



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - Final Planning Board

Thursday, May 15, 2014

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 305-809-3731 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

April 17, 2014

Discussion Items

1 Referendum - Building Height

Attachments: [Presentation-Benefits of Building Elevation & Freeboard](#)

Resolutions

Old Business

2 Zoning Map Amendment - 625 South Street (RE # 00038140-000000; AK# 1038890) - A zoning map amendment for an non-conforming existing hotel property currently zoned Historic Residential Office (HRO) proposed to be rezoned Historic Commercial Tourist (HCT) per Section 90-521 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [625 South - Zoning Map Amendment](#)

[Public Comments](#)

Legislative History

2/27/14	Development Review Committee	Received and Filed
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- 3** Zoning in Progress - Food Dispensing Vehicles- A resolution of the City of Key West, Florida invoking the Zoning in Progress doctrine; declaring that the City is considering amendments to its Land Development Regulations to adopt criteria permitting and regulating the operation of mobile food dispensing vehicles (trucks, trailers and carts) on private property; directing Building and Planning Department staff to defer for 180 days the acceptance and processing of applications requiring the issuance of permitting the location and operation of food dispensing vehicles; providing for an effective date; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [ZIP - Food Dispensing Vehicles](#)

Legislative History

3/20/14	Planning Board	Postponed
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- 4** Major Development Plan and Conditional Use - 2407 North Roosevelt Boulevard (RE#00002280-000100; AK#8890613) - A request to construct dockage with 79 berths in the C-OW zoning district per Section 122-129 (1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [2407 N Roosevelt - Major Development Plan and Conditional Use](#)

[Public Comments 2013](#)

[Public Comments 2014](#)

Legislative History

6/27/13	Development Review Committee	Received and Filed
10/17/13	Planning Board	Postponed
11/21/13	Planning Board	Postponed
2/20/14	Planning Board	Postponed
3/20/14	Planning Board	Postponed

New Business

- 5** Variance - 1119 Olivia Street (RE # 00022290-000000, AK # 1023078) - Request for variances to minimum side setback and minimum rear setback in order to construct a new gable end roof structure over an existing deck and new small shed roof structures above existing doors on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(6)b. and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [1119 Olivia - Variance](#)

Legislative History

3/27/14	Development Review Committee	Received and Filed
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- 6** Variance - 1217 Royal Street (RE # 00029550-000000; AK # 1030317) - A request for variances to maximum building coverage and minimum side setback in order to construct a rear second story balcony and deck on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(4)a. and 122-600(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [1217 Royal - Variance](#)

Legislative History

3/27/14	Development Review Committee	Received and Filed
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- 7** Minor Development Plan - 2400-2440 North Roosevelt Boulevard (RE # 00065220-000000; AK # 1067831, RE # 00065220-000100; AK # 1067849) - A request for minor development plan approval for the phased reconstruction of 7 existing guest rooms, existing public restrooms and add 5 parking spaces to meet ADA requirements on property located within the CG zoning district - pursuant to Section 108-91.B.1.a. Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [2400-2440 N Roosevelt - Minor Development Plan-UPDATED 20140514](#)

Legislative History

3/27/14	Development Review Committee	Received and Filed
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- 8** Major Development Plan & Conditional Use - 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835) - A request for major development plan and conditional use approval for the phased redevelopment of an existing nursing/convalescent home with the addition of 7 new dwelling units and office and rehabilitation space on property located within the CL zoning district - pursuant to Sections 108-91.B.2.a.&b., 122-62 and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Legislative History

3/27/14	Development Review Committee	Received and Filed
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- 9** Variance - 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835) - A request for variances to maximum building coverage, impervious surface ratio, front, side and rear-yard setback requirements in order to redevelop an existing nursing/convalescent home with the addition of 7 new dwelling units and 5,500 square feet of office and rehabilitation space on property located within the CL zoning district pursuant to Sections 90-395, 122-390(4)a.&b., (6) a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Legislative History

3/27/14 Development Review Received and Filed
 Committee

10 Minor Development Plan - 2800 Flagler (RE # 00065090-000100; AK # 8633394) - A minor development request to construct 10 single-family dwelling units on property located in the SF zoning district per Section 108-91 B.1.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [2800 Flagler - Minor Development Plan](#)
 [2800 Flagler - Staff Report and Plan Set](#)

Legislative History

1/23/14 Development Review Postponed
 Committee

3/27/14 Development Review Received and Filed
 Committee

11 Variance - 1314 Newton Street (RE # 00023000-000000, AK # 1023795) - A request for a variance for detached habitable space on property located within the HMDR zoning district to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [1314 Newton - Variance](#)
 [Public Comments](#)

Legislative History

3/27/14 Development Review Received and Filed
 Committee

Planner's Report

Q&A - Items of interest from Planning Board Members

Adjournment