

**PLANNING BOARD
RESOLUTION NO. 2019-026**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE REQUIRED THREE (3) OFF-STREET PARKING SPACES FOR PROPERTY LOCATED AT 501-503 FRONT STREET (RE # 00000100-000000) WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 108-572 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to add 706-square-feet of floor area to an existing building on the property located at 501-503 Front Street (RE # 00000100-000000); and

WHEREAS, Section 108-573 (b) (1) of the LDRs states that parking requirements shall be applied whenever new nonresidential floor area is constructed within the historic commercial pedestrian-oriented area; and

WHEREAS, the minimum number of parking spaces required for retail stores and service establishments is one (1) space per 300-square-feet of gross floor area; and


WHEREAS, the proposed development will require an additional three (3) off-street parking spaces; and

WHEREAS, the applicant proposes zero additional parking spaces; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 18, 2019;



Chairman



Planning Director

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

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

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;

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;

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;

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;

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

ScH Chairman

PW Planning Director

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 City of Key West Planning Board for a variance to minimum off-street parking requirements for the property located at 501-503 Front Street (RE # 00000100-000000) in the HRCC-1 zoning district pursuant to sections 90-395 and 108-572 of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated April 11, 2019 by William P. Horn, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the proposed construction of a new second floor and the expansion of the existing first floor.
2. This parking variance is valid only if the minor development plan in the historic district is approved by the city commission.

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.



Chairman



Planning Director

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 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.



Chairman



Planning Director

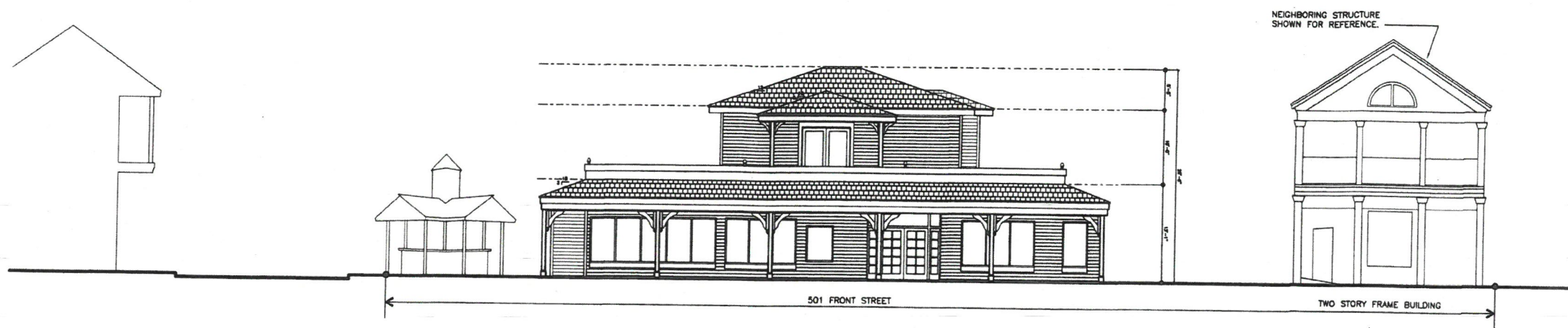
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

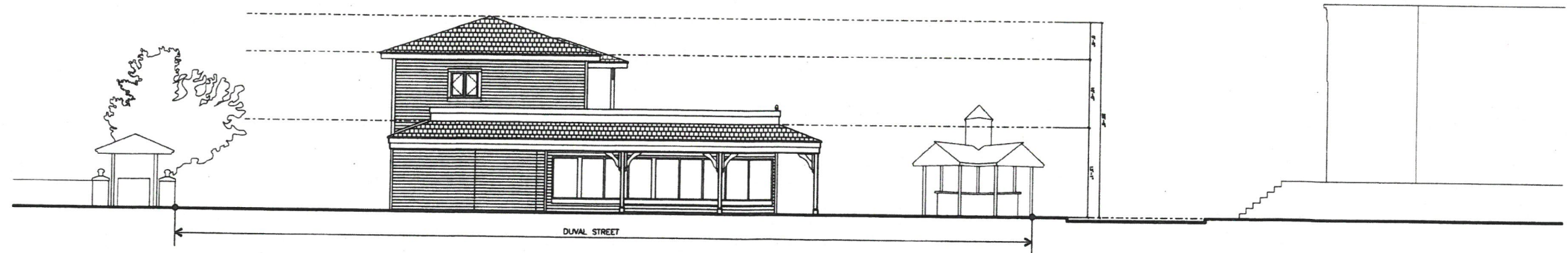
TEL: 305-296-5302
FAX: 305-296-1033

LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1
A4.0
STREETSCAPE ELEVATION
SCALE: 1/8"=1'-0"



