



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, October 21, 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: 892 3050 0203 Passcode: 688296 or online at: <https://us02web.zoom.us/j/89230500203> Passcode: 688296

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 September 16, 2021

Attachments: [Minutes](#)

Presentations

2 Corradino Planning Consultant Introduction

Attachments: [Corradino Bios](#)

Action Items

3 Approve Proposed 2022 Meeting Dates

Attachments: [2022 Proposed Planning Meeting Dates](#)

Old Business

- 4 **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](#)

- 5 **Request for Postponement by Applicant: 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 yoga classes and other 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: [Package](#)

[Noticing Package](#)

[Support Letter - Ellis](#)

[Support Letter - Schmidt](#)

6

Request for Postponement by Applicant: 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: [Planning Package](#)
[Noticing Package](#)
[Presentation - Matter](#)
[Objection - Maloney & Maykut](#)

7

Request for Postponement by Applicant: 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: [Planning Package](#)
[Noticing Package](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Multi Modal Coordinator Comments](#)
[Keys Energy Comments](#)
[Engineering Comments](#)
[Presentation - Matter](#)

- 8 **Request for Postponement by Applicant: 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: [Planning Package](#)
[Noticing Package](#)
[Presentation - Matter](#)

- 9 **Request for Postponement by Applicant: 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: [Planning Package](#)
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[Multi Modal Coordinator Comments](#)
[Keys Energy Comments](#)
[Engineering Comments](#)
[Presentation - Matter](#)

10

Request for Postponement by Applicant: 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](#)

[Presentation - Matter](#)

11

Request for Postponement by Applicant: 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](#)

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[Floodplain Comments](#)

[Utilities Comments](#)

[Multi Modal Coordinator Comments](#)

[Keys Energy Comments](#)

[Engineering Comments](#)

[Presentation - Matter](#)

- 12 **Request for Postponement by Applicant: 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: [Planning Package](#)
[Noticing Package](#)
[Presentation - Matter](#)

- 13 **Request for Postponement by Applicant: 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.

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Reports

Public Comments

Board Member Comments

Adjournment