



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
MINOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN
WRITTEN DECISION OF APPROVAL No. 2023-01

Date: April 11, 2023

A request to approve a Minor Modification to a Major Development Plan to relocate a building at 1020 Margaret Street (RE# 00030490-000000) in the Historic Medium Density Residential (HMDR) zoning district.

This letter is in response to your request to modify approved site plans associated with the Major Development Plan approved by City Commission through Resolution No. 21-276 on December 8, 2021. The approved plans depict a sixth unit at the southern property line that was to remain in its current location. At this time, in order to address a property line dispute and to allow for flood risk reduction and other renovations, the property owner desires to elevate and slightly relocate this single-family structure (“subject structure”). The finished floor will be elevated from 9.3’ to 11.5’ NGVD 29 and the structure will be moved approximately six feet to the north. Other changes will be reviewed by the Chief Building Official and Historic Preservation Manager and are beyond the scope of this determination.

The City of Key West Land Use Regulations provide for modifications to approved development plans in Chapter 108, Article II, Division 3, Section 108-91(C). This modification most closely approximates a level of review as described in Section 108-91(C)(2)(a), as such this request shall be reviewed and if approved, it shall be signed by the city planner, city engineer and planning board chairperson and the approval shall be reported to the planning board at a regularly scheduled meeting.

Landscaping: Five Myrtle of the River shrubs are required to be planted on the north side of this structure. Please ensure these shrubs are planted as required in this immediate area after the relocation of the structure and in coordination with the drainage plan to maintain ten feet from exfiltration trenches.

The proposed planting of three (3) Silver Buttonwood trees needs to be relocated from the exfiltration trenches to the interior area of the parcel. Plans showing this change must be submitted to Urban Forester prior to issuance of the tree removal permits.

Setbacks: This property received a variance from the City of Key West Planning Board on June 17, 2021, through Resolution No. 2021-25, for front and rear setbacks of other on-site structures. The subject structure has a legal noncomplying rear setback of 13’11”’; the minimum rear setback for this zoning district is fifteen feet. The proposed relocation of this structure will not affect the legal noncomplying rear setback, but it will improve the southern side setback by removing this encroachment from zero lot line to approximately five feet from the southern property line.* City of Key West Code Section 122-32(a)

* This document does not provide legal information pertaining to the property line dispute, but solely reflect the survey and site plan information submitted to the City of Key West by William P. Horn, Architect, PA.




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provides that noncomplying buildings, “. . . may be altered without the need for a variance if the alteration decreases respective noncompliance.” Therefore, no variance is required for this site plan modification.

Workforce Housing Ordinance: The City of Key West Code of Ordinances Chapter 122, Article V, Division 10, Section 122-1467 entitled “Workforce Housing” would not be triggered by the relocation of the subject structure. This determination was informed by a City of Key West legal memorandum to the City Planner dated March 10, 2023.

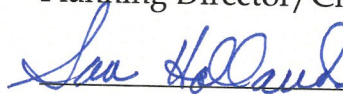
Approval report: It is anticipated that this approval will be presented to the City of Key West Planning Board on Thursday, April 20, 2023.



