

**RESOLUTION NO. 2025-26**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN APPROVAL FOR THE CONSTRUCTION OF TWO APARTMENT BUILDINGS CONSISTING OF 54 UNITS AND LANDSCAPE WAIVERS FOR REQUIREMENTS ALONG STREET FRONTAGE, FOR REQUIREMENTS FOR INTERIOR AREAS OF PARKING LOTS AND PARKING PERIMETER LANDSCAPING WIDTH, ON PROPERTY LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR-1) ZONING DISTRICT PURSUANT TO CHAPTER 108, SECTION 108-91, AND ARTICLE III THROUGH IX; AND CHAPTER 122, ARTICLE IV, DIVISION 3, SUBDIVISION IV.1, SECTION 108-481, SECTION 108-413, SECTION 108-414 AND SECTION 108-415 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, Section 108-91(B) (2)(a), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside of the Historic District, Major Development Plan is required for the construction of permanent residential and transient residential development: addition or reconstruction of five to ten more units, and

**WHEREAS**, the subject property is located at 1671 Dunlap Street (RE# 00054250-000000) more particularly described in the specific purpose survey prepared by Reece & Associates, date October 11, 2023, is in the Medium Density Residential District-1 (MDR-1) zoning district, and

**WHEREAS**, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan;

**WHEREAS**, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on May 29, 2025; and

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

**WHEREAS**, the Planning Board finds that the granting approval of the proposed Major 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.



**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 request for a Major Development Plan for the construction of for the construction of two apartment buildings consisting of 54 units on property located at 1671 Dunlap Drive (RE# # 00054250-000000) within the Medium Density Residential District-1 (MDR-1) 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 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.

  
Chairman  
 Planning Director



**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.

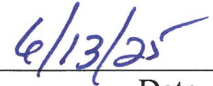
**Section 6.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant 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 DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 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 regularly scheduled meeting held this 19<sup>th</sup> day of May, 2025.

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

  
\_\_\_\_\_  
Freddy Varela, Acting Planning Board Chairman

  
\_\_\_\_\_  
Date

Attest:


  
\_\_\_\_\_  
Katie P. Halloran, Planning Director


  
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Filed with the Clerk:

  
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Keri O'Brien, City Clerk

  
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Date

  
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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 PER TABLE 506.2 PER TABLE 504.4	TYPE III-B 16,000 SF PER FLOOR ALLOWABLE 4 STORY ALLOWABLE	TYPE III-B 16,000 SF PER FLOOR ALLOWABLE 4 STORY ALLOWABLE
FIRE RESISTANCE RATINGS PER TABLE 601	2 HOUR EXTERIOR BEARING WALL NO RATING AT OTHER BUILDING ELEMENTS	2 HOUR EXTERIOR BEARING WALL NO RATING AT OTHER BUILDING ELEMENTS
AUTOMATIC SPRINKLER SYSTEM PER 903.3.1	SPRINKLERS PROVIDED (NFPA 13R)	SPRINKLERS PROVIDED (NFPA 13R)
BUILDING SF BUILDING STORIES BUILDING UNITS	34,970 SF (12,244 SF PER FLOOR) 3 STORY 34 UNITS	18,530 SF (7,282 SF PER FLOOR) 3 STORY 20 UNITS

AREA SUMMARY-  
RESIDENTIAL BUILDING ONE

	BUILDING (ENCLOSED)	BUILDING (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

