

**PLANNING BOARD
RESOLUTION NO. 2019-77**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT LICENSE IN
UNASSIGNED STATUS (LIC. #34120) TO PROPERTY
LOCATED AT 1 KEY COVE DRIVE 1 (RE # 00002410-
000501) IN THE COMMERCIAL GENERAL (CG)
ZONING DISTRICT PURSUANT TO CHAPTER 122,
ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt for transient use of a unit to be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit; and

WHEREAS, where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

WHEREAS, the applicant proposes a transfer of one transient motel license from unassigned status to an eligible receiver site on property located at 1 Key Cove Drive 1 (RE # 00002410-000501; AK # 9090791) in the CG zoning district;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

 Chairman

 Planning Director

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient license in unassigned status to 1 Key Cove Drive 1 subject to the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 1 Key Cove Drive #1. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
2. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
4. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to

 Chairman

 Planning Director

construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.

5. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
6. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
7. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient license 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

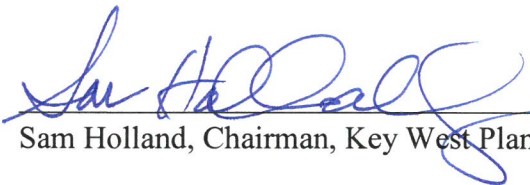
 Chairman

 Planning Director

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 17th day of October 2019.

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



Sam Holland, Chairman, Key West Planning Board

10/29/19

Date

Attest:

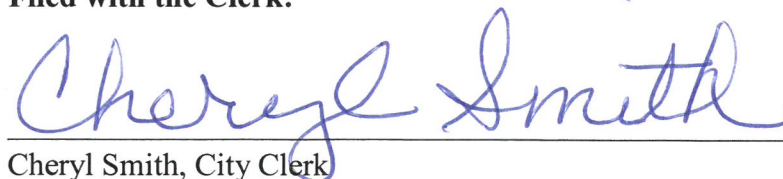


Roy Bishop, Planning Director

10/21/19

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-30-2019

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-78**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT LICENSE IN
UNASSIGNED STATUS (LIC. #34119) TO PROPERTY
LOCATED AT 2 KEY COVE DRIVE 2 (RE # 00002410-
000502) IN THE COMMERCIAL GENERAL (CG)
ZONING DISTRICT PURSUANT TO CHAPTER 122,
ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt for transient use of a unit to be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit; and

WHEREAS, where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

WHEREAS, the applicant proposes a transfer of one transient motel license from unassigned status to an eligible receiver site on property located at 2 Key Cove Drive 2 (RE # 00002410-000502; AK # 9090792) in the CG zoning district;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:



Chairman



Planning Director

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient license in unassigned status to 2 Key Cove Drive 2 subject to the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 2 Key Cove Drive #2. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
2. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
4. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to


Chairman


Planning Director

construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.

5. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
6. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
7. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient license 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

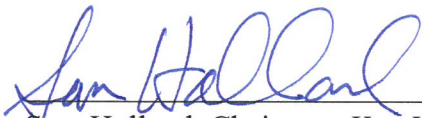

Chairman


Planning Director

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 17th day of October 2019.

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

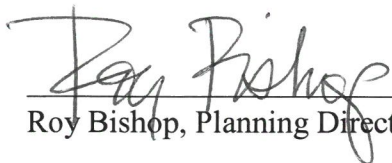


Sam Holland, Chairman, Key West Planning Board

10/29/19

Date

Attest:

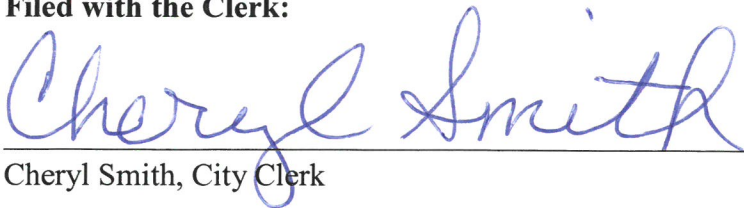


Roy Bishop, Planning Director

10/21/19

Date

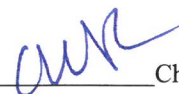
Filed with the Clerk:



Cheryl Smith, City Clerk

10-30-2019

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-79**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT LICENSE IN
UNASSIGNED STATUS (LIC. #34118) TO PROPERTY
LOCATED AT 3 KEY COVE DRIVE 3 (RE # 00002410-
000503) IN THE COMMERCIAL GENERAL (CG)
ZONING DISTRICT PURSUANT TO CHAPTER 122,
ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt for transient use of a unit to be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit; and

WHEREAS, where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants; and

WHEREAS, the applicant proposes a transfer of one transient motel license from unassigned status to an eligible receiver site on property located at 3 Key Cove Drive 3 (RE # 00002410-000503; AK # 9090793) in the CG zoning district;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:


Chairman


Planning Director

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient license in unassigned status to 3 Key Cove Drive 3 subject to the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 3 Key Cove Drive #3. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
2. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
4. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to

 Chairman

 Planning Director

construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.

5. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
6. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient license 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

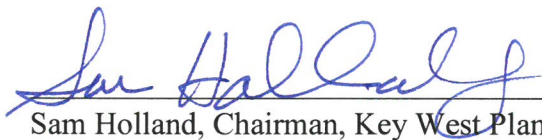
 Chairman

 Planning Director

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 17th day of October 2019.

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

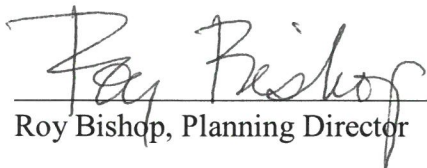


Sam Holland, Chairman, Key West Planning Board

10/29/19

Date

Attest:

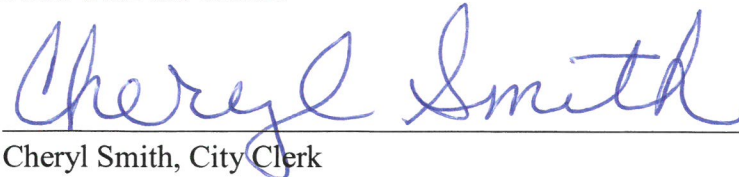


Roy Bishop, Planning Director

10/21/19

Date

Filed with the Clerk:



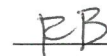
Cheryl Smith, City Clerk

10-30-2019

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-75**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS THE TRANSFER OF ONE TRANSIENT UNIT AND LICENSE FROM 307 ELIZABETH STREET UNIT 3 (RE # 00003690-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT AND ONE TRANSIENT MOTEL LICENSE IN UNASSIGNED STATUS (LIC. #31652) TO PROPERTY LOCATED AT 4 KEY COVE DRIVE 4 (RE # 00002410-000504) IN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of one transient unit and license from 307 Elizabeth Street Unit 3 (RE # 00003690-000000; AK # 1003859) to an eligible receiver site on property located at 4 Key Cove Drive 4 (RE # 00002410-000504; AK # 9090794) in the CG zoning district; and

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt for transient use of a unit to be transferred from an area where transient uses are


Chairman


Planning Director

prohibited to a receiver site without the accompanying transfer of the unit; and

WHEREAS, where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants; and


WHEREAS, the applicant proposes a transfer of one transient motel license from unassigned status to an eligible receiver site on property located at 4 Key Cove Drive 4 (RE # 00002410-000504; AK # 9090794) in the CG zoning district;

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 transfer of one transient unit and license, pursuant to Section 122-1338, and a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient unit and license from 307 Elizabeth Street Unit 3 and one transient license in unassigned status to 4 Key Cove Drive 4 subject to the following conditions:

1. The existing non-transient residential unit at 4 Key Cove Drive #4 and the unit component of license number 31652 will be recaptured by the City through a waiver and release of building permit allocations and shall be recorded and dedicated for beneficial uses only, pursuant to Section 122-999.

 Chairman

 Planning Director

2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 4 Key Cove Drive #4. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
3. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.
4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
5. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.


Chairman


Planning Director

6. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
7. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient unit and license and one transient license 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 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)

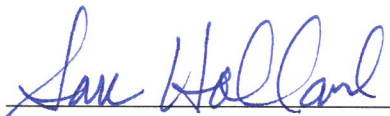

Chairman


Planning Director

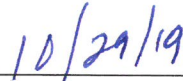
day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17th day of October 2019.

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

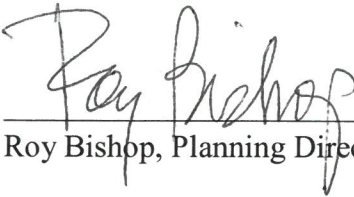


Sam Holland, Chairman, Key West Planning Board

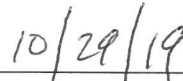


Date

Attest:

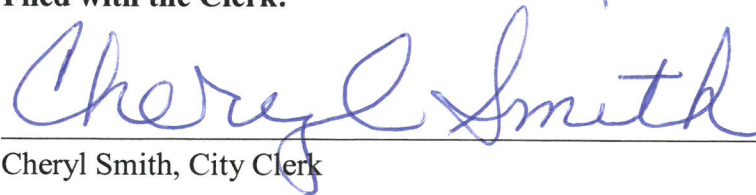


Roy Bishop, Planning Director

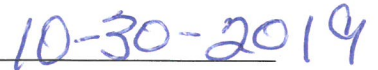


Date

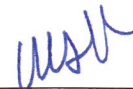
Filed with the Clerk:



Cheryl Smith, City Clerk



Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-70**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS THE TRANSFER OF ONE TRANSIENT UNIT AND LICENSE FROM 1213 GEORGIA STREET UNIT 3 (RE # 00035240-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT AND ONE TRANSIENT MOTEL LICENSE IN UNASSIGNED STATUS (LIC. #34121) TO PROPERTY LOCATED AT 5 KEY COVE DRIVE 5 (RE # 00002410-000505) IN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of one transient unit and license from 1213 Georgia Street Unit 3 (RE # 00035240-000000; AK # 1036099) to an eligible receiver site on property located at 5 Key Cove Drive 5 (RE # 00002410-000505; AK # 9090795) in the CG zoning district; and

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt for transient use of a unit to be transferred from an area where transient uses are

 Chairman

 Planning Director

prohibited to a receiver site without the accompanying transfer of the unit; and

WHEREAS, where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants; and

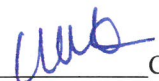
WHEREAS, the applicant proposes a transfer of one transient motel license from unassigned status to an eligible receiver site on property located at 5 Key Cove Drive 5 (RE # 00002410-000505; AK # 9090795) in the CG zoning district;

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 transfer of one transient unit and license, pursuant to Section 122-1338, and a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient unit and license from 1213 Georgia Street Unit 3 and one transient license in unassigned status to 5 Key Cove Drive 5 subject to the following conditions:

1. The existing non-transient residential unit at 5 Key Cove Drive #5 and the unit component of license number 34121 will be recaptured by the City through a waiver and release of building permit allocations and shall be recorded and dedicated for beneficial uses only, pursuant to Section 122-999.

 Chairman

 Planning Director

2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 5 Key Cove Drive #5. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
3. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.
4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
5. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.


Chairman


Planning Director

6. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
7. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient unit and license and one transient license 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)

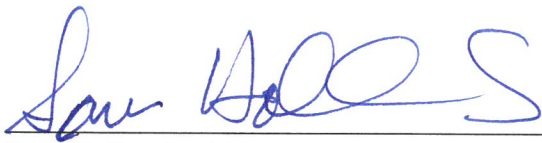

Chairman


Planning Director

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 17th day of October 2019.

