



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Planning Board

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Thursday, January 21, 2021

5:00 PM

City Hall

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**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.**

You may attend/participate virtually via Zoom by telephoning 646-558-8656 or via online at: <https://zoom.us/j/94431426445> Meeting ID 944 3142 6445 , Passcode 774580

**Call Meeting To Order**

**Roll Call**

**Pledge of Allegiance to the Flag**

**Approval of Agenda**

**Approval of Minutes**

1 December 17, 2020 (Regular)

Attachments: [Minutes](#)

**Old Business**

2

**Request for Postponement by Applicant: Major Modification to a Major Development Plan and Conditional Use - 951 Caroline Street - (RE# 00002970-000000)** - A request to amend a parking agreement for a Major Development Plan and Conditional Use approval on property located within the Key West Bight (HRCC-2) Zoning District per Sections 108-91 C.3 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [\\*Large File\\* Application Package](#)  
[\\*Large File\\* Exhibits](#)  
[Multimodal Transportation Comments](#)  
[Response to Multimodal Transportation Coordinator](#)  
[Floodplain Comments](#)  
[Keys Energy Comments](#)  
[Noticing Package](#)  
[\\*Large File\\* Memo to City 10.06.20](#)

**Legislative History**

7/23/20	Development Review Committee	Received and Filed
9/17/20	Planning Board	Postponed
10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed

3

**Alcohol Sales Exception - 907 Whitehead Street - (RE# 00017930-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer, and wine for special events accessory to the museum on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 18-28(b)2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)  
[Non-Objection Letter - St James Church Package](#)  
[Noticing Package](#)

**Legislative History**

11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed

**4 Request for Postponement by Applicant: Variance - 1020 Margaret Street (RE# 00030490-000000)** - A request for a variance to the minimum front setback and the minimum rear setback for a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) a., and 122-600 (6) c.

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

Legislative History

10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed

**5 Request for Postponement by Applicant: Minor Development Plan and Landscape Waiver - 1020 Margaret Street (RE# 00030490-000000)** - A request for approval of a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures, as well as installing an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-91, 108-517, 122-596, and 122-597 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Reports](#)  
[Planning Package](#)  
[\\*Large File\\* Noticing Package](#)

Legislative History

10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed

6

**Transient License Transfer - One (1) license in Unassigned Status to 536 Fleming Street (RE# 00009440-000000)** - A request to transfer one (1) transient license in unassigned status at Key Cove LLC to property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 122-776 and 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)  
[Staff Presentation](#)  
[Planning Package](#)  
[\\*Large File\\* Application](#)  
[Revision to Application](#)  
[Second Revision to Application](#)  
[Floodplain Comments](#)  
[Utilities Comments](#)  
[Keys Energy Comments](#)  
[Noticing Package](#)  
[Public Comments - Jacob](#)  
[11.19.20 Noticing Package](#)  
[Public Comments - Ford](#)  
[Public Comments - Crowley](#)  
[Public Comments - Elitcher](#)

**Legislative History**

4/23/20	Development Review Committee	Received and Filed
6/18/20	Planning Board	Postponed
7/16/20	Planning Board	Postponed
8/20/20	Planning Board	Postponed
9/17/20	Planning Board	Postponed
10/15/20	Planning Board	Postponed
11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed

**New Business**

**7**                    **Request for Postponement by Staff: Text Amendment of the Comprehensive Plan** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission replacing Appendix C: City of Key West Water Supply Facilities Work Plan, as well as amending Comprehensive Plan sections - Chapter 1: Future Land Use Element Objectives 1-1.7 and 1-1.12, and Policies 1.1.12.6, 1.1.12.7 and 1.1.12.8; Chapter 4: Public Facilities Element Objectives 4-1.2, and Policies 4-1.2.1 and 4-1.2.2; Chapter 5: Coastal Management Element Policy 5-1.2.2; Chapter 6: Conservation Element Policies 6-1.2.5, 6-1.2.8, 6-1.2.9, 6-1.2.12, 6-1.2.14 and 6-1.2.19; Chapter 8: Intergovernmental Coordination Element Policies 8-1.3.5 and 8-1.3.7; and Chapter 9: Capital Improvements Element Policies 9-1.6.1, 9-4.1.1 and 9-4.1.3.

**8**                    **Request for Postponement by Staff: Text Amendment of the Land Development Regulations** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending the Land Development Regulations Chapter 14: Buildings and Building Regulations Section 14-35 with the addition of Sec 604.4, Table 604.4, Provisions P2906.2 and 2903.2, and Table P2903.2a; and Chapter 108: Planning and Development Section 108-958 with the addition of Section 4 and Section 5.

- 9**                    **Variance - 1108 Petronia Street (RE# 00022380-000000) -**  
A request for a variance to the minimum side yard setback requirement, maximum building coverage, and maximum impervious surface in order to expand the roof over the second floor balcony on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630 (6) b., 122-630 (4) a., and 122-630 (4) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

- 10**                    **Variance - 1409 Albury Street (RE# 00024150-000000) -**  
A request for a variance to the maximum allowed building coverage and the maximum allowed impervious surface in order to construct a pool and spa at a parcel located in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (4) a., and 122-600 (4) b.

**Attachments:** [Staff Report](#)  
[Site Plans submitted with Variance](#)  
[Site Plans submitted with Building Permit](#)  
[Planning Package](#)  
[Noticing Package](#)

## Reports

## Public Comments

## Board Member Comments

## Adjournment