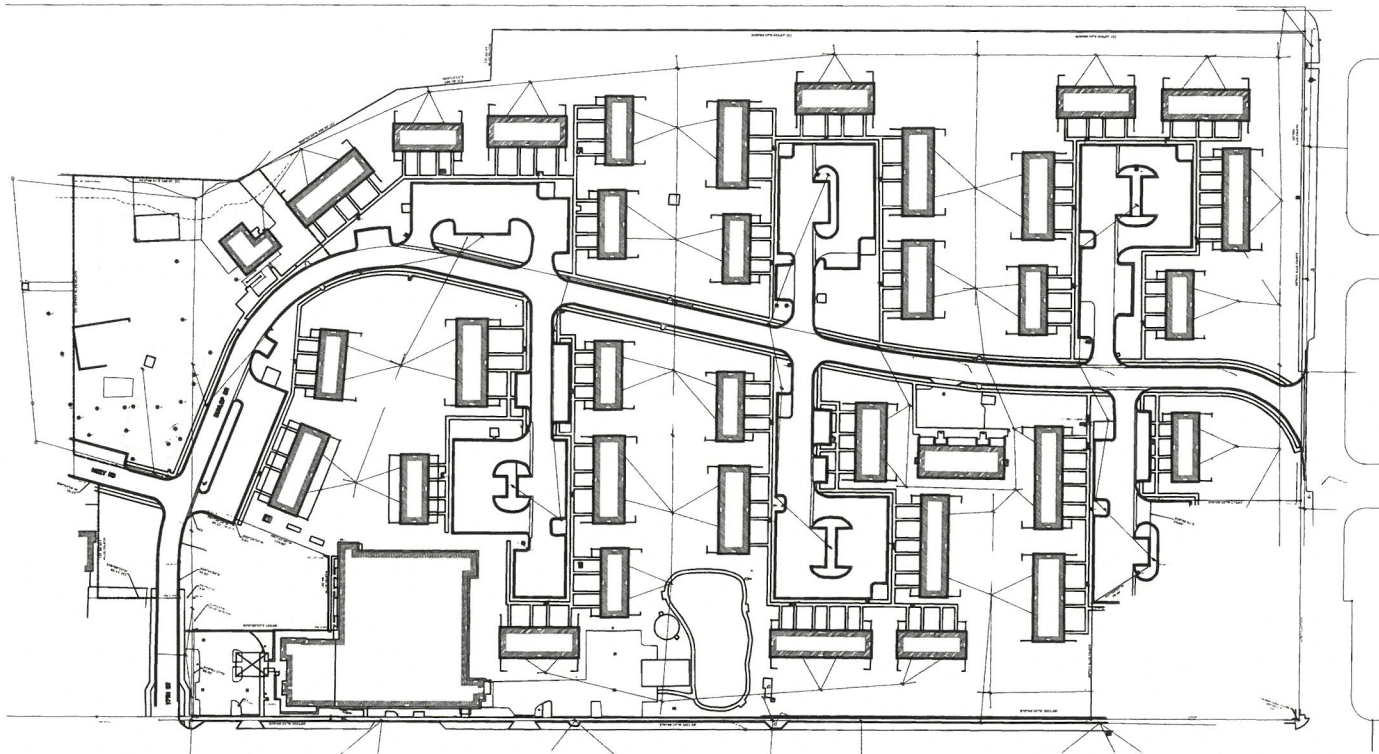
	BUILDING (ENCLOSED)	BUILDING (UN-ENCLOSED)	TOTAL
LEVEL 1	6,777 SF	505 SF	7,282 SF
LEVEL 2	6,777 SF	505 SF	7,282 SF
LEVEL 3	3,689 SF	277 SF	3,966 SF
TOTAL	17,243 SF	1,287 SF	18,530 SF

