



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, February 23, 2017

6:00 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.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 January 19,2017

Attachments: [Minutes January 19, 2017](#)

Old Business

2 **Official Zoning Map Amendment - 200 Greene Street (RE # 00000-00001630-000300 & 0000163-000500; AK # 8732473)**

A request to amend the Official Zoning Map from Historic Planned Redevelopment District (HPRD) to Historic Residential Commercial Core District (HRCC-1) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Feb. 2017 Zoning amendment Package](#)
[200 Greene ZMA noticing package](#)
[Planning Board Letter 200 Greene](#)

3 Official Future Land Use Map Amendment - 200 Greene Street (RE # 00000-00001630-000300 & 0000163-000500; AK # 8732473)

A request to amend the comprehensive plan Future Land Use Map (FLUM) from Historic Residential (HR) to Historic Commercial (HC) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [February FLUM Package](#)

[200 Greene FLUM Noticing Package](#)

[Planning Board Letter 200 Greene](#)

4 POSTPONED BY APPLICANT - An After-the-Fact Variance - 1109 Stump Lane (RE# 00007120-000000; AK# 1007382) - A request for after-the-fact variances to rear and side setback requirements in order to raise of the walls, redesign the roof and renovate an existing accessory structure located within the Historic High Density Residential (HHDR) Zoning District.

Attachments: [Package](#)

[Eleanor Barker comment](#)

[Eleanor Barker photo from her yard](#)

[Pat Mastrobuono comment letter](#)

[Karl Haffenreffer September comment](#)

[Karl Haffenreffer October comment](#)

[Julliene Dop- Letter of support](#)

[Jim and MaryBeth McCulloch comments](#)

[Karl Haffenreffer November comment](#)

[New Notcing Package 2017](#)

[1109 Stump Postpone email request](#)

5 Change of Non-Conforming Use - 821 Whitehead Street (RE # 00017250-000100; AK # 1017710) - A request for change of non-conforming use in order to change the use from a commercial retail to an expansion of the café's consumption area on property located within the Historic Medium Density Residential (HMDR) Zoning District of the City of Key West, Florida.

Attachments: [Package](#)

[nonconf. use 821 Whitehead noticing package](#)

[Amendt email 1](#)

[Amendt and neighbor email 2](#)

[Hemingway House support letter](#)

- 6** **Variance - 821-823 Whitehead Street (RE # 00017250-000000, 00017250-000000)** - A request for a Variance to the minimum parking requirements for 12.2 parking spaces on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395, 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

[Amendt email 1](#)

[Amendt and neighbor email 2](#)

[Hemingway House support letter](#)

[Variance 821 Whitehead noticing package](#)

- 7** **POSTPONED BY APPLICANT - Alcohol Sales Special Exception - 700 Eaton Street (RE# 00006120-000000, AK# 1006343)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida

Attachments: [Public comments1](#)

[Public Comments.2](#)

[Public Comments.3](#)

[Public Comments 4](#)

[Public Comments 5](#)

[Public Comment 6](#)

[Public Comment 7](#)

[Alcohol Exe 700 Eaton noticing package](#)

[Feb. 2017 Package -2](#)

[700 Eaton Notice to Postpone](#)

[700 Eaton Street comment](#)

- 8** **Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102 ; RE# 00010000-000103 ; RE# 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517-519 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000)** - A request for a resolution of the City of Key West to recommend an ordinance to the City Commission amending Chapter 122 of the Code of Ordinances, entitled Zoning by amending existing Sections 122-926, 122-927, 122-928, 122-1111 and 122-1112 for the purpose of amending the Historic Residential Office Zoning District to allow additional permitted and conditional uses for the Appelrouth Business Corridor defined by the properties stated above; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.

Attachments: [Package](#)

[Noticing Package](#)

New Business

- 9** **Consideration of an ordinance of the Key West Planning Board relating to medical cannabis activities ; adopting findings of fact; providing definitions; establishing a temporary moratorium for a period of 270 days from the effective date of this ordinance on the growing, cultivation, processing, manufacturing, dispensing, distribution, and sale of medical cannabis, low-THC cannabis, derivative products, and related activities.**

Attachments: [2017 Ordinance Moratorium on Medical Marijuana Dispensaries](#)

- 10** **Variance - 3832 Duck Avenue (RE# 00053850-000000; AK# 1054488)**
- A request for variances to maximum building coverage, maximum impervious surface requirement and front setback requirement in order to construct a bedroom addition and covered entry way located within the Single Family (SF) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

[Variance 3832 Duck Ave noticing package](#)

- 11** **Variance - 1107 Southard Street (RE# 00007140-000000; AK# 1007404)** - A request for variances to the minimum open space requirements, side and rear setback requirements in order to reconstruct an rear addition, porch, conversion of a cistern into a pool and the addition of mechanical equipment located within the Historic High Density Residential (HHDR) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)
[Variance 1107 Southard noticing package](#)
[1107 Southard neighbor comment](#)
[1107 Southard comment 2](#)

- 12** **Future Land Use Map (FLUM) Amendment - 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the Future Land Use Map of the City of Key West Comprehensive Plan for the promotion of affordable housing for property located at 5224, 5228 & 5230 College Road; amending the Future Land Use Map Legend from Public Service (PS) to High Density Residential (HDR); add a new Future Land Use Map zoning subdistrict designation of “High Density Residential College Road” (HDR-1) and applying such designation to said property; pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing for severability; providing for the repeal of inconsistent provisions; providing for transmittal to the State Land Planning Agency; providing for the filing with the Secretary of State and for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

Attachments: [FLUM Amendment Staff Report](#)
[Resolution](#)
[5228 College FLUM noticing packages](#)

- 13** **Text Amendment and Official Zoning Map Amendment - 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, amending the Land Development Regulations, and the Official Zoning Map; amending the Official Zoning Map Legend; amending Chapter 122, Article IV, Division 3, to create a new zoning subsection of High Density Residential College Road (HDR-1) District, providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article IV, Division 1, providing amendments to the tables of uses and dimensional requirements for High Density Residential College Road (HDR-1) District; 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: [Text Amendment Staff Report](#)
[Resolution](#)
[Noticing Package 5228 College TA,ZMA](#)

- 14** **Variance - 1424 Von Phister (RE # 00040810-000000; AK # 1041491)**
- A request for a variance to maximum building coverage requirements in order to construct a carport on property located within the Single Family (SF) Zoning District pursuant to Section 90-395 and -122-238(4) (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)
[Noticing Package 1424 Von Phister Variance](#)

- 15** **An Ordinance of the City of Key West, Florida, amending Chapter 122 of the code of ordinances entitled "zoning" by amending section 122-1466 by adding the definition of annual household income; by amending section 122-1466 (1) to provide for retirement or disability; by amending section 122-1469 (10) eliminating the one year residency requirement and providing for other evidence of qualification; by amending section 122-1469 (13) to revise income determination; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date**

Attachments: [Affordable Housing Ordinance Revision](#)
[Attorney's Report](#)

- 16 **An Ordinance of the City of Key West, Florida, Amending Chapter 3: Housing Element, Policy 3-1.1.8 Sub-part 3 by Eliminating the 12 month residency requirement, providing severability; providing for repeal of inconsistent provisions; providing for an effective date.**

Attachments: [Compehensive Land Use Plan](#)

[Attorney's Report](#)

- 17 **An Ordinance of the City of Key West, Florida, amending Chapter 108 of the Code of Ordinances, entitled "Planning and Development not affected by Article", to provide that units determined to exist prior to April 2010, must have been permissible under current or previous zoning requirements; providing for severability; providing for repeal of inconsistent provisions; providing for an effect date.**

Attachments: [LUD Amendment](#)

[Attorney's Report](#)

- 18 **Final Determination of Award for Year 4 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: [Package](#)

Public Comments

Reports

Adjournment