



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, May 20, 2021

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.

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.

You may attend/participate virtually via Zoom by telephoning 312-626-6799, Meeting ID 879 1826 4545, Passcode 585307 or online at <https://zoom.us/j/87918264545> Passcode 585307

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 April 22, 2021
Attachments: [Minutes](#)

Presentations

2 Post Disaster Recovery and Reconstruction Plan & proposed Comprehensive Plan Updates
Attachments: [Presentation](#)

Discussion Items

- 3 Post Disaster Recovery and Reconstruction Plan & proposed Comprehensive Plan Updates

Old Business

- 4 **Text Amendment of the Comprehensive Plan - A**
 Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission replacing Appendix C: City of Key West Water Supply Facilities Work Plan, as well as amending Comprehensive Plan sections - Chapter 1: Future Land Use Element Objectives 1-1.7 and 1-1.12, and Policies 1.1.12.6, 1.1.12.7 and 1.1.12.8; Chapter 4: Public Facilities Element Objectives 4-1.2, and Policies 4-1.2.1 and 4-1.2.2; Chapter 5: Coastal Management Element Policy 5-1.2.2; Chapter 6: Conservation Element Policies 6-1.2.5, 6-1.2.8, 6-1.2.9, 6-1.2.11, 6-1.2.12, 6-1.2.14 and 6-1.2.19; Chapter 8: Intergovernmental Coordination Element Policies 8-1.3.5 and 8-1.3.7; and Chapter 9: Capital Improvements Element Policies 9-1.6.1, 9-4.1.1 and 9-4.1.3. as well as amendments to the section entitled, Data and Analysis, Chapter 5, Section 5.2 Potable Water.

Legislative History

1/21/21	Planning Board	Postponed
2/18/21	Planning Board	Postponed

5

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 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](#)
[Staff Presentation](#)
[Planning Package](#)
[*Large File* Application](#)
[Revision to Application](#)
[Second Revision to Application](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Noticing Package](#)
[Public Comments - Jacob](#)
[11.19.20 Noticing Package](#)
[Public Comments - Ford](#)
[Public Comments - Crowley](#)
[Public Comments - Elitcher](#)
[2.18.21 Noticing Package](#)
[Public Comments - Hinkle](#)
[Public Comments - Brakebill](#)
[Public Comments - Haskell](#)
[5.20.21 Noticing Package](#)

Legislative History

4/23/20	Development Review Committee	Received and Filed
6/18/20	Planning Board	Postponed
7/16/20	Planning Board	Postponed
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed
10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed

1/21/21	Planning Board	Postponed
2/18/21	Planning Board	Postponed

6

Major Modification to a Major Development Plan and Conditional Use - 951 Caroline Street (RE# 00002970-000000) - A request to amend a parking agreement for a Major Development Plan and Conditional Use approval on property located within the Key West Bight (HRCC-2) Zoning District per Sections 108-91 C.3 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Staff Report](#)

- [*Large File* Planning Package](#)
- [*Large File* Application Package](#)
- [*Large File* Exhibits](#)
- [Multimodal Transportation Comments](#)
- [Response to Multimodal Transportation Coordinator](#)
- [Floodplain Comments](#)
- [Keys Energy Comments](#)
- [951 Caroline St-Planning Board Presentation](#)
- [9.17.20 Noticing Package](#)
- [10.15.20 Noticing Package](#)
- [*Large File* Memo to City 10.06.20](#)
- [5.20.21 Noticing Package](#)
- [Staff Report Rebuttal - Trepanier](#)
- [West Marine Parking Summary - Trepanier](#)

Legislative History

7/23/20	Development Review Committee	Received and Filed
9/17/20	Planning Board	Postponed
10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed
1/21/21	Planning Board	Postponed

New Business

7

Variance - 1011 Truman Avenue (RE#00021000-000000)

- A request for a variance to the minimum side setback and minimum open space to expand a bedroom, bathroom, and office in the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 90-395, 108-346, and 122-810 (6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

8

Final Determination of Award for Year 8 Building Permit Allocation System (BPAS) Applications pursuant to

Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[500 White Street](#)

[601 Truman & 919 Simonton St](#)

[610 Duval St](#)

[700 Duval St](#)

[1213 14th St](#)

[1663 Dunlap Dr](#)

[2822 N. Roosevelt Blvd](#)

[3450 Duck Ave](#)

9

Variance - 511 Truman Avenue (RE# 00017750-000000) -

A request for variances to the minimum front yard setback, minimum side yard setbacks, minimum landscape requirements, minimum off-street parking requirements, and to the minimum two-way driveway requirements in order to construct a mixed-use two-story building on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 122-750(6)a., 122-750(6)b., 108-412(a), 108-572, and 108-641 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Package](#)

[Noticing Package](#)

[Trepanier - Public Comment](#)

[511 Truman Avenue - Applicant Presentation](#)

10

Variance - 4 Havana Avenue (RE# 00021180-000000) - A

request for variances to the minimum rear yard setback, and minimum side yard setback in order to reconstruct the addition, raise the interior ceilings and demolish the rear encroachment over the property line on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630 (6) b., and 122-630 (6) c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Package](#)

[Noticing Package](#)

- 11 **Variance - 1518 Von Phister Street (RE# 00042620-000000)** - A request for variances to the maximum impervious surface, maximum building coverage, minimum street side setback, and a request for a variance in order to have an accessory structure located within the required front yard in order to construct a side deck, a pool and pool equipment on property located within the Single Family (SF) zoning district pursuant to Sections 90-395, 122-238 (4) a., 122-238 (4) b., 122-238 (6) 4., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Package](#)
[Noticing Package](#)

- 12 **Variance - 617 Frances Street (RE# 00010430-000000)** - A request for variances to the minimum side yard setback, maximum rear yard coverage, and maximum building coverage in order to relocate an existing accessory structure, construct a pool, a pool deck, a covered porch, and an off-street parking space on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630 (6) b., 122-630 (4) a., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Package](#)
[Jack Gosline Disability Summary](#)
[Letter of Support Will Rice](#)
[Noticing Package](#)

13

Variance - 1115 Grinnell Street (RE# 00031810-000000) -

A request for variances to the maximum building coverage, maximum impervious surface, and minimum open space requirements in order to construct a rear addition on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (4) a., 122-600 (4) b., and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Package](#)

[Noticing Package](#)

[Letter of Objection - Willis](#)

Reports**Public Comments****Board Member Comments****Adjournment**