

**PLANNING BOARD  
RESOLUTION NO. 2016-10**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR THE CONVERSION OF 3,398 SQUARE FEET OF EXISTING SINGLE FAMILY INTERIOR SPACE FOR A TWO-FAMILY RESIDENTIAL DUPLEX USE ON PROPERTY LOCATED AT 1020 18<sup>TH</sup> TERRACE (RE # 00056840-000000, AK # 1057339) WITHIN THE SINGLE FAMILY RESIDENTIAL (SF) ZONING DISTRICT PURSUANT TO SECTIONS 122-62, 122-236(1), OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

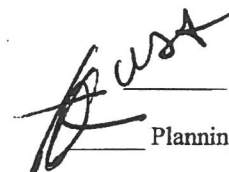
**WHEREAS**, the subject property is located within the Single Family Residential (SF) Zoning District; and

**WHEREAS**, pursuant to Sections 122-62 and 122-236(1) 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 conditional use application for the proposed duplex use on property located at 1020 18th Terrace; and

**WHEREAS**, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on February 18, 2016; and

**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the approval of the conditional use application will be in harmony with the general 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 conditional use request, pursuant to Sections 122-62 and 122-236(1) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing the proposed duplex use on property located at 1020 18th Terrace (RE # 00056840-000000, AK # 1057339), as shown on the attached plans with the following conditions:

**General conditions:**

1. The proposed use shall be consistent with the drawings dated January 4, 2016 by Serge Mashtakov, Professional Engineer.
2. The two residential units shall be fitted with carbon monoxide (CO) detectors.
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

  
Chairman  
  
Planning Director

**Conditions prior to issuance of a building permit:**

4. The proposed development shall obtain all required Certificates of Appropriateness.



5. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

**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 conditional use approval 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.

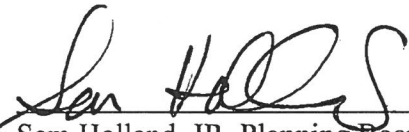
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. 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


 Chairman  
 Planning Director

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 18th day of February, 2016.

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

  
\_\_\_\_\_  
Sam Holland, JR, Planning Board Chairman


  
\_\_\_\_\_  
Date

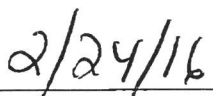
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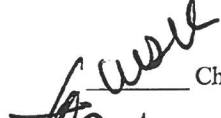
  
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Thaddeus Cohen, Planning Director


  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

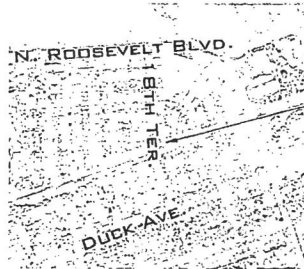
  
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Cheryl Smith, City Clerk

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

# CONSTRUCTION PLANS FOR REMODEL



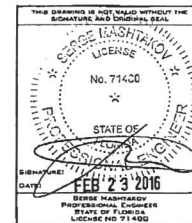
SITE LOCATION

LOCATION MAP:

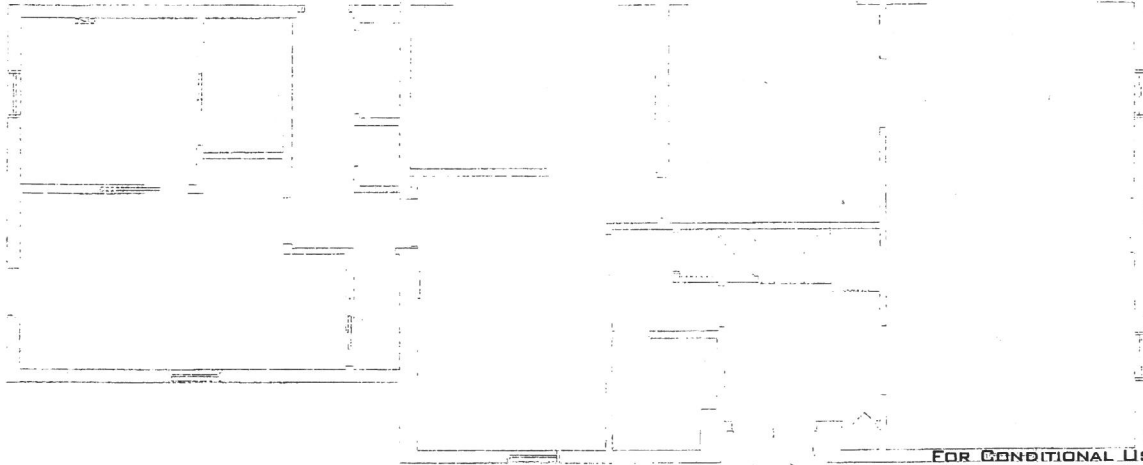
PROJECT LOCATION:  
1020 18TH TERRACE  
KEY WEST, FL 33040

