

**PLANNING BOARD
RESOLUTION NO. 2015-58**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR MODIFIACATION TO A MAJOR DEVELOPMENT PLAN PURSUANT TO SECTION 108-91.C.3. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF 23,784 SQUARE FEET OF GROSS NONRESIDENTIAL FLOOR AREA FOR THE NEW FLORIDA KEYS SPCA OFFICES AND ANIMAL SHELTER ON PROPERTY LOCATED AT 5711 COLLEGE ROAD (RE # 00063450-000000; AK # 1063886) WITHIN THE PUBLIC AND SEMIPUBLIC SERVICES (PS) 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 for the addition of nonresidential floor area addition or reconstruction of equal to or greater than 5,000 square feet of gross floor area; 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 December 17, 2015; 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



Chairman

Planning Director

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.

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 of 23,784 square feet of gross nonresidential floor area for the new Florida Keys SPCA offices and animal shelter at 5711 College Road (RE # 00063450-000000; AK # 1063886) within the within the Public and Semipublic Services (PS) zoning district pursuant to Sections 108-91.C.3 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 December 1, 2015 by Rick Bacon, P.A., and the landscape plans dated May 25, 2015 by Craig Reynolds, Landscape Architect; notwithstanding the revisions requested and recommended by staff.
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.


Chairman

Planning Director

Conditions prior to the City Commission hearing:

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

4. The applicant shall obtain an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

5. 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

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 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

 Chairman
 Planning Director

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.


Read and passed on first reading at a regularly scheduled meeting held this 17th day of December, 2015.

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



Sam Holland, Planning Board Chairman 1/6/16
Date

Attest:



Thaddeus Cohen, Planning Director 1/4/16
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 1-7-16
Date



