



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, November 17, 2022

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: 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 attend/participate virtually via Zoom by telephoning 646-558-8656 Meeting ID: 848 8409 1013 Passcode: 393399 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/84884091013> Passcode: 393399

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 September 15, 2022

Attachments: [Minutes](#)

2 October 25, 2022

Attachments: [Minutes](#)

Action Items

3 **Approve Proposed 2023 Meeting Dates**

Attachments: [2023 Proposed Planning Meeting Dates](#)

Old Business

4

Request for Postponement by Applicant: Variance - 601 Truman Avenue (RE# 00017270-000000) - A request for a variance to the maximum allowed impervious area, minimum open space, maximum building coverage, minimum side and rear setbacks, minimum parking spaces and size of spaces for a property located within the Historic Neighborhood Commercial-1 (HNC-1) zoning district pursuant to Section 90-395 and Section 108-572 (16), of the City of Key West Land Development Regulations.

- Attachments:** [Noticing Package 11.17.22](#)
[Staff Report 08.18.22](#)
[Planning Package 06.16.22](#)
[FDEP Environmental Statement & Memo from Applicant](#)
[Applicant's Presentation 8.18.2022](#)
[Staff Report 7.21.22](#)
[Applicant's Presentation 7.21.22](#)
[Noticing Package](#)
[Staff Report 6.16.22](#)
[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)

Legislative History

6/16/22	Planning Board	Postponed
7/21/22	Planning Board	Postponed
8/18/22	Planning Board	Postponed

5

Request for Postponement by Applicant: Alcohol Sales Special Exception - 601 Truman Avenue (RE# 00017270-000000) - A request for approval for special exception to allow the sale of beer and wine at a restaurant to be located in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 18-27 and 18-28 of the City of Key West Land Development Regulations.

- Attachments:** [Noticing Package 11.17.22](#)
[Staff Report 08.18.22](#)
[Planning Package 06.16.22](#)
[Applicant's Presentation 8.18.22](#)
[Requested Revisions to Conditions-Submission-07.18.2022](#)
[Presentation from Applicant 7.21.22](#)
[Letter from Neighboring Church](#)
[Staff Report 6.16.22](#)
[Noticing Package](#)

Legislative History

6/16/22	Planning Board	Postponed
7/21/22	Planning Board	Postponed
8/18/22	Planning Board	Postponed

6

Request for Postponement by Applicant: Major Development Plan, Conditional Use & Landscape Waiver - 601 Truman Avenue and 919 Simonton Street (RE# 00017270-000000) - A request for approval of a major development plan, a conditional use for a restaurant and modification of a deemed conditional use for small recreation power-driven equipment rentals, and a landscape waiver for a mixed use development located at 601 Truman Avenue and 919 Simonton Street in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 108-91.A.2(b), 108-517, 122-62, 18-355 and 122-808 of the City of Key West Land Development Regulations.

- Attachments:** [Noticing Package 11.17.22](#)
[Staff Report 08.18.22](#)
[Planning Package 06.16.22](#)
[Noticing Package 8.18.22](#)
[Applicant's Presentation 8.18.22](#)
[Applicant's Presentation 7.21.22](#)
[Staff Report 7.21.22](#)
[Applicant's Requested Revision to Conditions - 7.19.22](#)
[Applicant's Requested Revision to Condition - 7.20.22](#)
[FDEP Environmental Statement & Memo from Applicant](#)
[Noticing Package](#)
[Staff Report 6.16.22](#)
[Revised Phasing Memo](#)
[Phasing Memo Communications](#)
[Applicant's DRC Response Memo \(1\)](#)
[Applicant's DRC Response Memo \(2\)](#)
[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)
[Keys Energy Comments](#)
[GIS Administrator Comments](#)
[DRC Utilities Comments revised 2021 JUNE](#)
[Floodplain Revised Comments](#)

Legislative History

6/16/22	Planning Board	Postponed
7/21/22	Planning Board	Postponed
8/18/22	Planning Board	Postponed

New Business

7

Transfer of a Transient Unit License - A request to transfer one (1) transient unit license to a property located at 430 Fleming Street (RE# 00009850-000000) the receiver site. The receiver site is located within the Historic Residential Commercial Core- 1 (HRCC-1) Duval Street Gulfside zoning district. The sender site license is located at 529 Eaton Street (RE# 00004140-000000). The sender site is located within the Historic Neighborhood Commercial Truman/Simonton (HNC-1) zoning district, pursuant to Sections 122-1342 and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report 11.17.22](#)
[Noticing Package 11.17.22](#)
[Planning Package 11.17.22](#)
[Planning Package 9.22.22](#)
[Letter of Support](#)
[Letter of Support - 411 Elizabeth Street](#)

Legislative History

9/22/22	Development Review Committee	Received and Filed
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8

Minor Development Plan - 1801 White Street (RE# 00059570-000000) - A request for the approval of a minor development plan to construct a new modular unit replacing an existing clinic building on property located in the Public and Semi-Public Services (PS) zoning district pursuant to Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report 11.17.22](#)
[Planning Package 11.17.22](#)
[Noticing Package 11.17.22](#)
[Planning Package 8.25.22](#)
[Sec 108 Landscape Report](#)
[Engineering Department Comments](#)
[Comments from Keys Energy](#)

9

Request for Postponement by Applicant: Major Development Plan and Landscape Waiver - 918 Fort Street (RE# 0001630-000801) - A request for approval of a major development plan and landscape waiver for the construction of 126 affordable housing residential units on property located within the Historic Neighborhood Commercial 4 - Bahama Village Truman Waterfront (HNC-4) zoning district pursuant to Chapter 108, Article III through IX 122-1467 and 122-872(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Planning Package 11.17.22](#)
[Noticing Package 11.17.22](#)
[918 Fort Landscape plan approval 11-8-22](#)
[Landscape Concept Approval Letter 10-4-22](#)
[Planning Package - DRC](#)
[Multimodal Transportation Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Engineering Comments](#)
[Public Comment Chris Hamilton](#)

Legislative History

9/22/22	Development Review Committee	Received and Filed
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- 10 Request for Postponement by Applicant: Variance - 10 Lowes Lane (RE# 00007530-000000) -** A request for a variance to the minimum required front, side, and rear setbacks, and the minimum required open space in order to remodel an existing single-family home on a parcel located within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395, 122-630(6)a., 122-630(6)b., 122-630(6)c., and 108-346(b) of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report 11.17.22](#)
[Planning Package 11.17.22](#)
[Noticing Package 11.17.22](#)
[1009 Southard Street Statement 11.10.2022](#)
[1009 Southard Street Statement 11.11.2022](#)
[1009 Southard Street Statement 11.14.2022](#)
[Request for Postponement](#)
[1013 Southard Street Objection 11.14.2022](#)

- 11 Variance - 610 Duval Street (RE# 00012600-000000) -** A request for variances to side setback, building coverage, parking, and open space requirements to build a single-family structure on property located in the Historic Residential Commercial Core - 1 Duval Street Gulfside zoning district, pursuant to Sections 90-395, 108-573, 108-575, 122-690(4), 122-690(6), and 108-346(b) of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report 11.17.22](#)
[Planning Package 11.17.22](#)
[Noticing Package 11.17.22](#)

Reports

Public Comment

Board Member Comments

Adjournment