



# 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, July 16, 2020

5:00 PM

N/A

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#### VIRTUAL MEETING

**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 (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**On July 16, 2020, the Key West Planning Board Meeting will be conducted via Communications Media Technology (CMT) as authorized by Governor Desantis' Executive Order 20-69 and City of Key West State of Local Emergency Directive 2020-04. The City provides the following information describing how interested persons may attend:**

**1. Applicants who are participating remotely must provide a notary to administer the oath in the presence of the Applicant during the Virtual meeting or make arrangements with the clerk's office prior to the meeting.**

**2. Citizens who would like to speak on an agenda item can go to City Hall at 1300 White Street at the United Street entrance to the Commission Chambers for the City Clerk to administer the Oath. You will need to provide identification to the City Clerk. If you would like to speak remotely, you will need to make arrangements with the clerk's office prior to the meeting.**

3. To listen to or watch the Planning Board Meeting on July 16, 2020, which begins at 5 p.m., you have the following options:

a) Listen to or join the meeting via phone: You may listen to the audio only from your phone by dialing 1-312-626-6799 and when the meeting ID is requested, enter 950 5254 5828 and then press the # key.

b) Tune in live to Key West Comcast channel 77 or AT&T channel 99

c) Watch the meeting online:

You may access Key West City TV live by visiting: <<https://www.cityofkeywest-fl.gov>>, click on meetings/live TV then click on “watch Key West City TV Live”. Note: You may have to adjust your browser settings for optimal streaming. Not all browsers support flash.

d) Connecting with Zoom instructions:

For the July 16, 2020 meeting, please use the meeting link <https://zoom.us/j/95052545828> to virtually attend and watch the meeting by computer, tablet, or smartphone. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device’s app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 950 5254 5828.

For additional information or assistance please contact the City Clerk’s office [csmith@cityofkeywest-fl.gov](mailto:csmith@cityofkeywest-fl.gov) prior to the meeting.

For those individuals who may not have access to view the meeting by any of the virtual means provided above, there will be a monitor setup outside of City Hall for live streaming. Please practice social distancing and keep six feet away from those around you. Residents planning to attend who need special assistance please contact the City Clerk’s Office at 305-809-3835 no later than 24 hours preceding the meeting.

Instructions for participating in the virtual meeting

Attachments: [Instructions](#)

[Sworn Statement for Written Comments](#)

**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 June 18, 2020

Attachments: [Minutes](#)

## Old Business

2 **Request for Postponement by Applicant: After-the-Fact Variance - 3222 Riviera Drive - (RE# 00069440-000000) -**

A request for after-the-fact variances for the maximum building coverage, maximum impervious surface, minimum open space, and minimum side yard setback requirements in order to allow an after-the-fact accessory structure on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238 (4) (a), 122-238 (4) (b) (1), 122-238 (6) (a) (2), and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

3

**Request for Postponement by Staff:  
 Amendment to Conditional Use - 318-324 Petronia Street; 802-806 Whitehead Street; and 809-811 Terry Lane - (RE# 00014010-000000; 00014050-000000; 00014060-000000)** - A request for an amendment to a conditional use approval for a restaurant on property located within the Historic Neighborhood Commercial-Bahama Village Commercial Core (HNC-3) zoning district pursuant to Sections 122-62, and 122-868 (9) of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [\\*Large File\\* Application Package](#)

[Photo - Trash Area](#)

[Trash Pickup Locations](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[\\*Large File\\* Noticing Package](#)

[Public Comment - Furlane](#)

[Public Comment - Santoro](#)

[Public Comment - Santoro 2](#)

[Public Comment - Santoro 3](#)

[Public Comment - Furlane 2](#)

[Public Comment - Furlane 3](#)

[Public Comment - Furlane 4](#)

[Public Comment - Furlane 5](#)

**Legislative History**

4/23/20	Development Review Committee	Received and Filed
6/18/20	Planning Board	Postponed

4

**Request for Postponement by Applicant:  
 Transient License Transfer - One (1) license in  
 Unassigned Status to 536 Fleming Street (RE#  
 00009440-000000) - A request to transfer one (1) transient  
 license in unassigned status at Key Cove Drive to property  
 located within the Historic Neighborhood Commercial  
 (HNC-1) zoning district pursuant to Sections 122-776 and  
 122-1338 of the Land Development Regulations of the Code  
 of Ordinances of the City of Key West, Florida.**