CLIENT:  
MR. KAREL BUBLAK &  
MS. MARIE HRUSKOVA  
2616 HARRIS AVE.  
KEY WEST, FL 33040  
T: (305) 924-8360

FOR CONDITIONAL USE REVIEW ONLY  
NOT FOR CONSTRUCTION



REV	DESCRIPTION	BY	DATE
01	FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNERS			
ARTIBUS DESIGN 3706 N. ROOSEVELT BLVD SUITE 100B KEY WEST, FL 33040 (305) 924-0512 WWW.ARTIBUSDESIGN.COM CA # 30835			
OWNER: MR. KAREL BUBLAK & MS. MARIE HRUSKOVA 2616 HARRIS AVE. KEY WEST FL 33040 - TEL: (305) 924-8360			
PROJECT: REMODEL			
SITE: 1020 18TH TERRACE KEY WEST, FL 33040			
SCALE: COVER			
SCALE OF TITLE:	DATE:	EXAM:	DESIGN:
AS SHOWN	02/10/16	ENR003	GB
PROJECT NO:	DRAWING NO:	SHEET NO:	
1506-11	0-100	1	



**EXISTING 1ST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

FOR CONDITIONAL USE REVIEW ONLY  
 NOT FOR CONSTRUCTION

*Handwritten notes:*  
 OK  
 2/24/16  
 [Signature]

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

STATE OF FLORIDA  
 PROFESSIONAL ENGINEERING  
 NO. 71400  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEERING  
 DATE: FEB 23 2016  
 SERGE MASHUTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71400

REV	DESCRIPTION	BY	DATE
1	FINAL		

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
 2706 N. ROGERS BLVD  
 SUITE 100  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30833

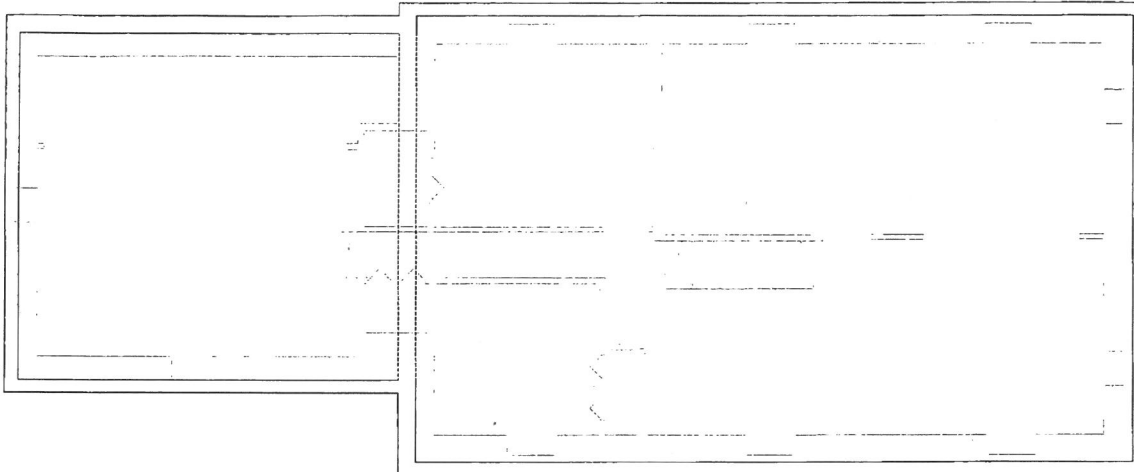
**CLIENT**  
 MR. KARL BUBLAK &  
 MR. MARK MURPHY  
 2512 HARRIS AVE. KEY WEST  
 FL 33040-1700/305.54.8060

