PLANNING BOARD
RESOLUTION No. 2013-34

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD FOR APPROVAL OF A MAJOR DEVELOPMENT PLAN FOR RECONSTRUCTION OF THE SEVENTH FLOOR FROM A MEETING ROOM AND BAR FOR CONVERSION INTO A SIX UNIT DAY-SPA FOR PROPERTY LOCATED AT 430 DUVAL STREET (RE# 00006570-000000, AK# 1006807) PERSUANT TO SECTION 108-91 (A.)(2.)(b.)OF THE LAND DEVELOPMENT REGULATIONS OF KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core, Gulf Side (HRCC-1), zoning district; and

WHEREAS, Section 108-91 A(2.)(b.) of the Code of Ordinances requires Major Development Plans for the construction of 2,500 square feet of gross floor area or greater; and

WHEREAS, the applicant proposed the construction of approximately 4,800 square feet of floor area to be used as a six-space day-spa facility; and

WHEREAS, this **approval** of a Major Development Plan is consistent with the Land Development Regulations and the Comprehensive Plan; and

_____ Acting Chairman

_____ Planning Director

WHEREAS, the recommendation of **approval** of 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.

Section 2. That a Major Development Plan for the reconstruction of approximately 4,800 square feet of existing meeting room and bar area into six day-spa spaces per Section 108-91A.(2.)(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission **approval** for property located at 430 Duval Street (RE# 00006570-000000, AK# 1006807), as shown on the attached plan set dated July 3, 2013.

Section 3. This 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 legal authority respecting the

_____ Acting Chairman

_____ Planning Director

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 special meeting held this 18th day of July, 2013, authenticated by the Acting Chairman of the Planning Board and the Planning Director.

8/13/2013

James Gilleran, Acting Chairman
Key West Planning Board

Date

_____ Acting Chairman

_____ Planning Director

Attest:

8/13/2013

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith 8-13-2013

Cheryl Smith, City Clerk

Date

_____Acting Chairman

_____Planning Director

SCHEDULE OF DRAWINGS

ARCHITECTURAL

SHEET #	TITLE
A-1	SITE PLAN, INDEX, REVISION LOG, PROJ. INFORMATION
A-2	EXISTING & PROPOSED ELEVATIONS
A-3	EXISTING & PROPOSED ELEVATIONS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXIST. & PROPOSED ELEVATIONS, EXIST. FLOOR PLAN
A-6	PROPOSED FLOOR & ROOF PLAN, & BUILDING SECTION
A-7	
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A-25	
A-26	