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

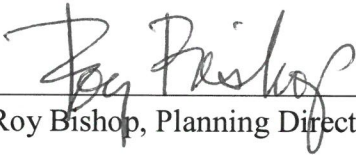


Sam Holland, Chairman, Key West Planning Board

10/29/19

Date

Attest:

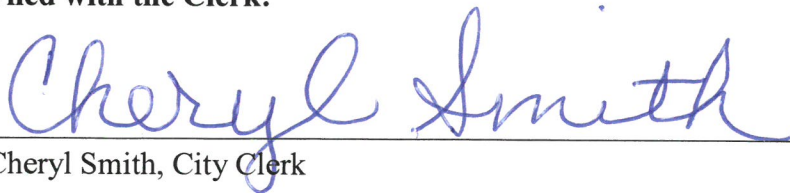


Roy Bishop, Planning Director

10/21/19

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-30-2019

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-79**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT LICENSE IN
UNASSIGNED STATUS (LIC. #34118) TO PROPERTY
LOCATED AT 3 KEY COVE DRIVE 3 (RE # 00002410-
000503) IN THE COMMERCIAL GENERAL (CG)
ZONING DISTRICT PURSUANT TO CHAPTER 122,
ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt for transient use of a unit to be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit; and

WHEREAS, where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants; and

WHEREAS, the applicant proposes a transfer of one transient motel license from unassigned status to an eligible receiver site on property located at 3 Key Cove Drive 3 (RE # 00002410-000503; AK # 9090793) in the CG zoning district;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:


Chairman


Planning Director

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient license in unassigned status to 3 Key Cove Drive 3 subject to the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 3 Key Cove Drive #3. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
2. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
4. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to


Chairman


Planning Director

construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.

5. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
6. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient license 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

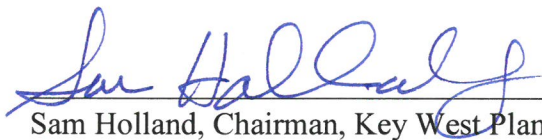
 Chairman

 Planning Director

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 17th day of October 2019.

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

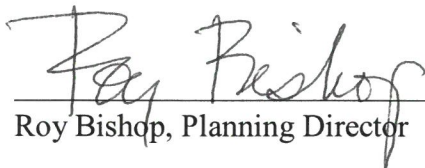


Sam Holland, Chairman, Key West Planning Board

10/29/19

Date

Attest:

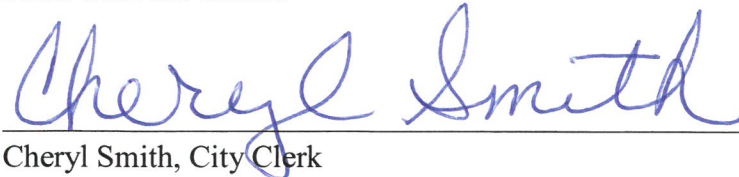


Roy Bishop, Planning Director

10/21/19

Date

Filed with the Clerk:



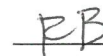
Cheryl Smith, City Clerk

10-30-2019

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-76**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS THE TRANSFER OF ONE TRANSIENT UNIT AND LICENSE FROM 307 ELIZABETH STREET UNIT 2 (RE # 00003690-000000) AND THE TRANSFER OF ONE TRANSIENT LICENSE FROM 1213 GEORGIA STREET UNIT 1 (RE # 00035240-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT TO PROPERTY LOCATED AT 7 KEY COVE DRIVE 7 (RE # 00002410-000507) IN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of one transient unit and license from 307 Elizabeth Street Unit 2 (RE # 00003690-000000; AK # 1003859) to an eligible receiver site on property located at 7 Key Cove Drive 7 (RE # 00002410-000507; AK # 9090797) in the CG zoning district; and

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt for transient use of a unit to be transferred from an area where transient uses are

 Chairman

 Planning Director

prohibited to a receiver site without the accompanying transfer of the unit; and

WHEREAS, where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants; and

WHEREAS, the applicant proposes a transfer of one transient license from 1213 Georgia Street Unit 1 (RE # 00035240-000000; AK # 1036099) to an eligible receiver site on property located at 7 Key Cove Drive 7 (RE # 00002410-000507; AK # 9090797) in the CG zoning district;

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 transfer of one transient unit and license, pursuant to Section 122-1338, and a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient unit and license from 307 Elizabeth Street Unit 2 and a transfer of one transient license from 1213 Georgia Street Unit 1 to 7 Key Cove Drive 7 subject to the following conditions:

1. The existing non-transient residential unit at 7 Key Cove Drive #7 will be recaptured by the City through a waiver and release of building permit allocations and shall be recorded and dedicated for beneficial uses only, pursuant to Section 122-999.


Chairman


Planning Director

2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 7 Key Cove Drive #7. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
3. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.
4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
5. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.


Chairman


Planning Director



6. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
7. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient unit and license and one transient license 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 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)


Chairman

Planning Director

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 17th day of October 2019.


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



Sam Holland, Chairman, Key West Planning Board
10/29/19

Date

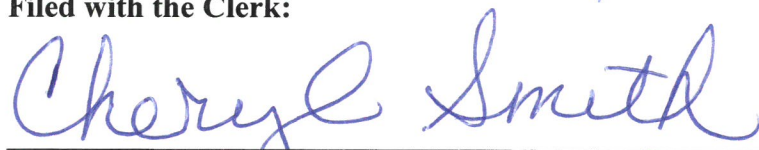
Attest:



Roy Bishop, Planning Director
10/21/19

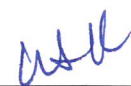
Date


Filed with the Clerk:



Cheryl Smith, City Clerk
10-30-2019

Date



Chairman


Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-73**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT UNIT AND
LICENSE IN UNASSIGNED STATUS (PREVIOUSLY 421
SIMONTON STREET UNIT 1 - RE# 00006360-000000) TO
PROPERTY LOCATED AT 8 KEY COVE DRIVE 8 (RE #
00002410-000508) IN THE COMMERCIAL GENERAL
(CG) ZONING DISTRICT AND FORFEITURE OF ONE
(1) TRANSIENT “NO USE PERMITTED” LICENSE
ASSIGNED TO 1 KEY COVE DRIVE (RE# 00002410-
000501) AND ONE (1) TRANSIENT “NO USE
PERMITTED” LICENSE ASSIGNED TO 4 KEY COVE
DRIVE (RE# 00002410-000504) PURSUANT TO
CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of one transient unit and license from unassigned status to an eligible receiver site on property located at 8 Key Cove Drive 8 (RE # 00002410-000508; AK # 9090798) in the CG zoning district; and

WHEREAS, the applicant proposes to forfeit and return to the City of Key West two transient “no use permitted” licenses assigned to two separate properties located within the CG


Chairman


Planning Director

district;

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 transfer of one transient unit and license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, and the forfeiture of two transient “no use permitted” licenses is hereby granted as follows: allowing a transfer of one transient unit and license in unassigned status to 8 Key Cove Drive 8 subject to the following conditions:


1. The existing non-transient residential unit at 8 Key Cove Drive #8 will be recaptured by the City through a waiver and release of building permit allocations and shall be recorded and dedicated for beneficial uses only, pursuant to Section 122-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 8 Key Cove Drive #8. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
3. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the

 Chairman

 Planning Director

number of bedrooms.

4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
5. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.
6. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
7. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. The applicant shall forfeit and return to the city business tax receipt number 32377 and business tax receipt number 32115.
9. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.


Chairman


Planning Director

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient unit and license 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.

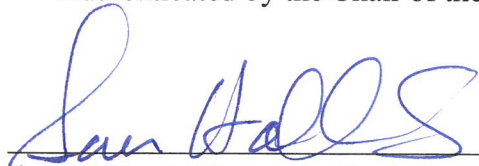
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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.


Chairman


Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 17th day of October 2019.

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

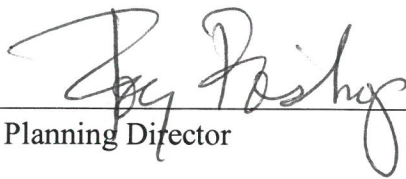


Sam Holland, Chairman, Key West Planning Board

10/29/19

Date

Attest:

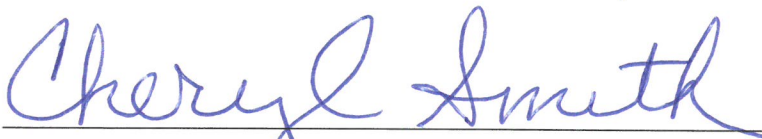


Roy Bishop, Planning Director

10/21/19

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-30-2019

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-72**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT UNIT AND
LICENSE IN UNASSIGNED STATUS (PREVIOUSLY 421
SIMONTON STREET UNIT 2; RE# 00006360-000000) TO
PROPERTY LOCATED AT 9 KEY COVE DRIVE 9 (RE #
00002410-000509) IN THE COMMERCIAL GENERAL
(CG) ZONING DISTRICT AND FORFEITURE OF ONE
(1) TRANSIENT “NO USE PERMITTED” LICENSE
ASSIGNED TO 6 KEY COVE DRIVE (RE# 00002410-
000506) AND ONE (1) TRANSIENT “NO USE
PERMITTED” LICENSE ASSIGNED TO 8 KEY COVE
DRIVE (RE# 00002410-000508) PURSUANT TO
CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of one transient unit and license from unassigned status to an eligible receiver site on property located at 9 Key Cove Drive 9 (RE # 00002410-000509; AK # 9090799) in the CG zoning district; and

WHEREAS, the applicant proposes to forfeit and return to the City of Key West two transient “no use permitted” licenses assigned to two separate properties located within the CG district;



Chairman



Planning Director

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 transfer of one transient unit and license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, and the forfeiture of two transient “no use permitted” licenses is hereby granted as follows: allowing a transfer of one transient unit and license in unassigned status to 9 Key Cove Drive 9 subject to the following conditions:

1. The existing non-transient residential unit at 9 Key Cove Drive #9 will be recaptured by the City through a waiver and release of building permit allocations and shall be recorded and dedicated for beneficial uses only, pursuant to Section 122-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 9 Key Cove Drive #9. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
3. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the

 Chairman

 Planning Director

number of bedrooms.

4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
5. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.
6. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
7. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. The applicant shall forfeit and return to the city business tax receipt number 32378 and business tax receipt number 31566.
9. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.


Chairman


Planning Director

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient unit and license 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.

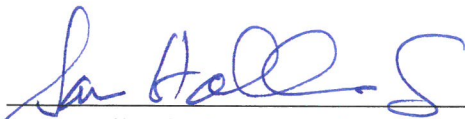
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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.

 Chairman

 Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 17h day of October 2019.

