



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - Final Planning Board

Thursday, April 17, 2014

6:00 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

Pledge of Allegiance to the Flag

Roll Call

Approval of Agenda

Approval of Minutes

March 13, 2014

Attachments: [Minutes DRAFT](#)

March 20, 2014

Attachments: [Minutes DRAFT](#)

Resolutions

Old Business

- 1 Parking Variance - 1200-1212 White Street and 1124 Catherine Street (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) - A request for variance approval to allow three (3) off-street vehicular parking spaces and 17 bicycle/scooter parking spaces for the 17 vehicular parking spaces required in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) Zoning District pursuant to Sections 90-395 and 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [1200 White - Parking Variance](#)
[Public Comments](#)
[Public Comments Staff Reports L Wheeler](#)
[Public Comment - Objection to Parking Variance L Wheeler](#)

Legislative History

3/28/13	Development Review Committee	Received and Filed
6/20/13	Planning Board	Postponed
7/18/13	Planning Board	Postponed
9/26/13	Planning Board	Postponed
10/17/13	Planning Board	Postponed
11/21/13	Planning Board	Postponed
1/16/14	Planning Board	Postponed
3/20/14	Planning Board	Postponed

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Conditional Use - 1200-1212 White Street and 1124 Catherine Street (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) - A request for conditional use approval to allow commercial retail greater than 2,500 square feet and restaurant in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) Zoning District pursuant to Sections 122-62, 122-808(9) and 122-808(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [1200 White - Conditional Use](#)
[Addtnl Info from Applicant](#)
[20140320-20140324 Email Owen Trepanier](#)
[Public Comments March 20, 2014 planning board hearing](#)
[20140416 Public Comments Staff Reports L Wheeler](#)
[20140417 Public Comments](#)
[20140417 Public Comment - Objection to Conditional Use L Wheeler](#)
[20140418 Public Comment](#)
[Public Comments \(rev. 9.20.2013\)](#)
[Public Comments \(rev. 6.20.2013\)](#)
[Postponement Request \(rev.6.19.13\)](#)

Legislative History

5/24/12	Development Review Committee	Received and Filed
9/20/12	Planning Board	Postponed
10/18/12	Planning Board	Postponed
11/15/12	Planning Board	Withdrawn
3/28/13	Development Review Committee	Received and Filed
6/20/13	Planning Board	Postponed

7/18/13	Planning Board	Postponed
9/26/13	Planning Board	Postponed
10/17/13	Planning Board	Postponed
11/21/13	Planning Board	Postponed
1/16/14	Planning Board	Postponed
3/20/14	Planning Board	Postponed

- 3** Major Development Plan and Conditional Use - 2407 North Roosevelt Boulevard (RE#00002280-000100; AK#8890613) - A request to construct dockage with 79 berths in the C-OW zoning district per Section 122-129 (1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [2407 N Roosevelt - Major Development Plan & Conditional Use Postponement Request_04.15.14](#)
[Public Comments 2013](#)
[Public Comments 2014](#)

Legislative History

6/27/13	Development Review Committee	Received and Filed
10/17/13	Planning Board	Postponed
11/21/13	Planning Board	Postponed
2/20/14	Planning Board	Postponed
3/20/14	Planning Board	Postponed

- 4** Variance - 527 Louisa (RE # 00028680-000000; AK # 1029467) - A request for side-yard setback requirements to construct a room addition on the house and reconstruct the roof on the garage in the H NC-1 zoning district per Section 122-810(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [527 Louisa - Variances](#)

Legislative History

1/23/14	Development Review Committee	Received and Filed
3/20/14	Planning Board	Postponed

- 5** Zoning in Progress - Food Dispensing Vehicles- A resolution of the City of Key West, Florida invoking the Zoning in Progress doctrine; declaring that the City is considering amendments to its Land Development Regulations to adopt criteria permitting and regulating the operation of mobile food dispensing vehicles (trucks, trailers and carts) on private property; directing Building and Planning Department staff to defer for 180 days the acceptance and processing of applications requiring the issuance of permitting the location and operation of food dispensing vehicles; providing for an effective date; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Landscape Waiver - Truman Waterfront](#)
[Public Comments](#)

- 10** Variance - 1501 White Street (RE # 00059620-000000, AK # 1060097) - A request for variances to minimum rear setback and detached habitable space in order to renovate an existing accessory structure into a living room with a full bathroom on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395, 122-238(6)a.3. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [1501 White - Variance_rev 04.16.14](#)

Legislative History

2/27/14	Development Review Committee	Received and Filed
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- 11** Variance - 1300 White Street (RE # 00040100-000000, AK # 1040827) - A request for variance to maximum impervious surface ratio as part of the adaptive reuse of a former school into new city government offices on property located within the Historic Public and Semipublic Services (HPS) Zoning District pursuant to Sections 90-395 and 122-960(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [1300 White - Variance](#)

Legislative History

1/23/14	Development Review Committee	Received and Filed
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Reports

Q&A - Items of interest from Planning Board Members

Adjournment