



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - Final Planning Board

Thursday, July 18, 2013

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 20, 2013 draft minutes

Attachments: [Minutes](#)

Elections

Election of Chairman

Legislative History

4/18/13	Planning Board	Postponed
5/16/13	Planning Board	Postponed

Election of Vice-Chairman

Legislative History

4/18/13	Planning Board	Postponed
5/16/13	Planning Board	Postponed

Resolutions

Old Business

- 1** **BPAS Ordinance** - A resolution of the City of Key West recommending an ordinance to the City Commission amending Chapter 108 of the Code of Ordinances, entitled Planning and Development specifically

Article X entitled Building Permit Allocation System by amending Section 108-986 "Definitions" and adding the definitions to Chapter 86 General Provisions, Section 86-9 entitled "Definitions"; amending Section 108-987 entitled "Propose and Intent"; amending Section 108-989 entitled "Authority"; amending Section 108-991 "Development Not Affected by Article"; amending Section 108-994 entitled "Established"; amending Section 108-995 entitled "Reporting Requirements and Adjustments in Residential Allocation Schedule"; adding Section 108-996 entitled Intent"; amending Section 108-997 by adding the Section entitled "Period of Allocation and Ranking/Review of Applications", amending Section 108-998 entitled "Procedures for Ensuring Beneficial Use of Private Property"; by deleting "Zoning in Progress" and adding "Allocation of Residential Permits in the Truman Waterfront Redevelopment Area" amending Section 108-999; and amending Chapter 122 entitled Zoning Section 122-1470 "Accessory Unit Infill"; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.

Attachments: [Staff Report and Proposed Ordinance](#)

[Attachment 2a - LEED](#)

[Attachment 2b - FGBC](#)

[Attachment 2c - ARCSA Standards](#)

[Attachment 2d - 15% Energy and Water Reduction Resources](#)

[Attachments 3 and 4](#)

Legislative History

5/23/13	Planning Board	Postponed
6/20/13	Planning Board	Postponed

2

Conditional Use - 146-150 Simonton Street (RE# 0000290-000000, AK# 1000281 aka 110-124 Simonton Street) - A request to amend an existing Conditional Use to convert an Arcade/Bingo Hall to a Bar/Lounge in the HRCC-1 zoning district per Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request - July 18, 2013](#)

[CU Package](#)

[Public Comments](#)

Legislative History

2/28/13	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed
6/20/13	Planning Board	Postponed

3

Exception for Outdoor Merchandise Display - 1200 Duval Street (RE# 00029110-000000, AK# 1029891) - 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: [Postponement Request - July 11, 2013.pdf](#)
[Outdoor Display Exception Package](#)
[Public Comments](#)

Legislative History

2/28/13	Development Review Committee	Received and Filed
5/23/13	Planning Board	Postponed
6/20/13	Planning Board	Postponed

4 **Minor Development Plan - 629 Duval Street (RE# 00012440-000100, AK# 1012815)** - A request for a minor development plan to construct a restaurant with outdoor consumption area in the HRCC-1 zoning district per Section 108-91 A.1 (b) and (c) and modify landscape requirements per Section 108-412 and 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Minor DP Package](#)
[Letter to Don and Support Documentation](#)
[Traffic Analysis Reports](#)
[Public Comments](#)

Legislative History

11/16/12	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed
6/20/13	Planning Board	Postponed

5 **Parking Variance - 629 Duval Street (RE# 00012440-000100, AK# 1012815)** - A request for a variance to parking requirements from 15 automobile spaces to the 8 bicycle and scooter proposed in the HRCC-1 zoning district per Section 108-572 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Parking Variance](#)
[Traffic Analysis Reports](#)
[Letter to Don with Support Documentation](#)

Legislative History

11/16/12	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed
6/20/13	Planning Board	Postponed

6 **Conditional Use - 1200-1212 White Street and 1124 Catherine Street (RE# 00033010-000000 / 00033050-000000; AK# 1033774 / 1033812)** - A request to allow small recreational power-driven equipment rentals, light industrial, and restaurant in the HNC-1 zoning district per Section

122-808 (12-14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request - July 16, 2013](#)

[CU Package](#)

[Public Comments](#)

Legislative History

5/24/12	Development Review Committee	Received and Filed
9/20/12	Planning Board	Postponed
10/18/12	Planning Board	Postponed
11/15/12	Planning Board	Withdrawn
3/28/13	Development Review Committee	Received and Filed
6/20/13	Planning Board	Postponed

7

Variance - 1200-1212 White Street and 1124 Catherine Street (RE# 00033010-000000 / 00033050-000000; AK# 1033774 / 1033812) - A request to allow 22 off-street parking spaces for the 25 parking spaces required in the HNC-1 zoning district per Section 108-572 (9) and (10) and of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request - July 16, 2013](#)

[Variance Package](#)

[Public Comments](#)

Legislative History

3/28/13	Development Review Committee	Received and Filed
6/20/13	Planning Board	Postponed

New Business

8

Major Development Plan - 430 Duval Street (RE# 00006570-000000, AK# 1006807) - A request for Major Development Plan approval for the reconstruction of 4,800 square feet of non-transient commercial floor area for property located in the HRCC-1 zoning district per Section 108-91(A)(2)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [MDP Package](#)

[Site Plans](#)

[Public Comments Revised July 18, 2013](#)

[Petition - Objects to MDP](#)

Legislative History

5/23/13	Development Review Committee	Received and Filed
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Planner's Report

Adjournment