



# 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, October 15, 2020

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.

**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.**

You may attend/participate virtually by telephoning 646-558-8656, Meeting ID 976 3147 1665, Passcode 626106 or via online at:  
<https://zoom.us/j/97631471665> Passcode 626106

**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 September 17, 2020

Attachments: [Minutes](#)

**Old Business**

2

**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
7/16/20	Planning Board	Postponed
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed

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) and the Historic Medium Density Residential (HMDR) Zoning Districts 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
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed

4

**Request for Postponement by Staff:**

**Variance - 111 Olivia Street - (RE# 00014720-000000) - A** request for variances to the maximum building coverage, maximum impervious surface, minimum open space, minimum required off-street parking spaces (standard and ADA), for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 122-870 (4)(a), 122-870(4)(b), 108-346(b), and 108-650(7) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

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

Legislative History

4/28/20	Planning Board	Postponed
5/21/20	Planning Board	Postponed
6/18/20	Planning Board	Postponed
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed

5

**Request for Postponement 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: [Package](#)

[\\*Large File\\* Noticing 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
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed

6

**Request for Postponement by Staff: Amendment to a Major Development Plan and Conditional Use - 951 Caroline Street - (RE# 00002970-000000)** - A request to amend a parking agreement for a Major Development Plan and Conditional Use approval on property located within the Key West Bight (HRCC-2) Zoning District per Sections 108-91 C.3 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [\\*Large File\\* Application Package](#)  
[\\*Large File\\* Exhibits](#)  
[Multimodal Transportation Comments](#)  
[Response to Multimodal Transportation Coordinator](#)  
[Floodplain Comments](#)  
[Keys Energy Comments](#)  
[Noticing Package](#)  
[\\*Large File\\* Memo to City 10.06.20](#)

**Legislative History**

7/23/20	Development Review Committee	Received and Filed
9/17/20	Planning Board	Postponed

7

**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:** [Staff Report](#)  
[Package](#)  
[1974 Property Record Card 3222 Riviera](#)  
[1985 fdot aerial](#)  
[1992 Property Record Card 3222 Riviera](#)  
[\\*Large File\\* Noticing Package](#)

**Legislative History**

7/16/20	Planning Board	Postponed
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed

8

**Request for Postponement by Applicant: 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 Committee	Received and Filed
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed

9

**Request for Postponement by Applicant:**

**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](#)

Legislative History

8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed

10

**Text Amendment of the Land Development Regulations - 1900 North Roosevelt Boulevard (RE# 00051820-000000) and 1910 North Roosevelt Boulevard (RE# 00051840-000000) - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 108 of the Land Development Regulations, Chapter 108 entitled "Planning and Development", Article VII, entitled "Off-Street Parking and Loading", Division 2 entitled "Regulations For Required Spaces", to Section 108-572 to amend the schedule of off-street parking requirements by use by adding an 18th use entitled Self-Storage with a minimum number of parking space, 1 space per 50 storage units, plus 1 space for employee parking pursuant to Sections 90-520, 108-572, 122-420 (2), 122-1151 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Proposed Ordinance](#)  
[\\*Large File\\* Noticing Package](#)

**Legislative History**

9/17/20            Planning Board            Postponed

## New Business

11

**Variance - 1020 Margaret Street (RE# 00030490-000000) - A request for a variance to the minimum front setback and the minimum rear setback for a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) a., and 122-600 (6) c.**

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[\\*Large File\\* Noticing Package](#)  
[Comments from Richard Wagner](#)



12

**Minor Development Plan and Landscape waiver - 1020 Margaret Street (RE# 00030490-000000) - A request for approval of a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures, as well as installing an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-91, 108-517, 122-596, and 122-597 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

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

[Planning Package](#)

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

13

**Variance - 13 Hilton Haven Drive (RE# 00001870-000000)**

- A request for variances to the maximum allowed building coverage, maximum impervious surface ratio, minimum open space ratio, coastal construction control line, wetland buffer zone, landscaping, and minimum front yard setback requirements in order to construct a single-family residence on property located within the Medium Density Residential (MDR) and the Conservation-Outstanding Waters of the State (C-OW) Zoning Districts pursuant to Sections 90-395, 122-270 (4)(a).1, 122-270 (b) (2), 108-346 (b), 122-1148 (a) (2), 110-91, 110-91(b), 108-412 (a), and 122-270 (6)(a).1 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report](#)[Package](#)[Noticing Package](#)[Support Ltr - Conover](#)[Support Ltr - Pershing](#)[Support Ltr - Kreig](#)[Support Ltr - Bencze](#)[Support Ltr - Crow](#)[Support Ltr - Phillips](#)[Support Ltr - Faber](#)[Support Ltr - Maguire](#)[Support Ltr - Zadikoff](#)[Support Ltr - Charavell](#)[Support Ltr - Spialter](#)[Support Ltr - Larson](#)[Support Ltr - Rossi](#)[Support Ltr - Kasper](#)[Support Ltr Multiple Members of Public](#)[13 Hilton Have Staff Report Rebuttal](#)[Exhibits - 13 Hilton Haven Staff Report Rebuttal](#)[Support Ltr - Wernicoff](#)

- 14 After-the-Fact Variance - 819 White Street (RE# 00024890-000000) - A request for an after-the-fact variance to construct a covered porch within the street-side setback and a variance to increase the maximum allowed building coverage on a property located in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (4) a., 122-600 (6) d.  
*Attachments:* [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)
- 15 Variance - 3749 Duck Avenue (RE# 00054160-000000) - A request for a variance to the minimum rear yard setback for the construction of a second single-family structure in the rear of a property located in the Single-Family (SF) zoning district pursuant to Section 90-395 and Section 122-238 (6) a. 3.  
*Attachments:* [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)
- 16 **Request for Postponement by Applicant: Variance - 1309 20th Terrace (RE# 00055320-000000)** - A request for variances to the minimum side and front yard setback requirements in order to convert an existing carport into habitable space on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238 (6) (1), and 122-238 (6) (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

## Reports

## Public Comments

## Board Member Comments

## Adjournment