



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, May 18, 2023

5:00 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.

**FOR VISUAL PRESENTATIONS:** Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

#### Call Meeting To Order - 5:00 PM

#### Roll Call

**Absent** 2 - Mr. Lloyd, and Mr. Varela

**Present** 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

#### Pledge of Allegiance to the Flag

**Approval of Agenda - Approved as amended unanimously.**

#### Administering the Oath by the Clerk of the Board

#### Approval of Minutes

1 April 20, 2023

A motion was made by Mr. Ed Russo, seconded by Mr. Michael Browning, that the Minutes be Approved. The motion passed by an unanimous vote.

#### Old Business

**2**                                **Variance - 1905 Staples Avenue (RE# 00046930-000000) -**  
 A request for variance approval for non-complying front, side and rear setbacks, and building coverage, to allow a single-family residence, located in the Limited Commercial (CL) zoning district, pursuant to Sections 90-395, 122-390 and 108-346 of the City of Key West Land Development Regulations.

A motion was made by Mr. Browning to approve the variances, there was not a second and Mr. Browning withdrew his motion. A motion was made by Mr. Gilleran and seconded by Mr. Russo to postpone the item due to the testimony given and to revise the application, to September 21, 2023. The motion carried by the following vote:

**Absent:** 2 - Mr. Lloyd, and Mr. Varela

**Yes:** 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

**3**                                **Conditional Use - 1905 Staples Avenue (RE# 00046930-000000) -** A request for conditional use approval to allow a single-family residence, located in the Limited Commercial (CL) zoning district, pursuant to Sections 122-61, 122-62 and 122-388(1) of the City of Key West Land Development Regulations.

A motion was made by Mr. Browning, seconded by Mr. Russo, that the Planning Resolution be Postponed to September 21, 2023. The motion carried by the following vote:

**Absent:** 2 - Mr. Lloyd, and Mr. Varela

**Yes:** 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

**4**                                **Official Zoning Map Amendment -** A request to adopt the revised Official Zoning Map attached herein, to update the 2015 Official Zoning Map, pursuant to Chapter 122, Article IV., Division 1., Sec. 122-93; and Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; 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

**Withdrawn**

- 5 **Future Land Use Map Amendment** - A request to adopt the revised Comprehensive Plan Future Land Use Map (FLUM) attached herein, to update the existing Comprehensive Plan 2030 Future Land Use Map (FLUM), 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 an effective date; Providing for the inclusion into the City of Key West Comprehensive Plan.

Withdrawn

**New Business**

- 6 **Conditional Use Amendment - 112 Fitzpatrick Street (RE# 00000650-000000)** - A request for an amendment to a conditional use approval for a recreational rental vehicle operation, to allow for vehicle type exchanges for an overall reduction in vehicles at a property located at 112 Fitzpatrick Street in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Sections 122-62, 122-63(e), and 122-688 of 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. Russo, that the Board finds the Applicant's proposed conditional use demonstrates all of the requirements of code Section 122-63(c) and that the Application be approved. The motion carried by the following vote:**

**Absent:** 2 - Mr. Lloyd, and Mr. Varela

**Yes:** 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

Enactment No: PB 2023-09

- 7                   **Official Zoning Map Amendment - 715 Seminole Avenue (RE # 00037230-000100) and 811 Seminole Avenue (RE # 00037160-000100)** - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the boundaries of the Official Zoning Map for properties located at 715 Seminole Avenue and 811 Seminole Avenue; amending the boundaries of the Official Zoning Map category from Historic Medium Density Residential (HMDR) to Historic Commercial Tourist (HCT) for the parcels stated above pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for an effective date.

Postponed to June 15, 2023.

- 8                   **Official Future Land Use Map Amendment and Text Amendment of the Comprehensive Plan - 715 Seminole Avenue (RE # 00037230-000100) and 811 Seminole Avenue (RE # 00037160-000100)** - Consideration of an ordinance of the City of Key West, Florida, proposing an amendment to the boundaries of the Official Future Land Use Map from Historic Residential to Historic Commercial to allow rezoning to permit transient lodging and additional land uses for properties located at 715 Seminole Avenue and 811 Seminole Avenue; amending Comprehensive Plan Chapter 1, Future Land Use Element, Objective 1-1.1: - Future Land Use Map, to provide transient rental licenses to incentive the development of affordable workforce housing for the parcels stated above 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 inclusion in the City of Key West Comprehensive Plan; and providing for an effective date.

Postponed to June 15, 2023.

**9**                                    **Final Determination of Award for Year 10 Building Permit Allocation System (BPAS) Applications** pursuant to Section 108-995 and Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Discussed

**10**                                    **Text Amendment of the Land Development Regulations -**  
A request to the Planning Board to recommend an ordinance to the City Commission to amend Chapter 122 of the Land Development Regulations entitled “Zoning”, Article IV entitled “Districts”, Division 1 entitled “Generally”, Section 122-93 entitled “Official zoning map and district boundaries.”; to allow for the Official Zoning Map to be embedded into the Land Development Regulations.

Postponed to June 15, 2023.

**Reports**

**Public Comment**

**Board Member Comment**

**Adjournment - 6:24 PM**

**Absent** 2 - Mr. Lloyd, and Mr. Varela

**Present** 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland