



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Meeting Agenda Full Detail - Final Planning Board

---

Thursday, September 26, 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

July 18, 2013

Attachments: [Minutes DRAFT](#)

August 22, 2013

Attachments: [Minutes DRAFT](#)

### Resolutions

### Old Business

- 1 Conditional Use - 1200-1212 White Street and 1124 Catherine Street (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) - A request for conditional use approval to allow commercial retail greater than 2,500 square feet and restaurant in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) Zoning District pursuant to Sections 122-62, 122-808(9) and 122-808(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [1200 White - Conditional Use](#)  
[Addtnl Info from Applicant](#)  
[Postponement Request \(rev.6.19.13\)](#)  
[Public Comments \(rev. 6.20.2013\)](#)  
[Public Comments \(rev. 9.20.2013\)](#)

**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11/15/12	Planning Board	Withdrawn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
7/18/13	Planning Board	Postponed

- 2** Parking Variance - 1200-1212 White Street and 1124 Catherine Street (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) - A request for variance approval to allow three (3) off-street vehicular parking spaces and 17 bicycle/scooter parking spaces for the 17 vehicular parking spaces required in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) Zoning District pursuant to Sections 90-395 and 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [1200 White - Parking Variance](#)  
[Public Comments](#)  
[Public Comments Staff Reports L Wheeler](#)  
[Public Comment - Objection to Parking Variance L Wheeler](#)

**Legislative History**

3/28/13	Development Review Committee	Received and Filed
6/20/13	Planning Board	Postponed
7/18/13	Planning Board	Postponed

- 3** 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 -413 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** Executive Summary  
 Planning Board Resolution 2013-50

**Legislative History**

11/16/12	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed
6/20/13	Planning Board	Postponed
7/18/13	Planning Board	Postponed

**4** 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:** [629 Duval Parking VAR](#)

**Legislative History**

11/16/12	Development Review Committee	Received and Filed
5/16/13	Planning Board	Postponed
6/20/13	Planning Board	Postponed
7/18/13	Planning Board	Postponed

**5** After-the-Fact Variances - 2501 Fogarty Street (RE# 00050510-000000; AK# 1051110) - A request for side yard setback for a shed, and impervious surface ratio and building coverage requirements for an after-the-fact construction of new carport in the SF zoning district per Section 90-391, Sections 122-1182, 122-238(4)a, 122-238(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [2501 Fogarty - After the Fact Variance Revised Plan Set \(rev. 10.11.2013\)](#)  
[Owner Email 8.22.13](#)  
[Public Comments 8.22.13](#)  
[Public Comments 10.16.13](#)

**Legislative History**

6/27/13	Development Review Committee	Received and Filed
8/22/13	Planning Board	Postponed

**6** Variances - 717 White Street (RE# 00022780-000000; AK# 1023574) - A request for side, street side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio space in the HRCC-3 zoning district per Sections 122-600(6) b, c & d and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [717 White VAR](#)  
[Public Comments 9.25.13](#)

Legislative History

6/27/13	Development Review Committee	Received and Filed
8/22/13	Planning Board	Postponed

**New Business**

7 Variances - 728 Windsor Lane (RE#00018890-000100; AK#1019542) - A request for building coverage, impervious surface ratio, front, side and rear-yard setbacks to reconstruct the existing historic structure and non-historic addition and add a swimming pool in the HHDR zoning district per Section 122-28(b) and Section 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [728 Windsor - VAR rev 09.20.13](#)  
[Public Comment](#)

Legislative History

8/22/13	Development Review Committee	Received and Filed
---------	------------------------------	--------------------

**Planner's Reports**

**Q & A - Items of interest from Planning Board Members**

**Adjournment**