

**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





Chairman
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

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


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.

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

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

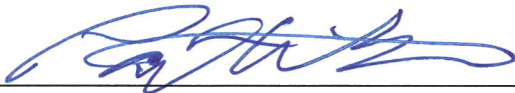


Sam Holland, Planning Board Chairman

4-24-18

Date

Attest:

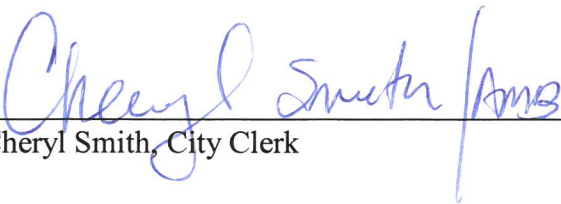


Patrick Wright, Planning Director

4-23-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

4-24-18

Date



Chairman



Planning Director

