



# 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, June 16, 2022

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.

**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 attend/participate virtually via Zoom by telephoning 646-558-8656 Meeting ID: 867 7637 5749 Passcode: 039421 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/86776375749> Passcode: 039421

**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 May 19, 2022

Attachments: [Minutes](#)

**Old Business**

2

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

**Attachments:** [Staff Report](#)  
[Revised Planning Package](#)  
[Staff Report 5.19.22](#)  
[Noticing Package](#)  
[Public Comment](#)  
[Staff Report 4.21.22](#)  
[Planning Package 4.21.22](#)

**Legislative History**

4/21/22	Planning Board	Postponed
5/19/22	Planning Board	Postponed

3

**Variance - 1202 Royal Street (RE# 00029450-000000)** - A request for a variance to 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 Section 90-395, Section 122-28(b), Section 122-600, and Section 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
5/19/22	Planning Board	Postponed

**New Business**

4

**Conditional Use - 529 Eaton Street (RE#**

**00004140-000000)** - A request for conditional use approval to allow the use of the property for small events and gatherings, located in the Historic Neighborhood Commercial One (HNC-1) Zoning District, pursuant to Section 122-62, Section 122-808(3), Section 122-776(d), and Section 108-573 of the City of Key West Land Development Regulations.

**Attachments:** [Planning Package](#)  
[Keys Energy Comments](#)  
[Noticing Package](#)

5

**Variance - 1212 Von Phister Street (RE#**

**00040650-000000)** - A request for a variance to exceed the allowed front setback and building coverage for a property located within the Single Family (SF) zoning district pursuant to Sections 90-395, Section 122-238 (4)a and Section 122-238 (6)a of the City of Key West Land Development Regulations.

**Attachments:** [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Letter of Support - Berlin](#)  
[Letter of Support - D. Fischer](#)  
[Letter of Support - Hansell](#)  
[Letter of Support - Rearick](#)  
[Letter of Support - V. Fischer](#)

6

**Variance - 2812 Staples Avenue (RE# 00066980-000000)**

- Variance request for exceeding the allowed maximum building coverage, side setback and rear setback at a residence in the Single Family (SF) zoning district pursuant to Sections 90-395, Sec. 122-238 (6)a., and Sec. 122-238 (4)a. of the City of Key West Land Development Regulations.

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

[Planning Package](#)

[Noticing Package](#)

[Public Comment - Anderson](#)

[Public Comment - Ansell](#)

[Public Comment - Cooper](#)

[Public Comment - Ford](#)

[Public Comment - Hammers](#)

[Public Comment - Ramey](#)

[Public Comment - Snediker](#)

7

**Variance - 411 Louisa Street (RE#00029190-000000) - A**

request for a variance to exceed the allowed front, side and rear setbacks, maximum impervious surface ratio and open space coverage for a property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, Section 122-630 (4), Section 122-630(6) and Section 108-346 (b) of the City of Key West Land Development Regulations.

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

[Planning Package](#)

[Public Comment - Dyer](#)

[Public Comment - Gardner](#)

[Public Comment - Hewett](#)

[Public Comment - Roy](#)

[Public Comment - Whitt](#)

[Public Comment - Beaver](#)

- 8                    **Variance - 601 Truman Avenue (RE# 00017270-000000 and 00017270-000001)** - A request for a variance to the maximum allowed impervious area, minimum open space, maximum building coverage, minimum side and rear setbacks, minimum parking spaces and size of spaces for a property located within the Historic Neighborhood Commercial-1 (HNC-1) Zoning District pursuant to Section 90-395 and Section 108-572 (16), of the City of Key West Land Development Regulations.

**Attachments:** [Presentation](#)

[Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)

- 9                    **Major Development Plan, Conditional Use & Landscape Waiver - 601 Truman Avenue (RE# 00017270-000000 and 00017270-000001)** - A request for approval of a major development plan, conditional use, and landscape waiver for a mixed use development located at 601 Truman Avenue and 919 Simonton Street in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 108-91.A.2(b), 108-517, 122-62, and 122-808 of the City of Key West Land Development Regulations.

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

[Planning Package](#)

[Revised Phasing Memo](#)

[Phasing Memo Communications](#)

[Noticing Package](#)

[Applicant's DRC Response Memo \(1\)](#)

[Applicant's DRC Response Memo \(2\)](#)

[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)

[Presentation](#)

- 10                    **Alcohol Sales Special Exception - 601 Truman Avenue (RE# 00017270-000000)** - A request for approval for special exception to allow the sale of beer and wine at a restaurant to be located in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 18-27 and 18-28 of the City of Key West Land Development Regulations.

Attachments: [Staff Report](#)  
[Planning Package](#)  
[Letter from Neighboring Church](#)  
[Noticing Package](#)  
[Presentation](#)

- 11                    **Text Amendment of the Code of Ordinances** - A resolution of the City of Key West Planning Board recommending an ordinance to City Commission to amend Chapter 122 of the Code of Ordinances, titled "Zoning", Article V titled "Supplementary district regulations", by adding Division 15 titled "Short term rentals"; by creating Sec. 122-1560 titled "Purpose and intent"; by creating Sec. 122-1561 titled "Applications", by creating Sec. 122-1562 titled "Rebuttable presumptions of violation; by creating Sec. 122-1563 titled "Regulations"; by creating Sec. 122-1564 titled "Zoning districts"; by creating Sec. 122-1565 titled "Fees"; by creating Sec. 122-1566 titled "Penalties" pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Staff Report](#)  
[Proposed Ordinance](#)  
[Proposed Resolution](#)

## Reports

## Public Comment

## Board Member Comment

## Adjournment

