



# 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, July 18, 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

#### Old Business

- 1 Withdrawn - Variance - 1125 Duval Street (RE# 00027870-000000) - Applicant seeks a variance to minimum parking requirements to allow one (1) parking space instead of the minimum required three (3) parking spaces for a mixed-use property (restaurant/residential) located within the Historic Commercial Core - 3 (HRCC-3) District pursuant to Sections 108-572 and 90-395 of the Land Development Regulations.

Attachments: [Planning Package](#)

Legislative History

6/20/24 Planning Board Postponed

- 2 Minor Development Plan - 1125 Duval Street (RE# 00027870-000000) - A request for minor development plan approval to allow for the development of more than 500 square feet of additional gross floor area, and associated site plan modifications including interior renovations, landscape improvements, and the relocation of restaurant seating areas and four (4) hotel units. The application also involves several landscape waivers including a reduction of the minimum required open space ratio of sixteen percent (16%) instead of the

minimum required twenty percent (20%), a minimum landscaped area of sixteen percent (16%) instead of the minimum required twenty percent (20%), an increase in the maximum percentage of palm trees to allow thirty six percent (36%) instead of the maximum permitted twenty five percent (25%), a reduction in the number of interior trees to allow two (2) interior trees instead of the minimum required four (4) trees, a reduction in the landscape requirement along a street frontage to reduce both the number of plants and width of the planting area, and buffer yard waiver for the northwest buffer area for a property located within the Historic Commercial Core - 3 (HRCC-3) District pursuant to Sections 108-91 (A)(1)(b), 108-346, 108-347, 108-412, 108-413, 108-416, 108-481, and 90-395 of the Land Development Regulations.

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

[Planning Package](#)

[Noticing Package](#)

[Applicant's Supplemental Memorandum](#)

[Public Comment - Randall Clayton](#)

[Keys Energy Comments](#)

[Multimodal Comments](#)

**Legislative History**

2/22/24	Development Review Committee	Discussed
6/20/24	Planning Board	Postponed

**3**

Variance - 1015 Casa Marina Court (RE# 00058690-000000) - Applicant seeks a front yard setback of 23 feet instead of the minimum required 30 feet, a rear yard setback of 15 feet instead of the minimum required 25 feet, a building coverage of 50% instead of the maximum permitted 30%, and open space ratio of 31% instead of the minimum required 35% to construct a single-family dwelling on property located in the Single-Family (SF) zoning district pursuant to Sections 90-395 and 122-238 of the Land Development Regulations.

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

[Planning Package](#)

[Noticing Package](#)

**Legislative History**

6/20/24	Planning Board	Postponed
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## New Business

**4**

Variance - 18 Whistling Duck Lane (RE# 00072081-000152) - Applicant seeks a side yard setback variance of zero (0) feet instead of the minimum required five (5) feet to allow for an addition and alterations to an existing single-family residence for property located in the Mixed Use Planned Redevelopment/Development District (PRD) pursuant to

Sections 122-541 and 90-395 of the Land Development Regulations.

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

[Planning Package](#)

[Noticing Package](#)

5

Conditional Use - 2011 Flagler Avenue (RE# 00045270-000000) - Applicant seeks a Conditional Use Permit to operate a medical office for property located within the Limited Commercial (CL) District pursuant to Sections 122-388 (13) and 122-62 of the Land Development Regulations.

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

[Planning Package](#)

[Noticing Package](#)

[Fire Department Comments](#)

[Utilities Comments](#)

[Multimodal Comments](#)

[Urban Forestry Comments](#)

[Keys Energy Comments](#)

**Legislative History**

5/23/24	Development Review Committee	Discussed
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6

Joint Request for Postponement by Applicant & Staff - Minor Development Plan - 711 Eisenhower Drive (RE# 00072070-000000 and RE# 00023130-000000) - Applicant requests a Minor Development Plan to redevelop a marina on two parcels located in the General Commercial (CG), Public and Semipublic Services (PS), and Conservation (C) zoning districts, pursuant to Section 108-91(B)(2)(d) of the Land Development Regulations.

**Attachments:** [Planning Package](#)

[Noticing Package](#)

## Reports

## Public Comment

## Board Member Comments

## Adjournment