

**PLANNING BOARD
RESOLUTION NO. 2016-10**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR THE CONVERSION OF 3,398 SQUARE FEET OF EXISTING SINGLE FAMILY INTERIOR SPACE FOR A TWO-FAMILY RESIDENTIAL DUPLEX USE ON PROPERTY LOCATED AT 1020 18TH TERRACE (RE # 00056840-000000, AK # 1057339) WITHIN THE SINGLE FAMILY RESIDENTIAL (SF) ZONING DISTRICT PURSUANT TO SECTIONS 122-62, 122-236(1), OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

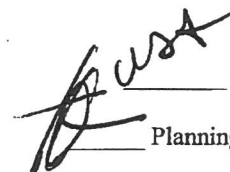
WHEREAS, the subject property is located within the Single Family Residential (SF) Zoning District; and

WHEREAS, pursuant to Sections 122-62 and 122-236(1) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), the applicant filed a conditional use application for the proposed duplex use on property located at 1020 18th Terrace; and

WHEREAS, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 18, 2016; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and


Chairman

Planning Director

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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 fully set forth herein.

Section 2. That a conditional use request, pursuant to Sections 122-62 and 122-236(1) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing the proposed duplex use on property located at 1020 18th Terrace (RE # 00056840-000000, AK # 1057339), as shown on the attached plans with the following conditions:

General conditions:

1. The proposed use shall be consistent with the drawings dated January 4, 2016 by Serge Mashtakov, Professional Engineer.
2. The two residential units shall be fitted with carbon monoxide (CO) detectors.
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).


Chairman

Planning Director

Conditions prior to issuance of a building permit:

4. The proposed development shall obtain all required Certificates of Appropriateness.

5. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This conditional use approval 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 5. 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.

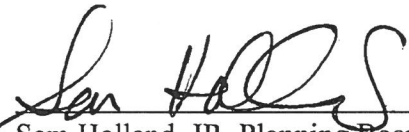
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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 45-day review period the

 Chairman
 Planning Director

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.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of February, 2016.

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

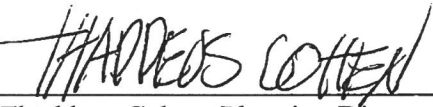


Sam Holland, JR, Planning Board Chairman



Date

Attest:

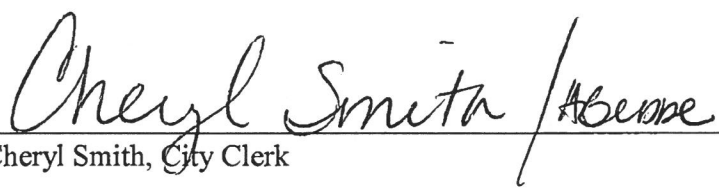


Thaddeus Cohen, Planning Director

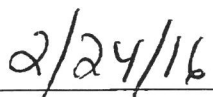


Date

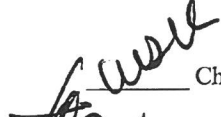
Filed with the Clerk:



Cheryl Smith, City Clerk



Date

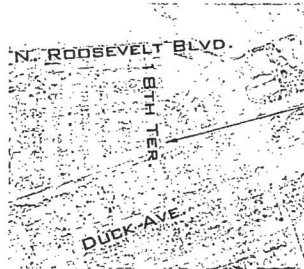


Chairman



Planning Director

CONSTRUCTION PLANS FOR REMODEL



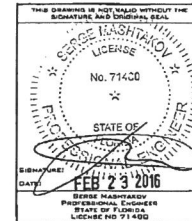
SITE LOCATION

LOCATION MAP:

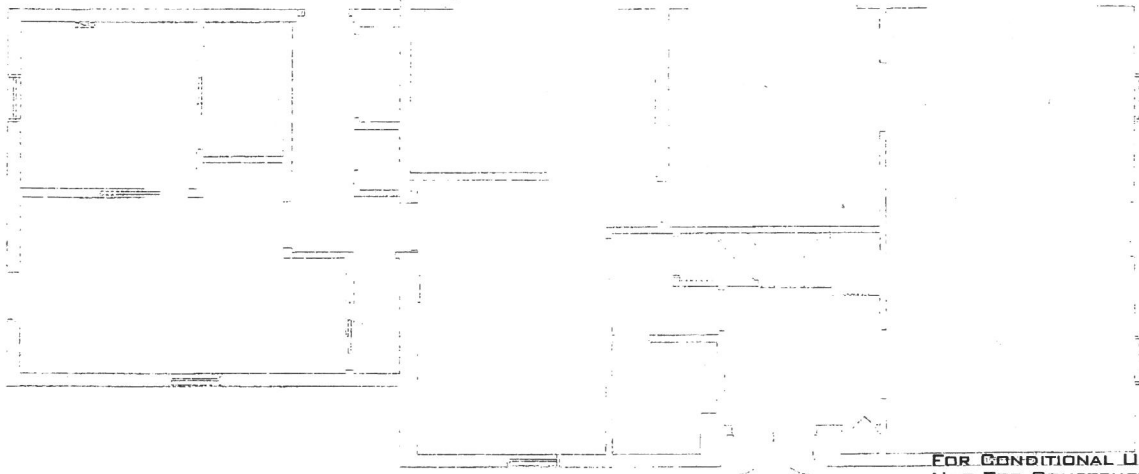
PROJECT LOCATION:
1020 18TH TERRACE
KEY WEST, FL 33040

CLIENT:
MR. KAREL BUBLAK &
MS. MARIE HRUSKOVA
2616 HARRIS AVE.
KEY WEST, FL 33040
T: (305) 924-8360

FOR CONDITIONAL USE REVIEW ONLY
NOT FOR CONSTRUCTION



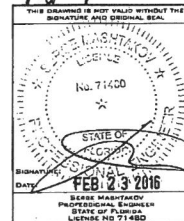
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CLIENT: MR. KAREL BUBLAK & MS. MARIE HRUSKOVA 2616 HARRIS AVE. KEY WEST FL 33040 - T: (305) 924-8360			
PROJECT: REMODEL			
SITE: 1020 18TH TERRACE KEY WEST, FL 33040			
SCALE: COVER			
SCALE OF TITLE	DATE	EXAMINER	APPROVER
AS SHOWN	02/10/16	ENGINEER	SEALED
1506-11	0-100		1



EXISTING 1ST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

FOR CONDITIONAL USE REVIEW ONLY
 NOT FOR CONSTRUCTION

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 2/24/16
 [Signature]



REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 2706 N. ROGERS BLVD
 SUITE 100
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30833

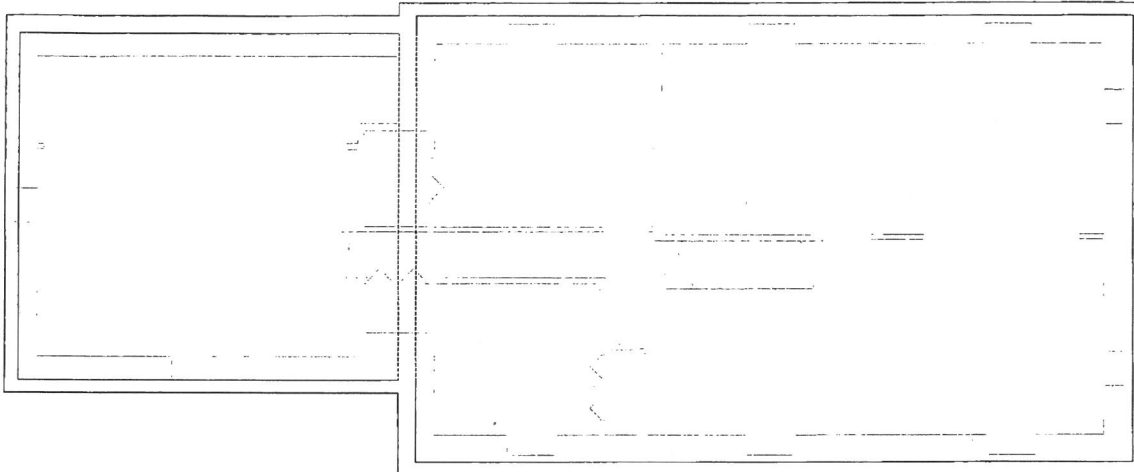
CLIENT
 MR. KARL BUBLAK &
 MR. MARK MURPHY
 2512 HARRIS AVE. KEY WEST
 FL 33040-1700/305/544-8060

