



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Planning Board

Thursday, September 18, 2014

6:00 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

6:00 PM

Pledge of Allegiance to the Flag

Roll Call

Absent 1 - Ms. Tennyson

Present 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

Approval of Agenda

Approved on the Consent Agenda

Approval of Minutes

August 21, 2014

Attachments: [Minutes](#)

Approved

Resolutions

OLD BUSINESS

1

Variance - 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176) - A request for variances to maximum building coverage, maximum impervious surface ratio and minimum side setback for the construction of a new second-floor additional and a new in-ground pool for an existing residence on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4) and 122-690(6)b. of the Land Development Regulations of the

Code of Ordinances of the City of Key West, Florida.
****Applicant requests postponement to 10/16/2014****

Attachments: [Postponement Request](#)

POSTPONED BY APPLICANT TO 10/16

2

Status of Nonconforming Use - 208 Telegraph Lane (RE # 00001491-000500, AK # 9100238) - A request for hearing regarding whether a use has been abandoned on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Section 122-30 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report](#)
 [Staff Timeline&Attachments](#)
 [Applicants Timeline 2008-11](#)
 [Applicants July PB Info](#)
 [Draft Resolution](#)

A motion was made by Mr. Gilleran, seconded by Ms. Spottswood, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and
 Chairman Klitenick

3

Major Development Plan and Landscape Modification / Waiver - 716-718 South Street (RE # 00036870-000000, AK # 1037681) - A request for major development plan and landscape modification / waiver approvals for the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Major DP & Landscape Package](#)
 [Public Comments as of 9/15](#)
 [Public Comments as of 9/12](#)
 [Good Neighbor Emails as of 9/17](#)
 [Public Comments as of 9/18](#)
 [Applicant Good Neighbor Docs as of 9/18](#)

Meeting went into Recess

Meeting Reconvened

A motion was made by Mr. Browning, seconded by Mr. Holland, that the Resolution be Passed with Conditions. The motion carried by the following vote:

No: 1 - Mr. Gilleran

Absent: 1 - Ms. Tennyson

Yes: 5 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

4

Variance - 618 Petronia Street (RE # 00016350-000000; AK #

1016748) - A request for a variance to side yard setback for a portion of the proposed addition in order to construct an internal staircase and second story guard rail which will house air conditioning units on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Variance Package](#)
[Correspondence / Public Comment](#)

A motion was made by Ms. Spottswood, seconded by Mr. Gilleran, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

NEW BUSINESS

5

Annual BPAS Report - Building Permit Allocation System (BPAS)

Annual Report - Presentation of the tracking and monitoring requirements as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [BPAS Annual Report](#)

A motion was made by Mr. Gilleran, seconded by Mr. Browning, that the Resolution be Passed. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

6

Variance - 1019 Varela Street (RE # 00032500-000000; AK #

1033251) - A request for variance to impervious surface ratio for site modifications to include the construction of a swimming pool with a water feature wall on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Variance Package](#)
[Public Comment](#)

A motion was made by Mr. Pike, seconded by Ms. Spottswood, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

7

Variance - 3642 Eagle Avenue (RE # 00052450-000000; AK # 1053091) - A request for variances to building coverage and impervious surface ratio in order to construct an open rear porch on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-238 (4)a. & b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Sponsors: Chairman Klitenick

Attachments: [Variance Package](#)
[Public comments \(Rev 9/18/14\)](#)

A motion was made by Mr. Browning, seconded by Mr. Holland, that the Resolution be Passed with Conditions with Conditions. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

8

Variance - 316 Admirals Lane (RE # 00004590-001674; AK # 8799489) - A request for a variance to maximum building coverage and side yard setback in order to cover and partially enclose an area between the existing carport and cottage to create storage on property located within the Historic Planned Redevelopment and Development (HPRD) zoning district pursuant to Sections 90-395, 122-990(4)a. and 122-990(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Variance Package](#)

A motion was made by Ms. Spottswood, seconded by Mr. Pike, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

9

Variance - 1322 Olivia Street (RE # 00024850-000000, AK # 1025631)
- A request for variances to maximum building coverage and minimum rear and street side setbacks in order to renovate and construct an addition to an existing two-family residential dwelling on property located within the Historic Medium Density Residential District (HMDR) Zoning District pursuant to Sections 90-395, 122-600(4)a. and 122-600(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida
****Applicant requests postponement to 10/16/2014****

Attachments: [Public Comments - REVISED 9/16/14](#)
[Postponement Request](#)

POSTPONED BY APPLICANT TO 10/16

10

Conditional Use - 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677) - A request for conditional use approval to allow new wireless antennas and a new equipment shelter on the roof of an existing hotel building on property located within the Historic Commercial Tourist (HCT) Zoning District pursuant to Sections 122-62 and 122-898(8) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Conditional Use Package - Revised 9/12/14](#)
[Photos - Ground](#)
[Photos - Roof](#)
[Authorization and Verification Forms 9/17/14](#)

A motion was made by Mr. Browning, seconded by Mr. Gilleran, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

11

Conditional Use - 201 Simonton Street (RE # 00000990-000000, AK # 1001015) - A request for conditional use approval for the renovation of 5,720 square feet of existing interior space for a rum distillery as a light industrial use on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Draft Resolution](#)
[Application Package \(5.5 MB\)](#)
[Site Photos \(32.4 MB\)](#)

A motion was made by Mr. Browning, seconded by Mr. Holland, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Ms. Tennyson

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

Planner's Report

Q&A - Items of interest from Planing Board Members

Adjournment

9:19 PM