

RESOLUTION NUMBER 2010-008

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 1901 SOUTH ROOSEVELT BOULEVARD #208E (RE# 00064700-000116) TO PROPERTY LOCATED AT 1016 DUVAL STREET (RE#00027170-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 122-1336 through 122-1339 of the Code of Ordinances provide for the transfer of transient units and business tax receipts; and

WHEREAS, Section 122-1339 (a) of the Code of Ordinances allows a transient business tax receipt to be transferred from an area where transient uses are prohibited to a receiver site where transient residential use is permitted without the accompanying transfer of the unit; and

WHEREAS, Section 122-1339 (b) requires that the Planning Board consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

WHEREAS, the transient use at the sender site is a legal non-conforming use and a permitted use at the receiving site; and


Chairman

Planning Director

WHEREAS, the combined sender sites and the receiver site achieve equivalency regarding the number of bedrooms; and

WHEREAS, the Planning Board determined that the requirements for parking have been met on site; and

WHEREAS, the applicant stated that there is an arrangement with the neighboring property for additional parking as needed; and

WHEREAS, the applicant stated that this arrangement will be referenced in all informational literature and contracts.

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. That a transfer of transient business tax receipts, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT BUSINESS TAX RECEIPT FROM PROPERTY LOCATED AT 1901 SOUTH ROOSEVELT BOULEVARD #208E (RE# 00064700-000116) TO ONE UNIT AT PROPERTY LOCATED AT 1016 DUVAL STREET (RE#00027170-000000), PER THE ATTACHED PLANS with the following condition:


Chairman

Planning Director

One additional license from a condominium with a living room, one bedroom, a kitchen and one bathroom at 2601 South Roosevelt Boulevard, #A403, (RE# 00065131-003500), will be approved and combined with this license from a condominium with a living room, three bedrooms, a kitchen and two bathrooms at 1901 South Roosevelt Boulevard, #208E, (RE# 00064700-000116) to allow a five bedroom single-family house to be used transiently.

Section 3. Full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in their entirety within 12 months after the date hereof.

Section 4. This transfer of two transient business tax receipts 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated

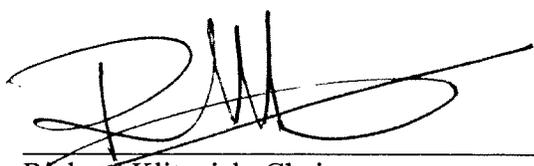

Chairman

Planning Director

by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit 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.

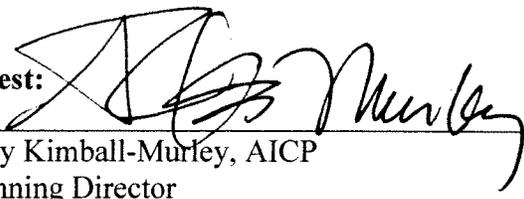
Read and passed on first reading at a regular meeting held this 18th day of February, 2010.

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



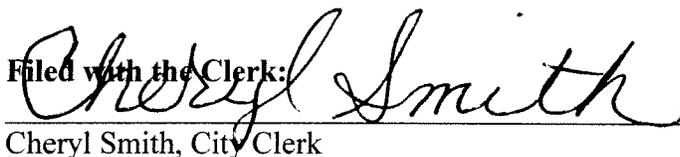
Richard Klitenick, Chairman
Key West Planning Board

3/11/2010
Date

Attest: 

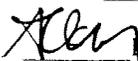
Amy Kimball-Murley, AICP
Planning Director

3/11/2010
Date

Filed with the Clerk: 