**PROJECT**  
 REMODEL

**LOC**  
 1020 18TH TERRACE  
 KEY WEST, FL 33040

**TITLE**  
 EXISTING 1ST FLOOR

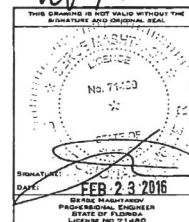
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AS SHOWN	1/20/13	12/8/08	SM
1506-11	A-101		2



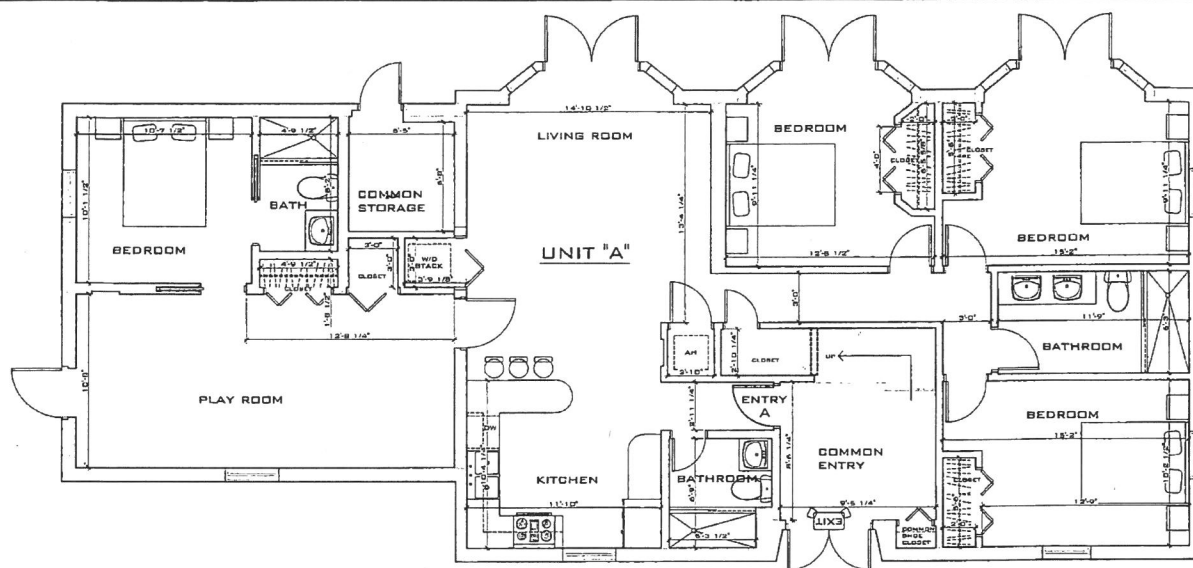
**EXISTING 2ND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

FOR CONDITIONAL USE REVIEW ONLY  
NOT FOR CONSTRUCTION

*Check 2/24/16*  
*[Signature]*



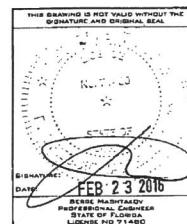
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CLIENT: MR. KAREL BUSLAK & MR. MARK HADDOVA 2815 HARRIS AVE. KEY WEST FL 33040 *T3058944280			
PROJECT: REMODEL			
SITE: 1020 10TH TERRACE KEY WEST, FL 33040			
FILE: EXISTING 2ND FLOOR			
RECEIVED DATE	DATE	SCALE	REVISION
1506-11	12/10/15	A-102	2



