

**PLANNING BOARD RESOLUTION  
NUMBER 2013-25**

**A RESOLUTION OF THE KEY WEST  
PLANNING BOARD GRANTING APPROVAL  
OF A MAJOR MODIFICATION TO A MAJOR  
DEVELOPMENT PLAN APPROVAL FOR  
PROPERTIES LOCATED AT 3820, 3824, 3850  
AND 3852 N. ROOSEVELT BLVD  
(RE#00065530-000000, AK#1068233;  
RE#0006550-000000, AK 1068250; RE#00064940-  
000000, AK#1065455; RE#00065060-000000,  
AK#1065587), KEY WEST FLORIDA;  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Section 108-91C(3) and (4) of the Code of Ordinances allows applicants to  
request Major Modifications to Major Development Plans including changes to specific conditions  
of development approvals and those requests are required to be treated in the same manner as the  
original approval; and

**WHEREAS**, the original Major Development Plan and Conditional Use proposal was  
recommended for approval by the Planning Board through Resolution 2007-006 and was  
subsequently approved by the City Commission through Resolution 07-164; and

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the applicant requested to amend the approval to include the renovation of four hotel properties as Phase 1 and the replacement of the Welcome Center and restaurant structures as Phase 2; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 18, 2013; and

**WHEREAS**, the granting of a Major Modification to the Major Development Plan is consistent with the criteria in the code; and

**WHEREAS**, the recommendation of approval of the Major Modification to 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**, the approval is consistent with the criteria in the Code; 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 if fully set forth herein.

  
\_\_\_\_\_ Chairman

  
\_\_\_\_\_ Planning Director

**Section 2.** That an amendment to a Major Development Plan and Conditional Use to Resolution 2007-006 per Section 108-91(A.) (2)(b); and to modify landscaping standards per Section 108-412 and Section 108-413), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission approval for property located at 3820, 3824, 3850 and 3852 N. Roosevelt Blvd. (RE# 00065530-000000, AK#1068233; RE#0006550-000000, AK#1068250; RE#00064940-000000, AK#1065455; RE#00065060-000000, AK#1065587) with the following conditions:

1. The applicant shall install a continuous landscape buffer and wall per the waiver request approval and Development Agreement.
2. Exterior lighting shall comply with "Dark Sky standards" as described in the Development Agreement.
3. Coordinate with the Art in Public Places Board for an installation at the intersection of 3850 North Roosevelt and US 1, the "Triangle."
4. Coordinate with FDOT for changes of ingress and egress and sidewalk installation.
5. That the applicant authorizes the City to perform Lawful Unit Determinations for 3840 and 3824 North Roosevelt Boulevard. There was a determination by the DCA in 2009 that there is one non-transient dwelling unit on each of these properties. The unit at 3824 will be demolished as part of the redevelopment. If found to be legal, recognizable units, the City would absorb the demolished unit to be added to the Building Permit Allocation System.
6. That the Concurrency Management Analysis be revised to reflect the Level of Service requirements in the effective Comprehensive Plan at the time of final approval.
7. That the approval of this Modification to a Major Development Plan be contingent upon the approval of the Development Agreement.

**Section 3.** This Major Modification to a Major Development Plan application recommended for approval to the City Commission, 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

  
Chairman

  
Planning Director

legal authority respecting the property.

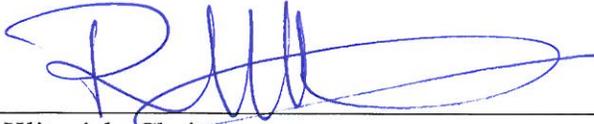
**Section 4.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 5.** 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 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 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 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 meeting held this 18th day of April, 2013.

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

  
Chairman  
  
Planning Director



Richard Klitenick, Chairman  
Key West Planning Board

APRIL 21, 2013  
Date

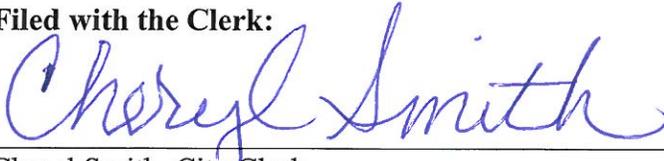
Attest:



Donald Leland Craig, AICP  
Planning Director

4.23.13  
Date

Filed with the Clerk:



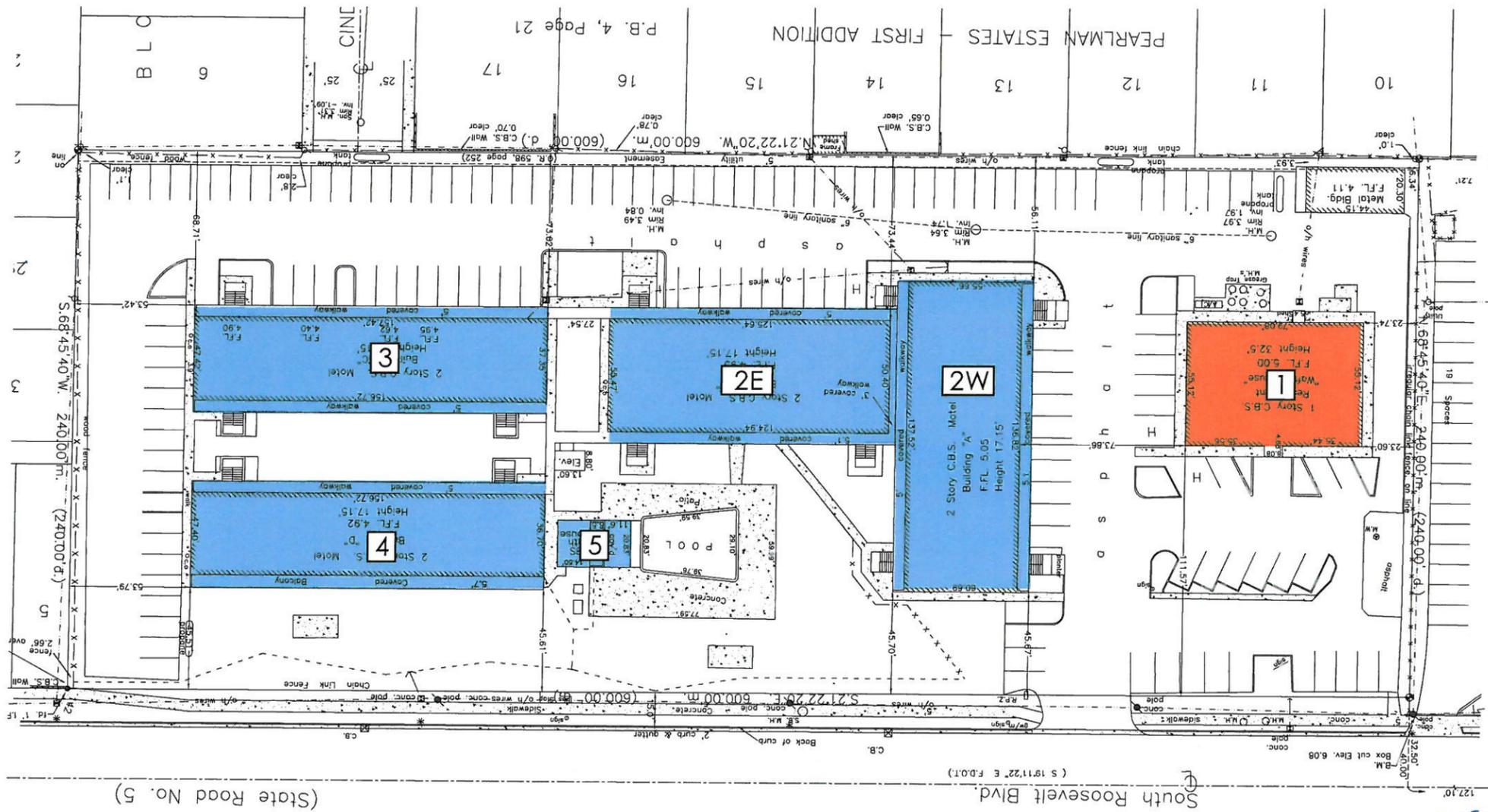
Cheryl Smith, City Clerk

4-25-13  
Date

\_\_\_\_\_  
Chairman  
 Planning Director

**LEGEND**

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- NEW BUILDING
- 1 EXISTING LOBBY AND RESTAURANT TO BE DEMOLISHED
- 2W EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 2E EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 3 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 4 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 5 EXISTING POOL-SIDE BUILDING TO BE RENOVATED



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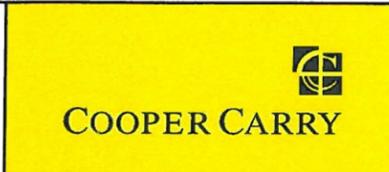
PROJECT N° 20120295.00 | REVISION N° 000 | DATE 02 27 2013

Notes

SITE A EXISTING SITE PLAN



KEY WEST DEVELOPMENT PACKAGE  
Key West, Florida 33040

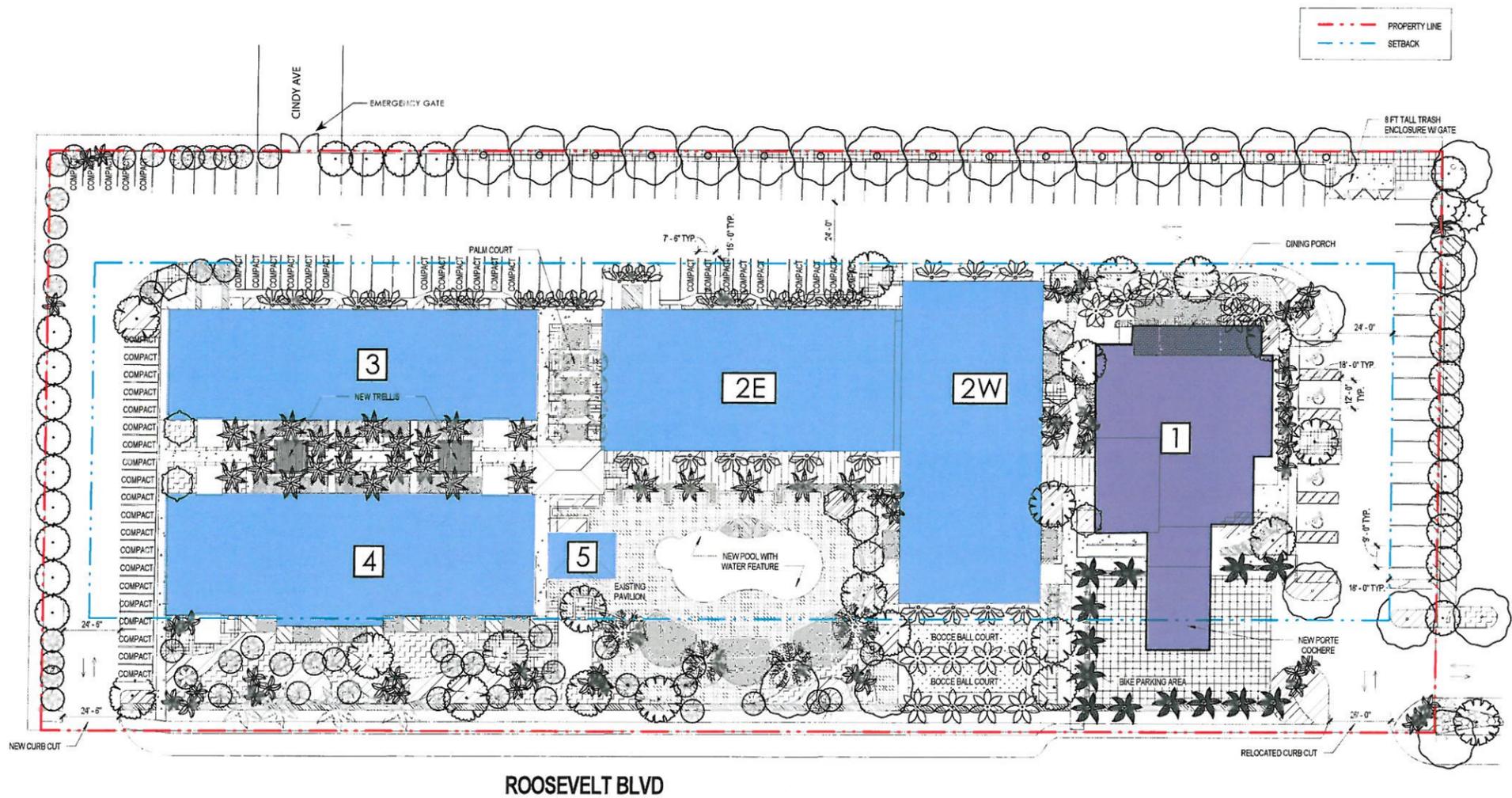


SITE A				
CHARACTERISTIC	REQUIRED	EXISTING	PROPOSED	REMARKS
ZONING	C2 - GENERAL COMMERCIAL, BIULEVARD SAFETY/APPEARANCE ZONE			
LOT SIZE	MIN LOT SIZE 10,000 SF	144,000 SF	144,000 SF	
LEGAL DESCRIPTION	CIN SURVEY			
FLOOD ELEVATION	ZONE AE 8' DFE = 9'-1" NGVD			
BUILDING SIZE	MAX 115,200 SF PER F.A.R.	71,048 SF	77,456 SF	EXISTING BLDG TO REMAIN
BUILDING HEIGHT	MAX 40'	31'-0"	25'-0"	EXISTING BLDG TO REMAIN
FLOOR AREA RATIO	MAX 0.8	0.494	0.538	EXISTING BLDG TO REMAIN
BUILDING COVER AGE	MAX 40%	40.094 / 144,000 = 27.847%	40.343 / 144,000 = 28.015%	EXISTING BLDG TO REMAIN
IMPERVIOUS SURFACE	MAX 60%	115,740 / 144,000 = 80.305%	108,174 / 144,000 = 75.12%	EXISTING BLDG TO REMAIN
PERVIOUS SURFACE		28,610 SF	35,826 SF	
LANDSCAPE AREA	144,000 X 20% = 28,800 SF	31,171 SF	30,437 SF	
PARKING SPACES	135	138	135	PROPOSED TO REMAIN
BIKE PARKING SPACES	30% MINIMUM SPACES	0	48	
LOCATION OF STRUCTURES	TO BE SHOWN ON SURVEY AND TECHNICAL DRAWINGS			
# AND TYPE OF UNITS	134	134	134	ALL ARE TO BE RENOVATED
LAND USE	MAX 14 DU/ACRE	134 / 3.3058 = 40.5 DU/ACRE	133 / 3.3058 = 40.2 DU/ACRE	
CONSUMPTION SPACE		2,175 SF	1,397 SF	EXISTING BLDG TO REMAIN
REMARKS	EXISTING BLDG TO REMAIN			
