

**PLANNING BOARD
RESOLUTION NO. 2016-27**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING MAJOR DEVELOPMENT PLAN PURSUANT TO
SECTION 108-92.B.2.(a) OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF ORDINANCES OF THE
CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION
OF 39 AFFORDABLE UNITS AND 23 MARKET RATE UNITS
ON PROPERTY LOCATED AT 5555 COLLEGE ROAD (RE #
00072080-001400; AK # 1076007) WITHIN THE GENERAL
COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR
AN EFFECTIVE DATE**


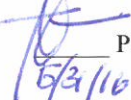
WHEREAS, Section 108-91 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that, a Major Development Plan is required permanent residential development; addition of eleven or more units; and

WHEREAS, Code Sections 108-196(a) the Planning Board to review and approve, with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 26, 2016; and

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

WHEREAS, the Planning Board finds that the granting of a Major Development 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.


Chairman

Planning Director
5/31/16

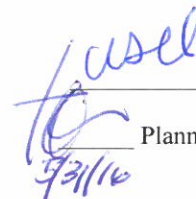
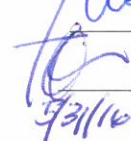
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan for the construction for the construction of 39 affordable units and 23 market rate units at 5555 College Road (RE # 00072080-001400; AK # 1076007) within the General Commercial (CG) Zoning District pursuant to Sections 108-91.B.2 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated May 12, 2016 by Weiler Engineering.
2. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. As outlined in the Development Agreement the thirty-nine (39) affordable units will be required to file deed restrictions with the City per Section 122-1467 (d). The deed restriction shall be in a form provided by the city and shall be for a period of at least 50 years. It shall be recorded in the county records. During the final year of the deed restriction, the city commission may act by Resolution to renew the affordability restriction for an


Chairman

Planning Director
9/31/16

additional 50-year term.

Conditions prior to the City Commission hearing:

4. The applicant shall obtain final landscape plan approval from the Tree Commission.

5. Pending the results of the City's Traffic Engineering Consultant's review of the submitted traffic study revisions, additional related conditions may be added.

Conditions prior to issuance of a building permit:

6. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee



Conditions prior to issuance of a certificate of occupancy:

7. The total score claimed of 25 points, in which the 23 market rate Building Allocation System (BPAS) units were awarded through Planning Board Resolution 2015-06, shall be confirmed by City staff. The total score claimed of 40 points, in which the 39 affordable Building Allocation System (BPAS) units were awarded through Planning Board Resolution 2015-26, shall be confirmed by City staff.

8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

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.

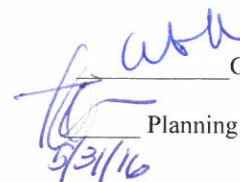
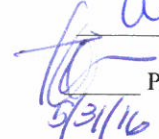
Section 4. This Major Development Plan application approval by the Planning Board


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5/3/16

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.

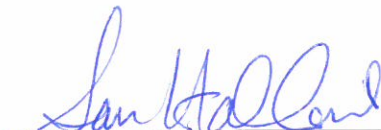
Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

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 shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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 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.


Chairman

Planning Director
9/31/16

Read and passed on first reading at a regularly scheduled meeting held this 26th day of May,
2016.

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



Sam Holland, Planning Board Chairman
5/31/16

Date

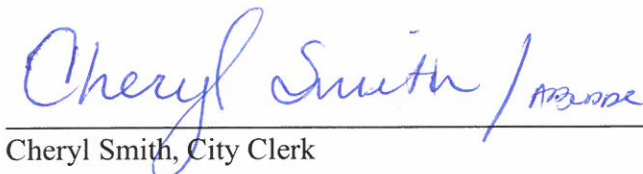
Attest:



Thaddeus Cohen, Planning Director
5/31/16


Date

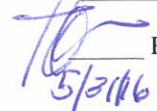
Filed with the Clerk:



Cheryl Smith, City Clerk
5/31/16

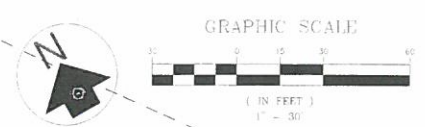
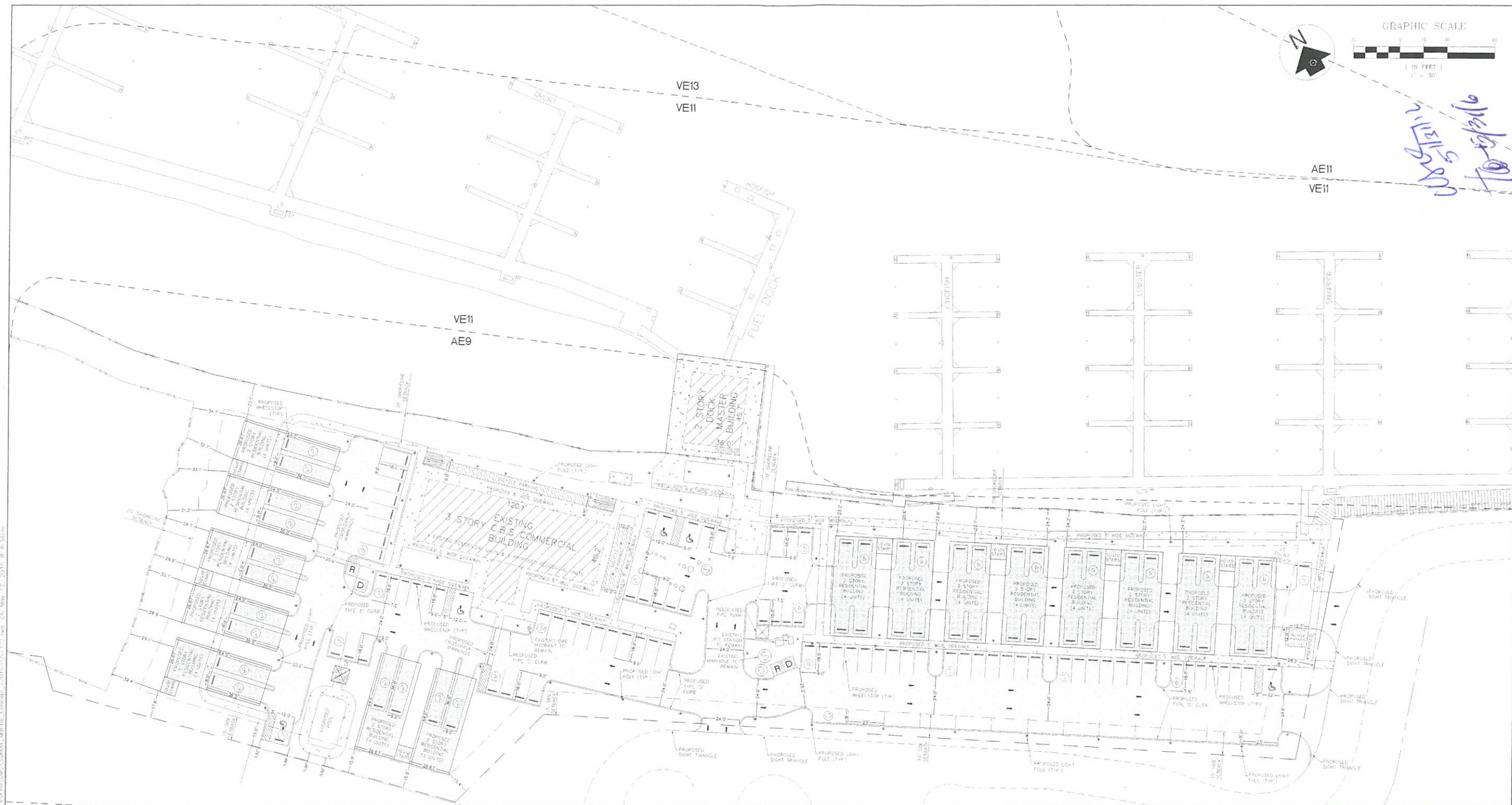
Date



Chairman


Planning Director
5/31/16

05-25-2016: replotting THE 04-15-2016 LAYOUT OF W-2016A15011-0401 Sunset Marina UDC Concept. [2015-05-12] (w/ Ch. May 12, 2016) Ch. R. 3/20/16



WEC
WELER ENGINEERING CORPORATION
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447
EIN #00556

Design: JNB
Drawn: JNB
Checked: JNB
Date Issued: 05/12/2016

Approved By: MGS
Scale: 1" = 30'
Job No: 16011.001
Date Issued: 05/12/2016

OVERALL SITE PLAN
FOR
SUNSET MARINA

SITE DEVELOPMENT NOTES:

1. ALL NEW BUILDINGS, CONCRETE SURFACES, AND PAVEMENT SHALL BE CONSTRUCTED OF MATERIALS WITH AN STI RATING OF 29 OR GREATER.
2. ALL EXISTING ON-SITE POWER LINES ARE LOCATED UNDERGROUND.
3. ROLL OUT VINI DUMPSTERS WILL BE PROVIDED IN THE GARAGE OF EACH BUILDING.
4. RECLAIMED WATER WILL BE UTILIZED ON SITE FOR IRRIGATION, CAR AND BOAT WASHING, AND FIRE SUPPRESSION.
5. EACH RESIDENTIAL UNIT CONSISTS OF A 2 BEDROOM / 2 BATHROOM APARTMENT.

