



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Planning Board

Thursday, November 20, 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

Michael Browning arrived at 6:04 p.m.

Absent 2 - Tennyson, and Klitenick

Present 5 - Browning, Gilleran, Holland, Pike, and Spottswood

Approval of Agenda

Approved on the Consent Agenda

Approval of Minutes

Approved on the Consent Agenda

October 16, 2014

Attachments: [October 16, 2014](#)

Resolutions

Old Business

1

Variance - 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176) - A request for variances to minimum side setbacks and the minimum rear setback for the construction of a new second-floor addition and renovation of an existing residence on property located within the Historic High Density Residential (HHDR) Zoning

District pursuant to Sections 90-395 and 122-630(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

APPLICANT REQUESTS 1st POSTPONEMENT TO 1/15/2015

Attachments: [Variance package \(22.5 MB\)](#)
 [Public Comments - Revised 11/20/14](#)

2

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 3RD POSTPONEMENT TO 1/15/2015

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

3

Variance - 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554) - A request for variances to minimum lot size, minimum lot width, open space and side yard setbacks in order to allow for a subdivision of a lot with two attached single family homes constructed on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-600(5), 122-600(5)a., 122-600(6)b. and 122-1407 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Variance Pkg - revised](#)
 [BOA Resolution 03-427](#)
 [908 Terry rev 20141120 330pm](#)

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: 2 - Ms. Tennyson, and Chairman Klitenick

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

New Business

4

Variance - 1119 Johnson Street (RE # 00058470-000000; AK # 1058955) - A request for variance to construct a trellis over an entry gate on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Variance pkg](#)

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

Absent: 2 - Ms. Tennyson, and Chairman Klitenick

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

5

Variance - 1019 Flagler Avenue (RE # 00038950-000000; AK # 1039691) - A request for variance to habitable space in order to reconstruct and convert an existing accessory structure on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

A motion was made by Mr. Gilleran, seconded by Mr. Browning, that the Resolution be Postponed to January 15, 2014. The motion carried by the following vote:

Absent: 2 - Ms. Tennyson, and Chairman Klitenick

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

6

Variance - 1212 Duval Street (RE # 00029100-000000; AK # 1029882) - A request for variances to side, street side and rear yard setbacks and open space in order to construct a two story rear structure on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 108-346 and 122-750(6)b., c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Variance Pkg - revised](#)
[Public Comments - Revised](#)

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: 2 - Ms. Tennyson, and Chairman Klitenick

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

7

Alcohol Sales Special Exception - 519 Fleming Street (RE # 00006560-000000, AK # 1006793) - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Draft Resolution](#)
 [Application Package \(2.90 MB\)](#)

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

Absent: 2 - Ms. Tennyson, and Chairman Klitenick

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

8

Conditional Use - 503 Greene Street (RE # 00000520-000000, AK # 1000515) - A request for conditional use approval for the renovation of 650 square feet of existing commercial space for a bar and lounge 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(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Draft Resolution](#)
 [Application Package \(5.94 MB\)](#)

Meeting went into Recess

Meeting Reconvened

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: 2 - Ms. Tennyson, and Chairman Klitenick

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

9

Minor Development Plan - 1908 Flagler Avenue (RE # 00063450-000000; AK # 1063886) - A request for minor development plan approval for the construction of 3,444 square feet of gross nonresidential floor area for a learning center on property located within the Commercial Limited (CL) Zoning District pursuant to Sections 108-91.B.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Draft Resolution](#)
 [Application Package \(4.14 MB\)](#)

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: 2 - Ms. Tennyson, and Chairman Klitenick

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

10

Major Development Plan - 1315 Whitehead Street (RE # 00036180-000000; AK # 1037044) - A request for major development plan approval for the construction of seven permanent residential units on property located within the Historic High

Density Residential (HHDR) Zoning District pursuant to Sections 108-91.A.2.(a) and 122-627 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Draft Resolution](#)
 [Beneficial Use Documents \(2.32 MB\)](#)
 [Workforce Housing Contribution \(2.62 MB\)](#)
 [Application Package \(4.72 MB\)](#)
 [Public Comments - Revised 11/19/14](#)

A motion was made by Mr. Gilleran, seconded by Mr. Browning, that the Resolution be Passed with Conditions. The motion carried by the following vote. The Planning Board acknowledged for the record a proffer by the applicant.

Absent: 2 - Ms. Tennyson, and Chairman Klitenick

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

Planner's Reports

Q&A - Items of Interest from Planning Board Members

Adjournment

8:27 PM