## PLANNING BOARD RESOLUTION NO. 2018-15

A RESOLUTION OF THE KEY WEST PLANNING BOARD **GRANTING MAJOR DEVELOPMENT** PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER PURSUANT TO SECTIONS 108-91.B.2(b), 122-62, 108-196(a), 122-418 (17), 122-129, AND 108-347 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE CONSTRUCTION OF AN EXPANSION OF AN EXISTING THREE-STORY SELF-STORAGE BUILDING ON PROPERTY LOCATED AT 2600 N. ROOSEVELT **BOULEVARD** (RE# 00065010-000000) WITHIN THE COMMERCIAL GENERAL (CG) AND CONSERVATION MANGROVE (CM) ZONING DISTRICTS: PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that a Major Development Plan is required for the addition or reconstruction of nonresidential floor area equal to or greater than 5,000 square feet of gross floor area; and

WHEREAS, Code Sections 108-196(a) the Planning Board to review and approve, with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

**WHEREAS**, Section 122-418(17) of the Code of the City provides that light industrial is a conditional use in the CG Zoning District; and

WHEREAS, Section 122-129 of the Code of the City provides self-storage is a conditional use in the CM Zoning District; and

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Pw Planning Director

**WHEREAS**, Section 122-62 provides the specific criteria for the approval of a conditional use; and

**WHEREAS**, Code Sections 108-347 provides required screening for landscape buffer yards; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 19, 2018; and

WHEREAS, the granting of a Major Development Plan, Conditional Use, and Landscape
Waiver is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan, Conditional Use, and Landscape Waiver is in harmony with the general purpose and intent of the Land Development Regulations, 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 if fully set forth herein.

Section 2. The Major Development Plan, Conditional Use, and Landscape Waiver for the construction of an expansion of an existing three-story self-storage building at 2600 North Roosevelt Boulevard (RE# 00065010-000000) within the Commercial General (CG) and Conservation Mangrove (CM) Zoning Districts pursuant to Sections 108-91.B.2(b), 108-196(a), 122-62, 122-129, 122-418(17), and 108-347 of the Land Development Regulations of the Code of Ordinances of the

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Planning Director

City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

### **General conditions:**

- 1. The proposed development shall be consistent with the plans dated March 6, 2018 signed and sealed by Laurie S Burcaw, Maser Consulting PA.
- 2. The hours of construction shall be in compliance with City Code and be limited to 8 AM to & 5 PM on Monday to Friday, and 9 Am to 5 PM on Saturday.
- 3. During all phases of construction, temporary fencing shall be installed and maintained according to the Site Demolition Plan dated March 6, 2018 by\_Laurie S Burcaw, Maser Consulting PA. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
- 4. All existing fire hydrants shall be protected.

## Conditions prior to the City Commission hearing:

5. The applicant shall obtain final landscape plan approval from the Tree Commission.

## Conditions prior to issuance of a building permit:

- 6. Applicant shall coordinate with Keys Energy Services a full project review.
- 7. Applicant is compliant with South Florida Water Management District (SFWMD) letter dated December 26, 2017 that the proposed activities are in compliance with the original environmental resource permit #44-00254-P.
- 8. Approval of a Public Art Plan shall be obtained from the AIPP Board pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
- **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 within 12 months after the date hereof.
- **Section 4.** This Major Development Plan, Conditional Use, and Landscape Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to

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possession of the property, and assumes, without finding, the correctness of the 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 Board.

**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 shall 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.

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Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 19<sup>th</sup> day of April, 2018.

