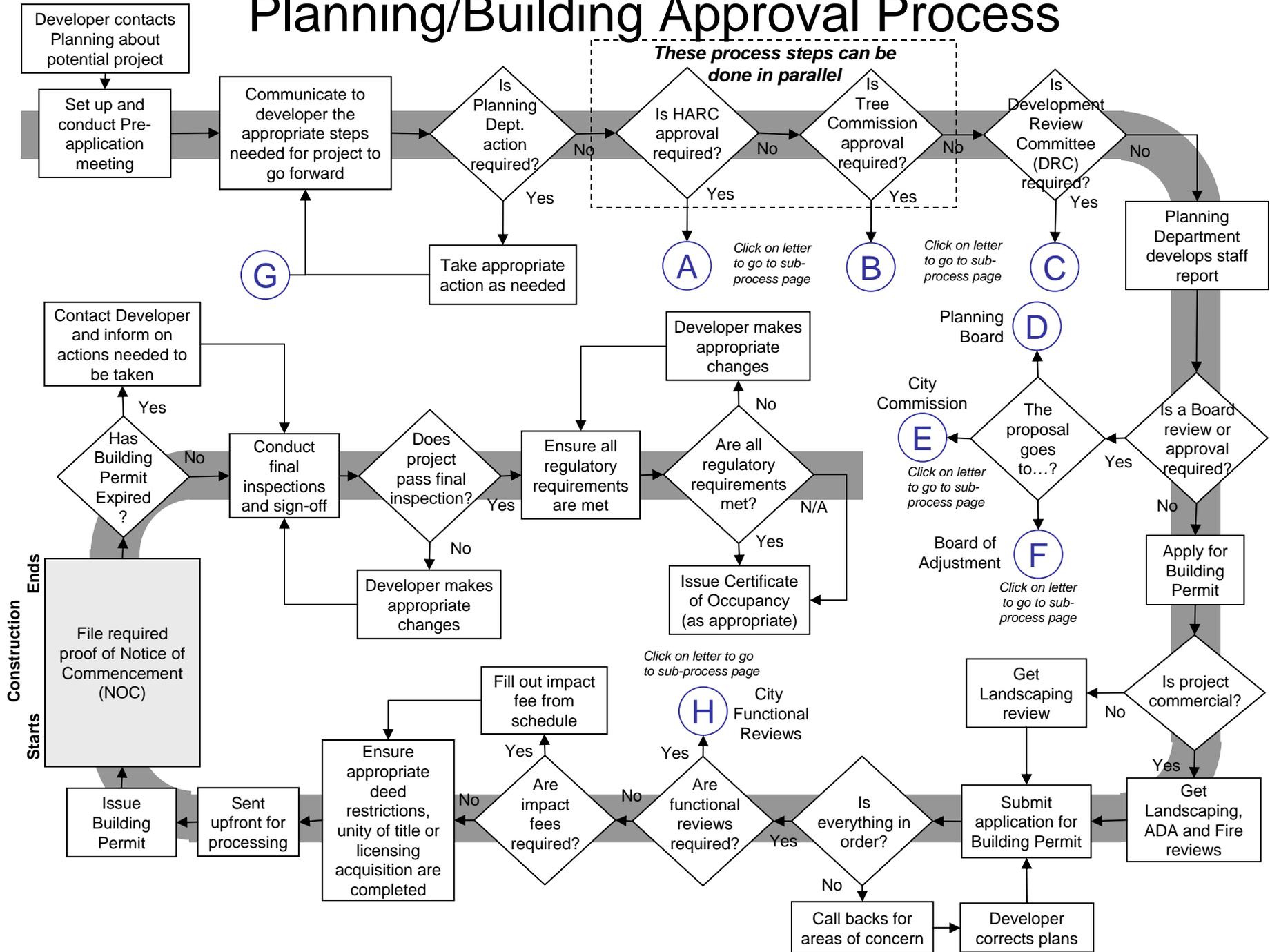
