



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, August 17, 2023

5:00 PM

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 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

Approval of Minutes

1 July 19, 2023

Attachments: [Minutes](#)

Presentations

2 **Building Permit Allocation System (BPAS) Annual Report** - Presentation of the tracking and monitoring requirements as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Year 10 BPAS Annual Report](#)

Old Business

3

Request for Postponement by Staff: Conditional Use Amendment - 114 Simonton Street (RE# 0000290-000000) - A request for an amendment to a conditional use approval for an existing recreational rental vehicle operation, to allow for the addition of fifty (50) golf carts at a property located at 114 Simonton Street in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Sections Sec. 18-358, 122-62(b), 122-62(c), 122-63(e), and 122-688 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Planning Package](#)
[Applicant's Traffic Impact Analysis](#)
[2021 Traffic Study by KCI for the City of Key West](#)
[Noticing Package](#)
[Planning Board Resolution 2019-40 - Conditional Use Amendment](#)
[Planning Board Resolution 2016-60 Conditional Use Approval](#)
[Multimodal Transportation Comments](#)
[Engineering Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Urban Forestry Comments](#)
[Public Comment](#)

Legislative History

5/25/23	Development Review Committee	Discussed
7/19/23	Planning Board	Postponed

New Business

4

Variance - 709 Whitmarsh Lane (RE# 00015540-000000)

- A request for variances on impervious surface, open space, building coverage, side setbacks, and rear setbacks for renovation of a nonconforming structure for property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630 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 - No Objection Gironet](#)

5

Variance - 5 Catholic Lane (RE# 00010630-000000) - A

request for a variance on side setbacks for addition of a second floor to a noncomplying structure for property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

6

Variance - 11 Hutchinson Lane (RE# 00015150-000400) -

A request for variances on maximum building coverage and minimum open space for an addition to an existing single-family home for property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395 and 122-600 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 - No Objection Fracyon](#)

[Public Comment - No Objection Van Anda](#)

[Public Comment - No Objection Latham](#)

7

Transfer of a Transient Unit License - A request to transfer one (1) transient license from a sender site located at 1901 S. Roosevelt Blvd, Unit 308N (RE# 00064700-000324) in the Coastal Medium Density Residential zoning district, to a receiver site located at 507 Amelia Street (RE# 00027730-000000) in the Historic Residential Commercial Core - 3 zoning district, pursuant to Sections 122-1339 and 122-747 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Utilities Comments 7.27.23](#)

[Urban Forester Comments](#)

[Keys Energy Comments](#)

[Utilities Comments](#)

[Public Comment - Concerns - Clayton](#)

Legislative History

6/22/23	Development Review Committee	Discussed
7/27/23	Development Review Committee	Discussed

Reports

Public Comment

Board Member Comment

Adjournment