

**RESOLUTION NO. 2025-25**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A REQUEST FOR A VARIANCE TO MINIMUM PARKING REQUIREMENTS, TO ALLOW THE SUBSTITUTION OF 32 VEHICLE PARKING SPACES BY 128 BIKE SPACES ON PROPERTY LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR-1) ZONING DISTRICT PURSUANT TO SECTION 90-395, SECTION 108-572 AND SECTION 108-574 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the owner of real property at 1671 Dunlap Drive (RE# 00054250-000000) is requesting a variance to minimum parking requirements, to allow the substitution of 32 vehicle parking spaces by 128 bike spaces; and

**WHEREAS**, Section Sec. 108-572. of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the required off street parking for a multifamily use outside of historic districts is 2 spaces per dwelling unit and the total required number of vehicle parking spaces for this property is 431 spaces; and

**WHEREAS**, the proposed vehicle parking count for the project is 399 parking spaces and 128 bike spaces in substitution of 32 parking spaces; and

**WHEREAS**, the Key West Planning Board (the “Board”) finds that circumstances exist which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

**WHEREAS**, the Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

**WHEREAS**, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") and likewise met the requirements established by Code Section 90-274; 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.** An approval by Resolution of the Key West Planning Board for a variance to minimum parking requirements, to allow the substitution of 32 vehicle parking spaces by 128 bike spaces for the property at 1671 Dunlap Drive (RE# 00054250-000000) in the Medium Density Residential District-1 (MDR-1) zoning district, pursuant to Section 90-395, Section 108-572 and

Section 108-574 of the Land Development Regulations of the Code of Ordinances of the City of

Key West, subject to the following conditions:

**General Conditions**

1. The proposed development shall be consistent with the attached plans by Pope-Scarborough Architects, dated February 11<sup>th</sup> 2025 and revised sheets A0.1 and A0.2 dated April 4<sup>th</sup>, 2025.
2. Stormwater management shall be consistent with the Land Development Regulations and shall be consistent with the attached conceptual drainage plan (Sheet Number C-200) by Perez Engineering dated February 3, 2025. A final landscape plan approval shall be provided to and approved by the City Stormwater Engineer prior to building permit issuance.
3. Landscaping shall be consistent with the attached plans signed and sealed by John F. Harrigan on April 28, 2025, contingent on final landscape plan approval prior to City Commission hearing.
4. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris unless the required right-of-way permit is obtained. The hours of construction shall follow City Code. A construction management plan including a Stormwater Pollution Prevention Plan shall be provided to and approved by the City Stormwater Engineer prior to commencement of construction activities.
5. The applicant shall coordinate with the Art in Public Places Board and set aside one percent (1%) of the construction costs for public art in compliance with City Code Section 2-487.

6. The applicant shall provide vehicular and bicycle parking pursuant to an approved bicycle parking substitution variance. Per Section 108-574, all such approved bicycle parking spaces shall satisfy pavement, maintenance, and construction specifications of subdivision II of this division as well as bicycle parking, design, lighting, and security criteria of section 108-643.
7. Prior to issuance of building permits, the applicant shall coordinate with South Florida Water Management District (SFWMD) and provide the City documentation necessary to confirm compliance with SFWMD requirements.

**Section 3.** 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 4.** 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 Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DOC 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 called meeting held this 29<sup>th</sup> day of May, 2025.

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

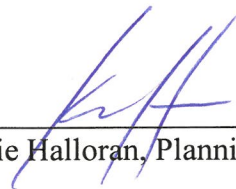


6/13/2025

Freddy Varela, Acting Planning Board Chairman

Date

Attest:



6/13/2025

Katie Halloran, Planning Director

Date

Filed with the Clerk:



6/13/2025

Keri O'Brien, City Clerk

Date

  
KPH Chairman  
Planning Director

PROJECT SCOPE OF WORK

A 34 UNIT RESIDENTIAL BUILDING, 20 UNIT RESIDENTIAL BUILDING, AND  
SITE IMPROVEMENTS DESIGNED AND TO BE BUILT IN COMPLIANCE WITH  
EIGHTH EDITION 2023 FLORIDA BUILDING CODE.