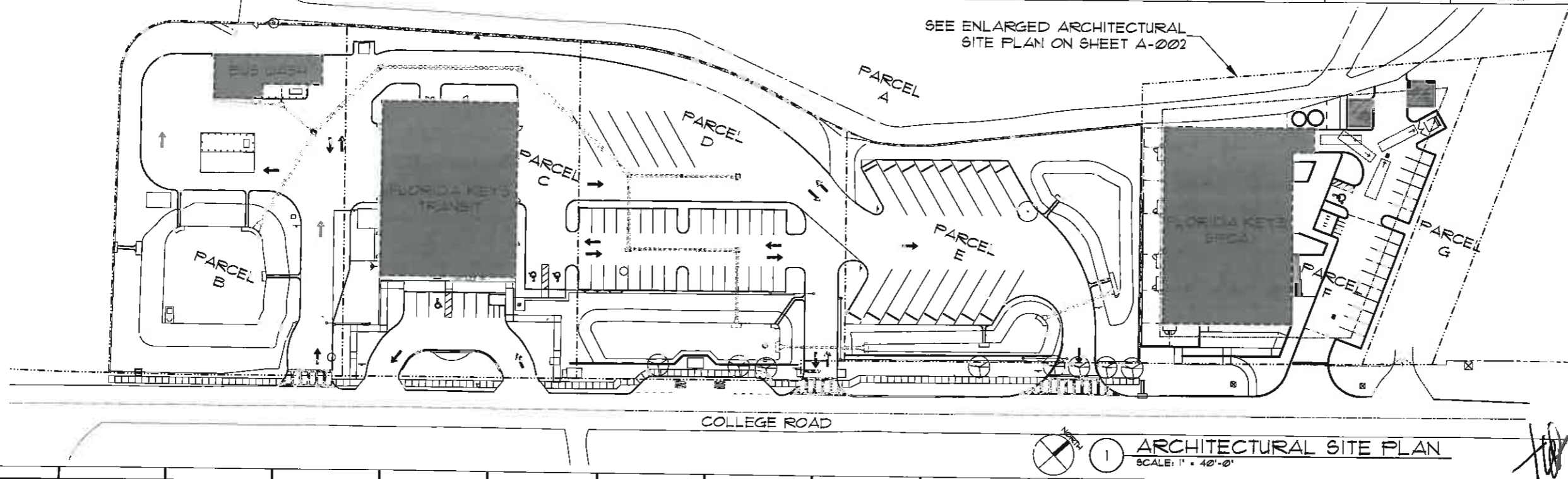
Chairman


Planning Director

COMBINED SITE DATA (PARCELS B, C, D, E, F)	
ADDRESS	5101 + 5111 COLLEGE ROAD KEY WEST, FL 33040
PARCEL	B, C, D, E, F
PROPERTY INFORMATION	FEMA BASE FLOOD ELEVATION - 110 FT NGVD FEMA MAP #: 12061C1292K FLOOD ZONE: VE
OWNER AND CONTACT INFORMATION	SEE PREVIOUS TABLES
ZONING	PUBLIC/SEMI-PUBLIC (P6)
USE	PUBLIC/SEMI-PUBLIC (P6)
ITEM	PROVIDED
SIZE OF SITE	212,783 SF
MIN. FRONT SETBACK	20'-0"
MIN. REAR SETBACK	20'-0"
MIN. SIDE SETBACK	15'-0"
MAX. DENSITY	N/A
FLOOR AREA RATIO	0.20000
MAX. HEIGHT	25'-0" HABITABLE HEIGHT 35'-2" NON-HABITABLE HEIGHT
MAX. BUILDING COVERAGE	21,291 SF (10.0%)
MIN. LOT SIZE	-
MIN. WIDTH	-
MIN. DEPTH	-
PARKING INFORMATION	
ITEM	PROPOSED
BUILDING SIZE	FLORIDA KEYS SPCA: 23,784 SF FLORIDA KEYS TRANSIT: 18,164 SF TOTAL: 41,948 SF
PARKING REQUIRED	FLORIDA KEYS SPCA: 20 SPACES FLORIDA KEYS TRANSIT: 40 SPACES TOTAL: 60 SPACES (+ 3 SCOOTER SPACES)
HANDICAP SPACES	FLORIDA KEYS SPCA: 1 SPACE FLORIDA KEYS TRANSIT: 3 SPACES TOTAL: 4 SPACES
BICYCLE PARKING	FLORIDA KEYS SPCA: 8 SPACES FLORIDA KEYS TRANSIT: 12 SPACES TOTAL: 20 SPACES
MIN. PARKING DIMENSION	9' X 18'
MIN. DRIVEWAY WIDTH	20' MIN. 24' MIN.
LAND COVERAGE SUMMARY	
ITEM	
TOTAL AREA	44,660 SF + 168,123 SF = 212,783 SF
IMPERVIOUS AREA	32,003 SF + 100,421 SF = 132,424 SF (62.4%)
PERVIOUS AREA / OPEN SPACE	32,783 SF + 67,702 SF = 100,485 SF (47.6%)

SITE DATA - KEY WEST TRANSIT FACILITY (PARCELS B, C, D, E)			
ADDRESS	5101 COLLEGE ROAD KEY WEST, FL 33040		
PARCEL	B, C, D, E		
PROPERTY INFORMATION	FEMA BASE FLOOD ELEVATION - 110 FT NGVD FEMA MAP #: 12061C1292K FLOOD ZONE: VE		
OWNER AND CONTACT INFORMATION	CITY OF KEY WEST P.O. BOX 1403 KEY WEST, FL 33041		
ZONING	PUBLIC/SEMI-PUBLIC (P6)		
USE	PUBLIC/SEMI-PUBLIC (P6)		
ITEM	CODE REQUIREMENT	PROVIDED	
SIZE OF SITE	-	168,123 SF	
MIN. FRONT SETBACK	20'-0"	20'-0"	
MIN. REAR SETBACK	20'-0"	20'-0"	
MIN. SIDE SETBACK	15'-0"	15'-0"	
MAX. DENSITY	N/A	N/A	
FLOOR AREA RATIO	0.8 MAX	0.11000	
MAX. HEIGHT	25'-0" (SEE NOTE ***)	36'-8"	
MAX. BUILDING COVERAGE	40% MAX (67,249 SF)	1.9% (3,202 SF)	
MIN. LOT SIZE	6,000 SF	168,123 SF	
MIN. WIDTH	50'-0"	76'-0"	
MIN. DEPTH	100'-0"	55'-0"	
PARKING INFORMATION			
ITEM	CODE REQUIREMENT	PROPOSED	
BUILDING SIZE	-	ADMIN. BLDG: 1,288 SF SERVICE BLDG: 9,780 SF WASH FACILITY: 2,001 SF TOTAL: 13,069 SF	
PARKING REQUIRED	1 SPACE/200 SF (ADMIN) = 7,388/3,200 = 23 SPACES 1 SPACE/662 SF (SERVICE) = 9,780/662 = 15 SPACES TOTAL = 41 SPACES	40 SPACES 3 SCOOTER SPACES	
HANDICAP SPACES	2 SPACES	3 SPACES	
BICYCLE PARKING	25% (ADMIN) = 25% X 25 = 6 SPACES 10% (SERVICE) = 10% X 100 = 10 SPACES TOTAL = 16 SPACES	12 SPACES	
MIN. PARKING DIMENSION	9' X 18'	9' X 18'	
MIN. DRIVEWAY WIDTH	20' FIRE ACCESS 20' TWO-WAY 24' TWO-WAY WITH 30" PARKING	20' MIN. 24' MIN.	
*** REFERENCE IS MADE TO THE CITY OF KEY WEST CODE OF ORDINANCES			
LAND COVERAGE SUMMARY			
ITEM	CODE REQUIREMENT		
TOTAL AREA	-	168,123 SF	
IMPERVIOUS AREA	-	100,421 SF (59.8%)	
PERVIOUS AREA / OPEN SPACE	-	67,702 SF (40.2%)	