STRUCTURAL

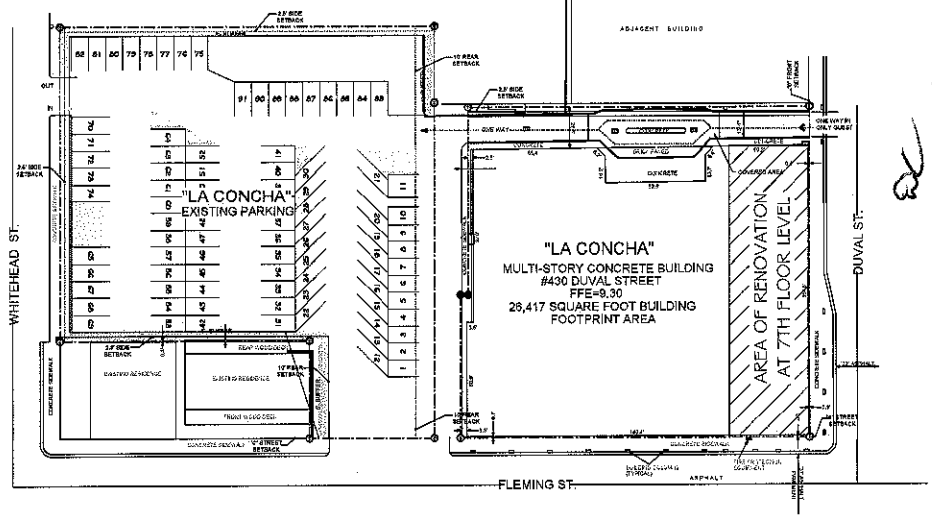
SHEET #	TITLE

MECHANICAL

SHEET #	TITLE

ELECTRICAL

SHEET #	TITLE



1 / A2 SITE PLAN
Scale: 1" = 30 ft

PLANNING SET 06-27-13 HARC SUBMITAL SET 06-27-13

ROOF TOP SPA RENOVATIONS

CROWN PLAZA - LA CONCHA

430 DUVAL STREET

KEY WEST, FLORIDA

MAIN BUILDING BUILT UNDER
FLORIDA BUILDING CODE ALLOWABLE HEIGHTS AND BUILDING AREAS TABLE 503

OCCUPANCY CLASS GROUP "A-2" ASSEMBLY
TYPE CONSTRUCTION TYPE I - PROTECTED

ITEM	EXISTING	SBC TABLE 500	PROPOSED	REMARK
TYPE CONSTRUCTION	R-1	I PROTECTED,SPRINK.	I PROTECTED,SPRINK.	
MAX. HT IN FEET	UNLIMITED			
OCCUPANCY	RESIDENTIAL R-1			
MAX # STORIES	UNLIMITED			
MAX AREA PER 200 SQ.FT.	UNLIMITED			

430 DUVAL STREET — REFERENCE ONLY - MAIN BUILDING

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT (STRUCTURE) DISTRICT (PARKING)	HRCC-1 HRD	HRCC-1 HRD	HRCC-1 HRD	SUBJECT PROPERTY
SITE AREA (STRUCTURE) SITE AREA (PARKING)	31,884 SQ. FT. (.73 ACRE) 32,506 SQ. FT. (.64 ACRE)	4,000 SQ.FT MIN	31,884 SQ. FT. (.73 ACRE) 32,506 SQ. FT. (.64 ACRE)	SUBJECT PROPERTY
MINIMUM WIDTH	175.9'	40'	EXISTING TO REMAIN	
MINIMUM DEPTH	180.0'	100'	EXISTING TO REMAIN	
IMPERVIOUS RATIO	100%	70%	EXISTING TO REMAIN	
BUILDING AREA	26,417 SQ. FT. FOOTPRINT		EXISTING TO REMAIN	
LOT COVERAGE	82.5%	50%	EXISTING TO REMAIN	
SETBACKS				
FRONT	0.3' TO 0.0'	NONE	EXISTING TO REMAIN	
REAR	2.3' TO 5.8'	10.0'	EXISTING TO REMAIN	
SIDE	0	2.5'	EXISTING TO REMAIN	
STREET SIDE	0.7' TO 1.0'	NONE	EXISTING TO REMAIN	
BUILDING HEIGHT	EXISTING 94.0' (MAX.)	35'	82.5'	SUBJECT STRUCTURE

NOTES:

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER

OWNER REPRESENTATIVE:

REMINGTON DEV. CORP
14180 DALLAS PKWY,SUITE 700
DALLAS, TX. 75240

PROJECT APPROVALS:

ITEM	APPROVAL #	DATE
DEVELOPMENT REVIEW COMMITEE	MEETING HELD	5-23-13
H.A.R.C.	POSTPONED	06-44-13
PLANING BOARD		07-16-13
CITY COMMISSION	TBA	XXXXXX

DESIGN NOTES:

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING
FBC 2007
A.S.C.E. 07-10 REGULATIONS
LIVE LOAD 40 p.s.f.
WIND LOAD 180 M.P.H.

ARCHITECT SEAL
PETER PIKE

2 PETER M. PIKE FLA. REGISTRATION # AR0015198

REVISIONS:	DATE
75% DD SET	

PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

PLANNING SET 07-03-13

PROJECT: RENOVATIONS CROWNE PLAZA - LA CONCHA 430 DUVAL STREET KEY WEST, FLORIDA

DRAWING TITLE: SITE PLAN / PROJECT NOTES PROJECT CALCS.