ACCESSIBILITY SUMMARY

54 RESIDENTIAL UNITS TOTAL:

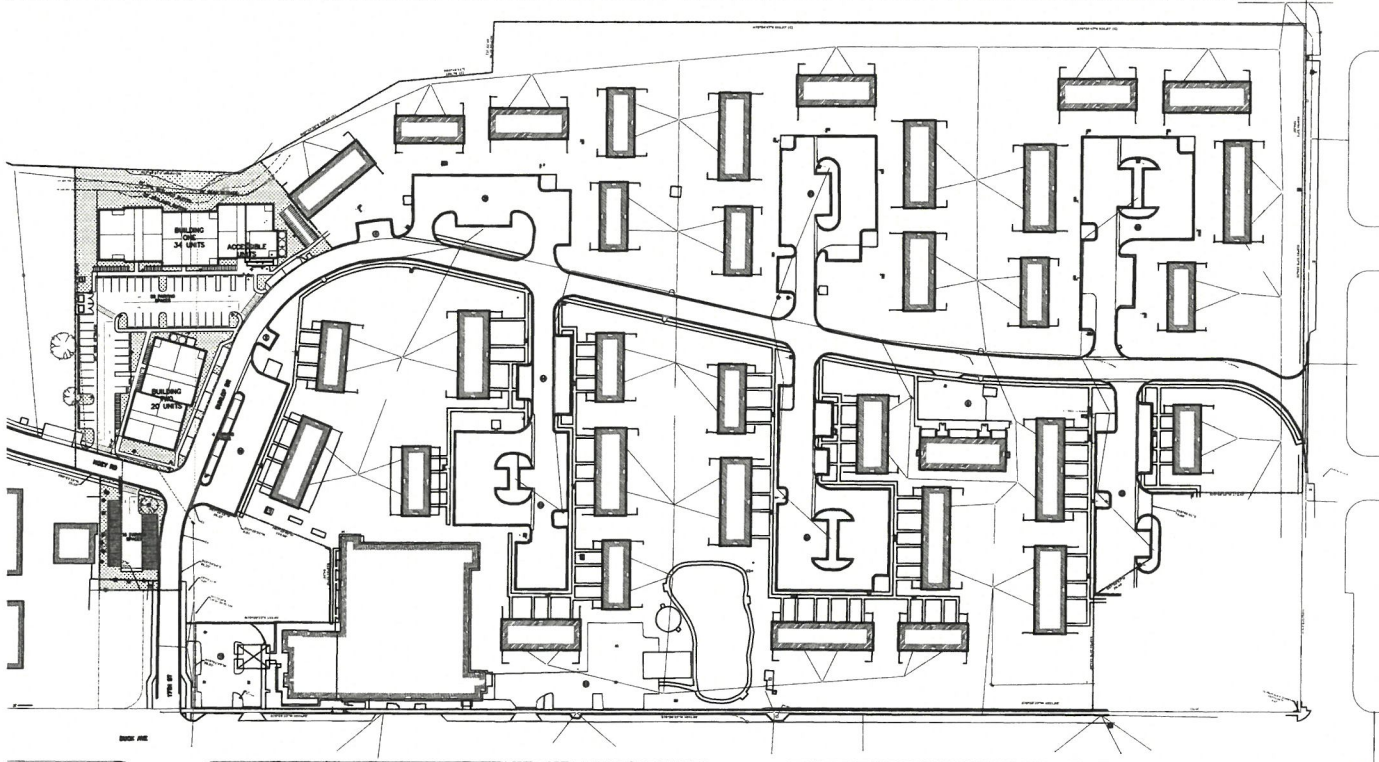
UNITS WITH MOBILITY FEATURES PER ACCESSIBILITY CODE, SECTION 233.3.1.1  
REQUIRED: 5% OF 54 UNITS: 2.7 UNITS  
PROVIDED: 3 UNITS

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



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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Scarborough



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POPE-SCARBROUGH-ARCHITECTS

610 White St., Key West FL

(305) 296 3611

Key West Housing Authority

Key West, FL

Dunlap Drive

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4/4/25

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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

