

**PLANNING BOARD**

**RESOLUTION NO. 2026-003**

**A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, APPROVING A MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE FOR THE REDEVELOPMENT OF 1621 AND 1622 SPALDING COURT, A PORTION OF THE PROPERTY LOCATED AT 3401 DUCK AVENUE, IN THE MEDIUM DENSITY RESIDENTIAL-1 (MDR-1) ZONING DISTRICT; FINDING CONSISTENCY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; SUBJECT TO CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, **Richard McChesney/Spottswood, Spottswood, Spottswood, and Sterling**, on behalf of **A.H. Monroe**, has submitted an application for a **Major Development Plan and Conditional Use** for property located at **1621-1622 Spalding Court**, a portion of the larger City-owned parcel addressed as **3401 Duck Avenue**, within the **Medium Density Residential-1 (MDR-1)** zoning district; and

**WHEREAS**, the application proposes the demolition of two existing two-story quadplex structures and the construction of **one three-story residential structure containing forty (40) dwelling units**, designed to meet **FEMA flood elevation requirements, hurricane-resilient construction standards, and green building practices**, as part of **Phase II of the Poinciana Royale redevelopment**; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
City Planner

**WHEREAS**, the property has historically been used to provide residential social services under the City’s **Continuum of Care (CoC)** program and is intended to continue serving that public purpose; and

**WHEREAS**, the Planning Board has reviewed the application pursuant to the applicable provisions of the **City of Key West Comprehensive Plan and Land Development Regulations**, including but not limited to Chapters **86, 94, 108, and 122** of the Code of Ordinances; and

**WHEREAS**, the applicant has requested **Conditional Use approval** pursuant to **Section 122-278(3)** of the Land Development Regulations, out of an abundance of caution, should the project be determined to meet the definition of a **Community Facility** under **Section 86-9, Land Classifications**, due to the allocation and use of BPAS/early evacuation units; and

**WHEREAS**, the Planning Board has reviewed the **Development Review Committee (DRC)** comments and finds that any outstanding technical issues may be addressed through conditions of approval and subsequent permitting review; and

**WHEREAS**, the Planning Board has considered the staff report, the application materials, public testimony, and the professional recommendations of City staff; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
City Planner

**WHEREAS**, the Planning Board finds that the proposed development is **consistent with the City of Key West Comprehensive Plan**, including policies promoting affordable and supportive housing, redevelopment of publicly owned land, and resilient construction; is **compatible with surrounding land uses** and the existing Poinciana Royale residential campus; will **not be detrimental to the public health, safety, or welfare**; is adequately served by public facilities and services, subject to compliance with conditions of approval; and

**WHEREAS**, the Planning Board finds that the **Conditional Use criteria** have been satisfied in that the proposed use serves a community need, is appropriately located, and includes adequate site design and mitigation measures.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of The City of Key West, Florida,

**Section 1.**

The Planning Board hereby **approves the Major Development Plan and Conditional Use** for the redevelopment of **1621–1622 Spalding Court**, a portion of the property located at **3401 Duck Avenue**, as described herein.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
City Planner

**Section 2.**

This approval is based on findings that the application is **consistent with the City of Key West Comprehensive Plan and Land Development Regulations**, including Chapters 86, 94, 108, and 122 of the Code of Ordinances.

**Section 3.**

This approval is **subject to the following conditions**:

1. The development shall be constructed in **substantial compliance** with the plans and representations reviewed by the Planning Board.
2. All **Development Review Committee (DRC) comments** shall be addressed to the satisfaction of the appropriate reviewing departments prior to the issuance of building permits.
3. Final utility, stormwater, solid waste, and ADA pedestrian circulation plans shall be reviewed and approved by the City prior to permitting.
4. Conditional Use approval shall be **limited to the use, density, and operational characteristics described in the approved application** and shall not be expanded without further review and approval.
5. This approval does not waive compliance with any other applicable local, state, or federal regulations.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
City Planner

**Section 4.**

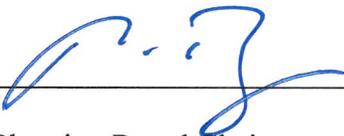
Nothing in this resolution shall be construed as approval of any variance, which must be separately reviewed and approved by the **Board of Adjustment**, nor does it authorize issuance of building permits without compliance with all applicable requirements.

**Section 5.**

This resolution shall become **effective immediately upon adoption.**

Read and passed at a regularly scheduled meeting held this 19<sup>th</sup> day of February, 2026.

Authenticated by the Chairman of the Planning Board and the City Planner.

