



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, November 18, 2021

5:00 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.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

You may attend/participate virtually via Zoom by telephoning 646-558-8656 Meeting ID: 885 3965 3059 Passcode: 412054 or online at: <https://us02web.zoom.us/j/88539653059> Passcode: 412054

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 October 21, 2021

Attachments: [Minutes](#)

Old Business

2

Withdrawn by Applicant:

Major Development Plan and Landscape Waiver - 322-324 ½ Truman Avenue (RE# 00025530-000000, 00025520-000000, and 00025500-000000) - A request for approval of a major development plan to redevelop eighteen (18) residential units consisting of fourteen (14) affordable units and four (4) market rate units, as well as a landscape waiver, and a request for an exemption to the minimum size of affordable workforce housing units in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-91, 108-517, 122-596, 122-597, and 122-1467(2)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report MDP](#)
[Planning Package](#)
[Utilities Comments](#)
[Parking Comments](#)
[Keys Energy Comments](#)
[Multi Modal Transportation Comments](#)
[Engineering Comments](#)
[Urban Forester's Staff Report](#)
[Noticing Package](#)
[Letter of Objection - Marge Holtz](#)
[Letter of Objection - Richard Holtz](#)
[Objection - Marge & Rick Holtz](#)
[Objection Burke](#)
[Objection - Moon](#)
[Objection - Stephanie Nadeau - Thomas St](#)
[Objection - Stephanie Nadeau - Julia St](#)
[Objection - Donna Nadeau](#)
[Objection - Anderson](#)
[Objection - Marsh](#)
[Objection - Cox](#)
[Objection - Pinka](#)
[Objection - Teresa Willis](#)
[Objection - Smith](#)
[Objection - Terry Willis](#)
[Objection - C Myers](#)

- [Objection - Shanna](#)
- [Objection - Mingo](#)
- [Objection - M Myers](#)
- [Objection - Sierra](#)
- [Objection - O'Brien](#)
- [Signed Petition](#)
- [Objection - Beaver](#)
- [Objection - Craig](#)
- [Objection - Mckonly](#)
- [Objection - Brearley](#)
- [Objection - David & Debra Davis Speier](#)
- [Objection - Raymond](#)
- [Objection - Major-Mingo](#)
- [Objection - Various](#)

Legislative History

3/25/21	Development Review Committee	Received and Filed
7/15/21	Planning Board	Postponed
8/19/21	Planning Board	Postponed
9/16/21	Planning Board	Postponed

3

Withdrawn by Applicant:**Variance - 322-324 ½ Truman Avenue (RE#****00025530-000000, 00025520-000000, and****00025500-000000) - A request for a variance to the minimum**

rear setback, maximum impervious surface, maximum lot coverage, minimum open space, and off-street parking requirements for a major development plan to redevelop eighteen (18) residential units consisting of fourteen (14) affordable units and four (4) market rate units in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-600 (4), and 122-600 (6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report Variance](#)[Planning Package](#)[Noticing Package](#)[Letter of Objection - Richard Holtz](#)[Letter of Objection - Marge Holtz](#)[Objection - Marge & Rick Holtz](#)[Objection Burke](#)[Objection - Moon](#)[Objection - Stephanie Nadeau - Thomas St](#)[Objection - Stephanie Nadeau - Julia St](#)[Objection - Anderson](#)[Objection - Marsh](#)[Objection - Cox](#)[Objection - Pinka](#)[Objection - Teresa Willis](#)[Objection - Smith](#)[Objection - Terry Willis](#)[Objection - C Myers](#)[Objection - Shanna](#)[Objection - Mingo](#)[Objection - Sierra](#)[Objection - Donna Nadeau](#)[Objection - M Myers](#)[Objection - O'Brien](#)[Signed Petition](#)

- [Objection - Beaver](#)
- [Objection - Craig](#)
- [Objection - Mckonly](#)
- [Objection - Brearley](#)
- [Objection - David & Debra Davis Speier](#)
- [Objection - Raymond](#)
- [Objection - Major-Mingo](#)

Legislative History

7/15/21	Planning Board	Postponed
8/19/21	Planning Board	Postponed
9/16/21	Planning Board	Postponed