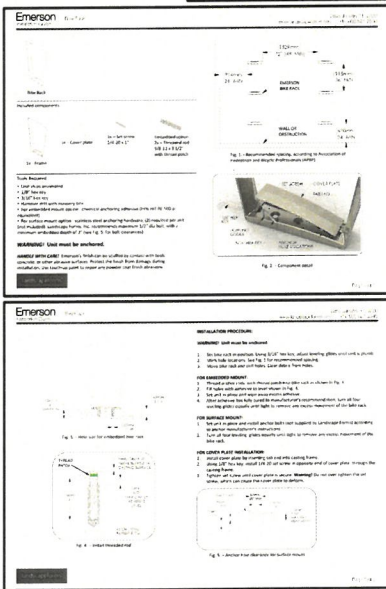
TOTAL BUILDING AREA - 18,530 SF

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

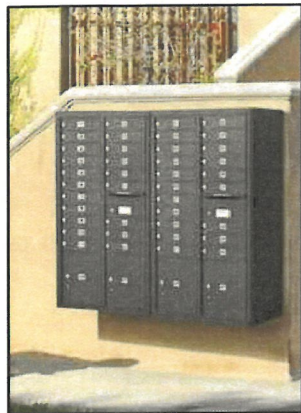


Bike Rack

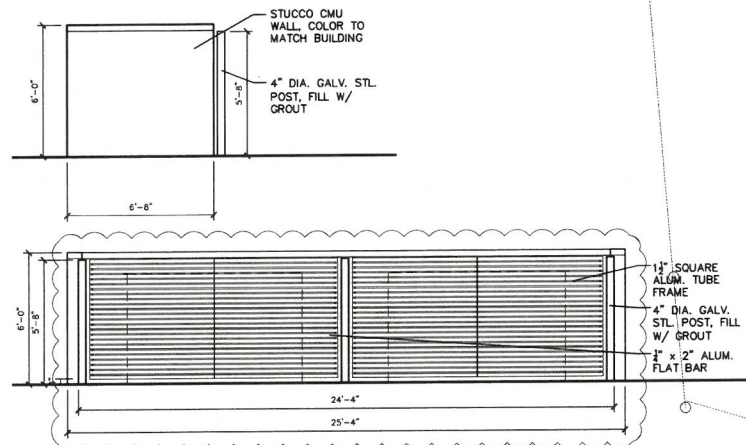
Housing Authority of the City of Key West			
Zoning			MDR-1
Flood Zone			AE 7
Design Flood Elevation	BFE+1.5'		8.5' NGVD
Flood Elevation Provided	9' NAVD + 1'		11.35' NGVD
Site Area			941,654
Site Area (Ac)			21.62
Max Density (du/acre)			1G
	Code Allowable	Existing	Proposed
Building Coverage	40%	14.1%	16.0%
Area (SF)	376,661	132,800	150,581
Impervious Surface	60%	39.3%	43.9%
Area (SF)	564,892	370,401	413,282
Open Space Ratio	0.35	0.61	0.56
Area (SF)	329,579	571,252	528,371
Density	345 Units	251 Units	305 Units
1G du/acre			
Height	35'-0" to 40'	N/A	35'-2"
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
Mult-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
Mult-family (145 Townhomes)	2 spaces/unit	199 Units	398 Spaces	362 Spaces
54 Multifamily 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



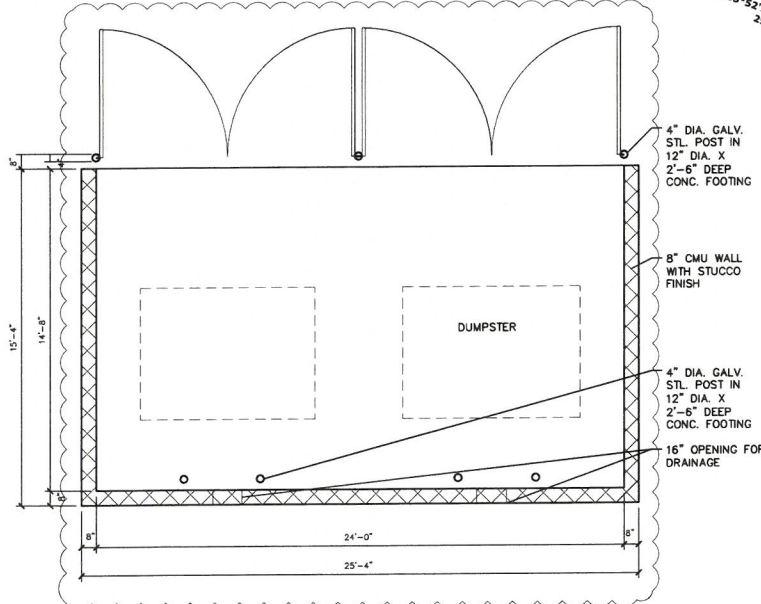


Mailbox Spec



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"



