



# 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, March 18, 2021

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.

**ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

You may attend/participate virtually via Zoom by telephoning 646-558-8656 or via online at: <https://zoom.us/j/89643232965? Meeting ID 869 4323 2965, Passcode 332980>

#### Call Meeting To Order

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

1 February 18, 2021

Attachments: [Minutes](#)

#### Old Business

2

**Request for Postponed by Applicant: Alcohol Sales Exception - 907 Whitehead Street - (RE#**

**00017930-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer and wine for special events accessory to the museum on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 18-28(b)2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Non-Objection Letter - St James Church](#)

[Package](#)

[Noticing Package](#)

[2.18.21 Noticing Package](#)

Legislative History

11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed
1/21/21	Planning Board	Postponed
2/18/21	Planning Board	Postponed

**New Business**

3

**Text Amendment of the Land Development Regulations**

- A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 108 of the Land Development Regulations, entitled "Planning and Development", Article X entitled "Building Permit Allocation System", Division 2 entitled "Building Permit Allocation System", to create Section 108-1001. - Density Limited to Building Permit Allocation System; pursuant to Chapter 90, Article VI, Division 2; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [BPAS Limitations - LDR Text Amendment - final](#)

- 4                   **Withdrawn by Staff:** Determination of Award for an application for 103 units from the Building Permit Allocation System "Affordable - Early Evacuation Pool" pursuant to Chapter 108, Article XII, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

- 5                   **Variance - 615 R Grinnell Street (RE# 00010860-000000)**  
- A request for variances in order to construct a roof over an existing deck on property located within the Historic High Density (HHDR) zoning district pursuant to Sections 90-395, 122-630(6)a., 122-630(6)b., 122-630(4)b., and 122-1181.

Attachments: [Staff Report](#)

[Letter of Support - Blinckmann](#)

[Package](#)

[Noticing Package](#)

- 6                   **Variance - 1524 Flagler Avenue (RE# 00062040-000000)**  
- A request for a variance to maximum allowed building coverage, maximum allowed impervious space, and the minimum required rear setback in order to remodel the single-family structure, construct a carport, and construct a rear addition on a property located in the Single Family (SF) zoning district pursuant to Sections 90-395, 122-238(4)a., 122-238(4)b., and 122-238(6)a.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

- 7                    **Variance - 324 Virginia Street (RE# 00025990-000000) - A request to the maximum allowed building coverage, minimum allowed rear setback, minimum allowed front setback, and minimum required off-street parking in order to construct a rear dwelling unit for a property located in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-572(1), 122-600(4)a., and 122-600(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

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

- 8                    **Request for postponement by applicant: Transient License Transfer - One (1) Transient Unit and License, and Two (2) Transient Licenses in Unassigned Status to 512 Catherine Street (RE# 00028590-000000) - A request to transfer one transient unit and three (3) transient licenses in unassigned status, two associated with the Studios of Key West and one associated with the Hyatt licenses to a property located at 512 Catherine Street within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Sections 122-747, 122-1338, and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Attachments:** [Noticing Package](#)  
[Rizzo - Objection](#)

9

**Request for Postponement by Staff: Major Development Plan and Landscape Waiver - 1319 William Street & 1316 Royal Street Units #1-6 (RE# 00036920-000000) - A**  
request for Major Development Plan and landscape waiver approvals to construct and redevelop six (6) residential units located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 108-91 A.2.(a) and Section 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Package](#)  
[Noticing Package](#)  
[Public Comment](#)  
[McFarland - Support Letter](#)  
[Kurkjian - Support Letter](#)  
[Howard - Public Comment](#)

**Reports**

**Public Comment**

**Board Member Comments**

**Adjournment**