



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, December 19, 2024

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 November 20, 2024 (Special Meeting)

Attachments: [Minutes](#)

2 November 21, 2024 (Regular Meeting)

Attachments: [Minutes](#)

Action Items

3 Elect Planning Board Chairman & Vice Chairman

Legislative History

11/20/24	Planning Board	Postponed
11/21/24	Planning Board	Postponed

4 Approve Remaining 2025 Proposed Meeting Dates

Attachments: [Proposed 2025 Meeting Dates](#)

Old Business

5 **1415 Rose Street (RE# 00058910-000000)** - Applicant seeks a variance to allow for an increase in the maximum permitted building coverage from 35% to 49% to permit an addition to a single-family residence located in the Single Family Zoning District (SF) pursuant to Sections 122-238 and 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
[11.21.24 Noticing Package](#)
[9.19.24 Noticing Package](#)
[Planning Package](#)
[Comments- Opposed](#)
[Comments- Opposed](#)
[Comments - Support Letters](#)
[Comments - Request to Remove Objection Letter](#)

Legislative History

9/19/24	Planning Board	Postponed
11/21/24	Planning Board	Postponed

6

Variance - 2509 Fogarty Ave (RE# 00050550-000000) - A request for a variance to increase the maximum permitted building coverage from 35% to 41.6% and the maximum permitted rear yard coverage for an accessory structure from 30% to 60.6% in order to build an approximately 600 square-foot, 27-foot high detached habitable structure with a wet bar, bathroom, bedroom and storage at property located in the Single-Family Zoning District, pursuant to Sections 90-395, 122-238, 122-1181 of the Land Development Regulations of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[11.21.24 Noticing Package](#)
[10.17.24 Noticing Package](#)
[Planning Package](#)

Legislative History

11/21/24	Planning Board	Postponed
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7

Variance - 1817 Staples Avenue (RE# 00047070-000100) - A request for variances to allow decreases in the minimum front setback from 19.8 feet to 10 feet and minimum rear setback from 19.8 feet to 10 feet and decrease in the minimum parking requirement from 14 spaces to 12 spaces to permit the construction of a two-story mixed-use structure with office space and three market rate residential units located within the Limited Commercial (CL) Zoning District pursuant to Sections 90-395, 108-572, and 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Revised Staff Report](#)
[Resolution](#)
[Staff Report - November Meeting](#)
[Planning Package](#)
[11.20.24 Noticing Package](#)
[10.17.24 Noticing Package](#)

Legislative History

9/19/24	Planning Board	Postponed
11/20/24	Planning Board	Postponed

8

Minor Development Plan, Conditional Use - 1817 Staples Avenue (RE: 00047070-000100) - A request for a minor development plan for the construction of a two-story mixed-use structure with office space and a request for a Conditional Use Permit for three market rate residential units located within the Limited Commercial (CL) Zoning District with a proposed affordable work force housing linkage project at 124 Simonton Street pursuant to Chapter 108, Section 108-91; Chapter 122, Article IV, Division 4; and Chapter 122, Article V, Division 10, entitled “Work Force Housing”, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Revised Staff Report](#)
[Resolution](#)
[Staff Report - November](#)
[11.20.24 Noticing Package](#)
[9.19.24 Noticing Package](#)
[Conceptual Landscape Plan Approval Letter](#)
[Planning Package](#)
[All Staff Comments 3.27.24](#)

Legislative History

3/28/24	Development Review Committee	Discussed
9/19/24	Planning Board	Postponed
11/20/24	Planning Board	Postponed

9 **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 the City of Key West Comprehensive Plan Chapter 3 - Housing Element to amend the requirements for affordable and work force housing; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

- Attachments:** [Staff Report](#)
[Draft Ordinance](#)
[Resolution](#)
[Public Comment - Oropeza](#)
[Public Comment - Smith Hawks](#)
[Public Comment - Last Stand](#)

