



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, November 19, 2015

6:00 PM

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

Call Meeting To Order

6:02 PM

Pledge of Allegiance to the Flag

Roll Call

Present 7 - Mr. Browning, Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Mr. Klitenick, and Mr. Holland

Approval of Agenda

Approval of Minutes by Mr. Gilleran and seconded by Christy Spottswood with changes as mentioned.

Approval of Minutes

Approval of Minutes by Mr. Gilleran and seconded by Christy Spottswood with changes as mentioned.

July 16, 2015

Attachments: [July 16, 2015](#)

August 20, 2015

Attachments: [August 20, 2015](#)

September 17, 2015

Attachments: [September 17, 2015](#)

October 22, 2015

Attachments: [October 22, 2015](#)

Resolutions

1 **Major Development Plan Approval and Variance Extension - 716-718 South Street (RE# 00036870-000000, AK # 1037681)** - A request for an extension of an approved Major Development Plan and Variance to maximum height regulations in the Historic Residential / Office (HRO) Zoning District per Resolution No. 15-090 and No. 15-092 pursuant to Section 108-203(b), of the Land development Regulations of the Code of Ordinances of the City of Key West. **REQUESTED TO BE POSTPONED BY STAFF**

Withdrawn by Staff

2 **Lot Split and Minor Subdivision - 908 Terry Lane (RE# 00014880-000000, AK# 1015229; RE# 0014880-000100, AK# 9077554)** -A request for acceptance to plat prepared to reflect the proposed Subdivision located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 118-167, of the Land development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Resolution](#)
 [Executive Summary](#)
 [Application](#)
 [Survey](#)

A motion was made by Vice Chair Richard Klitenick, seconded by Mr. Michael Browning, that the Resolution be Passed. The motion passed by an unanimous vote.

Recuse: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Gilleran, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

3 **Alcohol Sales Exception - 521 Fleming - (RE# 00006560-000000, AK# 1006793)** - A request for an alcohol sales exception in order to provide liquor sales to its restaurant guests for property located within the Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 18-28(b)2., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **REQUESTED TO BE POSTPONED BY STAFF**

- Attachments:** [Alcohol Sales Exception Package rev 01 20 16](#)
 [Noticing Package](#)
 [Public Comments Revised 12 18 15](#)
 [Public Comments Additional 01 21 16](#)

Postponed by Applicant to December 17, 2015.

4

**QUASI-JUDICIAL HEARING: MINOR DEVELOPMENT PLAN
420-422 APPELROUTH LANE**

Granting Minor Development Plan approval for pursuant to Section 108-91.A.1 (b)., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida for partial demolition and redevelopment of a bar and restaurant facility for property located at 420-422 Appelrouth Lane (RE #00009780-000000; AK #1010049), Key West, Florida located within the Duval Street Gulf Side (HRCC-1) Zoning District.

- Attachments:** Resolution
 Executive Summary
 Application Package
 Survey
 Noticing Package

Haven Burkee

A motion was made by Mr. James Gilleran seconded by Ms. Christy Spottswood, that the Resolution be Passed with Conditions. The motion passed by an unanimous vote.

Yes: 7 - Mr. Browning, Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

5

Minor Development Plan - 3500 - 3600 North Roosevelt Boulevard - (RE# 00064960-000000, AK# 1065480) - A request for a minor development plan for a reconfiguration and reconstruction of the Niles Sales and Service, Inc. located within the General Commercial (CG) Zoning District pursuant to Section 108-91.B.1(c)., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Minor Development Plan Package Revised 11 19 15](#)
 [Noticing Package](#)

Bill Horn

Kevin Sullivan

A motion was made by Mr. Varela, Sr., seconded by Mr. Pike, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Yes: 7 - Mr. Browning, Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

6 **Variance - 1107 Windsor Lane - (RE # 00030210-000000; AK # 1030970)** - A request for a variance to the maximum building coverage and minimum open space requirements in order to construct a covered porch in the rear of the property. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(4) a, 108-346 , of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)
 [Noticing Package](#)
 [Public Comments](#)

Bill Horn

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

Yes: 7 - Mr. Browning, Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

7 **Variance - 1109 Windsor Lane - (RE # 00030220-000000; AK # 1030988)** - A request for a variance to the minimum side setback in order to convert an existing carport into a garage. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(6) b., and 122-1181, 122-600(6) a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

David Knoll

Postponed to December 17, 2016,

8 **Variance - 6 Pinder Lane - (RE# 00008180 - 000000; AK# 1008443)** - A request for a variance to the minimum side setback requirements in order to create an enclosure on the existing side porch. The property is located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630 (6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

Tom Pope

Postponed to December 17, 2016,

- 9** **Variance - 725 Duval Street - (RE# 00015920-000000; AK# 1016306)** - A request for a variance to allow nine (9) off-street parking spaces for the twenty-two (22) parking spaces required on property located in the Duval Street Gulfside (HRCC-1) Zoning District pursuant to 108-572(2) and (16) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)
 [Noticing Package](#)
 [Public Comments](#)

Kevin Sullivan

Postponed to December 17, 2016,

- 10** **Major Development Plan - 725 Duval Street - (RE# 00015920-000000; AK# 1016306)** - A request for major development plan approval for the interior renovations to construct seven new residential units on property located within the Duval Street Gulfside (HRCC-1) Zoning District pursuant to 108-91.A.2.(a)., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Major Development Plan Package Revised 11 18 15](#)
 [Noticing Package](#)
 [Public Comments](#)

Postponed to December 17, 2016,

Reports

Residential Parking in Old Town
Consultant's Briefing Book
Affordable Housing

Adjournment

8:00 PM