

# **Planning Board Resolution 2016-24**

**PLANNING BOARD  
RESOLUTION NO. 2016-24**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
GRANTING MAJOR DEVELOPMENT PLAN PURSUANT TO  
SECTION 108-92.B.2.(a) OF THE LAND DEVELOPMENT  
REGULATIONS OF THE CODE OF ORDINANCES OF THE  
CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION  
OF A 108 UNIT SENIOR LIVING FACILITY ON PROPERTY  
LOCATED AT 1664 DUNLAP DRIVE (RE # 00054250-000000;  
AK # 1054879) WITHIN THE MEDIUM DENSITY  
RESIDENTIAL DISTRICT -1 (MDR-1) ZONING DISTRICT;  
PROVIDING FOR AN EFFECTIVE DATE**

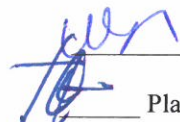
**WHEREAS**, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that, a Major Development Plan is required permanent residential development; addition of eleven or more units; and

**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 April 21, 2016; 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 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.

 \_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

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

5. Pending the results of the City's Traffic Engineering Consultant's review of the submitted traffic study, additional related conditions may be added.

**Conditions prior to issuance of a building permit:**

6. 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

**Conditions prior to issuance of a certificate of occupancy:**



7. The total score claimed of 25 points, in which the 10.8 ESFU Building Allocation System (BPAS) units were awarded through Planning Board Resolution 2016-16, shall be confirmed by City staff.

8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

**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.

 Chairman  
 Planning Director

**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 for the construction of a 108 unit senior living facility at 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879) 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 plans dated March 3, 2016 by Progressive Associates Inc., Architects. The landscape plans dated December 16, 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.



3. The non-resident respite care facility on the first floor shall be limited to 25 non-residents per day for purposes of limiting traffic and parking congestion.

**Conditions prior to the City Commission hearing:**

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Resolution No. 2016-24


  
Chairman  
  
Planning Director

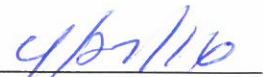
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. 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 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.

  
Chairman  
  
Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 21<sup>st</sup> day of April, 2016.

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

  
\_\_\_\_\_  
Sam Holland, Planning Board Chairman

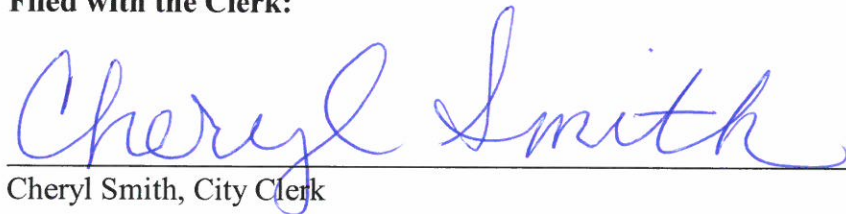
  
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Date

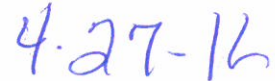
**Attest:**

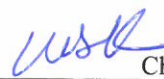
  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director

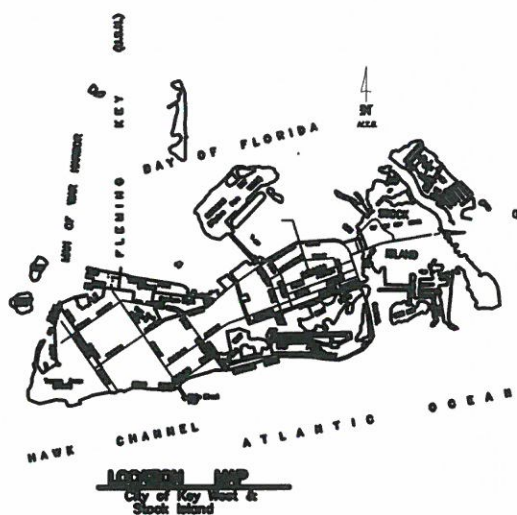
  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

