



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail - Final

Planning Board

Thursday, August 17, 2017

6:00 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.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 July 20, 2017

Attachments: [Minutes](#)

Old Business

2 Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102 ; RE# 00010000-000103 ; RE# 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000) - A request to amend the Historic Residential/Office (HRO) Zoning District to allow additional permitted and conditional uses defined on the properties stated above pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Package](#)

[Noticing Package](#)

- 3** **Variance - 1210 Johnson Street (RE # 00059240-000000)** - A request for a variance to the maximum building coverage requirements on property located within the Single Family (SF) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida pursuant to Sections 90-395, 122-238 (4)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

- 4** **Conditional Use - 126-128 Duval Street (RE # 00000560-000000)** - A request for conditional use approval for interior renovation of existing commercial use approval for interior renovation of existing commercial space for a bar and lounge on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)
[Noticing Package](#)
[Public Comment - Support Letters](#)
[Public comment - Objection Letters](#)

- 5** **Variance - 2312 & 2318 N. Roosevelt Blvd (RE# 00065720-000000 & 00065730-000000)** - A request for a variance to parking requirements to four (4) vehicle parking spaces for the construction of a drive-through restaurant and two (2) workforce affordable dwelling units on property located in the Commercial General (CG) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)
[Revised Plans](#)
[Noticing Package](#)

6

Minor Development Plan, Conditional Use & Landscape Waiver - 2312 & 2318 N. Roosevelt Blvd (RE# 00065720-000000 & 00065730-000000) - A request for minor development plan, conditional use, and landscape waiver approvals for the construction of a drive-through restaurant and two (2) workforce affordable dwelling units on property located in the Commercial General (CG) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Package](#)

[Revised Conditional Use](#)

[Revised Site Plan](#)

[Initial Traffic Review Comments](#)

[Traffic Review Comments](#)

[Landscape Letter](#)

[Landscape Waiver](#)

[Landscape Plan](#)

[Noticing Package](#)

New Business

7

Variance - 207 Petronia Street (RE # 00013740-000000) - A request for variances to the maximum building coverage and rear setback requirements in order to construct a walk in cooler and reconstruct the exterior staircase on property located within the Historic Medium Density Residential (HMDR) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Package](#)

[Noticing Package](#)

- 8 Alcohol Sales Special Exception - 511 Eaton Street (RE # 00004330-000000)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core (HRCC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Package](#)

[Noticing Package](#)

[Public Comment](#)

- 9 Amendment to Conditional Use - 1128 Simonton Street (RE # 00027600-000000)** - A request to amend conditional use approval to reduce bar/lounge area and increase restaurant area on property located in the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[Package](#)

[Noticing Package](#)

[Public Comment](#)

- 10 Conditional Use - 1103-1105-1107 Simonton Street (RE # 00027490-000000; 00027500-000000; 00027510-000000)** - A request for a conditional use for the location of a recreational rental vehicle use on property located in the Historic Neighborhood Commercial-Truman/Simonton (HNC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report](#)

[Resolution](#)

[Package](#)

[Initial Traffic Review Comments](#)

[Final Traffic Review Comments](#)

[Additional Letter](#)

[KBP Traffic Statement](#)

[Noticing Package](#)

[Public Comment](#)

- 11 **Conditional Use - 413 Greene Street (RE # 00000620-000000) - A**
request for a conditional use for the location of a recreational rental
vehicle use on property located in the Historic Residential Commercial
Core - 1 Duval Street Gulfside (HRCC-1) Zoning District pursuant to the
Land Development Regulations of the Code of Ordinances of the City of
Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)
[Initial Traffic Review Comments](#)
[Final Traffic Review Comments](#)
[Traffic Memorandum](#)
[Additional Letter](#)
[Trip Distribution](#)
[Noticing Package](#)

- 12 Changing the start time of the Planning Board Meetings

Public Comments

Reports

Adjournment