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



Sam Holland, Chairman, Key West Planning Board

10/29/19

Date

Attest:

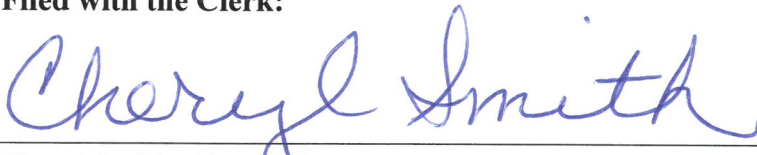


Roy Bishop, Planning Director

10/21/19

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-30-2019

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-71**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT UNIT AND
LICENSE IN UNASSIGNED STATUS (PREVIOUSLY 421
SIMONTON STREET UNIT 3; RE# 00006360-000000) TO
PROPERTY LOCATED AT 10 KEY COVE DRIVE 10 (RE
00002410-000510) IN THE COMMERCIAL GENERAL
(CG) ZONING DISTRICT AND FORFEITURE OF ONE
(1) TRANSIENT “NO USE PERMITTED” LICENSE
ASSIGNED TO 3 KEY COVE DRIVE (RE# 00002410-
000503) AND ONE (1) TRANSIENT “NO USE
PERMITTED” LICENSE ASSIGNED TO 10 KEY COVE
DRIVE (RE# 00002410-000510) PURSUANT TO
CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of one transient unit and license from unassigned status to an eligible receiver site on property located at 10 Key Cove Drive 10 (RE # 00002410-000510; AK # 9090800) in the CG zoning district; and

WHEREAS, the applicant proposes to forfeit and return to the City of Key West two transient “no use permitted” licenses assigned to two separate properties located within the CG district;


Chairman


Planning Director

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 transfer of one transient unit and license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, and the forfeiture of two transient “no use permitted” licenses is hereby granted as follows: allowing a transfer of one transient unit and license in unassigned status to 10 Key Cove Drive 10 subject to the following conditions:

1. The existing non-transient residential unit at 10 Key Cove Drive #10 will be recaptured by the City through a waiver and release of building permit allocations and shall be recorded and dedicated for beneficial uses only, pursuant to Section 122-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 10 Key Cove Drive #10. A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on the exterior of the dwelling in a place accessible to the public.
3. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the


Chairman


Planning Director

number of bedrooms.

4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
5. The owner shall obtain and maintain a Conditional Approval Permit for Planning Board Resolution no. 2003-042 (approving an application for a minor development plan to construct 10 new single-family dwellings), pursuant to City Code Chapter 18, Article XII, Division 1. The Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the 10 conditions of the Planning Board resolution.
6. Automobile parking shall be restricted to the garages and the driveways. On-street parking and sidewalk parking shall be prohibited.
7. Occupancy shall be limited to 2 persons per bedroom or up to 8 persons per residential unit.
8. The applicant shall forfeit and return to the city business tax receipt number 30595 and business tax receipt number 30594.
9. A decibel meter shall be placed outside, under the eaves of the building, with an automatic silent alarm going to the office of the owner of the unit and monitored from dusk to dawn. Any activation of that alarm shall be dealt with immediately by an agent of the applicant.


Chairman


Planning Director

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient unit and license 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 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.

 Chairman

 Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 17th day of October 2019.

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

Sam Holland 10/29/19
Sam Holland, Chairman, Key West Planning Board Date

Attest:

Roy Bishop 10/21/19
Roy Bishop, Planning Director Date

Filed with the Clerk:

Cheryl Smith 10-30-2019
Cheryl Smith, City Clerk Date

Wiser Chairman

EB Planning Director

**PLANNING BOARD
RESOLUTION No. 2017-17**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING THE TRANSFER OF ONE TRANSIENT
LICENSE FROM PROPERTY LOCATED AT
UNASSIGNED (FORMERLY 425 FRANCES STREET #3)
(RE # 00004970-000103) WITHIN THE HISTORIC
MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING
DISTRICT TO PROPERTY LOCATED AT 219 ANN
STREET (RE # 00001200-000500) IN THE HISTORIC
RESIDENTIAL COMMERCIAL CORE – DUVAL STREET
GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO
SECTION 122-1339 OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF ORDINANCES OF
THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt (or “transient license”) to be transferred from an area where transient uses are prohibited to a receiver site where transient use is permitted; and

WHEREAS, the transient use at the sender site was a legal non-conforming use and transient uses at the receiver site are permitted; and

WHEREAS, the applicant proposes a transfer of one transient license from a sender site with a total of one-bedroom with upstairs loft open to below and 710 -square-feet of floor area to a receiver site with one-bedroom with upstairs loft open to below and a total of 897-square-feet of floor area.

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 transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT LICENSE FROM UNASSIGNED (FORMERLY 425 FRANCES STREET #3) (RE # 00004970-000103) TO 219 ANN STREET (RE # 00001200-000500) SUBJECT TO THE FOLLOWING CONDITIONS:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 219 Ann Street.

2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of transient license 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 20th day of April, 2017.

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


Cristy Spottswood, Vice Chair Key West Planning Board

5/4/2017

Date


Attest:


Patrick Wright, Interim Planning Director

5-9-17

Date

Filed with the Clerk:


Cheryl Smith, City Clerk

5-10-17

Date

**PLANNING BOARD
RESOLUTION No. 2016-45**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING THE TRANSFER OF ONE TRANSIENT UNIT
AND ONE TRANSIENT LICENSE FROM A
UNIT/LICENSE IN UNASSIGNED STRATUS TO
PROPERTY LOCATED AT 421 ANGELA STREET UNIT B
(RE # 00012470-000000, AK # 1012840) IN THE HISTORIC
RESIDENTIAL COMMERCIAL CORE – DUVAL STREET
GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO
SECTION 122-1338 OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF ORDINANCES OF
THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR
AN EFFECTIVE DATE**

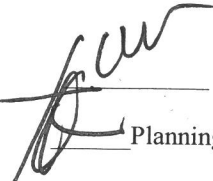

WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred; and

WHEREAS, Per Planning Board Resolution 2015-23 the transient unit and license are currently in an unassigned status and not attached to a sender site; and

WHEREAS, the applicant proposes a transfer of one transient unit and one transient license from unassigned status to an eligible receiver site on property located at 421 Angela Street Unit B (RE # 00012470-000000, AK # 1012840) in the HRCC-1 zoning district with a total of three bedrooms.

WHEREAS, the Planning Board determined that special conditions exist at the receiver site to allow for a three bedroom transient unit in accordance with Section 122-1338 (5).

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key


Chairman

Planning Director

West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a transfer of one transient unit and one transient license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient licenses from unassigned status to 421 Angela Street Unit B (RE # 00012470-000000, AK # 1012840) subject to the following conditions:

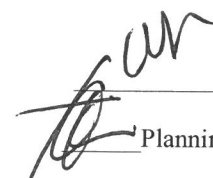

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 421 Angela Street Unit B.

2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

3. Prior to any inspection, permit or other required final approval from the Building or Fire Department the owner shall relinquish the existing non-transient residential unit to the City through a waiver and release of building permit allocation that shall be recorded and dedicated for beneficial use in accordance with Section 108-999 (b) (1).

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for


 Chairman
 Planning Director

permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of a transient unit and transient license 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.


Chairman

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 18th day of August, 2016.

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



Sam Holland, Chairman Key West Planning Board



Date

Attest:

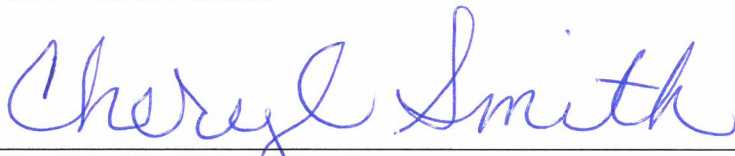


Thaddeus Cohen, Planning Director



Date

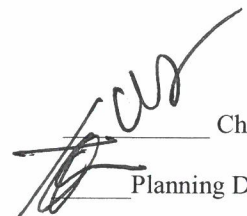
Filed with the Clerk:



Cheryl Smith, City Clerk



Date

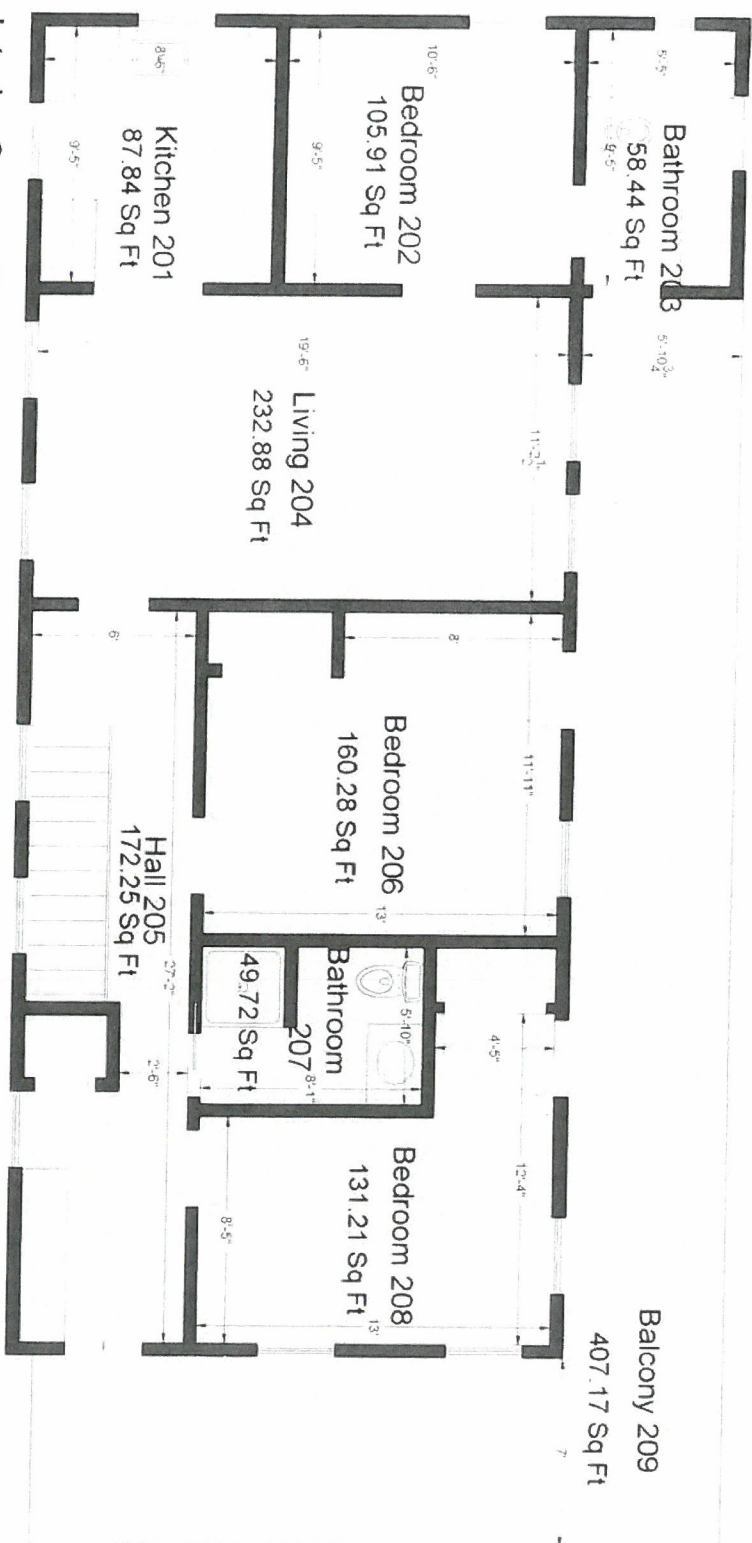


Chairman

Planning Director

(B)

2nd Floor
Unit B



Interior Square Footage: 1108.31 Sq Ft
Interior Square Footage with Deck: 1515.48 Sq Ft

1 Second Floor Unit B
Scale 1/4" = 1'-0"

ONE CALL CONSTRUCTION, INC.
One Call From 94-444

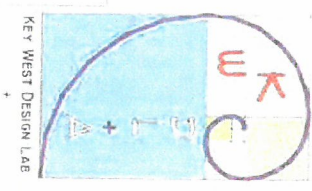
2/12/20
12/2/20
2/12/20
2/12/20

Dimensions
Warren Dedrick
421 Angela St.
Key West, FL 33040

PH 14000311
Second Floor

JAMES FINE HOMES
1575 729 (65) 925 0975
JAMESFINEHOMES.COM

ASSOCIATES, LLC
1600 FLORIDA AVE
KEY WEST FL 33040
(305) 440-2800



I/We Maximus Properties LLC own property at 421 Angela St, Key West, FL
Name of Owner(s) Address

RE # 12470-00000. I/We are requesting to eliminate 1 dwelling units
on my property. I understand 2 units will remain on my property. I also
understand that City Code may prevent me from replacing the units I am currently
eliminating.