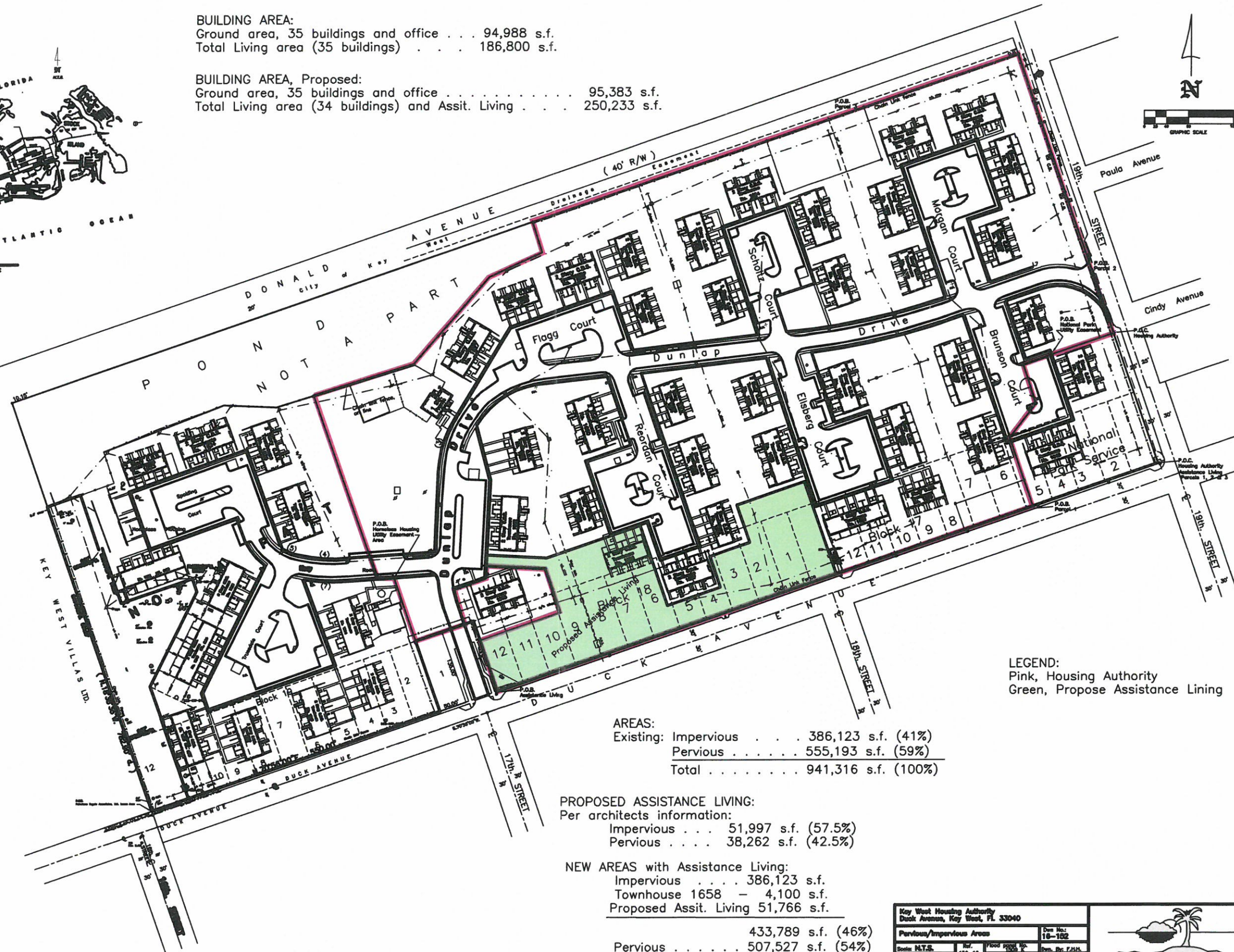
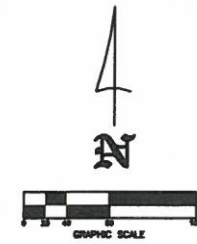
  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Planning Director



**BUILDING AREA:**  
 Ground area, 35 buildings and office . . . 94,988 s.f.  
 Total Living area (35 buildings) . . . 186,800 s.f.

**BUILDING AREA, Proposed:**  
 Ground area, 35 buildings and office . . . 95,383 s.f.  
 Total Living area (34 buildings) and Assit. Living . . . 250,233 s.f.



*9/16/18  
 JPM*

Building areas:

1st. Floor	2nd. Floor
93,400 s.f.	93,400 s.f.
sub-Total: 186,800 s.f.	
Office: 1588 s.f.	
Total: 188,388 s.f.	

Assistance Living:

1st. Floor	26,745 s.f.
2nd. Floor	22,095 s.f.
3rd. Floor	21,163 s.f.
Total	70,003 s.f.

**LEGEND:**  
 Pink, Housing Authority  
 Green, Propose Assistance Living

**AREAS:**

Existing: Impervious	386,123 s.f. (41%)
Pervious	555,193 s.f. (59%)
Total	941,316 s.f. (100%)

**PROPOSED ASSISTANCE LIVING:**  
 Per architects information:

Impervious	51,997 s.f. (57.5%)
Pervious	38,262 s.f. (42.5%)

**NEW AREAS with Assistance Living:**

Impervious	386,123 s.f.
Townhouse 1658	4,100 s.f.
Proposed Assit. Living	51,766 s.f.
Total	433,789 s.f. (46%)
Pervious	507,527 s.f. (54%)
Total	941,316 s.f. (100%)

Impervious	Buildings, patios, walls, misc. conc.	171,673 s.f.
	Roads, sidewalks, asphalt	214,450 s.f.
	Total	386,123 s.f.

Key West Housing Authority Duck Avenue, Key West, FL 33040		Draw No.: 18-182
Pervious/Impervious Areas		Scale: N.T.S.
Date: 2/24/18	Revisions and/or Additions	ISLAND SURVEYING INC. ENGINEERS PLANNERS SURVEYORS
3182 Northside Drive Suite 201 Key West, FL 33040		(305) 253-0480 Fax: (305) 253-0237 info@islandsurveying.com L.S. No. 7700



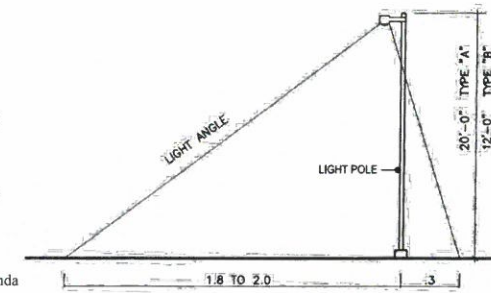
Issued For:

REVIEW	8/12/15
REVIEW	9/14/15
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/3/15
REVIEW	12/9/15
REVIEW	12/14/15
REVIEW	12/16/15
REVIEW	2/22/16
REVIEW	2/29/16
DRC REVIEW	3/3/16

**SITE LIGHTING**

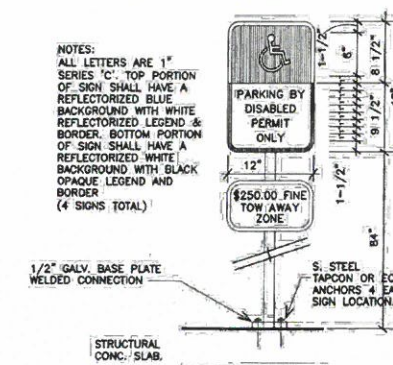
(Coordinate Site Lighting, fixtures w/Landscape Plan)

- A, B LED fixture on 20' or 12' pole. Fixture shall be DSX0 LED with (1) 20 LED light engines, Type T3M Optic, 4000K, @ 700mA with House Side Shield Lithonia Lighting Catalog # DSX0 LED 20C 700 40K T3M MVolt HS
  - C LED fixture on 12' pole. Fixture shall be DSX0 LED with (1) 20 LED light engines, Type T3M Optic, 4000K, @ 530mA with House Side Shield Lithonia Lighting Catalog # DSX0 LED 20C 530 40K T3M MVolt HS
  - 96W LED Wall Pack, Building Mounted  
Manufacturer: www.e-conolight.com  
Model No. E-WP8L05NZ
1. Porte Cochere Canopy, all building entry canopies and building veranda portico to utilize LED Canopy, Low-Profile Lights.  
Manufacturer: www.e-conolight.com  
Model No. E-CPZL07Cw
  2. Landscape Lighting (per Landscape Architect and City of Key West ordinances) to be LED  
Floodlights, 9W, neutral white  
Manufacturer: www.e-conolight.com  
Model No. E-GL3L09N2W



