



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Planning Board

Thursday, April 18, 2013

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 305-809-3951 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 21, 2013 Draft Minutes

Attachments: [March 21, 2013 DRAFT Action Minutes](#)

Election

Election of Chairman

Election of Vice-Chairman

Resolutions

Old Business

- 1 Variances - 317 Catherine Street (RE# 00026330-000000, AK # 1027120) - A request for variances to rear yard setback, building coverage requirements and detached habitable space for pool house, pool and deck in the HMDR zoning district per Section 90-391, Section 122-600(6)c, 122-600(4)a, and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Variances Pkg](#)

[Public Comment](#)

Legislative History

1/24/13	Development Review Committee	Received and Filed
3/21/13	Planning Board	Postponed

New Business

- 2** Pain Management Clinics - Consideration of an ordinance of the City of Key West repealing the Zoning in Progress adopted by Ordinance No. 12-35; amending Chapter 122 of the Code of Ordinances entitled "Zoning" by amending Section 122-418 "Conditional Uses" in the General Commercial (CG) zoning district to provide for Pain Management Clinics as a Conditional Use; by creating Division 14 entitled "Pain Management Clinics"; by adding Sections 122-1547, 122-158, 122-159, 122-1550, 122-1551, 122-1552, 122-1553 and Sections 122-1554-122-1560 as reserved; allowing and registering Pain Management Clinics as defined; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Pain Mgmt Pkg](#)

- 3** Recreational Rental Vehicles - Consideration of an ordinance of the City of Key West amending Chapter 6 of the Code of Ordinances entitled "Amusements and Entertainment" by adding definitions to Section 6-166; by amending Chapter 18 of the Code of Ordinances entitled "Businesses" deleting "Moped and Scooter Rentals," and adding "Recreational Rental Vehicles"; by adding Section 18-354 establishing that permits required, application, franchise fees; by adding Section 18-355 establishing Recreational Rental Vehicles deemed a Conditional Use; by adding Section 18-356 establishing a 30-day period to establish numbers of Recreational Rental Vehicles; by adding Section 18-357 establishing restrictions on bicycle tour companies; by adding Section 18-358 establishing requirement of concurrency traffic analysis for the establishment of new Recreational Rental businesses; by adding Section 18-359 establishing identification by decal of all Recreational Rental Vehicles; by adding Section 18-360 establishing an annual inspection of each Recreational Rental Vehicle facility; by adding Section 18-561 establishing penalties for violations; providing for severability; providing for repeal of inconsistent provisions; and providing for an effective date.

Attachments: [Recreational Rental Vehicles Pkg](#)

- 4** Variances - 1010 Washington Street (RE# 00039080-000000, AK# 1039829) - A request for variances to building coverage and rear and side-yard setback requirements for the renovation of two existing structures and the construction of front and rear porches and a swimming pool which costs exceed 66% of assessed value of the structures on property in the SF zoning district per Sections 90-391, 122-28, 122-238 (4) a. and (6) a. 2. & 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Variances Pkg](#)

Legislative History

2/28/13	Development Review Committee	Received and Filed
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- 5 Conditional Use - 2308 North Roosevelt Boulevard (RE# 00065710-000000, AK# 1068551) - A request for conditional use approval to operate a motorcycle sales, rental and service shop at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Conditional Use Pkg](#)

Legislative History

3/28/13	Development Review Committee	Postponed
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- 6 Development Agreement Modification - 3800, 3820, 3824, 3840, 3850 and 3852 N. Roosevelt Blvd (RE# 00064940-000000, AK# 1065455; RE# 00064950-000000, AK# 1065471; RE# 00065060-000000, AK# 1065587; RE# 00065530-000000, AK# 1068233; RE# 00065540-000000, AK# 1068241; and RE#0006550-000000, AK#1068250) - Request for a Modification to a Development Agreement for property located in the General Commercial (CG) zoning district per Section 90-689 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Attachment 1 Staff Report and Draft Resolution](#)

[Attachment 2 Amended & Restated Development Agreement](#)

[Attachment 3 Exhibits to Development Agreement \(REVISED\)](#)

[Attachment 4 Supplementary Information](#)

[Attachment 5 Development Agreement \(REVISED 4/18/13\)](#)

Legislative History

3/6/13	Development Review Committee	Received and Filed
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- 7 Major Development Plan Modification - 3820, 3824, 3850 and 3852 N. Roosevelt Blvd (RE# 00065530-000000, AK# 1068233; RE# 0006550-000000, AK# 1068250; RE# 00064940-000000, AK# 1065455; RE# 00065060-000000, AK# 1065587) - Request for a Modification to a Major Development Plan approval for property located in the General Commercial (CG) zoning district per Section 108-91(C.)(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [Staff Report, Draft Resolution and Additional Information](#)
[Overall Application Package](#)
[Overall Site - Ownership, Authorization and Verification](#)
[Site A - Application Package](#)
[Site A - Survey and Site Plans](#)
[Site B - Application Package](#)
[Site B - Survey and Site Plans](#)
[Site C - Application Package](#)
[Site C - Survey and Site Plans](#)
[Site D - Application Package](#)
[Site D - Survey and Site Plans](#)

Legislative History

3/6/13	Development Review Committee	Received and Filed
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Planner's Report

Adjournment