APPLICABLE BUILDING CODES:

FAIR HOUSING ACT  
FLORIDA BUILDING CODE, 8TH EDITION (2023) BUILDING  
FLORIDA BUILDING CODE, 8TH EDITION (2023) ACCESSIBILITY  
FLORIDA BUILDING CODE, 8TH EDITION (2023) ENERGY CONSERVATION  
FLORIDA BUILDING CODE, 8TH EDITION (2023) MECHANICAL  
FLORIDA BUILDING CODE, 8TH EDITION (2023) PLUMBING  
FLORIDA FIRE PREVENTION CODE  
NFPA 70: NATIONAL ELECTRICAL CODE

BUILDING

| BUILDING NOTES                                             | PROPOSED USE OF SPACE- BUILDING ONE                                  | PROPOSED USE OF SPACE- BUILDING TWO                                  |
|------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| OCCUPANCY                                                  | R-2 (APARTMENTS)                                                     | R-2 (APARTMENTS)                                                     |
| USE                                                        | RESIDENTIAL                                                          | RESIDENTIAL                                                          |
| TYPE OF CONSTRUCTION<br>PER TABLE 506.2<br>PER TABLE 504.4 | TYPE III-B<br>16,000 SF PER FLOOR ALLOWABLE<br>4 STORY ALLOWABLE     | TYPE III-B<br>16,000 SF PER FLOOR ALLOWABLE<br>4 STORY ALLOWABLE     |
| FIRE RESISTANCE RATINGS<br>PER TABLE 601                   | 2 HOUR EXTERIOR BEARING WALL<br>NO RATING AT OTHER BUILDING ELEMENTS | 2 HOUR EXTERIOR BEARING WALL<br>NO RATING AT OTHER BUILDING ELEMENTS |
| AUTOMATIC SPRINKLER<br>SYSTEM PER 903.3.1                  | SPRINKLERS PROVIDED (NFPA 13R)                                       | SPRINKLERS PROVIDED (NFPA 13R)                                       |
| BUILDING SF<br>BUILDING STORIES<br>BUILDING UNITS          | 34,970 SF (12,244 SF PER FLOOR)<br>3 STORY<br>34 UNITS               | 18,530 SF (7,282 SF PER FLOOR)<br>3 STORY<br>20 UNITS                |

AREA SUMMARY-  
RESIDENTIAL BUILDING ONE

|         | BUILDING<br>(ENCLOSED) | BUILDING<br>(UN-ENCLOSED) | TOTAL     |
|---------|------------------------|---------------------------|-----------|
| LEVEL 1 | 11,424 SF              | 1,140 SF                  | 12,564 SF |
| LEVEL 2 | 11,424 SF              | 820 SF                    | 12,244 SF |
| LEVEL 3 | 9,502 SF               | 660 SF                    | 10,162 SF |
| TOTAL   | 32,350 SF              | 2,620 SF                  | 34,970 SF |

AREA SUMMARY-  
RESIDENTIAL BUILDING TWO

|         | BUILDING<br>(ENCLOSED) | BUILDING<br>(UN-ENCLOSED) | TOTAL     |
|---------|------------------------|---------------------------|-----------|
| LEVEL 1 | 6,777 SF               | 505 SF                    | 7,282 SF  |
| LEVEL 2 | 6,777 SF               | 505 SF                    | 7,282 SF  |
| LEVEL 3 | 3,689 SF               | 277 SF                    | 3,966 SF  |
| TOTAL   | 17,243 SF              | 1,287 SF                  | 18,530 SF |

ACCESSIBILITY SUMMARY

54 RESIDENTIAL UNITS TOTAL:

UNITS WITH MOBILITY FEATURES PER ACCESSIBILITY CODE, SECTION 233.3.1.1  
REQUIRED: 5% OF 54 UNITS: 2.7 UNITS  
PROVIDED: 3 UNITS

UNITS WITH COMMUNICATION FEATURES PER ACCESSIBILITY CODE, SECTION 233.3.1.2  
REQUIRED: 2% OF 54 UNITS: 1.0 UNITS  
PROVIDED: 1 UNIT

BUILDING ONE MATRIX

TOTAL BUILDING AREA - 34,487 SF

| UNIT          | UNIT SIZE * | UNIT QTY |
|---------------|-------------|----------|
| ONE BEDROOM   | 675 SF      | 18       |
| TWO BEDROOM   | 981 SF      | 10       |
| THREE BEDROOM | 1,169 SF    | 6        |
| TOTAL         |             | 34 UNITS |