PROJECT
 REMODEL

DATE
 1020 18TH TERRACE
 KEY WEST, FL 33040

TITLE
 EXISTING 1ST FLOOR

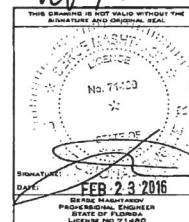
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AS SHOWN	1/20/13	12/8/08	BAH
1506-11	A-101		2



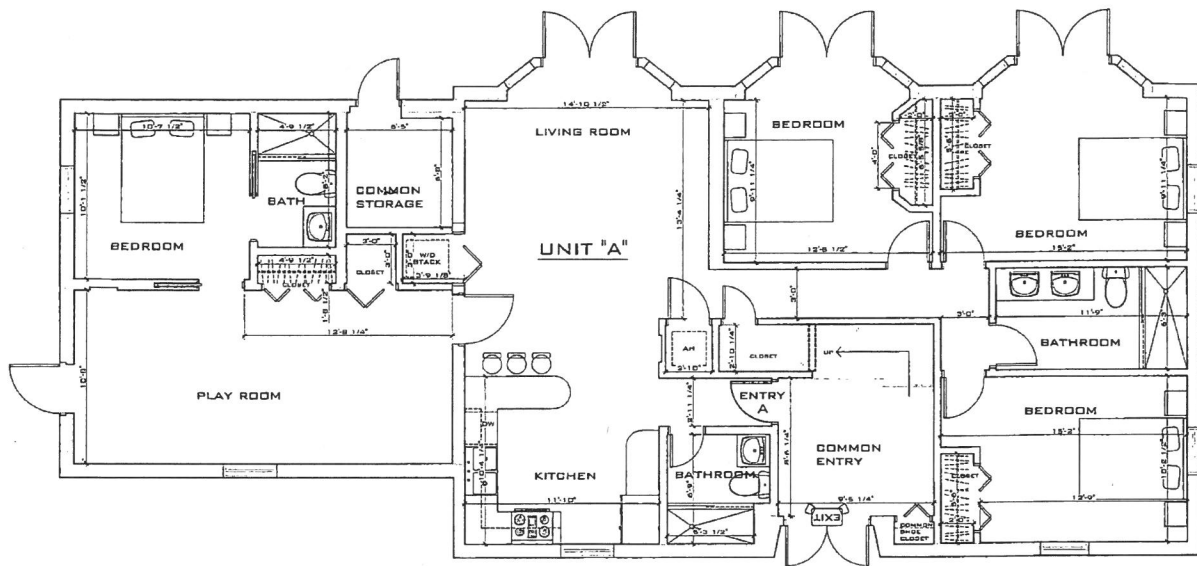
EXISTING 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

FOR CONDITIONAL USE REVIEW ONLY
 NOT FOR CONSTRUCTION

Check 2/24/16
[Signature]



