

EXECUTIVE SUMMARY



To: Board of Adjustment

From: Ginny Haller, Planner II

Meeting Date: May 2, 2017

RE: **Height Variance Extension – 716-718 South Street (RE # 00036870-000000, AK # 1037681)** – A request for an extension on a Height Variance approval for an additional 8 feet of non-habitable space based on the Resolution No. 15-090 on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Section 1.05 of the City Charter of the City of Key West, Florida.

ACTION STATEMENT:

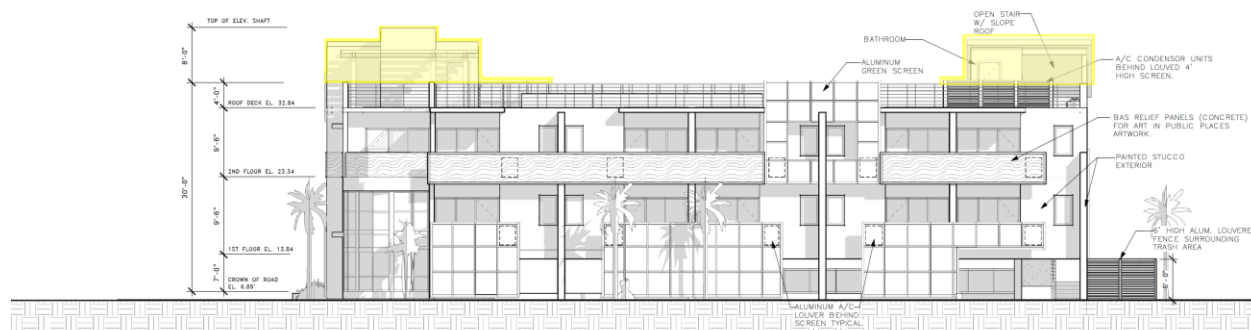
Request: A request for an extension on a Height Variance approval for an additional 8 feet of non-habitable space.

Applicant: Trepanier & Associates, Inc.

Property Owner: South Street Hospitality LLC

Location: 716-718 South Street (RE # 00036870-000000, AK # 1037681)

Zoning: Historic Residential / Office (HRO)



NORTH WEST ELEVATION- SOUTH ST. SIDE

BACKGROUND:

The subject property is located at the southern corner of South and William Streets within the HRO Zoning District. The above location was granted a Height Variance for non-habitable space through Resolution No. 15-090 and Major Development Plan and Landscape Modification / Waiver by The City Commission on March 3, 2015 through Resolution No. 15-092. The Height Variance and Development Plan became effective on May 14, 2015 concurrent with the expiration date of the DEO appeal period.

The applicant is requesting a second 12 month extension to the Height Variance. The applicant was granted a one-year extension at the January 5, 2016 City Commission meeting. This second one-year extension to the expiration of the development approval will allow the owners to plan accordingly over the next year, securing funds for increasing construction costs and establishing an efficient construction timeline.

City Actions:

Planning Board:	September 18, 2014
Board of Adjustment:	March 14, 2015 (approved)
City Commission:	January 5, 2016 (approved)
City Commission:	May 2, 2017

PLANNING STAFF ANALYSIS:

1.05 - Height restriction.

(a) Building height restrictions in the city's land development regulations and building code in effect as of the adoption of this charter section are subject to change only upon approval of a majority of the qualified electors casting ballots at a general municipal election.

(b) If the board of adjustment approves a height variance for habitable building space, this approval shall be submitted to the voters for ratification in the next regularly scheduled election. Board of adjustment approval shall not become effective until voter ratification. Board of adjustment height variances for non-habitable purposes, including, but not limited to, radio towers, antennae and spires, shall be final and not be subject to referendum. Board of adjustment height variances for a build back of involuntarily destroyed structures which are nonconforming in their height shall also be final and not be subject to referendum.