



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, February 18, 2016

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 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3731 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

Roll Call

Absent 2 - Mr. Gilleran, and Mr. Klitenick

Present 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Mr. Holland

Pledge of Allegiance to the Flag

Approval of Agenda

A motion was made by Mr. Browning and seconded by Ms. Spottswood to approve the agenda.

Approval of Minutes

A motion was made by Mr. Browning and seconded by Ms. Spottswood to approve the minutes.

December 17, 2015

Attachments: [December 17, 2015](#)

January 21, 2016

Attachments: [January 21, 2016](#)

Resolutions

Old Business

1 **Conditional Use- 1020 18th Terrace (RE # 00056840-000000; AK # 1057339)** - A request for a conditional use to convert the existing single family structure into a duplex. The property is located within the Single Family Residential (SF) Zoning District pursuant to Sections 122-232, 122-62, 122-236(1)., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Conditional Use Package Revised 02 10 16](#)
 [Noticing](#)
 [Public Comments](#)

A motion was made by Mr. Browning, seconded by Mr. Varela, Sr., that the Resolution be Passed. The motion failed by the following vote:

Recuse: 1 - Ms. Spottswood

Absent: 2 - Mr. Gilleran, and Vice Chair Klitenick

Yes: 4 - Mr. Browning, Mr. Pike, Mr. Varela Sr., and Chairman Holland

2 **Alcohol Sales Exception - 521 Fleming Street (RE # 00006560-000000; AK # 1006793)** - A request for an alcohol sales exception in order to provide liquor sales to its guests, property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Sections 18-28(b) 2, of the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

Attachments: [Alcohol Sales Exception Package Revised 02 18 16](#)
 [Noticing](#)
 [Public Comments 12 18 15](#)
 [Public Comments Additional 01 21 16](#)
 [Public Comments Additional 02 18 16](#)
 [Public Comment Map](#)

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

Recuse: 1 - Ms. Spottswood

Absent: 2 - Mr. Gilleran, and Vice Chair Klitenick

3 **Variance - 622-624 Mickens Lane (RE # 00013130-000100; AK # 9062725, RE # 00013130-000000; AK # 1013528)** - A request for a variance to minimum lot size and side setback requirements to allow the two properties to be recognized as two separate parcels located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 122-930(5) and 122-930(6)b., of the Land Development Regulations of the Code of Ordinances of the City of Key West,

Florida.

- Attachments:** [Variance Package](#)
 [Noticing](#)
 [Public Comments Revised 02 18 16](#)

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

- Absent:** 2 - Mr. Gilleran, and Vice Chair Klitenick
- Yes:** 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

New Business

4

Variance - 1222 Grinnell Street (RE # 00032040-000000; AK # 1032824) - A request for a variance to maximum building coverage, maximum impervious surface and rear yard setback requirements in order to construct a service platform for air conditioning units located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600 (4) A&B, and 122-600(6) c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Variance Package](#)
 [Noticing](#)

A motion was made by Mr. Varela, Sr., seconded by Ms. Spottswood, that the Resolution be Passed. The motion carried by the following vote:

- Absent:** 2 - Mr. Gilleran, and Vice Chair Klitenick
- Yes:** 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

5

Variance - 603 Free school Lane (RE# 00009200-000100; AK# 8638817) - A request for a variance to decrease existing open space requirements in order to replace and expand the rear deck located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 108-346(b), of the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

- Attachments:** [Variance Package](#)
 [Noticing](#)

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

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

Yes: 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

6

Variance - 626 Grinnell Street (RE # 00011020-000000; AK # 1011312) - A request for a variance to minimum rear yard setback, maximum building coverage and standards for fences and hedges in order to extend an existing trellis and construct an 8'6" fence along the rear and south side property lines on property located within Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395, 122-630(6)(c), 122-630(4)(a) and 122-1183 (d) (1) (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Browning, seconded by Mr. Pike, that the Resolution be Postponed to March 17. The motion carried by the following vote:

Recuse: 1 - Ms. Spottswood

Absent: 2 - Mr. Gilleran, and Vice Chair Klitenick

Yes: 4 - Mr. Browning, Mr. Pike, Mr. Varela Sr., and Chairman Holland

7

Variance - 702 Pearl Street (RE # 00023330-000000; AK # 1024121) - A request for a variance to minimum side yard setbacks in order to construct a second story addition as well as a new railing for proposed mechanical equipment at a single family home on property located within Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, 122-600(6) (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)
[Noticing](#)
[Public Comments](#)

A motion was made by Mr. Browning, seconded by Mr. Varela, Sr., that the Resolution be Postponed to April 21. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Vice Chair Klitenick

Yes: 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

8

Variance - 111 Whitehead Street (RE # 00000660-000000; AK # 1000671) - A request for a variance approval to the minimum side yard setback requirement in order to reconstruct and raise a roof on an existing commercial building on property located within Historic Residential Commercial Core - Duval Street Gulfside

(HRCC-1) Zoning District pursuant to Sections 90-395 and 122-690 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Peter Pike, seconded by Ms. Christy Spottswood, that the Resolution be Postponed to March 17. The motion passed by an unanimous vote.

Absent: 2 - Mr. Gilleran, and Vice Chair Klitenick

Yes: 5 - Mr. Browning, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

Reports

Adjournment

8:08 PM