



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, April 18, 2024

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: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 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 March 12, 2024

Attachments: [Minutes](#)

Old Business

2

Variance - 801 Eaton Street (RE# 00003340-000000) - A request for a variance to minimum parking requirements to allow for the expansion of a food service establishment on property located within the Historic Neighborhood Commercial (HNC-2) Zoning District pursuant to Sections 90-395, 108-572, and 108-575 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Letter of Support - Mirabal](#)

[Letter of Support - 802-806 Eaton St](#)

[Letter of Support - Wruble & Bratton](#)

[Letter of Opposition - Battaglia](#)

Legislative History

2/15/24

Planning Board

Postponed

3

Conditional Use Revision- 801 Eaton Street (RE# 00003340-000000) - A request for a revision to a conditional use approval to allow for the expansion of a food service establishment and an amendment to the Planning Board Resolution Number 2015-33 to increase the number of seats and consumption area, located in the Historic Neighborhood Commercial (HNC-2) Zoning District pursuant to Sections 122-61, 122-62, 122-63 and 122-838 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Letter of Opposition - Battaglia](#)

[Letter of Support - Wruble & Bratton](#)

[Letter of Support - Dimando](#)

[Letter of Support - Mirabal](#)

[Additional Utilities Comments](#)

[DRC Utilities Comments](#)

[DRC Keys Energy Comments - No objection](#)

[DRC 309 Caraballo Ln - Letter of Support](#)

Legislative History

2/15/24 Planning Board Postponed

4

Request for Postponement by Staff: Text amendment of the Land Development Regulations - A Resolution of the City of Key West Planning Board recommending an amendment of the Land Development Regulations, entitled Chapter 90 - Administration, Division 3 - Variances, Section 90-395, entitled Standards, Findings to amend the criteria for evaluating variance applications; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)

Legislative History

2/15/24 Planning Board Postponed

3/12/24

Planning Board

Postponed

New Business**5****Variance - 3509 Eagle Avenue (RE# 00053250-000000) -**

A request for a variance on maximum building coverage for addition of a carport to an existing single-family home for property located within the Single Family (SF) Zoning District pursuant to Sections 90-395 and 122-238 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

6**Variance - 1221 Laird Street (RE# 00059310-000000) - A**

request for a variances to the front setback and accessory structure rear yard coverage requirements to reconstruct an involuntarily destroyed dwelling in an expanded three-dimensional building envelope, and an involuntarily destroyed accessory structure for property located in the Single-Family zoning district, pursuant to Sections 90-395, 122-238, and 122-28 of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Public Comment](#)

[Noticing Package](#)

7 **Conditional Use - 922 Truman Ave (RE# 00031080-000000)** - A request for conditional use approval to allow for a recreational rental vehicle operation at property located at 922 Truman Avenue in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections Sec. 18-358, 122-62(b), 122-62(c), 122-63(e), and 122-808(14) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Noticing Package](#)
[Planning Package](#)
[Letters & Forms of Opposition](#)
[Letters & Forms of Support](#)
[Engineering Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Multimodal Comments](#)

Legislative History

2/22/24	Development Review Committee	Discussed
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8 **Request for Postponement by Staff: Variance - 418 United Street (RE# 00029000-000000)** - A request for variances to the minimum required side setback in order to install air conditioning units at a property located in the Historic High Density Residential (HHDR) zoning district, pursuant to Sections 90-395 and 122-630 (6) of the Land Development Regulations of the City of Key West, Florida.

Reports

Public Comments

Board Member Comments

Adjournment

