



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, February 23, 2017

6:00 PM

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

6:05 PM

Roll Call

Absent 1 - Mr. Browning

Present 6 - Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

Items 2, 3, 4 (by Applicant), 5, 6, 7 (by Applicant) 8, 10, 11, 12 & 13 are being postponed due to not Posting Physically on the site.

Approved on the Consent Agenda

Approval of Minutes

1 January 19, 2017

Approved

Old Business

2 Official Zoning Map Amendment - 200 Greene Street (RE # 00001630-000300 & 00001630-000500) - A request to amend the Official Zoning Map from Historic Planned Redevelopment and Development District (HPRD) to Historic Residential Commercial Core District (HRCC-1) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Postponed

Enactment No: PB Res 2017-07

3 Official Future Land Use Map Amendment - 200 Greene Street (RE # 00001630-000300 & 0000163-000500; AK # 8732473)
 A request to amend the comprehensive plan Future Land Use Map (FLUM) from Historic Residential (HR) to Historic Commercial (HC) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

Enactment No: PB Res 2017-06

4 An After-the-Fact Variance - 1109 Stump Lane (RE# 00007120-000000) - A request for an after-the-fact variance to rear and side setback requirements in order to maintain the raised walls, the redesign of the roof and to renovate the existing interior accessory structure located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 122-630(6) (b.) and 122-630(6) (c.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

5 Change of Non-Conforming Use - 821-823 Whitehead Street (RE #00017250-000100; 00017250-000000) - A request for a change of nonconforming use in order to change the use of 552 square feet of commercial retail to an expansion of the café's consumption area on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida.

Postponed

6 **Variance - 821-823 Whitehead Street (RE # 00017250-000100,00017250-000000)** - A request for a Variance to the minimum parking requirements for 12.2 parking spaces on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395,108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

7 **Alcohol Sales Special Exception - 700 Eaton Street (RE# 00006120-000000, AK# 1006343)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida

Postponed

Enactment No: PB Res 2017-12

8 **Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102 ; RE# 00010000-000103 ; RE# 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517-519 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000)** - A request for a resolution of the City of Key West to recommend an ordinance to the City Commission amending Chapter 122 of the Code of Ordinances, entitled Zoning by amending existing Sections 122-926, 122-927, 122-928, 122-1111 and 122-1112 for the purpose of amending the Historic Residential Office Zoning District to allow additional permitted and conditional uses for the Appelrouth Business Corridor defined by the properties stated above; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.

Postponed

New Business

9 **Consideration of an ordinance of the Key West Planning Board relating to medical cannabis activities ; adopting findings of fact; providing definitions; establishing a temporary moratorium for a period of 270 days from the effective date of this ordinance on the growing, cultivation, processing, manufacturing, dispensing, distribution, and sale of medical cannabis, low-THC cannabis, derivative products, and related activities.**

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

No: 2 - Mr. Gilleran, and Mr. Lloyd

Absent: 1 - Mr. Browning

Yes: 4 - Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

Enactment No: Ord 17-03

10 **Variance - 3832 Duck Avenue (RE # 00053850-000000) - A request for a variance to maximum building coverage, maximum impervious surface and minimum front setback requirements in order to construct a bedroom addition and covered entry way on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a., 122-238(4)b..1 and 122-238 (6) a.1., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Postponed

Enactment No: PB Res 2017-10

11 **Variance - 1107 Southard Street (RE# 00007140-000000) - A request for variances to the minimum open space requirements, side and rear setback requirements in order to reconstruct a rear addition and porch located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 90-395, 108-346(b), 122-630(6)(b), 122-630(6)(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Postponed

Enactment No: PB Res 2017-13

- 12** **Future Land Use Map (FLUM) Amendment - 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the Future Land Use Map of the City of Key West Comprehensive Plan for the promotion of affordable housing for property located at 5224, 5228 & 5230 College Road; amending the Future Land Use Map Legend from Public Service (PS) to High Density Residential (HDR); add a new Future Land Use Map zoning sub-district designation of "High Density Residential College Road" (HDR-1) and applying such designation to said property; 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.

Postponed

Enactment No: PB Res 2017-08

- 13** **Text Amendment and Official Zoning Map Amendment - 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905)** - Consideration of an ordinance of the City of Key West, Florida, amending the Land Development Regulations, and the Official Zoning Map; amending the Official Zoning Map Legend; amending Chapter 122, Article IV, Division 3, to create a new zoning subsection of High Density Residential College Road (HDR-1) District, providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article IV, Division 1, providing amendments to the tables of uses and dimensional requirements for High Density Residential College Road (HDR-1) District; providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Postponed

Enactment No: PB Res 2017-09

14 **Variance - 1424 Von Phister (RE # 00040810-000000; AK # 1041491)** - A request for a variance to maximum building coverage requirements in order to construct a carport on property located within the Single Family (SF) Zoning District pursuant to Section 90-395 and -122-238(4)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

Enactment No: PB Res 2017-14

15 **An Ordinance of the City of Key West, Florida, amending Chapter 122 of the code of ordinances entitled "zoning" by amending section 122-1466 by adding the definition of annual household income; by amending section 122-1466 (1) to provide for retirement or disability; by amending section 122-1469 (10) eliminating the one year residency requirement and providing for other evidence of qualification; by amending section 122-1469 (13) to revise income determination; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date**

A motion was made by Mr. Jim Gilleran, seconded by Ms. Christy Spottswood, that the Planning Resolution be Passed. The motion passed by an unanimous vote.

Enactment No: PB Res 2017-04

16 **An Ordinance of the City of Key West, Florida, Amending Chapter 3: Housing Element, Policy 3-1.1.8 Sub-part 3 by Eliminating the 12 month residency requirement, providing severability; providing for repeal of inconsistent provisions; providing for an effective date.**

A motion was made by Ms. Christy Spottswood, seconded by Mr. Fredy Varela, Sr., that the Planning Resolution be Passed. The motion passed by an unanimous vote.

Enactment No: 2017-05

17 **An Ordinance of the City of Key West, Florida, amending Chapter 108 of the Code of Ordinances, entitled "Planning and Development not affected by Article", to provide that units determined to exist prior to April 2010, must have been permissible under current or previous zoning requirements; providing for severability; providing for repeal of inconsistent provisions; providing for an effect date.**

A motion was made by Mr. Fredy Varela, Sr., seconded by Mr. Gregory Lloyd, that the Planning Resolution be Postponed. The motion passed by an unanimous vote.

Enactment No: PB Res 2017-11

18 **Final Determination of Award for Year 4 Building Permit Allocation System (BPAS) Applications pursuant to Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

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

No: 2 - Mr. Lloyd, and Mr. Pike

Absent: 1 - Mr. Browning

Yes: 4 - Mr. Gilleran, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2017-05

Public Comments

Reports

Adjournment

7:40 PM