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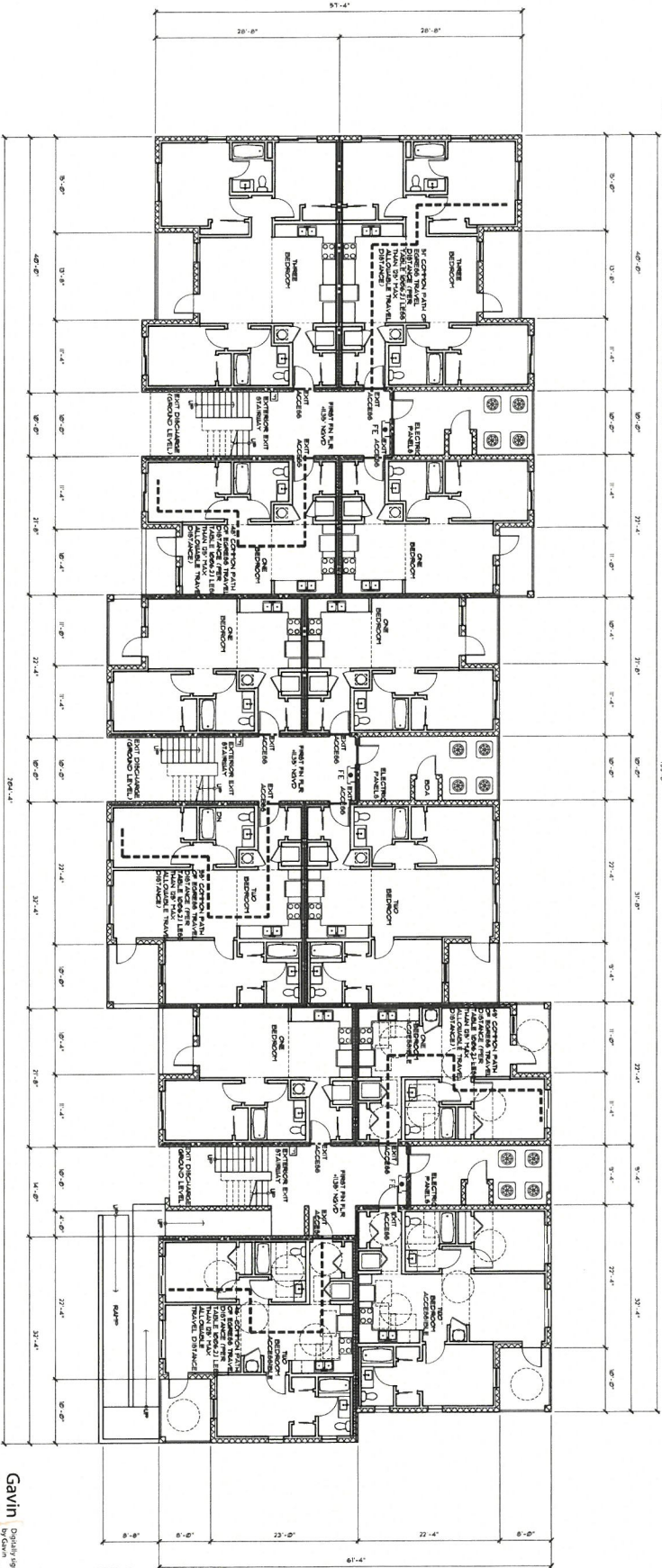


KEY WEST HOUSING AUTHORITY			
OCCUPANCY TABLE			
FLORIDA BUILDING CODE 2023, BUILDING AND MFR 101, 2024			
FROM REC. SECTION 1005.1, TABLE 1005.5 AND 1020.5, AND MFR TABLE 2.3.1.2			
SECTION	FLOOR AREA (SF)	SF PER OCCUPANT	# OF OCCUPANTS
INTERIOR BUILDING AREAS			
RESIDENTIAL	11,424	200 GROSS	57.1
THIRD FLOOR			
THIRD FLOOR OCCUPANTS			57.1
TOTAL STAIR EXIT WIDTH REQUIRED	0.3	17.14	489
TOTAL OTHER EXIT WIDTH REQUIRED	0.3	17.14	489
RESIDENTIAL	11,424	200 GROSS	57.1
THIRD FLOOR			
THIRD FLOOR OCCUPANTS			57.1
TOTAL STAIR EXIT WIDTH REQUIRED	0.3	17.14	489
TOTAL OTHER EXIT WIDTH REQUIRED	0.3	17.14	489
RESIDENTIAL	9,302	200 GROSS	47.3
THIRD FLOOR			
THIRD FLOOR OCCUPANTS			47.3
TOTAL STAIR EXIT WIDTH REQUIRED	0.2	9.102	127
TOTAL OTHER EXIT WIDTH REQUIRED	0.2	9.102	127
TOTAL OCCUPANTS			127

KEY WEST HOUSING AUTHORITY	
MEANS OF EGRESS	
FLORIDA BUILDING CODE 2023, BUILDING	
SECTION 1005.3.3 AND 1005.3.3.1	A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PROVIDED FROM ANY STORY OR BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM
SECTION 1007.6	MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING ONE STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EXIT AND ONE EXTERIOR EXIT DISTANCE
SECTION 1010.1	MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING ONE STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EXIT AND ONE EXTERIOR EXIT DISTANCE
SECTION 1017.2	MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING ONE STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EXIT AND ONE EXTERIOR EXIT DISTANCE

LIFE SAFETY SYMBOLS	
1	MEANS OF EGRESS
2	MEANS OF EGRESS
3	MEANS OF EGRESS

LIFE SAFETY NOTES	
1	MEANS OF EGRESS
2	MEANS OF EGRESS
3	MEANS OF EGRESS



First Floor Plan  
Building One- 34 Units

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Key West Housing Authority  
Dunlap Drive  
Key West, FL

4

**LIFE SAFETY SYMBOLS**

FIRE ALARM PULL STATION

FIRE EXTINGUISHER

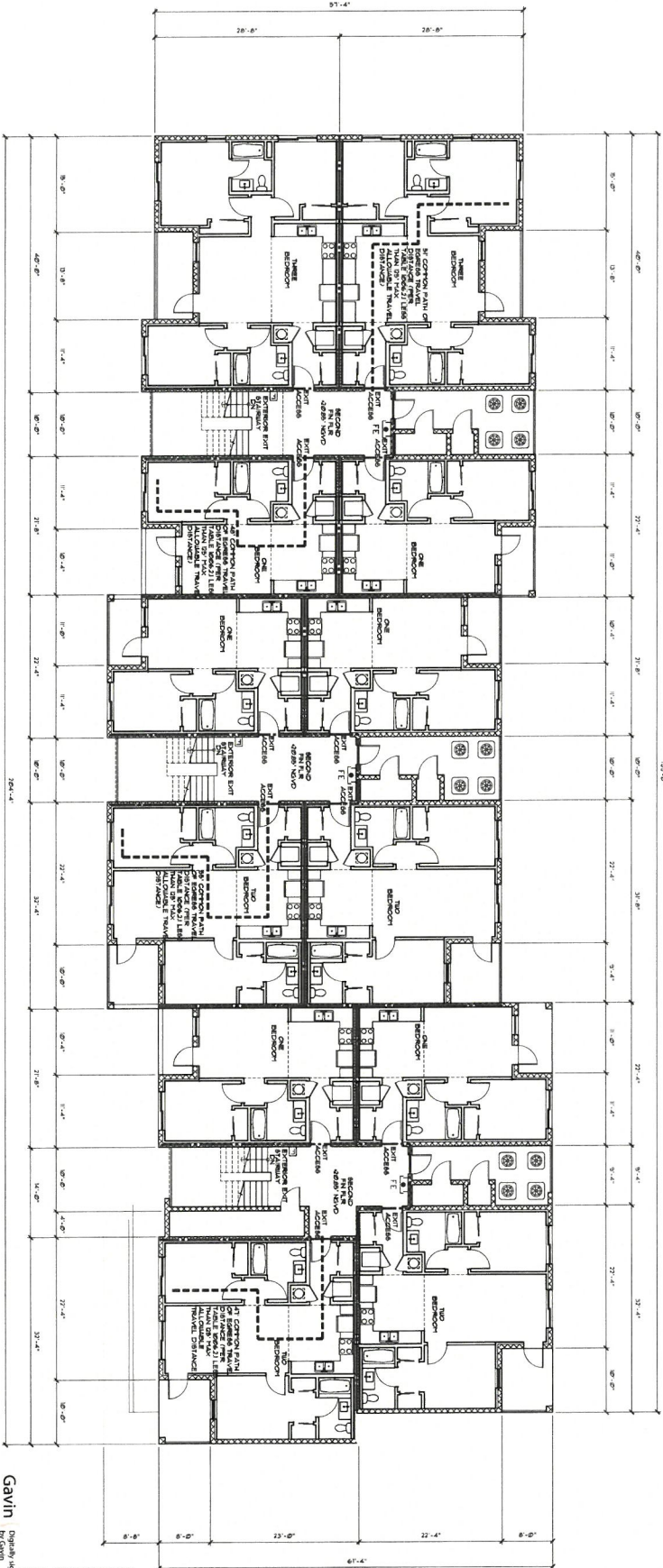
**LEGEND**

ONE HOUR FIRE SEPARATION

EXIT PASSAGE

**LIFE SAFETY NOTES**

BUILDING IS EQUIPPED WITH FIRE SEPARATION (WALLS AND DOORS) TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE. ALL EXITS ARE TO BE KEPT CLEAR AT ALL TIMES. ALL EXITS ARE TO BE KEPT UNLOCKED AND UNBARRICADED AT ALL TIMES. ALL EXITS ARE TO BE KEPT UNLOCKED AND UNBARRICADED AT ALL TIMES. ALL EXITS ARE TO BE KEPT UNLOCKED AND UNBARRICADED AT ALL TIMES.



