



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, December 17, 2020

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 999 4555 8383, Passcode 471924 or via online at: <https://zoom.us/j/99945558383> Passcode 471924

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 November 19, 2020

Attachments: [Minutes](#)

Old Business

2

Request for Postponed by Applicant: Alcohol Sales Exception - 907 Whitehead Street - (RE# 00017930-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer, and wine for special events accessory to the museum on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 18-28(b)2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

Legislative History

11/19/20

Planning Board

Postponed

3

Amendment to Conditional Use - 318-324 Petronia Street; 802-806 Whitehead Street; and 809-811 Terry Lane - (RE# 00014010-000000; 00014050-000000; 00014060-000000) -A request for an amendment to a conditional use approval for a restaurant on property located within the Historic Neighborhood Commercial-Bahama Village Commercial Core (HNC-3) and the Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Sections 122-62, and 122-868 (9) of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Application Package](#)

[Photo - Trash Area](#)

[Trash Pickup Locations](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[*Large File* Noticing Package](#)

[Public Comment - Furlane](#)

[Public Comment - Santoro](#)

[Public Comment - Santoro 2](#)

[Public Comment - Santoro 3](#)

[Public Comment - Furlane 2](#)

[Public Comment - Furlane 3](#)

[Public Comment - Furlane 4](#)

[Public Comment - Furlane 5](#)

[*Large File* Noticing Package 12.17.20](#)

[Public Comment - Walsh](#)

[Opposition filing to the Planning Board Members - Furlane](#)

[Opposition filing to the Planning Board Members - Rose](#)

[Opposition filing to the Planning Board Members - Paulic](#)

[Opposition filing to the Planning Board Members - Hembling](#)

[Public Comment - Ohlinger](#)

[Opposition filing to the Planning Board Members - Santoro](#)

[Factual and Legal Opposition to Rams Heads Application - Furlane](#)

[Applicant makes good Neighbor Policy](#)

[George Lennox - Letter of Support](#)

[Fran Gonzon - Letter of Support](#)

[Public Comment - Dunaway](#)

[Public Comment - Caldwell](#)

[Public Comment - Paulic 12.14.20](#)

[Greg Sullivan - Letter of Support](#)

[Susan Mitchell letter of support](#)

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

4

Request for Postponement by Applicant:

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:** [*Large File* Application Package](#)
[*Large File* Exhibits](#)
[Multimodal Transportation Comments](#)
[Response to Multimodal Transportation Coordinator](#)
[Floodplain Comments](#)
[Keys Energy Comments](#)
[Noticing Package](#)
[*Large File* Memo to City 10.06.20](#)

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

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 at Key Cove LLC to property 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](#)

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

6

Conditional Use Amendment- 501 Greene Street (RE# 0000520-000000) - A request for an amendment to a conditional use to allow outdoor amplified music on a parcel located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Sections 18-57, 26-192, and 122-62 of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Staff Presentation](#)
[Planning Package](#)
[Request to Amend CU Approval PB Res 2016-32.pdf](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Noticing Package](#)

Legislative History

6/25/20	Development Review Committee	Received and Filed
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed
10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed

7

Request for Postponement by Applicant: Variance - 1020 Margaret Street (RE# 00030490-000000) - A request for a variance to the minimum front setback and the minimum rear setback for a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) a., and 122-600 (6) c.

- Attachments:** [Staff Report](#)
[Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)

Legislative History

10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed

8

**Request for Postponement by Applicant:
Minor Development Plan and Landscape Waiver - 1020 Margaret Street (RE# 00030490-000000)** - A request for approval of a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures, as well as installing an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-91, 108-517, 122-596, and 122-597 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Reports](#)
[Planning Package](#)
[*Large File* Noticing Package](#)

Legislative History

10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed

New Business

9

Conditional Use - 803 Whitehead Street (RE# 00017050-000000) - A request for conditional use approval to allow a twenty-three (23) seat restaurant in the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to Sections 122-868 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[*Large File* Package](#)
[Floodplain Comments](#)
[Urban Forestry Comments](#)
[Keys Energy Comments](#)
[Utilities Comments](#)
[Public Comment - Paulic](#)
[Noticing Package](#)

Legislative History

11/18/20	Development Review Committee	Received and Filed
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- 10 **After-the-Fact Variance - 727 Emma Street (RE# 00013730-000000)** - A request for an after-the-fact variance to maximum allowed building coverage, maximum allowed coverage of a rear yard, minimum allowed rear setback, and the minimum allowed side setback in order to alter a nonconforming rear accessory structure for a property located in the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to Sections 90-395, 122-870, and 122-1181.

Attachments: [Staff Report](#)

[Staff Presentation](#)

[Planning Package](#)

[Letters of Support](#)

[Noticing Package](#)

- 11 **Withdrawn: Alcohol Sales Exception - 713 Caroline Street - (RE#00000800-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer, and wine on property located within the Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 18-28(b)2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

12

Conditional Use - 713 Caroline Street - (RE# 00000800-000000) - A request for a conditional use approval for the land use, “bars and lounges, including those associated with adult entertainment establishments”, on property located within the Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62, and 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Package](#)

[Floodplain Comments](#)

[Urban Forestry Comments](#)

[Keys Energy Comments](#)

[Utilities Comments](#)

[Noticing Package](#)

[713 Caroline St - Letters of Support](#)

[713 Caroline St - Letters of Support Part 2](#)

[Letter of Opposition - Jo Bennett](#)

[Letter of Opposition - Doug Bennett](#)

[713 Caroline Letters of Support Spreadsheet from Jo Bennett](#)

Legislative History

11/18/20	Development Review Committee	Received and Filed
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Reports

Public Comments

Board Member Comments

Adjournment