



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, October 19, 2017

6:00 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 FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**Call Meeting To Order 6:05 PM**

#### Roll Call

**Absent** 1 - Mr. Browning

**Present** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Mr. Gilleran, and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

A motion was made by Vice Chair Jim Gilleran, seconded by Mr. Fredy Varela, Sr., that the Agenda be approved as amended with Item #2 being withdrawn and Item #6 being heard 1st. The motion passed by an unanimous vote.

#### Approval of Minutes

1 August 17, 2017

A motion was made by Vice Chair Jim Gilleran, seconded by Mr. Peter Pike, that the Minutes be Approved. The motion passed by an unanimous vote.

#### Old Business

- 2**                    **WITHDRAWN BY APPLICANT - An After-the-Fact Variance - 1601 Government Road (RE# 00064550-000000)** - An After-the-Fact Variance request to maintain a solid six foot fence located in the front and street side yard of the property 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.

**Withdrawn**

- 3**                    **Variance - 718 Windsor Lane (RE# 00019000-000000)** - A request for a variance to the rear yard setback requirements in order to construct the one story addition in the rear yard on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

**A motion was made by Mr. Lloyd, seconded by Vice Chair Gilleran, that 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:**

**Recuse:** 1 - Mr. Pike

**Absent:** 1 - Mr. Browning

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

Enactment No: PB Res 2017-44

## **New Business**

- 4**                    **Annual BPAS Report - Building Permit Allocation System (BPAS) Annual Report** - Presentation of the tracking and monitoring requirements as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**Absent:** 1 - Mr. Browning

**Yes:** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-45

- 5**                    **Text Amendment of the Land Development Regulations - A**  
resolution of the City of Key West recommending an ordinance to the City Commission amending Chapter 108, Article X, Division 2, by amending existing Section 108-997, entitled "Period of allocation and ranking/review of applications" of the Land Development Regulations; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

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

**Absent:** 1 - Mr. Browning

**Yes:** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-46

- 6**                    **Conditional Use-328 Simonton Street Unit C**  
**(RE# 00004170-000100)** A request for a conditional use approval of a restaurant catering business with no on-site consumption area 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.

**A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the that the Board finds that Applicants 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" subject to the conditions in the staff report and that the Application be granted. The motion on carried by the following vote:**

**Absent:** 1 - Mr. Browning

**Yes:** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-47

- 7**                    **Variance - 207 Petronia Street (RE # 00013740-000000) - A**  
request for a variance to the minimum rear setback requirements in order to relocate two existing air conditioning units and to install two water heaters 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.

**A motion was made by Vice Chair Gilleran, seconded by Mr. Pike, that 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:** 1 - Mr. Browning

**Yes:** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-48

- 8**                    **Variance - 2615 Harris Avenue (RE# 00048430-000000)** - A request for a variance to the minimum front setback requirements in order to install a modular single family residence 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.

**A motion was made by Vice Chair Gilleran, seconded by Mr. Pike, that the Planning Resolution be Postponed to November 16, 2017 meeting. The motion carried by the following vote:**

**Recuse:** 1 - Mr. Varela Sr.

**Absent:** 1 - Mr. Browning

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

- 9**                    **Variances - 311 Margaret Street (RE #00002810-000100)** - A request for variances to side setbacks, rear setbacks, and maximum building coverage in order to install a roof over the work area and the delivery dock on property located within the Historic Residential Commercial Core-2 Key West Bight (HRCC-2) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**A motion was made by Mr. Lloyd, seconded by Mr. Russo, that 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:** 1 - Mr. Browning

**Yes:** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-49

- 10**                   **Variance Extension - 411-415 Grinnell Street (RE #00005240-000000)** - A request for an extension to variances granted in Resolution No. 2015-21 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.

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

**Absent:** 1 - Mr. Browning

**Yes:** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-50

**11**

**Variance Extension - 1019 Varela Street (RE #00032500-000000)**

- A request for a second extension to variances granted in Resolution No. 2014-57 for 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.

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

**Absent:** 1 - Mr. Browning

**Yes:** 6 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-51

**Public Comment**

**Reports**

**Adjournment 6:45 PM**