



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - Final-revised Planning Board

Thursday, May 21, 2015

6:00 PM

Old City Hall

Call Meeting To Order

Pledge of Allegiance to the Flag

Roll Call

Approval of Agenda

Approval of Minutes

March 19, 2015

Attachments: [Minutes](#)

April 16, 2015

Attachments: [Minutes](#)

Resolutions

Old Business

1

Variance - 1112 Elgin Lane (RE # 00004920-000000; AK # 1005100) - A request for variance to maximum impervious surface ratio in order to construct a pool at the rear of the property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Postponement Request](#)

- 2** **Variance - 805 Olivia Street (RE # 00019930-000000; AK # 1020621)** - A request for variance to side yard setback in order to construct a 2 ½ story structure on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)
[Noticing Package](#)
[Neighbor Proposed Conditions](#)
[Public Comments Revised 7.16.15](#)

New Business

- 3** **Change of Non-Conforming Use - 2215 Flagler Avenue (RE # 00045470-000000; AK # 1046060)** - A request for change of non-conforming use in order to change the use from a dry cleaners to professional offices on property located within the Single-Family Residential (SF) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Application](#)
[Noticing Package](#)
[Public Comments](#)

The Applicant has requested postponement to June 18, 2015.

- 4** **Variance - 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045)** - A request for variance to off-street parking requirements and front and side yard setbacks in order to construct a new mixed use development on property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 108-572 and 122-810(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Application](#)
[Noticing Package](#)
[Public Comments Revised 6.17.15](#)

The Applicant has requested postponement to June 18, 2015.

- 5** **Variance - 415 Grinnell Street (RE # 00005240-000000, AK # 1005428)** - A request for a variance approval to habitable space and open space requirements in order to construct a new single family residence on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-1078 and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Application](#)
[Public Comment](#)

- 6** **Variance Extension - 19 Hilton Haven Drive (RE# 00002180-000000, AK# 1002291) -**
A request for a 4th extension of an approved variance for impervious surface regulations in the Medium Density Residential (MDR) Zoning District per Planning Board Resolution No. 2013-26 of the City of Key West Planning Board
Attachments: [Staff Report and Application](#)
- 7** **Request by Hyatt & Hyatt, Inc. to rescind Planning Board Resolution Nos. 2005-040 & 2006-019 -** Dissolving previously-adopted Planning Board Resolution No. 2005-040, which approved a transfer of 2 full-size transient units from 914 Frances Street (RE # 00020900-000000; AK # 1021644) to 3591 South Roosevelt Boulevard (RE # 00054350-000000; AK # 1054968) for two non-transient units, and Planning Board Resolution No. 2006-019, which approved a transfer of 1 full-size transient unit from 914 Frances Street to 3591 S Roosevelt Blvd for 1 non-transient unit, pursuant to Chapter 122, Article V, Division 6 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida
Attachments: [Staff Report & Application Package \(rev\)](#)
- 8** **Future Land Use Map (FLUM) Amendment - 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157) -** A request to amend the comprehensive plan future land use map (FLUM) category from Historic Residential (HR) to Historic Commercial (HC) on property located at 801-807 Fleming Street pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida
Attachments: [Ordinance](#)
[Executive Summary](#)
[*Large File* Planning Board Package \(9.85 MB\)](#)
- 9** **Official Zoning Map Amendment - 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157) -** A request to amend the official zoning map from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial - Old Town Northeast and Southeast (HNC-2) Zoning District on property located at 801-807 Fleming Street pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida
Attachments: [Ordinance](#)
[Executive Summary](#)
[*Large File* Planning Board Package \(10.0 MB\)](#)

Planner's Report

Q&A – Items of interest from Planning Board Members

Adjournment