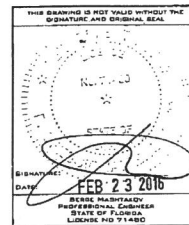
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ARTIBUS DESIGN 3706 N. ROOSEVELT BLVD SUITE 1-200 KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30535		
CLIENT:	MR. KAREL BUSLAK & MR. MARK HADDOVA 2815 HARRIS AVE. KEY WEST FL 33040 *T3088924-2820	
PROJECT:	REMODEL	
NO:	1020 10TH TERRACE KEY WEST, FL 33040	
FILE:	EXISTING 2ND FLOOR	
RECEIVED DATE	DATE	SCALE
1506-11	12/10/15	A-102
		2



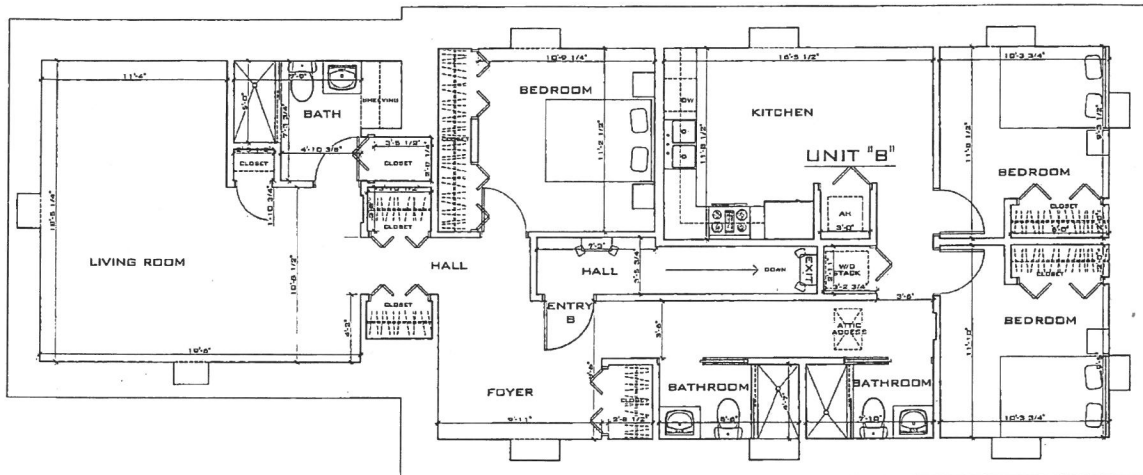
PROPOSED 1ST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

FOR CONDITIONAL USE
 REVIEW ONLY
 NOT FOR CONSTRUCTION

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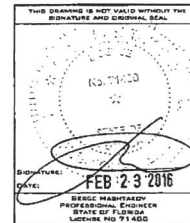
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ARTIBUS DESIGN 3706 N. ROOSEVELT BLVD SUITE 1-020 KEY WEST, FL 33040 (305) 364-1512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT	MR. KAREL BUBLÁK & MR. MARK HUMBOVA 2515 MARINE AVE. KEY WEST FL 33040 • T(305)924-8300		
PROJECT	REMODEL		
SITE	1020 10TH TERRACE KEY WEST, FL 33040		
DATE	PROPOSED 1ST FLOOR		
DESIGN/DATE	DATE	REVISION	REVISION
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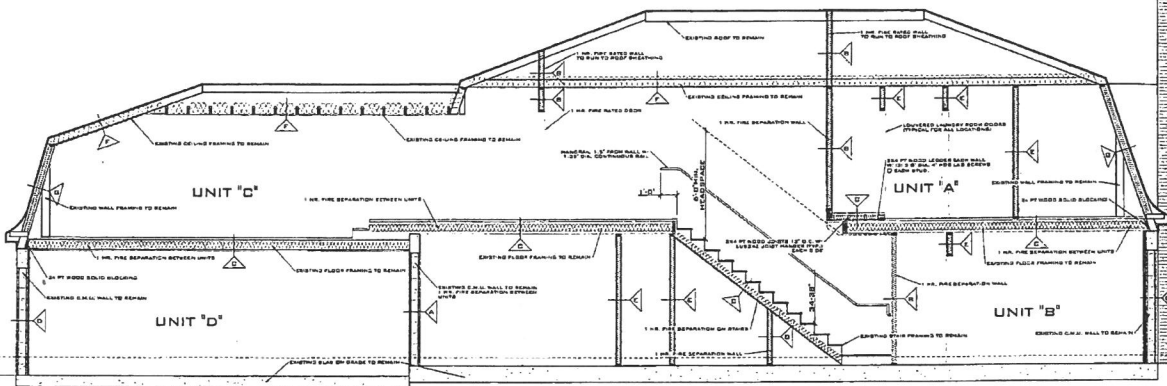
PROPOSED 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

