

**PLANNING BOARD
RESOLUTION NO. 2017-24**

**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 56 MARKET RATE UNITS AND 24 AFFORDABLE UNITS
ON PROPERTY LOCATED AT 3900 SOUTH ROOSEVELT
BOULEVARD (RE # 00066180-000200) WITHIN THE HIGH
DENSITY RESIDENTIAL (HDR) 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 for 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 June 15, 2017; 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

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 of 56 market rate units and 24 affordable units at 3900 South Roosevelt Boulevard (RE # 00066180-000200) within the High Density Residential (HDR) 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 June 14, 2016 by K2M Design, Inc., and by the Proposed Site Plan dated June 7, 2017. Shared maintenance of off-site improvements and construction, to include but not be limited to speed bumps, sidewalk extensions, crosswalks, and sidewalk lighting.
2. During all phases of 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. Ocean Walk will provide daily maintenance and cleanup of roadway.
4. Ocean Walk will temporarily keep security gate in open position, commencing prior to commencement of construction at least one year, or until such time as the Las Salinas gate has been replaced during construction.


Chairman

Planning Director

5. As outlined in the Development Agreement the twenty-four (24) affordable units will be required to file deed restrictions with the City per Section 122-1467 (d). The deed restriction shall be in a form provided by the City and shall be for a period of at least 50 years. It shall be recorded in the Monroe County records. During the final year of the deed restriction, the City may act by Resolution to renew the affordability restriction for an additional 50-year term.

Conditions prior to the City Commission hearing:

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

7. Revise drainage calculation required treatment volume to incorporate the 25% credit for utilizing dry retention swales.

Conditions prior to issuance of a building permit:

8. 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.

9. Applicant shall coordinate with Keys Energy Service a full project review.

10. Wetland Buffer Zone pursuant to Section 110-91 shall be consistent with South Florida Water Management District standards.

11. The applicant shall submit a completed Form 7460-1 to the Federal Aviation Authority.

Conditions prior to issuance of a certificate of occupancy:

12. The total score claimed of 85 points, in which the 28 market rate and 12 affordable Building Allocation System (BPAS) units were awarded through Planning Board Resolution 2015-26 shall be confirmed by City staff. The total score claimed of 85 points, in which the 28 market rate and 12 affordable Building Allocation System (BPAS) units were awarded through Planning Board Resolution 2015-06, shall be confirmed by City staff.

13. 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.

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



Chairman



Planning Director

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.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of June, 2017.

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



Sam Holland, Planning Board Chairman




Date

Attest:




Patrick Wright, Planning Director




Date


Filed with the Clerk:




Cheryl Smith, City Clerk



Date



Chairman


Planning Director

SITE DATA TABLE
Ocean Walk - 3055 S. Roosevelt Blvd.

GENERAL	CODE REQUIREMENT	EXISTING (F%)	PROPOSED	VARIANCE REQUESTED
ZONING	RESIDENTIAL MEDIUM DENSITY (RMD)	RESIDENTIAL MEDIUM DENSITY (RMD)	RESIDENTIAL MEDIUM DENSITY (RMD)	RESIDENTIAL MEDIUM DENSITY (RMD)
HEIGHT	35 FT	35 FT	35 FT	35 FT
SETBACKS	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT
PERMITTED USES	RESIDENTIAL APARTMENTS	RESIDENTIAL APARTMENTS	RESIDENTIAL APARTMENTS	RESIDENTIAL APARTMENTS

EXISTING BUILDINGS

ADDRESS	HEIGHT	AREA	USE	STATUS
3055 S. ROOSEVELT BLVD. (Bldg. A)	35 FT	10,000 SQ FT	RESIDENTIAL	EXISTING
3055 S. ROOSEVELT BLVD. (Bldg. B)	35 FT	10,000 SQ FT	RESIDENTIAL	EXISTING
3055 S. ROOSEVELT BLVD. (Bldg. C)	35 FT	10,000 SQ FT	RESIDENTIAL	EXISTING