2
A4.0
STREETSCAPE ELEVATION
SCALE: 1/8"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

SEAL

DATE
09-24-15 PRELIM HARC
10-26-15 HARC SUBMITTAL
01-24-19 DRC REVIEW
02-28-19 PLANNING SUBMIT

REVISIONS

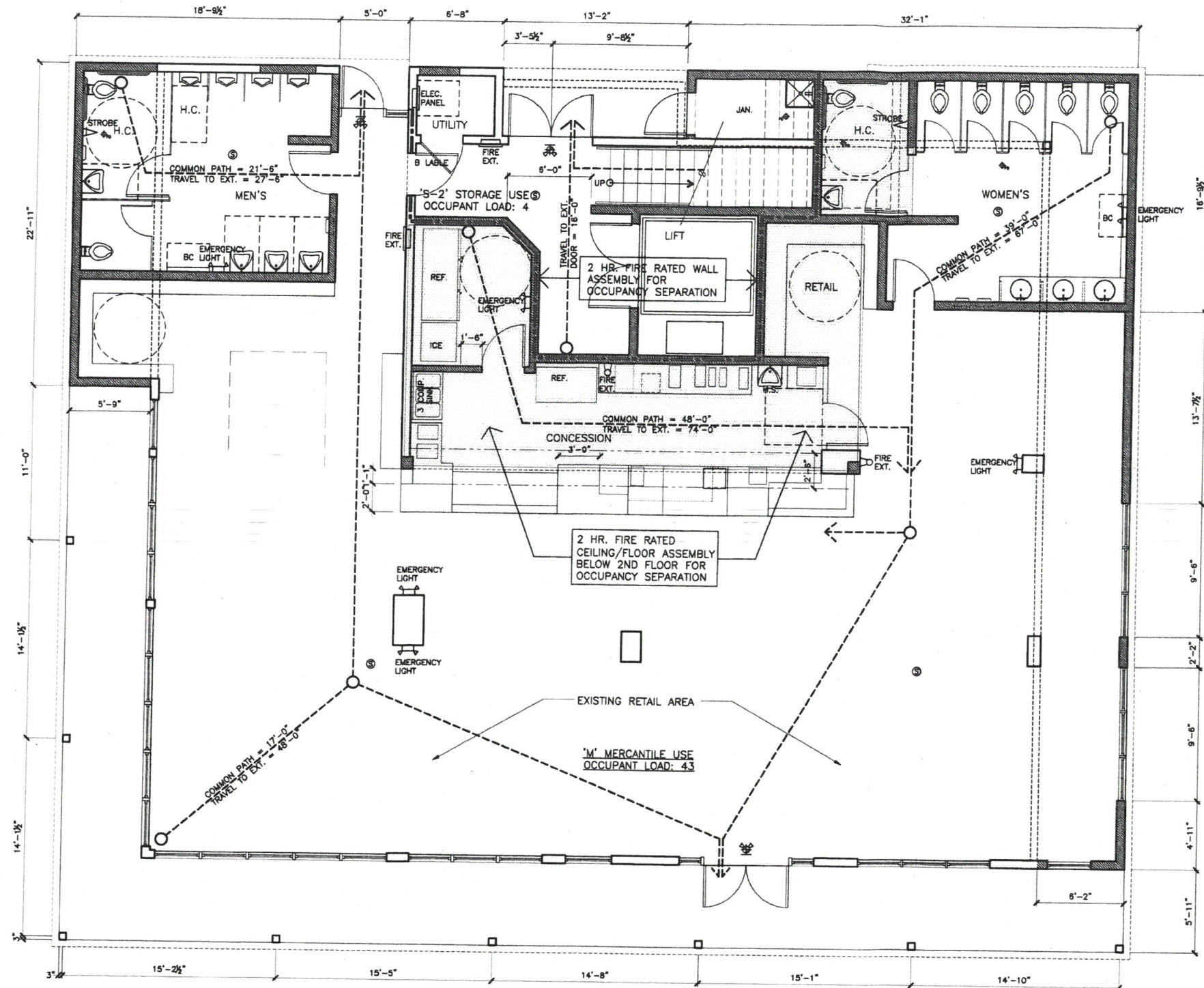
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JW

PROJECT
NUMBER
1507



4-11-19

PW 4-30-19
SK 4-23-19



LIFE SAFETY NOTES:

- BUILDING CONSTRUCTION TYPE: TYPE VB, NON SPRINKLERED
 MAXIMUM HEIGHT (M, S-2)=40', TABLE 504.3 (28'-6" PROVIDED)
 MAXIMUM STORIES (TABLE 504.4): M = 1 STORY (1 STORY PROVIDED)
 S-2 = 2 STORY (2 STORY PROVIDED)
 MAXIMUM AREA (TABLE 506.2): M = 9,000 S.F. (3,578.5 PROVIDED)
 S-2 = 13,500 S.F. (1,118.5 PROVIDED)
- 1ST FLOOR 'M' MERCANTILE USE INCLUDING RESTROOMS AND CONCESSIONS = 43 OCCUPANTS
- 1ST FLOOR 'S-2' STORAGE USE = 4 OCCUPANTS
- 2ND FLOOR 'S-2' STORAGE USE INCLUDES BREAK ROOM AS ACCESSORY USE (BELOW 100 SF) = 4 OCCUPANTS
- PER SECTION 508.4 SEPARATED MIX USE A 2 HR RATED SEPARATION IS REQUIRED BETWEEN 'M' AND 'S-2' OCCUPANCIES
- SINGLE EXIT CRITERIA BASED ON TABLE 1006.2.1
- TRAVEL LIMITS - NON SPRINKLERED
 COMMON PATH: 'M'=75'
 'S-2'=100'
 EXIT ACCESS
 TRAVEL DISTANCE: 'M'=200'
 'S-2'=300'
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 72 AND ALL OTHER APPLICABLE CURRENT CODES
- THE 1ST AND 2ND FLOORS ARE SEPARATED BY 2 HR FIRE RATED FLOOR ASSEMBLY
- ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE PROTECTED PER CURRENT CODE

LIFE SAFETY LEGEND

- ⊙ SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
- ⊕ EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
- ⊕ EMERGENCY LIGHT W/ BATTERY BACKUP
- ⊕ FIRE EXTINGUISHER CABINET
- ⊕ FIRE EXTINGUISHER
- ⊕ STROBE
- ⊕ WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT

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AA 9003040

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA.

SEAL

Handwritten signature and date: 9-11-19

DATE
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01-24-19 DRC REVIEW
02-26-19 PLANNING SUBMIT

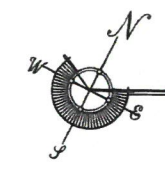
REVISIONS

BUILDING DATA			
EXISTING			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3149 SF	2080 SF	226 SF	816 SF
PROPOSED			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3589 SF	2272 SF	289 SF	1028 SF
SECOND FLOOR ADDITIONAL AREA	689 SF	4278 TOTAL SF	

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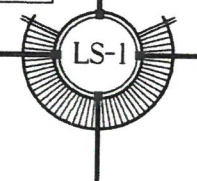
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SJA 4-23-19