  
\_\_\_\_\_  
Peter Batty Jr. , Planning Board Chairman 2.27.26  
Date

**Attest:**  
  
\_\_\_\_\_  
Taylor Brown, City Planner 02 March 2026  
Date

**Filed with the Clerk:**  
  
\_\_\_\_\_  
Keri O'Brien, City Clerk 3/2/26  
Date

  
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Chairman  
  
\_\_\_\_\_  
City Planner



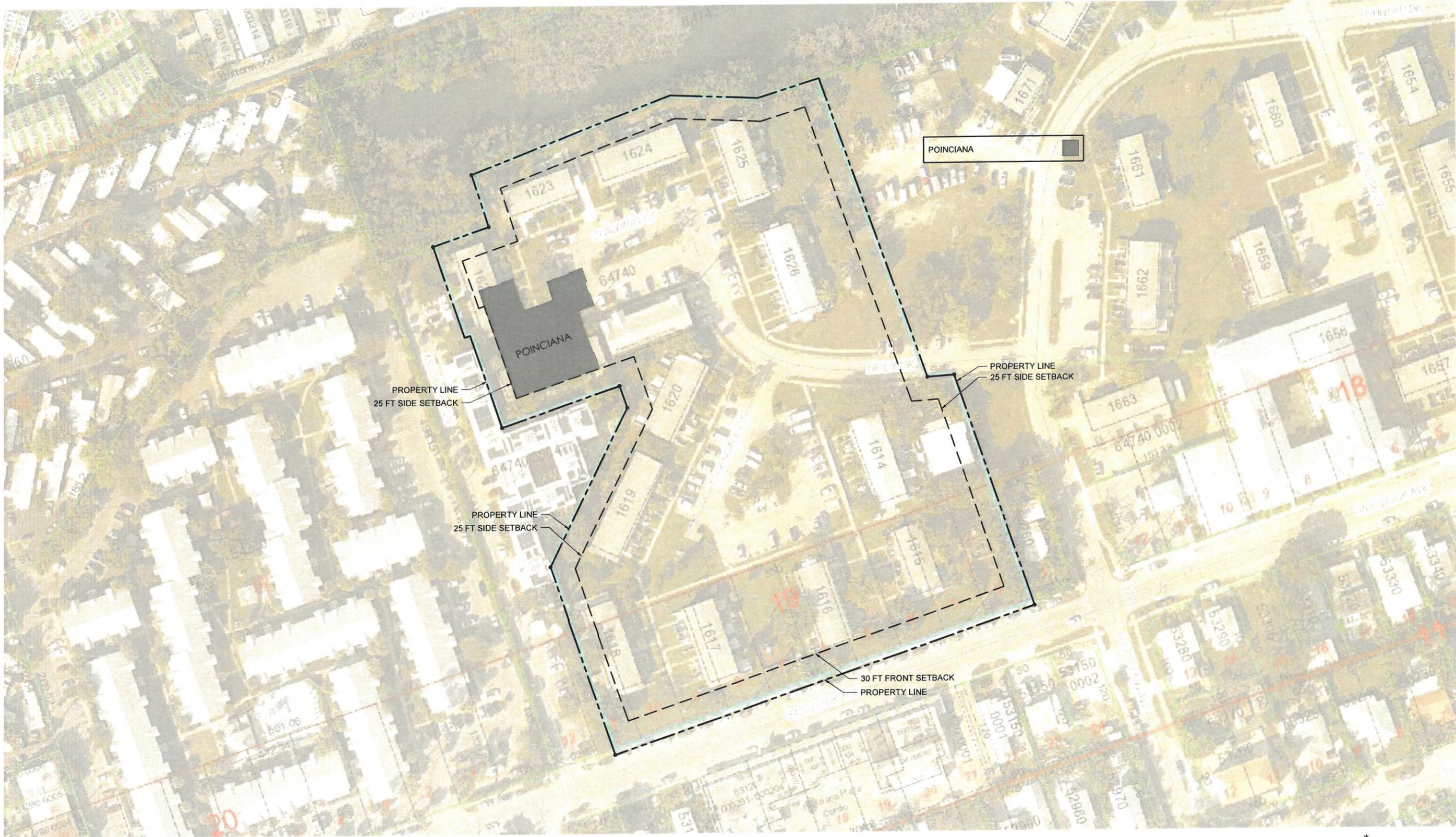
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Digitally signed by Matthew Kragh  
Date: 2026.02.02 15:30:05 -05'00'

