



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Planning Board

Thursday, August 20, 2015

6:00 PM

Old 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 305-809-3731 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

Pledge of Allegiance to the Flag

Roll Call

Absent 2 - Mr. Gilleran, and Mr. Holland

Present 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Approval of Agenda

It was moved by Michael Browning, seconded by Peter Pike to approve the agenda as presented. The motion passed by an unanimous vote.

Approval of Minutes

It was moved by Peter Pike and seconded by Michael Browning, to approve the minutes as presented. The motion passed by an unanimous vote.

July 16, 2015

Attachments: [July 16, 2015](#)

Resolutions

1

Minor Development Plan - 700 Eaton Street (RE # 00006120-000000; AK # 1006343) - A request for minor development plan approval for a new mixed use development on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Section 108-91.A.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
POSTPONEMENT REQUESTED BY STAFF TO SEPTEMBER 17

Postponement requested by Staff to September 17

- 2** **Variance - 700 Eaton Street (RE # 00006120-000000; AK # 1006343)** - A request for variance to minimum impervious surface in order to construct a new mixed use building on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Section 90-395 and -122-840(4)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONEMENT REQUESTED BY STAFF TO SEPTEMBER 17**

Postponement requested by Staff to September 17

- 3** **After-the-Fact Variance - 727 Poorhouse Lane (RE # 00019410-000000; AK # 1020095)** - A request for after-the-fact variances to habitable space and minimum side and rear yard setbacks in order to complete construction of a pool house on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-1078 and 122-630(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Application Package Revised 8.17.15](#)
 [Public Comments Revised 8.19.15](#)
 [Noticing Package](#)

A motion was made by Mr. Browning, seconded by Ms. Spottswood, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Mr. Holland

Yes: 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

- 4** **Variance Modification - 1404 Olivia Street (RE # 00024130-000000; AK # 1024937)** - A request for a modification of conditions to Planning Board Resolution 2014-43 granting variances to maximum building coverage, maximum impervious surface ratio, rear and side-yard setbacks in order to construct an addition to an existing residence on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395 and 90-397 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Application Package Revised 8.20.15](#)
 [Noticing Package](#)

A motion was made by Ms. Tennyson, seconded by Ms. Spottswood, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Mr. Holland

Yes: 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

5

Variance - 525 Olivia Street (RE # 00016760-000000; AK # 1017167) - A request for a variance to side and rear setback requirements, in order to reconstruct roof on property located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Sections 90-395 ,122-810(6)b,c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Ms. Spottswood, seconded by Mr. Browning, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Mr. Holland

Yes: 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

6

Variance - 3003 Airport Boulevard (RE # 00070680-000000; AK # 1074519) - A request for a variance to the street side setback requirements, in order to relocate the HVAC and pool equipment to border the interior street side of fence on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395,122-238(6)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

Absent: 2 - Mr. Gilleran, and Mr. Holland

Yes: 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

7

Alcohol Sales Exception - 816-822 Fleming / 2 Scheppens (RE # 00008290-000000; AK # 1008567) - A request for an alcohol sales exception in order to provide liquor sales to its guests, property located within the Historic Neighborhood Commercial (HNC-2) and the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 18-28(b)2, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY APPLICANT TO SEPTEMBER 17, 2015.**

Attachments: [Application Package Revised 8.19.15](#)

Postponement requested by Applicant to September 17

- 8** **Variance - 1916 Patterson Avenue (RE # 00049670-000000; AK # 1050270)** - A request for an after-the-fact variance for detached habitable space on the rear of the property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-39, 122-1078, 122-231(a), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- WITHDRAWN BY STAFF**

Withdrawn by Staff

- 9** **Variance - 2616 Harris Avenue (RE # 00048330-000000; AK # 1048933)** - A request for a variance to expand existing building coverage and minimum rear setback requirements in order to replace roof structure with an extension of covered deck and overhangs on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Postponement requested by Staff to September 17

- 10** **Variance - 1209 Knowles Lane (RE # 00033750-000000; AK # 1034657)** - A request for a variance to the minimum rear setback in order to renovate and remodel the contributing structure. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(6)c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONEMENT REQUESTED BY STAFF TO SEPTEMBER 17**

Postponement requested by Staff to September 17

- 11** **Conditional Use- 1020 18th Terrace (RE # 00056840-000000; AK # 1057339)** - A request for a conditional use to convert the existing single family structure into a duplex with two accessory units. The property is located within the Single-Family Residential (SF) Zoning District pursuant to Sections 122-232, 122-62, 122-236 (1), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONEMENT REQUESTED BY STAFF TO SEPTEMBER 17**

Postponement requested by Staff to September 17

Planner's Reports

Q&A - Items of interest from Planning Board Members

Adjournment

7:15 PM