

**PLANNING BOARD  
RESOLUTION NO. 2014-28**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MAXIMUM IMPERVIOUS SURFACE RATIO AS PART OF THE ADAPTIVE REUSE OF A FORMER SCHOOL INTO NEW CITY GOVERNMENT OFFICES ON PROPERTY LOCATED AT 1300 WHITE STREET (RE # 00040100-000000, AK # 1040827) IN THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-960(4)b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA**

**WHEREAS**, the applicant proposes the adaptive reuse of a former school into new City government offices and related cultural and civic activities on property located at 1300 White Street (RE # 00040100-000000, AK # 1040827); and

**WHEREAS**, the property is currently nonconforming to the maximum impervious surface ratio within the Historic Public and Semipublic Services (HPS) Zoning District; and



**WHEREAS**, Section 122-960(4)B. of the City of Key West (the "City") Land Development Regulations (the "LDRs") provides that the maximum impervious surface ratio is 50%; and

**WHEREAS**, the existing impervious surface ratio is 76.6% and the proposed impervious surface ratio is 65.9%; and

**WHEREAS**, the applicant requests a variance to reduce but continue the nonconformity; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 17, 2014; and

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

  
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Vice 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 are the minimum variances 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 variance; 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

  
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Vice Chairman

  
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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 the maximum impervious surface ratio per the attached plans dated March 3, 2014 by Bender & Associates Architects, P.A., on property located at 1300 White Street (RE # 00040100-000000, AK # 1040827) in the HPS Zoning District pursuant to Sections 90-395 and 122-960(4)b. of the City of Key West Land Development 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 their 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 this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance 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 Planning Board.

**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 shall 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.

  
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Vice Chairman

  
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Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 17th day of April, 2014.

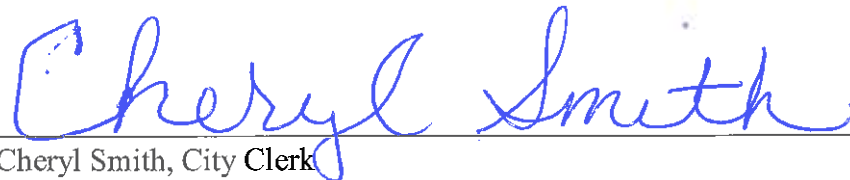
Authenticated by the Chairman of the Planning Board and the Planning Director;



  
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Sam Holland, Jr., Planning Board Vice Chairman  
Date 4/21/14

**Attest:**

  
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Donald Leland Craig, AICP, Planning Director  
Date 4/21/14

**Filed with the Clerk:**

  
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Cheryl Smith, City Clerk  
Date

  
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Vice Chairman  
  
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Planning Director