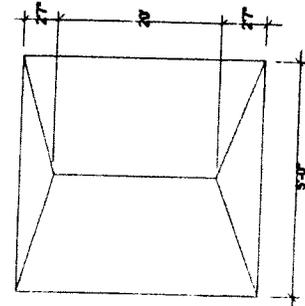
Cheryl Smith, City Clerk

3-12-10
Date

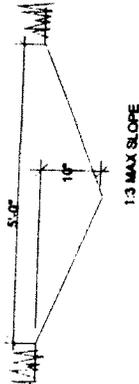

Chairman

Planning Director

SITE CALCULATIONS

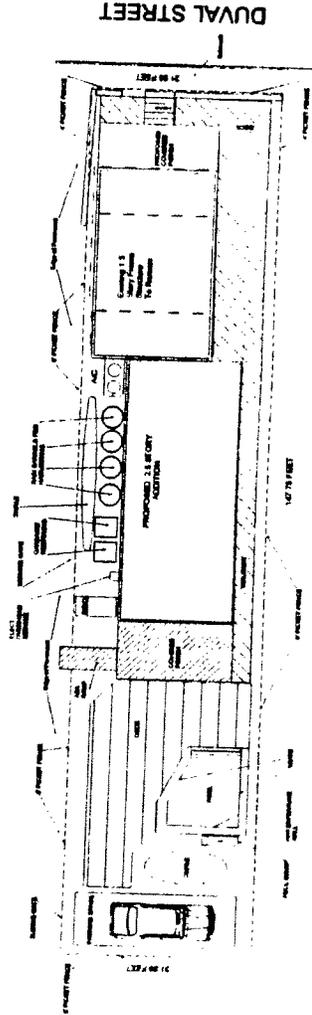
PROPOSED BUILDING USE: RESIDENTIAL
 ZONING: HRCC 3
 MAXIMUM FLOOR AREA RATIO: 1.0
 MAXIMUM BUILDING HEIGHT: 35' + 5'
 MAXIMUM BUILDING COVERAGE: 50% (2,364)
 FRONT SETBACK: 5' (EXISTING); 7' - PROPOSED 7'
 SIDE SETBACK: 5' & 7.5' (EXISTING); 1.5' - PROPOSED 7.5'
 REAR SETBACK: 15' (EXISTING); 82' - PROPOSED 56'
 LOT SIZE: (32' X 147.75') = SF 4,728
 ALLOWABLE IMPERVIOUS SURFACE: 60% = 2,836.8 SF
 PROPOSED IMPERVIOUS SURFACE: 53% = 2,524 SF
 EXISTING IMPERVIOUS SURFACE: 25% = 1,205 SF
 CHANGE TO IMPERVIOUS SURFACE: +28% = +1,319 SF
 RETENTION REQUIREMENT (-1") = 1,319 SF X 0.083 FT = 109.5 CF
 EXISTING BUILDING HT: 23'-2.25" ABOVE CROWN OF DUVAL ST
 PROPOSED BUILDING HT: 31'-5.5" (36'-5" above crown of Duval)
 EXISTING BUILDING COVERAGE: 1,177.4 SF
 PROPOSED BUILDING COVERAGE: 1,892 SF



- SWALE NOTES:**
1. STORM WATER SWALES SHALL BE MAINTAINED FREE OF DEBRIS AND WITH SAME VOLUME AS SPECIFIED IN PERPETUITY.
 2. OVERLAP/CAVE THE SWALE # FOR SOO AND TOPSOIL INSTALLATION.



JULIA STREET
147.75 FEET



PROPOSED SITE PLAN & CALCULATIONS
 SCALE: 1" = 20'

Adrian
Rick

AFFILIATED Design & Construction Managers, LLC
 P O Box 5882, Key West FL 33045-5882
 Ph: 305.296.6021 Fax: 305.296.4867
 Dar's Cell: 305.797.1085
 Florida State Building License CGC 1515977