SITE DATA - FLORIDA KEYS SPCA (PARCEL F)				
ADDRESS	5111 COLLEGE ROAD KEY WEST, FL 33040			
PARCEL	F			
PROPERTY INFORMATION	FEMA BASE FLOOD ELEVATION - 110 FT NGVD FEMA MAP #: 12061C1292K FLOOD ZONE: VE			
OWNER AND CONTACT INFORMATION	FLORIDA KEYS SPCA 5130 COLLEGE ROAD KEY WEST, FL 33042			
ZONING	PUBLIC/SEMI-PUBLIC (P6)			
USE	PUBLIC/SEMI-PUBLIC (P6)			
ITEM	CODE REQUIREMENT	EXISTING	PROVIDED	VARIANCE REQUESTED
SIZE OF SITE	5,000 SF MIN	44,660 SF	-	-
MIN. FRONT SETBACK	20'-0"	-	20'-0"	-
MIN. REAR SETBACK	20'-0"	-	15'-0"	-
MIN. SIDE SETBACK	15'-0"	-	15'-0"	-
MAX. DENSITY	N/A	N/A	N/A	-
FLOOR AREA RATIO	0.8 MAX	0	0.55000	-
MAX. HABITABLE HEIGHT	25'-0" + 4'-0"	0	25'-0" + 4'-0"	NONE PER FLOOD PROTECTION BUILDING HEIGHT EXCEPTION
MAX. NON-HABITABLE HEIGHT	25'-0" + 4'-0"	0	35'-2"	6'-3" ABOVE ADJUSTED NONE PER FLOOD PROTECTION BUILDING HEIGHT EXCEPTION
MAX. BUILDING COVERAGE	40% MAX (11,864 SF)	0 SF (0%)	14,015 SF (31.4%)	-
MIN. LOT SIZE	-	-	-	-
MIN. WIDTH	-	-	-	-
MIN. DEPTH	-	-	-	-
PARKING INFORMATION				
ITEM	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
BUILDING SIZE	-	-	1ST FLOOR: 12,893 SF 2ND FLOOR: 1,232 SF TOTAL: 14,125 SF	-
PARKING REQUIRED	5 SPACES PER VETERINARIAN + 5 X 4 = 20 SPACES	-	20 SPACES	-
HANDICAP SPACES	1 SPACE	-	1 SPACE	-
BICYCLE PARKING	10%	-	0 SPACES	-
MIN. PARKING DIMENSION	9' X 18'	-	9' X 18'	-
MIN. DRIVEWAY WIDTH	20' FIRE ACCESS 20' TWO-WAY 24' TWO-WAY WITH 30" PARKING	-	20' MIN. 24' MIN.	-
LAND COVERAGE SUMMARY				
ITEM	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
TOTAL AREA	5,000 SF MIN	44,660 SF	-	-
IMPERVIOUS AREA	60% MAX (26,196 SF)	3,011 (6.76%)	32,033 SF (71.8%)	5,207 SF (16%)
PERVIOUS AREA / OPEN SPACE	8,932 SF (20%)	26,453 SF (59.23%)	14,400 SF (32.4%)	WAIVER



BACON GROUP, INC.
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2411 SUNSET POINT ROAD
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K2M
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

