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City of Key West, FL  
Old City Hall  
510 Greene Street  
Key West FL 33040

AUDIO TRANSCRIPTION:

Planning Board  
Thursday, May 21, 2015

EXCERPT: 1:07:27 to 1:13:40

Item 7: Request by Hyatt & Hyatt, Inc. To rescind  
Planning Board Resolution Nos. 2005-040 & 2006-019

1 MR. CHAIRMAN: The next item, number seven,  
2 is a request by Hyatt & Hyatt, dissolving a  
3 previously-adopted planning board resolution.

4 And who is going to present that?

5 SPEAKER: (Inaudible) 8 --

6 SPEAKER: I think there's not a quorum for  
7 this particular item.

8 MR. CHAIRMAN: Well, Peter --

9 SPEAKER: Oh, is Peter still --

10 MR. CHAIRMAN: Peter is in the restroom.

11 SPEAKER: Oh, okay.

12 SPEAKER: We'll have to wait (inaudible) --

13 SPEAKER: Okay.

14 MR. CHAIRMAN: Hang in there, Mark. All  
15 right. Peter is not recusing on this one?

16 SPEAKER: No.

17 SPEAKER: No.

18 MR. CHAIRMAN: Okay.

19 SPEAKER: Just Richard.

20 SPEAKER: So it's -- I thought there was no  
21 presentation for number seven.

22 SPEAKER: There's a (inaudible.)

23 MR. CHAIRMAN: Let's just give it a --  
24 let's give him a couple of minutes.

25 (Inaudible conversations in the

1 background.)

2 MR. CHAIRMAN: We're on item seven, Pete.  
3 Go ahead and start, Carlene. Christy can hear  
4 you.

5 SPEAKER: Yeah, you can (inaudible).

6 CARLENE: Hi. Good evening. I'm standing  
7 in for Kevin Bond, who is on vacation.

8 This request is to rescind Planning Board  
9 Resolution 2005-40 and 2006-019. And substitute  
10 in its recognition of three transient units with  
11 licenses as assigned (sic) to any sender site.

12 Planning Board resolutions 2005-040 and  
13 2006-019 approve the transfer of three transient  
14 units and licenses from a sender site at 914  
15 Francis Street to the receiver side at 3591 South  
16 Roosevelt Drive. (Sic).

17 The units were planned to be redeveloped  
18 into a non-transient units as a part of a 20-unit  
19 market-rate residential project.

20 The development never commenced and the  
21 associated approval has expired. Since then the  
22 applicant Hyatt & Hyatt sold and transferred 14 of  
23 the 20 units as transient units with licenses to  
24 other parties.

25 The staff report reflects a history of the

1 prior transient -- transient transfers. Hyatt &  
2 Hyatt still own six remaining transient units with  
3 licenses out of 20 planned units at 3991 South  
4 Roosevelt. Three of the six remaining units are  
5 in an assigned status via Planning Board  
6 resolution 2012-41.

7 The other three units are still associated  
8 with their prior transient transfer approvals,  
9 Planning Board 2005-040 and 2006-019.

10 In order to allow the sale and transfer of  
11 all six remaining units from Hyatt & Hyatt to an  
12 eligible receiver site, the applicant requests  
13 that the Planning Board Resolution 2005-040 and  
14 2000-019 be dissolved following the same process  
15 as was done in Planning Board Resolution 2012-041.

16 If dissolved, the next step would be to  
17 obtain an approval for transient transfers of the  
18 units and the licenses from the Planning Board, as  
19 was done in 2012, the three transient units with  
20 licenses would not be assigned to a particular  
21 sender site.

22 For purposes of parity requirements of the  
23 transient transfer, each unit shall have not more  
24 than three bedrooms based on planned units at 3591  
25 South Roosevelt, and how other units from that

1 sender were redeveloped.

2 Staff recommends approval of the request  
3 with the conditions listed in the staff report.  
4 The applicant is here, should you have any  
5 questions.

6 MR. CHAIRMAN: Thank you, Carlene.

7 Any questions for staff? Come on up, Mark.

8 MARK HYATT: Mark Hyatt, 3591 South  
9 Roosevelt Boulevard.

10 MR. CHAIRMAN: Do you have anything to add  
11 to Carlene's presentation?

12 MARK HYATT: No.

13 MR. CHAIRMAN: It's pretty straightforward  
14 and you're happy with the conditions, no problem?

15 MARK HYATT: Absolutely.

16 MR. CHAIRMAN: Okay. Any questions for the  
17 applicant?

18 Anybody sign up to speak on this? Before  
19 Mike says anything. I'm just teasing.

20 SPEAKER: No one has signed up to speak.

21 MR. CHAIRMAN: Okay.

22 SPEAKER: Including Michael Browning.

23 MR. CHAIRMAN: Okay. Then I'll bring it  
24 back to the board and entertain a motion.

25 SPEAKER: (Inaudible) answer questions or

1 sleeping through (inaudible). We do not have to  
2 assign these to a specific address (inaudible)?

3 SPEAKER: That's correct. We -- we do have  
4 a -- a procedure in place to allow them to -- for  
5 lack of a better term, float over the property  
6 until they're assigned. And Caroline Walker has a  
7 way of placing them in a unassigned status so that  
8 they are still -- it's still clear what property  
9 they used to be attached to, for bookkeeping  
10 purposes, but that they can be transferred from  
11 that site.

12 SPEAKER: Okay. So when a sender site is  
13 located, that site has to come back here for  
14 approval?

15 SPEAKER: Yes. It would have to go through  
16 our transient license transfer process. And  
17 that's -- right, that's a condition to -- the  
18 three unassigned (inaudible) shall be subject to a  
19 transient transfer approval pursuant to 122.

20 SPEAKER: So then Mark doesn't have to come  
21 back here again?

22 SPEAKER: Well, he -- except that he's the  
23 -- I mean, he would be the owner of the sender  
24 site.

25 SPEAKER: I'm sorry. Receive - -- received

1 site -- receiving site.

2 SPEAKER: Well, you -- when you say he  
3 wouldn't have to come back -- I mean, he would be  
4 have to be part of the whole process to transfer  
5 them from there, but that could be handled by  
6 the -- by the owner on the receiver side.

7 SPEAKER: Yeah.

8 SPEAKER: Thank you.

9 COMMISSIONER SPOTTSWOOD: Move to approve  
10 with the conditions -- sorry. Can within.

11 COMMISSIONER BROWNING: Second.

12 MR. CHAIRMAN: Got a motion to approve with  
13 the conditions and a second. Hearing no further  
14 discussion, please call the roll.

15 THE CLERK: Michael Browning?

16 COMMISSIONER BROWNING: Yes.

17 THE CLERK: Peter Pike?

18 COMMISSIONER PIKE: Yes.

19 THE CLERK: Christy Spottswood?

20 COMMISSIONER SPOTTSWOOD: Yes.

21 THE CLERK: Sam Holland?

22 COMMISSIONER HOLLAND: Yes.

23 THE CLERK: Motion passes.

24 MR. CHAIRMAN: Thank you very much. Thank  
25 you.

1 (End of the recording.)

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C E R T I F I C A T E

I, JACKIE MENTECKY, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding, and that the transcript is a true and accurate transcription of my shorthand notes to the best of my ability taken while listening to the provided recording.

Dated this 14th day of April, 2021.



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JACKIE MENTECKY

<hr/> <p style="text-align: center;"><b>1</b></p> <hr/> <p><b>14</b> 3:22</p> <hr/> <p style="text-align: center;"><b>2</b></p> <hr/> <p><b>20</b> 3:23 4:3 <b>20-unit</b> 3:18 <b>2000-019</b> 4:14 <b>2005-040</b> 3:12 4:9,13 <b>2005-40</b> 3:9 <b>2006-019</b> 3:9, 13 4:9 <b>2012</b> 4:19 <b>2012-041</b> 4:15 <b>2012-41</b> 4:6</p> <hr/> <p style="text-align: center;"><b>3</b></p> <hr/> <p><b>3591</b> 3:15 4:24 5:8 <b>3991</b> 4:3</p> <hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p><b>8</b> 2:5</p> <hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p><b>914</b> 3:14</p> <hr/> <p style="text-align: center;"><b>A</b></p> <hr/> <p><b>Absolutely</b> 5:15 <b>add</b> 5:10 <b>ahead</b> 3:3 <b>applicant</b> 3:22 4:12 5:4,17 <b>approval</b> 3:21 4:17 5:2 <b>approvals</b> 4:8</p>	<hr/> <p><b>approve</b> 3:13 <b>assigned</b> 3:11 4:5,20</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>back</b> 5:24 <b>background</b> 3:1 <b>based</b> 4:24 <b>bedrooms</b> 4:24 <b>board</b> 2:3 3:8,12 4:5,9, 13,15,18 5:24 <b>Bond</b> 3:7 <b>Boulevard</b> 5:9 <b>bring</b> 5:23 <b>Browning</b> 5:22</p> <hr/> <p style="text-align: center;"><b>C</b></p> <hr/> <p><b>Carlene</b> 3:3,6 5:6 <b>Carlene's</b> 5:11 <b>CHAIRMAN</b> 2:1, 8,10,14,18,23 3:2 5:6,10, 13,16,21,23 <b>Christy</b> 3:3 <b>commenced</b> 3:20 <b>conditions</b> 5:3,14 <b>conversations</b> 2:25 <b>couple</b> 2:24</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>development</b> 3:20 <b>dissolved</b> 4:14,16 <b>dissolving</b> 2:2</p>	<hr/> <p><b>Drive</b> 3:16</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>eligible</b> 4:12 <b>entertain</b> 5:24 <b>evening</b> 3:6 <b>expired</b> 3:21</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>Francis</b> 3:15</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>give</b> 2:23,24 <b>Good</b> 3:6</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>Hang</b> 2:14 <b>happy</b> 5:14 <b>hear</b> 3:3 <b>history</b> 3:25 <b>Hyatt</b> 2:2 3:22 4:1,2,11 5:8,12,15</p> <hr/> <p style="text-align: center;"><b>I</b></p> <hr/> <p><b>inaudible</b> 2:5,12,22,25 3:5 5:25 <b>Including</b> 5:22 <b>item</b> 2:1,7 3:2</p> <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p><b>Kevin</b> 3:7</p>	<hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p><b>licenses</b> 3:11,14,23 4:3,18,20 <b>listed</b> 5:3</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>Mark</b> 2:14 5:7,8,12,15 <b>market-rate</b> 3:19 <b>Michael</b> 5:22 <b>Mike</b> 5:19 <b>minutes</b> 2:24 <b>motion</b> 5:24</p> <hr/> <p style="text-align: center;"><b>N</b></p> <hr/> <p><b>non-transient</b> 3:18 <b>number</b> 2:1,21</p> <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> <p><b>obtain</b> 4:17 <b>order</b> 4:10</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>parity</b> 4:22 <b>part</b> 3:18 <b>parties</b> 3:24 <b>Pete</b> 3:2 <b>Peter</b> 2:8,9, 10,15 <b>planned</b> 3:17 4:3,24 <b>planning</b> 2:3 3:8,12 4:5,9, 13,15,18 <b>present</b> 2:4 <b>presentation</b> 2:21 5:11</p>
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<p><b>pretty</b> 5:13 <b>previously-adopted</b> 2:3 <b>prior</b> 4:1,8 <b>problem</b> 5:14 <b>process</b> 4:14 <b>project</b> 3:19 <b>purposes</b> 4:22</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>questions</b> 5:5,7,16,25 <b>quorum</b> 2:6</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>receiver</b> 3:15 4:12 <b>recognition</b> 3:10 <b>recommends</b> 5:2 <b>recusing</b> 2:15 <b>redeveloped</b> 3:17 5:1 <b>reflects</b> 3:25 <b>remaining</b> 4:2,4,11 <b>report</b> 3:25 5:3 <b>request</b> 2:2 3:8 5:2 <b>requests</b> 4:12 <b>requirements</b> 4:22 <b>rescind</b> 3:8 <b>residential</b> 3:19 <b>resolution</b> 2:3 3:9 4:6, 13,15 <b>resolutions</b> 3:12 <b>restroom</b> 2:10</p>	<p><b>Richard</b> 2:19 <b>Roosevelt</b> 3:16 4:4,25 5:9</p> <hr/> <p style="text-align: center;"><b>S</b></p> <hr/> <p><b>sale</b> 4:10 <b>sender</b> 3:11, 14 4:21 5:1 <b>sic</b> 3:11,16 <b>side</b> 3:15 <b>sign</b> 5:18 <b>signed</b> 5:20 <b>site</b> 3:11,14 4:12,21 <b>sold</b> 3:22 <b>South</b> 3:15 4:3,25 5:8 <b>speak</b> 5:18,20 <b>SPEAKER</b> 2:5, 6,9,11,12,13, 16,17,19,20, 22 3:5 5:20, 22,25 <b>staff</b> 3:25 5:2,3,7 <b>standing</b> 3:6 <b>start</b> 3:3 <b>status</b> 4:5 <b>step</b> 4:16 <b>straightforward</b> 5:13 <b>Street</b> 3:15 <b>substitute</b> 3:9</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>teasing</b> 5:19 <b>thought</b> 2:20 <b>transfer</b> 3:13 4:8,10,23 <b>transferred</b> 3:22</p>	<p><b>transfers</b> 4:1,17 <b>transient</b> 3:10,13,23 4:1,2,8,17, 19,23</p> <hr/> <p style="text-align: center;"><b>U</b></p> <hr/> <p><b>unit</b> 4:23 <b>units</b> 3:10, 14,17,18,23 4:2,3,4,7,11, 18,19,24,25</p> <hr/> <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>vacation</b> 3:7</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>wait</b> 2:12</p>
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