



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, June 18, 2020

5:00 PM

N/A

VIRTUAL MEETING

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.

ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

On June 18, 2020, the Key West Planning Board Meeting will be conducted via Communications Media Technology (CMT) as authorized by Governor Desantis' Executive Order 20-69 and City of Key West State of Local Emergency Directive 2020-04. The City provides the following information describing how interested persons may attend:

- 1. Applicants who are participating remotely must provide a notary to administer the oath in the presence of the Applicant during the Virtual meeting.**
- 2. Citizens who would like to speak on an agenda item can go to City Hall at 1300 White Street at the United Street entrance to the Commission Chambers for the City Clerk to administer the Oath. You will need to provide identification to the City Clerk.**

3. To participate in the Planning Board Meeting on June 18, 2020, which begins at 5 p.m., you have the following options:

a) Listen to or join the meeting via phone: You may listen to the audio only from your phone by dialing 1-646-558-8656 and when the meeting ID is requested, enter 982 2438 0420 and then press the # key.

b) Tune in live to Key West Comcast channel 77 or AT&T channel 99

c) Watch the meeting online:

You may access Key West City TV live by visiting: <<https://www.cityofkeywest-fl.gov>>, click on meetings/live TV then click on “watch Key West City TV Live” or browse here: <<https://www.cityofkeywestfl.gov/department/index.php?structureid=14>> Click on the play button to view. Note: You may have to adjust your browser settings for optimal streaming. Not all browsers support flash.

d) Connecting with Zoom instructions:

For the June 18, 2020 meeting, please use the meeting link <https://zoom.us/j/98224380420> to virtually attend and watch the meeting by computer, tablet, or smartphone. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device’s app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 982 2438 0420.

For additional information or assistance please contact the City Clerk’s office csmith@cityofkeywest-fl.gov prior to the meeting.

For those individuals who may not have access to view the meeting by any of the virtual means provided above, there will be a monitor setup outside of City Hall for live streaming. Please practice social distancing and keep six feet away from those around you. Residents planning to attend who need special assistance please contact the City Clerk’s Office at 305-809-3835 no later than 24 hours preceding the meeting.

Instructions for participating in the virtual meeting

Attachments: [Instructions](#)

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 21, 2020

Attachments: [Minutes](#)

Old Business

2 **Request for Postponement by Applicant:
Variance - 111 Olivia Street (RE # 00014720-000000) - A**
request for a variance to the required off-street parking spaces for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)

Legislative History

4/28/20	Planning Board	Postponed
5/21/20	Planning Board	Postponed

3

**Request for Postponed by Applicant:
Major Development Plan, Conditional Use & Landscape
Waivers - 111 Olivia Street (RE #00014720-000000) -** A request for major development plan, conditional use and landscape waiver approvals for the construction of a 9,496 square foot two story community center with a commercial kitchen, a computer lab, a music room, a sound studio, a main hall assembly space, classrooms, and offices on property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 108-91.A.2 (b), 108-517, 122-62 and 122-868 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)

Legislative History

1/23/20	Development Review Committee	Received and Filed
3/9/20	Tree Commission	Approved
4/28/20	Planning Board	Postponed
5/21/20	Planning Board	Postponed

4

Variance - 1007 Thomas Street - (RE# 00025610-000000)

- A request for variances to the minimum side yard setback, minimum rear yard setback, and minimum open space requirement in order to construct a rear addition to the existing house, install mechanical equipment, a deck, a pool, and provide (1) one off-street parking space on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 (6)b, 122-600 (6)c, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[*Large File* Planning Package](#)
[Staff Presentation](#)
[Resolution](#)
[*Large File* Noticing Package](#)
[Public Comment - Trepanier](#)
[Applicant Comment](#)
[Public Comment - OLeary](#)

Legislative History

11/21/19	Planning Board	Postponed
1/16/20	Planning Board	Postponed
5/21/20	Planning Board	Postponed
5/21/20	Planning Board	Postponed

- 5 **Variance - 825 Duval Street (RE # 00016830-000000) - A**
request for a variance to extend a permanent awning into the
required rear setback and an increase in maximum building
coverage allowed in the HRCC-3 (Historic Residential
Commercial Core) zoning district pursuant to sections
90-395, 122-750 (4)a, and 122-750 (6)c of the Land
Development Regulations of the Code of Ordinances of the
City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Package](#)

[*Large File* Noticing Package](#)

[Staff Presentation](#)

[Request for Postponement](#)

Legislative History

5/21/20

Planning Board

Postponed

- 6 **Request for Postponement by Applicant**
Variance - 1106 Grinnell Street (RE # 00031510-000000) -
A request for a variance to side setbacks, rear setbacks, an
increase in maximum impervious surface ratio allowed and an
increase in maximum building coverage allowed in the HMDR
(Historic Medium Density Residential) zoning district in order
to rebuild a non-conforming rear structure pursuant to
sections 90-395, 122-600 (6)b, 122-600 (6)c, 108-346
(b)and 122-1181 of the Land Development Regulations of
the Code of Ordinances of the City of Key West, Florida.