\*UNIT SIZE INCLUDES BALCONY

BUILDING TWO MATRIX

TOTAL BUILDING AREA - 18,530 SF

| UNIT          | UNIT SIZE * | UNIT QTY |
|---------------|-------------|----------|
| ONE BEDROOM   | 675 SF      | 14       |
| TWO BEDROOM   | 981 SF      | 6        |
| THREE BEDROOM | 1,169 SF    | -        |
| TOTAL         |             | 20 UNITS |

\*UNIT SIZE INCLUDES BALCONY

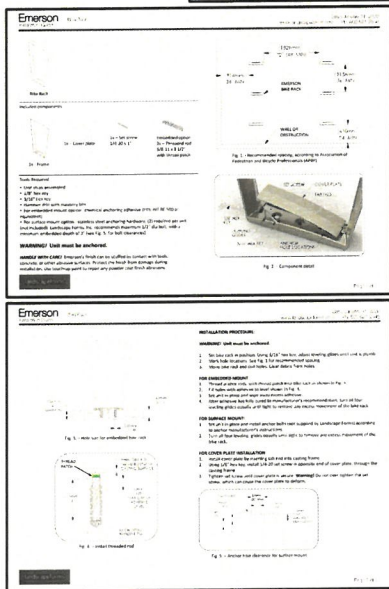
PARKING SUMMARY

|                                        | REQUIRED      | PROVIDED |
|----------------------------------------|---------------|----------|
| CAR PARKING<br>54 UNITS X 2            | 108           | 77 (32)  |
| BIKE PARKING<br>10% + SUBSTITUTION     | 11+128        | 139      |
| BIKE SUBSTITUTION<br>(1 CAR = 4 BIKES) | 32 x 4 = 128  |          |
| COMPACT SPACES                         | 76 X 15% = 11 |          |