Legislative History

7/23/24	Planning Board	Postponed
11/21/24	Planning Board	Postponed

10

Land Development Regulations Amendment - Barton W. Smith, Attorney, on behalf of Stockrock SI LLC, Island-West Investment Corp., Poinciana - Venture II LLC, and Meisel Holdings FL - 1321 Simonton Street, seeks to amend the Land Development Regulations Chapter 122 (Zoning) Article V, Division 10 (Work Force Housing) pursuant to Section 90-518 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report Addendum 12.19.2024](#)
[Applicant Draft Ordinance 12.13.2024](#)
[Applicant's Submittal: Text Amendment Working Draft with Comments 12.12.24](#)
[Applicant's Submittal: Text Amendment \(With no strikethrough/underline\)](#)
[Staff Report 11.21.2024](#)
[Planning Package](#)
[Applicant Presentation](#)
[Applicant's Proposed Changes - Text Amendment Working Draft 11.18.24](#)
[Public Comment - Last Stand](#)
[Public Comment - Lloyd](#)
[Public Comment - Matter](#)
[Public Comment- Cocco](#)
[Public Comment - Bocchicchio](#)
[Public Comment - Pederson](#)

Legislative History

9/19/24	Planning Board	Postponed
11/21/24	Planning Board	Postponed

11

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 Land Development Regulations Chapter 90 entitled "Administration", Article VI entitled "Amendments" to allow for the establishment of Zoning In Progress Doctrine by resolution of the City Commission; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments:** [Staff Report](#)
[Draft Ordinance](#)
[Last Stand Comments](#)

Legislative History

11/20/24	Planning Board	Postponed
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New Business

12

Conditional Use - 804 Caroline Street (RE# 00003200-000000) Applicant seeks a modification to a Conditional Use Permit to allow expanded retail services for a walk-up lemonade and flower stand, within an existing accessory structure located in the Historic Neighborhood Commercial (HNC-2) zoning district, pursuant to Section 122-62, Section 122-836 through Section 122-838 and Section 108-573 of the Land Development Regulations of City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Keys Energy- Comments](#)

Legislative History

10/15/24	Development Review Committee	Discussed
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13

Conditional Use - 1 Duval Street (RE#00000070-000000) Applicant seeks a Conditional Use Permit for a recreation power-driven equipment rentals, (golf carts, mopeds, and bicycles) at an existing hotel located in the Historic Residential Commercial Core (HRCC-1) zoning district, pursuant to Sections 122-688 and 122-62 of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Keys Energy-Comments](#)
[Urban Forestry- Comments](#)
[Applicant Proposed Conditions 12.17](#)
[Revised Plans Submitted 12.17](#)

Legislative History

10/15/24 Development Review Discussed
Committee

- 14 **Variance - 1904-1906 Flagler Avenue (RE# 00063480-000000) and 1908 Flagler Avenue (RE# 00063450-000000)** - A request for a variances to front, rear, and side setbacks, minimum required parking, open space, minimum landscaped area, to allow for redevelopment of an existing school on property located within the Limited Commercial (CL) Zoning District pursuant to Sections 90-395, 108-346 and 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Revised Plans 11.4.24](#)

[Traffic Review Letter](#)

[Resolution](#)

[Planning Package](#)

[Noticing Package](#)

- 15 **Major Development Plan - 1904-1906 Flagler Avenue (RE# 00063480-000000) and 1908 Flagler Avenue (RE# 00063450-000000)** - A request for a major development plan approval for redevelopment of an existing school on property located within the Limited Commercial (CL) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 4, Subdivision II of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Revised Landscape Plans](#)

[Tree Commission Minutes](#)

[Applicant's Tree Report and Assessment](#)

[Traffic Report](#)

[Resolution](#)

[Planning Package](#)

[Utilities Comments](#)

[Urban Forestry Comments](#)

[Keys Energy Comments](#)

[Noticing Package](#)

Legislative History

4/25/24

Development Review
Committee

Discussed

Public Comment

Board Member Comment

Reports

Adjournment