



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final - Final Planning Board

Thursday, June 20, 2013

6:00 PM

Old City Hall

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

6:00 pm

Pledge of Allegiance to the Flag

Roll Call

6:00pm

Absent 1 - Mr. Browning

Present 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Approval of Agenda

Approval of Minutes

March 21, 2013 draft minutes

Attachments: [Minutes](#)

A motion was made by Mr. Gilleran, seconded by Mr. Oropeza, that the Minutes be Approved. The motion passed by an unanimous vote.

April 18, 2013 draft minutes

Attachments: [Minutes](#)

A motion was made by Mr. Oropeza, seconded by Vice-Chairman Root, that the Minutes be Approved. The motion passed by an unanimous vote.

- 3** **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.

Attachments: [Postponement Request](#)
 [Outdoor Display Exception Package](#)
 [Public Comments \(rev. 6-14-2013\)](#)

A motion was made by Vice Chairman Root, seconded by Ms. Tennyson, that the Resolution be Postponed to July 18, 2013 under Approval of the Agenda. The motion passed by a unanimous vote.

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

- 4** **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.

Attachments: [MDP Package \(rev. 6-20-2013\)](#)
 [Site Plans](#)
 [Public Comments \(rev. 6-18-2013\)](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Enactment No: Res 2013-30

- 5** **Variations and Waiver - 1015-1025 Simonton Street (RE# 00027070-000000, AK# 1027847)** - A request for variations to parking for 3 single-family driveways, impervious surface ratio, and landscape waiver for street frontage and perimeter landscaping in the HNC-1 zoning district per Section 108-648, Section 122-810 (4)b, Section 108-413 (b), and Section 108-415 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Variations and Waiver Package](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Enactment No: Res 2013-31

6

Administrative Variance Ordinance - A resolution of the Key West Planning Board recommending an ordinance to the City Commission amending Chapter 90 of the Code of Ordinances entitled "Administration" by amending Section 90-392 and by adding Section 90-398 to authorize the city planner to issue administrative variances; establishing procedures for an application for administrative variances; establishing a procedure for providing notice to adjoining property owners of the city planner's intent to issue an administrative variance; establishing criteria for the issuance of administrative variances; establishing a procedure for public hearings on applications for administrative variances; amending Chapter 122 entitled "Zoning" by amending Section 122-28 and adding Section 122-32 (g) for establishing procedures for nonconformities; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

- Attachments:**
- [Variance Criteria Package](#)
 - [Exhibit 1 Timeline](#)
 - [Background Information-Variance Review](#)
 - [Backup Info-Variations 2011 & 2012](#)
 - [City Code-Variations-90-391](#)
 - [Monroe County Code-Administrative Variations](#)
 - [Monroe County-Property Notification Letter](#)

A motion was made by Ms. Tennyson, seconded by Vice Chairman Root, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Enactment No: Res 2013-32

7

BPAS Ordinance - A resolution of the Key West Planning Board 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, Section 108-987, Section 108-991; Division 2: Building Permit Allocation System: Section 108-994, Section 108-995, Section 108-996, Section 108-997, Section 108-998, Section 108-999; and Division 10 Workforce Housing of Chapter 122 of the Code of Ordinances of the City of Key West entitled Zoning by amending Section 122-1467 and Section 122-1470 providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.

Attachments: [Postponement Request](#)
 [Public Comment](#)

A motion was made by Vice Chairman Root, seconded by Ms. Tennyson, that the Resolution be Postponed to July 18, 2013 under Approval of the Agenda. The motion passed by a unanimous vote.

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

8

Conditional Use - 1970 North Roosevelt Boulevard (RE# 00051860-000000, AK# 1052485) - A request for a conditional use approval for a tattoo parlor for property in the CG zoning district per Section 122-418 (21) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [CU Package](#)

A motion was made by Ms. Tennyson, seconded by Vice Chariman Root, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Enactment No: Res 2013-33

- 9** **Minor Development Plan - 629 Duval Street (RE# 00012440-000100, AK# 1012815)** - A request for a minor development plan to construct a restaurant with outdoor consumption area in the HRCC-1 zoning district per Section 108-91 A.1 (b) and (c) and modify landscape requirements per Section 108-412 and 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request](#)
 [MDP Package](#)
 [Trip Generation Analysis Rpt. 6-18-2013](#)
 [Public Comments \(rev. 6-19-2013\)](#)

A motion was made by Vice Chairman Root, seconded by Ms. Tennyson, that the Resolution be Postponed to July 18, 2013 under Approval of the Agenda. The motion passed by a unanimous vote.

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

- 10** **Parking Variance - 629 Duval Street (RE# 00012440-000100, AK# 1012815)** - A request for a variance to parking requirements from 15 automobile spaces to the 8 bicycle and scooter proposed in the HRCC-1 zoning district per Section 108-572 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request](#)
 [Parking Variance Package \(rev. 6-19-2013\)](#)
 [Public Comments \(rev. 6-19-2013\)](#)

A motion was made by Vice Chairman Root, seconded by Ms. Tennyson, that the Resolution be Postponed to July 18, 2013 under Approval of the Agenda. The motion passed by a unanimous vote.

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

New Business

11 Conditional Use - 1200-1212 White Street and 1124 Catherine Street (RE# 00033010-000000 / 00033050-000000; AK# 1033774 / 1033812) - A request to allow small recreational power-driven equipment rentals, light industrial, and restaurant in the HNC-1 zoning district per Section 122-808 (12-14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request](#)
 [CU Package](#)
 [Public Comments \(rev. 6-20-2013\)](#)

A motion was made by Vice Chairman Root, seconded by Ms. Tennyson, that the Resolution be Postponed to July 18, 2013 under Approval of the Agenda. The motion passed by a unanimous vote.

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

12 Parking Variance - 1200-1212 White Street (RE# 00033010-000100, AK# 1033774) - A request to waive parking requirements from 25 to 22 automobile spaces in the HNC-1 zoning district per Section 108-572 (9) and (10) and of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Postponement Request](#)
 [Variance Package](#)
 [Public Comments \(rev. 6-20-2013\)](#)

A motion was made by Vice Chairman Root, seconded by Ms. Tennyson, that the Resolution be Postponed to July 18, 2013 under Approval of the Agenda. The motion passed by a unanimous vote.

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Planner's Report

Adjournment

8:40 pm