



# 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, January 20, 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 also attend these meetings virtually via Zoom by telephoning 312-626-6799, Meeting ID: 873 1937 8247, Passcode: 474271 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/87319378247> Passcode: 474271

#### 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 December 16, 2021

Attachments: [Minutes](#)

#### New Business

**2**                    **Variance - 111 Olivia Street (RE# 00014720-000000) - A** request for variances to the maximum building coverage, maximum impervious surface, minimum open space, and rear setback for property located within the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to Sections 90-395, 122-870(4)a, 122-870(4)b, 122-870(6)c, 108-346(b), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[2022.01.17 Final Planning Set](#)

**3**                    **Major Development Plan, Conditional Use, & Landscape Waiver - 111 Olivia Street (RE# 00014720-000000) - A** request for approval of a major development plan, conditional use, and landscape waiver to demolish 6,114 square feet of building attached to Frederick Douglass Gymnasium and construct a new 9,587 square foot Community Center in the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to Sections 108-91.A.2(b), 108-517, 122-62, and 122-868(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Utilities Comments](#)  
[Keys Energy Comments](#)  
[Floodplain Comments](#)  
[Engineering Comments](#)  
[Noticing Package](#)  
[2022.01.17 Final Planning Set](#)

**Legislative History**

10/28/21	Development Review Committee	Received and Filed
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- 4                   **Variance- 719 Bakers Lane (RE# 00011660-000000) -**  
Variance request for exceeding the required front and rear setbacks for a new two-story single family residence in the Historic High Density Residential (HHDR) zoning district pursuant to Sections 122-630(6)a. and 122-630(6)c. of the City of Key West Land Development Regulations.

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

- 5                   **Alcohol Sales Special Exception - 1202 - 1206 White**  
Street (RE# 00033010-000000) - A request for a special exception to add the sale of beer and wine in package form at an existing market in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 18-27 and 18-28 of the City of Key West Code of Ordinances.

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Objection - Wheeler](#)  
[Letter of Support - Plotkin](#)  
[Letter of Support - Brock](#)  
[Letter of Support - Lee](#)  
[Letter of Support - Shanker](#)  
[Letter of Support - Smith](#)  
[Letter of Support - Steven](#)  
[Letter of Support - Harper](#)  
[Public Comment - Signatures of Support](#)  
[Letter of Objection - Wheeler \(2\)](#)  
[Objection - Smith Williams](#)  
[Objection - Crowley](#)  
[Objection - Camarotti](#)  
[Objection - Kruse](#)  
[McChesney Correspondence](#)

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**Text amendment of the Land Development Regulations**

- A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 108 of the Land Development Regulations, Article X "Building Permit Allocation System", to clarify existing and proposed provisions; Providing for concurrent and conditional adoption upon final adoption of Comprehensive Plan amendments; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Staff Report](#)

[Ordinance](#)

[PB RES 2021-36 Comp Plan Text Amendment BPAS](#)

[PB RES 2021-37 LDR Text Amendment BPAS](#)

**Discussion Items**

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**Duties of Planning Board Members****Reports****Public Comment****Board Member Comments****Adjournment**