RESOLUTION NO. 2025-037

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN APPROVAL AND CONDITIONAL USE FOR THE CONSTRUCTION OF AN APPROXIMATELY 8,600 SQUARE FOOT STRUCTURE TO ACCOMMODATE ASSISTED LIVING AND A LANDSCAPE WAIVER FOR REQUIREMENTS ALONG STREET FRONTAGE, ON PROPERTY LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR-1) ZONING DISTRICT PURSUANT TO SECTION 108-91, SECTION 108-413, SECTION 122-62, AND SECTION 122-278 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 108-91(B) (2)(a), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside of the Historic District, Major Development Plan is required for the addition or reconstruction of equal to or greater than 5,000 square feet of gross floor area, and

WHEREAS, the subject property is located at 1620 Truesdale Ct (RE# 00064740-000000) more particularly described in the specific purpose survey prepared by Florida Keys Land Surveying, dated September 11, 2022, is in the Medium Density Residential District-1 (MDR-1) zoning district, and

WHEREAS, Section 122-278 of the Code of Ordinances provides that Nursing homes, rest homes and convalescent homes are allowed as a conditional use within the Medium Density Residential 1 (MDR-1) zoning district; and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan;

Chairman
SDRL Planner

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on July 17, 2025; and

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

WHEREAS, the Planning Board finds that the granting approval of the proposed Major Development Plan and Conditional Use 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.

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 request for a Major Development Plan and Conditional Use to allow the construction of an approximately 8,600 square-foot structure to accommodate an assisted living facility on property located at 1620 Truesdale Ct (RE# # 00064740-000000) 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 attached plans by MHK-Architecture, dated April 11th 2025.

Chairman
SDRL Planner

2. Stormwater management shall be consistent with the Land Development Regulations and shall be consistent with the attached conceptual drainage plan (Sheet Number C-200) by Perez Engineering dated April 2, 2025. A final landscape plan approval shall be provided to and approved by the City Stormwater Engineer prior to building permit issuance.

3. Landscaping shall be consistent with the attached plans signed and sealed by Keith Oropeza on April 14, 2025, contingent on final landscape plan approval prior to City Commission hearing.

4. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris unless the required right-of-way permit is obtained. The hours of construction shall follow City Code. A construction management plan including a Stormwater Pollution Prevention Plan shall be provided to and approved by the City Stormwater Engineer prior to commencement of construction activities.

5. The applicant shall coordinate with the Art in Public Places Board and set aside one percent (1%) of the construction costs for public art in compliance with City Code Section 2-487, as it may be amended from time to time.

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.

_____ Chairman
SDRL Planner

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 Commerce. 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 DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC 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
SDRL Planner

Read and passed on first reading at a regularly scheduled meeting held this 17th day of July, 2025.

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

7/24/2025

Freddy Varela, Acting Planning Board Chair — Date

Attest:

De La Rosa, Stéphanie — Digitally signed by De La Rosa, Stéphanie
DN: CN="De La Rosa, Stéphanie", OU=Internal, OU=users, OU=stantec, DC=corp, DC=ads
Date: 2025.07.23 13:19:40-04'00'

07/23/2025

Stephanie De La Rosa, Planner, Stantec — Date

Filed with the Clerk:

7/24/2025

Keri O'Brien, City Clerk — Date

Chairman

SDRL Planner