



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Planning Board

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Thursday, April 21, 2016

6:00 PM

Old City Hall

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Revised 4-15-2016 by A.Budde

**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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

#### Call Meeting To Order

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

1 March 17, 2016 (regular)

Attachments: [Minutes](#)

#### Resolutions

2 An Ordinance of the City of Key West, Florida, amending Chapter 86 the Code of Ordinances entitled "Definitions" by amending Section 86-9; amending Chapter 122 entitled "Zoning" by amending Section 122-1336 to allow the transfer of excess residential units; amending 122-1341 establishing criteria governing the transfer of excess units; renumbering existing sections 122-1340, 1341, 1342, 1242, 1344, and 1345; amending existing Section 122-1344 to allow transfer of excess units; amending existing Section 122-1345 to mortgagee consent when excess units are transferred; Providing for severability; Providing for repeal of inconsistent provisions; Providing for and effective date.

Attachments: [Proposed Draft Ordinance](#)

[Staff Summary](#)

- 3**                    **Proposed Revisions to the Historic District Signage Ordinance** - An Ordinance of the City Of Key West, Florida, amending Chapter 114 of the City of Key West Code of Ordinances Land Development Regulations entitled "Signs" by amending Section 114-1 "Definitions" and amending Division 3 of Chapter 114 "Historic District"; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Resolution](#)

[Staff Report](#)

[Proposed Draft Ordinance](#)

- 4**                    **Proposed Revisions to the Historic Architectural Guidelines for Banners, Flags, Signage and Lighting** - Consideration of a Resolution of the City of Key West Planning Board recommending an Ordinance of the City of Key West, Florida, amending the Historic Architectural Review Commission guidelines for Signage and Lighting as referenced in Section 90-142 of the City of Key West Code of Ordinances Land Development Regulations; Providing for an effective date.

Attachments: [Resolution](#)

[Staff Report](#)

[Proposed Draft Ordinance](#)

[Attachment to Proposed Draft Ordinance](#)

- 5**                    **Proposed Revisions to the Historic Architectural Guidelines for New Construction** - Consideration of a Resolution of the City of Key West Planning Board recommending an Ordinance of the City of Key West, Florida, amending the Historic Architectural Review Commission guidelines for New Construction as referenced in Section 90-142 of the City of Key West Code of Ordinances Land Development Regulations; Providing for an effective date.

Attachments: [Resolution](#)

[Staff Report](#)

[Proposed Draft Ordinance](#)

- 6**                    **Proposed Revisions to the Historic Architectural Guidelines for Additions and Alterations** - Consideration of a Resolution of the City of Key West Planning Board recommending an Ordinance of the City of Key West, Florida, amending the Historic Architectural Review Commission guidelines for Additions and Alterations as referenced in Section 90-142 of the City of Key West Code of Ordinances Land Development Regulations; Providing for an effective date.

Attachments: [Resolution](#)

[Staff Report](#)

[Proposed Draft Ordinance](#)

**7**                    **Variance - 1441 Thompson Street (RE # 00042420-000000; AK # 1043061)** - A request for variances to expand existing front, rear and street side setbacks in order to construct a one story addition, on property located within the Single-Family Residential (SF) Zoning District.

Attachments: [Noticing](#)  
[Package](#)

**8**                    **Variance - 221 Petronia Street (RE# 00013580-000000; AK# 1013960)** - A request for a variance to rear setback requirements in order to construct a two story residential addition located within the Historic Neighborhood Commercial (HNC-3) Zoning District.

Attachments: [Noticing](#)  
[Package](#)

**9**                    **Change of Non-Conforming Use - 916 Polhaski Avenue (RE # 00021080-000000; AK # 1021822)** - A request for change of non-conforming use in order to change the use from Commercial Retail to Medical Services on property located within the Historic High Density Residential (HHDR) Zoning District.

Attachments: [Noticing](#)  
[Package](#)

Legislative History

2/25/16	Development Review Committee	Received and Filed
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**10**                    **Exception for Outdoor Merchandise Display - 405 Fleming Street (RE # 0000-00006670-000000; AK # 1006904)** - A request for exception for outdoor merchandise display on property located within the Historic Residential/Office (HRO) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing](#)  
[Package](#)  
[HARC Memo 10-20-14](#)

**11**                    **Exception for Outdoor Merchandise Display - 540 Greene Street (RE # 00001160-000000; AK # 1001180)** - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing](#)  
[Package](#)

Legislative History

3/17/16      Planning Board      Postponed

- 12**      **Major Development Plan - 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)** - A request for major development plan for the construction of a 108 unit senior living facility on property located within the Medium Density Residential District - 1 (MDR-1) Zoning District.

Attachments: [Noticing](#)  
[Package](#)  
[Letter From Anne McLoud](#)  
[Letter From Allan Tidball](#)

- 13**      **Conditional Use - 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)** - A request for conditional use to allow for the nursing home, rest home, convalescent home use on property located in the Medium Density District - 1 (MDR-1) Zoning District.

Attachments: [Noticing](#)  
[Package](#)

## Reports

## Citizen Comments

## Board Comments

## Adjournment