FRONT	45 FT	45.51 FT	45.51 FT	
REAR	46 FT	3.73 FT	56.11 FT	
SIDE	20 FT	6.34 FT	53.07 FT	
STREET SIDE	20 FT	N/A	N/A	

**LEGEND**

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- NEW BUILDING

- 1 NEW LOBBY AND REGISTRATION BUILDING
- 2W EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 2E EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 3 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 4 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 5 EXISTING POOL-SIDE BUILDING TO BE RENOVATED



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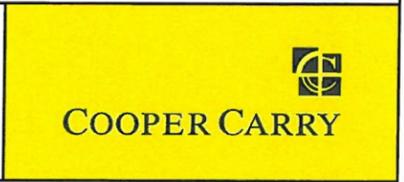
PROJECT N° 20120295.00 | REVISION N° 000 | DATE 02 27 2013

Notes

SITE A ARCHITECTURAL SITE PLAN

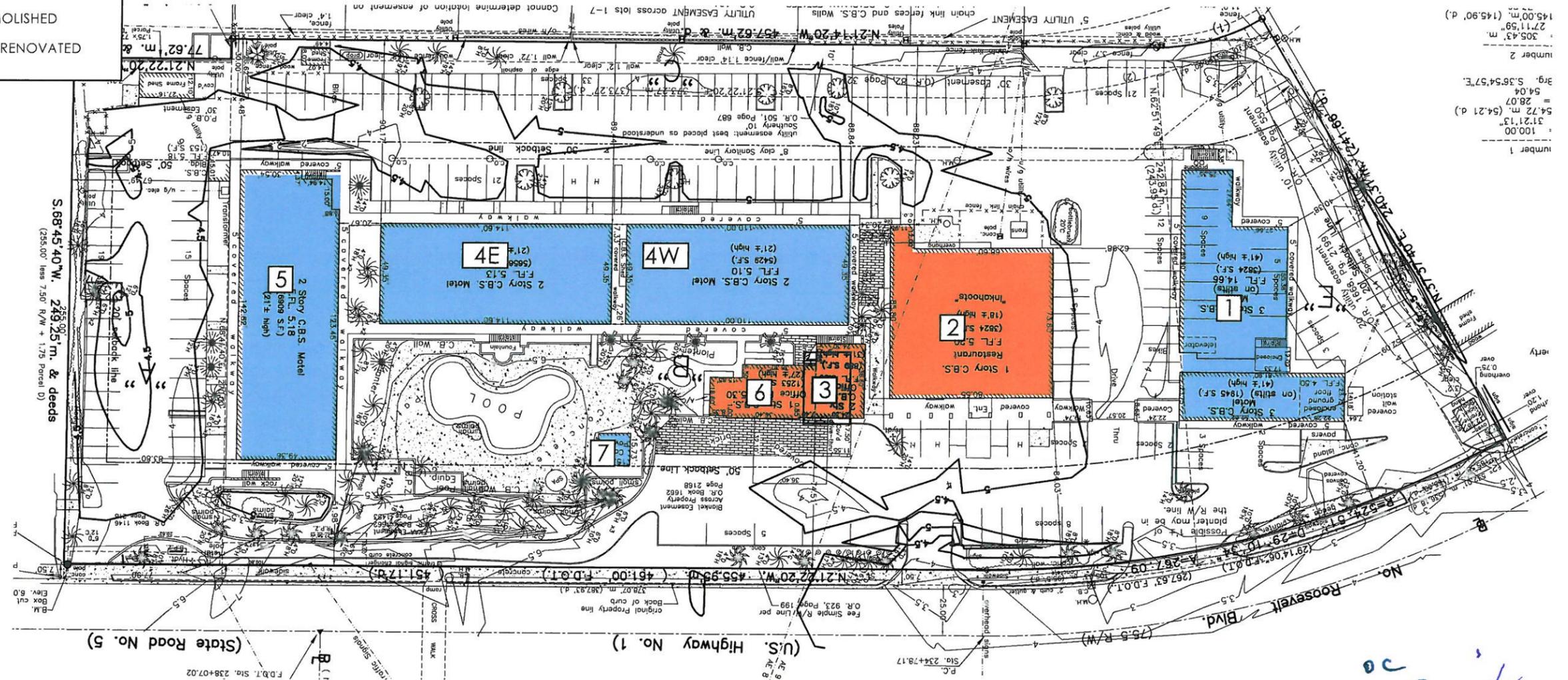


KEY WEST DEVELOPMENT PACKAGE  
Key West, Florida 33040



LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- NEW BUILDING
- 1 EXISTING GUEST ROOM TOWER TO BE RENOVATED
- 2 EXISTING RESTAURANT BUILDING TO BE DEMOLISHED
- 3 EXISTING LOBBY BUILDING TO BE DEMOLISHED
- 4W EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 4E EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 5 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 6 EXISTING LOBBY BUILDING TO BE DEMOLISHED
- 7 EXISTING POOL-SIDE BUILDING TO BE RENOVATED



