



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, October 17, 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

Action Items

- 1 Elect Interim Planning Board Chairman
- 2 Approve Proposed 2025 Meeting Dates

Attachments: [Proposed 2025 Planning Board Meeting Dates](#)

Old Business

3 **Variance - 1817 Staples Avenue (RE# 00047070-000100)**
 - A request for variances to allow decreases in the minimum front setback from 19.8 feet to 10 feet and minimum rear setback from 19.8 feet to 10 feet and decrease in the minimum parking requirement from 14 spaces to 12 spaces to permit the construction of a two-story mixed-use structure with office space and three market rate residential units located within the Limited Commercial (CL) Zoning District pursuant to Sections 90-395, 108-572, and 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Legislative History

9/19/24	Planning Board	Postponed
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4 **Minor Development Plan, Conditional Use - 1817 Staples Avenue (RE: 00047070-000100)** - A request for a minor development plan for the construction of a two-story mixed-use structure with office space and a request for a Conditional Use Permit for three market rate residential units located within the Limited Commercial (CL) Zoning District with a proposed affordable work force housing linkage project at 124 Simonton Street pursuant to Chapter 108, Section 108-91; Chapter 122, Article IV, Division 4; and Chapter 122, Article V, Division 10, entitled “Work Force Housing”, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[All Staff Comments 3.27.24](#)

Legislative History

3/28/24	Development Review Committee	Discussed
9/19/24	Planning Board	Postponed

5

Text Amendment of the Land Development Regulations

- A Resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Land Development Regulations Chapter 110, entitled "Resource Protection", Article VI entitled "Tree Protection", to establish a requirement for homeowners to produce dangerous tree declarations to city staff pursuant to F.S. 163.045; to establish a procedure by which the Tree Commission and City staff may submit potential ethics violations to the International Society of Arboriculture regarding compliance with Florida statute 163.045 and associated tree removal; providing for penalties; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Ordinance](#)
[Resolution](#)
[Staff Report](#)
[State Law Resolution Staff Report with Attachments](#)
[Tree Commission Resolution TC 24-03](#)

Legislative History

9/19/24 Planning Board Postponed

6

Variance - 1415 Rose Street (RE# 00058910-000000) -

Applicant seeks a variance to allow for an increase in the maximum permitted building coverage from 35% to 49% to permit an addition to a single-family residence located in the Single Family Zoning District (SF) pursuant to Sections 122-238 and 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Comments- Opposed](#)
[Comments - Support Letters](#)
[Comments- Opposed](#)

Legislative History

9/19/24

Planning Board

Postponed

New Business

7

Variance - 704 Catherine Street (RE# 00030900-000108)

- A request to reduce the minimum required side yard setback from five (5) feet to three feet and one inch (3'1") and three feet and seven inches (3'7") and the minimum required rear yard setback from fifteen (15) feet to three feet and one inch (3'1") in order to create habitable space in the attic level of a single-family residence with existing nonconforming setbacks, for property located in the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-32, and 122-600 of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Letter of Opposition - Little](#)
[Letter of Opposition - Woloshin](#)

8

Variance - 2509 Fogarty Ave (RE# 00050550-000000) - A

request for a variance to increase the maximum permitted building coverage from 35% to 41.6% and the maximum permitted rear yard coverage for an accessory structure from 30% to 60.6% in order to build an approximately 600 square-foot, 27-foot high detached habitable structure with a wet bar, bathroom, bedroom and storage at property located in the Single-Family Zoning District, pursuant to Sections 90-395, 122-238, 122-1181 of the Land Development Regulations of the City of Key West, Florida.

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

9 Alcohol Sales Special Exception - 1500 Bertha Street (RE#00063180-000000) - A request for a special exception to reduce the minimum required setback of three hundred (300) feet to a school for the sale of alcoholic beverages at an existing restaurant located in the Limited Commercial (CL) Zoning District pursuant to Section 18-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Draft Resolution](#)

10 Minor Development Plan - 430 Green Street (RE# 00001470-000100) - A request for a Minor Development Plan to reconstruct a two-story commercial structure for use as a bar at property located in the Historic Residential Commercial Core - 1 (HRCC-1) Zoning District, pursuant to Section 108-91 of the Land Development Regulations of the Code of Ordinances of City of Key West, Florida.

- Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Landscape Plan Approval-Tree Commission](#)
[Draft Resolution](#)
[Utilities Comments](#)
[Keys Energy comments](#)
[Engineering comments](#)
[Urban Forestry Comments](#)

Legislative History

8/22/24	Development Review Committee	Discussed
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Discussion Items

11

Text Amendment of the Land Development Regulations

- A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend Land Development Regulations Chapter 122 entitled "Zoning", Article IV entitled "Districts", Division 4 entitled "Commercial Districts", Subdivision II entitled "Limited Commercial District" (CL), Subdivision III entitled "General Commercial District" (CG), Division 7 entitled "Historical Residential Commercial Core Districts" (HRCC - 1 to 3), Article V entitled "Supplementary District Regulations", Division 13 entitled "Tattoo Establishments", and Chapter 86 entitled "General Provisions", Section 86-9 entitled "Definition of Terms"; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date

Attachments: [Staff Report](#)

12

Text Amendment of the Land Development Regulations

- A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend Land Development Regulations Chapter 90 entitled "Administration", Article VI entitled "Amendments" to allow for the establishment of Zoning In Progress Doctrine by resolution of the City Commission; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Staff Report](#)

Reports**Public Comment****Board Member Comment****Adjournment**