



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Planning Board

Thursday, June 19, 2014

6:00 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

Pledge of Allegiance to the Flag

Roll Call

Approval of Agenda

Approval of Minutes

- | | | | |
|---|----------------------------|----------------|-----------|
| 1 | April 17, 2014 | | |
| | <u>Legislative History</u> | | |
| | 5/15/14 | Planning Board | Postponed |
| 2 | May 15, 2014 | | |

Discussion Item

Referendum - Building Height

Attachments: [Presentation-Benefits of Building Elevation & Freeboard Height Amendments and Referendum](#)

Legislative History
5/15/14 Planning Board Received and Filed

Resolutions

Old Business

- | | |
|---|---|
| 3 | Major Development Plan & Conditional Use - 2407 North Roosevelt Boulevard (RE# 00002280-000100, AK#8890613) - A request for Major Development Plan and Conditional Use Application and Landscape and Buffer-Yard Waiver approval to construct dockage with 79 berths in the |
|---|---|

C-OW zoning district per Section 108-91 B. 2(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments: [MDP/CU Pkg](#)
- [Public Comments](#)
- [Additional Information](#)

Legislative History

| | | |
|----------|------------------------------|--------------------|
| 6/27/13 | Development Review Committee | Received and Filed |
| 10/17/13 | Planning Board | Postponed |
| 11/21/13 | Planning Board | Postponed |
| 2/20/14 | Planning Board | Postponed |
| 3/20/14 | Planning Board | Postponed |
| 5/15/14 | Planning Board | Postponed |

- 4** Major Development Plan & Conditional Use Application - 1512 Dennis Street & 1515 - 1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100; AK#885071) - Request for Major Development Plan and Conditional Use Application with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building at property located in the CL zoning district per Sections 108-91(B)(2)(a)&(b) and 22-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments: [Postponement Request](#)

Postponement requested by applicant

Legislative History

| | | |
|---------|------------------------------|--------------------|
| 3/27/14 | Development Review Committee | Received and Filed |
| 5/15/14 | Planning Board | Postponed |

- 5** Variances - 1512 Dennis Street & 1515-1525 Bertha Street (RE#000634-0000000, AK#1063835 & RE#00063400-000100, AK#8850701) A request for variances to building coverage, front, side and rear-yard setback requirements for property located in the CL zoning district per Sections 90-395 & 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments: [Postponement Request](#)

Postponement requested by staff

Legislative History

| | | |
|---------|------------------------------|--------------------|
| 3/27/14 | Development Review Committee | Received and Filed |
| 5/15/14 | Planning Board | Postponed |

New Business

6 Transient License Transfer - 1516 Dennis Street (RE #00063400-000000, AK #1063835) to 1124 Duval Street (RE #00027920-000000, AK #1028690) - A request to transfer one transient license from property located within the Limited Commercial (CL) Zoning District to property located within the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Postponement Request](#)

Postponement requested by staff

Legislative History

| | | |
|---------|------------------------------|--------------------|
| 4/24/14 | Development Review Committee | Received and Filed |
|---------|------------------------------|--------------------|

7 Variance - 500 Duval Street (RE #00009850-000000, AK #1010111) - A request for variance to minimum side setback in order to construct a new exterior stair for emergency egress from the third floor on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 90-395 and 122-690(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Pkg](#)

Legislative History

| | | |
|---------|------------------------------|--------------------|
| 4/24/14 | Development Review Committee | Received and Filed |
|---------|------------------------------|--------------------|

8 Variance - 2323 Staples Avenue (RE # 00046550-000000, AK #1047147) - A request for variance to detached habitable space for an addition to an existing single-family residence on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Pkg](#)

[Public Comments received 6/19/2014](#)

Legislative History

| | | |
|---------|------------------------------|--------------------|
| 4/24/14 | Development Review Committee | Received and Filed |
|---------|------------------------------|--------------------|

9 Variance - 617 Grinnell Street (RE #00010940-000000; AK #1011231) - A request for variances to minimum front and side-yard setbacks in order to renovate an existing building on property located within the HHDR zoning district pursuant to Section 122-630(6)a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Pkg](#)

Legislative History

3/27/14 Development Review Received and Filed
 Committee

- 10** Transient License Transfer - 807 Washington Street, Unit 102 (RE#00037807-000102; AK#9090034) to 1224 Duval Street (RE#00028970-000000; AK#1029751) - A request for a Transient License Transfer of one license from property located in the HMDR zoning district to property located in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [TLT Pkg \(rev 6/18/14\)](#)

Legislative History

3/27/14 Development Review Received and Filed
 Committee

- 11** Variance - 1208 Von Phister Street (RE #00040670-000000; AK #1041386) - A request for a variance for a fence to exceed the maximum height of 6 feet on property located within the HMDR zoning district to Sections 90-395 and 122-1183 (d)(1)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Postponement Request](#)
 [Variance Pkg](#)

Legislative History

3/27/14 Development Review Received and Filed
 Committee

- 12** Transient License Transfer - 1201 Duval Street (RE#00028520-000000; AK#1029319) to 525 Caroline Street (RE#00001210-000100; AK#8569858) - A request for a Transient License Transfer of one unit and license from property located in the HRCC-3 zoning district to property located in the HRCC-1 zoning district per Section 122-1338 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Postponement Request](#)

Postponement requested by staff

Legislative History

11/22/13 Development Review Received and Filed
 Committee
 2/20/14 Planning Board Postponed
 3/20/14 Planning Board Postponed

- 13** Variance - 1112 Southard Street (RE #00010350-000000; AK #1010634) - A request for variances to minimum side, rear and street side-yard setbacks in order to construct a 1/2 story addition over an existing building on property located within the HHDR zoning district pursuant to Section 122-630 (6)b.c.&d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Pkg \(rev 6/13/14\)](#)

[Public Comment](#)

Legislative History

| | | |
|---------|---------------------------------|--------------------|
| 4/24/14 | Development Review Committee | Received and Filed |
|---------|---------------------------------|--------------------|

Planner's Report

Q&A - items of interest from Planning Board Members

Adjournment