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Notes

SITE B EXISTING SITE PLAN

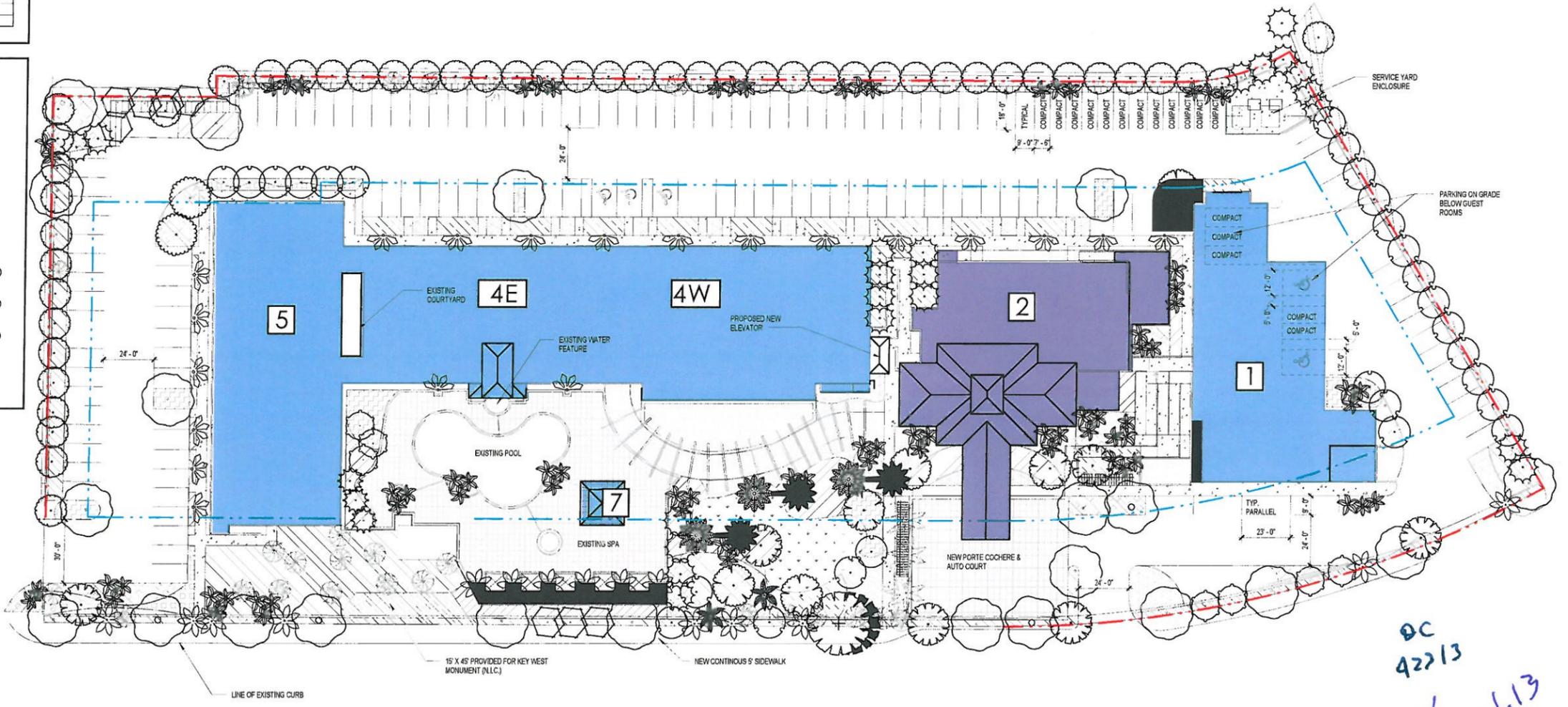


KEY WEST DEVELOPMENT PACKAGE  
Key West, Florida 33040



SITE B				
CHARACTERISTIC	REQUIRED	EXISTING	PROPOSED	REMARKS
ZONING	CO - GENERAL COMMERCIAL BOULEVARD SAFETY/APPEARANCE ZONE			
LOT SIZE	MIN LOT SIZE 15,000 SF	166,895 SF	166,895 SF	
LEGAL DESCRIPTION	ON SURVEY			
FLOOR ELEVATION	ZONES AE 6' & 9' DFE = 10'-11" MIN/VD		OFFICE BUILDING BULKY OVER ALL OTHER ZONES	
BUILDING SIZE	MAX 133,516 SF PER F.A.R.	93,617 SF	95,531 SF	INCLUDES ALL BUILDING ON SITE
BUILDING HEIGHT	MAX 42'-0"	37'-0"	34'-11"	EXCLUDES HEIGHT FROM CURB TO TOP OF ROAD
FLOOR AREA RATIO	MAX 0.8	0.494	0.526	INCLUDES BALCONY REFERENCE
BUILDING COVERAGE	MAX 40%	44,575 / 166,895 = 26.71%	44,410 / 166,895 = 26.76%	INCLUDES BALCONY AND CANOPIES PER CODE
IMPERVIOUS SURFACE	MAX 60%	137,944 / 166,895 = 82.60%	126,443 / 166,895 = 75.76%	
PERVIOUS SURFACE		28,951 / 166,895 = 17.34%	40,452 / 166,895 = 24.24%	
LANDSCAPE AREA	166,895 x 20% = 33,379 SF	25,189 SF	34,062 SF	
PARKING SPACES	148	186	148	PROVIDES 10% DCP
BIKE PARKING SPACES	35% HOTEL SPACES	0	52	
LOCATION OF STRUCTURES	TO BE SHOWN ON SURVEY AND TECHNICAL DRAWINGS			
# AND TYPE OF UNITS		148	141	ALL WITH TRANSIENT LODGING
LAND USE	MAX 14 DU/ACRE	148 / 3.8314 = 38.6 DU/ACRE	141 / 3.8314 = 36.8 DU/ACRE	
CONSUMPTION SPACE		3,790 SF	1,341 SF	ENTRANCE FES (148) = BREAK AREA FOR HOTEL
SETBACKS				PULLED FROM SURVEY
FRONT	50 FT	41.20 FT	41.00 FT	
REAR	50 FT	7.51 FT	50.50 FT	
SIDE	30 FT	40.38 FT	40.58 FT	
STREET SIDE	20 FT	N/A	N/A	

