



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, December 16, 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: 828 9567 8915 Passcode: 947523 or online at: <https://us02web.zoom.us/j/82895678915> Passcode: 947523

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 November 18, 2021

Attachments: [Minutes](#)

Old Business

2

Withdrawn by Applicant: Official Zoning Map Amendment - 700 Front Street (RE # 0000210-000000) -

A request for approval of an amendment to the Official Zoning map to rezone the subject property from Historic Residential Commercial Core - Key West Bight (HRCC-2) to Historic Residential Commercial Core - Duval Gulfside District (HRCC-1); pursuant to Sections 90-516, 90-521, and 122-93 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for severability; Providing for an effective date.

- Attachments:** [Staff Report](#)
[Planning Package](#)
[Submerged Land Lease](#)
[Noticing Package 7.15.21](#)
[Letter of Objection - Letschert - The Galleon](#)
[Noticing Package 10.21.21](#)
[Letter of Objection - Holtz](#)
[Letter of Objection - Foster & Hann](#)

Legislative History

7/15/21	Planning Board	Postponed
8/19/21	Planning Board	Postponed
9/16/21	Planning Board	Postponed
10/21/21	Planning Board	Postponed

New Business

3

Variance - 1327 Duval Street (RE# 00036190-000100) -

A request for variances to allow for modification of an existing parking lot, including reduction of required off-street parking spaces and additional compact spaces, to add a food truck on a commercial property in the Historic Commercial Tourist (HCT) zoning district pursuant to Code Sections 108-572, 108-575, 108-607, 108-641, 108-646, and 108-648 of the City of Key West Land Development Regulations.

- Attachments:** [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[1327 Duval St - Site Plan - Parking Changes 12-10-2021SS \(002\)](#)

Old Business - cont'd

4

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: [Staff Report](#)

[1327 Duval St - Site Plan - Parking Changes 12-10-2021SS \(002\)](#)

[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
11/18/21	Planning Board	Postponed

5

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: [Staff Report](#)

[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
11/18/21	Planning Board	Postponed

6

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](#)

Legislative History

11/18/21	Planning Board	Postponed
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New Business - cont'd

7

Variance - 2719 Staples Avenue (RE#

00067790-000000) - A request for variances to construct an Accessory Unit which would exceed the permitted square footage, number of bedrooms, and other features in the Single Family Residential (SF) zoning district pursuant to Section 122-233, 122-234, and 108-986 of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)
[*Large File* Planning Package](#)
[Noticing Package](#)
[Letter of Support - Robinson](#)

Discussion Items

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Variance Determinations**Reports****Public Comment**

Board Member Comments

Adjournment