



# 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, August 20, 2020

5:00 PM

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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 August 20, 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 August 20, 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 1-646-558-8656 and when the meeting ID is requested, enter 923 0354 4466 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 August 20, 2020 meeting, please use the meeting link <https://zoom.us/j/92303544466> 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 923 0354 4466.

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

Attachments: [Instructions for accessing the virtual meeting](#)

[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 July 16, 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](#)

Legislative History

7/16/20

Planning Board

Postponed

3

**Request for Postponement by Staff:  
 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
7/16/20	Planning Board	Postponed

4

**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
7/16/20	Planning Board	Postponed

**5**                    **Variance - 111 Olivia Street (RE # 00014720-000000) - A**  
 request for a variance to the required off-street parking  
 spaces for property located within the Historic Neighborhood  
 Commercial (HNC-3) Zoning District pursuant to Sections  
 90-395, 108-572 (3) of the Land Development Regulations  
 of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)  
[Resolution](#)  
[Planning Board Package](#)  
[\\*Large File\\* Noticing Package](#)  
[Staff Presentation](#)  
[Public Comment - Marquardt](#)

Legislative History

4/28/20	Planning Board	Postponed
5/21/20	Planning Board	Postponed
6/18/20	Planning Board	Postponed

**6**                    **Request for Postponed by Staff: Major Development**  
**Plan, Conditional Use & Landscape Waivers - 111 Olivia**  
**Street (RE #00014720-000000) - A** request for major  
 development plan, conditional use and landscape waiver  
 approvals for the construction of a 9,496 square foot two  
 story community center with a commercial kitchen, a  
 computer lab, a music room, a sound studio, a main hall  
 assembly space, classrooms, and offices on property  
 located within the Historic Neighborhood Commercial  
 (HNC-3) Zoning District pursuant to Sections 108-91.A.2 (b),  
 108-517, 122-62 and 122-868 (2) of the Land Development  
 Regulations of the Code of Ordinances of the City of Key  
 West, Florida.

- Attachments: [Staff Report](#)  
[Resolution](#)  
[Package](#)

Legislative History

1/23/20	Development Review Committee	Received and Filed
3/9/20	Tree Commission	Approved
4/28/20	Planning Board	Postponed
5/21/20	Planning Board	Postponed

6/18/20 Planning Board Postponed

## New Business

7

**Conditional Use Amendment- 501 Greene Street (RE# 00000520-000000)** - A request for an amendment to a conditional use to allow outdoor amplified music on a parcel located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 18-57, Section 26-192 and 122-62 of the Code of Ordinances of the City of Key West, Florida.

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

[Planning Package](#)

[Request to Amend CU Approval PB Res 2016-32.pdf](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[Noticing Package](#)

**Legislative History**

6/25/20 Development Review Received and Filed  
Committee

8

**Conditional Use - 730 Emma Street (RE # 0013810-000000)** - A request for a conditional use to allow the conversion of a low intensity commercial retail use to a restaurant use in the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to sections 122-868 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

[Utilities Comments](#)

[Keys Energy Comments](#)

[Noticing Package](#)

**Legislative History**

7/23/20 Development Review Received and Filed  
Committee

- 9**                    **Variance - 1211 Knowles Lane (RE# 00033760-000000) -**  
A request for a variance to convert a historic cistern into an accessory in-ground swimming pool structure in the minimum side setback and the minimum rear setback of the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) b., 122-600 (6) c.

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

- 10**                    **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: [Staff Report](#)  
[2020 Annual Report](#)  
[Resolution.pdf](#)  
[All Resolutions Years 1-6](#)  
[Ord 17-13](#)

**Reports**

**Public Comments**

**Board Member Comments**

**Adjournment**