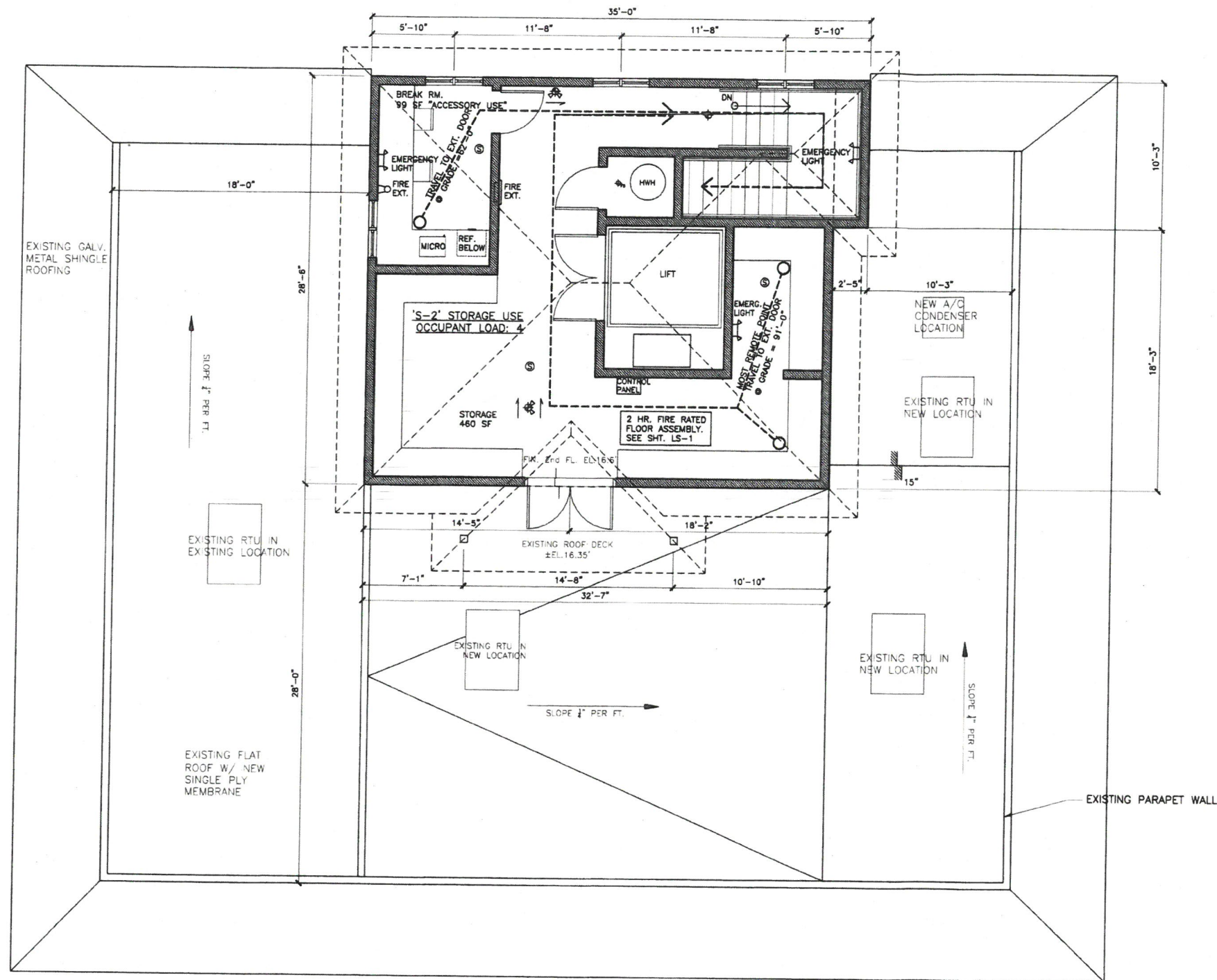


PROPOSED FIRST FLOOR LIFE SAFETY PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA





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LICENSE NO
AA 0003640

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

SEAL

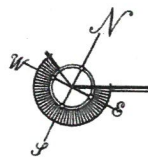
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PROPOSED SECOND FLOOR LIFE SAFETY PLAN

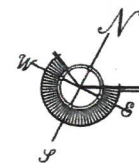
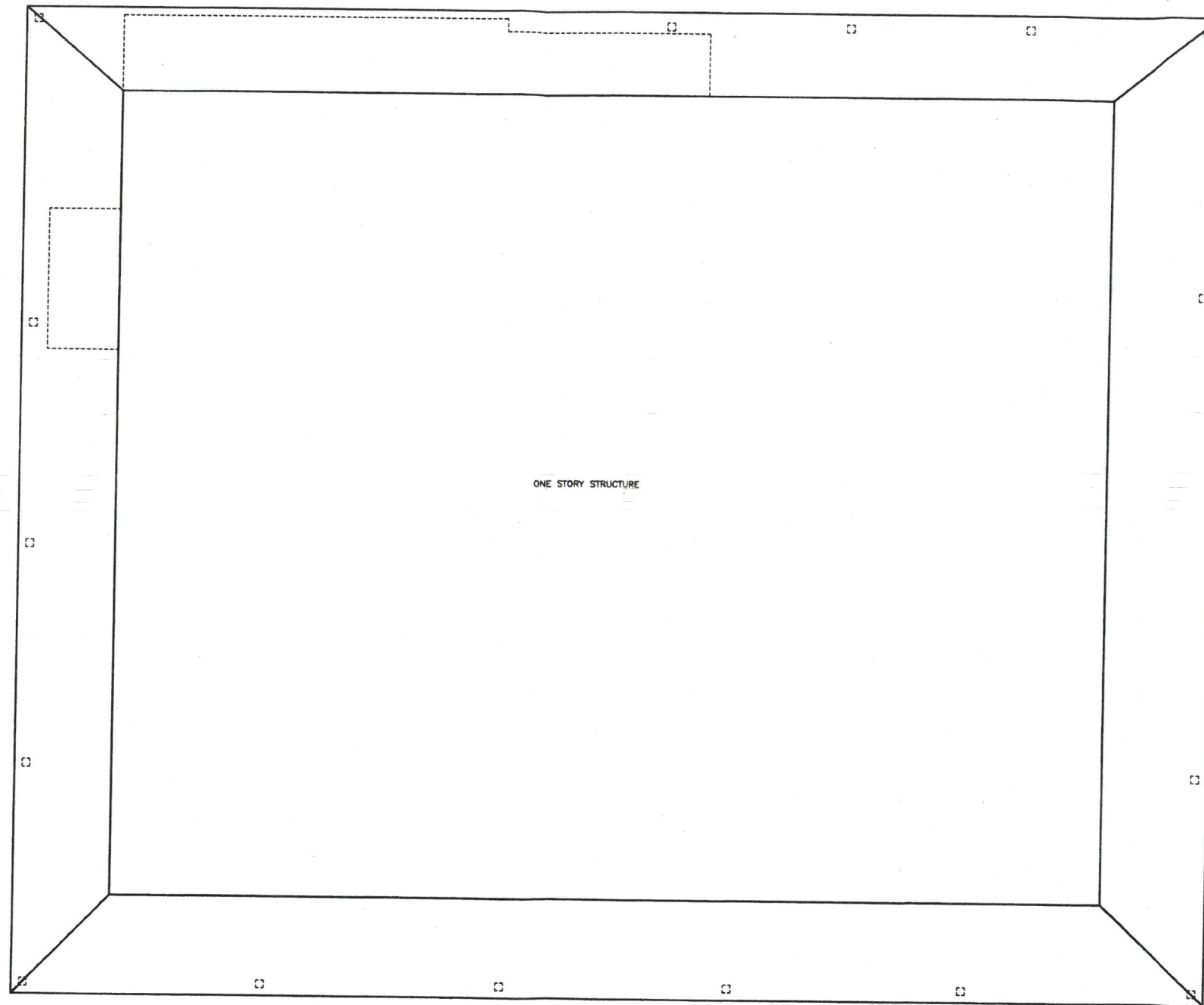
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501 Front Street
KEY WEST, FLORIDA



