

**PLANNING BOARD
RESOLUTION NO. 2021-30**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A REQUEST FOR A MINOR DEVELOPMENT PLAN AT 1020 MARGARET STREET (RE# 00030490-000000) FOR A REQUEST FOR APPROVAL OF A MINOR DEVELOPMENT PLAN TO RENOVATE AN EXISTING HISTORIC SINGLE-FAMILY STRUCTURE AND CONSTRUCT THREE NEW SINGLE-FAMILY STRUCTURES, AS WELL AS INSTALLING AN INGROUND POOL AND A PAVED PARKING LOT IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT AND A REQUEST FOR APPROVAL TO PAY A FEE-IN-LIEU TO COMPLY WITH THE CITY OF KEY WEST'S WORKFORCE HOUSING ORDINANCE PURSUANT TO SECTIONS 108-91, 108-517, 122-596, 122-597, AND SECTION 122-1467(1)(A) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 108-91 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Minor Development Plan is required for permanent residential development including the addition or reconstruction of three or four units; and

WHEREAS, the subject property is located within the Historic Medium Density Residential (HMDR) Zoning District; and

WHEREAS, Code Section 108-196(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Minor Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 15th, 2021; and



Vice Chairman


Planning Director

WHEREAS, the granting of a Minor Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Minor Development Plan application is in harmony with the general purpose and intent of the Land Development Regulations, 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 if fully set forth herein.

Section 2. The a request for approval of a minor development plan to renovate an existing historic single-family structure and construct three new single-family structures, as well as installing an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district and a request for approval to pay a fee-in-lieu to comply with the City of Key West's Workforce Housing ordinance pursuant to Sections 108-91, 108-517, 122-596, 122-597, and Section 122-1467(1)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida., as shown in the attached plan revisions dated June 28th, 2021, is hereby approved with the following conditions:

Conditions of Approval:

1. Approval of a variance to the minimum required front and minimum required rear setback prior to approval of the proposed minor development plan.
2. A semi-pervious material be used for parking surfaces.
3. No units subject to this Minor Development Plan, nor any other units on the parcel, be used for transient rentals.


Vice Chairman

Planning Director

4. The proposed construction shall be consistent with the plans signed, sealed, and dated 6/28/2021 by William Horn, PA.
5. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:



6. Submittal of a stormwater management plan according to Sec. 108-777, to retain the greater of one-inch of runoff based on the site upland area or 2.5” times percent of impervious coverage.
7. The applicant shall obtain final landscape plan approval from the Tree Commission.
8. The applicant shall obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

Conditions prior to Certificate of Occupancy of Residential Units:

9. Prior to a certificate of occupancy being issued for the residential units, City Code Section 122-1467 (1) shall be met and a fee-in-lieu of \$200,000 per affordable housing unit shall be paid to the City.

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 Minor Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without


Vice Chairman

Planning Director

finding, the correctness of the 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 Board.


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 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 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 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.

 Vice Chairman

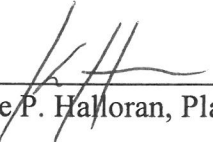
 Planning Director

Read and passed at a regularly scheduled meeting held this 15th day of July 2021.


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




James Gillelan, Planning Board Vice Chairman 09-02-21
Date

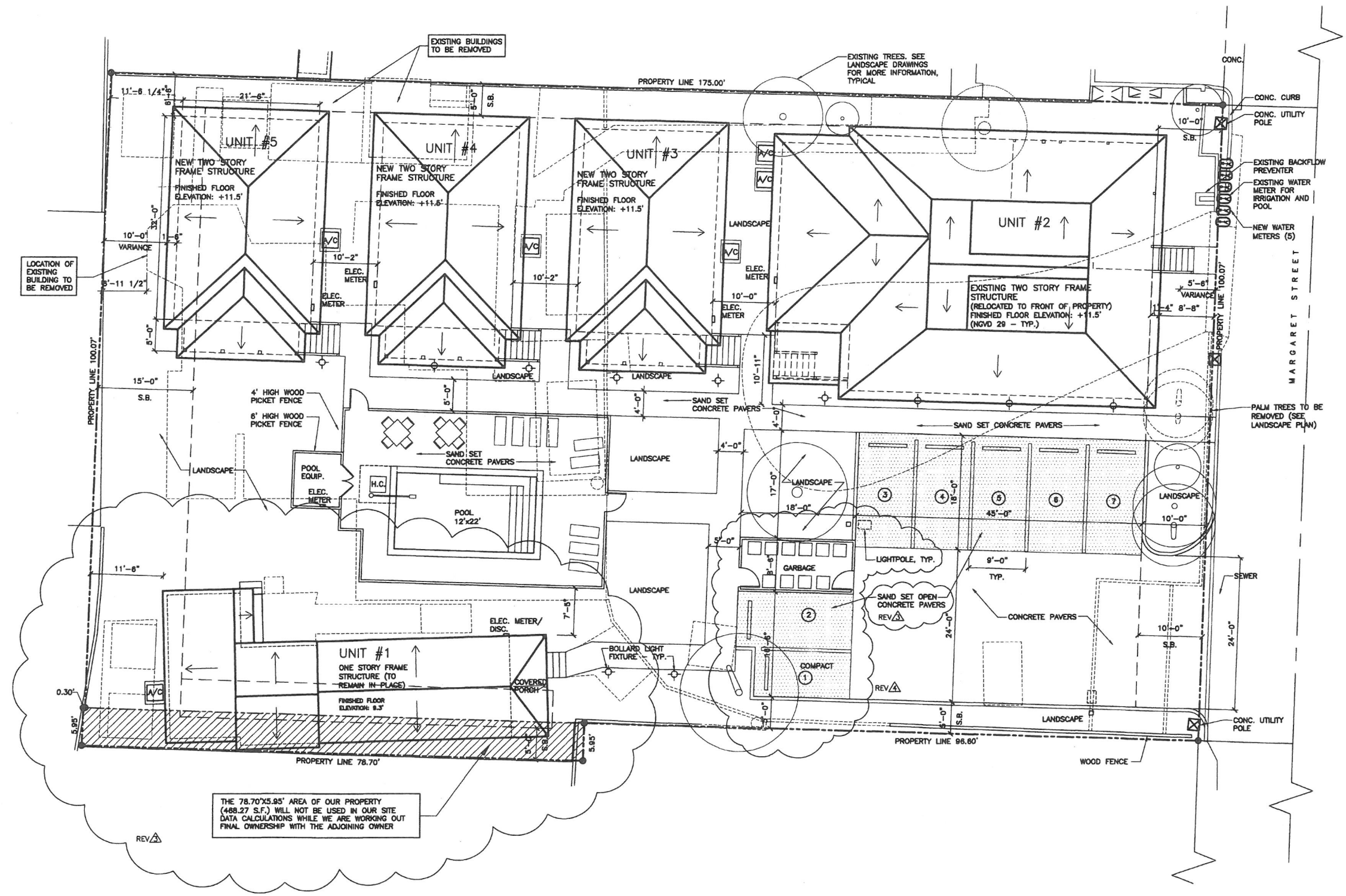
Attest:


Katie P. Halloran, Planning Director 8/2/2021
Date

Filed with the Clerk:


Cheryl Smith, City Clerk 8/9/21
Date

 Vice Chairman
 Planning Director



KPH 8/2/2021

SEAL

[Signature]

DATE

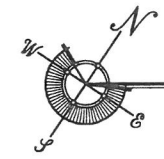
06-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ
06-28-21	REV. Δ

DRAWN BY

JW
EMA
PROJECT NUMBER
1901



PROPOSED ROOF/SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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

OR

