



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, May 21, 2020

5:00 PM

N/A

VIRTUAL MEETING

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 (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

On May 21, 2020, the Key West Planning Board Meeting will be conducted via Communications Media Technology (CMT) as authorized by Governor Desantis' Executive Order 20-69 and City of Key West State of Local Emergency Directive 2020-04. The City provides the following information describing how interested persons may attend:

- 1. Applicants who are participating remotely must provide a notary to administer the oath in the presence of the Applicant during the Virtual meeting.**
- 2. Citizens who would like to speak on an agenda can go to City Hall at 1300 White Street at the United Street entrance to the Commission Chambers for the City Clerk to administer the Oath. You will need to provide identification to the City Clerk.**
- 3. There will be a laptop set up outside for you to give your testimony during the Virtual Meeting. Please practice Social Distancing and stay 6 feet from those around you.**

4. To participate in the Planning Board Meeting on May 21, 2020, which begins at 5 p.m., you have the following options:

a) Listen to or join the meeting via phone: You may listen to the audio only from your phone by dialing 1-312-626-6799 and when the meeting ID is requested, enter 917 2487 7339 and then press the # key.

b) Tune in live to Key West Comcast channel 77 or AT&T channel 99

c) Watch the meeting online:

You may access Key West City TV live by visiting: <<https://www.cityofkeywest-fl.gov>>, click on meetings/live TV then click on “watch Key West City TV Live” or browse here: <<https://www.cityofkeywestfl.gov/department/index.php?structureid=14>> Click on the play button to view. Note: You may have to adjust your browser settings for optimal streaming. Not all browsers support flash.

d) Connecting with Zoom instructions:

For the May 21, 2020 meeting, please use the meeting link <https://zoom.us/j/91724877339> to virtually attend and watch the meeting by computer, tablet, or smartphone. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device’s app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 917 2487 7339.

For additional information or assistance please contact the City Clerk’s office csmith@cityofkeywest-fl.gov prior to the meeting.

For those individuals who may not have access to view the meeting by any of the virtual means provided above, there will be a monitor setup outside of City Hall for live streaming. Please practice social distancing and keep six feet away from those around you. Residents planning to attend who need special assistance please contact the City Clerk’s Office at 305-809-3835 no later than 24 hours preceding the meeting.

Instructions for participating in the virtual meeting

Attachments: [Instructions](#)

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 28, 2020 - Special Meeting

Attachments: [Minutes](#)

Old Business

2 **Variance - 1007 Thomas Street - (RE# 00025610-000000)**
 - A request for variances to the minimum side yard setback, minimum rear yard setback, and minimum open space requirement in order to construct a rear addition to the existing house, install mechanical equipment, a deck, a pool, and provide (1) one off-street parking space on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 (6)b, 122-600 (6)c, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Planning Package](#)

[*Large File* Noticing Package](#)

[Staff Presentation](#)

[Public Comment - 1007 Thomas](#)

[Applicant Comment](#)

Legislative History

11/21/19	Planning Board	Postponed
1/16/20	Planning Board	Postponed

3

POSTPONED:

Variance - 111 Olivia Street (RE # 00014720-000000) - A request for a variance to the required off-street parking spaces for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)

Legislative History

4/28/20	Planning Board	Postponed
---------	----------------	-----------

4

POSTPONED:

Major Development Plan, Conditional Use & Landscape Waivers - 111 Olivia Street (RE #00014720-000000) - A request for major development plan, conditional use and landscape waiver approvals for the construction of a 9,496 square foot two story community center with a commercial kitchen, a computer lab, a music room, a sound studio, a main hall assembly space, classrooms, and offices on property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 108-91.A.2 (b), 108-517, 122-62 and 122-868 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)

Legislative History

1/23/20	Development Review Committee	Received and Filed
3/9/20	Tree Commission	Approved
4/28/20	Planning Board	Postponed

New Business

5

Variance- 624 White Street (RE# 00010130-000000) - A request for a variance to required parking spaces for a Civic and Cultural Activities use, substituting 12 bicycle spaces for the required 3 automobile parking spaces per code on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, Section 108-572 (3), Section 108-574 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Planning Package](#)

[*Large File* Noticing Package](#)

[Public Comment - Support](#)

[Public Comment - Support 2](#)

[Public Comment - Oppose](#)

[Public Comment - Support 3](#)

[Staff Presentation](#)

[Public Comment - Oppose 2](#)

6

Conditional Use- 624 White Street (RE# 00010130-000000) - A request for conditional use approval to convert a single-family residence into a cultural and civic activities space without associated/accessory commercial sales on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 122-62 and 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Planning Package](#)

[*Large File* Noticing Package](#)

[Public Comment - Support](#)

[Public Comment - Support 2](#)

[Public Comment - Oppose](#)

[Public Comment - Support 3](#)

[Staff Presentation](#)

[Public Comment - Oppose 2](#)

Legislative History

2/27/20	Development Review Committee	Received and Filed
---------	---------------------------------	--------------------

7

POSTPONED BY APPLICANT: Variance - 825 Duval Street (RE # 00016830-000000) - A request for a variance to extend a permanent awning into the required rear setback and an increase in maximum building coverage allowed in the HRCC-3 (Historic Residential Commercial Core) zoning district pursuant to sections 90-395, 122-750 (4)a, and 122-750 (6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Package](#)

[*Large File* Noticing Package](#)

[Staff Presentation](#)

[Request for Postponement](#)

- 8 **Alcohol Sales Special Exception - 825 Duval Street (RE # 00016830-000000)** - 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 - Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report](#)

[Resolution](#)

[*Large File* Planning Package](#)

[*Large File* Noticing Package](#)

[Staff Presentation](#)

- 9 **POSTPONED BY APPLICANT: Variance - 1106 Grinnell Street (RE # 00031510-000000)** - A request for a variance to side setbacks, rear setbacks, an increase in maximum impervious surface ratio allowed and an increase in maximum building coverage allowed in the HMDR (Historic Medium Density Residential) zoning district in order to rebuild a non-conforming rear structure pursuant to sections 90-395, 122-600 (6)b, 122-600 (6)c, 108-346 (b)and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[*Large File* Planning Package](#)

[Noticing Package](#)

[Public Comment](#)

[Staff Presentation](#)

[Public Comment - 1106 Grinnell](#)

[Public Comment - 1106 Grinnel 2](#)

[Request for Postponement](#)

10

Final Determination of Award for Year 7 Building Permit Allocation System (BPAS) Applications pursuant to Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[*Large File* Planning Package](#)

[Staff Presentation](#)

Reports

Public Comments

Board Comments

Adjournment