

**PLANNING BOARD
RESOLUTION NO. 2020-14**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE MINIMUM REQUIRED OFF-STREET PARKING FOR A CULTURAL AND CIVIC USE ON A PARCEL LOCATED AT 624 WHITE STREET (RE# 00010130-000000) WITHIN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT SECTION 90-395, SECTION 108-572 (3) AND SECTION 108-574 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 Historic Medium Residential Residential (HMDR) Zoning District; and

WHEREAS, pursuant to Section 90-395, Section 108-572 (3) and Section 108-574 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 variance application for the reduction of overall required off-street parking from three (3) off-street parking spaces to zero (0) required off-street parking spaces located at 624 White Street; and

WHEREAS, City Code Section 90-395 outlines the criteria for reviewing a variance application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 21, 2020; and

WHEREAS, the Planning Board found that the proposed variance complies with the criteria in City Code Section 90-395; and

WHEREAS, the approval of the variance application will be in harmony with the general

_____ Chairman
_____ Planning Director

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 variance request, pursuant to Section 90-395 of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing the overall reduction of required off-street parking from three (3) off-street spaces to zero (0) required off-street spaces located at 624 White Street (RE# 00010130-000000) with the following conditions:

General conditions:

1. Maintain the proposed loading area at a minimum of the size and space of a parking space as well as the rolling gate.
2. All off-street bicycle parking meet both HARC guidelines and the standards dictated in Section 108-643 of the Land Development Regulations of Key West.
3. The applicant receives HARC and Tree Commission approval prior to installing new bike parking.
4. The location of bicycle parking may be changed subject to the approval of the Planning Director and approval from HARC staff.

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 and construction shall commence within 12 months after the date hereof.

Section 4. This resolution 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 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 21st day of May, 2020.

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

Sam Holland, Planning Board Chair Date

Attest:

Katie P. Halloran, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Chairman
_____ Planning Director