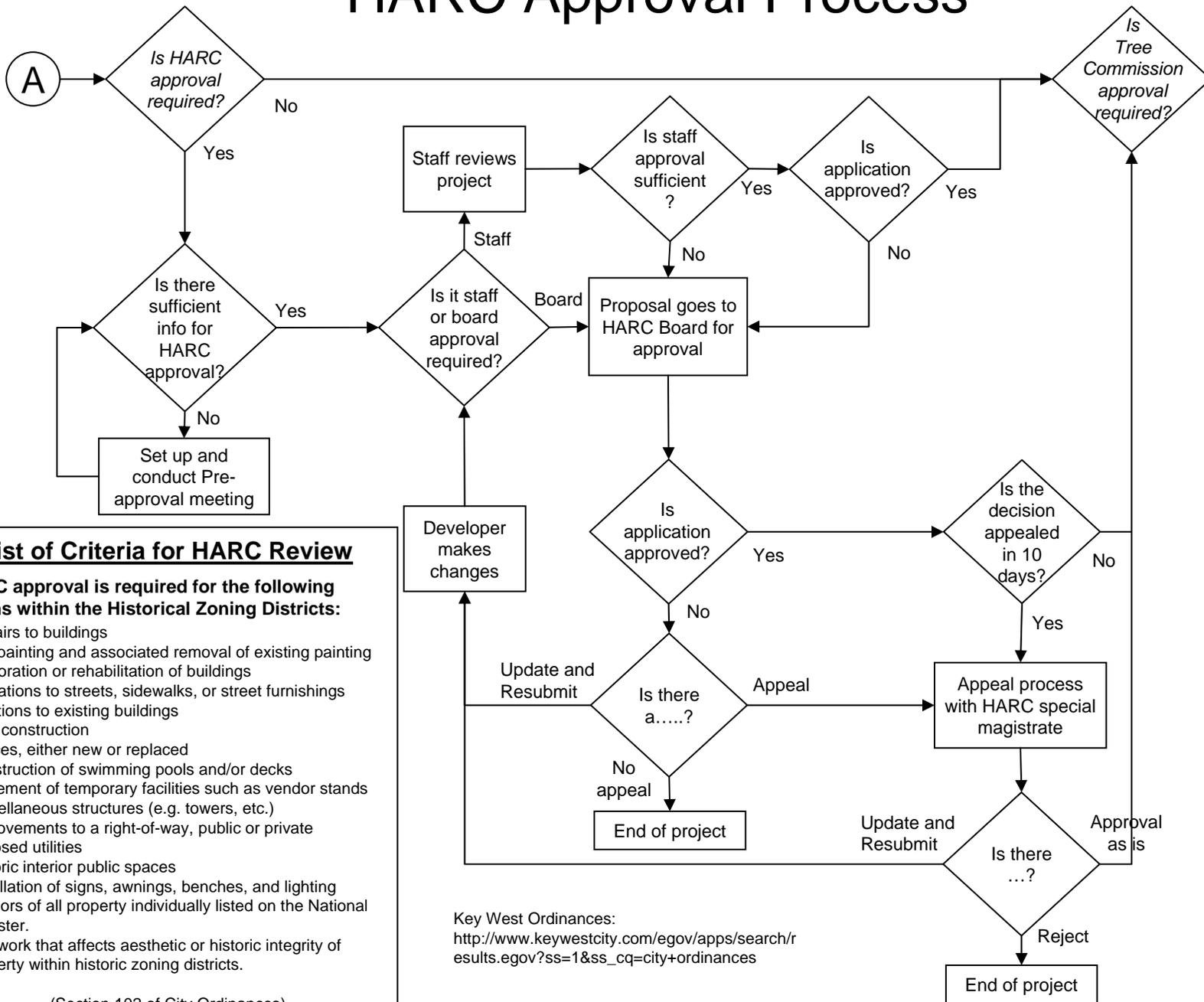


Planning/Building Approval Process



HARC Approval Process

[Click here to go back to main process](#)



List of Criteria for HARC Review

HARC approval is required for the following items within the Historical Zoning Districts:

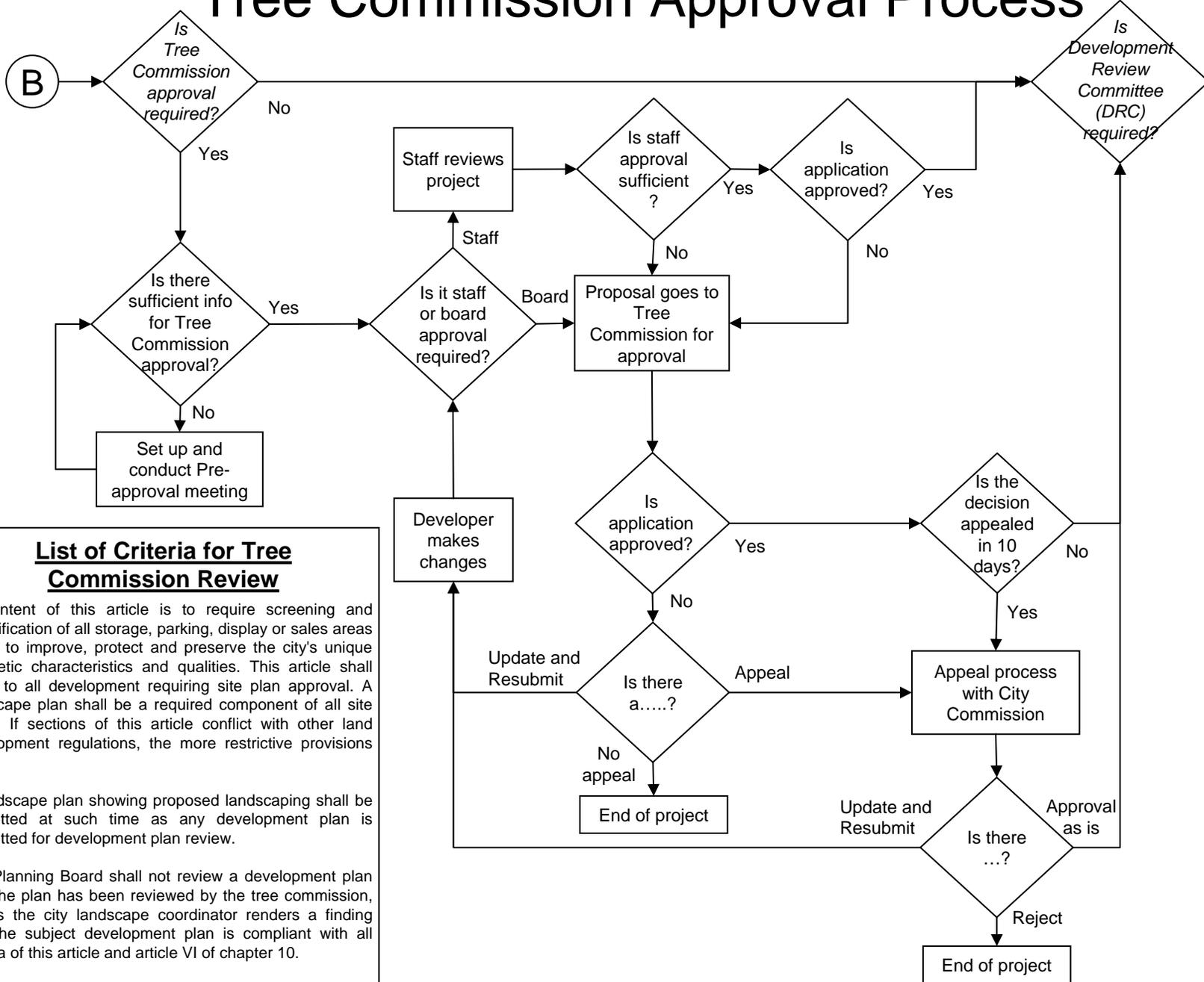
- Repairs to buildings
- Any painting and associated removal of existing painting
- Restoration or rehabilitation of buildings
- Alterations to streets, sidewalks, or street furnishings
- Additions to existing buildings
- New construction
- Fences, either new or replaced
- Construction of swimming pools and/or decks
- Placement of temporary facilities such as vendor stands
- Miscellaneous structures (e.g. towers, etc.)
- Improvements to a right-of-way, public or private
- Exposed utilities
- Historic interior public spaces
- Installation of signs, awnings, benches, and lighting
- Interiors of all property individually listed on the National Register.
- Any work that affects aesthetic or historic integrity of property within historic zoning districts.

(Section 102 of City Ordinances)

Key West Ordinances:
http://www.keywestcity.com/egov/apps/search/results.egov?ss=1&ss_cq=city+ordinances

Tree Commission Approval Process

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List of Criteria for Tree Commission Review

The intent of this article is to require screening and beautification of all storage, parking, display or sales areas so as to improve, protect and preserve the city's unique aesthetic characteristics and qualities. This article shall apply to all development requiring site plan approval. A landscape plan shall be a required component of all site plans. If sections of this article conflict with other land development regulations, the more restrictive provisions apply.

A landscape plan showing proposed landscaping shall be submitted at such time as any development plan is submitted for development plan review.

The Planning Board shall not review a development plan until the plan has been reviewed by the tree commission, unless the city landscape coordinator renders a finding that the subject development plan is compliant with all criteria of this article and article VI of chapter 10.

(Section 108, Article IV of the City Code of Ordinances).

DRC Committees Review Process

List of Criteria for Development Review Committee Review

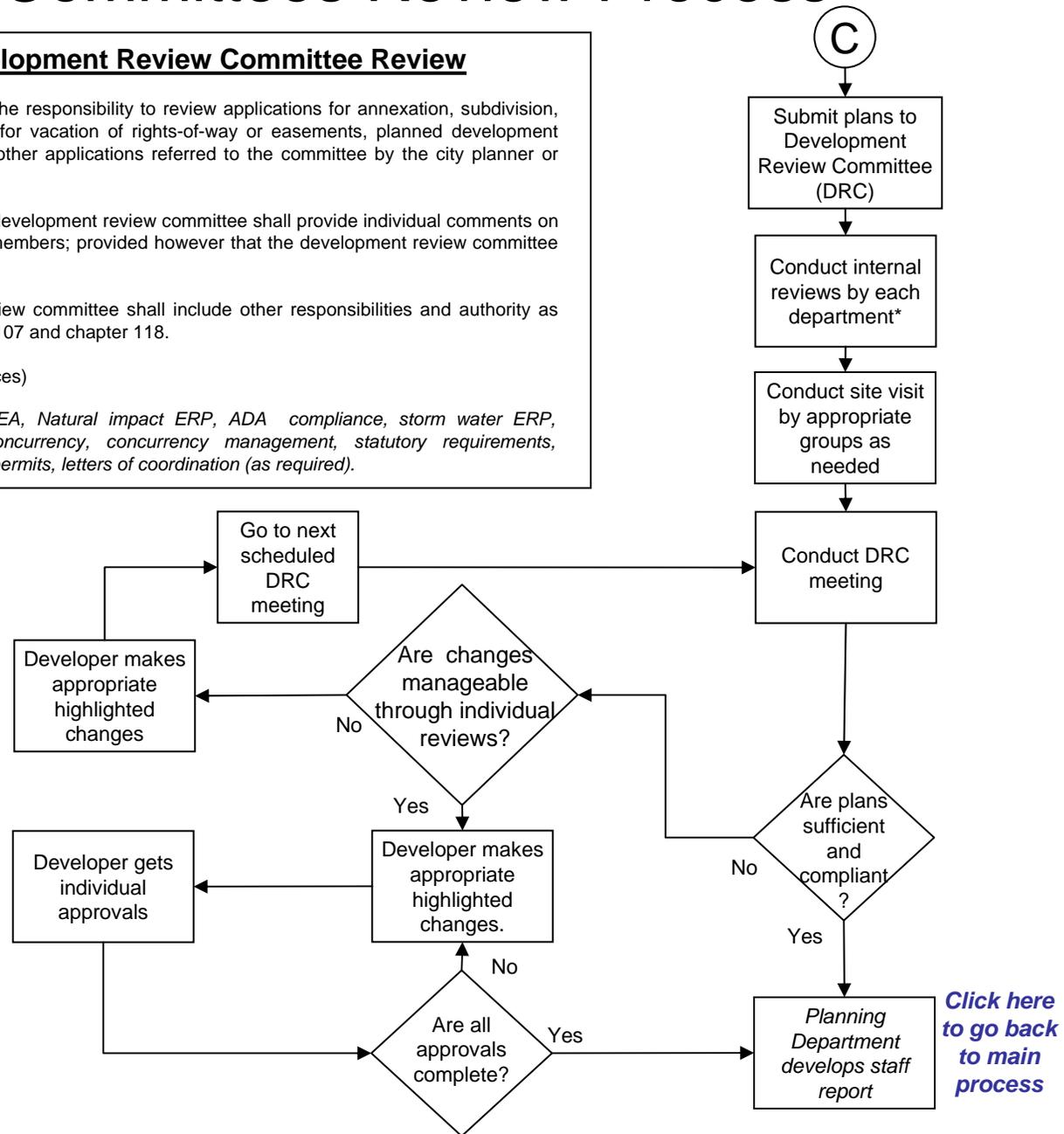
The development review committee shall have the responsibility to review applications for annexation, subdivision, development plans, conditional uses, requests for vacation of rights-of-way or easements, planned development projects, developments of regional impact and other applications referred to the committee by the city planner or other members.

