

**PLANNING BOARD
RESOLUTION No. 2013-34**



**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR APPROVAL OF A
MAJOR DEVELOPMENT PLAN FOR
RECONSTRUCTION OF THE SEVENTH
FLOOR FROM A MEETING ROOM AND BAR
FOR CONVERSION INTO A SIX UNIT DAY-
SPA FOR PROPERTY LOCATED AT 430
DUVAL STREET (RE# 00006570-000000, AK#
1006807) PERSUANT TO SECTION 108-91
(A.)(2.)(b.)OF THE LAND DEVELOPMENT
REGULATIONS OF KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Historic Residential Commercial Core, Gulf Side (HRCC-1), zoning district; and

WHEREAS, Section 108-91 A(2.)(b.) of the Code of Ordinances requires Major Development Plans for the construction of 2,500 square feet of gross floor area or greater; and

WHEREAS, the applicant proposed the construction of approximately 4,800 square feet of floor area to be used as a six-space day-spa facility; and

WHEREAS, this **approval** of a Major Development Plan is consistent with the Land Development Regulations and the Comprehensive Plan; and

 _____ Acting Chairman
 _____ Planning Director

WHEREAS, the recommendation of **approval** of the 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; and



WHEREAS, the approval is consistent with the criteria in the Code; 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. That a Major Development Plan for the reconstruction of approximately 4,800 square feet of existing meeting room and bar area into six day-spa spaces per Section 108-91A.(2).(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission **approval** for property located at 430 Duval Street (RE# 00006570-000000, AK# 1006807), as shown on the attached plan set dated July 3, 2013.

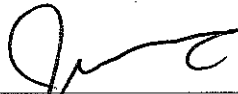
Section 3. This Major Development Plan application recommended for **approval** to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the

 Acting Chairman
 Planning Director

property.

Section 4. 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 Commission.



Section 5. 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 Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (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 forty five (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 special meeting held this 18th day of July, 2013, authenticated by the Acting Chairman of the Planning Board and the Planning Director.



James Gilleran, Acting Chairman
Key West Planning Board

8/13/2013

Date

 Acting Chairman
 Planning Director

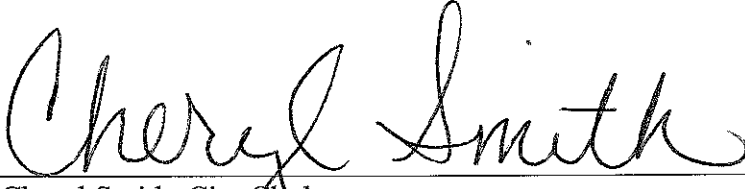
Attest:



Donald Leland Craig, AICP
Planning Director



8/13/2013
Date

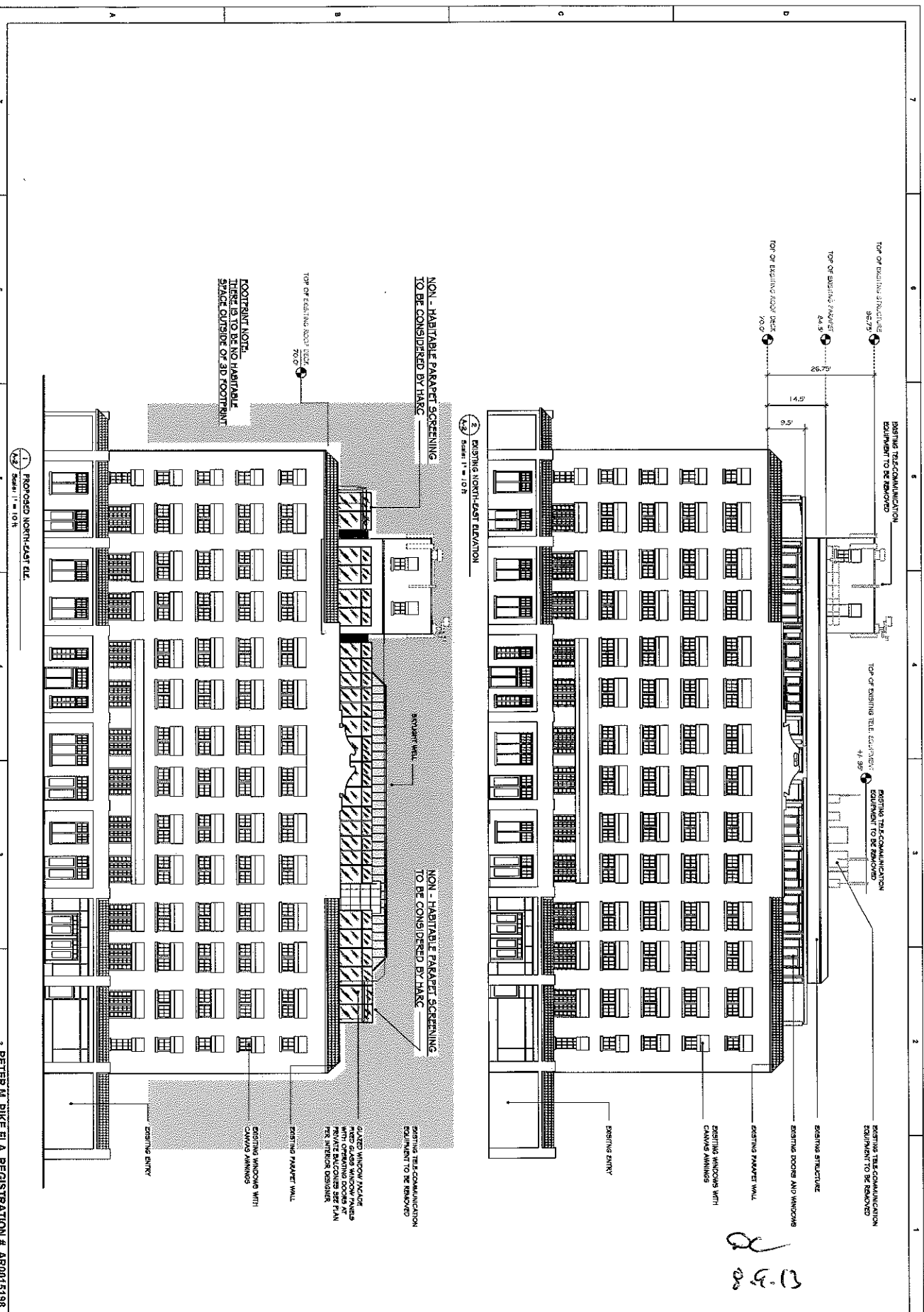
Filed with the Clerk:



Cheryl Smith, City Clerk

8-13-2013
Date

 Acting Chairman
 Planning Director



1 PROPOSED NORTH-EAST ELEVATION
Scale: 1" = 10'-0"

2 EXISTING NORTH-EAST ELEVATION
Scale: 1" = 10'-0"

2 PETER M. PIKE F.L.A. REGISTRATION # AR001 57198

PLANNING SET 07-03-13

SHEET #
A-2
OF

DRAWING TITLE:
PROPOSED & EXISTING ELEVATIONS

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DATE:

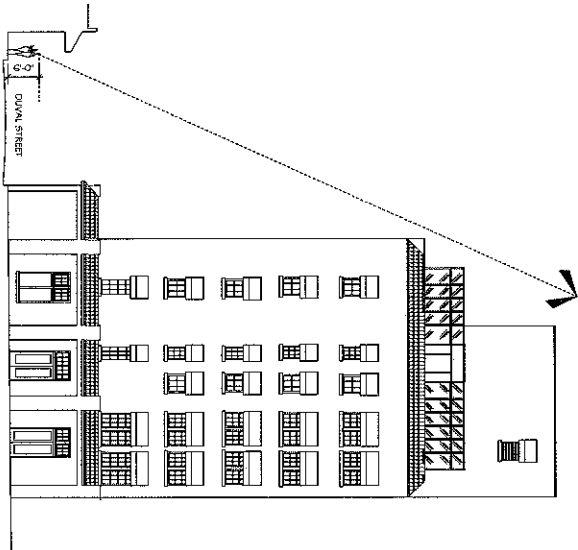
PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

