

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, 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) requires the Planning Board to review and approve, 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, resulting in Planning Board Resolution No. 2016-24 advising approval with conditions to the City Commission; and

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

**WHEREAS**, the Planning Board determined that the granting 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**, pursuant to Code Section 108-198, the City Commission shall review and act upon Major Development Plan proposals; and

**WHEREAS**, the granting of the Major Development Plan will be 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

NOW THEREFORE BE IT RESOLVED by the City Commission 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 the City Commission grants approval of the application for The Major Development Plan 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 April 25, 2016 by Carl Gilley, Landscape Designer.

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. 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 issuance of a building permit:**

4. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include an in-lieu fee.

**Conditions prior to issuance of a Certificate of Occupancy:**

5. 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.

6. 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 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 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 Commission.

**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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C, F.A.C., this permit

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 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.

Passed and adopted by the City Commission at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Authenticated by the presiding officer and Clerk of the Commission on \_\_\_\_\_, 2016.

Filed with the Clerk \_\_\_\_\_, 2016.

Mayor Craig Cates	_____
Commissioner Samuel Kaufman	_____
Vice Mayor Clayton Lopez	_____
Commissioner Richard Payne	_____
Commissioner Margaret Romero	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

\_\_\_\_\_  
CRAIG CATES, MAYOR

ATTEST:

\_\_\_\_\_  
CHERYL SMITH, CITY CLERK