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EXISTING ROOF PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
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KEY WEST, FLORIDA

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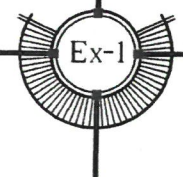
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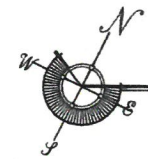
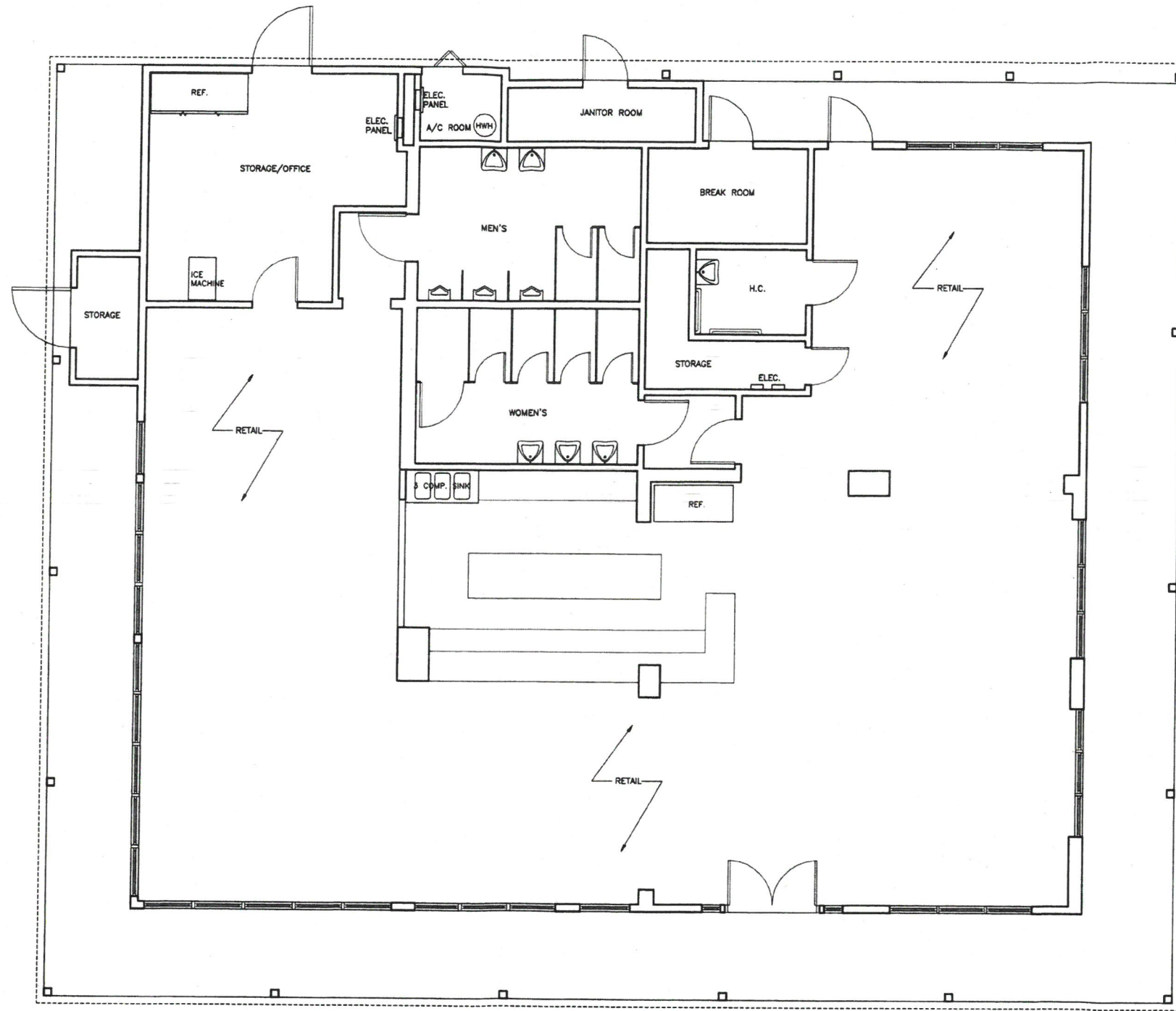
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1807



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Handwritten notes: PW 4-30-19, SW 4-23-19



EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

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LICENSE NO.
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CONCH TOUR TRAIN
RENOVATIONS
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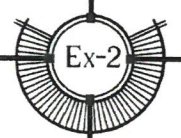
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NUMBER
1507



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Rev 4-23-19
8/4-23-19

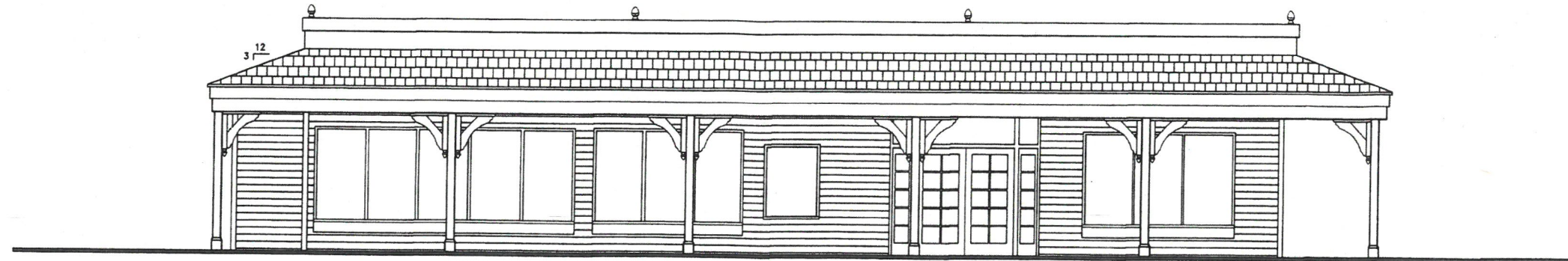
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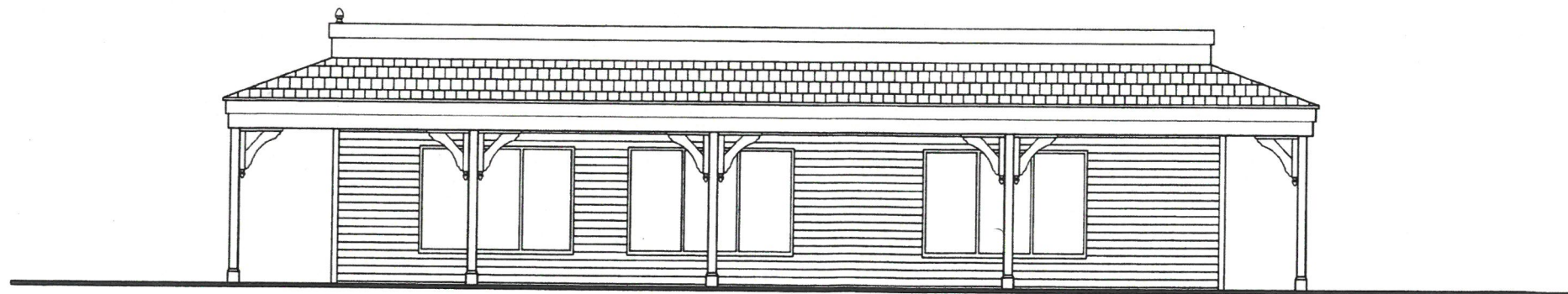
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LICENSE NO.
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CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1 EXISTING FRONT ELEVATION
Ex-3 SCALE: 1/4"=1'-0"



2 EXISTING SIDE ELEVATION
Ex-3 SCALE: 1/4"=1'-0"

SEAL

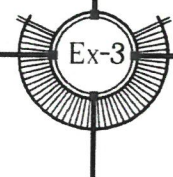
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



4-11-19

PJ
4-30-19
SW
4-23-19

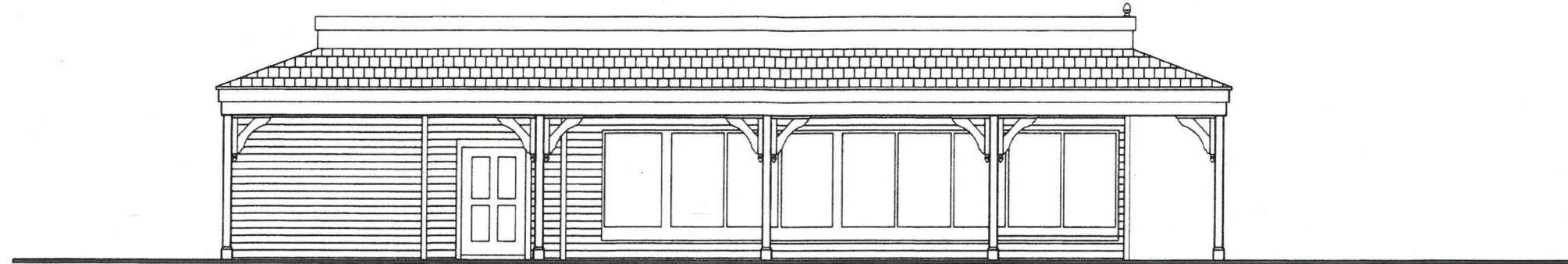
WILLIAM P. HORN
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FLORIDA
33040

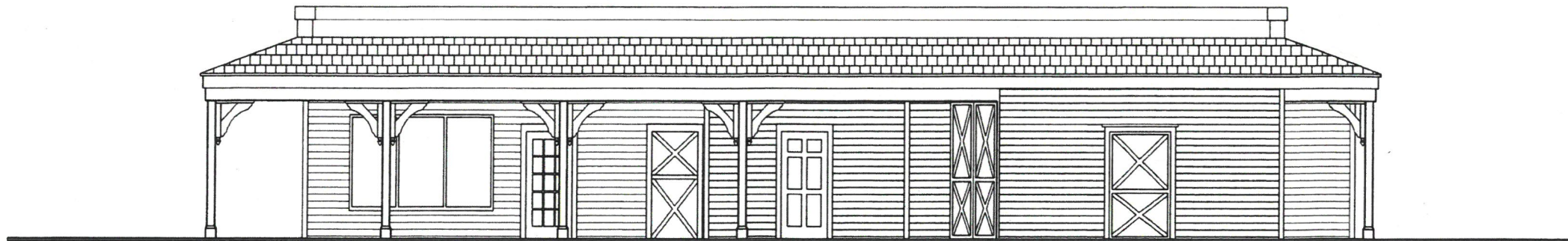
TEL: 305 296-8302
FAX: 305 296-1033

LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1
Ex-4
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



2
Ex-4
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

SEAL

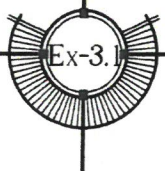
DATE
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REVISIONS