PROJECT NUMBER:
DRAWN: XMAG
CHECKED: PMP
DATE: 07-03-13

SHEET # A-1 OF

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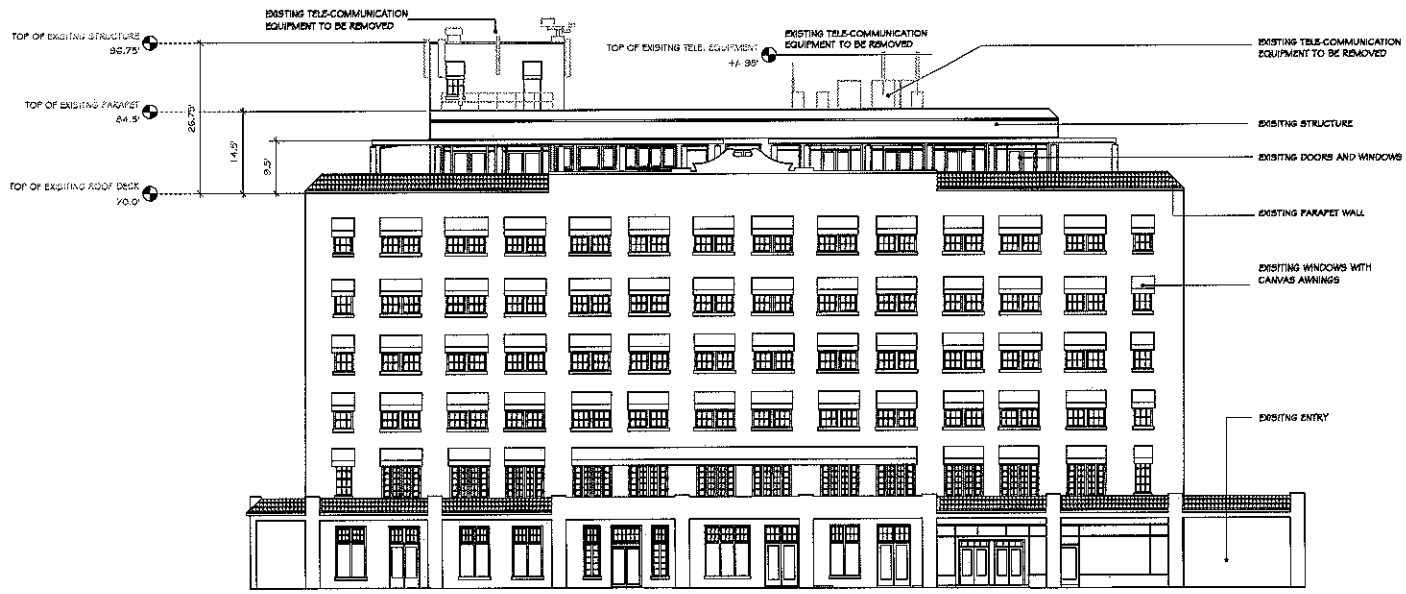
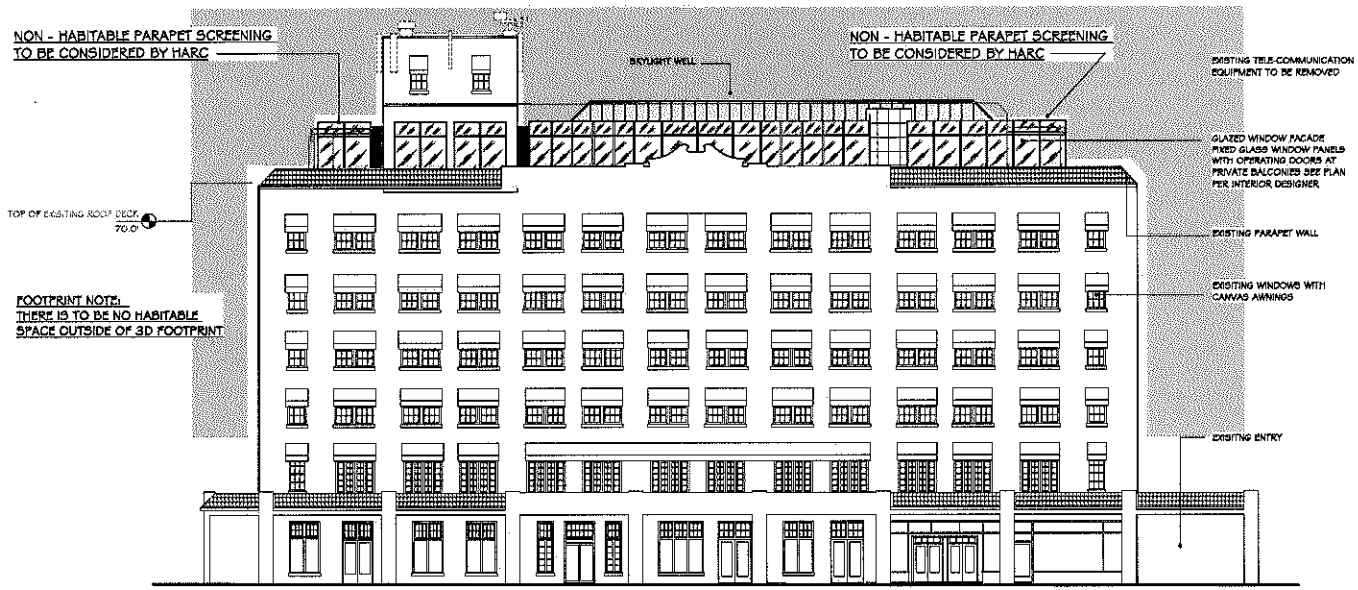


