

**PLANNING BOARD
RESOLUTION NO. 2017-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO MINIMUM SIDE AND REAR YARD SETBACKS AND MAXIMUM BUILDING COVERAGE REQUIREMENTS ON PROPERTY LOCATED AT 311 MARGARET STREET (RE # 00002810-000100; AK # 1002909) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – 2 KEY WEST BIGHT (HRCC-2) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-720 (4) a., AND 122-720 (6) b. AND c. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to install a 290-square foot roof structure over an existing side rear work area and delivery dock, triggering side and rear yard setbacks and maximum building coverage on property located at 311 Margaret Street (RE # 00002810-000100; AK # 1002909);

WHEREAS, Section 122-720 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum yard setback is 7.5 feet and the minimum rear yard setback is 15 feet, and the maximum building coverage is 50 percent;

WHEREAS, the proposed northwest side yard setback is 0’ from the 7.5’ requirement;

WHEREAS, the applicant requests a variance to the minimum side yard setback;

WHEREAS, the proposed rear setback is 1’6” from the 15’ minimum required;

WHEREAS, the applicant requests a variance to the minimum rear yard setback;

WHEREAS, the proposed building coverage is 63%;

WHEREAS, the applicant requests a variance to the maximum building coverage;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on

October 19, 2017;

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

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

WHEREAS, the Planning 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;

WHEREAS, the Planning 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;

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

WHEREAS, the Planning 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;

WHEREAS, the Planning 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 variance;

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the

variance application, and by addressing the objections expressed by these neighbors;

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. An approval by Resolution of the City of Key West Planning Board for the maximum building coverage requirements, side and rear setback requirements variance for the construction of a 290-square foot roof on the property located at 311 Margaret Street (RE # 00002810-000100; AK # 1002909) in the HRCC-2 Zoning District pursuant to Sections 90-395, 122-720 (4) a., and 122-720 (6) b. and c. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed constructions shall be consistent with the plans signed and sealed February 14, 2017 by William P. Horn, Architect, PA. No approval granted for any other work or improvements shown on the plans other than the construction of a roof over the loading area.

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 their 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 this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance 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 the 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 Commission.

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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit is not effective for forty-five (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 forty-five (45) day review period the DEO can appeal the permit 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 19th day of October 2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Sam Holland
City of Key West Planning Board

Date

Attest:

Patrick Wright
Planning Director

Date

Filed with the Clerk:

Cheryl Smith
City Clerk

Date

_____ Chairman

_____ Planning Director