



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, January 17, 2019

6:00 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.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 November 15, 2018 (Regular)

Attachments: [Minutes](#)

Old Business

2 **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 108 of the Land Development Regulations, entitled "Planning and Development", Article X, Division 1, Section 108-991, entitled "Development not affected by article"; 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](#)

[Resolution](#)

[Email from Owen Trepanier](#)

[Email from Barbara Powell](#)

Legislative History

11/15/18 Planning Board Postponed

- 3 Postponed Indefinitely by Applicant: After-the-Fact Variance - 816 Fleming Street (RE # 00008290-000000)** - A request for variances to the minimum front-yard and side-yard setback requirements in order to maintain a zero foot front and side yard setback on property located within the Historic Neighborhood Commercial District (HNC-2) zoning district pursuant to Section 90-395 and 122-840 (6) a. and b.

Legislative History

11/15/18 Planning Board Postponed

- 4 Postponed by Staff: Variance - 715 Fleming Street - (RE# 00006200-000000)** - A request for variance to the maximum allowed building coverage requirement in order to construct a one-story addition in the side yard on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

Legislative History

11/15/18 Planning Board Postponed

- 5 Exception for Outdoor Merchandise Display - 205 Elizabeth Street, Unit H - (RE# 00072082-003904)** - A request for an exception for outdoor merchandise display on property located on Lazy Way Lane, Unit H in the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) Zoning District per the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

[Resolution](#)

[*Large File* Package](#)

[Planning Board Resolution 2011-58](#)

[Noticing Packet](#)

- 6 Variance - 715 Fleming Street - (RE# 00006200-000000)** - A request for variances to the maximum allowed building coverage, and the minimum rear setback requirement to construct a one story covered porch on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Package](#)

- 7** **Alcohol Sales Exception - 821 Duval Street (RE# 00016820-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home property in order to serve beer, wine and liquor for a restaurant on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Package](#)
[2019-01-16 Letter to Joseph Schroeder.pdf](#)
[Letter of Objection 1.16.19](#)

- 8** **Amendment to a Conditional Use - 821 Duval Street (RE# 00016820-000000)** - A request for an amendment to a conditional use approval to include a 5COP liquor license allowing for the sale of liquor on property located within the Duval Street Oceanside (HRCC-3) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff report](#)
[Resolution](#)
[*Large File* Package](#)

New Business

- 9** **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 Land Development Regulations, entitled "Zoning", Subdivision IV.1, entitled "Medium Density Residential District-1 (MDR-1), Section 122-280, entitled "Dimensional Requirements"; 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](#)
[Resolution](#)

- 10** **Text Amendment of the Comprehensive Plan - A Resolution of the**
City of Key West Planning Board recommending an Ordinance to the City
Commission amending the City's Comprehensive Plan, Chapter 1, entitled
"Future Land Use Element", Table 1-1.1.5, pursuant to Chapter 90, Article
VI, Division 3; Providing for severability; Providing for repeal of
inconsistent provisions; Providing for inclusion into the City of Key West
Comprehensive Plan and providing for an effective date.
Attachments: [Staff Report](#)
[Resolution](#)
- 11** **Conditional Use - 5610 College Road (RE# 00072080-001300; AK#**
1075990) - A request for conditional use approval to allow for the
construction of a private and public utility on property located within the
Public and Semipublic Services District (PS) zoning district pursuant to
Chapter 122, Article III and Section 122-1018 (5) of the Land Development
Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* PB Package](#)
[FAA Determination](#)
[Photo Simulation](#)
[*Large File* FCC NEPA Environmental Checklist Report](#)
[*Large File* 2017 Hurricane Season FEMA After-Action Report](#)
[Noticing Package](#)
[Clyde Canizares support for 5610 College Road.pdf](#)
[Kevin Redding support for 5610 College Road.pdf](#)
[Linda Russin support for 5610 College Road.pdf](#)
- 12** **Amendment to a Conditional Use - 506 Southard Street (RE#**
00012290-000000) - A request for an amendment to a conditional use
approval to expand the consumption area to the second floor on property
located within the Historic Residential Commercial Core (HRCC-1) zoning
district pursuant to the code of Ordinances of the City of Key West, Florida.
Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)
[Noticing Package](#)

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Variance - 3 Lopez Lane - (RE# 00005690-000100) - A request for a variance to the maximum allowed building coverage requirement to construct a covered porch in the rear yard for property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[*Large File* Package](#)

[Noticing Package](#)

Reports

Public Comment

Adjournment