RESOLUTION NUMBER 2013-26

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW AN EXTENSION OF APPROVED VARIANCE FOR IMPERVIOUS SURFACE REGULATIONS IN THE MEDIUM DENSITY RESIDENTIAL (MDR) ZONING DISTRICT PER PLANNING BOARD RESOLUTION 2011-028 FOR PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE#00002180-000000, AK#1002291), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Planning Board Resolutions 2009-022 and 2011-028 extended Board of Adjustment Resolution 08-174; approving an impervious surface coverage variance for the subject property; and

WHEREAS, Board of Adjustment Resolution 08-174 allowed an extension if the applicant demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

WHEREAS, the applicant requested a 24 month extension from the effective date of the variance extension; and

WHEREAS, the applicant has demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

TWR Vice-Chairman

_____ Planning Director

WHEREAS, the applicant submitted a timely request for extension and demonstrated that there are no changes to circumstances regarding the original variance approval; and

WHEREAS, the granting of the variance extension will be in harmony with the general purpose and intent of the Land Development Regulations, 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 if fully set forth herein.

Section 2. That the variance extension granted by Planning Board Resolution 2011-028, to **IMPERVIOUS SURFACE COVERAGE** in the **MDR, Medium Density Residential Zoning District**, under the Code of Ordinances of the City of Key West, Florida, is hereby extended for an additional period of 24 months **FOR THE PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE# 00002180-000000, AK#1002291),** SEE ATTACHED PLANS dated 6/01/09.

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its

THX Vice-Chairman
DC Planning Director

entirety within 24 months.

Section 4. This variance extension 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 4. 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 5. 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 Economic Opportunity. 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 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 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.

TMR Vice-Chairman

DC Planning Director

Read and passed on first reading at a special meeting held this 23rd day of May, 2013.

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

5-28-13

Timothy W. Root, Vice Chairman — Date
Key West Planning Board

Attest:

5-28-13

Donald Leland Craig, AICP — Date
Planning Director

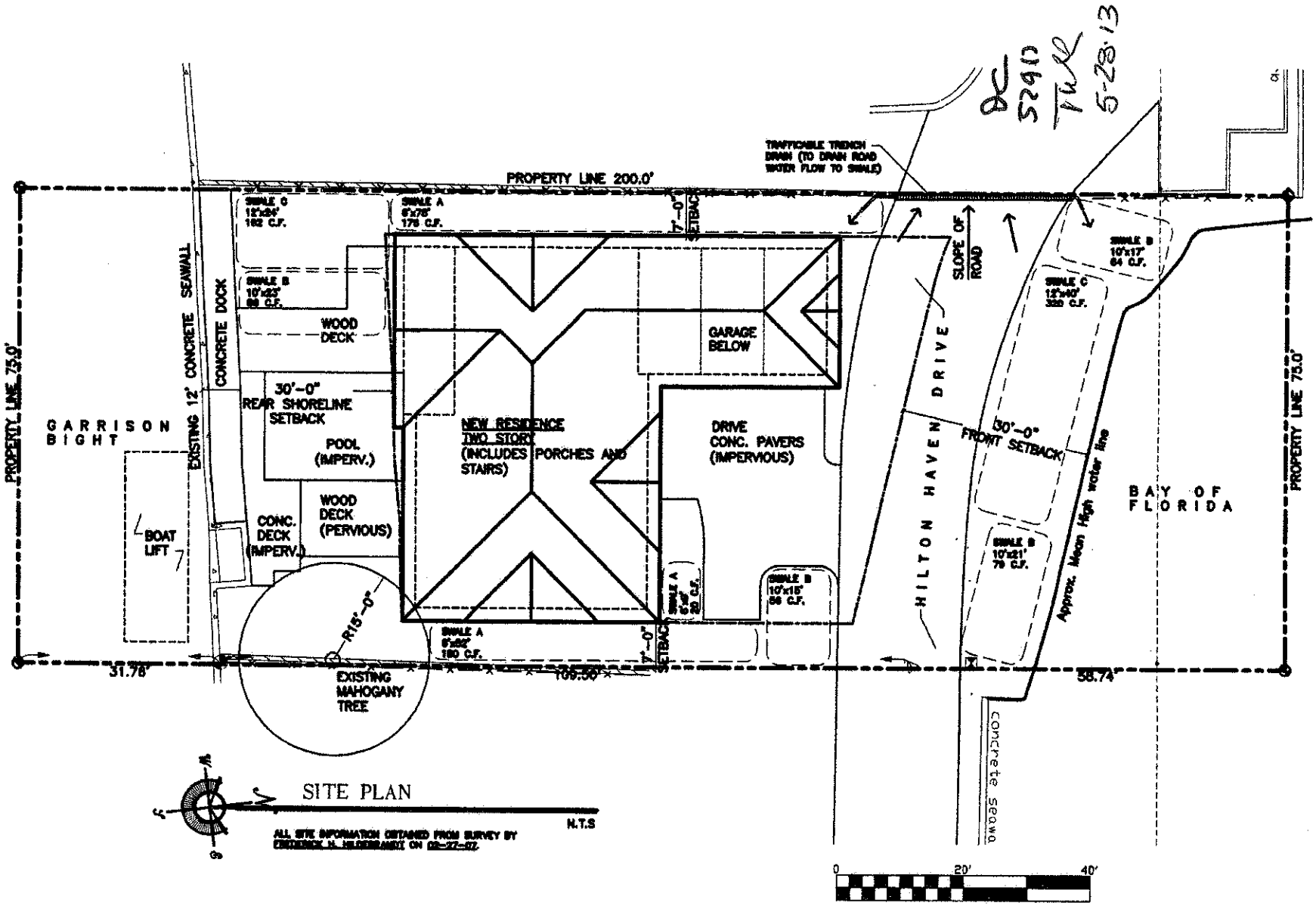
Filed with the Clerk:

Cheryl Smith 5/28/2013

Cheryl Smith, City Clerk — Date

TWR Vice-Chairman

DL Planning Director



WILLIAM P. HORN
ARCHITECT, P.A.

LICENCE NO.
AA 0003040
TEL (305) 296-8302
FAX (305) 296-1033

NEW RESIDENCE
19 HILTON HAVEN DRIVE
KEY WEST, FLORIDA

PROJECT	DATE
0801	06-01-09
	REV. 1

V-1

STORMWATER DATA

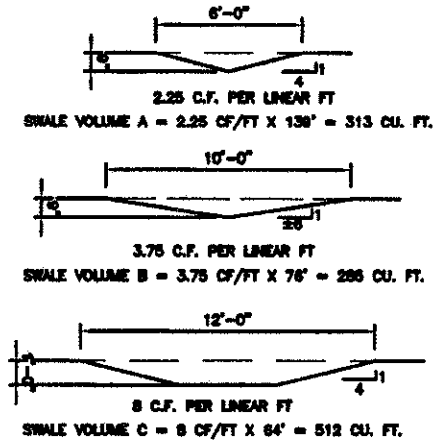
IMPERVIOUS AREAS

EXISTING ASPHALT ROAD	:	1668.00 S.F.
EXISTING SEAWALL	:	129.00 S.F.
NEW CONC. DOCK	:	264.00 S.F.
NEW CONC. A/C PAD	:	18.00 S.F.
NEW POOL	:	370.00 S.F.
NEW CONC. BACK DECK	:	454.00 S.F.
NEW HOUSE W/ OVERHANGS	:	3216.00 S.F.
NEW CONC. PAVERS DRIVE	:	927.00 S.F.
TOTAL IMPERVIOUS	:	7044.00 S.F.

7,044 S.F. IMPERVIOUS / 10,755 S.F. LOT = 65.5% IMPERVIOUS COVERAGE

10,755 S.F. x 0.156 x 65.5% = 1099 C.F. SWALE

SWALE A =	313 C.F.
SWALE B =	285 C.F.
SWALE C =	512 C.F.
SWALE TOTAL	1110 C.F.



SWALE PROFILE

SCALE: N.T.S

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NEW RESIDENCE
19 HILTON HAVEN DRIVE
KEY WEST, FLORIDA

PROJECT 0801
DATE 06-01-09
REV. 1

V-3

SITE DATA

ZONING	:	MDR (MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE	:	AE +9
LOT AREA	:	10,755 SQ. FT. (0.246 ACRES) (UPLAND)
MIN. LOT SIZE	:	0.5 ACRE
MAX. LOT COVERAGE	:	3,784 S.F. (35%)
EXISTING LOT COVERAGE	:	1,624 S.F. (15.0%)
PROPOSED LOT COVERAGE	:	3,739 S.F. (34.7%)
MAX. IMPERVIOUS SURFACE	:	5,378 S.F. (50%)
EXISTING IMPERVIOUS SURFACE	:	4,186 S.F. (38.9%)
PROPOSED IMPERVIOUS SURFACE	:	7,044 S.F. (65.5%)
MAX. HEIGHT	:	35 FEET
PROPOSED HEIGHT	:	34'-9" MAX.

SETBACKS:

FRONT	:	30'-20'
SIDE	:	7'
REAR	:	30'
ST. SIDE	:	10'

PROPOSED IMPERVIOUS SURFACE CALCS.: 7,044 S.F. (65.5%)

EXISTING ASPHALT ROAD	:	1666.00 S.F.	
EXISTING SEAWALL	:	129.00 S.F.	
NEW CONC. DOCK	:	264.00 S.F.	
NEW CONC. A/C PAD	:	18.00 S.F.	
NEW POOL	:	370.00 S.F.	
NEW CONC. BACK DECK	:	454.00 S.F.	
NEW HOUSE W/ OVERHANGS	:	3216.00 S.F.	
NEW CONC. PAVERS DRIVE	:	927.00 S.F.	
	:	7044.00 S.F.	(65%)

BUILDING DATA

1ST. FLOOR	:	600 S.F.	GARAGE
		2,108 S.F.	INTERIOR AND COVERED AREAS
2ND. FLOOR	:	2,708 S.F.	INTERIOR AND COVERED AREAS
OVERHANGS	:	508 S.F.	

OK 5-29-12 TMK 5-28-12

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NEW RESIDENCE
19 HILTON HAVEN DRIVE
KEY WEST, FLORIDA

PROJECT 0801
DATE 06-01-09
REV. 1

V-2

City of Key West Landscape Department

MEMO

TO: Amy Kimball-Murley, Planning Director

FROM: Cynthia Domenech-Coogle, Urban Forestry Program Manager

DATE: May 12, 2009

RE: 19 Hilton Haven Drive

Recommendation: Tree Commission approval required for transplanting Plumeria tree. Swales shall be relocated. Deck shall be above ground in area surrounding Mahogany tree.

I have inspected and reviewed plans for tree conflict resolution regarding above said property. Growing on the above said property is a large and especially protected Mahogany tree at the Southeast corner of rear yard. Proposed construction will not impact root system and limbs of Mahogany tree if dwelling is built upon columns and remains at the proposed maximum 15' from Mahogany trunk. Swales shall be relocated. Grade changes will not be permitted in area surrounding Mahogany tree, i.e. bricking or concrete slabs.

GC
5-29-13

TUR
5-28-13