

**THE CITY OF KEY WEST
PLANNING BOARD**



To: Chairman and Planning Board Members

Through: Katie P. Halloran, Planning Director

From: Ben Gagnon, Planner I

Meeting Date: March 12, 2024

Agenda Item: **Minor Development Plan Extension - 1801 White St (RE# 00059570-000000)** - A request for a first extension of an approved Minor Development Plan in the Public Services (PS) zoning district per Planning Board Resolution No. 2022-057 of the City of Key West Planning Board, pursuant to Chapter 108 entitled, "Planning and Development", Article II entitled, "Development Plan", Division 6 entitled, "Review Process", Section 108-203 entitled, "Expiration, Transferability, and Extension" of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

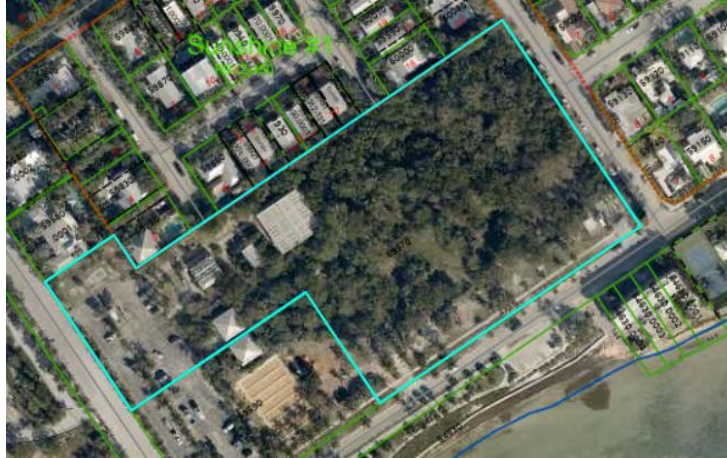
Request: The applicant is requesting an extension to Planning Board Resolution 2022-057, which granted minor development plan approval for the construction of a new two story, 1,349 square foot modular unit to replace the Key West Wildlife Center's aging building.

Applicant: Key West Wildlife Center Board of Directors

Property Owner: City of Key West, Florida

Location: 1801 White St, Key West, FL 33040 (RE# 00059570-000000)

Zoning: PS (Public Services)



Background:

In February 2023, the Key West Planning Board approved Resolution 2022-057 for a –minor development plan at 1801 White Street. The Resolution permits the Key West Wildlife Center to construct a 1,349 square foot two story structure at their leased area to assist the center in animal rehabilitation.

The original approval required that all permits required for resolution 2022-057 be submitted in their entirety within 12 months after the date hereof. The applicant has determined that they will require additional time to submit permit applications due to the modular building manufacturer requiring additional time.

Process:

Date of original approval expiration: 2/14/2024

Date of application filing: 1/30/2024

Planning Board Meeting: 3/12/2024

Local Appeal Period: 10 days

DEO Review Period: up to 45 days

Factors for review of the extension include the following:

- 1. The request was made on a timely basis.**
The applicant submitted a request for a variance extension on January 30th, 2024, which is prior to the expiration of the previously approved minor development plan approval (February 14th, 2024)
- 2. No changes of circumstance to the property or its underlying zoning district have occurred.**
As per the applicant and staff review, there has been no change of circumstances to the property or its underlying zoning. But, as noted above, the modular building manufacturer requires additional time to prepare the unit.

RECOMMENDATION:

The Planning Department, based on the criteria established in the Comprehensive Plan and Land Development Regulations, recommends that Planning Board Resolution 2022-057 be **extended** for a period of twelve (12) months.