



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, January 16, 2020

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 - 5:03 P.M.**

#### Roll Call

**Present** 7 - Mr. Browning, Ms. Henderson, 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 as amended.**

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

#### Approval of Minutes

1 December 19, 2019

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

A motion was made by Vice Chair Gilleran, seconded by Mr. Russo, that the Minutes be Approved. The motion passed by a unanimous vote.

#### Old Business

2

**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](#)
  - [Staff Presentation](#)
  - [\\*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](#)
  - [October noticing package](#)
  - [Public Comment](#)
  - [Furlane Public Comment](#)

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

**No:** 2 - Ms. Henderson, and Mr. Lloyd

**Recuse:** 1 - Mr. Varela

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

Enactment No: PB Resolution 2020-01

3

**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
  - Staff Presentation
  - \*Large File\* Package
  - Public Comment
  - Public Comment
  - Public Comment
  - Public Comment
  - Public Comment
  - \*Very Large File\* Public Comment
  - Public Comment
  - Trepanier Presentation
  - October noticing package
  - Public Comment

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

**No:** 2 - Ms. Henderson, and Mr. Lloyd

**Recuse:** 1 - Mr. Varela

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

Enactment No: PB Resolution 2020-02

**5:16 P.M. - Chairman Holland left dais after passing gavel to Vice Chair Gilleran.**

**4 Postponed by Staff: 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 February 20, 2020 meeting.

**New Business**

**5 After-the-Fact Variance - 1414 Albury Street - (RE# 00024290-000000)** - A request for after-the-fact variances to the maximum building coverage, the minimum rear-yard setback and minimum side-yard setback requirements to allow for an office addition and a proposed covered walkway on property 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](#)  
[Package](#)  
[Noticing Package](#)

**A motion was made by Mr. Browning, seconded by Mr. Russo, that the Resolution be Denied. The motion carried by the following vote:**

**Absent:** 1 - Chairman Holland

**Yes:** 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Vice Chair Gilleran

Enactment No: PB Resolution 2020-03

**6 Postponed by Staff: After-the-Fact Variance - 1607 Laird Street - (RE# 00060500-000000)** - A request for after-the-fact variances to allow for an accessory structure to be located within the minimum front-yard setback and to the maximum building coverage requirement in order to install a propane tank on 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](#)  
                           [Package](#)  
                           [Noticing Package](#)

Postponed to February 20, 2020 meeting

**7 Variance - 1411 Laird Street - (RE# 00060230-000000)** - A request for variances to the maximum building coverage, maximum impervious surface area, and minimum rear-yard setback requirements in order to construct a rear addition to a two-story structure on 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](#)  
                           [Package](#)  
                           [Noticing Package](#)

**A motion was made by Mr. Browning, seconded by Mr. Varela, that the Board finds 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 Resolution be Passed subject to the conditions set forth in the staff report. The motion carried by the following vote:**

**No:** 1 - Mr. Lloyd

**Absent:** 1 - Chairman Holland

**Yes:** 5 - Mr. Browning, Ms. Henderson, Mr. Russo, Mr. Varela, and Vice Chair Gilleran

Enactment No: PB Resolution 2020-04

**8 Variance - 605 Simonton Street - (RE# 00012150-000000) - A request for variances to the maximum building coverage and minimum side-yard setback requirements in order to construct an exterior staircase and deck on property located within the Historic Neighborhood Commercial (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](#)  
                               [Resolution](#)  
                               [Package](#)  
                               [Noticing Package](#)

**A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Board finds 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 Resolution be Passed subject to the conditions set forth in the staff report. The motion carried by the following vote:**

- Absent:** 1 - Chairman Holland
- Yes:** 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Vice Chair Gilleran

Enactment No: PB Resolution 2020-05

**9 Withdrawn by Applicant: Affordable Housing Appeal - A request for relief from Section 122-1469 (4) of the Code of Ordinances has been requested by Yulia Vyatkina to consider unique circumstances to the household income requirements of Workforce Housing Applicant Eligibility, pursuant to Section 122-1469 (15) of the Code of Ordinances of the City of Key West, Florida.**

- Attachments:**    [Request to withdraw appeal by applicant](#)  
                               [January 7, 2020 approval letter from Housing Authority](#)  
                               [\\*Large File\\* Appeal Package](#)  
                               [Staff Report](#)  
                               [Resolution](#)  
                               [City of Key West Work Force Housing Limits for 2019](#)  
                               [Noticing Package](#)

**Withdrawn**

**Reports**

**Public Comments**

**Board Comments**

**Next Meeting - Thursday, February 20, 2020 @ 5 P.M.**

**Adjournment - 5:58 P.M.**