

Planning Board Resolution 2016-25

**PLANNING BOARD
RESOLUTION NO. 2016-25**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR A NURSING HOME, REST HOME AND CONVALESCENT HOME USE ON PROPERTY LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL DISTRICT - 1 (MDR-1) ZONING DISTRICT PURSUANT TO SECTIONS 122-62 AND 122-278(3) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

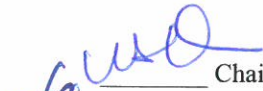
WHEREAS, the subject property is located within the Medium Density Residential District - 1 (MDR-1); and


WHEREAS, pursuant to Sections 122-62 and 122-278(3) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), the applicant filed a conditional use application for the proposed nursing home, rest home and convalescent home use within a existing commercial retail space on property located at 1664 Dunlap Drive; and

WHEREAS, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 21, 2016; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and



Chairman


Planning Director

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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 fully set forth herein.

Section 2. That a conditional use request, pursuant to Sections 122-62 and 122-278(3) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing a nursing home, rest home and convalescent home use on property located at 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879), with the following conditions:

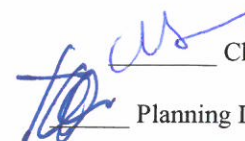

General conditions:

1. The applicant must comply with any traffic related improvements recommended to the City by its Traffic Engineering consultant Calvin Giordano and Associates.
2. 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 Certificate of Occupancy and/or Business Tax

Receipt:

3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect

 Chairman
 Planning Director

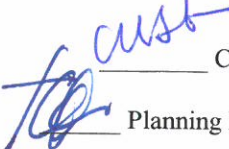
the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

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 and construction shall commence within 12 months after the date hereof.

Section 4. This resolution 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 or development order will 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.

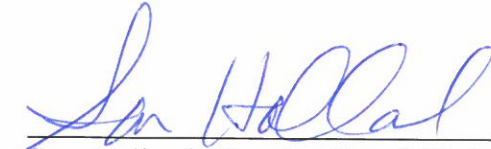


Chairman

Planning Director

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

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



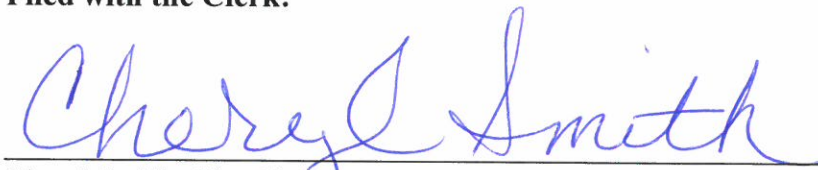
Sam Holland, Planning Board Chair 4/27/16
Date

Attest:





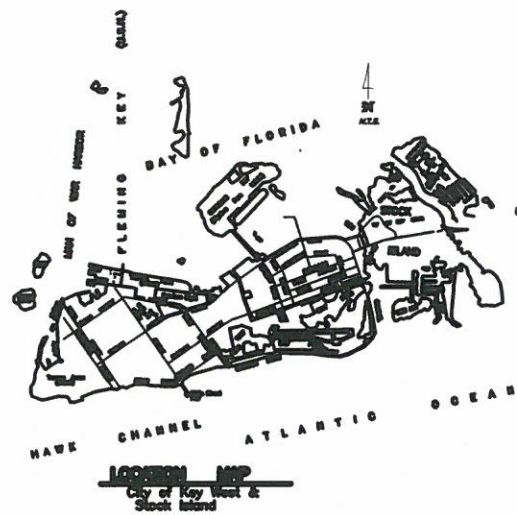
Thaddeus Cohen, Planning Director 4/25/16
Date

Filed with the Clerk:



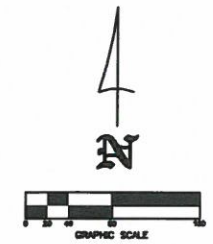
Cheryl Smith, City Clerk 4-27-16
Date

 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.



Handwritten signature/initials in a blue circle.