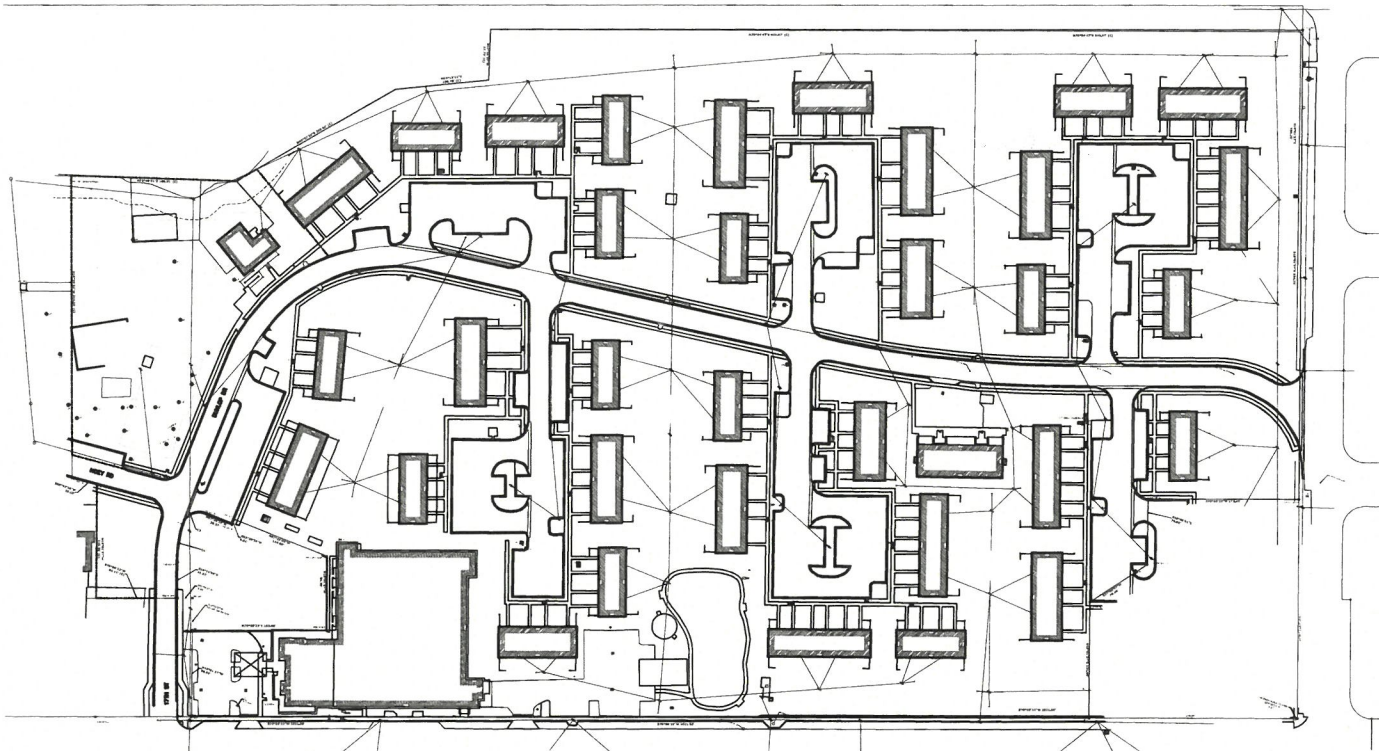


| Housing Authority of the City of Key West |                |           |             |
|-------------------------------------------|----------------|-----------|-------------|
| Zoning                                    |                |           | MDR-1       |
| Flood Zone                                |                |           | AE 7        |
| Design Flood Elevation                    | BFE+1.5'       |           | 8.5' NGVD   |
| Flood Elevation Provided                  | 9' NAVD + 1'   |           | 11.35' NGVD |
| Site Area                                 |                |           | 941,654     |
| Site Area (Ac)                            |                |           | 21.62       |
| Max Density (du/acre)                     |                |           | 16          |
|                                           | Code Allowable | Existing  | Proposed    |
| Building Coverage                         | 40%            | 14.1%     | 16.0%       |
| Area (SF)                                 | 376,661        | 132,800   | 150,581     |
| Impervious Surface                        | 60%            | 39.3%     | 43.9%       |
| Area (SF)                                 | 564,992        | 370,401   | 413,262     |
| Open Space Ratio                          | 0.35           | 0.61      | 0.56        |
| Area (SF)                                 | 329,579        | 571,252   | 528,371     |
| Density                                   | 345 Units      | 251 Units | 305 Units   |
| 16 du/acre                                |                |           |             |
| Height                                    | 35'-0" to 40'  | N/A       | 35'-0"      |
| Side Setback                              | 25'-0"         | N/A       | 27'-2"      |
| Street Side Setback                       | 25'-0"         | N/A       | N/A         |
| Front Setback (Duck Ave)                  | 30'-0"         | N/A       | N/A         |
| Rear Setback                              | 25'-0"         | N/A       | 35'-10.25'  |
| Wetland Setback                           | 25'-0"         | N/A       | 26'-10"     |

| Existing                     | Factor         | Units     | Req'd Parking               | Existing Parking       |
|------------------------------|----------------|-----------|-----------------------------|------------------------|
| Multi-family (145 Townhomes) | 2 spaces/unit  | 145 Units | 290 Spaces                  | 291 Spaces             |
| Nursing (106 Units)          | 1 space/4 beds | 130 Beds  | 33 Spaces                   | 37 Spaces              |
|                              |                |           | Total Req'd Parking         | Total Existing Parking |
|                              |                | Totals    | 323 Spaces                  | 328 Spaces             |
| Proposed                     | Factor         | Units     | Req'd Parking               | Proposed Parking       |
| Multi-family (145 Townhomes) | 2 spaces/unit  | 199 Units | 398 Spaces                  | 362 Spaces             |
| 54 Multi-family Unit         | 4 bike/1 car   |           | 32 Spaces (128 Bike Spaces) |                        |
| Nursing (106 Units)          | 1 space/4 beds | 130 Beds  | 33 Spaces                   | 37 Spaces              |
|                              |                |           | Total Req'd Parking         | Total Existing Parking |
|                              |                | Totals    | 431 Spaces                  | 431 Spaces             |

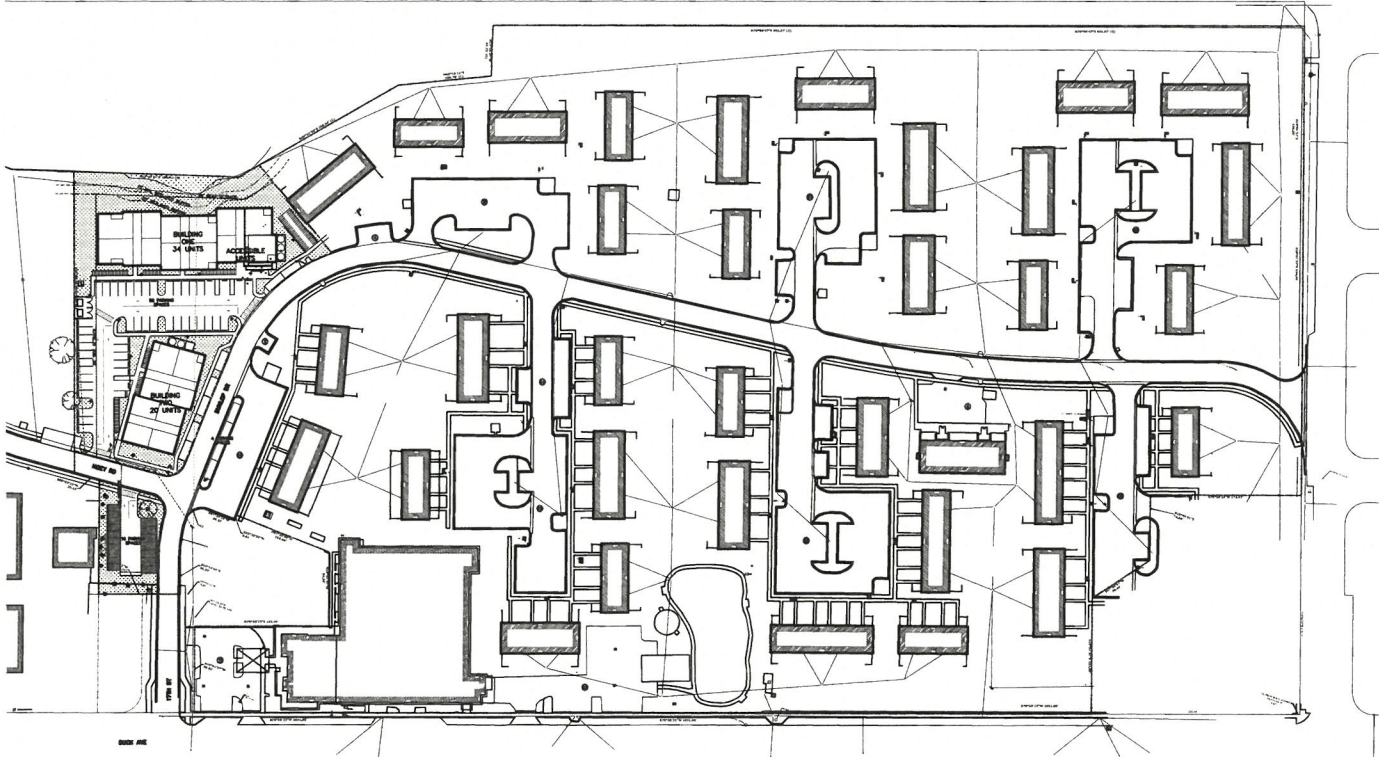


Bike Rack



Existing Site Plan

1" = 100' - 0"



Overall Site Plan

1" = 100' - 0"

INDEX

OVERALL SITE PLANS, SITE DATA  
ENLARGED SITE PLANS  
BUILDING ONE FIRST FLOOR PLAN/ LIFE SAFETY PLAN  
BUILDING ONE SECOND FLOOR PLAN/ LIFE SAFETY PLAN  
BUILDING ONE THIRD FLOOR PLAN/ LIFE SAFETY PLAN  
BUILDING TWO FIRST FLOOR PLAN/ LIFE SAFETY PLAN  
BUILDING TWO SECOND FLOOR PLAN/ LIFE SAFETY PLAN  
BUILDING TWO THIRD FLOOR PLAN/ LIFE SAFETY PLAN  
BUILDING ONE EXTERIOR ELEVATIONS  
BUILDING TWO EXTERIOR ELEVATIONS