[Signature] 8/23/16
Signature of Owner Date Signature of Joint/Co-owner Date
MANAGER

Subscribed and sworn to (or affirmed) before me on Aug 23, 2016 by
Date
Warren Dedrick
Print Name of Affiant

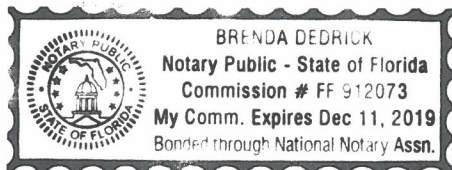
He/She is personally known to me or has presented _____ as
identification

Brenda Dedrick
Notary's Signature and Seal

BRENDA Dedrick Name of Acknowledger printed or stamped

Notary Title or Rank

FF 912073 Commission Number, if any



****Please attach a copy of a recorded Warranty Deed****

[Signature]
8/24/16

**PLANNING BOARD
RESOLUTION No. 2016-50**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING THE TRANSFER OF TWO TRANSIENT
LICENSES FROM PROPERTY LOCATED AT 1909
VENETIA STREET (RE # 00063400-000000, AK # 1063835)
WITHIN THE COMMERCIAL LIMITED (CL) ZONING
DISTRICT TO PROPERTY LOCATED AT 503 AMELIA
STREET (RE # 00027670-000000, AK # 1028444) IN THE
HISTORIC RESIDENTIAL COMMERCIAL CORE –
DUVAL STREET OCEANSIDE (HRCC-3) ZONING
DISTRICT PURSUANT TO SECTION 122-1339 OF THE
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST,
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

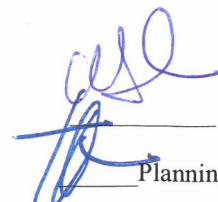

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt (or “transient license”) to be transferred from an area where transient uses are prohibited to a receiver site where transient use is permitted; and

WHEREAS, the transient use at the sender site was a legal non-conforming use and transient uses at the receiver site are permitted; and

WHEREAS, the applicant proposes a transfer of one transient license from a sender site with a total of one-bedroom and 312-square-feet of floor area to a receiver site with one-bedroom and a total of 640-square-feet of floor area.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

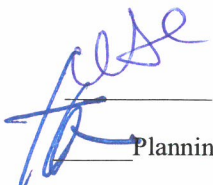
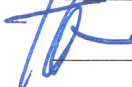
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.


Chairman

Planning Director

Section 2. That a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT LICENSE FROM 1909 VENETIA STREET (RE # 00063400-000000, AK # 1063835) TO 503 AMELIA STREET (RE # 00027670-000000, AK # 1028444) SUBJECT TO THE FOLLOWING CONDITIONS:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 503 Amelia Street.
2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.
3. The half story attic/loft space above the second floor shall not be occupied as habitable space for any purposes.
4. All trash and recycling container placement shall comply with Section 58-31 (f) of the Code of Ordinances.
5. Repetitive Code violations arising out of the transient use of the property shall be monitored by the Code Compliance Department and any result thereof may result in citation or further action as necessary by the City, including but not limited to the revocation of the transient license.

Section 3. Full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

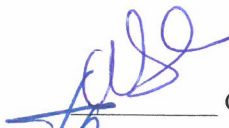


Chairman

Planning Director

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

Section 5. This transfer of transient license 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.


Chairman

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 15th day of September, 2016.

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

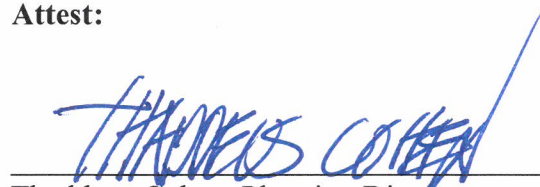


Sam Holland, Chair Key West Planning Board

9/20/16

Date

Attest:

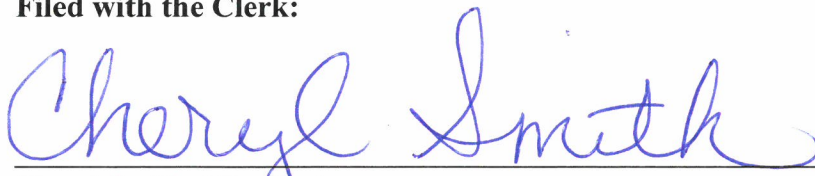


Thaddeus Cohen, Planning Director

9/26/16

Date

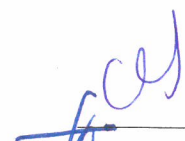

Filed with the Clerk:



Cheryl Smith, City Clerk

9/29/16

Date

_____
Chairman
_____
Planning Director

**PLANNING BOARD
RESOLUTION NO. 2019-030**


A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS THE TRANSFER OF TWO TRANSIENT UNITS AND LICENSES FROM UNASSIGNED STATUS TO PROPERTY LOCATED AT 503-505 DUVAL STREET (RE # 00009570-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – 1 DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.


WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of two transient units and licenses in unassigned status to an eligible receiver site on property located at 503-505 Duval Street (RE # 00009570-000000, AK # 1009831) in the HRCC-1 zoning district with a total of two bedrooms in each unit; 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.





Chairman
Planning Director

Section 2. That a transfer of two transient units and licenses, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of two transient units and licenses from unassigned status subject to the following conditions:

1. The existing non-transient residential unit at 505 Duval Street (Up) will be recaptured by the City through a waiver and release of building permit allocation and shall be recorded and dedicated for beneficial use only, pursuant to Section 122-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling units at 503-505 Duval Street.
3. The units proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The units may not undergo a renovation or remodel that would increase the number of bedrooms.
4. Only the two (2) bedrooms in each unit may accommodate bed(s), including conventional beds as well as sofa-beds, Murphy beds, or other types of beds with unique multipurpose or space-saving designs.
5. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution, in particular, conditions number 3 and number 4.

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of two transient units and two transient licenses 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.

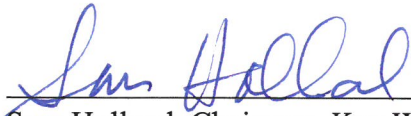




Chairman
Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 18th day of April 2019.

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



Sam Holland, Chairman, Key West Planning Board

4-23-19

Date

Attest:

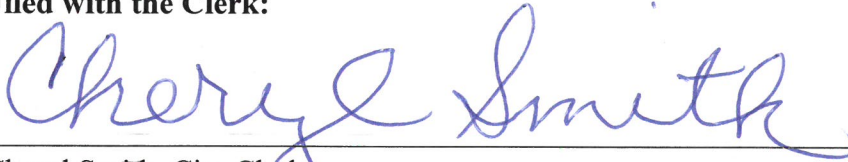


Patrick Wright, Planning Director

4-30-19

Date

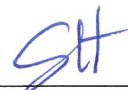
Filed with the Clerk:



Cheryl Smith, City Clerk

4-30-19

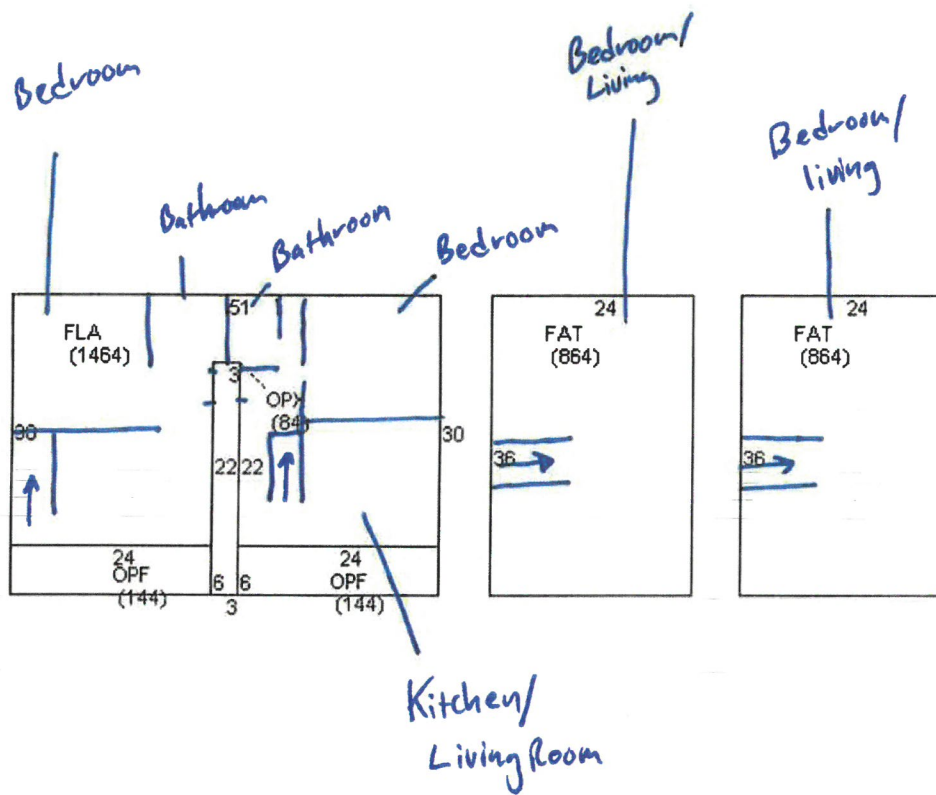
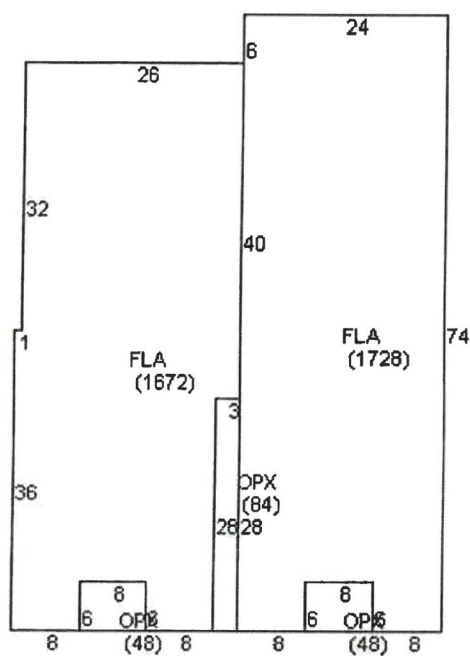
Date



Chairman



Planning Director



4-23-19
4-30-19

**PLANNING BOARD
RESOLUTION NO. 2019-11**


A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS THE TRANSFER OF ONE TRANSIENT UNIT AND LICENSE FROM UNASSIGNED STATUS TO PROPERTY LOCATED AT 508 VIRGINIA STREET (RE # 00027740-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTIONS 122-1338 AND 122-1339 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.


WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

WHEREAS, the applicant proposes a transfer of one transient unit and one transient license in unassigned status to an eligible receiver site on property located at 508 Virginia Street (RE # 00027740-000000, AK # 1028517) in the HRCC-3 zoning district with a total of three bedrooms; 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.