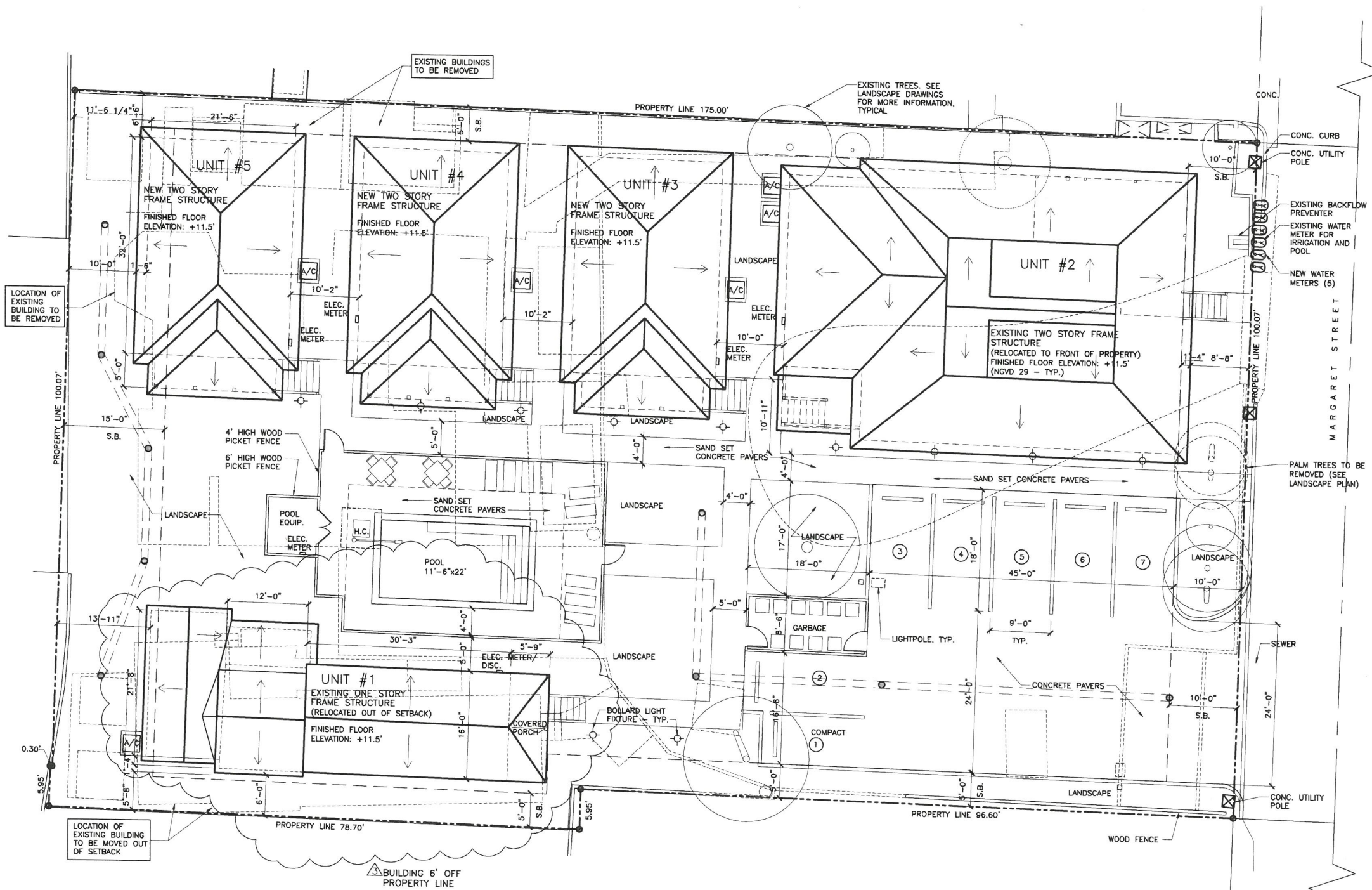
Gary Volenec, Interim Engineering Director



Katie P. Halloran
Planning Director/City Planner



Sam Holland
Chairman, City of Key West
Planning Board



SEAL

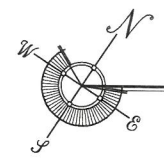
DATE

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|----------------------|
| 08-14-19 |
| 01-06-20 DRC |
| 02-24-20 DRC REV. |
| 09-22-20 HARC |
| 09-25-20 PL. BD. REV |

REVISIONS

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|----------|--------|
| 03-11-20 | REV. Δ |
| 06-15-20 | REV. Δ |
| 11-11-20 | REV. Δ |

