application does not propose any outdoor display of goods or services

**Sec. 102-283. – 102-285. Handicapped accessibility—Generally.**

The plans submitted with the Development Plan and Conditional Use application address Code compliant handicapped access to the buildings, restrooms, commission chambers and parking facilities. Additionally, a Walkability Study of the surrounding area was requested by, and provided to the City to further address the requirements of the ADA and potential for future infrastructure improvements.

**Chapter 108, Articles III, IV and V:**

The project conforms to the requirements of the articles as demonstrated by the site plan, the trip generation analysis and site data calculations. Further,

**Sec. 108-956. Potable water and wastewater.**

- (1) The site currently has access to potable water.
- (2) The site currently has access to the City wastewater disposal system.

**Sec. 108-957. Conservation of potable water supply.**

The city shall assist in regulating development for purposes of complying with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption. Therefore, development plans shall be required to comply with the following potable water supply performance criteria:

- (1) Non-potable alternative sources of irrigation water are proposed to augment potable water supplies through the use of cisterns on a limited basis (LEED)

- (2) Water-saving plumbing fixtures are proposed (LEED).
- (3) To reduce demand for irrigation water, the proposed landscaping material reflects adaptation to soil and climatic conditions existing on the subject site with native plantings selected with the assistance of the City Arborist. Additionally, the memorial butterfly garden currently installed on White Street will be relocated to the rear of the site, facing Grinnell Street.

## **CHAPTER 110, ARTICLE II:**

### **Sec. 110-28. General requirements within archaeological areas.**

- (b) The permittee shall comply with any requirements to obtain permits prior to the commencement of activity deemed a major disturbance.

### **Sec. 110-29. Excavations on city property.**

Any artifacts discovered during the course of construction shall be registered with the city historic district office within one business day.

### **Sec. 110-31. Management of artifacts.**

- (a) All artifacts recovered or discovered during the course of any archaeological testing, excavating or monitoring, as provided in this article, shall belong to the property owner (City of Key West).

## **Chapter 114 SIGNS**

### **ARTICLE II. REGULATIONS**

#### **DIVISION 3. HISTORIC DISTRICTS**

No signage is being proposed with this application

### **Sec. 108-235. Site location and character of use.**

- (a) *Compliance.* This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code, Chapter 110, and Chapter 114.
- (b) *Vicinity map.* A vicinity map is provided with the application.
- (c) *Land use compatibility.* The property is located in the Historic Public and Semipublic Services Land Use District (HPS). Adaptive reuse of the historic school has been deemed a major development based on size and scope, requiring conditional use consideration for use as office and commission chambers. Adjacent land uses are zoned Historic Medium Density Residential (HMDR) (Seminary Street, Grinnell Street, United Street) and comprised of a mixture of single and multi-family homes.

The corner of United and White Streets abuts property zoned Historic Neighborhood Commercial I (HNC-1), facing a laundromat, multi-family apartment, and other commercial uses, including professional offices and a Dairy Queen. The property directly across White Street accommodates the National Weather Service facility. The Key West Montessori School is located at the corner of Varela and United Streets. No impact upon the unincorporated part of the county is contemplated by this development. The site is currently served by city bus and pedestrian sidewalks.

- (d) *Historic and archeological resource protection.* Ongoing review of the project's impact on archaeological and historic resources has been continues in open dialogue with city officials. Coordination with the City Historic Planner has been ongoing. Review by the Historical Architectural Review Commission is contemplated after Development Review Committee and Planning Board review.
- e) *Subdivision of land.* No subdivision of land is contemplated with this application.

#### **Sec. 108-236. Appearance of site and structures.**

The submitted development plans exhibit harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288 as follows:.

#### **Sec. 108-278. Appearance of site and structures.**

The accompanying development plans have been coordinated for the purpose of creating a pleasing and overall harmonious environment. Building materials, landscaping, lighting and other building and site improvements were considered in the context of Sections 108-279 through 108-288 and shall be commensurate with the objectives of the subject use. Impacts on surrounding properties and transportation corridors were evaluated.

