



# 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, February 20, 2025

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.

**FOR VISUAL PRESENTATIONS:** For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

#### 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                      January 13, 2025 (Special)  
*Attachments:* [Minutes](#)
  
- 2                      January 16, 2025 (Regular)  
*Attachments:* [Minutes](#)

#### Old Business

**3**                    **Variance - 0 Duval - (RE# 00000120-018800)** - A request for a variance to the minimum required shoreline setback to allow for a setback of 10', pursuant to Sections 122-1148 and 90-395 of the Land Development Regulations of the City of Key West.

Attachments: [Staff Report - MDP & Variance. Revised 2.12.24](#)

[Staff Report - MDP & Variance](#)

[Noticing Package](#)

[Planning Package](#)

Legislative History

1/16/25	Planning Board	Postponed
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**4**                    **Major Modification to a Major Development Plan and Landscape Waiver - 0 Duval Street (RE# 00000120-018800)** - A request for a Major Modification to a Major Development Plan and Landscape Waiver to remodel portions of an existing hotel in the Historic Residential Commercial Core - 1 zoning district. The proposed work would result in redevelopment of 3,500 square feet of lobby, retail and office area, a modified vehicular circulation and parking plan, and modifications to the landscape plan including a landscape waiver, pursuant to Sections 108-91 and 108-517 of the Code of Ordinances of Key West, Florida.

Attachments: [Staff Report - MDP & Variance. Revised 2.12.25](#)

[Staff Report - MDP & Variance](#)

[Conceptual Landscape Plan Approval](#)

[Building Sprinkler Criteria Analysis](#)

[Planning Package](#)

[Keys Energy - Comments](#)

[Urban Forestry- Comments](#)

[Noticing Package](#)

Legislative History

10/15/24	Development Review Committee	Discussed
1/16/25	Planning Board	Postponed

5

**Minor Development Plan - 218 Duval Street (RE# 00001400-000000)** - A request for a Minor Development Plan to allow for the expansion of food service to the existing rear yard consumption area and construction of a wood-framed pavilion, located in the HRCC-1 zoning district, pursuant to Section 108-91 and Chapter 122, Article IV, Division 7, Subdivision II of the Land Development Regulations of the City of Key West, Florida.

- Attachments: [Staff Report](#)  
[Planning Package](#)  
[Lind - Public Comment - Against](#)  
[Lopez - Public Comment - Against](#)  
[Brawn Letter of Opposition](#)  
[Schultz - Public Comment - Support](#)  
[Noticing Package](#)

Legislative History

1/16/25	Planning Board	Postponed
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**New Business**

6

**Transfer of Transient Unit & License - 1004 Eaton Street (RE# 00005290-000000) to 512 Amelia Street (RE# 00027810-000000)** - A request for a transfer of one transient unit and license from a property located at 1004 Eaton Street in the Historic Medium Density Residential (HMDR) zoning district to property located at 512 Amelia Street in the Historic Residential Commercial Core - 3 (HRCC-3) zoning district, pursuant to Section 122-1338 of the Land Development Regulations of the City of Key West, Florida.

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

Legislative History

1/23/25	Development Review Committee	Discussed
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**7**                    **Variance - 907 Caroline Street (RE# 00072082-004505)** - A request for variances to allow increases in the maximum impervious surface ratio from 70% to 85.9% and decrease in the minimum open space from 20% to 13% to permit the construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Bight (HRCC-2) Zoning District pursuant to Sections 90-395, 122-720, and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**8**                    **Major Development Plan - 907 Caroline Street (RE# 00072082-004505)** - A request for a major development plan approval for construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 7, Subdivision III of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)  
[Planning Package](#)  
[Conceptual Landscape Plan Approval Letter & Map](#)  
[Keys Energy- Comments](#)  
[Urban Forestry- Comments](#)  
[Noticing Package](#)

**Legislative History**

10/15/24	Development Review Committee	Discussed
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**9**                    **Major Development Plan - 3200 N. Roosevelt Boulevard - Real Sub, LLC** - Applicant seeks a Major Development Plan pursuant to Section 108-91 (B)(2)(b) and Conditional Use approval pursuant to Section 122-418 (Commercial retail high intensity greater than 5,000 square feet) to redevelop an existing shopping center in the General Commercial (CG) Zoning District.

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

**Legislative History**

10/15/24	Development Review Committee	Discussed
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**10**                    Text Amendment to the Historic Architectural Review Commission’s Guidelines - An Ordinance of the City of Key West, Florida, to amend the Historic Architectural Review Commission Guidelines for Foundations and Lattice Infill, specifically Section VI (m.) Foundations and Lattice Infill, as referenced in Chapter 90 (Administration), Article II, Division 4 - Historic Architectural Review Commission of the City of Key West Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments:** [Staff Report](#)  
[Proposed Ordinance](#)  
[Planning Board Resolution](#)

**Legislative History**

12/17/24	Historic Architectural Review Commission	Approved
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**11**                    **Postponed by Staff - Text Amendment to the Land Development Regulations**, Amending Chapter 110 of the Code of Ordinances entitled "Resource Protection", Article III Entitled "Environmental Resources", Establishing Division 4, entitled "Green Building", Establishing requirements for green building certification during zoning review, establishing and adaptation and sustainability fee program and policy; pursuant to Section 90-518 of the Land Development Regulations.

**12**                    **Text Amendment of the Land Development Regulations -**  
An amendment to Land Development Regulations Chapter 122, entitled "Zoning", Article V, entitled "Supplementary District Regulations", Division 10, entitled "Work Force Housing" pursuant to Section 90-518 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. The amendment would modify Section 122-1466, entitled "Definitions" by amending definitions regarding annual income, family size, workforce housing classifications. The amendment would modify Section 122-1467, entitled "Requirements of affordable work force housing".

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

[Draft Ordinance](#)

[Text Amendment](#)

13

**Text Amendment of the Land Development Regulations -**

Barton W. Smith, Attorney, on behalf of Stockrock SI LLC, Island-West Investment Corp., Poinciana - Venture II LLC, and Meisel Holdings FL - 1321 Simonton Street, seeks to amend the Land Development Regulations Chapter 122, entitled "Zoning", Article V, entitled "Supplementary District Regulations", Division 10, entitled "Work Force Housing" pursuant to Section 90-518 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. The amendment would modify Section 122-1466, entitled "Definitions" by amending definitions regarding annual income, family size, workforce housing classifications. The amendment would modify Section 122-1467, entitled "Requirements of affordable work force housing" to eliminate workforce housing requirements for residential redevelopment and modify workforce housing requirements for new residential development, which includes increasing the fee-in-lieu, modifying linkage provisions, allowing required workforce housing units to be constructed on linked sites in unincorporated Monroe County west of Big Pine Key, modifying the spread of required & permitted low-, medium-, and middle-income units, and adding provisions for a maximum sales price of owner-occupied affordable housing units.

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

[Draft Ordinance](#)

[Proposed Text Amendment](#)

[Applicant's Inclusionary Housing Memo](#)

[Planning Package](#)

[Public Comment 2.20.25](#)

**Reports**

**Public Comment**

**Board Member Comment**

**Adjournment**