



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, May 19, 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 646-558-8656, Meeting ID: 844 1905 0423, Passcode: 264996 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/84419050423> Passcode: 264996

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 April 21, 2022

Attachments: [Minutes](#)

Action Items

2 Election of Planning Board Chair and Vice Chair

Old Business

- 3 **1311 Grinnell Street (RE# 00039410-000000) - Variance** request for exceeding the allowed maximum building coverage for an existing non-complying 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: [Postponement Request from Applicant](#)

[Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[Applicant's Presentation](#)

Legislative History

4/21/22 Planning Board Postponed

- 4 **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 122-32, by clarifying when a variance is needed; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)

[Revised Proposed Ordinance](#)

[Proposed Ordinance Graphic Example](#)

[Staff Report 4.21.22](#)

[Proposed Ordinance 4.22.22](#)

Legislative History

4/21/22 Planning Board Postponed

- 5 **Variance - 1010-1012 Olivia Street (RE# 00020850-000100)** - Variance request for exceeding the allowed front yard setback, rear yard setback, and building coverage at a proposed residence in the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630(6)a, 122-630 (6)c and 122-630 (4)a of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)
[Revised Planning Package](#)
[Noticing Package](#)
[Public Comment](#)
[Staff Report 4.21.22](#)
[Planning Package 4.21.22](#)

Legislative History

4/21/22 Planning Board Postponed

- 6 **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](#)
[Planning Package 4.21.22](#)
[Staff Report 4.21.22](#)

Legislative History

4/21/22 Planning Board Postponed

New Business

7

Final Determination of Award for Year 9 Building Permit Allocation System (BPAS) Applications pursuant to Section 108-995 and 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Resolution](#)

[700 Front Street Planning Package](#)

[1020 Margaret Street Planning Package](#)

[1501 South Street Planning Package](#)

[913 White Street Planning Package](#)

[1307 & 1309 Whitehead Street Planning Package](#)

[2719 Staples Avenue Planning Package](#)

[704 Russell Lane Planning Package](#)

[1905 Staples Avenue Planning Package](#)

[1110 Truman Avenue Planning Package](#)

[317 Whitehead Street Planning Package](#)

[608 Duval Street Package](#)

[250 Trumbo Road Planning Package](#)

[1618 N Roosevelt Blvd Planning Package](#)

[630 Mickens Lane Planning Package](#)

[BPAS Year-9 Public Record-05.17.2022-10.44AM](#)

[255 Trumbo Village - Planning Board - Sheriff's Housing \(BPAS and MDP\)-05.1](#)

8

Variance - 532 Margaret Street (RE# 00008110-000000) -

A request for variances from the required front, side and rear setbacks, and exceedance of maximum building coverage, impervious surface ratio, and minimum open space standards for property located within the Historic Neighborhood Commercial-Truman/Simonton (HNC-2) Zoning District pursuant to Sections 90-395, 122-28(b) and 122-840 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](#)

9

Minor Development Proposal - 2224 Roosevelt Blvd (RE# 00051100-000000) A request for approval of a major modification to a property with a previously approved Minor Development Plan to construct a detached office building on a parcel located within the General Commercial (CG) zoning district pursuant to Section 108-91(C)(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[DRC Planning Package](#)

[Utilities Comments](#)

[Floodplain Comments](#)

[Keys Energy Comments](#)

[255 Trumbo Village - Planning Board - Sheriff's Housing \(BPAS and MDP\)-05.1](#)

Legislative History

11/18/21	Development Review Committee	Received and Filed
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10

Variance - 1618 N. Roosevelt Boulevard (RE# 00064910-000100) - A request for a variance to the maximum allowed impervious area and open space for a property located within the General Commercial (CG) Zoning District pursuant to Section 90-395 and Section 108-346 and Section 122-420~~Section 108-572 (16)~~, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

11

Major Development Plan and Landscape Waiver - 1618 N. Roosevelt Boulevard (RE# 00064910-000100) - A request for approval of a major development plan and landscape waiver for the construction of a 15,500 square foot auto dealership consisting of a sales and service area, service workshop (11,750 SF existing), parts department and two affordable housing residential units on the property located within the General Commercial (CG) Zoning District pursuant to Sections 108-91.B.2 (c), Section 108-517 and 122-418 (13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Revised Planning Package](#)
[Noticing Package](#)
[DRC Planning Package](#)
[Keys Energy Comments](#)
[Engineering Comments](#)

Legislative History

1/27/22	Development Review Committee	Received and Filed
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12

Major Development Plan - 255 Trumbo Road (RE# 00001720-000200) - A request for approval of a major development plan for the construction of 24 affordable housing residential units on property located within the Historic Residential Commercial Core - Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Article III through IX and 122-717(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Presentation](#)
[Staff Report](#)
[Revised Planning Package](#)
[Urban Forestry Sec 108 Review](#)
[MCSO Response](#)
[Noticing Package](#)
[DRC Planning Package](#)
[Keys Energy Comments](#)
[Utilities Comments](#)
[Multimodal Transportation Comments](#)
[Letter from Sheriff Ramsey](#)

Legislative History

1/27/22	Development Review Committee	Received and Filed
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Reports

Public Comment

Board Member Comment

Adjournment