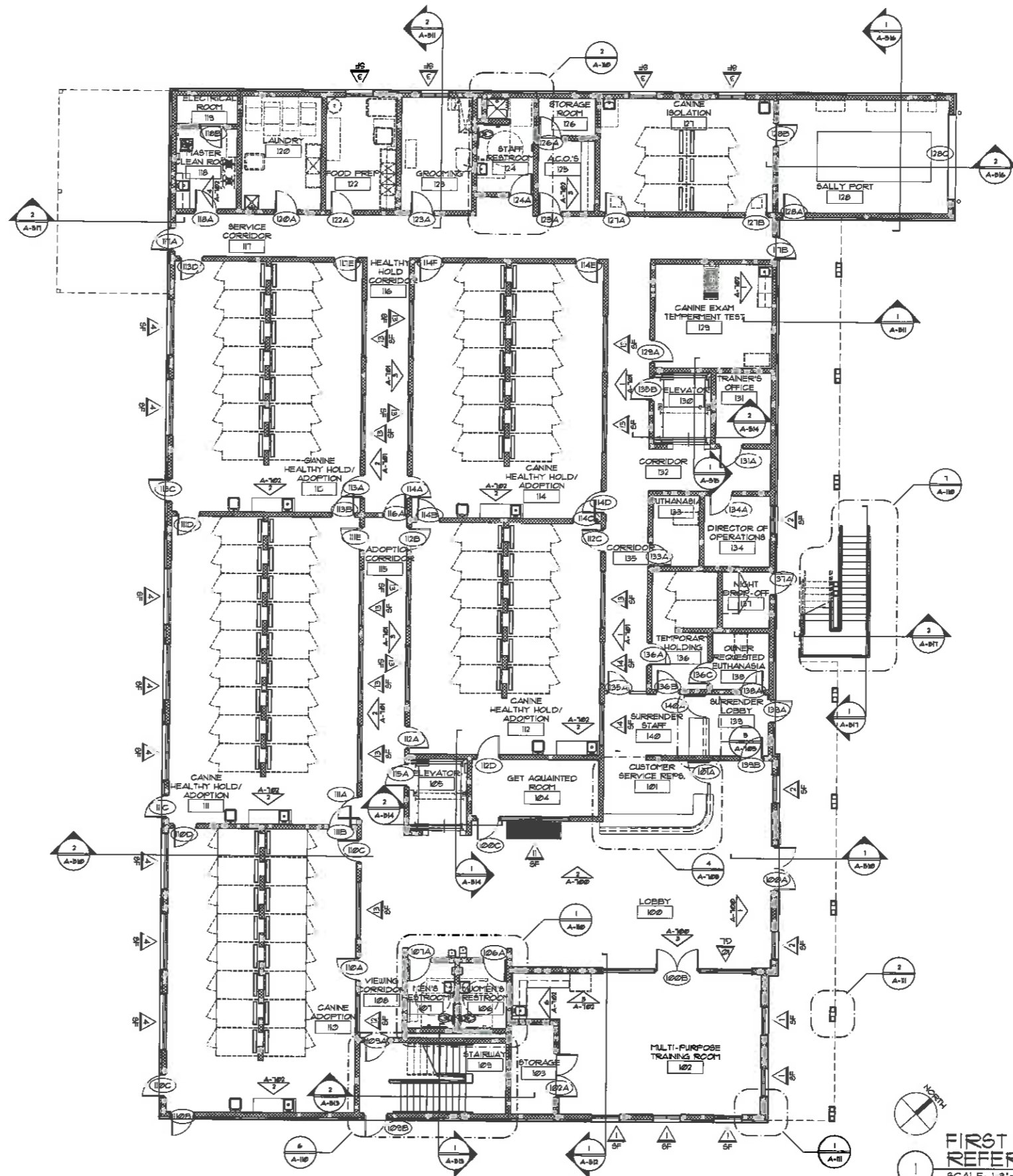
FLORIDA KEYS SPCA
NEW FACILITY PROJECT
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

CONCEPTUAL DESIGN

NO.	DATE	DESCRIPTION
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DESIGNED BY:
REV. N.M.
PRINTED DATE:
Dec 01, 2015 - 4:58pm
SHEET NO.
A-001
PROJECT NO.
BG14-08

Handwritten signature and date: 1/16/16



**FIRST FLOOR
REFERENCE**
SCALE: 1/8"=1'-0"

Handwritten notes:
11/16
12/16



BACON GROUP, INC.
ARCHITECTURE
2441 SUNSET POINT BLVD
DUNEDIN, FLORIDA 33759
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WWW.BG-ARCHITECTURE.COM