#### **Sec. 108-279. Location and screening of mechanical equipment, utility hardware and waste storage areas.**

The location and screening of mechanical equipment, recycling and waste storage areas have been designed so as to minimize impact on surrounding properties. A height variance for a hurricane resistant enclosure to accommodate the placement of mechanical equipment, including accommodation for a 72 hour back-up generator, is included as a part of this application. The structure will serve to substantially reduce noise impacts on surrounding properties.

#### **Sec. 108-280. Front-end loaded refuse container location requirements.**

- (a) No refuse container is located in any required parking space or vehicular use area or in any required bufferyard or landscaping area. The site plan has been modified to accommodate the loading requirements of the trucks currently in use by the local waste hauler.
- (b) Service access is provided.

- (c) No obstructions are noted.
- (d) Container pads are provided.
- (e) Screening is provided.

**Sec. 108-282. Utility lines.**

All new utility service lines shall be placed underground, or as otherwise directed by KEYS Energy.

**Sec. 108-283. Commercial and manufacturing activities conducted in enclosed buildings.**

N/A

**Sec. 108-284. Exterior lighting.**

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the development. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades. Further, use of photovoltaic lighting will serve to enhance LEED certification. The proposed solar roof panels in the parking lot are illustrated on page E1.1 of the submitted plans. The electrical site lighting photometric plan may be viewed on page E1.1P.

**Sec. 108-285. Signs.**

No signs are contemplated with this application.

**Sec. 108-286. Pedestrian sidewalks.**

Sidewalks internal to the site are proposed that link major activity centers, vehicle use areas including parking areas with all principal buildings.

**Sec. 108-287. Loading docks.**

- (a) The loading zone has been located to the side (United Street) of the principal structure.

**Sec. 108-288. Storage areas.**

No exterior storage is proposed.

**Sec. 108-238. Architectural drawings.**

All architectural and engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Drawings submitted for development plan exceed minimum submittal requirements.

**Sec. 108-239. Site amenities.**

(a) *Generally.* The site plan includes proposed amenities required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956 and article II of chapter 110.

**Sec. 108-240. Site survey.**

The submitted applications include site surveys prepared by a certified land surveyor.

**Sec. 108-241. Soil survey.**

The development plan includes a soil survey by a qualified soils engineer. The soil survey demonstrates properties capable of supporting the proposed development as required by Sec. 108-1.

**ARTICLE III. ENVIRONMENTAL RESOURCES**

The landscape and civil engineering drawings included for development approval demonstrate erosion control and landscape protection measures as required by Sections 110-123 and 110-124.

**ARTICLE IV. COASTAL RESOURCES**

N/A

**ARTICLE V. WILDLIFE HABITAT PRESERVATION AND PROTECTION OF FLORA AND FAUNA**

**Sec. 110-221. Scope.**

(a) No threatened or endangered species have been identified as inhabitants of the project site.

## **ARTICLE VII. FLOODPLAIN PROTECTION**

### **Sec. 110-461. Applicability.**

Surface water management and stormwater retention plans have been provided by a licensed civil engineer..

### **Sec. 110-467. FEMA and wildlife service endangered species requirements.**

N/A The Species Assessment Guides provided by Fish and Wildlife Services (FWS) dated May 20, 2012, and adopted by the City of Key West, do not identify the project site as suitable habitat for any threatened or endangered species.

### **Sec. 108-242. Environmentally sensitive areas.**

This project has not been determined to be located in an environmentally sensitive area. It is located in an "X" flood zone. The property has been used as a school for 90 years. Existing vegetation has been identified and catalogued for preservation and mitigation purposes.

### **Sec. 108-243. Land clearing, excavation and fill, tree protection, landscaping and irrigation plan.**

(a) The development plan and proposed development activity complies with section 108-289 and applicable performance criteria as outlined in Section 108-1 and articles III, IV, V, VII, and VIII of Chapter 110.

Specifically:

- (b) Tree Protection
- (c) Landscaping Plan
- (d) Irrigation Plan

A preliminary landscape and mitigation plan was approved with conditions by the Tree Commission, on February 11, 2014.