FOR CONDITIONAL USE
 REVIEW ONLY
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 10/24/16
 Chris
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NO. DESCRIPTION	BY	DATE
FINAL		
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CLIENT	MR. KAREL BUGLAK & MR. MARK HUKDOVA 2516 HAMM AVE. KEY WEST FL 33040-7500/252A.ROAD	
PROJECT	REMODEL	
DATE	1020 18TH TERRACE KEY WEST, FL 33040	
FILE	PROPOSED 2ND FLOOR	
PROJECT TITLE	DATE	REVISION
AS SHOWN	01-04-16	1506-11
DATE	1506-11	A-104
		2



BUILDING CROSS SECTION
SCALE: 3/16" = 1'-0"

TYPICAL WALL TYPE & CEILING SCHEDULE

- 

TYP. 1 HOUR FIRE RATED CMU PARTITION WALL - 5'-0" DRYWALL - CMU WALL - 5'-0" DRYWALL
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TYP. 1 HOUR FIRE RATED WOOD STUD PARTITION WALL - 2x4 PARTITION WALL - 5'-0" DRYWALL - 2x4 PARTITION WALL - 5'-0" DRYWALL
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TYP. 1 HOUR FIRE RATED FLOOR/CEILING SEPARATION - 2x4 PARTITION WALL - 5'-0" DRYWALL - 2x4 PARTITION WALL - 5'-0" DRYWALL
- 

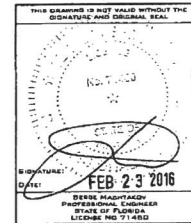
TYP. EXTERIOR CMU WALL - STUCCO FINISH - CMU WALL - GREENGLASS 15 KPS INSULATION - 5'-0" DRYWALL
- 