471 US HIGHWAY 1
KEY WEST, FLA, 33040
305-295-1692

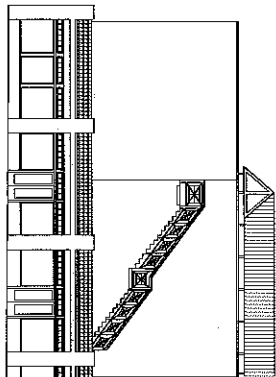
PETER PIKE
ARCHITECT

REVISIONS	DATE
75% DD SET	

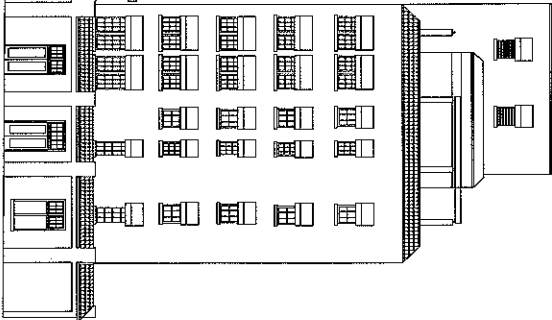
These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission. Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.



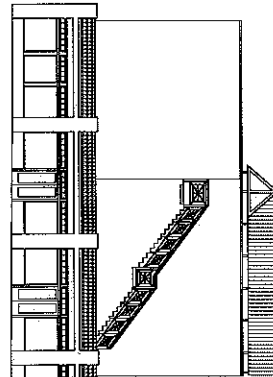
3 DUVAL SIGHT LINE
Scale: 1" = 10' 0"



2 EXISTING SOUTH-EAST ELEVATION
Scale: 1" = 10' 0"

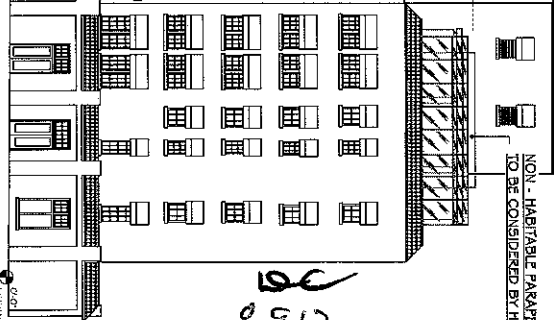


1 PETER M. PIKE FLA. REGISTRATION # AR0016198



1 PROPOSED SOUTH-EAST ELEVATION
Scale: 1" = 10' 0"

NOTE:
FOR REVISIONS OF PROPOSED NUMBERS
SEE ARCHITECT'S DRAWING SECTION 9 OF SET, A-5.



FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 30 FOOTPRINT

TOP OF EXISTING STRUCTURE 86.75
TOP OF EXISTING PARAPET 84.3
TOP OF EXISTING ROOF DECK 70.0

NON-HABITABLE PARAPET SCREENING
TO BE CONSIDERED BY HAEC

8.9.0

Handwritten signature

PLANNING SET 07-03-13

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS

PROJECT:

RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1892



REVISIONS	DATE
75% DD SET	

SHEET #
A-4
OF

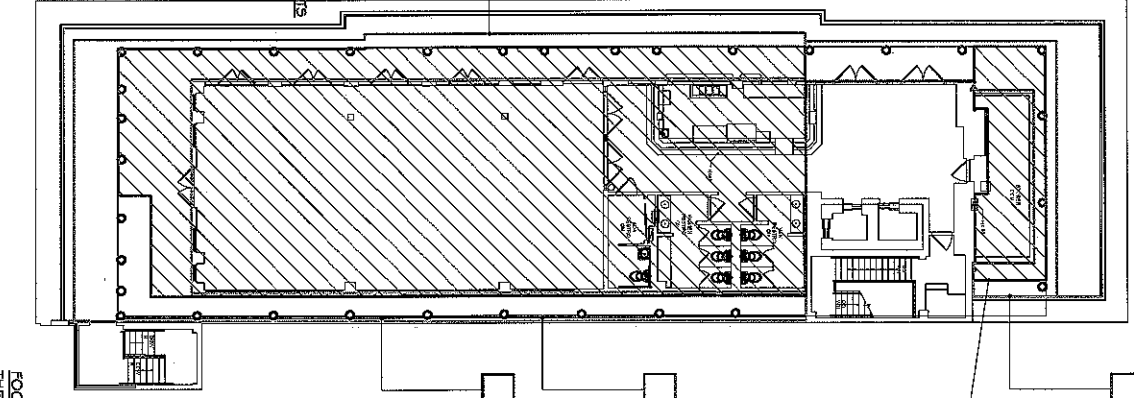
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3 EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

