



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, April 22, 2021

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.

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, Meeting ID 857 9455 7596, Passcode 297563 or online at <https://zoom.us/j/85794557596> Passcode 297563

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 March 18, 2021

Attachments: [Minutes](#)

Old Business

2 **Determination of Award for an application for 103 units from the Building Permit Allocation System "Affordable - Early Evacuation Pool" pursuant to Chapter 108, Article XII, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Attachments: [Staff Report](#)

Legislative History

3/18/21 Planning Board Withdrawn

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 Package](#)
[Non-Objection Letter - St James Church](#)
[11.19.20 Noticing Package](#)
[2.18.21 Noticing Package](#)
[Non-Objection Letter - Ward](#)

Legislative History

11/19/20	Planning Board	Postponed
12/17/20	Planning Board	Postponed
1/21/21	Planning Board	Postponed
2/18/21	Planning Board	Postponed
3/18/21	Planning Board	Postponed

4

Variance - 3528 Eagle Avenue (RE # 00052620-000000) -

A request for variances to the minimum rear-yard setback, maximum allowable impervious surface and maximum allowable building coverage requirements in order to convert a rear non-complying accessory structure into an affordable housing unit in the Single Family (SF) zoning district pursuant to Sections

90-395, 122-233, 122-238 (6) a.3., and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[6.18.20 Noticing Package](#)

[Objection Fossum](#)

[*Large File* Objection 1 Creighton](#)

[Objection 2 Creighton](#)

[Objection Trujillo](#)

[Objection Owens](#)

[Objection - Owens 2](#)

[Objection Oropeza](#)

[4.22.21 Noticing Package](#)

[Objection 3 Creighton](#)

[Public Comment- Trujillo](#)

[Public Comment - Jones](#)

Legislative History

6/18/20	Planning Board	Postponed
7/16/20	Planning Board	Postponed

5

Variance - 615 R Grinnell Street (RE# 00010860-000000)

- A request for variances in order to construct a roof over an existing deck on property located within the Historic High Density (HHDR) zoning district pursuant to Sections 90-395, 122-630(6)a., 122-630(6)b., 122-630(4)b., and 122-1181.

Attachments: [Staff Report](#)

[Package](#)

[Good Neighbor Policy: Binder Letter 4.1.2021](#)

[Letter of Support - Blinckmann](#)

[LaskowSupportLetter](#)

[Noticing Package](#)

Legislative History

3/18/21

Planning Board

Postponed

6

Variance - 1524 Flagler Avenue (RE# 00062040-000000)

- A request for a variance to maximum allowed building coverage, maximum allowed impervious space, and the minimum required rear setback in order to remodel the single-family structure, construct a carport, and construct a rear addition on a property located in the Single Family (SF) zoning district pursuant to Sections 90-395, 122-238(4)a., 122-238(4)b., and 122-238(6)a.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Representative Email Documentation](#)

Legislative History

3/18/21

Planning Board

Postponed

7

Variance - 324 Virginia Street (RE# 00025990-000000) - A request to the maximum allowed building coverage, minimum allowed rear setback, minimum allowed front setback, and minimum required off-street parking in order to construct a rear dwelling unit for a property located in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-572(1), 122-600(4)a., and 122-600(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Applicant Presentation](#)

[Planning Package](#)

[Buildback Package](#)

[Noticing Package](#)

Legislative History

3/18/21

Planning Board

Postponed

8

Transient License Transfer - One (1) Transient Unit and License, and Two (2) Transient Licenses in Unassigned Status to 512 Catherine Street (RE# 00028590-000000) -

A request to transfer one transient unit and three (3) transient licenses in unassigned status, two associated with the Studios of Key West and one associated with the Hyatt licenses to a property located at 512 Catherine Street within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Sections 122-747, 122-1338, and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)[Planning Package](#)[Noticing Package](#)[Rizzo - Objection](#)[Oropeza Email to Rizzo](#)[Rizzo - Objection 2](#)[Sellers - Objection](#)[Hyatt and Hyatt Transcript](#)[Chart of Transient Licenses- Resolutions](#)[All Resolutions](#)**Legislative History**

3/18/21

Planning Board

Postponed

9

Major Development Plan and Landscape Waiver - 1319 William Street & 1316 Royal Street Units #1-6 (RE# 00036920-000000) - A request for Major Development Plan, landscape waiver, and affordable work force housing requirement linkage approvals to construct and redevelop eight (8) residential units located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 108-91 A.2.(a), Section 108-517, and Section 122-1467(1)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report Package](#)
[Noticing Package](#)
[Applicant Presentaion](#)
[Public Comment](#)
[McFarland - Support Letter](#)
[Kurkjian - Support Letter](#)
[Howard - Public Comment](#)

Legislative History

3/18/21 Planning Board Postponed

New Business

10

Withdrawn by Applicant: Variance - 1604 Rose Street (RE#00061350-000000) - A request for a variance to maximum allowed building coverage and minimum allowed side and rear setbacks in order to construct an affordable accessory housing unit on a property located in the Single Family (SF) zoning district pursuant to Sections 90-395, 122-233, 122-238 (4) a., 122-238 (6) a.2., and 122-238 (6) a.3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- 11 **After-the-Fact Variance - 3226 Eagle Avenue (RE# 00052890-001400)** - A request for an after-the-fact variance to maximum allowed building coverage, maximum allowed impervious space, minimum required open space, and minimum allowed side setback in order to maintain a nonconforming accessory structure for a property located in the Medium Density Residential (MDR) zoning district pursuant to Sections 90-395, 108-346, 122-238(4) a., 122-238 (4) b., and 122-238 (6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

- 12 **Variance - 701 Windsor Lane & 627 Elizabeth Street - (RE# 00018700-000100 & 00011920-000000)** - A request for variances to the maximum impervious surface ratio, maximum building coverage, minimum side yard setbacks, and the minimum open space requirements in order to elevate, to renovate and demolish portions of an existing one story single family residence on property located within the Historic High Density (HHDR) zoning district pursuant to Sections 90-395, 122-630(4)b., 122-630(6)b., 122-630(6)c., and 108-346 of the Land development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Package](#)
[Noticing Package](#)
[Letter of Support - Browne](#)
[Letter of Support - Murray](#)
[Letter of Support - Ginty](#)
[Good Neighbor Correspondence - Trepanier](#)

13

Variance - 2827 Harris Avenue (RE# 00067390-000000) -

A request for variances to the maximum building coverage, maximum impervious surface ratio, and the minimum front yard setback in order to construct a two-story rear addition to a one-story single-family house, and a front porch expansion on property located within the Single Family (SF) zoning district pursuant to Sections 90-395, 122-238(4)a., 122-238(4)b., and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

14

Variance - 814 Catherine Street (RE# 00029620-000000)

- A request for a variance to the maximum building coverage, and minimum side yard setbacks in order to construct a side addition to the single-family residence on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600(4)a., 122-600(6)b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Package](#)
[Noticing Package](#)
[Representative Email Documentation](#)

15

Variance - 608 Griffin Lane (RE# 00011200-000000) - A request for variances for the minimum side yard setback, and the maximum thirty percent rear yard coverage in order to renovate a two-story framed single family house, construct a rear addition, pool house, pool, and a terrace on property located within the Historic High Density (HHDR) zoning district pursuant to Sections 90-395, 1220630(6)b., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Reports

Public Comments

Board Member Comments

Adjournment