Chairman
Planning Director

Section 2. That a transfer on one transient unit and one transient license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient license from unassigned status subject to the following conditions:

1. The existing non-transient residential unit at 508 Virginia Street will be recaptured by the City through a waiver and release of building permit allocation and shall be recorded and dedicated for beneficial use only, pursuant to Section 122-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 508 Virginia Street.
3. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The structures may not undergo a renovation or remodel that would increase the number of bedrooms to more than three (3).
4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division I. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
5. The individual rooms of the 2-story pool house/cottage shall not be held out for rent, barter, or lease separately as to not establish a lock out unit per Section 86-9 of the Land Development Regulations.


Chairman

Planning Director

6. The maximum occupancy for overnight guests shall not exceed nine (9) persons on any given night.

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of a transient unit and transient license 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 21st day of February 2019.

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




Sam Holland, Chairman, Key West Planning Board

2-28-19

Date

Attest:

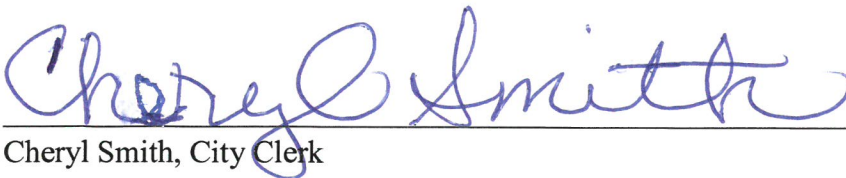


Patrick Wright, Planning Director

2-27-19

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

2-28-19

Date



Chairman



Planning Director

BEARING BASE:
ALL BEARINGS ARE BASED ON
N51°13'10"E ASSUMED ALONG THE
CENTERLINE OF VIRGINIA STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

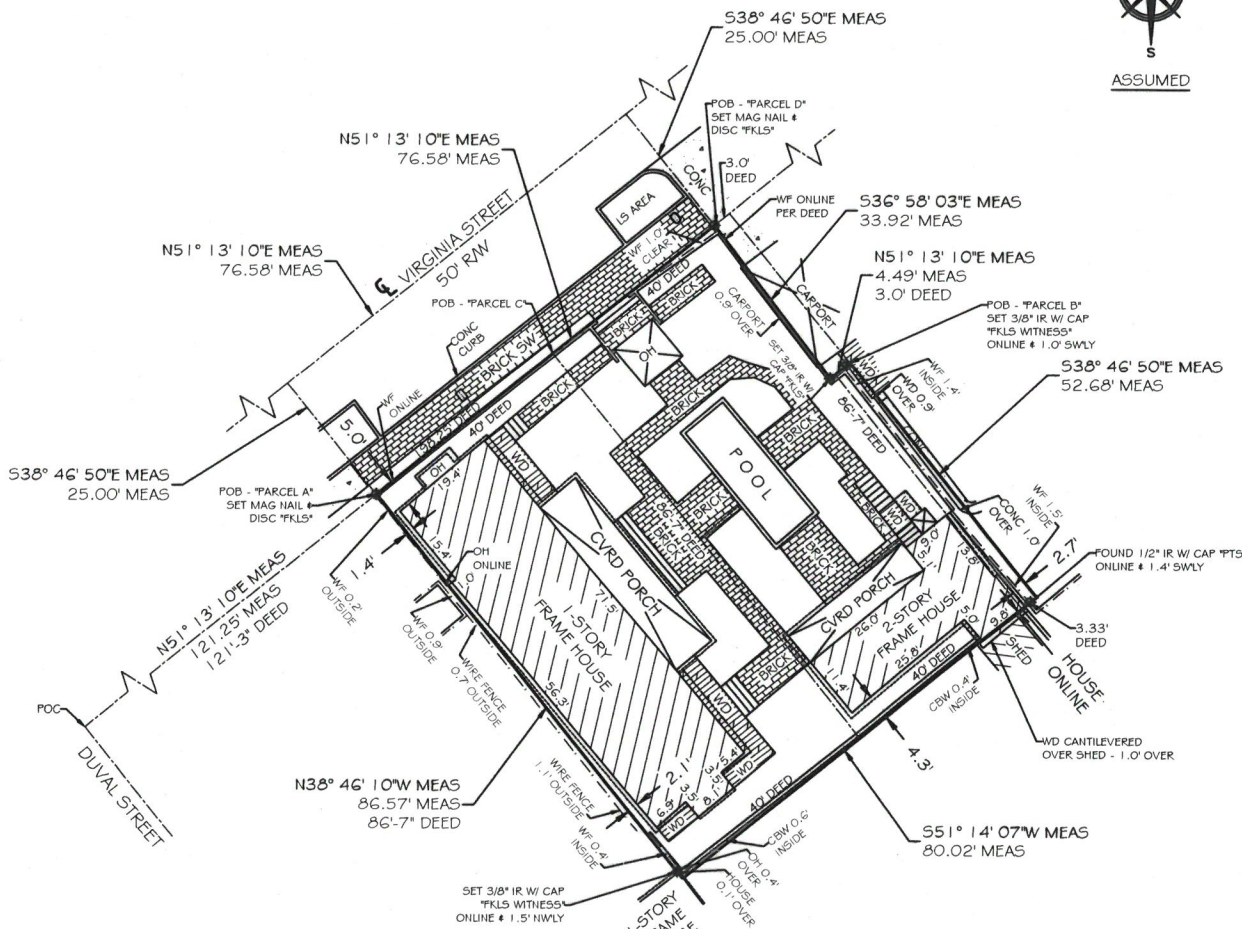
ADDRESS:
508 VIRGINIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T68S-R25E

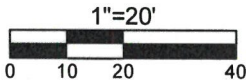


SURVEYOR'S NOTES:

- "PARCEL B" IS WHOLLY CONTAINED WITHIN "PARCEL C".

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



TOTAL AREA = 6,825.42 SQFT±

CERTIFIED TO -

CORAL HEAD KEY WEST, LLC, a Florida limited liability company;
IBERIABANK MORTGAGE COMPANY, ISAOA
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BPF = BACK FLOW PREVENTER	GLW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HP = HOSE PIPE	PRC = POINT OF REVERSE CURVE
C-4-G = 4" CONCRETE GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	IR = IRON ROD	
CDW = CONCRETE BLOCK WALL	L = LINE LENGTH	
CL = CENTERLINE	LS = LANDSCAPING	
CLP = CHAINING LINE	MA = MAINTENANCE	
CNC = CONCRETE	MEAS = MEASURED	
COP = CONCRETE POWER POLE	MP = METAL FENCE	
CVRD = COVERED	MHWL = MEAN HIGH WATER LINE	
DETA = CENTRAL ANGLE	NSVD = NATIONAL GEODETIC	
DEASE = EASEMENT	NTS = NOT TO SCALE	
EL = ELEVATION	OH = OVERHEAD	
ENCL = ENCLOSURE	OWH = OVERHEAD WIRE	
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	
FF = FINISHED FLOOR ELEVATION	PCP = PERMANENT CONTROL POINT	
FI = FENCE INSIDE	PK = PARKING METER	
FND = FOUND	POB = POINT OF BEGINNING	
FO = FENCE OUTSIDE	POI = POINT OF INTERSECTION	
FOL = FENCE ON LINE		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 12/07/2018
MAP DATE: 12/20/2018
REVISION DATE: XXXX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
JOB NO.: 18-425

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:
ERIC A. ISAACS, FLSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7947



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
UGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

LEGAL DESCRIPTION(S) -

"PARCEL A"

On the Island of Key West, and known as William A. Whitehead's map, delineated in February, A.D. 1829 as part of Tract 11, but now better known as Subdivision 8, of Stapney Austin's Diagram of Lot 3, Square 5, Tract 11, according to the Plat thereof recorded in Deed Book M, Page 619, of the Public Records of Monroe County, Florida.

COMMENCING at a point on Virginia Street distant 121.25 feet, 3 inches, from the corner of Duval and Virginia Streets, and running thence along Virginia Street in a Northeasterly direction 40 feet; thence at right angles in a Southeasterly direction 86 feet, 7 inches; thence at right angles in a Southwesterly direction 40 feet; thence at right angles in a Northwesterly direction 86 feet, 7 inches, to the Place of Beginning.

"PARCEL B" - AND

On the Island of Key West, and known as part of Subdivision Ten (10), of Lot Three (3) in Square Five (5) of Tract Eleven (11), according to the diagram recorded in Deed Book M at Page 619, of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:

COMMENCING at the intersection of the Northeasterly right-of-way boundary line of Duval Street with the Southeasterly right-of-way boundary line of Virginia Street and running thence Northeasterly along said right-of-way boundary line of Virginia Street for a distance of 201.25 feet to a point; thence at right angles in a Southeasterly direction for a distance of 33.9 feet to the Point of Beginning; thence at right angles in a Southwesterly direction for a distance of 3.33 feet to a point; thence at right angles in a Southeasterly direction for a distance of 52.68 feet to a point; thence at right angles in a Northeasterly direction for a distance of 3.33 feet to a point; thence at right angles in a Northwesterly direction for a distance of 52.68 feet back to the Point of Beginning.

"PARCEL C" - AND

On the Island of Key West, and known as Subdivision 10 of Lot 3 in Square 5 of Tract 11.

COMMENCING at a point on Virginia Street, distant 161 feet, 3 inches from Duval Street and running thence along the Southeast side of Virginia Street in a Northeasterly direction 40 feet; thence at right angles in a Southeasterly direction 86 feet, 7 inches, more or less; thence at right angles in a Southwesterly direction 40 feet; thence at right angles in a Northwesterly direction 86 feet, 7 inches to the Point of Beginning.

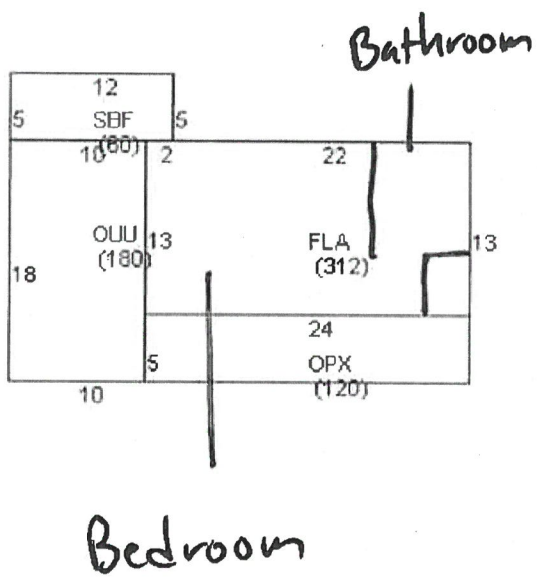
"PARCEL D" - LESS

On the Island of Key West, and known as part of Subdivision Ten (10), of Lot Three (3) in Square Five (5) of Tract Eleven (11), according to the diagram recorded in Deed Book M at Page 619, of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:

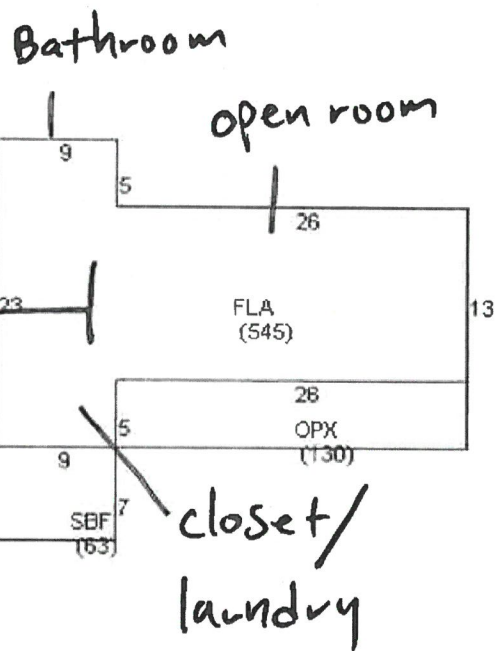
COMMENCING at the intersection of the Northeasterly right-of-way boundary line of Duval Street with the Southeasterly right-of-way boundary line of Virginia Street and running thence Northeasterly along said right-of-way boundary line of Virginia Street for a distance of 198.25 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Virginia Street for a distance of 3.0 feet to a point; thence at right angles in a Southeasterly direction for a distance of 33.9 feet to a point; thence at right angles in a Southwesterly direction for a distance of 3.0 feet to a fence; thence at right angles in a Northwesterly direction along said fence for a distance of 33.9 feet back to the Point of Beginning.

