



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final Planning Board

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Thursday, August 21, 2014

6:00 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

### Call Meeting To Order

6:01 PM

### Pledge of Allegiance to the Flag

### Roll Call

**Absent** 2 - Mr. Browning, and Ms. Tennyson

**Present** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

### Approval of Agenda

#### Approved on the Consent Agenda

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

### Approval of Minutes

July 17, 2014

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

**A motion was made by Mr. Peter Pike, seconded by Ms. Cristy Spottswood, that the Minutes be Approved. The motion passed by an unanimous vote.**

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

July 24, 2014

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

**A motion was made by Mr. Sam Holland, Jr., seconded by Mr. Peter Pike, that the Minutes be Approved. The motion passed by an unanimous vote.**

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

## Resolutions

### Old Business

1

**Major Development Plan & Conditional Use - 2407 North Roosevelt Boulevard (RE# 00002280-000100, AK#8890613)** - A request for Major Development Plan and Conditional Use Application and Landscape and Buffer-Yard Waiver approval to construct dockage with 79 berths in the C-OW zoning district per Section 108-91 B. 2(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:**     [Major Dev Plan & Conditional Use Package - Revised](#)  
[Depths Exhibit \(2014-03-10\)](#)  
[Additional Information](#)  
[Public Comments - REVISED 20140818](#)

**A motion was made by Mr. Jim Gilleran, seconded by Mr. Peter Pike, that the Resolution be Passed with conditions. The motion passed by an unanimous vote.**

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

2

**Status of Nonconforming Use - 208 Telegraph Lane (RE # 00001491-000500, AK # 9100238)** - A request for hearing regarding whether a use has been abandoned on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Section 122-30 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

- Attachments:**    [Staff Report](#)  
                                  [Staff Timeline&Attachments](#)  
                                  [Applicants Timeline 2008-11](#)  
                                  [Applicants July PB Info](#)  
                                  [Draft Resolution](#)

**POSTPONED by Applicant to 9/18/2014.**

**3**                                **Major Development Plan and Landscape Modification / Waiver - 716-718 South Street (RE # 00036870-000000, AK # 1037681)** - A request for major development plan and landscape modification / waiver approvals for the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 108-91.A.2.(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

- Attachments:**    [Major DP & Landscape Package](#)  
                                  [Public Comments as of 9/15](#)  
                                  [Public Comments as of 9/12](#)  
                                  [Good Neighbor Emails as of 9/17](#)

**POSTPONED by Staff to 9/18/2014.**

**4**                                **Transient License Transfer - 1516 Dennis Street (RE # 00063400-000000, AK # 1063835) to 1124 Duval Street (RE # 00027920-000000, AK # 1028690)** - A request to transfer one transient license from property located within the Limited Commercial (CL) Zoning District to property located within the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**    [Transient License Transfer Package](#)

**A motion was made by Ms. Spottswood, seconded by Mr. Holland, that the Resolution be Passed with conditions. The motion carried by the following vote:**

- Absent:** 2 - Mr. Browning, and Ms. Tennyson  
                  **Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick  
                  **Excused:** 0

**New Business**

**5**                                **Change of Nonconforming Use - 917 Frances Street (RE # 00021680-000000, AK # 1022438)** - A request for a change of nonconforming use from retail to a personal training fitness studio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Change of Nonconforming Use Package](#)

**A motion was made by Mr. Holland, seconded by Ms. Spottswood, that the Resolution be Passed with conditions. The motion carried by the following vote:**

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

**6**

**Variance - 1607 Laird Street (RE # 00060500-000000; AK # 1060933)** - A request for variances to maximum building coverage, maximum impervious surface ratio and front yard setback in order to construct a bathroom addition to an existing residence on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a. & b. and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Variance Package](#)

**A motion was made by Ms. Spottswood, seconded by Mr. Holland, that the Resolution be Passed with conditions. The motion carried by the following vote:**

**Recuse:** 1 - Mr. Pike

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 4 - Mr. Gilleran, Mr. Holland, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

**7**

**Variance - 525 Louisa Street (RE # 00028660-000000; AK # 1029441)** - A request for variances to rear and side yard setbacks in order to construct a laundry enclosure and a second floor balcony at the rear of an existing structure on property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 90-395 and 122-810(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Variance Package](#)

**A motion was made by Mr. Pike, seconded by Mr. Holland, that the Resolution be Passed with conditions. The motion carried by the following vote:**

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

**8**

**Variance - 618 Petronia Street (RE # 00016350-000000; AK #**

**1016748)** - A request for a variance to side yard setback for a portion of the proposed addition in order to construct an internal staircase and second story guard rail which will house air conditioning units on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Attachments:**    [Variance Package](#)  
[Correspondence / Public Comment](#)

**A motion was made by Mr. Gilleran, seconded by Mr. Holland, that the Variance Request be Postponed to 9/18/2014. The motion carried by the following vote:**

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

**9**

**Variance - 1302 Flagler Avenue (RE # 00059730-000000; AK # 1060208)** - A request for after-the-fact variances to maximum building coverage and rear yard setbacks in order to maintain an addition to an existing multi-family residence on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a. and 122-238(6)a.3. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Attachments:**    [Variance Package - Revised](#)  
[Public Comment](#)

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

**Recuse:** 1 - Mr. Pike

**Absent:** 2 - Mr. Browning, and Ms. Tennyson

**Yes:** 4 - Mr. Gilleran, Mr. Holland, Ms. Spottswood, and Chairman Klitenick

**Excused:** 0

**Planner's Report**

**Q&A - Items of interest from Planning Board Members**

**Adjournment**

**7:30 PM**