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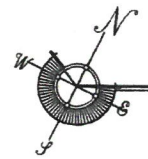
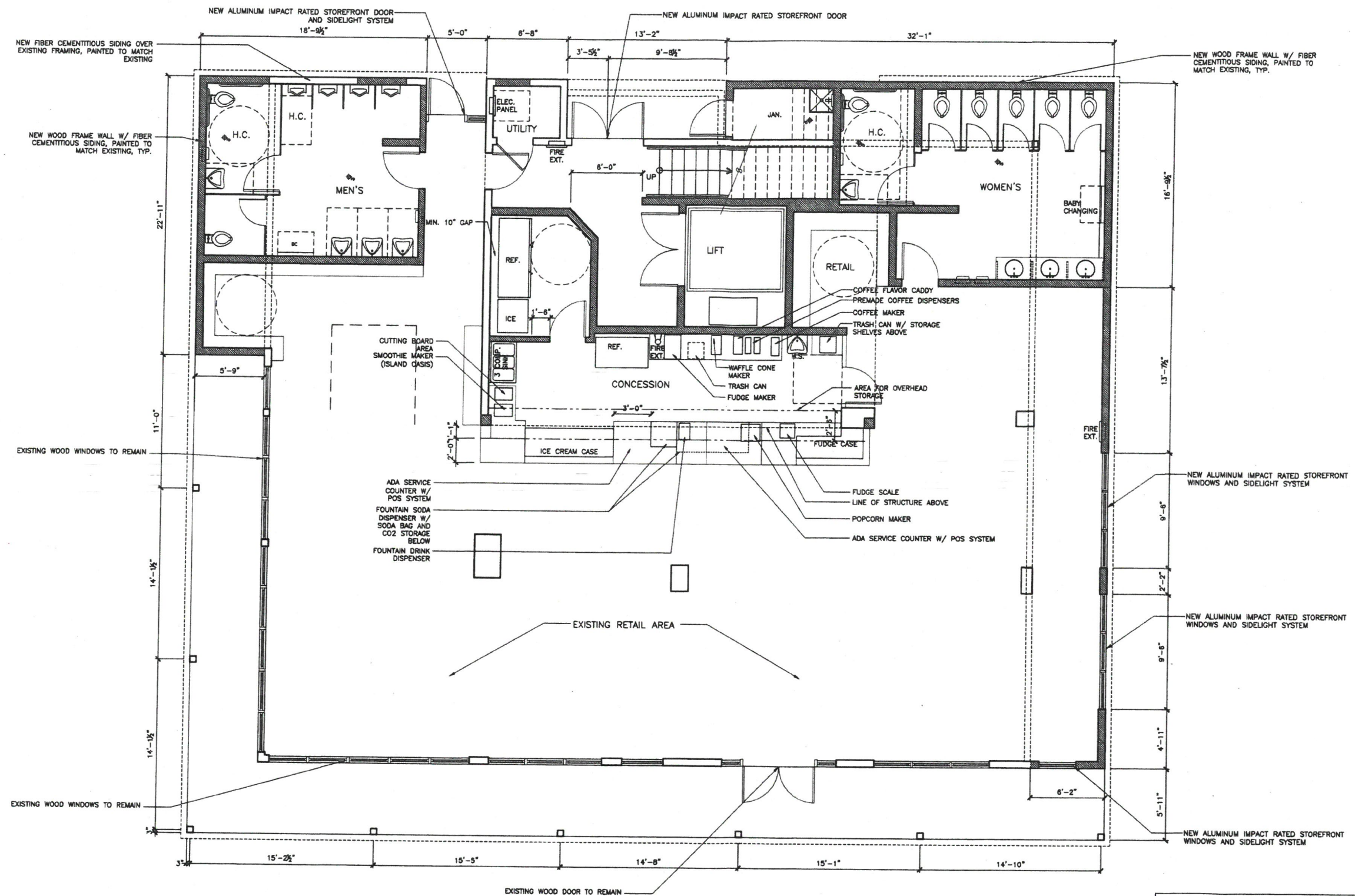
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NUMBER
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



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PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

BUILDING DATA	
EXISTING FLOOR AREA	3679 SF
PROPOSED SECOND FLOOR ADDITIONAL AREA	689 SF
TOTAL	4368 TOTAL SF

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CONCH TOUR TRAIN
RENOVATIONS
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KEY WEST, FLORIDA

SEAL

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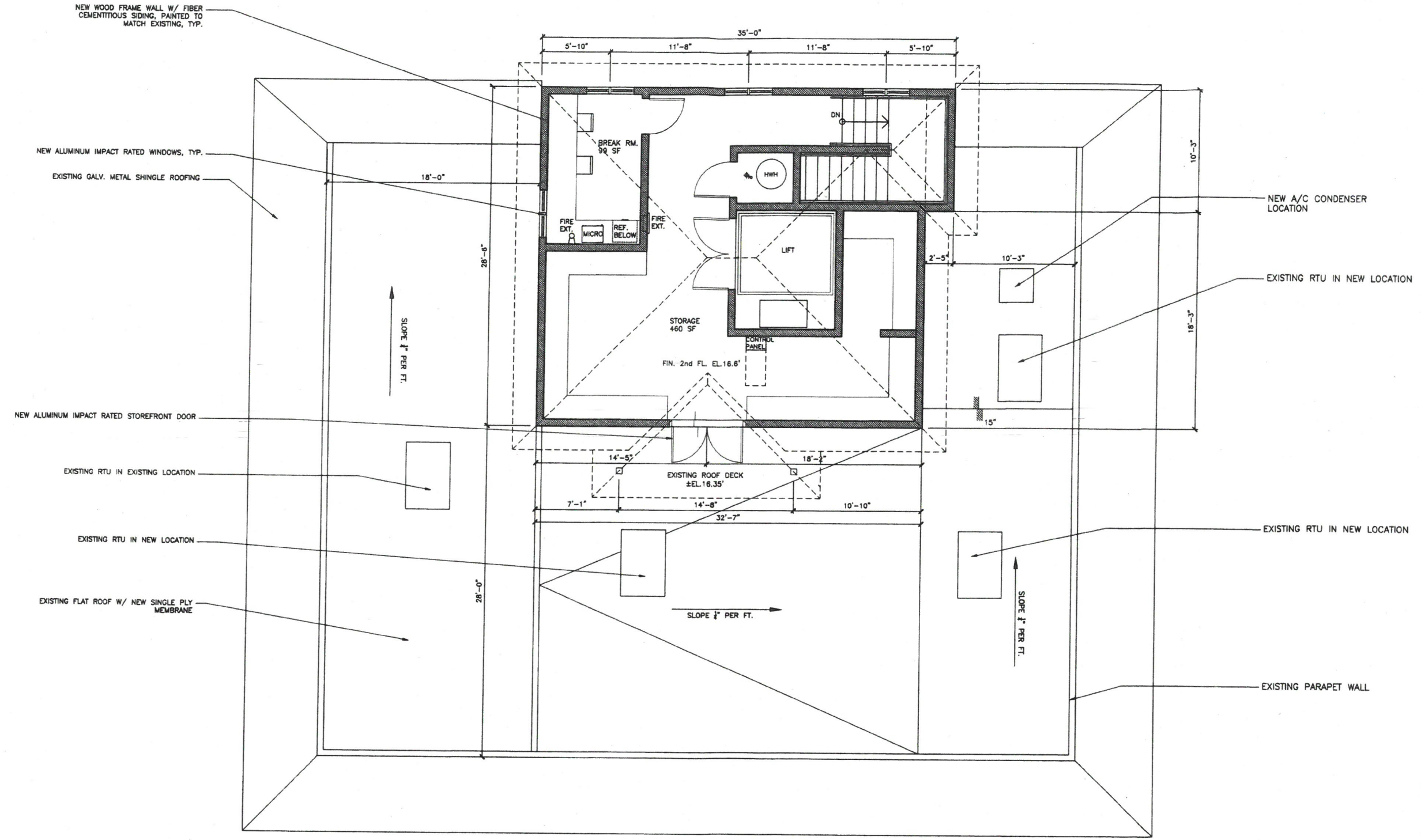
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

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WILLIAM P. HORN
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CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
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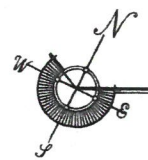
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4-11-19

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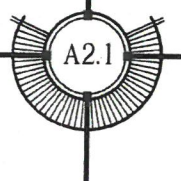
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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



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4-23-19

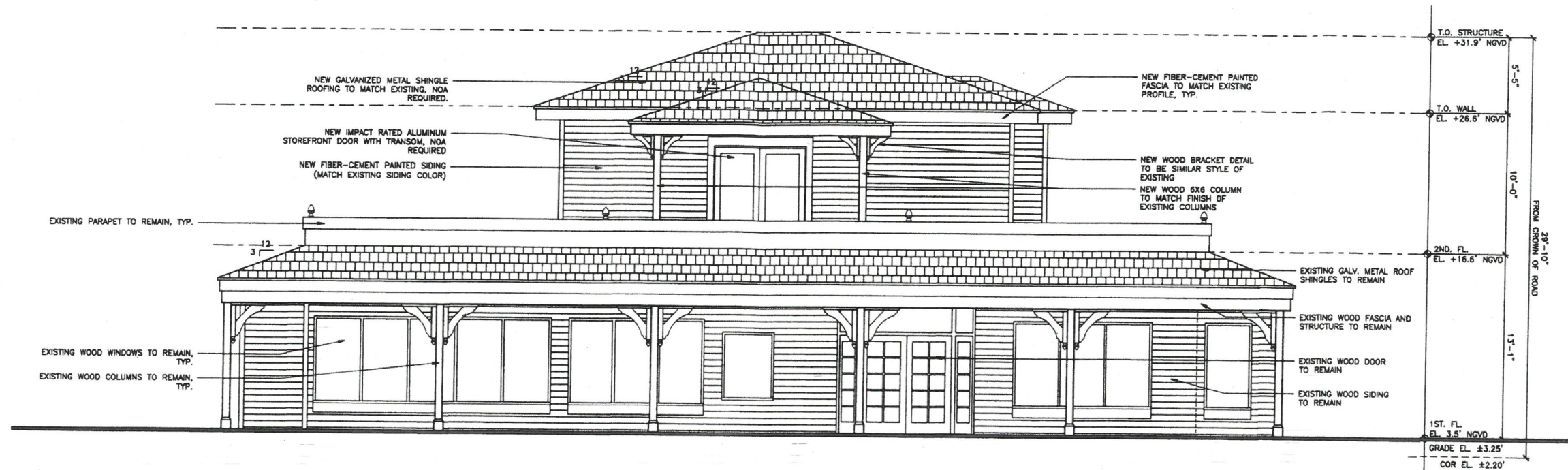
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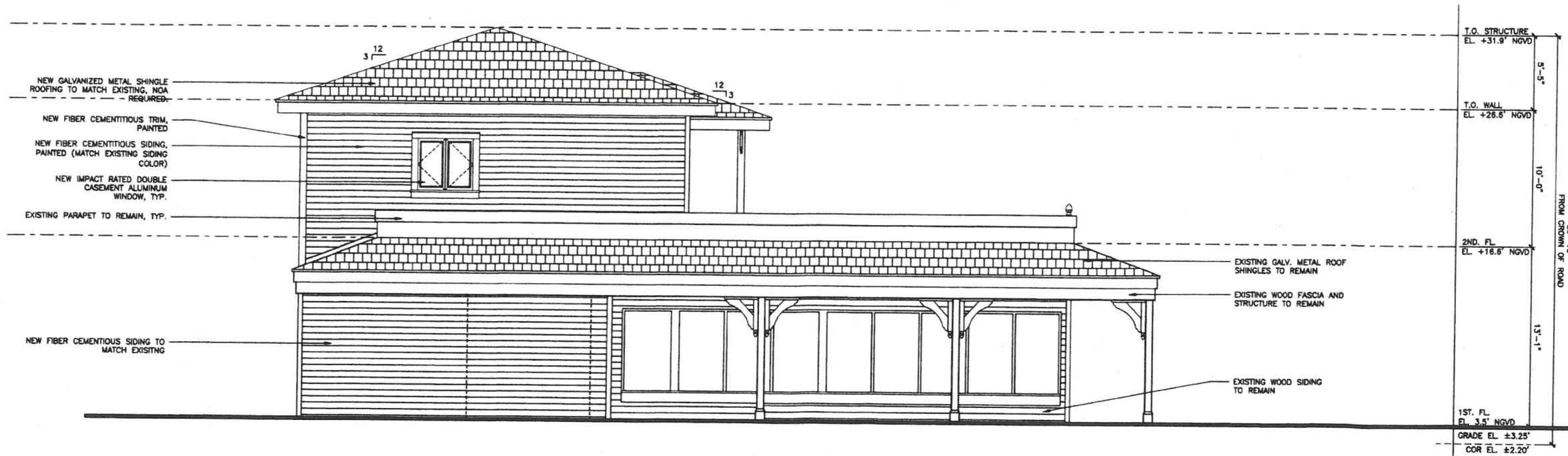
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CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1
A3.0 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A3.0 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

