

**PLANNING BOARD  
RESOLUTION NO. 2014-18**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2., 108-517, 122-62 AND 122-958 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE ADAPTIVE REUSE OF A FORMER SCHOOL INTO NEW CITY GOVERNMENT OFFICES WITH RELATED CULTURAL AND CIVIC ACTIVITIES ON PROPERTY LOCATED AT 1300 WHITE STREET (RE # 00040100-000000, AK # 1040827) IN THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Section 108-91 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and


WHEREAS, the proposed use of the property is new City government offices with related cultural and civic activities, which is a conditional use within the Historic Public and Semipublic Services (HPS) Zoning District pursuant to Code Section 122-958(2); and

WHEREAS, waivers to the City's landscaping requirements are request pursuant to City Code Section 108-517; and

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape

 Chairman

 Planning Director

waiver request and render the final action; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on March 20, 2014; and

**WHEREAS**, the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is 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.** The Major Development Plan, Conditional Use and Landscape Waiver for the adaptive reuse of a former school into new city government offices with related cultural and civic activities on property located at 1300 White Street (RE # 00040100-000000, AK # 1040827) in the HPS Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-958 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated March 3, 2014, is hereby approved with the following conditions:

**General conditions:**

1. This approval shall not become effective until the concurrent applications for height variance and petition for vacation of City property are approved and effective.

RWK Chairman  
PC Planning Director

2. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible.

3. All landscaping shall comply with clear sight requirements pursuant to City Code Section 108-452 and 122-1406.

**Conditions prior to issuance of a building permit:**

4. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

**Conditions prior to issuance of a Certificate of Occupancy:**

5. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.


6. All on-site and off-site improvements shall be completed in order to provide the required ADA-accessible route extending 800 linear feet out and leading to the parking area.

**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 within 12 months after the date hereof.

**Section 4.** This Major Development Plan, Conditional Use and Landscape Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and



  
Chairman

  
Planning Director

authentication by the signatures of the presiding officer and the Clerk of the Board.

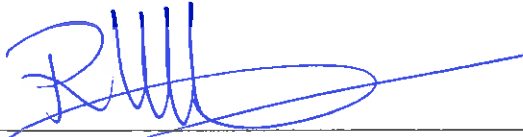
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. 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.

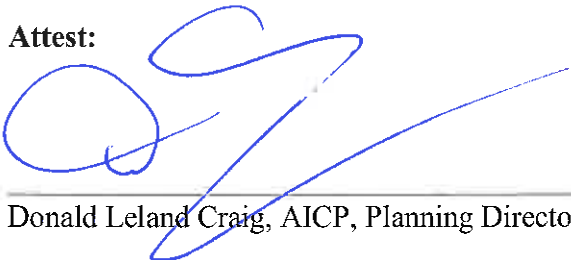
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Chairman  
  
Planning Director


Read and passed on first reading at a regularly scheduled meeting held this 20th day of March, 2014.