DRAWN BY
JW
EMA
PROJECT NUMBER
1901

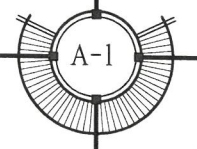


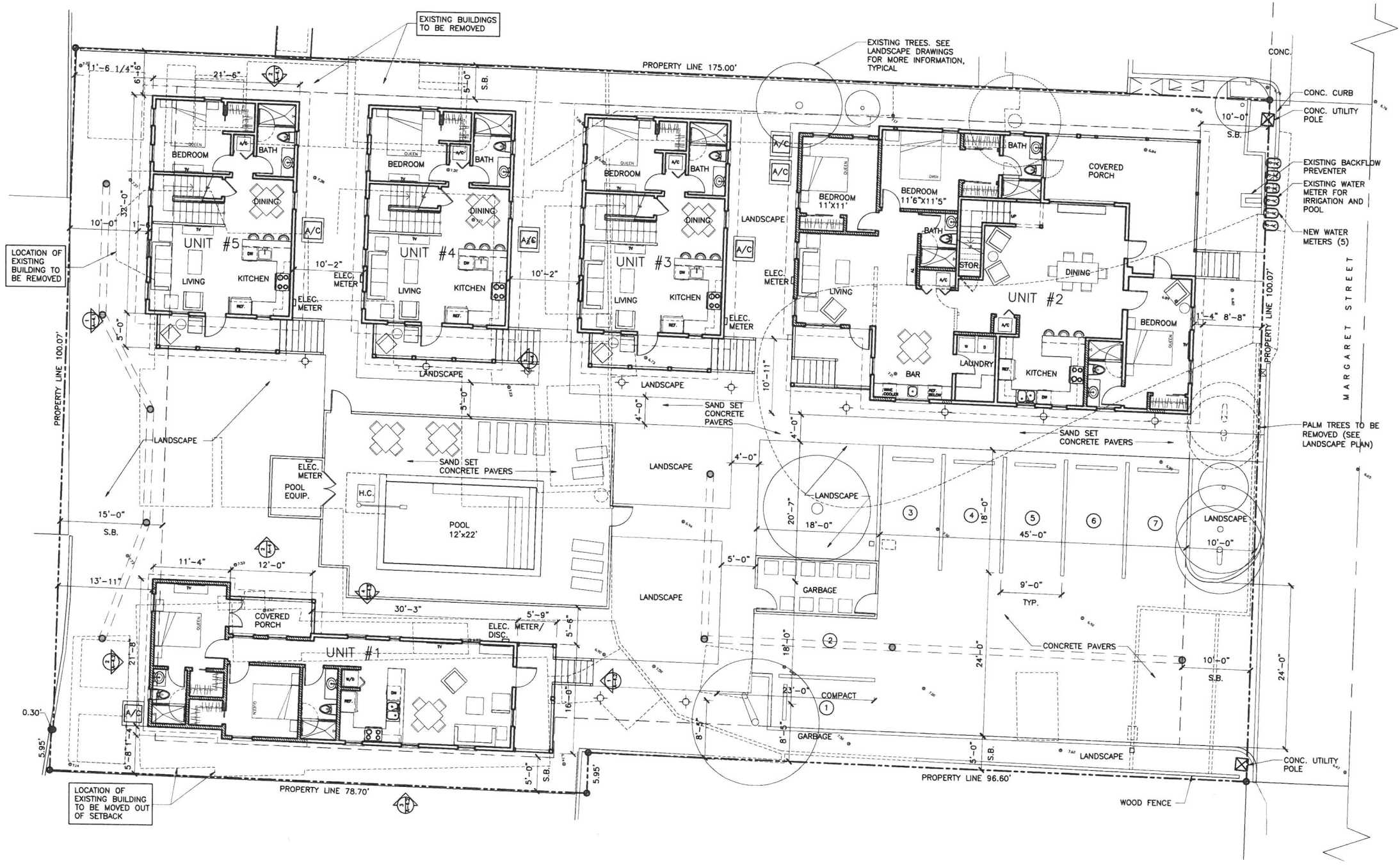
PROPOSED ROOF/SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

WMA
4/19/23
KPH
4/12/2023
SW
4/12/2023





PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

WPH
4/19/23

WPH
4/18/2023

SEAL

DATE

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|--------------------|
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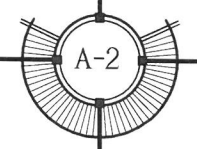
REVISIONS