2 A-2 EXISTING NORTH-EAST ELEVATION
Scale: 1" = 10 ft



1 A-2 PROPOSED NORTH-EAST ELE.
Scale: 1" = 10 ft

REVISIONS:	DATE
75% DD SET	

PETER PIKE ARCHITECT
471 US HIGWAY 1
KEY WEST, FLA. 33040
305-295-1692

PLANNING SET 07-03-13

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING ELEVATIONS

PROJECT NUMBER:
DRAWN: KMIAO
CHECKED: PMP
DATE: 07-03-13

SHEET #
A-2
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

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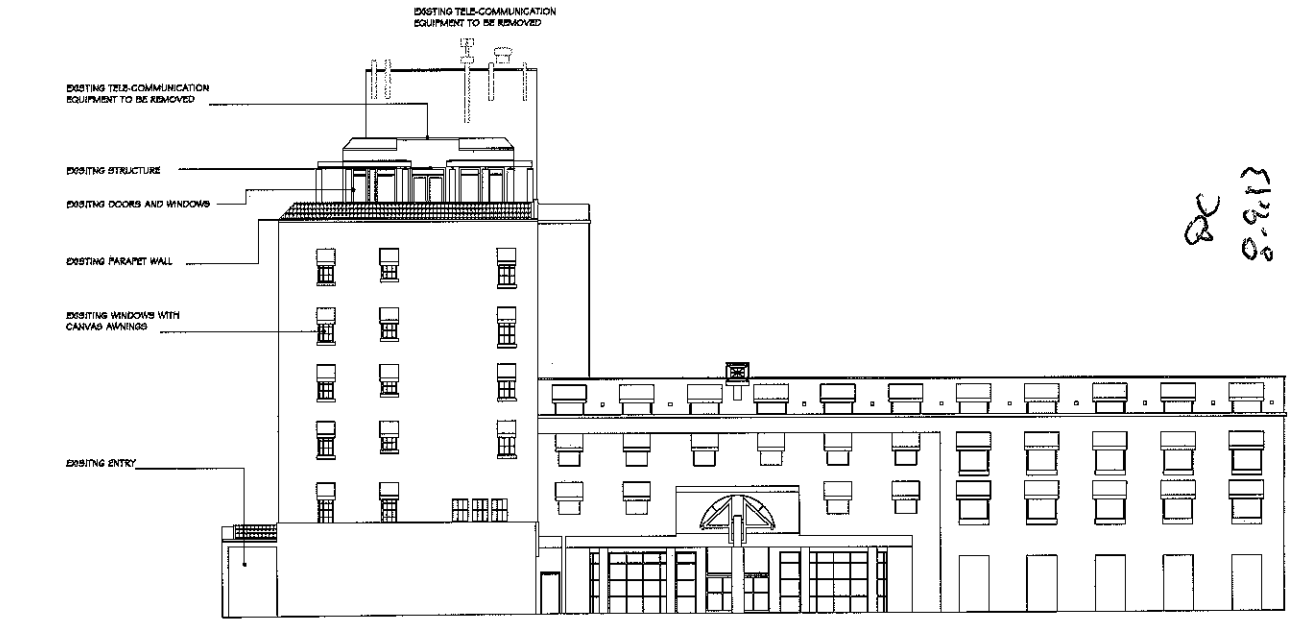

2 A-3 EXISTING NORTH-WEST ELEVATION
Scale: 1" = 10 ft

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-6.