**AH MONROE - POINCIANA**

11/07/2025 MHK ARCHITECTURE COPYRIGHT © 2025  
**SKO MHK ARCHITECTURE**



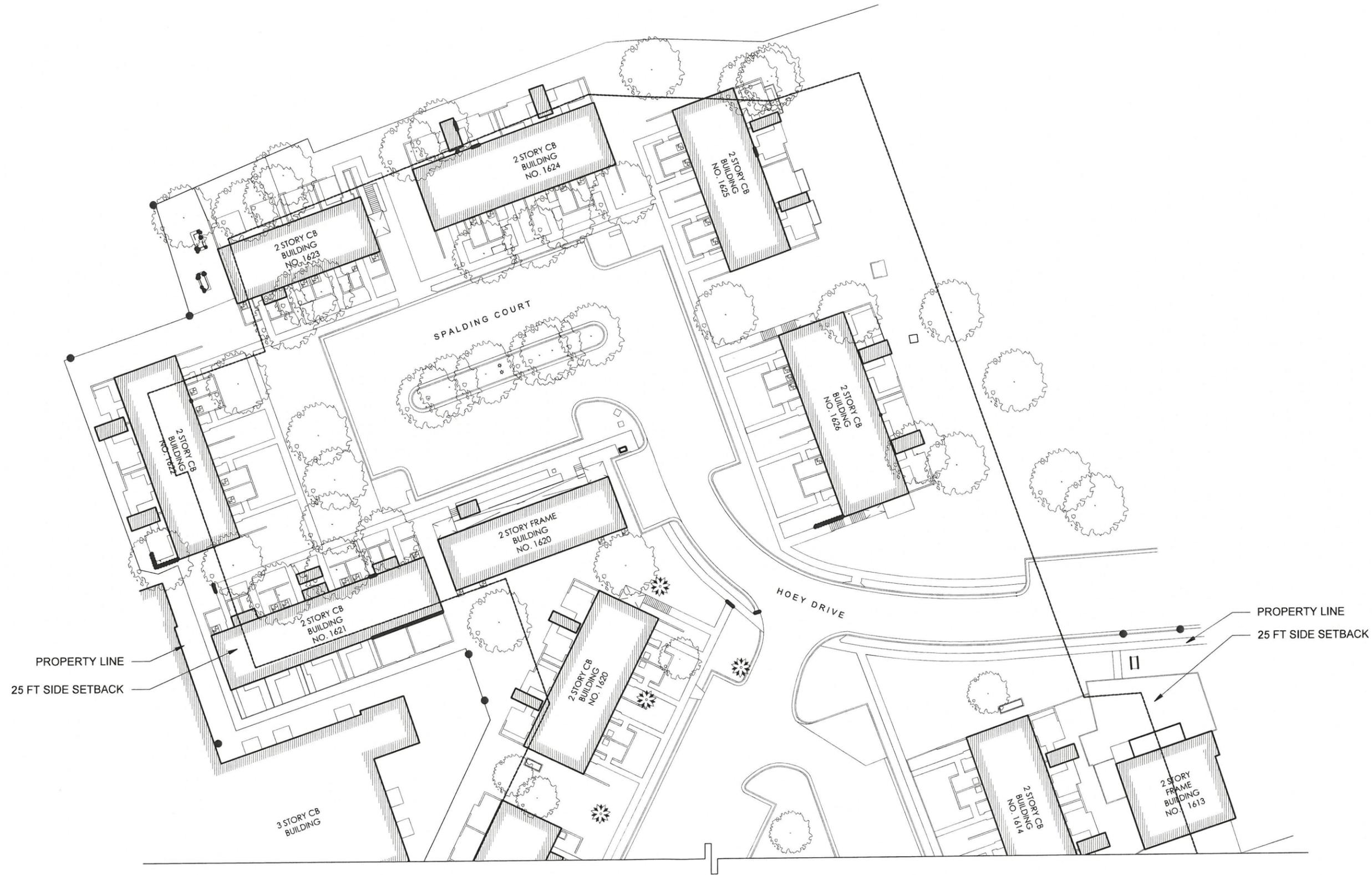
16  
P.S.

OVERALL AREA MAP  
SCALE: 1" = 100'

AH MONROE - POINCIANA

SK-1 | MHK ARCHITECTURE

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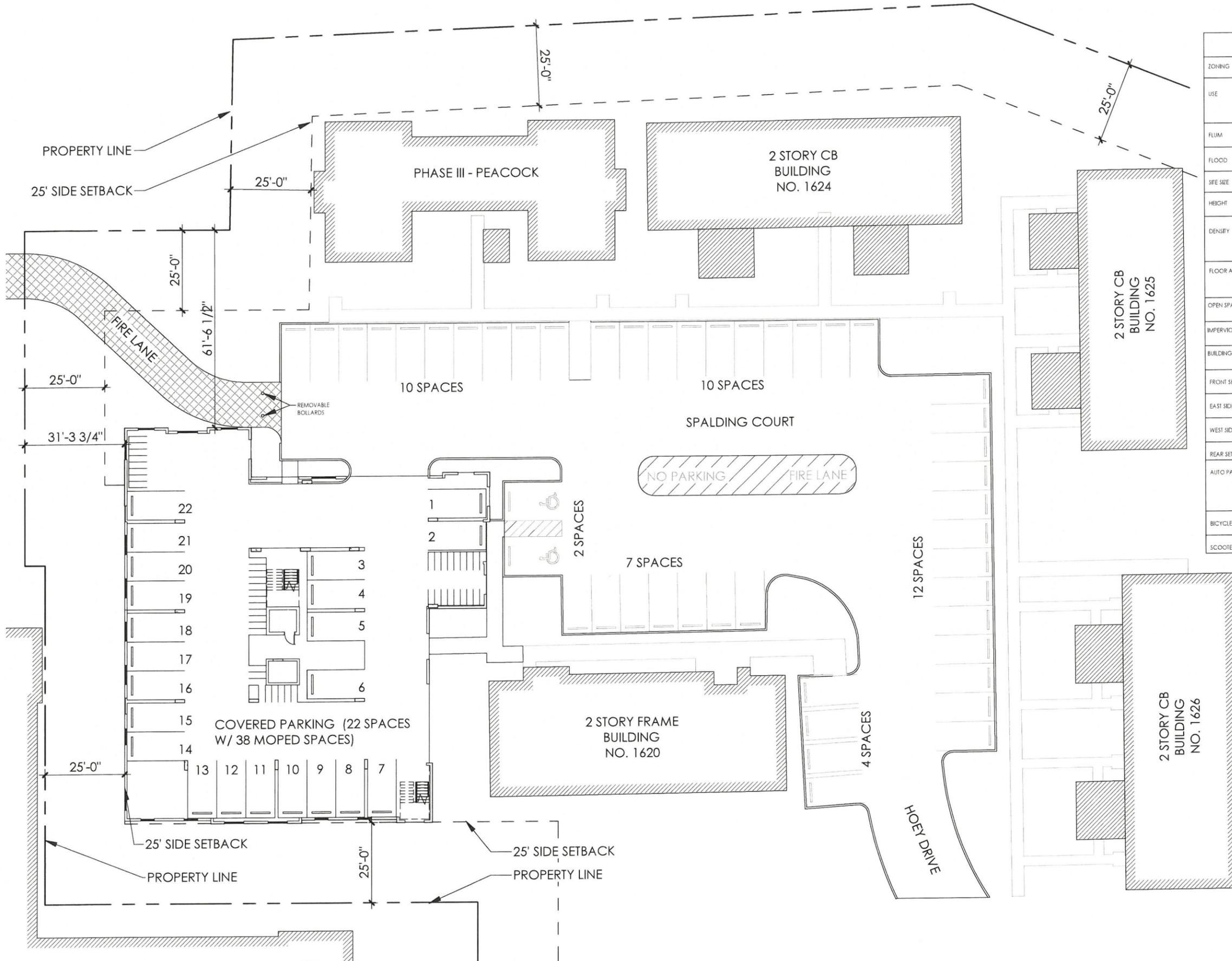
EXISTING SITE PLAN  
SCALE: 1" = 50'



