



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final - Final

Planning Board

Thursday, December 21, 2017

6:00 PM

City Hall

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 6:10 PM

Roll Call

Absent 2 - Mr. Russo, and Mr. Varela Sr.

Present 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, 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. Gregory Lloyd, that the Agenda be Approved as amended having item #10 Withdrawn by applicant. The motion passed by an unanimous vote.

Approval of Minutes

1 November 16, 2017

Attachments: [Minutes](#)

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

Old Business

2 **Comprehensive Plan Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102; RE# 00010000-000103; RE# 00010000-000104; RE# 00010000-000105; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517 Whitehead Street (RE# 00009990-000000), 533 Whitehead Street (RE# 00010010-000000)** - A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission proposing an amendment to Table 1-1.1.5 of the Future Land Use Element of the Comprehensive Plan; providing for severability; providing for the repeal of inconsistent provisions; an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

- Attachments: [Staff Report](#)
 [Resolution](#)
 [Package](#)
 [Ordinance](#)
 [Noticing Package](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Pike, that the Planning Resolution be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Russo, and Mr. Varela Sr.

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

Enactment No: PB 2017-56

3 **Land Development Regulation Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102; RE# 00010000-000103; RE# 00010000-000104; RE# 00010000-000105; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517 Whitehead Street (RE# 00009990-000000), 533 Whitehead Street (RE# 00010010-000000)**A request to amend the Historic Residential/Office (HRO) Zoning District to allow additional permitted and conditional uses defined on the properties stated above pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Revised Application](#)
 [Package](#)
 [Ordinance](#)
 [Noticing Package](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Pike, that the Planning Resolution be Passed. The motion carried by the following vote:

No: 1 - Mr. Lloyd

Recuse: 1 - Mr. Browning

Absent: 2 - Mr. Russo, and Mr. Varela Sr.

Yes: 3 - Mr. Pike, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-57

4

Land Development Regulation Text Amendment - 409 Appelrouth Lane (RE# 00010020-000000), 517-519 Whitehead Street (RE#00009990-000000) - A request to amend the Historic Residential/Office (HRO) Zoning District to allow additional permitted and conditional uses defined on the properties stated above pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Revised Application](#)
 [Package](#)
 [Ordinance](#)
 [Noticing Package](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Pike, that the Planning Resolution be Passed. The motion carried by the following vote:

No: 1 - Mr. Lloyd

Absent: 2 - Mr. Russo, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Pike, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-58

New Business

5

Minor Development Plan & Landscape Waiver - 801 Eisenhower Drive (RE# 00023190-000000) - A request for minor development plan

and landscape waiver approvals for renovations to construct ten (10) new transient residential units and eliminate approximately 12,000 square feet of commercial floor area on property located in the Commercial General (CG) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Revised Application](#)
 [Application](#)
 [Revised Plans](#)
 [Landscape Waiver Request](#)
 [Conceptual Landscape Report](#)
 [Noticing Package](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Browning, that the Planning Resolution be Passed. The motion carried by the following vote:

No: 1 - Mr. Lloyd

Absent: 2 - Mr. Russo, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Pike, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-59

6

Variance - 730 Windsor Lane (RE # 00019260-000000) - A request for a variance to rear-yard setback requirements to allow for the construction of a 95-square-foot second-level bedroom addition to an existing 1 ½ story wood frame structure 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](#)
 [Package](#)
 [Noticing Package](#)
 [Public Comment](#)

A motion was made by Mr. Lloyd, 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: 2 - Mr. Russo, and Mr. Varela Sr.

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

Enactment No: PB 2017-60

7 **Variance - 217 Eanes Lane (RE # 00017980-000000) - A**
 request for variances to side and rear-yard setbacks in order to construct an in-ground swimming pool and 2-bedroom/1-bath accessory structure in the rear yard of the property located within the Historic Residential Commercial Core-3 (HRCC-3) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Package](#)
 [Noticing Package](#)

A motion was made by Mr. Michael Browning, seconded by Mr. Gregory Lloyd, that the Planning Resolution be Postponed to January 18 meeting. The motion passed by an unanimous vote.