SEAL

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A3.0

CONCH TOUR TRAIN RENOVATIONS
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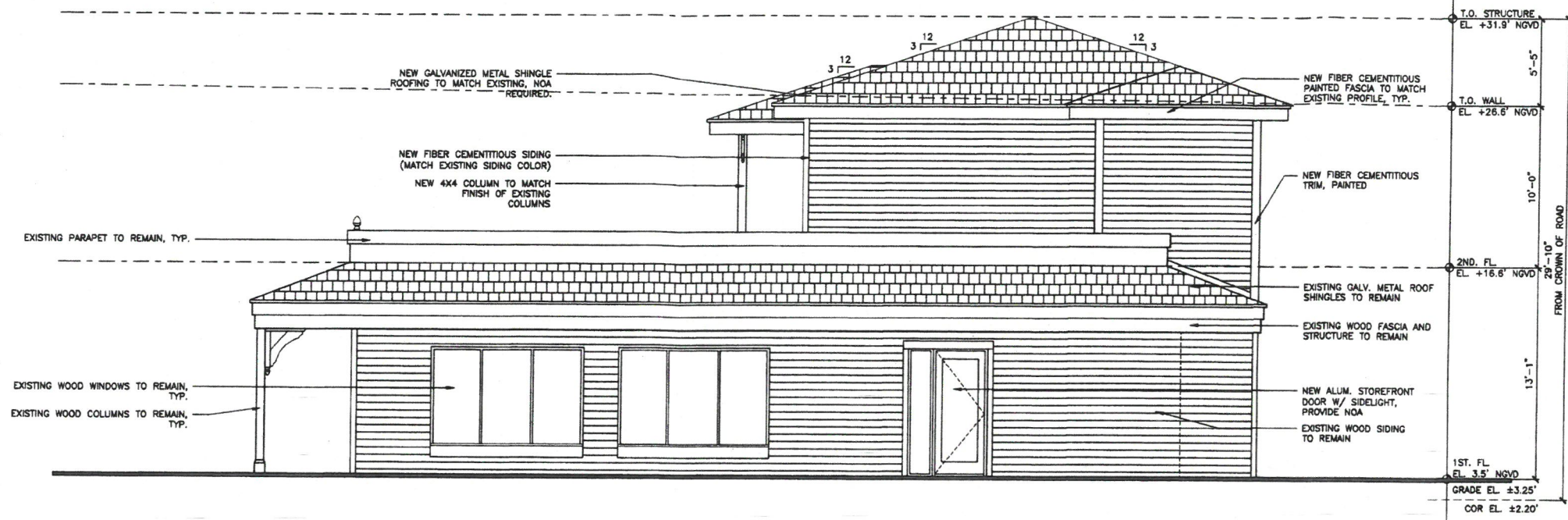
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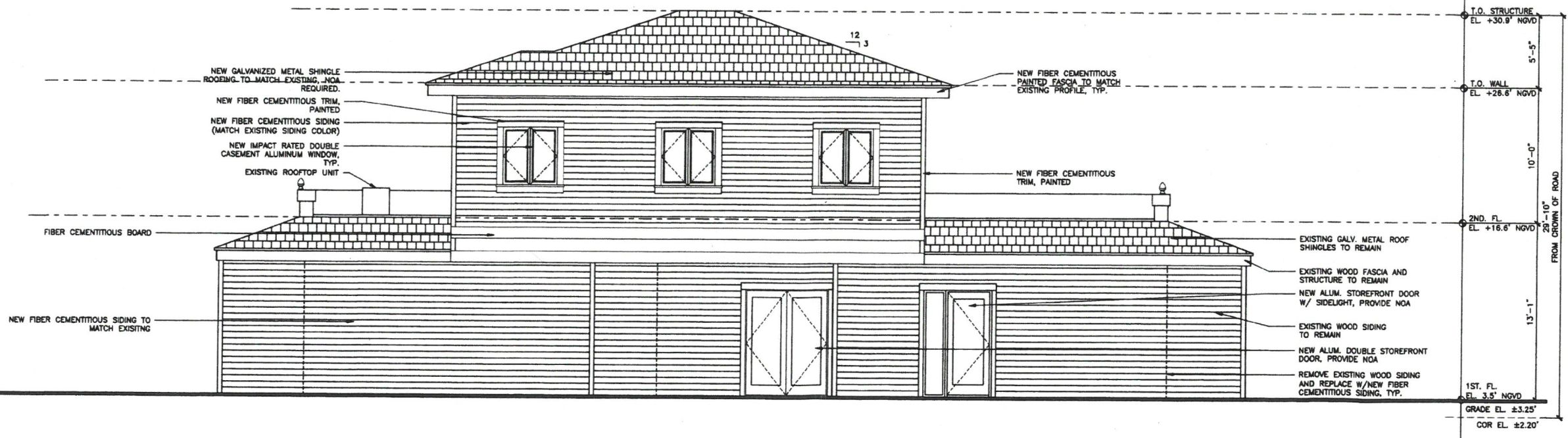
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CONCH TOUR TRAIN
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1 PROPOSED SIDE ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
A3.1 SCALE: 1/4"=1'-0"

SEAL

4-11-19

DATE
09-24-15 PRELIM HARC
10-26-15 HARC SUBMITTAL
01-24-19 DRC REVIEW
02-26-19 PLANNING SUBMIT

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1507



SA 4-23-19

PW 4-30-19

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA