

**PLANNING BOARD
RESOLUTION NO. 2022-059**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE AND PARKING AGREEMENT FOR 918 FORT STREET (RE# 00001630-000801) - FOR APPROVAL OF A BICYCLE SUBSTITUTION VARIANCE AND A PARKING AGREEMENT WITH THE CITY OF KEY WEST FOR THE CONSTRUCTION OF 126 AFFORDABLE HOUSING RESIDENTIAL UNITS ON PROPERTY LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL 4 - BAHAMA VILLAGE TRUMAN WATERFRONT (HNC-4) ZONING DISTRICT PURSUANT TO SECTIONS 108-244, 108-574, AND 108-576, OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct 126 affordable multi-family residential dwelling units at property located at 918 Fort Street (RE# 00001630-000801); and

WHEREAS, Section 108-244 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides the minimum number of parking spaces is one per unit; and

WHEREAS, the proposed multi-family residential community will provide 83 new parking spaces and enter into a parking agreement through negotiation with the City Commission to provide 16 parking spaces that currently exist at Truman Waterfront Park; and

WHEREAS, Section 108-574 of the LDRs of the City provides a bicycle substitution variance is allowed at a ratio of four (4) bicycles spaces for one (1) vehicle space; and

WHEREAS, the proposed multi-family residential community will utilize the bicycle substitution variance provision to account for 27 vehicular parking spaces through the construction of 108 additional bicycle spaces; and



Chairman


Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 19, 2022; and

WHEREAS, the Planning Board finds and circumstances exist which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these

neighbors.

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. An approval by Resolution of the Key West Planning Board for a parking agreement to be negotiated by the City Commission for 16 parking spaces, and a bicycle substitution variance to allow 108 bicycle spaces to be substituted for 27 vehicle spaces at 918 Fort Street (RE# 00001630-000801) within the Historic Neighborhood Commercial 4 - Bahama Village Truman Waterfront (HNC-4) zoning district pursuant to Section 122-872 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

General Conditions:

1. The proposed construction shall be in substantial compliance with the site plan signed, sealed, and dated 12/1/2022 by Joshua J. Jennings. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or


Chairman

Planning Director

partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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 variance 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

WJH Chairman
KPH Planning Director

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 19th day of December 2022.

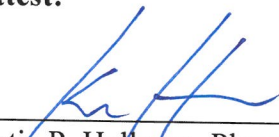
Authenticated by the Chairman of the Planning Board and the Planning Director;



Sam Holland, Planning Board Chair

12/27/22
Date

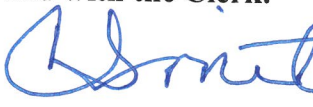
Attest:



Katie P. Halloran, Planning Director

12/20/2022
Date

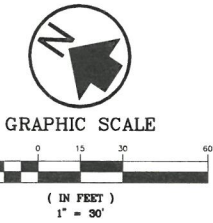
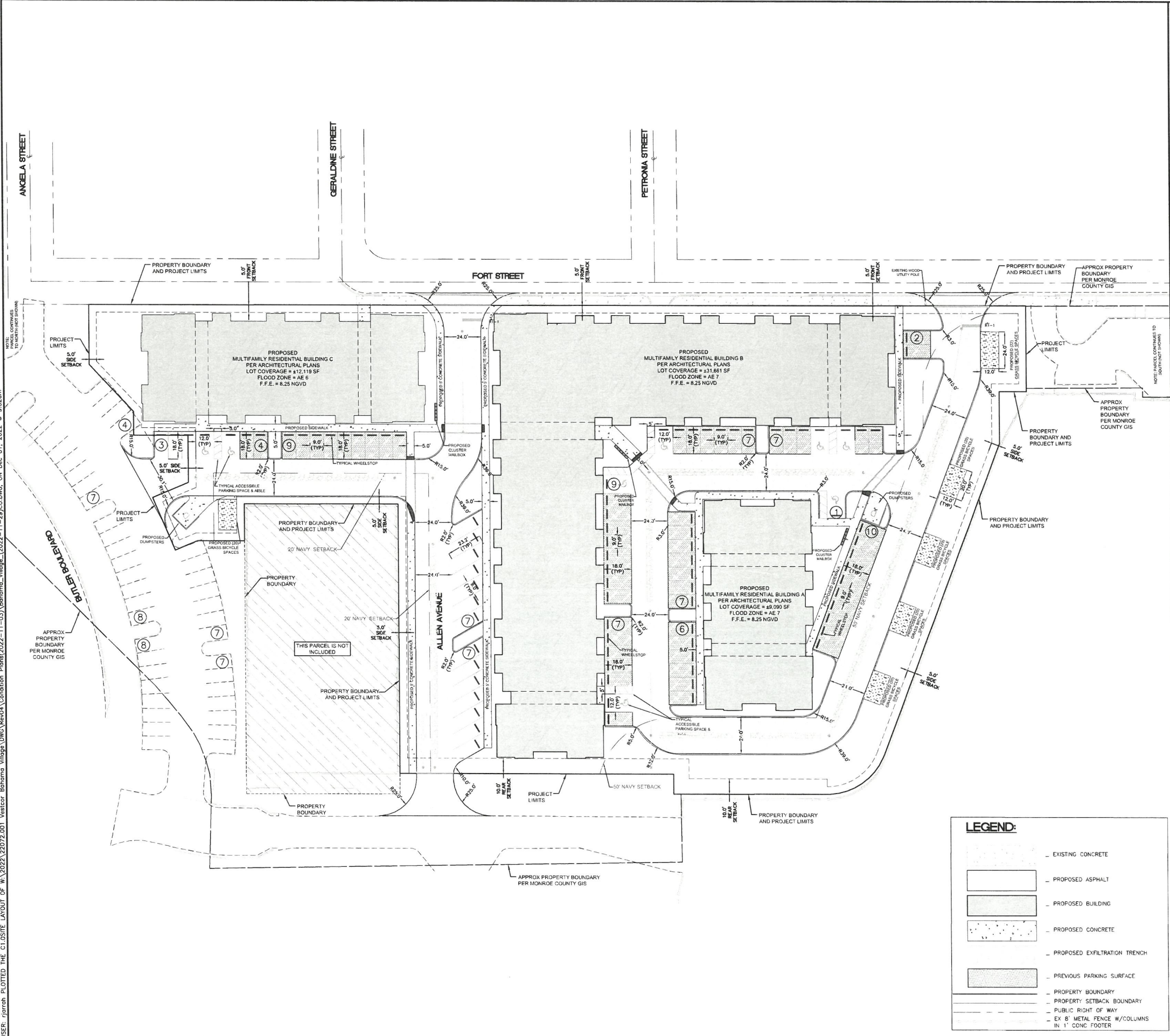
Filed with the Clerk:



Cheryl Smith, City Clerk

12-27-22
Date

USER: J:\ARCH PLOTTED THE C:\SITE LAYOUT OF W:\2022\22072.001 Westco Bahama Village\DWG\Rev04 Condition Plans\2022-11-29\CU.DWG, ON Dec 01, 2022 @ 9:52am



PROJECT DATA:

PROJECT: THE LOFTS AT BAHAMA VILLAGE
918 FORT STREET
KEY WEST, FLORIDA 33040

OWNERSHIP: CITY OF KEY WEST
P.O. BOX 1429
KEY WEST, FLORIDA 33041

DEVELOPER: BAHAMA VILLAGE COMMUNITY, LTD
5030 HARTLEY ROAD, SUITE 310
JACKSONVILLE, FLORIDA 32237
904.260.3330

ENGINEER: THE WELER ENGINEERING CORPORATION
JOSHUA J. JENNINGS, P.E. NO. 90877
201 W. MARION AVENUE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

ARCHITECT: P&H GROUP
ALDO MINOZZI, AA, NCARB (AR93045)
4141 SOUTHPOINT DRIVE EAST, SUITE 300
JACKSONVILLE, FLORIDA 32216
904.224.0001

SURVEYOR: AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
561.392.2394

DATUM: NAD 83 (PER SURVEY)
AE (EL. 83) & AE (EL. 7) AS SHOWN ON:
F.E.M.A. FIRM MAP #2087C1516
EFFECTIVE DATE: FEBRUARY 18, 2005

SEWER UTILITY: CITY OF KEY WEST

WATER UTILITY: FLORIDA KEYS ADOQUENT AUTHORITY (FKAA)

WASTE COLLECTION: CITY OF KEY WEST

ZONING: HNC-4 NEIGHBORHOOD COMMERCIAL, BAHAMA VILLAGE TRUMAN WATERFRONT

CURRENT LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

FUTURE LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

DATUM: NAD 1929 (PER SURVEY)

SITE DATA TABLE

ZONING	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HNC-4			
FLOOD ZONES	AE6 & AE7			
SIZE OF SITE	137,950 SF OR ±3.17 AC			
HEIGHT	35 FT	N/A	35 FT	N
FRONT SETBACK	5 FT	N/A	5 FT	N
SIDE SETBACK	5 FT	N/A	5 FT	N
STREET SIDE SETBACK	5 FT	N/A	5 FT	N
REAR SETBACK	10 FT	N/A	10 FT	N
COMMERCIAL FLOOR AREA	0	0	0	N
F.A.R. (COMMERCIAL)	0	0	0	N
BUILDING COVERAGE	MAX. 50%	0.0%	38.32%	N
IMPERVIOUS SURFACE	MAX. 70%	6.60%	69.65%	N
PARKING	126	44	126	Y
ACCESSIBLE PARKING	5	2	8	N
BICYCLE PARKING	13	0	122	N
OPEN SPACE / LANDSCAPING	MIN. 20%	93.40%	30.35%	N
NUMBER AND TYPE OF UNITS	N/A	0	126	AFFORDABLE N
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	N/A	N/A	N

LOT COVERAGE SUMMARY: (FOR PROJECT AREA)

Category	Area (SF)	Area (AC)	%
TOTAL PROJECT AREA	137,950 SF	3.17 AC	100.0%
PROPOSED BUILDINGS	52,870 SF	1.21 AC	
PROPOSED ASPHALT	35,033 SF	0.80 AC	
PROPOSED CONCRETE	8,186 SF	0.19 AC	
PROJECT IMPERVIOUS AREA	96,089 SF	2.21 AC	69.65%
OPEN SPACE	29,711 SF	0.68 AC	
PERVIOUS PARKING AREA	12,150 SF	0.28 AC	
PROJECT PERVIOUS AREA	41,861 SF	0.96 AC	30.35%

PARKING SUMMARY:

REQUIRED PARKING: 1 SPACE PER MULTIFAMILY UNIT
126 TOTAL UNITS * 1 SPACE PER UNIT = 126 TOTAL SPACES

PROVIDED PARKING:
ON-SITE PARKING 8 ADA + 91 STANDARD = 99
PROVIDED BICYCLE PARKING: 122
PARKING SPACES PER CODE 108-574 SUBSTITUTION = 108/4 = 27
TOTAL = 126

Approved By: AS SHOWN
Scale: 22072:001
Job No: 22072:001
Date Issued: JJJ

Design: JNB/JJJ
Drawn: JNB
Checked: JJJ

WELER ENGINEERING CORPORATION
JENNINGS
201 W. MARION AVE., SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6856

CONCEPT SITE PLAN FOR THE LOFTS AT BAHAMA VILLAGE

Revisions

Revisions	Description

Joshua J. Jennings, Professional Engineer, State of Florida, License No. 90877
This item has been digitally signed and sealed by Joshua J. Jennings, P.E. on the date indicated here.
12-01-2022
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

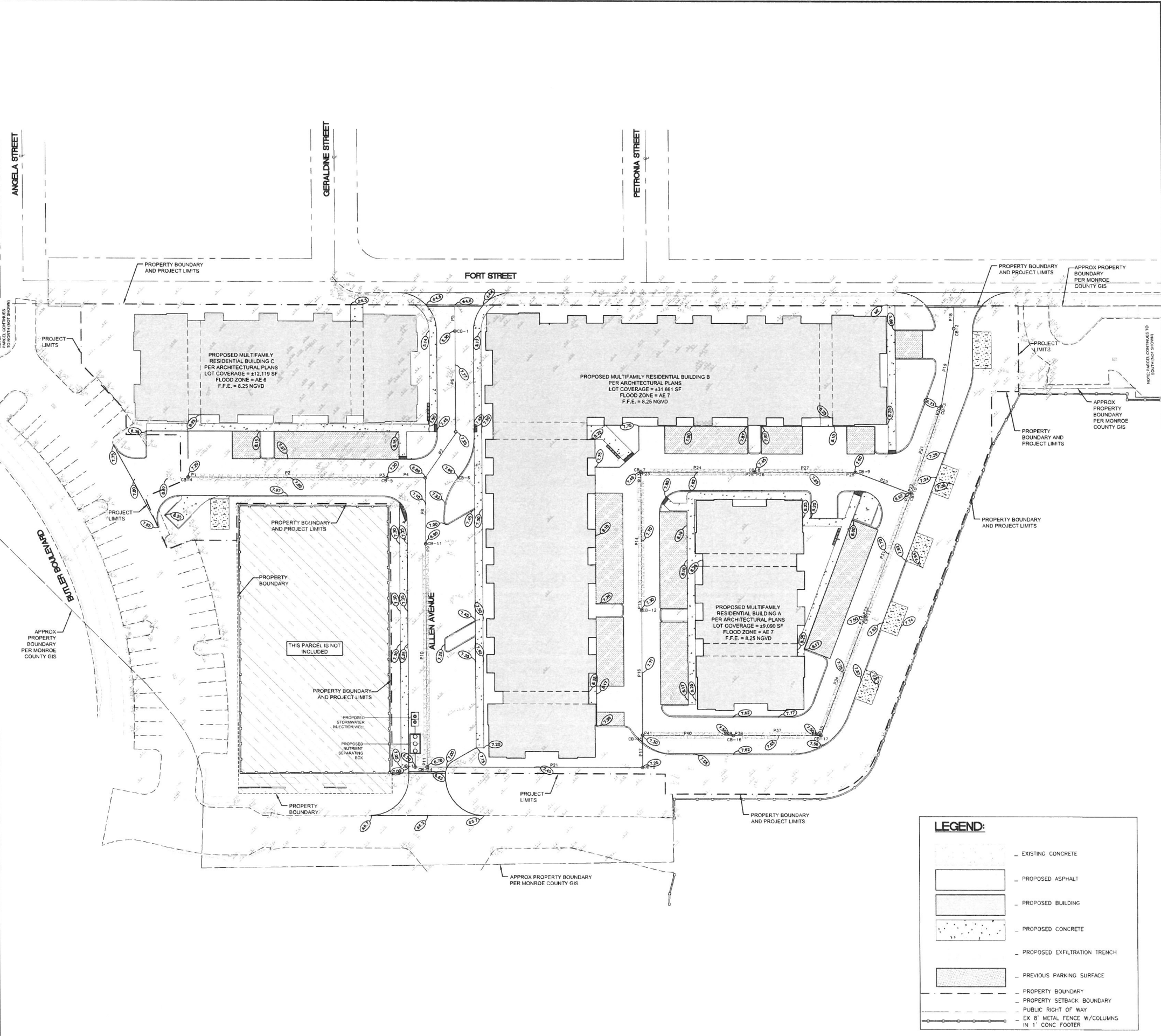
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Sheet No. C-10

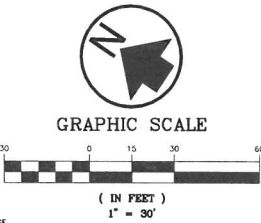
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KAT 12/20/2022
12/27/22

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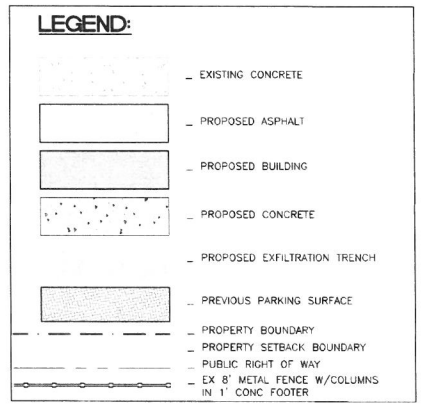
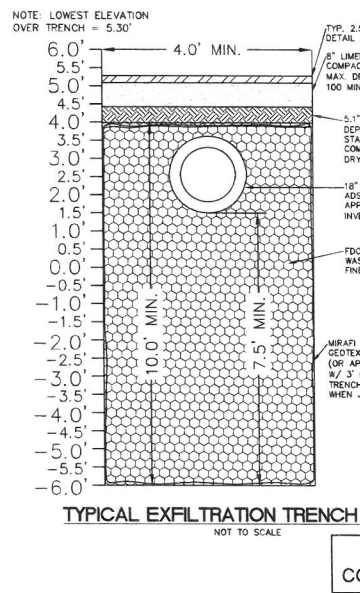
PROJECT: THE LOFTS AT BAHAMA VILLAGE
OWNERSHIP: CITY OF KEY WEST
DEVELOPER: BAHAMA VILLAGE COMMUNITY, LTD
ENGINEER: THE WELER ENGINEERING CORPORATION
ARCHITECT: PGM GROUP
SURVEYOR: APPROX & ASSOCIATES, INC.
DATUM: NGVD 1929 (PER SURVEY)
FLOOD ZONE: AE (EL. 6) & AE (EL. 7) AS SHOWN ON F.E.M.A. FIRM MAP #12087C1584
SEWER UTILITY: CITY OF KEY WEST
WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
WASTE COLLECTION: CITY OF KEY WEST
ZONING: HNC-4 NEIGHBORHOOD COMMERCIAL BAHAMA VILLAGE TRUMAN WATERFRONT
CURRENT LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4
FUTURE LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4
DATUM: NGVD 1929 (PER SURVEY)



LOT COVERAGE SUMMARY: (FOR PROJECT AREA)

TOTAL PROJECT AREA	137,950 SF	3.17 AC	100.0%
PROPOSED BUILDINGS	52,870 SF	1.21 AC	
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PROJECT PERVIOUS AREA	41,861 SF	0.96 AC	30.35%

Zone	Permeability	Imperviousness	Total Zone	Runoff	Water Volume
Zone 1	0.1	0.9	1.0	0.85	1.0
Zone 2	0.2	0.8	1.0	0.70	1.0
Zone 3	0.3	0.7	1.0	0.55	1.0
Zone 4	0.4	0.6	1.0	0.40	1.0
Zone 5	0.5	0.5	1.0	0.25	1.0
Zone 6	0.6	0.4	1.0	0.10	1.0
Zone 7	0.7	0.3	1.0	0.05	1.0
Zone 8	0.8	0.2	1.0	0.00	1.0
Zone 9	0.9	0.1	1.0	0.00	1.0
Zone 10	1.0	0.0	1.0	0.00	1.0



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Job No.:	22072.001
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Date Issued:	

CONCEPT DRAINAGE PLAN FOR THE LOFTS AT BAHAMA VILLAGE

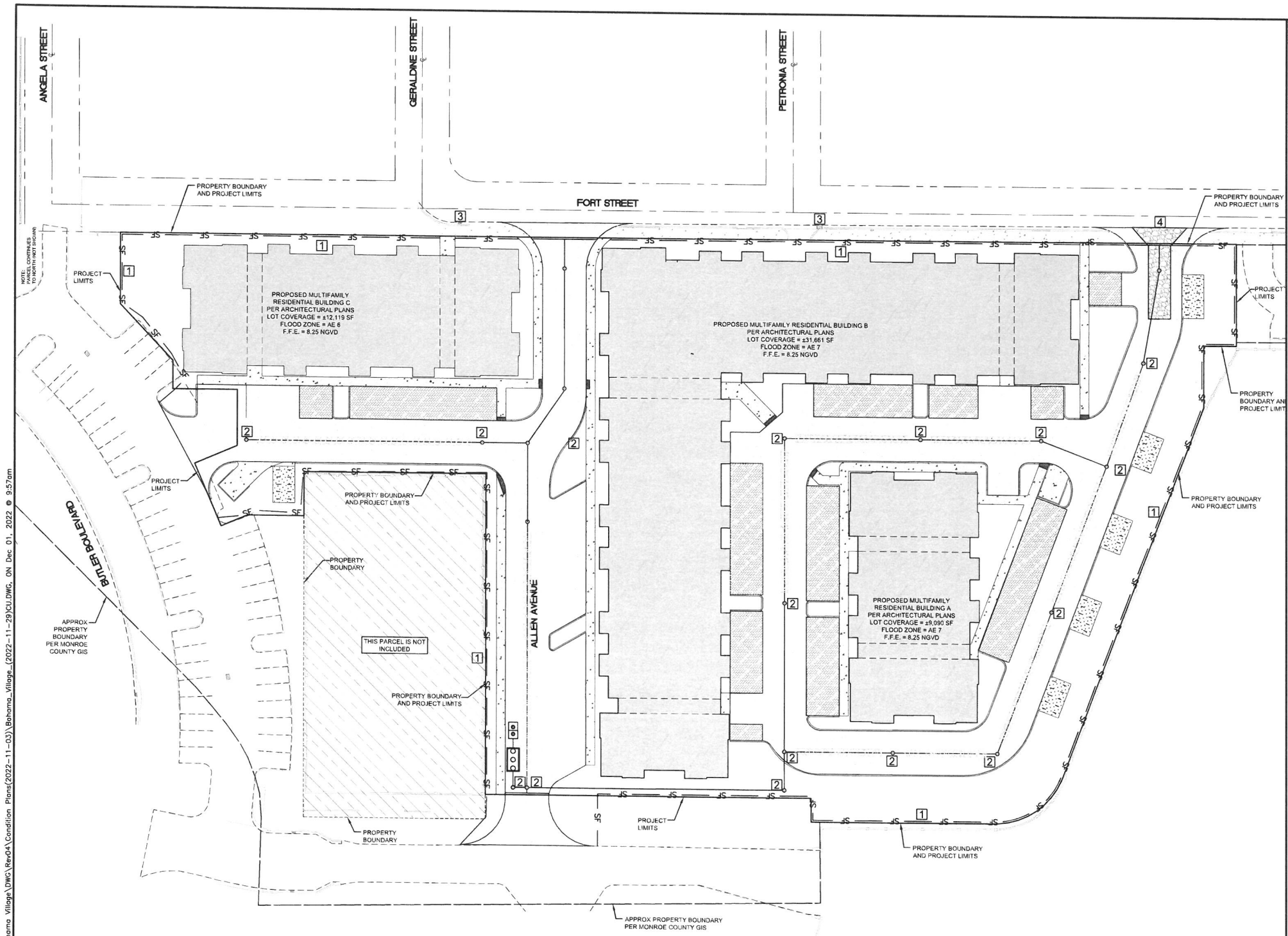
Revisions	Description

Joshua J. Jennings, Professional Engineer, State of Florida, License No. 90677
 This item has been digitally signed and sealed by Joshua J. Jennings, P.E. on the date indicated here: 12-01-2022
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 Joshua J. Jennings, Professional Engineer, State of Florida, Registration No. 90677

Page 2 of 3

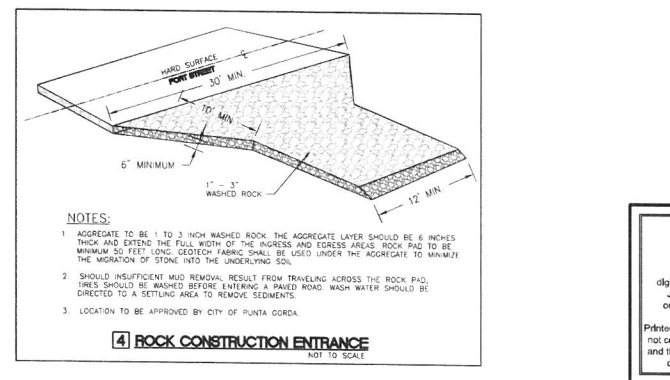
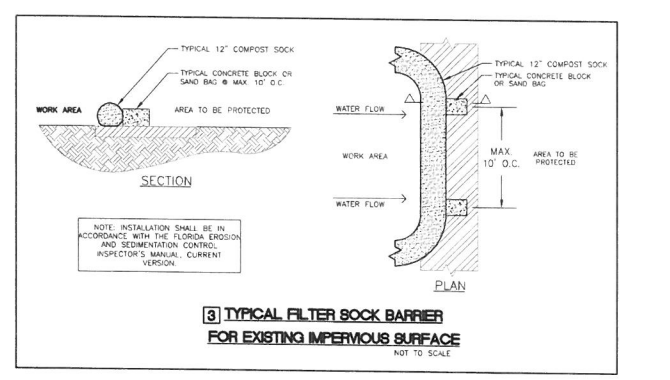
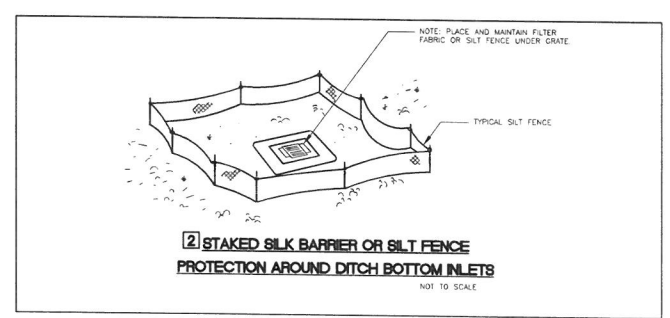
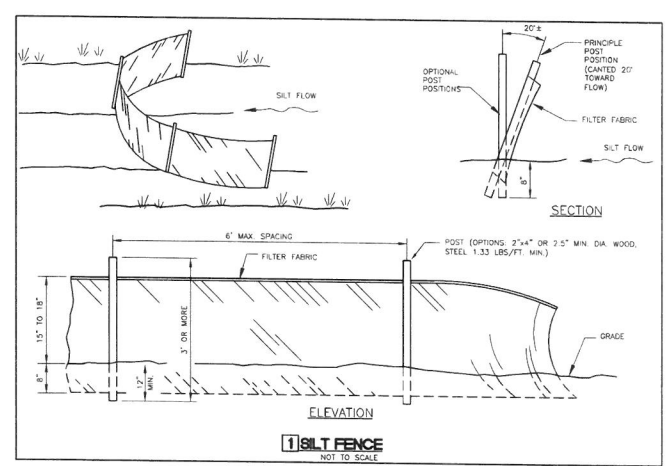
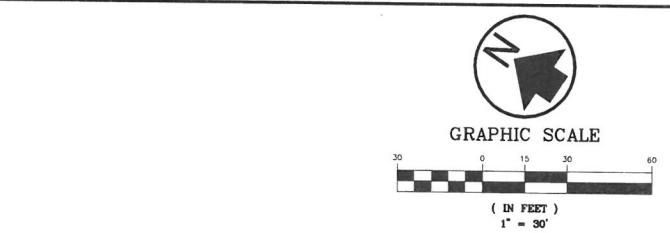
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PROJECT DATA:
 PROJECT: THE LOFTS AT BAHAMA VILLAGE
 918 FORT STREET
 KEY WEST, FLORIDA 33040
 OWNERSHIP: CITY OF KEY WEST
 P.O. BOX 1409
 KEY WEST, FLORIDA 33041
 DEVELOPER: BAHAMA VILLAGE COMMUNITY LTD
 3330 HARTLEY ROAD, SUITE 310
 JACKSONVILLE, FLORIDA 32257
 904-260-3030
 ENGINEER: THE WELER ENGINEERING CORPORATION
 JOSHUA J. JENNINGS, P.E., NO. 90677
 201 W. MARION AVENUE, SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 841.505.1700
 ARCHITECT: PDM GROUP
 ALDO MINOZZI, ARCHITECT (AR82244)
 4141 SOUTHPOINT DRIVE EAST, SUITE 300
 JACKSONVILLE, FLORIDA 32216
 904-224-0001
 SURVEYOR: AVIRON & ASSOCIATES, INC
 50 SW 2ND AVENUE, SUITE 102
 MIAMI BEACH, FLORIDA 33132
 561.392.2594
 DATUM: NVD 1929 (PER SURVEY)
 FLOOD ZONE: AE (EL. 6) & AE (EL. 7) AS SHOWN ON
 F.E. FROM MAP F020220108
 EFFECTIVE DATE: FEBRUARY 18, 2005
 SEWER UTILITY: CITY OF KEY WEST
 WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
 WASTE COLLECTION: CITY OF KEY WEST
 ZONING: HNC-4 NEIGHBORHOOD COMMERCIAL, BAHAMA
 VILLAGE URBAN WATERWORKS
 CURRENT LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4
 FUTURE LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4
 DATUM: NVD 1929 (PER SURVEY)



LEGEND:
 [Symbol] - BEST MANAGEMENT PRACTICE
 [Symbol] - DETAIL NUMBER AND REFERENCE
 [Symbol] - TYPICAL SILT FENCE INSTALLATION LOCATIONS

EROSION CONTROL MAINTENANCE SCHEDULE:
 - THE CONTRACTOR SHALL INSTALL SILT FENCE, SYNTHETIC SALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SLURRY PROTECTION REQUIRED FOR THE SITE.
 - IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.
 - IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR.
 - THE MONITORING SHALL BE PERFORMED ONLY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY.
 - IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.
 - ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS FOR THE PLANS.
 - THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.



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Design:	JNB/JJJ
Drawn:	JNB
AS SHOWN	22072.001
Checked:	JJJ
Approved By:	
Scale:	
Job No:	
Date Issued:	

WELER ENGINEERING CORPORATION
WELER excellence in engineering
 201 W. MARION AVE., SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 841.505.1700
 EB #6558

CONCEPT BMP PLAN FOR THE LOFTS AT BAHAMA VILLAGE

Revisions	Description

THIS SHEET IS NOT VALID UNLESS THE ORIGINAL DRAWING IS USED.

Joshua J. Jennings,
 Professional Engineer,
 State of Florida,
 License No. 90677
 This item has been
 digitally signed and sealed by
 Joshua J. Jennings, P.E.
 on the date indicated here.
 12-01-2022
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Joshua J. Jennings
 Professional Engineer
 State of Florida
 Registration No. 90677

Sheet No. C-30

Page 3 of 3