- LEGEND**
- EXISTING BUILDING TO REMAIN
  - EXISTING BUILDING TO DEMOLISH
  - NEW BUILDING
- 1 EXISTING GUEST ROOM TOWER TO BE RENOVATED
  - 2 NEW LOBBY AND REGISTRATION BUILDING
  - 4W EXISTING GUEST ROOM BUILDING TO BE RENOVATED
  - 4E EXISTING GUEST ROOM BUILDING TO BE RENOVATED
  - 5 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
  - 7 EXISTING POOL-SIDE BUILDING TO BE RENOVATED



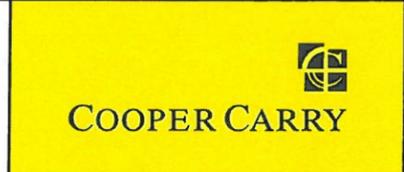
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Notes

SITE B ARCHITECTURAL SITE PLAN



KEY WEST DEVELOPMENT PACKAGE  
Key West, Florida 33040

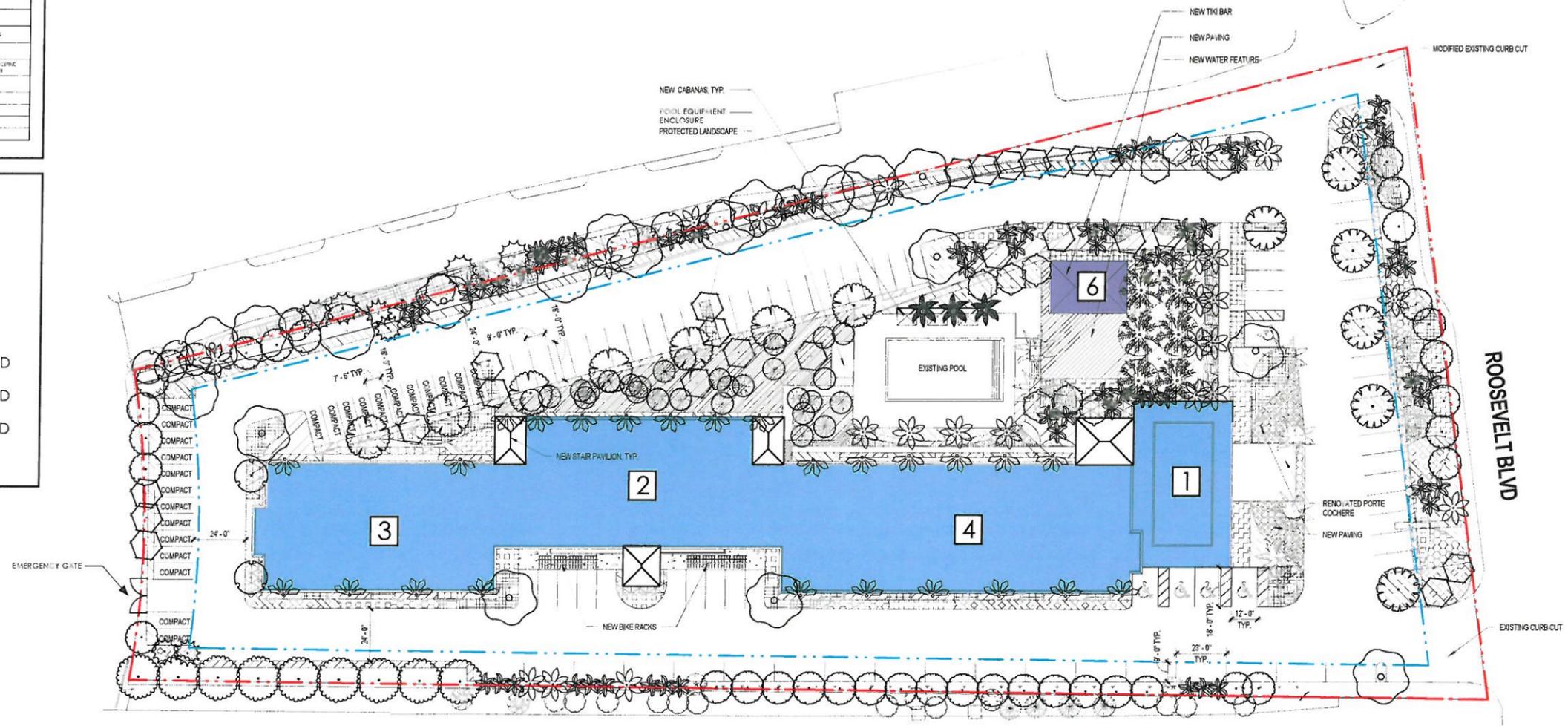




SITE C				
CHARACTERISTIC	REQUIRED	EXISTING	PROPOSED	REMARKS
ZONING: G15 - GENERAL COMMERCIAL BOULEVARD SAFETY/APPEARANCE ZONE				
SITE SIZE	MIN LOT SIZE 15,000 SF	131,661 SF	131,661 SF	
LEGAL DESCRIPTION	ON SURVEY			
FLOOD ELEVATION	ZONES AE B, F, & 10; OFE = 11'-11" MSLVD			
BUILDING SIZE	MAX 105,329 SF PER F.A.R.	58,721 SF	66,134 SF	
BUILDING HEIGHT	MAX 49'-0"	30' - 1 1/2"	30' - 1 1/2"	MAX HEIGHTS FROM GROUND TO TOP OF ROOF
FLOOR AREA RATIO	MAX 0.8	0.446	0.419	INCLUDES BALCONY TERRACE
BUILDING COVERAGE	MAX 40%	35,469 / 131,661 = 26.94%	29,448 / 131,661 = 22.32%	INCLUDES THE LOWER PORTICO TERRACE
IMPERVIOUS SURFACE	MAX 40%	107,747 / 131,661 = 81.84%	98,837 / 131,661 = 75.07%	