Proposed: Addition &
 Renovation for
 1016 Duval Street
 Key West, FL 33040

DATE:
 MAY 6, 2009

REVISED:
 May 22, 2009
 June 10, 2009

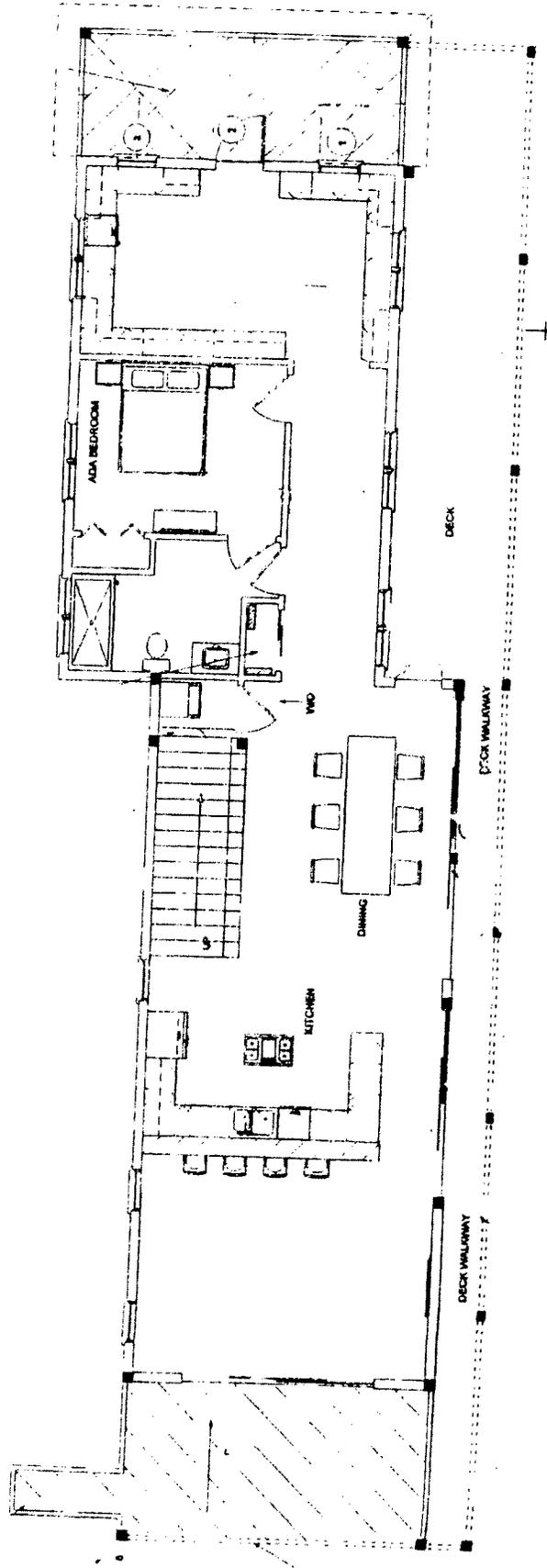
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DUVAL STREET