K2M
DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

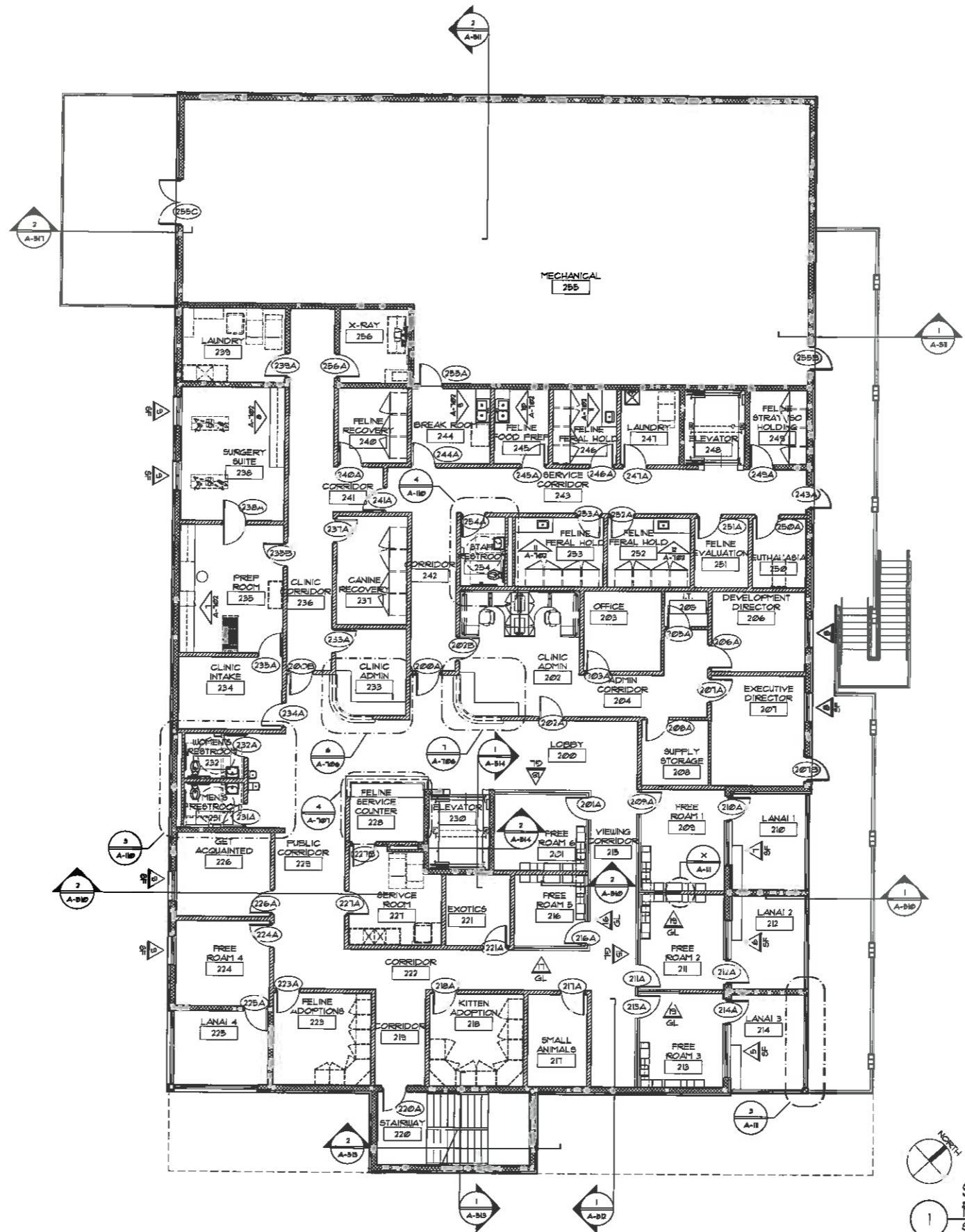
PROJECT:
FLORIDA KEYS SPCA
NEW FACILITY PROJECT
57th COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

DESIGN TITLE:
FIRST FLOOR
REFERENCE PLAN

CONCEPTUAL DESIGN

NO.	DATE	DESCRIPTION
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DATE: 12/01/16
TIME: 4:58pm
SHEET: A-010
PROJECT: B314-09



SECOND FLOOR
REFERENCE PLAN
SCALE: 1/8" = 1'-0"

Handwritten notes:
CWS
1/6/16
1/14/16



BACON GROUP, INC.
ARCHITECTURE
2441 SUNSET POINT ROAD
DADE COUNTY, FL 33179
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A-200207

CONSTRUCTION SHALL BE RESPONSIBLE FOR THE RISK OF THESE CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RISK OF THESE CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RISK OF THESE CONDITIONS.

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Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

