

**PLANNING BOARD  
RESOLUTION NO. 2016-62**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO PARKING REQUIREMENTS FOR 13 VEHICLE PARKING SPACES ON PROPERTY LOCATED WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, AND 108-572 (16) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

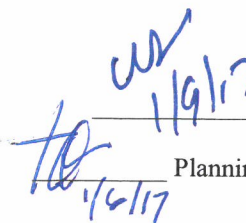
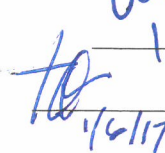
**WHEREAS**, the applicant proposes to redevelop the interior renovations of all three floors. The first floor commercial retail would be partitioned into four commercial spaces. The second and third floors would see the elimination of approximately 5,393 square feet of non-residential floor area and the construction of seven permanent residential units on property located at 725 Duval Street (RE # 00015920-000000; AK # 1016306); and

**WHEREAS**, the existing three-story structure was approved for a parking variance, Resolution #89-486 to install 11 compact spaces and 9 full size spaces under the HP-2 Zoning district; and

**WHEREAS**, Section 108-572 (16) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that minimum required off-street parking for retail stores and service establishments is 1 space per 300 square feet of gross floor area ; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on December 15, 2016; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

are peculiar to the land, structure, or building involved and 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

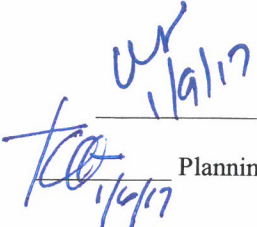
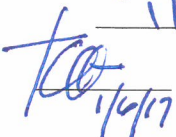
**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; 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

  
\_\_\_\_\_  
1/9/17 Chairman  
  
\_\_\_\_\_  
1/9/17 Planning Director

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:


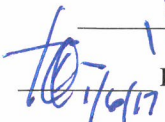
**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for a variance to parking requirements for property located at 725 Duval Street (RE # 00015920-000000; AK # 1016306) for 13 vehicle parking spaces on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district pursuant to sections 90-395 and 108-572 (16) Regulations.

**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 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

  
\_\_\_\_\_  
1/9/17 Chairman  
  
\_\_\_\_\_  
1/9/17 Planning Director

possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

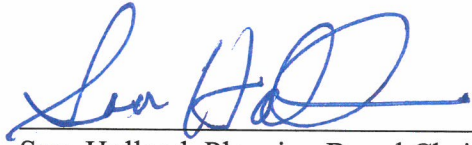
**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**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.

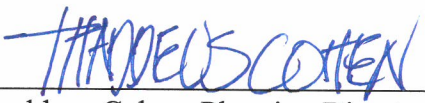
*CSJ*  
*1/19/17*  
\_\_\_\_\_  
Chairman  
*for*  
*1/19/17*  
\_\_\_\_\_  
Planning Director

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


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

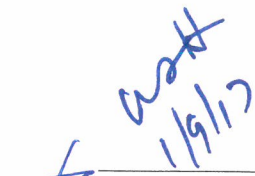
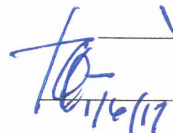
  
\_\_\_\_\_  
Sam Holland, Planning Board Chairman  
1/9/17  
Date

**Attest:**

  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director  
1/9/17  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk  
1/9/17  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director



WILLIAM P. BERN  
ARCHITECT, P.A.

115 EASTON ST  
KEY WEST  
FLORIDA  
33940

TEL: (305) 294-4362  
FAX: (305) 294-1103

LICENSE NO.  
14169040

NEW HOUSING UNITS  
725 DUVAL STREET  
KEY WEST, FLORIDA

SEAL

DATE  
04-25-15 DRC

REVISIONS

- 02-26-15
- 05-08-15 REV. DRC
- 09-15-15 REV. DRC
- 09-17-15 REV. DRC
- 10-07-15 REV. DRC
- 11-02-15 REV. DRC
- 01-26-16 REV. DRC

