

Minutes of the Key West Planning Board

May 23, 2013 DRAFT MINUTES

Vice Chairman Timothy Root called the Key West Planning Board Meeting of May 23, 2013 to order at 6:00 pm at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Vice-Chairman Tim Root, Lisa Tennyson, Sam Holland and James Gilleran.

Excused absence: Chairman Richard Klitenick, Greg Oropeza and Michael Browning.

Also in attendance were: Planning Director, Donald Craig; Chief Assistant City Attorney, Larry Erskine; Fire Department, Jason Barroso; Planning Department staff: Brendon Cunningham, Nicole Malo, Virginia Haller, Jo Bennett and Katrina Cool.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Craig informed members that items 4 through 7 were requesting postponement until the June 20th Planning Board meeting.

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

Motion carried by unanimous voice vote.

SO ORDERED.

RESOLUTIONS

New Business

- 1. Variance Extension - 19 Hilton Haven Drive (RE# 00002180-000000, AK# 1002291) - A request for a 3rd extension of an approved variance for impervious surface regulations in the MDR zoning district per Planning Board Resolution 2011-028 of the City of Key West.**

Mr. Cunningham gave members an overview of the variances request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommended that Planning Board Resolution 2011-028 be extended for a period of 24 months.

The applicant's architect, Bill Horn, gave members and overview of the request.

There were no public comments.

A motion to approve the Variance Extension request for a period of 24 months was made by Ms. Tennyson and seconded by Mr. Gilleran.

Motion carried by unanimous voice vote.

SO ORDERED.

- 2. Variances - 630 Eaton Street (RE# 00006290-000000, AK# 1006513) - A request for building coverage and impervious surface ratio for the addition of a deck extension, porches and brick pavers for**

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property in the HNC-2 zoning district per Section 90-391, Section 122-840(4) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the changes to the variances request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommended the request for variances be denied. However, if the Planning Board approves this request, staff would like to require the following conditions:

1. Precautions need to be taken to ensure that the proposed construction will not harm any trees on the site; and
2. The sprinkler system required by the Fire Department shall be installed prior to the commencement of the proposed construction.

The applicant, Arnauld Girard d'Albissin, was available for questions.

There were no public comments.

Vice Chairperson Root passed the gavel to Ms. Tennyson.

A motion to approve the Variances request to include Planning Department recommendations was made by Mr. Holland and seconded by Vice Chairman Root.

Motion carried by unanimous voice vote.

SO ORDERED.

The gavel was returned to Vice Chairman Root.

3. **Affordable Housing Appeal - 305 Grinnell Street #103 (RE# 00001711-003200, AK# 90921165) - A request for relief from Section 122-1469 (1) of the Code of Ordinances has been requested by Paul Doucette to consider unique circumstances to the required household income requirements of Workforce Housing Applicant Eligibility, pursuant to Section 122-1469 (15) of the Code of Ordinances of the City of Key West.**

Ms. Malo gave members an overview of the affordable housing appeal. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommended that the request for relief from Section 122-1469 (10) of the Code of Ordinances be approved. Mr. Craig noted that current laws often run counter to the best intentions of local jurisdictions with regard to workforce housing and that part of the BPAS Ordinance will address this issue.

The applicant, Paul Doucette, gave members an overview of the request.

There were no public comments.

A motion to approve the Affordable Housing Appeal request was made by Mr. Gilleran and seconded by Mr. Holland.

Motion carried by unanimous voice vote.

SO ORDERED.

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4. **Exception for Outdoor Merchandise Display - 1200 Duval Street (RE# 00029110-000000, AK# 1029891) - A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the June 20th meeting.

5. **Major Development Plan - 1015-1025 Simonton Street (RE# 00027070-000000, AK# 1027847) – A request for the redevelopment of the existing Southernmost Cabana Resort in the HNC-1 zoning district per Section 108-91 (A)(2)a of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the June 20th meeting.

6. **Variances - 1015-1025 Simonton Street (RE# 00027070-000000, AK# 1027847) – A request for variances to parking requirements for 3 single-family driveways and impervious surface ratio in the HNC-1 zoning district per Section 108-648 and Section 122-810(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the June 20th meeting.

7. **BPAS Ordinance - Consideration of a resolution of the City of Key West recommending an ordinance to the City Commission amending Article X Building Permit Allocation System of Chapter 108 of the Code of Ordinances of the City of Key West entitled “Planning and Development” by amending Division 1 Generally: Section 108-986. Definitions, Section 108-987. - Purpose and Intent, Section 108-990. Applicability, Section 108-991. - Development not affected by article; Division 2: Building Permit Allocation System: Section 108-994. – Established, Section 108-995. - Reporting requirements and adjustments in residential allocation schedule, Section 108-996. - Period of allocation, Section 108-997. - Tracking and monitoring system, Section 108-998. - Procedures for ensuring beneficial use of private property, Section 108-999. - Zoning in progress, providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.**

Item was postponed to the June 20th meeting.

PLANNER’S REPORT

Mr. Craig informed members of upcoming projects.

ADJOURNMENT

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

Motion was carried by unanimous voice vote.

SO ORDERED.

Meeting adjourned at 6:40 pm.

Respectfully submitted by,
Katrina Cool
Administrative Assistant II
Planning Department