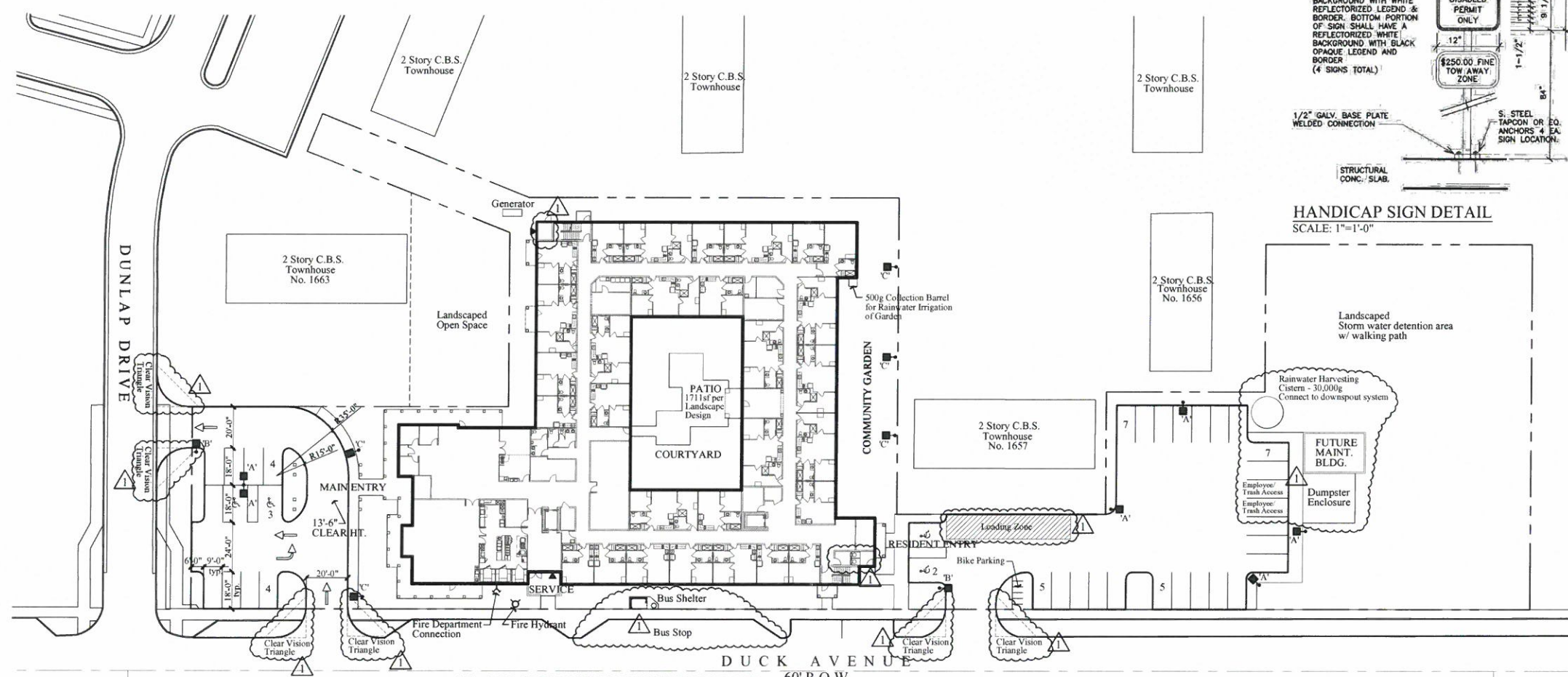
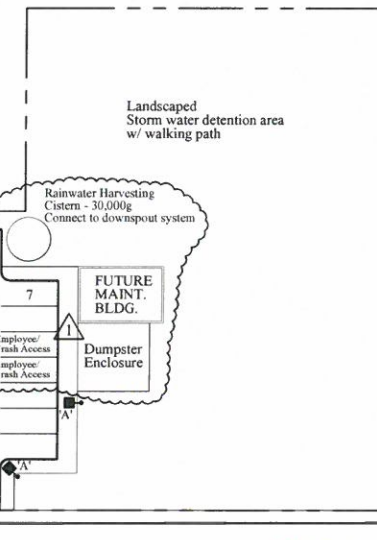
**SITE LIGHT DETAIL**

NTS ASYMETRICAL REFLECTORS w/RESTRICTED BACK LIGHT MEETS DARK SKY REQUIREMENTS



**HANDICAP SIGN DETAIL**

SCALE: 1"=1'-0"



NOTE: ALL GROUND AND ROOF MOUNTED EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS.



**CONCEPT SITE PLAN**  
SCALE: 1"=30'

**SITE DATA**

EXISTING ZONING: MDR-1 (Medium Density Residential District-1)  
FLOOD ZONE: AE, EL 7'  
BUILDING HEIGHT: 3 story (35')  
BUILDING AREA: 70,003sf  
FIRST FLOOR: 26,745sf  
SECOND FLOOR: 22,095sf  
THIRD FLOOR: 21,163sf  
TOTAL # of UNITS: 108  
INDEPENDENT LIVING (60)  
ASSISTED LIVING (48)  
TOTAL # of PARKING PROVIDED: 37 spaces (4 Handicap Spaces)  
BIKE PARKING: 10 BIKES

BUILDING AREA:  
GROUND AREA, 35 BUILDINGS & OFFICE: 94,988 sf  
TOTAL LIVING AREA (35 BUILDINGS) 186,800 sf

BUILDING AREA, PROPOSED:  
GROUND AREA, 35 BUILDINGS & OFFICE: 95,383 sf  
TOTAL LIVING AREA (34 BUILDINGS) & ASSISTED LIVING 250,233 sf

BUILDING AREAS:  
1ST FLOOR: 93,400 sf  
2ND FLOOR: 93,400 sf  
OFFICE: 1,588 sf  
TOTAL: 188,388 sf

ASSISTANCE LIVING:  
1ST FLOOR: 26,745 sf  
2ND FLOOR: 22,095 sf  
3RD FLOOR: 21,163 sf  
TOTAL: 70,003 sf

IMPERVIOUS & PERVIOUS AREAS:  
EXISTING  
IMPERVIOUS: 386,123 sf (41%)  
PERVIOUS: 555,193 sf (59%)  
TOTAL: 941,316 sf (100%)

PROPOSED ASSISTED LIVING  
IMPERVIOUS 51,997 sf (57.5%)  
PERVIOUS 38,262 sf (42.5%)

NEW AREAS w/ASSISTED LIVING:  
IMPERVIOUS 386,123 sf  
BUILDINGS, PATIOS, WALLS, MISC. 171,673 sf  
ROADS, SIDEWALKS, ASPHALT 214,450 sf

TOWNHOUSE 1658 4,100 sf  
PROPOSED ASSISTED LIVING 51,766 sf

433,789 sf (46%)  
507,527 sf (54%)  
TOTAL: 941,316 sf (100%)

Project:  
**POINCIANA GARDENS Senior Living Project**

Key West, Florida

Sheet Title:

**CONCEPT SITE PLAN**

Project Number: 15-138

Drawn: VC

Checked: PA

Date: 8/12/15

Sheet Number:

**SP**

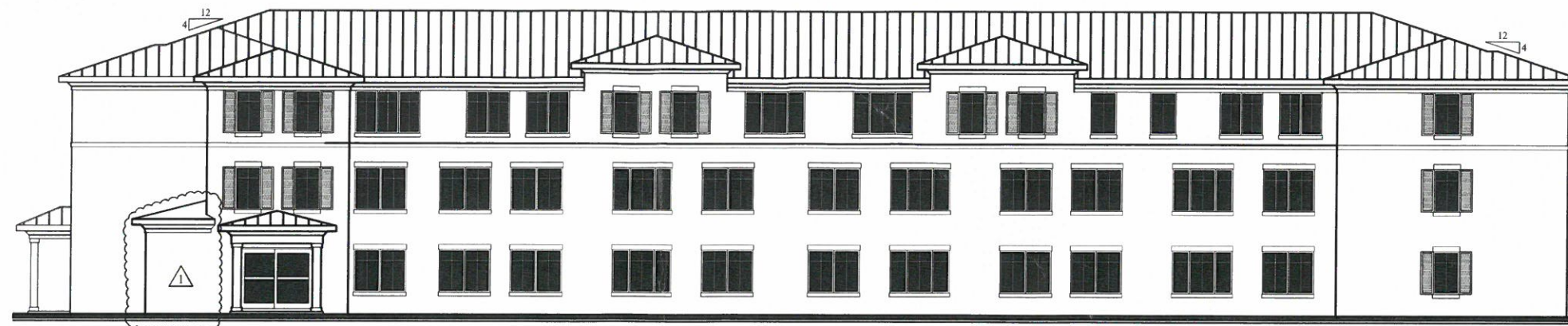


838 W. Long Lake #250  
 Bloomfield Hills, MI 48302  
 248 540-5940 Fax 248 540-4820  
 Email: pai@progressiveassociates.com

