



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Tuesday, December 12, 2023

5:00 PM

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 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 November 16, 2023

Attachments: [Minutes](#)

Old Business

2

Major Modification to a Major Development Plan - 2407 N. Roosevelt Boulevard (RE# 00002280-000100) -A

request for a Major Modification to a Major Development Plan and Conditional Use Approval to modify conditions of approval to allow for the inclusion of charter vessels, vessels up to forty feet in length, and changes in upland land uses on property located at 2407 North Roosevelt Boulevard in the Conservation zoning district, pursuant to Section 108-91(C) of the Code of Ordinances of the City of Key West.

Attachments: [Staff Report Dec 2023](#)

[Noticing Package Dec 2023](#)

[Gulfview Pointe Association Response Letter](#)

[Letter of Objection to Planning REVISED Staff Report Issued](#)

[Staff Report Nov 2023](#)

[Planning Package Nov 2023](#)

[Noticing Package Nov 2023](#)

[Public Comment and Applicant Information](#)

[Applicant Presentation](#)

Legislative History

11/16/23

Planning Board

Postponed

3

Text Amendment of the Land Development Regulations

- A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 122 of the Land Development Regulations entitled "Zoning", Article IV. entitled "Districts", Division 3 entitled "Residential Districts", Subdivision III entitled "Single-Family Residential District (SF)", Section 122-232 entitled "Accessory Units", and Section 122-233 entitled "Special criteria applicable to accessory units" to amend the required setbacks for deed-restricted accessory units; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)

[Building Department Cover Memo - Accessory Unit Setbacks](#)

[Building Department Draft Ordinance - Accessory Structure Setback](#)

Legislative History

11/16/23 Planning Board Postponed

4

Text Amendment of the Land Development Regulations

- A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 86 of the Land Development Regulations entitled "General Provisions", Section 86-9 entitled, "Definition of terms"; Chapter 122 entitled "Zoning", Article II entitled "Nonconformities"; Section 122-26 entitled "Definitions"; Section 122-27 entitled "Intent"; Section 122-28 entitled "Replacement or reconstruction"; and Section 122-29 entitled "Repairs and Maintenance", to establish a definition for the terms "replacement" and "reconstruction"; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)

[Building Department Cover Memo - Reconstruction & Replacement](#)

[Building Department Draft Ordinance - Reconstruction & Replacement](#)

Legislative History

11/16/23 Planning Board Postponed

New Business

5

Major Modification to a Major Development Plan - 638 United Street (RE# 00036600-000000) - A request for a major modification to a major development plan approval for the development of four market rate residential units with a landscape waiver for a non-complying landscape buffer and on property located within the Historic Residential / Office (HRO) Zoning District with a proposed affordable work force housing linkage project located at 3228 Flagler Avenue pursuant to Chapter 108, Section 108-91, and Article III through IX; Chapter 122, Article IV, Division 10; and Chapter 122, Article V, Division 10 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Sec. 108 Landscape Review](#)

[Letter of Opposition - Shumaker](#)

[Trepanier Response to Shumaker](#)

[Letter of Opposition - Boehling](#)

[Trepanier Response to Boehling](#)

[Noticing Package](#)

[Planning Package](#)

Legislative History

9/28/23	Development Review Committee	Discussed
10/16/23	Tree Commission	Approved

- 6 **Variance - 821-823 Whitehead Street (RE# 00017250-000000, 00017250-000100)** - A request for variances for seating requirements and an amendment to the Planning Board Resolution Number 2017-18 to redistribute the existing authorized seats for an existing commercial building located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 122-32 and 90-395 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Letter of Opposition - 819 Whitehead St Owner](#)

[Letter of Opposition - 819 Whitehead St Occasional Guest](#)

[Planning Package](#)

[Noticing Package](#)

- 7 **Variance - 3223 Pearl Ave (RE: 00052890-002100)** - A request for a variance for the minimum side setbacks and building coverage to include a building addition and covered front porch for an existing residential structure located in the Medium Density Residential (MDR) zoning district pursuant to Sections 90-395 and 122-270 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

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Text Amendment of the Land Development Regulations

- A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 122 of the Land Development Regulations, Article III entitled "Conditional Uses", Section 122-63 "Review; enforcement" to adopt an administrative procedure for the voluntary revocation of Conditional Use permits; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)

[Dissolution of CUP Draft Ordinance](#)

9

Text Amendment of the Land Development Regulations

- A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 114 of the Code of Ordinances, entitled "Signs" by amending Section 114-2 titled "Posting Notices, Signs or Advertising Matter on Trees, Poles or Public Property" and by amending Section 114-103 titled "Prohibited Signs" and amending corresponding Historic Architectural guidelines to provide for exceptions for non-profit temporary banner signs and open house real estate signs; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Staff Report](#)

[Ordinance Amending Sec 114-2, 114-108 and HARC GLs for nonprofit and open](#)

Reports

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624 White Street - Site plan update to a Conditional Use approval.

Attachments: [624 White Street - ADA Accessibility Waiver Memo & Attachments](#)

Public Comment

Board Member Comments

Adjournment