



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Planning Board

Thursday, February 21, 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

January 17, 2013 Draft Minutes

Resolutions

Old Business

- 1 Modification to a Major Development Plan & Conditional Use - 512 Greene Street (RE# 00001170-000000) - A request for Modifications to a Major Development Plan and Conditional Use approval via City Commission Resolution 11-274 to alter the layout of the commercial floor area, reduce retail space and convert retail area to mixed retail and bar/lounge consumption area for property located in the Historic Residential Commercial Core Gulf Side (HRCC-1) zoning district per Section 108-91C(3) and (4) and Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [512 Greene](#)
[512 Greene Prior Approvals](#)

Legislative History

7/26/12	Development Review Committee	Received and Filed
1/17/13	Planning Board	Postponed

New Business

2 Administrative Variance Ordinance - Consideration of a resolution of the City of Key West 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 Planning Director to issue administrative variances; establishing a procedure for providing notice to adjoining property owners of the Planning Director'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 - Staff Report & Draft Resolution](#)
[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

3 After-the-Fact Variance - 510 Margaret Street (RE# 00008220-000000) - A request for side yard setback to allow for a cooling condenser unit ("AC Unit") in the HHDR zoning district per Section 90-391, Section 122-630(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [510 Margaret](#)

Legislative History

11/16/12 Development Review Committee Received and Filed

4 Exception for Outdoor Merchandise Display - 628 Duval Street (aka 626 Duval Street RE# 00012480-000000) - A request to allow the display of merchandise sold in-store in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [628 Duval](#)
[Public Comment](#)

Legislative History

11/16/12 Development Review Committee Received and Filed

5 Transient License Transfer - 1105 Truman Avenue (aka 1103 Truman Avenue RE# 00021040-000100) to 506 Catherine Street (RE# 00028500-000000) - A request for a Transient License Transfer from property in the HNC-1 zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [1105 Truman - 506 Catherine](#)

Legislative History

11/16/12	Development Review Committee	Received and Filed
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6 Special Exception Request- 420 Eaton Street (aka 400 Duval Street RE# 00006580-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Attachments: [420 Eaton](#)

[Public Comments](#)

Legislative History

12/21/12	Development Review Committee	Received and Filed
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7 Landscape Waiver - Fort Street Parking Lot (RE# 00001630-000801) - A request to waive the landscape requirements of Section 108-347 for required screening for parking lots for property located in the HPS-1 zoning district per section 108-517 the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Fort Street](#)

Planner's Report

Q&A - Items of interest from Planning Board

Adjournment