



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, April 19, 2018

6:00 PM

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

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order 6:05 PM

Roll Call

Present 7 - Mr. Browning, Mr. Lloyd, Pike, Mr. Russo, Mr. Varela Sr., Mr. Gilleran, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

A motion was made by Vice Chair Jim Gilleran, seconded by Mr. Fredy Varela, Sr. that the Agenda be approved. The motion passed by an unanimous vote.

Approval of Minutes

1 March 15, 2018

A motion was made by Vice Chair Jim Gilleran, seconded by Mr. Fredy Varela, Sr., that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

2 **Amendment to Major Development Plan - 541 White Street**
(RE # 00006730-000200) - A request for an amendment to major development plan approval for the use of 48 BPAS allocations for internal remodeling of existing multi-unit structures located within Historic Special Medium Density Residential (HSMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

No: 3 - Mr. Lloyd, Mr. Russo, and Vice Chair Gilleran

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

Enactment No: PB Res 2018-12

3 **Amendment to Development Agreement - 541 White Street**
(RE # 00006730-000200) - A request for an amended development agreement between Peary Court Apartments, LLC and the City of Key West for the use of 48 BPAS allocations for internal remodeling of existing multi-unit structures located within Historic Special Medium Density Residential (HSMDR) zoning district. The new units are subject to HSMDR bulk regulations, including maximum height of thirty (30) feet.

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

No: 3 - Mr. Lloyd, Mr. Russo, and Vice Chair Gilleran

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

Enactment No: PB Res 2018-13

New Business

- 4** **Parking Variance - 2600 N. Roosevelt Blvd**
(RE# 00065010-000000) - A request for a variance to parking requirements to forty-three (43) vehicle parking spaces and seven (7) bicycle parking spaces for the expansion of an existing three-story self-storage building on property located in the Commercial General (CG) and Conservation Mangrove (CM) Zoning Districts pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Variance be Passed. The motion carried by the following vote:**
- Yes:** 7 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland
- Enactment No: PB Res 2018-14
-
- 5** **Major Development Plan, Conditional Use & Landscape Waiver - 2600 N. Roosevelt Blvd**
(RE# 00065010-000000) - A request for major development plan, conditional use & landscape waiver approvals for the expansion of an existing three-story self-storage building on property located in the Commercial General (CG) and Conservation Mangrove (CM) Zoning Districts pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Board finds that Applicant’s proposed conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Application be granted. The motion on carried by the following vote:**
- Yes:** 7 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland
- Enactment No: PB Res 2018-15

6 Transient License Transfer - Licenses in Unassigned Status to 601 Duval/504-506 Southard Streets

(RE# 00012290-000000) - A request to transfer two transient licenses in unassigned status to property located within the Historic Residential Commercial Core -Duval Street Gulfside (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Meeting went into Recess at 7:10 PM and Reconvened at 7:17 PM

A motion was made by Mr. Lloyd, seconded by Mr. Varela, Sr., that the Planning Resolution be Passed with conditions set in the Staff Report, the motion carried by the following vote:

Yes: 7 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-16

7 Variance - 620 Angela Street (RE # 00018110-000000) - A request for variances to the minimum side setback requirements, and maximum allowed building coverage in order to construct a unit. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(4) B & 122-600 (6) B., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Fredy Varela, Sr., seconded by Mr. Michael Browning, that the Planning Resolution be Postponed to the May 17, 2018 meeting. The motion passed by an unanimous vote.

8 Final Determination of Award for Year 5 Building Permit Allocation System (BPAS) Applications pursuant to Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Planning Resolution be Passed. The motion carried by the following vote:

No: 1 - Mr. Browning

Recuse: 1 - Vice Chair Gilleran

Yes: 5 - Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2018-17

Public Comment

Reports

Adjournment 8:20 PM