



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, September 16, 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: 821 1549 2723 Passcode: 124564 or online at: <https://us02web.zoom.us/j/82115492723> Passcode: 124564

Call Meeting To Order - 5:00 P.M.

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 August 19, 2021

Attachments: [Minutes](#)

Presentations

2 **Variance calculation demonstration**

Attachments: [Variance Tracking Example](#)

Old Business

3 **Conditional Use - 1122 Watson Street (RE# 00031840-000000) - A request for approval of a Conditional**

Use Permit to convert a portion of a multi-family structure currently used for storage into a civic and cultural use as an office space for archival work on a parcel located in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 122-62 and Section 122-598.

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

Legislative History

8/19/21 Planning Board Postponed

4

Variance - 3528 Eagle Avenue (RE # 00052620-000000) -

A request for variances to the minimum rear-yard setback, maximum allowable impervious surface and maximum allowable building coverage requirements in order to convert a rear non-complying accessory structure into an affordable housing unit in the Single Family (SF) zoning district pursuant to Sections 90-395, 122-233, 122-238 (6) a.3., and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[6.18.20 Noticing Package](#)
[Objection Fossum](#)
[*Large File* Objection 1 Creighton](#)
[Objection 2 Creighton](#)
[Objection Trujillo](#)
[Objection Owens](#)
[Objection - Owens 2](#)
[Objection Oropeza](#)
[4.22.21 Noticing Package](#)
[Objection 3 Creighton](#)
[Public Comment- Trujillo](#)
[Public Comment - Jones](#)
[Objection Minor](#)
[Objection Fossil, Trujillo, Minor, Owens & Creighton](#)
[Objection - Minor 2](#)
[9.16.21 Noticing Package](#)

Legislative History

6/18/20	Planning Board	Postponed
7/16/20	Planning Board	Postponed
4/22/21	Planning Board	Postponed
7/15/21	Planning Board	Postponed

5

Variance - 322-324 ½ Truman Avenue (RE# 00025530-000000, 00025520-000000, and 00025500-000000) - A request for a variance to the minimum rear setback, maximum impervious surface, maximum lot coverage, minimum open space, and off-street parking requirements for a major development plan to redevelop eighteen (18) residential units consisting of fourteen (14) affordable units and four (4) market rate units in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-600 (4), and 122-600 (6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report Variance](#)
[Planning Package](#)
[Noticing Package](#)
[Letter of Objection - Richard Holtz](#)
[Letter of Objection - Marge Holtz](#)
[Objection - Marge & Rick Holtz](#)
[Objection Burke](#)
[Objection - Moon](#)
[Objection - Stephanie Nadeau - Thomas St](#)
[Objection - Stephanie Nadeau - Julia St](#)
[Objection - Anderson](#)
[Objection - Marsh](#)
[Objection - Cox](#)
[Objection - Pinka](#)
[Objection - Teresa Willis](#)
[Objection - Smith](#)
[Objection - Terry Willis](#)
[Objection - C Myers](#)
[Objection - Shanna](#)
[Objection - Mingo](#)
[Objection - Sierra](#)
[Objection - Donna Nadeau](#)
[Objection - M Myers](#)

[Objection - O'Brien](#)

[Signed Petition](#)

[Objection - Beaver](#)

[Objection - Craig](#)

[Objection - Mckonly](#)

[Objection - Brearley](#)

[Objection - David & Debra Davis Speier](#)

[Objection - Raymond](#)

[Objection - Major-Mingo](#)

Legislative History

7/15/21 Planning Board Postponed

8/19/21 Planning Board Postponed

6

Major Development Plan and Landscape Waiver - 322-324 ½ Truman Avenue (RE# 00025530-000000, 00025520-000000, and 00025500-000000) - A request for approval of a major development plan to redevelop eighteen (18) residential units consisting of fourteen (14) affordable units and four (4) market rate units, as well as a landscape waiver, and a request for an exemption to the minimum size of affordable workforce housing units in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-91, 108-517, 122-596, 122-597, and 122-1467(2)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report MDP](#)

[Planning Package](#)

[Utilities Comments](#)

[Parking Comments](#)

[Keys Energy Comments](#)

[Multi Modal Transportation Comments](#)

[Engineering Comments](#)

[Urban Forester's Staff Report](#)

[Noticing Package](#)

[Letter of Objection - Marge Holtz](#)

[Letter of Objection - Richard Holtz](#)

[Objection - Marge & Rick Holtz](#)

[Objection Burke](#)

[Objection - Moon](#)

