



# 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, May 21, 2015

6:00 PM

Old City Hall

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### Call Meeting To Order

6:01 PM

### Pledge of Allegiance to the Flag

### Roll Call

**Absent** 1 - Mr. Gilleran

**Present** 3 - Mr. Browning, Mr. Pike, and Ms. Spottswood

### Approval of Agenda

*It was moved by Peter Pike, seconded by Christy Spottswood to approve agenda as presented.*

### Approval of Minutes

March 19, 2015

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

**A motion was made by Ms. Cristy Spottswood, seconded by Mr. Peter Pike, that the Minutes be Approved. The motion passed by an unanimous vote.**

April 16, 2015

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

**A motion was made by Ms. Cristy Spottswood, seconded by Mr. Peter Pike, that the Minutes be Approved. The motion passed by an unanimous vote.**

### Resolutions

### Old Business

1

**Variance - 1112 Elgin Lane (RE # 00004920-000000; AK # 1005100)** - A request for variance to maximum impervious surface ratio in order to construct a pool at the rear of the property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(4)b. of the Land

Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Attachments:** [Postponement Request](#)

**A motion was made by Browning, seconded by Ms. Spottswood, that the Resolution be Postponed to the June 18 meeting. The motion carried by the following vote:**

**Recuse:** 1 - Mr. Pike

**Absent:** 2 - Mr. Gilleran, and Tennyson

**Yes:** 4 - Mr. Browning, Holland, Ms. Spottswood, and Klitenick

**2** **Variance - 805 Olivia Street (RE # 00019930-000000; AK # 1020621)** - A request for variance to side yard setback in order to construct a 2 ½ story structure on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:** [Staff Report & Application Package](#)  
[Noticing Package](#)  
[Neighbor Proposed Conditions](#)  
[Public Comments Revised 7.16.15](#)

**A motion was made by Browning, seconded by Ms. Spottswood, that the Resolution be Postponed to June 18 meeting.. The motion carried by the following vote:**

**Absent:** 2 - Mr. Gilleran, and Tennyson

**Yes:** 5 - Mr. Browning, Holland, Mr. Pike, Ms. Spottswood, and Klitenick

**New Business**

**3** **Change of Non-Conforming Use - 2215 Flagler Avenue (RE # 00045470-000000; AK # 1046060)** - A request for change of non-conforming use in order to change the use from a dry cleaners to professional offices on property located within the Single-Family Residential (SF) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida

**Attachments:** [Staff Report & Application](#)  
[Noticing Package](#)  
[Public Comments](#)

**Item was postponed to June 18 meeting during the approval of the agenda.**

**4** **Variance - 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045)** - A request for variance to off-street parking requirements and front and side yard setbacks in order to construct a new mixed use development on property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 108-572 and 122-810(6)a. & b. of the Land

Development Regulations of the Code of Ordinances of the City of Key West, Florida

- Attachments:**    [Staff Report & Application](#)  
                                   [Noticing Package](#)  
                                   [Public Comments Revised 6.17.15](#)

**Item was postponed to June 18 meeting during the approval of the agenda.**

**5**

**Variance - 415 Grinnell Street (RE # 00005240-000000, AK # 1005428)** - A request for a variance approval to habitable space and open space requirements in order to construct a new single family residence on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-1078 and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

- Attachments:**    [Staff Report & Application](#)  
                                   [Public Comment](#)

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

- Absent:** 2 - Mr. Gilleran, and Tennyson
- Yes:** 5 - Mr. Browning, Holland, Mr. Pike, Ms. Spottswood, and Klitenick

**6**

**Variance Extension - 19 Hilton Haven Drive (RE# 00002180-000000, AK# 1002291)** - A request for a 4th extension of an approved variance for impervious surface regulations in the Medium Density Residential (MDR) Zoning District per Planning Board Resolution No. 2013-26 of the City of Key West Planning Board

- Attachments:**    [Staff Report and Application](#)

**A motion was made by Mr. Pike, seconded by Ms. Spottswood, that the Resolution be Passed with conditions. The motion carried by the following vote:**

- Recuse:** 1 - Klitenick
- Absent:** 2 - Mr. Gilleran, and Tennyson
- Yes:** 4 - Mr. Browning, Holland, Mr. Pike, and Ms. Spottswood

**7**

**Request by Hyatt & Hyatt, Inc. to rescind Planning Board Resolution Nos. 2005-040 & 2006-019** - Dissolving previously-adopted Planning Board Resolution No. 2005-040, which approved a transfer of 2 full-size transient units from 914 Frances Street (RE # 00020900-000000; AK # 1021644) to 3591 South Roosevelt Boulevard (RE # 00054350-000000; AK # 1054968) for two non-transient units, and Planning Board Resolution No. 2006-019, which approved a transfer of 1 full-size transient unit from 914 Frances Street to 3591 S Roosevelt Blvd for 1 non-transient unit, pursuant to Chapter 122, Article V, Division 6 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Attachments:**     [Staff Report & Application Package \(rev\)](#)

**A motion was made by Ms. Spottswood, seconded by Browning, that the Resolution be Passed with Conditions. The motion carried by the following vote:**

**Recuse:** 1 - Klitenick

**Absent:** 2 - Mr. Gilleran, and Tennyson

**Yes:** 4 - Mr. Browning, Holland, Mr. Pike, and Ms. Spottswood

**8**

**Future Land Use Map (FLUM) Amendment - 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157)** - A request to amend the comprehensive plan future land use map (FLUM) category from Historic Residential (HR) to Historic Commercial (HC) on property located at 801-807 Fleming Street 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

**Attachments:**     [Ordinance](#)  
                               [Executive Summary](#)  
                               [\\*Large File\\* Planning Board Package \(9.85 MB\)](#)  
                               [Letter from Eunice Melnick](#)  
                               [Letter From Linda Banks](#)

*A motion was made by Mr. Holland, seconded by Mr. Browning, that the Resolution be passed. The motion carried by unanimous vote.*

**9**

**Official Zoning Map Amendment - 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157)** - A request to amend the official zoning map from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial - Old Town Northeast and Southeast (HNC-2) Zoning District on property located at 801-807 Fleming Street 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

**Attachments:**     [Ordinance](#)  
                               [Executive Summary](#)  
                               [\\*Large File\\* Planning Board Package \(10.0 MB\)](#)  
                               [Letter from Eunice Melnick](#)  
                               [Letter From Linda Banks](#)

*A motion was made by Mr. Holland, seconded by Mr. Browning, that the Resolution be passed. The motion carried by unanimous vote.*

**Planner's Report**

**Q&A – Items of interest from Planning Board Members**

**Adjournment**

7:29 PM