



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, March 21, 2019

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.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 February 21, 2019

Attachments: [Minutes](#)

Old Business

2 **Text Amendment of the Land Development Regulations - A**
Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 86 of the Land Development Regulations, entitled "General Provisions", Section 86-9, entitled "Definition of terms" and Chapter 108, entitled "Planning and Development", Section 108-997, entitled "Period of allocation and ranking/review of applications"; pursuant to Chapter 90, Article VI, Division 2; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)

[Resolution](#)

[Sustainability Board's Friendly Amendment to Cistern Demotion in BPAS](#)

Legislative History

2/21/19 Planning Board Postponed

3

Variance - 2407-2409 North Roosevelt Boulevard (RE#

00002280-000100 & RE# 00002280-000101) - A request for a variance to off-street parking spaces for properties located within the Commercial General (CG) and Conservation (C) Zoning Districts pursuant to Sections 90-395 and 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Package](#)

[Traffic Study](#)

[Initial Traffic Review Comments](#)

[Noticing Package](#)

[Public Comment](#)

Legislative History

2/21/19 Planning Board Postponed

4

Major Development Plan, Conditional Use, and Landscape Modification / Waiver - 2407-2409 North Roosevelt Boulevard (RE# 00002280-000100 and RE# 00002280-000101) - A Major Development Plan, Conditional Use, and Landscape Modification / Waiver application to develop a 74-berth deed-restricted affordable workforce housing liveaboard marina, a 2-story marina clubhouse with restaurant and onsite consumption, and a 465-square-foot laundry center on properties located within the Commercial General (CG) and Conservation (C) zoning districts pursuant to Section 108-91 B. 2. (a) and (b), Section 122-129, Section 122-418, and Section 108-517 the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Package](#)

[Traffic Study](#)

[Initial Traffic Review Comments](#)

[Utilities Comments](#)

[Floodplain Comments](#)

[Noticing Package](#)

[Public Comment](#)

Legislative History

2/21/19

Planning Board

Postponed

New Business

5 Postponed By Staff - Variance - 501 Front Street (RE # 00000100-000000) - A request for a variance to the required 3 off-street parking spaces to allow for the expansion of existing floor area for property located within the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [*Large File* Noticing Package](#)

6 Postponed By Staff - Minor Development Plan and Landscape Plan Waiver - 501 Front Street (RE # 00000100-000000) - A request for minor development plan approval and a landscape plan waiver to allow for the addition of 706-square-feet of new floor area to an existing structure located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Application](#)
[Plans](#)
[Request for Landscape Waiver](#)
[Floodplain Comments](#)
[Keys Energy Comments](#)
[*Large File* Noticing Package](#)

Legislative History

1/24/19	Development Review Committee	Received and Filed
---------	------------------------------	--------------------

7 Variance - 1321 Angela Street - (RE# 00022730-000000) - A request for Variances to the maximum allowed building coverage and minimum side setback requirements to allow for the expansion of an addition and to construct a wall, for a property located at 1321 Angela Street within the Historic Medium Density Residential (HMDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [*Large File* Staff Report](#)
[Resolution](#)
[*Large File* Applicant's Packet](#)
[*Large File* Site Plans](#)
[*Large File* Noticing Package](#)

- 8** **Variance - 608 Grinnell Street - (RE# 00011150-000000)** - A request for variance to the maximum building coverage, maximum impervious surface, and minimum open space requirements to construct a deck, pool, water feature and install pool equipment in the rear yard on property located within the Historic High Density Residential (HHDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Package](#)
[Noticing Package](#)
[Public Comment in favor](#)
[Public Comment](#)

- 9** **Variance - 3742 Eagle Avenue - (RE# 00052260-000000)** - A request for a variance to a street side setback requirement to replace the roof on property located within the Single Family (SF) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Package](#)
[*Large File* Noticing Package](#)

- 10** **Text Amendment of the Land Development Regulations - A**
Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled "Zoning", by amending section 122-1183, to amend fence regulations in the SF (Single Family Residential) and MDR (Medium Density Residential) Districts; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Executive Summary](#)
[Draft Resolution](#)
[Draft Ordinance](#)

Reports

Public Comments

Adjournment