



# 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, June 19, 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

6:00 P.M.

### Pledge of Allegiance to the Flag

### Roll Call

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

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

### Approval of Minutes

1 April 17, 2014

Postponed

2 May 15, 2014

Postponed

3 **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.

Postponed Per Applicant

- 4**                    **Major Development Plan & Conditional Use Application - 1512 Dennis Street & 1515 - 1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100; AK#885071)** - Request for Major Development Plan and Conditional Use Application with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building at property located in the CL zoning district per Sections 108-91(B)(2)(a)&(b) and 22-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West.
- Postponed Per Applicant**
- 5**                    **Variations - 1512 Dennis Street & 1515-1525 Bertha Street (RE#000634-0000000, AK#1063835 & RE#00063400-000100, AK#8850701)** A request for variances to building coverage, front, side and rear-yard setback requirements for property located in the CL zoning district per Sections 90-395 & 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West.
- Postponed Per Staff**
- 6**                    **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.
- Postponed Per Staff**
- 7**                    **Variance - 1208 Von Phister Street (RE #00040670-000000; AK #1041386)** - A request for a variance for a fence to exceed the maximum height of 6 feet on property located within the HMDR zoning district to Sections 90-395 and 122-1183 (d)(1)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Postponed Per Applicant**

- 8**                                    **Transient License Transfer - 1201 Duval Street (RE#00028520-000000; AK#1029319) to 525 Caroline Street (RE#00001210-000100; AK#8569858)** - A request for a Transient License Transfer of one unit and license from property located in the HRCC-3 zoning district to property located in the HRCC-1 zoning district per Section 122-1338 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Postponed Per Staff**

**Approval of the Consent Agenda**

A motion was made by Mr. Browning, seconded by Ms. Spottswood to Postpone the Items to July 17, 2014. The motion carried unanimously.

**Resolutions**

- 9**                                    **Variance - 2323 Staples Avenue (RE # 00046550-000000, AK #1047147)** - A request for variance to detached habitable space for an addition to an existing single-family residence on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- A motion was made by Mr. Pike, seconded by Mr. Browning, that the Resolution be Passed with conditions as listed in the Executive Summary. The motion carried by the following vote:

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

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

Enactment No: PB 2014-35

**Discussion Item**

- 10**                                    **Referendum - Building Height**
- Received and Filed**

**Resolutions Continued**

**New Business**

**11**                                 **Variance - 500 Duval Street (RE #00009850-000000, AK #1010111) -**  
 A request for variance to minimum side setback in order to construct a new exterior stair for emergency egress from the third floor on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 90-395 and 122-690(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**A motion was made by Ms. Spottswood, seconded by Mr. Browning, that the Resolution be Passed with the conditions as listed in the Executive Summary. The motion carried by the following vote:**

**Recuse:** 1 - Mr. Pike

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

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

Enactment No: PB 2014-36

**12**                                 **Variance - 617 Grinnell Street (RE #00010940-000000; AK #1011231) -** A request for variances to minimum front and side-yard setbacks in order to renovate an existing building on property located within the HHDR zoning district pursuant to Section 122-630(6)a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**A motion was made by Mr. Browning, seconded by Ms. Spottswood, that the Resolution be Passed with the conditions as stated in the Executive Summary. The motion carried by the following vote:**

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

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

Enactment No: PB 2014-37

**13**                                 **Transient License Transfer - 807 Washington Street, Unit 102 (RE#00037807-000102; AK#9090034) to 1224 Duval Street (RE#00028970-000000; AK#1029751) -** A request for a Transient License Transfer of one license from property located in the HMDR zoning district to property located in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**A motion was made by Mr. Gilleran, seconded by Mr. Pike, that the Resolution be Passed with the conditions as stated in the Executive Summary. The motion carried by the following vote:**

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

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

Enactment No: PB 2014-38

14

**Variance - 1112 Southard Street (RE #00010350-000000; AK #1010634)** - A request for variances to minimum side, rear and street side-yard setbacks in order to construct a 1/2 story addition over an existing building on property located within the HHDR zoning district pursuant to Section 122-630 (6)b.c.&d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**Recuse:** 1 - Chairman Klitenick

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

**Yes:** 4 - Mr. Browning, Mr. Gilleran, Mr. Pike, and Ms. Spottswood

Enactment No: PB 2014-39

## **Planner's Report**

## **Q&A - items of interest from Planning Board Members**

## **Adjournment**

7:10 P.M.