



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail - Final Planning Board

---

Thursday, June 15, 2017

6:00 PM

City Hall

---

Revised 6-15-2017

**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.

**ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**Call Meeting To Order**

**Roll Call**

**Pledge of Allegiance to the Flag**

**Approval of Agenda**

**Approval of Minutes**

1 May 18, 2017

[Attachments: Minutes](#)

**Action Items**

2 Selection of a Vice-Chairman

**Old Business**

**3 WITHDRAWN BY APPLICANT - Variance - 3900 South Roosevelt Boulevard (RE # 00066180-000200)** - A request for a variance to parking requirements to allow for substitution of bicycle parking spaces on property located within the High Density Residential (HDR) pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Noticing Package](#)  
[Public Comment](#)  
[Letter to Withdraw](#)

Legislative History

5/18/17	Planning Board	Postponed
---------	----------------	-----------

**4 Major Development Plan & Landscape Waiver- 3900 South Roosevelt Boulevard (RE # 00066180-000200)** - A request for major development plan & landscape waiver approvals for the construction of 56 new market rate residential units and 24 new affordable units on property located within the High Density Residential (HDR) pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Revised Site Plan. June 2017](#)  
[Revised Buffer.](#)  
[Site Plans](#)  
[Traffic Study](#)  
[CGA Traffic Study Comments](#)  
[Airport Coordination Letter](#)  
[Noticing Package](#)  
[Public Comment](#)

Legislative History

10/27/16	Development Review Committee	Received and Filed
5/18/17	Planning Board	Postponed

**5**                    **Development Agreement - 3900 South Roosevelt Boulevard (RE #00066180-000200)** - A request for a development agreement between Ocean Walk Key West Owner, LLC and The City of Key West for the construction of 56 new market rate residential units and 24 new affordable units on property located within the High Density Residential (HDR) Zoning District. The request is for fifty-six (56) new market rate residential and twenty-four (24) new affordable units to be located in two (2) new structures. The new units are subject to HDR bulk regulations, including maximum height of forty (40) feet.

- Attachments:** [Resolution](#)  
[Staff Report](#)  
[Development Agreement](#)  
[Noticing Package](#)

**Legislative History**

4/28/16	Development Review Committee	Received and Filed
5/18/17	Planning Board	Postponed

**6**                    **Variance - 1119 White Street (RE # 00034460-000000)** - A request for a Variance to the minimum parking requirements for 14 parking spaces on property located in the Historic Neighborhood Commercial (HNC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Resolution](#)  
[Staff Report](#)  
[Package](#)  
[Good Neighbor Meeting](#)  
[Noticing Package](#)  
[Letters in Support](#)  
[Letters in Opposition](#)

**Legislative History**

5/18/17	Planning Board	Postponed
---------	----------------	-----------

- 7**                    **Minor Development Plan, Conditional Use and Landscape Waiver - 1119 White Street (RE # 00034460-000000)** - A request for a Minor Development Plan and Conditional Use approval to renovate an existing structure to include outdoor seating for restaurant use that will consist of 56 seats on property located within the Historic Neighborhood Commercial (HNC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[Package](#)  
[Noticing Package](#)  
[Public Comment](#)

**Legislative History**

3/23/17	Development Review Committee	Received and Filed
5/18/17	Planning Board	Postponed

- 8**                    **POSTPONED BY APPLICANT - Variance - 718 Windsor Lane (RE # 00019000-000000)** - A request for variances to rear setback requirements in order to construct the rear one and half story structure and construct a pool in the rear yard on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630(6) (c) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Attachments:** [Resolution](#)  
[\\*Large File\\* Staff Report](#)  
[Noticing Package](#)  
[Public Comment](#)  
[Request to Postpone](#)

**Legislative History**

5/18/17	Planning Board	Postponed
---------	----------------	-----------

- 9**                    **An After-the-Fact Variance- 1601 Government Road (RE# 00064550-000000)** - A after-the-fact variance request to maintain a solid six foot fence located in the front and street side yard of property located in the Single Family (SF) Zoning District of the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[Package](#)  
[Noticing Package](#)  
[Public Comment](#)

**Legislative History**

4/20/17

Planning Board

Postponed

**New Business**

- 10**                    **Variance - 1116 Truman Avenue (RE# 00032400-000000)** A request for variances to rear setback, maximum impervious surface ratio, and building coverage requirements in order to renovate an existing two-story structure and one-story structure and to construct a two-story building on property located within the Historic Neighborhood Commercial-Truman/Simonton (HNC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Attachments: [Resolution](#)  
  [Staff report](#)  
  [Application](#)  
  [Noticing Package](#)
- 11**                    **Variance - 904 Olivia Street (RE# 00021450-000000)** A request for variances to front setback and maximum building coverage requirements in order to construct a front porch and expand the second floor on property 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: [Resolution](#)  
  [Staff Report](#)  
  [Revised Site Plans - June 5th 2017](#)  
  [Application](#)  
  [Noticing Package](#)  
  [Public Comment](#)
- 12**                    **Variance - 1119 Whitehead Street (RE # 00028260-000000)** - A request for variances to minimum side and rear setback requirements in order to reconstruct the roof into a pitched roof design on property located within the Historic Medium Density Residential (HMDR) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Attachments: [Resolution](#)  
  [Staff Report](#)  
  [Package](#)  
  [Noticing Package](#)

13

**POSTPONED BY APPLICANT - Variance - 1210 Johnson Street (RE # 00059240-000000)** - A request for a variance to the maximum building coverage requirements on property 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:** [Postponement Request from Applicant](#)

[Resolution](#)

[Staff Report](#)

[Package](#)

[Noticing Package](#)

**Public Comments**

**Reports**

**Adjournment**