



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Planning Board

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Thursday, March 17, 2022

5:00 PM

City Hall

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**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:** Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

You may also attend these meetings virtually via Zoom by telephoning 312-626-6799, Meeting ID: 864 7835 7539, Passcode: 034708 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/86478357539> Passcode: 034708

#### 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 [Min 22-942](#) February 17, 2022

Attachments: [Minutes](#)

#### New Business

2 [22-2306](#) Variance - 5537 College Road (RE# 00072080-000101) - A request for variances to conditional use emergency shelter standards for property located in the Public and Semipublic Services Zoning District (PS) pursuant to Sections 90-395 and 122-1018(1) of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

- 3      [21-7989](#)      Major Development Plan, Conditional Use & Landscape Waiver- 5537 College Road (RE# 00072080-000101) - A request for approval of a major development plan, conditional use, and landscape waiver to construct a new 20,948 square foot Keys Overnight Temporary Shelter (KOTS) in the Public and Semipublic Services Zoning District (PS) pursuant to Sections 108-91.B.2., 122-1018, 110-88, 110-91, and 108-517, and of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Attachments:** [Staff Report](#)

[Revised Site Plans](#)

[Environmental Site Assessment - Phase 1](#)

[Landscaping Package](#)

[Planning Package](#)

[Noticing Package](#)

[DRC Planning Package](#)

[DRC Plans 2.11.22](#)

[Landscape Buffer Diagram and Notes](#)

[DRC Site Plans 12.09.21](#)

[DRC Utilities Comments](#)

[DRC Keys Energy Comments](#)

- 4      [22-2299](#)      Variance - 718 Southard Street (RE# 00011740-000000) - A request for variances to the maximum building coverage, maximum impervious surface ratio, minimum side yard setback, minimum rear yard setback, and minimum setback for accessory structures for property located in the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630(4)a., 122-630(4)b., 122-630(6)a., 122-630(6)b., and 122-1181 of the Land Development Regulations of the City of Key West, Florida.

**Attachments:** [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

- 5      [22-2307](#)      Text Amendment of the Land Development Regulations- A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled "Zoning", Article IV, entitled "Districts", Subdivision III. - Single Family Residential District, Section 122-233. - Special criteria applicable to accessory units, and Section 122-232. - Accessory units.

**Attachments:** [Staff Report](#)

[Ordinance](#)

[Planning Board Resolution Draft](#)

[2021 Affordable Housing Income Limits and Rates](#)

[2021 Workforce Housing Income, Rent and Sales Limits](#)

- 6      [22-2308](#)      Text Amendment of the Comprehensive Plan - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Comprehensive Plan Chapter 1, Future Land Use Element, Objective 1-1.17: - Workforce-Affordable Housing Initiative, and Policy 1-1.17.1: - Distribution of Workforce-Affordable Housing Allocations., to provide for building permit allocation system units for the properties at 241 Trumbo Road (RE# 00001720-000100) and 240 Trumbo Road (RE# 00001720-000300); providing for transmittal to the State Land Planning Agency; providing for the filing with Secretary of State; providing for severability; providing for repeal of inconsistent provisions; providing for the inclusion in the City of Key West Comprehensive Plan; and providing for an effective date.

**Attachments:** [Staff Report](#)

[MCSD Comprehensive Plan Amendment Application](#)

- 7      [22-2309](#)      Text Amendment of the Land Development Regulations- A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 108 of the Land Development Regulations, entitled "Planning and Development", Article XII entitled "Workforce-Affordable Housing Initiative", Section 108-1153 entitled, "Period of allocation and distribution", to provide for building permit allocation system units for the properties at 241 Trumbo Road (RE# 00001720-000100) and 240 Trumbo Road (RE# 00001720-000300); providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Attachments:** [Staff Report](#)

- 8      [22-2292](#)      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 the 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, 6-1.2.12, 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, and 9-4.1.3 as well as amendments to the section entitled, Data and Analysis, Chapter 5, Section 5.2 Potable Water.

**Attachments:** [Staff Report](#)

[Water Supply Facilities Work Plan](#)

[Redlined Water Supply Facilities Work Plan](#)

**Reports**

**Public Comments**

**Board Member Comments**

**Adjournment**