



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, June 20, 2019

5:00 PM

City Hall

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**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.

**ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**Call Meeting To Order at 5:03 PM**

#### Roll Call

**Absent** 1 - Mr. Varela

**Present** 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Vice Chair Gilleran, and Chairman Holland

#### Pledge of Allegiance to the Flag

**The Agenda was approved without change unanimously.**

#### Approval of Minutes

1

May 16, 2019

**Attachments:** [Minutes](#)

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

**Old Business**

- 2                    **Transient Unit & License Transfer - One (1) Unit & License assigned to 1213 Georgia Street (RE# 00035240-000000) to 328 Simonton Street (RE# 00004170-000100)** - A request to transfer one transient unit & license from property located within the Historic Medium Density Residential (HMDR) zoning district to property located within the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**    [Staff Report](#)  
[Package](#)  
[Keys Energy Comments](#)  
[Fire Comments](#)  
[Life Safety Inspection Report for 328 Simonton Street](#)  
[Utilities Comments](#)  
[Build back letter for 328 Simonton Street](#)  
[Lawful Unit Determination for 1213 Georgia Street](#)  
[Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Ms. Henderson that the Action Item be Denied. The motion carried by the following vote:

**No:** 2 - Browning, and Mr. Russo

**Absent:** 1 - Mr. Varela

**Yes:** 4 - Ms. Henderson, Mr. Lloyd, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-37

**New Business**

- 3                    **Alcohol Sales Exception - 815 Duval Street, 512 Petronia Street, 814 Center Street - (RE# 00016620-000000; 00016590-000000; 00016620-000000)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer, wine, and liquor to the guests of the hotel on

property located within the Duval Street Oceanside (HRCC-3) Zoning District pursuant to the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

**Attachments:**    [Staff Report](#)  
                              [Resolution](#)  
                              [Package](#)  
                              [Noticing Package](#)

A motion was made by Mr. Ed Russo, seconded by Mr. Michael Browning that the Action Items be Passed. The Board finds that all the standards set forth in code Section 18-28 B (2) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Alcohol Sales Special Exception be Passed subject to conditions set forth on the staff report. The motion passed by an unanimous vote.

Enactment No: PB Resolution 2019-38

4

**Exception to Outdoor Merchandise Display-217 Duval Street (RE# 00001300-000000)** A request for an Exception to Outdoor Merchandise Display for property located in the Historic Residential Commercial Core Gulfside (HRCC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**    [Staff Report](#)  
                              [Resolution](#)  
                              [\\*Large File\\* Package](#)  
                              [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Russo that the Action Item be Passed. The motion carried by the following vote:

**No:**    1 -    Vice Chair Gilleran

**Absent:**    1 -    Mr. Varela

**Yes:**    5 -    Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-39

5

**Amendment to a Conditional Use - 150 Simonton Street (RE# 00000290-000000)** - A request to amend an existing conditional use for recreational rental vehicles in order to decrease scooter count by 10 units and increase electric

car count by 10 units on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [Package](#)  
                          [Application](#)  
                          [Utilities Comments](#)  
                          [Floodplain comments](#)  
                          [Noticing Package](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Michael Browning that the Action Items be Approved. : The Board finds that Applicant's proposed Conditional Use demonstrates all the requirements of the Code Section 122-62 (C) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Application be passed subject to any conditions set forth on the staff report. The motion passed by an unanimous vote.

Enactment No: PB Resolution 2019-40

6

**Variance - 1213 Glynn R. Archer Jr. Drive (14th Street) (RE # 00065030-000000)** - A request for a variance to the front yard setback requirement in order to elevate the office structure at Stadium Mobile Home Park above base flood elevation and the addition of a lift compliant with the American Disabilities Act (ADA) for a property located within the Medium Density Residential (MDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [\\*Large File\\* Package](#)  
                          [\\*Large File\\* Noticing Package](#)  
                          [Comments in favor](#)

A motion was made by Vice Chair Jim Gilleran, seconded by Ms. Ann Henderson that the Action Items be Passed. The Board finds that all the standards set forth in code Section 90-395 (A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance be passed subject to any conditions set forth on the staff report. The motion passed by an unanimous vote.

Enactment No: PB Resolution 2019-43

7

**Conditional Use - 1327 Duval Street (RE# 00036190-000100)** - A request for a conditional use to include a bar as an accessory to a hotel on property located in the Historic Commercial Tourist (HCT) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Staff Report](#)  
[Resolution](#)  
[Package](#)  
[Noticing Package](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo that the Action Items be Passed. The Board finds that Applicant's proposed Conditional Use demonstrates all the requirements of the Code Section 122-62 (C) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Application be passed subject to any conditions set forth on the staff report. The motion passed by an unanimous vote.