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 Lining

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:

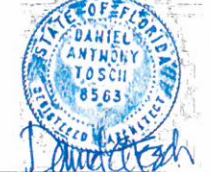
Impervious	51,997 s.f. (57.5%)
Pervious	38,262 s.f. (42.5%)

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.: 18-152
Pervious/Impervious Areas	Scale: N.T.S. Date: 2/24/18	Flood Zone: F-1 Flood Elev.: 7
REVISIONS AND/OR ADDITIONS: 7/25/18: Building footprints drawn 8/17/18: Area of Impervious break down 9/11/18: Area of New Buildings 7/24/18: Pervious/Impervious		
ISLAND SURVEYING INC. ENGINEERS PLANNERS SURVEYORS 3152 Northside Drive Suite 201 Key West, FL 33040		(305) 283-0489 Fax: (305) 283-0237 info@islandsw.com L.S. No. 7700



SITE LIGHTING

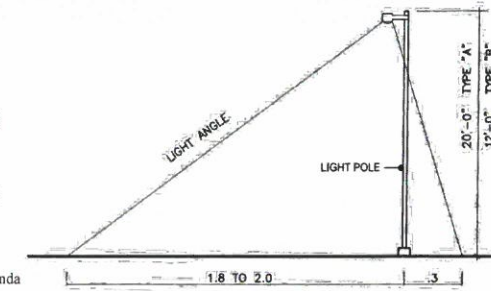
(Coordinate Site Lighting, fixtures w/Landscape Plan)

- 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

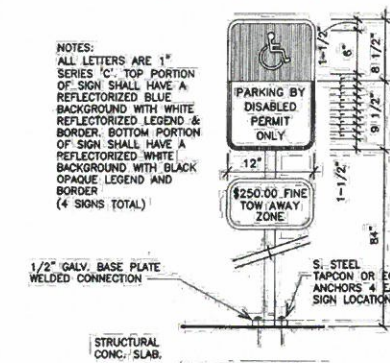
1. Porte Cochere Canopy, all building entry canopies and building veranda portico to utilize LED Canopy, Low-Profile Lights.
Manufacturer: www.e-conolight.com
Model No. E-CPZL07Cw

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



NOTES:
ALL LETTERS ARE 1" SERIES "C". TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER (4 SIGNS TOTAL)

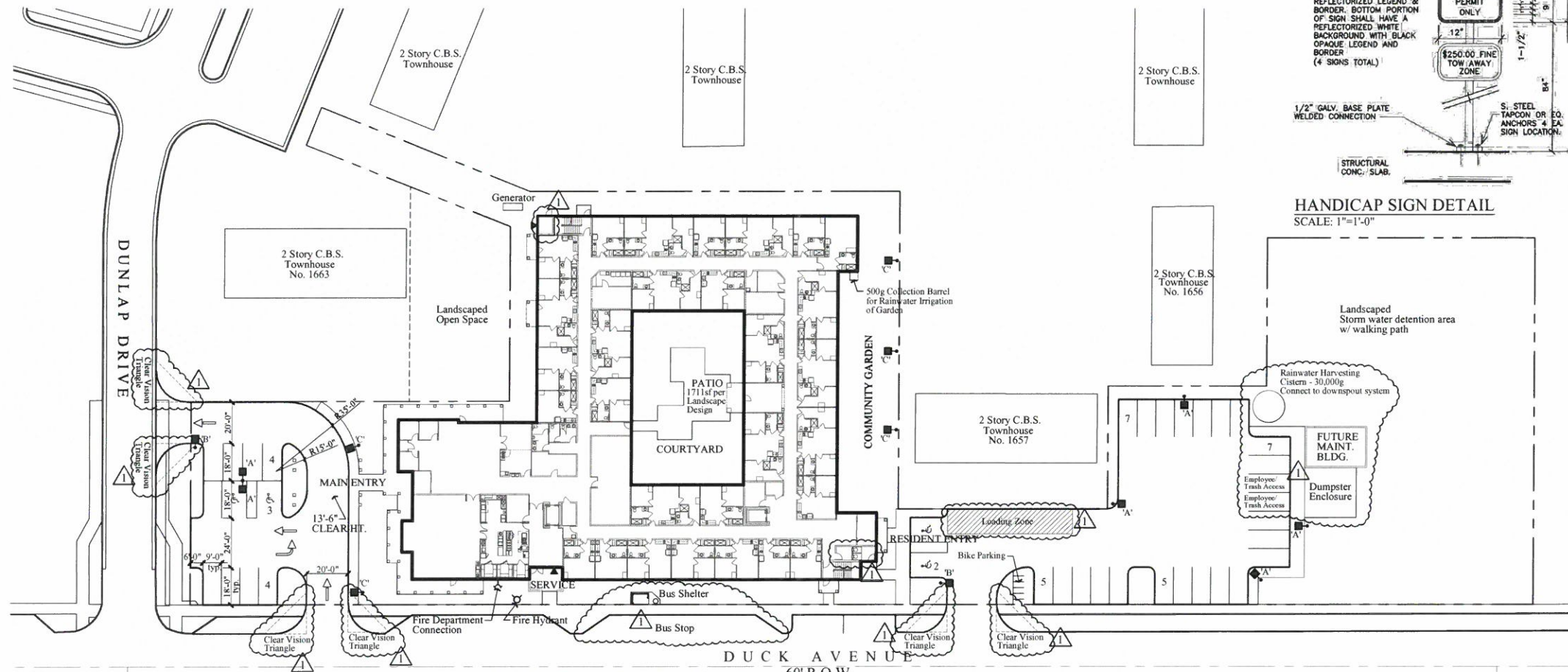
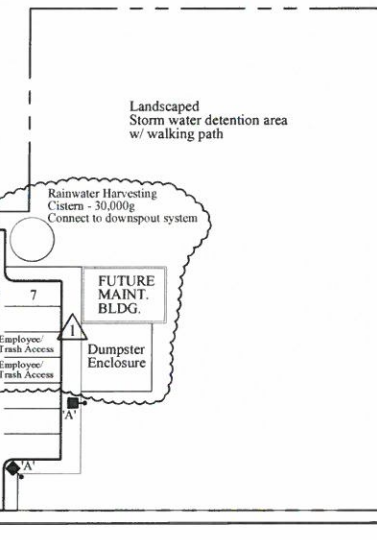
1/2" GALV. BASE PLATE WELDED CONNECTION

S. STEEL TAPCON OR EQ. ANCHORS @ EA. SIGN LOCATION.

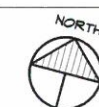
STRUCTURAL CONC. SLAB.

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%)
TOTAL:	90,259 sf

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
TOTAL:	828,112 sf

PERVIOUS

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

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

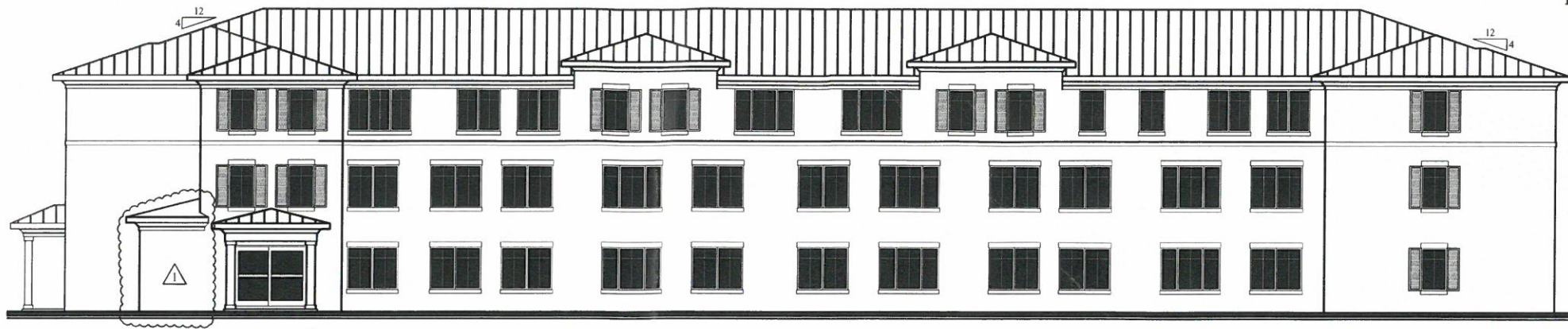
Project:	POINCIANA GARDENS Senior Living Project
Key West, Florida	
Sheet Title:	CONCEPT SITE PLAN
Project Number:	15-138
Drawn:	VC
Checked:	PA
Date:	8/12/15
Sheet Number:	SP

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

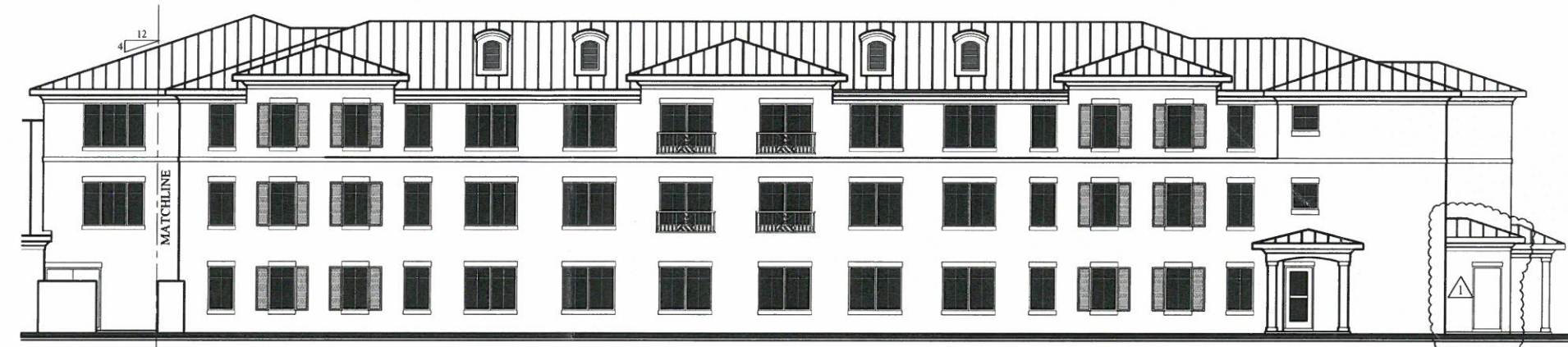


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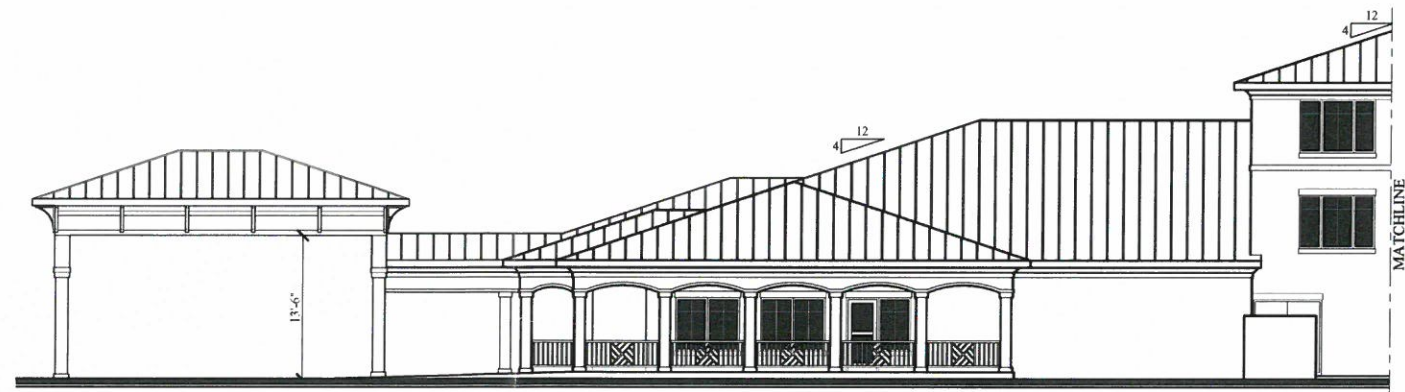
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/9/15
DRC REVIEW	3/3/16



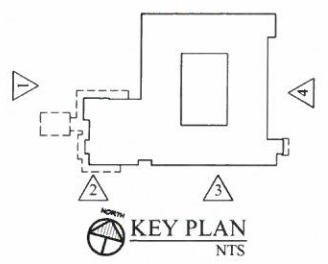
4 SIDE ELEVATION - EAST
 SCALE: 1/8"=1'-0"



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



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



1 ELEVATION at DUNLAP DRIVE (MAIN ENTRY)
 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:

SK5

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



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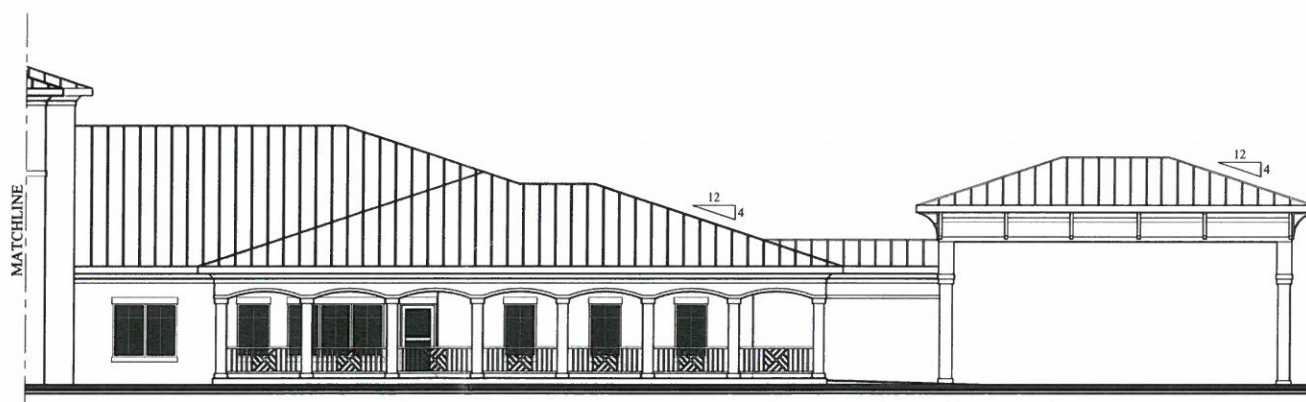
REVIEW	9/28/15
REVIEW	11/6/15
REVIEW	11/17/15
REVIEW	12/9/15
DRC REVIEW	3/3/16



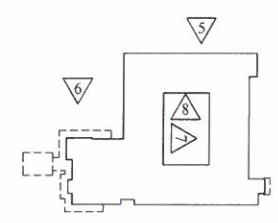
8 NORTH COURTYARD ELEVATION
 SOUTH COURTYARD OPP. HAND SCALE: 1/8"=1'-0"



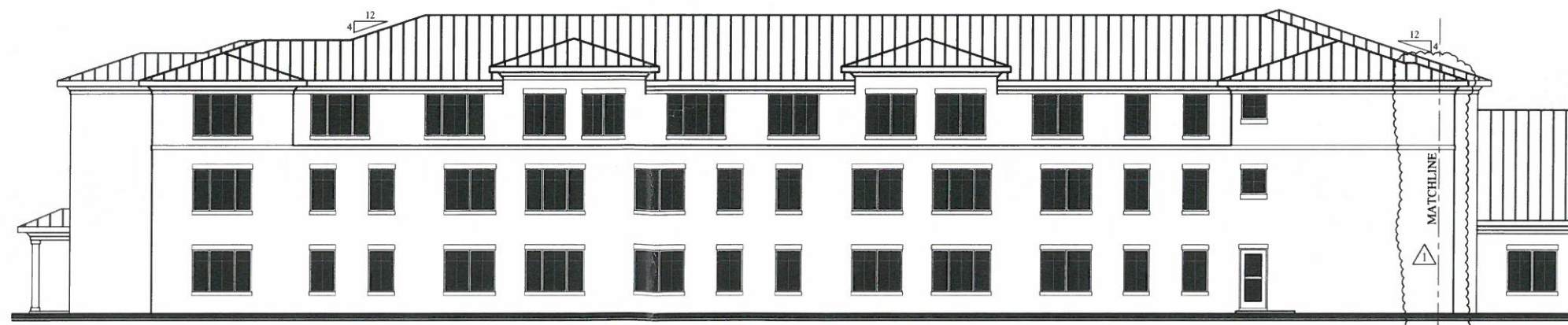
7 EAST COURTYARD ELEVATION
 WEST COURTYARD SIM. SCALE: 1/8"=1'-0"



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



KEY PLAN
 NTS



5 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