JULIA STREET

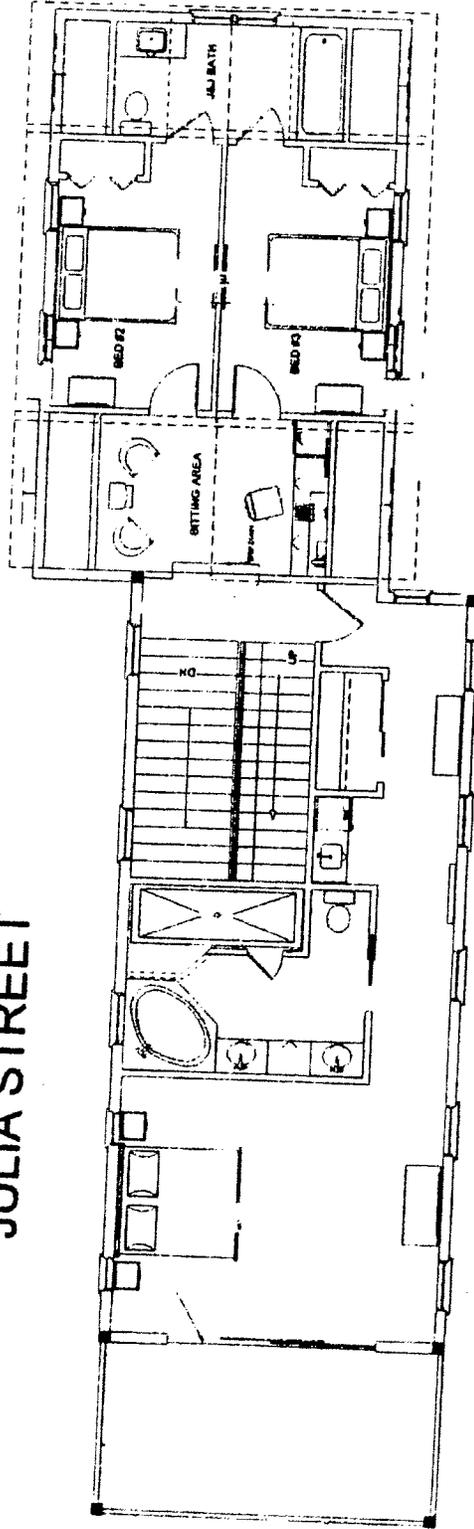


FIRST FLOOR PLAN

*ACRM
RUK*

DUVAL STREET

JULIA STREET

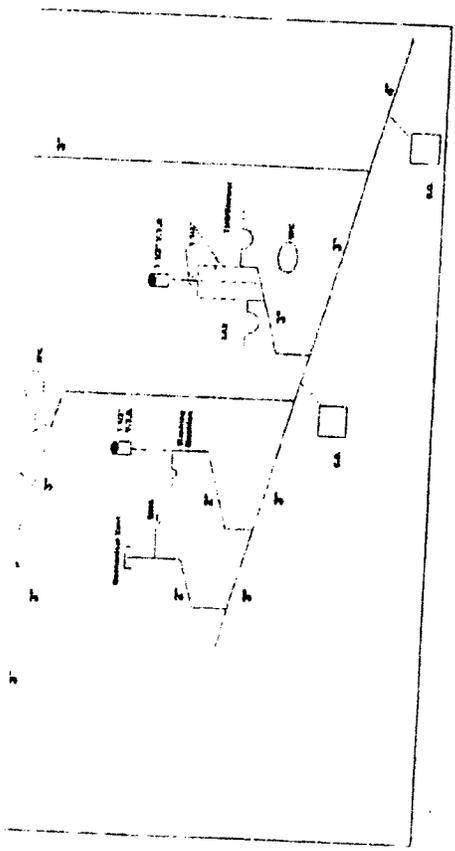


SECOND FLOOR PLAN

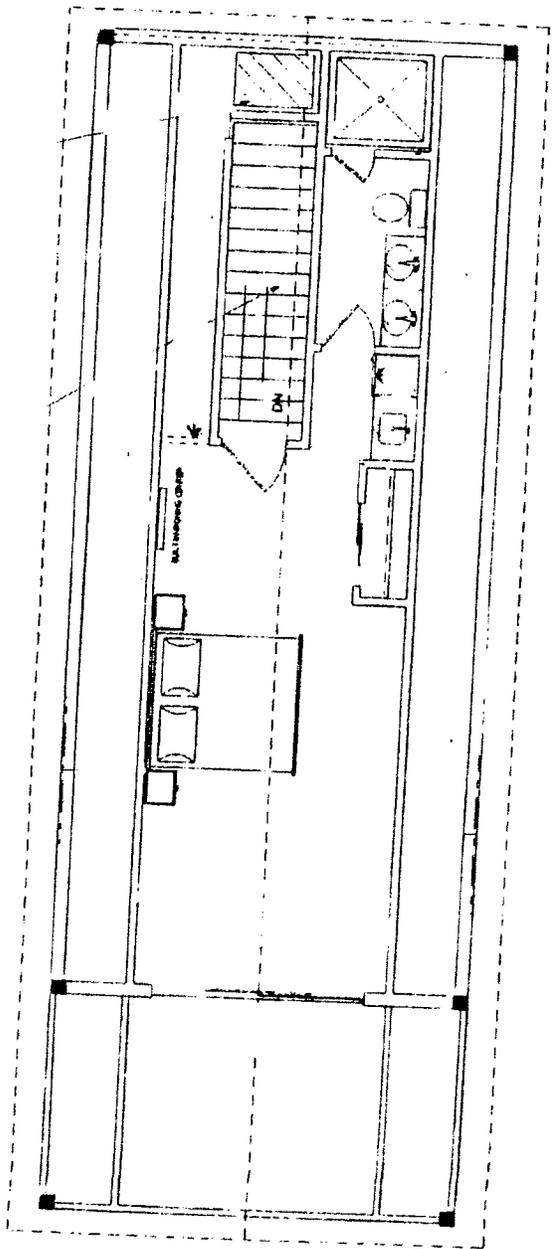
SCALE: 1/8" = 1'0"

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*Robert
Pulh*



JULIA STREET



DUVAL STREET

ATTIC SPACE PLAN
SCALE 1/8" = 1'0"



THESE PLANS AND SPECIFICATIONS HAVE BEEN CREATED BY THE BUILDER
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 THE BUILDER OF ANY RESPONSIBILITY FOR THE COMPLETENESS OR ACCU

| | |
|------------------|---------|
| 8-9 | POT WIN |
| 10 | POT WIN |
| 11 | POT WIN |
| 12A&B | POT WIN |
| 13 | POT WIN |
| 14-15 | MARY |
| 16 | MARY |
| 17 | MARY |
| 18-19 | MARY |
| 20 | POT WIN |
| 20A | POT WIN |
| 20B | POT WIN |
| 21 | POT WIN |
| 22 | POT WIN |
| 23 | POT WIN |
| 24,25,26,27 & 28 | POT WIN |
| 29 | POT WIN |
| 30-31 | MARY |
| 32 | POT WIN |

*Allen
 Bull*