BUILDINGS EXTERIOR FINISHES

FINISH	EXISTING (F%)	PROPOSED	VARIANCE REQUESTED
BRICK	100%	100%	None
CONCRETE	0%	0%	None
ASPHALT	0%	0%	None

BUILDINGS COVERAGE PROPOSED

COVERAGE	EXISTING (F%)	PROPOSED	VARIANCE REQUESTED
MAXIMUM COVERAGE	35%	35%	None

TOTAL BUILDING COVERAGE EXISTING - PROPOSED

COVERAGE	EXISTING (F%)	PROPOSED	VARIANCE REQUESTED
MAXIMUM COVERAGE	35%	35%	None

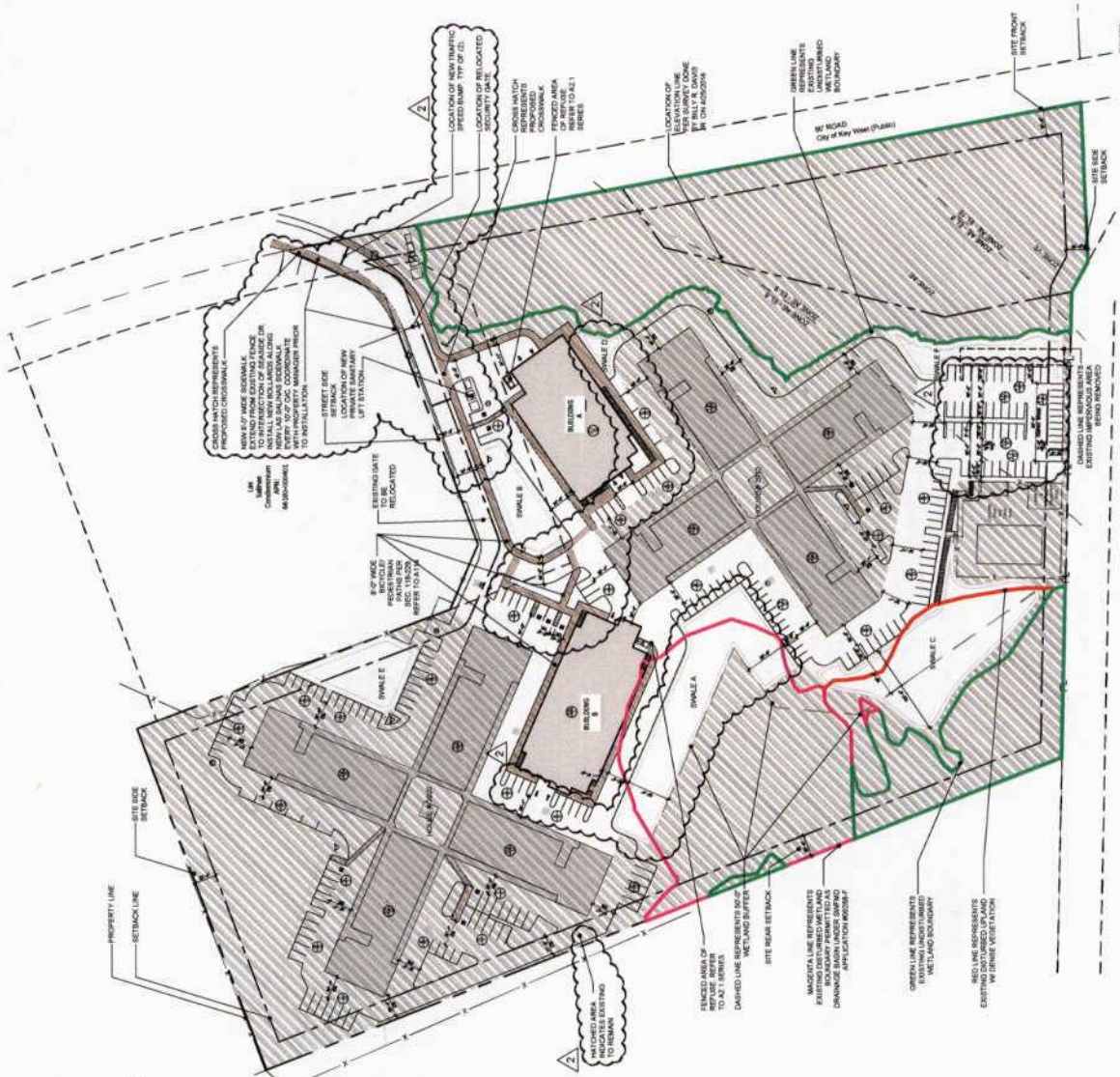
PARKING DATA TABLE

TYPE	EXISTING	PROPOSED	VARIANCE REQUESTED
TOTAL PROPOSED PARKING (RESIDENTIAL & B & B TOTAL UNITS)	100	100	None
RESIDENTIAL	100	100	None
B & B	0	0	None

Environmental Site Data

Parameter	Value
Permit Area - Total	100,000 SQ FT
Proposed Area - Total	100,000 SQ FT
Permitted Use - Total	100,000 SQ FT

Handwritten signature/initials



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

OCEAN WALK APARTMENTS

3055 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 - RESIDENTIAL NEW CONSTRUCTION (DEVELOPMENT) AGREEMENT

A1.1.1 K2M
REVISED DATE: JUNE 7, 2017

