



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail - Final Planning Board

Thursday, May 18, 2017

6:00 PM

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 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 FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 April 20, 2017

Attachments: [Minutes](#)

Old Business

2 **Variance - 821-823 Whitehead Street (RE # 00017250-000100,00017250-000000)** - A request for a Variance to the minimum parking requirements for 13 parking spaces on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395,108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Large File* Staff Report](#)

[Draft Resolution](#)

[Noticing Package](#)

[Correspondence with Neighbors](#)

[Public Comments](#)

[Letter From Mr. Wayne LaRue Smith](#)

- 3** **Change of Non-Conforming Use - 821-823 Whitehead Street (RE #00017250-000100; 00017250-000000)** - A request for a change of nonconforming use in order to change the use of 552 square feet of commercial retail to an expansion of the café's consumption area on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida.

Attachments: [Large File* Staff Report](#)
[Noticing Package 821 Whitehead Non conf.pdf](#)
[Draft Resolution](#)
[Correspondence with Neighbors](#)
[Letter from Mr. Wayne LaRue Smith](#)
[Public Comment](#)

- 4** **WITHDRAWN BY APPLICANT- Parking Variance - 315 Catherine Street (RE # 00026320-000000)** - A request for a Variance to minimum parking requirements for 1 parking space on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395, 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Noticing Package](#)
[Public Comment](#)

- 5** **WITHDRAWN BY APPLICANT - Minor Development Plan and Landscape Waiver- 315 Catherine Street (RE # 00026320-000000)** - A request for Minor Development Plan and Landscape Waiver approval for the construction of three residential units on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 108-91.A.1. (a) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Noticing Package](#)
[Public Comment](#)

New Business

- 6** **Variance - 3900 South Roosevelt Boulevard (RE # 00066180-000200)** - A request for a variance to parking requirements to allow for substitution of bicycle parking spaces on property located within the High Density Residential (HDR) pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Application](#)
[Draft Resolution](#)
[Noticing Package](#)
[Public Comment](#)

- 7** **Major Development Plan & Landscape Waiver- 3900 South Roosevelt Boulevard (RE # 00066180-000200)** - A request for major development plan & landscape waiver approvals for the construction of 56 new market rate residential units and 24 new affordable units on property located within the High Density Residential (HDR) pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Application](#)
[Site Plans](#)
[Draft Resolution](#)
[Traffic Study](#)
[CGA Traffic Study Comments](#)
[Buffer Waiver Letter](#)
[Airport Coordination Letter](#)
[Noticing Package](#)
[Public Comment](#)

- 8** **Development Agreement - 3900 South Roosevelt Boulevard (RE #00066180-000200)** - A request for a development agreement between Ocean Walk Key West Owner, LLC and The City of Key West for the construction of 56 new market rate residential units and 24 new affordable units on property located within the High Density Residential (HDR) Zoning District. The request is for fifty-six (56) new market rate residential and twenty-four (24) new affordable units to be located in two (2) new structures. The new units are subject to HDR bulk regulations, including maximum height of forty (40) feet.

Attachments: [Staff Report](#)

[Ocean Walk Development Agreement](#)

[Draft Resolution](#)

[Noticing Package](#)

- 9** **Postponed by Staff -Variance - 1119 White Street (RE # 00034460-000000)** - A request for a Variance to the minimum parking requirements for 14 parking spaces on property located in the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Sections 90-395 and 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- 10** **Postponed by Staff - Minor Development Plan and Conditional Use - 1119 White Street (RE # 00034460-000000)** - A request for a Minor Development Plan and Conditional Use approval to renovate an existing structure to include outdoor seating for restaurant use that will consist of 56 seats on property located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Section 108-91.A.1. (b) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- 11** **Variance - 718 Windsor Lane (RE # 00019000-000000)** - A request for variances to rear setback requirements in order to construct the rear one and half story structure and construct a pool in the rear yard on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630(6) (c) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Noticing Package](#)

[Public Comment](#)

[Public comment 2](#)

- 12** **Alcohol Sales Exception - 811 Fleming Street (RE # 00005950-000000)** - A request for an alcohol sales exception in order to provide beer and wine for package sale on property located within the Historic Neighborhood Commercial (HNC-2) 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: [Staff Report](#)

[Draft Resolution](#)

[Noticing Package](#)

[Public Comment](#)

[Public Comment 2](#)

- 13** **An Ordinance of The City Of Key West, Florida, Amending Chapter 1 of The Comprehensive Plan Entitled “Future Land Use Element”** by Amending Policy 1-1.16.1, Entitled “Maintain A Building Permit Allocation Ordinance,” Amending Policy 1-1.16.2, Entitled “Building Permit Allocation Ordinance And Affordable Housing,” Amending Policy 1-1.16.3, Entitled “Permit Allocation System Ratio by Structure Type,” And By Adding Policy 1-1.16.5 Entitled “Transfer Of Building Permit Allocations;” By Amending Chapter 2 Entitled “Transportation Element,” by Amending Policy 2.16.4 to Properly Reflect As Policy 2-1.6.4, And Revising The Reference To The Number Of Allocated Units; Amending Chapter 3 Of The Comprehensive Plan Entitled “Housing,” by Amending Policy 3-1.1.4, Entitled “Building Permit Allocation System;” Providing For Severability; Providing For Repeal Of Inconsistent Provisions; Providing For An Effective Date.

Attachments: [Comprehensive Plan Report](#)

[Revised Amended Ordinance](#)

- 14 **Text Amendment and Official Zoning Map Amendment - 5220, 5224, 5228 & 5230 College Road (RE # 00072082-002200, AK # 8757883 ; RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, amending the Land Development Regulations, and the Official Zoning Map; amending the Official Zoning Map Legend; amending Chapter 122, Article IV, Division 3, for the promotion of affordable housing as well as inclusion of a conditional use for shelters for the homeless and shelters for temporarily housing the homeless to create a new zoning subsection of High Density Residential College Road (HDR-1) District, providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article IV, Division 1, providing amendments to the tables of uses and dimensional requirements for High Density Residential College Road (HDR-1) District; 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: [Staff Report](#)

[Draft Resolution](#)

[Noticing Package](#)

- 15 **Future Land Use Map (FLUM) Amendment - 5220, 5224, 5228 & 5230 College Road (RE # 00072082-002200, AK # 8757883 ; RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the Future Land Use Map of the City of Key West Comprehensive Plan for the promotion of affordable housing as well as inclusion of a conditional use for shelters for the homeless and shelters for temporarily housing the homeless for property located at 5220 , 5224, 5228 & 5230 College Road; amending the Future Land Use Map Legend from Public Service (PS) to High Density Residential (HDR); and to add a new Future Land Use Map zoning subdistrict designation of “High Density Residential College Road” (HDR-1) and applying such designation to said property; 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; providing for severability; providing for the repeal of inconsistent provisions; providing for transmittal to the State Land Planning Agency; providing for the filing with the Secretary of State and for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Noticing Package](#)

Public Comment

Reports

Adjournment