

**PLANNING BOARD
RESOLUTION NO. 2019-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING WITH CONDITIONS
A CONDITIONAL USE APPROVAL TO ALLOW FOR
AN EXPANSION OF AN EDUCATIONAL
INSTITUTION AND DAY CARE USE ON PARCELS
LOCATED AT 1217 VARELA STREET, 1221 VARELA
STREET, & 1127 UNITED STREET (RE # 00033140-
000000, 00033110-000000, 00033100-000000) WITHIN THE
HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)
ZONING DISTRICT PURSUANT TO THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST,
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject properties are located within the Historic Medium Density Residential (HMDR) zoning district; and

WHEREAS, pursuant to Sections 122-62 and 122-598 (3) 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 an educational institution and day care use on properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street; and

WHEREAS, City Code Sections 122-62 and 122-63 outline 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 November 21, 2019; and

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

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 122-598 (3) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing an educational institution and day care use on properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000) with the following conditions:

General conditions:

1. The conditional use and site improvements/renovations shall match approved plans dated July 29, 2019 and revised sheet C-102 dated October 11, 2019 by Serge Mashtakov, P.E.
2. The project must receive a parking variance in the amount of thirty-two (32) off-street parking spaces from the Planning Board.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance may inspect the property on

an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolutions, however, inspection is not required.

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 and construction shall commence within 12 months after the date hereof.

Section 4. This resolution 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 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 21st day of November 2019.

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

Sam Holland, Planning Board Chair Date

Attest:

Roy Bishop, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date