

RESOLUTION NO. 2025-24

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A MINOR DEVELOPMENT PLAN FOR THE ADDITION OF 609 SQUARE FEET OF OUTDOOR RESTAURANT CONSUMPTION AREA ON A RECORDED EASEMENT ON THE ADJACENT PROPERTY (RE# 00002780-000000), FOR SUBJECT PROPERTY (RE# 00002790-000000) LOCATED WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE KEY WEST BIGHT (HRCC-2) ZONING DISTRICT PURSUANT TO CHAPTER 108, SECTION 108-91, AND ARTICLE III THROUGH IX; AND CHAPTER 122, ARTICLE IV, DIVISION 7, SUBDIVISION III OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 108-91(A) (1)(c), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that inside the Historic District, a Minor Development Plan is required for the addition of outdoor commercial activity consisting of restaurant seating; and

WHEREAS, the subject property located at 920 Caroline Street (RE# 00002790-000000) more particularly described in the specific purpose survey prepared by Reece & Associates dated February 02, 2024, is in the Historic Residential Commercial Core Key West Bight (HRCC-2) zoning district, and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Minor Development Plan;

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on May 15, 2025; and

WHEREAS, the granting of the proposed Minor Development Plan is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting approval of the proposed Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

Section 2. The request for a Minor Development Plan for the addition of 609 square feet (40 seats; 10 tables of 4) of outdoor restaurant consumption area on a recorded easement on the adjacent property (RE# 00002780-000000) for subject property located at 920 Caroline Street (RE# 00002790-000000) within the Historic Residential Commercial Core Key West Bight (HRCC-2) zoning district pursuant to Sections 108-91(A)(1)(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans by Botsford Builders and Development, LLC, and the landscape plans by Botsford Builders and Development, LLC

2. Final landscape plan approval is required from the Tree Commission or the Urban Forestry Manager prior to placement on the City Commission agenda.
3. The applicant shall pay into the City Tree Fund (\$200.00 per caliper inch - \$2,160.00 total) to resolve the open tree removal permit (T2024-0150) associated with the property.

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

Section 4. This Minor Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the 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 Board.

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 shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC 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 15th day of May, 2025.

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



Freddy Varela, Acting Planning Board Chairman

6/13/2025

Date

Attest:

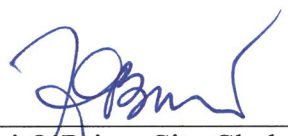


Katie Halloran, Planning Director

6/13/2025

Date

Filed with the Clerk:



Keri O'Brien, City Clerk

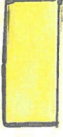
6/13/2025

Date

EXISTING DINING SQFT
1,449 sq ft



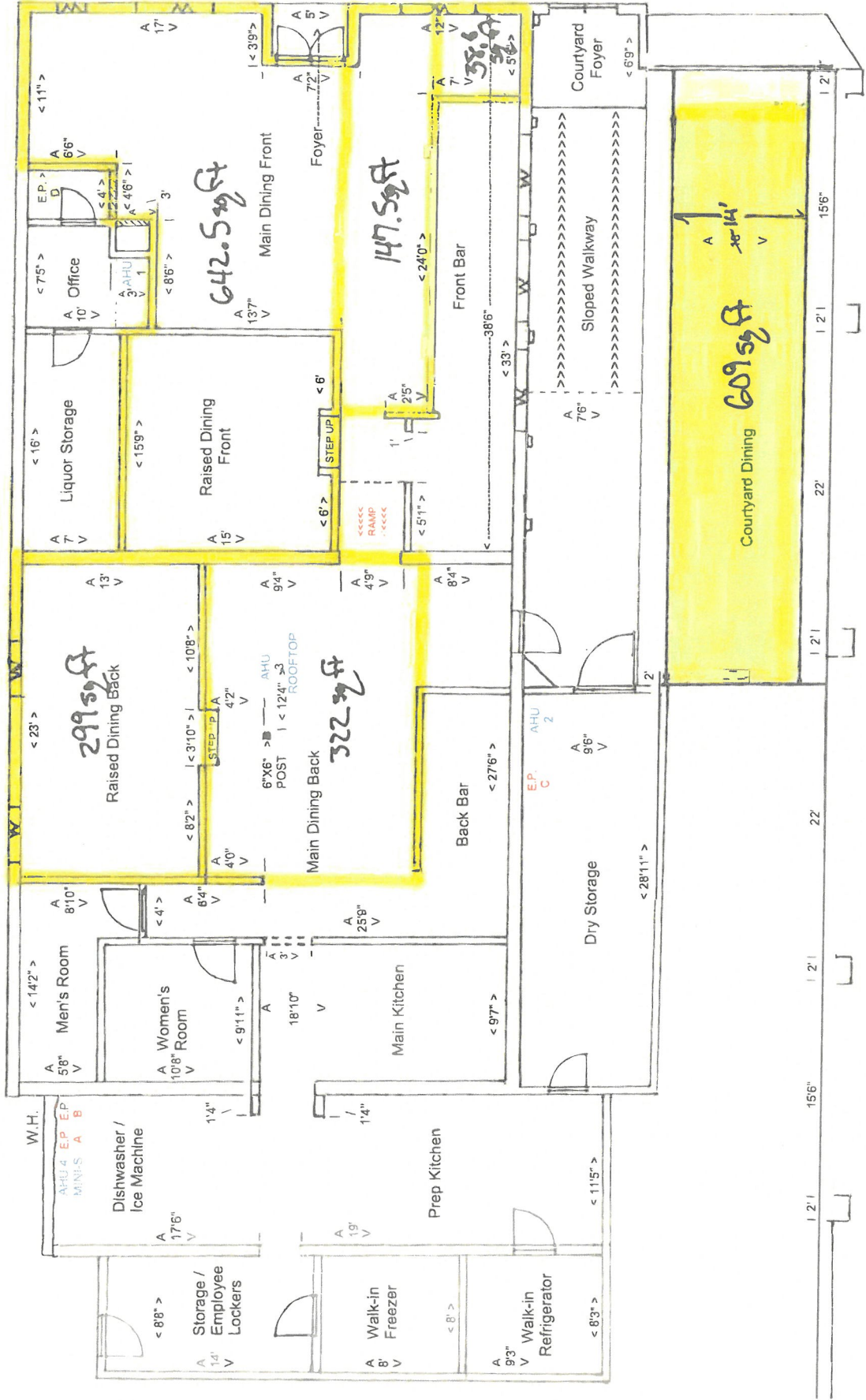
PROPOSED DINING SQFT
609 sq ft



SQUARE GROUPEY KEY WEST RENOVATION

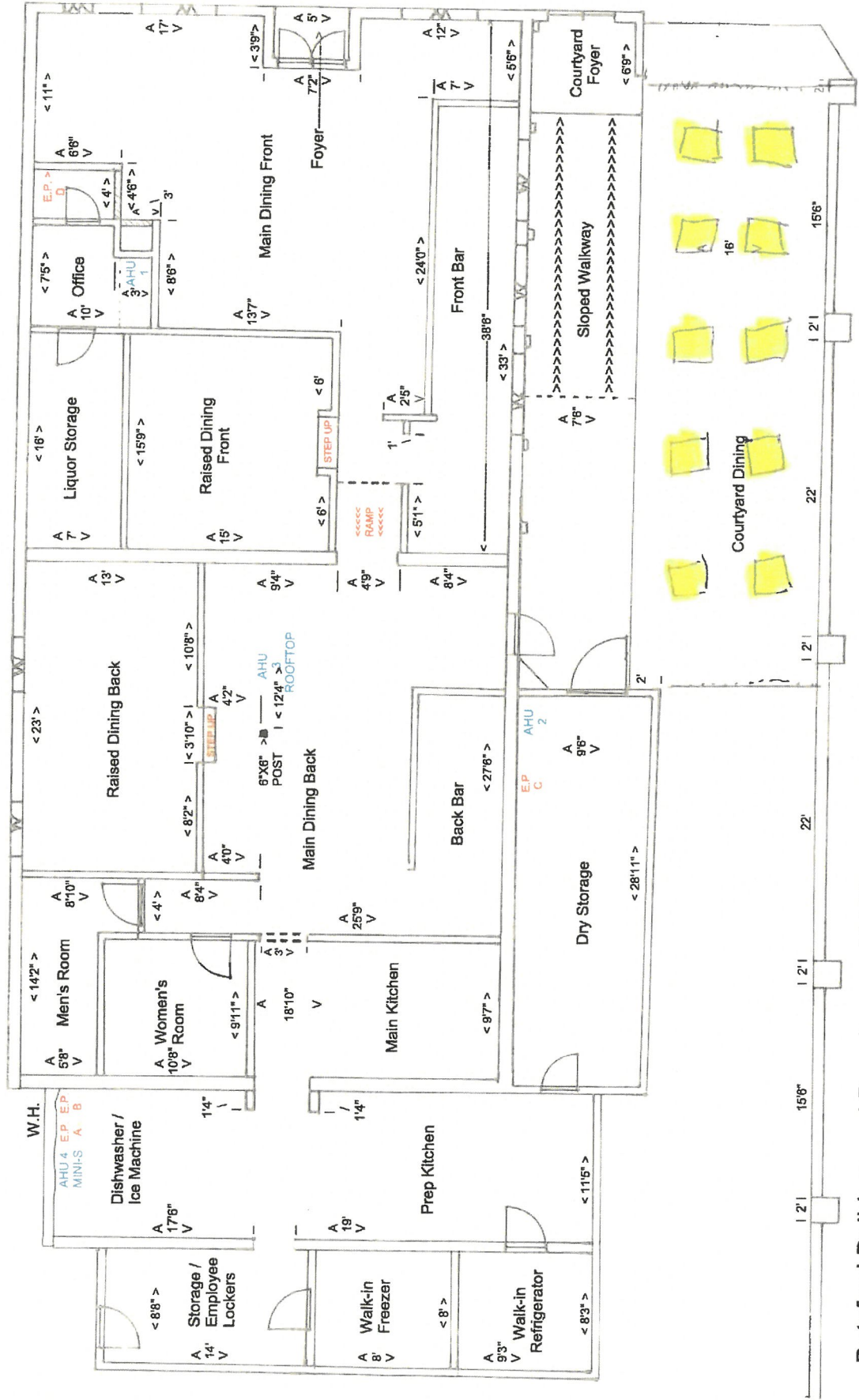
920 CAROLINE ST, KEY WEST FL 33040

Existing / Proposed Dining Area



SQUARE GROUPEE KEY WEST RENOVATION

920 CAROLINE ST., KEY WEST FL 33040



Botsford Builders and Development LLC.
 Drawn By: Frank Raymond 6/5/24

Dining Capacity - 150
 Inside Dining - 100
 Proposed outside Dining - 10 tables / 40 seats

CL TRUMBO ROAD

SURVEYORS NOTES:

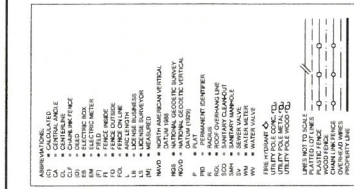
RIGHT OF WAY TOTAL

GRINWELL STREET

SEE PLAN FOR 120 FT MEASUREMENT

TITLE INFORMATION:

LIST OF ENCROACHMENTS.

[illegible]

