



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, November 21, 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 - 5:04 P.M.**

#### Roll Call

**Absent** 2 - Mr. Browning, and Ms. Henderson

**Present** 5 - Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

#### Pledge of Allegiance to the Flag

**Approval of Agenda - The agenda was approved unanimously as amended.**

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

#### Approval of Minutes

1

October 17, 2019

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

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

#### Action Items

2

## Proposed 2020 Meeting Dates

**Attachments:**     [2020 Planning Meeting Dates](#)

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

## Old Business

3

**Future Land Use Map (FLUM) Amendment - 318-324 Petronia Street (802-806 Whitehead Street (RE # 00014010-000000) - 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 parcel 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:**    [Staff Report](#)  
[Resolution](#)  
[\\*Large File\\* Package](#)  
[\\*Large File\\* Public Comment](#)  
[Public Comment](#)  
[Public Comment](#)  
[\\*Large File\\* Public Comment](#)  
[Public Comment](#)  
[Public Comment](#)  
[Public Comment](#)  
[\\*Very Large File\\* Public Comment](#)  
[Trepanier Presentation](#)  
[OCT noticing package](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Russo, that the Action Item be Postponed to December 19, 2019. The motion carried by the following vote:

Recuse: 1 - Mr. Varela

Absent: 2 - Mr. Browning, and Ms. Henderson

Yes: 4 - Mr. Lloyd, Mr. Russo, Vice Chair Gilleran, Chairman Holland

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the motion to Postpone be recalled. The motion carried by the following vote:

Recuse: 1 - Mr. Varela

Absent: 2 - Mr. Browning, and Ms. Henderson

Yes: 4 - Mr. Lloyd, Mr. Russo, Vice Chair Gilleran, Chairman Holland

A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Action Item be Postponed to January 16, 2020. The motion carried by the following vote:

**Recuse:** 1 - Mr. Varela

**Absent:** 2 - Mr. Browning, and Ms. Henderson

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

4

**Official Zoning Map Amendment - 318-324 Petronia Street (802-806 Whitehead Street (RE # 00014010-000000))** - 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 parcel 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:**    [Staff Report](#)  
[Resolution](#)  
[\\*Large File\\* Package](#)  
[Public Comment](#)  
[Public Comment](#)  
[Public Comment](#)  
[Public Comment](#)  
[Public Comment](#)  
[\\*Very Large File\\* Public Comment](#)  
[Public Comment](#)  
[Trepanier Presentation](#)  
[OCT noticing package](#)

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Absent: 2 - Mr. Browning, and Ms. Henderson

Yes: 4 - Mr. Lloyd, Mr. Russo, Vice Chair Gilleran, Chairman Holland

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Recuse: 1 - Mr. Varela

Absent: 2 - Mr. Browning, and Ms. Henderson

Yes: 4 - Mr. Lloyd, Mr. Russo, Vice Chair Gilleran, Chairman Holland

A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Action Item be Postponed to January 16, 2020. The motion carried by the following vote:

**Recuse:** 1 - Mr. Varela

**Absent:** 2 - Mr. Browning, and Ms. Henderson

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

5

**Text Amendment of the Land Development**

**Regulations - A Resolution of the City of Key West**

Planning Board recommending an Ordinance to the City Commission amending Chapter 86 of the Land Development Regulations, entitled "General Provisions", Section 86-9, entitled "Definition of terms"; Pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

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

Postponed to December 19, 2019

6

**Text Amendment of the Land Development**

**Regulations - A Resolution of the City of Key West**

Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled "Zoning", Section 122-1342, entitled "Historic structures"; pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

**Attachments:**    [Staff Report](#)  
                              [Resolution](#)  
                              [Ordinance 02-05](#)  
                              [Ordinance 05-09](#)

Postponed to December 19, 2019

**New Business**

7

**Conditional Use - 300 Petronia Street (RE# 00014230-000000)** - A request for a conditional use to allow for a restaurant on property located within the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to Sections 122-62 and 122-868(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Lloyd, seconded by Vice Chair Gilleran, that the Action Item be Passed with the following conditions: 1) no deep fryer will be on premises; 2) no pressure washing past 5pm; 3) no meat smokers on premises. The Board finds that the 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 granted. The motion carried by the following vote:

**Absent:** 2 - Mr. Browning, and Ms. Henderson

**Yes:** 5 - Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-81

8

**Variance - 1007 Thomas Street - (RE#**

**00025610-000000) -** A request for variances to the minimum side yard setback, minimum rear yard setback, and minimum open space requirements to install mechanical equipment, construct an addition to the rear structure, construct a rear yard deck, install off street parking and a pool. The property is located within the Historic Medium Density Residential (HMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments:     [Noticing Package](#)

Postponed to December 19, 2019

9

**Variance - 916 White Street - (RE# 00021740-000000) -**

A request for a variance to the minimum side setback requirement in order to replace the rear roof that is encroaching into the side setback. The property is located within the Historic Medium Density Residential (HMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Lloyd, seconded by Mr. 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. The motion carried by the following vote:

**Absent:** 2 - Mr. Browning, and Ms. Henderson

**Yes:** 5 - Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-82



*Meeting went into Recess - 7:04 P.M.*

*Meeting Reconvened - 7:12 P.M.*

10

**Conditional Use - 291 Front Street (RE # 00000200-000101)** - A request for a conditional use approval to allow for restaurant use with indoor consumption area on a parcel located in the Historic Planned Redevelopment and Development (HPRD) zoning district pursuant to Sections 122-62 and 122-988 (14) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Noticing Package](#)

**Withdrawn**

11

**Variance - 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000)** - A request for a variance to the required 32 off-street parking spaces for properties located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395 and 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**

Staff Report

## Package

## Resolution

## Public Comment

Public Comment

Public Comment (duplicate comment sent on Nov. 20)

Public Comment

## Public Comment

Public Comment

Public Comment

Public Comment

[Public Comment \(duplicate comment sent on Nov. 20\)](#)

Public Comment

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Public Comment (duplicate comment sent on Oct. 1)

Public Comment (duplicate comment sent on Oct. 2)

Public Comment

Public Comment

## Public Comment

Public Comment

Public Comment

Public Comment

Public Comment

Public Comment

## Noticing Package

**A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Action Item 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. The motion**

**carried by the following vote:**

**No:** 2 - Mr. Varela, and Vice Chair Gilleran

**Absent:** 2 - Mr. Browning, and Ms. Henderson

**Yes:** 3 - Mr. Lloyd, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-83

12

**Conditional Use - 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000)** - A request for conditional use approval to allow for an expansion of an educational institution and day care use on parcels located within the Historic Medium Density Residential District (HMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



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 granted. The motion carried by the following vote:

**No:** 2 - Mr. Varela, and Vice Chair Gilleran

**Absent:** 2 - Mr. Browning, and Ms. Henderson

**Yes:** 3 - Mr. Lloyd, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-84

13

**Future Land Use Map (FLUM) Amendment - 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000) - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission, proposing amendments to the Future Land Use Map of the City of Key West Comprehensive Plan for properties located at 918 Fort Street, 727 Fort Street, 101 Geraldine Street, 709 Fort Street, 100 Angela Street, 105 Geraldine Street, 110 Angela Street, 111 Geraldine Street, 112 Angela Street, 109 Geraldine Street, and 114 Angela Street; amending a portion of the Future Land Use Map from Historic Public / Semi-Public, Historic Commercial, and Historic Residential to Historic Commercial; 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; providing for severability; providing for the repeal of inconsistent provisions; providing for transmittal to the State Land Planning Agency; providing for the filing with the Secretary of State and for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.**

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

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

**Absent:** 2 - Mr. Browning, and Ms. Henderson



**Yes:** 5 - Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-85

14

**Official Zoning Map Amendment - 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000) - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission, amending the Official Zoning Map of the City of Key West, including the Historic Commercial Pedestrian-Oriented Area inset and the Official Zoning Map Legend, for the properties located at 918 Fort Street, 727 Fort Street, 101 Geraldine Street, 709 Fort Street, 100 Angela Street, 105 Geraldine Street, 110 Angela Street, 111 Geraldine Street, 112 Angela Street, 109 Geraldine Street, and 114 Angela Street; to create a new zoning subsection to be named the "Historic Neighborhood Commercial District Bahama Village Truman Waterfront" (HNC-4), providing for concurrent and conditional adoption upon adoption of Comprehensive Plan Future Land Use Map (FLUM) amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.**

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

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

**Absent:** 2 - Mr. Browning, and Ms. Henderson

**Yes:** 5 - Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-86

15

**Text Amendment of the Comprehensive Plan** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Comprehensive Plan Policy 1-1.1.4, entitled "Affordable Housing and Compact Development Incentives," to add a revised FLUM, amending Comprehensive Plan Table 1-1.1.5, to add an additional subdistrict under Historic Commercial Future Land Use District, and amending Comprehensive Plan Policy 1-1.1.9, entitled "Allowed Uses in Historic Neighborhood Commercial," to add a fifth corridor and a fourth HNC subdistrict to allow for up to 40 dwelling units per acre; pursuant to Chapter 90, Article VI, Division III; providing for repeal of inconsistent provisions; providing for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

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

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

**Absent:** 2 - Mr. Browning, and Ms. Henderson

**Yes:** 5 - Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-87

16

**Text Amendment of the Land Development**

**Regulations** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled "Zoning", Article IV, entitled "Districts", Division 8 entitled "Historic Neighborhood Commercial Districts", to create a new zoning district entitled the "Historic Neighborhood Commercial District Bahama Village Truman Waterfront" (HNC-4), providing amendments to section 122-92, entitled "Future land use map designations and zoning districts", section 122-1111, entitled "Table of land use by districts", section 122-1112, entitled "Table of permitted and conditional commercial retail uses by districts", and section 122-1151, entitled "Size and dimension"; providing for intent, permitted uses, conditional uses, prohibited uses, and dimensional requirements; providing for a residential density of up to 40 units per acre; pursuant to Chapter 90, Article VI, Division 2; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

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

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

**Absent:** 2 - Mr. Browning, and Ms. Henderson

**Yes:** 5 - Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-88

**Reports****Public Comments****Board Comments**

**Adjournment - 8:26 P.M.**