## **ARTICLE V. OPEN SPACE, SCREENING AND BUFFERS**

### **Sec. 108-346. Open space, landscaping and removal of exotic vegetation.**

The application for development approval provides a bufferyard and screening plan. The table below outlines proposed compliance with Sections 108-347. – 108-349.

*Please note: updated materials for required bufferyard, screening, and parking lot landscaping are reflected on pages L-50 and L-51 of the submitted drawings.*

Although the total plant unit calculations overall far exceed the requirements of Code, there are two areas that have been identified as potentially deficient in

required width – a portion of buffer on White Street closest to United, and an approximate 10' strip along the United Street parking lot adjacent to the first driveway. A waiver is requested to accommodate the reduction of width in these areas to accommodate the required hardscape elements illustrated on the plans.

### Key West City Hall

United Street (HMDR)- Bufferyard Type B (5' Width)

835 Linear Feet

**Required:**

3 Canopy Trees / 100 LF= 26 Trees  
1 Understory Tree / 100 LF= 9 Trees  
10 Shrubs / 100 LF= 84 Shrubs

**Provided:**

26 Canopy Trees, 3" DBH, 12' Ht., Min.  
50 Understory Trees, 5' Ht., Min.  
200+ Shrubs, 36" Ht., Min.

White Street (HMDR)- Bufferyard Type B (5' Width)

187 Linear Feet

**Required:**

3 Canopy Trees / 100 LF= 5 Trees  
1 Understory Tree / 100 LF= 2 Trees  
10 Shrubs / 100 LF= 15 Shrubs

**Provided:**

5 Canopy Trees, 3" DBH, 12' Ht., Min.  
6 Understory Trees, 5' Ht., Min.  
60+ Shrubs, 36" Ht., Min.

Seminary Street (HMDR)- Bufferyard Type B (5' Width)

453 Linear Feet

**Required:**

3 Canopy Trees / 100 LF= 14 Trees  
1 Understory Tree / 100 LF= 5 Trees  
10 Shrubs / 100 LF= 46 Shrubs

**Provided:**

14 Canopy Trees, 3" DBH, 12' Ht., Min.  
10 Understory Trees, 5' Ht., Min.  
60+ Shrubs, 36" Ht., Min.

Grinnell Street (HMDR)- Bufferyard Type B (5' Width)

93 Linear Feet

**Required:**

3 Canopy Trees / 100 LF= 3 Trees  
1 Understory Tree / 100 LF= 1 Tree  
10 Shrubs / 100 LF= 8 Shrubs

**Provided:**

3 Canopy Trees, 3" DBH, 12' Ht., Min.  
4 Understory Trees, 5' Ht., Min.  
40+ Shrubs, 36" Ht., Min.

Parking Lot Perimeter Landscaping (Seminary Street)

Building Site Square Footage: 37,122 SF

Required: 7.5' Width, Min.

Provided: 9.5' Width

Required: 1 Canopy Tree & 10 Shrubs / 35 Linear Feet

Provided: 1+ Canopy Trees & 10+ Shrubs / 35 Linear Feet

Parking Lot Perimeter Landscaping (United Street)

Building Site Square Footage: 37,051 SF

Required: 7.5' Width, Min.

Provided: 13'+ Width

Required: 1 Canopy Tree & 10 Shrubs / 35 Linear Feet

Provided: 1+ Canopy Trees & 10+ Shrubs / 35 Linear Feet

**Sec. 108-244. On-site and off-site parking and vehicular, bicycle, and pedestrian circulation.**

The submitted development plans satisfy on- and off-site vehicular and bicycle circulation, and parking requirements of articles IV and VII of Chapter 108.

Development plans illustrate location, dimensions and typical construction specifications for:

- (1) Existing and proposed driveways, approaches and curb cuts;
- (2) Vehicular access points, accessways and common multimodal access points with pavement markings or other improvements to achieve safe internal circulation without conflict among modes of travel;
- (3) Existing and proposed vehicle and bicycle off-street parking spaces, loading, unloading and service area space requirements;
- (4) Other vehicular use areas, including electric cars and appropriately placed charging station;
- (5) Bicycle ways as well as pedestrian ways and other pedestrian use areas;
- (6) Typical cross sections, by type of improvement;
- (7) Traffic control devices;
- (8) Proposed parking surface material, pavement markings, and other related improvements; and
- (9) Dedicated easements including cross easements, indicating their purpose, design, location, alignment, dimensions, and maintenance responsibilities.

