



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Planning Board

Thursday, July 19, 2012

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

June 21, 2012 Draft Minutes

Attachments: [June 21, 2012 DRAFT Minutes](#)

Resolutions

Old Business

- 1 After-the-Fact Variances - 1101 Simonton Street (RE# 00027480-000000) - A request for detached habitable space, building coverage, impervious surface ratio and side and rear-yard setback requirements in the HNC-1 zoning district per Section 122-1078 and 122-810 (4) a. & b. and (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [1101 Simonton Pkg](#)

[Public Comments - Rev. 07/18/12](#)

Legislative History

5/24/12	Development Review Committee	Received and Filed
6/21/12	Planning Board	Postponed

New Business

2 Exception for Outdoor Merchandise Display - 1120 Duval Street (RE# 00027930-000000) - 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: [1120 Duval Pkg](#)
[Public Comments \(Rev. 07/19/12\)](#)

Legislative History

5/24/12	Development Review Committee	Received and Filed
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3 Variance - 517 Elizabeth Street (RE# 00008800-000000) - A request for side yard setback in the HMDR zoning district per Section 122-600(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [517 Elizabeth Pkg](#)
[Additional Photos \(HARC Pkg\)](#)

Legislative History

6/28/12	Development Review Committee	Received and Filed
7/10/12	Historic Architectural Review Commission	Passed

4 Major Development Plan - 223 Elizabeth Street (RE# 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000810-000000, 00000840-000000) - A request to construct a hotel complex in the HRCC-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: [223 Elizabeth Pkg](#)
[Settlement Agreement](#)
[Traffic Study](#)
[Parking Agreement](#)
[Goldman submission](#)

Legislative History

5/24/12	Development Review Committee	Received and Filed
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5 HSMDR Zoning District Ordinance - An Ordinance of the City of Key West amending the Land Development Regulations, and the Official Zoning Map for property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006963) Amending the Official Zoning Map Legend; Amending Chapter 122, Article IV, to create a new Historic Special Medium Density Residential district (HSMDR), providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article V,

providing amendments to the tables of uses and dimensional requirements for Historic Special Medium Density Residential district (HSMDR); providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [HSMDR Packet](#)

[Attachment 1 - FLU Policy Ordinance](#)

[Attachment 2 - Data Analysis](#)

[Attachment 3 - CC Resolution 11-325 Invoking ZIP](#)

[Attachment 4 - Peary Court Memo Rezoning Process](#)

Planner's Report

Q&A - Items of interest from Planning Board Members

Adjournment