Site Plan/Floor Layout

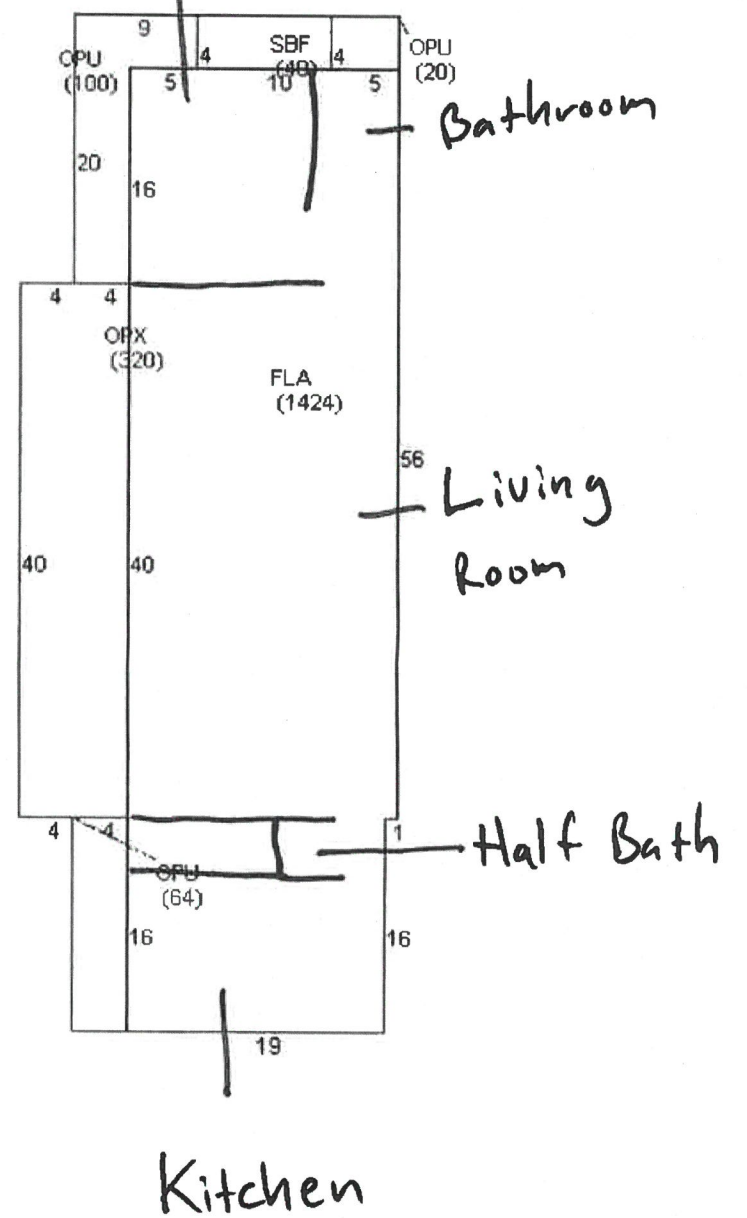
2nd Floor



1st Floor



Bedroom



**PLANNING BOARD
RESOLUTION No. 2016-63**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING THE TRANSFER OF TWO TRANSIENT
LICENSES FROM PROPERTY LOCATED AT 1911
VENETIA STREET (RE # 00063400-000000, AK # 1063835)
WITHIN THE COMMERCIAL LIMITED (CL) ZONING
DISTRICT TO PROPERTY LOCATED AT 524 FRONT
STREET (RE # 00000330-000000, AK # 1000329) IN THE
DUVAL STREET GULFSIDE (HRCC-1) ZONING
DISTRICT PURSUANT TO SECTION 122-1339 OF THE
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST,
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

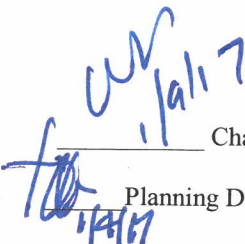
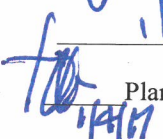
WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt (or “transient license”) to be transferred from an area where transient uses are prohibited to a receiver site where transient use is permitted; and

WHEREAS, the transient use at the sender site was a legal non-conforming use and transient uses at the receiver site are permitted; and

WHEREAS, the applicant proposes a transfer of one transient license from a sender site with a total of one-bedroom and 300-square-feet of floor area to a receiver site with one-bedroom and a total of 653.75-square-feet of floor area.

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.


Chairman

Planning Director

Section 2. That a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient license from 1911 Venetia Street (RE # 00063400-000000, AK # 1063835) to 524 Front Street (RE # 00000330-000000, AK # 1000329) subject to the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 524 Front Street.

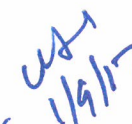
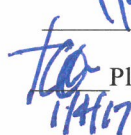
2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

3. All trash and recycling container placement shall comply with Section 58-31 (f) of the Code of Ordinances.

4. Repetitive Code violations arising out of the transient use of the property shall be monitored by the Code Compliance Department and any result thereof may result in citation or further action as necessary by the City, including but not limited to the revocation of the transient license.

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances,


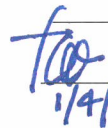

Chairman

Planning Director

which variances shall be of no force or effect.

Section 5. This transfer of transient license 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.

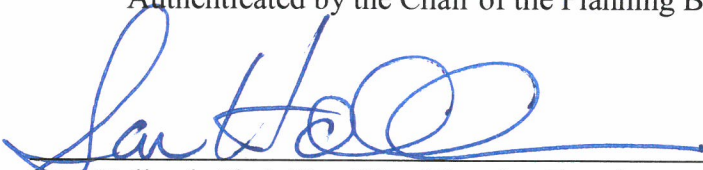
Section 6. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

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.


Chairman

Planning Director
1/4/17

Read and passed on first reading at a regularly scheduled meeting held this 15th day of December, 2016.

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



Sam Holland, Chair Key West Planning Board

1/10/17

Date

Attest:




Thaddeus Cohen, Planning Director

1/4/17

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

1/10/2017

Date



Chairman


Planning Director

**Sender Site
Site Plans**

1/14/17 TCO 1/14/17

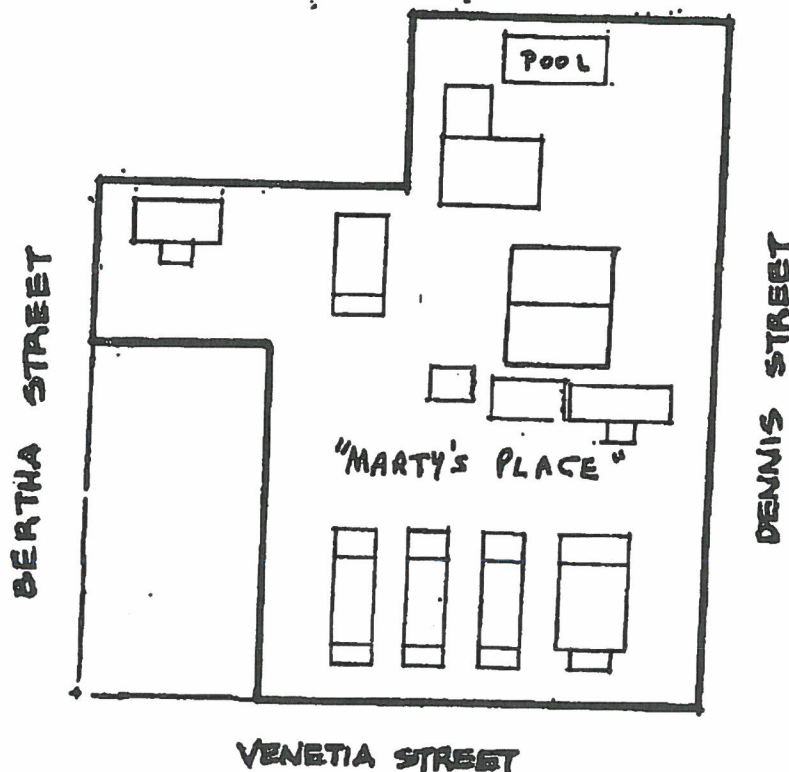


not 1/9/17

LEGAL DESCRIPTION OF MARTY'S PLACE
1512 DENNIS STREET, ET AL

ON THE ISLAND OF KEY WEST AND SHOWN AS LOTS 2, 4, 14, 1 AND PART OF LOTS 2 AND 12; ON MAPS 3 AND 4 AND TO W.B. GALT'S DIAGRAM OF LAND ON TRACT THIRTY, OF THE LAND DEPT. COUNTY SURVEYOR, DATED MARCH 2, 1897, AS RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THIS PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE W/LY RIGHT OF WAY LINE OF VENETIA STREET WITH THE W/LY RIGHT OF WAY LINE OF DENNIS STREET AND RUN THENCE N/4LY ALONG THE W/LY RIGHT OF WAY LINE OF THE SAID DENNIS STREET FOR A DISTANCE OF 204.67 FEET, TO THE N/4LY CORNER OF THE SAID LOT 14; THENCE S/4LY AND AT RIGHT ANGLES ALONG THE N/4LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 92.5 FEET, TO THE W/4LY CORNER OF THE SAID LOT 14; THENCE S/4LY AND AT RIGHT ANGLES ALONG THE S/4LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 82.33 FEET TO THE N/4LY CORNER OF THE SAID LOT 12; THENCE S/4LY AND AT RIGHT ANGLES ALONG THE N/4LY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 92.5 FEET TO THE W/4LY RIGHT OF WAY LINE OF DENNIS STREET; THENCE S/4LY AND AT RIGHT ANGLES ALONG THE W/4LY RIGHT OF WAY LINE OF THE SAID DENNIS STREET FOR A DISTANCE OF 30.66 FEET TO A POINT ON SAID W/4LY RIGHT OF WAY LINE 113.67 FEET W/4LY OF THE INTERSECTION OF SAID W/4LY RIGHT OF WAY LINE AND SAID N/4LY RIGHT OF WAY LINE; THENCE N/4LY AND AT RIGHT ANGLES FOR A DISTANCE OF 61.33 FEET; THENCE S/4LY AND AT RIGHT ANGLES FOR A DISTANCE OF 173.67 FEET TO THE W/4LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET; THENCE N/4LY AND AT RIGHT ANGLES ALONG THE W/4LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 123.67 FEET BACK TO THE POINT OF BEGINNING.