In reviewing such applications, members of the development review committee shall provide individual comments on the project and respond to comments by other members; provided however that the development review committee shall not provide a formal recommendation.

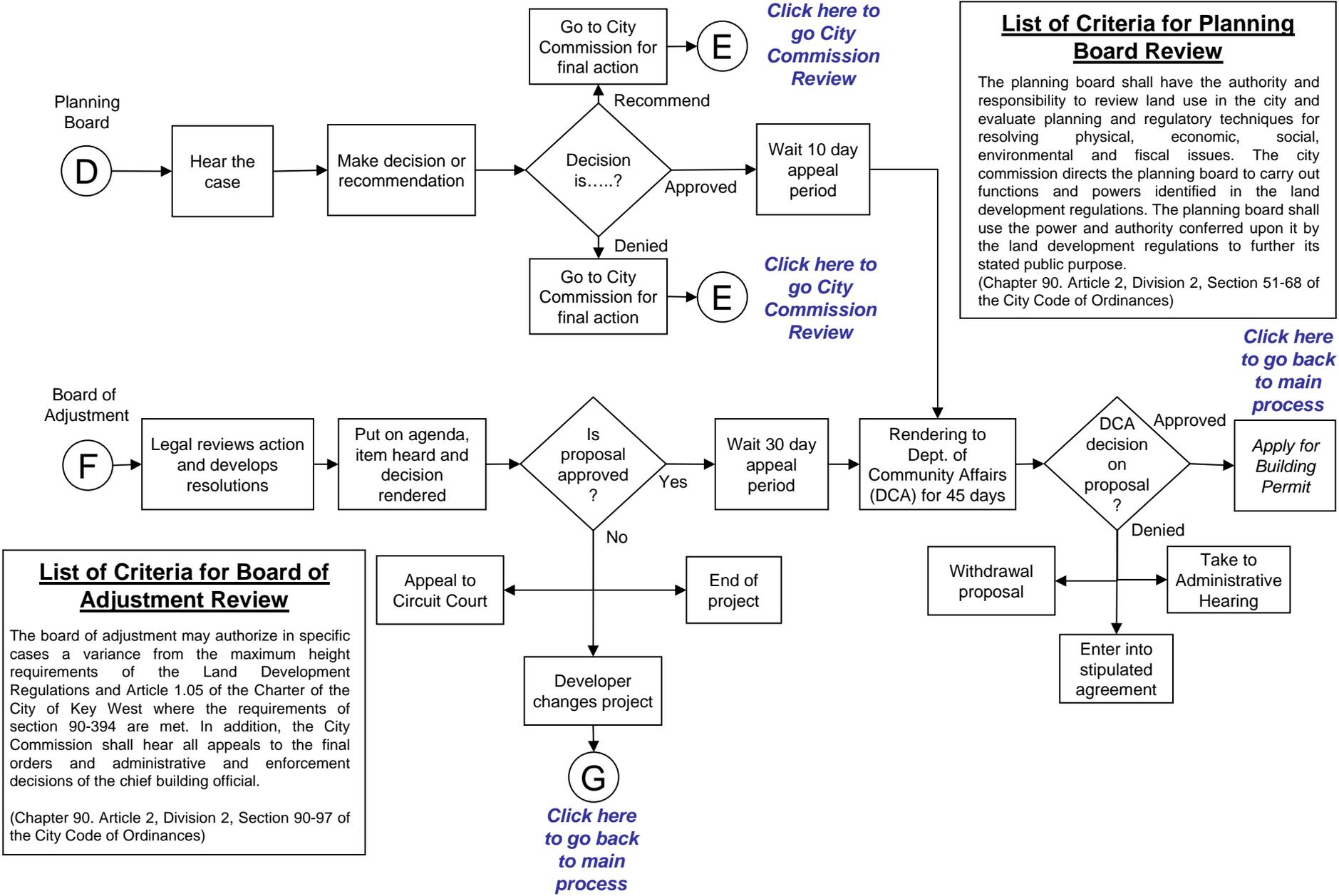
The powers and duties of the development review committee shall include other responsibilities and authority as specifically set forth in the article and in chapter 107 and chapter 118.

