

**PLANNING BOARD
RESOLUTION NO. 2019-_____**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO THE MINIMUM OPEN SPACE AND MAXIMUM IMPERVIOUS SURFACE RATIO REQUIREMENTS ON PROPERTY LOCATED AT 1112 VARELA STREET (RE # 00032930-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346 (b) and 122-600 (4)(b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to remove existing wood decking to replace with stone pavers at a property located at 1112 Varela Street (RE # 00032930-000000); and

WHEREAS, Section 122-600 (4)(b) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the maximum impervious surface ratio shall be 60 percent, 1,859 square feet; and

WHEREAS, the existing impervious surface ratio is 54%, 1,673 square feet; and

WHEREAS, the proposed impervious surface ratio is 72 %, 2,231 square feet; and

WHEREAS, Section 108-346 (b) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the minimum open space for residential uses is 35%, 1,085 square feet; and

WHEREAS, the existing open space is 46%, 1,426 square feet; and

WHEREAS, the proposed open space is 28%, 867 square feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 15, 2019; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and **WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings

in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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. An approval by Resolution of the City of Key West Planning Board for the maximum impervious surface ratio and minimum open space requirement variance for the proposed removal of the existing wood deck in the rear of the property to be replaced with stone pavers per the attached signed and sealed plans dated May 6, 2019 by Architect Design Builders, Inc. Hugo Araque, Registered Architect, on the property located at 1112 Varela Street (RE # 00032930-0000000) in the Historic Medium Density Residential Zoning District pursuant to Sections 90-395, 108-346 (b) and 122-600(4) (b) of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed May 6, 2019 by Architect Design Builders, Inc. Hugo Araque, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the proposed removal of the existing wood decking that surrounds the pool, located in the rear of the property, to be replaced with stone pavers.
2. No impacts are authorized to occur to any regulated trees or palms including their roots and canopy branches during demolition or construction.
3. Trees near and within the project area will be protected during construction. Trees located within the work area that may need to be removed would require approval from a certified arborist.

Conditions required to be completed prior to issuance of a building permit.

4. The Owner shall obtain a Certificate of Appropriateness for the proposed construction.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance 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 6. 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 7. 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 73C-44, 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 regularly scheduled meeting held this 19th day of September, 2019.

Authenticated by the Chair of the Planning Board and the Planning Director;

Sam Holland, Key West Planning Board Chair Date

Attest:

Roy Bishop, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____Chair

_____Planning Director