DRAWN BY

OCB

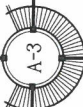
AW

AW

PROJECT

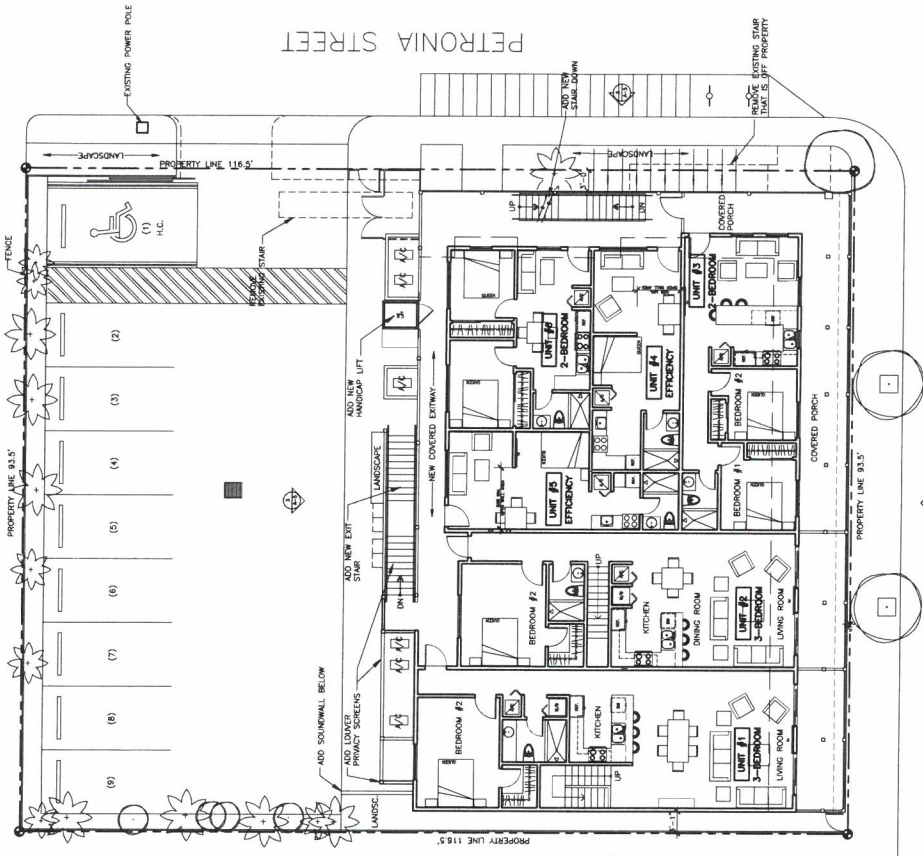
NUMBER

1424



*Handwritten:* 1/15/17

DUPONT LANE



DUVAL STREET

PROPOSED 2ND. FLOOR PLAN  
SCALE: 1/8"=1'-0"



NEW HOUSING UNITS  
725 DUVAL STREET  
KEY WEST, FLORIDA

WILLIAM P. IRWIN  
ARCHITECT, P.A.

915 ELYSIUM ST  
KEY WEST  
FLORIDA  
33901

TEL: (305) 296-4007  
FAX: (305) 296-4103

LICENSE NO.  
74 600040

NEW HOUSING UNITS  
725 DUVAL STREET  
KEY WEST, FLORIDA

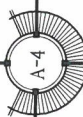
SEAL

DATE  
04-26-15 DRG

REVISIONS:

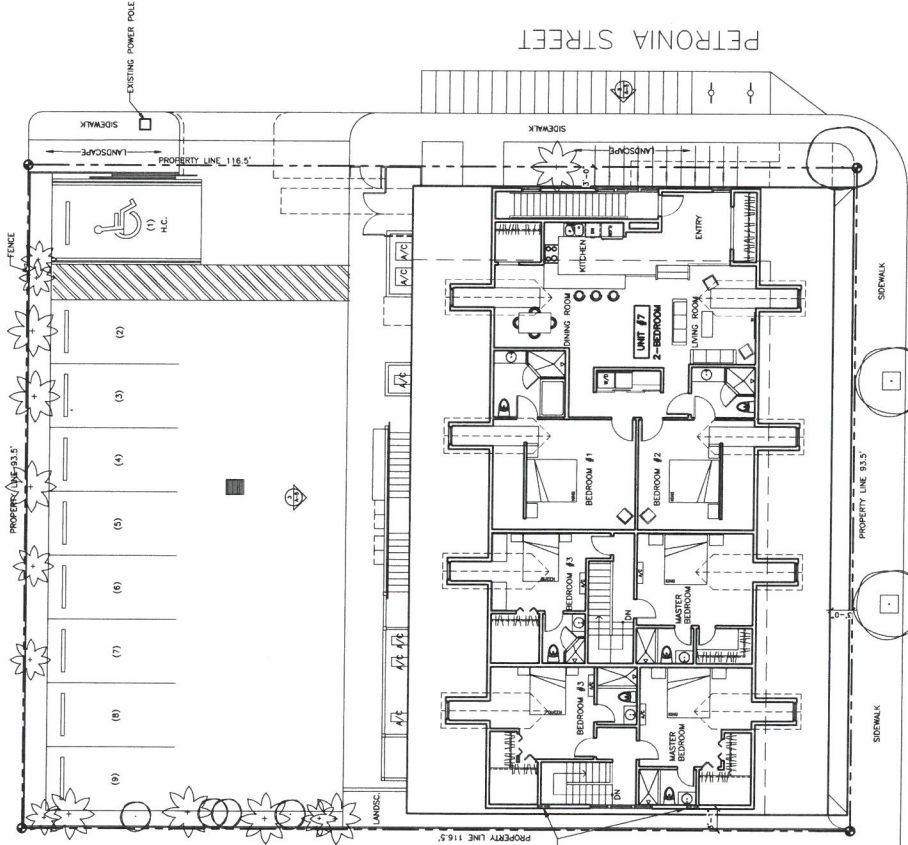
- 05-26-15
- 06-08-15 REV. DRG
- 06-15-15 REV. DRG
- 06-17-15 REV. DRG
- 07-13-15 REV. DRG
- 07-13-15 REV. DRG
- 07-13-15 REV. DRG
- 07-26-15 REV. DRG

OCE  
ENV.  
PROJECT  
NUMBER  
1424



*Handwritten:* 1/19/15

DUPONT LANE



DUVAL STREET

PROPOSED 3RD. FLOOR PLAN

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



NEW HOUSING UNITS  
725 DUVAL STREET  
KEY WEST, FLORIDA