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

  
Richard Klitenick, Planning Board Chairman 3/26/2014  
Date

**Attest:**  
  
Donald Leland Craig, AICP, Planning Director 3-24-14  
Date

**Filed with the Clerk:**  
  
Cheryl Smith, City Clerk 3-31-14  
Date

\_\_\_\_\_  
Chairman  
 Planning Director



KEY WEST CITY HALL AT GYNN ARCHER 1300 WHITE STREET KEY WEST, FLORIDA CITY OF KEY WEST

Bender & Associates ARCHITECTS

410 Apollo Street Key West, Florida 34202-5291

PHONE 305-246-6600 FAX 305-246-6601

WWW.BENDERANDASSOCIATES.COM

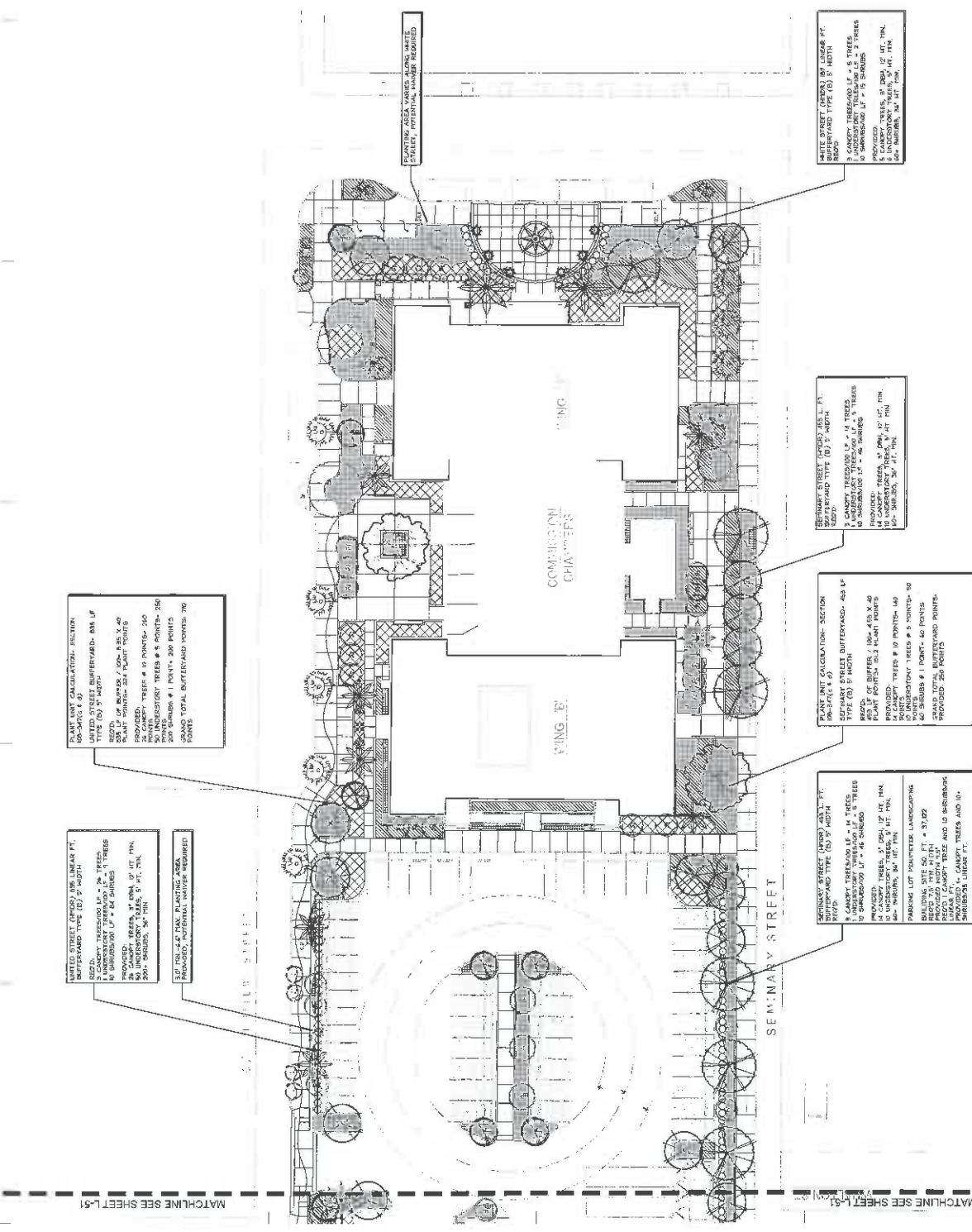
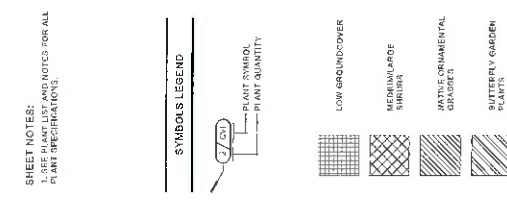
LEONARD K. BENDER ARCHITECT

LANDSCAPE ARCHITECTURE PROFESSIONAL ENGINEER IN FLORIDA

STATE LICENSE NO. 15371

EXPIRES 12/31/11

L-50



60% CONSTRUCTION DOCUMENTS SUBMITTAL

MATCHLINE SEE SHEET L-51

MATCHLINE SEE SHEET L-51

LANDSCAPE PLAN

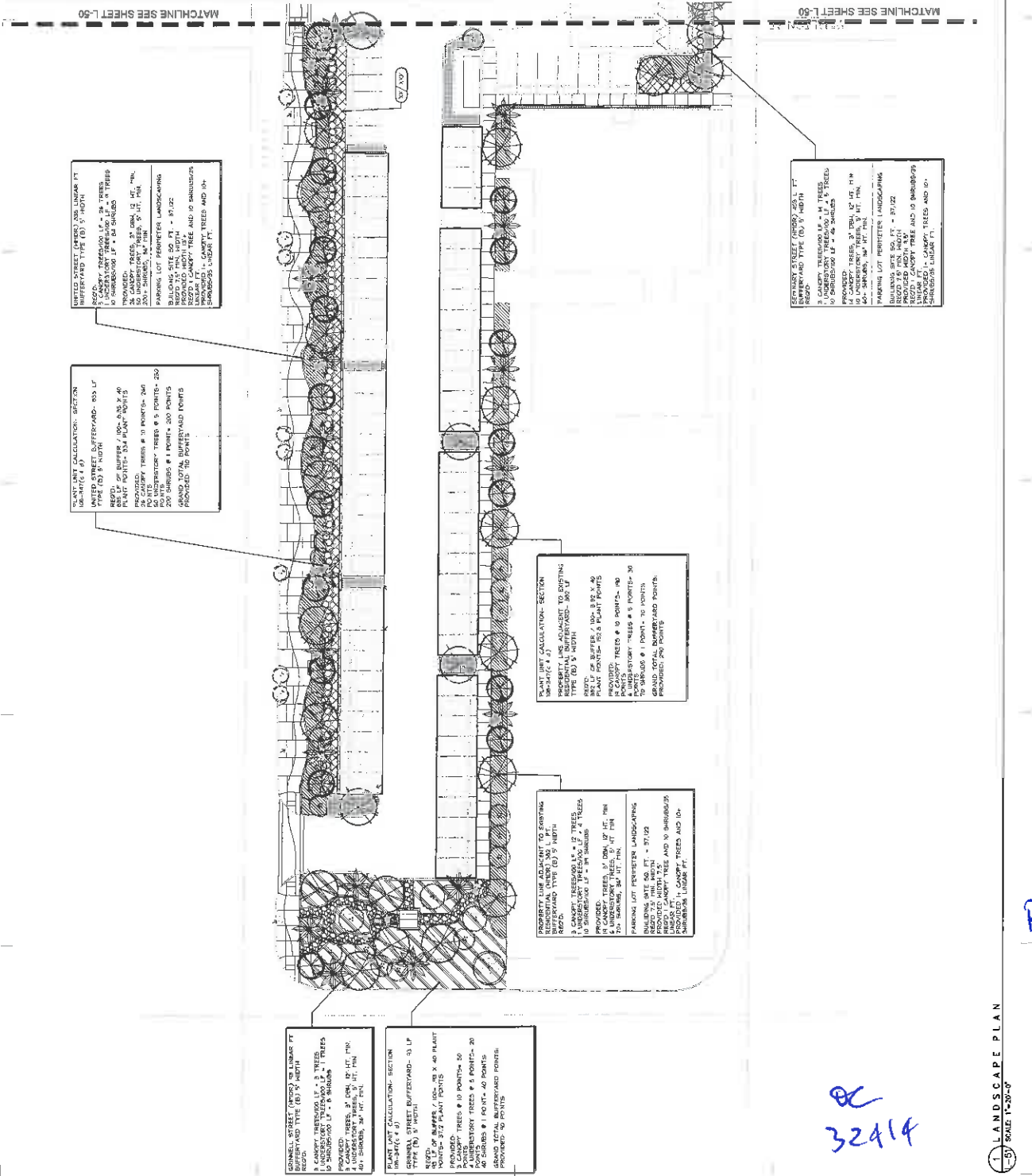
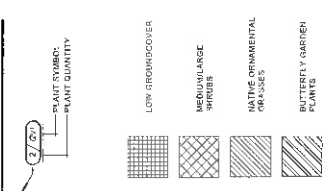
SCALE: 1"=20'-0"

DATE: 3/26/14

DRAWN BY: [Signature]

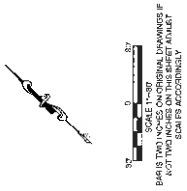


SHEET NOTES:  
 1. SEE PLANT LIST AND NOTES FOR ALL PLANT SPECIFICATIONS.

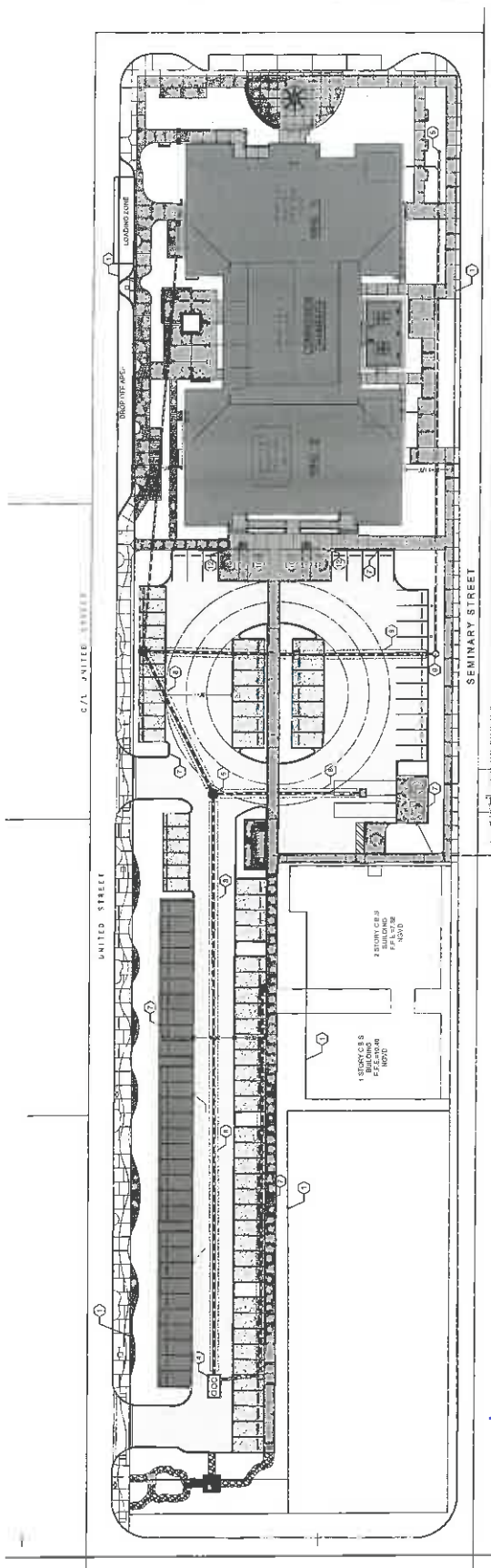
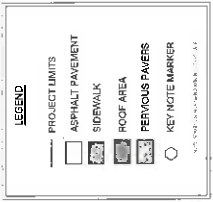


Run  
 3/24/14





- SITE PLAN KEY NOTES**
- 1 PROJECT LIMITS
  - 2 ASPHALT PAVEMENT (NEW)
  - 3 CONCRETE SIDEWALK
  - 4 TRIPLE CHAMBER BIFFLE BOX W/ WELL
  - 5 STORMWATER INLET (FOOT TYPE), TYP. (SEE CIVIL SHEET FOR COORDINATION)
  - 6 STORMWATER STRUCTURE
  - 7 6" TYPE 'D' CURB
  - 8 EXFILTRATION TRENCH
  - 9 STORMWATER MANHOLE, TYP.
  - 10 HANDICAP PARKING
  - 11 TRASH / RECYCLE
  - 12 DETECTABLE WARNING



*DC  
3294*

*Rmk  
3/26/14*