Just
1/19/17

fco 1/14/17

Building #	Address	Rogo/BPAS?	Square Footage	Bedrooms	Transfer to
1	1909 Venetia	Yes- .58	312	1	Haskins
2	1905 Venetia	N	312	1	1306 Villa Mill Alley
3	1907 Venetia	N	384	1	Haskins
4	1903 Venetia	N	312	1	1306 Villa Mill Alley
5	1911 Venetia	N	300	1	Haskins *
6	1913 Venetia	N	520	1	Haskins
7	1901 Venetia	N	312	1	913 Duval Street
8	1512 Dennis	Yes-.58	600	2	620 Josephine Parker Road Unit 3
	1510 Dennis	?	No Record		
9	1516 Dennis	N	854	2	Haskins

1 = 1909 Venetia- .58 BPAS (ROGO) Unit- 12x36

2 = 1905 Venetia

3 = 1907 Venetia

4 = 1903 Venetia

5 = 1911 Venetia

6 = 1913 Venetia

7 = 1901 Venetia

8 = 1512 DENNIS ST - .58 BPAS (ROGO) Unit

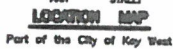
9 = 1516 DENNIS ST

WST
1/9/17

TD
1/4/17

Receiver Site Site Plans

ack 11/9/17
for 11/14/17



On the Island of Key West, County and State of Florida, references being had to C.T. TIT's Map of the City of Key West, commencing at the point on Front Street Fifty-three (53) feet, six inches from Ann Street and running thence along said Front Street in a Northerly direction Eighty (80) feet; thence at right angles in a Southerly direction Ninety-two (92) feet; thence at right angles in a Southeasterly direction Twenty-two (22) feet; thence at right angles in a Southerly direction Eighty (80) feet; thence at right angles in a Southeasterly direction Fifty-nine (59) feet; thence at right angles in a Northerly direction One Hundred (100) feet back to the Place of Beginning.

North arrow based on assumed median
Reference Bearing R/W Front Street (assumed)
1.4 degrees existing elevation.
Calculations based on M.G.V.D. 1929 Datum
Bench Mark No. 24/1923 Elevation: 8.529'

G = Set 1/2" Iron Pipe, P.I.S. No. 2740
 G = Found 1/2" Iron Pipe
 A = Set P.K. Nail, P.I.S. No. 2740
 A = Found P.K. Nail

[illegible]

Field Work performed on: 11/4/03

I HEREBY CERTIFY that the attached **SOLIDWITY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 211M-8, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2740
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL: SIGNATURE



ARCHITECT
ARCHITECTS
 100 West 17th Street
 New York, NY 10011
 Tel: 212-279-7777
 Fax: 212-279-7778
 E-Mail: info@architects.com

MUSEUM DESIGNER
Ballinger & Associates
 775 Old Country Road
 Syosset, NY 11791
 Tel: 516-466-1100
 Fax: 516-466-1101
 E-Mail: info@ballinger.com

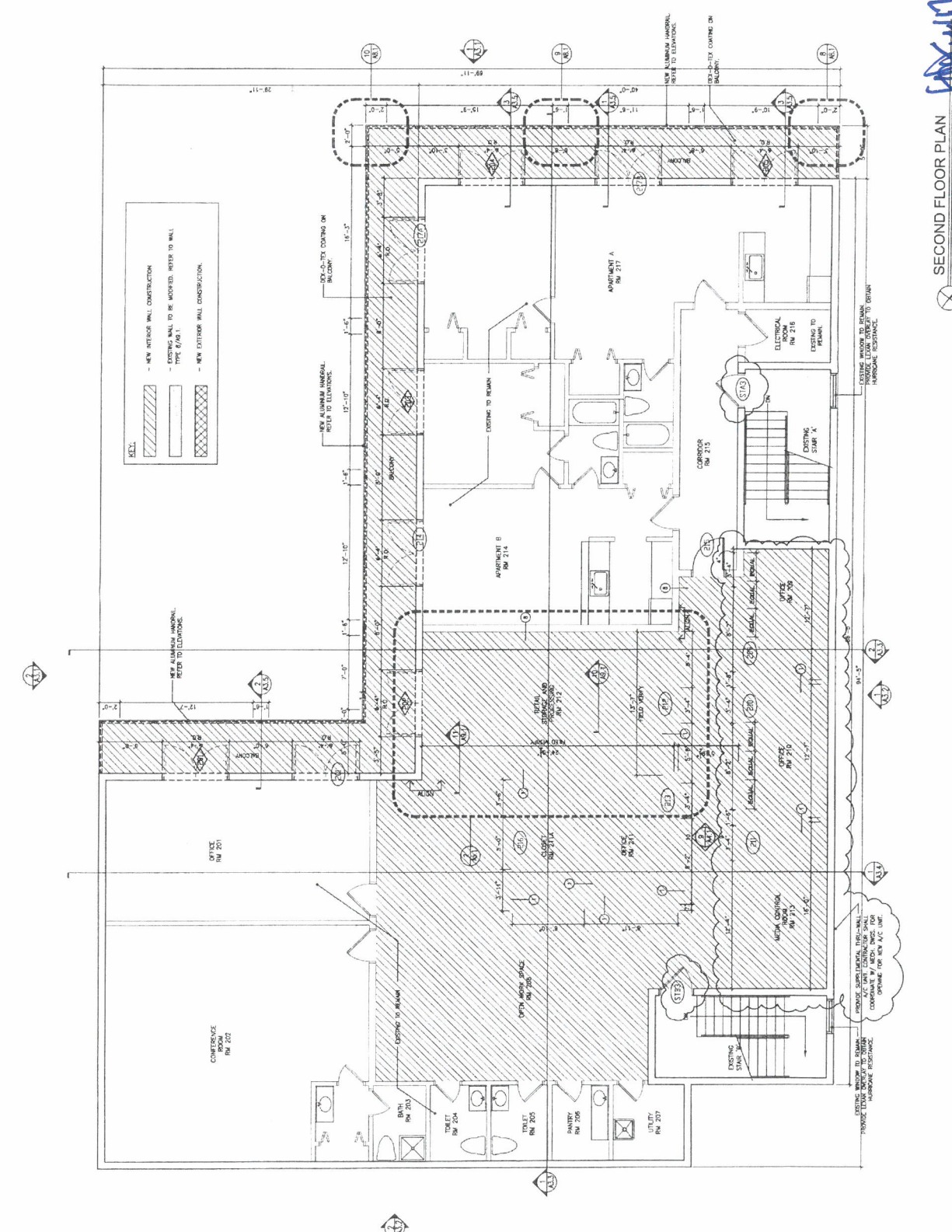
CROSSMAN CREATIVE
 400 West 17th Street
 New York, NY 10011
 Tel: 212-279-7777
 Fax: 212-279-7778
 E-Mail: info@crossmancreative.com

MECHANICAL ENGINEER
MECHANICAL ENGINEERS
 400 West 17th Street
 New York, NY 10011
 Tel: 212-279-7777
 Fax: 212-279-7778
 E-Mail: info@mechanicalengineers.com

ELECTRICAL ENGINEER
ELECTRICAL ENGINEERS
 400 West 17th Street
 New York, NY 10011
 Tel: 212-279-7777
 Fax: 212-279-7778
 E-Mail: info@electricalengineers.com

PIRATE SOUL MUSEUM
 524 FRONT STREET, KEY WEST, FLORIDA 33040

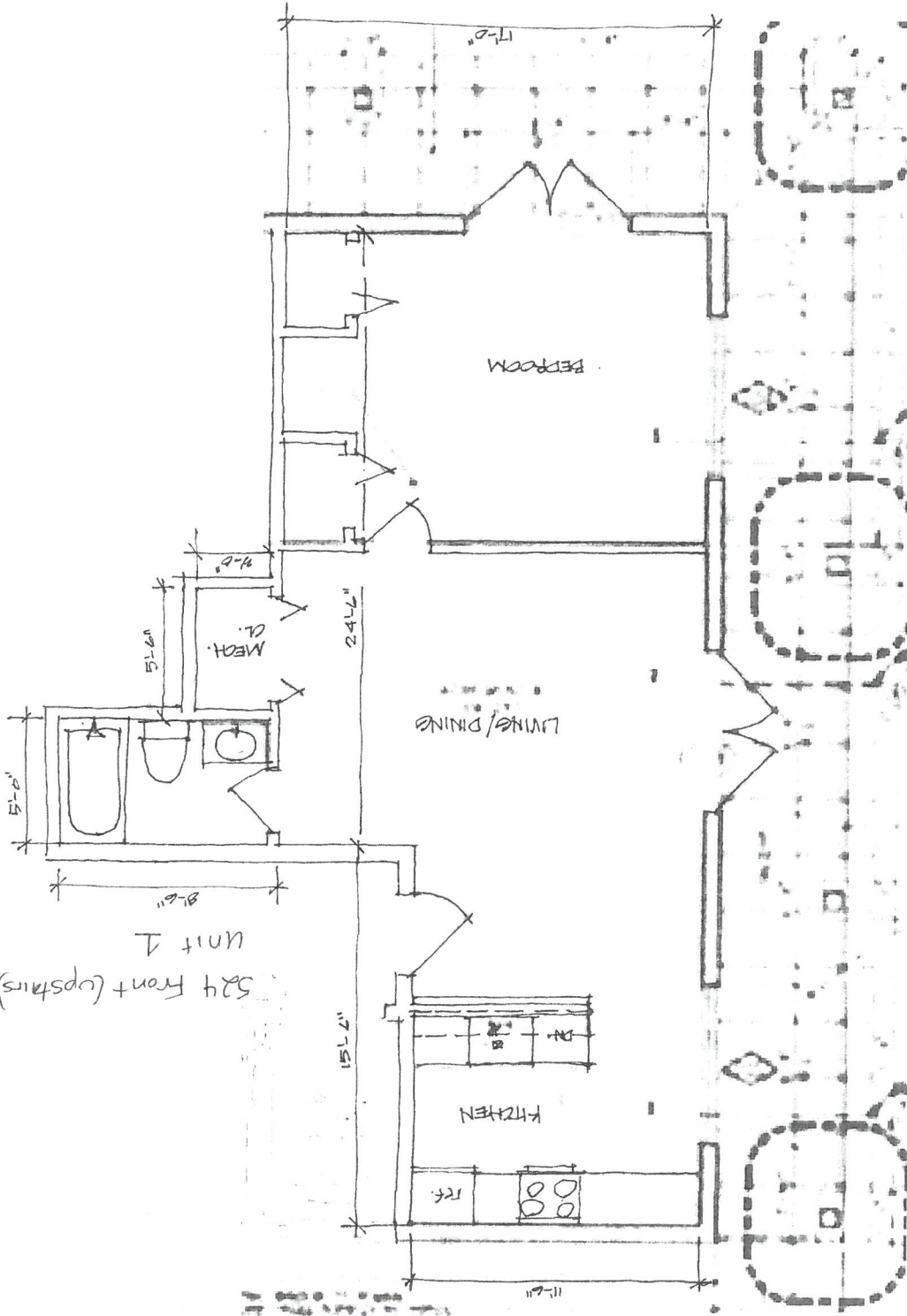
SECOND FLOOR PLAN & NOTES
 A2.2
 DATE: JUNE 07, 2004