PERVIOUS SURFACE		23,914 / 131,661 = 18.16%	32,824 / 131,661 = 24.93%	
LANDSCAPE AREA	131,661 x 10% = 26,332 SF	19,188 SF	30,266 SF	
PARKING SPACES	101	139	101	100% ENCLOSED GARAGE
BIKE PARKING SPACES	35% HOTEL SPACES	0	36	
LOCATION OF STRUCTURES	TO BE SHOWN ON SURVEY AND TECHNICAL DRAWINGS			
# AND TYPE OF UNITS		200	100	ALL 100 ROOMS VOUCHER
LAND USE	MAX 1.6 DU/ACRE	100 / 3.02 = 33.1 DU/ACRE	100 / 3.02 = 33.1 DU/ACRE	
CONSUMPTION SPACE		5,280 SF	700 SF	100% OF THE MAXIMUM ALLOWED AREA. SEE 2012 BREAKDOWN
SETBACKS	FILLED FROM SURVEY			
FRONT	25 FT	72.50 FT	72.50 FT	
REAR	25 FT	33.19 FT	49.71 FT	
SIDE	15 FT	37.12 FT	40.85 FT	
STREET SIDE	20 FT	N/A	N/A	

**LEGEND**

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- NEW BUILDING
- 1 RENOVATED LOBBY AND REGISTRATION BUILDING
- 2 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 3 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 4 EXISTING GUEST ROOM BUILDING TO BE RENOVATED
- 6 NEW POOL-SIDE BAR



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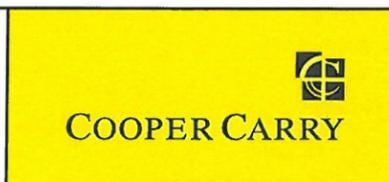
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Notes

SITE C ARCHITECTURAL SITE PLAN

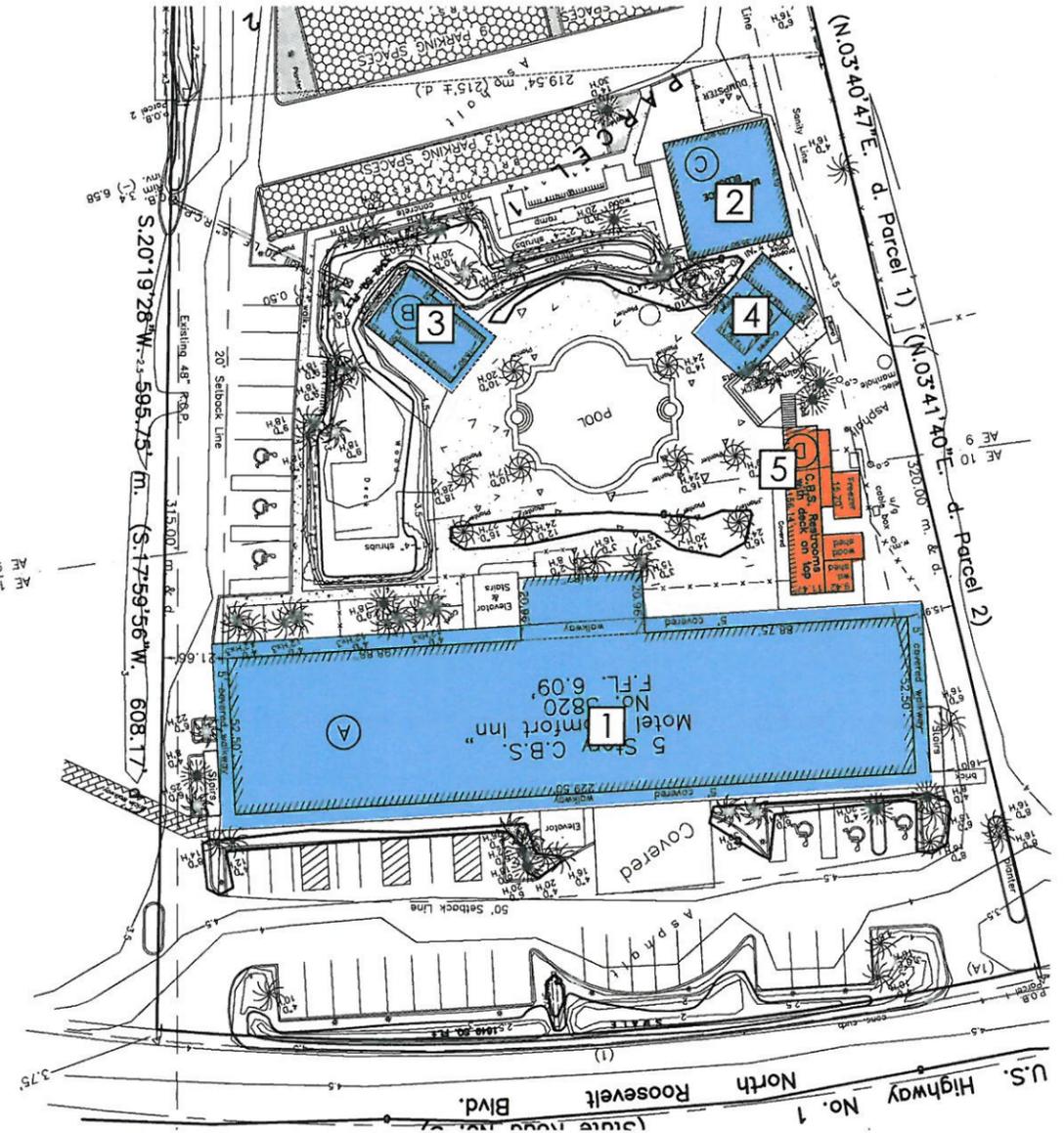
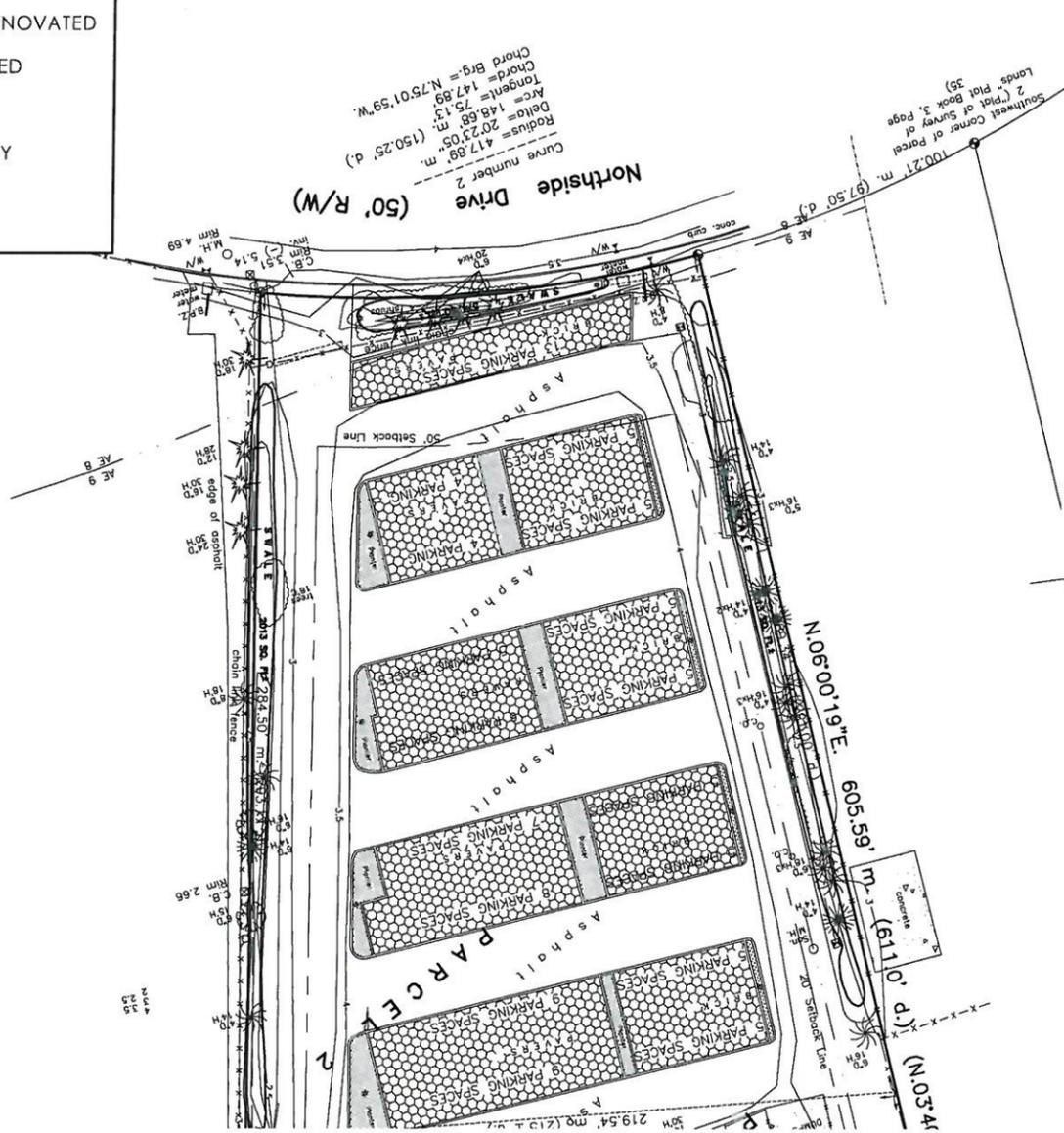


