



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail - Final-revised

Planning Board

Thursday, March 16, 2017

6:00 PM

City Hall

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.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 February 23, 2017

Attachments: [Minutes](#)

Old Business

- 2** **WITHDRAWN BY APPLICANT - Future Land Use Amendment - 281, 291, 301 Front Street (RE# 0000200-000102; RE# 0000200-000101; RE# 00072082-001800); 200 Greene Street (RE# 00001630-000300; RE#0000163-000500); 310, 402, 410, 420 Wall Street (RE# 00072082-001300; RE# 00000170-000000; RE# 00072082-001700, RE# 00072082-003500, RE# 00072082-001200); 1 Whitehead Street (RE# 00072082-001900, RE# 00072082-001800); 205, 213 Whitehead Street (RE# 00001510-000000, RE# 00001530-000000), and other parcels with unassigned addresses (RE# 00072082-001400; RE# 00072082-001100; RE# 00072082-003700) - A request to amend the comprehensive plan future land use map (FLUM) from Historic Residential to Historic Public & Semipublic (HPS) on the above properties of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Attachments: [March- Staff report-FLUM Amendment](#)
[Mallory Square Noticing Package FLU A](#)
[Mallory Square Public Comments](#)
[Public Comment](#)

- 3** **WITHDRAWN BY APPLICANT - Text Amendment & Official Zoning Map Amendment - 281, 291, 301 Front Street (RE# 0000200-000102, RE# 0000200-000101, RE# 00072082-001800); 200 Greene Street (RE# 00001630-000300, RE# 0000163-000500); 310, 402, 410, 420 Wall Street (RE# 00072082-001300, RE# 00000170-000000, RE# 00072082-00170, RE# 00072082- 003500, RE# 00072082-001200). 1 Whitehead Street (RE# 00072082-001900, RE# 00072082-001800); 205, 213 Whitehead Street (RE# 00001510-000000, RE# 00001530-000000) and other parcels with unassigned addresses (RE# 00072082-001400; RE# 00072082-001100; RE# 00072082-003700) - A request to amend the Land Development Regulations and the Official Zoning Map from Historic Public and Semipublic Services (HPS), Historic Residential/Office (HRO), and Historic Planned Redevelopment and Development (HPRD) to Historic Mallory Square Arts and Cultural District (HMSAC) located on the properties stated above of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Attachments: [March- SR Text Amendment-](#)
[Mallory Square Noticing Package ZMA](#)
[Mallory Square Public Comments](#)
[Public Comment](#)

- 4 Official Future Land Use Map Amendment - 200 Greene Street (RE # 00001630-000300 & 0000163-000500; AK # 8732473)**
A request to amend the comprehensive plan Future Land Use Map (FLUM) from Historic Residential (HR) to Historic Commercial (HC) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [Planning Board Letter 200 Greene Package March 16, 2017 FLUM S](#)
[200 Greene FLUM noticing package](#)
- 5 Official Zoning Map Amendment - 200 Greene Street (RE # 00001630-000300 & 00001630-000500)** - A request to amend the Official Zoning Map from Historic Planned Redevelopment and Development District (HPRD) to Historic Residential Commercial Core District (HRCC-1) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida
Attachments: [Planning Board Letter 200 Greene March 16, Text Package](#)
[200 Greene ZMA noticing package](#)
- 6 Future Land Use Map (FLUM) Amendment - 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the Future Land Use Map of the City of Key West Comprehensive Plan for the promotion of affordable housing for property located at 5224, 5228 & 5230 College Road; amending the Future Land Use Map Legend from Public Service (PS) to High Density Residential (HDR); add a new Future Land Use Map zoning sub-district designation of "High Density Residential College Road" (HDR-1) and applying such designation to said property; 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 transmittal to the State Land Planning Agency; providing for the filing with the Secretary of State and for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.
Attachments: [Staff Report](#)
[Draft Resolution](#)
[College Road FLUM noticing package](#)

- 7** **Text Amendment and Official Zoning Map Amendment - 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, amending the Land Development Regulations, and the Official Zoning Map; amending the Official Zoning Map Legend; amending Chapter 122, Article IV, Division 3, to create a new zoning subsection of High Density Residential College Road (HDR-1) District, providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article IV, Division 1, providing amendments to the tables of uses and dimensional requirements for High Density Residential College Road (HDR-1) District; 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.

Attachments: [Staff Report](#)

[Draft Resolution](#)

[College Road Text A.ZMA noticing package](#)

- 8** **POSTPONED BY APPLICANT - Alcohol Sales Special Exception - 700 Eaton Street (RE# 00006120-000000, AK# 1006343)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida

Attachments: [March 16 2017 Staff Report](#)

[700 Eaton Noticing Package](#)

[Support Letters - 700 Eaton](#)

[Public Comments](#)

[Notice of Postponement](#)

- 9 **An After-the-Fact Variance - 1109 Stump Lane (RE# 00007120-000000)** - A request for an after-the-fact variance to rear and side setback requirements in order to maintain the raised walls, the redesign of the roof and to renovate the existing interior accessory structure located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 122-630(6) (b.) and 122-630(6) (c.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

[1109 Stump Noticing Package](#)

[Public Comments](#)

[1109 Stump email postponement](#)

[Haffenreffer 3.17.17 comments](#)

- 10 **POSTPONED BY APPLICANT -Variance - 821-823 Whitehead Street (RE # 00017250-000100,00017250-000000)** - A request for a Variance to the minimum parking requirements for 12.2 parking spaces on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395,108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

[821-823 Whitehead Noticing Package](#)

[Hemingway House support.pdf](#)

[Public Comments.pdf](#)

[Notice of Postponement](#)

- 11 **POSTPONED BY APPLICANT - Change of Non-Conforming Use - 821-823 Whitehead Street (RE #00017250-000100; 00017250-000000)** - A request for a change of nonconforming use in order to change the use of 552 square feet of commercial retail to an expansion of the café's consumption area on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

[821-823 Whitehead Noticing Package](#)

[Hemingway House support.pdf](#)

[Public Comments.pdf](#)

[Notice of Postponement](#)

- 12** **Variance - 3832 Duck Avenue (RE # 00053850-000000)** - A request for a variance to maximum building coverage, maximum impervious surface and minimum front setback requirements in order to construct a bedroom addition and covered entry way on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a., 122-238(4)b..1 and 122-238 (6) a.1., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

[3832 Duck Ave Noticing Package](#)

[Public Comments](#)

- 13** **Variance - 1107 Southard Street (RE# 00007140-000000)** - A request for variances to the minimum open space requirements, side and rear setback requirements in order to reconstruct a rear addition and porch located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 90-395, 108-346(b), 122-630(6)(b), 122-630(6)(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

[1107 Southard Noticing Package](#)

[Public Comments](#)

[Haffenreffer 3.17.17 comments](#)

- 14** **An Ordinance of the City of Key West, Florida, amending Chapter 108 of the Code of Ordinances, entitled "Planning and Development not affected by Article", to provide that units determined to exist prior to April 2010, must have been permissible under current or previous zoning requirements; providing for severability; providing for repeal of inconsistent provisions; providing for an effect date.**

Attachments: [Attorney's Report](#)

[Revised Amendment](#)

Public Comment

Reports

Adjournment