



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Tuesday, April 28, 2020

5:00 PM

N/A

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#### SPECIAL 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.**

1 **Instructions for participating in the virtual meeting**

**Attachments:** [Instructions](#)

Received and Filed

**Call Meeting To Order - 5:02 P.M.**

#### **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 unanimously approved as amended.**

#### **Administering the Oath by the Clerk of the Board**

#### **Approval of Minutes**

2 February 20, 2020

Attachments: [Minutes](#)

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

### Action Items

3 **Variance - 111 Olivia Street (RE # 00014720-000000)** - A request for a variance to the required off-street parking spaces for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**Postponed to May 21, 2020**

**4 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:    [Staff Report](#)  
                           [Staff Presentation](#)  
                           [Resolution](#)  
                           [Package](#)  
                           [Noticing Package](#)

Postponed to May 21, 2020

**5 Exception to Outdoor Merchandise Display- 417-419 Greene Street (RE# 00000620-000000)** A request for an Exception to Outdoor Merchandise Display on property located within the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Lloyd, seconded by Mr. Browning for discussion purposes, that the Action Item be Denied. Mr. Browning then motioned to postpone the item which failed for lack of a second. Ms. Henderson seconded Mr. Lloyd's motion to Deny. The motion carried by the following vote:

**No:** 1 - Mr. Browning

**Absent:** 2 - Vice Chair Gilleran, and Mr. Varela

**Yes:** 4 - Ms. Brew, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-11

6

**Exception for Outdoor Merchandise Display - 501c Greene Street (RE # 00000520-000000) -** A request for an Exception for Outdoor Merchandise Display on a property located within the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) zoning district pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**A motion was made by Mr. Browning to Approve the Item. That motion failed for lack of a second. Mr. Browning then made a motion to Postpone the item which failed for lack of a second. A motion was made by Mr. Lloyd, seconded by Ms. Henderson, that the Action Item be Denied. The motion carried by the following vote:**

**No:** 2 - Mr. Browning, and Chairman Holland

**Absent:** 2 - Vice Chair Gilleran, and Mr. Varela

**Yes:** 3 - Ms. Brew, Ms. Henderson, and Mr. Lloyd

Enactment No: PB Resolution 2020-12

7

**Change of Non-Conforming Use - 408 Greene Street (RE # 00001500-000000)** - A request for a change of non-conforming use in order to change the use from commercial retail to restaurant, excluding drive-through on a property located within the Historic Residential/Office (HRO) Zoning District pursuant to Section 122-32 (e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**A motion was made by Mr. Lloyd, seconded by Ms. Brew, that the Board finds the Applicant's proposed change of non-conforming use demonstrates all of the requirements of code Section 122-32 and that the Action Item be Approved.**

**The motion carried by the following vote:**

**Absent:** 2 - Vice Chair Gilleran, and Mr. Varela

**Yes:** 5 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2020-13

## Reports

## Public Comments

## Board Comments

**Adjournment - 5:54 P.M.**