4

Variance - 408 Greene Street (RE# 00001500-000000) - A request for a variance to the minimum parking requirements in order to create 1,000 square feet of an outdoor venue for small group retail / therapeutic events on property located within the Historic Residential / Office (HRO) zoning district pursuant to Sections 90-395, 108-573, 108-572 (16), 122-27 and 122-32 (d) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

- Attachments:** [Staff Report](#)
[7.15.21 Cover Letter](#)
[Package](#)
[Noticing Package](#)
[Support Letter - Ellis](#)
[Support Letter - Schmidt](#)

Legislative History

9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

5

Variance - 1325 Simonton Street (RE#00035950-000000)

- A request for approval of a variance to conform with parking deficiencies, variance to off-street required parking and landscaping requirements, variance to required open space, and a variance to the maximum impervious surface to allow an electronic scooter rental service as an accessory to a hotel use in Historic Commercial Tourist (HCT) zoning district pursuant to Sections 90-395, 108-346, 108-412, 108-414, 108-572, 108-575(5), and 122-900(4)b. 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 - Maloney & Maykut](#)

[Objection - Donn](#)

[Letter of Objection - Smith](#)

[Trepanier - Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[Public Comment - Matter](#)

[PB Presentation-Spanish Gardens-1325 Simonton](#)

[PB Presentation Notes-1325 Simonton](#)

Legislative History

9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

6

Conditional Use - 1325 Simonton Street (RE# 00035950-000000) - A request for approval of a conditional use to allow an electronic scooter rental service and a food truck as an accessory to a hotel use in the Historic Commercial Tourist (HCT) zoning district pursuant to Sections 18-355, 122-62 and 122-898 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Multi Modal Coordinator Comments](#)

[Keys Energy Comments](#)

[Engineering Comments](#)

[Letter of Objection - Smith](#)

[Trepanier - Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[Public Comment - Matter](#)

[PB Presentation-Spanish Gardens-1325 Simonton](#)

[PB Presentation Notes-1325 Simonton](#)

Legislative History

5/27/21	Development Review Committee	Received and Filed
9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

7

Variance - 1220 Simonton Street (RE# 00028730-000000)

- A request for approval of a variance to conform with parking deficiencies, variance to off-street required parking, and a variance to minimum side setbacks for an accessory structure to allow an electronic scooter rental service as an accessory to a hotel use in the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 90-395, 108-572, 108-575(5), and 122-810(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Letter of Objection - Smith](#)

[Trepanier - Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[PB Presentation-H2O-1220 Simonton](#)

[11.17.21 Conditions Modifications Email to Planning](#)

Legislative History

9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

8

Conditional Use - 1220 Simonton Street (RE# 00028730-000000) - A request for approval of a conditional use to allow an electronic scooter rental service as an accessory to a hotel use in the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 18-355, 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Multi Modal Coordinator Comments](#)

[Keys Energy Comments](#)

[Engineering Comments](#)

[Letter of Objection - Smith](#)

[Trepanier - Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[PB Presentation-H2O-1220 Simonton](#)

[11.17.21 Conditions Modifications Email to Planning](#)

Legislative History

5/27/21	Development Review Committee	Received and Filed
9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

9

Variance - 1321 Simonton Street (RE# 00035940-000000)

- A request for approval of a variance to conform with parking deficiencies and a variance to off-street required parking to allow an electronic scooter rental service as an accessory to a hotel use in the Historic Commercial Tourist (HCT) zoning district pursuant to Sections 90-395, 108-572, and 108-575(5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Traffic Statement](#)

[Planning Package](#)

[Noticing Package](#)

[Letter of Objection - Fisher](#)

[Letter to Withdraw Objection & Convey Support - Fisher](#)

[Letter of Objection - Smith](#)

[Trepanier -Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[PB Presentation-Southwinds-1321 Simonton](#)

Legislative History

9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

10

Conditional Use - 1321 Simonton Street - (RE# 00035940-000000) - A request for approval of a conditional use to allow an electronic scooter rental service as an accessory to a hotel use in the Historic Commercial Tourist (HCT) zoning district pursuant to Sections 18-355,122-62 and 122-898 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Traffic Statement](#)

[Planning Package](#)

[Noticing Package](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Multi Modal Coordinator Comments](#)

[Keys Energy Comments](#)

[Engineering Comments](#)

[Letter of Objection - Smith](#)

[Trepanier - Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[PB Presentation-Southwinds-1321 Simonton](#)