**ARTICLE VIII. STORMWATER AND SURFACE WATER MANAGEMENT**

Stormwater and surface water management plans have been submitted compliance with the requirements of Article VII of Chapter 108.

**Sec. 108-245. Housing.**

N/A

**Sec. 108-246. Economic resources.**

- (a) The project site functioned as a public school facility for 90 years. No taxes were collected. The proposed public function as a City Hall will generate no ad valorem tax yield.
- (b) Expenditures are documented as public record by the City of Key West. The current estimate for construction and related costs is calculated to be 15.5 million dollars.
- (c) It is estimated that 105 City employees will use the renovated facilities.

**Sec. 108-247. Special considerations.**

- (a) The relationship of the proposed development to city land use plans, objectives and policies is described herein.
- (b) The proposed use has no relationship to special zoning districts, such as airport noise and hazard zones, solid or liquid waste treatment or disposal areas.
- (c) The proposed development does not impact the unincorporated portion of the county.
- (d) The proposed development does not front a shoreline.
- (e) The proposed development is serviced by existing City bus routes.
- (f) The proposed development incorporates a wide range of design features that will be utilized to reduce energy consumption with the goal of LEED Gold certification. A current list of proposed features and corresponding points has been included as one of the exhibits attached to the application.
- (g) There are no plans to elevate the existing building. The proposed development is located in an X flood zone.
- (h) Passive recreation to will be provided on site in the form of the relocated butterfly garden, currently located on White Street. The relocated garden will be located (along with a small gazebo) at the end of the parking lot facing Grinnell Street.
- (i) Coordination with applicable local, regional, state and federal agencies is ongoing and proof is required prior to obtaining building permits and/or applicable certificates of occupancy.
- (j) The development will not impact any known wetland community or submerged land.

**Sec. 108-248. Construction management plan and inspection schedule.**

A copy of the construction management plan as developed by Biltmore Construction has been included with the development application submittal; specific detail is outlined in the construction notes on page C-1 of the 60% construction drawings.

**ARTICLE IV. TRAFFIC IMPACTS****Sec. 108-317. Internal circulation system design and access/egress considerations.**

- (a) Driveways, curb cuts, aisles, bicycle ways, pedestrian ways, and areas for parking and internal circulation of vehicles, bicycles, and pedestrians have been designed to provide for safe and convenient circulation within the site and for access from and onto adjoining streets. Fire and emergency vehicle traffic requirements have been addressed.

**ARTICLE VII. OFF-STREET PARKING AND LOADING****Sec. 108-572. Schedule of off-street parking requirements by use generally.**

124 parking spaces have been provided on-site as required by Sec. 108-572 (15). Parking spaces include 5 handicapped and 4 EE vehicle stalls. 32 bicycle spaces have been provided. Consideration for reservation of 32 parking spaces for School District personnel have not been factored into this assessment, as the School District conveyance specifically describes the request in the context of future construction to occur on the severed property. The parking lot and internal pedestrian walkways permit unobstructed access to the severed property.

**DIVISION 8. - ART IN PUBLIC PLACES BOARD****Sec. 2-487. Funding of art in new construction and major renovation projects.**

- (a) One percent of the construction costs as specified in subsections (b) and (c) of this section shall be set aside for the acquisition, administration, commission, installation and maintenance of works of art to be placed on the site of said construction or renovation.

The historic murals and four small plaster medallions created under the Works Progress Administration are currently being restored by conservator [Viviana Dominguez](#) off site at the [Key West Custom House](#). The restoration budget is estimated to be \$70,000. The murals and medallions will be placed at the new City Hall upon completion of construction. Further, page L-12 of the submitted plans identifies a pedestal area located within the proposed compass rose that may be considered for the placement of sculpture.

In a calculation developed from the 30% design development documents, it was estimated that the 1% Art in Public Places allocation for RFP purposes totals \$128,964. It is the intent of the City to have the allocation spent on artworks to be retained on-site.