



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Meeting Agenda Full Detail Planning Board

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Thursday, March 15, 2012

6:00 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3951 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 February 16, 2012 DRAFT Meeting Minutes

**Attachments:** [February 16, 2012 Draft](#)

### Resolutions

### Old Business

2 Conditional Use - 1128 & 1130 Duval Street (RE# 00027950-000000) - A Conditional Use application for a wine bar located in the HRCC-3 zoning district per Section 122-748 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [Conditional Use Packet](#)  
[Conditions Suggested by the Applicant 3/7/12](#)  
[Public Comment](#)

**Legislative History**

12/16/11	Development Review Committee	Received and Filed
2/16/12	Planning Board	Postponed

3 Variance - 1107 Grinnell Street (RE# 00031760-000100) - A variance for rear yard setback and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the

Code of Ordinances of the City of Key West.

**Attachments:** [Variance Request Package](#)  
[Public Comments](#)

**Legislative History**

12/16/11	Development Review Committee	Received and Filed
2/16/12	Planning Board	Postponed

- 4 PS Zoning District Ordinance - An ordinance of the City of Key West amending Chapter 122 of the Code of Ordinances entitled "Zoning" of Article IV by amending Sections 122-1016, 122-1017, 122-1018, and 122-1020 for the Public and Semi-public (PS) zoning district, of the City of Key West Land Development Regulations, providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Attachments:** [PS Zoning Package](#)  
[Public Comments \(Revised 3/15/12 at 4:30pm\)](#)

**Legislative History**

10/20/11	Planning Board	Postponed
11/17/11	Planning Board	Postponed
1/19/12	Planning Board	Postponed

**New Business**

- 5 Variance - 2718 Harris Street (RE# 00067640-000000) - A request for a rear yard setback and building coverage variances in the SF zoning district per Section 90-391, Section 122-238(4)a. and Section 122-238(6)a3. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [Variance Request Package](#)

**Legislative History**

11/18/11	Development Review Committee	Received and Filed
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- 6 Variance - 906 Johnson Street (RE# 00058740-000000) - A request for variances to building coverage and impervious surface ratio in the SF zoning district per Section 90-391, Section 122-238(4)a.2 and Section 122-238(4)b.1 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [Variance Request Package](#)

**Legislative History**

11/18/11	Development Review Committee	Received and Filed
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- 7 Major Development Plan - 201 William Street (RE# 00072082-004200) - A Major Development Plan for the addition of outdoor commercial activity for a new restaurant in the HRCC-2 zoning district per Section 108-91A(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [Major Development Plan Packet \(rev 3/15/12\)](#)  
[Survey and Site Plans](#)  
[Site Plan - Consumption Area](#)  
[Concurrency Analysis](#)  
[Conditions Suggested by the Applicant](#)  
[Public Comment](#)  
[KW Bight Neighborhood Assoc Petition](#)

**Legislative History**

12/16/11	Development Review Committee	Received and Filed
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**Planner's Report**

Q&A - Items of interest from Planning Board Members

**Adjournment**