



# 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, April 19, 2012

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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

### Call Meeting To Order

**Present** 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Mr. Klitenick

### Pledge of Allegiance to the Flag

### Roll Call

### Approval of Agenda

### Approval of Minutes

1 March 27, 2012 - Special Meeting Draft Minutes

**Attachments:** [March 27, 2012 Draft Minutes](#)

**Passed**

### Resolutions

### Old Business

2 **Zoning in Progress** - A resolution amending Planning Board Resolution 2012-04, and recommending amendment to Chapter 108 of the Code of Ordinances entitled "Planning and Development" to include Section 108-999 to provide for the retroactive invoking of the Zoning in Progress Doctrine; declaring that the City is considering amendments to its Land Development Regulations and Building Permit Allocation System; directing Building and Planning Department staff to continue the policy of deferring the acceptance and processing of development applications requiring the issuance of building permit allocations; continuing this policy until new building permit allocation regulations or amended Land Development Regulations are adopted by the City Commission; providing for retroactive effect, directing staff to continue preparations of new Building Permit Allocation Regulations; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Attachments:**     [Zoning in Progress Pkg](#)

**A motion was made by Ms. Tennyson, seconded by Mr. Root, that the Resolution be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**3**     **Variance - 906 Johnson Street (RE# 00058740-000000)** - A request for variances to building coverage and impervious surface ratio to construct a carport in the SF zoning district per Section 90-391, Section 122-238(4)a.2 and Section 122-238(4)b.1 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:**     [906 Johnson Pkg](#)  
                                  [Gate Plans and Elevations](#)  
                                  [Public Comment](#)

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

**Yes:** 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**4**     **Variance - 1107 Grinnell Street (RE# 00031760-000100)** - A variance for rear yard setback and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:**     [1107 Grinnell Pkg](#)  
                                  [Public Comments \(rev 4/17/12\)](#)

**A motion was made by Mr. Gilleran, seconded by Mr. Holland, that the Resolution be Postponed. The motion carried by the following vote:**

**Recuse:** 2 - Mr. Browning, and Mr. Oropeza

**Yes:** 5 - Mr. Gilleran, Mr. Holland, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**5**     **Major Development Plan Amendment - 230 - 246 Front Street (RE# 00001630-000400)** - An amendment to a major development plan to remove a condition of approval to provide public access to a playground per City Commission Resolution 06-340.

**Attachments:**     Withdrawal Letter

**Withdrawn**

**6**     **Major Development Plan - 201 William Street (RE# 00072082-004200)** - A Major Development Plan for the addition of outdoor commercial activity for a new restaurant in the HRCC-2 zoning district per Section 108-91A(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:**    [201 William Pkg](#)  
                                  [Survey and Site Plans](#)  
                                  [Concurrency Analysis](#)  
                                  [Public Comment - Rev 4/19/12](#)  
                                  [KW Bight Neighborhood Assoc Petition](#)

**A motion was made by Mr. Gilleran, seconded by Mr. Holland, that the Resolution be Postponed. The motion carried by the following vote:**

- Recuse:** 1 - Mr. Oropeza
- Yes:** 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**New Business**

**7**

**Comprehensive Plan Amendment** - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the Future Land Use Element and Future Land Use Map series of the City of Key West Comprehensive Plan for property known as the Peary Court Housing Complex (RE# 00006730-000000, Alternate Key# 1006939); amending the Future Land Use Map Legend and Density and Intensity of Development, amending Map 1-1, Map 1-4, and Map 1-6 of the Future Land Use Map series; creating Policy 1-1.6.4; and Policy 1-2.3.11 to provide for the integration of the military site into the community; and to define a new Future Land Use Map designation of “Historic Special Medium Density Residential” (HSMDR) and applying such designation to said property; providing for severability; providing for the repeal of inconsistent provisions providing for transmittal to the State Land Planning Agency; providing for the filing with the Secretary of State and for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

- Attachments:**    [Peary Court Pkg](#)  
                                  [Attachment 1 - Comprehensive Plan Obj & Policies](#)  
                                  [Attachment 2 - Data & Analysis](#)  
                                  [Noticing & Advertising](#)  
                                  [Public Comment](#)

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

- No:** 2 - Mr. Holland, and Ms. Tennyson
- Yes:** 5 - Mr. Browning, Mr. Gilleran, Mr. Oropeza, Mr. Root, and Chairman Klitenick

**Planner's Report**

Q&A - Items of interest from Planning Board Members

**Adjournment**