

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING A MAJOR DEVELOPMENT PLAN & LANDSCAPE WAIVER PURSUANT TO SECTIONS 108-91.B.2(B) AND 108-347 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE EXPANSION OF AN EXISTING THREE-STORY SELF-STORAGE BUILDING ON PROPERTY LOCATED AT 2600 NORTH ROOSEVELT BOULEVARD (RE # 00065010-000000) WITHIN THE COMMERCIAL GENERAL (CG) AND CONSERVATION MANGROVE (CM) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, Code Section 108-347 provides required screening for landscape buffer yards; and

WHEREAS, Code Sections 108-196(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 19, 2018, resulting in Planning Board Resolution No. 2018-15 advising approval with conditions to the City Commission; and

WHEREAS, pursuant to Code Section 108-198, the City

Commission shall review and act upon Major Development Plan proposals; and

WHEREAS, the granting of the Major Development Plan and Landscape Waiver will be 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

NOW THEREFORE BE IT RESOLVED by the City Commission 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 the City Commission grants approval of the application for Major Development Plan and Landscape Waiver for the expansion of an existing three-story self-storage building on property located at 2600 North Roosevelt Boulevard(RE # 00065010-000000)within the Commercial General (CG) and Conservation Mangrove (CM) zoning districts pursuant to Sections 108-91.A.2 (b) and 108-347 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, with the conditions provided in Planning Board Resolution No. 2018-15, and specified as follows:

General conditions:

1. The proposed development shall be consistent with the plans dated March 6, 2018 signed and sealed by Laurie S Burcaw, Maser Consulting PA.

2. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 5 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.

3. During all phases of construction, temporary fencing shall be installed and maintained according to the Site Demolition Plan dated March 6, 2018 by Laurie S Burcaw, Maser Consulting PA. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

4. All existing fire hydrants shall be protected.

Conditions prior to the City Commission hearing:

5. The applicant shall obtain final landscape plan approval from the Tree Commission.

Conditions prior to issuance of a building permit:

6. Applicant shall coordinate with Keys Energy Services a full project review.

7. Applicant is compliant with South Florida Water Management District (SFWMD) letter dated December 26, 2017 that the

proposed activities are in compliance with the original environmental resource permit #44-00254-P.

8. Approval of a Public Art Plan shall be obtained from the AIPP Board pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

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 Major Development Plan, Conditional Use, and Landscape Waiver 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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C, F.A.C., this permit 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 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.

Passed and adopted by the City Commission at a meeting held this _____ day of _____, 2018.

Authenticated by the presiding officer and Clerk of the Commission on _____, 2018.

Filed with the Clerk _____, 2018.

Mayor Craig Cates	_____
Commissioner Samuel Kaufman	_____
Vice Mayor Clayton Lopez	_____
Commissioner Richard Payne	_____
Commissioner Margaret Romero	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

CLAYTON LOPEZ, VICE MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK