



# 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, April 20, 2023

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:** Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

#### Call Meeting To Order

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Administering the Oath by the Clerk of the Board

#### Approval of Minutes

1                      March 16, 2023  
*Attachments:* [Minutes](#)

#### Discussion Items

2                      Proposed Dates for June 2023 Planning Board Workshop  
*Attachments:* [Proposed Workshop Dates](#)

#### Old Business

3

**Request for Postponement by Applicant: Variance - 1905 Staples Avenue (RE# 00046930-000000)** - A request for variance approval for non-complying front, side and rear setbacks, and building coverage, to allow a single-family residence, located in the Limited Commercial (CL) zoning district, pursuant to Sections 90-395, 122-390 and 108-346 of the City of Key West Land Development Regulations.

- Attachments:** [Request for postponement](#)  
[Staff Report 04.20.23](#)  
[Planning Package 04.20.23](#)  
[Noticing Package 04.20.23](#)  
[STAFF REPORT 2.16.23](#)  
[Planning Package 02.16.23](#)  
[1904 Staples Ave. Comments](#)  
[1907 Staples & Applicant Communications](#)  
[1907 Staples - Comment 1](#)  
[1907 Staples - Comment 2](#)  
[Staff Report](#)  
[Request for postponement](#)  
[Planning Package](#)  
[Noticing Package](#)

**Legislative History**

1/19/23	Planning Board	Postponed
2/16/23	Planning Board	Postponed

4

**Request for Postponement by Applicant: Conditional Use - 1905 Staples Avenue (RE# 00046930-000000) - A** request for conditional use approval to allow a single-family residence, located in the Limited Commercial (CL) zoning district, pursuant to Sections 122-61, 122-62 and 122-388(1) of the City of Key West Land Development Regulations.

- Attachments:** [Request for postponement](#)  
[Staff Report 04.20.23](#)  
[Planning Package 04.20.23](#)  
[Noticing Package 04.20.23](#)  
[1904 Staples-applicant response](#)  
[1907 Staples-applicant response](#)  
[STAFF REPORT 2.16.23](#)  
[Planning Package 02.16.23](#)  
[1904 Staples Ave.Comments](#)  
[1907 Staples & Applicant Communications](#)  
[1907 Staples - Comment 1](#)  
[1907 Staples - Comment 2](#)  
[Staff Report](#)  
[Request for postponement](#)  
[Additional utilities comments](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Utilities Comments](#)

**Legislative History**

10/27/22	Development Review Committee	Received and Filed
1/19/23	Planning Board	Postponed
2/16/23	Planning Board	Postponed

**New Business**

- 5                   **Variance- 1617 Bahama Drive (RE# 00070240-000000)-** A request for a variance to the minimum allowed side setback requirement and exceeding the maximum building coverage for a pool house and pool deck at a residence in the Single Family (SF) zoning district pursuant to Section 90-395 and Section 122-238 of the City of Key West Land Development Regulations.

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

[Planning Package](#)

[Noticing Package](#)

- 6                   **Variance - 1117 Fleming Street (RE# 00004650-000000) -** A request for a variance to the minimum required front setback adjacent to Fleming Street, and the maximum allotted building coverage in order to relocate and renovate an existing multi-family home into a single-family home, construct a pool and outdoor deck, and construct two dwelling units on a double frontage lot located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, 122-600(4)a. and 122-600(6)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

[Planning Package](#)

[Noticing Package](#)

[Letters of Support \(29\)](#)

[Letter of Opposition\(1\)/Follow Up Support](#)

7                   **Request for Postponement by Staff: Official Zoning Map Amendment** - A request to adopt the revised Official Zoning Map attached herein, to update the 2015 Official Zoning Map, pursuant to Chapter 122, Article IV., Division 1., Sec. 122-93; and Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

8                   **Request for Postponement by Staff: Future Land Use Map Amendment** - A request to adopt the revised Comprehensive Plan Future Land Use Map (FLUM) attached herein, to update the existing Comprehensive Plan 2030 Future Land Use Map (FLUM), pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for severability; providing for the repeal of inconsistent provisions; Providing for an effective date; Providing for the inclusion into the City of Key West Comprehensive Plan.

## Reports

9                   A request to approve a Minor Modification to a Major Development Plan to relocate a building at 1020 Margaret Street (RE# 00030490-000000) in the Historic Medium Density Residential (HMDR) zoning district.

**Attachments:** [Minor Modification Determination Letter](#)  
[Minor Modification Request Letter & Application](#)  
[Noticing Package](#)  
[RES 21-276](#)

## Public Comment

**Board Member Comment**

**Adjournment**