



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Monday, December 19, 2022

5:00 PM

City Hall

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#### SPECIAL MEETING

**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.

**Call Meeting To Order - 5:00 P.M.**

#### Roll Call

**Absent** 1 - Vice Chair Gilleran

**Present** 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Administering the Oath by the Clerk of the Board

#### Approval of Minutes

1 November 17, 2022

Attachments: [Minutes](#)

A motion was made by Mr. Russo, seconded by Mr. Browning, that the Minutes be Approved. The motion passed by unanimous vote.

#### Old Business

2

**Request for Postponement by Applicant: Variance - 10 Lowes Lane (RE# 00007530-000000)** - A request for a variance to the minimum required front, side, and rear setbacks, and the minimum required open space in order to remodel an existing single-family home on a parcel located within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395, 122-630(6)a., 122-630(6)b., 122-630(6)c., and 108-346(b) of the Land Development Regulations of the City of Key West, Florida.

- Attachments:**
- [Staff Report](#)
  - [Noticing Package 12.19.22](#)
  - [Planning Package 12.19.22](#)
  - [Noticing Package 11.17.22](#)
  - [1009 Southard Street Statement 11.10.2022](#)
  - [1009 Southard Street Statement 11.11.2022](#)
  - [1009 Southard Street Statement 11.14.2022](#)
  - [Request for Postponement](#)
  - [1013 Southard Street Objection 11.14.2022](#)
  - [1017 Southard Street Objection Comments 11.21.2022](#)
  - [1017 Southard Street Statement 11.21.2022](#)
  - [1017 Southard Street Postponement Request](#)
  - [1013 Southard Street Postponement Request](#)
  - [Applicant Response to Postponement Requests](#)
  - [Request for Postponement 12/13/2022](#)

**Postponed to January 19, 2023**

**New Business**

3

**Variance and Parking Agreement - 918 Fort Street (RE# 00001630-000801)** - A request for approval of a bicycle substitution variance, a parking variance and a parking agreement with the City of Key West for the construction of 126 affordable housing residential units on property located within the Historic Neighborhood Commercial 4 - Bahama Village Truman Waterfront (HNC-4) Zoning District pursuant to Sections 90-395, 108-244, 108-572, 108-574, 108-576, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**    [Staff Report](#)  
                              [Parking Agreement](#)  
                              [Planning Package](#)  
                              [Noticing Package 12.19.22](#)

**A motion was made by Mr. Russo, seconded by Mr. Browning, that the request for approval of a bicycle substitution be Approved. The motion carried by the following vote:**

- Absent:** 1 - Vice Chair Gilleran
- Yes:** 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Chairman Holland
- Enactment No: PB Resolution 2022-59

4

**Major Development Plan and Landscape Waiver - 918 Fort Street (RE# 00001630-000801)** - A request for approval of a major development plan and landscape waiver for the construction of 126 affordable housing residential units on property located within the Historic Neighborhood Commercial 4 - Bahama Village Truman Waterfront (HNC-4) zoning district pursuant to Chapter 108, Article III through IX 122-1467 and 122-872(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:
- [Staff Report 12.19.22](#)
  - [Parking Agreement](#)
  - [Planning Package 12.19.22](#)
  - [Noticing Package 12.19.22](#)
  - [Planning Package 11.17.22](#)
  - [Noticing Package 11.17.22](#)
  - [918 Fort Landscape plan approval 11-8-22](#)
  - [Landscape Concept Approval Letter 10-4-22](#)
  - [Planning Package - DRC](#)
  - [Multimodal Transportation Comments](#)
  - [Utilities Comments](#)
  - [Keys Energy Comments](#)
  - [Engineering Comments](#)
  - [Public Comment Chris Hamilton](#)
  - [Letter of Objection](#)

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Major Development be Approved with all amended conditions as outlined in the Staff Report and the following be added to the end of Condition #25, "The issuance of Certificate(s) of Occupancy shall not be delayed if in the event that any outstanding parking replacements have not been satisfied and the delay is attributable to the City in identifying and constructing said spaces. In such event, the Applicant shall pay to the City the average cost of construction of said spaces which shall be determined by the city engineer 30 days prior to issuance of C.O." And an additional condition added asking for the best attempts to provide appropriate habitat for migratory and indigenous birds be considered. The motion carried by the following vote:

- Absent:** 1 - Vice Chair Gilleran
- Yes:** 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2022-60

**5**                    **Text Amendment of the Comprehensive Plan - A**  
resolution of the City of Key West Planning Board recommending an ordinance to the City Commission amending the Comprehensive Plan, City of Key West’s Vision, Mission Statement and Core Value as found in Section “I. Introduction City of Key West Comprehensive Plan”; providing for inclusion in the City of Key West Comprehensive Plan; providing for an effective date.

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

**A motion was made by Ms. Henderson, seconded by Mr. Russo, that the Planning Resolution be Approved. The motion carried by the following vote:**

- Absent:** 1 - Vice Chair Gilleran
- Yes:** 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Chairman Holland
- Enactment No: PB Resolution - 2022-61

**Reports**

**Public Comment**

**Board Member Comment**

**Adjournment - 6:20 P.M.**