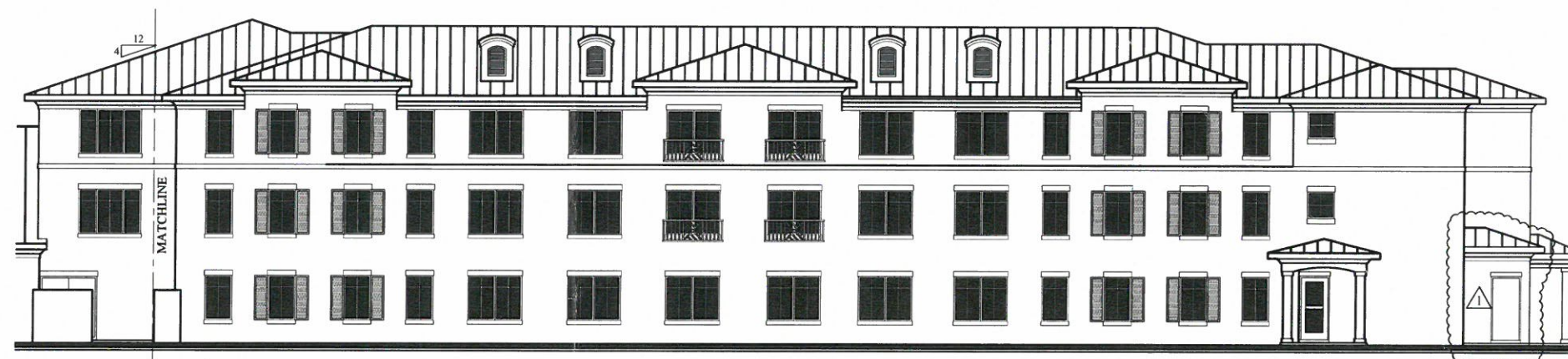


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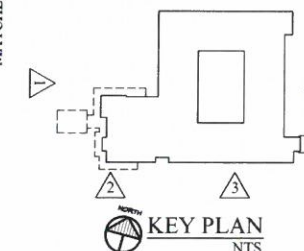
△ SIDE ELEVATION - EAST  
 SCALE: 1/8"=1'-0"



△ PARTIAL ELEVATION at DUCK AVENUE  
 SCALE: 1/8"=1'-0"



△ PARTIAL ELEVATION at DUCK AVENUE  
 SCALE: 1/8"=1'-0"



△ ELEVATION at DUNLAP DRIVE (MAIN ENTRY)  
 SCALE: 1/8"=1'-0"

Project: \_\_\_\_\_  
**POINCIANA  
 GARDENS  
 Senior Living**  
 Key West, Florida  
 Sheet Title: \_\_\_\_\_  
**PROPOSED  
 ELEVATIONS**

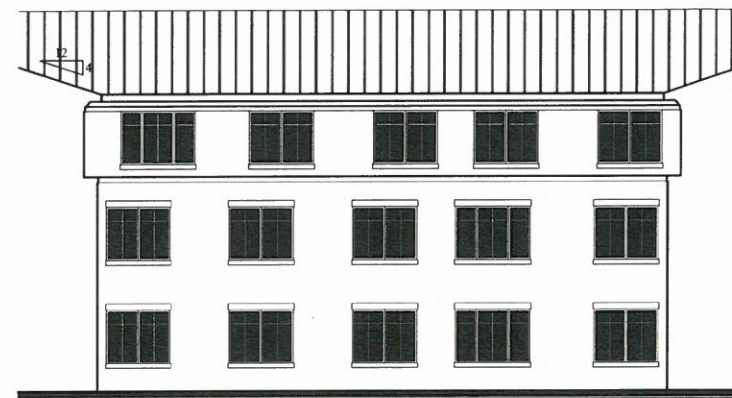
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 Drawn: VC  
 Checked: PA  
 Date: 9/28/15  
 Sheet Number: \_\_\_\_\_

**SK5**



Issued For:

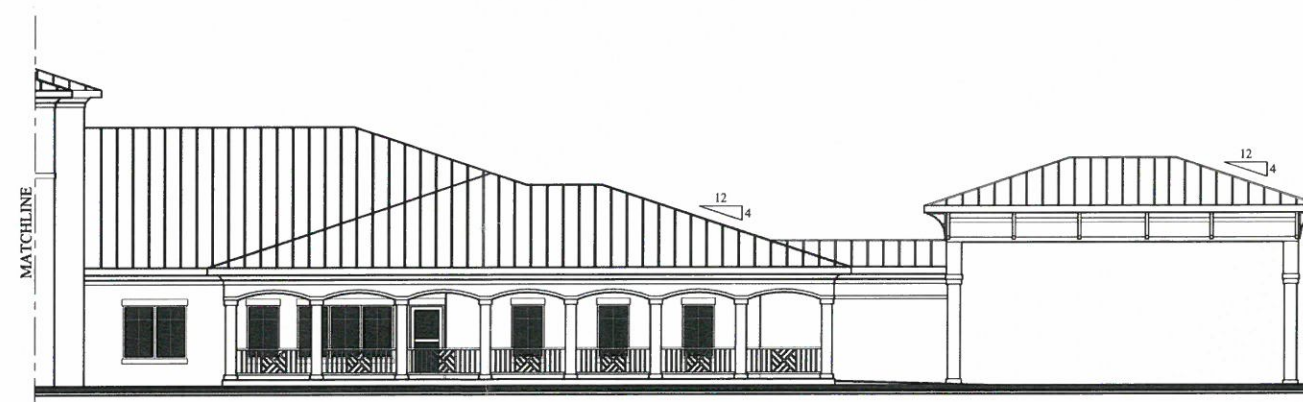
REVIEW	9/28/15
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REVIEW	11/17/15
REVIEW	12/9/15
DRC REVIEW	3/3/16



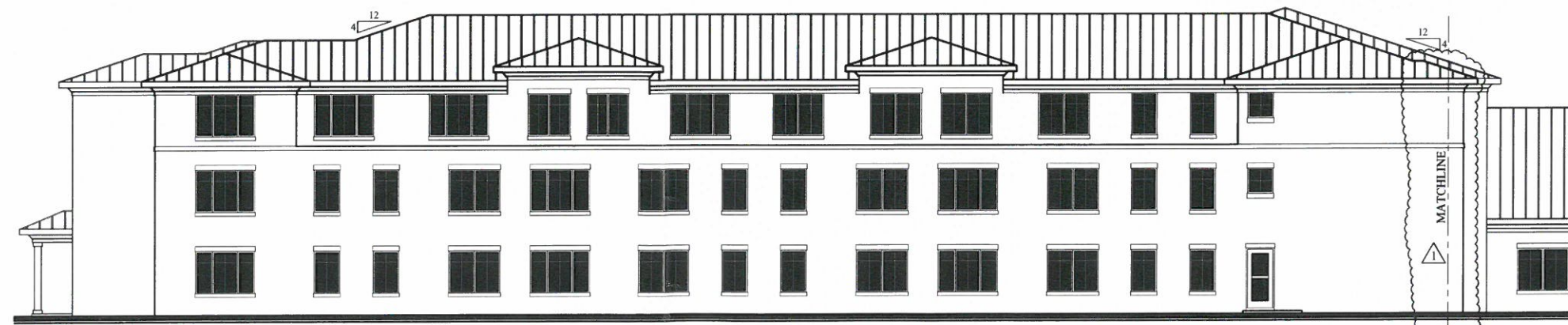
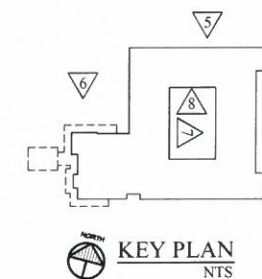
△ NORTH COURTYARD ELEVATION  
 SOUTH COURTYARD OPP. HAND SCALE: 1/8"=1'-0"



△ EAST COURTYARD ELEVATION  
 WEST COURTYARD SIM. SCALE: 1/8"=1'-0"



△ PARTIAL REAR ELEVATION - NORTH  
 SCALE: 1/8"=1'-0"



△ PARTIAL REAR ELEVATION - NORTH  
 SCALE: 1/8"=1'-0"

Project: POINCIANA GARDENS Senior Living  
 Key West, Florida  
 Sheet Title: PROPOSED ELEVATIONS

Project Number: 15-138  
 Drawn: VC  
 Checked: PA  
 Date: 9/28/15  
 Sheet Number: SK6