



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - Final Planning Board

Thursday, March 20, 2014

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

February 20, 2013

Attachments: [PB Minutes DRAFT](#)

Legislative History

| | | |
|---------|----------------|-----------|
| 3/13/14 | Planning Board | Postponed |
|---------|----------------|-----------|

Resolutions

Old Business

- 1 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 |
| 9/26/13 | Planning Board | Postponed |
| 10/17/13 | Planning Board | Postponed |
| 11/21/13 | Planning Board | Postponed |
| 1/16/14 | Planning Board | Postponed |

2

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](#)
[Public Comments](#)
[March 20, 2014 Planning Board Public Comments Transcript Submitted by Lin](#)
[Public Comments Staff Reports L Wheeler](#)

Legislative History

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|----------|------------------------------|--------------------|
| 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 |
| 9/26/13 | Planning Board | Postponed |
| 10/17/13 | Planning Board | Postponed |
| 11/21/13 | Planning Board | Postponed |
| 1/16/14 | Planning Board | Postponed |

3

Transient License Transfer - 1201 Duval Street to 525 Caroline Street (RE#00028520-000000; AK#1029319) (RE#00001210-000100; AK#8569858) - A request for a Transient License Transfer of one unit and license from property located in the HRCC-3 zoning district to property located in the HRCC-1 zoning district per Section 122-1338 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Applicant Request for Postponement 03.11.14](#)

Legislative History

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|----------|------------------------------|--------------------|
| 11/22/13 | Development Review Committee | Received and Filed |
| 2/20/14 | Planning Board | Postponed |

4

Major Development Plan and Conditional Use - 2407 North Roosevelt Boulevard (RE#00002280-000100; AK#8890613) - A request to construct dockage with 79 berths in the C-OW zoning district per Section 122-129 (1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [2407 N Roosevelt - Major Development Plan & Conditional Use Postponement Request_04.15.14](#)
[Public Comments 2013](#)
[Public Comments 2014](#)

Legislative History

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|----------|------------------------------|--------------------|
| 6/27/13 | Development Review Committee | Received and Filed |
| 10/17/13 | Planning Board | Postponed |
| 11/21/13 | Planning Board | Postponed |
| 2/20/14 | Planning Board | Postponed |

New Business

5

Major Development Plan, Conditional Use & Landscape Waivers - 1300 White Street (RE # 00040100-000000, AK # 1040827) - A request for major development plan, conditional use and landscape waiver approvals for the adaptive reuse of a former school into new city government offices with related cultural and civic activities on property located within the Historic Public and Semipublic Services (HPS) Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-958 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Resolution](#)
[Application](#)
[Verification](#)
[Authorization](#)
[Deed](#)
[Survey](#)
[DRC Minutes](#)
[Other-Arborist Assessment](#)
[Other-Conveyance Agreement](#)
[Other-Conveyance Agreement](#)
[Other-Geotechnical Report](#)
[Other-LEED Scorecard](#)
[Other-Project Schedule](#)
[Other-Traffic Study](#)
[Other-Walkability Survey](#)
[Property Appraiser](#)
[Public Comment 03.17.14](#)

Legislative History

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|---------|------------------------------|--------------------|
| 1/23/14 | Development Review Committee | Received and Filed |
|---------|------------------------------|--------------------|

- 6** Variance - 527 Louisa (RE # 00028680-000000; AK # 1029467) - A request for side-yard setback requirements to construct a room addition on the house and reconstruct the roof on the garage in the H NC-1 zoning district per Section 122-810(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [527 Louisa - Variances](#)

Legislative History

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|---------|------------------------------|--------------------|
| 1/23/14 | Development Review Committee | Received and Filed |
|---------|------------------------------|--------------------|

- 7** Zoning in Progress - Food Dispensing Vehicles- A resolution of the City of Key West, Florida invoking the Zoning in Progress doctrine; declaring that the City is considering amendments to its Land Development Regulations to adopt criteria permitting and regulating the operation of mobile food dispensing vehicles (trucks, trailers and carts) on private property; directing Building and Planning Department staff to defer for 180 days the acceptance and processing of applications requiring the issuance of permitting the location and operation of food dispensing vehicles; providing for an effective date; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Zoning In Progress - Food Dispensing Vehicles](#)
[Public Comments](#)

- 8** Major Development Plan and Conditional Use - Truman Waterfront (RE# 00001630-001000; AK# 9038855; RE# 00001630-001100, AK# 9038866) - An application for a Major Development Plan and Conditional Use for the development of Truman Waterfront parcel located in the Historic Public Service and Semipublic Service -1 (HPS-1), Historic Medium Density Residential (HMDR), Historic Residential Commercial Core - 4 (HRCC-4) and the Historic Neighborhood Commercial - 2 (HNC-2) zoning districts pursuant to Section 108-91(A.)(2.)b. and c. and 122-61 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: Executive Summary and Revised Master Plan Navy Roadway
Planning Board Approvals
Package Index
Staff Report and Exhibits
Exhibit 12- Resolution 12-129 LRA Park Program Approval
Exhibit 13 - Response to Navy Comments
Application Narrative and Apendicies
MDP and CU Application Narrative
Appendix A-B. Application Form and Ownership
Appendix C. 0 Index
Appendix C. 1 Site Plans and Illustrative Plans
Appendix C. 2 Boat Parking Plan
Appendix C. 3 Landscape Cross Sections
Appendix C. 4 Turning Radius Plan
Appendix C. 5 Dimensioned Site Plans
Appendix C. 6 Survey
Appendix C. 7 Tree Disposition Plans
Appendix C. 8 Conceptual Drainage Plans
Appendix C. 9 Community Center
Appendix C. 10 Horse Stables
Appendix C. 11 Historic Bldg 103
Appendix C. 12 Amphitheatre Elevations
Appendix C. 13 Lighting
Appendix C. 14 Landscape Plans
Appendix D-F. Traffic
Appendix G. Legal Description

Legislative History

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| 1/31/13 | Development Review Committee | Received and Filed |
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