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

		4		
Sam	Holland,	Planning	Board	Chairman

1-89-18

Date

Attest:

Patrick Wright, Planning Director

Date

Filed with the Clerk:

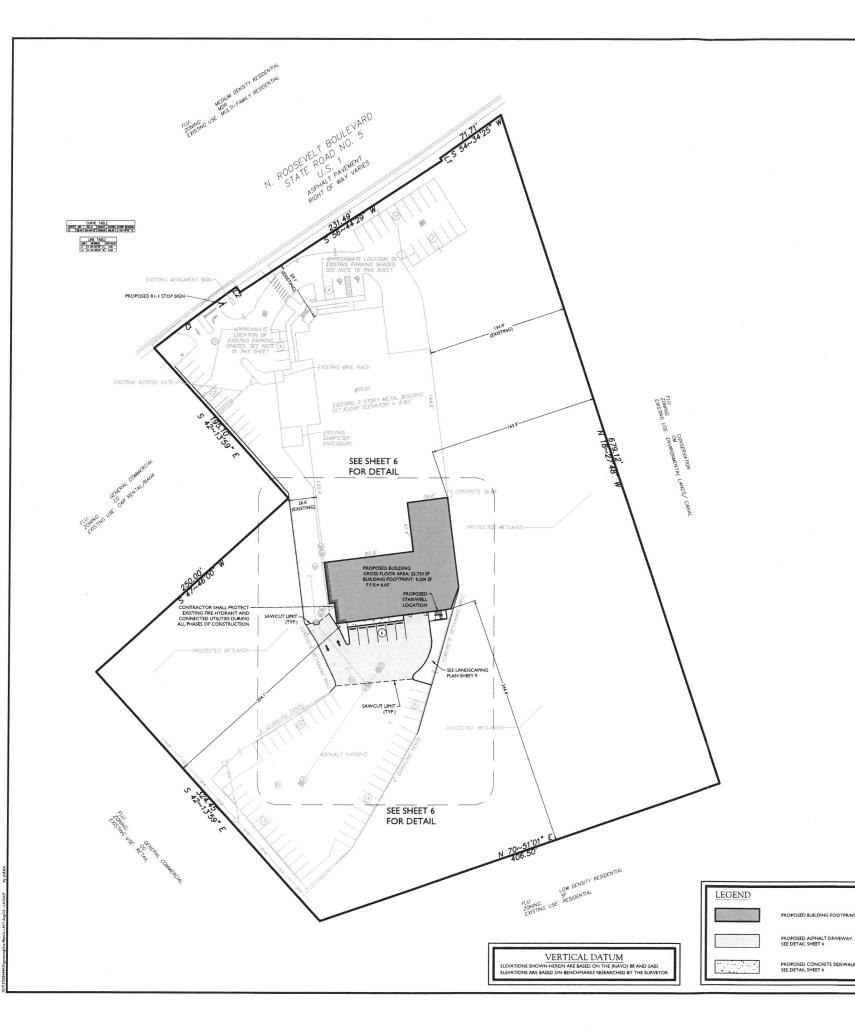
Cheryl Smith City Clerk

Date

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Planning Director



### SITE INFORMATION:

1. SITE DATA
TOTAL SITE AREA:
DEVELOPED AREA:
CONSERVATION AREA:
ZONING JURISDICTION
PARCEL #:
EXISTING USE:
PROPOSED USE:
FLOOD ZONE:

6.06 AC (244.141 SF)
22.33 AC (101.573 SP)
21.37 AC (101.574 SP)
20.58 AC (101.574 SP)
2 ZONING

GROSS BUILDING AREA FLOOR AREA RATIO (FAR):

2. PARKING/LOADING REQUIRED PARKING:

| SPACE / 640 SF. OF GROSS FLOOR AREA 44.40 / 600 = 74 SPACES (EXISTING BUILDING) 15.730 / 600 = 43 SPACES (PROPOSED BUILDING) 117 SPACES TOTAL 35 STANDADD SPACES (APPOXIMATELY, SEE NOTE 16 BELOW) 2 HANDICAN SPACES

EXISTING PARKING:

PROPOSED PARKING: 6 STANDARD SPACES (9'x18') 0 HANDICAP SPACES (12'x18')

2 HANDICAP SPACES 43 TOTAL SPACES

# 3. OPEN SPACE CALCULATIONS EXISTING IMPERVIOUS: 1.96 AC / 85,354 SF / 32%

1.96 AC / 85,354 SF / 32% 4.10 AC / 178,787 SF / 68% 2.05 AC / 89,328 SF / 34% 4.01 AC / 174,813 SF / 66%

4. SITE NOTES

I. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBMS WITHIN THE LIMITS OF THE WORK FROM THE SITE ON SITE BURBLE, OF TREES AND OTHER DEBMS WILL NOT BE ALLOWED.

