



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, May 18, 2023

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: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 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 April 20, 2023

Attachments: [Minutes](#)

Old Business

2

Variance - 1905 Staples Avenue (RE# 00046930-000000) -

A request for variance approval for non-complying front, side and rear setbacks, and building coverage, to allow a single-family residence, located in the Limited Commercial (CL) zoning district, pursuant to Sections 90-395, 122-390 and 108-346 of the City of Key West Land Development Regulations.

- Attachments:** [Staff Report 5.18.23](#)
[Noticing Package 5.18.23](#)
[Trepanier's Planning Board Presentation](#)
[1905 Staples Ave - Lot Timeline](#)
[Request for postponement](#)
[Staff Report 04.20.23](#)
[Planning Package 04.20.23](#)
[Noticing Package 04.20.23](#)
[STAFF REPORT 2.16.23](#)
[Planning Package 02.16.23](#)
[1904 Staples Ave. Comments](#)
[1907 Staples & Applicant Communications](#)
[1907 Staples - Comment 1](#)
[1907 Staples - Comment 2](#)
[Staff Report](#)
[Request for postponement](#)
[Planning Package](#)
[Noticing Package](#)

Legislative History

1/19/23	Planning Board	Postponed
2/16/23	Planning Board	Postponed
4/20/23	Planning Board	Postponed

3

Conditional Use - 1905 Staples Avenue (RE# 00046930-000000) - A request for conditional use approval to allow a single-family residence, located in the Limited Commercial (CL) zoning district, pursuant to Sections 122-61, 122-62 and 122-388(1) of the City of Key West Land Development Regulations.

- Attachments: [Staff Report 5.18.23](#)
[Noticing Package 5.18.23](#)
[Trepanier's Planning Board Presentation](#)
[1905 Staples Ave - Lot Timeline](#)
[Request for postponement](#)
[Staff Report 04.20.23](#)
[Planning Package 04.20.23](#)
[Noticing Package 04.20.23](#)
[1904 Staples-applicant response](#)
[1907 Staples-applicant response](#)
[STAFF REPORT 2.16.23](#)
[Planning Package 02.16.23](#)
[1904 Staples Ave.Comments](#)
[1907 Staples & Applicant Communications](#)
[1907 Staples - Comment 1](#)
[1907 Staples - Comment 2](#)
[Staff Report](#)
[Request for postponement](#)
[Additional utilities comments](#)
[Planning Package](#)
[Noticing Package](#)
[Utilities Comments](#)

Legislative History

10/27/22	Development Review Committee	Received and Filed
1/19/23	Planning Board	Postponed
2/16/23	Planning Board	Postponed

- 4 **Withdrawn by Staff - Official Zoning Map Amendment** - A request to adopt the revised Official Zoning Map attached herein, to update the 2015 Official Zoning Map, pursuant to Chapter 122, Article IV., Division 1., Sec. 122-93; and Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Legislative History

4/20/23 Planning Board Postponed

- 5 **Withdrawn by Staff - Future Land Use Map Amendment** - A request to adopt the revised Comprehensive Plan Future Land Use Map (FLUM) attached herein, to update the existing Comprehensive Plan 2030 Future Land Use Map (FLUM), pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; Providing for severability; providing for the repeal of inconsistent provisions; Providing for an effective date; Providing for the inclusion into the City of Key West Comprehensive Plan.

Legislative History

4/20/23 Planning Board Postponed

New Business

6

Conditional Use Amendment - 112 Fitzpatrick Street (RE# 0000650-000000) - A request for an amendment to a conditional use approval for a recreational rental vehicle operation, to allow for vehicle type exchanges for an overall reduction in vehicles at a property located at 112 Fitzpatrick Street in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Sections 122-62, 122-63(e), and 122-688 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Keys Energy Comments](#)

[Utilities Comments](#)

[MTC Comments](#)

[Engineering Comments](#)

Legislative History

3/23/23

Development Review
Committee

Received and Filed

7

Request for Postponement by Applicant - Official Zoning Map Amendment - 715 Seminole Avenue (RE # 00037230-000100) and 811 Seminole Avenue (RE # 00037160-000100) - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the boundaries of the Official Zoning Map for properties located at 715 Seminole Avenue and 811 Seminole Avenue; amending the boundaries of the Official Zoning Map category from Historic Medium Density Residential (HMDR) to Historic Commercial Tourist (HCT) for the parcels stated above pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for an effective date.

Attachments: [Planning Package](#)

[Noticing Package](#)

- 8 **Request for Postponement by Applicant - Official Future Land Use Map Amendment and Text Amendment of the Comprehensive Plan - 715 Seminole Avenue (RE # 00037230-000100) and 811 Seminole Avenue (RE # 00037160-000100)** - Consideration of an ordinance of the City of Key West, Florida, proposing an amendment to the boundaries of the Official Future Land Use Map from Historic Residential to Historic Commercial to allow rezoning to permit transient lodging and additional land uses for properties located at 715 Seminole Avenue and 811 Seminole Avenue; amending Comprehensive Plan Chapter 1, Future Land Use Element, Objective 1-1.1: - Future Land Use Map, to provide transient rental licenses to incentive the development of affordable workforce housing for the parcels stated above pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing for severability; providing for the inclusion in the City of Key West Comprehensive Plan; and providing for an effective date.

Attachments: [Planning Package](#)
[Noticing Package](#)

- 9 **Final Determination of Award for Year 10 Building Permit Allocation System (BPAS) Applications** pursuant to Section 108-995 and Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[317 Whitehead Street Planning Package](#)
[423 Bahama Street Planning Package](#)
[717 Duval Street Planning Package](#)
[918 James Street Planning Package](#)
[1000 Virginia Street Planning Package](#)
[3701 Eagle Avenue Planning Package](#)
[811 Seminole Avenue Planning Package](#)
[715 Seminole Avenue Planning Package](#)

10

Request for Postponement by Staff - Text Amendment of the Land Development Regulations - A request to the Planning Board to recommend an ordinance to the City Commission to amend Chapter 122 of the Land Development Regulations entitled "Zoning", Article IV entitled "Districts", Division 1 entitled "Generally", Section 122-93 entitled "Official zoning map and district boundaries."; to allow for the Official Zoning Map to be embedded into the Land Development Regulations.

Attachments: [Staff Report](#)
[Draft Ordinance](#)

Reports

Public Comment

Board Member Comment

Adjournment