AH MONROE - POINCIANA

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SK-2 | MHK ARCHITECTURE

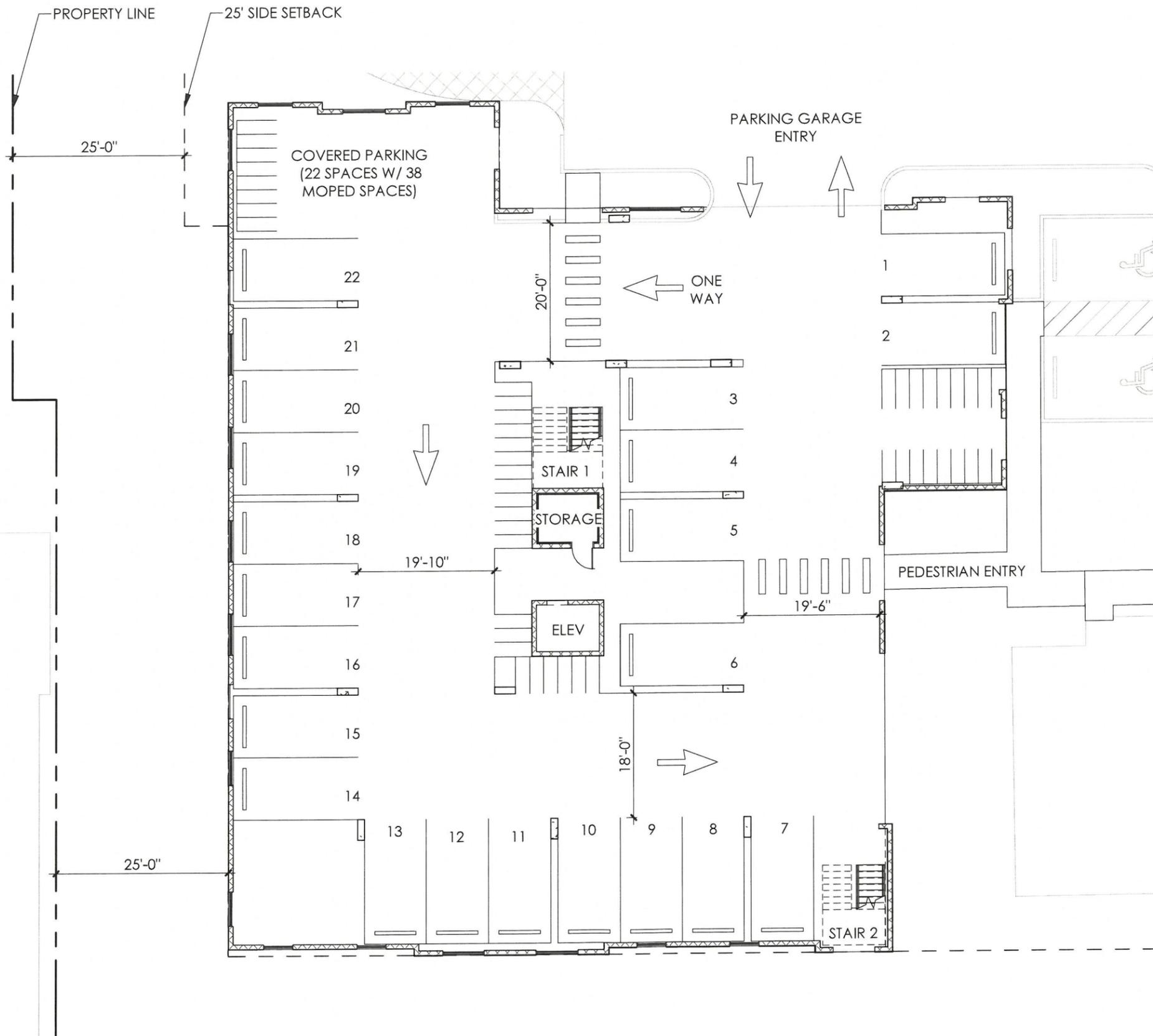
MHK ARCHITECTURE COPYRIGHT © 2025



	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
ZONING	MDR-1	MDR-1	NO CHANGE	COMPLIES
USE	MULTI-FAMILY; SPECIAL NEEDS/SOCIAL SERVICES	MULTI-FAMILY; SPECIAL NEEDS/SOCIAL SERVICES	NO CHANGE	CONDITIONAL USE
FLUM	MDR	MDR	NO CHANGE	COMPLIES
FLOOD	CURRENT: AE-7	AE-9 (NAVD)	NO CHANGE	COMPLIES
SITE SIZE	10,000 SQ. FT	281,204 SQ. FT	NO CHANGE	COMPLIES
HEIGHT	39'-5 41/64	<35'-0"	39'-11 7/8" (mechanical equipment)	VARIANCE
DENSITY	16 DU/AC (103.36 UNITS) LIVE LOCAL: 40 DU/AC (258.4 UNITS)	(Parcel: 67 units total) Multi-family: 10 units 57 BPAS 1621: 6 BPAS 1622: 4 BPAS	(Parcel: 67 units total) Multi-family: 10 units 57 BPAS 1621-1622: 4.3 BPAS	COMPLIES