TYP. INTERIOR PARTITION - 5'-0" DRYWALL - 2x4 WOOD STUD - 16" O.C. WITH R-13 FORMALDEHYDE-FREE FIBERGLASS INSULATION - 5'-0" DRYWALL
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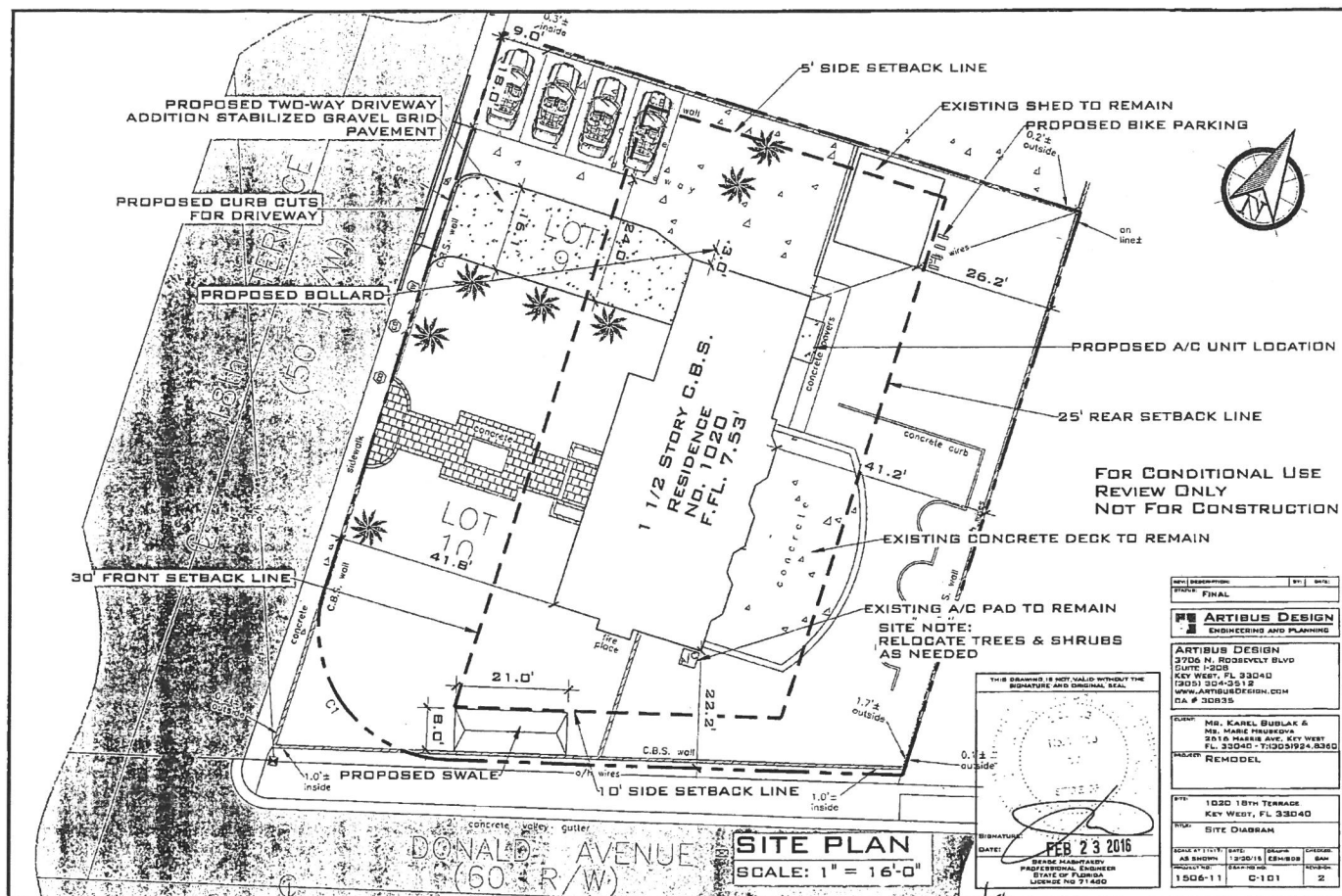
TYP. CEILING SEPARATION - 5'-0" DRYWALL - WOOD RAFTERS OR TRUSSES 24" O.C. WITH R-30 FORMALDEHYDE-FREE FIBERGLASS INSULATION OR GREENGLASS 15 KPS
- 

TYP. SECOND FLOOR EXTERIOR WALL - 5'-0" DRYWALL - WOOD STUD 16" O.C. WITH R-13 FORMALDEHYDE-FREE FIBERGLASS INSULATION - SHEATHING - ROOFING MATERIAL

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NO. 1000000000	BY: 1000000000
DATE: FINAL	
ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3700 N. ROOSEVELT BLVD SUITE 1000 KEY WEST, FL 33040 305A 304-3612 WWW.ARTIBUSDESIGN.COM CA # 30835	
CLIENT: MR. KARL BUBLAK & MR. MARK HUGHES 2618 HARRIS AVE. KEY WEST FL 33040-1700/954.9340	
PROJECT: REMODEL	
SITE: 1020 18TH TERRACE KEY WEST, FL 33040	
SHEET: CROSS SECTION	
DATE OF ISSUE: 10/1/16	DATE: 10/1/16
BY: 1000000000	BY: 1000000000
DATE: 10/1/16	DATE: 10/1/16
1006-11	A-105
1	1



10/09/16
use 2/24/16