- Attachments:** [Staff Report](#)  
[Planning Package](#)  
[\\*Large File\\* Application](#)  
[Revision to Application, changing sender site to Key Cove](#)  
[Floodplain Comments](#)  
[Utilities Comments](#)  
[Keys Energy Comments](#)  
[Noticing Package](#)

**Legislative History**

4/23/20	Development Review Committee	Received and Filed
6/18/20	Planning Board	Postponed

5

**Variance - 1106 Grinnell Street (RE # 00031510-000000) -**

A request for a variance to side setbacks, rear setbacks, an increase in maximum allowed impervious surface ratio and an increase in maximum building coverage in the Historic Medium Density Residential (HMDR) zoning district in order to rebuild a non-conforming rear structure pursuant to sections 90-395, 122-600 (6)b, 122-600 (6)c, 108-346 (b) and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Presentation](#)  
[Staff Report](#)  
[\\*Large File\\* Planning Package](#)  
[Request for Postponement](#)  
[Noticing Package](#)  
[Objection Olson](#)  
[Objection Thomas](#)  
[Objection Partner](#)  
[Objection Durot](#)

Legislative History

5/21/20	Planning Board	Postponed
6/18/20	Planning Board	Postponed

6

**Request for Postponement by Applicant:**

**Variance- 1218 Duval Street (RE# 00028950-000000) - A** request for variance to remove two (2) off-street parking spaces, increase consumption area by 497.0-square feet and reduce required off-street parking from twenty-six (26) spaces to zero (0) on a parcel located within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Section 90-395, Section 108-572 (2), 108-572 (9), and 108-575 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)[Planning Package](#)[Noticing Package](#)[Objection McNulty](#)[Applicant Response - McNulty](#)[Objection Wagner 6.16.20](#)[Objection Wagner 6.30.20](#)[Applicant Response - Wagner](#)[Objection Rizzo](#)[Applicant Response - Rizzo](#)[Objection Hewett](#)[Objection Leon](#)[Objection Dugas](#)[Objection Minkids Realty](#)[Applicant Response - Minkids](#)[Objection Dyer](#)[Applicant Response - Dyer](#)[Objection Mitchell.](#)[Objection Pazo](#)[Objection Vivien](#)[Objection Beaver](#)[Objection Whitt](#)[Objection Jurkowski](#)[Request for postponement - 1218 Duval](#)**Legislative History**

6/18/20

Planning Board

Postponed

7

**Request for Postponement by Staff:****Variance - 3528 Eagle Avenue (RE # 00052620-000000) -**

A request for variances to the minimum rear-yard setback, maximum allowable impervious surface, maximum allowable building coverage requirements in order to convert a rear non-complying accessory structure into an affordable housing unit in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (6) a.3., and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)[Planning Package](#)[Noticing Package](#)[Objection Fossum](#)[\\*Large File\\* Objection 1 Creighton](#)[Objection 2 Creighton](#)[Objection Trujillo](#)[Objection Owens](#)[Objection Oropeza](#)**Legislative History**

6/18/20	Planning Board	Postponed
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8

**Variance - 1115 Casa Marina Court (RE #****00058550-000000) -** A request for variances to the minimum

front-yard setback, minimum street-side setback, and maximum allowable impervious surface ratio in order to construct an accessory structure in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238(4) b.1., 122-238 (6) a.1., 122-238(6) a.4., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)[Planning Package](#)[Noticing Package](#)**Legislative History**

6/18/20	Planning Board	Postponed
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**New Business**



9

**Text Amendment to the Land Development Regulations**

- A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 106 of the Land Development Regulations, entitled "Performance Standards", Sections 106-51, 106-52, 106-53, and 106-55 of Division 2, entitled "Outdoor Displays"; and amending Chapter 90 of the Land Development Regulations entitled "Administration", Section 90-428 entitled "Final Decisions of Historic Architectural Review Commission" 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](#)

[Master Table of Active Outdoor Display Exceptions](#)

[Resolution - Outdoor Display Exception](#)

[Ordinance 08-04](#)

**Reports****Public Comments****Board Comments****Adjournment**