PER ALLOWED THERE ARE NO KNOWN INSETS BURN THIS ON THE SITE AND NONEW HILE BE ALLOWED.

ALL WORK SHALL ENTER ARE NOT REMOVED HIS TRATE OF R.ORIDA. AND FEDERAL CODES AND ALL NECESSAY LUCINES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS DEPONSE UNLESS PREMOUSLY OBTAINED BY THE OWNER.

ALL WORK SHALL BE PERFORHED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.

ALL WATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.

ALL WORK PREPORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGRICUS.

- CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STANDARDS AGENCIES.

  BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO 'STATE OF RORIGH TRANSPORTATION STANDARD SPECIFICATIONS', CURRENT EDITION.

  ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMPRISEDENT OF CONSTRUCTION.

  SEE SHEET 6 8 7 FOR DETAILS.

  ALL DISTURBED AREAS WITHIN SIDEWALK! CURB AND GUTTEN ROAD PAYEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.

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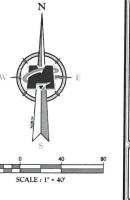
  ALL DISTURBED AND AIT OTHE FRACE OF CURB. UNLESS OTHERWISE NOTED.

  THE ROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.

TRIP GENERATION TABLE						
ITE: MINI WAREHOUSE (151)	TOTAL WEEKDAY TRIPS	AM PEAK HOUR	PM PEAK HOUR			
EXISTING: 44,482 SF	111	13	13			
PROPOSED: 25,730 SF	65	7	8			
EVICTALS - MODOLED	17/	24				

Site Data Summary								
Dimensional Requirements	Required/ Allowed	Existing	Proposed	Change / Variance Required?				
Zoning District	CG and CM							
Flood Zone	AE-8'							
Site Size	6.06 acres							
Minimum Lot Size	15,000 sf	6.06 acres	6.06 acres	Compliant				
Minimum Lot Width	150'	400′	400′	Compliant				
Maximum Building Height	40'	30'	30'	Compliant				
Minimum Front Yard Setback	25′	59.1'	59.1′	Compliant				
Minimum Side Yard Setback	15′	26.6'	26.6′	Compliant				
Minimum Rear Yard Setback	25'	308.8′	244.4'	Compliant				
Maximum Floor Area Ratio (FAR)	0.80	0.17	0.27	Compliant				
Maximum Building Coverage	40%	9.5%	13%	Compliant				
Maximum Impervious Surface Ratio (ISR)	60%	32%	34%	Compliant				
Vehicular Off- Street Parking	1 space/ 600 sf = 117 spaces	37 spaces	43 spaces	Variance Required				
Handicap Parking	2 spaces	2 spaces	2 spaces	Compliant				
Bicycle Parking	10% of Vehicular Parking = 12 spaces	7 spaces	7 spaces	Variance Required				
Minimum Open Space	20%	68%	66%	Compliant				
Minimum Wetland Buffer	50 feet	0 feet	No Cha O feet Exist Condi					







MASER



LAURIE S. BURCAW

MAJOR DEVELOPMENT **PLAN** 

**CHOICE STORAGE** 

**CENTERS** SECTION 33 TOWNSHIP 67 RANGE 25 PARCEL #:

00065010-000000 CITY OF KEY WEST MONROE COUNTY, FLORIDA



TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634 Phone: 813.207.1061 Fax: 813.281.1050

CALE DATE DRAWN BY: CHECKED B AS SHOWN 3/6/18 JRO LSB

SITE LAYOUT PLAN

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