



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Planning Board

Thursday, June 20, 2013

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 305-809-3951 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

March 21, 2013

Attachments: [Minutes](#)

Legislative History

4/18/13	Planning Board	Postponed
5/16/13	Planning Board	Postponed

April 18, 2013

Attachments: [Minutes](#)

Legislative History

5/16/13	Planning Board	Postponed
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May 23, 2013

Attachments: [Minutes](#)

Resolutions

Old Business

1 Variances - 317 Catherine Street (RE# 00026330-000000, AK# 1027120) - A request for rear yard setback, building coverage requirements and detached habitable space for pool house, pool and deck in the HMDR zoning district per Section 90-391, Section 122-600(6)c, 122-600(4)a, and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Variances Package](#)
[Public Comments \(rev. 6-17-2013\)](#)

Legislative History

1/24/13	Development Review Committee	Received and Filed
3/21/13	Planning Board	Postponed
4/18/13	Planning Board	Postponed
5/16/13	Planning Board	Postponed

2 Conditional Use - 146-150 Simonton Street (RE# 00000290-000000, AK# 1000281 aka 110-124 Simonton Street) - A request to amend an existing Conditional Use to convert an Arcade/Bingo Hall to a Bar/Lounge in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request](#)
[CU Package](#)
[Public Comments](#)

Legislative History

2/28/13	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed

3 Exception for Outdoor Merchandise Display - 1200 Duval Street (RE# 00029110-000000, AK# 1029891) - A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request](#)
[Outdoor Display Exception Package](#)
[Public Comments \(rev. 6-14-2013\)](#)

Legislative History

2/28/13	Development Review Committee	Received and Filed
5/23/13	Planning Board	Postponed

4 Major Development Plan - 1015-1025 Simonton Street (RE# 00027070-000000, AK# 1027847) - A request for the redevelopment of the existing Southernmost Cabana Resort in the HNC-1 zoning district per Section 108-91 (A)(2)a of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [MDP Package \(rev. 6-20-2013\)](#)
[Site Plans](#)
[Public Comments \(rev. 6-18-2013\)](#)

Legislative History

4/25/13	Development Review Committee	Received and Filed
5/23/13	Planning Board	Postponed

5 Variances and Waiver – 1015-1025 Simonton Street (RE# 00027070-000000, AK# 1027847) – A request for variances to parking for 3 single-family driveways, impervious surface ratio, and landscape waiver for street frontage and perimeter landscaping in the HNC-1 zoning district per Section 108-648, Section 122-810(4)b, Section 108-413 (b), and Section 108-415 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Variances and Waiver Package](#)

Legislative History

4/25/13	Development Review Committee	Received and Filed
5/23/13	Planning Board	Postponed

6

Administrative Variance Ordinance - A resolution of the Key West Planning Board recommending an ordinance to the City Commission amending Chapter 90 of the Code of Ordinances entitled "Administration" by amending Section 90-392 and by adding Section 90-398 to authorize the city planner to issue administrative variances; establishing procedures for an application for administrative variances; establishing a procedure for providing notice to adjoining property owners of the city planner's intent to issue an administrative variance; establishing criteria for the issuance of administrative variances; establishing a procedure for public hearings on applications for administrative variances; amending Chapter 122 entitled "Zoning" by amending Section 122-28 and adding Section 122-32 (g) for establishing procedures for nonconformities; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

- Attachments:** [Variance Criteria Package](#)
 [Exhibit 1 Timeline](#)
 [Background Information-Variance Review](#)
 [Backup Info-Variences 2011 & 2012](#)
 [City Code-Variences-90-391](#)
 [Monroe County Code-Administrative Variences](#)
 [Monroe County-Property Notification Letter](#)

Legislative History

1/17/13	Planning Board	Postponed
2/21/13	Planning Board	Passed
5/16/13	Planning Board	Postponed

7 BPAS Ordinance - A resolution of the City of Key West recommending an ordinance to the City Commission amending Chapter 108 of the Code of Ordinances, entitled Planning and Development specifically Article X entitled Building Permit Allocation System by amending Section 108-986 "Definitions" and adding the definitions to Chapter 86 General Provisions, Section 86-9 entitled "Definitions"; amending Section 108-987 entitled "Propose and Intent"; amending Section 108-989 entitled "Authority"; amending Section 108-991 "Development Not Affected by Article"; amending Section 108-994 entitled "Established"; amending Section 108-995 entitled "Reporting Requirements and Adjustments in Residential Allocation Schedule"; adding Section 108-996 entitled Intent"; amending Section 108-997 by adding the Section entitled "Period of Allocation and Ranking/Review of Applications", amending Section 108-998 entitled "Procedures for Ensuring Beneficial Use of Private Property"; by deleting "Zoning in Progress" and adding "Allocation of Residential Permits in the Truman Waterfront Redevelopment Area" amending Section 108-999; and amending Chapter 122 entitled Zoning Section 122-1470 "Accessory Unit Infill"; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.

Attachments: [Postponement Request](#)
[Public Comment](#)

Legislative History

5/23/13	Planning Board	Postponed
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8 Conditional Use - 1970 North Roosevelt Boulevard (RE# 00051860-000000, AK# 1052485) - A request for a conditional use approval for a tattoo parlor for property in the CG zoning district per Section 122-418 (21) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [CU Package](#)

Legislative History

1/24/13	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed

9 Minor Development Plan - 629 Duval Street (RE# 00012440-000100, AK# 1012815) – A request for a minor development plan to construct a restaurant with outdoor consumption area in the HRCC-1 zoning district per Section 108-91 A.1 (b) and (c) and modify landscape requirements per Section 108-412 and 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West

- Attachments:** [Postponement Request](#)
[MDP Package](#)
[Trip Generation Analysis Rpt. 6-18-2013](#)
[Public Comments \(rev. 6-19-2013\)](#)

Legislative History

11/16/12	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed

10 Parking Variance - 629 Duval Street (RE# 00012440-000100, AK# 1012815) – A request for a variance to parking requirements from 15 automobile spaces to the 8 bicycle and scooter proposed in the HRCC-1 zoning district per Section 108-572 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [Postponement Request](#)
[Parking Variance Package \(rev. 6-19-2013\)](#)
[Public Comments \(rev. 6-19-2013\)](#)

Legislative History

11/16/12	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed

New Business

11 Conditional Use – 1200-1212 White Street and 1124 Catherine Street (RE# 00033010-000000 / 00033050-000000; AK# 1033774 / 1033812) – A request to allow small recreational power-driven equipment rentals, light industrial, and restaurant in the HNC-1 zoning district per Section 122-808 (12-14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [Postponement Request](#)
[CU Package](#)
[Public Comments \(rev. 6-20-2013\)](#)

Legislative History

5/24/12	Development Review Committee	Received and Filed
9/20/12	Planning Board	Postponed
10/18/12	Planning Board	Postponed

11/15/12	Planning Board	Withdrawn
3/28/13	Development Review Committee	Received and Filed

12

Variance – 1200-1212 White Street and 1124 Catherine Street (RE# 00033010-000000 / 00033050-000000; AK# 1033774 / 1033812) – A request to allow 22 off-street parking spaces for the 25 parking spaces required in the HNC-1 zoning district per Section 108-572 (9) and (10) and of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request](#)
[Variance Package](#)
[Public Comments \(rev. 6-20-2013\)](#)

Legislative History

3/28/13	Development Review Committee	Received and Filed
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Planner's Report

Adjournment