

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A VARIANCE – 417 SIMONTON STREET (RE# 00006240-000000) – APPLICANT REQUESTS VARIANCE TO REDUCE THE REAR YARD SETBACK, NORTH SIDE SETBACK AND SOUTH SIDE SETBACK TO DEMOLISH AND RECONSTRUCT AN ADDITION AT AN EXISTING RESIDENTIAL PROPERTY LOCATED IN THE HISTORIC NEIGHBORHOOD COMMERCIAL-1 (HNC-1) ZONING DISTRICT, PURSUANT TO SECTIONS 90-395, 122-32, AND 122-806 THROUGH 122-835 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the subject property is located at 417 Simonton Street in the Historic Neighborhood Commercial (HNC-1) district proposes to demolish and rebuild the existing legally nonconforming second residential dwelling unit; and

WHEREAS, the proposed reconstruction would exceed rear, north and south side setback requirements; and

WHEREAS, the property owner requests a variance to demolish the existing 579 square feet rear dwelling unit which encroaches onto the neighboring lot and passes beyond the property line with 0 rear and side setbacks and reconstruct a smaller one and a half-story structure of 415 square feet, positioned to remain within the property boundaries improving the rear yard from existing 0 setback to 2' 6", south side setback from existing 0' to 1'6" and the north side setback from existing 0' 6" to no change.

WHEREAS, the Key West Planning Board (the "Board") finds that circumstances exist

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_____ Chairman

_____ Planning Director

which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 20, 2025; and

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

WHEREAS, the 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 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 Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the 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 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 variances; and

WHEREAS, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”); and

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. That the City of Key West Planning Board hereby approves by Resolution variance at 417 Simonton Street to reduce the rear yard setback, north side setback and south side setback to demolish and reconstruct an addition at an existing residential property located in the Historic Neighborhood Commercial-1 (HNC-1) Zoning District, pursuant to Sections 90-395, 122-32, and 122-806 through 122-835 of the Code of Ordinances of the City of Key West, Florida.

General Conditions:

1. The proposed work shall be consistent with the attached signed and sealed plans on October 30th, 2025 by Haven Burkee- Rogers.

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 its 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 these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances 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 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 will be rendered to the Florida Department of Commerce. 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 DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DOC 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 20th day of November 2025.

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_____ Chairman

_____ Planning Director

Peter Batty, Planning Board Chair

Date

Attest:

Jim Singelyn, Acting Planning Director

Date

Filed with the Clerk:

Keri O'Brien, City Clerk

Date

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_____ Chairman

_____ Planning Director