

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-Scarbrough Architects, dated February 11th 2025 and revised sheets A0.1 and A0.2 dated April 4th, 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 29th day of May, 2025.

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

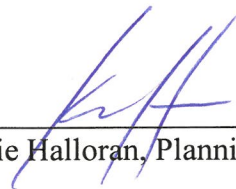


6/13/2025

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 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

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

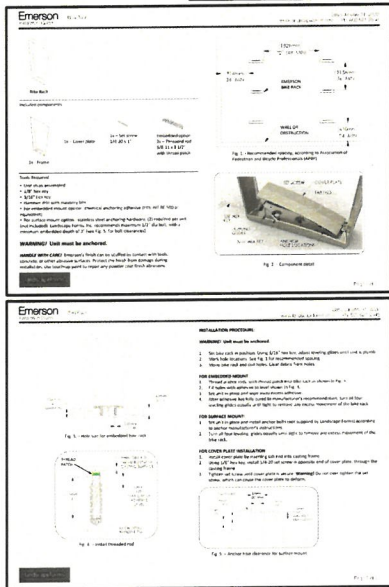
PARKING SUMMARY

	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	

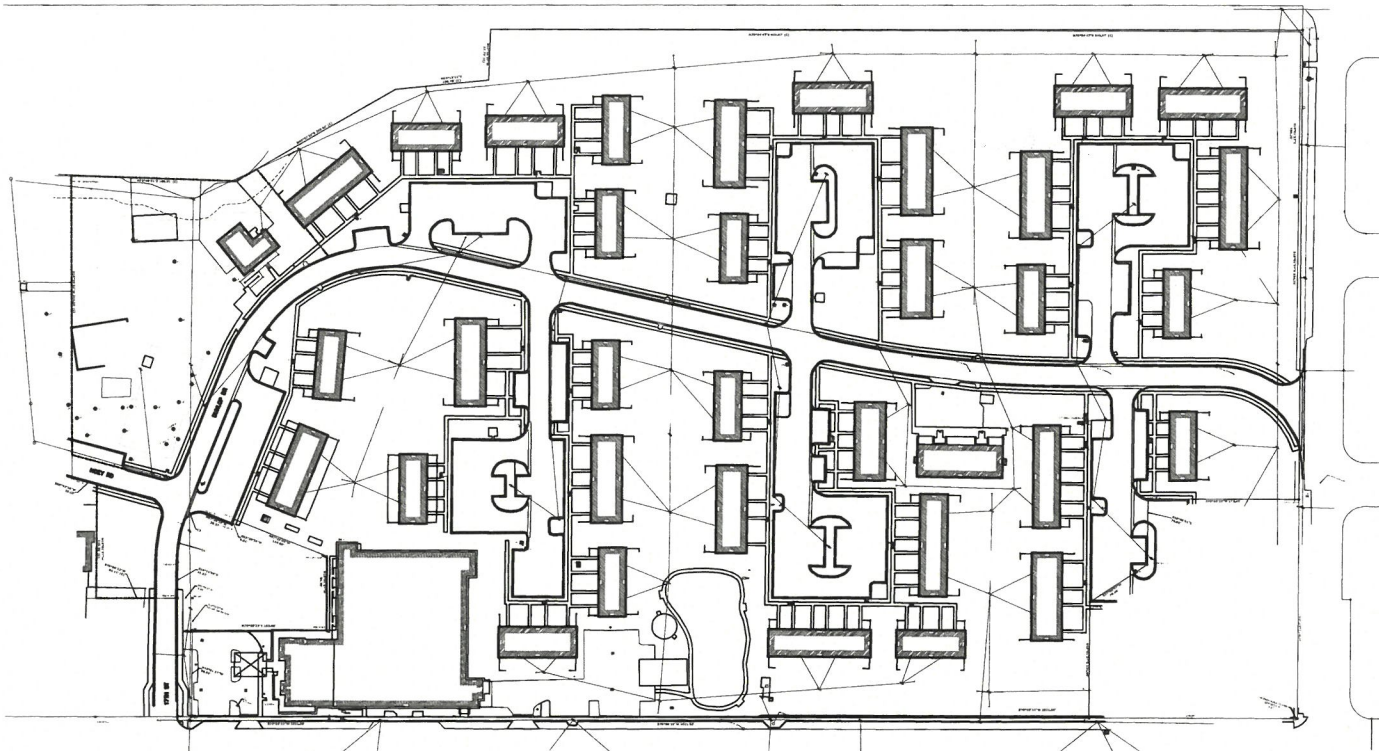


Housing Authority of the City of Key West			
Zoning			MDR-1
Flood Zone			AE 7
Design Flood Elevation	BFE+1.5'		8.5' NGVD
Flood Elevation Provided	9' NAVD + 1'		11.35' NGVD
Site Area			941,654
Site Area (Ac)			21.62
Max Density (dw/acre)			16
		Code Allowable	Existing
Building Coverage		40%	14.1%
Area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

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
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 Units	4 bike/1 car		32 Spaces (128 Bike Spaces)	
Nursing (106 Units)	1 space/4 beds	130 Beds	33 Spaces	37 Spaces
Totals			431 Spaces	431 Spaces

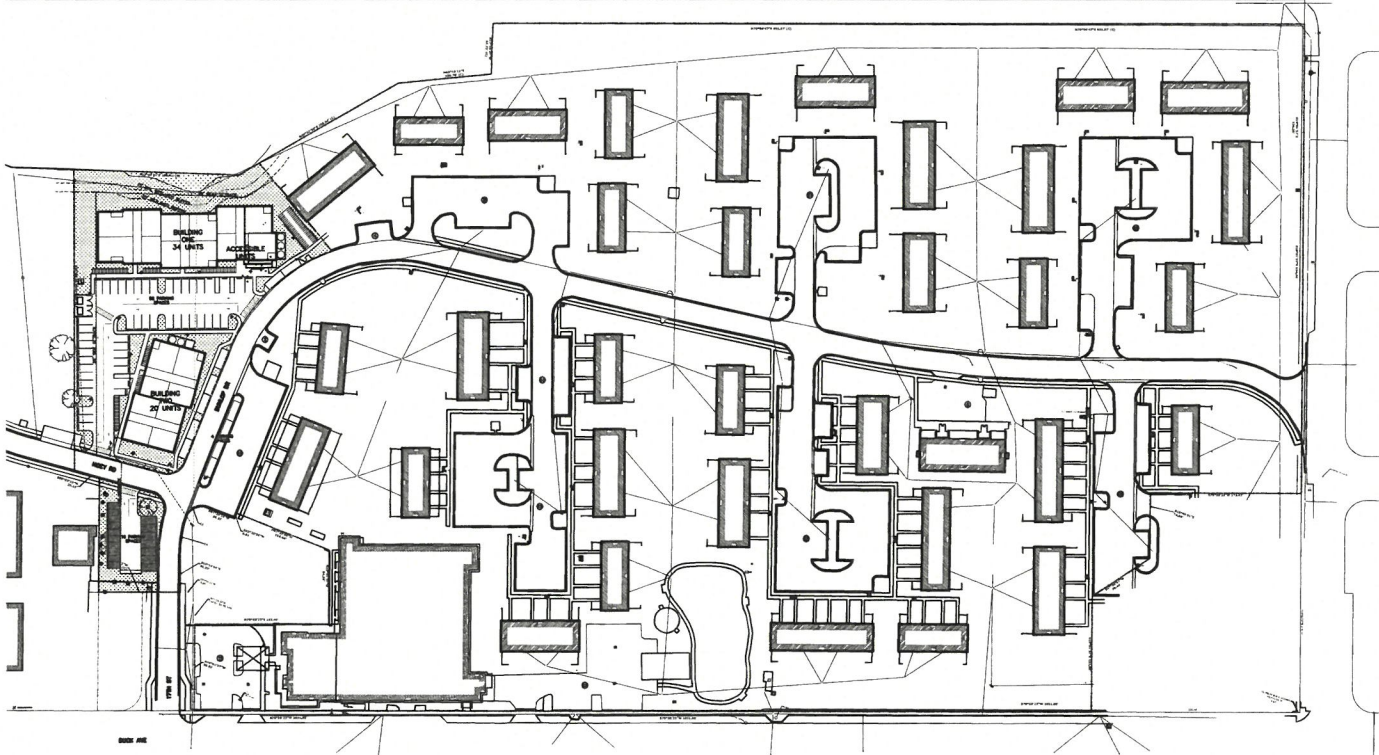


Bike Rack



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

Key West Housing Authority

Dunlap Drive Key West, FL

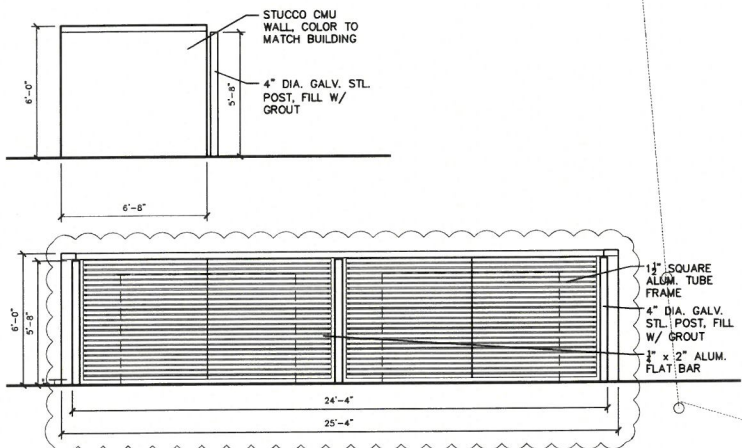
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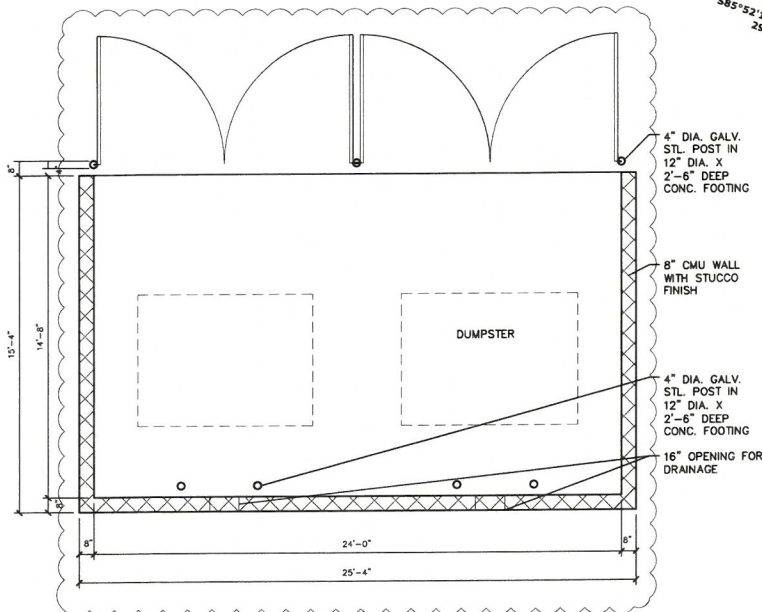


Mailbox Spec



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"

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Dunlap Drive

LEGEND

— ONE HOUR FIRE SEPARATION

— EXIT PASSAGE

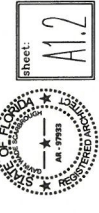
LIFE SAFETY SYMBOLS

 F **MANUAL PULL STATION**

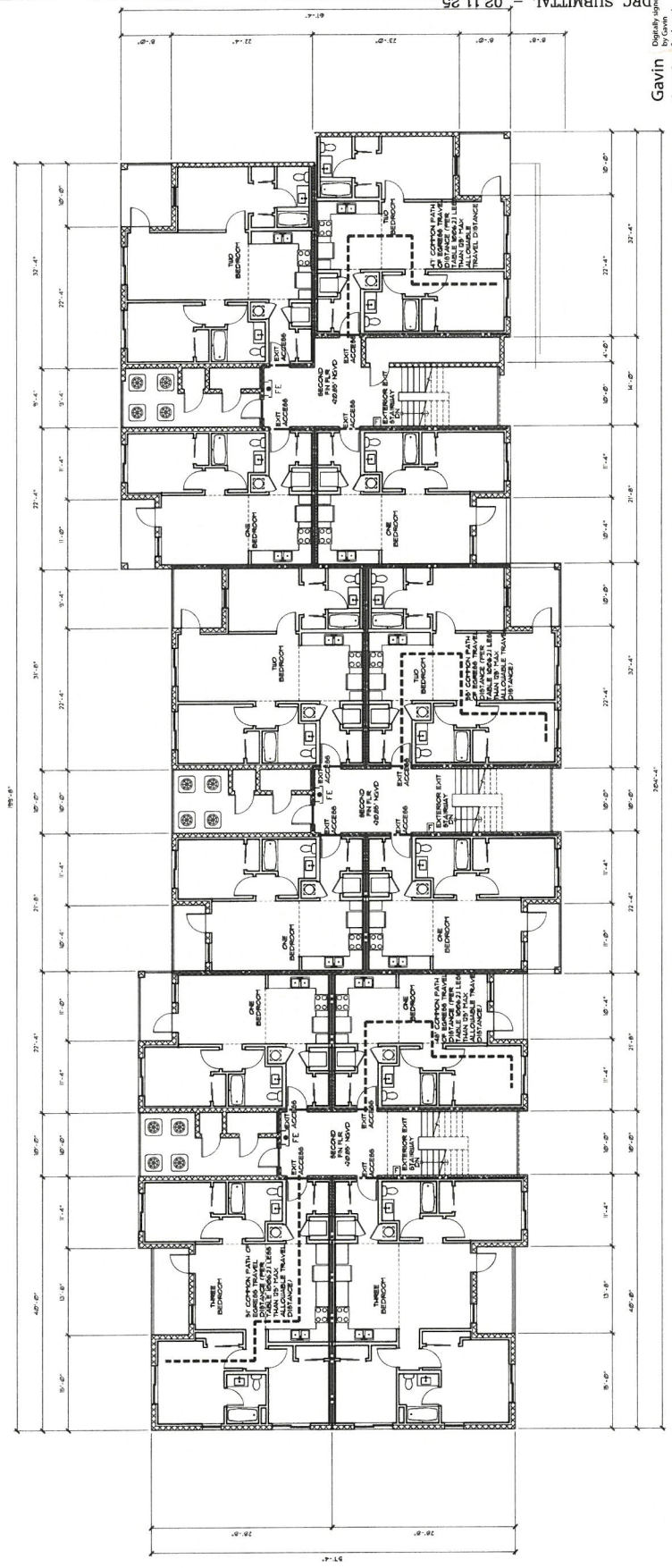
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Second Floor Plan

Building One- 34 Units

2

LIFE SAFETY NOTES

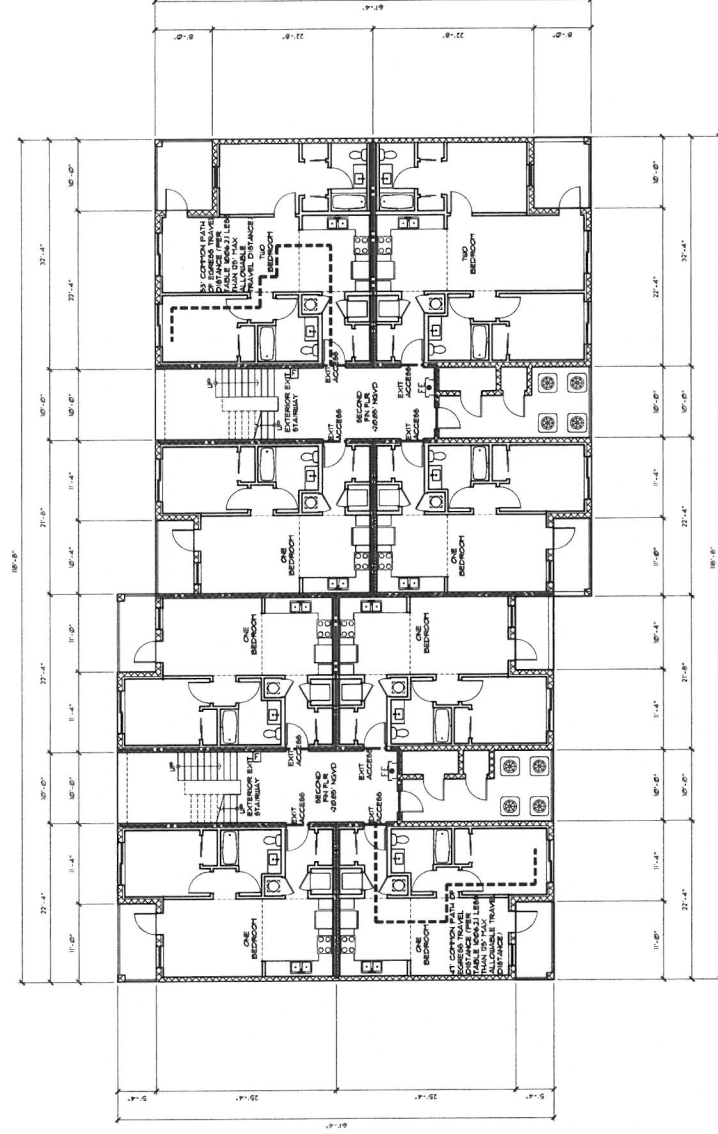
BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13B)
FMC 2003 TABLE 1010
OCCUPANCY TYPE 42, 70 AND 71 (EXIT MARK ALLOWED)
WAC FIRE DAMPERS TO BE INSTALLED AT ALL
PENETRATIONS THROUGH RATED ASSEMBLIES
(HANGING WALLS)
DOORING BUILT BETWEEN UNITS TO HAVE ONE HOUR FIRE PARTITION
ALL BEDROOMS TO HAVE SMOKE DETECTORS
BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LEGEND

■	ONE HOUR FIRE SEPARATION
■	EXIT PASSAGE

LIFE SAFETY SYMBOLS

	MANUAL PULL STATION
	FIRE EXTINGUISHER



Key West Housing Authority

POPE-SCARBROUGH-ARCHITECTS

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Second Floor Plan

Building Two- 20 Units

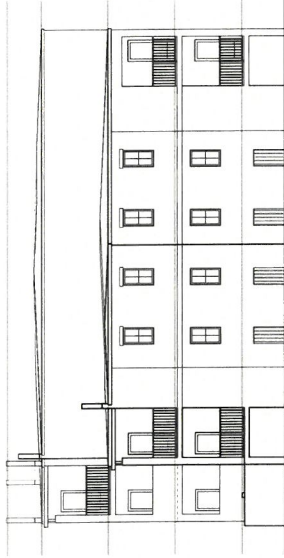
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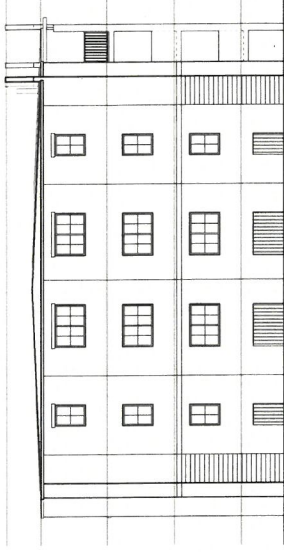


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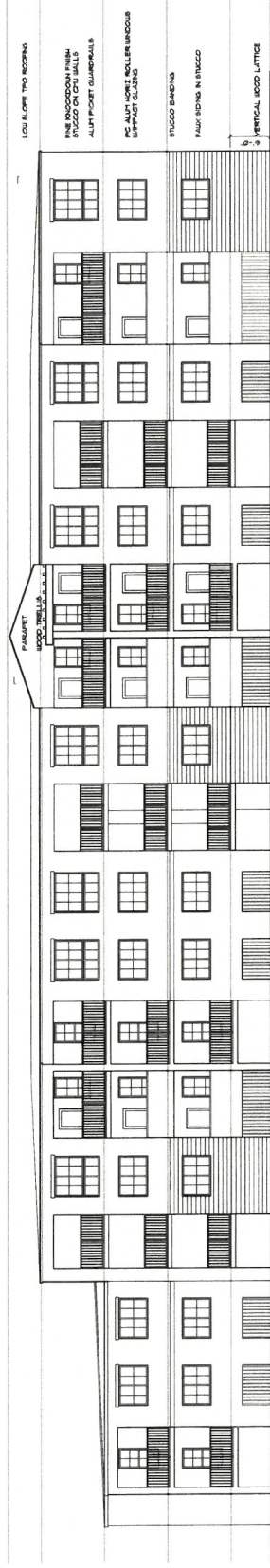




East Elevation



West Elevation



North Elevation



South Elevation

Building One- 34 Units

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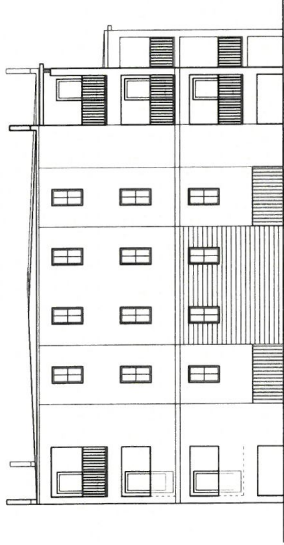
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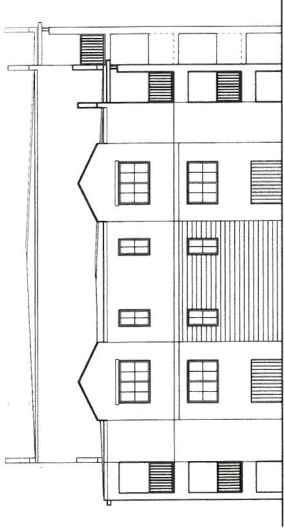
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(305) 296 3611

Key West Housing Authority
Dunlap Drive
Key West, FL



North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"

Building Two- 20 Units

Gavin

Scarborough

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