- [Objection - Stephanie Nadeau - Thomas St](#)
- [Objection - Stephanie Nadeau - Julia St](#)
- [Objection - Donna Nadeau](#)
- [Objection - Anderson](#)
- [Objection - Marsh](#)
- [Objection - Cox](#)
- [Objection - Pinka](#)
- [Objection - Teresa Willis](#)
- [Objection - Smith](#)
- [Objection - Terry Willis](#)
- [Objection - C Myers](#)
- [Objection - Shanna](#)
- [Objection - Mingo](#)
- [Objection - M Myers](#)
- [Objection - Sierra](#)
- [Objection - O'Brien](#)
- [Signed Petition](#)
- [Objection - Beaver](#)
- [Objection - Craig](#)
- [Objection - Mckonly](#)
- [Objection - Brearley](#)
- [Objection - David & Debra Davis Speier](#)
- [Objection - Raymond](#)
- [Objection - Major-Mingo](#)
- [Objection - Various](#)

Legislative History

3/25/21	Development Review Committee	Received and Filed
7/15/21	Planning Board	Postponed
8/19/21	Planning Board	Postponed

7

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](#)
[Letter of Objection - Letschert - The Galleon](#)

Legislative History

7/15/21	Planning Board	Postponed
8/19/21	Planning Board	Postponed

New Business

8

Text Amendment of the Land Development Regulations

- A resolution of the City of Key West Planning Board recommending approval of an ordinance to the City Commission to amend Chapter 110 of the Code of Ordinances, entitled "Resource Protection" by amending Section 110-323 entitled "Application" to provide for an application fee for applications to the Tree Commission and Urban Forestry Manager; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

- Attachments:** [Staff Report](#)
[Tree Commission Resolution 2021-0001](#)
[Proposed Ordinance](#)

9

Text Amendment of the Comprehensive Plan - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission creating or amending Comprehensive Plan sections - II. Glossary of Terms, Chapter 1: Future Land Use Element Policies 1-1.1.1, 1-1.1.16, 1-1.10.4 and 1-1.10.5; Chapter 1A Historic Preservation Element, Policies 1A-1.3.1, and 1A-1.5.3; Chapter 3 Housing Element Objective 3-1.2.1, and Policy 3-1.2.2; Chapter 4 Public Facilities Element Policies 4-3.1.5, and 4-3.1.6; Chapter 5 Coastal Management Element Objective 5-1.7 and Policies 5-1.1.3, 5-1.3.2, 5-1.5.2, 5-1.5.3, 5-1.7.1, 5-1.7.2, and 5-1.7.4; Chapter 6 Conservation Element Policies 6-1.2.1, 6-1.2.19, and 6-1.3.1;

Chapter 8 Intergovernmental Element Objective 8-1.6, and Policies 8-1.6.1, and 8-1.6.2; Pursuant to Chapter 90, Article VI, Division 3; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Staff Report](#)
[PDRRP Presentation](#)

10

Variance - 1012 Howe Street (RE# 00026830-000000) - A request for variances to the maximum building coverage, maximum impervious surface, and maximum rear yard coverage for an accessory structure, and the minimum open space ratio to construct a detached accessory structure on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (4) a., 122-600 (4) b., 108-346, and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Revised Site Plans](#)
[Planning Package](#)
[Noticing Package](#)

11

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](#)

12

Transient License Transfer - One (1) transient license in

Unassigned Status to 504-506 Catherine Street

(RE#00028500-000000) - A request to transfer one (1) transient license in unassigned status, associated with The Ambrosia House at 425 Frances Street, to a property located at 504-506 Catherine Street within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Sections 122-747 and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

Legislative History

7/20/21

Development Review
Committee

Received and Filed

13

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](#)

14

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

[Multi Modal Coordinator Comments](#)

[Keys Energy Comments](#)

[Engineering Comments](#)

Legislative History

5/27/21 Development Review Received and Filed
 Committee

17

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: [Planning Package](#)
[Noticing Package](#)
[Letter of Objection - Fisher](#)

18

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: [Planning Package](#)
[Noticing Package](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Multi Modal Coordinator Comments](#)
[Keys Energy Comments](#)
[Engineering Comments](#)

Legislative History

5/27/21 Development Review Received and Filed
 Committee

19

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](#)

20

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.

Attachments: [Planning Package](#)
[Noticing Package](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Multi Modal Coordinator Comments](#)
[Keys Energy Comments](#)
[Engineering Comments](#)

Legislative History

5/27/21	Development Review Committee	Received and Filed
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Reports

Public Comment

Board Member Comments

Adjournment - 7:49 P.M.