A0.1  
A0.2  
A1.1  
A1.2  
A1.3  
A1.4  
A1.5  
A1.6  
A2.1  
A2.2

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610 White St., Key West FL

(305) 296 3611

Key West Housing Authority

Key West, FL

Dunlap Drive

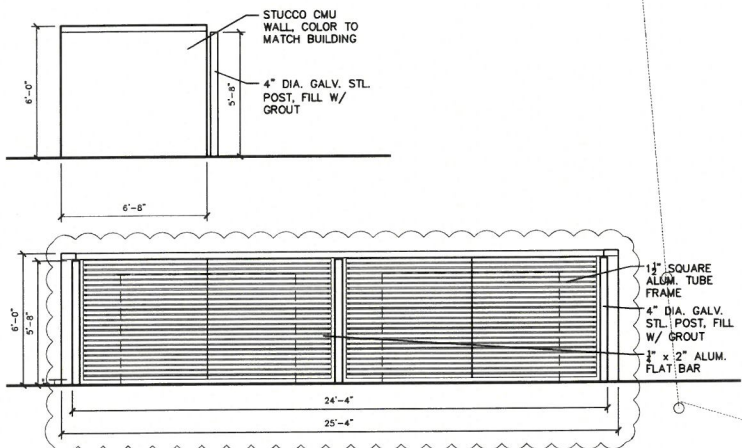
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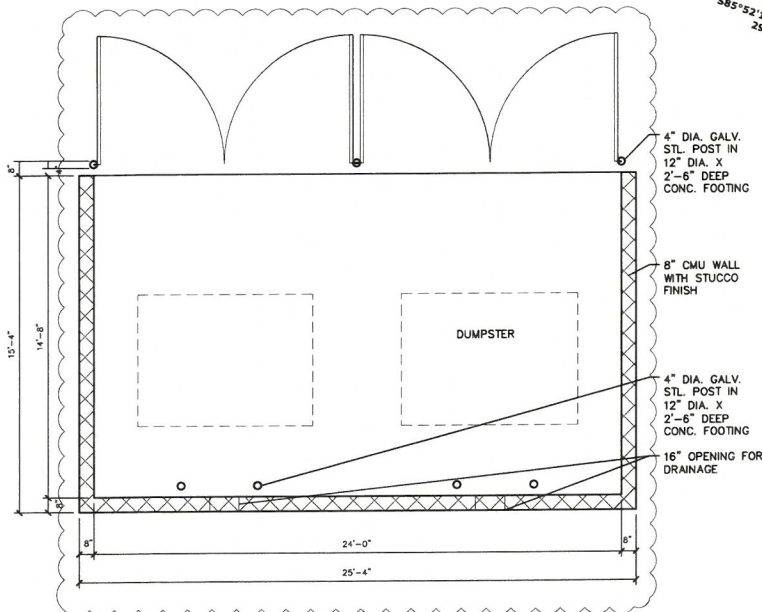


Mailbox Spec



Trash Enclosure Elevations

1/4" = 1' - 0"



Trash Enclosure Plan

1/4" = 1' - 0"



Existing Partial Site Plan

1" = 30' - 0"



Proposed Partial Site Plan

1" = 30' - 0"

Handwritten signature and date: 6/10/25



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DRC SUBMITTAL - 02.11.25

610 White St, Key West FL  
(305) 296 3611

Key West Housing Authority

Dunlap Drive  
Key West, FL



LEGEND

|   |                         |
|---|-------------------------|
| ■ | ONE HOUR FIRE DEPARTION |
| ■ | EXIT PASSAGE            |

**LEGEND**

|   |                          |
|---|--------------------------|
| ■ | ONE HOUR FIRE SEPARATION |
| ■ | EXIT PASSAGE             |

LEGEND

|   |                          |
|---|--------------------------|
| ■ | ONE HOUR FIRE SEPARATION |
| ■ | EXIT PASSAGE             |

TOILET

SINK

SHOWER

COTTON BATH

DISTANCE FROM

WALK UP TO

TRAVEL DISTANCE

Plan

34 Units

## Second Floor Plan

Building One- 34





**LIFE SAFETY NOTES**

BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13B)