Enactment No: PB Resolution 2019-42

8

**Conditional Use - 601 Front Street (RE# 00000030-000000)** - A request for a conditional use for the relocation of a recreational rental vehicle use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Staff Report](#)  
[Resolution](#)  
[Package](#)  
[Application](#)  
[Survey](#)  
[Floodplain comments](#)  
[Noticing Package](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo that the Action Items be Approved. The Board finds that Applicant's proposed Conditional Use demonstrates all the requirements of the Code Section 122-62 (C) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Application be passed subject to any conditions set forth on the staff report. The motion passed by an unanimous vote.

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Enactment No: PB Resolution 2019-41

- 9                   **Variance - 1515 4th Street (RE # 00063900-000000) - A**  
request for a variance to the rear yard setback requirement  
and building coverage to construct an addition onto the  
principal structure for a property located within the Single  
Family (SF) zoning district pursuant to the Land  
Development Regulations of the Code of Ordinances of the  
City of Key West, Florida.

**Attachments:**     [Staff Report](#)  
                          [Resolution](#)  
                          [\\*Large File\\* Package](#)  
                          [Noticing Package](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo that the  
Action Items be Passed. The Board finds that all the standards set forth in code  
Section 90-395 (A) have been met by the Applicant, that the Applicant has  
demonstrated a "Good Neighbor Policy" and that the Variance be passed  
subject to any conditions set forth on the staff report. The motion passed by an  
unanimous vote.

Enactment No: PB Resolution 2019-44

- 10                   **Postponed By Staff - Future Land Use Map (FLUM)**  
**Amendment - 318-324 Petronia Street (802-806**  
**Whitehead Street), 809 Terry Lane, and 811 Terry Lane**  
**(RE # 00014010-000000, 00014050-000000, and**  
**00014060-000000) - A request to amend the boundaries of**  
the Comprehensive Plan Future Land Use Map (FLUM)  
from Historic Residential (HR) to Historic Commercial (HC)  
for the parcels stated above pursuant to Chapter 90, Article  
VI, Division 3 of the Land Development Regulations of the  
Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [\\*Large File\\* Package](#)

Postponed

- 11                   **Official Zoning Map Amendment - 318-324 Petronia**  
**Street (802-806 Whitehead Street), 809 Terry Lane, and**  
**811 Terry Lane (RE # 00014010-000000,**  
**00014050-000000, and 00014060-000000) - A request to**  
amend the boundaries of the Official Zoning Map from

Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial District - 3 (HNC-3) for the parcels 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.

Attachments:     [\\*Large File\\* Package](#)

Postponed

12

**Variance - 1980 North Roosevelt Boulevard (RE # 00051870-000100) -** A request for variances to the minimum rear yard setback requirement and the minimum side yard setback requirement in order to construct an addition on an existing structure at property located within the Commercial General (CG) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments:     [Staff Report](#)  
[Resolution](#)  
[\\*Large File\\* Package](#)  
[Noticing Package](#)  
[Public Comment](#)  
[Site Photos](#)

A motion was made by Michael Browning, seconded by Mr. Gregory Lloyd that the Action Items be Passed. The Board finds that all the standards set forth in code Section 90-395 (A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance be passed subject to any conditions set forth on the staff report. The motion passed by an unanimous vote.

Enactment No: PB Resolution 2019-45

13

**Variances - 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) -** A request for a variance to off-street parking requirements, minimum open space requirements, and maximum allowable impervious surface for properties located within the High-Density Residential College Road District (HDR-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Staff Report](#)  
                              [Resolution](#)  
                              [\\*Large File\\* Package](#)  
                              [Noticing Package](#)  
                              [Memo from the Sustainability Coordinator and the Multimodal  
Transportation Coordinator](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo that the Action Items be Passed. The Board finds that all the standards set forth in code Section 90-395 (A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance be passed subject to any conditions set forth on the staff report. The motion passed by an unanimous vote.

Enactment No: PB Resolution 2019-46

14

**Major Development Plan and Landscape Modification / Waiver - 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) - A Major Development Plan and Landscape Modification / Waiver application for permanent residential development of 104 workforce affordable housing units on properties located within the High Density Residential College Road District (HDR-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Attachments:**     [Staff Report](#)  
                              [Resolution](#)  
                              [\\*Large File\\* Package](#)  
                              [\\*Large File\\* Traffic Study - May 2019](#)  
                              [Comments from the DRC](#)  
                              [Noticing Package](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo that the Action Items be Passed. The motion passed by an unanimous vote.

Enactment No: PB Resolution 2019-47

**Reports**

**Public Comments**

**Board Comments**



**Adjournment at 6:48 PM**