(Chapter 18, Article 2, Division 1 of City Ordinances)

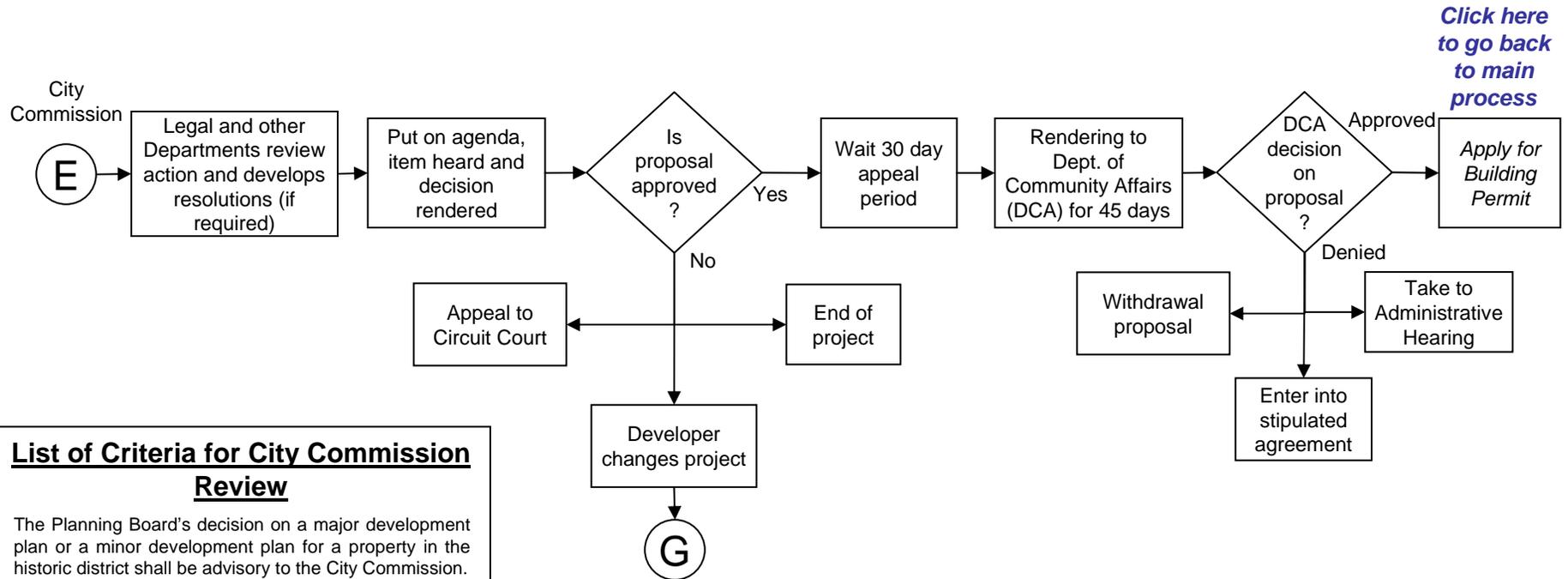
**Reviews include the following: HARC, FMEA, Natural impact ERP, ADA compliance, storm water ERP, transportation, biologist, bike, recreation concurrency, concurrency management, statutory requirements, fire/safety, landscape, environmental resource permits, letters of coordination (as required).*



Review Planning Board & Board of Adjustment Process



City Commission Review Process



[Click here to go back to main process](#)

[Click here to go back to main process](#)

List of Criteria for City Commission Review

The Planning Board's decision on a major development plan or a minor development plan for a property in the historic district shall be advisory to the City Commission.

(Section 108-196 of the City Code of Ordinances)

The City Commission may enter into Development Agreements with the legal and equitable owners of real property within or to be annexed to the city limits as is authorized in F.S. 163.3220.

