



# 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, August 18, 2022

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:** 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: 890 0721 9533 Passcode: 895963 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/89007219533> Passcode: 895963

#### 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 July 21, 2022

Attachments: [Minutes](#)

#### Presentations

2 **Building Permit Allocation System (BPAS) Annual Report** - Presentation of the tracking and monitoring requirements as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [BPAS Year 9 Annual Report](#)

**Old Business**

**3**

**Variance - 601 Truman Avenue (RE# 00017270-000000 and 00017270-000001)** - A request for a variance to the maximum allowed impervious area, minimum open space, maximum building coverage, minimum side and rear setbacks, minimum parking spaces and size of spaces for a property located within the Historic Neighborhood Commercial-1 (HNC-1) Zoning District pursuant to Section 90-395 and Section 108-572 (16), of the City of Key West Land Development Regulations.

- Attachments:** [Staff Report](#)  
[Planning Package](#)  
[FDEP Environmental Statement & Memo from Applicant](#)  
[Applicant's Presentation 8.18.2022](#)  
[Staff Report 7.21.22](#)  
[Applicant's Presentation 7.21.22](#)  
[Noticing Package](#)  
[Staff Report 6.16.22](#)  
[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)

**Legislative History**

6/16/22	Planning Board	Postponed
7/21/22	Planning Board	Postponed

4

**Major Development Plan, Conditional Use & Landscape Waiver - 601 Truman Avenue (RE# 00017270-000000 and 00017270-000001)** - A request for approval of a major development plan, a conditional use for a restaurant and modification of a deemed conditional use for small recreation power-driven equipment rentals, and a landscape waiver for a mixed use development located at 601 Truman Avenue and 919 Simonton Street in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 108-91.A.2(b), 108-517, 122-62, 18-355 and 122-808 of the City of Key West Land Development Regulations.

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

[Planning Package](#)

[Noticing Package 8.18.22](#)

[Applicant's Presentation 8.18.22](#)

[Applicant's Presentation 7.21.22](#)

[Staff Report 7.21.22](#)

[Applicant's Requested Revision to Conditions - 7.19.22](#)

[Applicant's Requested Revision to Condition - 7.20.22](#)

[FDEP Environmental Statement & Memo from Applicant](#)

[Noticing Package](#)

[Staff Report 6.16.22](#)

[Revised Phasing Memo](#)

[Phasing Memo Communications](#)

[Applicant's DRC Response Memo \(1\)](#)

[Applicant's DRC Response Memo \(2\)](#)

[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)

[Keys Energy Comments](#)

[GIS Administrator Comments](#)

[DRC Utilities Comments revised 2021 JUNE](#)

[Floodplain Revised Comments](#)

**Legislative History**

6/16/22	Planning Board	Postponed
7/21/22	Planning Board	Postponed

5

**Alcohol Sales Special Exception - 601 Truman Avenue (RE# 00017270-000000)** - A request for approval for special exception to allow the sale of beer and wine at a restaurant to be located in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 18-27 and 18-28 of the City of Key West Land Development Regulations.

- Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Applicant's Presentation 8.18.22](#)  
[Requested Revisions to Conditions-Submission-07.18.2022](#)  
[Presentation from Applicant 7.21.22](#)  
[Letter from Neighboring Church](#)  
[Staff Report 6.16.22](#)  
[Noticing Package](#)

**Legislative History**

6/16/22	Planning Board	Postponed
7/21/22	Planning Board	Postponed

**New Business**

6

**Request for Postponement by Applicant: Variance - 703 Windsor Lane (RE# 00018700-000200)** - A request for variances to the minimum front, side, and rear setbacks, maximum impervious surface ratio, minimum open space, maximum building coverage, and minimum required off-street parking requirements in order to demolish an existing single-family home and reconstruct a new single-family home on a parcel located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630 (4)a., 122-630 (4)b, 122-630 (6)a., 122-630 (6)b., 122-630 (6)c., 108-346 (b), and 108-572 (1) of the Land Development Regulations of the City of Key West, Florida.

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

[Planning Package](#)

[Noticing Package](#)

[Letter of Objection - Dougald](#)

[Letter of Objection - Ciardi](#)

[Discussion Between Applicant & Ciardi](#)

[Letter in Favor - Murray](#)

[Applicant's Response to Neighbor's Concerns](#)

[Objection Email - Ciardi](#)

[Applicant Presentation](#)

7

**Major Development Plan and Conditional Use - 1405 Duval Street (RE# 00072082-001501)** - A request for approval of a major development plan and conditional use to construct a floating barrier anchored to submerged land on property located within the Historic Commercial Tourist and Conservation-Outstanding Waters (HCT & C-OW) zoning districts pursuant to Section 108-91.A, Section 122-62, and Section 122-129 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

[Planning Package](#)

[Sec 110 and 108 report 1450 Duval Seagrass Barrier](#)

[USACE Public Notice-SAJ-2020-01959-\(SP-GGM\)](#)

[Noticing Package](#)

[Fire Comments 5.18.22](#)

[GIS Comments 5.18.22](#)

[Keys Energy Comments](#)

[Utilities Comments](#)

[GIS Administrator Comments](#)

8

**Request for Postponement by Staff - Text Amendment of the Comprehensive Plan** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission replacing Appendix C: City of Key West Water Supply Facilities Work Plan, as well as amending the Comprehensive Plan sections - Chapter 1: Future Land Use Element Objectives 1-1.7, and Policies 1-1.12.6, 1-1.12.7 and 1-1.12.8; Chapter 4: Public Facilities Element Objectives 4-1.2, and Policies 4-1.2.1 and 4-1.2.2; Chapter 5: Coastal Management Element, Policy 5-1.2.2; Chapter 6: Conservation Element, Policies 6-1.2.5, 6-1.2.8, 6-1.2.9, 6-1.2.12, 6-1.2.14 and 6-1.2.19; Chapter 8: Intergovernmental Coordination Element, Policy 8-1.3.5; and Chapter 9: Capital Improvements Element, Policies 9-1.6.1, and 9-4.1.3; providing for transmittal to the State Land Planning Agency; providing for severability; providing for repeal of inconsistent provisions; providing for the inclusion in the City of Key West Comprehensive Plan; and providing for an effective date.

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

[Water Supply Plan Work Plan - Strike Through Underlined Version](#)

**Reports**

**Public Comment**

**Board Member Comment**

**Adjournment**