KEY WEST DEVELOPMENT PACKAGE  
Key West, Florida 33040



LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- NEW BUILDING
- 1 EXISTING HOTEL TOWER TO BE RENOVATED
- 2 EXISTING MAINTENANCE BUILDING TO BE RENOVATED
- 3 EXISTING FITNESS PAVILION TO BE RENOVATED
- 4 EXISTING POOL BAR TO BE RENOVATED
- 5 EXISTING POOL-SIDE BUILDING TO BE MOSTLY DEMOLISHED



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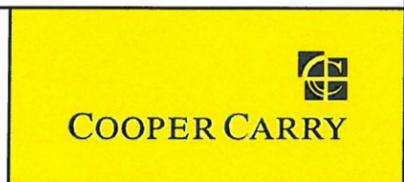
PROJECT N<sup>o</sup> 20120295.00 | REVISION N<sup>o</sup> 000 | DATE 02 27 2013

Notes

SITE D EXISTING SITE PLAN



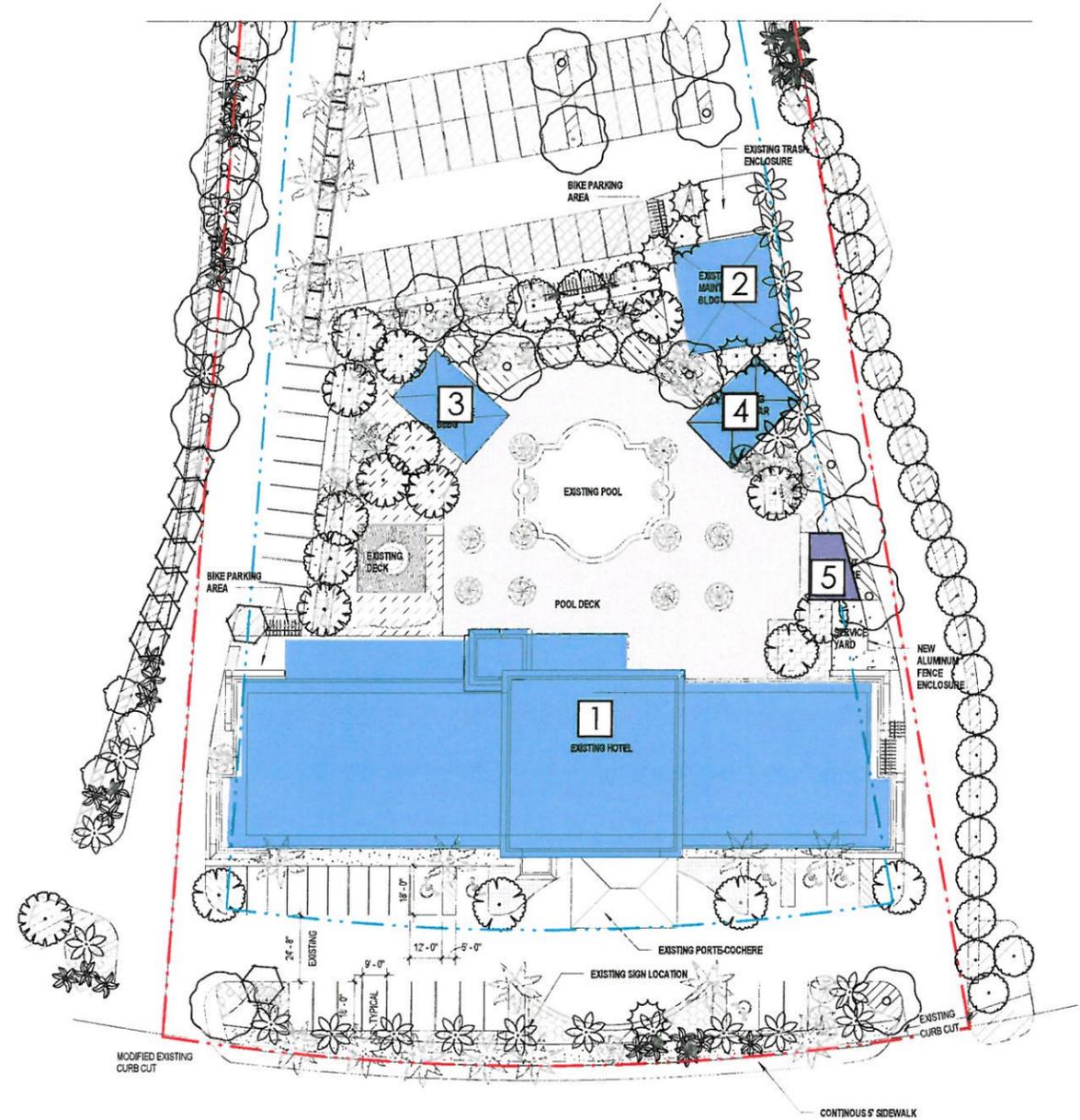
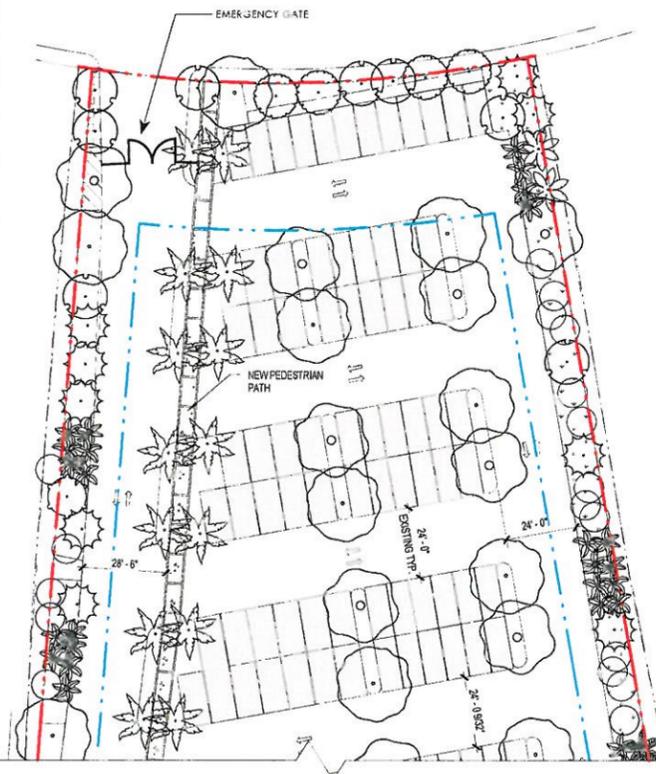
KEY WEST DEVELOPMENT PACKAGE  
Key West, Florida 33040



SITE D				
CHARACTERISTIC	REQUIRED	EXISTING	PROPOSED	REMARKS
ZONING	CG - GENERAL COMMERCIAL BOULEVARD SAFETY APPEARANCE ZONE			
DEVELOPER	MIN LOT SIZE 10,000 SF	134,331 SF	134,331 SF	
LEGAL DESCRIPTION	ON SURVEY			
FLOOD ELEVATION	ZONES AS 8', 9', & 11' DFE = 11'-11" MGD			
BUILDING SIZE	MAX 107,465 SF PER F.A.R.	89,646 SF	91,931 SF	
BUILDING HEIGHT	MAX 40'-0"	49'-8"	49'-8"	INCLUDES FROM TOP OF ROAD
FLOOR AREA RATIO	MAX 0.8	0.66	0.68	INCLUDES FROM TOP OF ROAD
BUILDING COVERAGE	MAX 40%	22,408 / 134,331 = 16.63%	22,127 / 134,331 = 16.46%	INCLUDES FROM TOP OF ROAD
IMPERVIOUS SURFACE	MAX 40%	110,353 / 134,331 = 82.13%	107,941 / 134,331 = 80.33%	
PERVIOUS SURFACE		23,978 / 134,331 = 17.83%	26,417 / 134,331 = 19.64%	
LANDSCAPE AREA	134,331 X 2% = 26,866 SF	25,192 SF	33,400 SF	
PARKING SPACES	155	150	155	PER INDUSTRY PRACTICE
BIKE PARKING SPACES	35% HOTEL, 25% RETAIL	0	54	
LOCATION OF STRUCTURES	TO BE SHOWN ON SURVEY AND TECHNICAL DRAWINGS			
# AND TYPE OF UNITS		145	145	ALL PERMITTED SIGNAGE
LAND USE	MAX 16 DU/ACRE	145 / 3.08 = 47.1 DU/ACRE	145 / 3.08 = 47.1 DU/ACRE	
CONSUMPTION SPACE		1,800 SF	1,442 SF	
SETBACKS				
FRONT	30 FT	48.18 FT	48.68 FT	
REAR	45 FT	307.82 FT	307.82 FT	
SIDE	20 FT	15.91 FT	15.91 FT	
STREET SIDE	30 FT	N/A	N/A	

**LEGEND**

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- NEW BUILDING
- 1 EXISTING HOTEL TOWER TO BE RENOVATED
- 2 EXISTING MAINTENANCE BUILDING TO BE RENOVATED
- 3 EXISTING FITNESS PAVILION TO BE RENOVATED
- 4 EXISTING POOL BAR TO BE RENOVATED
- 5 EXISTING POOL-SIDE BUILDING TO BE RENOVATED AND ADDED ONTO



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PROJECT NO 20120295.00 | REVISION NO 000 | DATE 02 27 2013

Notes

**SITE D ARCHITECTURAL SITE PLAN**



KEY WEST DEVELOPMENT PACKAGE  
Key West, Florida 33040