1 A-3 PROPOSED NORTH-WEST ELEVATION
Scale: 1" = 10 ft

PLANNING SET 07-03-13

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING ELEVATIONS

PROJECT NUMBER:
DRAWN: KMIAO
CHECKED: PMP
DATE: 07-08-13

SHEET #
A-3
OF

PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

REVISIONS:	DATE
75% DD SET	

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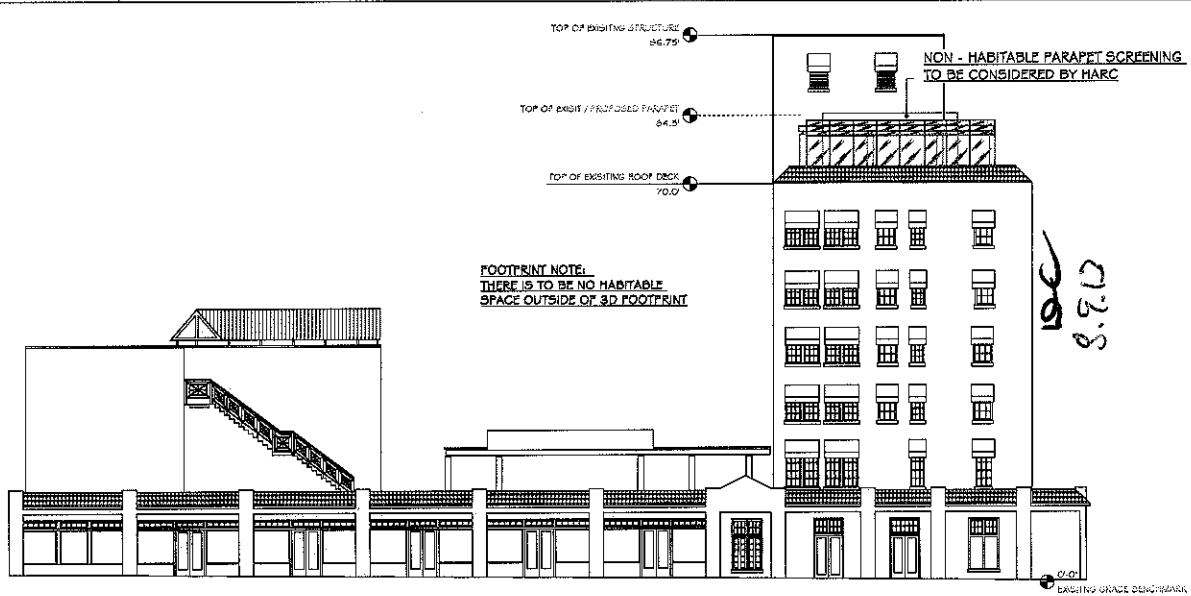
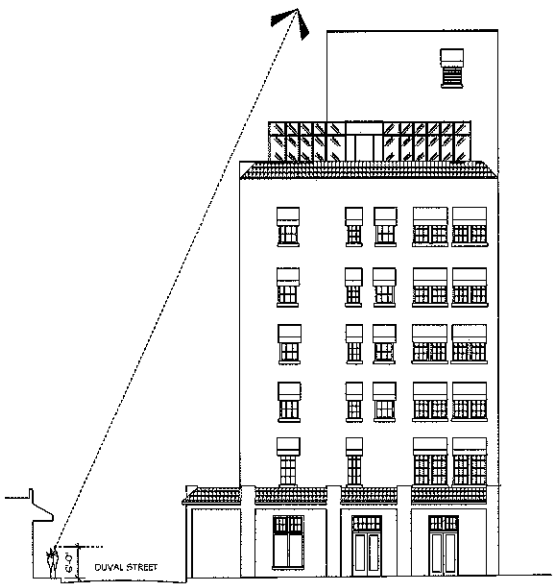
PETER M. PIKE FLA. REGISTRATION # AR0015198