**Second Floor Plan**

**Building One- 34 Units**

**KEY WEST HOUSING AUTHORITY**

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**DATE: 02.11.25**

**PROJECT: 114836-0000**

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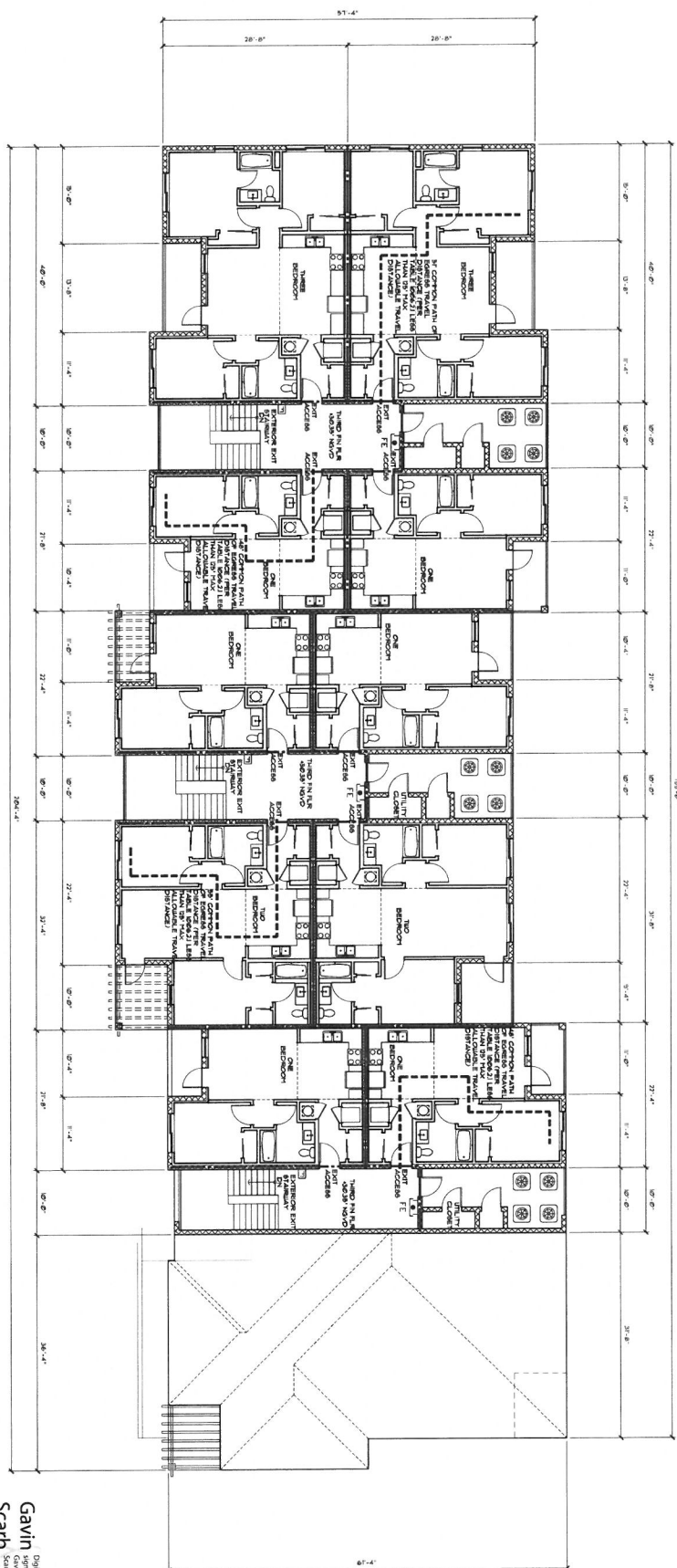
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**610 White St. Key West, FL**

**Key West Housing Authority**

**Dunlap Drive**

**Key West, FL**



LIFE SAFETY SYMBOLS	
	MANUAL PULL STATION
	FIRE EXTINGUISHER

ONE HOUR FIRE RESISTANT  
EXIT PASSAGE

**LIFE SAFETY NOTES**

BUILDING DAMAGED WITH THE SPRINKLER (NFA 106)  
MAY 2003 TABLE 101  
OCCUPANCY TYPE: R-2: 200 P.T. TO EXIT (MAX. ALLOWED)  
MAY USE DAMAGED TO BE INSTALLED AT ALL  
ELEVATIONS (DO NOT USE THE RATED ADDRESS) 60  
DEFECTS WILL BE REPAIRS TO HAVE ONE HOUR FIRE RESISTANCE  
(FURNITURE REQUIRED)  
ALL RESIDENCES TO HAVE SMOKE DETECTORS  
DAMAGED TO BE DAMAGED WITH THE ALARM SYSTEM

