



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Planning Board

Thursday, July 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 attend/participate virtually via Zoom by telephoning 301-715-8592 Meeting ID: 876 1880 6656 Passcode: 447708 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/87618806656> Passcode: 447708

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 June 16, 2022

Attachments: [Minutes](#)

Presentations

2 Demetria Simpson, Key West Housing & Community Development Manager

Old Business

3

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: [Staff Report](#)

[Planning Package](#)

[FDEP Environmental Statement & Memo from Applicant](#)

[Applicant's Presentation 7.21.22](#)

[Noticing Package](#)

[Staff Report 6.16.22](#)

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

Legislative History

6/16/22

Planning Board

Postponed

4

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](#)

[Applicant's Presentation 7.21.22](#)

[Applicant's Requested Revision to Conditions - 7.19.22](#)

[Applicant's Requested Revision to Condition - 7.20.22](#)

[FDEP Environmental Statement & Memo from Applicant](#)

[Noticing Package](#)

[Staff Report 6.16.22](#)

[Revised Phasing Memo](#)

[Phasing Memo Communications](#)

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

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

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

Legislative History

6/16/22

Planning Board

Postponed

5

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](#)

[Requested Revisions to Conditions-Submission-07.18.2022](#)

[Presentation from Applicant 7.21.22](#)

[Letter from Neighboring Church](#)

[Staff Report 6.16.22](#)

[Noticing Package](#)

Legislative History

6/16/22 Planning Board Postponed

6

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: [Staff Report](#)

[Planning Package](#)

[Keys Energy Comments](#)

[Noticing Package](#)

Legislative History

6/16/22 Planning Board Postponed

New Business

7

Conditional Use - 431 Front Street (RE# 0000150-000000) A request for a conditional use for an operation of a walk-up frozen drink bar in the Historic Residential Commercial Core (HRCC-1) zoning district, pursuant to Section 122-62, Section 122-686 (a), and Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Legislative History

5/26/22	Development Review Committee	Received and Filed
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8

Transfer of a Transient Unit License - A request to transfer one (1) transient unit license to a property located at 514 Louisa Street (RE# 00028880-000000) the receiver site. The sender site license is currently unassigned and associated with a Hyatt license from Resolution 2015-23 to a property located at 514 Louisa Street, the receiver site. The receiver site is located within the Historic Residential Commercial Core - 1 (HRCC-1) zoning district, pursuant to Sections 122-627, 122-687, 122-1228, 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](#)
[Keys Energy Comments](#)
[Noticing Package](#)

Legislative History

5/26/22	Development Review Committee	Received and Filed
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Reports

Public Comment

Board Member Comment

Adjournment