



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Planning Board

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Thursday, September 19, 2024

5:00 PM

City Hall

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**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**FOR VISUAL PRESENTATIONS:** For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

#### Call Meeting To Order

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

- 1 June 20, 2024  
*Attachments:* [Minutes](#)
- 2 July 18, 2024  
*Attachments:* [Minutes](#)
- 3 July 23, 2024 (Special)  
*Attachments:* [Minutes](#)

#### Action Items

- 4 Election of Planning Board Chair and Vice Chair

#### Old Business

- 5 **Variance - 711 Eisenhower Drive (RE# 00023130-000000 & RE# 00072070-000000) - A request for a variance to**

minimum parking standards to allow for the redevelopment of a marina, providing for zero off-street parking spaces in lieu of the 240 spaces required for property located in the General Commercial and Public and Semi-Public Services zoning districts, pursuant to Sections 90-395 and 108-572 of the Land Development Regulations of the City of Key West, Florida.

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Boat Launch Data Submittal](#)  
[Applicant Presentation](#)

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**Major Development Plan and Landscape Waiver - 711 Eisenhower Drive (RE# 00023130-000000, 00072082-002900, & 00072070-000000)** - A request for a Major Development Plan and landscape waiver to allow for the redevelopment of a marina, including the demolition of existing dry storage boat racks and outbuildings, the construction of new boat racks and a restroom facility, seawall repair, maintenance dredging, and a landscape waiver including a reduction of minimum landscape buffer requirements from 30 feet to 9 feet for property located in the General Commercial, Conservation, and Public and Semi-Public Services zoning districts, pursuant to Sections 108-91, 108-517 and 122-32 of the Land Development Regulations of the City of Key West, Florida.

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Site Plan](#)  
[Seawall and Dredging Plans](#)  
[Proposed Utility Easement](#)  
[8/15/2024 Noticing Package](#)  
[7/18/2024 Noticing Package](#)  
[Utilities Comments](#)  
[Keys Energy Comments](#)

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**Variance - 418 United Street (RE# 00029000-000000) - A**

request for variances to the minimum required side yard setback in order to install air conditioning units at a property located in the Historic High Density Residential (HHDR) zoning district, pursuant to Sections 90-395 and 122-630 (6) of the Land Development Regulations of the City of Key West, Florida.

**Attachments:** [Staff Report](#)

[8/15/2024 Noticing Package](#)

[Planning Package](#)

[4/18/2024 Noticing Package](#)

[Applicant Letter](#)

[KWFD Fire Marshal - 418 United Street Life Safety Concern](#)

[Peter Janker - Requesting Consideration of Easement](#)

[CBO - Rejecting Easement Option](#)

## New Business

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### **Variance - 1817 Staples Avenue (RE: 00047070-000100)**

- A request for variances to allow decreases in the minimum front setback from 19.8-feet to 10-feet and minimum rear setback from 19.8-feet to 10-feet to permit the construction of a two-story mixed-use structure with office space and three market rate residential units located within the Limited Commercial (CL) Zoning District pursuant to Sections 90-395 and 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

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### **Minor Development Plan, Conditional Use - 1817**

**Staples Avenue (RE: 00047070-000100)** - A request for a minor development plan for the construction of a two-story mixed-use structure with office space and a request for conditional use for three market rate residential units located within the Limited Commercial (CL) Zoning District with a

proposed affordable work force housing linkage project at  
124 Simonton Street

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[All Staff Comments 3.27.24](#)

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**Variance - 1415 Rose Street (RE#00058910-000000) -**

Applicant seeks a variance to allow for an increase in the maximum permitted building coverage from 35% to 49% to permit an addition to a single-family residence located in the Single Family Zoning District (SF) pursuant to Sections 122-238 and 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Comments- Opposed](#)  
[Comments - Support Letters](#)  
[Comments- Opposed](#)

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**Land Development Regulations Amendment -** Barton W. Smith, Attorney, on behalf of Stockrock SI LLC, Island-West Investment Corp., Poinciana - Venture II LLC, and Meisel Holdings FL - 1321 Simonton Street, seeks to amend the Land Development Regulations Chapter 122 (Zoning) Article V, Division 10 (Work Force Housing) pursuant to Section 90-518 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)

[Planning Package](#)

[Applicant Presentation](#)

- 12                    **Request for Postponement by Staff: Text Amendment of the Land Development Regulations** - A Resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Land Development Regulations Chapter 110, entitled "Resource Protection", Article VI entitled "Tree Protection", to establish a requirement for homeowners to produce dangerous tree declarations to city staff pursuant to F.S. 163.045; to establish a procedure by which the Tree Commission and City staff may submit potential ethics violations to the International Society of Arboriculture regarding compliance with Florida statute 163.045 and associated tree removal; providing for penalties; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Attachments:** [State Law Resolution Staff Report with Attachments](#)

[Tree Commission Resolution TC 24-03](#)

## Reports

- 13                    **Building Permit Allocation System (BPAS) Annual Report** - Presentation of the tracking and monitoring requirements as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Year 11 Annual Report](#)

## Public Comment

## Board Member Comment

## Adjournment