



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - 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

[Min 14-670](#)

Attachments: [March 13, 2014](#)

[Min 14-673](#)

Attachments: [March 20, 2014](#)

Resolutions

Old Business

- [13-4071](#) **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](#)

2 [12-2722](#) **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 \(rev.6.19.13\)](#)

3 [13-4457](#) **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:** [Major Dev Plan & Conditional Use Package](#)
[Additional Information](#)
[Public Comments](#)

4 [14-5272](#) **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](#)

5 [14-5570](#) **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: [ZIP - Food Dispensing Vehicles](#)

New Business

- 6 [14-5442](#) **Variance - 1508 19th Street (RE # 00071520-000000; AK # 1075345)** - A request for building coverage, impervious surface ratio and front-yard setback requirements to convert a carport structure into a garage on property located in the SF zoning district per Section 122-238(4)a.&b. and (6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [1508 19th - Variance](#)
 [Public Comments](#)

- 7 [14-5444](#) **Variance - 812 Johnson Lane (RE # 00020180-000000; AK # 1020923)** - A request for detached habitable space to construct an addition to an existing pool house in the HHDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [812 Johnson - Variance](#)

- 8 [14-5451](#)

Attachments: [Ordinance](#)
 [Executive Summary](#)
 [Planning Board Resolution 2014-29](#)
 [Planning Board Package](#)
 [Planning Board - Public Comments](#)
 [Advertisement](#)

- 9 [14-5731](#) **Landscape Waiver - Truman Waterfront Park Master Plan (RE# 00001630-001000, AK# 9038855 and RE# 00001630-001100, AK# 9038866)** - A request to waive the landscape requirements of Section 108-414, interior area tree requirements for parking lots, for property located in the HPS-1, HMDR, and HNC-2 zoning districts per section 108 - 517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

- 10 [14-5449](#) **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](#)

- 11 [14-5269](#) **QUASI-JUDICIAL HEARING: VARIANCE for 1300 WHITE STREET.**
 Approving a request for Variance to maximum height in order to accommodate non-habitable hardware and utility structures 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, 122-960(3) and 122-1149 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida for property located at 1300 White Street (RE # 00040100-000000, AK # 1040827).

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Nonhabitable Interpretation](#)
 [Application](#)
 [Survey](#)
 [Plans](#)
 [Planning Board Resolution 2014-28](#)
 [Development Review Committee Minutes](#)

Reports

Q&A - Items of interest from Planning Board Members

Adjournment