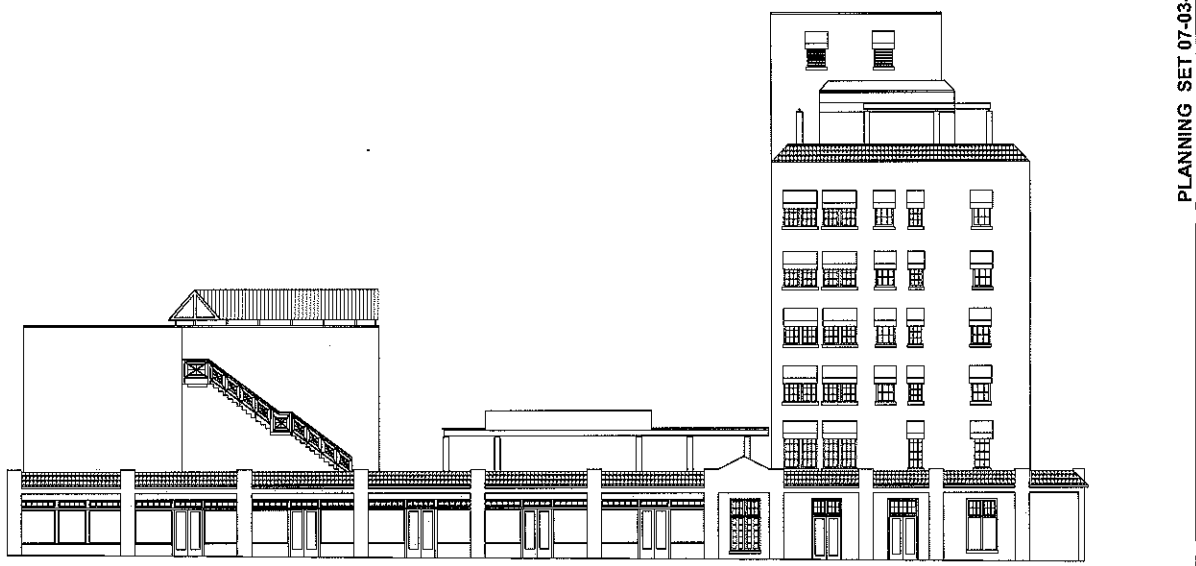


1 A-4 PROPOSED SOUTH-EAST ELEVATION
Scale: 1" = 10 ft

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-6.