IBC 2003 TABLE 907.5  
OCCUPANCY TYPE A-2, 70 FT TO EXIT MAX ALLOWED

WAC FIRE DAMPERS TO BE INSTALLED AT ALL  
PENETRATIONS THROUGH RATED ASSEMBLIES

DOORING WALLS BETWEEN UNITS TO HAVE ONE HOUR FIRE PARTITION

ALL BEDROOMS TO HAVE SMOKE DETECTORS

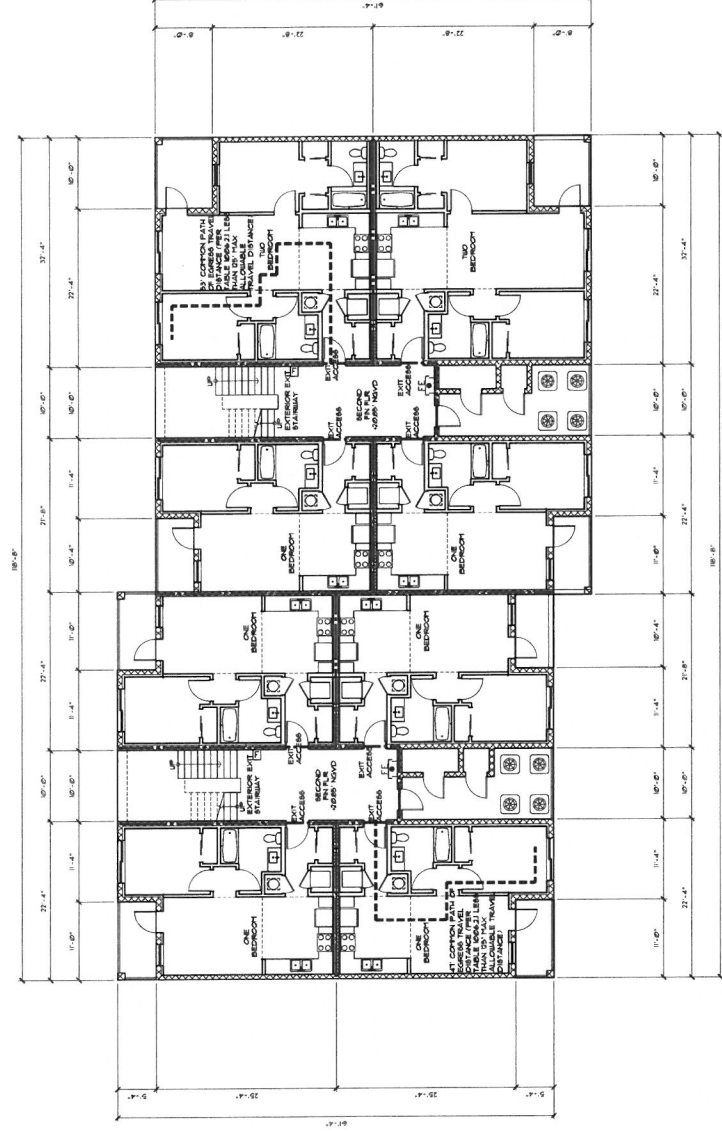
BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LEGEND

|   |                          |
|---|--------------------------|
| ■ | ONE HOUR FIRE SEPARATION |
| ■ | EXIT PASSAGE             |

**LIFE SAFETY SYMBOLS**

|                                                                                   |                            |
|-----------------------------------------------------------------------------------|----------------------------|
|  | <b>MANUAL PULL STATION</b> |
|  | <b>FIRE EXTINGUISHER</b>   |



Key West Housing Authority

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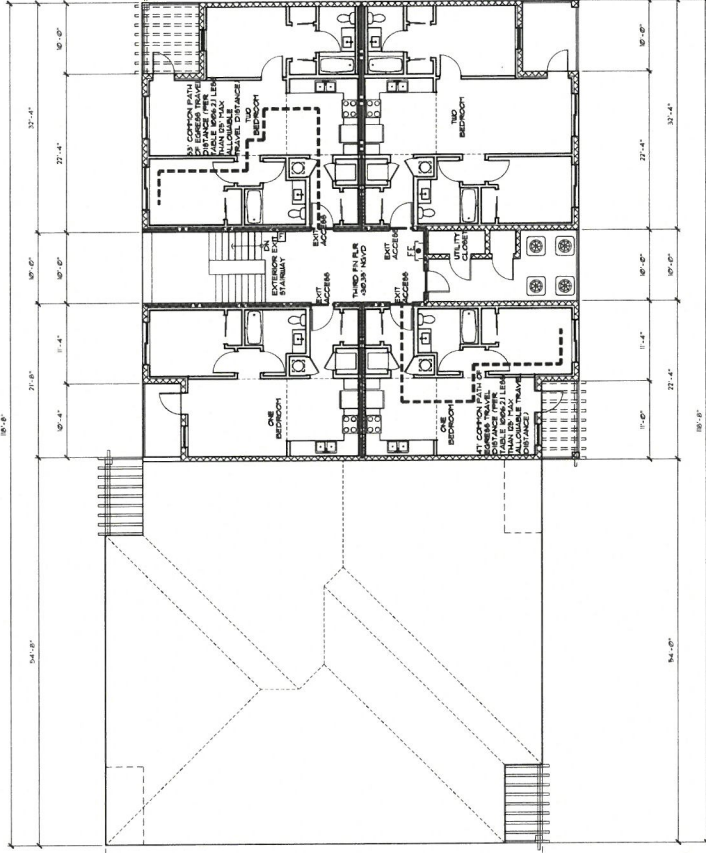
## Second Floor Plan