FLOOR AREA	1.0 FAR (281,204 sq ft), Live Local: 1.5 FAR (421,806 sq ft)	Parcel: 0.286 FAR (80,384 sq ft)	Parcel: 0.489 FAR (137,416 sq ft)	COMPLIES
OPEN SPACE MINIMUM	35% (98,421 sq ft)	+ 35%	53.3% (149,903 sq ft)	COMPLIES
IMPERVIOUS SURFACE MAX	60% (168,722 sq ft)	≤ 60%	46.7% (131,301 sq ft)	COMPLIES
BUILDING COVERAGE MAX	40% (112,482 sq ft)	≤ 40%	46.7% (131,301 sq ft)	COMPLIES
FRONT SETBACK	30 FT	+30 FT)	+30 FT)	COMPLIES
EAST SIDE SETBACK	25 FT	1621-1622 Spalding: NA	NO CHANGE	COMPLIES
WEST SIDE SETBACK	25 FT	1621-1622 Spalding: 13 ft	1621-1622 Spalding: 25 ft	COMPLIES
REAR SETBACK	25 FT	+25 FT	+25 FT	COMPLIES
AUTO PARKING	57 BPAS (231 beds) 1 sp/4 beds = 57.75 (58 spaces) 10 Multi-family units: 2 sp/unit = 20 spaces (Total: 78 spaces)	88 spaces	114 spaces	COMPLIES
BICYCLE PARKING	10% Auto (8 bike spaces)	UNKNOWN	8 SPACES	COMPLIES
SCOOTER	NA	NA	38 SPACES	COMPLIES

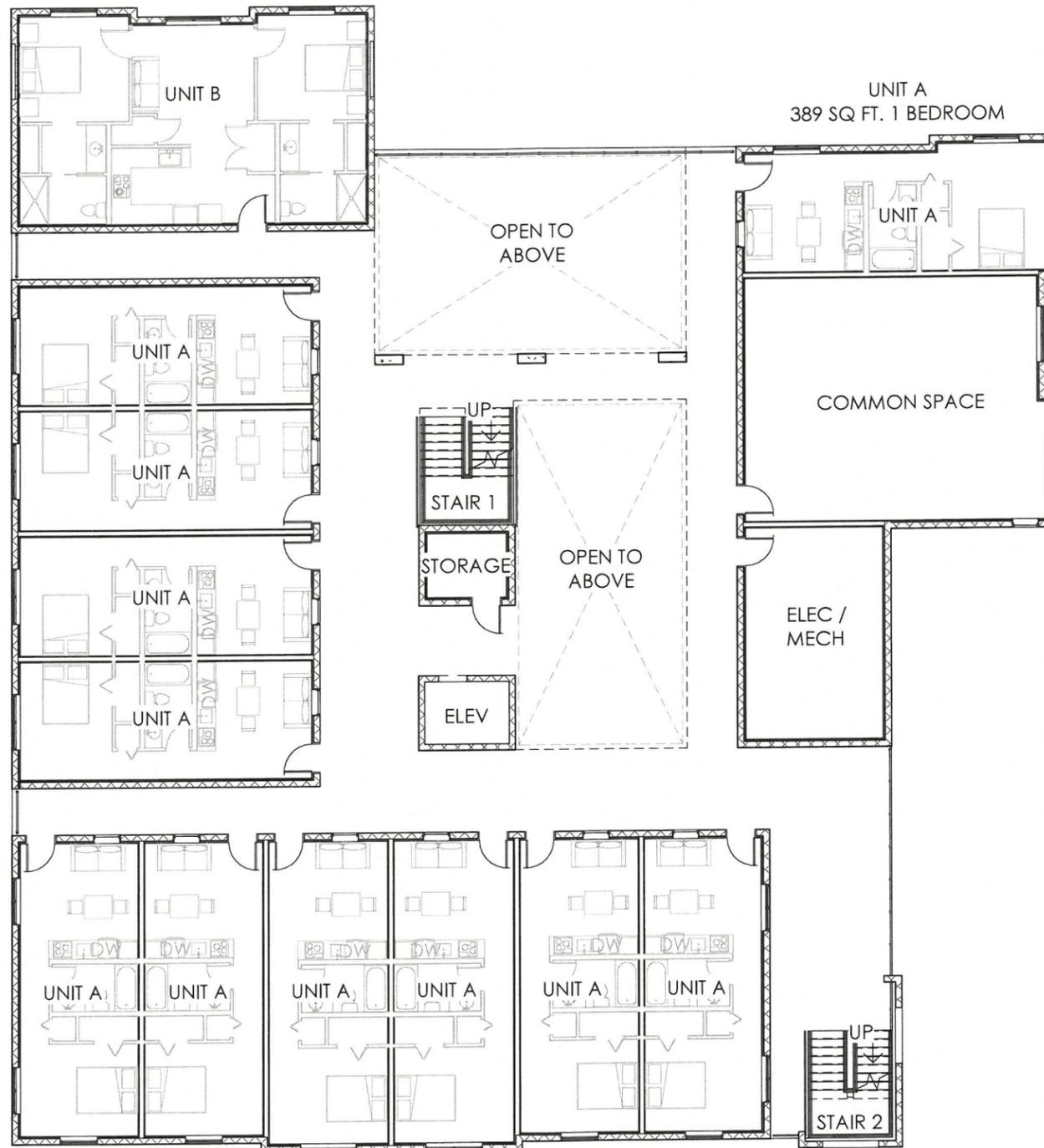
PROPOSED SITE PLAN  
SCALE: 1" = 30'-0"