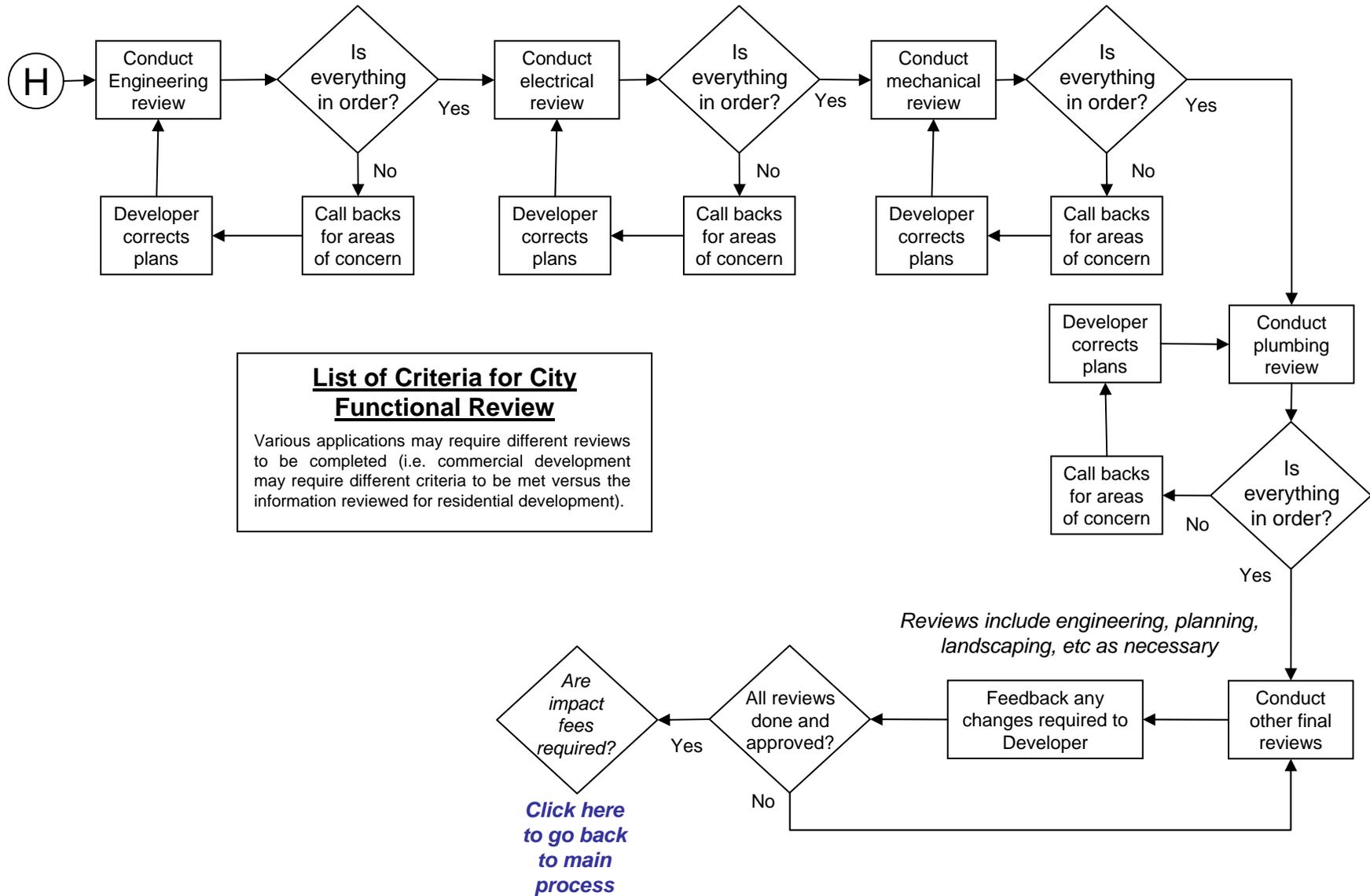
(Section 90-676 of the City Code of Ordinances).

A proposal to vacate a public easement or right of way may be initiated by a vote of the City Commission or upon the filing of an application, by one or more owners of property within the City

(Section 90-586 of the City Code of Ordinances).

Conduct City Functional Review Process

City Functional Reviews can be done in parallel



List of Criteria for City Functional Review
 Various applications may require different reviews to be completed (i.e. commercial development may require different criteria to be met versus the information reviewed for residential development).

Reviews include engineering, planning, landscaping, etc as necessary