8 **Variance - 1411 Truman Avenue (RE # 00024311-000100) - A**
 request for a variance to side-yard setback requirements, rear-yard setback requirements, and maximum building coverage to allow for the construction of a roof over an existing concrete patio 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.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Package](#)
 [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Browning, 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: 2 - Mr. Russo, and Mr. Varela Sr.

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

Enactment No: PB 2017-61

9 **Alcohol Sales Exception -**
534 Eaton Street (RE # 00006490-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of

a church, school, cemetery or funeral home 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.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Package](#)
 [Noticing Package](#)
 [Public Comment](#)
 [Public Comment #2](#)

Mr. Pike excused himself at 7:25 PM

A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Board finds that all the standards set forth in code Section 18-28 B (2) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Alcohol Sales Special Exception be Passed with a special condition that the consumption of alcohol is only by registered guests. The motion carried by the following vote:

Absent: 3 - Mr. Pike, Mr. Russo, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Lloyd, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-62

10

WITHDRAWN BY APPLICANT -Conditional Use - 3100 Flagler Avenue (RE # 00069090-000000) - A request for conditional use approval for interior renovation of existing office space for a restaurant on property located within the Commercial Limited (CL) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Request to Withdraw](#)

Withdrawn

11

Alcohol Sales Exception - 3100 Flagler Avenue (RE # 00069090-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home on property located within the Commercial Limited (CL) Zoning District pursuant to the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Package](#)
 [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Browning, that the Board finds that all the standards set forth in code Section 18-28 B (2) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Alcohol Sales Special Exception be Passed. The motion carried by the following vote:

Absent: 3 - Mr. Pike, Mr. Russo, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Lloyd, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-63

12

A Resolution of the Key West Planning Board recommending approval of an Ordinance of the City of Key West, Florida, Amending the Land Development Regulations on property located at 5220, 5224, 5228 & 5230 College Road (RE # 00072082-002200, AK # 8757883 ; RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905) pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations, to create a new High Density Residential College Road District (HRD-1) of the Code of Ordinances of the City of Key West, Florida; Providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; Providing for a residential density of 40 units per acre Amending Chapter 122, Article IV, Division 1, Providing Amendments to the tables of uses and dimensional requirements for High Density Residential College Road (HRD-1) District; 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.

Attachments: [Executive Summary](#)
 [Amended Ordinance](#)

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

Absent: 3 - Mr. Pike, Mr. Russo, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Lloyd, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-64

13

A Resolution of the Key West Planning Board recommending approval of an Ordinance of the City of Key West, Florida, Amending Chapter 122 of the Code of Ordinances, entitled “Zoning” by repealing Section 122-1336; by Amending Section 122-1338, to amend the BPAS equivalency to .86 when a

Transient Unit is transferred to a Non-Transient Unit and to require removal of the transferred medallion and placement of same at the receiver site; Amending Section 122-1339 to permit the transfer of a Business Tax Receipt for transient use to an area where transient use is permitted without the accompanying transfer of the unit and to require removal of a transferred medallion and placement of same at the receiver site; Amending Section 122-1371 to clarify intent and to require return of the medallion upon termination of a Business Tax Receipt; Providing for severability; Providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Executive Summary](#)
 [Amended Ordinance](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Browning, that the Planning Resolution be Passed. The motion carried by the following vote:

Absent: 3 - Mr. Pike, Mr. Russo, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Lloyd, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-65

14

A Resolution of the Key West Planning Board recommending approval of an Ordinance of the City of Key West, Florida, Amending Chapter 108 of the Code of Ordinances, entitled “Planning and Development” by Amending Section 108-680 titled “Recreational Vehicle and Boats”; by Amending Section 108-681 titled “Camping Vehicles and Equipment”; by Amending Section 108-682 titled “Parking and Storage of Recreational Vehicles, Boats and Camping Vehicles in Multifamily Developments”; and by Amending Section 108-683 titled “Exceptions”, to require residents of the Single Family and Medium Density Residential Districts to provide screening for Recreational and Camping Vehicles from public view; adding an expression of intent; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Executive Summary](#)
 [Amended Ordinance](#)

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

Absent: 3 - Mr. Pike, Mr. Russo, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Lloyd, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB 2017-66

Public Comment

Reports

Adjournment 7:45 PM