



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Planning Board

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Thursday, June 20, 2024

5:00 PM

City Hall

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**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.

**FOR VISUAL PRESENTATIONS:** For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

#### Call Meeting To Order

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Administering the Oath by the Clerk of the Board

#### Approval of Minutes

1 May 16, 2024

Attachments: [Minutes](#)

#### Old Business

2

**Major Modification to a Minor Development Plan - 3228 Flagler Avenue (RE: 00069040-000000)** - A request for a major modification to a minor development plan approval for the development of three deed-restricted affordable residential units and five market rate residential units, with landscape waivers for a property located within the Limited Commercial (CL) zoning district, in addition to affordable housing linkage provisions associated with proposed development at 638 United Street, pursuant to Chapter 108, Section 108-91 entitled “Scope; major and minor developments”; Chapter 122, Article IV, Division 4, Subdivision II entitled “Limited Commercial District”; and Chapter 122, Article V, Division 10, entitled “Work Force Housing”, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)  
[Planning Package 5-21-24](#)  
[Updated Sec 108 Review 3-7-24](#)  
[Tree Commission Conceptual Landscape Approval Letter](#)  
[Combined Letters of Objection](#)  
[Public Comment - King](#)  
[Noticing Package](#)  
[Applicant Presentation](#)

**Legislative History**

11/30/23	Development Review Committee	Discussed
1/2/24	Tree Commission	Approved
2/15/24	Planning Board	Postponed
3/12/24	Planning Board	Postponed

**3 Variance - 418 United Street (RE# 00029000-000000) - A** request for variances to the minimum required side yard setback in order to install air conditioning units at a property located in the Historic High Density Residential (HHDR) zoning district, pursuant to Sections 90-395 and 122-630 (6) of the Land Development Regulations of the City of Key West, Florida.

- Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Applicant Letter](#)  
[KWFD Fire Marshal - 418 United Street Life Safety Concern](#)

**Legislative History**

4/18/24	Planning Board	Postponed
5/16/24	Planning Board	Postponed

**4 Withdrawn by Staff: Text amendment to the Land Development Regulations - A** resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend Land Development Regulations Chapter 102, entitled “Historic Preservation”, by amending Article I. In General by adopting a purpose in Chapter 102, and amending Article IV entitled “Certificate of Appropriateness”, Division 3, entitled “Demolitions” by adopting demolition policies and new section 102-233 entitled “After-the Fact Certificate of Appropriateness for Demolition”; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Legislative History**

5/16/24	Planning Board	Postponed
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**New Business**

- 5                    **Request for Postponement by Staff - Variance - 1015 Casa Marina Court (RE# 00058690-000000)** - A request for variances to building coverage, rear setback, front setback, and open space requirements to construct a single-family dwelling at property located in the Single-Family zoning district pursuant to Section 90-395 and 122-238 of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)  
[Planning Package](#)

- 6                    **Request for Postponement by Staff - Variance - 1125 Duval Street (RE# 00027870-000000)** - Applicant seeks a variance to minimum parking requirements at a commercial property pursuant to Section 108-572 of the Land Development Regulations for property located within the Historic Commercial Core - 3 (HRCC-3) District.

Attachments: [Planning Package](#)

7

**Request for Postponement by Staff - Minor Development Plan - 1125 Duval Street (RE# 00027870-000000)** - A request for minor development plan approval for the proposed development of 500 square feet of additional gross floor area, associated site plan modifications, and landscape waivers at a property located within the Historic Commercial Core (HRCC-3) Zoning District pursuant to Chapter 108 (Planning and Development), Article II (Development Plan), Division 3 (Applicability and Filing Procedure), and Chapter 108 (Planning and Development), Article II (Development Plan) Division 6 (Review Process); of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Planning Package](#)  
[Keys Energy Comments](#)  
[Multimodal Comments](#)

**Legislative History**

2/22/24	Development Review Committee	Discussed
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8

**Final Determination of Award for Year 11 Building Permit Allocation System (BPAS) Applications** pursuant to Sections 108-995 and 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

[BPAS - Applicant's Proposal to Avoid Appeal](#)

[Letters Supporting Applicant's Proposal](#)

[201 Front Street - 14 Market Rate Units](#)

[638 United Street - 4 Market Rate Units](#)

[916 Pohalski Avenue - 1 Market Rate Unit](#)

[920 Virginia Street - 1 Affordable Rate Unit](#)

[930 Catherine Street - 1 Affordable Rate Unit](#)

[1110 Truman Avenue - 1 Affordable Rate Unit](#)

[1213 14th Street - 204 Affordable Rate Units](#)

[1213 14th Street -68 Market Rate Units](#)

[1409 United Street - 1 Market Rate Unit](#)

[1817 Staples Avenue - 3 Market Rate Units - Affordable App Withdrawn](#)

[2709 Staples Avenue - 1 Affordable Rate Unit ADU](#)

[3101 N Roosevelt Blvd - 13 Affordable Rate Units](#)

[3228 Flagler Ave - 4 Affordable Rate Units](#)

[3228 Flagler Ave - 4 Market Rate Units](#)

[3504 Duck Avenue - 1 Affordable Rate Unit ADU](#)

[6450 College Road - 2 Market Rate Units](#)

[3400 Duck Avenue - 54 Affordable Rate Units](#)

## Reports

## Public Comment

## Board Member Comment

## Adjournment