



**City of Key West
Planning Board
Director's Report**

To: Chair and Planning Board Members
From: Thaddeus Cohen, Planning Director
Meeting Date: July 16, 2015

Director's Report: A request for Minor Modification to a major Development Plan approved by City Commission Resolution 14-137 to provide a 900 s.f. restroom in association with the water feature to meet health department requirements for the Truman Waterfront Park in the Historic Public and Semipublic Services-1 (HPS-1) zoning district per Section 108-91 C.2. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant, the City of Key West, is proposing to add an approx. 900 s.f. restroom to comply with health department requirements in association with the previously approved water feature.

Applicant / Owner: City of Key West

Location: Truman Water Front

Zoning: Historic Public and Semipublic Services District-1 (HPS-1)



Analysis:

The criteria used for evaluating the proposal is Section 108-91 C.2.(e) of the Land Development Regulations. This portion of the affected site is active recreation per Section 108-91 A.1.(c) of between 500 to 2400s.f. The proposed accessory use of a 900 s.f. restroom meets Section 108-91 C.2.(e) as the proposed use is "resulting in less than 1,000 s.f. of impervious surface on the entire site."

Decision:

Approval based on the criteria established in the Land Development Regulation for a minor modification to a Major Development Plan.

Minor Modifications are to be signed by the following:

City Planner		Date	10 JULY 2015
City Engineer		Date	15 JULY 2015
Planning Board Chairman		Date	