2 EXISTING SOUTH-WEST ELEVATION
Scale: 1" = 10'-8"



OVERHEAD ARBOR PROJECTIONS
1'-0" BEYOND COLUMN LINE

LINE OF NEW CONSTRUCTION

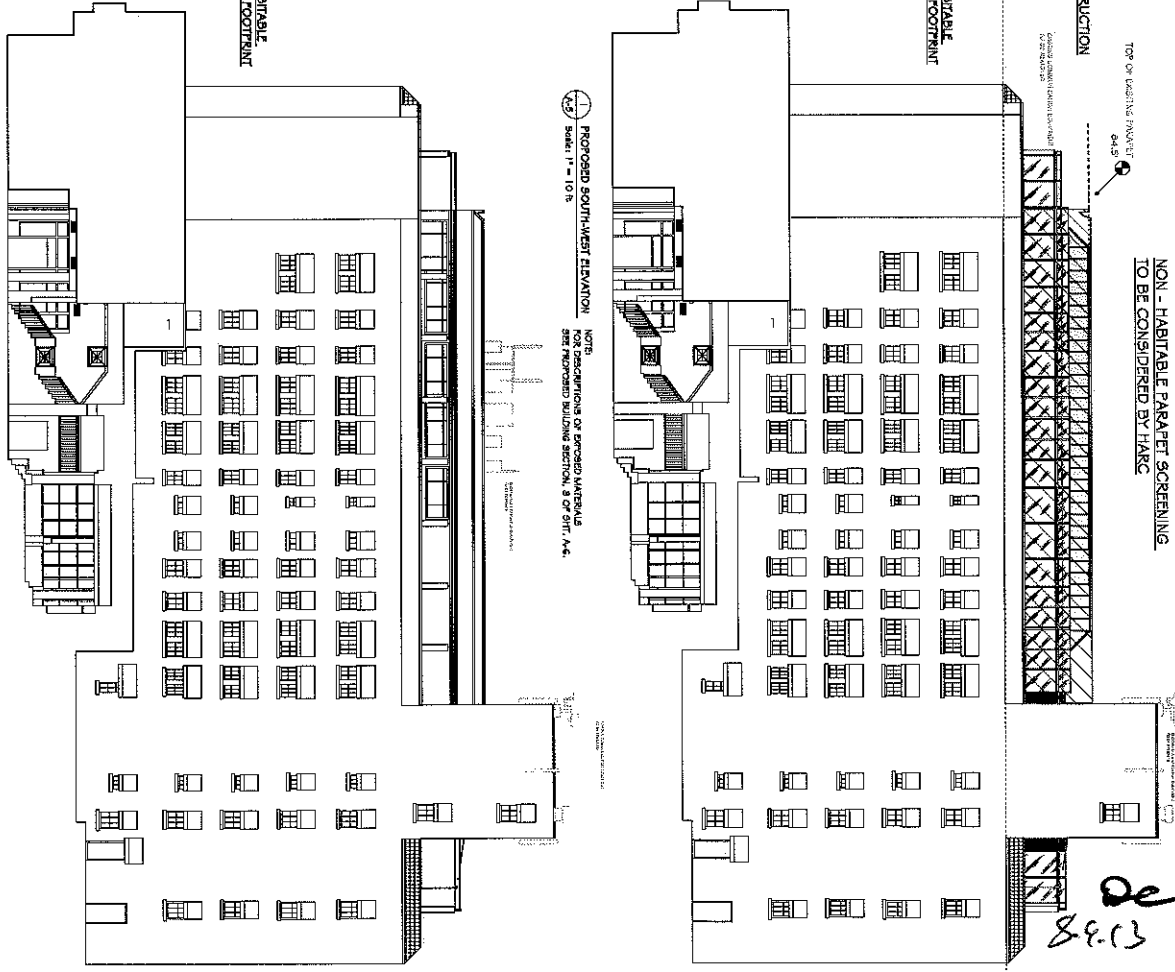
LINE OF OVERHEAD ARBOR

LINE OF OVERHEAD ARBOR

LINE OF NEW CONSTRUCTION

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT



PROPOSED SOUTH-WEST ELEVATION
Scale: 1" = 10'-8"
NOTE:
FOR DISCREPANCIES OR OMISSIONS OF DIMENSIONS
FOR THIS ELEVATION SEE SECTION 8 OF SET 1, A-6.

NON - HABITABLE PARAPET SCREENING
TO BE CONSIDERED BY IARC

TOP OF EXISTING FINISH
64.50

De
8.9.13
De

2 PETER M. PIKE F.L.A. REGISTRATION # AR0016198

PLANNING SET 07-03-13

SHEET #
A-5
OF

PROJECT NUMBER:
DRAWN: KIMMO
CHECKED: JRM
DATE: 07/23/13

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS &
EXIST. FLOOR PLAN

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
630 DUVAL STREET
KEY WEST, FLORIDA

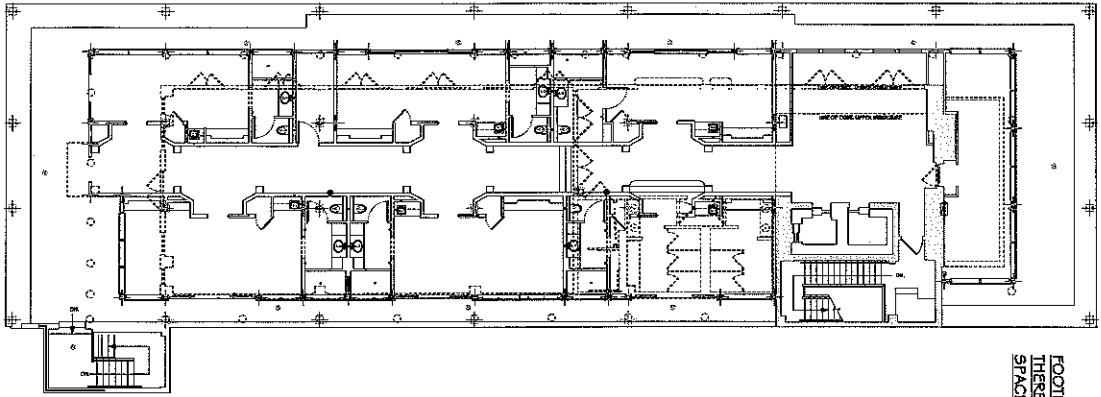
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PETER PIKE
ARCHITECT

