



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, September 17, 2020

5:00 PM

VIRTUAL MEETING

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order - 5:02 PM

Roll Call

Absent 2 - Vice Chair Gilleran, and Mr. Varela

Present 5 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was approved unanimously as amended.

Approval of Minutes

1 August 20, 2020

Attachments: [Minutes](#)

A motion was made by Ms. Ann Henderson, seconded by Mr. Gregory Lloyd, that the Minutes be Approved. The motion passed by unanimous vote.

Old Business

2 Request for Postponement by Applicant: After-the-Fact Variance - 3222 Riviera Drive - (RE# 00069440-000000)

- A request for after-the-fact variances for the maximum building coverage, maximum impervious surface, minimum open space, and minimum side yard setback requirements in order to allow an after-the-fact accessory structure on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238 (4) (a), 122-238 (4) (b) (1), 122-238 (6) (a) (2), and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

Postponed to October 15, 2020

3 Request for Postponement by Applicant: Transient License Transfer - One (1) license in Unassigned Status to 536 Fleming Street (RE# 00009440-000000)

- A request to transfer one (1) transient license in unassigned status at Key Cove Drive to property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 122-776 and 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[*Large File* Application](#)
[Revision to Application, changing sender site to Key Cove](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Noticing Package](#)

Postponed to October 15, 2020

4

Amendment to Conditional Use - 318-324 Petronia Street; 802-806 Whitehead Street; and 809-811 Terry Lane - (RE# 00014010-000000; 00014050-000000; 00014060-000000) -A request for an amendment to a conditional use approval for a restaurant on property located within the Historic Neighborhood Commercial-Bahama Village Commercial Core (HNC-3) and the Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Sections 122-62, and 122-868 (9) of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**
- [*Large File* Application Package](#)
 - [Photo - Trash Area](#)
 - [Trash Pickup Locations](#)
 - [Floodplain Comments](#)
 - [Utilities Comments](#)
 - [Keys Energy Comments](#)
 - [*Large File* Noticing Package](#)
 - [Public Comment - Furlane](#)
 - [Public Comment - Santoro](#)
 - [Public Comment - Santoro 2](#)
 - [Public Comment - Santoro 3](#)
 - [Public Comment - Furlane 2](#)
 - [Public Comment - Furlane 3](#)
 - [Public Comment - Furlane 4](#)
 - [Public Comment - Furlane 5](#)

Postponed to October 15, 2020

5 Variance - 111 Olivia Street - (RE# 00014720-000000) -
 A request for variances to the maximum building coverage, maximum impervious surface, minimum open space, minimum required off-street parking spaces (standard and ADA), for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 122-870 (4)(a), 122-870(4)(b), 108-346(b), and 108-650(7) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Resolution](#)
 [Staff Presentation](#)
 [Package](#)
 [*Large File* Noticing Package](#)

Postponed to October 15, 2020

6 Major Development Plan, Conditional Use & Landscape Waivers - 111 Olivia Street (RE #00014720-000000) - A request for major development plan, conditional use and landscape waiver approvals for the construction of a 9,496 square foot two story community center with a commercial kitchen, a computer lab, a music room, a sound studio, a main hall assembly space, classrooms, and offices on property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 108-91.A.2 (b), 108-517, 122-62 and 122-868 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Resolution](#)
 [Staff Presentation](#)
 [Package](#)
 [*Large File* Noticing Package](#)

Postponed to October 15, 2020

7

Future Land Use Map (FLUM) Amendment - 918 Fort Street (Re # 0001630-000801), 727 Fort Street (Re # 00013990-000000), 101 Geraldine Street (Re # 00013970-000000), 709 Fort Street (Re # 00013960-000000), 100 Angela Street (Re # 00013950-000000), 105 Geraldine Street (Re # 00013910-000000), 110 Angela Street (Re # 00013900-000000), 111 Geraldine Street (Re # 00013870-000000), 112 Angela Street (Re # 00013860-000000), 109 Geraldine Street (Re # 00013830-000000), and 114 Angela Street (Re # 00013820-000000). A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend The Future Land Use Map Legend from Historic Public / Semi-Public, Historic Commercial, and Historic Residential to Historic Commercial; and to add a new Future Land Use Map Zoning Subdistrict designation of “Historic Neighborhood Commercial Bahama Village Truman Waterfront” (HNC-4) and applying such designation to said properties; Pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code Of Ordinances of the City Of Key West, Florida; 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: [Staff Report](#)
[Ordinance](#)
[Executive Summary](#)
[Planning Board Resolution 2019-85](#)
[Presentation](#)
[* Large File * Noticing Package](#)