5

Key West Housing Authority

Dunlap Drive Key West, FL

Key West, FL

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Third Floor Plan  
100' x 7' - 0"

Building One- 34 Units












## LIFE SAFETY NOTES


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### LEGEND

ONE HOUR FIRE RESISTANCE  
EXIT PASSAGE

## LIFE SAFETY SYMBOLS

 MANUAL PULL STATION

 FIRE EXTINGUISHER

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### Third Floor Plan



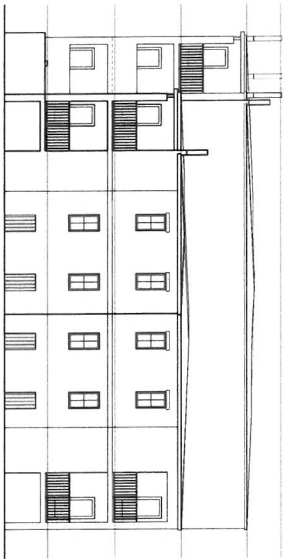
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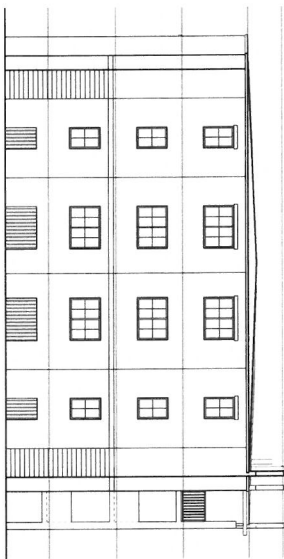
Building Two- 20 Units

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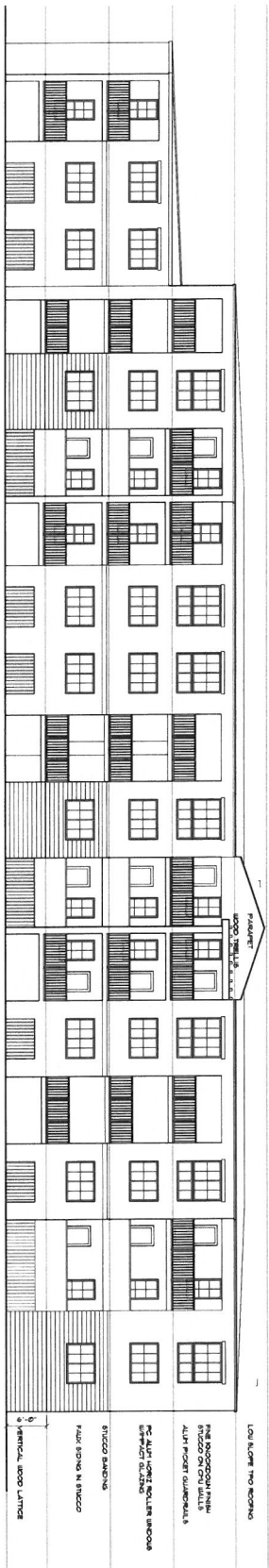




East Elevation



West Elevation



North Elevation



South Elevation

Building One- 34 Units

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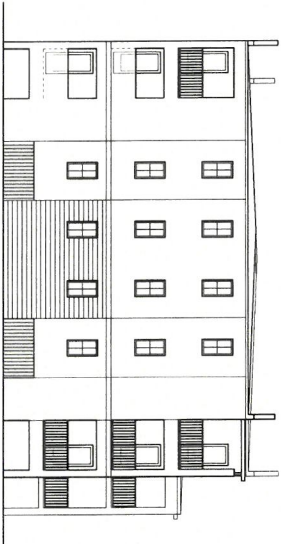


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Revision:

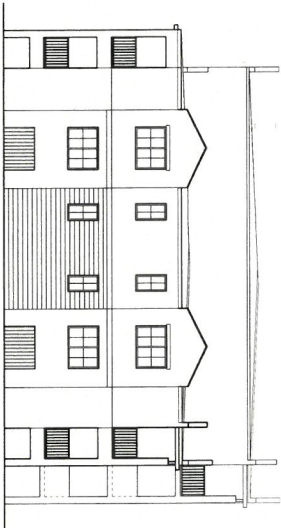
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Key West Housing Authority  
Dunlap Drive Key West, FL





North Elevation



South Elevation



West Elevation



East Elevation

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Key West Housing Authority  
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