REVISIONS: DATE
75% DD SET

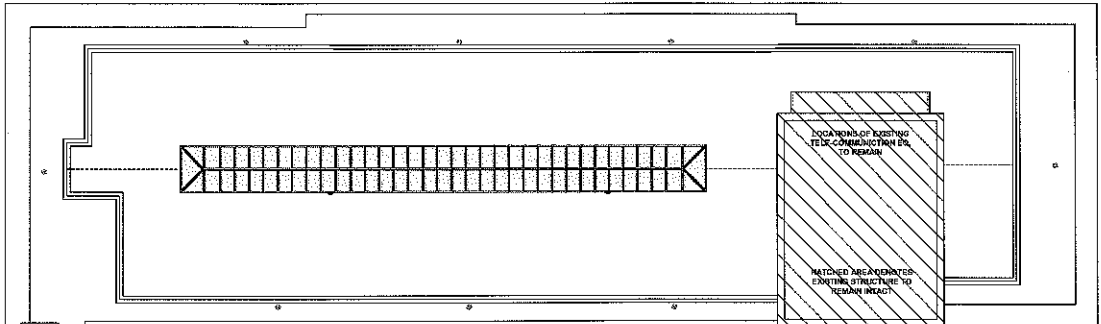
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2 PROPOSED 3D EXIST. OVERLAY
Scale: 1/8" = 1'-0"
EXISTING STRUCTURE SHOWN DASHED.



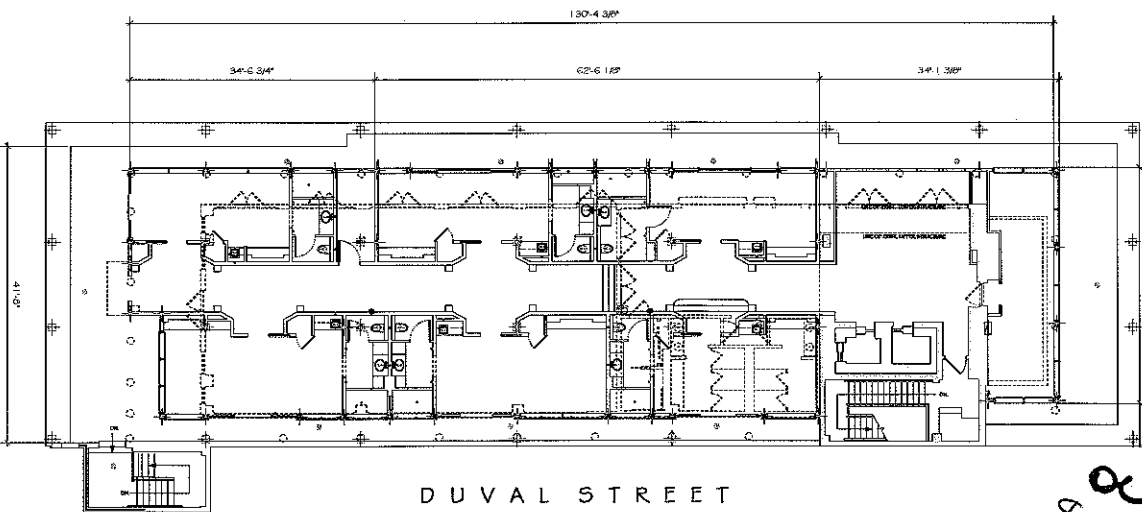
FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

2 PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"



FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

1 PROPOSED ROOF PLAN 06-18-13
Scale: 1/8" = 1'-0"



DUVAL STREET

Handwritten notes:
8.9.13
P2

2 PETER M. PIKE FLA. REGISTRATION # AR0015198

PLANNING SET 07-03-13

SHEET #
A-6
OF

PROJECT NUMBER:
DRAWING: KJMC
CHECKED: JMC
DATE: 07-03-13

DRAWING TITLE:
PROPOSED FLOOR PLAN,
ROOF PLAN, & BUILDING
SECTION

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-295-1092

PETER PIKE
ARCHITECT

REVISIONS	DATE
1	7/6% DD SET

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