

**PLANNING BOARD
RESOLUTION NO. 2019-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE REQUIRED FIVE (5) OFF-STREET PARKING SPACES FOR PROPERTY LOCATED AT 403-405 CAROLINE STREET (RE # 00001610-000000) WITHIN THE HISTORIC RESIDENTIAL OFFICE (HRO) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 108-572 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to convert existing residential floor area to nonresidential floor area to be used for a cultural and civic use on the property located at 403-405 Caroline Street (RE # 00001610-000000); and

WHEREAS, Section 108-572 (1) and (2) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states off-street parking spaces shall be provided for dwelling units; and

WHEREAS, Section 108-572 (3) of the LDRs states off-street parking spaces shall be provided for libraries and museums; and

WHEREAS, Section 108-573 (b) (3) of the LDRs states that parking requirements shall be applied whenever the amount of nonresidential floor area is increased due to an expansion of an existing structure or conversion of residential floor area to nonresidential floor area; and

WHEREAS, the minimum number of parking spaces required per dwelling unit shall be one (1) space per unit; and

_____Chairman

_____Planning Director

WHEREAS, the minimum number of parking spaces required for libraries or museums shall be one (1) space per 150-square-feet; and

WHEREAS, the applicant proposes to reduce the residential dwelling count at 403-405 Caroline Street from three (3) units to one (1) unit; and

WHEREAS, the applicant proposes to convert 497-square-feet of existing residential floor area to nonresidential floor area, and

WHEREAS, the minimum number of off-street parking spaces required for a residential dwelling unit shall be one (1) space per unit; and

WHEREAS, the minimum number of off-street parking spaces required for a 497-square-foot library or museum shall be four (4) off-street parking spaces; and

WHEREAS, the combined parking requirement for the two uses shall be five (5) off-street parking spaces; and

WHEREAS, the applicant proposes a total of one (1) off-street parking space; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 18, 2019;

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 otherland, structures, or buildings in the same district;

WHEREAS, the Planning Board finds that the 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; and

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.

_____ Chairman

_____ Planning Director

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 a variance to minimum off-street parking requirements on the property located at 403-405 Caroline Street (RE # 00001610-000000)) in the HRO Zoning District pursuant to Sections 90-395 and 108-572 of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the floor plans submitted with the application. No approval granted for any other work or improvements shown on the plans other than the conversion of the first-floor apartment to 497-square-feet of nonresidential floor area.
2. This parking variance is valid only if the cultural and civic activity with associated / accessory commercial sales as a conditional use in the HRO zoning district is approved by the Planning Board.

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.

_____ Chairman

_____ Planning Director

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 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 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 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 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.

_____Chairman

_____Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 18th day of April
2019.

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

Sam Holland, Key West Planning Board Chairman Date

Attest:

Patrick Wright, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Chairman

_____ Planning Director