Handwritten notes:
 1/19/17
 1/19/17

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

524 Front (upstairs)
Unit 1



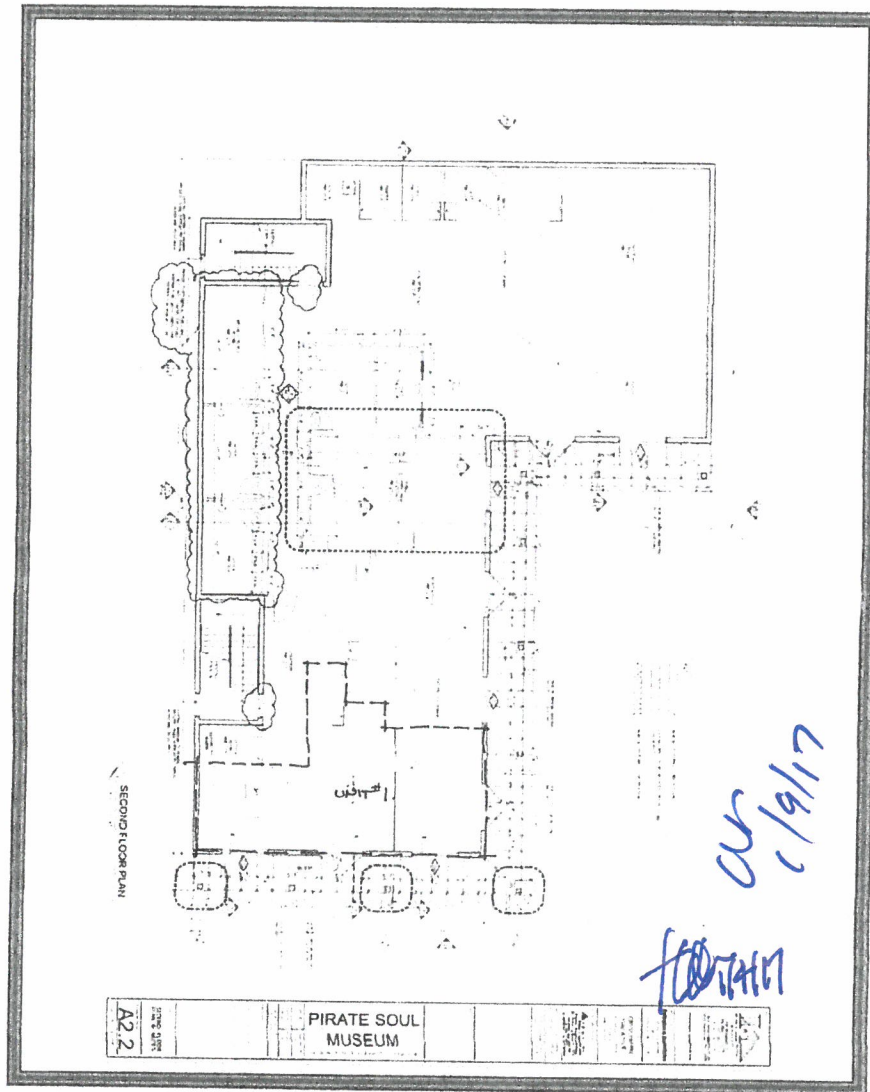
Handwritten signature

524 FRONT STREET #1



Handwritten: 1/19/17

Floor Plan - Residential, Office, Storage



$$\begin{array}{rcl}
 17 \times 24.5 & = & 416.5 \\
 11.5 \times 15.5 & = & 178.25 \\
 5.5 \times 3 & = & 16.5 \\
 8.5 \times 5 & = & 42.5 \\
 \hline
 & = & 653.75
 \end{array}$$

**PLANNING BOARD
RESOLUTION NO. 2020-20**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
THE TRANSFER OF ONE TRANSIENT UNIT AND
LICENSE IN UNASSIGNED STATUS TO PROPERTY
LOCATED AT 601 DUVAL STREET (UNITS 202) (RE #
00012290-000000) IN THE HISTORIC RESIDENTIAL
COMMERCIAL CORE DUVAL STREET GULFSIDE
(HRCC-1) ZONING DISTRICT PURSUANT TO
CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

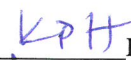
WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred to a receiver site where transient use is an allowed use; and

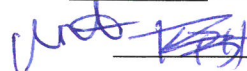
WHEREAS, the applicant proposes a transfer of one transient unit and license from unassigned status to an eligible receiver site on property located at 601 Duval Street Units 202 (RE # 00012290-000000) in the HRCC-1 zoning district; and

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 transfer of one transient unit and license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West,





Planning Director
Chairman

Florida, is hereby granted as follows: allowing a transfer of one transient unit and license in unassigned status to 601 Duval Street Unit 202 subject to the following conditions:

1. The one existing non-transient residential unit at 601 Duval Street Unit 202 will be recaptured by the City through a waiver and release of building permit allocation and shall be recorded and dedicated for beneficial use only, pursuant to Section 108-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 601 Duval Street Unit 202.
3. The unit proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies. The unit may not undergo a renovation or remodel that would increase the number of bedrooms.

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of one transient unit and license 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.

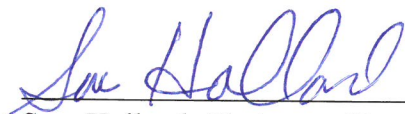
Section 6. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

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

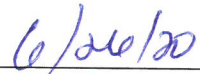
Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (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 18th day of June 2020.

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

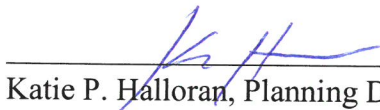


Sam Holland, Chairman, Key West Planning Board

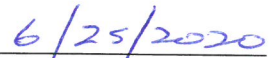


Date

Attest:

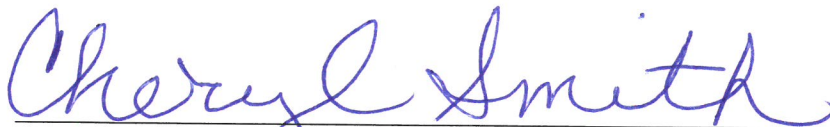


Katie P. Halloran, Planning Director



Date

Filed with the Clerk:



Cheryl Smith, City Clerk



Date


T.S. NEAL
 ARCHITECTS INC.
 23974 OVERSEAS HWY
 CLEARWATER, FL 34625
 305-340-8827
 305-340-8827

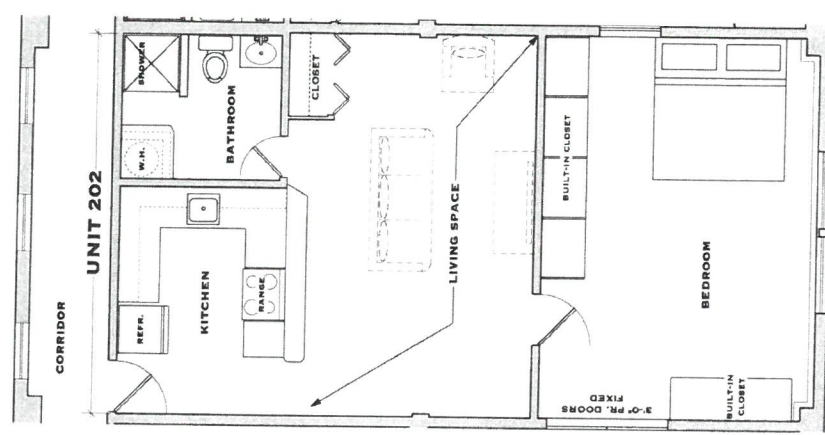


UNIT 202
 601 DUVAL STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 EXISTING FLOOR PLAN
 UNIT 202
 DRAWN: TSN & BNS
 CHECKED: [blank]
 DATE: 06/15/11

REVISION # DATE
 1 06/15/11
EX1.1
 SHEET #

A
TSN
 T.S. NEAL ARCHITECTS, INC.



1 EXISTING FLOOR PLAN: UNIT 202
 21 SCALE 3/8" = 1'-0"

TIMOTHY BETH NEAL P.L.A. REGISTRATION # AP97505

CASH
 LPH

**PLANNING BOARD
RESOLUTION NO. 2018-32**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS THE TRANSFER OF ONE TRANSIENT UNIT AND LICENSE FROM UNASSIGNED STATUS TO PROPERTY LOCATED AT 805 SHAVERS LANE (RE # 00017000-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTIONS 122-1338 AND 122-1339 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

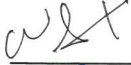
WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred; and


WHEREAS, the applicant proposes a transfer of one transient unit and one transient license in unassigned status to an eligible receiver site on property located at 805 Shavers Lane (RE # 00017000-000000, AK # 1017418) in the HRCC-3 zoning district with a total of three bedrooms; 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 transfer on one transient unit and one transient license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of






Chairman
Planning Director

Key West, Florida, is hereby granted as follows: allowing a transfer of one transient license from unassigned status subject to the following conditions:

1. The existing non-transient residential unit at 805 Shavers Lane will be recaptured by the City through a waiver and release of building permit allocation and shall be recorded and dedicated for beneficial use only, pursuant to Section 122-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 425 Caroline Street.
3. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies.
4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division I. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.





Chairman
Planning Director

Section 5. This transfer of a transient unit and transient license 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.



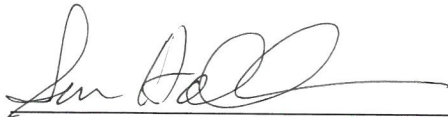
Chairman



Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 19th day of July 2018.

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

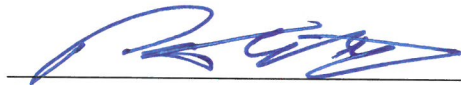


Sam Holland, Chairman, Key West Planning Board

7-27-18

Date

Attest:

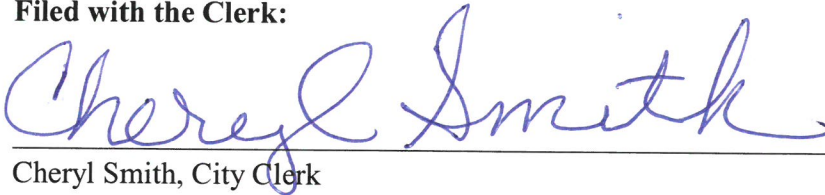


Patrick Wright, Planning Director

7-25-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

7-30-18

Date



Chairman



Planning Director

**PLANNING BOARD
RESOLUTION NO. 2018-61**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS THE TRANSFER OF ONE TRANSIENT UNIT AND LICENSE FROM UNASSIGNED STATUS TO PROPERTY LOCATED AT 215 EANES LANE (RE # 00017950-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTION 122-1338 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.



WHEREAS, Section 122-1338 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a transient unit accompanied by a business tax receipt (or “transient license”) to be transferred; and

WHEREAS, the applicant proposes a transfer of one transient unit and one transient license in unassigned status to an eligible receiver site on property located at 215 Eanes Lane (RE # 00017950-000000) in the HRCC-3 zoning district; 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 transfer on one transient unit and one transient license, pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing a transfer of one transient unit and license from unassigned status subject to the following conditions:



Chairman

Planning Director


1. The existing non-transient residential unit at 215 Eanes Lane will be recaptured by the City through a waiver and release of building permit allocation and shall be recorded and dedicated for beneficial use only, pursuant to Section 108-999.
2. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling unit at 215 Eanes Lane.
3. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department, and all other regulatory agencies.
4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division I. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.

Section 3. Full, complete, and final application for all licenses and 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. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of a transient unit and transient license 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.


Chairman



Planning Director

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 18th day of October 2018.

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



Sam Holland, Chairman, Key West Planning Board

11-15-18

Date

Attest:



Patrick Wright, Planning Director

11-14-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

11-16-18

Date



Chairman



Planning Director