**PROPOSED 1ST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

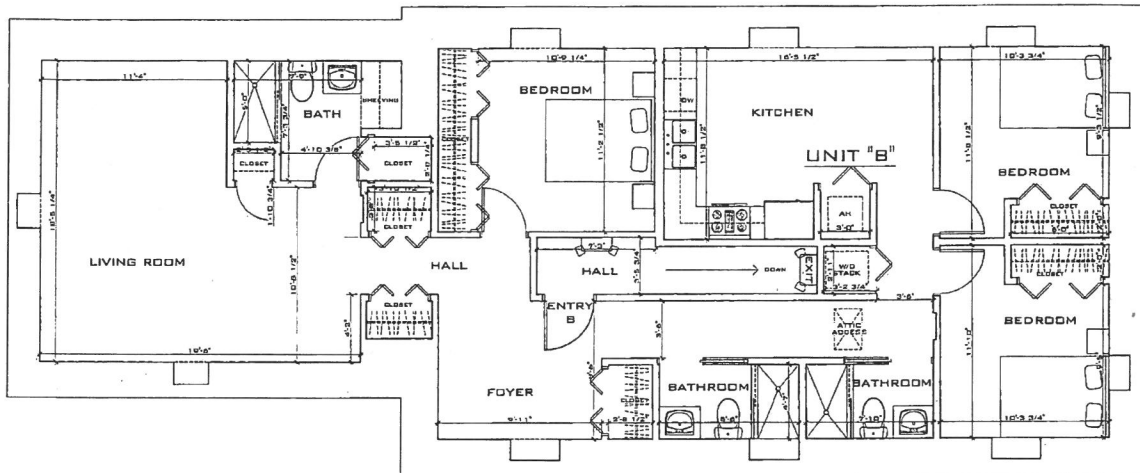
FOR CONDITIONAL USE  
 REVIEW ONLY  
 NOT FOR CONSTRUCTION

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REV	DESCRIPTION	BY	DATE
1	FINAL		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
<b>ARTIBUS DESIGN</b> 3708 N. ROOSEVELT BLVD SUITE 100B KEY WEST, FL 33040 (305) 364-1512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT	MR. KAREL BUBLAK & MR. MIKE HUMPHREY 2515 MARINE AVE. KEY WEST FL 33040 • T: (305) 934-8300		
PROJECT	REMODEL		
SITE	1020 10TH TERRACE KEY WEST, FL 33040		
DATE	PROPOSED 1ST FLOOR		
DESIGN/DATE	DRAWN	CHECKED	REVIEWED
1506-11	A-103		2