Legislative History

5/27/21	Development Review Committee	Received and Filed
9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

11

Variance - 1401 Simonton Street (RE#00036231-000000)

- A request for approval of a variance to conform with parking deficiencies and a variance to off-street required parking to allow an electronic scooter rental service as an accessory to a hotel use in the Historic Commercial Tourist (HCT) zoning district pursuant to Sections 90-395, 108-572, and 108-575(5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Trepanier - Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[SMS Directors Lama Approval](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[PB Presentation-Santa Maria-1401 Simonton](#)

[11.17.21 Conditions Modifications Email to Planning](#)

Legislative History

9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

12

Conditional Use - 1401 Simonton Street (RE# 00036231-000000) - A request for approval of a conditional use to allow an electronic scooter rental service as an accessory to a hotel use in the Historic Commercial Tourist (HCT) zoning district pursuant to Sections 18-355, 122-62 and 122-898 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Multi Modal Coordinator Comments](#)

[Keys Energy Comments](#)

[Engineering Comments](#)

[Trepanier- Submission - Comp Plan-LDR Consistency Analysis-Lama Mobility](#)

[SMS Directors Lama Approval](#)

[Presentation - Matter](#)

[Good Neighbor Meeting-Emails & Response Summary](#)

[PB Presentation-Santa Maria-1401 Simonton](#)

[11.17.21 Conditions Modifications Email to Planning](#)

Legislative History

5/27/21	Development Review Committee	Received and Filed
9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

New Business

13

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 Code of Ordinances, titled "Zoning", by amending Sec. 122-1371 titled "Transient Living Accommodations in Residential Dwellings; Regulations" by increasing the inspection and enforcement fee from \$125.00 to \$300.00, establishing a renewal period, delinquent fee, and transfer fee; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date

- Attachments: [Staff Report](#)
[Resolution Transient Fee Schedule](#)
[EXHIBIT A](#)
[Ordinance](#)

14

Request for Postponement by Applicant: Conditional Use - 1327 Duval Street (RE#00036190-000100) - A

request for a conditional use for a food service restaurant (food truck), excluding drive-through, in an existing hotel parking lot located in the Historic Commercial Tourist (HCT) zoning district, pursuant to Section 122-898 of the City of Key West Land Development Regulations.

- Attachments: [Planning Package](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Floodplain Comments](#)
[Urban Forestry Comments](#)
[Noticing Package](#)

Legislative History

9/23/21	Development Review Committee	Received and Filed
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15

Conditional Use - 500 Whitehead Street (RE# 00010060-000000) - A request for conditional use approval to allow the change of use from a former public utility / protective service to a cultural and civic activities use converting the historic jail building to a museum in the Historic Public Services (HPS) zoning district pursuant to Sections 122-62 and 122-958 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[FINAL PLANS MC Historic Jail Door and Window Replacement Drawings 11.15](#)

[Planning Package](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[Floodplain Comments](#)

[Urban Forestry Comments](#)

[Noticing Package](#)

Legislative History

9/23/21	Development Review Committee	Received and Filed
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16

Request for Postponement by Applicant: Conditional Use - 3841 N. Roosevelt Blvd. (RE#00064881-000300) - A request for a conditional use for a small recreation power-driven equipment rental business, as an accessory to an existing hotel located in the General Commercial (CG) zoning district, pursuant to Section 122-418 of the City of Key West Land Development Regulations.

Attachments: [Planning Package](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[Floodplain Comments](#)

[Urban Forestry Comments](#)

[Noticing Package](#)

Legislative History

9/23/21	Development Review Committee	Received and Filed
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- 17 **Variance - 1021 Packer Street (RE# 00031160-000000) -**
A request for a variance to the minimum allowed open space requirement, building coverage, and impervious surface, for a pool and pool deck at a residence in the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-39, Section 122-600(4)a. and Section 122-600(4)b. of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)

[Noticing Package](#)

[*Large File* Planning Package](#)

- 18 **Variance - 1426 6th Street (RE# 00045600-000000) - A**
request for a variance for exceeding the allowed maximum building coverage as well as front setback and rear setback for an accessory structure at a residence in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-39 and 122-600(6)a. and b. of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)

[Noticing Package](#)

[Planning Package](#)

Public Comments

Board Member Comments

Adjournment