



# 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, September 17, 2015

6:00 PM

Old City Hall

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**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

### Pledge of Allegiance to the Flag

### Roll Call

**Absent** 2 - Mr. Pike, and Klitenick

**Present** 5 - Mr. Browning, Mr. Gilleran, Ms. Spottswood, Ms. Tennyson, and Mr. Holland

### Approval of Minutes

Mr. Browning made a motion to approve the Minutes and Ms. Tennyson seconded.

August 20, 2015

**Attachments:** [August 20, 2015](#)

### Approval of Agenda

Ms. Tennyson made a motion to approve the Agenda and Ms. Spottswood seconded.

### Resolutions

### OLD BUSINESS:

1

**Minor Development Plan - 700 Eaton Street (RE # 00006120-000000; AK # 1006343)** - A request for minor development plan approval for a new mixed use development on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Section 108-91.A.1.(b) of the Land Development

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

Attachments:     [Major Development Plan Package Revised 10 9 15](#)  
                          [Public Comments Revised 10 15 15](#)

**Postponed by Applicant to October 15.**

- 2**                   **Variance - 700 Eaton Street (RE # 00006120-000000; AK # 1006343)** - A request for variance to minimum impervious surface and minimum open space in order to construct a new mixed use building on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Section 90-395, 108-346(b) and -122-840(4)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments:     [Variance Package](#)  
                          [Public Comments Revised 09 17 15](#)  
                          [Noticing Package](#)

**Postponed by Applicant to October 15.**

- 3**                   **Alcohol Sales Exception - 816-822 Fleming / 2 Scheppens (RE # 00008290-000000; AK # 1008567)** - A request for an alcohol sales exception in order to provide liquor sales to its guests, property located within the Historic Neighborhood Commercial (HNC-2) and the Historic High Density Residential (HHDR) 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. **POSTPONED BY APPLICANT TO NOVEMBER 19, 2015**

**Postponed by Applicant to November 19.**

- 4**                   **Variance - 2616 Harris Avenue (RE # 00048330-000000; AK # 1048933)** - A request for a variance to expand existing building coverage and minimum rear setback requirements in order to replace roof structure with an extension of covered deck and overhangs on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395,122-238(4)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY APPLICANT TO OCTOBER 15**

**Postponed by Applicant to October 15.**

- 5**                   **Variance - 1209 Knowles Lane (RE # 00033750-000000; AK # 1034657)** - A request for a variance to the minimum rear setback in order to renovate and remodel the contributing structure. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395,122-600(6)c., of the Land Development Regulations of the Code of Ordinances of the City of Key West,

Florida.

**Attachments:**     [Variance Package Revised 10 5 15](#)

**Postponed by Applicant to October 15.**

6

Conditional Use - 1020 18th Terrace

**Attachments:**     [Conditional Use Package](#)

**Postponed by Staff to October 15.**

7

**Variance - 1618 North Roosevelt Boulevard (RE # 00064910-000100, 00064910-000200; AK # 1065421, 8573642)** - A request for variance to maximum sign area in order to replace an existing freestanding sign on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 114-140 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

**Recuse:** 1 - Ms. Spottswood

**Absent:** 2 - Mr. Pike, and Chairman Klitenick

**Yes:** 4 - Mr. Browning, Mr. Gilleran, Ms. Tennyson, and Vice Chair Holland

**NEW BUSINESS:**

8

**Alcohol Sales Exception - 823 Fleming Street (RE # 00005700-000000; AK # 1005908)** - A request for an alcohol sales exception in order to provide liquor sales to its guests, property located within the Historic Neighborhood Commercial (HNC-2) 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. **POSTPONED BY APPLICANT TO OCTOBER 15, 2015.**

**Attachments:**     [Alcohol Sales Exception Package](#)  
                                  [Public Comments](#)  
                                  [Noticing Package](#)

**Postponed by Applicant to October 15.**

**9**                    **Alcohol Sales Exception - 417 Eaton Street (RE # 00004380-000200; AK # 9102622)**  
- 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](#)  
                                 [Public Comments](#)  
                                 [Noticing Package](#)

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

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

**10**                    **Variance - 830 Johnson Lane ( RE # 00020260-000000; AK # 1021008), 832 Johnson Lane (RE # 00020270-000000; AK # 1021016 )** - A request for a variance to the minimum rear yard setback, impervious surface and building coverage requirements, in order to construct an addition on the rear structure as well as install new decking and landscaping within the proposed parcel combination of the two properties located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630 (4)a, (4)b, (6)c., of the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

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

**Postponed by Applicant to October 15.**

**11**                    **Variance - 1125 Duval Street (RE # 00027870-000000; AK # 1028649)** - A request for variance to minimum impervious surface and maximum building coverage in order to construct a roof addition on property located within Historic Residential Commercial Core Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 90-395 and -122-750(4)(a)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Variance Package Revised 09 15 15](#)  
                                 [Public Comments Revised 09 17 15](#)  
                                 [Noticing Package](#)

**A motion was made by Mr. Gilleran, seconded by Ms. Spottswood, that the**

Resolution be Passed. The motion carried by the following vote:

## Reports

12

Minor Modification to Major Development Plan - 1015-1025 Simonton Street - Southernmost Cabanas

Attachments: [Minor Modification Plans](#)

## Adjournment

7:01 PM