NOT VALID WITHOUT
THE ELECTRONIC
SIGNATURE AND THE
ORIGINAL
ELECTRONIC SEAL OF
A FLORIDA SURVEYOR
AND MAPPER

**Robert
Reece**

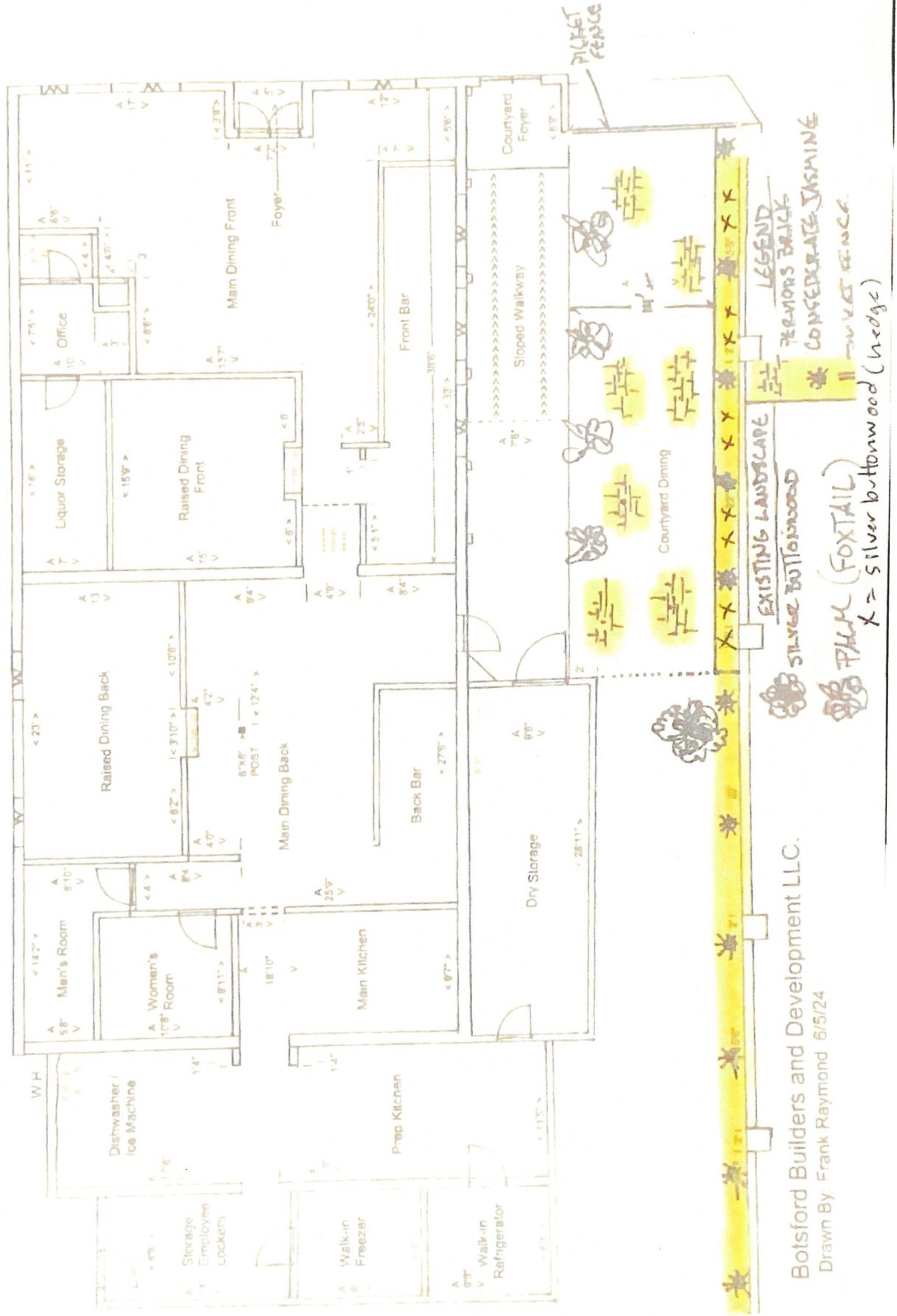
Digitally signed
by Robert Reece
Date: 2024.02.13
10:10:52 -05'00'

ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER

SQUARE GROUPE KEY WEST RENOVATION

920 CAROLINE ST, KEY WEST FL 33040

LANDSCAPE PLAN



Botsford Builders and Development LLC.

Drawn By: Frank Raymond 6/5/24

920 Caroline St. Landscape Plan Data

Existing Tree Table					
Tree/Palm #	Name	Caliper width / Palm height	Condition	Proposal	
1	Silver Buttonwood	8 inch	Good	Keep as is	
2	Foxtail Palm	18 ft.	Good	Keep as is	
3	Foxtail Palm	18 ft.	Good	Keep as is	
4	Foxtail Palm	18 ft.	Good	Keep as is	
5	Foxtail Palm	18 ft.	Good	Keep as is	

Planting Schedule				
Name	Category	Size	Native	Quantity
Silver Buttonwood	Shrub	1" caliper/ 5 gallon	Yes	10
Confederate Jasmine	Ornamental vine		No	11