PLANNING BOARD
RESOLUTION No. 2013-12

A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR A LANDSCAPE WAIVER FOR PROPERTY LOCATED AT 918 FORT STREET (RE# 00001630-000801) FOR REQUIRED SCREENING AND BUFFERING FOR PARKING LOTS FOR PROPERTY LOCATED IN THE HPS-1 ZONING DISTRICT PER SECTION 108 – 517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.

WHEREAS, the subject property is located in the Historic Public and Semipublic Services (HPS-1) zoning district; and

WHEREAS, the Planning Board finds that granting the waiver will not be injurious to the area involved or otherwise detrimental to the public interest or welfare;

WHEREAS, the deed restrictions on the site prevent the applicant from meeting minimum standards for buffering and perimeter landscaping for parking lots as specified by Section 108-347 and Section 108-415 of the LDRs; and

WHEREAS, the criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The Planning Board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable; and

_____ Chairman

_____ Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 21, 2013; and

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 Key West Planning Board for a waiver to perimeter and buffer landscape requirements as specified by Section 108-347 and Section 108-415 of the LDR's for property located at 918 Fort Street (RE# 00001630-000801) in the HPS-1 zoning districts per 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West per the plan set revised July 19, 2012 and attached herein.

Section 3. It is a condition of this landscape waiver that full, complete, and final application for all conditions of this approval for any use and occupancy for which this landscape waiver is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or 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.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this landscape waiver in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this landscape waiver, which landscape

_____ Chairman

_____ Planning Director

circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this landscape waiver in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this landscape waiver, which landscape waiver shall be of no force or effect.

Section 5. This landscape waiver 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 9J-1, 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 21st day of February, 2013.

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

3/5/13

Richard Klitenick — Date

Key West Planning Board Chairman

Attest:

3 5 13

Donald Leland Craig, AICP, Planning Director — Date

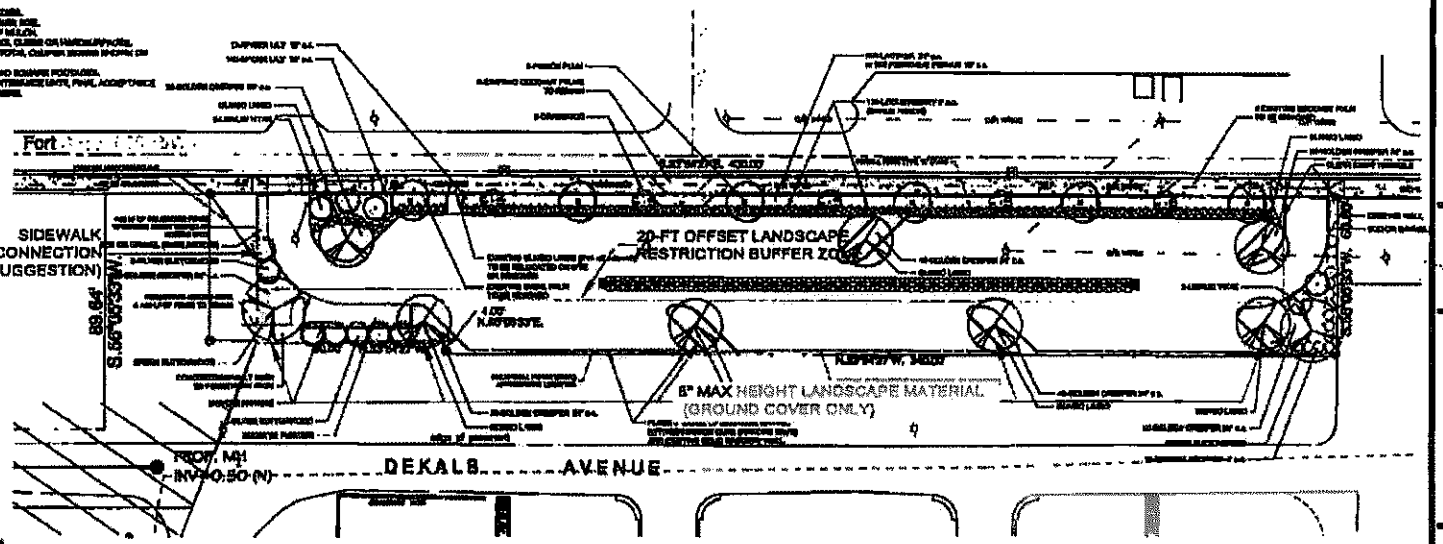
Filed with the Clerk:

Cheryl Smith 3-6-2013

Cheryl Smith, City Clerk — Date

_____ Chairman

_____ Planning Director



PLANT SCHEDULE

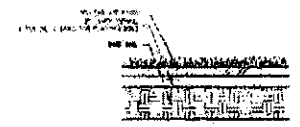
QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	NATIVE
TREES					
CANOPY					
1	PERMER PLUM	[illegible]	[illegible]	FL FR	[illegible]
1	SLASH PINE	[illegible]	[illegible]	FL FR	[illegible]
1	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
UNDERSTORY					
7	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
2	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
4	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
SHRUBS					
10	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
100	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
200	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
GROUNDCOVER					
100	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
100	[illegible]	[illegible]	[illegible]	FL FR	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		

IRRIGATION NOTES

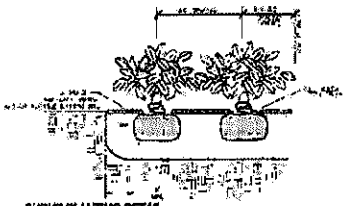
[illegible]

LANDSCAPE DATA/CALCULATIONS

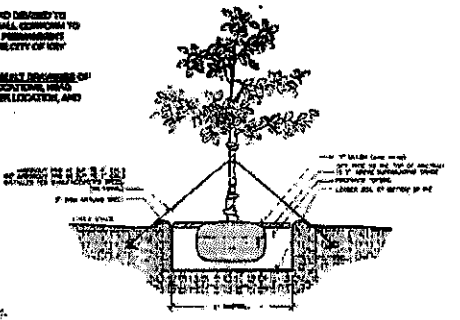
[illegible]



SODDING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING PLAN

LANDWISE

PLANTING PLAN

CITY OF KEY WEST
FORT STREET PARKING AREA
KEY WEST, FLORIDA

L-1

LANDWISE

PLANTING SPECIFICATIONS

CITY OF KEY WEST
FORT STREET PARKING AREA
KEY WEST, FLORIDA

REVISIONS

L-2

SPECIFICATIONS