



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, March 21, 2019

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 6:03 P.M.**

#### Roll Call

**Absent** 2 - Mr. Varela, and Vice Chair Gilleran

**Present** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

#### Pledge of Allegiance to the Flag

**The Agenda was approved without change unanimously.**

#### Approval of Minutes

1 February 21, 2019

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

**A motion was made by Mr. Lloyd and seconded by Mr. Russo that the Minutes be Approved. The motion carried by the following vote:**

**Absent:** 2 - Mr. Varela, and Vice Chair Gilleran

**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

#### Old Business

2

**Text Amendment of the Land Development Regulations - A**

Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 86 of the Land Development Regulations, entitled "General Provisions", Section 86-9, entitled "Definition of terms" and Chapter 108, entitled "Planning and Development", Section 108-997, entitled "Period of allocation and ranking/review of applications"; pursuant to Chapter 90, Article VI, Division 2; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Attachments:**     [Staff Report](#)

[Resolution](#)

[Sustainability Board's Friendly Amendment to Cistern Demotion in BPAS](#)

**A motion was made by Mr. Russo and seconded by Mr. Browning that the Planning Resolution be Approved with an Amendment as stated by the Planning Board Director. The motion carried by the following vote:**

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

**Absent:** 2 - Mr. Varela, and Vice Chair Gilleran

**Yes:** 3 - Mr. Browning, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-18

3

**Variance - 2407-2409 North Roosevelt Boulevard (RE# 00002280-000100 & RE# 00002280-000101)** - A request for a variance to off-street parking spaces for properties located within the Commercial General (CG) and Conservation (C) Zoning Districts pursuant to Sections 90-395 and 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:
- [Staff Report](#)
  - [Package](#)
  - [Traffic Study](#)
  - [Initial Traffic Review Comments](#)
  - [Noticing Package](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)

*A motion was made by Mr. Browning to postpone the Variance to May 16, 2019. The motion failed due to a lack of second.*

**A motion was made by Mr. Lloyd and seconded by Mr. Russo that the Board finds that the Applicant has failed to demonstrate all the standards of code Section 90-395 (A) and that the variance be denied. The motion carried by the following vote:**

**Absent:** 2 - Mr. Varela, and Vice Chair Gilleran

**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-19

4

**Major Development Plan, Conditional Use, and Landscape Modification / Waiver - 2407-2409 North Roosevelt Boulevard (RE# 00002280-000100 and RE# 00002280-000101)** - A Major Development Plan, Conditional Use, and Landscape Modification / Waiver application to develop a 74-berth deed-restricted affordable workforce housing liveaboard marina, a 2-story marina clubhouse with restaurant and onsite consumption, and a 465-square-foot laundry center on properties located within the Commercial General (CG) and Conservation (C) zoning districts pursuant to Section 108-91 B. 2. (a) and (b), Section 122-129, Section 122-418, and Section 108-517 the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**
- [Staff Report](#)
  - [\\*Large File\\* Package](#)
  - [Traffic Study](#)
  - [Initial Traffic Review Comments](#)
  - [Utilities Comments](#)
  - [Floodplain Comments](#)
  - [Noticing Package](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)
  - [Public Comment](#)

**A motion was made by Mr. Browning, seconded by Mr. Russo, that the Planning Resolution be Postponed to May 16, 2019. The motion carried by the following vote:**

- No:** 2 - Mr. Lloyd, and Chairman Holland
- Absent:** 2 - Mr. Varela, and Vice Chair Gilleran
- Yes:** 3 - Mr. Browning, Mr. Pike, and Mr. Russo

**New Business**

**5**                    **Postponed By Staff - Variance - 501 Front Street (RE # 00000100-000000)** - A request for a variance to the required 3 off-street parking spaces to allow for the expansion of existing floor area for property located within the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [\\*Large File\\* Noticing Package](#)

The item was postponed to April 18, 2019 meeting.

**6**                    **Postponed By Staff - Minor Development Plan and Landscape Plan Waiver - 501 Front Street (RE # 00000100-000000)** - A request for minor development plan approval and a landscape plan waiver to allow for the addition of 706-square-feet of new floor area to an existing structure located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Application](#)  
                                  [Plans](#)  
                                  [Request for Landscape Waiver](#)  
                                  [Floodplain Comments](#)  
                                  [Keys Energy Comments](#)  
                                  [\\*Large File\\* Noticing Package](#)

The item was postponed to April 18, 2019 meeting.

**7**                                    **Variance - 1321 Angela Street - (RE# 00022730-000000) - A**  
 request for Variances to the maximum allowed building coverage and minimum side setback requirements to allow for the expansion of an addition and to construct a wall, for a property located at 1321 Angela Street 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:**    [\\*Large File\\* Staff Report](#)  
                                  [Resolution](#)  
                                  [\\*Large File\\* Applicant's Packet](#)  
                                  [\\*Large File\\* Site Plans](#)  
                                  [\\*Large File\\* Noticing Package](#)

**A motion was made by Mr. Pike, seconded by Mr. Browning to approve the Planning Resolution as 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 subject to conditions set forth on the staff report. The motion carried by the following vote:**

- Absent:**    2 -    Mr. Varela, and Vice Chair Gilleran  
  
**Yes:**      5 -    Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland  
  
 Enactment No: PB Resolution 2019-20

**8**                                    **Variance - 608 Grinnell Street - (RE# 00011150-000000) - A**  
 request for variance to the maximum building coverage, maximum impervious surface, and minimum open space requirements to construct a deck, pool, water feature and install pool equipment 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.

- Attachments:**    [Staff Report](#)  
                                  [Resolution](#)  
                                  [\\*Large File\\* Package](#)  
                                  [Noticing Package](#)  
                                  [Public Comment in favor](#)  
                                  [Public Comment](#)

**A motion was made by Mr. Russo, seconded by Mr. Pike to approve the Planning Resolution as 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 subject to conditions set forth on the staff report. The motion carried by the following vote:**

**No:** 2 - Mr. Browning, and Mr. Lloyd

**Absent:** 2 - Mr. Varela, and Vice Chair Gilleran

**Yes:** 3 - Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-21

**9**

**Variance - 3742 Eagle Avenue - (RE# 00052260-000000) - A**

request for a variance to a street side setback requirement to replace the roof 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](#)  
                                   [\\*Large File\\* Package](#)  
                                   [\\*Large File\\* Noticing Package](#)

**A motion was made by Mr. Pike, seconded by Mr. Russo to approve the Planning Resolution as 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 subject to conditions set forth on the staff report. The motion carried by the following vote:**

**Absent:** 2 - Mr. Varela, and Vice Chair Gilleran

**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-22

**10**

**Text Amendment of the Land Development Regulations - A**

Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled "Zoning", by amending section 122-1183, to amend fence regulations in the SF (Single Family Residential) and MDR (Medium Density Residential) Districts; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments:**    [Executive Summary](#)  
                                   [Draft Resolution](#)  
                                   [Draft Ordinance](#)

**A motion was made by Mr. Lloyd and seconded by Mr. Pike that the Planning Resolution be Approved. The motion carried by the following vote:**

**Absent:** 2 - Mr. Varela, and Vice Chair Gilleran

**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Resolution 2019-23

**Reports**

**Public Comments**

**Board Comments**

**Adjournment at 8:32 P.M.**