LEGEND:

- PROJECT BOUNDARY
SEBACK LIMITS
DEAN HIGH WATER LINE
BASE FLOOD ZONE BOUNDARY
SITE FLOOD ZONE BOUNDARY
WATER BOUNDARY
EXISTING PAVEMENT
EXISTING BUILDING
PROPOSED CONCRETE
PROPOSED IMPERVIOUS PAVEMENT
PROPOSED POLL LIGHT (TYP.)
NOTED: FLOODING TO BE COMPLETED BY OWNER PRIOR TO CONSTRUCTION.
PROPOSED #2# RECYCLING AREA
PROPOSED #2# DUMPSTER AREA

SITE DATA TABLE

	PROPOSED	EXISTING	PROPOSED	VARIANCE
TOTALS	0.0	0.0	0.0	0.0
FLOOD ZONE	VE 13	VE 9 & VE 11		
SIZE OF SITE	184,172.55 SF			
HEIGHT	40'0"	40'0"	33'0"	N
FRONT SETBACK	25'0"	50'0"	25'0"	N
SET SETBACK	5'0"	0'0"	0'0"	Y
STREET SIDE SETBACK	25'0"	N/A	N/A	N
PLANNED SETBACK	25'0"	N/A	N/A	N
RESIDENTIAL FLOOR AREA	N/A	2,771 SF	56,394 SF	N/A
TENSITY	16 D.U./AC		66	N/A
COMMERCIAL FLOOR AREA	N/A	12,160.0 SF	10,489 SF	N/A
F.A.R. (COMMERCIAL)	0.8	0.64	0.53	N
BUILDING COVERAGE	40.0%	4.8%	18.2%	N
IMPERVIOUS AREA	60.0%	43.4%	51.93%	N
PARKING	80	135	154	N
HANDICAP PARKING	5	4	5	N/A
BICYCLE PARKING	10%	22.0	140.0	N
OPEN SPACE / LANDSCAPING (COMMERCIAL / RESIDENTIAL) (15.0% MIN. / 34.0% MAX.)	31.6%	60.0%	50.00%	N
NUMBER AND TYPE OF UNITS	N/A	4	66	N/A
CONVENTION AREA OR # OF SEATS	N/A	N/A	N/A	N/A

LOT COVERAGE SUMMARY

EXISTING BUILDINGS TO REMAIN	4,970.65 SF	0.18 AC
EXISTING CONCRETE TO REMAIN	2,013.27 SF	0.05 AC
PROPOSED BUILDINGS	26,503.0 SF	0.61 AC
PROPOSED CONCRETE SIDEWALK	12,555.05 SF	0.28 AC
PROPOSED CURBING	724.65 SF	0.01 AC
PROPOSED POOL	596.87 SF	0.01 AC
PROPOSED DUMPSTER & RECYCLING	256 SF	0.01 AC
PROPOSED IMPERVIOUS PAVEMENT	44,945.49 SF	1.03 AC
TOTAL IMPERVIOUS AREA	55,457.51 SF	1.26 AC
TOTAL PAVING AREA	88,801.34 SF	2.04 AC
TOTAL SITE AREA	184,172.55 SF	4.23 AC

PARKING SUMMARY:

20'X10' PARKING	60
STANDARD SPACES	60
PARALLEL SPACES	5
ACCESSIBLE SPACES	5
COMPACT SPACES	10
COVERED PARKING	60
STANDARD SPACES	0
PARALLEL SPACES	0
ACCESSIBLE SPACES	0
COMPACT SPACES	0
TOTAL PARKING SPACES PROVIDED	140
TOTAL BICYCLE PARKING PROVIDED	140
TOTAL SPACES PER CODE 105-574	189

04-15-2016 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION

MICHAEL J. GIAROLLO
LICENSE
No. 70676
FLORIDA
PROFESSIONAL ENGINEER
Michele J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

RIDGE HEIGHT ELEV.
37.32'

2ND FLOOR FINISHED CEILING
33.32'

2ND FLOOR FINISHED ELEV.
25.32' NGVD

1ST FLOOR FINISHED CEILING
20.32' NGVD

1ST FLOOR FINISHED ELEV.
14.32' NGVD

BOTTOM OF STRUCTURE
13.52' NGVD

FEMA BASE FLOOD ELEV.
(AE) 10.00' NGVD

GROUND ELEVATION
5.32' NGVD



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

RIDGE HEIGHT ELEV.
37.32'

2ND FLOOR FINISHED CEILING
33.32'

2ND FLOOR FINISHED ELEV.
25.32' NGVD

1ST FLOOR FINISHED CEILING
20.32' NGVD

1ST FLOOR FINISHED ELEV.
14.32' NGVD

BOTTOM OF STRUCTURE
13.52' NGVD

FEMA BASE FLOOD ELEV.
(AE) 10.00' NGVD

GROUND ELEVATION
5.32' NGVD



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

02-15-2016 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION



SUNSET MARINA VILLAGE MODULAR BUILDING 5555 COLLEGE RD, KEY WEST, FL 33040		WELER ENGINEERING CORPORATION WELER ENGINEERING CORPORATION 201 WEST MARION AVENUE SUITE 1306 PUNTA GORDA, FLORIDA 33950 (841) 505-1700		Design: STL	Drawn: CGL	Checked: JNB
Revisions		Approved By: CTM		Scale: AS NOTED	Job No: 14010.001	Date Issued: 02-15-2016
Description		EB #6656				
FEB 15 2016		Michael J. Giardullo Professional Engineer State of Florida Registration No. 70676		Sheet No. S-2.0		