



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, February 17, 2022

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.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

You may also attend these meetings virtually via Zoom by telephoning 312-626-6799, Meeting ID: 832 1881 1145, Passcode: 588443 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/83218811145> Passcode: 588443

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 January 20, 2022

Attachments: [Minutes](#)

New Business

2 **Variance - 529 United Street (RE# 00028790-000100):** A request for a variance from required parking for property located within the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) Zoning District pursuant to Sections 108- 572 and 108-575 (5) and 122-776(b) of the City of Key West Land Development Regulations.

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

3 **Conditional Use - 529 United Street (RE# 00028790-000100):** A request for conditional use approval to increase the seating capacity within an existing food service restaurant, located in the Historic Neighborhood Commercial - Truman Simonton (HNC-1) Zoning District, pursuant to Section 122-63(e) and Section 122-808 of the City of Key West Land Development Regulations.

- Attachments:** [DRC Planning Package](#)
 [Floodplain Comments](#)
 [Utilities Comments](#)
 [Multi Modal Coordinator Comments](#)
 [Keys Energy Comments](#)
 [Engineering Comments](#)
 [Noticing Package](#)
 [*Large File* Revised Planning Package](#)
 [Staff Report](#)
 [Applicant Presentation](#)

Legislative History

5/27/21	Development Review Committee	Received and Filed
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4

Amendment to a Development Agreement - 541 White Street (RE# 00006730-000200) A request for an Amendment to a Development Agreement to construct 48 affordable workforce housing units in the Historic Special Medium Density Residential (HSMDR) zoning district pursuant to Section 90-689 and 122-611 of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)

[Proposed Amended Development Agreement](#)

[Redlined Development Agreement](#)

[*Large File* Revised Planning Package](#)

[*Large File* Plans - Revised 1.6.22](#)

[*Large File* Architectural Renderings](#)

[Bender & Associates Architects Narrative](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[*Large File* DRC Planning Package](#)

[Submitted Response to Corradino 11.30.21](#)

[Height Reference Point Determination](#)

[Noticing Package](#)

Legislative History

12/16/21	Development Review Committee	Received and Filed
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5

Major Development Plan and Landscape Waiver - 541 White Street (RE# 00006730-000200) - A request for approval of a Major Development Plan and Landscape Waiver to construct 48 affordable workforce housing units in the Historic Special Medium Density Residential (HSMDR) zoning district pursuant to Section 108-91 and Subdivision III-Historic Special Medium Density Residential District of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)

[*Large File* Revised Planning Package](#)

[*Large File* Plans - Revised 1.6.22](#)

[*Large File* Revised Landscape Plans](#)

[*Large File* Architectural Renderings 12.7.21](#)

[Bender & Associates Architects Narrative](#)

[DRC Utilities Comments](#)

[Keys Energy Comments](#)

[*Large File* DRC Planning Package](#)

[Traffic Analysis Response](#)

[Submitted Response to Corradino 11.30.21](#)

[Noticing Package](#)

Legislative History

12/16/21	Development Review Committee	Received and Filed
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6

Text amendment to the Historic Architectural Review Commission's 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 guidelines for Windows and shutters 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](#)

[Ordinance](#)

[Planning Board Resolution](#)

[Chapter 163 Section 04 - Florida Statutes Energy Devices Based on Renewable](#)

[List of buildings and sites individually listed in the National Register of Historic P](#)

7

Text amendment to the Land Development Regulations

- A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 102 of the Code of Ordinances entitled "Historic Preservation", Article IV entitled "Certificate of Appropriateness" by amending Division 2, entitled "Economic Hardship" by increasing the maximum household income for applicants seeking substitution of alternative building materials for historic or traditional materials; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Staff Report](#)

[Ordinance](#)

[Planning Board Resolution](#)

[2021 Work Force Housing Income Limits](#)

Reports**Public Comments****Board Member Comments****Adjournment**