*Handwritten initials and signature:*  
AB  
P.B.



Handwritten blue initials 'AB' and 'P-B' are present on the right side of the drawing.

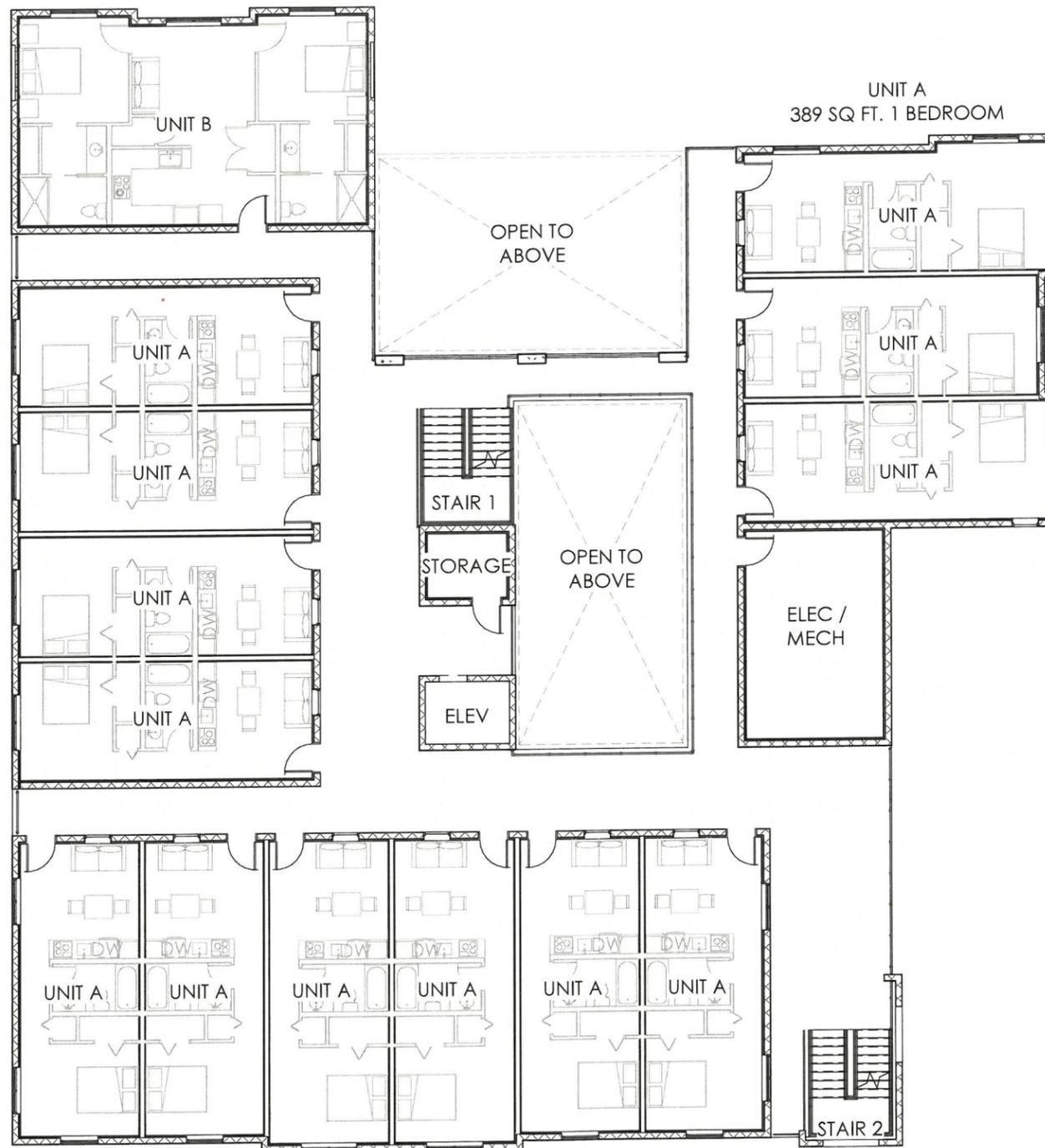
UNIT B  
832 SQ FT. 2 BEDROOM ADA



*Handwritten initials and signature in blue ink.*

UNIT B  
832 SQ FT. 2 BEDROOM ADA

UNIT A  
389 SQ FT. 1 BEDROOM

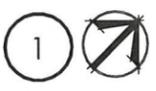
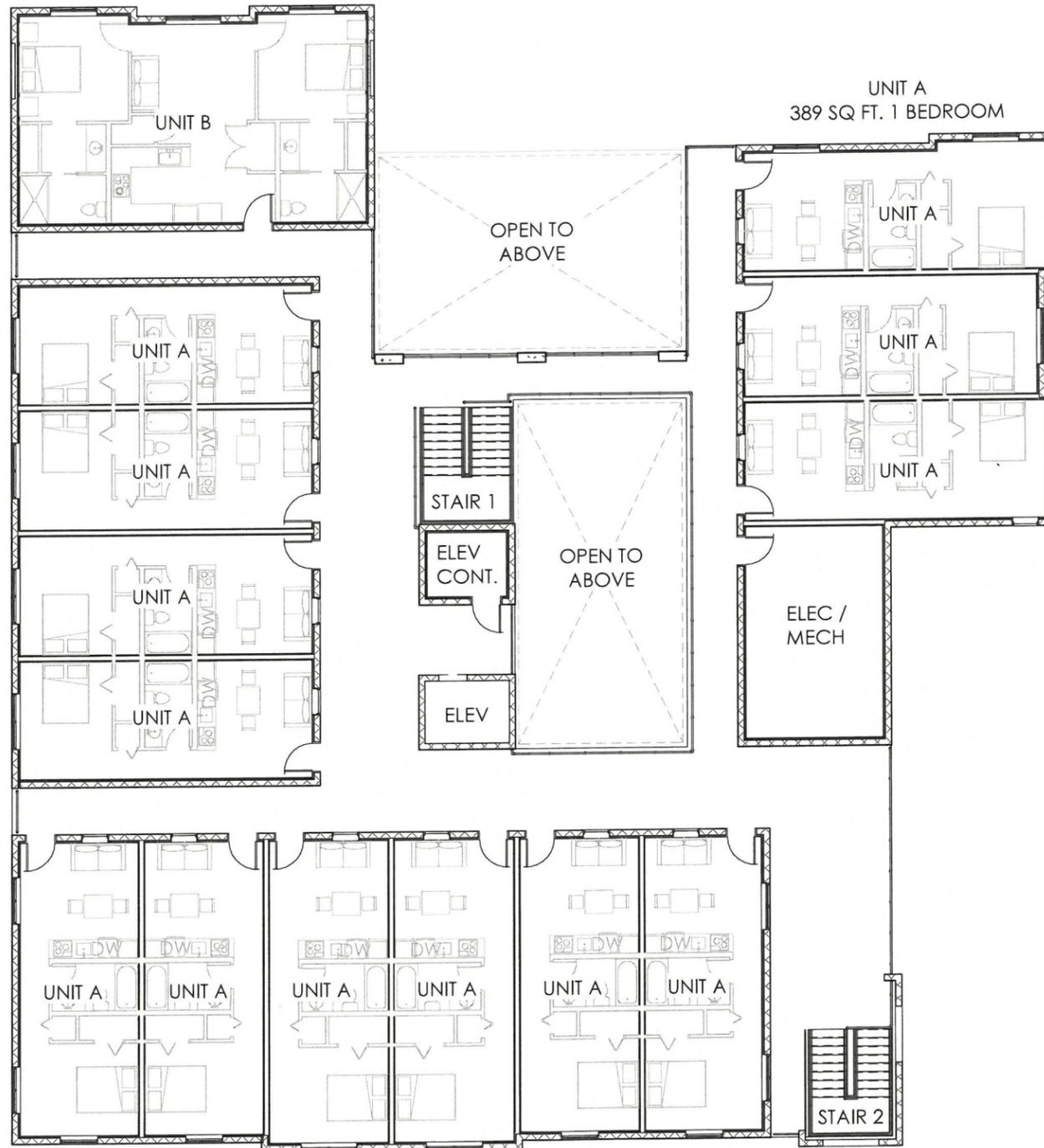


*Handwritten blue initials and signature.*



UNIT B  
832 SQ FT. 2 BEDROOM ADA

UNIT A  
389 SQ FT. 1 BEDROOM



*Handwritten blue initials/signature.*



**NORTH ELEVATION** (1)  
SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION** (2)  
SCALE: 1/16" = 1'-0"

*Handwritten initials: TB, P-B*



WEST ELEVATION  
SCALE: 1/16" = 1'-0"

1



EAST ELEVATION  
SCALE: 1/16" = 1'-0"

2

*Handwritten blue initials 'AB' and 'C.B.' are present on the right side of the page.*

AH MONROE - POINCIANA



NORTH EAST VIEW  
NTS



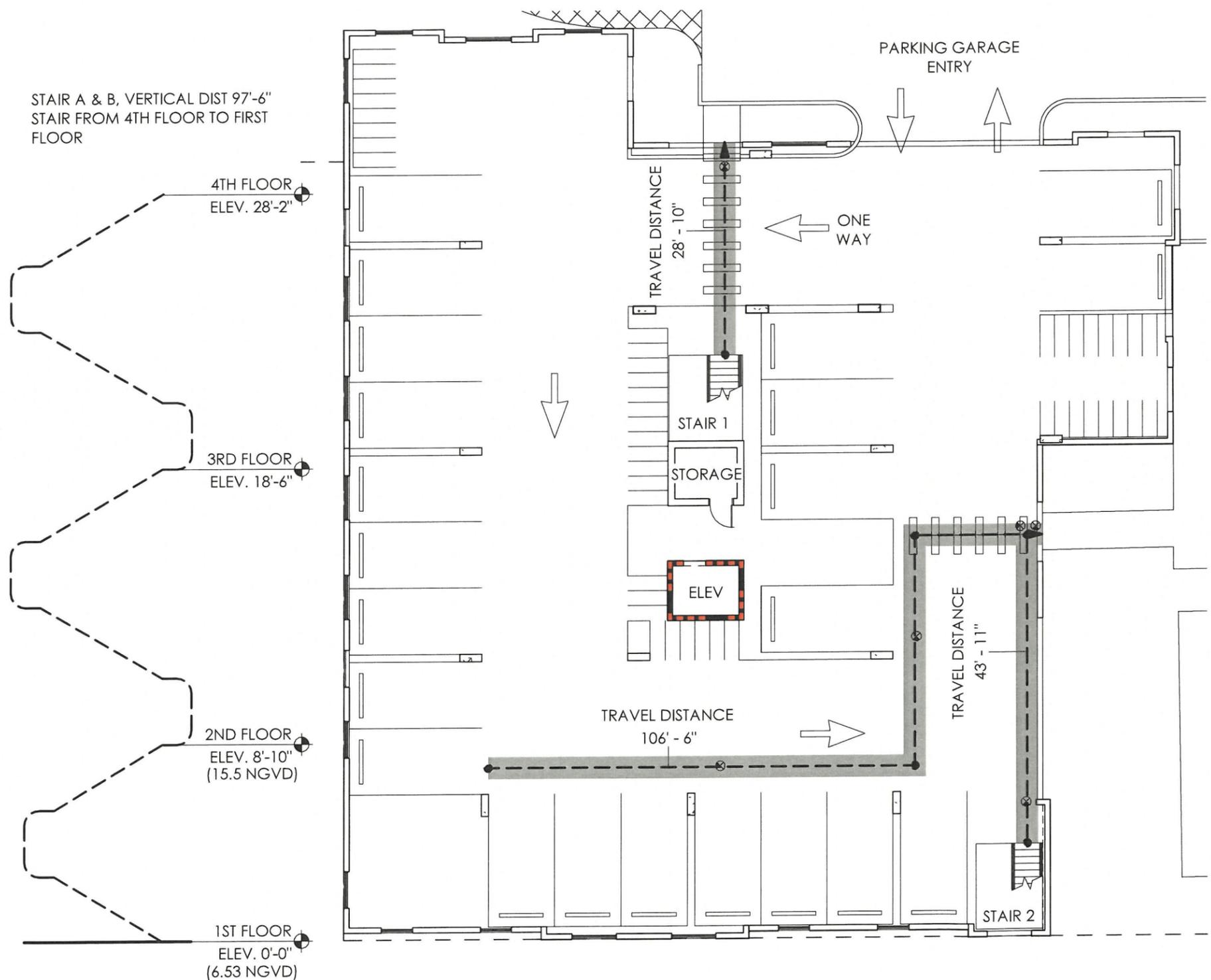
NORTH WEST VIEW  
NTS



SOUTH WEST VIEW  
NTS



SOUTH EAST VIEW  
NTS



### LIFE SAFETY LEGEND

-  INDICATES LOCATION OF 1-HOUR RATED BARRIER.
-  INDICATES LOCATION OF 2-HOUR RATED BARRIER.
-  S FE SURFACE MOUNTED FIRE EXTINGUISHER, 2A-10BC W/ WALL BRACKET
-  EXIT SIGNAGE / DIRECTION
-  TRAVEL DISTANCE

### LIFE SAFETY NOTES

- FIRE PROTECTION SYSTEM IS NFPA 13 FULL SPRINKLER SYSTEM.
- PROVIDE AT EACH STAIR TOWER SIGNAGE ON EACH FLOOR LEVEL STATING THE FOLLOWING: " STAIR LOCATION, YOUR CURRENT LEVEL YOU ARE ON, # OF LEVELS TO EXIT W/ DIRECTIONAL ARROW, INDICATE IF STAIR EXTENDS TO THE ROOF, INDICATE LEVEL THE STAIR TOWER TERMINATES AT."

EXAMPLE: **STAIR #1**  
**YOU ARE ON LEVEL #3**  
**EXIT** (W/ DIRECTIONAL ARROW AND # OF FLOORS TO EXIT)  
**THIS STAIR EXTENDS FROM GROUND FLOOR TO FOURTH FLOOR**  
**BRILLE MARKING**

### EGRESS DISTANCE CALCULATIONS

	DISTANCE TO EGRESS STAIR	VERTICAL DISTANCE	DISTANCE TO CLEAR	TRAVEL DISTANCE
1ST FLOOR	N/A	N/A	28'-10"	28'-10"
2ND FLOOR	123'-9"	25'-6"	28'-10"	178'-1"
3RD FLOOR	123'-9"	61'-6"	28'-10"	214'-1"
4TH FLOOR	123'-9"	97'-6"	28'-10"	250'-1"

MAX TRAVEL DISTANCE ALLOWED: 150'  
W/ SPRINKLER: 250'  
PER SECTION 1017.2.1, ADD 100' = 350'

MAX TRAVEL DISTANCE PROVIDED: **250'-1"**



**LIFE SAFETY LEGEND**

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