



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, April 21, 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: 817 5531 4677, Passcode: 215478 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/81755314677> Passcode: 215478

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 March 17, 2022

Attachments: [Minutes](#)

Old Business

2

Proposed to be Postponed: 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 the 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, and 9-4.1.3 as well as amendments to the section entitled, Data and Analysis, Chapter 5, Section 5.2 Potable Water.

Attachments: [Staff Report](#)

[Water Supply Facilities Work Plan](#)

[Redlined Water Supply Facilities Work Plan](#)

Legislative History

3/17/22	Planning Board	Postponed
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3

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](#)

[Noticing Package - April](#)

[February Planning Board Staff Report](#)

[*Large File* Planning Board 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 - February](#)

Legislative History

12/16/21	Development Review Committee	Received and Filed
2/17/22	Planning Board	Approved

New Business

- 4 **Transfer of a Transient Unit License** - A request to transfer one (1) transient unit license from 921 Center Street #3 (RE# 00017720-000300) the sender site, to a property located at 314 Duval Street (RE# 00004420-000000), the receiver site. The sender site is located within the Historic High Density Residential (HHDR) zoning district and the receiver site is located within the Historic Residential Commercial Core - 1 (HRCC-1) zoning district, pursuant to Sections 122-627, 122-687, and Article V, Division 6, Transient Units of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Applicant's Presentation](#)

- 5 **Variance - 1103 Watson Street (RE# 00033480-000000)** - A request for a variance to exceed the allowable maximum building coverage and request for a variance to exceed the allowable maximum impervious surface ratio for property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395 and 122-600 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

- 6 **Alcohol Sales Special Exception - 422 Eaton Street (RE#00006580-000000)** - A request for a special exception to add the sale of beer and wine at a proposed restaurant in the Historic Residential Commercial Core - 1 Duval Street Gulfside District (HRCC-1) zoning district pursuant to Sections 18-27, 18-28, and 18-610 of the City of Key West Code of Ordinances.

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

- 7 **Variance - 1202 Royal Street (RE# 00029450-000000) - A** request for a variance to exceed the allowable maximum building coverage, exceed the allowable maximum impervious surface ratio, exceed the maximum rear yard coverage for accessory structures, and a request for a variance from the side and rear setback requirements, for a property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395 and 122-600 and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

- 8 **Variance - 205 Julia Street (RE# 00026860-000000) - A** request for variances from the required front, rear and side setbacks, and a variance request for exceeding the maximum building coverage, for property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-28(b) and 122-600 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

- 9 **Variance - 1311 Grinnell Street (RE# 00039410-000000) -**
Variance request for exceeding the allowed maximum building coverage for an existing non-conforming building, impervious surface ratio, minimum open space, and street side setback at a residence in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-346 (b) and 122-600 (4)a., Section 122-600 (4)b., Section 122-600(6)d. and Section 122-1145 (1) b. of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Applicant's Presentation](#)

- 10 **Variance - 1010-1012 Olivia Street (RE# 000208500-000100) -** A request for a variance to exceed the allowed front and rear yard setbacks and building coverage for a property located within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395, Section 122-630(6)a, Section 122-630 (6)c and Section 122-630 (4)a of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Public Comment](#)

11

Conditional Use - 804 Caroline Street (RE#

00003200-000000): A request for a conditional use for a walk-up Italian ice food/beverage kiosk, excluding drive-through, located in an existing accessory structure in the Historic Neighborhood Commercial (HNC-2) zoning district, pursuant to section 122-836 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[DRC Utilities Comments](#)

[DRC Engineering Comments](#)

Legislative History

2/24/22

Development Review
Committee

Received and Filed

12

Variance - 819 Georgia Street - (RE#00025350-000000) -

Variance request for non-complying side yard setbacks, building coverage, minimum open space and maximum impervious surface in the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, 122-600(4), 122-600(6), and 108-346 of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

- 13 **Variance - 529 Eaton Street (RE# 00004140-000000)** - A variance request for non-complying front and side yard setbacks, maximum impervious surface, building coverage, and minimum open space requirements in the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Section 90-395, 122-810(4), 122-810(6), and 108-346 of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

- 14 **Text Amendment of the Code of Ordinances** - A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 86 of the Code of Ordinances, entitled “General provisions” by amending Section 86-9, entitled “Definition of terms” to amend the definition of ‘Variance’; by amending Chapter 122 of the Code of Ordinances, entitled “Zoning” by amending Section 122-28, entitled “Replacement or reconstruction” and Section 122-32 by clarifying when a variance is needed; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)

[Proposed Ordinance](#)

Reports

Public Comment

Board Member Comment

Adjournment