

**PLANNING BOARD  
RESOLUTION NO. 2020-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO THE MAXIMUM BUILDING COVERAGE AND THE MINIMUM REQUIRED SIDE YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED AT 605 SIMONTON STREET (RE # 00012150-000000) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-810 (4) (a), 122-810 (6) (b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to reconstruct a second-floor deck and exterior staircase with new composite decking on treads and landings on property located at 605 Simonton Street - (RE# 00012150-000000); and

**WHEREAS**, Section 122-810 (4) (a) 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 building coverage is 50%, 1,766 square feet; and

**WHEREAS**, the existing building coverage is 69%, 2,437 square feet; and

**WHEREAS**, the proposed building coverage is 70.8%, 2,500 square feet; and

**WHEREAS**, Section 122-810 (6) (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 rear yard setback requirement is 5 feet; and

**WHEREAS**, the existing rear yard setback is 2 feet; and

**WHEREAS**, the proposed rear yard setback is 2 feet 4 inches; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing  
Resolution No. 2020-

\_\_\_\_\_ Chairman

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

on January 16, 2020; 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 variance 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

Resolution No. 2020-

\_\_\_\_\_ Chairman

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

**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 building coverage and minimum side yard requirements variance to construct a second floor deck, exterior staircase and new composite decking on treads and landings on property located at 605 Simonton Street - (RE# 00012150-000000) in the HNC-1 zoning district pursuant to Sections 90-395 and 122-810 (4) (a), 122-810 (6) (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 dated, December 19, 2019 by Aileen Osborn, P.A. for A2O Architecture No approval granted for any other work or improvements shown on the plans other than for the second-floor deck, exterior staircase and new composite decking on treads and landings.
2. Elevation of proposed gravel shall be set no higher than existing concrete or property line, whichever is lower.
3. Any potential impacts to right of way will require a temporary right of way permit.

**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 Resolution No. 2020-

\_\_\_\_\_ Chairman

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

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.

Resolution No. 2020-

\_\_\_\_\_ Chairman

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

Read and passed on first reading at a regularly scheduled meeting held this 16th day of January 2020.

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

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Sam Holland, Planning Board Chairman

Date

**Attest:**

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Roy Bishop, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

Resolution No. 2020-

\_\_\_\_\_ Chairman

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