



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, May 21, 2020

5:00 PM

N/A

VIRTUAL MEETING

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 (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order - 5:01 P.M.

Roll Call

Present 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 April 28, 2020 - Special Meeting

Attachments: [Minutes](#)

A motion was made by Mr. Lloyd, seconded by Mr. Browning, that the Minutes be Approved. The motion passed by unanimous vote.

Old Business

2

Variance - 1007 Thomas Street - (RE# 00025610-000000) - A request for variances to the minimum side yard setback, minimum rear yard setback, and minimum open space requirement in order to construct a rear addition to the existing house, install mechanical equipment, a deck, a pool, and provide (1) one off-street parking space on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 (6)b, 122-600 (6)c, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [*Large File* Planning Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)
 [Public Comment - 1007 Thomas](#)
 [Applicant Comment](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Action Items be Denied. The motion failed by the following vote:

No: 5 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Varela, and Chairman Holland

Yes: 2 - Vice Chair Gilleran, and Mr. Lloyd

A motion was made by Vice Chair Gilleran, seconded by Commissioner Lloyd, that the Action Item be postponed until June 18, 2020. The motion passed unanimously.

- 3 **Variance - 111 Olivia Street (RE # 00014720-000000) - A**
request for a variance to the required off-street parking spaces for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)

Postponed until June 18, 2020.

- 4 **Major Development Plan, Conditional Use & Landscape Waivers - 111 Olivia Street (RE #00014720-000000) - A** request for major development plan, conditional use and landscape waiver approvals for the construction of a 9,496 square foot two story community center with a commercial kitchen, a computer lab, a music room, a sound studio, a main hall assembly space, classrooms, and offices on property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 108-91.A.2 (b), 108-517, 122-62 and 122-868 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)

Postponed until June 18, 2020.

New Business

- 5 **Variance- 624 White Street (RE# 00010130-000000) - A** request for a variance to required parking spaces for a Civic and Cultural Activities use, substituting 12 bicycle spaces for the required 3 automobile parking spaces per code on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, Section 108-572 (3), Section 108-574 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [*Large File* Planning Package](#)
 [Resolution](#)
 [*Large File* Noticing Package](#)
 [Public Comment - Support](#)
 [Public Comment - Support 2](#)
 [Public Comment - Oppose](#)
 [Public Comment - Support 3](#)
 [Staff Presentation](#)
 [Public Comment - Oppose 2](#)

A motion was made by Mr. Browning, seconded by Ms. Brew, that the Action Item be Approved subject to the recommendations in the staff report except condition #1 which should be amended to read a loading zone instead of a parking space. The motion carried by the following vote:

No: 3 - Vice Chair Gilleran, Ms. Henderson, and Mr. Lloyd

Yes: 4 - Ms. Brew, Mr. Browning, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-14

6

Conditional Use- 624 White Street (RE# 00010130-000000) - A request for conditional use approval to convert a single-family residence into a cultural and civic activities space without associated/accessory commercial sales on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 122-62 and 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [*Large File* Planning Package](#)
 [Resolution](#)
 [*Large File* Noticing Package](#)
 [Public Comment - Support](#)
 [Public Comment - Support 2](#)
 [Public Comment - Oppose](#)
 [Public Comment - Support 3](#)
 [Staff Presentation](#)
 [Public Comment - Oppose 2](#)

A motion was made by Ms. Henderson, seconded by Mr. Lloyd, that the Action Item be Approved subject to the four (4) conditions outlined in the staff report. The motion carried by the following vote:

No: 1 - Vice Chair Gilleran

Yes: 6 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-15

- 7 **Variance - 825 Duval Street (RE # 00016830-000000)** - A request for a variance to extend a permanent awning into the required rear setback and an increase in maximum building coverage allowed in the HRCC-3 (Historic Residential Commercial Core) zoning district pursuant to sections 90-395, 122-750 (4)a, and 122-750 (6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [*Large File* Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)
 [Request for Postponement](#)

Postponed until June 18, 2020.

- 8 **Alcohol Sales Special Exception - 825 Duval Street (RE # 00016830-000000)** - 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 Residential Commercial Core - Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report](#)
 [Resolution](#)
 [*Large File* Planning Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)

A motion was made by Mr. Lloyd, seconded by Ms. Brew, that the Board finds that all the standards set forth in code Section 18-28 B (2) have been met by the Applicant and that the Alcohol Sales Special Exception be Approved. The motion carried by the following vote:

Yes: 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-16

- 9 **Variance - 1106 Grinnell Street (RE # 00031510-000000)**
- A request for a variance to side setbacks, rear setbacks, an increase in maximum impervious surface ratio allowed and an increase in maximum building coverage allowed in the HMDR (Historic Medium Density Residential) zoning district in order to rebuild a non-conforming rear structure pursuant to sections 90-395, 122-600 (6)b, 122-600 (6)c, 108-346 (b) and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[*Large File* Planning Package](#)
[Noticing Package](#)
[Public Comment](#)
[Staff Presentation](#)
[Public Comment - 1106 Grinnell](#)
[Public Comment - 1106 Grinnel 2](#)
[Request for Postponement](#)

Postponed until June 18, 2020.

- 10 **Final Determination of Award for Year 7 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.**

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[Staff Presentation](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-17

Reports

Public Comments

Board Comments

Adjournment - 6:49 P.M.