



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Monday, January 13, 2025

2:00 PM

City Hall

Special 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.

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 - 2:00 P.M.

Roll Call

Mr. Wallace appeared via virtual media technology

Absent 2 - Vice Chair Varela, and Mr. Wiggins

Present 5 - Mr. Browning, Mr. Garcia, Mr. Wallace, Mr. Warren, and Chairman Batty

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended and to include an add-on Presentation and Discussion Item

Old Business

1

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 Land Development Regulations Chapter 90 entitled "Administration", Article VI entitled "Amendments" to allow for the establishment of Zoning In Progress Doctrine by resolution of the City Commission; Providing for severability; Providing for repeal of inconsistent provisions; Providing for

an effective date.

- Attachments: [Staff Report](#)
 [Draft Ordinance](#)
 [Last Stand Comments](#)

A motion was made by Mr. Browning, seconded by Mr. Warren, to approve the item. That motion failed with Mr. Wallace and Chairman Batty voting No and Messrs. Browning, Garcia, Warren voting Yes. (Per Sec. 90-61 special planning board meetings require four members to concur for official action to be taken)

A motion was then made by Mr. Browning, seconded by Mr. Warren, that the Resolution be Postponed to the regular planning board meeting on January 16, 2025. The motion carried by the following vote:

No: 1 - Mr. Garcia

Absent: 2 - Vice Chair Varela, and Mr. Wiggins

Yes: 4 - Mr. Browning, Mr. Wallace, Mr. Warren, and Chairman Batty

2 **Presentation - Response to LDR Amendments (Item 4)- Jeffrey Seigel**

3 **Discussion - LDR Amendments (Item 4)**

4 **Text Amendment of the Land Development Regulations Amendment - Barton W. Smith, Attorney, on behalf of Stockrock SI LLC, Island-West Investment Corp., Poinciana - Venture II LLC, and Meisel Holdings FL - 1321 Simonton Street, seeks to amend the Land Development Regulations Chapter 122 (Zoning) Article V, Division 10 (Work Force Housing) to modify and introduce new workforce housing regulations and introduce a transfer of development rights provision pursuant to Section 90-518 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

- Attachments:**
- [Staff Report Addendum 12.19.2024](#)
 - [Applicant Draft Ordinance 12.13.2024](#)
 - [Applicant's Submittal: Text Amendment Working Draft with Comments 12.12.24](#)
 - [Applicant's Submittal: Text Amendment \(With no strikethrough/underline\)](#)
 - [Staff Report 11.21.2024](#)
 - [Planning Package](#)
 - [Applicant Presentation](#)
 - [Applicant's Proposed Changes - Text Amendment Working Draft 11.18.24](#)
 - [Public Comment - Last Stand](#)
 - [Public Comment - Lloyd](#)
 - [Public Comment - Matter](#)
 - [Public Comment- Cocco](#)
 - [Public Comment - Bocchicchio](#)
 - [Public Comment - Pederson](#)
 - [Public Comment - Last Stand Jan 10. 2025](#)

Postponed via Approval of Agenda to regular planning board meeting on January 16, 2025 to further determine a time certain postponement.

Adjournment - 3:42 P.M.