A motion was made by Mr. Gilleran, seconded by Mr. Lloyd, that the Action Item be Approved. The motion carried by the following vote:

Absent: 1 - Mr. Varela

Yes: 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-28

8

Official Zoning Map Amendment - 918 Fort Street (Re # 00001630-000801), 727 Fort Street (Re # 00013990-000000), 101 Geraldine Street (Re # 00013970-000000), 709 Fort Street (Re # 00013960-000000), 100 Angela Street (Re # 00013950-000000), 105 Geraldine Street (Re # 00013910-000000), 110 Angela Street (Re # 00013900-000000), 111 Geraldine Street (Re # 00013870-000000), 112 Angela Street (Re # 00013860-000000), 109 Geraldine Street (Re # 00013830-000000), and 114 Angela Street (Re # 00013820-000000).

A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend the Official Zoning Map and the Official Zoning Map Legend to create a new zoning sub-section to be named the Historic Neighborhood Commercial District Bahama Village Truman Waterfront (HNC-4), Pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code Of Ordinances of the City Of Key West, Florida; Providing for concurrent and conditional adoption upon adoption of Comprehensive Plan Future Land Use Map (FLUM) Amendments; providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments:
- [Staff Report](#)
 - [Ordinance](#)
 - [Executive Summary](#)
 - [Planning Board Resolution 2019-86](#)
 - [Presentation](#)
 - [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Gilleran that the Action Item be Approved. The motion carried by the following vote:

Absent: 1 - Mr. Varela

Yes: 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-29

9

Text Amendment of the Comprehensive Plan - A
Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Comprehensive Plan Policy 1-1.1.4, entitled “Affordable Housing and Compact Development Incentives,” to add a revised FLUM, amending Comprehensive Plan Table 1-1.1.5, to add an additional subdistrict under Historic and Commercial Future Land Use District, and amending Comprehensive Plan Policy 1-1.1.9, entitled “Allowed Uses in Historic Neighborhood Commercial,” to add a fifth corridor and a fourth HNC subdistrict to allow for up to 40 dwelling units per acre; Pursuant to Chapter 90, Article VI, Division 3; Providing for repeal of inconsistent provisions; Providing for an effective date; and Providing for the inclusion in the City of Key West Comprehensive Plan.

- Attachments: [Staff Report](#)
 [Ordinance](#)
 [Executive Summary](#)
 [Planning Board Resolution 2019-87](#)
 [Presentation](#)

A motion was made by Mr. Lloyd, seconded by Ms. Brew, that the Action Item be Approved. The motion carried by the following vote:

No: 1 - Ms. Henderson

Absent: 1 - Mr. Varela

Yes: 5 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-30

10

Text Amendment of the Land Development

Regulations - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled “Zoning,” Article IV, entitled “Districts,” Division 8 entitled “Historic Neighborhood Commercial Districts,” to create a new zoning district entitled the “Historic Neighborhood Commercial District Bahama Village Truman Waterfront” (HNC-4), providing amendments to Section 122-92, entitled “Future Land Use Map Designations and Zoning Districts,” Section 122-1111, entitled “Table of Land Use by Districts,” Section 122-1112, entitled “Table of Permitted and Conditional Commercial Retail Uses by Districts,” and Section 122-1151, entitled “Size and Dimension,” Providing for intent, permitted uses, conditional uses, prohibited uses, and dimensional requirements; Providing for residential density of up to 40 units per acre; Pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments: [Staff Report](#)
 [Ordinance](#)
 [Executive Summary](#)
 [*Large File* Planning Board Resolution 2019-88](#)
 [Presentation](#)

A motion was made by Mr. Lloyd, seconded by Mr. Browning, that the Action Item be Approved. The motion carried by the following vote:

- No:** 1 - Ms. Henderson
- Absent:** 1 - Mr. Varela
- Yes:** 5 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-31

11

Request for Postponement by Applicant:

Conditional Use Amendment- 501 Greene Street (RE# 00000520-000000)

- A request for an amendment to a conditional use to allow outdoor amplified music on a parcel located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 18-57, Section 26-192 and 122-62 of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
 [Planning Package](#)
 [Request to Amend CU Approval PB Res 2016-32.pdf](#)
 [Floodplain Comments](#)
 [Utilities Comments](#)
 [Keys Energy Comments](#)
 [Noticing Package](#)

Postponed to October 15, 2020

12

Request for Postponement by Applicant:

Variance - 1211 Knowles Lane (RE# 00033760-000000)

- A request for a variance to convert a historic cistern into an accessory in-ground swimming pool structure in the minimum side setback and the minimum rear setback of the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) b., 122-600 (6) c.

- Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)

Postponed to October 15, 2020

New Business

13

Major Development Plan - 727 Fort Street (RE# 00013990-000000) - A request for approval of a major development plan for the reconstruction of a 3,693 square foot one-story building to create a community health center containing primary care offices, dental offices, laboratory testing, and clerical office space on property located within the Historic Medium Density Residential (HMDR) Zoning District and a landscape waiver pursuant to Sections 108-91.A.2 (b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**
- [Staff Report](#)
 - [*Large File* Planning Package](#)
 - [Site Plans](#)
 - [Resolution](#)
 - [Utilities Comments](#)
 - [Floodplain Comments](#)
 - [Engineering Comments](#)
 - [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Browning, that the Action Items be Approved. The motion carried by the following vote:

Absent: 1 - Mr. Varela

Yes: 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-32

14

Withdrawn:**Variance- 727 Fort Street (RE # 00013990-000000) - A**

request for approval of a variance to minimum required off-street parking spaces and a variance to substitute eight (8) bicycle parking spaces for two (2) required off-street auto parking spaces for the Major Development Plan to reconstruct a 3,693 square foot one-story building to create a community health center on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 108-572 (13) and 108-574 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida..

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

Withdrawn

15

**Request for Postponement by Applicant:
Text Amendment of the Land Development
Regulations - 1900 North Roosevelt Boulevard (RE#
00051820-000000) and 1910 North Roosevelt
Boulevard (RE# 00051840-000000) - A Resolution of the
City of Key West Planning Board recommending an
Ordinance to the City Commission amending Chapter 109
and Chapter 122 of the Land Development Regulations,
Chapter 122 entitled “Zoning”, Article IV, entitled “Districts”,
Division 4 entitled “Commercial Districts”, to Section
122-420 (2) to increase the maximum floor area ratio from
0.8 to 1.0 and Chapter 108 entitled “Planning and
Development”, Article VII, entitled “Off-Street Parking and
Loading”, Division 2 entitled “Regulations For Required
Spaces”, to Section 108-572 to amend the schedule of
off-street parking requirements by use by adding an 18th
use entitled Self-Storage with a minimum number of parking
space, 1 space per 50 storage units, plus 1 space for
employee parking pursuant to Sections 90-520, 108-572,
122-420 (2), 122-1151 of the Land Development
Regulations of the Code of Ordinances of the City of Key
West, Florida.**

Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)

Postponed to October 15, 2020

16

Withdrawn:
Text Amendment of the Comprehensive Plan - 1900 North Roosevelt Boulevard (RE# 00051820-000000) and 1910 North Roosevelt Boulevard (RE# 00051840-000000) - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Comprehensive Plan Table 1-1.1.5, a request to raise the maximum Floor Area Ratio (FAR) of parcels located in the General Commercial (CG) zoning district from .8 FAR to 1 FAR pursuant to Section 90-554 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida and Table 1-1.1.5 of the Comprehensive Plan of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)

Withdrawn

17

Amendment to a Major Development Plan and Conditional Use - 951 Caroline Street - (RE# 00002970-000000) - A request to amend a parking agreement for a Major Development Plan and Conditional Use approval on property located within the Key West Bight (HRCC-2) Zoning District per Sections 108-91 C.3 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [*Large File* Application Package](#)
 [*Large File* Exhibits](#)
 [Multimodal Transportation Comments](#)
 [Response to Multimodal Transportation Coordinator](#)
 [Floodplain Comments](#)
 [Keys Energy Comments](#)
 [Noticing Package](#)

Postponed to October 15, 2020

18

Conditional Use - 1610-1612 Dennis Street (RE # 00062960-000000) - A request for a conditional use approval to construct a two (2) family dwelling on property located within the Single Family (SF) zoning district pursuant to Sections 122-62 and 122-236 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**
- [Staff Report](#)
 - [Resolution](#)
 - [Staff Presentation](#)
 - [Package](#)
 - [Multimodal Transportation Comments](#)
 - [Response to Multimodal Transportation Coordinator](#)
 - [Floodplain Comments](#)
 - [Utilities Comments](#)
 - [Keys Energy Comments](#)
 - [*Large File* Noticing Package](#)
 - [Applicant Presentation](#)

A motion was made by Ms. Henderson, seconded by Mr. Lloyd, that Board finds that the Applicant’s proposed conditional use demonstrates all of the requirements of code section 122-62(c) and that the application be approved. The motion carried by the following vote:

Absent: 1 - Mr. Varela

Yes: 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-33

Reports

Adjournment - 7:20 PM