3 A-4 DUVAL SIGHT LINE
Scale: 1" = 10 ft



2 A-4 EXISTING SOUTH-EAST ELEVATION
Scale: 1" = 10 ft

PETER M. PIKE FLA. REGISTRATION # AR0016198

REVISIONS:	DATE
75% DD SET	

PETER PIKE
ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1992

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

PLANNING SET 07-03-13

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS

PROJECT NUMBER:
DRAWN: KMAO
CHECKED: PMP
DATE: 07-03-13

SHEET #
A-4
OF

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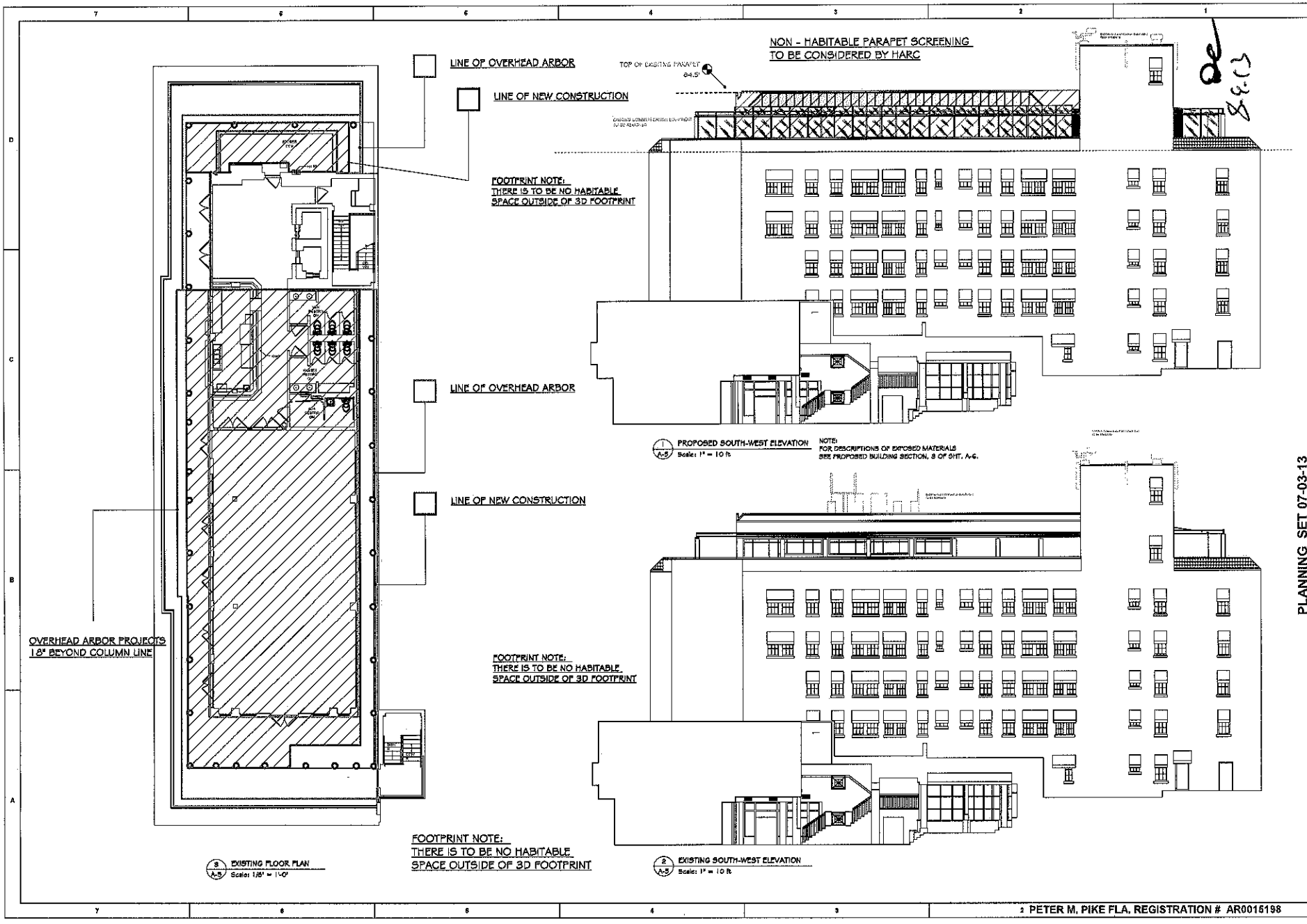

REVISIONS: DATE
75% DD SET

PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PLANNING SET 07-03-13

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS &
EXIST. FLOOR PLAN

PROJECT NUMBER:
DRAWN: KMAO
CHECKED: PMP
DATE: 07-03-13

SHEET #
A-5
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198

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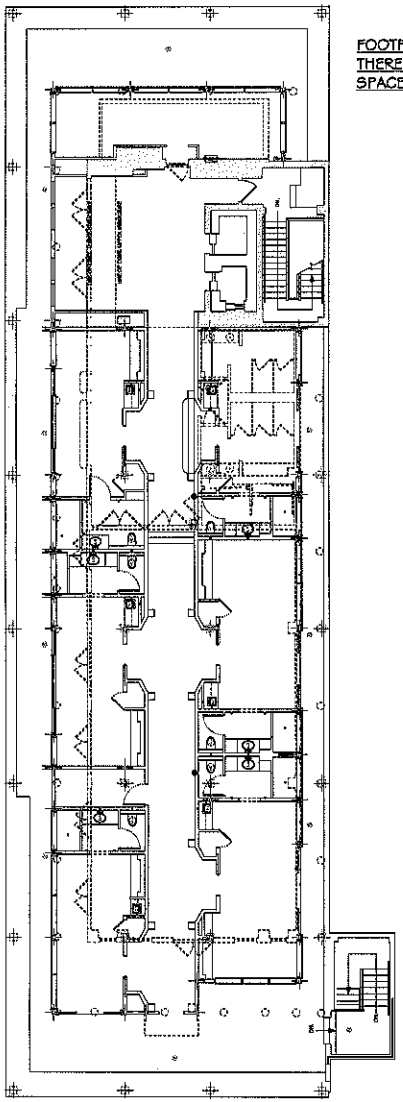
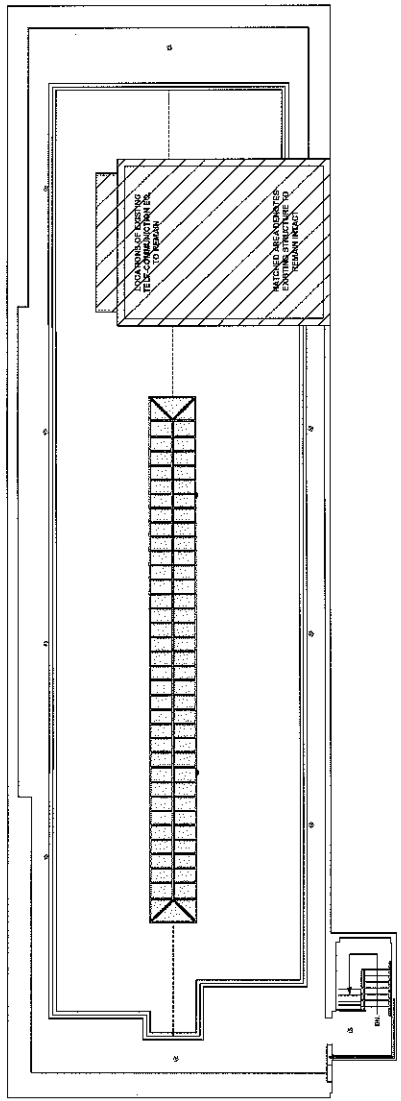
FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE SPACE OUTSIDE OF 3D FOOTPRINT