PROJECT: **FLORIDA KEYS SPCA
NEW FACILITY PROJECT**
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

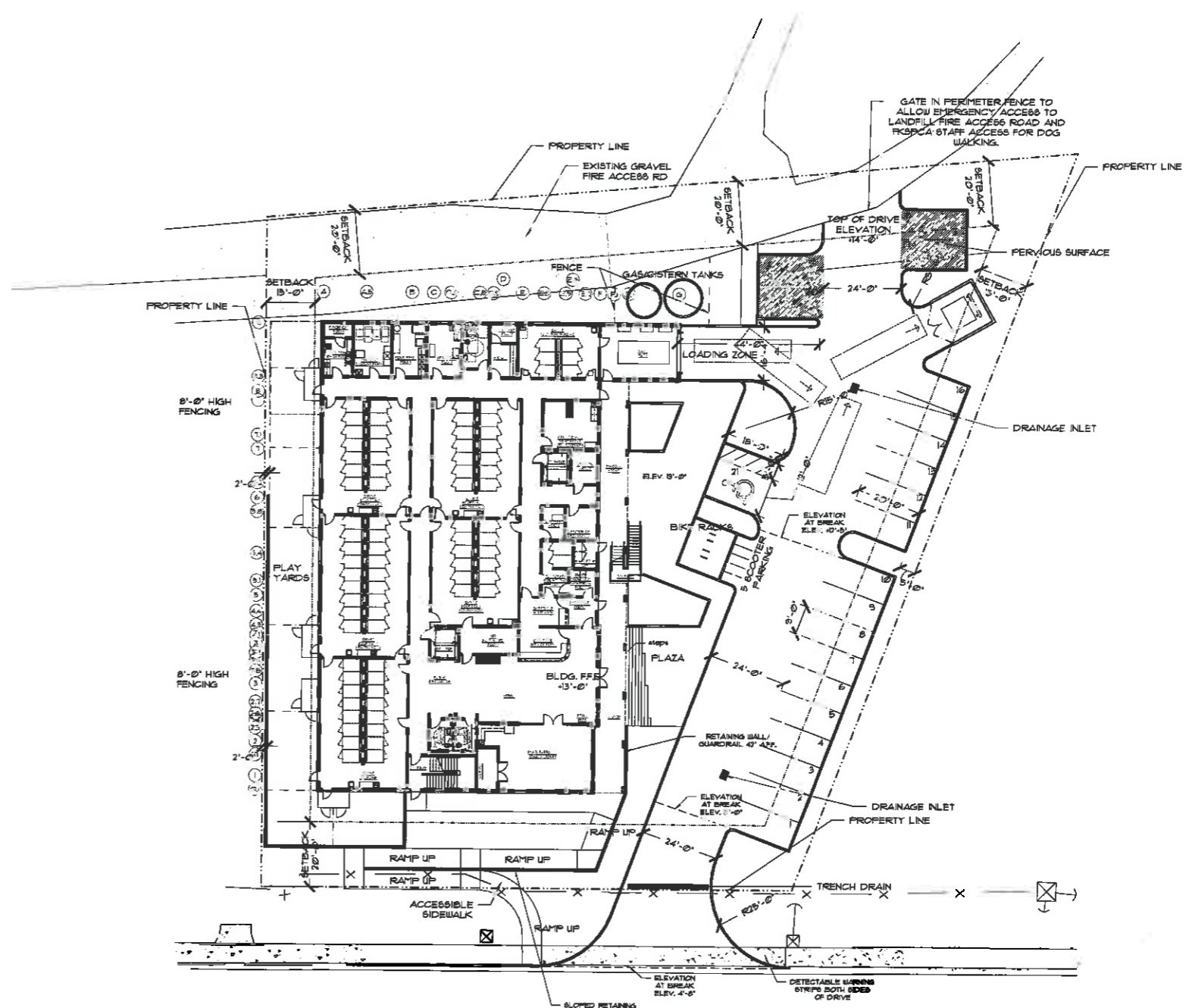
PHASE TITLE: **SECOND FLOOR
REFERENCE PLAN**

REVISIONS	1	2	3	4	5	6	7
DATE							
BY							
DESCRIPTION							



DATE PLOTTED: Dec 01, 2015 - 4:56pm
DRAWN BY: [Signature]
PROJECT NO: BGM-09

A-011

CONCEPTUAL DESIGN



COLLEGE ROAD



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"
1/14/16
1/16/16


BACON GROUP, INC.
 ARCHITECTURE
 2841 SUNSET POINT ROAD
 CLEARWATER, FLORIDA 34629
 P 727 725 0111 - F 727 725 0222
 WWW.BGARCHITECTS.COM
 A-0002-15

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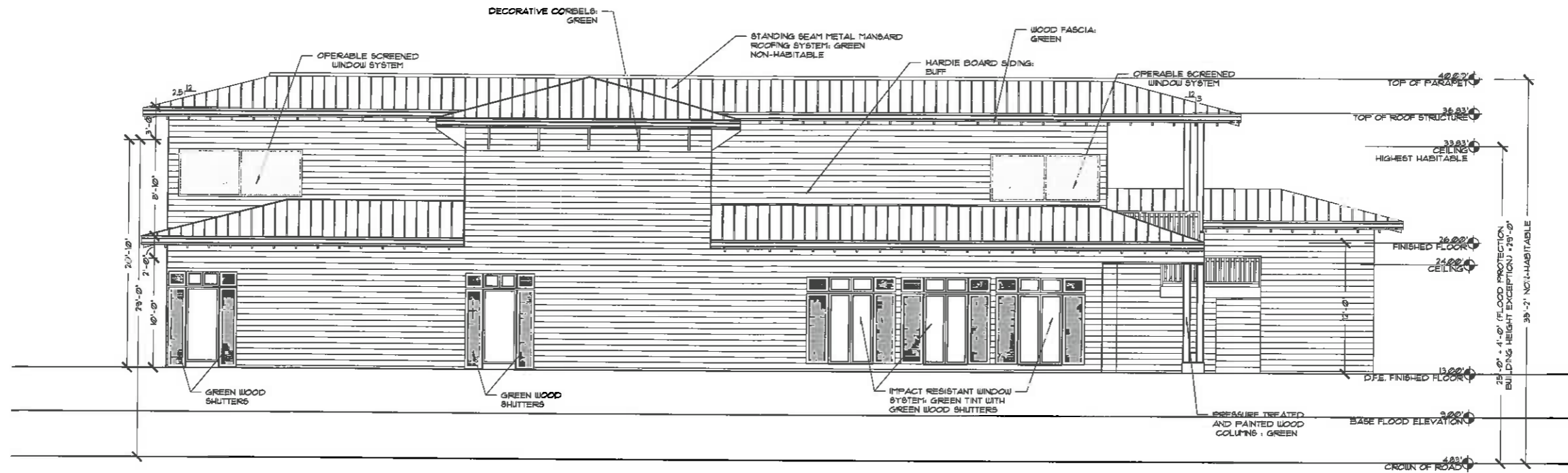