**PROPOSED 2ND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

FOR CONDITIONAL USE  
REVIEW ONLY  
NOT FOR CONSTRUCTION

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10/24/16  
Chris  
2/23/16

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

NO. 71400

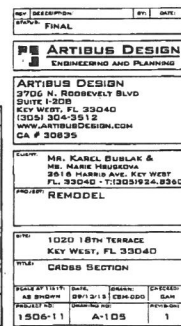
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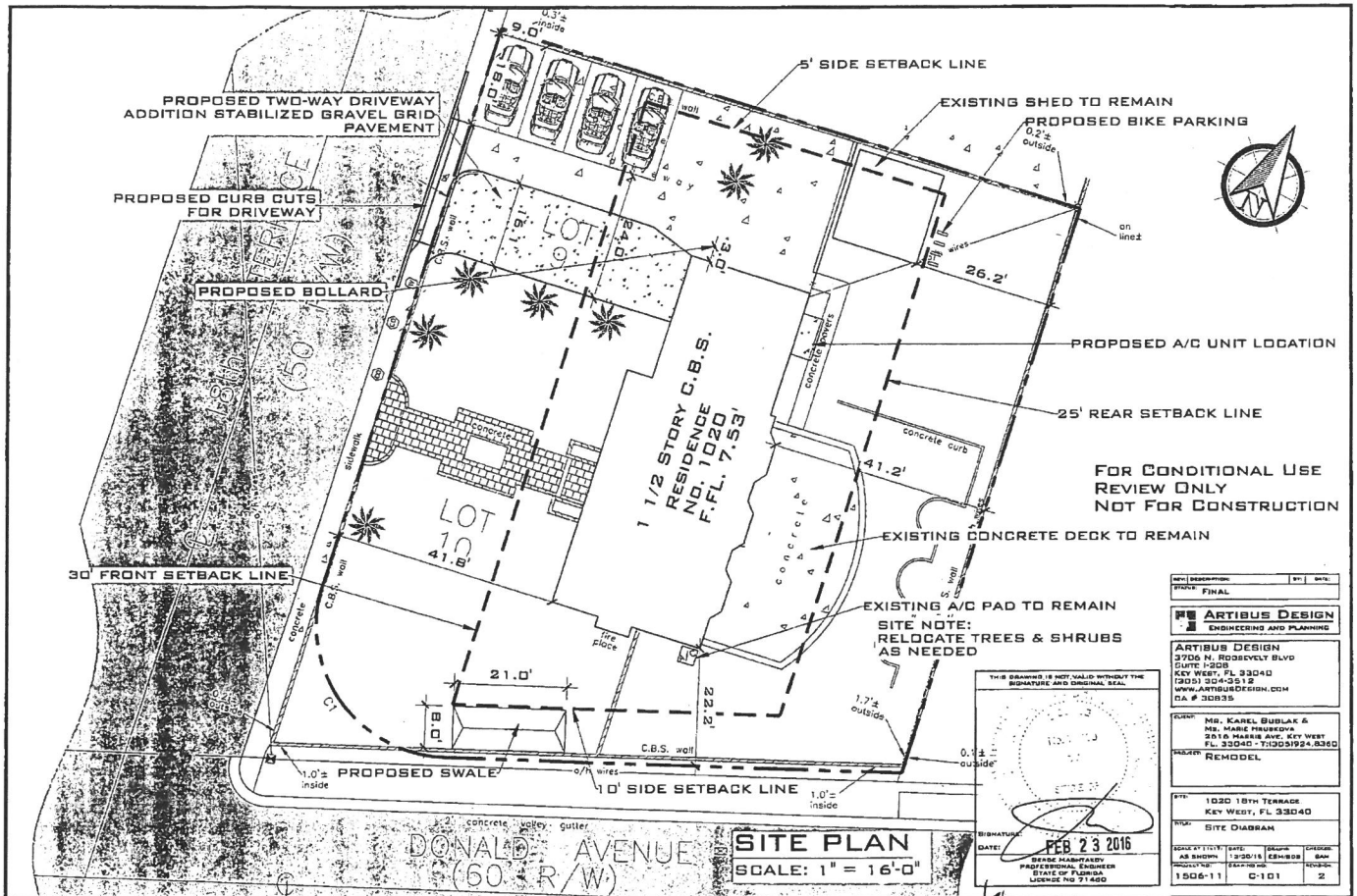
SEAL: BECKE HANFORD  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71400

NO. 71400	DATE: FEB 23 2016
SEAL: BECKE HANFORD PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71400	
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING 3708 N. ROOSEVELT BLVD SUITE 1-308 KEY WEST, FL 33040 (305) 354-3512 WWW.ARTIBUSDESIGN.COM CA # 30835	
<b>CLIENT:</b> MR. KAREL BUGLAK & MR. MARK HUGDOVA 2516 HAMM AVE. KEY WEST FL 33040-7500/252A.ROAD	
<b>PROJECT:</b> REMODEL	
<b>DATE:</b> 1020 18TH TERRACE KEY WEST, FL 33040	
<b>DATE:</b> PROPOSED 2ND FLOOR	
<b>PROJECT:</b> 1506-11	<b>DATE:</b> A-104
<b>PROJECT:</b> 1506-11	<b>DATE:</b> 2

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WSD  
8/24/16





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