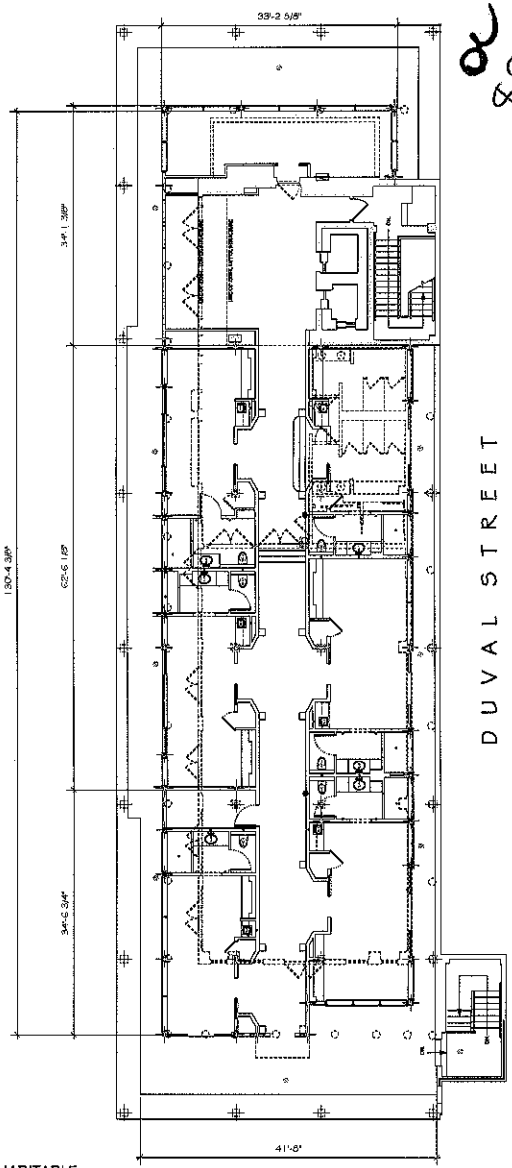


(3) A-6 PROPOSED W/ EXIST. OVERLAY
Scale: 1/8" = 1'-0"
NOTE:
EXISTING STRUCTURE SHOWN DASHED.



(2) A-6 PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE SPACE OUTSIDE OF 3D FOOTPRINT



(1) A-6 PROPOSED FLOOR PLAN 06-19-13
Scale: 1/8" = 1'-0"

REVISIONS:	DATE
75% DD SET	

PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PLANNING SET 07-03-13

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED FLOOR PLAN, ROOF PLAN, & BUILDING SECTION

PROJECT NUMBER:
DRAWN: KMAO
CHECKED: PMP
DATE: 07-03-13

SHEET #
A-6
OF

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PETER M. PIKE FLA. REGISTRATION # AR0015198