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 Architecture, Interior Design,
 Procurement,
 Owner Representation,
 Specialty Consulting

PROJECT:
**FLORIDA KEYS SPCA
 NEW FACILITY PROJECT**
 5771 COLLEGE ROAD, STOCK ISLAND
 KEY WEST, FL 38040

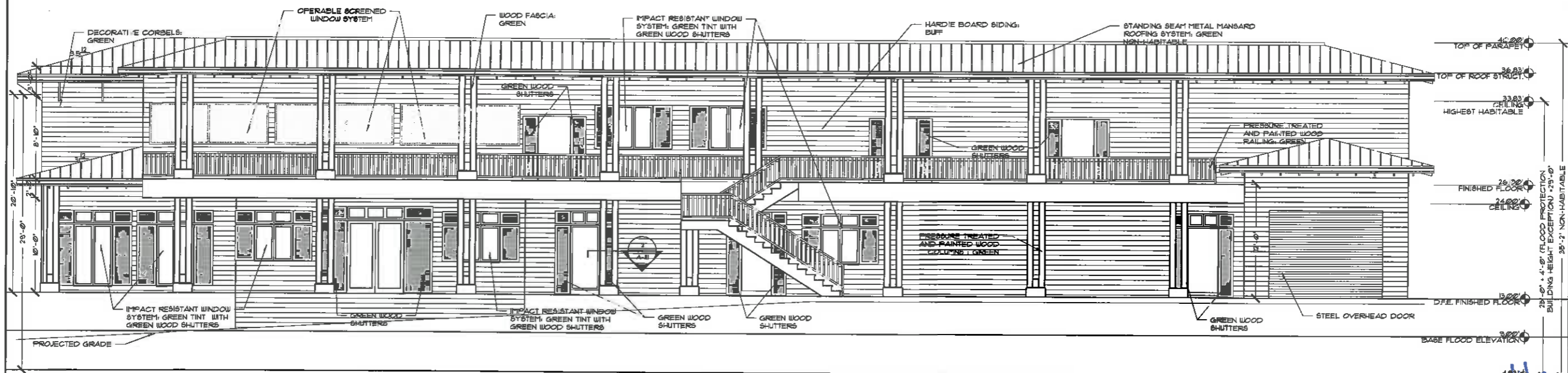
DRAWING TITLE:
ARCHITECTURAL SITE PLAN
 CONCEPTUAL DESIGN

NO.	DATE	DESCRIPTION
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DRAWN BY:
 PLS, MAM
 PRINTED DATE:
 Dec 01, 2015 - 4:56pm
 SHEET NO:
A-002
 PROJECT NO:
 BGM-09



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



1 EAST ELEVATION
SCALE: 3/16"=1'-0"



BACON GROUP, INC.
ARCHITECTURE

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An Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

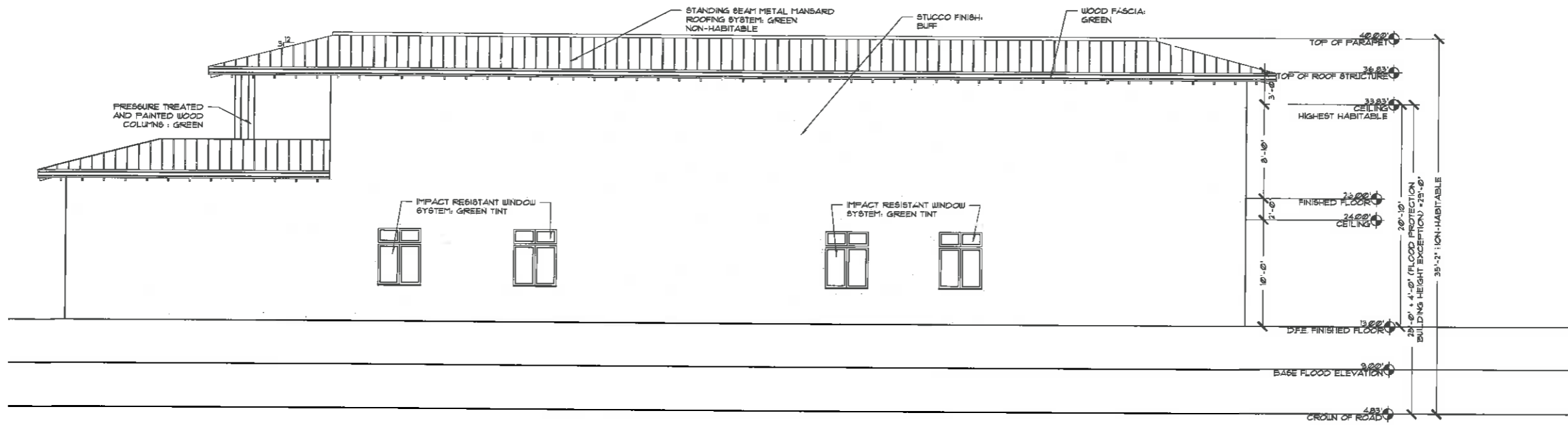
PROJECT: FLORIDA KEYS SPCA
NEW FACILITY PROJECT
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

ELEVATIONS

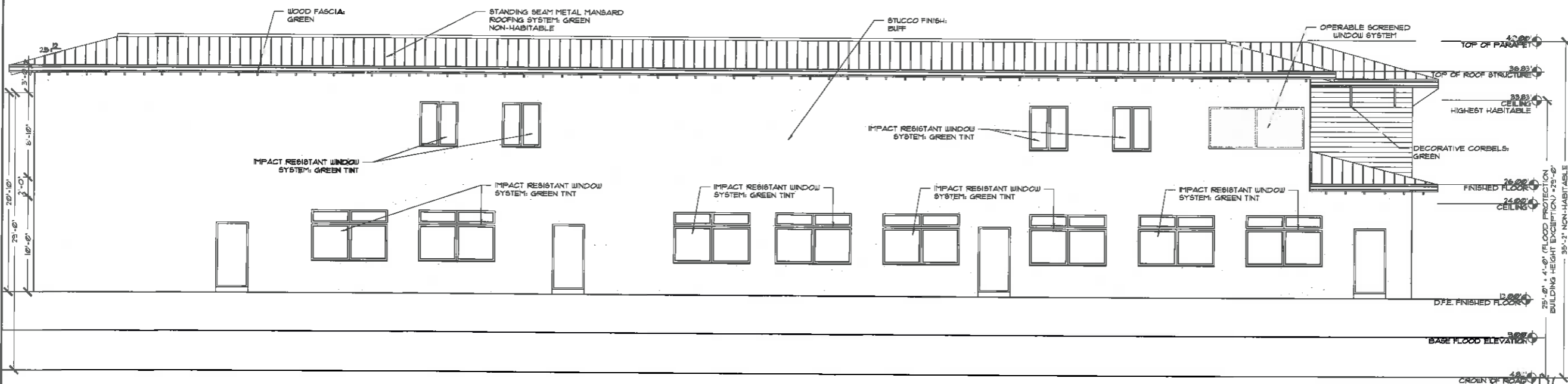
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CONCEPTUAL DESIGN
DRAWN BY: RFB, LFB
PROJECT DATE: Dec 01, 2015 - 4:57pm
SHEET NO. A-400
PROJECT NO. B314-09

Handwritten notes:
COP 11/16/15
TOP 1/14/16



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"



1 WEST ELEVATION
SCALE: 3/16"=1'-0"



BACON GROUP, INC.
ARCHITECTURE
2845 SUNSET POINT ROAD
DADE COUNTY, FLORIDA 33150
P: 305 727 0111 F: 305 723 0047
WWW.BGARCHITECTURE.COM

CONCEPTUAL DESIGN
THESE ELEVATIONS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

K2M
ARCHITECTURE, INTERIOR DESIGN,
PROCUREMENT,
OWNER REPRESENTATION,
SPECIALTY CONSULTING

PROJECT:
**FLORIDA KEYS SPCA
NEW FACILITY PROJECT**
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

ELEVATIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1				
2				
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DESIGNED BY:
RBB, LPS
PREPARED DATE:
Dec 01, 2015 - 4:58pm
SHEET NO:
A-401
PROJECT NO:
BG14-09

Handwritten signature and date:
12/1/15