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

[Noticing Package](#)

[Staff Presentation](#)

[Public Comment - 1106 Grinnell](#)

[Public Comment - 1106 Grinnel 2](#)

[Request for Postponement](#)

Legislative History

5/21/20

Planning Board

Postponed

New Business

7

Transient Unit & Transient License Transfer - One Unit & License in unassigned status to 601 Duval Street (Unit 202) (RE# 0012290-000000) - A request to transfer one transient unit & transient license in unassigned status to property located within the Historic Residential Commercial Core Duval Street Gulf side (HRCC-1) zoning district pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Application Package](#)

[Planning Board Package](#)

[Resolution](#)

[*Large File* Noticing Package](#)

Legislative History

4/23/20	Development Review Committee	Received and Filed
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8

**Request for Postponement by Applicant:
Transient License Transfer - One (1) license in Unassigned Status to 536 Fleming Street (RE# 00009440-000000)** - A request to transfer one (1) transient license in unassigned status at Key Cove Drive to property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 122-776 and 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[*Large File* Application](#)

[Revision to Application, changing sender site to Key Cove](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[Noticing Package](#)

Legislative History

4/23/20	Development Review Committee	Received and Filed
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9

Conditional Use- 210 Simonton Street (RE# 00001111-000700) - A request for conditional use approval to allow for a small recreational power-driven equipment rental use on a vacant lot located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 18-355, Section 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Planning Package](#)
[* Large File* Application](#)
[Floodplain Comments](#)
[Site Visit](#)
[Keys Energy Comments](#)
[Noticing Package](#)

Legislative History

10/24/19	Development Review Committee	Not Received
1/23/20	Development Review Committee	Received and Filed

10

Conditional Use - 918 Kennedy Drive #A (RE# 00065660-000000) - A request for a conditional use to include an educational institution on property located in the General Commercial (CG) zoning district pursuant to Sections 122-62, and 122-418 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Planning Board Package](#)
[Resolution](#)
[*Large File* Application Package](#)
[*Large File* Noticing Package](#)

Legislative History

4/23/20	Development Review Committee	Received and Filed
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11

**Request for Postponement by Staff:
 Amendment to Conditional Use - 318-324 Petronia Street; 802-806 Whitehead Street; and 809-811 Terry Lane - (RE# 00014010-000000; 00014050-000000; 00014060-000000)** - a request for an amendment to a conditional use approval for a restaurant on property located within the Historic Neighborhood Commercial-Bahama Village Commercial Core (HNC-3) zoning district pursuant to Sections 122-62, and 122-868 (9) of the Code of Ordinances of the City of Key West, Florida.

Attachments: [*Large File* Application Package](#)

[Photo - Trash Area](#)

[Trash Pickup Locations](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[*Large File* Noticing Package](#)

[Public Comment - Furlane](#)

[Public Comment - Santoro](#)

[Public Comment - Santoro2](#)

[Public Comment - Furlane 2](#)

[Public Comment - Furlane 3](#)

[Public Comment - Furlane 4](#)

[Public Comment - Furlane 5](#)

Legislative History

4/23/20	Development Review Committee	Received and Filed
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12

Request For Postponement By Applicant:

Variance- 1218 Duval Street (RE# 00028950-000000) - A request for variance to remove two (2) off-street parking spaces, increase consumption area by 497.0-square feet and reduce required off-street parking from twenty-six (26) spaces to zero (0) on a parcel located within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Section 90-395, Section 108-572 (2), 108-572 (9), and 108-575 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[1218 Duval - Objection to Variance Application 6.16.2020](#)

[Public Comment](#)

13

Request for Postponement by Applicant**Variance - 1115 Casa Marina Court (RE #**

00058550-000000) - A request for variances to the minimum front-yard setback, minimum street-side setback in order to construct an accessory structure in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (6) a.1., and 122-238(6) a.4., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

14

Request for Postponement by Applicant:**Variance - 3528 Eagle Avenue (RE # 00052620-000000) -**

A request for variances to the minimum rear-yard setback, maximum allowable impervious surface, maximum allowable building coverage requirements in order to convert a rear non-complying accessory structure into an affordable housing unit in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (6) a.3., and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Public Comment](#)

15

Variance - 3725 Paula Avenue (RE # 00054890-000000) -

A request for variances to the minimum rear-yard setback, maximum building coverage and maximum allowable impervious surface requirements in order to construct an addition of 640.0-square-feet onto the principal structure on property located within the Single Family Residential (SF) zoning district pursuant to the Sections 90-395, 122-238 (6) 3., 122-238 (4) a. and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[*Large File* Planning Package](#)

[*Large File* Site Plans A-1](#)

[*Large File* Site Plans CS-1](#)

[Presentation](#)

[Noticing Package](#)

[Public Comment - 3725 Paula](#)

[Public Comment - 3725 Paula](#)

[Public Comment - 3725 Paula](#)

[Public Comment](#)

Reports

Public Comments

Board Comments

Adjournment