



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, June 15, 2023

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: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

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 May 18, 2023

Attachments: [Minutes](#)

Action Items

2 Election of Planning Board Chair and Vice Chair

Old Business

3

Request for Postponement by Applicant: Official Future Land Use Map Amendment and Text Amendment of the Comprehensive Plan - 715 Seminole Avenue (RE # 00037230-000100) and 811 Seminole Avenue (RE # 00037160-000100) - Consideration of an ordinance of the City of Key West, Florida, proposing an amendment to the boundaries of the Official Future Land Use Map from Historic Residential to Historic Commercial to allow rezoning to permit transient lodging and additional land uses for properties located at 715 Seminole Avenue and 811 Seminole Avenue; amending Comprehensive Plan Chapter 1, Future Land Use Element, Objective 1-1.1: - Future Land Use Map, to provide transient rental licenses to incentive the development of affordable workforce housing for the parcels stated above 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 inclusion in the City of Key West Comprehensive Plan; and providing for an effective date.

Attachments: [Planning Package](#)

[Noticing Package](#)

Legislative History

5/18/23

Planning Board

Postponed

- 6 **Final Determination of Award for Year 10 Building Permit Allocation System (BPAS) Applications** pursuant to Section 108-995 and Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[317 Whitehead Street Planning Package](#)

[423 Bahama Street Planning Package](#)

[717 Duval Street Planning Package](#)

[715 Seminole Avenue Planning Package](#)

[811 Seminole Avenue Planning Package](#)

[918 James Street Planning Package](#)

[1000 Virginia Street Planning Package](#)

- 7 **Variance - 3222 Riviera Drive (RE# 00069440-000000)** - A request for variances to the maximum building coverage requirement in order to build an addition to a single-family dwelling at a property located in the Single-Family zoning district, pursuant to Sections 90-395 and 122-238(4)a of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

8 **Transfer of a Transient Unit and License** - A request to transfer one (1) transient unit and license in unassigned status to a receiver site property located at 423 Front Street (RE# 00000160-000000) in the Historic Residential Commercial Core-1 zoning district pursuant to Sections 122-1338, 122-1339 and 122-687 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Noticing Package](#)
[Revised Planning Package 4.26.23](#)
[Utilities Comments 4.26.23](#)
[Keys Energy Comments 4.26.23](#)
[Applicant's Response to 2.23.23 DRC Comments](#)
[Planning Package 02.23.23 - Superseded](#)
[Applicant Presentation](#)

Legislative History

2/23/23	Development Review Committee	Received and Filed
4/26/23	Development Review Committee	Discussed

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Request for Postponement by Staff: Text Amendment of the Comprehensive Plan - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend development review procedures, dissolve the Development Review Committee (DRC) and assign to the Planning Board any quasi-judicial responsibilities currently held by the DRC by amending Comprehensive Plan Chapter 1, entitled "Future Land Use Element", Objective 1-1.13, entitled "Intergovernmental Coordination.", Policy 1-1.13.6, entitled "Naval Air Station Key West Representation Development Review Committee."; and Chapter 8: - Intergovernmental Coordination Element, Goal 8-1, entitled "Provide mechanisms for improved intergovernmental coordination.", and Policy 8-1.1.3, entitled "Principles and Guidelines to be used in Coordination of Development and Growth Management Issues."; providing for severability; providing for repeal of inconsistent provisions; and providing for an effective date.

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Request for Postponement by Staff: Text Amendment of the Land Development Regulations - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend the Land Development Regulations to amend development review procedures, dissolve the Development Review Committee (DRC) and assign to the Planning Board any quasi-judicial responsibilities currently held by the DRC, by amending Land Development Regulations Chapter 2, entitled "Administration", Article VIII, entitled "City Property", Division 3, entitled "Real Property Disposition", Section 2-940, entitled "Summary procedure."; Chapter 30, entitled "Fire Prevention and Protection", Article I, entitled "False Alarms", Section 30-9, entitled "Schedule of inspection fees."; Chapter 90, Article V, Entitled "Permits, Certificate of Occupancy, Variances, Appeals", Division 3, entitled "Variances", Section 90-398, entitled "Administrative variances"; Article VII, entitled "Vacation of easements and right-of-way", Section Sec. 90-587, entitled "Application and review by development review committee."; Section 90-588, entitled "Findings of no public purpose."; Section 90-589, entitled "Public hearing, notice and final determination by city commission."; Chapter 90, entitled "Administration", Article IX, entitled "Development Agreements," Section 90-682, entitled "Content"; Chapter 94, entitled "Concurrency management", Article II, entitled "Administration", Section 94-31, entitled "Responsibilities of city planner."; and Section 94-32, entitled "Application for concurrency review."; Chapter 108, entitled "Planning and Development", Article II, entitled "Development Plan", Division 3, entitled "Applicability and filing procedure," Section 108-93, entitled "Filing, application and fee.", Section 108-94, entitled "Review by staff."; Section 108-95, entitled "Performance guarantee.", Chapter 118, entitled "Subdivisions", Article II, entitled "Administration", Division 2, entitled "Waiver or Modification", Section 118-70, entitled "Resolution of technical issues by administrative official."; and Article III, entitled "Plats and Plans", Division 2, entitled "Lot Split and Minor Subdivision Procedures", Section 118-169, entitled "Lot splits."; Chapter 122, entitled "Zoning", Article II, entitled "Nonconformities", Section 122-28, entitled "Replacement or

reconstruction.”; Article III, entitled “Conditional Uses”, Section 122-63, entitled “Review; enforcement”; and Article V, entitled “Supplementary district regulations”, Division 6, entitled “Transient Units”, Section 122-1340, entitled “Development review committee and planning board review.”; and by repealing Section 108-61, entitled “Established and membership.”, Section 108-62, entitled “Offices and procedures.”, Section 108-63, entitled “Powers and Duties.”, and Section 108-64, entitled “General considerations.” of Chapter 108, entitled “Planning and Development”, Article II, entitled “Development Plan”, Division 2, entitled “Development Review Committee”; and by creating Section 108-61, entitled “Coordinated development review; applicability.”, Section 108-62, entitled “Coordinated development review; purpose and intent.”, and Section 108-63, entitled “Coordinated development review procedures.”, and Section 108-64, entitled “Development review meeting”, and Section 108-65, entitled “General considerations.”, and Section 108-66, entitled “Life safety review.” in Chapter 108, entitled “Planning and Development”, Article II, entitled “Development Plan”, Division 2, entitled “Development Review Committee”; 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.

Discussion Items

- 11 Revise December Planning Board meeting date from December 14, 2023 to December 12, 2023

Reports**Public Comment****Board Member Comment****Adjournment**