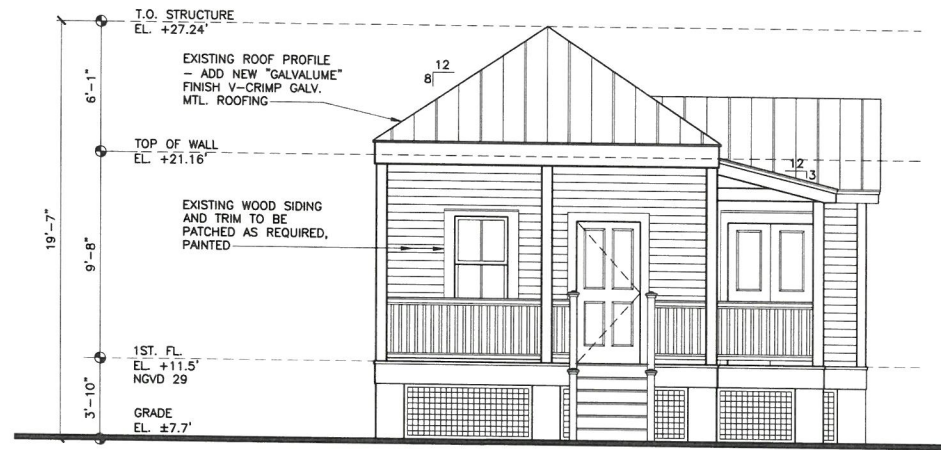
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| 03-11-20 | REV | ▲ |
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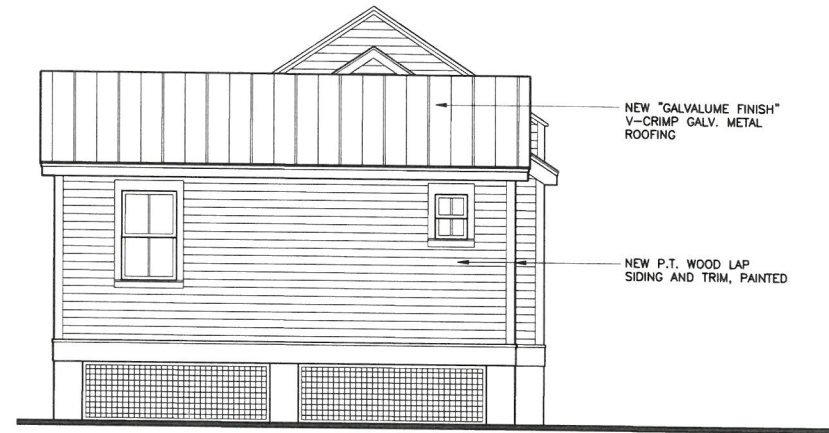
KPH
4/18/2023





1 PROPOSED FRONT ELEVATION - UNIT #1

SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION - UNIT #1

SCALE: 1/4"=1'-0"



3 PROPOSED SIDE ELEVATION - UNIT #1

SCALE: 1/4"=1'-0"



4 PROPOSED SIDE ELEVATION - UNIT #1

SCALE: 1/4"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX. (305) 296-1033

LICENSE NO.
AA 0003040

1020 MARGARET
STREET RENOVATIONS
KEY WEST, FLORIDA

SEAL

DATE
08-14-19
01-06-20 DRC
02-24-20 DRC REV.
09-22-20 HARC
09-25-20 PL. BD. REV.

REVISIONS
03-11-20 REV. Δ
06-15-20 REV. Δ
11-11-20 REV. Δ

DRAWN BY
JW
EMA

PROJECT
NUMBER
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REV Δ

A-4.2

1020 MARGARET STREET RENOVATIONS
KEY WEST, FLORIDA

REV Δ
 4/12/2023
 4/11/2023
 KPH
 4/11/2023
 4/11/2023
 WPH
 4/19/23