

**PLANNING BOARD
RESOLUTION NO. 2020-15**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL TO ALLOW FOR CULTURAL AND CIVIC ACTIVITIES WITHOUT AN ASSOCIATED ACCESSORY COMMERCIAL SALES ON A PARCEL LOCATED AT 624 WHITE STREET WITHIN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the subject property is located within the Historic Medium Residential Residential (HMDR) Zoning District; and

WHEREAS, pursuant to Sections 122-62 and 122-928 (2) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for cultural and civic activities without associated/accessory commercial sales use located at 624 White Street; and

WHEREAS, City Code Sections 122-62 and 122-63 outline the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 21, 2020; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise

_____ Chairman
_____ Planning Director

detrimental to the public welfare.

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 fully set forth herein.

Section 2. That a conditional use request, pursuant to Sections 122-62 and 122-928 (2) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing the location of cultural and civic activities without an associated / accessory commercial sales use located at 624 White Street (RE# 00010130-000000) with the following conditions:

General conditions:

1. A parking variance is approved for the property at 624 White Street before a conditional use be approved.
2. The Elizabeth Bishop house shall remain open to the public for cultural and civic educational purposes during all normal business hours.
3. The garden shall remain open to the public during all normal business hours.
4. If amplified noise is desired for a special event, the applicant must obtain a Special Event Permit from the City of Key West.

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 and construction shall commence within 12 months after the date hereof.

Section 4. This resolution 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 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 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 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 21st day of May, 2020.

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

Sam Holland, Planning Board Chair

Date

Attest:

Katie P. Halloran, Planning Director

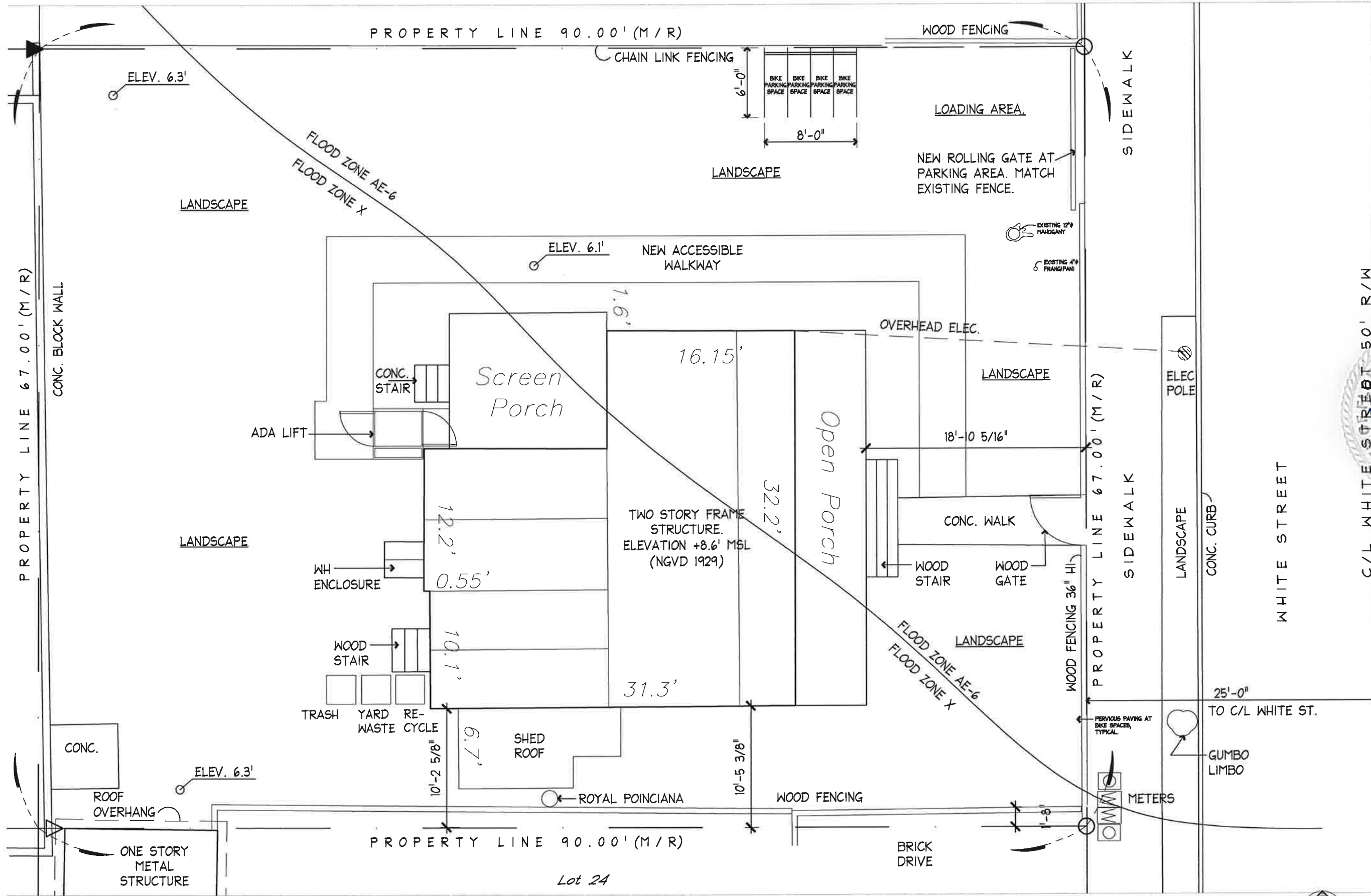
Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman
_____ Planning Director



ELIZABETH BISHOP HOUSE
 HISTORIC STRUCTURES REPORT
 624 WHITE STREET - KEY WEST FLORIDA
 KEY WEST LITERARY SEMINAR



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 Key West, Florida 33040
 Telephone (305) 286-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1930
 PROPOSED SITE PLAN

Date: 4/1/20

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A1

PROPOSED SITE PLAN - BISHOP HOUSE

SCALE 1/8"=1'-0"

