



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, January 19, 2017

6:00 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.

Call Meeting To Order

6:00 PM

Roll Call

Present 7 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

Items 4, 5, 6, 10 and 12 are postponed to the February 16, 2017 Planning Board Meeting.

Approval of Minutes

1 Minutes from December Meeting

A motion was made by Mr. Jim Gilleran, seconded by Ms. Christy Spottswood, that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

- 4 WITHDRAWN BY APPLICANT - Variance - 1185 20th Street (RE # 00064950-000000; AK # 1065471)** - A request for a variance to parking requirements for 18 parking spaces on property located within the Commercial General (CG) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made that the Planning Resolution be Withdrawn. The motion passed by an unanimous vote.

- 5 Alcohol Sales Special Exception - 700 Eaton Street (RE# 00006120-000000, AK# 1006343)** - 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 Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida

A motion was made that the Planning Resolution be Postponed to the February 16, 2017 meeting. The motion passed by an unanimous vote.

- 6 An After-the-Fact Variance - 1109 Stump Lane (RE# 00007120-000000; AK# 1007382)** - A request for after-the-fact variances to rear and side setback requirements in order to raise of the walls, redesign the roof and renovate an existing accessory structure located within the Historic High Density Residential (HHDR) Zoning District.

A motion was made that the Planning Resolution be Postponed to the February 16, 2017 Meeting. The motion passed by an unanimous vote.

7

Text Amendment & Official Zoning Map Amendment - 281, 291, 301 Front Street (RE# 00000200-000102, RE# 00000200-000101, RE# 00072082-001800); 200 Greene Street (RE# 00001630-000300, RE# 0000163-000500); 310, 402, 410, 420 Wall Street (RE# 00072082- 001300, RE# 00000170-000000, RE# 00072082-001700, RE# 00072082- 003500, RE# 00072082-001200). 1 Whitehead Street (RE# 00072082-001900, RE# 00072082-001800); 205, 213 Whitehead Street (RE# 00001510-000000, RE# 00001530-000000) and other parcels with unassigned addresses (RE# 00072082-001400; RE# 00072082-001100; RE# 00072082-003700) -
A request to amend the Land Development Regulations and the Official Zoning Map from Historic Public and Semipublic Services (HPS), Historic Residential/Office (HRO), and Historic Planned Redevelopment and Development (HPRD) to Historic Mallory Square Arts and Cultural District (HMSAC) located on the properties stated above pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Browning, seconded by Mr. Gilleran, to Postpone Indefinetly. The motion failed by the following vote:

Recused: 1 - Ms. Spottswood

Yes: 3 - Mr. Browning, Mr. Gilleran and Mr. Pike.

No: 3 - Mr. Lloyd, Mr. Varela and Chairman Holland.

A motion was made by Mr. Browning, seconded by Mr. Gilleran, that the Planning Resolution be Postponed to the March 16, 2017. The motion carried by the following vote:

Recuse: 1 - Ms. Spottswood

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, Mr. Varela Sr., and Chairman Holland

- 8 **Future Land Use Amendment - 281, 291, 301 Front Street (RE# 00000200-000102; RE# 00000200-000101; RE# 00072082-001800); 200 Greene Street (RE# 00001630-000300; RE#0000163-000500); 310, 402, 410, 420 Wall Street (RE# 00072082-001300; RE# 00000170-000000; RE# 00072082-001700, RE# 00072082-003500, RE# 00072082-001200); 1 Whitehead Street (RE# 00072082-001900, RE# 00072082-001800); 205, 213 Whitehead Street (RE# 00001510-000000, RE# 00001530-000000), and other parcels with unassigned addresses (RE# 00072082-001400; RE# 00072082-001100; RE# 00072082-003700) -** A request to amend the comprehensive plan future land use map (FLUM) from Historic Residential to Historic Public & Semipublic (HPS) on the above properties pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Varela, Sr., seconded by Mr. Browning, that the Planning Resolution be Postponed to the March 16, 2017. The motion carried by the following vote:

Recuse: 1 - Ms. Spottswood

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, Mr. Varela Sr., and Chairman Holland

New Business

- 9 **Alcohol Sales Special Exception - 625-627 Truman Avenue (RE # 00018390-000000, AK # 1018881) -** 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 Neighborhood Commercial (HNC-1) Zoning District of the City of Key West, Florida.

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

Recuse: 2 - Ms. Spottswood, and Chairman Holland

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, and Mr. Varela Sr.

Enactment No: PB Res 2017-01

- 10** **Change of Non-Conforming Use - 821 Whitehead Street (RE # 00017250-000100; AK # 1017710)** - A request for change of non-conforming use in order to change the use from a commercial retail to an expansion of the café's consumption area on property located within the Historic Medium Density Residential (HMDR) Zoning District of the City of Key West, Florida.
- A motion was made that the Planning Resolution be Postponed to the February 16, 2017. The motion passed by an unanimous vote.**
- 11** Variance - 1215 Margaret Street (RE # 00029690-000000; AK # 1030457) - A request for variances to the maximum 30% rear yard coverage for an accessory structure and minimum front, rear and side setbacks in order to rebuild a covered porch, rear addition, outdoor shower and rear accessory structure on property located within the Historic Medium Density Residential (HMDR) Zoning District of the City of Key West, Florida.
- A motion was made by Mr. Varela, Sr., seconded by Ms. Spottswood, that the Planning Resolution be Passed. The motion carried by the following vote:**
- Yes:** 7 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland
- Enactment No: PB Res 2017-02
- 12** **Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102 ; RE# 00010000-000103 ; RE# 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517-519 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000)** - A request for a resolution of the City of Key West to recommend an ordinance to the City Commission amending Chapter 122 of the Code of Ordinances, entitled Zoning by amending existing Sections 122-926, 122-927, 122-928, 122-1111 and 122-1112 for the purpose of amending the Historic Residential Office Zoning District to allow additional permitted and conditional uses for the Appelrouth Business Corridor defined by the properties stated above; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.
- A motion was made that the Planning Resolution be Postponed to the February 16, 2017. The motion passed by an unanimous vote.**

Public Comments

Reports

Adjournment

7:25 PM