



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, January 16, 2025

5:00 PM

City Hall

REVISED 1/15/2025

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 December 19, 2024

Attachments: [Minutes](#)

New Business

2 **Variance - 409 Frances Street (RE# 00004840-000000) -**
A request for variances to: maximum building coverage, increasing to 54.6% compared to the 40% required; minimum front setback requirement, reducing to 3.75" compared to the 10' required, and minimum street side setback requirements of negative six increases (encroaching on City right-of-way) to elevate and modify existing residential building and reconstruct the existing front porch at property located within

the Historic Medium Density Residential Zoning District (HMDR) pursuant to Code sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.

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

3 1015 Casa Marina Court Variance Appeal Settlement

- Attachments:** [Planning Memo 1.16.25](#)
[Proposed Revised Site Plan 1.3.25](#)
[Revised Settlement Agreement](#)
[Applicant's Letter to City](#)
[Planning Board Res. 2024-029](#)
[Original Plans Approved Per Res. 2024-029](#)
[Staff Report 7.18.24](#)
[Noticing Package](#)

4 Transfer of Transient Unit & License - 1004 Eaton Street (RE# 00005290-000000) to 217 Eanes Lane (RE# 00017980-000000) - A request for a transfer of one transient unit and license from a property located at 1004 Eaton Street in the Historic Medium Density Residential (HMDR) zoning district to property located at 217 Eanes Lane in the Historic Residential Commercial Core - 3 (HRCC-3) zoning district, pursuant to Section 122-1338 of the Land Development Regulations of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Planning Package](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Noticing Package](#)

Legislative History

11/21/24	Development Review Committee	Discussed
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5 Variance - 0 Duval - (RE# 00000120-018800) - A request for a variance to the minimum required shoreline setback to

allow for a setback of 10', pursuant to Sections 122-1148 and 90-395 of the Land Development Regulations of the City of Key West.

Attachments: [Staff Report - MDP & Variance. Revised 1.15.25.](#)

[Staff Report - MDP & Variance](#)

[Noticing Package](#)

[Planning Package](#)

6

Major Modification to a Major Development Plan and Landscape Waiver - 0 Duval Street (RE#

0000120-018800) - A request for a Major Modification to a Major Development Plan and Landscape Waiver to remodel portions of an existing hotel in the Historic Residential Commercial Core - 1 zoning district. The proposed work would result in redevelopment of 3,500 square feet of lobby, retail and office area, a modified vehicular circulation and parking plan, and modifications to the landscape plan including a landscape waiver, pursuant to Sections 108-91 and 108-517 of the Code of Ordinances of Key West, Florida.

Attachments: [Staff Report - MDP & Variance. Revised 1.15.25.](#)

[Staff Report - MDP & Variance](#)

[Conceptual Landscape Plan Approval](#)

[Building Sprinkler Criteria Analysis](#)

[Planning Package](#)

[Keys Energy - Comments](#)

[Urban Forestry- Comments](#)

[Noticing Package](#)

Legislative History

10/15/24	Development Review Committee	Discussed
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7

Minor Development Plan - 218 Duval Street (RE#

00001400-000000) - A request for a Minor Development Plan to allow for the expansion of food service to the existing rear yard consumption area and construction of a wood-framed pavilion, located in the HRCC-1 zoning district, pursuant to Section 108-91 and Chapter 122, Article IV,

Division 7, Subdivision II of the Land Development Regulations of the City of Key West, Florida.

- Attachments:** [218 Duval St Staff Report](#)
[Planning Package](#)
[Lind - Public Comment - Against](#)
[Lopez - Public Comment - Against](#)
[Brawn Letter of Opposition](#)
[Noticing Package](#)

8 **Text amendments to the Historic Architectural Guidelines** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend the Historic Architectural Review Commission Design Guidelines for Roofing, as referenced in section 90-142 of the City of Key West Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments:** [Staff Report](#)
[Resolution](#)
[Draft Ordinance](#)

Old Business

9 **Proposed Add-on: 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](#)
[Draft Ordinance](#)
[Last Stand Comments](#)

Legislative History

11/20/24	Planning Board	Postponed
12/19/24	Planning Board	Postponed

1/13/25 Planning Board Postponed

10

Proposed Add-on: Text Amendment of the Land Development Regulations Amendment - Barton W. Smith, Attorney, on behalf of Stockrock SI LLC, Island-West Investment Corp., Poinciana - Venture II LLC, and Meisel Holdings FL - 1321 Simonton Street, seeks to amend the Land Development Regulations Chapter 122 (Zoning) Article V, Division 10 (Work Force Housing) to modify and introduce new workforce housing regulations and introduce a transfer of development rights provision pursuant to Section 90-518 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report Addendum 12.19.2024](#)
[Applicant Draft Ordinance 12.13.2024](#)
[Applicant's Submittal: Text Amendment Working Draft with Comments 12.12.24](#)
[Applicant's Submittal: Text Amendment \(With no strikethrough/underline\)](#)
[Staff Report 11.21.2024](#)
[Planning Package](#)
[Applicant Presentation](#)
[Applicant's Proposed Changes - Text Amendment Working Draft 11.18.24](#)
[Public Comment - Last Stand](#)
[Public Comment - Lloyd](#)
[Public Comment - Matter](#)
[Public Comment- Cocco](#)
[Public Comment - Bocchicchio](#)
[Public Comment - Pederson](#)
[Public Comment - Last Stand Jan 10. 2025](#)

Legislative History

9/19/24	Planning Board	Postponed
11/21/24	Planning Board	Postponed
12/19/24	Planning Board	Postponed
1/13/25	Planning Board	Postponed

Discussion Item

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Proposed Add-on: Staff's Draft Workforce Housing Ordinance

- Attachments:** [Staff Draft Ordinance 7.23.24](#)
[Staff Report 7.23.24](#)

Public Comment

Board Member Comment

Adjournment