Building Two- 20 Units

sheet: A1.5

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by stars. The inner ring contains the name "KENNETH L. THOMPSON" at the top and "ARCHITECT" at the bottom, also separated by stars. In the center, the license number "AR - 97933" is displayed above a horizontal line, with a star on either side of the line.

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UGH-ARCHITECTS

Key West Housing Authority

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Building Two- 20 Units

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8

**LIFE SAFETY NOTES**

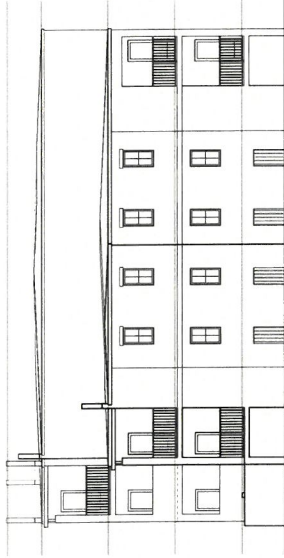
BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 10A)  
FMC 10131 TABLE 101  
OCCUPANCY TYPE 101: TWO TO EXIT (MAX ALLOWED)  
PUMP ROOMS DAMPERS TO BE INSTALLED AT ALL  
PENETRATIONS THROUGH FIRE RATED ASSEMBLIES  
DRAWING CALLS FOR BUILDING TO HAVE ONE HOUR FIRE PARTITION  
(MINIMUM REQUIRED)  
ALL BUILDINGS TO HAVE SMOKE DETECTIONS  
BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

ONE HOUR FIRE SEPARATION

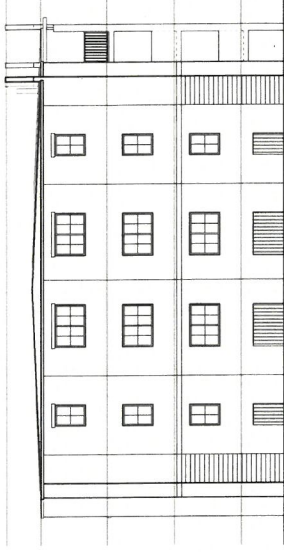
EXIT PASSAGE

**F** **MANUAL PULL STATION**

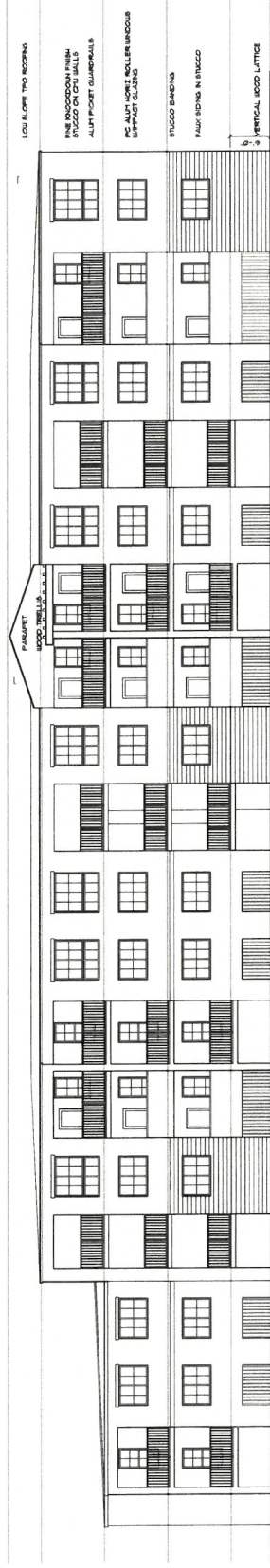
**EXT** **WIRE EXTINGUISHER**



East Elevation



West Elevation



North Elevation



South Elevation

Building One- 34 Units

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Gavin Scarbrough  
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Sheet  
A2.1

Date: 2/7/25  
Revision:

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