

**RESOLUTION NUMBER 2011-032**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR PROTECTIVE SERVICES FOR AN AMBULANCE SERVICE LOCATED AT 2786 NORTH ROOSEVELT BOULEVARD (RE# 00066150-000000) IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PURSUANT TO SECTION 122-418(8) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the General Commercial (CG) zoning district;  
and

**WHEREAS**, Section 122-418(8) of the Code of Ordinances provides that protective services are allowed as a conditional use within the CG zoning district; and

**WHEREAS**, Section 122-61 of the Code of Ordinances allows applicants to request a conditional use approval; and

**WHEREAS**, the applicant filed a conditional use application for an ambulance service to be located at 2786 North Roosevelt Boulevard, Overseas Market; and

**WHEREAS**, Section 122-62 outlines the criteria for reviewing a conditional use application

  
Chairman  
  
Planning Director

by the Planning Board; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 29, 2011; and

**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in Section 122-62; and

**WHEREAS**, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to or otherwise detrimental to the public welfare; and

**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 the conditional use request for a protective services ambulance facility in the CG zoning district, for property located at 2786 North Roosevelt Boulevard, Overseas Market, per Section 122-418 (8) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE # 00066150-000000), as shown in the attached plan set dated May 2, 2011 with the following conditions:

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Resolution Number 2011-032

  
Chairman  
  
Planning Director

1. The applicant and his driver/operators shall assure that responders leaving the facility will not activate their sirens until exiting the perimeter of the shopping center site;
2. There will be no testing of sirens on site that will result in sirens producing noise audible from beyond the premises occupied by the ambulance service;
3. Parking of ambulances shall only be allowed to the rear of the premises occupied by the service.

**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 conditional use approval 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 Community

  
Chairman  
  
Planning Director

Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA 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 special meeting held this 29th day of June, 2011.

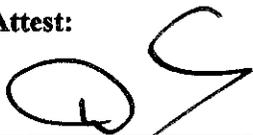
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman  
Key West Planning Board

<sup>(12)</sup>  
JUN 30, 2011  
Date

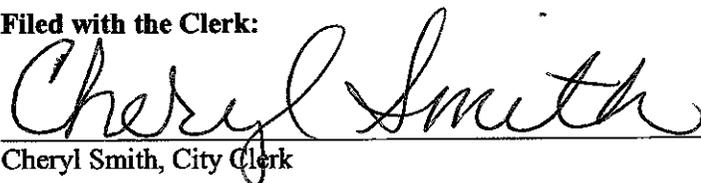
Attest:



Donald Leland Craig, AICP  
Planning Director

6-30-11  
Date

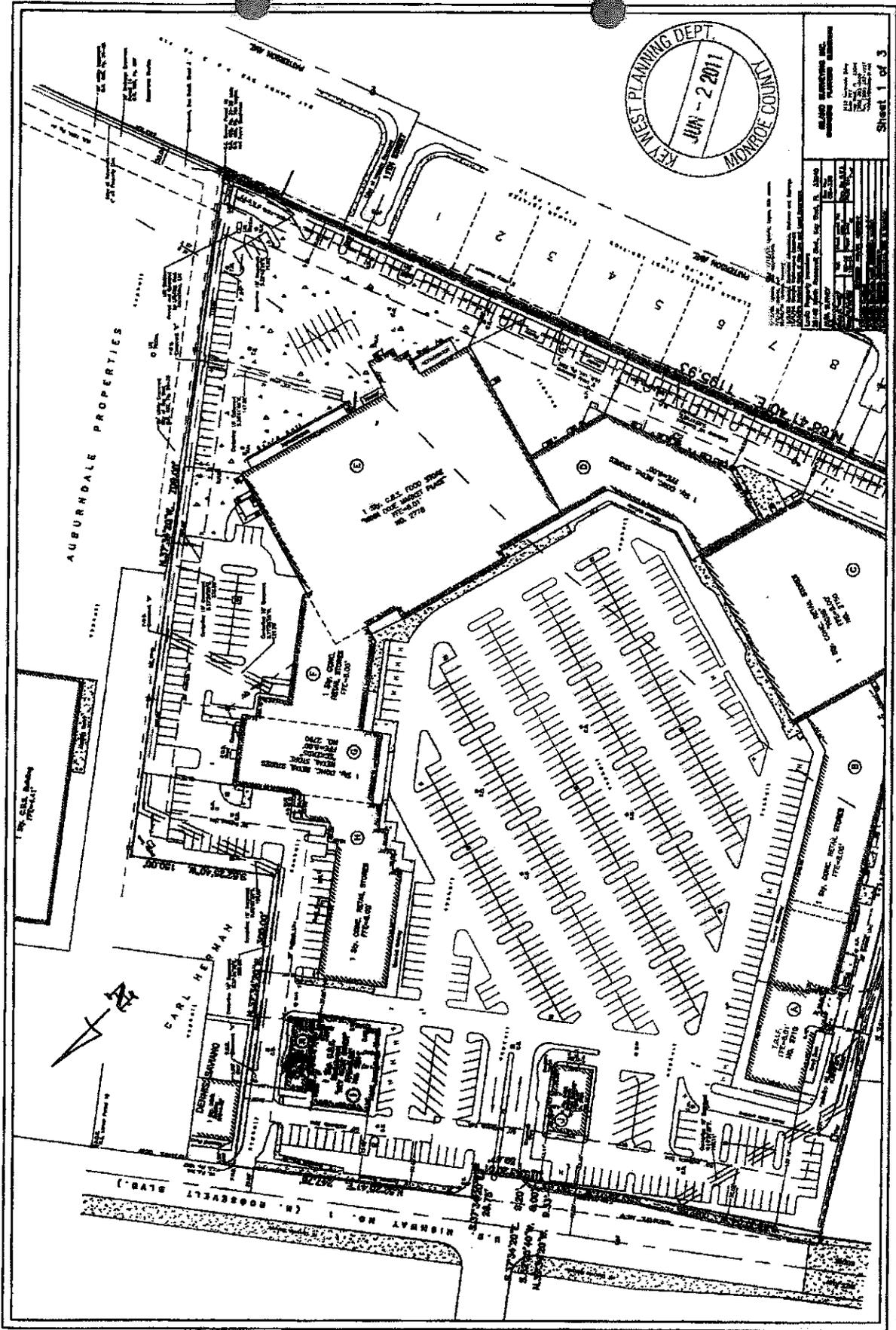
Filed with the Clerk:



Cheryl Smith, City Clerk

6-30-11  
Date

 Chairman  
 Planning Director



KEY WEST PLANNING DEPT.  
 JUN - 2 2011  
 MONROE COUNTY  
 FLORIDA

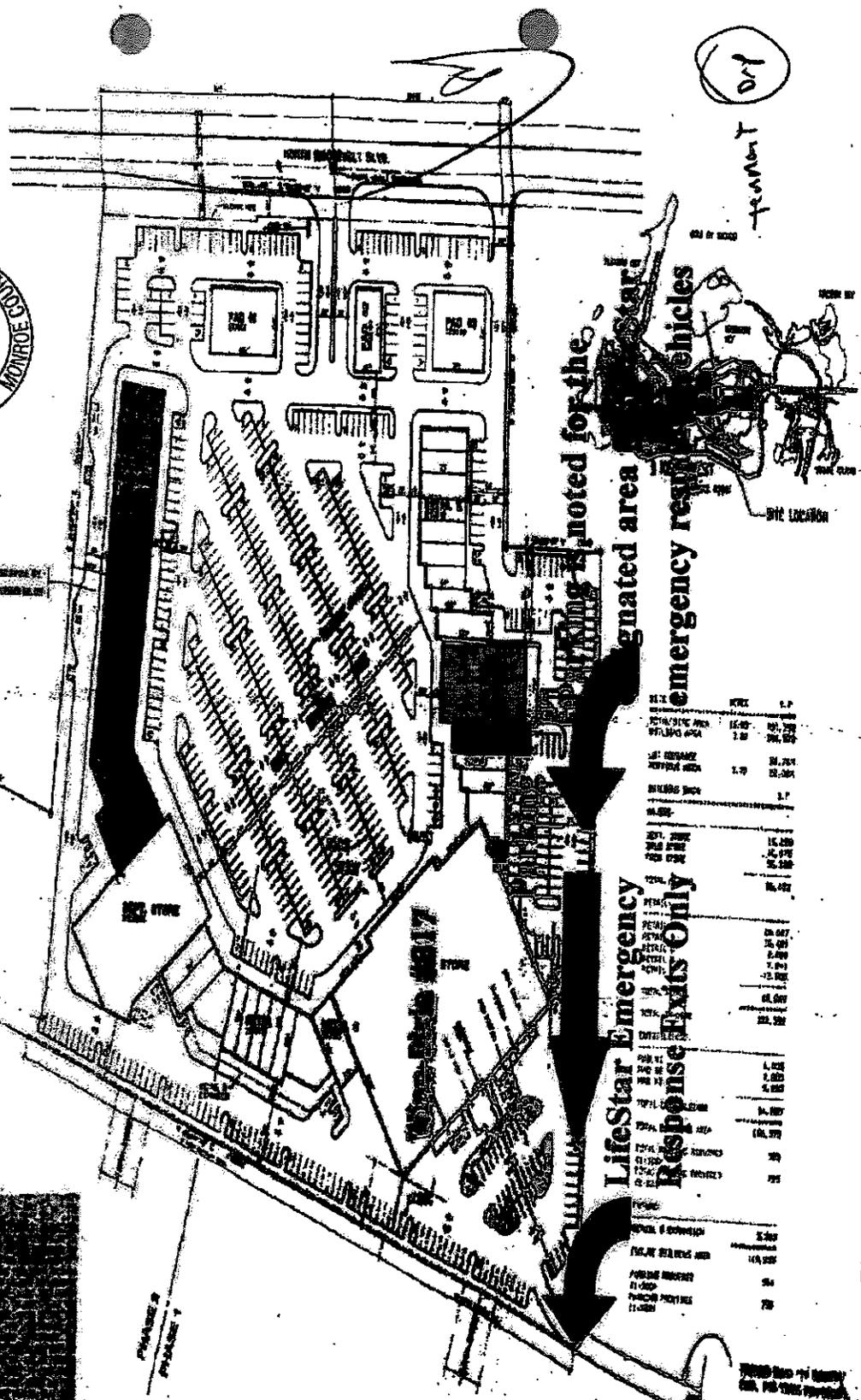
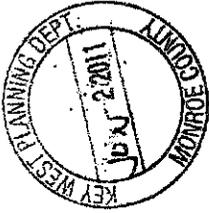
Sheet 1 of 3

PROJECT NO.	DATE	BY	CHKD BY

PAUK  
 6/20/11

De  
 67061

**LifeStar Lease Exhibit A**



Designated area noted for the emergency response vehicles

tenant

LifeStar Emergency Response Facility Only

Room	Area	Volume
RECEPTION	150	150
WAITING	150	150
EXAM	150	150
PHYSICIAN	150	150
LAB	150	150
PHARMACY	150	150
STORAGE	150	150
OFFICE	150	150
RESTROOM	150	150
MEETING	150	150
CONFERENCE	150	150
TRAINING	150	150
RECEPTION	150	150
WAITING	150	150
EXAM	150	150
PHYSICIAN	150	150
LAB	150	150
PHARMACY	150	150
STORAGE	150	150
OFFICE	150	150
RESTROOM	150	150
MEETING	150	150
CONFERENCE	150	150
TRAINING	150	150

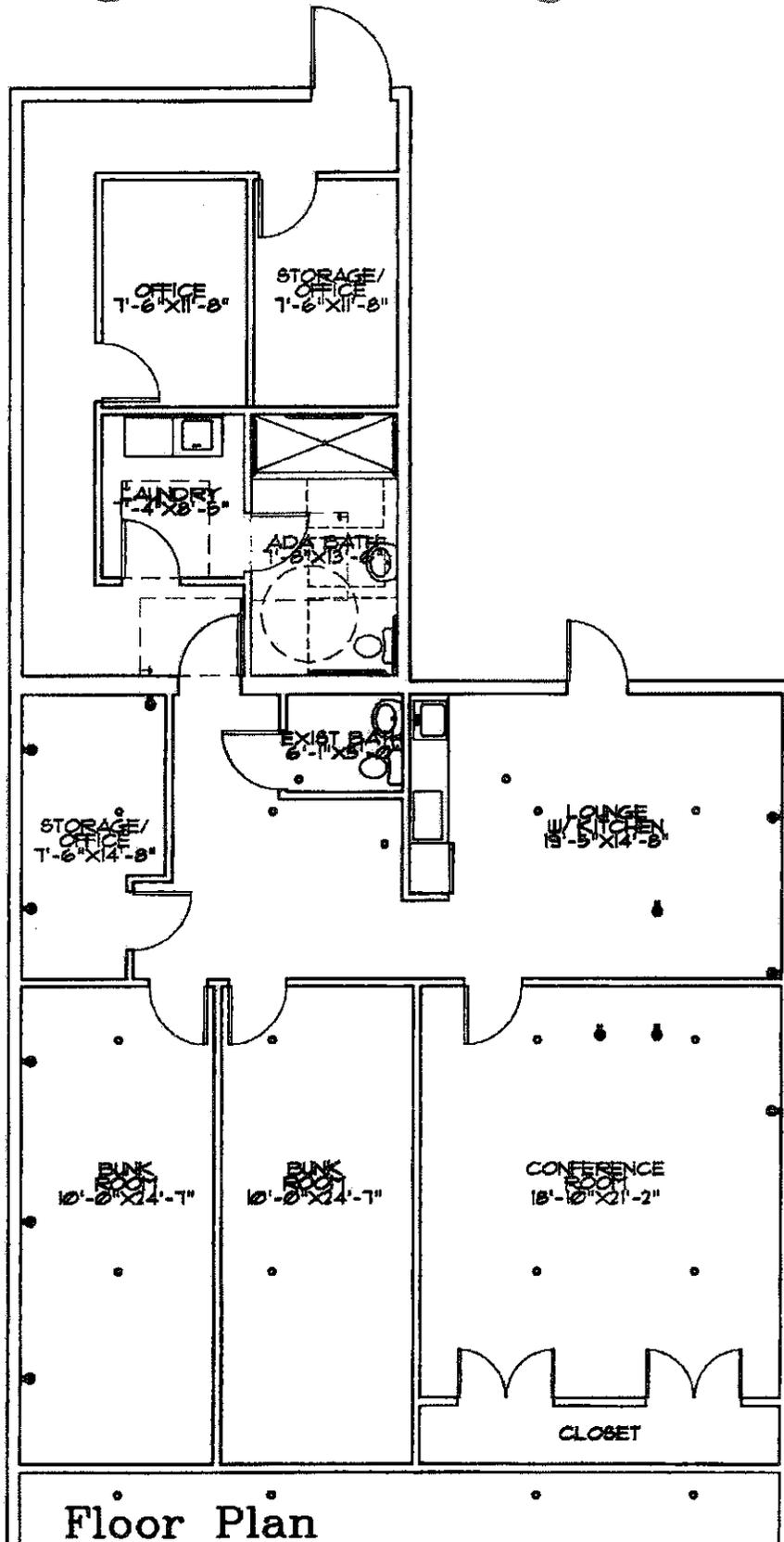
**SITE PLAN**

RMK  
6/30/11  
OC  
62011

KEY WEST SHOPPING CENTER



Vander Ploeg and Associates, Inc.  
architects and planners  
1700 north state highway

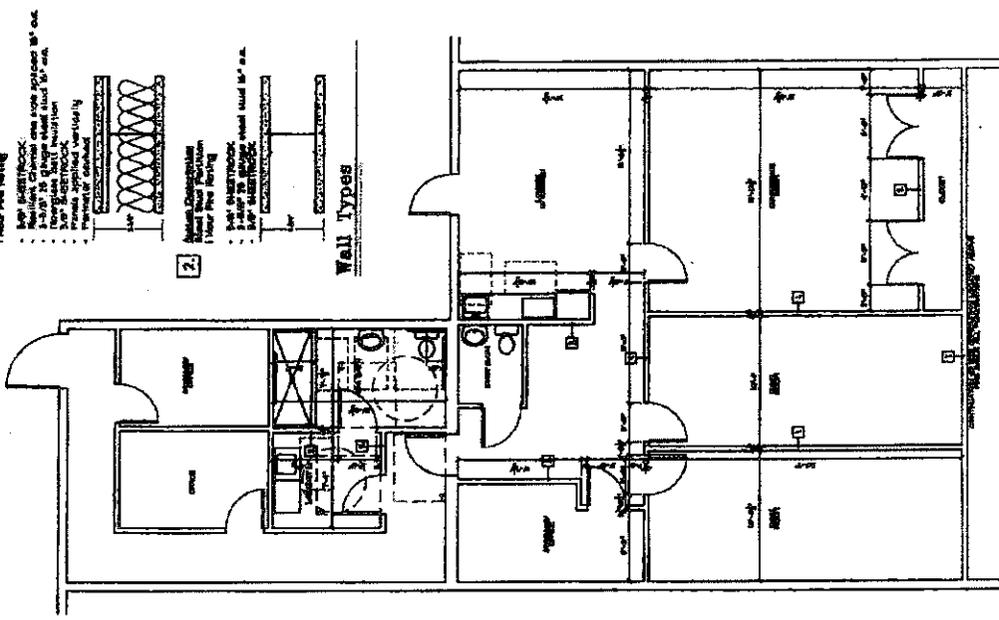


# Floor Plan

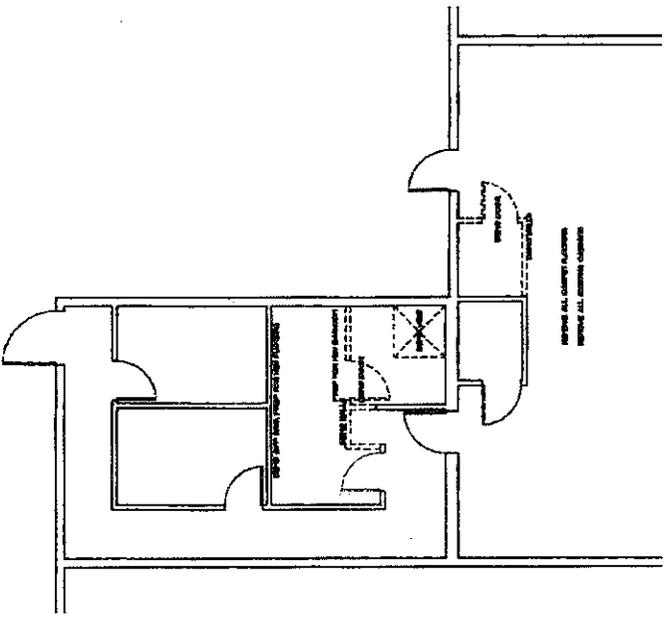
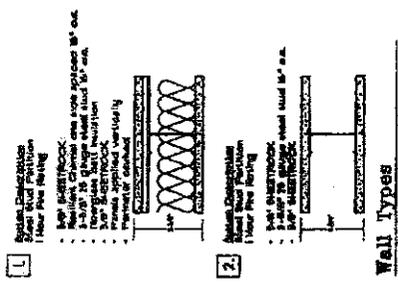
1/8" = 1' - 0"

OC  
6700

RMK  
6/30/11



**Floor Plan**  
 07-17-98



**Demo Plan**  
 07-17-98

**DEMO PLAN NOTES**  
 Admin and general entry within 10' radius of  
 demo area shall be maintained at all times.  
 No work shall be performed in the demo area  
 unless necessary to other parts of the building.  
 Access, Safety, and all, discontinue, and stop all utility  
 services to the structure.  
 Confirm demolition operations and remove debris to  
 building and in proper containers.  
 Properly remove, demobilize, and remove debris from Owner's  
 furnished materials.

*Handwritten:*  
 RUK  
 6/30/11