

Minutes of the Key West Planning Board

December 5, 2011 **DRAFT**

Chairman Richard Klitenick called the Key West Planning Board Special Meeting of December 5, 2011 to order at 6:00 pm at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Chairman Richard Klitenick, Gregory Oropeza, Lisa Tennyson and Michael Browning.

Excused Absence: Vice-Chairman Tim Root, Jim Gilleran and Sam Holland, Jr.

Also in attendance were: Planning Director, Don Craig; Chief Assistant City Attorney, Larry Erskine; Lt. Fire Inspector, Alan Averette; and Planning Department staff: Brendon Cunningham and Carlene Cowart.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Craig informed members that the applicant for 400 South has requested postponement to the next regularly scheduled meeting (January 19, 2012).

A motion to approve the amended agenda was made by Mr. Browning and seconded by Ms. Tennyson.

Motion carried by unanimous voice vote.

SO ORDERED.

RESOLUTIONS

New Business

1 Special Exception - 521 Fleming Street (RE# 00006560-000000) - A request for a Special Exception to the prohibition of alcoholic beverage sales within 300 feet of a church and a funeral home for property located within the HRCC-1 zoning district per Section 18-28 (b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the request for a special exception to the prohibition of alcoholic beverage sales. Based on the criteria established by the Comprehensive Plan and the City Code, the Planning Department recommends the request for Special Exception be approved with the following condition:

- The exception is granted exclusively to the applicant, Luigi Pacelli, and is not transferable.

Members discussed with the applicant hours of operation. The applicant was in agreement to add a condition to limit hours of operation from 10am – midnight.

Ms. Cowart informed members that 42 notices were sent to surrounding property owners, two comments were received in favor and one in opposition.

There were no public comments.

A motion to approve the special exception to the prohibition of alcoholic beverage sales was made by Mr. Browning and seconded by Ms. Tennyson to include the following conditions:

- The exception is granted exclusively to the applicant, Luigi Pacelli, and is not transferable.
- Hours of operation will be from 10am until midnight.

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Motion was carried by unanimous voice vote.

SO ORDERED.

- 2 Variance - 400 South Street (RE# 00036390-000000) - A request for a variance to the maximum allowed wall height of six feet to the requested eleven feet proposed within the coastal construction control line on a property located within the HCT zoning district per Section 122-1148 (2) and 122-1183 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

This item was postponed until the January 19, 2012 meeting.

- 3 HRO Zoning District Ordinance - An ordinance of the City of Key West amending Chapter 122, of the Code of Ordinances titled "Zoning" of Article IV, Division 10, by amending Sections 122-926 and 122-928 for the HRO zoning district of the City of Key West Land Development Regulations of the City of Key West, to allow retail sales accessory to cultural and civic uses; providing for severability; providing for the repeal of inconsistent provisions; providing for an effective date.**

Mr. Cunningham gave members an overview of the HRO Zoning District proposed ordinance.

Mr. Craig gave some background on why the ordinance is being proposed. He stated that proposed amendment is a minor change that will enable some vacant buildings to be filled.

There were no public comments.

A motion to recommend to the City Commission the amendment to the HRO Zoning District was made by Mr. Browning and seconded by Mr. Oropeza.

Motion was carried by unanimous voice vote.

SO ORDERED.

PLANNER'S REPORT

BPAS Annual Review

Mr. Craig informed members that a formal review will be presented at the January meeting.

ADJOURNMENT

A motion to adjourn was made by Mr. Oropeza and seconded by Ms. Tennyson.

Motion was carried by unanimous voice vote.

SO ORDERED.

Meeting adjourned at 6:20 pm.

**Submitted by,
Carlene Smith
Development Review Administrator
Planning Department**