



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - Final Planning Board

Thursday, January 21, 2016

6:00 PM

Old City Hall

Revised by A.Budde 1-21-16

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

Pledge of Allegiance to the Flag

Roll Call

Approval of Agenda

Approval of Minutes

November 19, 2015

Attachments: [November 19, 2015](#)

Resolutions

Old Business:

1

Conditional Use - 1020 18th Terrace (RE # 00056840-000000; AK # 1057339) - A request for a Conditional Use to convert the existing single family structure into a duplex with two accessory units. The property is located within the Single-Family Residential (SF) Zoning District pursuant to Sections 122-232, 122-62, 122-236 (1), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Conditional Package](#)

[Noticing Package](#)

[Public Comments Revised 12 16 15](#)

Legislative History

8/20/15	Planning Board	Postponed
9/17/15	Planning Board	Postponed

- 5** **Variance - 6 Pinder Lane - (RE# 00008180 - 000000; AK# 1008443)** - A request for a variance to the minimum side setback requirements in order to create an enclosure on the existing side porch. The property is located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630 (6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

New Business:

- 6** **Exception for Outdoor Merchandise Display - 208 Duval Street (RE # 00001450-000100; AK # 8613504)** - 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: [Exception for Outdoor Merchandise Display Package Revised 01 21 16](#)

- 7** **Variance - 626 Grinnell Street (RE # 00011020-000000; AK # 1011312)** - A request for a variance to minimum rear yard setback in order to extend an existing trellis and a request for a variance to standards for fences and hedges to construct an 8 foot 6 inch fence along portions of the rear, north and south side property lines on property located within Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395, 122-630(6)(c) and 122-1183 (d) (1) (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY STAFF TO FEBRUARY 18.**

- 8** **Variance - 702 Pearl Street (RE # 00023330-000000; AK # 1024121)** - A request for a variance to minimum side yard setbacks in order to construct a second story addition as well as mechanical equipment and railings at a single family home on property located within Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, 122-600(6)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY STAFF TO FEBRUARY 18.**

- 9** **Variance- 516 Emma Street (RE# 00010120-000226; AK# 8865287)** - A request for a variance to side setback requirements in order to install a small elevator for handicap accessibility issues located within the (HPRD) Zoning District pursuant to Section 122-990(6)b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package Revised 01 21 16](#)

- 10** **Variance - 706 Catherine Street (RE# 00030900-000109; AK# 8761708)** - A request for a variance to maximum building coverage and side setback requirements in order to construct a two story residential addition located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 122-600(4) a., 122-600(6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

- 11** **Variance - 3333 Duck Avenue (RE # 00054270-000000; AK # 1054895)** - A request for a variance to increase existing impervious surface ratio and decrease existing open space in order to construct bathrooms, recreational/fitness center and maintenance facility for the residential community located within the Medium Density Residential (MDR) Zoning District pursuant to Sections 122-280(4)b.2., 108-346(b), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

- 12** **Variance - 622-624 Mickens Lane (RE # 00013130-000100; AK # 9062725, RE # 00013130-000000; AK # 1013528)** - A request for a variance to minimum lot size and side setback requirements to allow the two properties to be recognized as two separate parcels located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 122-930(5) and 122-930(6)b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY STAFF TO FEBRUARY 18.**

Attachments: [Public Comments Revised 01 21 16](#)

- 13** **Variance- 805-807 Truman Avenue / 921 Windsor Lane (RE# 00020110-000000; AK# 1020851)** - A request for variances to lot size, lot width and noncomplying lot requirements in order to create 3 single lots located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Sections 122-810(5), 122-810(5)(a) (b), and 122-31, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

- 14** **Variance - 1222 Grinnell Street (RE # 00032040-000000; AK # 1032824)** - A request for a variance to rear yard setback requirements in order to construct a service platform for air conditioning units located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600(6) c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY STAFF TO FEBRUARY 18**

19

Future Land Use Map (FLUM) Amendment - 5224, 5228 & 5230 College Road (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 for property located at 5224, 5228 & 5230 College Road; amending the Future Land Use Map Legend from Public Service (PS) to High Density Residential (HDR); 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 FLUM Package Resolution](#)

20

Text Amendment and Official Zoning Map Amendment - 5224, 5228 & 5230 College Road (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, 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: [Text Amendment Staff Report Resolution](#)

Reports

Adjournment